



Kevin Cook <kevin.c.cook@multco.us>

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## Lot of Record

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Kevin Cook <kevin.c.cook@multco.us>  
To: RICH FAITH <RFAITHOREGON@msn.com>

Tue, Nov 19, 2019 at 3:42 PM

Hi Rich,

Thanks for talking with me today.

Here is the Lot of Record code provision...

*§ 39.3070 LOT OF RECORD –  
EXCLUSIVE FARM USE (EFU).  
(A) In addition to the standards in MCC  
39.3005, for the purposes of the EFU district a  
Lot of Record is either:  
(1) A parcel or lot which was not  
contiguous to any other parcel or lot  
under the same ownership on February  
20, 1990, or  
(2) A group of contiguous parcels or  
lots:  
(a) Which were held under the same  
ownership on **February 20, 1990**;  
and  
(b) Which, individually or when  
considered in combination, shall be  
aggregated to comply with a  
minimum lot size of 19 acres,  
without creating any new lot line...*

The contiguous lots on the same side of Troutdale Road are:

**1.** Propid R337215  
TSG Map Tax Lot 1S3E01C -01300  
Alt. Acct Num R993010190  
Tax Payer BAKER,ROBERT W

**2.** Propid R337211  
TSG Map Tax Lot 1S3E01C -01100  
Alt. Acct Num R993010140  
Tax Payer BAKER,ROBERT W

I believe the two properties across the road were formed out of a single larger parcel through Partition Plat 2002-40 (attached) - which itself was formed out of an earlier plat: 1993-24 (also attached). So, I am looking for the ownership of the 'parent parcel' that existing of Feb. 20,

Interestingly the larger parcel may have been formed from two smaller parcels in sometime after 1980 (see attached 1980 zoning map).

I am also looking for the original subject parcel deed from 1886 - the one you referenced from Book 84, Page 311 of the deed records.

Thanks!

**Kevin Cook**  
**Senior Planner**

Multnomah County Dept. of Community Services  
1600 SE 190th Ave, Suite 116

**Exhibit B.1**

Portland, OR 97233  
P 503.988.0188  
Pronouns: (he/him/his)



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**3 attachments**



**PN2002-040.PDF**  
321K

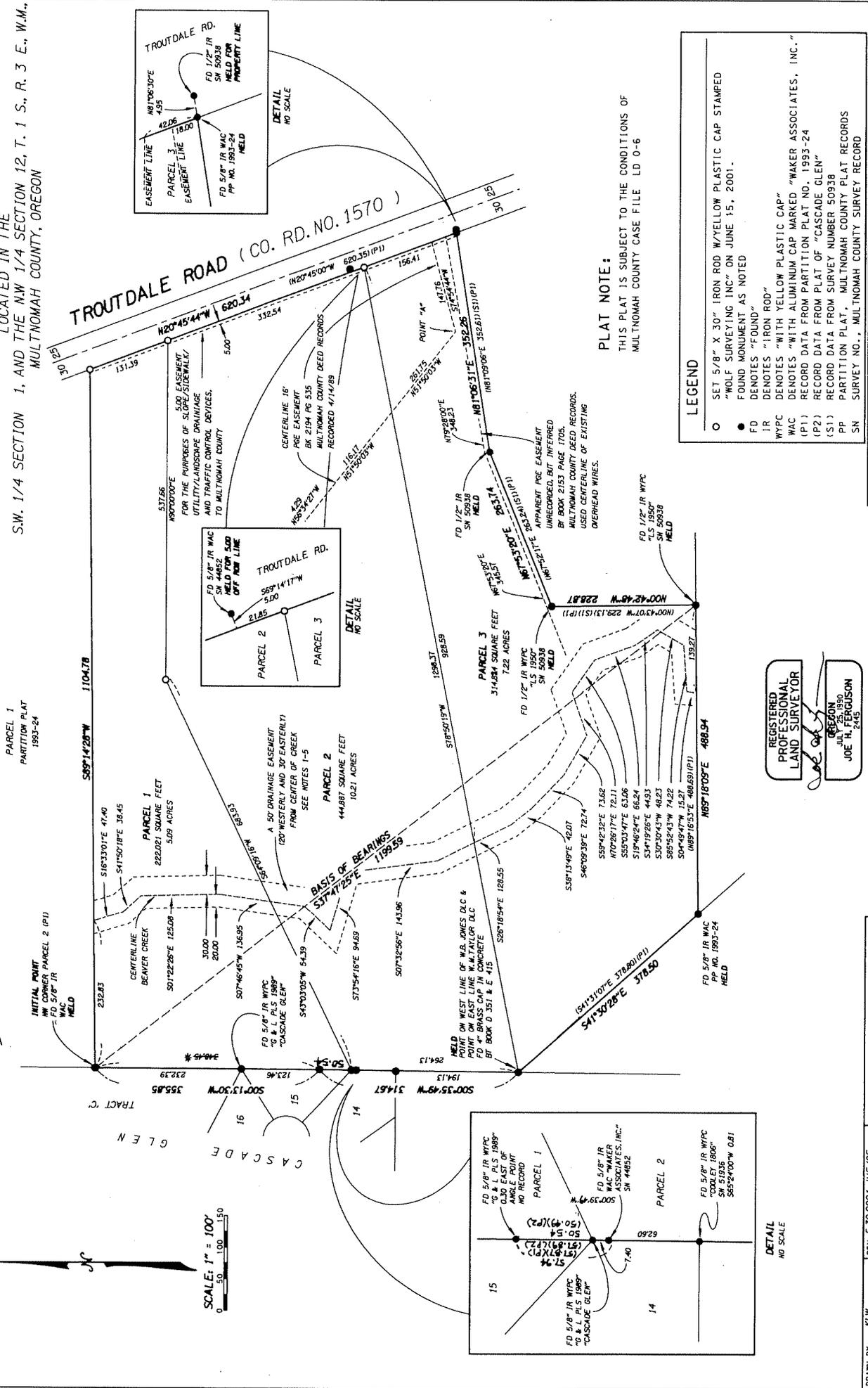


**PN1993-024.PDF**  
167K



**1s3e01c80-08-14szm597.pdf**  
272K

**PARTITION PLAT NO. 2002-410**  
 A REPLAT OF PARCEL 2, PARTITION PLAT NO. 1993-24  
 LOCATED IN THE  
 S.W. 1/4 SECTION 1, AND THE NW 1/4 SECTION 12, T. 1 S., R. 3 E., W.M.,  
 MULTNOMAH COUNTY, OREGON



18438 S.E. PINE STREET  
 PORTLAND, OREGON 97233 618-0564  
 JOE H. FERGUSON, PLS PAUL J. MORIN, PLS LAWRENCE D. HART, PLS

\* CORRECTED PER AFFIDAVIT OF CORRECTION  
 RECORDED AS DOCUMENT NO. 2002-08935  
 MULTNOMAH COUNTY DEED RECORDS  
 BY *[Signature]*

SCALE: 1" = 100'



DETAIL  
 NO SCALE

**PARTITION PLAT NO. 1993-24**

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, AND BEING A PORTION OF THE W.B. JONES D/C; MULTNOMAH COUNTY, OREGON

SURVEYED: FEBRUARY 12, 1992



**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY CONVEYED TO ROBERT R. AND ANITA L. BAILEY IN BOOK 1890 PAGE 51, TWO PARCELS ON MARCH 7, 1988 DEED RECORDS, SAID COUNTY INTO TWO PARCELS AS SHOWN IN MULTNOMAH COUNTY LD 39-91. THE BASIS OF BEARINGS BEING THE CENTERLINE OF TROUTDALE ROAD (CR #1570) AS PER SURVEY NUMBER 44852 AND SHOWN HEREON AS SOUTH 20°45'00" EAST.

THE EAST LINE WAS ESTABLISHED BY HOLDING THE FOUND CENTERLINE MONUMENTS OF SAID TROUTDALE ROAD AND FOUND MONUMENTS ON THE WEST RIGHT-OF-WAY LINE AS PER SURVEY NUMBERS 44852 AND 50938. THE FOUND MONUMENTS ON SAID WEST RIGHT-OF-WAY LINE WERE ESTABLISHED BY HOLDING THE FOUND CENTERLINE MONUMENTS OF SAID TROUTDALE ROAD, RECORDED MARCH 9, 1988 BOOK 2085 PAGE 1796, MADE SAID WEST RIGHT-OF-WAY LINE 30.00 FEET FROM CENTERLINE AND WAS MONUMENTED ACCORDINGLY. THE FOUND MONUMENTS ON THE SOUTH AND WEST LINES WERE HELD AS PER SURVEY NUMBERS 44852 AND 50938 WHICH FIT WITHIN 0.03 FOOT. THE SOUTH LINE OF PARCEL 1 WAS ESTABLISHED BY HOLDING SAID SOUTH LINE PARALLEL WITH THE NORTH LINE OF SAID BOOK 1890 PAGE 51, TO CONTAIN 5.00 ACRES AS REQUESTED BY THE CLIENT.

**SURVEYOR'S CERTIFICATE**

I, D. GARY HUTCHESON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT MAP, THE BOUNDARY BEING DESCRIBED AS FOLLOWS: SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, AND BEING A PORTION OF THE W.B. JONES D/C, MULTNOMAH COUNTY, OREGON, AND ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE W.B. JONES D/C, A MULTNOMAH COUNTY BRASS DISC, FOUND, AND DESCRIBED IN B.T. BOOK D-351, SURVEY RECORDS, SAID COUNTY, AND RUNNING THENCE ON SAID WEST LINE THE FOLLOWING COURSES: NORTH 00°35'49" EAST A DISTANCE OF 314.67 FEET, THENCE NORTH 00°35'30" EAST A DISTANCE OF 560.25 FEET; THENCE LEAVING SAID WEST LINE AND RUNNING NORTH 89°14'28" EAST A DISTANCE OF 1026.92 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF TROUTDALE ROAD (COUNTY ROAD #1570) AS DEDICATED IN BOOK 2085 PAGE 1796, RECORDED MARCH 9, 1988, SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 204.500 FEET EAST, WESTERLY BY CURVE, OF 100.00 FEET, A DISTANCE OF 837.82 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED IN BOOK 2166 PAGES 27-28, RECORDED DECEMBER 23, 1988. SAID DEED RECORDS, THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ON THE NORTH AND WEST LINES OF SAID BOOK 2166 PAGES 27-28, THE FOLLOWING COURSES: SOUTH 81°09'06" WEST A DISTANCE OF 352.61 FEET; THENCE SOUTH 67°52'17" WEST A DISTANCE OF 263.24 FEET; THENCE SOUTH 00°43'07" EAST A DISTANCE OF 229.13 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN BOOK 1890 PAGE 51, RECORDED MARCH 7, 1988. SAID DEED RECORDS, THENCE LEAVING SAID NORTH AND WEST LINES AND RUNNING ON SAID SOUTH LINE AND WESTERLY LINE OF WEST BOOK 1890 PAGE 51, THE FOLLOWING COURSES: SOUTH 89°52'52" WEST A DISTANCE OF 468.69 FEET, THENCE NORTH 00°43'07" WEST A DISTANCE OF 378.80 FEET TO THE POINT OF BEGINNING, CONTAINING 27.54 ACRES, MORE OR LESS.



**BASIS OF BEARINGS**

BEING THE CENTERLINE OF TROUTDALE ROAD (CR #1570) AS PER S # 44852.

**REFERENCE SURVEYS**

SURVEYS: #24285, #36153, #36370, #41886, #44852, #50938  
FIELD BOOKS: H 2/126, H 2/123, H 2/143  
B.T. BOOK D-351, AND COUNTY ROAD A 11/78

**NOTES**

- 1. ALL IRON PIPES ARE MEASURED TO THE INSIDE DIAMETER (ID).
- 2. ALL TIES TO FOUND MONUMENTS ARE TO THE TRUE CORNER UNLESS NOTED OTHERWISE.
- 3. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
- 4. ALL FOUND MONUMENTS ARE LEVEL WITH THE GROUND UNLESS NOTED OTHERWISE.
- 5. THIS MINOR PARTITION PLAT IS NOT VALID UNLESS A GEODETIC CONTROL MONUMENT AS PER ORS 92.050 (PAR. 9).



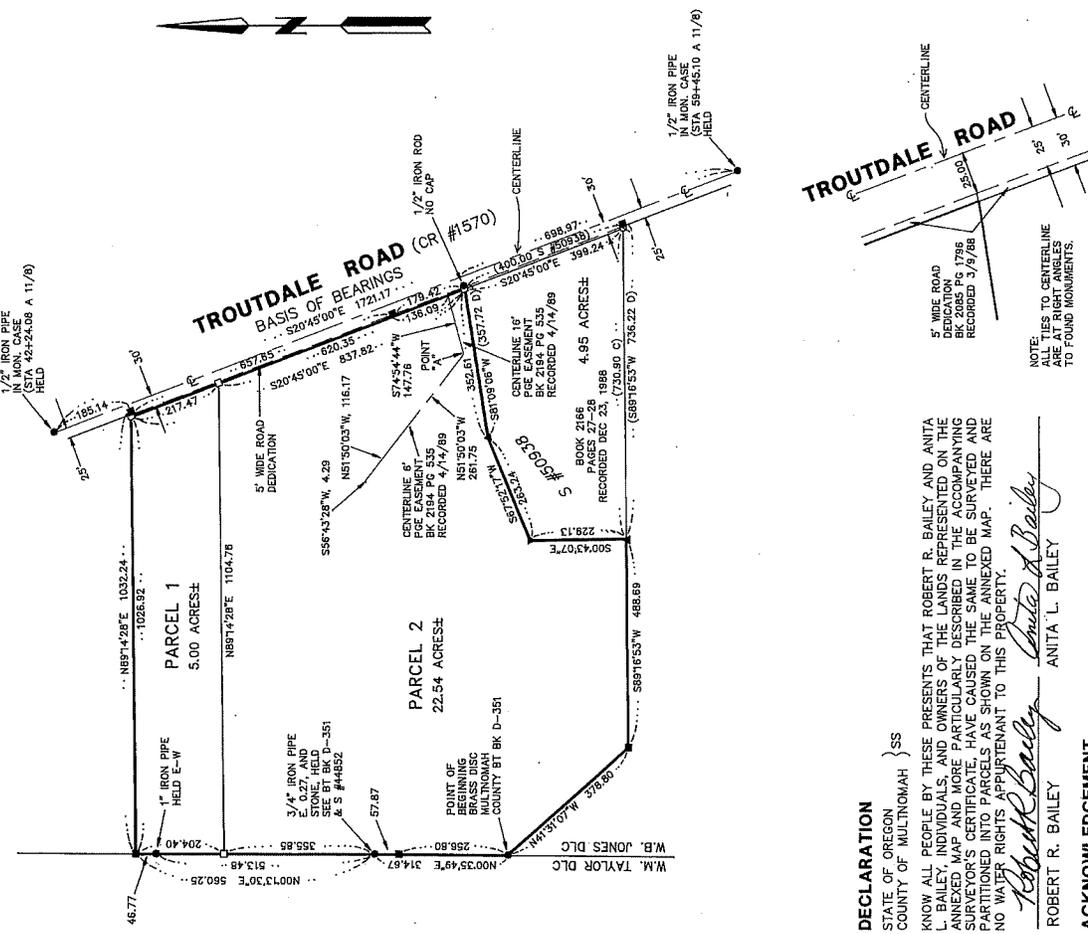
**LEGEND**

- FOUND MONUMENT AS NOTED
- ALUMINUM CAP STAMPED "WAKER ASSOCIATES, INC." HELD
- FOUND 1/2" IRON ROD WITH YPC CAP STAMPED "LS 1950", HELD
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP STAMPED "WAKER ASSOCIATES, INC." HELD
- CALCULATED POINT - NOT SET
- YELLOW PLASTIC CAP
- CALCULATED DATA
- DEED DATA
- DEED NUMBER
- COUNTY ROAD
- CENTERLINE

**APPROVALS**

APPROVED THIS 21 DAY OF MARCH, 1993  
COUNTY SURVEYOR  
MULTNOMAH COUNTY, OREGON  
APPROVED THIS 10 DAY OF MARCH, 1993  
PLANNING DIRECTOR  
MULTNOMAH COUNTY, OREGON

I DO HEREBY CERTIFY THAT THE ATTACHED RECORD AND RECORDED PARCEL MAP NUMBER 1993 AT 3:32 P.M. AS PARTITION PLAT COUNTY RECORDING # 39176  
STATE OF OREGON  
COUNTY OF MULTNOMAH } SS  
DOCUMENT NUMBER 39176 DEPUTY



**DETAIL (TYPICAL)**

**REFERENCE DEEDS**

BOOK 1890 PAGE 51, RECORDED MARCH 7, 1988  
BOOK 2085 PAGE 1796, RECORDED MARCH 9, 1988  
BOOK 2166 PAGES 27-28, RECORDED DECEMBER 23, 1988  
BOOK 2183 PAGE 125, RECORDED NOVEMBER 7, 1988  
BOOK 2194 PAGE 535, RECORDED APRIL 14, 1989

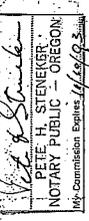
**DECLARATION**

STATE OF OREGON  
COUNTY OF MULTNOMAH } SS  
KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT R. BAILEY AND ANITA L. BAILEY, INDIVIDUALS, AND OWNERS OF THE LANDS REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THE ANNEXED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

ROBERT R. BAILEY  
ANITA L. BAILEY

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF MULTNOMAH } SS  
THIS CERTIFIES THAT ON THIS 12th DAY OF MARCH, 1992, BEFORE ME PERSONALLY APPEARED ROBERT R. BAILEY AND ANITA L. BAILEY, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN AND WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY ACKNOWLEDGED TO ME THAT THE AFFIXED SIGNATURES WERE OF THEIR OWN FREE ACT AND DEED.



WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF MARCH, 1992, AT SEASIDE, OREGON, LAST ABOVE WRITTEN.

