

Department of Community Services
Land Use and Transportation Planning Program
www.multco.us/landuse



1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

LOT CONSOLIDATION REPORT

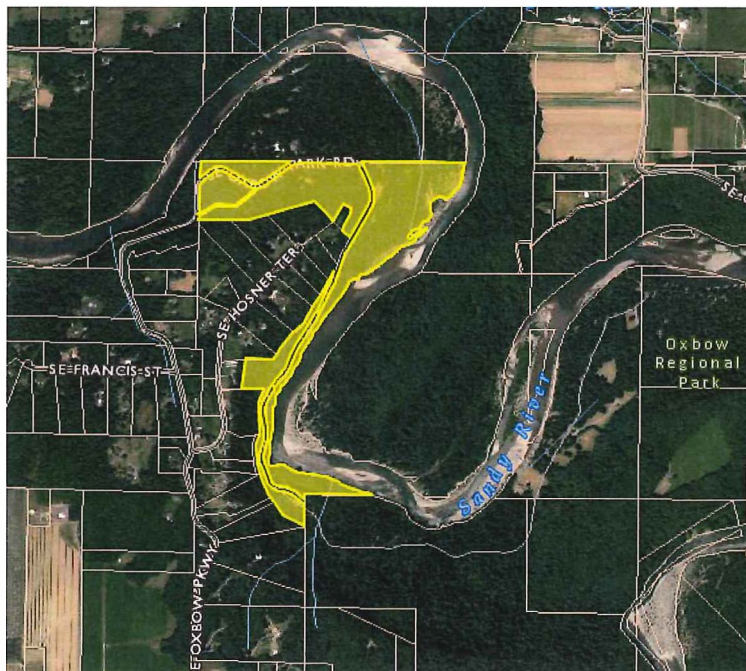
T1-2016-5341

September 26, 2016

The property owner, Metro has proposed to consolidate a number of properties into a single parcel through the Multnomah County Code (MCC) Consolidation Process contained in MCC 35.7794(A)(1). Tax Lot 1S4E10 – 00400 consists of five units of land.

Property: 3010 SE Oxbow Park Road, Gresham
Township 1 South, Range 4 East, Section 10, Tax Lot 400
(R994100050)
68.3 acres

The applicant, Gary Shepherd, Office of Metro Attorney have submitted the required information which includes deeds (Exhibits 3, 7, 13, & 14) describing the units of land and a map showing the proposed the five units of land consisting of tax lot 1S4E10 – 00400 (Exhibit 4). These five units of land will be consolidated into a single parcel as shown below:



MCC 38.7794(A)(1)(b) specifies that Planning Director shall verify that:

1. The subject parcels are in the same ownership and there is no ownership or financing obstacles to completing the consolidation.
2. The parcels to be consolidated are either existing Lots of Record or the act of consolidation will correct a past unlawful land division.

Staff: All units of land are in the same ownership. Staff is not aware of any ownership or financing obstacles that would prevent completing the consolidation of these units of land into a single parcel. At least one of the properties is a lot of record thus consolidating the five units of land will correct any past land division issues. Lot Consolidation will result in one legal parcel. The County Land Use Planning approves the Lot Consolidation application.

TO FINISH THE LOT CONSOLIDATION PROCESS

To finish the Lot Consolidation, the property owner must complete the following steps:

- 1. Prior to parcel consolidation, the applicant shall submit the draft deed with the metes and bounds description attached as Exhibit A for planning staff to review.**
- 2. Once the new metes and bounds description is approved by Land Use Planning, the property owner shall record a deed with the new metes and bounds description attached as Exhibit A with the County Recorder.**
- 3. Upon recordation of the deed consolidating the various units of land into a single parcel, the property owners shall submit a copy of the recorded deed with legal description to County Land Use Planning to document completion of this process.**

Issued by:



Lisa Estrin, Planner

For: Michael Cerbone, AICP
Planning Director

Date: September 26, 2016

Exhibit #	# of Pages	Description	Date
1	1	General Application Form	7/12/16
2	1	Metro Cover Letter	7/12/16
3	6	Oxbow Park Deed recorded in Instrument 2004-142499 on August 4, 2004	7/12/16
4	1	New Perimeter Boundary Map	7/12/16
5	4	Ownership Affidavit	7/12/16
6	5	Lot Book Service	7/12/16
7	1	Various Deeds a. Deed recorded in Book 2133, Page 436 – 441 on September 5, 1962 (5 pages) b. Correction Deed recorded in Book 1702, Page 1893 & 1894 on October 31, 1983 (2 pages) c. Warranty Deed recorded in Book 1926, Page 2119 – 2120 (2 pages) d. Warranty Deed recorded in Book 1926, Page 2121 – 2123 on August 6, 1996 (three pages)	7/12/16

8	4	Easement recorded in Book 1926, Page 2114 - 2118	7/12/16
9	5	Use Agreement recorded in Book 1926, Page 2124 - 2128	7/12/16
10	2	Scenic Waterways Public Notice	7/12/16
11	7	Conditions and Restrictions recorded in Instrument 2016-048148 on April 21, 2016	7/12/16
12	1	Survey 11364	7/12/16
13	3	Bargain and Sale Deed recorded in Book 134, Page 253 – 255 on September 23, 1964	7/12/16
14	3	Contract recorded in Book 2088, Page 188 – 190 on October 31, 1961	7/12/16