

NOTICE OF DECISION



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

Application for a Lot of Record Verification and a Property Line Adjustment

Case File: T2-2024-0095

Applicant: Sean Vermilya

Proposal: Request for a Lot of Record Verification and a Property Line Adjustment to align the property line with the Urban Growth Boundary. A Lot of Record Verification is for a portion of 2N1W34 -00200 and -00201 as identified below. A Lot of Record Verification determines if a property was lawfully established in compliance with zoning and land division laws at the time of its creation or reconfiguration.

Location: 12800 NW Marina Way, Portland

Property ID # R325463, R502890, R725367

Map, Tax lot: 2N1W34 -00200, 2N1W34 -00201 and 2N1W34 -00202

Alt. Acct. # R971340030, R971340360, R971340430

Base Zone: Multiple Use Agriculture – 20 (MUA-20)

Overlays: Willamette River Greenway, Flood Hazard, Riparian Zone

Determination: The subject property known as a portion of 2N1W34 -00200, -00201, -00202 are a single Lot of Record in their current configuration.

Decision: Approved with Conditions

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is May 23, 2025 at 4:00 pm.

Issued by:

Anna Shank-Root, Planner

For: Megan Gibb,
Planning Director

Date: May 9, 2025

Opportunity to Review the Record: The complete case file and all evidence associated with this application is available for review by contacting LUP-comments@multco.us. Paper copies of all documents are available at the rate of \$0.46/page.

Opportunity to Appeal: The appeal form is available at www.multco.us/landuse/application-materials-and-forms. Email the completed appeal form to LUP-submittals@multco.us. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted.



Applicable Approval Criteria:

Multnomah County Code (MCC): General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Multiple Use Agriculture – 20 (MUA-20): MCC 39.4315(C) Review Uses – Property Line Adjustment, MCC 39.4325(C) and (G) Dimensional Requirements and Development Standards, MCC 39.4330 – Lots of Exception and Property Line Adjustments

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture – 20 (MUA-20)

Property Line Adjustment: MCC 39.9300 Property Line Adjustment

Copies of the referenced Multnomah County Code sections are available by visiting <https://www.multco.us/landuse/zoning-codes> under the link **Chapter 39: Multnomah County Zoning Code** or by contacting our office at (503) 988-3043.

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **Permit Expiration** – This land use permit shall expire as follows:

- a. For a use or development that does not include a structure shall expire two (2) years after the date of the final decision, unless the use or development was established according to all specifications and conditions of approval in the land use approval. [MCC 39.1185(A)]
 - i. For the purposes of 1.a, expiration of an approval means that a new application is required for uses that are not established during the approval period. For Property Line Adjustments, “established” means the final deed or plat has been recorded with the county recorder.
 - ii. For purposes of 1.a, the property owner shall provide notification of the establishment of the use or development and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to LUP-submittals@multco.us with the case no. T2-2024-0095 referenced in the subject line. [MCC 39.1185]

Note: The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 39.1195, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.

2. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 39.1170(B)]
3. **Prior to recording deeds with updated Legal Descriptions with the County Recorder**, the property owner(s) or their representatives shall:
 - a. Acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them. A Letter of Acknowledgement will be provided to assist you. The signed document shall be submitted and uploaded when submitting for Type I Application for a PLA Final Review. [MCC 39.1170(A) & (B)]
 - b. Submit a request for PLA Final Review (Type I) with a copy of the deeds with metes and bounds legal description that will be recorded to complete the Property Line Adjustment (PLA).
4. **When submitting deeds for the Type I Application for a PLA Final Review**, the property owner(s) or their representatives shall:
 - a. Provide a Letter of Acknowledgement as required in Condition 3.b. [MCC 39.1170(A) & (B)]
 - b. Submit a copy of the deeds with metes and bounds legal descriptions that will be recorded to complete the PLA. [MCC 39.9200(C)(1)(c) and MCC 39.9300(D)]
 - i. **Transferring the Property:** The draft deed and metes and bounds legal description for the area of land to be transferred from Tract 2 and Tract 1.

- ii. **Tract 1 (increased):** The draft deed and the metes and bounds legal description for Tract 1 after the transfer and reconfiguration. The legal description shall include the words: This new legal description is to complete the Property Line Adjustment approval in land use case no. T2-2024-0095.
 - iii. **Tract 2 (reduced):** The draft deed and the metes and bounds legal description for Tract 2 after the transfer and reconfiguration. The legal description shall include the words: This new legal description is to complete the Property Line Adjustment approval in land use case no. T2-2024-0095.
5. The portion of land transferred from Tract 2 to Tract 1 shall not exist as a separate unit of land or tax lot after the property line adjustment is completed. No additional lot or parcel shall be created through this property line adjustment process. If either of these occurs, it shall be a violation of this approval. If not resolved prior to the expiration of this case, a new application will be required to correct the situation. [MCC 39.9300(A)]
6. **After the PLA Final Review**, the property owner(s) or their representative(s) shall:
- a. Record the reviewed deeds that contain the stamped legal descriptions by Land Use Planning. The deeds shall be recorded in the following order [MCC 39.4255(A)(3) and 39.9300(D)]:
 - i. **Transferring the Property:** Area of land to be transferred from Tract 2 to Tract 1.
 - ii. **Tract 1:** Tract 1 after the transfer and reconfiguration.
 - iii. **Tract 2:** Tract 2 after the transfer and reconfiguration.

Note: If your proposal involves obtaining Building Permits, Land Use Planning must sign off on the building plans before you can go to the Building Department. When ready to submit Building Plans for Zoning Review, complete the following steps:

- 1. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, “Prior to recording the deeds...” Be ready to demonstrate compliance with the conditions.
- 2. Visit <https://www.multco.us/landuse/submitting-building-plan> for instructions regarding the submission of your deeds for and review of conditions of approval. Please ensure that any items required under, “When submitting deeds for the Type I Application for a PLA Final Review...” are ready for review. Land Use Planning collects additional fees at the time of zoning review.

Once you have obtained an approved Conditions of Approval Verification, recording of deeds may be made with the Multnomah County Division of Assessment, Recording, and Taxation (DART).

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description:

Staff: Request for a Lot of Record Verification and a Property Line Adjustment to align the property line with the Urban Growth Boundary.

2.0 Property Description & History:

Staff: This application is for 12800 NW Marina Way and includes 2N1W34 -00200, 00201 and 00202. The subject property is located on the northeast side of NW Marina Way in unincorporated west Multnomah County, with parts of the subject properties located both inside and outside of Metro’s Urban Growth Boundary (UGB). The subject properties are zoned Multiple Use Agriculture – 20 (MUA-20) and portions of the property are within the Flood Hazard overlay, Willamette Greenway, and Riparian Zone

The land side portion of the subject properties are vacant except for an existing parking area currently existing on Tax Lot 200, which will continue to exist within Tract 1 after the property line adjustment. There is a moorage comprising several floating homes currently associated with Tax Lot 200 – and the septic system associated with this use is currently located on Tax Lot 202 and will remain on Tract 2 after the property line adjustment is finalize. The subject property contains a total of approximately 16.74 acres according to the County Assessor, approximately 16.29 acres of which are part of Tract 2 and .23 acres of which are part of Tract 1. The most current aerial photo shows that the properties contain a cleared parking area currently located on Tax Lot 202 and a floating home moorage on the Multnomah Channel northeast of Tax Lot 202.

3.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 39.1105 (Exhibit C.4). Staff did not receive public comments during the 14-day comment period.

4.0 Code Compliance and Applications Criteria:

4.1 § 39.1250 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit or zoning review approval of development or any other approvals authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

* * *

Staff: This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

A finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance. For purposes of the current application, there are no known open compliance cases associated with the subject property, and there is no evidence in the record of any specific instances of noncompliance on the subject property. *This criterion is met.*

5.0 Lot of Record Criteria – Tract 1:

5.1 MCC 39.3005 - LOT OF RECORD – GENERALLY.

(A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.

(B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

(1) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.

(2) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:

(a) By a subdivision plat under the applicable subdivision requirements in effect at the time; or

(b) By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or

(c) By a deed, or a sales contract dated and signed by the parties to the transaction, that was in recordable form prior to October 19, 1978; or

* * *

Staff: To qualify as a Lot of Record, the subject property, when created or reconfigured, must meet MCC 39.3005(B) of this section and meet the Lot of Record standards set forth in the MUA-20 zoning district. More specifically, section (B) above requires demonstration that the subject property (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws.

The applicant provided five (5) deed(s) to support the Lot of Record request (Exhibit A.14). The earliest deed provided was recorded/in recordable form in 1958 (Book 1887 Page 234) and

contains a legal description matching the current configuration of Tract 1 (Exhibit A.14). In 1958, the subject property was zoned M-1 per historical County zoning maps (Exhibit B.3).

The M-1 zone did not have a minimum lot size requirement. There was also no requirement for road frontage or minimum front lot line length or lot width requirements.

The subject property complied with all applicable zoning laws at the time of its creation or reconfiguration.

In 1958, the process to create or divide a parcel required a deed or sales contract dated and signed by the parties to the transaction. The document needed to be in recordable form or recorded with the County Recorder prior to October 19, 1978. As evidenced by the 1958 deed, the applicable land division laws were satisfied (Exhibit A.14).

The applicant has provided a memo analyzing relevant Case Law (Exhibit A.12), specifically *Thomas v. Wasco County* (2009) (Exhibit B.4), in which the Land Use Board of Appeals (LUBA) clarifies that the “Deeds [at issue in this case] are likely to have been written at a time when there was no general understanding that transferring more than one property in a single deed or failure to use separate headings or certain words in a deed that conveys more than one property would later result in a requirement that the properties transferred be developed together rather than separately.” This logic can be applied to the tracts at issue in this case, as Tract 1 was described independently in Book 1887 Page 234 which was recorded on March 3, 1958, prior to Book 1893 Page 248 which contains legal descriptions for both Tracts 1 and 2 and was recorded on April 17, 1958 (Exhibit A.14). As a result, it appears that T3-01-022 intended to verify Tract 2, a 16.29-acre area comprising portions of Tax Lots 200 and 202 as a single lot of record. This case also verifies Tract 1, a 0.23-acre area comprising of Tax Lot 201 and portions of Tax Lots 200 and 202 is a separate lot of record.

Based upon the above, Tract 1, a 0.23-acre area comprising of Tax Lot 201 and portions of Tax Lots 200 and 202 is a separate lot of record, satisfied all applicable zoning and land division laws when it was created or reconfigured in 1958.

5.2 MCC 39.3080 - LOT OF RECORD – MULTIPLE USE AGRICULTURE-20 (MUA-20).

(A) In addition to the standards in MCC 39.3005, for the purposes of the MUA-20 district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

* * *

Staff: Section (A) is for information purposes.

(B) A Lot of Record which has less than the minimum lot size for new parcels or lots, less than the front lot line minimums required, or which does not meet the access requirement of MCC 39.4345, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

Staff: The subject property has less than the minimum lot size for new parcels or lots in the MUA-20 zone and is subject to (B) above. *Criterion met.*

(C) Except as otherwise provided by MCC 39.4330, 39.4335, and 39.5300 through 39.5350, no sale or conveyance of any portion of a lot other than for a public purpose shall leave a structure on the remainder of the lot with less than minimum lot or yard requirements or result in a lot with less than the area or width requirements of this district.

Staff: Subsection (C) is for informational purposes. The property owner is not proposing to convey any portion of the lot at this time. *Criterion met.*

(D) The following shall not be deemed to be a Lot of Record:

- (1) An area of land described as a tax lot solely for assessment and taxation purposes;**
- (2) An area of land created by the foreclosure of a security interest.**
- (3) An area of land created by court decree.**

Staff: As discussed above under section 5.1, the subject property is not an area of land described as a tax lot solely for assessment and taxation purposes. The subject properties are not an area of land created by the foreclosure of a security interest or created by court decree. *Criterion met.*

Based on the findings in 5.1 & 5.2 above, the subject property is a single Lot of Record.

6.0 Lot of Record Criteria – Tract 2:

6.1 MCC 39.3005 - LOT OF RECORD – GENERALLY.

(A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.

(B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

* * *

MCC 39.3080 Lot of Record – Multiple Use Agriculture 20 (MUA-20)

(A) In addition to the standards in MCC 39.3005, for the purposes of the MUA-20 district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

* * *

Staff: A Lot of Record decision was made in T3-01-022 (Exhibit A.10) for the area identified in the applicant’s materials (Exhibit A.3) as Tract 2, a 16.29-acre area comprising portions of Tax Lots 200 and 202. The applicant has provided a complete deed history for both tracts as Exhibit A.14, which demonstrates that the property remains in its lawful configuration. *Criteria met.*

7.0 Multiple Use Agriculture – 20 (MUA-20) Criteria:

7.1 MCC 39.4315 REVIEW USES. The following uses may be permitted when found by the approval authority to satisfy the applicable standards of this Chapter

(C) Property Line Adjustment pursuant to the provisions of MCC 39.4330.

Staff: The applicant has submitted a Property Line Adjustment application pursuant to a Type II Land Use Application procedure, and has addressed all applicable criteria of MCC 39.4330, which are evaluated in section 7.1 below.

6.2 MCC 39.4325 DIMENSIONAL REQUIREMENTS AND DEVELOPMENT STANDARDS

(C) Minimum Yard Dimensions – Feet

| Front | Side | Street Side | Rear |
|-------|------|-------------|------|
| 30 | 10 | 30 | 30 |

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

Staff: The only development associated with the subject properties is the floating home moorage associated with Tax Lot 200, which are previously existing and cannot meet yard dimensions due to their water dependent location within the Multnomah Channel. As there is no landside development on either of the two lots, no yard dimensions will be altered by the proposed property line adjustment. *Criterion met.*

(G) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, required parking, and yard areas shall be provided on the lot.

- (1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.
- (2) Stormwater/drainage control systems are required for new impervious surfaces. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.

Staff: The applicant has provided a Septic Review Certification (Exhibit A.15) which indicates that recorded easements are sufficient to allow the Property Line Adjustment to proceed. Stormwater Drainage Control Systems are not required with this application as no development is proposed. *Criterion met.*

8.0 Property Line Adjustment (PLA) Criteria:

8.1 MCC 39.4330 LOTS OF EXCEPTION AND PROPERTY LINE ADJUSTMENTS.

(B) Property Line Adjustment

Pursuant to the applicable provisions in MCC 39.9300, the approval authority may grant a property line adjustment between two contiguous Lots of Record upon finding that the approval criteria in (1) and (2) are met. The intent of the criteria is to ensure that the property line adjustment will not increase the potential number of lots or parcels in any subsequent land division proposal over that which could occur on the entirety of the combined lot areas before the adjustment.

- (1) The following dimensional and access requirements are met:
 - (a) The relocated common property line is in compliance with all minimum yard and minimum front lot line length requirements;

- (b) If the properties abut a street, the required access requirements of MCC 39.4345 are met after the relocation of the common property line; and**

Staff: Both lots abut NW Marina Way, and are therefore subject to the access requirements of MCC 39.4345. The road frontage of Tract 1 will be approximately 60 feet after the adjustment (Exhibit A.3), and the frontage of Tract 2 will exceed 1200 feet, both exceeding the 50-foot front lot line length requirement and satisfying the Access requirement of MCC 39.4345. There are no structures on either of the subject lots that have yard requirements are impacted by the property line adjustment, as all improvements related to these parcels are floating structures located within the Multnomah Channel. *Criteria met.*

(2) One of the following situations occurs:

- (a) The lot or parcel proposed to be reduced in area is larger than 20 acres prior to the adjustment and remains 20 acres or larger in area after the adjustment, or**
- (b) The lot or parcel proposed to be enlarged in area is less than 40 acres in area prior to the adjustment and remains less than 40 acres in area after the adjustment.**

Staff: The proposed property line adjustment meets (b) above as Tract 1 will be enlarged from .23 acres to 2.47 acres (Exhibit A.3), which is less than 40 acres before and after the property line adjustment. *Criterion met.*

7.2 MCC 39.9300 PROPERTY LINE ADJUSTMENT.

A property line adjustment is the relocation of a common property line between two abutting properties. The Planning Director may approve a property line adjustment based upon findings that the following standards are met:

- (A) No additional lot or parcel shall be created from any parcel by the property line adjustment; and**

Staff: The three tax lots that are the subjects of this application comprise two Lots of Record as described in section 5.0 above. The resulting configuration will also consist of two Lot of Record, and no additional parcel shall be created. *Criterion met.*

- (B) Owners of both properties involved in the property line adjustment shall consent in writing to the proposed adjustment and record a conveyance or conveyances conforming to the approved property line adjustment; and**

Staff: The three tax lots that are the subjects of this application, which comprise two Lots of Record as described in section 5.0 above, are all owned by Frevach Land Company per Assessment and Taxation Records. The agents for Frevach Land Company have consented in writing to the Property Line Adjustment on the Application Form (Exhibit A.1). *Criterion met.*

- (C) The adjusted properties shall meet the approval criteria for a property line adjustment as given in the base zone; and**

Staff: The base zone property line adjustment criteria are reviewed in section 7.1 above. *Criterion met.*

- (D) The procedure and forms shall be submitted for obtaining approval of a property line adjustment as provided for by the Planning Director.**

Staff: The applicant has submitted all required forms as Exhibits A.1-A.15, and followed all procedures of a Type II Land Use Decision. *Criterion met.*

9.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for a Lot of Record Verification and Property Line Adjustment in the Multiple Use Agriculture – 20 (MUA-20) zone. This approval is subject to the conditions of approval established in this report.

10.0 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

Exhibits with an ‘*’ have been reduced in size and included with the mailed decision. All exhibits are available for digital review by sending a request to LUP-comments@multco.us.

| Exhibit # | # of Pages | Description of Exhibit | Date Received / Submitted |
|-----------|------------|--|---------------------------|
| A.1 | 2 | Application Form | 11.05.2024 |
| A.2 | 141 | Code Narrative | 11.05.2024 |
| A.3* | 3 | Site Plans | 11.05.2024 |
| A.4 | 1 | Property Line Adjustment Checklist | 11.05.2024 |
| A.5 | 21 | Title Property Research Report | 11.05.2024 |
| A.6 | 1 | Assessor’s Map | 11.05.2024 |
| A.7 | 1 | History of Boundary Changes | 11.05.2024 |
| A.8 | 19 | Chain of Title | 11.05.2024 |
| A.9 | 21 | Septic Review Certification | 11.05.2024 |
| A.10 | 46 | Hearing Officer Decision – T3-01-022 | 11.05.2024 |
| A.11 | 6 | PF-2024-0046 Notes | 11.05.2024 |
| A.12 | 9 | Lot of Record Case Law Memo | 12.18.2024 |
| A.13 | 6 | History of Boundary Changes with Deed Notations | 12.18.2024 |
| A.14 | 22 | Complete Deed History | 12.18.2024 |
| A.15 | 26 | Septic Review Certification | 04.24.2025 |
| ‘B’ | # | Staff Exhibits | Date |
| B.1 | 2 | Assessment and Taxation Property Information for 2N1W34 Tax Lots -00200, -00201 and -00202 | 10.23.2024 |
| B.2 | 1 | Current Tax Map for 2N1W34 | 10.23.2024 |
| B.3 | 1 | 1958 Zoning Map | 04.24.2025 |
| B.4 | 8 | Thomas v. Wasco County (2009) | 04.24.2025 |

| ‘C’ | # | Administration & Procedures | Date |
|------------|----------|---|-------------|
| C.1 | 3 | Incomplete letter | 12.04.2024 |
| C.2 | 1 | Applicant’s acceptance of 180-day clock | 12.04.2024 |
| C.3 | 1 | Complete letter (day 1) | 12.20.2024 |
| C.4 | 5 | Opportunity to Comment | 01.10.2025 |
| C.5 | 1 | Approved Toll Request | 04.16.2025 |
| C.5 | 12 | Decision | 05.09.2025 |

12800 NW MARINA WAY

PROPERTY LINE ADJUSTMENT PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 33 AND THE
NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY,
OREGON

OWNER:

FREVACH LAND CO.
1800 SOUTHSORE BOULEVARD
LAKE OSWEGO, OR 97034

APPLICANT:

LAND DEVELOPMENT PARTNERS, LLC
5817 JEAN ROAD
LAKE OSWEGO, OR 97034

SHEET INDEX:

- 01 COVER SHEET
- 02 PRELIMINARY PROPERTY LINE ADJUSTMENT PLAN
- 03 PRELIMINARY PROPERTY LINE ADJUSTMENT PLAN WITH AERIAL PHOTOGRAPH

APPLICANT'S CONSULTANT:

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PHONE: (503) 563-6151
FAX: (503) 563-5162
CONTACT: SEAN VERMILYA

ZONING DISTRICTS:

MULTIPLE USE AGRICULTURE (MUA-20)
RESIDENTIAL FARM/FOREST (RF)

WATER DISTRICT:

PORTLAND WATER BUREAU

SEWER DISTRICT:

BUREAU OF ENVIRONMENTAL SERVICES

**PROPERTY DESCRIPTIONS/
PROPERTY AREAS:**

TRACT 1:
TAX LOT 201, TAX MAP 2N 1W 34
PART OF TAX LOT 200, TAX MAP 2N 1W 34
PART OF TAX LOT 202, TAX MAP 2N 1W 34
TAX MAP 2N 1W 34
EXISTING AREA: 0.23 ACRES±
ADJUSTED AREA: 2.47 ACRES±

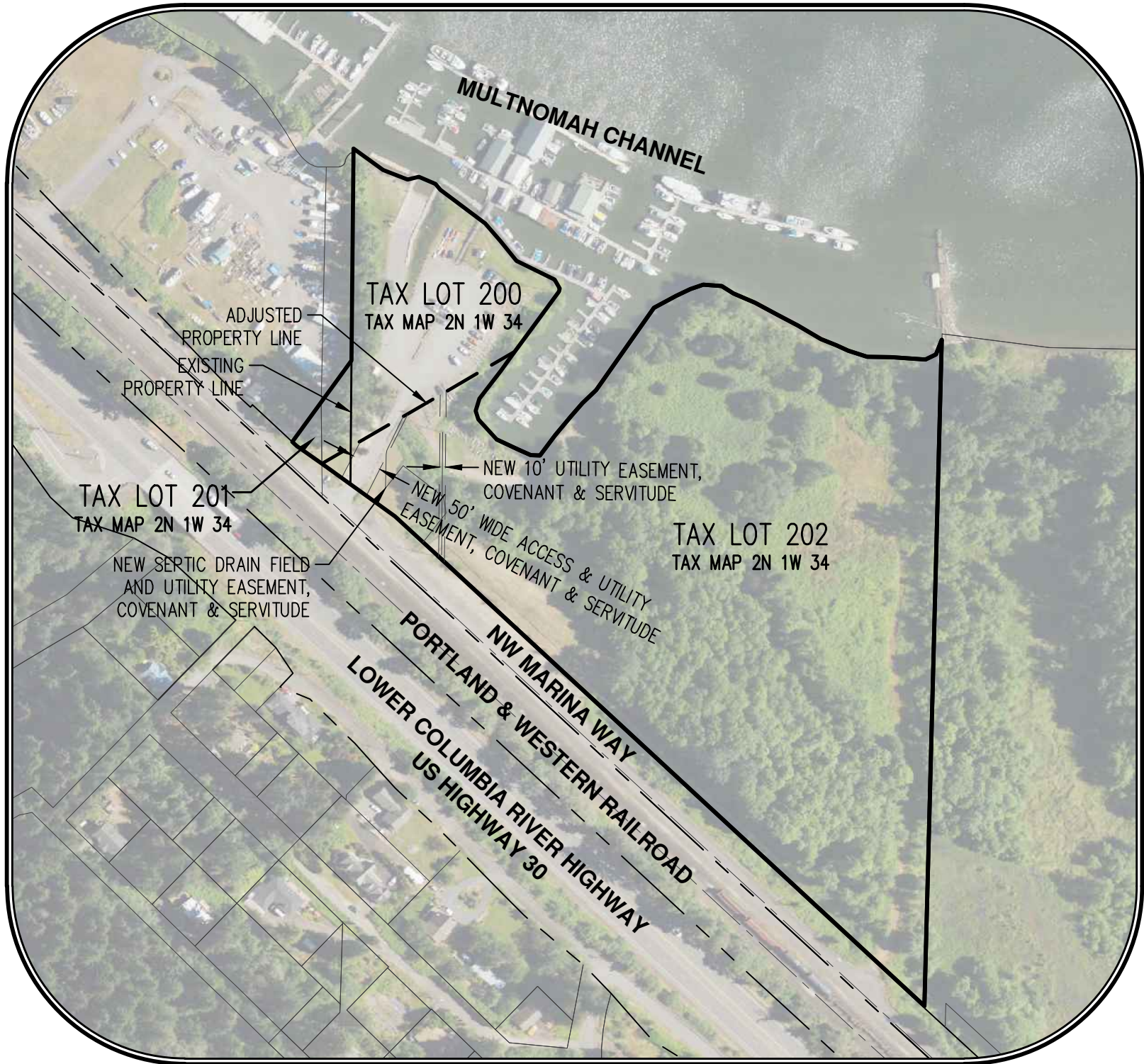
TRACT 2:
PART OF TAX LOT 200, TAX MAP 2N 1W 34
PART OF TAX LOT 202, TAX MAP 2N 1W 34
EXISTING AREA: 16.29 ACRES±
ADJUSTED AREA: 14.05 ACRES±

PROJECT PURPOSE:

PROPERTY LINE ADJUSTMENT



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

| | |
|------------|--|
| REVISIONS | |
| | |
| | |
| | |
| JOB NUMBER | |
| 11479 | |
| SHEET | |
| 03 | |

