

NOTICE OF DECISION



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

Application for Property Line Adjustment

Case File: T2-2025-0036

Applicant: Jocosa Bottemiller

Proposal: Request for a property line adjustment to resolve an existing compliance issue of an unpermitted accessory structure existing within the required 10-foot side property line setback. This application has been requested in order to satisfy condition 3.b. of T2-2024-0001 to bring the subject properties into full compliance with Multnomah County Code. While this proposed property line adjustment only impacts 2 tracts, the subject properties are identified as Tracts 1 and 3 to distinguish between a previous property line adjustment between Tract 1 and Tract 2, although Tract 2 is not involved in this application.

Tract #1: No Address

Property ID # R342324 & R342524

Map, Tax lot: 1S4E20DA-00400 &
1S4E20DA-00401

Alt. Acct. # R994200570 &
R994210740

Tract #3: 7748 SE Pleasant Home Rd.

Property ID # R342331 & R342525

Map, Tax lot: 1S4E20DA-00200 &
1S4E21CB-00400

Alt. Acct. # R994200660 &
R994210750

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

Overlays: Significant Environmental Concern – Significant Wildlife Habitats (SEC-h)

Decision: Approved with Conditions

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is January 19, 2025 at 4:00 pm.

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 \$0.71/page.

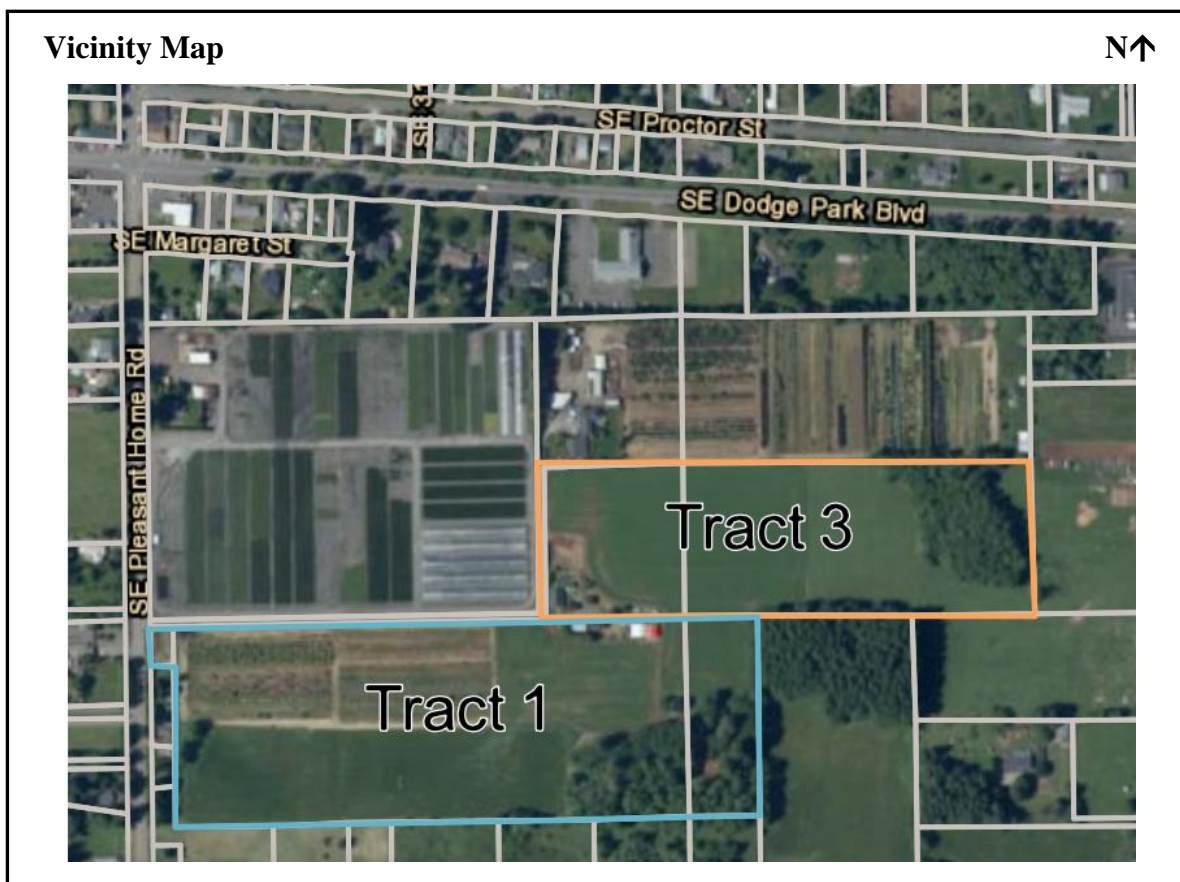
Opportunity to Appeal: The appeal form is available at www.multco.us/landuse/application-materials-and-forms. Email the completed appeal form to LUP-submittals@multco.us. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable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

Issued by: _____

Anna Shank-Root, Planner

For: Megan Gibb,
Planning Director

Date: January 5, 2025



Applicable Approval Criteria:

Multnomah County Code (MCC):

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – Multiple Use Agriculture – 20

Multiple Use Agriculture – 20 (MUA-20): MCC 39.4310 Allowed Uses, MCC 39.4320 Conditional Uses, MCC 39.4325 Dimensional Requirements and Development Standards, MCC 39.4330 Lots of Exception and Property Line Adjustments (A), (B), (F), MCC 39.4340 Off-street Parking and Loading, MCC 39.4345 Access

Property Line Adjustment: MCC 39.9300 Property Line Adjustment (A), (B), (C), (D)

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. This property line adjustment shall expire two (2) years after the date of the final decision, unless it is 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 land divisions, “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. T2-2025-0036 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 the deeds to finalize this property line adjustment**, the property owner(s) or their representative(s) shall:
 - a. The property owners shall acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them. A Letter of Acknowledgement has been provided to assist you. The signed document shall be sent to LUP-submittals@multco.us with the case no. T2-2025-0036 referenced in the subject line. [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). One PLA final review request may be submitted for both T2-2024-0001 and T2-2025-0036 including all requested deeds and easements. Below are the required deeds and easements for this application:
 - i. **Transferring the Property:** The draft deed and metes and bounds legal description for the area of land to be transferred between Tract 1 and Tract 3.
 - ii. **Tract 1 (increased):** The draft deed and the metes and bounds legal description for Property 2 after the transfer and reconfiguration.
 - iii. **Tract 3 (reduced):** The draft deed and the metes and bounds legal description for Property 1 after the transfer and reconfiguration.

- iv. **Access and Utility Easement:** A draft easement describing a minimum 20-foot-wide access and utility easement across the exchange area to ensure continued access to Tract 3.
- 4. **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 between Tract 1 and Tract 3.
 - ii. **Tract 1:** Tract 1 after the transfer and reconfiguration.
 - iii. **Tract 3:** Tract 3 after the transfer and reconfiguration.
 - iv. **Access and Utility Easement:** The 20-foot-wide access and utility easement across the exchange area to ensure continued access to Tract 3.

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: The applicant requests approval of a Property Line Adjustment (PLA) involving multiple tax lots located at 7748 SE Pleasant Home Road. The proposed adjustment transfers all of tax lot 1S4E20DA-00200 and a portion of tax lot 1S4E21CB-00400 to tax lots 1S4E20DA-00400 and 1S4E20DA-00401. The applicant proposes the relocation of a property line to transfer approximately 4.395 acres from Tract 3 to Tract 1. Following the adjustment, Tract 1 will contain approximately 20.230 acres, and Tract 3 will contain approximately 5.673 acres. The purpose of the adjustment is to resolve the encroachment of an existing accessory structure into the required 10-foot side yard. The approval of this application satisfies Condition 3.b of T2-2024-0001. No new development or changes in land use are proposed.

2.0 Property Description & History:

Staff: The subject tracts are located in unincorporated east Multnomah County, within the West of the Sandy River Rural Plan Area. The properties are situated on the east side of SE Pleasant Home Road and are outside of Metro’s Urban Growth Boundary. All affected tax lots are zoned Multiple Use Agriculture – 20 (MUA-20) and are subject to the Significant Environmental Concern – Significant Wildlife Habitat (SEC-h) overlay.

7748 SE Pleasant Home Road (Tract 3) is developed with a single-family dwelling and a shed, according to Assessment and Taxation Records. Aerial images appear to indicate the presence of four to five structures in addition to the single-family dwelling on Tract 3. Tract 1 (no assigned address) consists of R994200570 and R994210740 and contains a shed and an outbuilding according to Assessment and Taxation Records. Aerial images show five structures.

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.2). 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: The proposed property line adjustment resolves a setback encroachment that was identified as a compliance issue in T2-2024-0001. 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:

5.1 § 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.

* * *

5.2 § 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: The County made a Lot of Record Determination for the subject properties in a Lot of Record Verification permit T2-2022-15944. Both tracts are lots of record.
This criterion is met.

6.0 Multiple Use Agriculture – 20 Criteria:

6.1 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 is requesting a Property Line Adjustment between the properties identified above. Tract 3 is approximately 10.068 acres in size and will be reduced to 5.673 acres after the adjustment. Tract 1 is approximately 15.706 acres in size and will be increased to 20.23 acres after

the adjustment. The standards of MCC 39.4330 are addressed in Section 5.2 below.

6.3 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;

Staff: The applicant is proposing to adjust the common property line of Tract 1 and 2. The relocated common property line will result in all structures currently located on Tract 3 to be relocated onto Tract 1 and that all yard requirements will comply with MCC 39.4325 (Exhibit A.4). The front lot line will not impact the front lot line of Tract 1, and the front lot line of Tract 3 will be 370 feet, exceeding the 50-foot requirement of MCC 39.4325(C) (Exhibit A.4). *This criterion is met.*

(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: Tract 1 abuts SE Pleasant Home Road. Tract 3 does not abut a public road, but meets the access requirements of MCC 39.4345 via a 16' access easement (Exhibit A.4). *This criterion is 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: Tract 1 is approximately 15.706 acres in size and will be increased to 20.23 acres. After the adjustment, Tract 1 will remain under 40 acres (Exhibit A.4). *This criterion is met.*

7.0 Property Line Adjustment Criteria:

7.1 § 39.9300 PROPERTY LINE ADJUSTMENT.

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

(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

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

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

Staff: MCC 39.9300 establishes the general approval criteria for Property Line Adjustments. The proposed Property Line Adjustment reconfigures the boundary between two existing lots of record and does not create any additional lots or parcels, consistent with MCC 39.9300(A).

All owners of the subject properties have provided written consent to the proposed adjustment by signing the application materials (Exhibit A.1) and have indicated their intent to execute and record the necessary conveyance documents consistent with the approved Property Line Adjustment, in compliance with MCC 39.9300(B).

As discussed in Section 7.2 of this staff report, the adjusted tracts meet the applicable Property Line Adjustment criteria specific to the MUA-20 base zone as set forth in MCC 39.4330. While Tract 3 remains below the minimum lot size both before and after the adjustment, it is an existing lot of record, and the proposed adjustment does not create a new parcel or increase the degree of nonconformity.

The application has been submitted in accordance with the procedures and forms required by the Planning Director, satisfying MCC 39.9300(D). *This criterion is met.*

8.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the proposed 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.

9.0 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	08/04/2025
A.2	3	Narrative	08/04/2025
A.3	12	Agricultural Building Floor Plan & Elevation Drawings	08/04/2025
A.4*	2	Property Line Adjustment Plan	08/04/2025
A.5	4	ESC & Stormwater Narrative	08/04/2025
A.6	8	Agricultural Building Registration	08/04/2025
A.7	1	Authorization Letter	08/04/2025
A.8	1	Pre-Filing Meeting Correspondence	08/04/2025

A.9	8	Deed	08/04/2025
A.10	9	Lot of Record T2-2022-15944	08/04/2025
A.11	2	Death Certificate	08/04/2025
A.12	5	Fire Provider Service Review	08/04/2025
A.13	5	Septic Review Certification	08/04/2025
A.14	2	Transportation Development Review	08/04/2025
‘B’	#	Staff Exhibits	Date
B.1	3	Assessment and Taxation Property Information for 1S4E20DA -00400 (Property ID # R342324/Alt. Acct. # R994200570)	08/04/2025
B.2	3	Assessment and Taxation Property Information for 1S4E20DA -00401 (Property ID # R342524/Alt. Acct. # R994210740)	08/04/2025
B.3	3	Assessment and Taxation Property Information for 1S4E20DA -00200 (Property ID # R342331/Alt. Acct. # R994200660)	08/04/2025
B.4	3	Assessment and Taxation Property Information for 1S4E21CB -00400 (Property ID # R342525/Alt. Acct. # R994210750)	08/04/2025
B.5	1	Current Tax Map for 1S4E20DA	12/23/2025
B.6	1	Current Tax Map for 1S4E21CB	12/23/2025
‘C’	#	Administration & Procedures	Date
C.1	1	Complete letter (day 1)	09/03/2025
C.2	5	Opportunity to Comment	10/13/2025
C.3	9	Decision	01/05/2025

SCALE: 1" = 100'



PROPOSED PROPERTY LINE ADJUSTMENT

TWO TRACTS OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,
COUNTY OF MULTNOMAH, STATE OF OREGON

LAND USE CASE FILE NO. T2-2024-0001 & _____

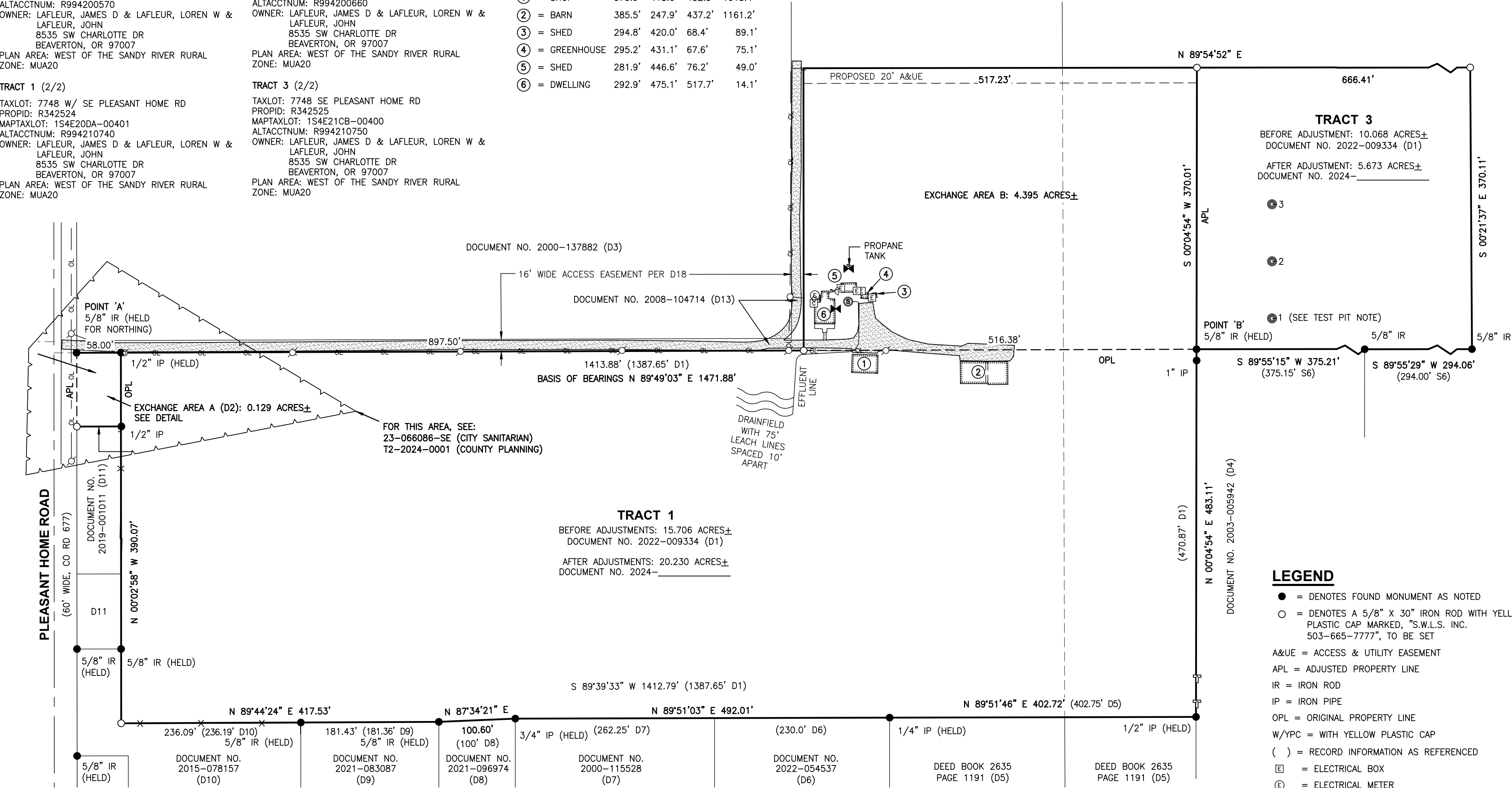
PROPERTY INFORMATION

TRACT 1 (1/2)	TRACT 3 (1/2)
TAXLOT: 7748 W/ SE PLEASANT HOME RD PROPID: R342324 MAPTAXLOT: 1S4E20DA-00400 ALTACCTNUM: R994200570 OWNER: LAFLEUR, JAMES D & LAFLEUR, LOREN W & LAFLEUR, JOHN 8535 SW CHARLOTTE DR BEAVERTON, OR 97007 PLAN AREA: WEST OF THE SANDY RIVER RURAL ZONE: MUA20	TAXLOT: 7748 SE PLEASANT HOME RD PROPID: R342331 MAPTAXLOT: 1S4E20DA-00200 ALTACCTNUM: R994200660 OWNER: LAFLEUR, JAMES D & LAFLEUR, LOREN W & LAFLEUR, JOHN 8535 SW CHARLOTTE DR BEAVERTON, OR 97007 PLAN AREA: WEST OF THE SANDY RIVER RURAL ZONE: MUA20
TRACT 1 (2/2)	TRACT 3 (2/2)
TAXLOT: 7748 W/ SE PLEASANT HOME RD PROPID: R342524 MAPTAXLOT: 1S4E20DA-00401 ALTACCTNUM: R994210740 OWNER: LAFLEUR, JAMES D & LAFLEUR, LOREN W & LAFLEUR, JOHN 8535 SW CHARLOTTE DR BEAVERTON, OR 97007 PLAN AREA: WEST OF THE SANDY RIVER RURAL ZONE: MUA20	TAXLOT: 7748 SE PLEASANT HOME RD PROPID: R342525 MAPTAXLOT: 1S4E21CB-00400 ALTACCTNUM: R994210750 OWNER: LAFLEUR, JAMES D & LAFLEUR, LOREN W & LAFLEUR, JOHN 8535 SW CHARLOTTE DR BEAVERTON, OR 97007 PLAN AREA: WEST OF THE SANDY RIVER RURAL ZONE: MUA20

BUILDING SETBACKS

DISTANCES SHOWN ARE POST-ADJUSTMENT

STRUCTURE	NORTH	EAST	SOUTH	WEST
① = SHOP	375.9'	418.6'	452.5'	1018.4
② = BARN	385.5'	247.9'	437.2'	1161.2'
③ = SHED	294.8'	420.0'	68.4'	89.1'
④ = GREENHOUSE	295.2'	431.1'	67.6'	75.1'
⑤ = SHED	281.9'	446.6'	76.2'	49.0'
⑥ = DWELLING	292.9'	475.1'	517.7'	14.1'



HORIZONTAL DATUM

THIS SURVEY UTILIZES GRESHAM-WARMSPRINGS ZONE, A LOW DISTORTION PROJECTION (LDP), A SUBSET OF THE OREGON COORDINATE REFERENCE SYSTEM (OGRS) REALIZED IN NAD83/2011 (EPOCH 2010.0000. LDP COORDINATES PROXIMATE GROUND DISTANCES, UNITS IN INTERNATIONAL FEET.

A GNSS VECTOR OBSERVED BETWEEN THE MONUMENTS SHOWN AT POINTS 'A' AND 'B', IS THE BASIS OF BEARINGS FOR THIS SURVEY, BEARING BEING N 89°49'03" E AT A DISTANCE OF 1471.88'.

POINT NO.	NORTHING	EASTING	DESCRIPTION
'A'	170191.242	31945.401	5/8" IR W/YPC
'B'	170195.931	33417.571	5/8" IR

REFERENCE DEEDS

D1 = DOCUMENT NO. 2022-009334	D9 = DOCUMENT NO. 2021-083087
D2 = DOCUMENT NO. 2010-102458	D10 = DOCUMENT NO. 2015-078157
D3 = DOCUMENT NO. 2000-137882	D11 = DOCUMENT NO. 2019-001011
D4 = DOCUMENT NO. 2003-005942	D13 = DOCUMENT NO. 2008-104714
D5 = DEED BOOK 2635 PAGE 1191	D18 = DEED BOOK 86, PAGE 217, RECORDED JULY 21, 1930
D6 = DOCUMENT NO. 2022-054537	
D7 = DOCUMENT NO. 2000-115528	
D8 = DOCUMENT NO. 2021-096974	

TEST PIT SETBACKS

DISTANCES SHOWN ARE POST-ADJUSTMENT

PIT #	NORTH	EAST	SOUTH	WEST
1	329.6'	569.8'	40.4'	99.2'
2	254.6'	569.1'	115.4'	99.1'
3	179.6'	568.8'	190.4'	99.0'

TEST PIT NOTE

ALL TEST PITS ARE APPROXIMATELY 75' APART AND 13' WESTERLY OF AN EXISTING NORTH-SOUTH FENCE LINE. TEST PIT 1 IS APPROXIMATELY 10' NORTH OF THE DRIP LINE.

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "S.W.L.S. INC. 503-665-7777", TO BE SET
- A&UE = ACCESS & UTILITY EASEMENT
- APL = ADJUSTED PROPERTY LINE
- IR = IRON ROD
- IP = IRON PIPE
- OPL = ORIGINAL PROPERTY LINE
- W/YPC = WITH YELLOW PLASTIC CAP
- () = RECORD INFORMATION AS REFERENCED
- Ⓜ = ELECTRICAL BOX
- Ⓢ = ELECTRICAL METER
- ✕ = GAS VALVE
- ⌒ = HOSE BIB
- Ⓢ = SEPTIC TANK
- Ⓣ = T-POST
- Ⓜ = TELEPHONE JUNCTION BOX
- Ⓢ# = TEST PIT, NUMBERED AS NOTED
- Ⓢ = UTILITY POLE
- X— = CHAIN-LINK FENCE
- OL— = OVERHEAD LINE
- ▨ = CONCRETE SURFACE
- ▨ = GRAVEL SURFACE

STATEWIDE LAND SURVEYING INC.

43 NW AVA AVE. GRESHAM, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM



REV:	SCALE: 1" = 100'	JOB NUMBER: 2023-072	DRAWN: K.D.C.	REVIEWED: D.A.H.	SHEET: 1 OF 1
REV:					
REV:					
REV:					

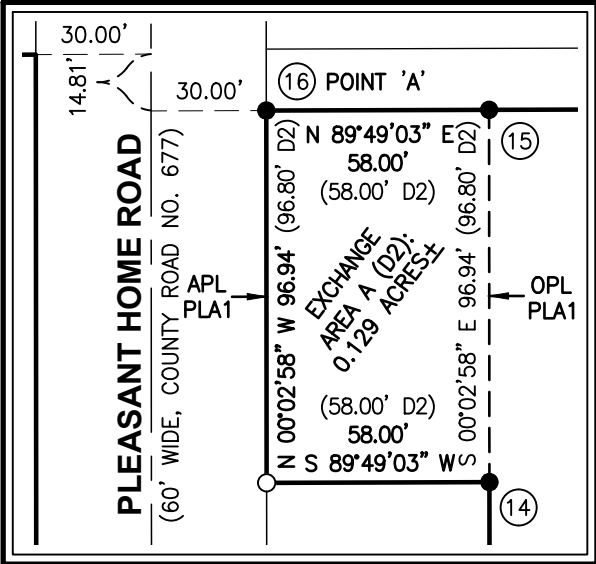
CLIENT: JAMES LAFLEUR

SCALE: 1" = 200'



DETAIL

SCALE: 1" = 50'



MONUMENT TABLE

- ① = 1/2" IP (HELD) SHOWN ON S1, CENTER-EAST 1/16 CORNER, SECTION 20
② = 3/4" IP SHOWN ON S1, N 90°00'00" W 0.31'
③ = 5/8" IR (HELD), SET IN S2
④ = 3/4" IP (HELD), SHOWN ON S3
⑤ = 5/8" IR (HELD), SET IN S4
⑥ = 1/2" IP (HELD), SHOWN ON S5
⑦ = 5/8" IR (HELD), SET IN S5
⑧ = 3/4 IP, UNKNOWN ORIGIN, S 00°26'18" E 14.77'
⑨ = 1/2" IP (HELD), SHOWN ON S6, 3/4" IP SHOWN ON S6,
N 51°24'16" W 0.14' (0.08' N, 0.06' W OF 1/2" IP)
⑩ = 5/8" IR (HELD), SET IN S7
⑪ = 5/8" IR BENT, SET IN S8, N 90°00'00" E 2.09'
⑫ = 5/8" IR (HELD FOR NORTHING) W/YPC MARKED "ACS&P 503-668-3151",
SET IN S8, S 89°43'39" W 0.26'
⑬ = 5/8" IR (HELD) W/YPC MARKED "ACS&P 503-668-3151", SET IN S8
⑭ = 1/2" IP (HELD FOR NORTHING) BENT, SHOWN ON S8,
N 89°49'03" E 0.53'
⑮ = 1/2" IP (HELD), SHOWN ON S8
⑯ = 5/8" IR (HELD FOR NORTHING) W/YPC MARKED "ACS&P 503-668-3151",
SET IN S8, S 89°49'03" W 0.30'
⑰ = 5/8" IR (HELD) W/YPC MARKED "KW COX ASSOC INC", SET IN S9
⑱ = 5/8" IR (HELD) W/OPC MARKED "PACIFIC COMMUNITY DESIGN", SET IN P1
⑲ = 5/8" IR (HELD) W/OPC MARKED "PACIFIC COMMUNITY DESIGN", SET IN P1
AT A 5.00' OFF-SET, N 00°21'37" W 5.00'
⑳ = 4" BRASS DISK HELD PER S10, EAST 1/4 CORNER, SECTION 20
㉑ = 4" BRASS DISK HELD PER S11, SOUTHEAST CORNER, SECTION 20

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
○ = DENOTES A 5/8" X 30" IR W/YPC MARKED
"SWLS, INC", SET ON _____
APL = ADJUSTED PROPERTY LINE
BT = BEARING TREE
IR = IRON ROD
IP = IRON PIPE
MCLUCF = MULTNOMAH COUNTY LAND USE CASE FILE
OPL = ORIGINAL PROPERTY LINE
PLA1 = PROPERTY LINE ADJUSTMENT 1 PER MCLUCF
T2-2024-0001
PLA2 = PROPERTY LINE ADJUSTMENT 1 PER MCLUCF
T2-202-_____
SN = SURVEY NUMBER, MULTNOMAH COUNTY
SURVEY RECORDS
W/OPC = WITH AN ORANGE PLASTIC CAP
W/YPC = WITH A YELLOW PLASTIC CAP
() = RECORD INFORMATION AS REFERENCED

NOTE

SHOULD PLEASANT HOME ROAD BE ABANDONED, TRACTS
1 & 2 WILL ACQUIRE THE ABANDONED RIGHT-OF-WAY
AREA TO THE CENTERLINE OF SAID ROAD ACCORDING
TO THE EASTERLY AND WESTERLY EXTENSIONS OF THE
RESPECTIVE NORTH AND SOUTH PROPERTY LINES.

RECORD OF SURVEY

FOR TWO PROPERTY LINE ADJUSTMENTS BETWEEN THREE TRACTS OF LAND SITUATED IN THE
SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1
SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF MULTNOMAH, STATE OF OREGON

MULTNOMAH COUNTY
SURVEY RECORDS

DATE
FILED _____

REGISTER NUMBER _____

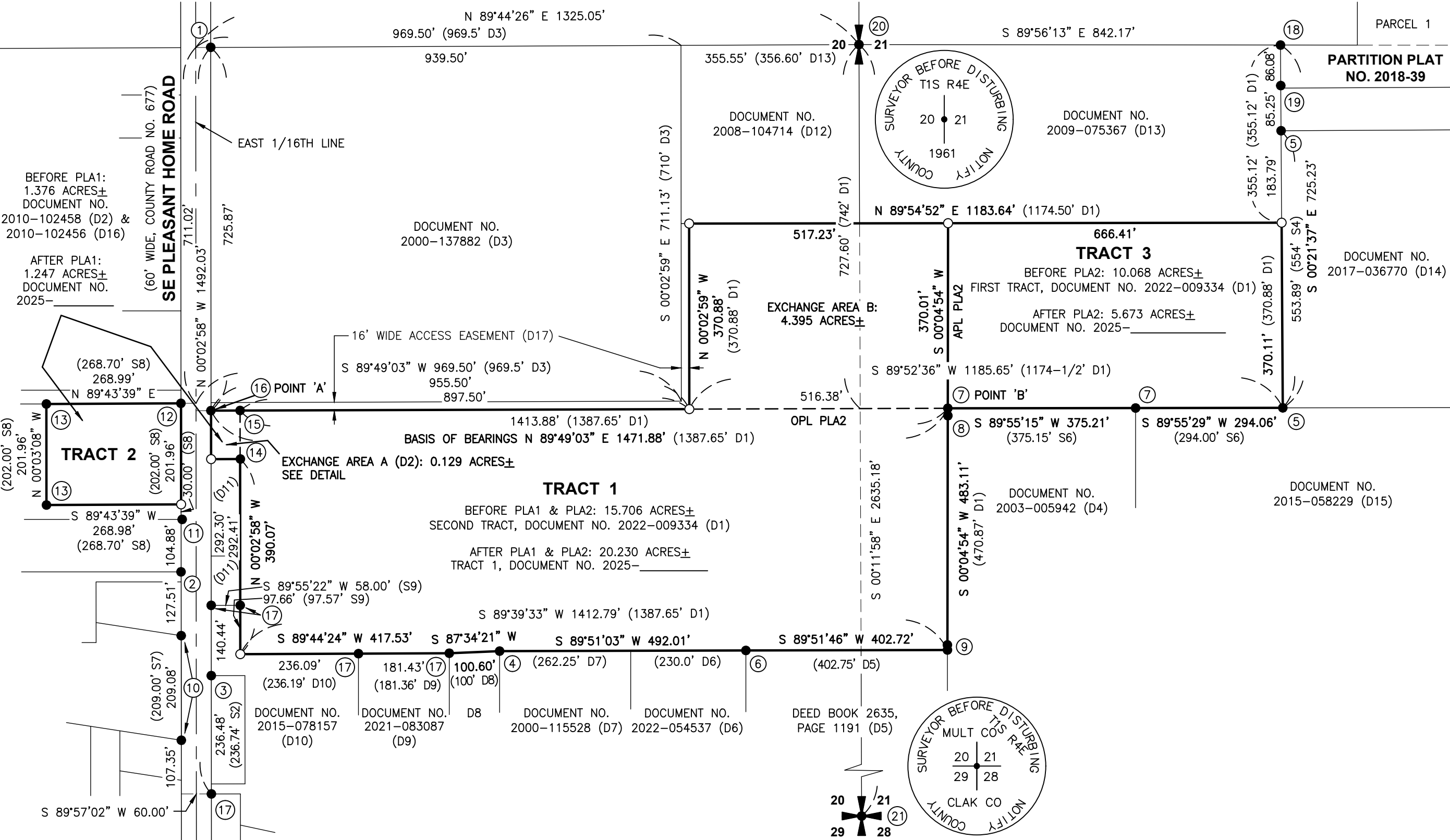
MCLUCF NO. T2-2024-0001 & _____

HORIZONTAL DATUM

THIS SURVEY UTILIZES GRESHAM-WARMSPRINGS ZONE, A LOW DISTORTION PROJECTION (LDP), A SUBSET OF THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) REALIZED IN NAD83/2011(EPOCH
2010.0000. LDP COORDINATES PROXIMATE GROUND DISTANCES, UNITS IN INTERNATIONAL FEET.

A GNSS VECTOR OBSERVED BETWEEN THE MONUMENTS SHOWN AT POINTS 'A' AND 'B', IS THE BASIS OF BEARINGS FOR THIS SURVEY, BEARING BEING N 89°49'03" E WITH A DISTANCE OF 1471.88'.

POINT NO.	NORTHING	EASTING	DESCRIPTION
'A'	170191.242	31945.401	5/8" IR W/YPC
'B'	170195.931	33417.571	5/8" IR



REFERENCE DEEDS

MULTNOMAH COUNTY DEED RECORDS
D1 = DOCUMENT NO. 2022-009334
D2 = DOCUMENT NO. 2010-102458
D3 = DOCUMENT NO. 2000-137882
D4 = DOCUMENT NO. 2003-005942
D5 = DEED BOOK 2635, PAGE 1191,
RECORDED JANUARY 7, 1993
D6 = DOCUMENT NO. 2022-054537
D7 = DOCUMENT NO. 2000-115528
D8 = DOCUMENT NO. 2021-096974
D9 = DOCUMENT NO. 2021-083087
D10 = DOCUMENT NO. 2015-078157
D11 = DOCUMENT NO. 2019-001011
D12 = DOCUMENT NO. 2008-104714
D13 = DOCUMENT NO. 2009-075367
D14 = DOCUMENT NO. 2017-036770
D15 = DOCUMENT NO. 2015-058229
D16 = DOCUMENT NO. 2010-102456
D17 = DEED BOOK 86, PAGE 217,
RECORDED JULY 21, 1930

REFERENCE PLAT

MULTNOMAH COUNTY PLAT RECORDS
P1 = PARTITION PLAT NO. 2018-39

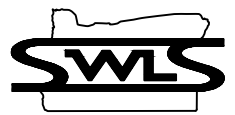
REFERENCE SURVEYS

MULTNOMAH COUNTY SURVEY RECORDS
S1 = SN 13324
S2 = SN 17376
S3 = SN 19058
S4 = SN 21318
S5 = SN 35255
S6 = SN 36725
S7 = SN 43864
S8 = SN 59419
S9 = SN 62209
S10 = BT BOOK H, PAGE 804
S11 = BT BOOK H, PAGE 867

REGISTERED
PROFESSIONAL
LAND SURVEYOR
JAMES LAFLEUR
OREGON
JULY 18, 1980
DANIEL A. HOEKSTRA
1899
EXPIRES: 06/30/25

STATEWIDE LAND SURVEYING INC.

43 NW AVA AVE. GRESHAM, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM



REV:	REV:	REV:	REV:
SCALE: 1" = 200'	DRAWN DATE: 5/17/2023	REVIEW DATE:	SURVEY DATE: 4/26/2023
JOB NUMBER: 2023-072	DRAWN: K.D.C./J.B.	REVIEWED: D.A.H.	SHEET: 1 OF 1