

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

14 DAY OPPORTUNITY TO COMMENT

Application for Property Line Adjustment

This notice serves as an invitation to comment on the application cited and described below.

Case File: T2-2017-9843

Location:

Tract 1: 14575 NW Germantown Road, Portland
Tax Lot 100, Section 08A, Township 1 North, Range 1 West, W.M.
Alt. Acct # R961080010 Property ID#R323971

Tract 2: 14611 NW Germantown Road, Portland
Tax Lot 200, Section 08A, Township 1 North, Range 1 West, W.M.
Alt. Acct # R96108044 Property ID#32400

Applicant: Greg Spurlock, Statewide Surveying

Base Zone: Commercial Forest Use – 2 (CFU-2)

Overlays: Significant Environmental Concern for wildlife habitat (SEC-h) & streams (SEC-s) /
Hillside Development (HD)

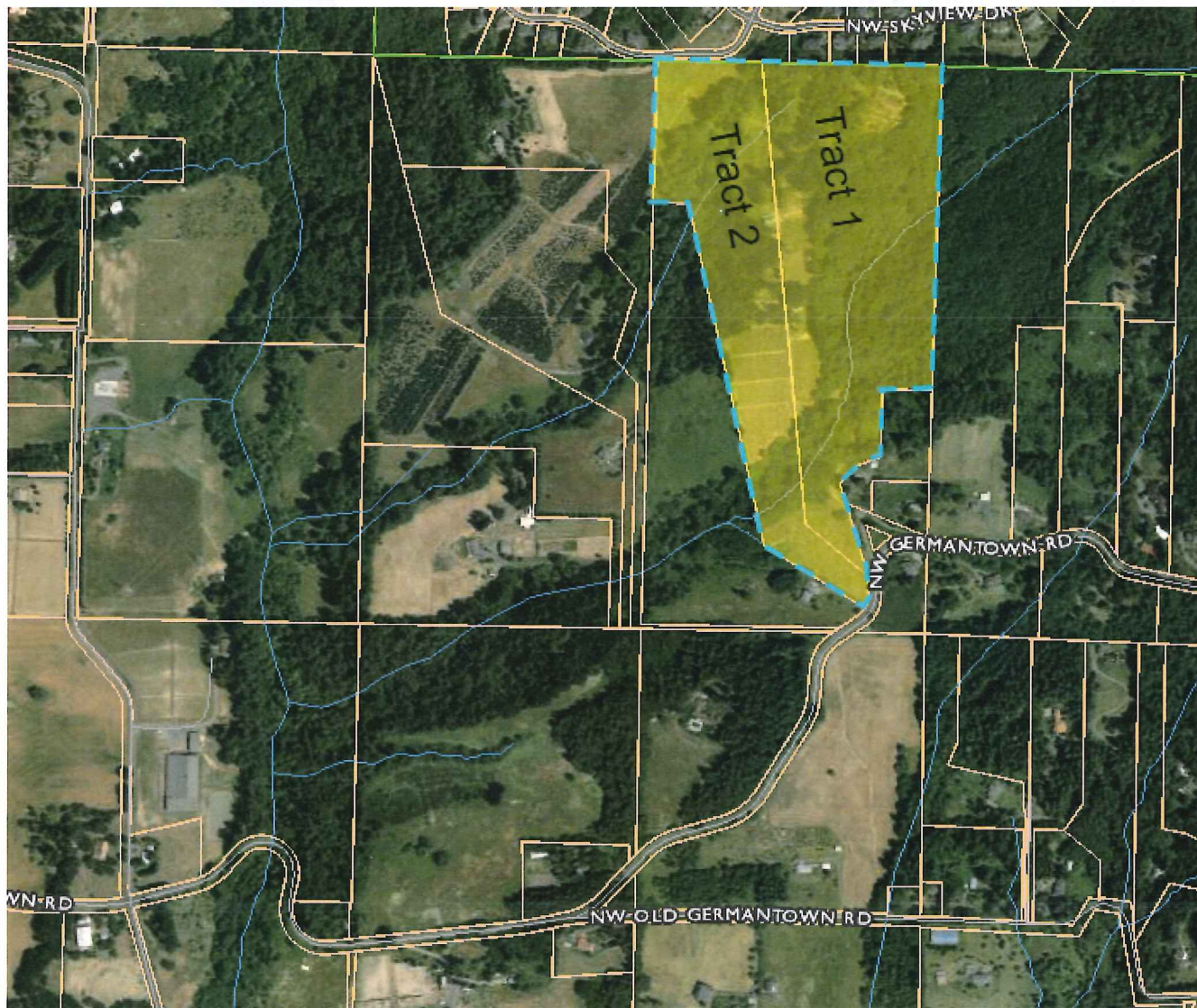
Proposal: A request for a property line adjustment to transfer approximately 10 acres from Tract 1 to Tract 2 in the Commercial Forest Use – 2 zone. After the completion of the property line adjustment, Tract 1 will be 20 acres and Tract 2 will be 30 acres.

Comment Period: Written comments regarding this application will be accepted if received by **Tuesday, April 10, 2018**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (Tuesday-Friday 8am-4pm) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application, contact case planner, **Lisa Estrin** at 503.988.0167 or at lisa.m.estrin@multco.us

Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

See Other Side for Map & Approval Criteria



Applicable Approval Criteria: Multnomah County Code (MCC): MCC 33.2225 Review Uses, (G) Lot Line Adjustment..., MCC 33.2256 Forest Practices Setbacks and Fire Safety Zones, MCC 33.2270 Lot Line Adjustment, MCC 33.2275 Lot of Record, and MCC 33.7790 Property Line Adjustment.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at multco.us/landuse/zoning-codes under the link *Chapter 33: West Hills Rural Plan Area*.

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.

TENTATIVE PLAN MAP

A PROPERTY LINE ADJUSTMENT FOR LANDS SITUATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, STATE OF OREGON.
MULTNOMAH COUNTY MEETING NO. PF 2016-6184



RECEIVED
FEB 23 2018

SCALE: 1" = 200'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory D. Spurlock
OREGON
JULY 29, 1988
GREGORY D. SPURLOCK
2370
EXPIRES: 06/30/18

LEGEND

- = EXISTING PROPERTY LINE
- - - = PROPOSED PROPERTY LINE
- - - = PROPOSED 20' RECIPROCAL ACCESS EASEMENT
- ▨ = GRAVEL ROAD

5 FOOT CONTOURS GENERATED FROM OREGON
DEPT. OF GEOLOGY AND MINERAL INDUSTRIES
OLC METRO 2014 LIDAR DATA
(ELEVATION IN FEET, VERTICAL DATUM NAVD88)

PROPERTY INFORMATION

TRACT 1

DEED DOCUMENT NO. 2005-220114,
MULTNOMAH COUNTY DEED RECORDS

ALT. ACCT#: R961080010

OWNER: ROBERT D. SIMMONS AND
SANDRA E. SIMMONS

ZONING: COMMERCIAL FOREST USE - 2

TRACT 2

DEED DOCUMENT NO. 2005-226956,
MULTNOMAH COUNTY DEED RECORDS

ALT. ACCT#: R961080010

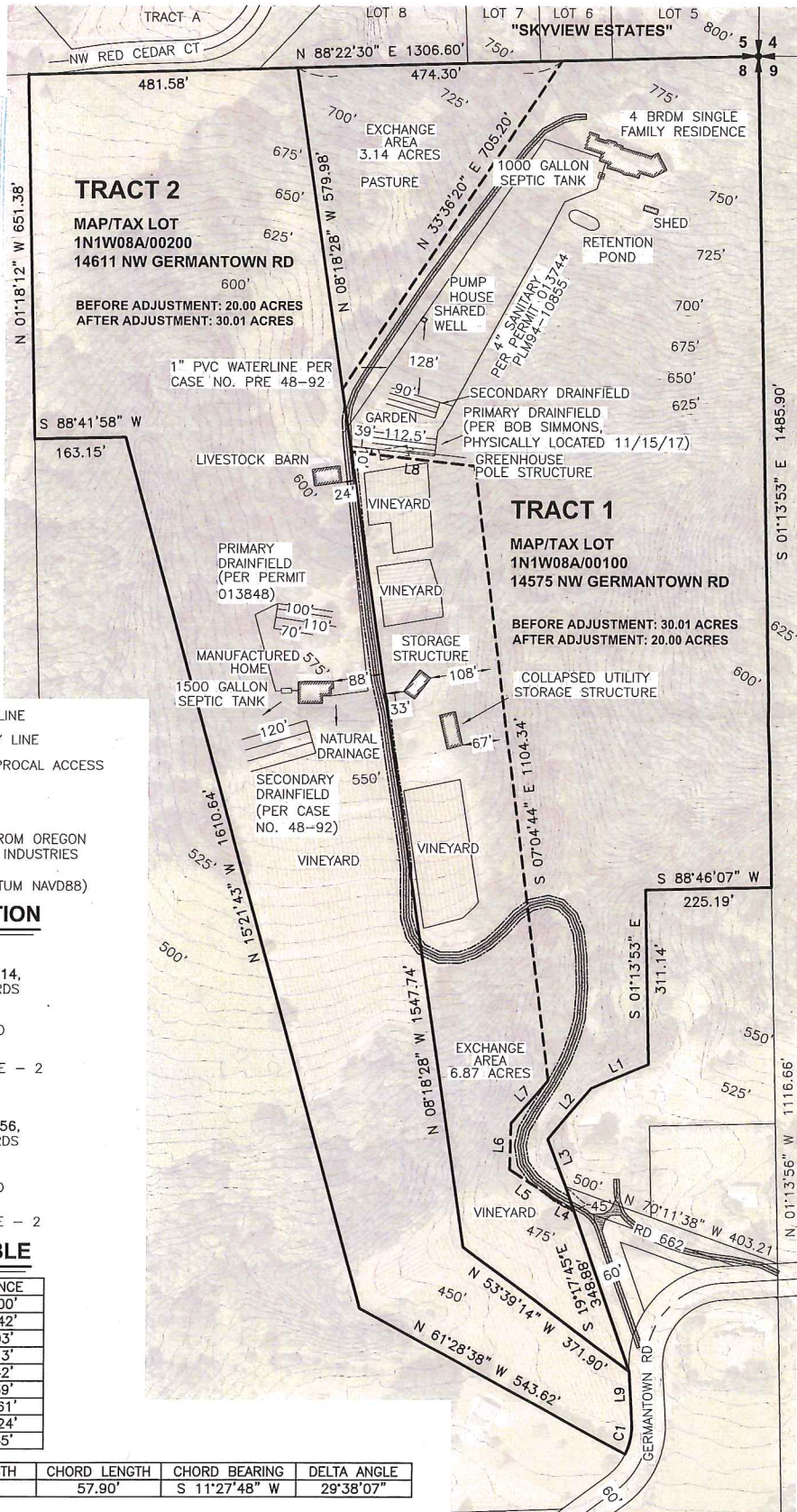
OWNER: ROBERT D. SIMMONS AND
SANDRA E. SIMMONS

ZONING: COMMERCIAL FOREST USE - 2

LINE AND CURVE TABLE

LINE	BEARING	DISTANCE
L1	S 67°13'32" W	110.00'
L2	S 40°44'13" W	120.42'
L3	S 21°37'02" E	91.03'
L4	N 60°46'06" W	43.13'
L5	N 56°28'48" W	94.42'
L6	N 01°19'47" E	82.39'
L7	N 40°44'13" E	100.61'
L8	N 83°25'37" W	223.24'
L9	S 03°21'15" E	91.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	113.20'	58.55'	57.90'	S 11°27'48" W	29°38'07"



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

CLIENT: BOB SIMMONS
JOB NUMBER: 2016-219

DRAWN: T.M.S.
REVIEWED: G.D.S.
SHEET: 1 OF 1

DRAWN DATE: 12-20-17
REVIEW DATE: 02-23-18
SURVEY DATE: 10-17-17