



Metro

Gary Shepherd, Senior Assistant Attorney

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June 8, 2018

Kevin Cook, Senior Planner
Multnomah County
Land Use Planning Division
1600 SE 190th Avenue
Portland, OR 97233

RE: Metro's North Tualatin Mountains
Case #T4-2017-9166 – Comprehensive Plan Text Amendment
Case #T3-2017-9165 – Use Application
RESPONSE TO REQUEST FOR ADDITIONAL CLARIFICATIONS

Dear Mr. Cook:

This letter and attached application submissions constitute Metro's response to the County's April 2, 2018 request for additional information to assist in application review. Below is a response to each item identified in the County's letter. Where responses are more technical, Metro attached a memorandum on the subject matter. Metro also paid the additional fees required to process the potentially needed preliminary replat application. If additional information is needed to aid review, Metro will promptly provide whatever information is necessary.

Item 1. Bridges. The proposed bridge crossings are comprised of fiberglass reinforced polymer. Attached as Exhibit 1 are additional site drawings, detailing the bridge composition. Exhibit 1 at Sheet 2. Fiberglass will be used on all crossings constructed. It is our understanding that the forest practices setback does not apply to this structure, as it is not flammable. Conversely, if the forest practices setback were applied to a non-flammable structure, it would conflict with other SEC-h and resource objectives by resulting in the unnecessary removal of vegetation, trees and shrubs in a forested natural area.

Item 2. Forest Park Conservancy Property. The Forest Park Conservancy (FPC) property is not a part of Metro's land use application. Metro is not requesting permission to alter the FPC property. Currently, an existing and active forest practices road serving Metro's property traverses a section of the FPC property. Metro has an easement to use and maintain this section of road. That easement is attached as Exhibit 2.

Item 3. Replat. Out of caution, the County suggests that an application for a replat of a portion of the Burlington Creek Forest property may be necessary to ensure compliance

with the Forest Practices setback standards. In other words, the County questions whether consolidation of platted lot lines is necessary to satisfy Forest Practice Setbacks to accommodate the location of parking area improvements on the preexisting platted lots. As explained in the attached memorandum, Metro is of the opinion that a consolidation/replat of platted lot lines is not necessary to ensure compliance with the Forest Practices setback standards. Rather, Metro believes the Forest Practices Act setback standard is currently satisfied or otherwise can be satisfied through a variance application.

The purposes of the Forest Practices Act would not be upheld by requiring a replat to correct what is potentially a violation on paper only. The purpose of the forest practices setbacks for structures within the CFU zone is to limit conflicts with resource operations and promote conservation of forest lands. Memorandum from Rithy Khut, Multnomah County Land Use Planner, to Farm, Forest, and Rural Economy Subcommittee, dated June 17, 2015.

Applicant is proposing “structures,” such as a vault toilet and kiosk. Not being a home or accessory structure, they are then labeled “other structures” which have a 30 foot front property line setback and 130 foot “all other setbacks” associated with them. Metro is technically not able to meet the 130 foot setback standard on paper because the land, in the general area, is comprised of historically platted 60’ x 100’ lots. However, Metro owns all of the small lots implicated. There are no adjacent forest practices on the property of another being impacted by Metro and requiring protection through a setback standard. The closest property line of another landowner is further than 130 feet away (owned by PGE).

Additionally, Metro owns all of the platted lots implicated, and as such they constitute a tract in common ownership. Under the County’s CFU aggregation policy (as discussed below), in exchange for land use approval, the smaller platted lots may be considered aggregated into a 19+ acre lot of record, within which the parking area improvements will be located. In that reconfigured 19+ acre lot of record, the forest practices setback is easily satisfied. Exhibit 3. See item 4 below for further discussion.

Alternatively, if the County rejects the effect of lot aggregation (and determines a potential setback violation may still exist) the potential setback violation can be relieved through a variance procedure, rather than the burdensome and unnecessary exercise of replatting a portion of the property. Section 33.0256(A) allows reductions of Forest Practices Setbacks through a variance procedure. Metro addresses the Forest Practices Setback and variance request in the attached variance application submission and narrative. Metro submits the variance application in the alternative and if deemed necessary by the County to satisfy Forest Practices Act setback standards.

Item 4. Lot of Record Determination. Metro previously submitted a detailed lot of record analysis that establishes that all of the lots that are a part of the subject use request are legal lots of record. Respectfully, Metro does not believe additional information on properties located along the outer edges of the Burlington Creek Forest as well as all adjacent CFU zoned property is necessary to make that legal lot of record determination.

Properties located along the outer edges of the Burlington Creek Forest and all adjacent CFU zoned property are not a part of the use application and are not proposed to be altered or improved.

The lots which comprise the subject use application include 76 small historically platted lots and a 140 acre large lot resource tract. Whether or not each of these lots is a legal lot of record – whether or not the lots/parcels were lawfully created – is a matter of state law. That state law standard is found within the County’s definition of lot of record in MCC 33.005. This definition applies to all the historically platted lots which are included in the land use application. Thereafter, there are other ways the rights associated with a lawful lot of record within the CFU district are preserved or altered in exchange for use approvals in § 33.2275, the first two of which focus on contiguous ownership and the subsequent aggregation of smaller lots of records into larger lots of record in exchange for a permit.

The County’s policy to aggregate CFU land, as expressed in § 33.2000, has nothing to do with whether or not a lot or parcel involved in a land use application was lawfully created. Metro provided information on all lots and parcels that are a part of this application and necessary for a lawful lot of record determination. If the County desires to consider the historically platted lots in this use application as aggregated into groupings of 19+ acres using the existing legally created platted lines as provided for in § 33.2275(A)(2)(b)(1), the County may group them as such and thereafter consider them larger lots of record as a condition of approval through this land use matter. Attached as Exhibit 3 is a representation of what those subsequent larger lots of record may resemble, their acreage, and their descriptions. For this exercise, the acreage represented is from County assessment department records.

Item 5. MCC 33.2061. Applicant addressed the standards of MCC 33.2061 at pages 29-30 of its application submission narrative.

Item 6. MCC 33.6300 – 33.6335 (Conditional Uses). Applicant addressed conditional use criteria in demonstrating compliance with § 33.2030 and § 33.2045 at pages 10-20 of its narrative statement, and through § 33.6000 *et al.* at pages 31-36 of its narrative statement. Applicant apologizes for the oversight in failing to also address the standards of MCC 33.6300 – 33.6335. They are addressed in the attached submission.

Item 7. Alleged Encroachments. Metro owns property throughout Multnomah County. The properties addressed as 16605 NW Wapato and 17311 NW St. Helens are not part of the subject use application.

The property at 16900 NW McNamee is not part of the subject use application. The property is owned by the Burlington Water District (the “District”) and is the location of their water tower. The District recently obtained land use approval from Multnomah County to construct the water tower and accessory elements. The improvements that exist today were constructed pursuant to those approvals. During that application the County

reviewed the District's easement over Metro property and approved the District's proposed improvements.

Item 8. Location/Orientation of Light Fixtures. The application narrative included information concerning the lighting proposed. Applicant provides an additional orientation site plan (Exhibit 1, Sheet 3). Lighting will be mounted on the south/southwest-side of the vault toilet structure and will not be visible from any location off site or downslope. Compliance with the dark skies standard can be made a condition of approval to ensure compliance.

Item 9. Orientation of Structures. Applicant provides an additional orientation site plan (Exhibit 1, Sheet 3). The plan demonstrates the proposed small structures are not visible from any location off site. The structures are not visible from the protected view shed areas east of the site. The small, earth toned structures do not violate any scenic standards.

Item 10. Glass Windows. As confirmed by the application narrative and product information exhibit submitted for the proposed vault toilet, there will be no glass windows.

Item 11. Metal Roofing. No standard expressly prohibits metal roofing. The standard most likely implicated is:

(C) Any portion of a proposed development (including access roads, cleared areas and structures) that will be visible from an identified viewing area shall be visually subordinate. Guidelines which may be used to attain visual subordination, and which shall be considered in making the determination of visual subordination include: ...

(2) Use of nonreflective or low reflective building materials and dark natural or earhtone colors.

Under this standard, the requirement to achieve visual subordination first requires a finding that the structure is visible from an identified viewing area. Applicant proposes the structure in a location that is not visible from an identified viewing area. As such, there is no requirement to be visually subordinate.

Secondly, metal roof material is not necessarily reflective or otherwise visually insubordinate. Certain metal types and finishes can assure that, even if the metal roof was viewable from a view area, that it would be visually subordinate. Metal is also proposed because it is non-flammable. Applicant requests a condition of approval to ensure compliance that states: If a metal roof becomes visible from an identified viewing area, that it be made visually subordinate and constitute a low reflective building material.

Item 12. Earth Tone Colors. As above, this standard requires first a finding that the structure be visible from an identified viewing area. Applicant proposes the structure in a location that is not visible from an identified viewing area. As such, there is no requirement to be visually subordinate.

Applicant also proposes earth tone colors. Applicant proposes a brownish/tannish earth tone color for the vault toilet, which is the same color palette used and approved along the Sandy River Scenic Corridor. If the County interprets this standard to require darker earth tones, that are browner or greyer than proposed, applicant can adjust the color to be darker. A condition of approval can ensure compliance if necessary.

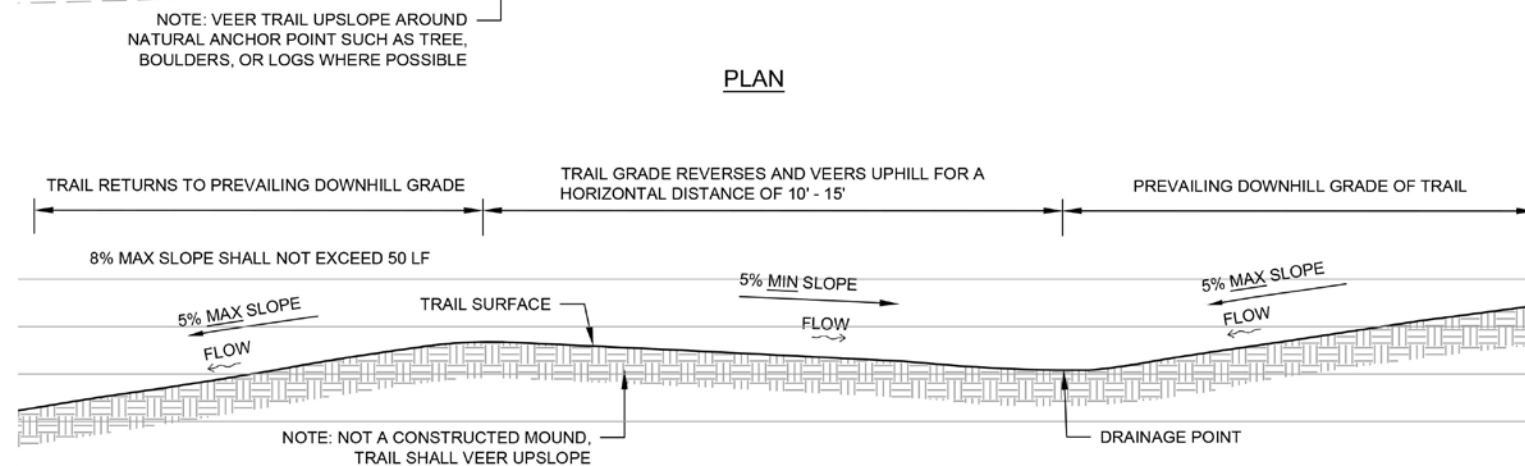
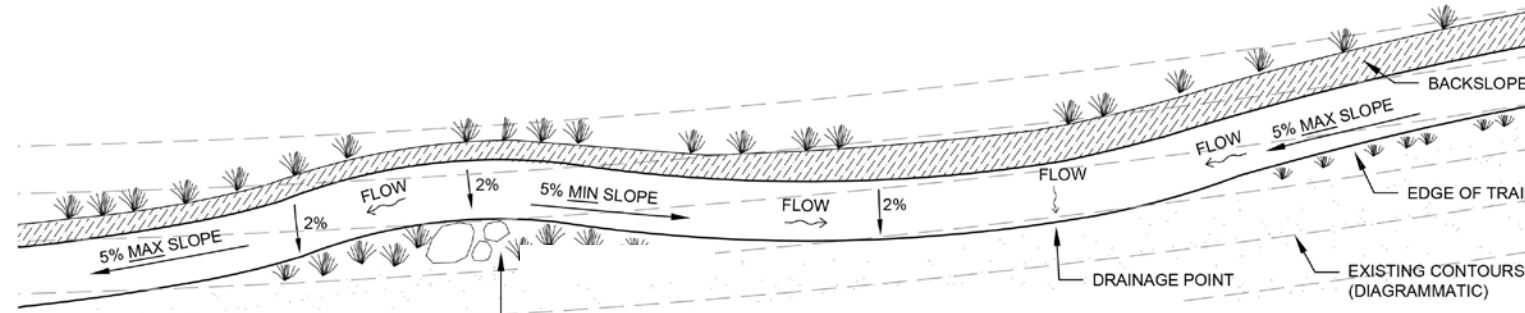
If you have any questions or concerns with the information or response provided, please contact me directly at 503-797-1600 or gary.shepherd@oregonmetro.gov. Metro thanks you for your time and assistance with this application review.

Sincerely,

A handwritten signature in black ink, appearing to read 'G Shepherd', written in a cursive style.

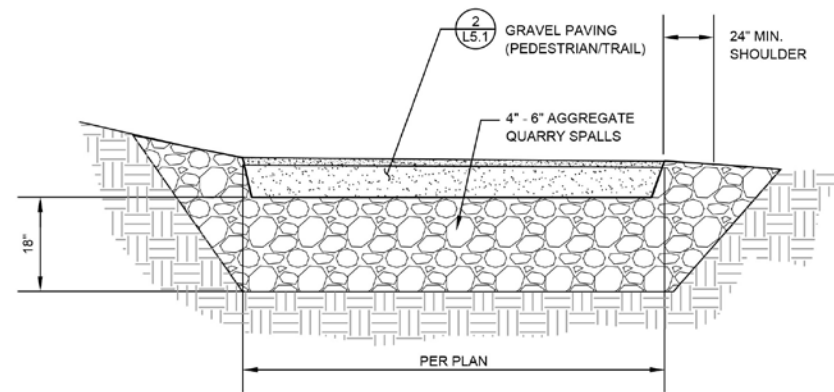
Gary Shepherd
Office of Metro Attorney

Enclosures



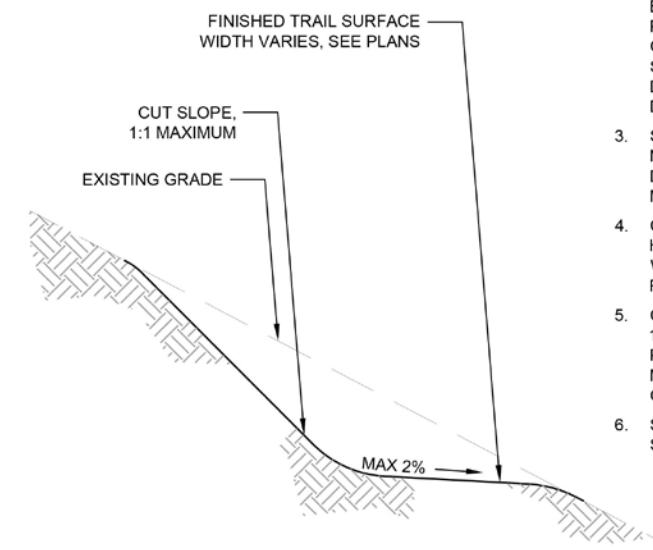
1 GRADE REVERSAL

NTS



3 ROCK CAUSEWAY

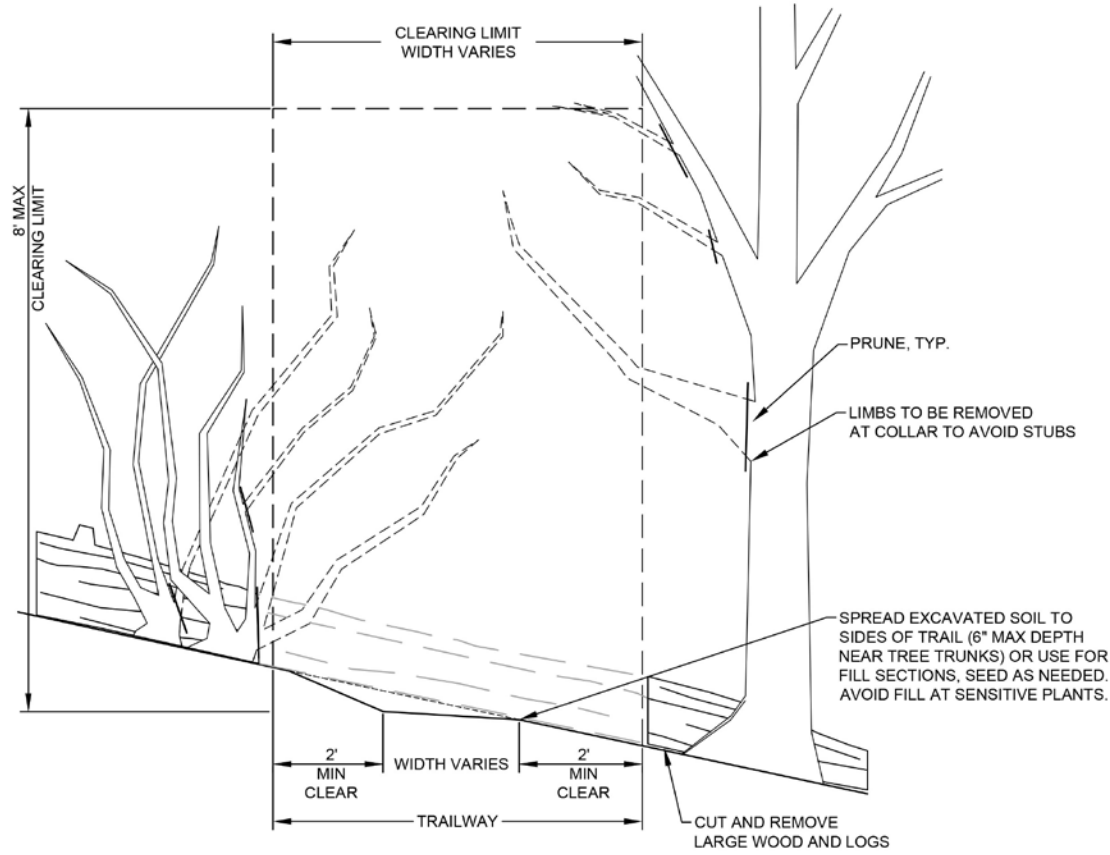
NTS



2 FULL BENCH TRAIL

NTS

- NOTES:**
1. USE CUT SOIL MATERIAL TO BUILD DRAINAGE FEATURES, FILL DEPRESSIONS, AND AID IN OVERALL GRADING.
 2. EXCESS MATERIAL MAY BE SCATTERED ALONG THE TRAIL BELOW THE CUT BENCH. THIS MATERIAL SHALL NOT BE PLACED WITHIN TWO HORIZONTAL FEET OF THE DOWNHILL EDGE OF THE TRAIL. SCATTERED MATERIAL SHALL BE DISTRIBUTED EVENLY AT A MAXIMUM DEPTH OF 4 INCHES.
 3. SCATTERED EXCESS MATERIAL SHALL NOT DAMAGE PLANTS, PREVENT DRAINAGE, OR CAUSE SEDIMENT MOVEMENT INTO CREEKS.
 4. CUT SLOPES SHALL BE 2H:1V WHEN HEIGHT OF CUT IS MORE THAN 2 FEET. WHEN HEIGHT OF CUT IS LESS THAN 2 FEET SLOPE CAN STEEPEN TO 1H:1V.
 5. CUT SLOPES MAY BE STEEPENED TO 1.5H:1V OR 1H:1V IN SPECIFIC AREAS TO PROTECT TREES AND/OR MAINTAIN A MAXIMUM CLEARED CORRIDOR WIDTH OF 6 FEET.
 6. SEE EROSION CONTROL DETAILS FOR STRAW WATTLE INSTALLATION.



4 CLEARING LIMITS

NTS

☒ SELECT DESIRED LENGTH:

☐ 15'-0"☐ 20'-0"☐ 25'-0"☐ 30'-0" (SHOWN)☐ 35'-0"☐ 40'-0"☐ 45'-0"☐ 50'-0"

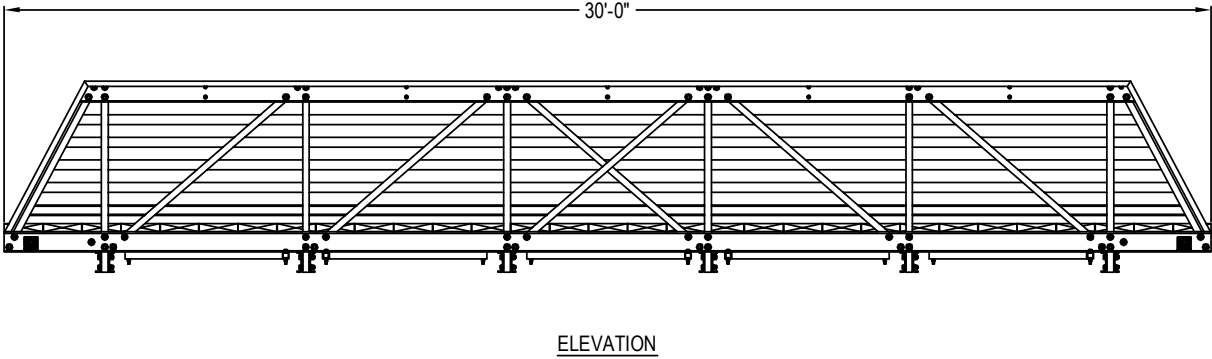
☒ SELECT DESIRED DECK:

☒ FIBERGLASS☐ COMPOSITE WOOD☐ PLASTIC LUMBER

☒ SELECT DESIRED ASSEMBLY:

☐ FULLY ASSEMBLED☐ PARTIALLY ASSEMBLED☐ IN COMPONENT PARTS

Lengths vary



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. ADDITIONAL INFORMATION (MAY NOT BE VISIBLE) AVAILABLE IN MODEL SPACE.
 6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5226-005

FIBERGLASS REINFORCED POLYMER BRIDGES

FRP BRIDGES: SLOPED END 42" RAIL (15FT-50FT SPAN) - ELEVATION

☒ SELECT DESIRED WIDTH:

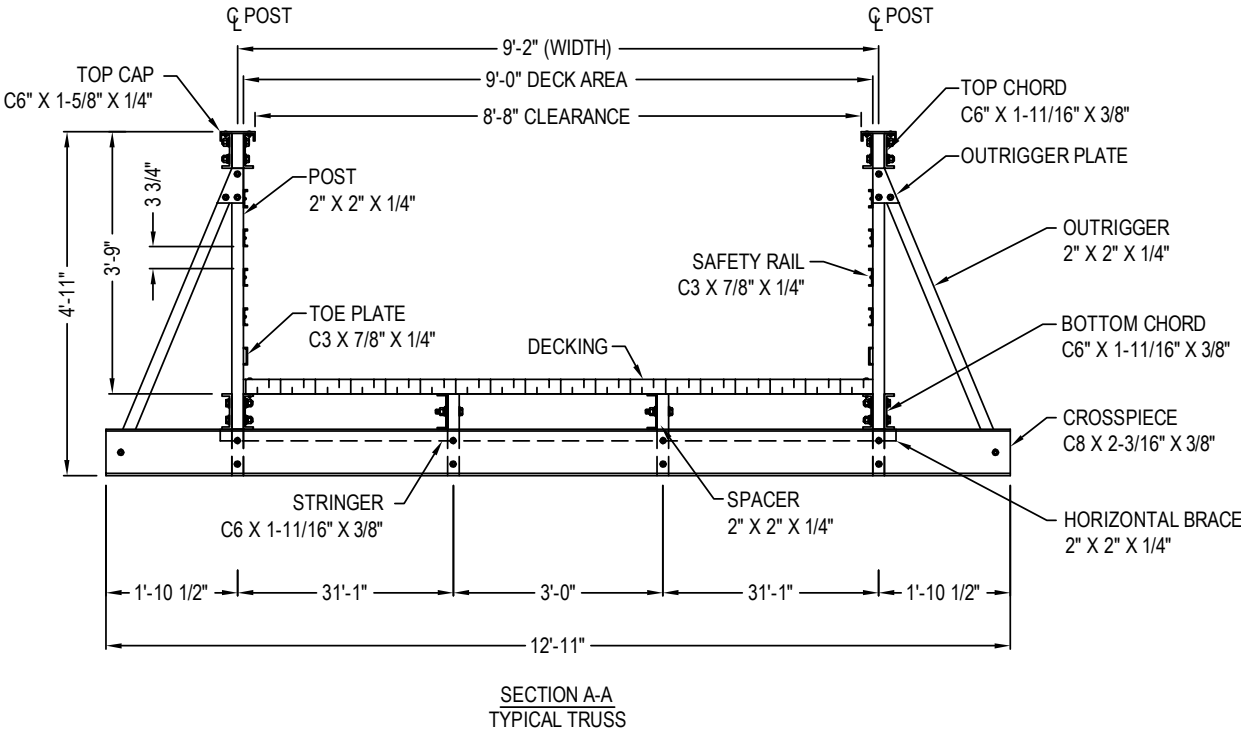
☐ 3'-2"☐ 4'-2"☐ 5'-2"☒ 6'-2"☐ 7'-2"☐ 8'-2"☐ 9'-2" (SHOWN)☐ 10'-2"☐ 11'-2"☐ 12'-2"☐ 13'-2"☐ 14'-2"☐ 15'-2"

☒ SELECT DESIRED DECK:

☒ FIBERGLASS☐ COMPOSITE WOOD☐ PLASTIC LUMBER

☒ SELECT DESIRED ASSEMBLY:

☐ FULLY ASSEMBLED☐ PARTIALLY ASSEMBLED☐ IN COMPONENT PARTS



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FIBERGLASS REINFORCED POLYMER BRIDGES

TYPICAL TRUSS: STRAIGHT & SLOPED ENDS 42" RAIL (15FT-50FT SPAN) - CROSS SECTION

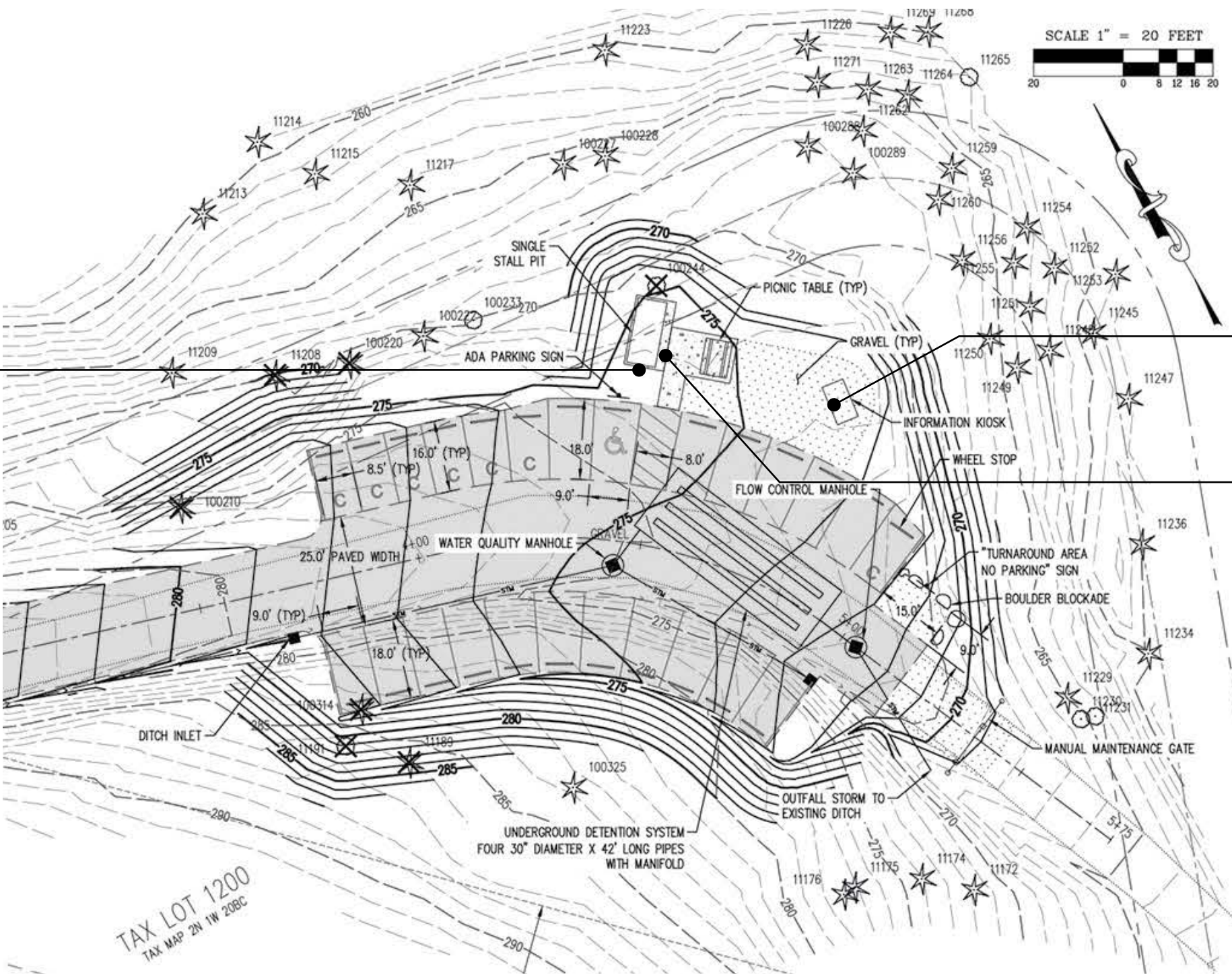
Burlington Creek Forest
Nature Park
SITE DETAILS

SUBMITTAL:
30% REVIEW SET

North Tualatin Mountains
Multnomah County

DATE:
22 MAY 2018

SECURITY LIGHTING TO BE MOUNTED ON SOUTH SIDE OF VAULT TOILET STRUCTURE



KIOSK INCLUDING SITE MAP, RULES AND REGULATIONS FACING PARKING AREA

TOILET ACCESS VIA ACCESSIBLE ROUTE FROM PARKING. DOOR SCREENED FROM PARKING BY PORTICO.

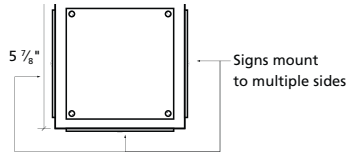
Burlington Creek Forest
Nature Park
SITE DETAILS

SUBMITTAL:
30% REVIEW SET

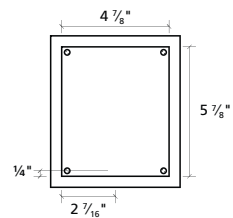
North Tualatin Mountains
Multnomah County

DATE:
24 MAY 2018

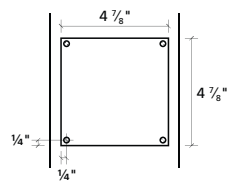
FURNISHINGS AND FIXTURE ORIENTATION



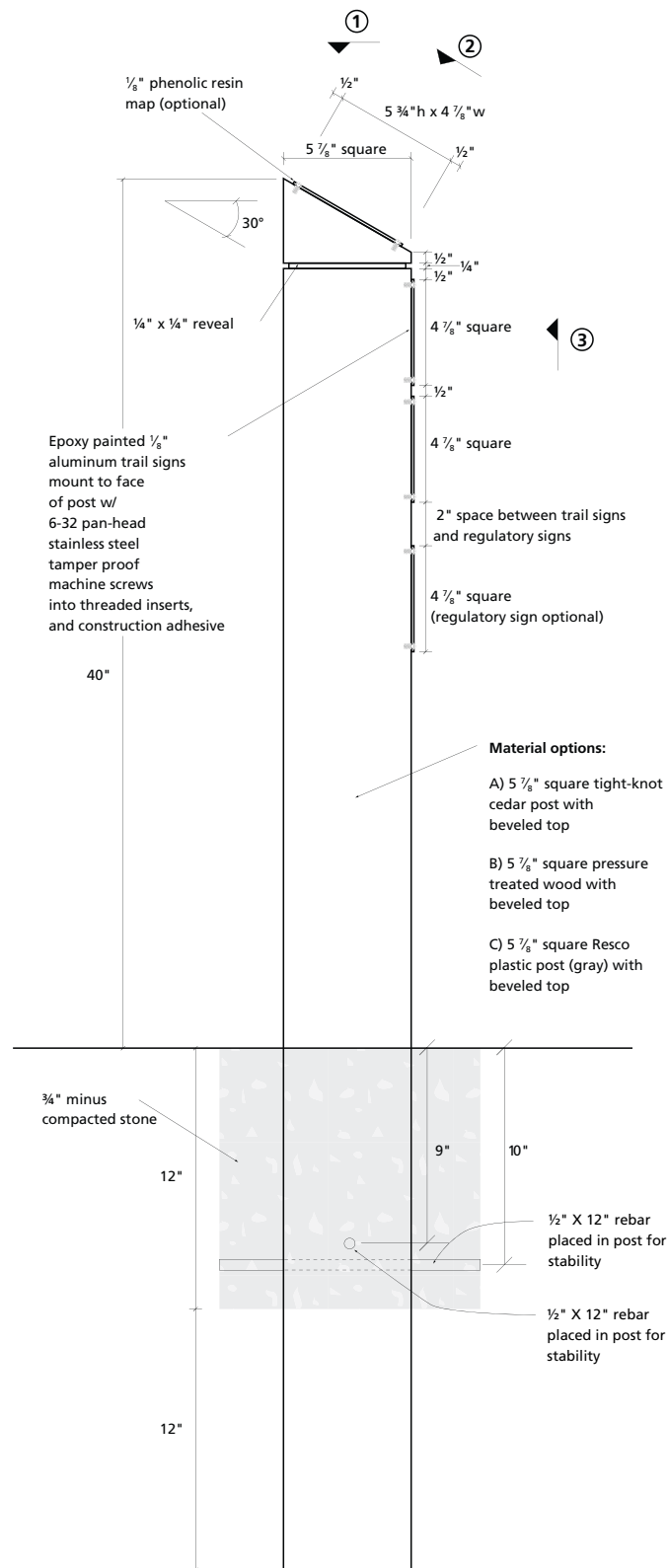
① PLAN VIEW AT TYPICAL TRAIL POST SIGNAGE
Scale: 2" = 1'

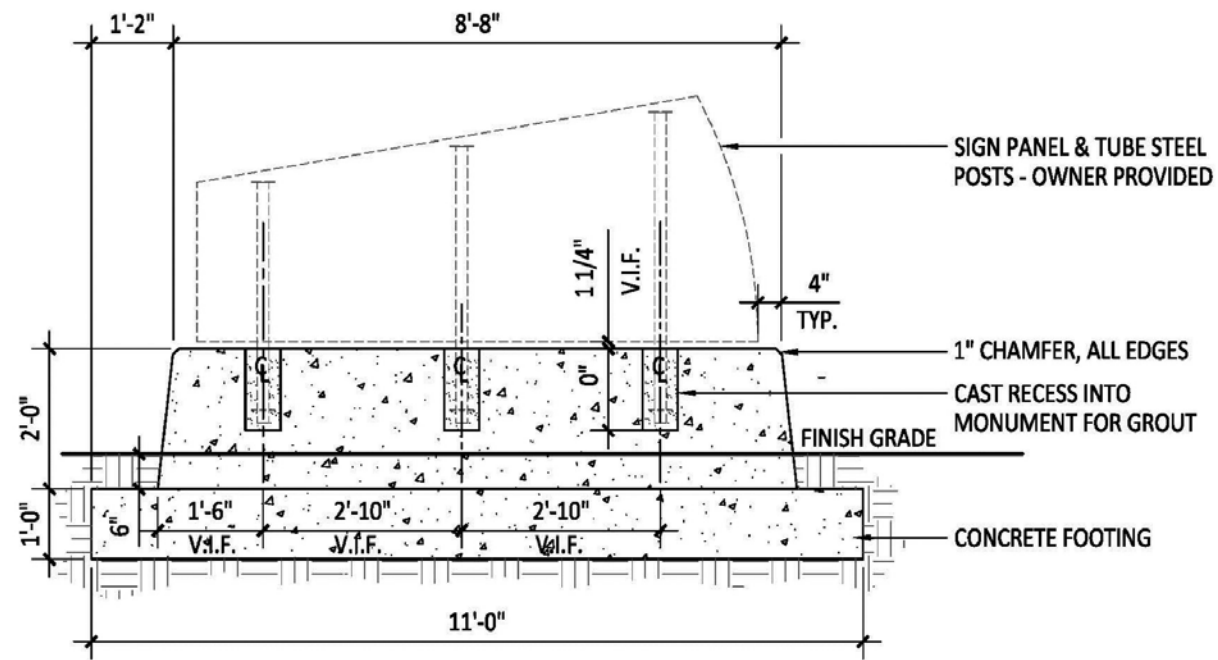


② PLAN VIEW AT PHENOLIC RESIN MAP
Scale: 2" = 1'



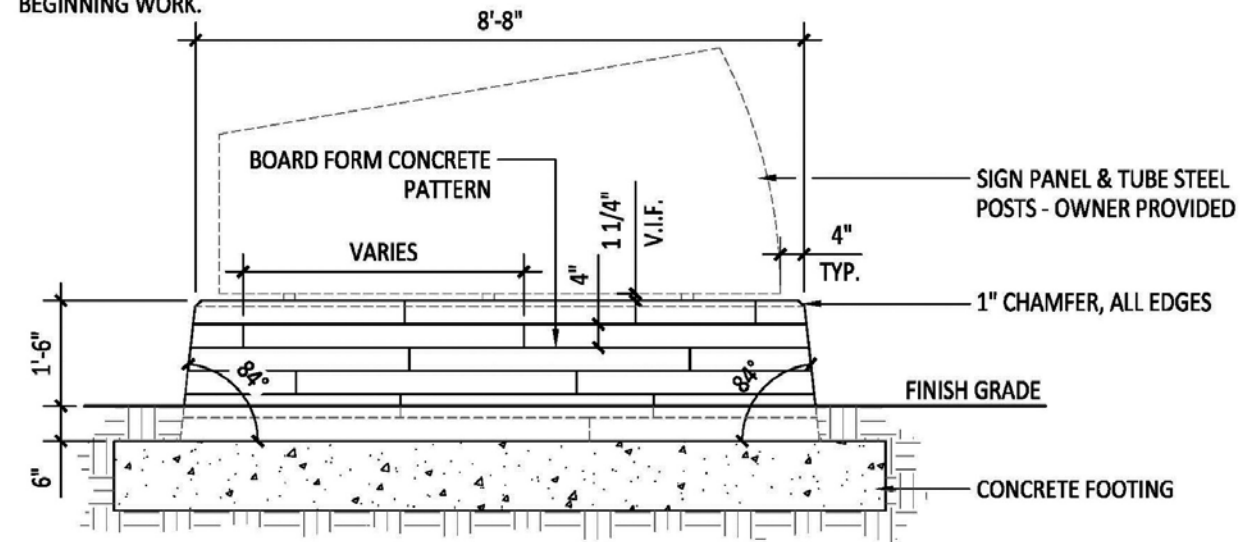
③ ELEVATION VIEW AT ALUMINUM SIGN
Scale: 2" = 1'



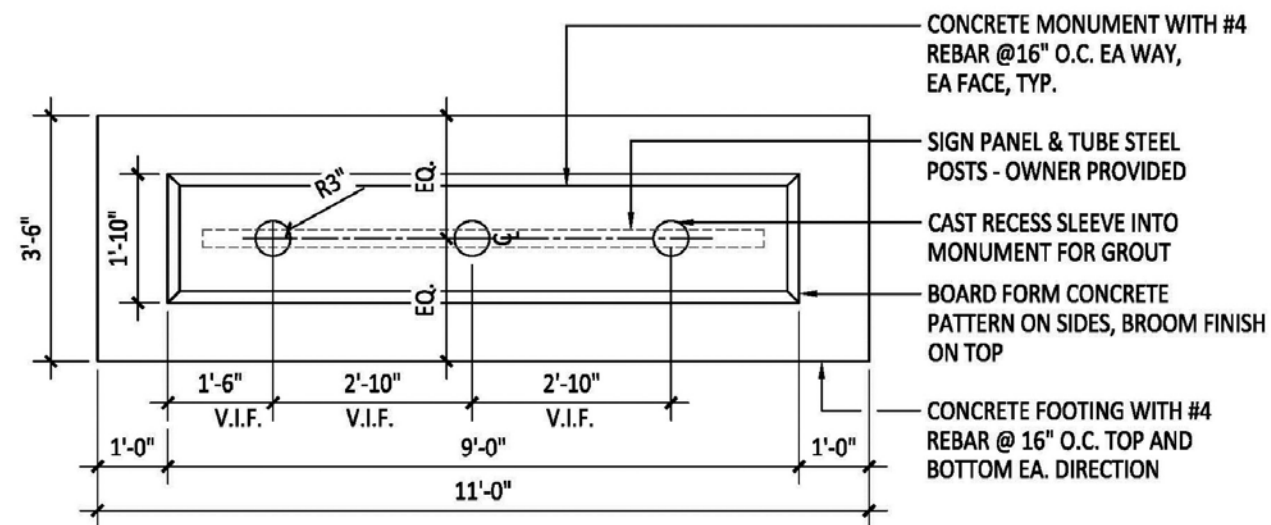


MONUMENT FOOTING AND CORE - SECTION

1. BOARD WOOD FOR INTERIOR OF CONCRETE FORMS SHALL BE 4" WIDE, SAND BLASTED SPRUCE IN RANDOM LENGTHS, OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE OWNER'S REPRESENTATIVE WITH BOARD FORM MATERIALS AND PATTERN FOR APPROVAL PRIOR TO BEGINNING WORK.



ENTRY MONUMENT - ELEVATION



MONUMENT FOOTING - PLAN



600 NE Grand Ave.
Portland, OR 97232
Ph. 503.797.1700

METRO KIOSK

Submittal PROTOYPE SUBMITTAL

Sheet Description

Revisions

Revision	Date

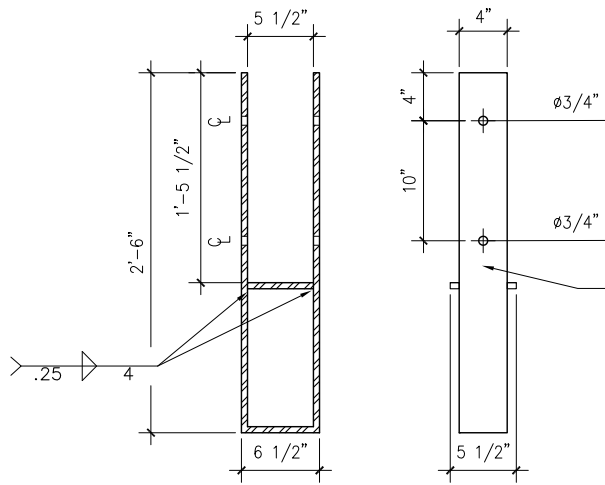
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Date: 12/28/16

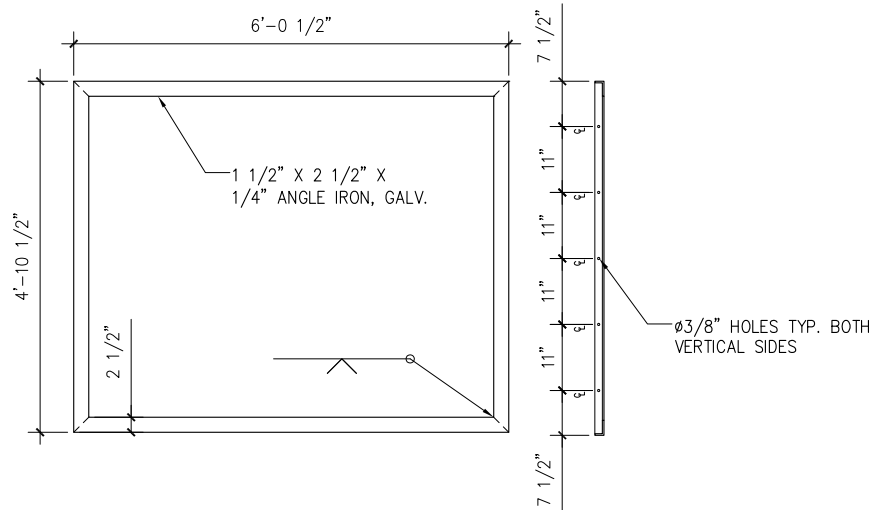
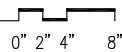
Drawn by: ELKIN

Checked by:

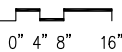
Sheet 1 of 1



3 POST BRACKET
Section

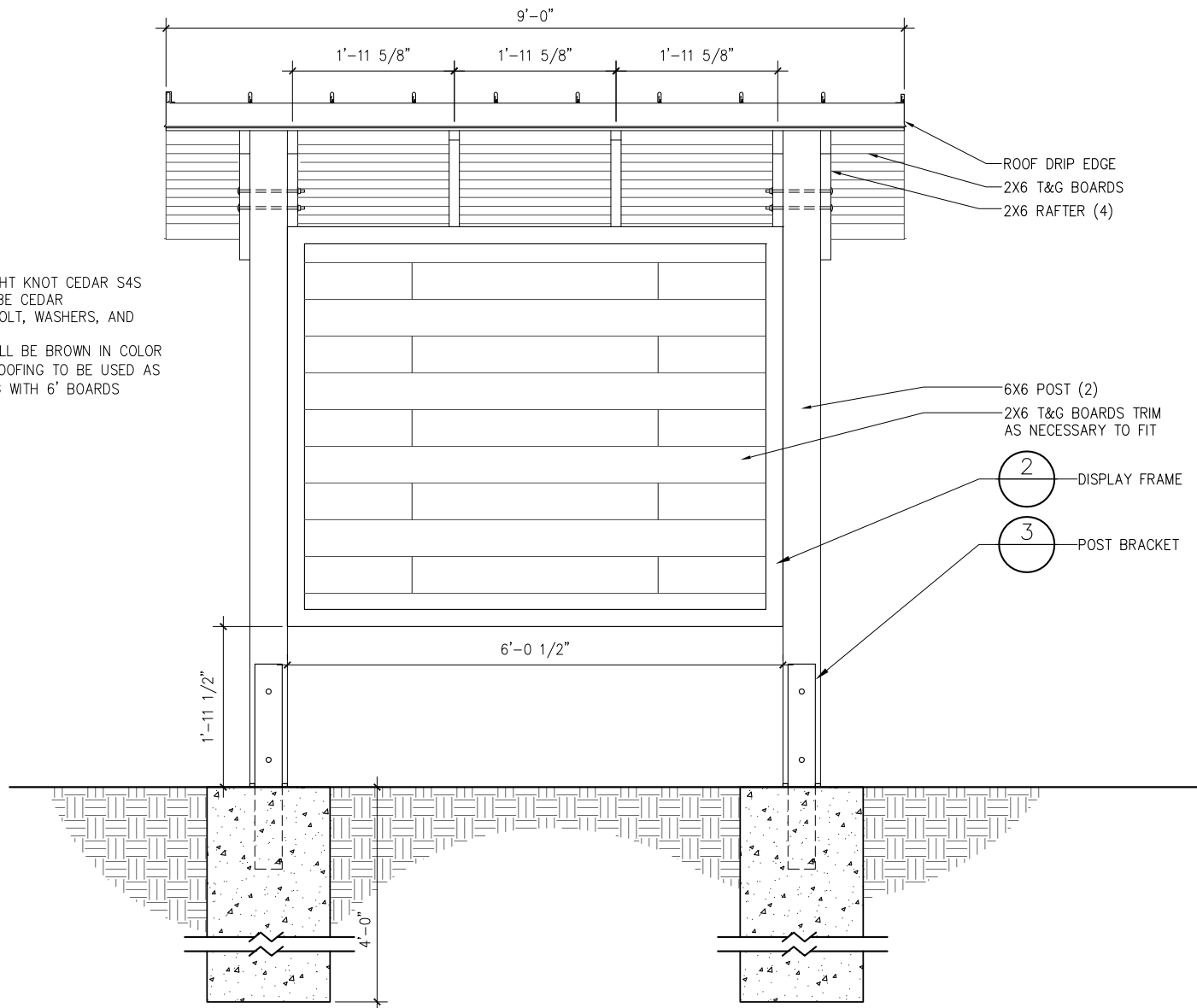


2 DISPLAY FRAME
Section

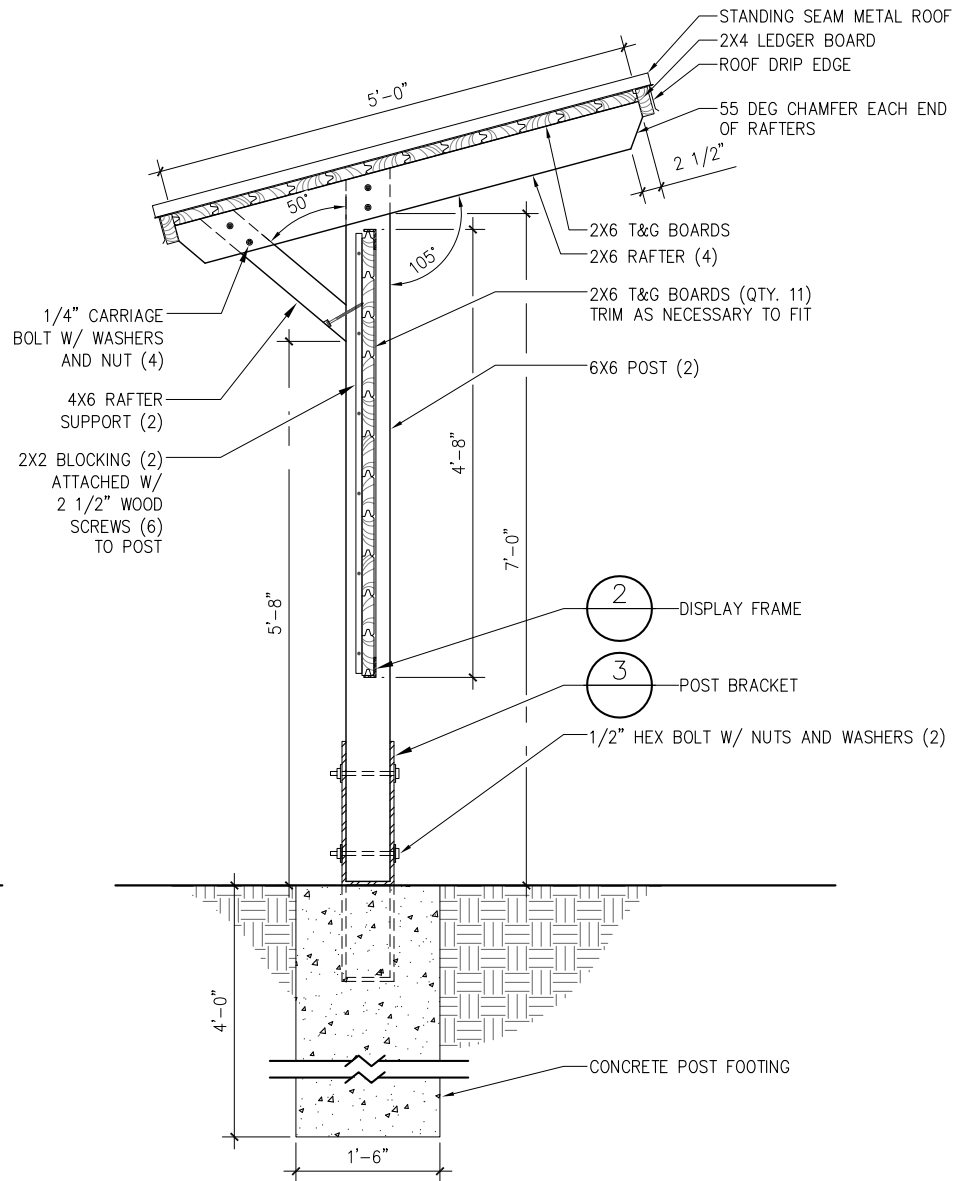
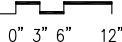


NOTES:

1. ALL WOOD FRAMING SHALL BE TIGHT KNOT CEDAR S4S
2. ALL T&G WOOD MATERIAL SHALL BE CEDAR
3. ALL METAL FRAMES, BRACKETS, BOLT, WASHERS, AND NUTS SHALL BE GALVANIZED
4. STANDING SEAM METAL ROOF SHALL BE BROWN IN COLOR
5. 3' CUT OFFS FROM T&G CEDAR ROOFING TO BE USED AS INFILL FOR DISPLAY BOARD ALONG WITH 6' BOARDS



1 METRO KIOSK
Elevation and Section



AFTER RECORDING RETURN TO:
Friends of Forest Park
PO Box 2413
Portland, Or. 97208
SEND TAX STATEMENTS TO ABOVE

BOOK 2719 PAGE 1631

DEED

AGENCY CREEK MANAGEMENT CO., an Oregon corporation, Grantor, grants and conveys to THE FRIENDS OF FOREST PARK, an Oregon nonprofit corporation, Grantee, that certain real property in the Southwest quarter of Section 20, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon, more particularly described as follows:

Beginning at the southwest corner of said Section 20; thence south 88°43'46" east along the south line of said Section 20, 1,455.40 feet to an iron rod; thence north 0°50'41" east 308.33 feet to an iron rod; thence north 18°31'04" west 954.64 feet to an iron rod; thence north 89°38'15" west 1,226.02 feet to an iron rod on the west line of said Section 20; thence south 3°21'00" east along said west line 1,191.03 feet to the point of beginning, containing 38.00 acres.

RESERVING, HOWEVER, unto Grantor a perpetual easement for use of the existing road over and across the said real property, the centerline location for the said road being described on Exhibit A attached hereto and by this reference made a part hereof, hereinafter referred to as "the road," for ingress to and egress from for any purpose and appurtenant to any part of other real property owned by Grantor and described in Exhibit B attached hereto and by this reference made a part hereof, excepting the 38 acres above-described, hereinafter referred to as "the retained property." For so long as Grantor holds title to any of the retained property, Grantor shall have the exclusive and sole right (1) to grant use of the road for any term and for any purpose and to make the road appurtenant to any other lands which the road may serve for ingress and egress, and (2) to dedicate the road to

Page 1 - DEED

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This instrument filed for record by Fidelity National Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

FIDELITY NATIONAL TITLE 513654-1

JUL - 7 1993

public use simultaneously with dedication to public use of additional parts of the road which connect to an already public road.

SUBJECT, MOREOVER, to a restriction to leave, maintain, and preserve the real property hereby conveyed perpetually in a natural state and condition, but nonetheless to be able to construct and maintain pedestrian trails thereon, to prevent and repair erosion damage, to fall dead trees, to fall and remove dead or windthrown stands or groups of trees, and to control noxious plants, animals, or insects including by falling and removal of individual trees. The burden of the restriction hereby imposed shall run with the real property hereby conveyed and shall be binding upon Grantee, its successors and assigns. The benefit of the restriction hereby imposed shall run with the retained property and shall be for the benefit of and be enforceable by any owner in fee of any portion of the retained property.

For ninety years from the date hereof the real property hereby conveyed shall be and remain subject to levy, free of the restriction imposed by the foregoing paragraph, for reimbursement and indemnity of Grantor and of any owner in fee of any portion of the retained property for any liability to third persons which hereafter may be incurred by Grantor, or any of Grantor's successors to any of the retained property, other than for gross negligence, arising from any use or uses permitted by Grantee or Grantee's successors (1) of the real property hereby conveyed or (2) of the Conservation Easement, or (3) of the Easement for Coast Range Hiking Trail, or (4) of the Pedestrian Easement, or (5) of

Page 2 - DEED

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JUL - 7 1993

the Vehicular Easement, all conveyed by Grantor to Grantee simultaneously with conveyance of this Deed.

The true consideration for this conveyance and other grants and conveyances of easements made by Grantor to Grantee of even date herewith is \$580,000.

Until a change is requested, all tax statements are to be sent to the following address:

The Friends of Forest Park
c/o James D. Thayer
121 S.W. Salmon Street
Suite 1100
Portland, Oregon 97204.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 14 day of January, 1992.

AGENCY CREEK MANAGEMENT CO.

By John C. Hampton
Its President

STATE OF OREGON)
) ss.
County of Washington)

Before me this 14th day of January, 1992, appeared the above JOHN C. HAMPTON, who said he was the President of AGENCY

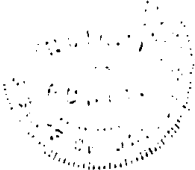
Page 3 - DEED

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JUL - 7 1993

CREEK MANAGEMENT CO. and was authorized to execute and did execute the foregoing Deed as the free act and deed of said corporation.

Victoria J Shaylor
Notary Public for Oregon
My commission expires: 9/03/92



Page 4 - DEED

J:\CD1\JBC\10121JBC.NIS

JUL - 7 1993

EXHIBIT A

Beginning at a point on the East line of above described 38.00 acre tract, said point being South 18 31' 04" East 240.74 feet from the Northeast corner of said tract; thence along the arc of a 240.44 foot radius curve to the left 71.36 feet, the long chord of which bears South 87 08' 47" West 71.10 feet; thence South 78 38' 38" West 58.51 feet; thence along the arc of a 112.46 foot radius curve to the left 110.23 feet, the long chord of which bears South 50 33' 46" West 105.87 feet; thence South 22 28' 53" West 61.20 feet; thence along the arc of a 123.00 foot radius curve to the right 158.69 feet; the long chord of which bears South 75 31' 15" West 147.91 feet; thence North 51 26' 24" West 47.58 feet; thence along the arc of a 123.04 foot radius curve to the left 137.61 feet, the long chord of which bears North 83 28' 42" West 130.55 feet; thence South 84 29' 02" West 66.66 feet; thence along the arc of a 77.13 foot radius curve to the right 179.86 feet, the long chord of which bears North 48 42' 38" West 141.79 feet; thence North 18 05' 42" East 182.56 feet; thence along the arc of a 258.77 foot radius curve to the left 98.78 feet, the long chord of which bears North 7 09' 30" East 98.18 feet; thence North 3 48' 36" West 11.75 feet; thence along the arc of a 116.34 foot radius curve to the right 15.31 feet, the long chord of which bears North 0 00' 27" West 15.30 feet to a point on the North line of said 38.00 acre tract, said point being North 88 38' 15" West 563.78 feet from the Northeast corner thereof.

EXHIBIT B

Order No. 402172

PARCEL I:

Lots 1 through 5, inclusive, and Lots 12 through 18, inclusive, Block 4, BURLINGTON, except those portions of Lots 12 through 18 taken for the establishment of N.W. St. Helens Rd.

Lots 1 through 12, inclusive, and Lots 15 through 18, inclusive, Block 5, BURLINGTON, except those portions of Lots 10 through 12 and Lots 15 through 18 taken for the establishment of N.W. St. Helens Rd..

Lots 1, 2, Lot 6 through 19, inclusive, and Lots 25 and 26, Block 6, BURLINGTON, except those portions of Lots 14 through 19 taken for the establishment of N.W. St. Helens Rd.

Lots 1 through 4, inclusive, Block 7, BURLINGTON, except those portions of Lots 3 and 4, taken for the establishment of N.W. St. Helens Rd.

Lots 4 through 9, inclusive, Lots 10 through 14, inclusive and Lots 22 through 25, inclusive, Block 10, BURLINGTON, except those portions of Lots 8, 9, 10 through 14 and 22 through 25 taken for the establishment of NW St. Helens Rd.

Lots 1 through 22, inclusive, Block 11, BURLINGTON.

Lots 1 through 11, inclusive and Lots 13 through 25, inclusive, Block 12, BURLINGTON.

Lots 1 through 3, inclusive, Lots 9 through 14, inclusive, and Lots 16, 24 and 25, Block 15, BURLINGTON.

Lots 1 through 7, inclusive and Lots 12 through 18, Block 16, BURLINGTON.

Lots 1 through 14, inclusive, Block 17, BURLINGTON.

Lots 1 through 7, inclusive, Block 18, BURLINGTON, except that portion of Lot 7 taken for the establishment of N.W. St. Helens Rd.

Block 19, BURLINGTON, except that portion taken for the establishment of N.W. St. Helens Rd.

Block 20, BURLINGTON.

Lots 1 through 16, inclusive, Block 21, BURLINGTON.

Lots 1 through 10, inclusive, Block 22, BURLINGTON.

Lots 1 through 5, inclusive, and Lots 7 through 13, Block 23, BURLINGTON.

Page 1 - EXHIBIT B

JUL - 7 1993

Order No. 402172

Lots 1, 2 and 4 through 11, inclusive, Block 24, BURLINGTON.

Lot 8 and Lots 10 through 19, Block 25, inclusive, Block 25, BURLINGTON.

Block 26, BURLINGTON.

Lots 1 and 2, Block 27, BURLINGTON.

Lots 1 through 14, inclusive, Block 28, BURLINGTON.

Lots 1 through 17, inclusive, Block 29, BURLINGTON.

Lots 1 through 14, inclusive, Block 36, BURLINGTON.

Lots 1 through 7, inclusive, Block 37, BURLINGTON.

Lots 1 through 5, inclusive, Block 38, BURLINGTON.

Lots 1 through 13, inclusive, Block 39, BURLINGTON.

Lots 1 through 15, inclusive and Lots 17 through 19, Block 40, BURLINGTON.

Lots 1 through 5, inclusive, Block 41, BURLINGTON.

Lots 1, 2 and 3, Block 42, BURLINGTON.

Lots 1 through 8, inclusive, Block 43, BURLINGTON.

Lots 1 and 2, Block 44, BURLINGTON.

Lots 1 through 16, inclusive, Block 45, BURLINGTON, except that portion of Lots 6 through 9 taken for the widening of McNamee Rd.

Lots 1 through 5, inclusive, Block 46, BURLINGTON.

Lots 1 through 6, inclusive, Block 47, BURLINGTON.

Lots 1 through 28, inclusive, Block 48, BURLINGTON, except that portion of Lots 1, 8 and 9 taken for the widening of McNamee Rd.

Lots 1 through 43, inclusive, Block 49, BURLINGTON.

Lots 1 through 12, inclusive, Block 50, BURLINGTON.

Lots 1 through 10, inclusive, and Lots 12 and 13, Block 51, BURLINGTON.

Lots 1 through 7, inclusive, Block 52, BURLINGTON.

Lots 1 through 7, inclusive, Block 53, BURLINGTON.

Page 2 - EXHIBIT B

JUL - 7 1993

all in the County of Multnomah and State of Oregon.

PARCEL II:

A tract of land in the Northeast one-quarter of Section 19, Township 2 North, Range 1 West, described as follows:

Beginning at the quarter corner between Sections 19 and 20, Township 2 North, Range 1 West Willamette Meridian; running thence South 89 degrees 23' West 1333.7 feet to the Southwest corner of Southeast one-quarter of Northeast one-quarter of Section 19; thence North 0 degrees 36' East 1300.2 feet to the Northwest corner of southeast one-quarter of Northeast one-quarter of Section 19; thence South 89 degrees 20' West on the South line of the Northwest one-quarter of the Northeast one-quarter of Section 19, 538.79 feet to the Southeasterly line of the United Railway Company's right-of-way; thence following said Southeasterly line of right-of-way on a curve to the right of 1287.3 foot radius, 1908.3 feet to the line between Sections 19 and 20; thence South 1 degree 47' West on said line between Sections 19 and 20, 1700.06 feet to the place of beginning.

PARCEL III:

A tract of land described as follows:

Beginning at the section corner of 19,20,29,30 in Township 2 North Range 1 West, this being the Southwest corner of Section 20; thence North 1,642.0 feet, to the South line of the John G. Tomlinson donation land claim which is also the South line of Burlington, thence East along South line of said claim, 1,213.04 feet to the East line of Lanoche Drive as platted in platte of Burlington, thence Northeasterly along Easterly line of Lanoche Drive, 1,744.0 feet to the United Railway Company's right-of-way Westerly boundary thence Southeasterly along said right-of-way to point where right-of-way boundary intersects the South line of Section 20, thence West 4501.95 feet to the Southwest corner of Section 20 to place of beginning.

~~Attachment A~~

Access Easements for 16900 NW McNamee Road

The easements for vehicular and pedestrian access to Parcel 2, including maintenance responsibilities therefor, are described in the attached Deed, Vehicular Easement, Pedestrian Easement, and Easement for Coast Range Hiking Trail. Division of the land and access to the land by the said easements are the subject of Multnomah County land planning and development decisions LD 8-92, #50 and MC 1-92, #50.

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JUL - 7 1993

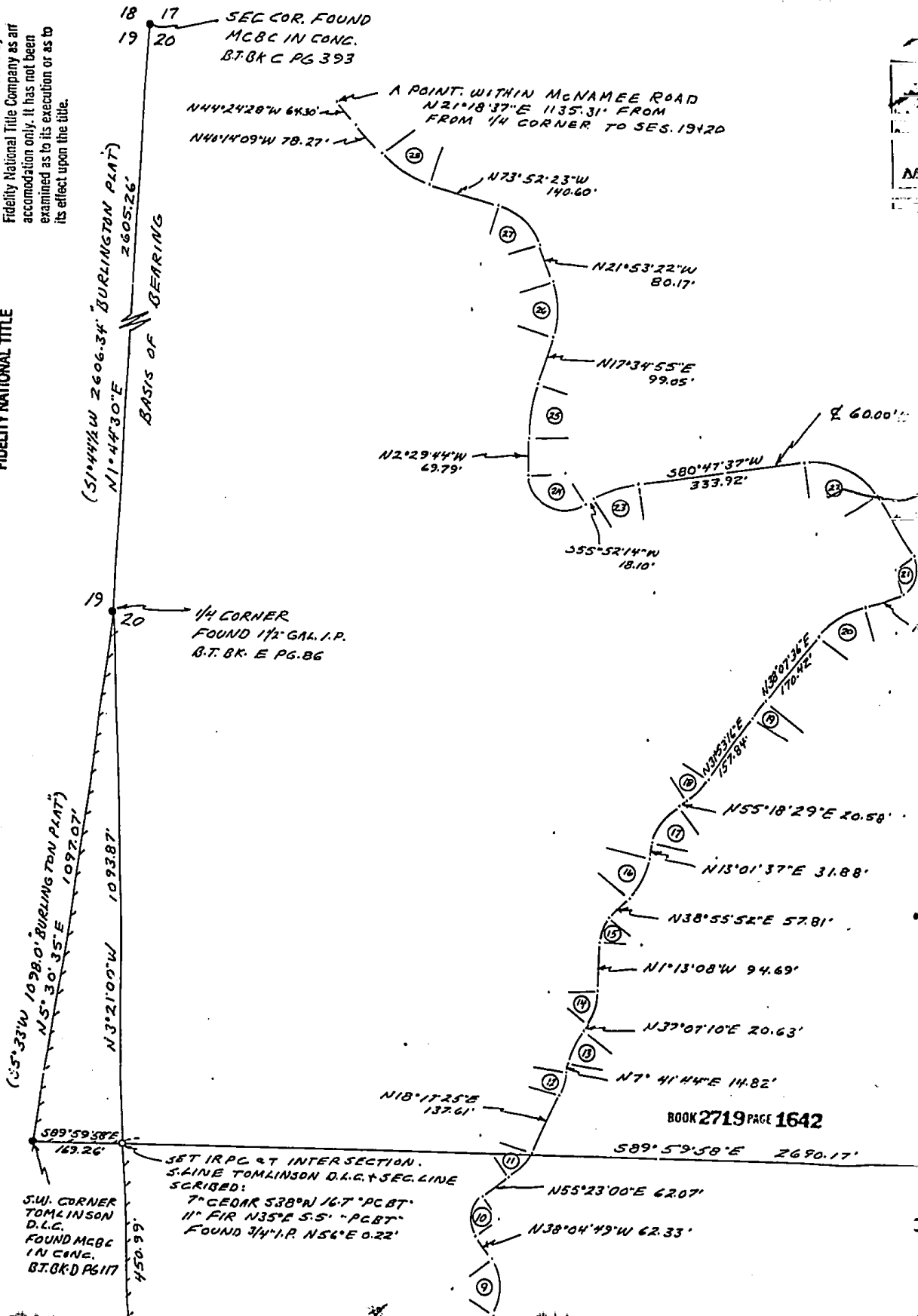
AFTER RECORDING RETURN TO:
 FRIENDS OF FOREST PARK
 PO BOX 2413
 PORTLAND, OR. 97208

BOOK 2719 PAGE 1640

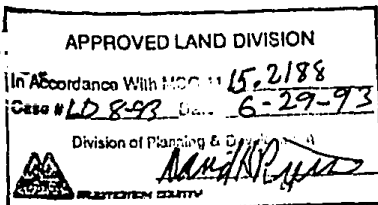
This instrument filed for record by
 Fidelity National Title Company as an
 accommodation only. It has not been
 examined as to its execution or as to
 its effect upon the title.

513654-1

FIDELITY NATIONAL TITLE



BOOK 2719 PAGE 1642



RECORD OF SURVEY FOR:
 AGENCY CREEK MANAGEMENT CO.
 AND
 FRIENDS OF FOREST PARK
 IN
 SECTION 20, T. 2N. R. 1W. W.M.
 MULTNOMAH COUNTY, OREGON
 NOV. 12, 1991 SCALE 1" = 200'

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARIES OF A 38.00 ACRE TRACT, ESTABLISH OTHER CORNERS AND MARK BOUNDARY LINES AS SHOWN. ALSO TO SURVEY THE CENTER LINE OF AN EXISTING ROADWAY. WENT TO FOUND CORNERS AS SHOWN. BEARINGS BASED ON "BURLINGTON SUBDIVISION PLAT" BETWEEN 1/4 CORNER TO SECTIONS 19+20 AND N.W. CORNER OF SEC. 20. DISTANCES MEASURED TO NEW BEARING TREE SIDE CENTERS, BEARINGS TAKEN WITH HAND COMPASS DEC' 210E.

LEGEND

- = FOUND MONUMENT AS NOTED
- = IRP/C SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MKD: MORRIS PLS 401
- MCBC = MULTNOMAH COUNTY BRASS CAP
- = MARKED LINE WITH PINK PLASTIC RIBBON/RED PAINTED TREE BLAZES

CURVE DATA

CURVE NO.	Δ	RADIUS	TAN.	ARC	LONG CHORD
①	17°00'17"	240.44'	35.94'	71.36'	S87°08'47"W 71.10'
②	56°09'45"	112.46'	60.00'	110.23'	S50°33'46"W 105.87'
③	73°55'18"	123.00'	92.56'	158.69'	S75°31'15"W 147.91'
④	64°04'33"	123.04'	77.00'	137.61'	N83°28'42"W 130.55'
⑤	133°36'39"	77.13'	180.00'	179.86'	N48°42'38"W 147.79'
⑥	21°52'20"	258.77'	50.00'	98.78'	N7°09'30"E 98.18'
⑦	7°32'22"	116.34'	7.66'	15.31'	N0°00'27"W 15.30'
⑧	27°44'47"	116.34'	28.73'	56.34'	N17°38'09"E 55.79'
⑨	69°35'24"	100.73'	70.00'	122.35'	N3°17'12"E 114.97'
⑩	93°27'55"	60.24'	64.00'	98.27'	N8°39'03"E 87.73'
⑪	37°05'38"	113.26'	38.00'	73.33'	N36°50'14"E 72.05'
⑫	10°35'42"	323.54'	30.00'	59.83'	N12°59'33"E 59.74'
⑬	29°25'27"	137.11'	36.00'	70.41'	N22°24'27"E 62.64'
⑭	38°20'18"	103.56'	36.00'	69.27'	N17°57'01"E 68.01'
⑮	78°09'00"	76.62'	28.00'	53.69'	N10°51'22"E 52.60'
⑯	25°54'15"	195.66'	45.00'	88.46'	N25°58'45"E 87.71'
⑰	42°16'52"	124.13'	48.00'	91.60'	N34°10'03"E 89.54'
⑱	23°25'13"	144.74'	30.00'	59.16'	N43°35'52"E 58.75'
⑲	6°14'20"	366.98'	20.00'	39.96'	N45°00'26"E 39.94'

BOOK 2719 PAGE 1643

J.E. COR. TOMLINSON
 D.C.
 FOUND MCBC IN CONC.
 N.T. 8X10 PLS. 429

⑳	33°46'29"	179.87'	54.60'	106.03'	N55°00'51"E 104.50'
㉑	107°38'34"	51.65'	70.62'	97.03'	N18°04'18"E 83.38'
㉒	63°27'54"	148.77'	92.00'	164.79'	N67°28'26"W 156.49'
				91.46'	S68°19'55"W 95.69'

52812

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93°27'55"	60.24'	44.00'	96.27'	N 0°39'03"E	87.75'
37°05'38"	113.26'	58.00'	73.33'	N 36°50'14"E	72.05'
10°35'42"	323.54'	30.00'	59.83'	N 12°59'33"E	59.74'
29°25'27"	137.11'	36.00'	70.41'	N 22°24'27"E	63.64'
38°20'18"	103.56'	36.00'	67.27'	N 17°57'01"E	68.01'
78°09'00"	76.62'	28.00'	33.69'	N 18°51'22"E	52.60'
25°54'15"	175.66'	45.00'	80.40'	N 75°58'45"E	87.71'
42°16'52"	124.13'	48.00'	91.60'	N 34°10'03"E	89.54'
23°25'13"	144.74'	30.00'	59.16'	N 43°35'52"E	58.75'
6°14'20"	366.98'	20.00'	39.96'	N 35°00'26"E	39.94'

52812

BOOK 2719 PAGE 1643

J.E. COR. TOMLINSON
D.L.C.
FOUND MCBG IN CONC.
N.T.B.K.D PG. 429

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35°46'29"	179.87'	54.60'	106.03'	N 55°00'51"E	104.50'
107°38'34"	51.65'	70.62'	97.03'	N 18°04'48"E	83.38'
63°27'54"	148.77'	92.00'	144.79'	N 67°28'26"W	152.49'
24°55'23"	221.73'	49.00'	96.45'	S 68°19'55"W	95.69'
121°38'02"	72.57'	129.94'	154.07'	N 63°18'45"W	126.72'
20°04'38"	338.94'	60.00'	118.77'	N 7°32'35"E	118.16'
39°28'16"	175.61'	63.00'	120.98'	N 2°09'14"W	118.60'
51°59'01"	131.27'	64.00'	119.10'	N 47°57'52"W	115.05'
33°38'14"	198.50'	60.00'	116.53'	N 57°03'16"W	114.87'

SURVEYED BY:

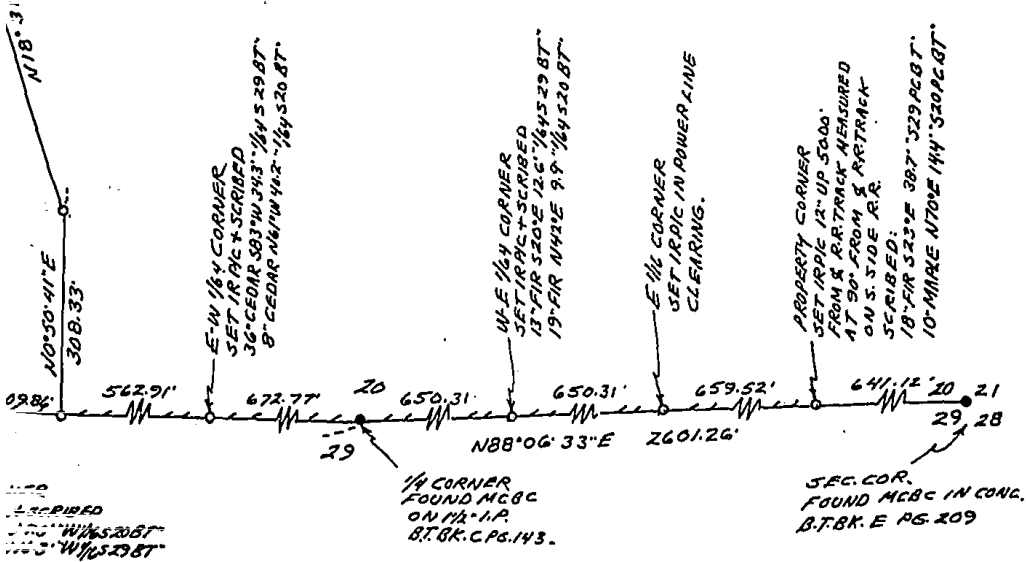
MULTNOMAH COUNTY
SURVEY RECORDS

FILED 26 NOV 91
REGISTER NUMBER

52812

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard A. Morris
OREGON
MAY 10, 1957
RICHARD A. MORRIS
401

16775 CHEVALEMAN WAY
HILLSBORO, OR 97123



088433

STATE OF OREGON }
Multnomah County

I, a Deputy for the Recorder of Conveyances, in and for
said County, do hereby certify that the within instrument of
writing was received for record and recorded in the records
of said County.

93 JUL -7 PM 4:01

RECORDING SECTION
MULTNOMAH CO. OREGON

IN BOOK 2719 PAGE 1631 On Page

I Press my hand and seal of office attested
Recorder of Conveyances

C Swick
Deputy

85
3
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JUL - 7 1993

BURLINGTON.

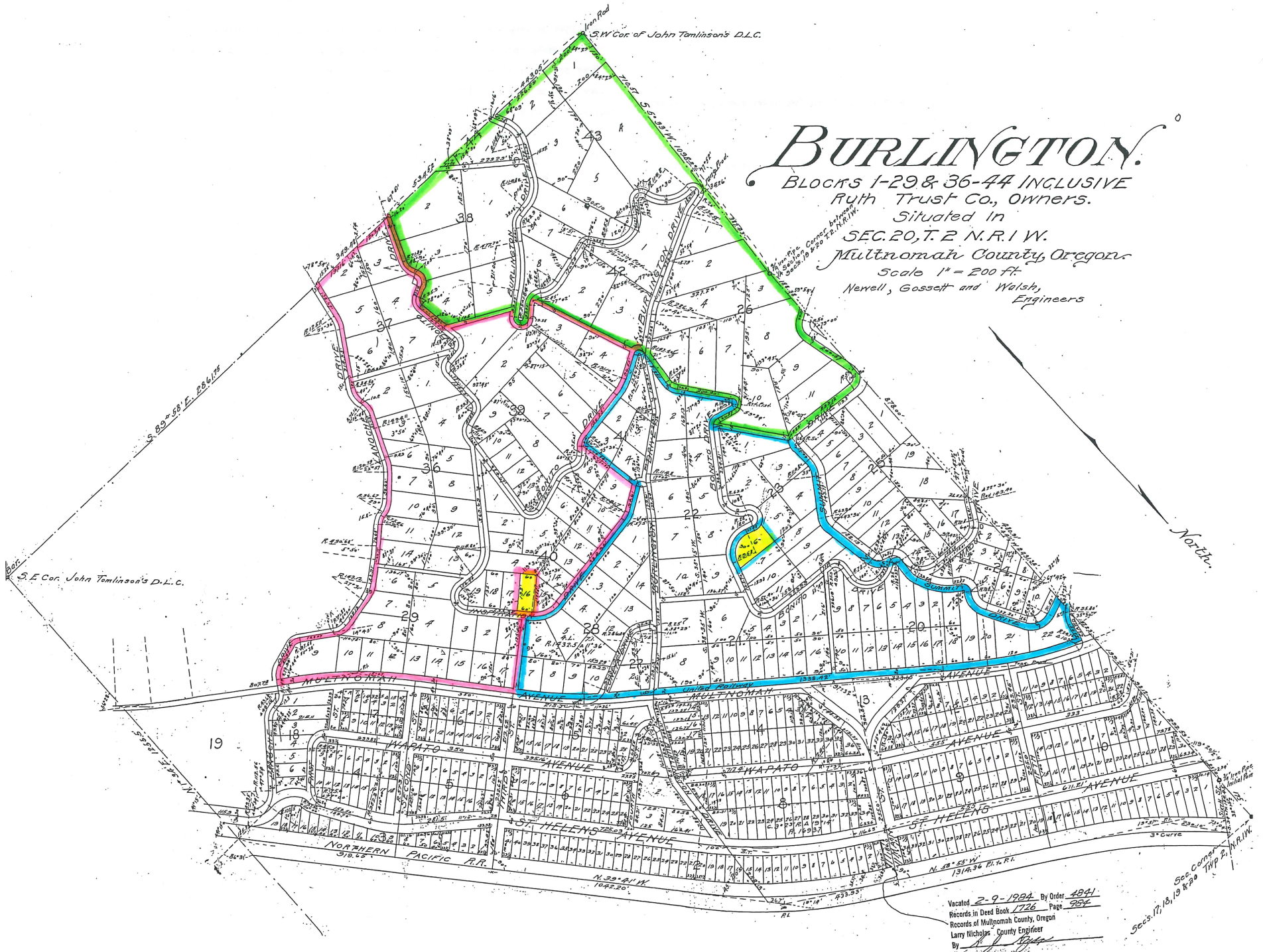
BLOCKS 1-29 & 36-44 INCLUSIVE
Ruth Trust Co., Owners.

Situated in
SEC. 20, T. 2 N. R. 1 W.

Multnomah County, Oregon.

Scale 1" = 200 ft.

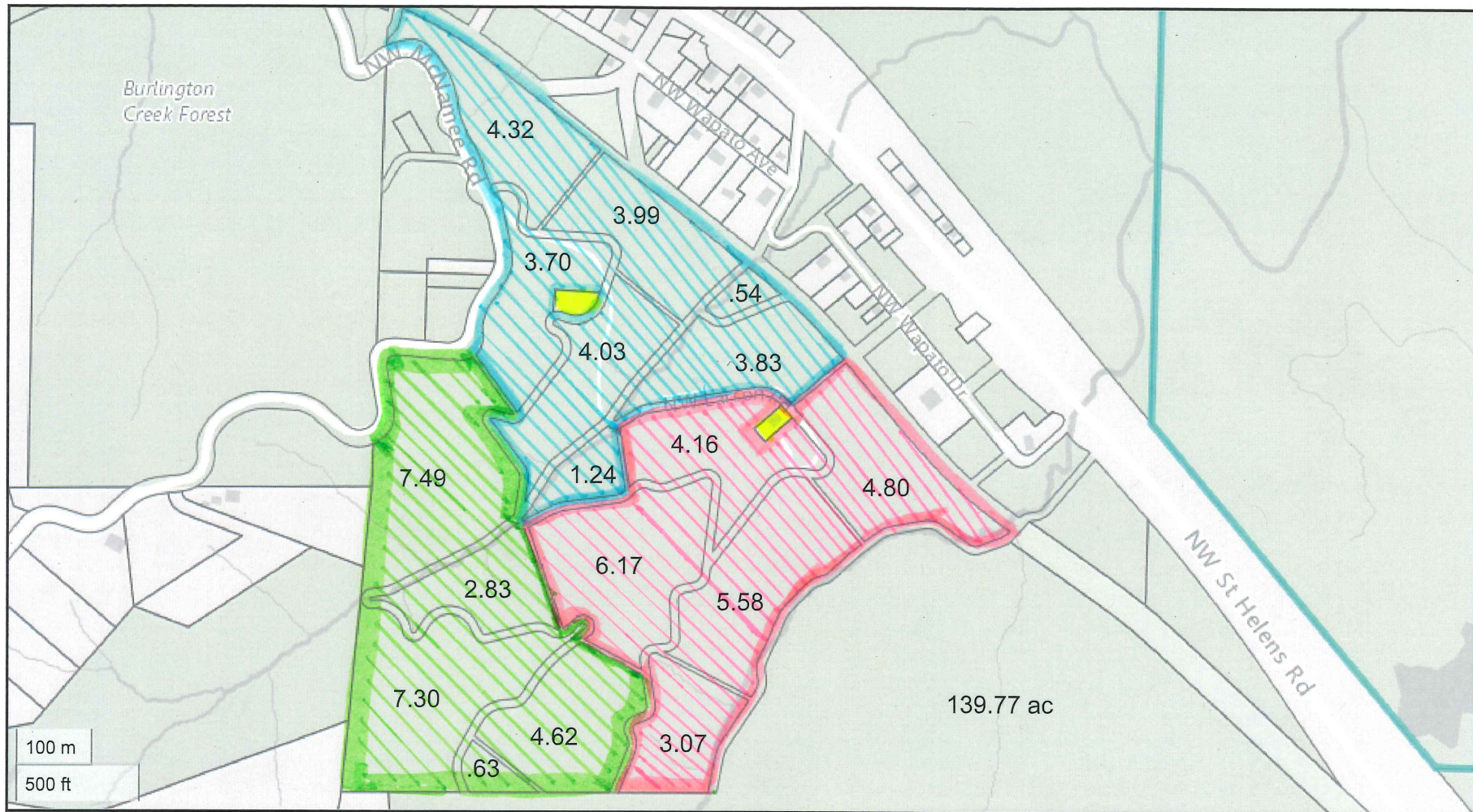
Newell, Gossett and Walsh,
Engineers



Vacated 2-9-1904 By Order 4841
Records in Deed Book 1726 Page 564
Records of Multnomah County, Oregon
Larry Nicholas County Engineer
By *[Signature]*

Secs. 17, 18, 19 & 20 T. 2 N. R. 1 W.

Aggregated Lot of Records - Example



□ Taxlots

Basemap: Metro Gray Simple

Map exported from ParkMap on
5/31/2018 by shepherdg

Legal Descriptions of Aggregated Lots of Record

Blue – Burlington

Block 20, Lots 1 – 22
Block 21, Lots 1 – 16
Block 22, Lots 1 – 10
Block 23, Lots 1 – 5, 7 – 13
Block 27, Lots 1 – 2
Block 28, Lots 1 – 14
Block 41, Lots 1 – 5

Red – Burlington

Block 29, Lots 1 – 17
Block 36, Lots, 1 – 14
Block 37, Lots 1 – 7
Block 39, Lots 1 – 13
Block 40, Lots 1 – 15, 17 – 19

Green – Burlington

Block 26, Lots 1 – 11
Block 38, Lots 1 – 5
Block 42, Lots 1 – 3
Block 43, Lots 1 – 8
Block 44, Lots 1 – 2