

## LOT CONSOLIDATION REPORT

### Case File: T1-2020-13348

**Request:** The applicant, James Carlson proposes to consolidate two properties into a single parcel through the Multnomah County Code (MCC) Consolidation Process contained in MCC 39.9200 Consolidation of Parcels and Lots

The following described properties are involved in the consolidation:

**Property 1:** 16350 NW Johnson Road, Portland  
Tax Lot 200, Township 2 North, Range 2 West, Section 22C, W.M.  
Alternate Account #R972220400 Property ID #R325808

**Property 2:** Address not assigned  
Tax Lot 100, Township 2 North, Range 2 West, Section 22C, W.M.  
Alternate Account #R972220280 Property ID #R325793

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

**Overlays:** Significant Environmental Concern – wildlife habitat (SEC-h), streams (SEC-s),  
Geologic Hazards (GH)

The applicant, James Carlson, on behalf of property owners James & Landa Carlson, submitted the required information, which includes a property description (Exhibit A.7) describing a unit of land consolidated into one parcel from the two units of land consisting of Tax Lots 200 and 100, Township 2 North, Range 2 West, Section 22C. These two units of land will be consolidated into a single parcel.

Issued by:

By: Chris Liu  
Chris Liu, Planner

Digitally signed by Chris Liu  
Date: 2020.06.11 06:43:54  
-07'00'

For: Carol Johnson, AICP  
Planning Director

Date: Friday, June 12, 2020

#### ORDINANCE REQUIREMENTS:

MCC 39.9200(C)(1)(b) specifies that the Planning Director shall verify the following:

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

**Staff:** The subject parcels are in the same ownership (Exhibit A.6) and staff is unaware of any ownership or financing obstacles that would prevent completing the consolidation of these two units of land into a single parcel. As described in land use case no. PRE 7-88, the consolidated parcel consisting of Tax Lot 200 and 100 is a single Lot of Record. The County Land Use Planning Division approves the Lot Consolidation application.



#### **TO FINISH THE LOT CONSOLIDATION PROCESS:**

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

1. Prior to parcel consolidation, the applicant shall submit the draft deed with the metes and bounds description attached as Exhibit A.7 for planning staff to review.
2. Once the new metes and bounds description is approved by Land Use Planning, the property owner shall record a deed with the new metes and bounds description attached as Exhibit A with the County Recorder.
3. Upon recordation of the parcel consolidation via a deed with attachment "Exhibit A" (Exhibit A.7) the submitted metes and bounds description with the County Recorder, the property owners shall submit a copy of the recorded deed to County Land Use Planning to document completion of this process.

#### **EXHIBITS:**

- 'A' Applicant's Exhibits
- 'B' Staff Exhibits
- 'C' Procedural Exhibits

Exhibits with a “\*” after the exhibit # have been included and reduced to a size of 8.5” x 11” as part of the mailed decision. All other exhibits are available for review in Case File T1-2020-13348 at the Land Use Planning office.

<b>Exhibit #</b>	<b># of Pages</b>	<b>Description of Exhibit</b>	<b>Date Received / Submitted</b>
A.1	1	General Application Form	05.29.2020
A.2	1	Applicant Narrative	05.29.2020
A.3	1	Property Map	05.29.2020
A.4	3	Copy of Decision for land use case no. PRE 7-88	05.29.2020
A.5	6	Title Information	05.29.2020
A.6	1	Bargain and Sale Deed recorded on June 21, 2007 as instrument no. 2007-111150	05.29.2020
A.7	1	A metes and bound legal description that will combine the two properties when filed with a deed	05.29.2020
<b>‘B’</b>	<b>#</b>	<b>Staff Exhibits</b>	<b>Date</b>
B.1	2	Department of Assessment, Records and Taxation (DART): Property Information for 2N2W22C -00200	05.29.2020
B.2	2	Department of Assessment, Records and Taxation (DART): Property Information for 2N2W22C -00100	05.29.2020
<b>‘C’</b>	<b>#</b>	<b>Procedural Exhibits</b>	<b>Date</b>
C.1	1	Complete Letter	06.04.2020
C.2	3	Lot Consolidation Report	06.12.2020

That portion of the Southwest quarter of Section 22, Township 2 North, Range 2 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at a pipe on the North line of said Southwest quarter of Section 22, said pipe being South  $88^{\circ} 01\frac{1}{2}'$  East 1204.80 feet Easterly from the West quarter corner of said Section 22; thence South  $09^{\circ} 17'$  East 778.24 feet to an iron rod driven in the bed of a creek flowing Southwesterly; thence South  $53^{\circ} 52'$  West 345.46 feet to an iron rod driven in the bed of said creek; thence South  $84^{\circ} 37'$  West 682.55 feet to an iron rod at an anchor post on the East side of Johnson Road; thence Northerly on the East side of Johnson Road to the North line of the quarter section; thence Easterly 400 feet, more or less, to the point of beginning.

EXCEPTING that portion conveyed to joint School District No. 84 by deed recorded February 6, 1891 in Book 153, Page 158, Deed Records.