

MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Primary File #: **MLP-2024-001**

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|---|--|---|
| <input type="checkbox"/> Amendment to Maps and/or | <input type="checkbox"/> Land Division: | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Residential Dwelling |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Manufactured Dwelling Park |
| <input type="checkbox"/> Zoning Map Amendment | <input checked="" type="checkbox"/> Partition | <input type="checkbox"/> Manufactured Dwelling |
| <input type="checkbox"/> Code Interpretation | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Temporary Dwelling Unit |
| <input type="checkbox"/> Community Service Use | <input type="checkbox"/> Replat | <input type="checkbox"/> Transportation Facilities Review** |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Variance: |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Mixed Use Overlay Review | <input type="checkbox"/> Use Exception |
| <input type="checkbox"/> Director Determination | <input type="checkbox"/> Modification to Existing Approval | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Downtown Design Review | <input type="checkbox"/> Natural Resource Review** | <input type="checkbox"/> Willamette Greenway Review |
| <input type="checkbox"/> Extension to Expiring Approval | <input type="checkbox"/> Nonconforming Use Alteration | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Historic Resource: | <input type="checkbox"/> Parking: | Use separate application forms for: |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Quantity Determination | Annexation and/or Boundary Change |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Quantity Modification | • Compensation for Reduction in Property |
| <input type="checkbox"/> Status Designation | <input type="checkbox"/> Shared Parking | • Value (Measure 37) |
| <input type="checkbox"/> Status Deletion | <input type="checkbox"/> Structured Parking | • Daily Display Sign |
| | | • Appeal |

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Roy Weedman
 Mailing address: P.O. Box 535, Boring, OR State/Zip: 97009
 Phone(s): 503-703-3479 Email: weedkris@gmail.com
 Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above): PAUL ROEGER
 Mailing address: 20330 SE Hwy 212, Damascus, OR State/Zip: 97089
 Phone(s): 503-860-2545 Email: paul@cmtsc.net

SITE INFORMATION:

Address: 13200 SE Where Else Ln. Map & Tax Lot(s): 2-1E-01AD, 100&800
 Comprehensive Plan Designation: LD Zoning: R-MD Size of property: 2.23 Acres

PROPOSAL (describe briefly):

Partition property into 3 parcels, one with the existing house, one vacant for future development, and one Habitat Conservation Tract

SIGNATURE: I attest that I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.
 Submitted by: [Signature] Date: 3-28-2024

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.
 ** Natural Resource and Transportation Review applications may require a refundable deposit.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff. *Held 8-25-2022 22-010 PA*

DEPOSITS:

Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	MLP-2024-001	\$ 2,000			Materials submitted 3/28/2024 Payment received 4/02/2024
Concurrent application files	R-2024-001	\$ 750	25%	Multiple applications	
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$ 2,750			RECEIPT #: 35377		RCD BY:
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Lake Road					
Notes:					

**NARRATIVE
Partition Plat
13200 SE Where Else Lane**

I. GENERAL INFORMATION

Applicant: Roy Weedman
PO Box 535
Boring, OR 97009
503-703-3479

Applicant's Representative: Paul H. Roeger
CMT Surveying & Consulting
20330 SE Hwy. 212
Damascus, Oregon 97089
503-850-4672
503-860-2545 Cell

Surveyor: David Roeger, PLS
CMT Surveying & Consulting
20330 SE Hwy. 212
Damascus, OR 97089
503-850-4672

Property Owner: Roy and Kris Weedman
PO Box 535
Boring, OR 97009

Tax Lot Information: Tax Map 2-1E-01AD, Tax Lots 100 and 800

Location: 13200 SE Where Else Lane

Current Zoning: R-MD, Moderate Density Residential

Site Area: 93,594 Sq. Ft.

Water District: City of Milwaukie

Sanitary Sewer: City of Milwaukie

Surface Water Mgmt.: City of Milwaukie

Fire District: Clackamas County Fire District #1

Power: Portland General Electric

Telephone: Century Link

Cable: Comcast

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13200 SE Where Else Lane

Gas: Northwest Natural

II. REQUEST – APPROVALS SOUGHT

The Applicant, Roy Weedman, is requesting Land Use approval for a Partition of this large property at 13200 SE Where Else Lane, specifically, Map 2-1E-01AD, TL's 100 and 800, to be able to split off the existing house from the rest of the property. The one single-family house that is on the property will remain on the Southern portion of the property between SE Where Else Lane and Kellogg Creek. We understand there is a portion of the property between the existing house and Kellogg Creek that must be put into a separate Habitat Conservation Tract. The property North of the existing house will remain vacant at this time and at some point in the future will be sold to a developer for future development.

III. SITE DESCRIPTION AND SURROUNDING AREA

The property is currently zoned R-MD, Residential Moderate Density. No additional development is being proposed at this time. All surrounding properties on the North side of Kellogg Creek are zoned the same, but very few are developed to their maximum density. There is a lot potential for increased density in the area, particularly with the increased density allowable due to the new zoning standards.

Site access to the existing house is directly from SE Where Else Lane. Eventual access to the vacant parcel will be directly from SE Where Else Lane, also.

IV. PROPOSAL SUMMARY

The existing house will remain and be split off from the vacant property to the North that fronts on SE Where Else Lane. Additional right-of-way dedication along the entire frontage of SE Where Else Lane will widen the existing right-of-way from 32-feet to 41-feet to match the right-of-way width to the North along the West side of SE Where Else Lane. At the North end of the property there is an undedicated street called Elsewhere Lane (40-foot Ingress and Egress Easement). It has an existing water main, sanitary sewer main, and gas main, and overhead power and cable, also.

The existing house is connected to a City of Milwaukie sanitary sewer main located in an easement along the East property line from SE Where Else Lane to Kellogg Creek. The City of Milwaukie has a sanitary sewer main along the entire frontage of SE Where Else Lane to which any development on Parcel 2 will be able to connect.

The existing house is served water from a meter in SE Where Else Lane at the Northeast corner of proposed Parcel 1. The City of Milwaukie has an 8-inch main on the East side of SE Where Else Lane along the frontage to at least South to Fire Hydrant near the bend in SE Where Else Lane. Any new development on Parcel 2 in the future should be able to connect to that main. The City of Milwaukie has a 4-inch main in SE Elsewhere Lane.

NARRATIVE
Partition Plat
13200 SE Where Else Lane

The roof drains on the existing house either dump into an underground system, or discharge to the ground surface away from the house. Storm drainage for any new development in the future will be dealt with at the time of development.

Power is provided to the existing house from a pole on the property to the West to the Northwest side of the house. Telephone and cable to the existing house is provided overhead to the Northeast part of the house. All new power, telephone, and cable will be dealt with at the time of future development per City and utility requirements.

The existing house is served gas from a 2-inch gas main in SE Where Else Lane. Per NWN Gas maps, there is a 2-inch gas main on the East side of SE Where Else Lane along the Southern frontage of Parcel 2 and a 1-inch gas main on the West side of SE Where Else Lane along the Northern portion of Parcel 2. If gas service is needed for the future new development, it is available.

V. 17.12.020 – APPLICATION PROCEDURE AND APPROVAL CRITERIA

This will be a Type II review, since the proposal is for a Partition of this property into two parcels plus a Habitat Conservation Area. Parcel 1 will have the house and some out buildings. Parcel 2 will be a large vacant parcel with frontage along SE Where Else Lane and a depth of 80.45-feet for future development. South and below the existing house on Parcel 1 to Kellogg Creek will be the Habitat Conservation Area tract. A note will be put on the plat stating that Parcel 2 must be further divided in order to develop to meet minimum density. Additional right-of-way will be dedicated along the entire frontage of SE Where Else Lane in order to provide for future curb and sidewalk, along with a 10-foot Public Utility Easement.

Additionally, there will be a right-of-way dedication for SE Elsewhere Lane along the Northern portion of the property to provide proper access to existing properties West of this property that also extend to Kellogg Creek. This dedication could eventually connect to an existing stub street to the West off of SE Somewhere Drive. The current easement for ingress and egress is 40-feet wide. The width of the dedication of SE Elsewhere Lane will be determined by the City Engineering Department.

17.12.040 APPROVAL CRITERIA FOR PRELIMINARY PLAT

The Preliminary Plat complies with Title 19 of the City Code, including Chapter 16.32 – Tree Code.

The proposed partition will allow the existing house to remain on Parcel 1 with setbacks in excess of those required. The proposed Habitat Conservation Area tract will be approximately what the City shows on their Natural Resource Map, which will have 100% of the Water Quality Resource Area within it, too. Parcel 2 will be vacant and have a Note included on the plat stating that Parcel 2 must be further divided in order to develop to meet minimum density. Therefore, most dimensional standards will be dealt

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Partition Plat
13200 SE Where Else Lane

with at the time of further development and building permits. The parcel depth for Parcel 2 will be 80.45-feet, which will meet standards for all development types.

No new streets or roads are proposed, however, the existing right-of-way (ROW) of SE Where Else Lane will be increased by dedication of an additional 9-feet along most of the frontage and more near the turn of SE Where Else Lane. Also, there will be dedication for SE Elsewhere Lane, which is now an easement.

The existing house is connected to the City existing sanitary sewer located in an easement along the Eastern portion of the property. The existing house is also connected to other separate utility service connections, including water and gas within SE Where Else Lane ROW. Power, telephone and cable are served overhead from a line that crosses the property just North of the existing house. Roof drains for the existing house discharge into the ground or onto the surface of the ground away from the house.

A 10-foot wide Public Utility Easement will be granted along the entire frontage of SE Where Else Lane and SE Elsewhere Lane.

New utility services for power, cable, and gas are available, or can be made available from SE Where Else Lane.

Both Parcel 1 and Parcel 2 abut SE Where Else Lane. The Habitat Conservation tract along Kellogg Creek does not have frontage on any public ROW. Neither SE Where Else Lane nor SE Elsewhere Lane meet current City standards. However, possible frontage improvements on SE Where Else Lane and SE Elsewhere Lane are proposed to be done at the time of development of Parcel 2.

There are no proposed improvements on Parcel 2 at this time, and the existing house on Parcel 1 does not need any improvements at this time.

The proposed Partition only includes land zoned for residential uses and both Parcel 1, which has an existing house, and Parcel 2, which will be for future development will only be for residential use. The Southern portion of the property, the HCA tract, will have no development on it. The HCA tract is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under statewide planning goals.

This land division will not result in development that creates enough lots to allow building residential units at 80 percent or more of the maximum net density of 25 units per Acre for the R-MD zone. Since the property is a total of 97,095 square feet, or 2.23 Acres, we would have to construct 45 units on the 2.23 Acres, reach 20 units per Acre.

All Conditions of Approval required by the City for this Replat will be complied with by the developer.

VI. 17.16 Application Requirements and Procedures

An application for a Partition with the signature of all owners is included in this submittal and required fees will be paid. No waivers are being requested. A narrative report describing how the proposal meets approval criteria and additional information, including

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Partition Plat
13200 SE Where Else Lane

a Preliminary Partition Plat are also included. The “preliminary plat checklist” is also included.

VII. 17.20 Preliminary Plat

17.20.010 and 17.20.020 – SUBMISSION OF PLANS and SCALE

A Preliminary Partition Plat drawn at a 1” = 60’ scale is included in this submittal.

17.20.030 – GENERAL INFORMATION TO BE SHOWN ON THE PRELIMINARY PLAT

The Preliminary Partition Plat has been prepared by an Oregon registered land surveyor.

All required information is on the Preliminary Partition Plat.

17.20.050 and 17.20.060 – EXISTING CONDITIONS and PROPOSED CONDITIONS

A separate Existing Conditions Plan is being provided with this submittal. We have also included the proposed Partition Plat on the Existing Conditions Plan. Contour lines and existing utilities are also shown. No Engineering Plans are being submitted at this time. All needed utilities for future development on this property are in place. The existing sanitary sewer in SE Where Else Lane and on the easement to Kellogg Creek meets current standards from which sanitary sewer laterals can be extended to new development. The existing water main in SE Where Else Lane meets current standards and has a Fire Hydrant on an 8-inch main within 160-feet of the existing house and 400-feet from the Northern end of the property. New services could be installed to serve any development on Parcel 2 in the future.

VIII Title 19 - ZONING

19.301 - MODERATE DENSITY RESIDENTIAL ZONE

This property is in the Moderate Density Residential Zone – R-MD. The proposal is to Partition this property into two parcels and an HCA tract. The existing house will be on Parcel 1 and Parcel 2 will be further developed in the future. All new development will meet the current zoning of the property.

The intent is to split off the existing house and sell it. The HCA will be on a separate tract. Parcel 2 will be left vacant at this time and be retained by the applicant to be sold at a later date for future development.

Per Table 19.301.2, Moderate Density Residential Uses Allowed, Parcel 2 will be developed in the future per Code Section 19.505.

Parcel 1 will be greater than 7,000 square feet with only the existing house and some out buildings remaining on it. Parcel 2 will be left vacant at this time and there will be a note on the Plat stating that Parcel 2 must be further divided in order to develop to meet

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Partition Plat
13200 SE Where Else Lane

minimum density. All of the required Lot Standards are met on Parcel 1 and will be able to be met on the future development of Parcel 2, including Minimum lot width, Minimum lot depth, and Minimum street frontage.

19.402.13 – Land Division and Property Line Adjustments

Under 19.402.13.G – Low-Impact Partitions, applications for partitions are subject to Type II review if they demonstrate compliance with the following conditions:

1. At least 90% of the original property’s Habitat Conservation Area (HCA) is on a separate unbuildable parcel, protected by a conservation restriction.
2. Properties that contain WQRs, 100% of the Water Quality Resource (WQR) be placed in a separate unbuildable tract, protected by a conservation restriction.

Both of these conditions are met in that we are showing an HCA Tract at the South end of the property along Kellogg Creek that includes both the WQR and the HCA. The North line of the HCA can be adjusted per City requirements after City review and approval.

19.500 – Supplementary Development Regulations

The Partition Plat will have the existing house remaining on Parcel 1 with direct access via a paved driveway to SE Where Else Lane. Future development on Parcel 2 will include all City improvement requirements for the proposed development of the further divided parcel, including utility connections and transportation improvements.

All required setbacks will be met at that time.

Most Site and Building Design Standards will be met at Building Permit time.

19.600 - Off-Street Parking Standards for Residential Areas

MMC Table 19.605.1 requires one off-street parking space per primary dwelling unit. The existing house on Parcel 1 has a garage with paved parking in front to provide more than the required one space.

Bicycle parking space will be dealt with at the time of future development and Building Permit time.

IX. 16.32 Tree Code

16.32.042 - An Arborist Report is not being submitted with this application, per Urban Forestry. Most of the trees on the property are behind the house and will not be impacted by this Partition. There appears to be only one evergreen tree on the property that is partially in the current public right-of-way (ROW). That tree will end up being entirely within the public ROW after ROW dedication and one other deciduous tree will be partially within the dedicated ROW. The one evergreen tree (28-inch) is in front of the house just South of a power pole and next to the water meter. The deciduous tree (10-inch) is located approximately 250-feet South of SE Elsewhere Lane right at the new ROW line. Both of these trees will not be impacted by the Partition of this property since

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Partition Plat
13200 SE Where Else Lane

no development is taking place at this time. There are other deciduous trees along the West line of Parcel 2 that will be in the rear yards of any eventual new lots when Parcel 2 is developed.

X. Title 13 – Public Services

13.04 – An 8-inch Water main is located on the East side of SE Where Else Lane along the frontage of this property, along with a Fire Hydrant approximately 160-feet North of the existing house on the East side of the street. No new water services are needed at this time, but future development on Parcel 2 can connect services to this main. Permits and System Development Charges will be dealt with at the time of dividing Parcel 2 for the future development of Parcel 2. There is also a 4-inch water main within the 40-foot

Ingress and Egress Easement (Elsewhere Lane) along the North property line, approximately 35-feet South of the North property line.

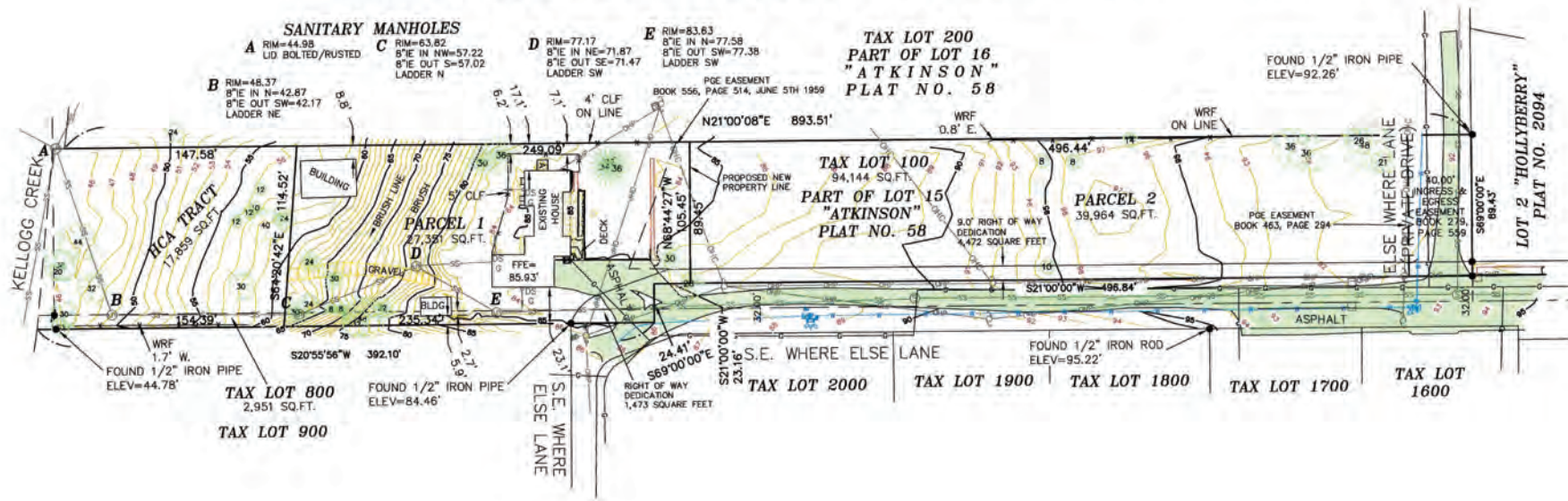
13.12 – There is an existing 8-inch sanitary sewer located in the center of SE Where Else Lane along the entire frontage that extends South along the East property line of this property on an easement to the Clackamas County Interceptor Sewer along Kellogg Creek. However, we have been unable to locate this Easement document. Therefore, if necessary, we can create that Easement on the Partition Plat. Laterals to serve all future development on Parcel 2 can be connected to this sewer main. All Permits and System Development Charges for the future development of Parcel 2 will be dealt with at the time Parcel 2 is divided and developed. There is also an 8-inch sanitary sewer within the 40-foot Ingress and Egress Easement for Elsewhere Lane.

13.14 – Stormwater management for the future development on Parcel 2 will be dealt with at the time Parcel 2 is divided and developed. System development charges will be paid at that time, also.

13.32 – It is our understanding that no frontage improvements will be required at this time.

Other utilities – Gas, power, and cable are also available in both SE Where Else Lane and SE Elsewhere Lane. PGE has Easements across this property for both of their power lines that cross, however, the Southern crossing does not appear to be within the acquired Easement. Therefore, we will work with PGE to vacate the Easement and provide a new Easement for PGE in the correct actual location of their lines.

EXISTING CONDITIONS & PRELIMINARY PLAT



LEGEND

- # EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)
- # EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING GUY ANCHOR
- OHP EXISTING OVERHEAD POWER LINES
- OHC EXISTING OVERHEAD CABLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- EXISTING UNDERGROUND WATER
- ⊕ EXISTING GAS METER
- EXISTING UNDERGROUND GAS LINE
- EXISTING CATCH BASIN
- ⊕ EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING COMBINED SEWER LINE
- ⊕ EXISTING DOWNSPOUT TO GROUND
- ⊕ EXISTING AC UNIT
- EXISTING FENCE
- FOUND MONUMENTS
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT



SCALE 1" = 50'

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS AND PROPOSED PARTITION FOR 13200 S.E. WHERE ELSE LANE.
2. THE BASIS OF BEARINGS WAS PER "ATKINSON", PLAT NO. 58, CLACKAMAS COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY GPS OBSERVATION.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF ROY & CHRIS WEEDMAN FOR ARCHITECTURAL & CIVIL ENGINEER DESIGN.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS; A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald Scott Sorenson

OREGON
JULY 11, 2017
DONALD SCOTT SORENSON
60310

RENEWAL DATE JUNE 30, 2026

EXISTING CONDITIONS AND PROPOSED PARTITION

13200 S.E. WHERE ELSE LANE

NE 1/4 SEC 1, T 2 S, R 1 E, W.M.

CITY OF MILWAUKIE

CLACKAMAS COUNTY, OREGON

MARCH 28, 2024

DRAWN: DHH CHECKED: DMR

SCALE 1"=50' ACCOUNT #500-1287

T:\500-1287\DWG\5001287PROP1.DWG



CMT SURVEYING AND CONSULTING

20330 SE HIGHWAY 212

DAMASCUS, OR 97089

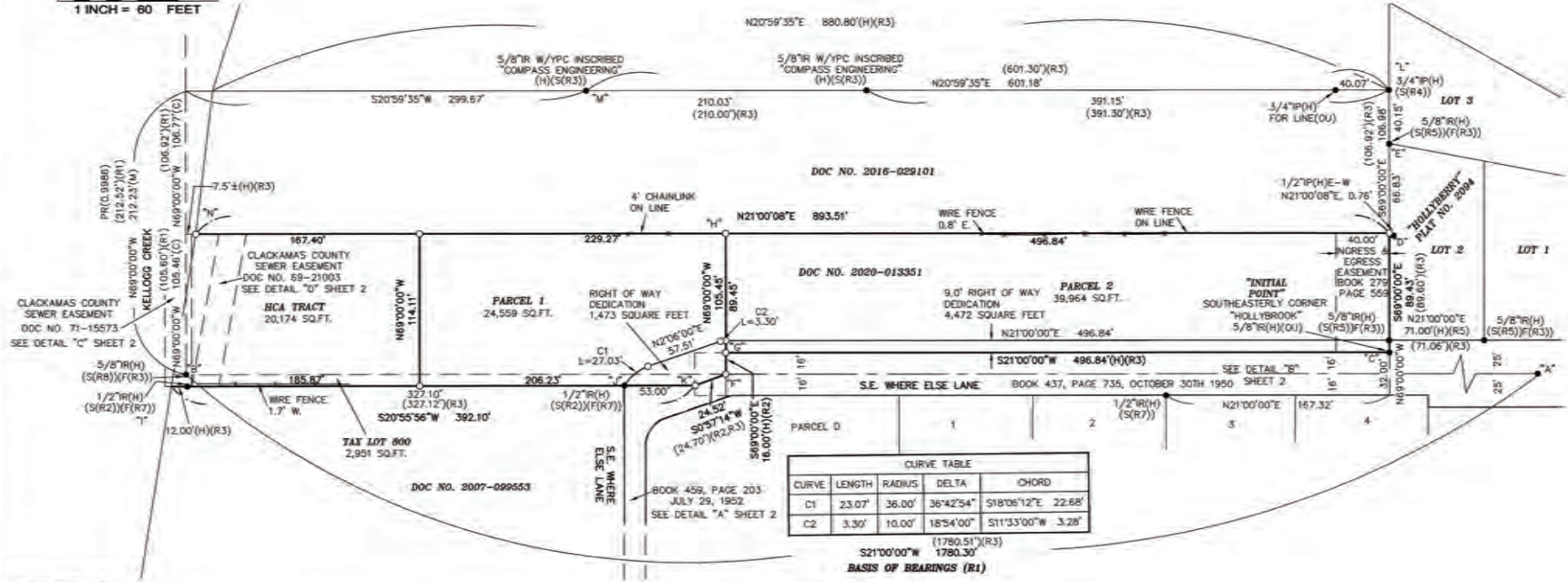
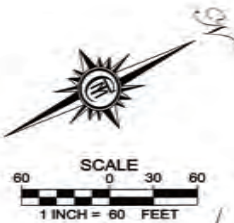
PHONE (503) 850-4672 FAX (503) 850-4590

PRELIMINARY PARTITION PLAT NO.

A REPLAT OF A PORTION OF LOTS 14 & 15, OF THE PLAT OF "ATKINSON"
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN,
 CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

DATE: FEBRUARY 19, 2024

SURVEYED FOR: ROY & CHRIS WEEDMAN
 13200 SE WHERE ELSE LANE
 MILWAUKIE, OR 97222



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH MONUMENT, AND PARTITION THE BOUNDARY OF THOSE TRACTS OF LAND AS DESCRIBED BY DEEDS RECORDED IN DOCUMENT NO. 2020-013351, AND DOCUMENT NO. 2024-000780, CLACKAMAS COUNTY DEED RECORDS, BEING A PORTION OF LOTS 14 AND 15 "ATKINSON", CLACKAMAS COUNTY PLAT RECORDS.

AS THE BASIS OF BEARINGS AND THE EAST LINE OF SAID LOT 15 I HELD THE RECORD BEARING OF SOUTH 21°00'00" WEST, BETWEEN A 5/8" IRON ROD HELD AT THE CENTERLINE-CENTERLINE INTERSECTION OF SE WHERE ELSE LANE AND SE WEEDMAN STREET AT "A" AND A 5/8" IRON ROD HELD NEAR THE SOUTHEAST CORNER OF SAID LOT 15 AT "B" PER (R1,R2) AS SHOWN.

TO ESTABLISH THE MOST NORTHERLY LINE OF THE SUBJECT PROPERTY "C"- "D", I HELD A LINE BETWEEN A 5/8" IRON ROD HELD AT THE MOST NORTHERLY NORTHEAST CORNER OF THE SUBJECT PROPERTY AT "C" AND A 5/8" IRON ROD HELD AT THE SOUTHWEST CORNER OF LOT 2 "HOLLYBERRY", CLACKAMAS COUNTY PLAT RECORDS AT "E" AS SHOWN.

TO ESTABLISH BOUNDARY LINE "B"- "C" I OFFSET THE ESTABLISHED EAST LINE OF SAID LOT 15 "A"- "B" WESTERLY THE RECORD DISTANCE OF 16.00 FEET, PER BOOK 437, PAGE 735, CLACKAMAS COUNTY DEED RECORDS TO ESTABLISH CORNER "C" AS SHOWN.

TO ESTABLISH BOUNDARY LINE "C"- "G", I HELD RECORD BEARING (S21°00'00"W) AND DISTANCE (496.84') PER (R3) BETWEEN THE MONUMENT HELD AT "C" AND THE CORNER ESTABLISHED AT "G" AS SHOWN.

TO ESTABLISH BOUNDARY LINE "G"- "H", I HELD A LINE PARALLEL TO THE ESTABLISHED MOST NORTHERLY LINE "C"- "D" FROM A POINT 496.84 FEET SOUTHERLY, PER (R3), ALONG THE ESTABLISHED NORTHERLY EAST LINE "C"- "G" FROM THE ESTABLISHED MOST NORTHEASTERLY CORNER AT "C" AND EXTENDED THE LINE EASTERLY TO INTERSECT THE EAST LINE OF SAID LOT 15 AT "H" AS SHOWN.

TO ESTABLISH THE SOUTHERLY EAST LINES OF THE SUBJECT PROPERTY I HELD A 1/2" IRON PIPE FOUND NEAR THE SOUTHEAST CORNER AT "I" AND A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED DOCUMENT NO. 2007-099553, CLACKAMAS COUNTY DEED RECORDS AT "J" AND EXTENDED THE LINE NORTHERLY THE RECORD DISTANCE OF 53.00 FEET, PER (R2), FROM THE 1/2" IRON PIPE AT "J" TO ESTABLISH THE CORNER AT "K" AS SHOWN.

TO ESTABLISH BOUNDARY LINE "K"- "L", I HELD A LINE BETWEEN THE CORNER ESTABLISHED AT "K" AND THE CORNER ESTABLISHED AT "L" AS SHOWN.

TO ESTABLISH THE WEST LINE OF LOT 16 "ATKINSON", I HELD THE 3/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED DOCUMENT NO.2016-029101, CLACKAMAS COUNTY DEED RECORDS AT "L" AND A 5/8" IRON ROD SET IN (R3), HELD ON THE WEST LINE OF SAID LOT 16 AT "M" PER (R3) AS SHOWN.

TO ESTABLISH THE SOUTH LINE OF LOTS 15 AND 16 I HELD A PROPORTION RATIO OF 0.9986 OF THE PLAT DISTANCES PER (R1) ALONG A LINE DRAWN PARALLEL TO THE ESTABLISHED NORTH LINE FROM A 5/8" IRON ROD HELD NEAR THE SOUTHEAST CORNER OF SAID LOT 15 AT "B", AS SHOWN.

TO ESTABLISH THE SOUTH LINE OF THE SUBJECT PROPERTY, I HELD THE RECORD DISTANCE OF 12.00 FEET PER (R3) WESTERLY ALONG THE ESTABLISHED EAST LINE FROM THE MONUMENT HELD AT "I" AND HELD THE RECORD DISTANCE OF 7.5 FEET± PER (R3) EASTERLY FROM THE ESTABLISHED SOUTHWEST CORNER OF SAID LOT 15 TO ESTABLISH THE CORNER AT "N" AS SHOWN.

TO ESTABLISH THE WEST LINE OF SAID LOT 15, ALSO BEING THE WEST LINE OF THE SUBJECT PROPERTY I HELD THE EAST-WEST POSITION OF A 1/2" IRON PIPE FOUND NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AT "D" AND TO THE CORNER ESTABLISHED AT "N" PER (R3) AS SHOWN.

LEGEND

- FOUND MONUMENTS AS NOTED
- 5/8" X 30" IRON ROD WITH YPC INSCRIBED "CM"
- SET ON: *(Handwritten mark)*
- IR = IRON ROD
- IP = IRON PIPE
- W/YPC = WITH YELLOW PLASTIC CAP
- SN = SURVEY NUMBER, CLACKAMAS COUNTY RECORDS
- (F/S) = DOCUMENTS REFERENCED
- (F=FOUND BY) (SET=SET BY) () = REF.
- () = RECORD REFERENCE
- (R1) = REFERENCE SURVEY NUMBER OR PLAT NAME
- (H) = HELD
- (C) = CALCULATED
- (OU) = ORIGIN UNKNOWN
- PR = PROPORTION RATIO
- E-W = EAST-WEST
- SN = SURVEY NUMBER, CLACKAMAS COUNTY RECORDS
- "A" = MONUMENT AND CORNER REFERENCE
- DOC. NO. = DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
- SF = SQUARE FEET

REFERENCE SURVEYS

- (R1) PLAT OF "ATKINSON"
- (R2) SN 885
- (R3) SN 2012-134
- (R4) SN 1593
- (R5) PLAT OF "HOLLYBERRY"
- (R6) SN 13227
- (R7) SN 1955-011
- (R8) SN 12145.

DEEDS

DOC NO. 2020-013351, DOC NO. 2016-029101,
 DOC NO. 2007-099553,
 BOOK 437, PAGE 735, OCTOBER 30TH 1950



RENEWAL DATE JUNE 30, 2024

SHEET 1 OF 3



CMT SURVEYING AND CONSULTING

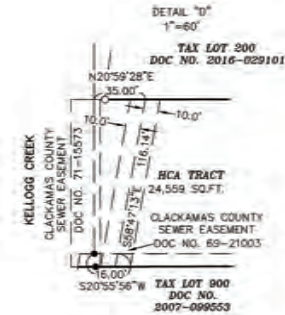
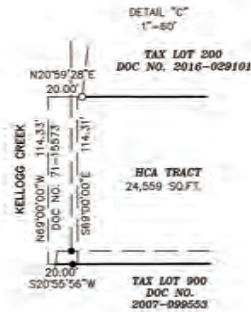
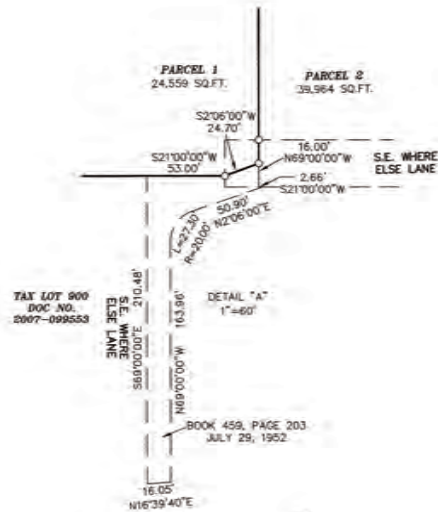
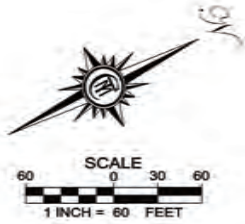
20330 SE HIGHWAY 212
 DAMASCUS, OR 97089
 PHONE (503) 850-4672 FAX (503) 850-4590
 Y:\500-1287\dwg\5001287PLAT.dwg

PRELIMINARY PARTITION PLAT NO.

A REPLAT OF A PORTION OF LOTS 14 & 15, OF THE PLAT OF "ATKINSON"
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN,
 CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

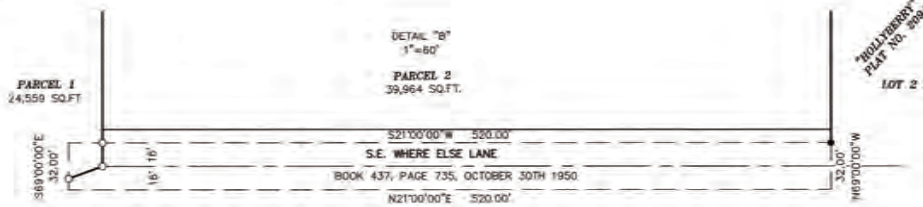
DATE: FEBRUARY 19, 2024

SURVEYED FOR: ROY & CHRIS WEEDMAN
 13200 SE WHERE ELSE LANE
 MILWAUKIE, OR 97222



LEGEND

- FOUND MONUMENTS AS NOTED
 - 5/8" X 30" IRON ROD WITH YPC
 INSCRIBED "OMT"
 SET ON:
- DOC NO. = DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
 SQ.FT. = SQUARE FEET



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Donald Scott Sorenson
 OREGON
 JULY 11, 2017
 DONALD SCOTT SORENSON
 60310

RENEWAL DATE JUNE 30, 2024

SHEET 2 OF 3



CMT SURVEYING AND CONSULTING
 20330 SE HIGHWAY 212
 DAMASCUS, OR 97089
 PHONE (503) 850-4672 FAX (503) 850-4590
 Y:\500-1287\dwg\5001287PLAT.dwg

PRELIMINARY PARTITION PLAT NO. _____

A REPLAT OF A PORTION OF LOTS 14 & 15, OF THE PLAT OF "ATKINSON"
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN,
CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

DATE: FEBRUARY 19, 2024

ROY & CHRIS WEEDMAN
13200 SE WHERE ELSE LANE
MILWAUKIE, OR 97222

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT ROY V. WEEDMAN AND KRISTINA A. WEEDMAN, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND DOES HEREBY DEDICATE THE STREET TO THE PUBLIC FOR PUBLIC USE FOREVER.

ROY V. WEEDMAN OWNER

KRISTINA A. WEEDMAN OWNER

SURVEYOR'S CERTIFICATE

I, DONALD SCOTT SORENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING A REPLAT OF A PORTION OF LOTS 14 AND 15, OF THE PLAT OF "ATKINSON", LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF THE PLAT OF "HOLLYBERRY", CLACKAMAS COUNTY PLAT RECORDS, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF WHERE ELSE LANE (32.00' WIDE); THENCE SOUTH 21°00'00" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.84 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "CMT"; THENCE SOUTH 89°00'00" EAST, A DISTANCE OF 18.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "CMT"; THENCE SOUTH 00°57'14" WEST, A DISTANCE OF 24.52 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "CMT" SET ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID WHERE ELSE LANE; THENCE SOUTH 20°55'56" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND CONTINUING ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 2007-092553, CLACKAMAS COUNTY DEED RECORDS A DISTANCE OF XXXXXX TO THE TOP OF BANK OF KELLOGG CREEK.

THENCE NORTH 21°00'08" EAST ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 2016-029101, CLACKAMAS COUNTY DEED RECORDS, A DISTANCE OF XXXXXX TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "CMT", SAID CORNER BEING ON THE SOUTHERLY LINE OF LOT 2, "HOLLYBERRY" PLAT NO. 2094; THENCE SOUTH 89°00'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 89.43 FEET TO THE "INITIAL POINT"

CONTAINING 90,642 SQUARE FEET OR 2.08 ACRES MORE OR LESS.

ACKNOWLEDGMENT

STATE OF OREGON }
 } S.S.
COUNTY OF CLACKAMAS }

KNOW ALL MEN BY THESE PRESENTS: THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROY V. WEEDMAN AND KRISTINA A. WEEDMAN, AS OWNERS.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON (PRINT NAME)

COMMISSION NO.

MY COMMISSION EXPIRES

NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF MILWAUKIE IN CASE FILE NO. _____
2. PARCEL 2 MUST BE FURTHER DIVIDED IN ORDER TO DEVELOP TO MEET MINIMUM DENSITY.

APPROVALS

APPROVED THIS _____ DAY OF _____, 20____

BY: _____
CITY OF MILWAUKIE, CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

BY: _____
CITY OF MILWAUKIE PLANNING MANAGER

APPROVED THIS _____ DAY OF _____, 20____

BY: _____
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH

APPROVED THIS _____ DAY OF _____, 20____

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: _____
DEPUTY

STATE OF OREGON }
 } S.S.
COUNTY OF CLACKAMAS }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED

_____ 20____ AT _____ O'CLOCK ____M.

AS PARTITION PLAT NO. _____

DOCUMENT NO. _____

CATHERINE MCMAULEN, CLACKAMAS COUNTY CLERK

BY: _____
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald Scott Sorenson
OREGON
JULY 11, 2017
DONALD SCOTT SORENSON
60310

RENEWAL DATE JUNE 30, 2024

SHEET 3 OF 3



CMT SURVEYING AND CONSULTING

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DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590
Y:\500-1287\dwg\5001287PLAT.dwg

VICINITY MAP

1 / 1 - 100% + [Map Controls]

