



CITY OF MILWAUKIE

June 12, 2025

Land Use File(s): MHLD-2025-003

Permit(s): 601-25-000226-STR-TH, 601-24-000231-STR-TH,
601-25-000235-STR-TH, 601-24-000238-STR-TH

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Manager on June 10, 2025.

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

Applicant(s): Eduard Shtogrin, Integrity Homes NW Inc.
Location(s): 10905, 10907, 10909, and 10911 SE Home Ave
Tax ID: 1S2E31BA10901
Application Type(s): Middle Housing Land Division
Decision: Approved with Conditions
Review Criteria: Milwaukie Municipal Code (MMC):

- MMC Title 17 Land Division, including:
 - MMC Chapter 17.24 Requirements for Tracts & Easements
 - MMC Chapter 17.26 Middle Housing & Expedited Land Divisions

Neighborhood(s) Hector Campbell

Appeal period closes: 5:00 p.m., June 26, 2025

This notice is issued in accordance with Oregon Revised Statutes (ORS) 92.031 and 197.360-380 as required by law. The complete case file for this application is available for review by appointment between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, City Hall, 10501 SE Main St. Please contact Ryan Dyar, Associate Planner at 503-786-7661 or dyarr@milwaukieoregon.gov, if you wish to view this case file or visit the project webpage at <http://www.milwaukieoregon.gov/planning/mhld-2025-003>.

This decision may be appealed by 5:00 p.m. on June 26, 2025, which is 14 days from the date of this decision. (Note: Please arrive by 4:45 p.m. for appeal payment processing.) As per ORS 197.375.(1), the applicant or any party that filed written comments during the previously established comment period may appeal the decision. As provided in ORS 197.375.(2), an appeal would be heard by a referee appointed by the City.

This decision will become final on the date above if no appeal is filed during the appeal period. Milwaukie Planning staff can provide information regarding forms, fees, and the appeal process at 503-786-7630 or planning@milwaukieoregon.gov.

Expiration

Per MMC Subsection 17.26.010.E.1.b, the preliminary plat approval of a middle housing land division is void if and only if a final middle housing land division plat is not approved within three (3) years of the tentative approval.

Conditions of Approval

1. The applicant's final plat application must include the items listed on the City of Milwaukie Final Plat Checklist. The following specific items and changes are required as part of the application:
 - a. A written narrative describing all changes made to the final plat that are not related to these conditions of approval.
 - b. A final plat that substantially conforms to the plans received by the Planning Department on June 4, 2025, and approved by this action, except as modified by these conditions of approval.
 - c. The final plat must include spaces for signatures by the Milwaukie Planning Manager and Milwaukie City Engineer, and a note indicating that this land division is subject to the requirements of City of Milwaukie Land Use File #MHLD-2025-003.
 - d. The final plat name must not be duplicative and must satisfy all other applicable requirements of the Clackamas County Surveyor and Oregon Revised Statutes.
 - e. The final plat must include the following notation:
 - (1) The sublots shown were created pursuant to a middle housing land division and may not be further divided.
 - (2) The middle housing developed on the sublots shown on the preliminary plat must remain middle housing and will not be considered to be any other housing type as a result of the middle housing land division.
 - (3) Accessory dwelling units are not permitted on sublots resulting from a middle housing land division.
 - (4) This plat was approved as a middle housing land division per ORS 92.031.
 - f. The final plat must include appropriate utility and access easements for the benefit of all affected sublots as applicable, including responsibilities for maintenance of the easement areas and common building elements. A declaration of the maintenance agreement(s) must be recorded and noted on the final plat.
2. Prior to approval of the final plat, the following must be resolved:

- a. The applicant must record a maintenance agreement that commits the property owner(s) as the designee(s) to maintain the utility and access easements; the applicant must also record a maintenance agreement for common building elements. The agreements must be recorded prior to the approval of the final plat.

Other requirements

1. MMC Section 17.04.120 Recording

As per MMC 17.04.120, partitions and subdivisions must be recorded by plat. An application for final plat must be submitted to both the City Planning Department and the County Surveyor. Once approved by the County Surveyor, a copy of the recorded final plat must be submitted to the City Planning Department.

Findings in Support of Approval

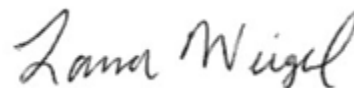
The Findings for this application are included as Exhibit 1.

Manager's Declaration of Impartiality

I certify that neither I nor any member of my immediate family has a material, personal, or financial relationship with the applicant. I further certify that no other relationship, bias, or ethical conflict exists which would have prevented me from evaluating the land use application solely on its merits and in accordance with the Milwaukie Municipal Code.

Decision

- ☐ Approved
☒ Approved with Conditions
☐ Denied



Laura Weigel, AICP
Planning Manager

Exhibits

1. Findings in support of approval
2. Preliminary partition plat

cc: Eduard Shtogrin owner/applicant (via email)
Planning Commission (via email)
City Council (via email)
Joseph Briglio, Assistant City Manager and Acting Community Development Director (via email)
Jennifer Garbely, City Engineer (via email)
Jeff Tolentino, Assistant City Engineer (via email)

Engineering Development Review (via email)
Patrick McLeod, Building Official (via email)
Stephanie Marcinkiewicz, Inspector/Plans Examiner (via email)
Harmony Drake, Permit Coordinator (via email)
Emilie Bushlen, Building Permit Technician (via email)
Shawn Olson, Fire Marshal, Clackamas Fire District #1 (via email)
North Clackamas School District
Owners of property within 100 ft of the subject property
NDA(s): Hector Campbell (via email)
Interested Persons (via email; some by mail)
Land Use File(s): MHLD-2025-003
Address File(s): 10905, 10907, 10909, 10911 SE Home Ave

EXHIBIT 1
Findings in Support of Approval
File #MHL-2025-003 10905-10911 SE Home Ave

Sections of the Milwaukie Municipal Code not addressed in these findings are found to be inapplicable to the decision on this application.

1. The applicant, Eduard Shtogrin, of Integrity Homes NW Inc., has applied for approval to divide the subject property to create four sublots using the middle housing land division process. The subject property is addressed as 10905-10911 SE Home and is zoned Moderate Density Residential (R-MD). The application file number is MHL-2025-003.
2. The subject property is approximately 11,908 sq ft (0.27 acres) and is currently vacant; a detached garage was demolished in early 2025 (permit #601-25-00149-STR-DEMO). The property is a flag lot that has frontage on Home Avenue and was created via partition plat 2023-018 (land-use file #R-2022-005). The applicant has submitted permits to develop an attached quadplex (townhouse style) on the site and proposes to divide the subject property to place each plex unit on its own subplot. The lots range in size, between 1,708 sq ft and 5,494 sq ft.

Oregon Senate Bill 458 (SB 458), adopted by the Oregon State Legislature in 2021, allows land divisions for middle housing units—enabling each unit and its associated land to be sold and owned separately. The bill builds on Oregon House Bill 2001, which was passed in 2019 and required certain jurisdictions to allow for middle housing types (i.e., duplexes, triplexes, fourplexes, townhomes, and cottage clusters) in areas zoned for single-detached housing.

SB 458 requires cities to allow these land divisions for any middle housing that complies with the local code adopted under Oregon Revised Statutes (ORS) 197A.420. Importantly, SB 458 prohibited cities from applying individual lot standards (e.g., lot size, dimensions, lot coverage, setbacks) to each subplot. Instead, these standards apply only to the “parent lot”. To divide the property as a middle housing land division, the division must comply with all aspects of ORS 92.031 as implemented through Milwaukie Municipal Code (MMC) Chapter 17.26.

3. The proposed land division constitutes a middle housing land division as per the definitions in MMC Chapter 17.08 and ORS 92.031. The proposal is subject to the following provisions of the MMC:
 - MMC Title 17 Land Division, including:
 - MMC Chapter 17.24 Requirements for Tracts & Easements
 - MMC Chapter 17.26 Middle Housing & Expedited Land Divisions

The application was submitted on April 10, 2025, and was deemed complete on April 29, 2025. While the application materials and MMC 17.12.020 reflect a Type II review process for middle housing land divisions, city staff became aware through completeness review that ORS 197.360 specifies that middle housing land divisions are not a land use or limited land

use decision as defined under ORS 197.015. They have specific application noticing procedures, approval and appeal criteria specified in ORS 92.031 and 197.360-380. The application is therefore being processed in accordance with the applicable provisions of the ORS, rather than the Type II procedures identified in MMC 19.1005.

4. MMC Title 17 Land Division

MMC Title 17 establishes the standards and procedures for land division and property boundary changes.

a. MMC Chapter 17.24 Requirements for Tracts & Easements

MMC 17.24 establishes the requirements for the tracts and easements that may be necessary for a proposed land division. Specifically, MMC Section 17.24.010 establishes requirements for the ownership of tracts and for accompanying maintenance agreements.

(1) Ownership of Tracts

Unless otherwise specified in this title or the land use decision, tracts must be owned by either the property owners served by the tract, a homeowners' association, a non-profit organization, or the City or other jurisdiction.

No tracts are proposed in the proposed land division.

(2) Maintenance Agreement

The applicant must record with the County Recorder a maintenance agreement that commits the owners or owners' designee to maintain all elements of the tract or easement. Facilities within the tract or easement that will be maintained by a specified City agency may be recorded in a separate maintenance agreement. The maintenance agreement must be submitted to the County Recorder to be recorded with the final plat.

The proposed land division includes utility and access easements for the four sublots as needed. A condition has been established to require the recording of a maintenance agreement that commits the property owner(s) as the designee(s) to maintain the shared easements. A maintenance agreement will be recorded prior to approval of the final plat. As conditioned, this standard is met.

As conditioned, the Planning Manager finds that the proposed middle housing land division meets the applicable standards of MMC 17.24.

b. MMC Chapter 17.26 Middle Housing and Expedited Land Divisions

MMC Section 17.26.010 specifies the process, procedures, and approval criteria for middle housing and expedited land divisions.

MMC Subsection 17.26.010.A establishes that middle housing land division is a partition or subdivision of a lot or parcel on which a middle housing project has been developed or approved for development under the provisions of this code and ORS 197A.420. Following the land division, the units of land created in a middle housing

land division (the sublots or subparcels) will be collectively considered a single lot or parcel for all but platting and property transfer purposes under city code and state rules and statutes; including for lot standards (e.g., size, setback, lot coverage, lot width and depth), definition of unit type, allowed number of dwelling units and accessory dwelling units, and compliance with middle housing rules and statutes in ORS 197 and Oregon Administrative Rules (OAR) 660-046.

MMC Subsection 17.26.010.B requires that applications for any land division affecting middle housing as provided in ORS 197A.420(2) must be processed as an expedited land division process as outlined in ORS 197.360 to 197.380. Further division of the resulting sublots or subparcels in an approved middle housing land division is prohibited.

MMC Subsection 17.26.010.C requires a two-step process for middle housing land division: a preliminary plat and a final plat. The preliminary plat is processed as an expedited land division as per ORS 197.360-380. The preliminary plat must be approved before the final plat can be submitted for approval. The final plat must satisfy all conditions of approval imposed as part of the preliminary plat approval.

The applicant has submitted permits to develop an attached quadplex (i.e., four attached dwelling units) on the subject property and proposes to subdivide the lot to place each dwelling unit on its own subplot. This action constitutes a middle housing land division and is subject to review as an expedited land division. An application for final plat will be accepted once the preliminary plat has been approved.

MMC Subsection 17.26.010.D establishes the approval criteria for the preliminary plat for a middle housing land division.

- (1) The proposed preliminary plat complies with Title 19 and other applicable ordinances, regulations, and design standards.

As demonstrated by the application submittal materials and as reflected in the approval of building permits (referenced above), the proposed land division complies with all applicable standards of MMC Titles 17 and 19. As proposed, this criterion is met.

- (2) The proposed division will allow reasonable development and will not create the need for a variance of any land division or zoning standard.

The proposed land division will establish four sublots, each accommodating an individual unit from the quadplex that is allowed outright in the underlying R-MD zone. The proposed land division does not create the need for any variances. As proposed, this criterion is met.

- (3) The proposed subdivision plat name is not duplicative and the plat otherwise satisfies the provisions of Oregon Revised Statutes (ORS) 92.090(1).

A condition has been established to ensure that the subdivision plat name is not duplicative and that the plat satisfies any other applicable requirements of the Clackamas County Surveyor and ORS. As conditioned, this criterion is met.

- (4) The streets and roads are laid out so as to conform to the plats of subdivisions already approved for adjoining property as to width, general direction, and in all other respects unless the City determines it is in the public interest to modify the street or road pattern.

No new streets or roads are included in the proposed land division. This criterion is not applicable.

- (5) A detailed narrative description demonstrating how the proposal conforms to all applicable code sections and design standards.

The applicant's submittal materials include a narrative that addresses all applicable code sections and design standards.

- (6) Approval of a preliminary plat for a middle housing land division will be granted if the Planning Manager finds that the applicant has met all of the following criteria:

- (a) The middle housing development complies with the Oregon Residential Specialty Code and the applicable middle housing regulations in this code. To demonstrate compliance with this criterion, the applicant must submit approved building permits or concurrent building permits demonstrating that existing or proposed structures comply with the Oregon Residential Specialty Code and middle housing regulations in Titles 12 and 19;

The proposed land division involves the development of an attached quadplex, which is currently in permit review. The permits for all four units have been deemed approvable with respect to all applicable criteria. This standard is met.

- (b) The middle housing development is in compliance with the land use regulations applicable to the parent lot allowed under ORS 197.758(5) (renumbered 197A.420(5));

The subject of the proposed land division is an attached quadplex development, which is an outright permitted use in the underlying R-MD zone. The parent lot's compliance with the applicable land use regulations was reviewed through the building permitting process (permits are referenced above). This standard is met.

- (c) Separate utility service connections for public water, sewer, and stormwater will be provided for each dwelling unit;

Public water and public sanitary sewer connections will be provided for each dwelling unit in the quadplex. The proposed land division includes utility easements as needed to allow for sewer and water utilities to be provided for each of the resulting sublots. This standard is met.

- (d) Easements will be provided as necessary for each dwelling unit on the site for:

- (i) Locating, accessing, replacing, and servicing all utilities;

- (ii) Pedestrian access from each dwelling unit to a private or public road;
- (iii) Any common use areas or shared building elements;
- (iv) Any dedicated driveways or parking; and
- (v) Any dedicated common area.

The proposed land division includes utility easements for all four sublots as needed, as well as easements for pedestrian and vehicular access across the shared driveway. There are no dedicated common areas. As proposed by the applicant, a maintenance agreement will be recorded that requires maintenance of common building elements. A condition has been established to ensure that the necessary easements will be recorded. As conditioned, this standard is met.

- (e) Exactly one dwelling unit will be located on each subplot except for lots or tracts used as common areas, on which no dwelling units will be permitted.

As proposed, the land division will result in four sublots, with one dwelling unit located on each subplot. This standard is met.

- (f) Buildings or structures on a subplot will comply with applicable building code provisions relating to new property lines.

The subject property is vacant and the proposed quadplex is currently in permit review. The permits for all four units have been deemed approvable. This standard is met.

- (g) Structures or buildings located on the sublots will comply with the Oregon Residential Specialty Code.

All dwelling units on the proposed sublots have been deemed approvable under the Oregon Residential Specialty Code. This standard is met.

- (h) Where a resulting lot abuts a street that does not meet City standards, street frontage improvements will be constructed and, if necessary, additional right-of-way (ROW) will be dedicated, pursuant to Chapter 19.700.

No street improvements were required in conjunction with the partition replat that produced the subject property (primary file #R-2022-005 and final plat file #FP-2023-002). No additional improvements or ROW dedication are necessary. This standard is met.

- (i) The proposed middle housing land division will not cause any existing improvements on the sublots to be inconsistent with applicable standards in this land use code.

There are no existing improvements on the subject property. This standard is met.

As proposed and conditioned, the specific criteria for middle housing land division are met.

As proposed and conditioned, the Planning Manager finds that the proposed preliminary plat for middle housing land division meets the applicable criteria in 17.26.

The Planning Manager finds that the proposed middle housing land division meets all applicable standards of MMC Title 17.

5. The application was referred to the following departments and agencies on May 2, 2025:

- Milwaukie Community Development Department
- Milwaukie Building Department
- Milwaukie Engineering Department
- Milwaukie Public Works Department
- Milwaukie City Attorney
- Clackamas Fire District #1
- Hector Campbell Neighborhood District Association (NDA) and Land Use Committee
- North Clackamas School District
- NW Natural

In addition, a revised notice of the public hearing was mailed to owners and residents of properties within 100 ft of the subject property on May 2, 2025.

Comments received are summarized below by individual commenters; not all commenters live within the 100 ft notice buffer.

- **Lara and Marco Magnani** – raised concerns regarding number of units being allowed; lack of parking; size of lot; privacy impacts; tree removal; neighborhood character; fire safety risk; lack of concern for existing neighbors; process and noticing concerns; electric utility concerns.
- **Brendan McCarthy** – raised concerns regarding vehicular traffic; increased use of Homewood Park; management of and fire safety risk at Homewood Park.
- **Taylor Booth** – raised concerns regarding power pole behind house.
- **Linda Hedges** – raised concerns regarding light pollution on Homewood Park; existing management of Homewood Park; lighting promoting criminal activity; lack of on-street parking; character of neighborhood; privacy impacts; process and noticing concerns.
- **Nick Beresford** – raised concerns about proximity to public park and neighborhood disruption; traffic and safety concerns; environmental impacts; inconsistency of proposal with applicable land-use regulations; natural resource buffering; neighborhood compatibility; lack of infrastructure analysis.
- **Bernie Stout** – raised concerns about off-street parking; light pollution into Homewood Park; tree removal.

- **Sharon Hayes** – raised concerns about lack of privacy; height of development; off-street parking; outdoor play area; residence of developer; lack of respect; trespassing; tree removal.

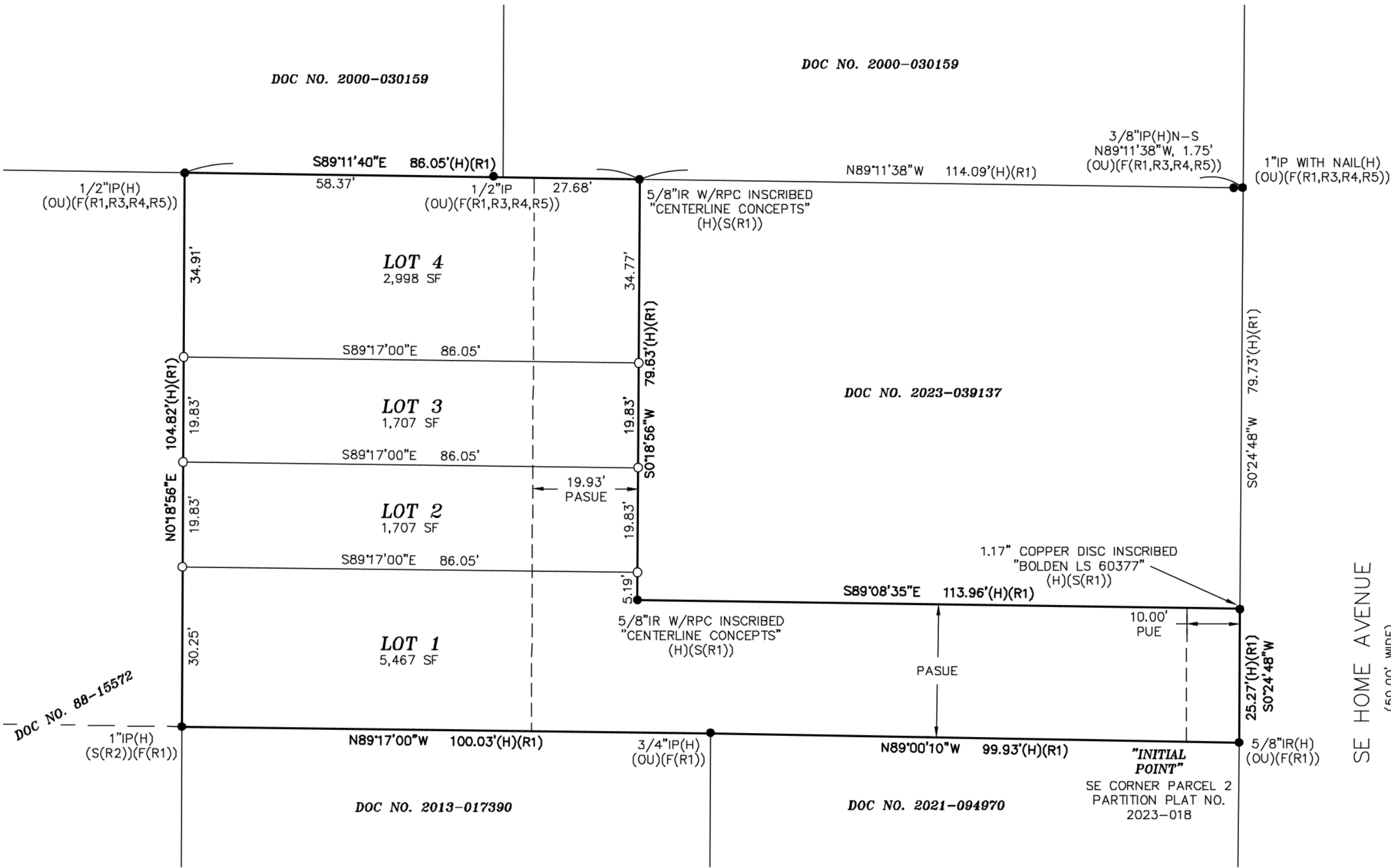
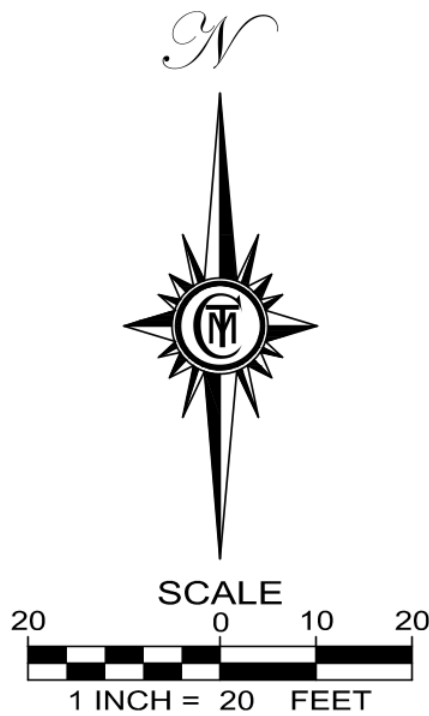
HOME TOWNHOMES MIDDLE HOUSING

A REPLAT OF PARCEL 2, PARTITION PLAT NO. 2023-018, CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

APRIL 9, 2025
SURVEYED FOR: INTEGRITY HOMES NW

BOOK _____ PAGE _____

RECORDED AS PLAT NO. _____



NARRATIVE

1. THE PURPOSE OF THIS REPLAT IS TO CREATE A MIDDLE HOUSEING PLAT ON PARCEL 2, PARTITION PLAT NO. 2023-018 CLACKAMAS COUNTY PLAT RECORDS.
2. THE BOUNDARY WAS HELD PER PARTITION PLAT NO. 2023-018, CLACKAMAS COUNTY PLAT RECORDS.

LEGEND

- FOUND MONUMENTS AS NOTED
- 5/8" X 30" IRON ROD WITH YPC INSCRIBED "CMT" SET ON: XX/XX/2025
- IR = IRON ROD
- IP = IRON PIPE
- W/YPC = WITH YELLOW PLASTIC CAP
- W/RPC = WITH RED PLASTIC CAP
- SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- (F/S()) = DOCUMENTS REFERENCED (F=FOUND BY) (S=SET BY) ()=REF.
- () = RECORD REFERENCE
- (R1) = REFERENCE SURVEY NUMBER OR PLAT NAME
- (H) = HELD
- (OU) = ORIGIN UNKNOWN
- N-S = NORTH-SOUTH
- PUE = PUBLIC UTILITY EASEMENT
- PASUE = PRIVATE ACCESS, SERVICES, AND UTILITY EASEMENT
- DOC NO. = DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
- SQFT = SQUARE FEET

REFERENCES

- R1 PARTITION PLAT NO. 2023-018
R2 PLAT OF "HOMWOOD PARK", CLACKAMAS COUNTY PLAT RECORDS
R3 SN 28808
R4 SN 27774
R5 SN 26346

DEEDS

DOC NO. 2024-042267

- PAAE PRIVATE PEDESTRIAN ACCESS AND EMERGENCY ACCESS & EGRESS EASEMENT TO BENEFIT LOTS 1 THRU 8.
PSUE PRIVATE SERVICES AND UTILITY EASEMENT TO BENEFIT LOTS 1 THRU 8.



EXPIRES DECEMBER 31, 2026

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

SHEET 1 OF 2



CMT SURVEYING AND CONSULTING

20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590
Y: \343-015\dwg\34.3015PLAT.dwg

HOME TOWNHOMES MIDDLE HOUSING

A REPLAT OF PARCEL 2, PARTITION PLAT NO. 2023-018, CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

APRIL 9, 2025

SURVEYED FOR: INTEGRITY HOMES NW

BOOK _____ PAGE _____

RECORDED AS PLAT NO. _____

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT JOSEPH A. TROYCHAK AND LISA M. TROYCHAK, CO-TRUSTEES OF THE TROYCHAK 2014 FAMILY TRUST, DATED OCTOBER 30, 2014, THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE MAP TO BE A TRUE AND CORRECT MAP OF THE PLAT OF SAID PROPERTY AND HAS CAUSED THE PLAT TO BE PREPARED AND THE PROPERTY PLATTED AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

JOSEPH A. TROYCHAK, INDIVIDUAL

LISA M. TROYCHAK, INDIVIDUAL

JOHN A. TROYCHAK, CO-TRUSTEE OF THE TROYCHAK 2014 FAMILY TRUST, DATED OCTOBER 30, 2014

LISA M. TROYCHAK, CO-TRUSTEE OF THE TROYCHAK 2014 FAMILY TRUST, DATED OCTOBER 30, 2014

NOTES

- THIS PLAT WAS APPROVED AS A MIDDLE HOUSING LAND DIVISION UNDER ORS 92.031.
- THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF MILWAUKIE CASE FILE NO. _____.
- A DECLARATION OF MAINTENANCE AGREEMENT FOR EASEMENTS AND COMMON BUILDING ELEMENTS HAS BEEN RECORDED AS DOCUMENT NO. _____ CLACKAMAS COUNTY DEED RECORDS.

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 PLAT, BEING THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 2024-042267, CLACKAMAS COUNTY DEED RECORDS, BEING PARCEL 2, PARTITION PLAT NO. 2023-018, CLACKAMAS COUNTY PLAT RECORDS. LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH NO CAP, FOUND AT THE SOUTHEAST CORNER OF SAID PARCEL 2 OF SAID PLAT, SAID CORNER BEING ON THE WEST RIGHT OF WAY LINE OF SE HOME AVENUE (50.00' WIDE). THENCE LEAVING SAID WEST RIGHT OF WAY LINE, NORTH 89°00'10" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 99.93 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL 2, NORTH 89°17'00" WEST, A DISTANCE OF 100.03 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°18'56" EAST, ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 104.82 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°11'40" EAST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 86.05 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°18'56" WEST, ALONG THE MOST WESTERLY EAST LINE OF SAID PARCEL 2, A DISTANCE OF 79.63 FEET; THENCE SOUTH 89°08'35" EAST, A DISTANCE OF 113.96 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL 2, SAID CORNER BEING ON THE WEST RIGHT OF WAY LINE OF SAID SE HOME AVENUE; THENCE SOUTH 00°24'48" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 25.27 FEET TO THE INITIAL POINT.

CONTAINING 11,879 SQUARE FEET, MORE OR LESS.

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON _____, 202__.

BY JOSEPH A. TROYCHAK
CO-TRUSTEE OF THE TROYCHAK FAMILY TRUST
DATED OCTOBER 30, 2014

NOTARY SIGNATURE

NOTARY PUBLIC (PRINTED NAME)- OREGON

COMMISSION NO.

MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON _____, 202__.

BY JOSEPH A. TROYCHAK-INDIVIDUAL

NOTARY SIGNATURE

NOTARY PUBLIC (PRINTED NAME)- OREGON

COMMISSION NO.

MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF CLACKAMS } SS

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON _____, 202__.

BY LISA M. TROUYCHAK
CO-TRUSTEE OF THE TROYCHAK FAMILY TRUST
DATED OCTOBER 30, 2014

NOTARY SIGNATURE

NOTARY PUBLIC (PRINTED NAME)- OREGON

COMMISSION NO.

MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON _____, 202__.

BY LISA M. TROYCHAK-INDIVIDUAL

NOTARY SIGNATURE

NOTARY PUBLIC (PRINTED NAME)- OREGON

COMMISSION NO.

MY COMMISSION EXPIRES

APPROVALS

APPROVED THIS _____ DAY OF _____, 20__

BY: _____
CITY OF MILWAUKIE, PLANNING MANAGER

APPROVED THIS _____ DAY OF _____, 20__

BY: _____
CITY OF MILWAUKIE, CITY ENGINEER

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 AS OF _____, 20__

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: _____
DEPUTY

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

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

_____, 20__ AT _____ O'CLOCK __.M.

AS PLAT NO. _____.

DOCUMENT NO. _____

CATHERINE MCMULLEN, CLACKAMAS COUNTY CLERK

BY: _____
DEPUTY



EXPIRES DECEMBER 31, 2026

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

SHEET 2 OF 2



CMT SURVEYING AND CONSULTING

20330 SE HIGHWAY 212
DAMASCUS, OR 97089
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