



CITY OF

# PORTLAND, OREGON

BUREAU OF PLANNING

Charlie Hales, Commissioner  
David C. Knowles, Director  
1120 S.W. 5th, Room 1002  
Portland, Oregon 97204-1966  
Telephone: (503) 823-7700  
FAX (503) 823-7800

## NOTICE OF A FINAL PLAT SUBMITTAL

**Case File Number: LUR 97-00390 SU**  
**Madison Place**

**DATE:** January 15, 1998  
**TO:** Interested Person  
**FROM:** Courtney Duke, Associate Planner, Development Review (823-6968)

**Applicants** Chet Atonsens, deedholder  
Pacific Western Homes  
PO Box 20788  
Portland OR 97220

**Representative:** Jim Stormo  
Pinnacle Engineering  
625 SE 6<sup>th</sup> Avenue Court  
Portland OR 97219  
PHONE: 244-6373

**Location:** Northeast of the intersection of NE 84<sup>th</sup> Avenue and NE Russell Street

**Legal Description:** Section 28, T1N, R2E, Willamette Meridian, a portion of Parcel 1

**Tax Account No.** R-94228-0130 **Map:** 2739

**Neighborhood:** Madison South

**District Neighborhood Coalition:** Central Northwest Neighbors

**Zoning/Designations:** EG2h, General Employment 2 with an airport height restriction overlay zone

**Land-Use Review:** Final Plat approval for 35 lot subdivision with a public street

The tentative plan for LUR 97-00390 SU was approved by the City Council on January 5, 1998. The applicant has submitted the Tentative Plan to the Bureau of Planning for final plat approval as required by Title 34.20.070 of the City's Subdivision and Partitioning Regulations. This final technical review and approval by the Bureau of Planning ensures that the plat conforms with the Approved Tentative Plan and with the Conditions of Approval imposed by the review body. This is not an opportunity to add or change conditions or to review other issues.

You may review the materials submitted at the Bureau of Planning. If you would like to comment on this submittal, we need to receive your written comments by 5:00 pm on **January 30, 1998**. Please mail or deliver your comments to the address above, and include the Case File Number in your letter. It also is helpful to address your letter to me. We will mail you a copy of our decision only if you comment in

writing to us. There will be no public hearing.

If you disagree with our approval of this final plat, you may appeal the decision to the Oregon Land Use Board of Appeals (LUBA). Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. Also, if you do not raise an issue with enough specificity to give the Planning Bureau an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

The file on this case is available for your review at our office, and I can provide some information over the phone. Copies of the submitted information are available for a fee.

**If you need a large-print copy of this notice or any documents on this case, call Courtney Duke at 823-6968.**





# MADISON SQUARE

LOCATED IN THE NORTHWEST 1/4 OF SECTION 28, T. 1 N., R. 2 E., W.M., CITY OF PORTLAND MULTNOMAH COUNTY, OREGON

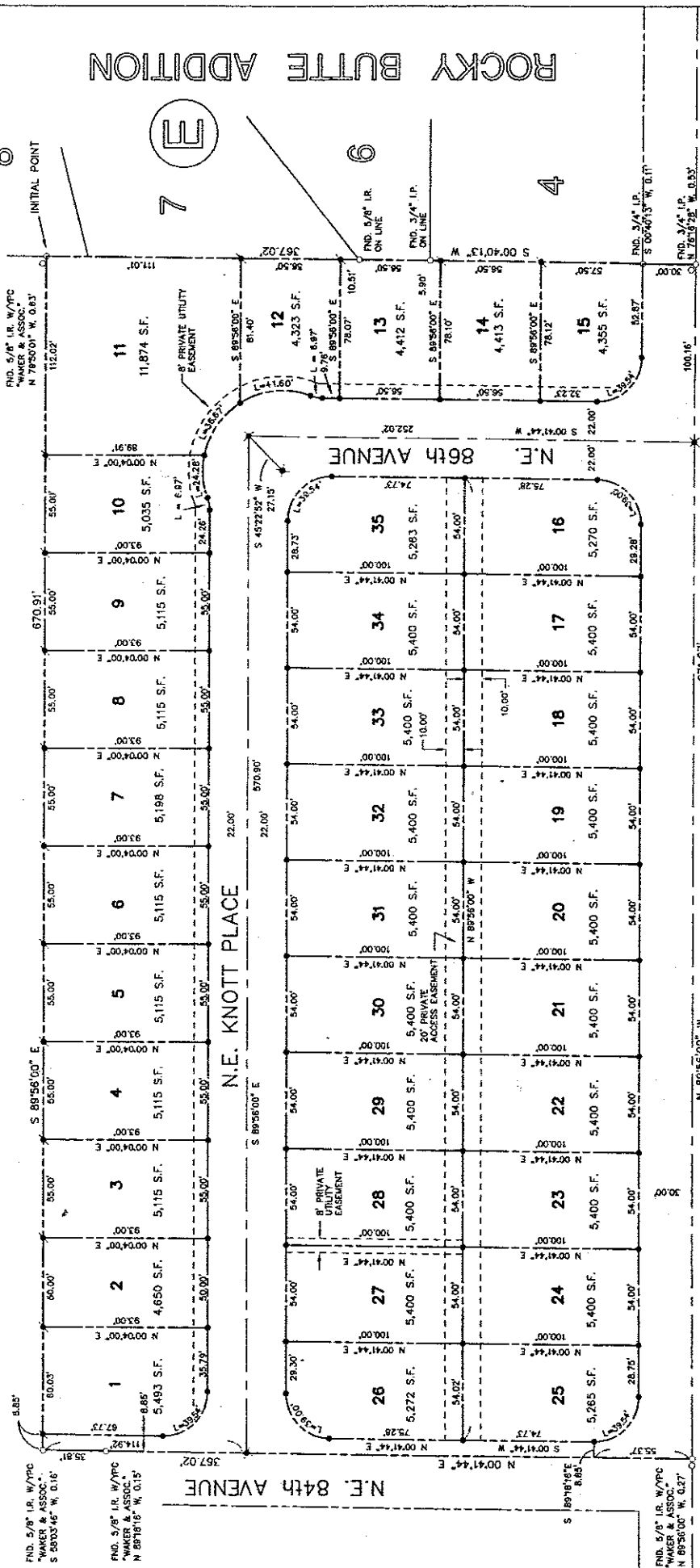
OCTOBER 28, 1987

### NARRATIVE & NOTES:

- FOR BASIS OF BEARING AND BOUNDARY DETERMINATION SEE S.N. XXXXXX "WAKER & ASSOC." SURVEY RECORDS.
- THIS PLAT IS SUBJECT TO THE RECORDS AND CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN HEARINGS OFFICER FILE NO. 97-00380 SU CU ZC.

LOT	RADIUS	LENGTH	CHORD	BEARING	DELTA
LOT 1	25.00'	39.54'	35.95'	S 44°37'08" E	90°37'44"
LOT 2	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 3	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 4	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 5	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 6	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 7	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 8	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 9	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 10	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 11	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 12	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 13	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 14	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 15	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 16	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 17	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 18	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 19	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 20	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 21	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 22	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 23	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 24	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 25	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 26	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 27	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 28	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 29	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 30	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 31	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 32	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 33	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 34	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"
LOT 35	43.00'	63.38'	58.30'	S 53°03'45" W	135°03'30"

SCALE: 1" = 40'



### LEGEND

- DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INScribed TO L & L LAND SURVEYING INC. OR MONUMENT AS NOTED.
- ✱ DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INScribed TO L & L LAND SURVEYING INC. SET.
- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INScribed TO L & L LAND SURVEYING INC. TO BE POST MONUMENTED. SET ON.
- ✱ S.F. - DENOTES SQUARE FEET.

DENOTES 5/8" X 30" IRON ROD WITH ALUMINUM CAP INScribed TO L & L LAND SURVEYING INC. TO BE POST MONUMENTED. SET.

I ALSO CERTIFY THIS IS A TRUE AND EXACT COPY OF THE PLAT AND OF "MADISON SQUARE"

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON MICHAEL D. REINICK 2716

RENEWAL DATE: 01-01-99

# MADISON SQUARE

LOCATED IN THE NORTHWEST 1/4 OF SECTION 28, T. 1 N., R. 2 E., W.M., CITY OF PORTLAND MULTNOMAH COUNTY, OREGON

OCTOBER 28, 1997

### SURVEYOR'S CERTIFICATE:

I, MICHAEL D. BENNICK HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PLAT OF "MADISON SQUARE", BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 28, T. 1 N., R. 2 E., W.M., IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "G & L LAND SURVEYING, INC." IN THE WEST LINE OF LOT 6, BLOCK "E" OF THE PLAT OF "ROCKY BUTTE, ADDITION", THENCE ALONG THE WEST LINE OF SAID BLOCK "E" S. 00°45'13" W. 367.02 FEET TO A POINT MARKED WITH YELLOW PLASTIC CAP MARKED "G & L LAND SURVEYING, INC." ON THE CENTERLINE OF N.E. RUSSELL STREET.

THENCE ALONG SAID CENTERLINE N. 89°50'00" W. 671.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "G & L LAND SURVEYING, INC.", THENCE LEAVING SAID CENTERLINE N. 00°41'44" E. 367.02 FEET TO A POINT MARKED WITH YELLOW PLASTIC CAP MARKED "WALKER & ASSOC." BEARS S. 89°03'46" W. 616 FEET;

THENCE ALONG THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED DATED RECORDS S. 8936000 S. 07818 FEET TO THE INITIAL POINT. CONTAINING 5.65 ACRES MORE OR LESS.

### CITY OF PORTLAND APPROVALS:

PLANNING BUREAU FILE NO. LUR 97-00390 SU CU ZC

APPROVED \_\_\_\_\_ 199 \_\_\_\_\_

HEARINGS OFFICER \_\_\_\_\_ CITY OF PORTLAND, OREGON

APPROVED \_\_\_\_\_ 199 \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ CITY OF PORTLAND, OREGON

APPROVED \_\_\_\_\_ 199 \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ CITY OF PORTLAND, OREGON

### MULTNOMAH COUNTY APPROVALS:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 199 \_\_\_\_\_ MULTNOMAH COUNTY SURVEYOR

BY: \_\_\_\_\_

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 82.085 HAVE BEEN PAID AS OF \_\_\_\_\_ 199 \_\_\_\_\_

DIRECTOR, DIVISION OF ASSESSMENT & TAXATION MULTNOMAH COUNTY, OREGON

BY: \_\_\_\_\_

APPROVED \_\_\_\_\_ 199 \_\_\_\_\_

CHAIRPERSON BOARD OF COUNTY COMMISSIONERS MULTNOMAH COUNTY, OREGON

STATE OF OREGON } COUNTY OF MULTNOMAH } SS

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

IN BOOK \_\_\_\_\_ 199 \_\_\_\_\_ AT \_\_\_\_\_ H. \_\_\_\_\_ OR PAGES \_\_\_\_\_ COUNTY RECORDING OFFICE

BY: \_\_\_\_\_ DEPUTY

DOCUMENT NO. \_\_\_\_\_

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 25, 1988  
MICHAEL D. BENNICK  
MICHAEL 2718

RENEWAL DATE: 01-01-99

I ALSO CERTIFY THIS IS A TRUE AND EXACT COPY OF THE PLAT OF "MADISON SQUARE"

### ACKNOWLEDGEMENT

STATE OF OREGON } COUNTY OF MULTNOMAH } S.S.

THIS COPIES THAT ON THIS DAY OF \_\_\_\_\_ 1997 BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ SAY THAT HE IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT HE HAS EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

CHET ANTONSEN

NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES \_\_\_\_\_

### INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 82.075, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH CORNERS OF MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ MULTNOMAH COUNTY DEED RECORDS.

MULTNOMAH COUNTY SURVEYOR  
DATE: \_\_\_\_\_