

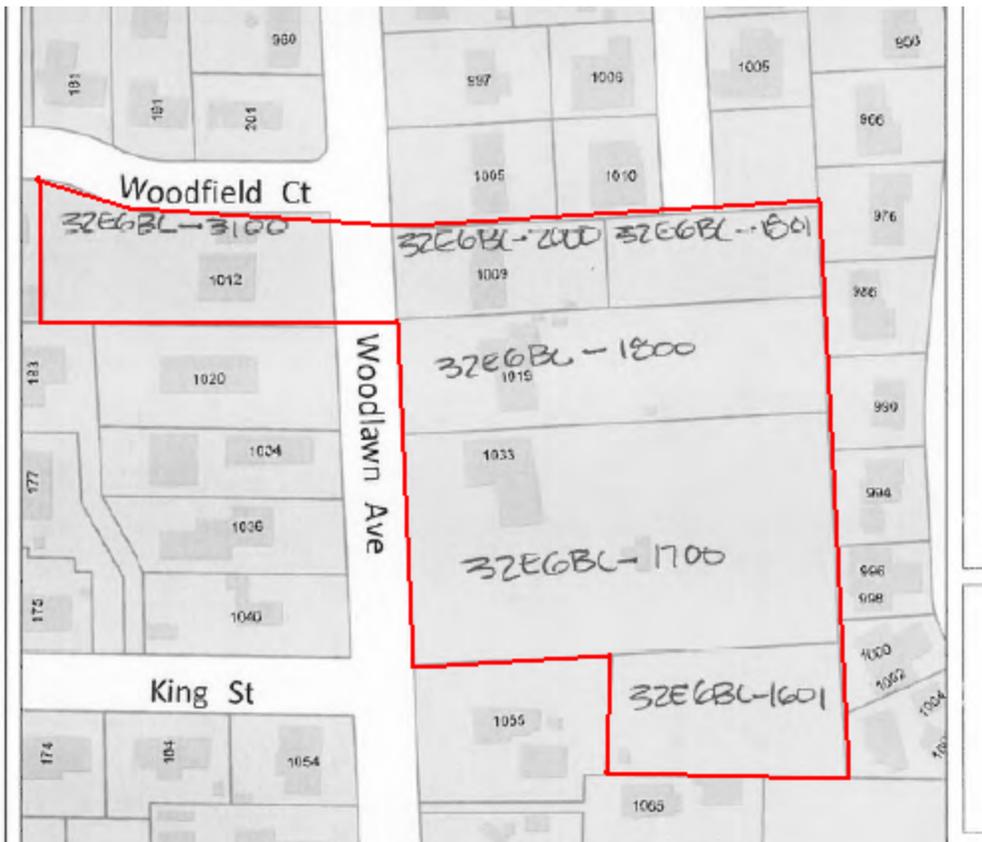
**From:** Laura Terway  
**To:** ["ochall@comcast.net"](mailto:ochall@comcast.net)  
**Cc:** ["Mark Westermann"](#)  
**Subject:** ZC 13-02: Woodlawn  
**Date:** Tuesday, December 03, 2013 2:45:00 PM  
**Attachments:** [Southend Neighborhood Mtg.pdf](#)  
[1999 LL.pdf](#)  
[image002.png](#)

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Mr. Hall,

The notes from the neighborhood meeting you requested are enclosed.

Also, I have had an opportunity to review the legality of the tax lot at the southern portion of the Zone Change proposal (Tax Lot 1601). Though they are separate tax lots for tax purposes, Tax Lots 1700 and 1601 are actually part of the same lot. The approved Lot Line Adjustment from 1999 is attached. Though it is legal to create an additional tax lots, the tax lots are created for taxable purposes and the appearance of Tax Lot 1601 does not result in the creation of a separate building lot. Land divisions and/or the creation of a new building lot require approval by the City of Oregon City Planning Division pursuant to Oregon City land division and zoning regulations. As the City is not aware of an approval creating Clackamas County Map 3-2E-06BC, Tax Lot 1601, it is assumed that the tax lot is not a legal building lot and cannot be sold as a separate lot. We have informed the applicant of this information as well.



Please let me know if you have any additional questions or concerns.

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## Southend Neighborhood Ass / Aug 15<sup>th</sup>, 2013 Meeting

Presented our intention to seek rezoning and development of our properties on Woodlawn Ave..

Questions were asked:

What does R-6 & R-8 mean?

Why do you need to rezone, What would the development entail?

Will these be single family homes?

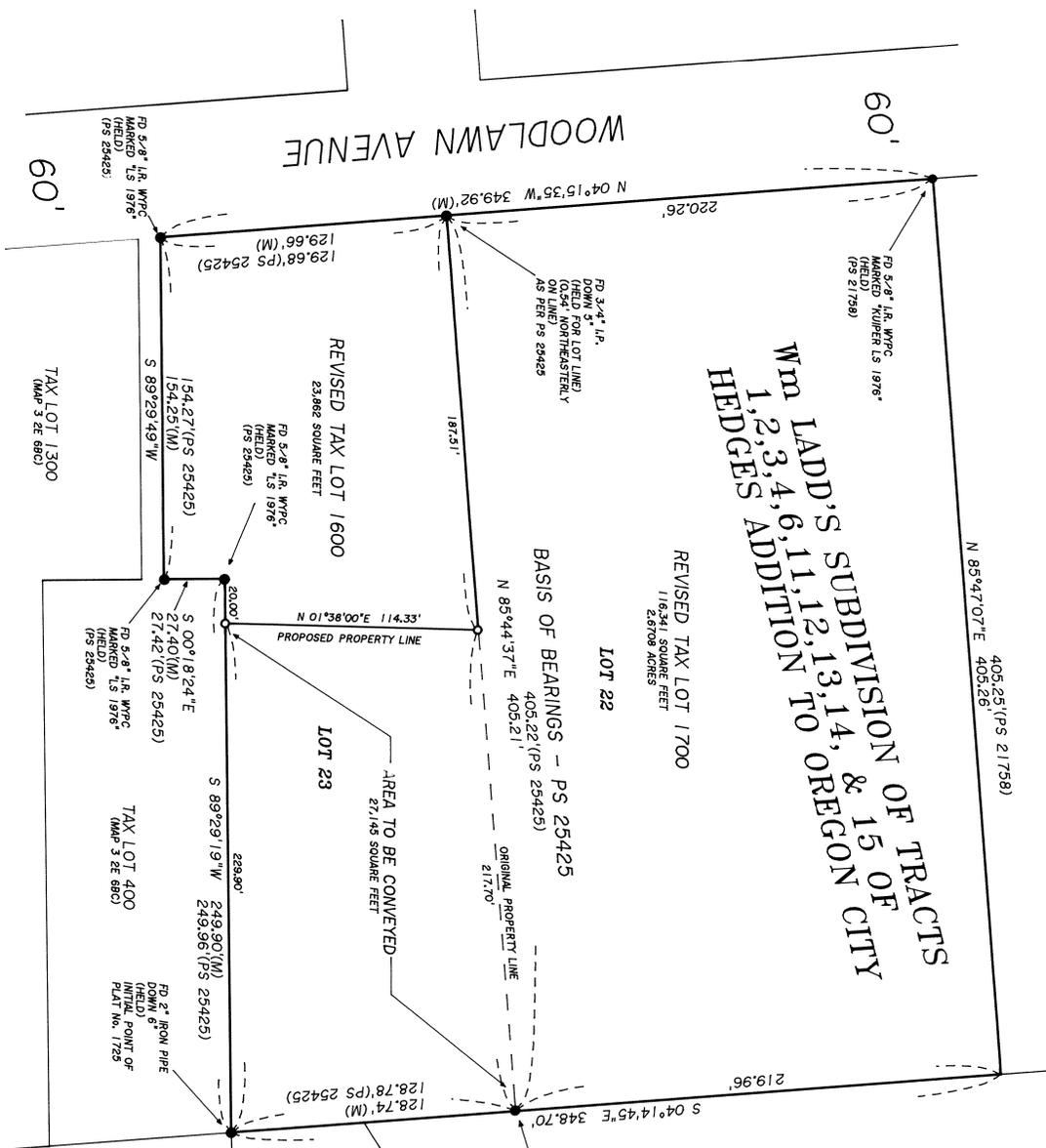
How many houses would you be adding?

Would the road just dead-end?

Where will the road eventually go?

After answering the questions, attendees encouraged us to “ go for it “.

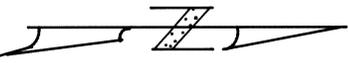
Prepared by Mark Westermann



**HAZELWOOD PARK No. 5**  
 PLAT No. 1725

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*[Signature]*  
 OREGON  
 RICHARD S. LOVE  
 EXPIRES 12/31/00

SCALE: 1" = 40'



**NARRATIVE:**  
 THE BASIS OF BEARINGS OF THIS SURVEY IS THE NORTH LINE OF THAT TRACT OF LAND BEING RECORDED AS HAZELWOOD PARK PLAT NO. 1725, OREGON COUNTY, OREGON, AS SHOWN ON THE ATTACHED MAP.  
 THE PURPOSE OF THIS SURVEY WAS TO PROPOSELY MONUMENT A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN DEED DOCUMENTS 99-74823 AND 98-77992, TAX LOTS 1600 AND 1700, MAP 3 ZE 68C1.  
 MONUMENTS AND OTHER DATA FROM PS 25425 WERE HELD FOR BOUNDARY DETERMINATION. THE ADJUSTED PROPERTY LINE WAS AS PER CLIENT'S INSTRUCTIONS.  
**NOTES:**  
 ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS SPECIFICALLY STATED OTHERWISE.  
 ALL TAX LOT NUMBERS RELATE TO THE CURRENT TAX ASSESSOR'S MAP 3 ZE 68C.  
**REFERENCE SURVEYS**  
 PS 25425  
 PS 21738  
 PS 21738  
 HEDGES ADDITION TO OREGON CITY, PLAT NO. 288  
 Wm. LADD'S SUBDIVISION OF TRACTS 1, 2, 3, 4, 6, 11, 12, 13, 14, 15  
 OF HEDGES ADDITION TO OREGON CITY

CLACKAMAS COUNTY SURVEYOR  
**RECEIVED**  
 MAY 6 1999  
 County Surveyor  
 DATE FILED: 5/6/99

**LEGEND**  
 ● MONUMENT FOUND AS NOTED  
 ○ 5/8" x 3/4" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED  
 (M) MEASURED DATA  
 (D) DEED DATA  
 (H) HELD  
 (R) ROUND  
 (P) PIPE  
 (C) CENTER LINE  
 (W) WITH YELLOW PLASTIC CAP  
 (R/W) RIGHT OF WAY  
 (P.S. XXXXX) PRIVATE SURVEY RECORD ON FILE AT CLACKAMAS COUNTY SURVEYOR'S OFFICE

**PROJECT:**  
 PROPOSED PROPERTY LINE ADJUSTMENT SURVEY  
 BETWEEN DEED DOCUMENTS 99-74823 & 98-77992

**LOCATION:**  
 SW 1/4 OF THE NW 1/4 OF SEC. 6, T. 35, R. 2E, W.M.  
 CITY OF OREGON CITY, OREGON

**CLIENT:**  
 JAMES W. HODGKINSON

**DATE:** APRIL 16, 1999

**SCALE:** 1" = 40'

**JOB NUMBER:** 99-2508

**DICK LOVE LAND SURVEYS, INC.**  
 P.O. BOX 307 GLADSTONE, OR 97027 (503)-666-4815