

KNOW ALL MEN BY THESE PRESENTS, That
TUALATIN VENTURES, INC.

a corporation duly organized and existing under the laws of the State of OREGON
in consideration of Ten and no/100-- Dollars,
to it paid by DONALD L. FOWLER AND VERN FOWLER

does hereby grant, bargain, sell and convey to said DONALD L. FOWLER AND VERN FOWLER

heirs and assigns forever, the following real property, with the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining; and also all its estate, right, title and interest, at law and equity, therein and thereto, situated in the County of CLACKAMAS and State of Oregon, bounded and described as follows, to-wit:

Part of the John S. Howland D.L.C. No. 45 in T.3.S.R.2.E, of the W.M., in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a stake at the most westerly corner of that tract conveyed to Tualatin Ventures, Inc., by deed recorded in Book 599 page 352, records of Clackamas County, Oregon, which said point is South 43 deg. West 31.72 chains from the most northerly corner of said Howland D.L.C.; thence running South 45 deg. 45' East 684 feet; thence North 43 deg. East 200 feet; thence North 45 deg. 45' West 684 feet to the northerly line of said Howland D. L.C.; thence South 43 deg. West 200 feet to the place of beginning.

ALSO an easement 50 feet in width adjoining the above tract along the northeasterly line thereof, for road purposes.



TO HAVE AND TO HOLD the same to the said DONALD L. FOWLER and VERN FOWLER heirs and assigns forever. And the said TUALATIN VENTURES, INC. does covenant with the said DONALD L. FOWLER and VERN FOWLER and their legal representatives forever, that it is lawfully seized in fee simple of the above described and granted premises, and has a valid right to convey same; that the said real property is free from all encumbrances, except rights of the public in and to the County Road along the northwesterly line.

and that it will, and its successors shall WARRANT AND DEFEND the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, TUALATIN VENTURES, INC.

pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused this presents to be signed by its President and Secretary and its corporate seal to be affixed this 29th day of November, 1962.



Executed in the presence of

TUALATIN VENTURES, INC.

By *[Signature]* President

By *[Signature]* Secretary

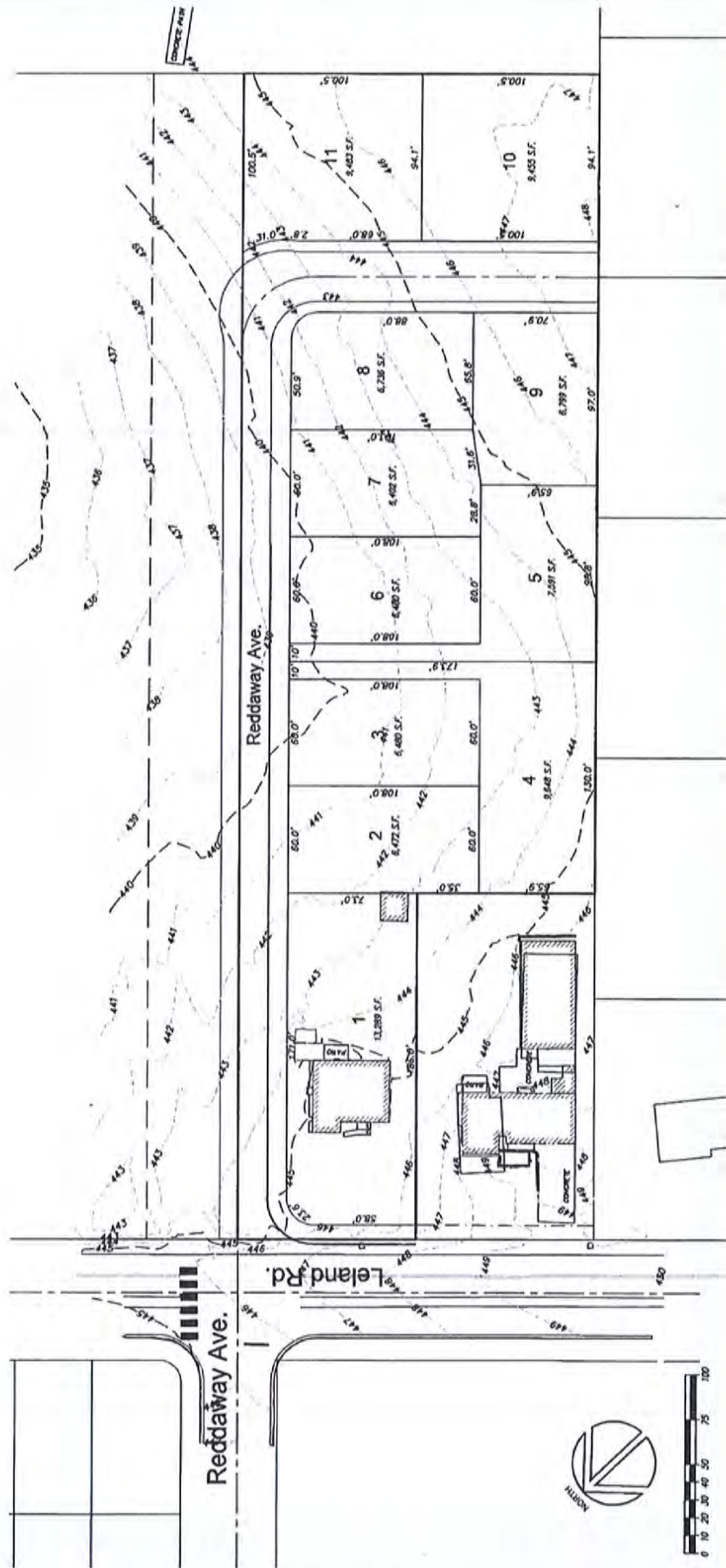
BOOK 615 PAGE 119



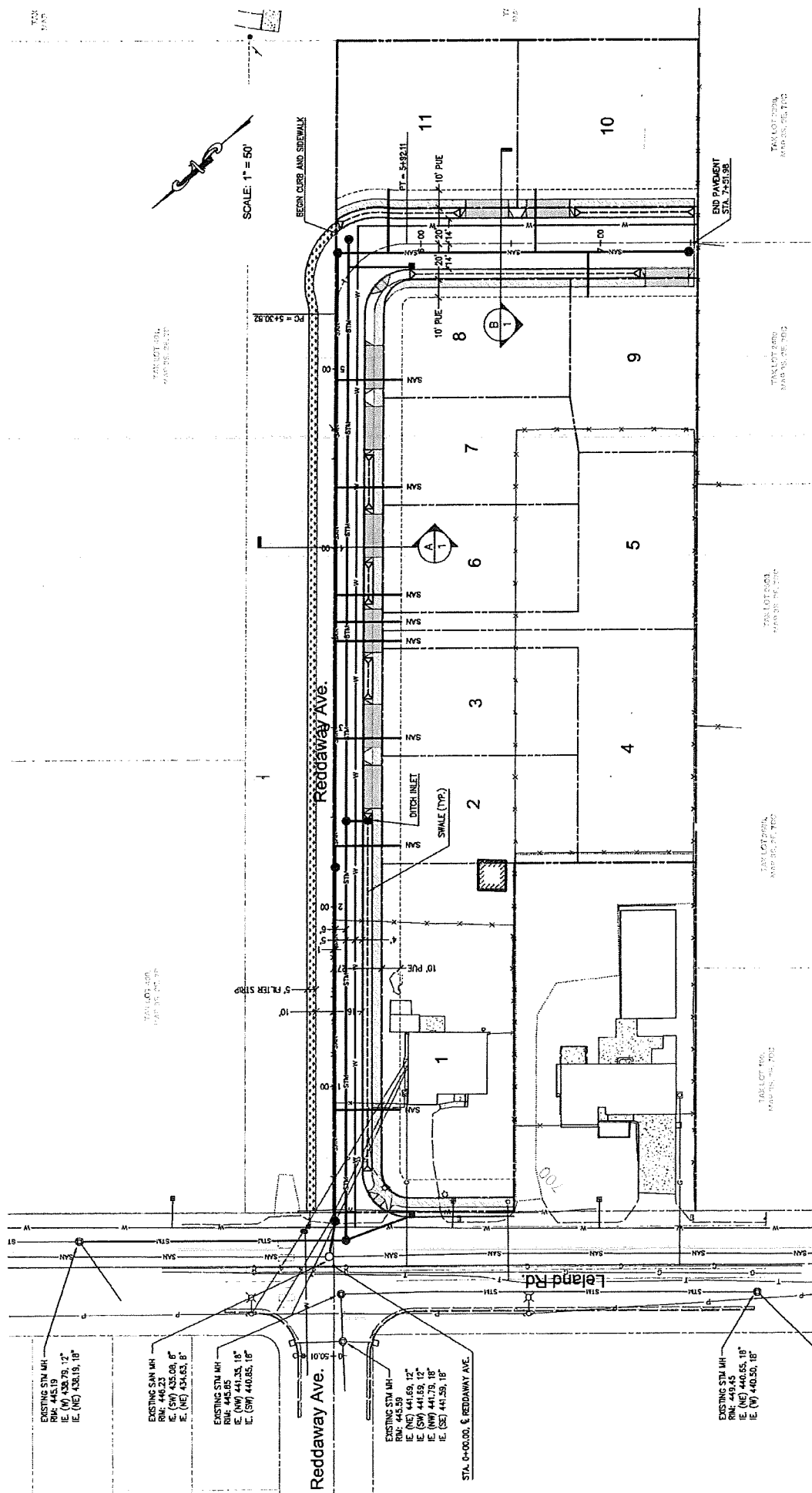
Owner/Applicant:
 Icon Construction & Development, LLC
 1980 Willamette Falls Drive, Suite 200
 West Linn, OR 97068
 PH: (503) 657-0406

Legal: 3-2E-7D TL 600, 601 & 701
 Water: City of Oregon City
 Sewer: City of Oregon City

Contours: Field Survey by Centaline Concepts, Inc.
 Site Area: 2.57 Acres
 Engineer:
 Theta Engineering, Inc.
 4260 Country Woods Ct.
 Lake Oswego, OR 97035
 PH: (503) 481-8822
 Zoning: R-8
 Impervious Areas: Street -



DESIGNED: REG	DATE: 11/25/2011	SCALE: 1" = 40'	BY: JSC/2011
DRAWN: REG	DATE: November 2011	SCALE: 1" = 40'	BY: JSC/2011
CHECKED: REG	DATE: November 2011	SCALE: 1" = 40'	BY: JSC/2011
APPROVED: REG	DATE: November 2011	SCALE: 1" = 40'	BY: JSC/2011
APPLICANT: Icon Construction & Development, LLC 1980 Willamette Falls Drive, Suite 200 West Linn, OR 97068 PH: (503) 657-0406			
CONSULTANT: Richard E. Givens, Planning Consultant 18580 Sunbaza Dr. Oregon City, OR 97045 PH: (503) 473-0037			
PROJECT: Parker Knoll Concept Plan			
SHEET: 1/1			



PRELIMINARY STREET AND UTILITY PLAN

Pre-App Date: Jannam 10, 2017 10am

Diliana Vassileva

221 Moralla Avenue Ste. 200 OC, OR

From: Mark Handris via City of Oregon City <noreply@orcity.org>
Sent: Friday, December 16, 2016 3:31 PM
To: Diliana Vassileva
Subject: Form submission from: Pre-Application Conference Request Form

2016 DEC 19
RECEIVED

97045

Submitted on Friday, December 16, 2016 - 3:30pm Submitted by anonymous user: 71.193.224.131 Submitted values are:

Applicant Name(s): Mark Handris

Applicant's Representative: Rick Givens

Company: Icon Construction & Development, LLC Mailing Address: 18680 Sunblaze Dr., Oregon City, OR 97045 Phone Number: (503) 479-0097 Email Address: Rickgivens@gmail.com Project Description: Eleven lot subdivision with half-street on subject site and half of street improvement on 50' easement on Wesley Lynn Park property. All utilities are proposed to be located on the subject property.

Project Address: 19510 Leland Road, Oregon City Map and Taxlot Number: 3-2E-7D 600, 601 & 701 Site Size: 111,800 square feet Existing or Previous Use (within last 10 years): One single-family home.

Existing Zoning: R-8 Single Family

Overlay Districts: None

Check if "yes":

- Public Water Available?
- Public Sewer Available?
- Public Stormwater Available?

If any boxes above are checked, please explain: Public sewer, water & storm sewer are located in Leland Road. The road is proposed to be filled at the low point so that storm sewer will drain to the existing line in Leland Rd.

Past land use actions on this property: Previously approved as Parker Knoll subdivision.

Anticipated New Impervious Surface: 14,183 sq. ft.

Proposed Stormwater Disposal Methods: LID storm improvements in street, storm sewer to be graded to drain to existing line in Leland Road so as to avoid crossing park property.

Transportation System Plan (TSP) Projects on or near the site: None

Subdivisions: Show density calculations: 111,800 sq. ft. - 22,718 sq. ft. right-of-way = 89,082 sq. ft. net site area. Divided by 8,000 sq. ft. per lot = 11 units maximum density. Proposed density = 11 units.

Block lengths: The proposed block length measures 570 feet centerline of Leland Rd. to centerline of new street. A modification to the block length 530 foot standard is proposed.

Additional information: None.

Questions: None.

Meeting Date: 01/10/2017

Alternate Date: 01/11/2017

Vicinity Map: http://www.orcity.org/sites/default/files/webform/pre-applications/vicinity_map.pdf

Site Plan/ Layout: http://www.orcity.org/sites/default/files/webform/pre-applications/parker_knoll_half_street_design.pdf

Building Elevation Drawings:

Shadow Plat (for subdivisions only):

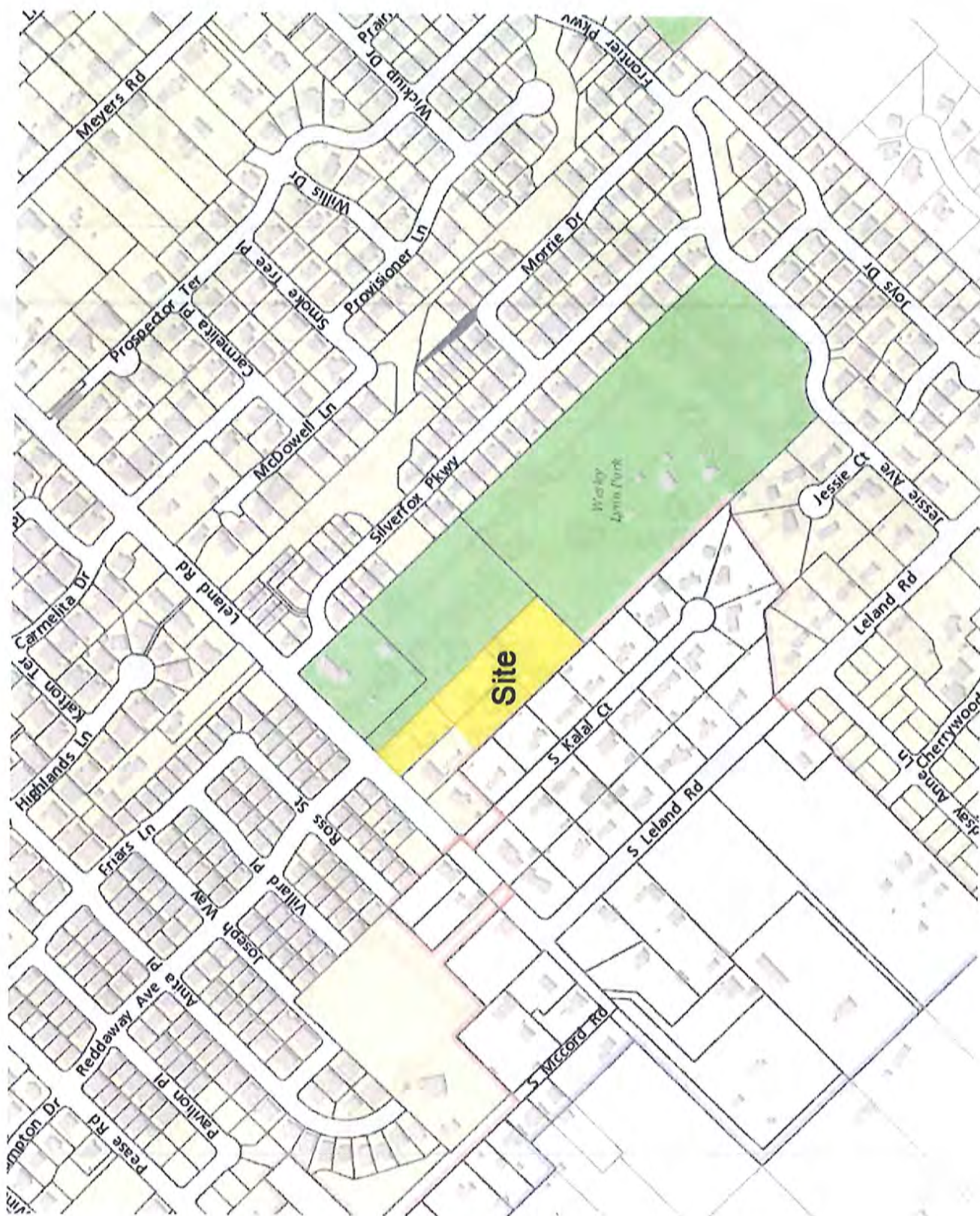
Disclaimer: Select to acknowledge you read and understand the paragraph below.

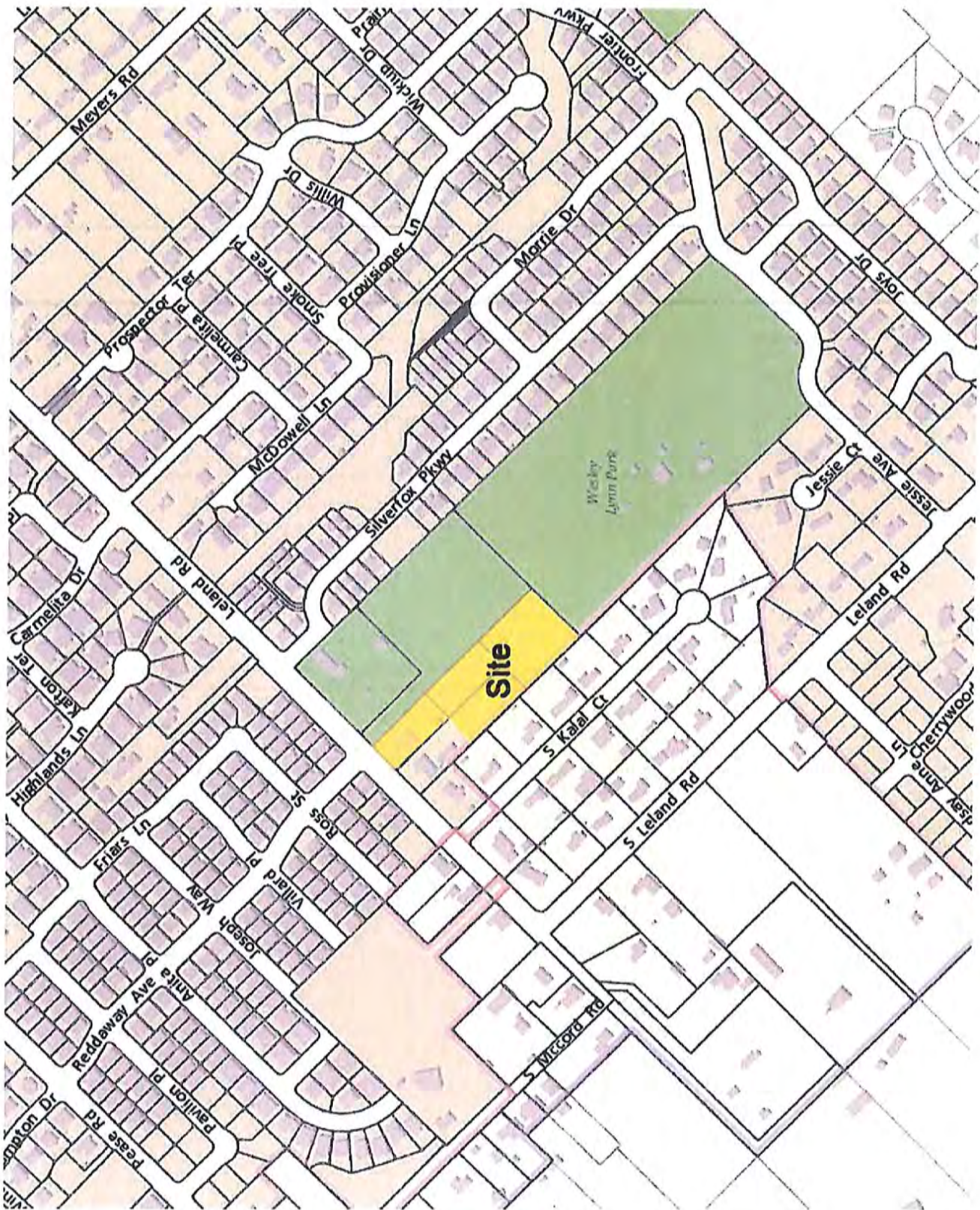
Other Attachments: http://www.orcity.org/sites/default/files/webform/pre-applications/parker_knoll_prelim_utilities.pdf

The results of this submission may be viewed at:

<http://www.orcity.org/node/331/submission/3651>









Ex D - Tax lots