



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date of Mailing of this Notice: 06/27/2024

Notice Mailed To: Property owners within 750 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0231-24

Application Type: Home Occupation

Proposal: HOME OCCUPATION - Applicant is requesting a Level 3 Major Home Occupation permit for small arms ammo production business within 1500 square ft of an accessory structure.

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections 202, 316, 822, 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: JOHNSON, JASON

Property Owner: JOHNSON JASON & MISTI PATRELLA

Site Address: 21237 S RIDGEWAY LN
OREGON CITY, OR 97045

Location: Property is located on dead end of S Ridgeway Ln and approximately 0.5 Miles East from S Ridge Rd

Assessor's Map and Tax Lot: 33E15B 01700

Zoning: RRRF5 - RURAL RESIDENTIAL FARM FOREST 5-ACRE, TBR-TIMBER DISTRICT

Staff Contact: Roman Sierra 503-742-4516

E-mail: rsierra@clackamas.us

File Number: Z0231-24

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

REDLAND-VIOLA-FISCHER'S CPO
WARD LANCE 503-631-2550
LANCECWARD@AOL.COM

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at communityinvolvement@clackamas.us. In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

How to Review this Application: A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://accela.clackamas.us/citizenaccess/>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

Decision Process: Following the closing of the comment period, a written decision on this application will be made and a copy will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

How to Comment on this Application:

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

Your Name/Organization

Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or DRenhard@clackamas.us.

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



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TYPE II OR III LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED:	<input type="text" value="6/4/24"/>
FILE NUMBER:	<input type="text" value="Z0231-24"/>
APPLICATION TYPE:	<input type="text" value="HOME OCCUPATION"/>

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on:

Staff Name

Title

Comments:

Check one:

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



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STAFF USE ONLY

RECEIVED

Jun 4 2024

Clackamas County
Planning & Zoning Division

Z0231-24

Staff Initials: _____ File Number: _____

Land use application for:

HOME OCCUPATION

(Level Two or Level Three Major Home Occupation)

Application Fee: \$1,065

APPLICANT INFORMATION			
Applicant name: Jason Johnson	Applicant email: jkjohnson@gmail.com	Applicant phone: 503.720.6579	
Applicant mailing address: 21237 S Ridgeway Lane	City: Oregon City	State: OR	ZIP: 97045
Contact person name (if other than applicant):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

PROPOSAL
Brief description of proposal: Assembly of ammunition components to produce finished ammunition for sale.

SITE INFORMATION		
Site address: 21237 S Ridgeway Lane, Oregon City, OR 97045	Comprehensive Plan designation:	Zoning district: Clackamas County
Map and tax lot #: Township: <u>3 South</u> Range: <u>3 East</u> Section: <u>15</u> Tax Lot: <u>33E15B01700</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		Land area: 6.95 Acres
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Jason Johnson Misti Patrella	Signatures of all property owners: 	Date(s): 5-22-2024 5-22-2024
<p>I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.</p>		
Applicant signature: 	Date: 5-22-2024	

A. Review applicable land use rules:

This application is subject to the provisions of [Section 822, Home Occupations](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- Application fee:** The cost of this application is **\$1,065**. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies.
- Site plan:** Provide a site plan (also called a plot plan). A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - All existing and proposed structures, signs, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
 - Setbacks of all structures from lot lines and easements;
 - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
 - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- Floor plans:** Attach detailed, accurate, and to-scale floor plans for all structures used in association with the home occupation. Label all rooms with their proposed use, show all of their dimensions, include the square footage of each room, and identify all doors and partition walls.
- Building elevation diagrams:** Attach drawings of all structures used in association with the home occupation, including any garages, out-buildings, sheds, and in-home offices. The drawings must be to-scale and must show each side of the building and any windows, doors, or other appurtenances. Include all measurements (height, length, width, and area). Identify any proposed signs and show their dimensions.
- Proof of neighboring property sizes:** Attach evidence (tax maps, plats, and/or surveys, for example) showing the size of all lots of record abutting the subject property. A lot of record is considered "abutting" if it is contiguous to the tract on which the home occupation is proposed, or if it is directly across an access drive, private road, or public or county road with a functional classification below that of a collector.
- Proof of operator's residency:** Attach evidence that the operator of the home occupation currently resides, or provide a statement that they will reside, full-time in a lawfully established dwelling unit on the tract on which the home occupation will be located.

C. Answer the following questions:

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. a. Is this an application for a renewal of a previously approved home occupation?

NO, this is a *new* application. (*Skip to Question 2*)

YES, this is a renewal application.

The previous permit's File No. is: Z _____

b. Was the home occupation to be renewed previously approved with exceptions under ZDO Subsection 822.05?

NO

YES, the home occupation was approved for the following exceptions only:

2. Describe the proposed home occupation business in detail. Explain what the business will be, all of the business-related activities that will take place on the property, all of the equipment that will be used, all of the services to be provided, and all of the materials to be produced:

Small arms ammunition production using automated, progressive, ammunition presses.
Vacuum sealing equipment for packaging, printers for printing labels, rotary washers for cleaning empty shell cases.
Various hand tools used for machine maintenance, calibration and measurement.
Deliveries of raw components from common carriers 2-3 times a week as well as shipping pick-ups 2-3 times a week.
Storage of modest amounts of ammunition components such as; empty brass cases, smokeless gun powder, pistol and rifle primers, and projectiles.
Storage of completed/assembled ammunition ready for shipment.
Occasional ammunition testing using doppler radar.

3. The "operator" of the home occupation is the person who conducts the home occupation, has majority ownership interest in the home occupation, *and* is responsible for strategic decisions and day-to-day operations of the home occupation.

Who will be the operator of the home occupation?

Operator's name: Jason Johnson

4. Does the operator reside full-time in a lawfully established dwelling unit on the tract on which the home occupation will be located?

YES

Not currently, but they will prior to and during operation of the home occupation.

5. How many employees will the home occupation have? (An "employee" is any on-site person, whether they work full-time or part-time in the home occupation, including, but not limited to, the operator, partners, assistants, and any other persons participating in the operation of the home occupation.)

Number of employees: 1

6. List everything associated with the home occupation that will create any noise. Include the noise generated by idling vehicles, but do not include noise generated by vehicles entering or exiting the subject property:

Rotary washers for cleaning empty shell cases. Occasional ammunition testing using doppler radar.

7. From 8:00 a.m. until 6:00 p.m., the average peak sound pressure level of noise created by everything listed in response to Question 6 *cannot* exceed the greater of 60dB(A) or the ambient noise level, when measured off the subject property (not including from public rights-of-way or railroad rights-of-way). Will your proposal comply with this requirement?

NO

YES. The combined average peak sound pressure level *will not* exceed the greater of 60dB(A) or the ambient noise level, and it is understood that a noise study may be required to demonstrate this, pursuant to [ZDO Subsection 822.04\(C\)\(2\)](#).

8. During all other hours (between 6:00 p.m. and 8:00 a.m. the next day), the home occupation *cannot* create noise detectable to normal sensory perception off the subject property (not including from public rights-of-way or railroad rights-of-way)? Will your home occupation comply with this requirement?

NO

YES

9. The home occupation, including idling vehicles but not including vehicles entering or exiting the subject property, *cannot* create vibration, glare, fumes, or odors detectable to normal sensory perception off the subject property. Will your home occupation comply with this requirement?

NO

YES

10. The home occupation *cannot* create visual or audible electrical interference in any radio, television, or other electronic device off the subject property, or cause fluctuations in line voltage off the subject property. Will your home occupation comply with this requirement?

NO

YES

11. Except for business logos flush-mounted on vehicles used in the daily operations of the home occupation, no outside storage, display of goods or merchandise visible from outside the enclosed building space in which such goods or merchandise are stored, or external evidence of the home occupation shall occur, except as specifically allowed by ZDO Subsection 822.04. Will your home occupation comply with this requirement?

NO

YES

12. Will the home occupation have any signs?

NO

YES, and the location of all proposed signs are identified on the attached site plan and the signs, including their dimensions, are shown on the attached building elevation diagrams. I understand that signs are subject to criteria in [ZDO Section 1010, Signs](#).

13. Vehicles associated with the home occupation cannot be stored, parked, or repaired in public rights-of-way. Will the home occupation comply with this requirement?

NO

YES

14. Will parking spaces be provided for employees or customers of the home occupation?

NO

YES, and those parking spaces will be provided in defined areas of the subject property. Such areas, which are shown on the attached site plan, will be accessible, usable, designed, and surfaced for parking.

15. Does the subject property take access via a private road or access drive that also serves other properties?

NO

YES, and evidence in the form of a petition signed by all other property owners who have access rights to the private road or access drive is attached. The signed petition states that these other property owners agree to allow the specific home occupation described in this application, subject to any conditions stipulated in the agreement.

YES, but this is an application for a renewal of a previously approved home occupation and a signed petition was previously provided.

16. If the subject property is in the Ag/Forest (AG/F), Exclusive Farm Use (EFU), or Timber (TBR) zoning districts, explain how the home occupation will be operated substantially in the operator's dwelling or other buildings normally associated with uses permitted in the applicable zoning district (otherwise, skip to the next question):

The room used is a part of a larger shop building separated by a wall and lockable door.

17. Per ZDO Subsection 822.04(K), hazardous materials shall not be present on the subject property in quantities greater than those normally associated with the primary uses allowed in the applicable zoning district, or in quantities greater than those exempt amounts allowed by the current edition of the Oregon Structural Specialty Code, whichever is less.

Identify all hazardous materials that will be present on the subject property, and their quantities:

Diesel fuel - 100 Gal
Unleaded fuel - 100 Gal
Propane - 20 Gal
Fertilizers - 100-200 Lbs
Herbicides - 2 Gal
Insecticides - 2 Gal
Smokeless Gun Powder - 50-100 Lbs
Pistol / Rifle Primers - 10,000-50,000 Pcs

D. Answer the following, as relevant to home occupation level:

Major home occupations are classified as level two or three. A level three major home occupation may be established only if at least 50 percent of the lots of record abutting the subject property are larger than two acres; however, a renewal application shall be evaluated on the basis of the lot size analysis first applied to the home occupation.

A lot of record is considered abutting if it is contiguous to the tract on which the home occupation is proposed, or if it is directly across an access drive, private road, or public or county road with a functional classification below that of a collector.

1. Will this be a level two or a level three major home occupation?

LEVEL TWO

LEVEL THREE, and evidence (tax maps, plats, and/or surveys, for example) showing the size of all lots of record abutting the subject property is attached.

2. Will the home occupation be conducted in a dwelling unit?

NO, the home occupation will only be conducted in one or more accessory buildings.

YES, and a floor plan of the dwelling showing where the home occupation will be conducted is attached.

3. Identify the total square feet of accessory building floor space that will be used by the home occupation and attach a floor plan, with dimensions, of all accessory buildings used for the home occupation.

Total square footage: 1500

4. Will only a portion of an accessory building be used for the home occupation?

NO, the home occupation will use all of the floor area of the accessory building(s).

YES, and a partition wall at least seven feet in height, or a height as required by the County Building Codes Division, whichever is greater, will separate the home occupation space from the remainder of the building. The partition wall is identified on the accessory building's floor plan.

5. A vehicle trip is a (one-way) vehicular movement either to or from the subject property by any vehicle used in the home occupation, any delivery vehicle associated with the home occupation, or any customer vehicle.

What is the maximum number of vehicle trips the home occupation will generate per day?

Maximum number of (one-way) vehicle trips per day: 3

6. A "vehicle" is any motorized or non-motorized transportation equipment intended for use on public roads and associated with the home occupation, including, but not limited to, a car, van, pickup, motorcycle, truck, bus, recreational vehicle, detached trailer, or a truck tractor with no more than one trailer. Any attached trailer beyond one is a separate vehicle. A detached trailer is categorized as equipment, rather than a vehicle, if it is stored in enclosed accessory building floor space.

What is the maximum number of vehicles associated with the home occupation that will be located on the subject property at any time, including, but not limited to, employee and customer vehicles and vehicles to be repaired?

Maximum number of vehicles: 1

7. Except for deliveries by parcel post, United Parcel Service, or similar in-town delivery service trucks, how many of the vehicles counted in response to Question 6 will have a gross vehicle weight rating exceeding 11,000 pounds?

Number of vehicles exceeding 11,000 pounds in gross vehicle weight: 0

8. Will the home occupation include the repair of any vehicles (motorized or non-motorized)?

NO

YES, and vehicles to be repaired will be located within an enclosed building or in an area not visible from off the subject property, as shown in attached site plan and floor plan.

9. Marijuana production, processing, wholesaling, and retailing are prohibited as home occupations. (See [ZDO Section 202](#) for definitions of these terms.)

Will the home occupation include marijuana production, marijuana processing, marijuana wholesaling, or marijuana retailing?

NO

YES

10. Check the box next to *all* of the following uses that the home occupation will include, if any:

Repair of motorized vehicles and equipment, including the painting or repair of automobiles, trucks, (motorized) trailers, or boats

Towing and vehicle storage business

A use that requires a structure to be upgraded to a more restrictive use, under the current edition of the Oregon Structural Specialty Code, than an automobile repair shop with open flame

11. Will the home occupation include any use that requires a structure to be upgraded to a more restrictive use, under the current edition of the Oregon Structural Specialty Code, than aircraft engine repair?

NO

YES

E. Answer the following, if in a Natural Resource District:

Natural Resource Districts include the Ag/Forest (AG/F), Exclusive Farm Use (EFU), and Timber (TBR) zoning districts. Answer the following questions as applicable to the subject property's zone. Attach additional pages, if necessary.

1. Explain how the home occupation will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on surrounding lands devoted to farm or forest use:

This business will have no impact on accepted farm or forest practices on the surrounding land devoted to farm or forest use. In fact Mad Monkey Ordinance will have little environmental impact whatsoever.

The business will have no impact on any of the natural resources on the land or the livestock and people that inhabit it.

The sound from required machinery is less than a tractor produces. There is no odor from production. No additional water is required for production.

2. If the subject property is zoned AG/F or TBR, explain how the home occupation will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

All combustible materials associated with this business will be stored in a blast-proof, fire-proof and, locked container such as a Connex.

Additionally, the Clackamas County Fire Marshall has been consulted.

There are several fire extinguishers in and around the property and where production occurs.

3. If the subject property is zoned AG/F or TBR, has a written statement been recorded with the deed or written contract with the County or its equivalent been obtained from the land owner that recognizes the rights of the adjacent and nearby land owners to conduct forest operations consistent with the Oregon Forest Practices Act and Rules?

NO, but it is understood this will be required for a home occupation in the AG/F or TBR Districts.

YES, and a copy of the statement/contract is attached.

4. Is the property zoned AG/F or TBR *and* would road access to the home occupation be by a road owned and maintained a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management (BLM), or the United States Forest Service (USFS)?

NO

YES, and proof of a long-term road access use permit or agreement is attached.

5. If the subject property is zoned AG/F or TBR, explain how the home occupation will not unreasonably interfere with other uses permitted in the zoning district.

This business will have no impact on accepted farm or forest practices on the surrounding land devoted to farm or forest use. In fact Mad Monkey Ordinance will have little environmental impact whatsoever.

The business will have no impact on any of the natural resources on the land or the livestock and people that inhabit it.

The sound from required machinery is less than a tractor produces. There is no odor from production. No additional water is required for production.



PortlandGeneral.com
503-228-6322
800-542-8818

Jason K Johnson
Misti Patrella

Account number **9879014678**
Service address **21237 S Ridgeway Ln**
Oregon City, OR 97045-9669
Service period **4/22/24 to 5/21/24**

Thank you!

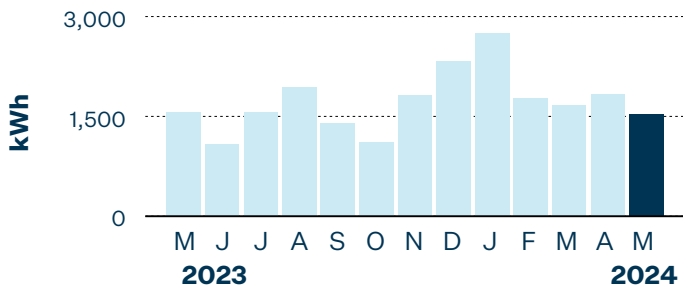
We received your payments totaling **\$337.73.**

Please do not pay.
For your records only.

Auto Pay amount due
\$285.26

Will be deducted on
your selected due date
6/17/24

Your monthly energy use history



*Your Federal Columbia Benefits are supplied by Bonneville Power Administration (BPA).

Your energy use comparison



Compared to this time last year, this service period was 2 days shorter and 4 degrees cooler.

Temperature source: Aurora Municipal Airport
+

P.O. Box 4438
Portland, OR 97208-4438

Account number **9879014678**

Please do not pay.
For your records only.

Amount due: **\$285.26**
Due date: **6/17/24**

JASON K JOHNSON
MISTI PATRELLA
JKJOHNSON@GMAIL.COM

PGE

12519879014678500000002852600000002852608

Account number **9879014678**

Meter number	Service period	Schedule	Current read -	Previous read	= Total use
26282364IN	4/22/24 to 5/21/24	7	17,906	16,382	1,524 kWh

Account charges

Balance forward	0.00	126 Power Cost Variance Mechanism (1,524.000 kWh x \$0.0008)	1.22
Previous amount due 5/15/24	337.73	135 Demand Response (1,524.000 kWh x \$0.00067)	1.02
Payments through 5/21/24	337.73 (CR)	136 Community Solar Cost Recovery (1,524.000 kWh x \$0.00012)	0.18
21237 S Ridgeway Ln	285.26	137 Solar Payment Option Cost Recov (1,524.000 kWh x \$0.00024)	0.37
Energy charges	261.96	145 Boardman Decommissioning Adj (1,524.000 kWh x \$-0.00048)	0.73 (CR)
Basic Charge	13.00	146 Colstrip Power Plant Oper Life Adj (1,524.000 kWh x \$0.00403)	6.14
Energy Use Charge (1,524.000 kWh x \$0.08814)	134.33	150 Transportation Electrification (1,524.000 kWh x \$0.00056)	0.85
Transmission Charge (1,524.000 kWh x \$0.00678)	10.33	151 Wildfire Mitigation Costs (1,524.000 kWh x \$0.00209)	3.19
Distribution Charge (1,524.000 kWh x \$0.06844)	104.30	152 Extreme Weather & Pandemic Costs (1,524.000 kWh x \$0.00263)	4.01
Regulatory charges and credits	19.01	153 Community Benefits and Impact Advisory Group Costs (1,524.000 kWh x \$0.00001)	0.02
102 Federal Columbia River Benefits supplied by BPA (1,524.000 kWh x \$-0.00679)	10.35 (CR)		
105 Regulatory Adjustments (1,524.000 kWh x \$-0.00039)	0.59 (CR)		
109 Energy Efficiency Funding Adj (1,524.000 kWh x \$0.00788)	12.01		
118 Bill Adjustment Cost Recovery	1.88		
123 Decoupling Adjustment (1,524.000 kWh x \$-0.00014)	0.21 (CR)		

Continued on page 3

For a detailed explanation of your account, please visit [PortlandGeneral.com/MyAccount](https://portlandgeneral.com/MyAccount).

Ways to pay



On the **PGE app**



PortlandGeneral.com



503-228-6322

Oregon Relay (deaf, deaf-blind, hard-of-hearing, speech-disabled): **711**



P.O. Box 4438
Portland, OR 97208-4438



Western Union® and **CheckFreePay®**
To find a nearby location, visit
PortlandGeneral.com/PayInPerson.

More to know



Late payment charge

A fee of 2.3% may be applied to past-due bills.



Paying by check

PGE will convert your check to an electronic debit.



Get help with your bill

For billing questions, call us at **503-228-6322** or visit **PortlandGeneral.com/Help**. For additional information, call Utility Assistance at **211**.

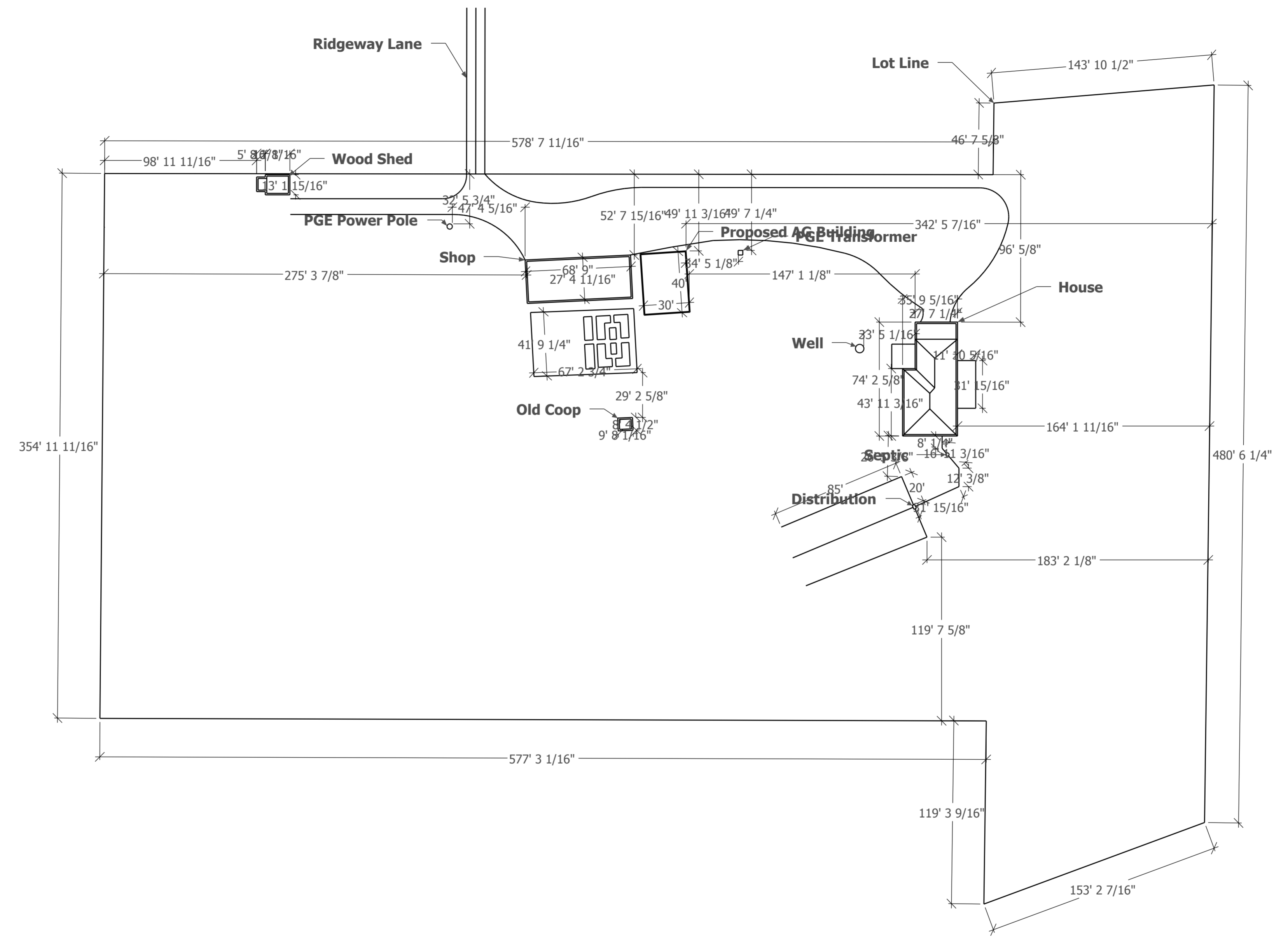


We share with Energy Trust of Oregon

They receive some customer information to design, evaluate and improve service to our customers. For details, visit **PortlandGeneral.com/DataShare**.

Account charges, continued

Other charges and credits	0.34 (CR)
Oregon Commercial Activities	
Tax Recovery (-0.122%)	0.34 (CR)
Taxes and fees	4.63
Low Income Assistance	0.60
Public Purpose Charge (1.5%)	4.03
Amount due 6/17/24	\$285.26



PARTITION PLAT NO. 2018-058

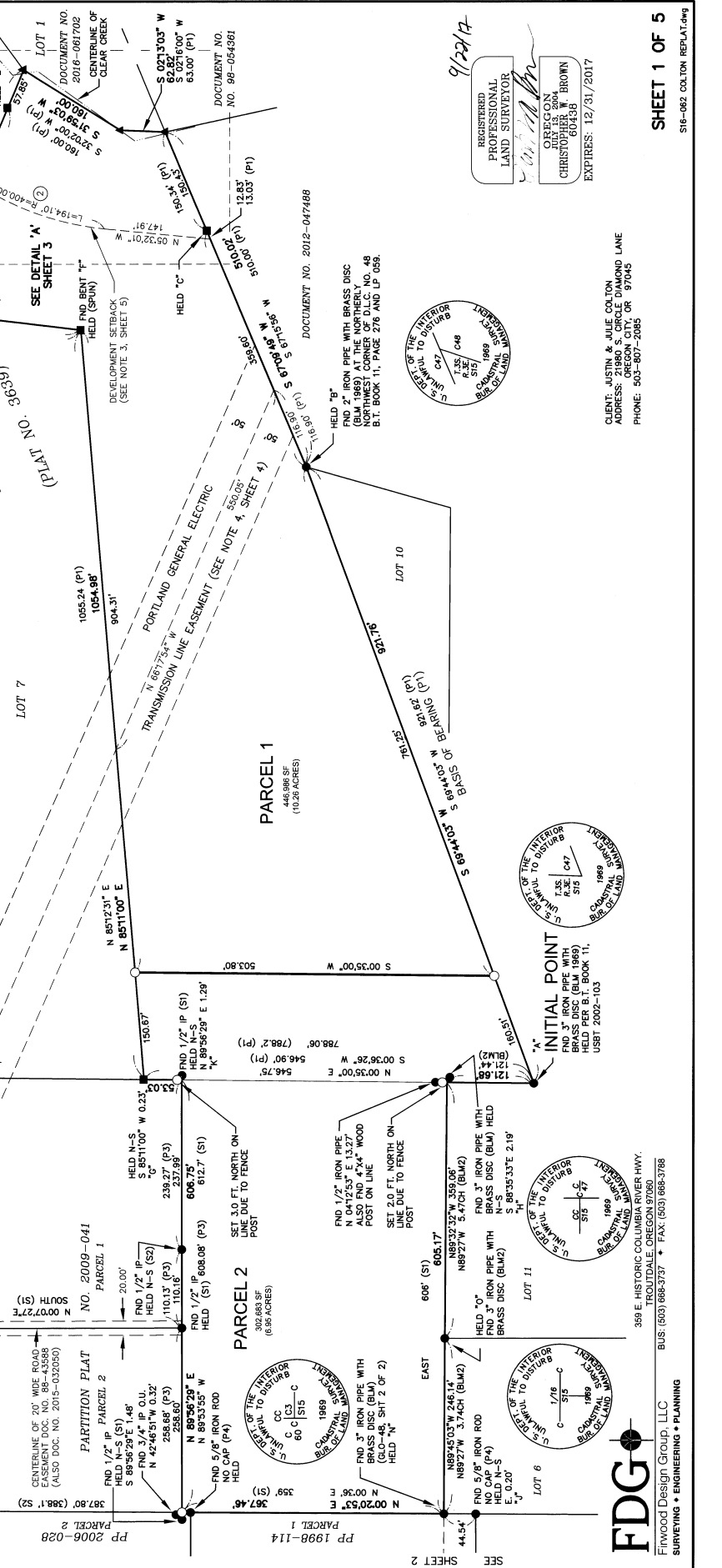
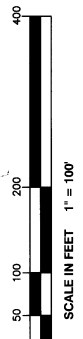
A REPLAT OF LOT 8 "BRENT WOOD PARK" AND LAND DESCRIBED IN DOCUMENT NO. 2015-032050
 LOCATED IN SECTION 15
 TOWNSHIP 3 SOUTH, RANGE 14 NORTH, MERLETTE MERIDIAN,
 COUNTY OF CLACKAMAS, STATE OF OREGON
 SCALE: 1"=100' DATE: MARCH 15, 2017
 CLACKAMAS COUNTY CASE FILE NO. Z0607-16-PLA/REPLAT

LEGEND & ABBREVIATIONS

- FOUND MONUMENT AS NOTED HEREON
- FOUND 5/8" IR W/PC SCRIBED: "COMPASS ENGINEERING"
HELD PER BRENT WOOD PARK UNLESS OTHERWISE NOTED
- SET 5/8" BY 30" IRON ROD WITH YELLOW PLASTIC CAP
MARKED "TRIMWOOD DESIGN", ON DATE 9/19/2017
- ▲ CALCULATED POINT (NOTHING SET)
- FOUND
- W/PC WITH YELLOW PLASTIC CAP
- IP IRON PIPE
- IR IRON ROD
- NO NUMBER
- SF SQUARE FEET
- CH CHAIN
- (M) MEASURED
- (P1) RECORD VALUE PER BRENT WOOD PARK PLAT NO. 3639
- (P2) RECORD VALUE PER PARTITION PLAT NO. 1998-114
- (P3) RECORD VALUE PER PARTITION PLAT NO. 2009-041
- (P4) RECORD VALUE PER VALLEY VIEW HEIGHTS PLAT NO. 1566
- (S1) RECORD VALUE PER S19536
- (S2) RECORD VALUE PER S198257
- (S3) RECORD VALUE PER S195252
- (S4) RECORD VALUE PER S1926586
- (BLM1) RECORD VALUE PER BT BOOK 616, PAGE 28
- (BLM2) RECORD VALUE PER S19825-017
- (O.U.) ORIGIN UNKNOWN
- (C) CALCULATED

CURVE DATA

Curve #	Length	Radius	Delta	CHORD	CHORD BEARING
1	20.56	120.00	9°49'08"	20.54'	S72°30'48"E
2	194.10	400.00	27°48'08"	194.10'	S19°28'03"W
3	19.83	145.00	7°52'27"	19.93'	S74°28'41"E



REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES W. BROWN
 60438
 EXPIRES: 12/31/2017

CLIENT: JUSTIN & JULIE COLTON
 ADDRESS: 21980 S. CIRCLE DIAMOND LANE
 OREGON CITY, OR 97045
 PHONE: 503-807-2885

FDG
 Firwood Design Group, LLC
 SURVEYING • ENGINEERING • PLANNING
 369 E. HISTORIC COLUMBIA RIVER HWY.
 TUSTALUOLE OREGON 97058
 BUS: (503) 688-2377 • FAX: (503) 688-2788

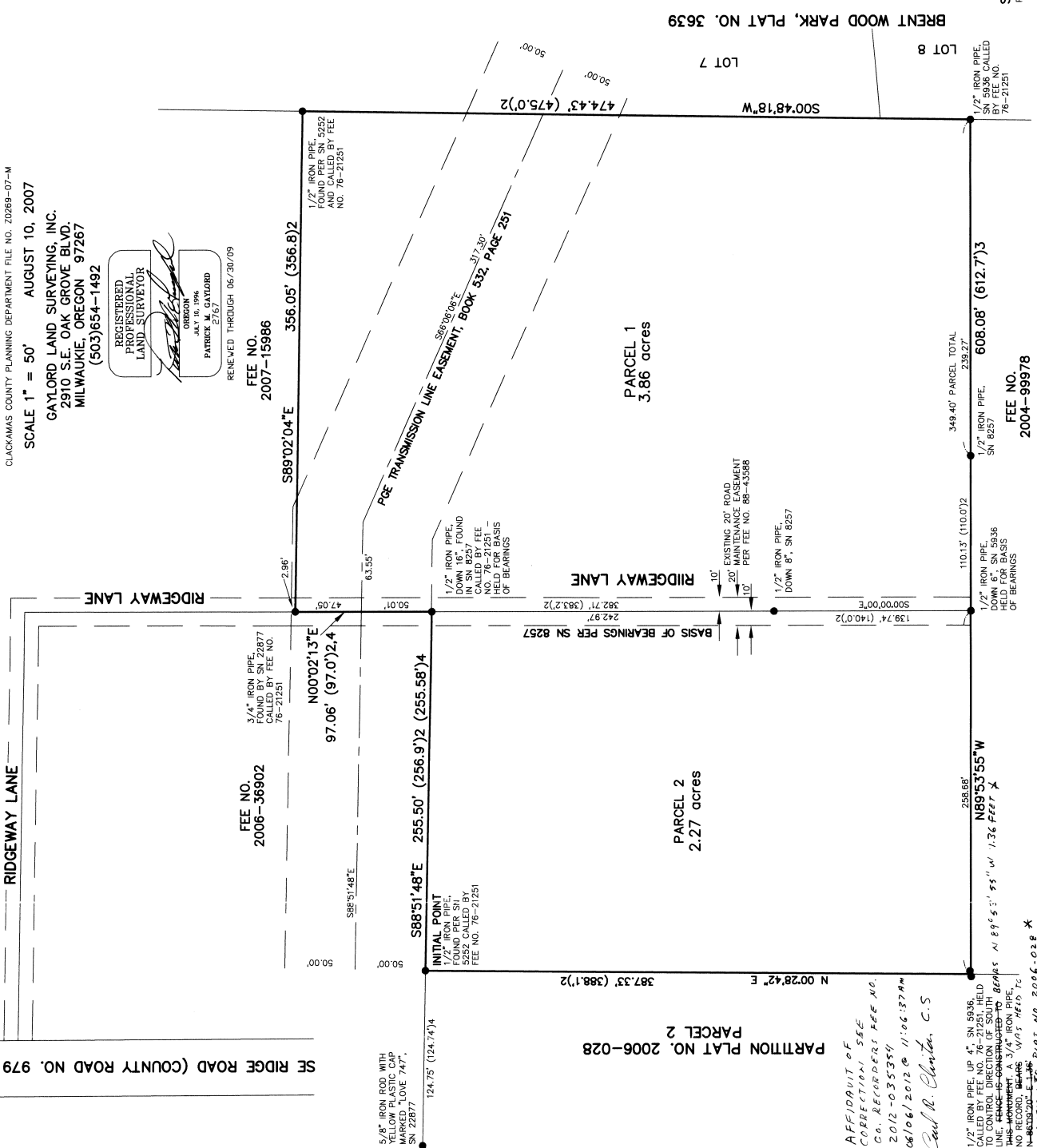
PARTITION PLAT NO. 2009-041
PAGE 1 OF 2

PARTITION PLAT FOR BOB DISSELBRETT
IN THE NW 1/4 OF SECTION 15, T3S, R3E, W.M.
CLACKAMAS COUNTY, OREGON

CLACKAMAS COUNTY PLANNING DEPARTMENT FILE NO. 20269-07-M
 SCALE 1" = 50'
 AUGUST 10, 2007
 GAYLORD LAND SURVEYING, INC.
 2910 S.E. OAK GROVE BLVD.
 MILWAUKIE, OREGON 97267
 (503)654-1492

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JAMES W. PATRICK
 LICENSE NO. 2767

RENEWED THROUGH 06/30/09
 FEE NO.
 2007-15986



NOTES & LEGEND

- THIS PARTITION PLAT COMPLETES WITH AND IS SUBJECT TO THOSE CONDITIONS OF APPROVAL AS SET FORTH BY THE CLACKAMAS COUNTY PLANNING DEPARTMENT FILE NO. 20269-07-M
- NO NEW MONUMENTS WILL BE SET DURING THIS SURVEY
- = MONUMENT FOUND AS NOTED
- = EASEMENT AS NOTED
- ALL PIPE DIAMETERS ARE INSIDE MEASUREMENT
- BASIS OF BEARINGS = CENTERLINE OF RIDGEWAY LANE = S 00°00'00" E
- SN = SURVEY NUMBER PER CLACKAMAS COUNTY SURVEY RECORDS
- (RECORD)1 = SN 4957
- (RECORD)2 = SN 8257
- (RECORD)3 = SN 5836
- (RECORD)4 = SN 22877

REFERENCES

- PARTITION PLAT NO. 1988-114
- PARTITION PLAT NO. 2006-028
- SN 4426
- SN 4501
- SN 5252
- SN 5936
- SN 5892
- SN 10897
- SN 22877
- SN 2006-344

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED IF FEE NO. 76-21251, CLACKAMAS COUNTY DEED RECORDS, UNDER COUNTY MEASURE 37, AND TO CORRECT THE BEARINGS AND DISTANCES OF THE MONUMENTS SET DURING THIS SURVEY AND ALL THE CORNER MONUMENTS CALLED BY FEE NO. 76-21251 WERE FOUND. ALL THE OCCUPATION LINES RUN TO THESE MONUMENTS. THESE RECORDS OF THEM BEING SET ALONG THE WEST BOUNDARY THE FENCE RUNS TO THE MONUMENTS NOTED ABOVE. HOWEVER, PARTITION PLAT NO. 2006-028 AS REVIEWED AND APPROVED BY THE COUNTY SURVEYORS OFFICE, RECOMMENDED THAT THE MONUMENT AT THE SOUTHWEST CORNER AND PLACED THE SOUTHWEST CORNER 1.5 FEET WEST OF THE IRON PIPE CALLED BY FEE NO. 76-21251. THE MONUMENT AT THE SOUTHWEST CORNER WAS NOT REQUIRED BY THE COUNTY SURVEYORS OFFICE TO RESOLVE THE FENCE POSITION ALONG THIS LINE. NO WATER IS TO BE PROVIDED BY THIS PLAT.



MEDIA CERTIFICATE

I, PATRICK M. GAYLORD, CERTIFY THAT THIS SURVEY WAS PREPARED WITH HP 51645A INK ON OCE 86-834Z INK JET PAPER
 PATRICK M. GAYLORD, PLS 2767

SCALE 1" = 50'
 PROJECT NO. 0612

AFFIDAVIT OF
 CORRECTNESS SEE
 C.O. RECORDER FEE NO.
 2012-035354
 08/06/2012 @ 11:06:37 AM
 Carl N. Switzer, C.S.

1/2" IRON PIPE UP 4", SN 5936,
 CALLED BY FEE NO. 76-21251, HELD
 FOR BASIS OF BEARINGS
 THIS MONUMENT A 3/4" IRON PIPE,
 NO RECORD, BEARS
 N-RECORDING PLAT NO. 2006-028 *

PARTITION PLAT NO. 2006-028
 PARCEL 2
 2.27 acres

PARCEL 1
 3.86 acres

349.40' PARCEL TOTAL
 239.27'
 1/2" IRON PIPE,
 SN 8257
 608.08' (612.7') 3
 FEE NO.
 2004-99978

BRENT WOOD PARK, PLAT NO. 3639

LOT 8
 1/2" IRON PIPE,
 SN 2838 CALLED
 BY FEE NO.
 76-21251

LOT 7

EXISTING 20' ROAD
 20' MAINTENANCE EASEMENT
 PER FEE NO. 86-43588

RIDGEWAY LANE

RIDGEWAY LANE

SE RIDGE ROAD (COUNTY ROAD NO. 979 1/2)

INITIAL POINT
 1/2" IRON PIPE,
 FOUND PER SH,
 5252 CALLED BY
 FEE NO. 76-21251

3/4" IRON PIPE,
 FOUND PER SN 22877
 CALLED BY FEE NO.
 76-21251

1/2" IRON PIPE,
 DOWN 16', FOUND
 IN SN 8257, CALLED
 BY FEE NO. 76-21251
 HELD FOR BASIS
 OF BEARINGS

1/2" IRON PIPE,
 DOWN 8", SN 5836
 HELD FOR BASIS
 OF BEARINGS

1/2" IRON PIPE,
 FOUND PER SN 5252
 AND CALLED BY FEE
 NO. 76-21251

474.43' (475.0') 2

356.05' (356.8) 2

S89°02'04"E

63.55'

2.86'

47.05'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

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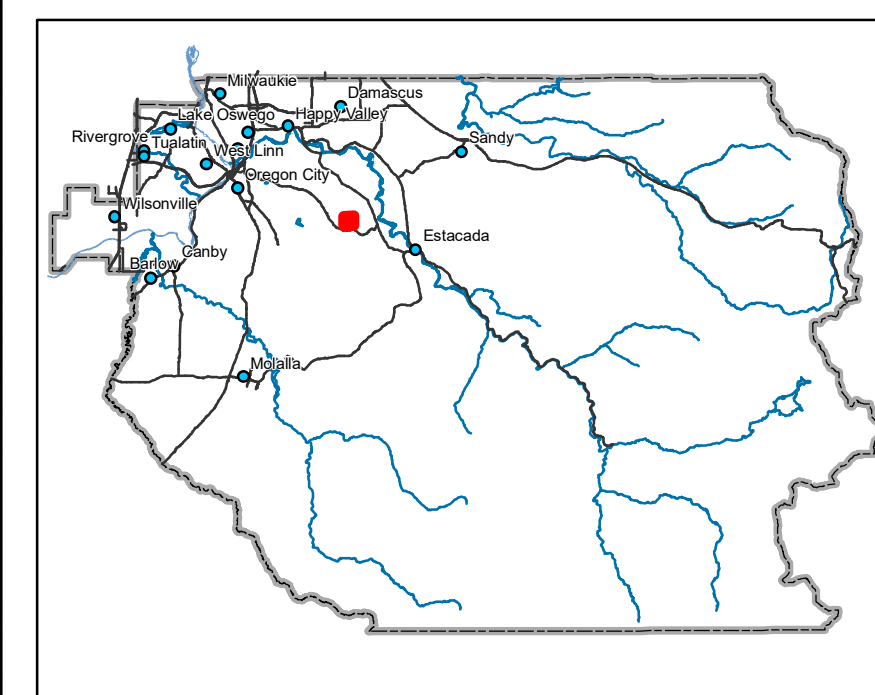
N.W.1/4 SEC.15 T.3S. R.3E. W.M.
CLACKAMAS COUNTY
1" = 200'

GEORGE HICINBOTHAM DLC NO. 60

Cancelled Taxlots

- 201
- 100
- 1200
- 1400

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

