



June 23, 2010

Laurie K. Palmer  
3947 SE Wake St  
Milwaukie, OR 97222

Subject: Director's Determination of legal non-conforming status for 3721-3723 SE Jackson St (File# DD-10-01)

Dear Ms. Palmer:

This letter is in response to the request received by the City on June 22, 2010. This Director's determination is regarding the legal non-conforming status of the single-family attached dwelling located at the property 3721-3723 SE Jackson St. Such determinations are authorized under Milwaukie Municipal Code (MMC) Section 19.809 Determination of nonconforming situations.

In summary, it is the City's determination that the attached single-family structure at 3721-3723 SE Jackson St is a legal non-conforming structure. The structure was constructed according to the development standards in place at the time, and became a legal non-conforming use when the City adopted the 1968 zoning ordinance. Any alteration of the structure will require approval by the Planning Commission.

#### **Standards of Review**

In making this kind of determination, the City considers several distinct issues. One is whether the dwelling in question was legally established. If it was not created according to the rules or guidelines that were in place at the time, then it has never been in compliance with the City code and could never become "nonconforming." If there were no applicable standards in place when the dwelling was established, then it would be considered "legal" because it did not bypass a prescribed approval process.

The next point of consideration for a legally created dwelling would be whether it meets the current regulations. If it does meet current standards, then the dwelling could be deemed "legally conforming." If it does not, then the rules outlined in MMC Chapter 19.800 Nonconforming Uses apply. These rules determine whether or not the dwelling could be declared "legally nonconforming."

I have evaluated the legal status of the single-family attached dwelling at 3721-3723 SE Jackson St by reviewing the information you submitted as well as additional records available from the City and the County Assessor's office.

### **Applicable Standards**

The subject property is located in the Residential zone R-5. Outright permitted uses for this zone are described in MMC Subsection 19.303.1 Outright Uses Permitted. This subsection includes single-family attached dwellings (commonly known as duplexes) as an outright permitted use. I will use the terms “single-family attached dwelling” and “duplex” interchangeably throughout this determination.

Although a duplex is an outright permitted use in the R-5 zone, the duplex at 3721-3723 SE Jackson St is a non-conforming use due to the underlying sub-standard lot size.

According to MMC 19.303.3 Standards, a lot used for a duplex must have an area of at least 5,000 square feet per dwelling unit, or 10,000 square feet for a duplex. The lot at 3721-3723 SE Jackson St has a total area of 5,000 square feet.

### **Zoning History**

The subject property was created by the platting of the Minthorn Addition to the City of Portland in 1890 (Clackamas County Plat #59). The property is located in Block 42, Lots 28 and 29. When the Minthorn Addition was platted, each lot in the plat had a dimension of 25 feet by 100 feet (2,500 square feet). The duplex was constructed on 2 lots with a total area of 5,000 square feet. The legality of the site is not in question, so the focus of this Director’s Determination will be the legality of the structure.

Information gathered from the County Assessor’s office and City building permits (see attachments 1 through 4) allows the City to draw the following conclusions:

- A building permit for the current building was issued on June 11, 1968<sup>1</sup>; therefore it was subject to the standards of the City’s first zoning ordinance, which was in effect from 1946 to October 16, 1968.
- The City’s 1946 zoning ordinance identified the zone in which the subject site is located as Residential zone 3-R-2; duplexes were designated as a permitted use on lots of at least 5,000 square feet in this residential zone.
- With the adoption of the City’s 1968 zoning ordinance, the zone was changed to the Residential zone R-5, and the minimum lot size for duplexes in the R-5 zone was increased to 3,750 square feet per unit. This new minimum lot size standard created a non-conforming structure on the site.

This information indicates that the duplex at 3721-3723 SE Jackson St met the applicable standards at the time of its construction, and is a legal non-conforming structure.

### **Continued Use of the Property**

Non-conforming structures are subject to MMC Subsection 19.800 Nonconforming Uses. The non-conforming use (in this case a duplex) may be continued, but any alteration of the structure (for instance, a significant remodel of the existing building) would need to be approved by the Planning Commission.

Per MMC Subsection 19.404.5 Business License Required, a Milwaukie business license is required for operation of a rental property. A business license application can be obtained on our website, <http://www.ci.milwaukie.or.us/forms/forms.html#business>, by visiting City Hall, or by calling the Finance Department at (503) 786-7521.

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<sup>1</sup> City of Milwaukie Building Permit #3356.

### Determination

To summarize, the information that I have reviewed in this case leads me to conclude that the duplex at 3721-3723 SE Jackson St is a legal non-conforming use. The structure was constructed in conformance with the standards of the City's 1946 zoning ordinance, and the lot size became non-conforming with the adoption of the City's 1968 zoning ordinance. The current residential structure may continue to exist as a duplex, but any changes to the structure will require approval by the Planning Commission. If the structure is destroyed by fire, it may be rebuilt per the provisions of MMC Subsection 19.807 Destruction of nonconforming structure or use. Use as a rental property requires a business license.

If you have questions regarding this determination, please contact Li Alligood at (503) 786-7627 or [alligoodl@ci.milwaukie.or.us](mailto:alligoodl@ci.milwaukie.or.us).

Sincerely,



Katie Mangle  
Planning Director

### Attachments:

1. Request for Determination of Legal Status
2. Clackamas County Plat #59—Map of Minthorn Addition to the City of Portland
3. Clackamas County Tax Map 1S1E36AA
4. City of Milwaukie Building Permit #3356

Copy: File #DD-10-01  
Address File



PLANNING DEPARTMENT  
6101 SE Johnson Creek Blvd  
Milwaukie OR 97206

PHONE: 503-786-7630  
FAX: 503-774-8236  
E-MAIL: [planning@ci.milwaukie.or.us](mailto:planning@ci.milwaukie.or.us)

# Application for Land Use Action

Application Type:  Director's Determination  Admin. I  Minor QJ  Leg.  
 Admin. II  Major QJ

**RESPONSIBLE PARTIES:** (Please print or type)

|                    |                               |        |                           |
|--------------------|-------------------------------|--------|---------------------------|
| APPLICANT(S):      | Laurie K Palmer               | Phone: | 503-653-1055              |
| Address:           | 3947 SE Wake St, Milwaukie OR | Zip:   | 97222                     |
| PROPERTY OWNER(S): | Gilbert Orr                   | Phone: | lauriekpalmer@comcast.net |
| Address:           |                               | Zip:   |                           |

**SITE INFORMATION:**

|                                 |                      |                   |  |
|---------------------------------|----------------------|-------------------|--|
| Address:                        | 3721-3723 SE Jackson | Map & Tax Lot(s): |  |
| Comprehensive Plan Designation: | Zoning:              | Size of property: |  |

**PROPOSAL (describe briefly):**

We need confirmation from the City of Milwaukie that if duplex burned down, it could be re-built as a duplex

PLEASE NOTE: The Land Use Committee (LUC) of your Neighborhood District Association (NDA) will receive a review copy of this application. They may contact you and/or you may wish to contact them:

|      |            |        |
|------|------------|--------|
| NDA: | LUC Chair: | Phone: |
|------|------------|--------|

ATTEST: I am the property owner or I have attached the owner's authorization to submit this application. To the best of my knowledge, the information provided with this application package is complete and accurate.

|               |                 |       |         |
|---------------|-----------------|-------|---------|
| Submitted by: | Laurie K Palmer | Date: | 6-22-10 |
|---------------|-----------------|-------|---------|

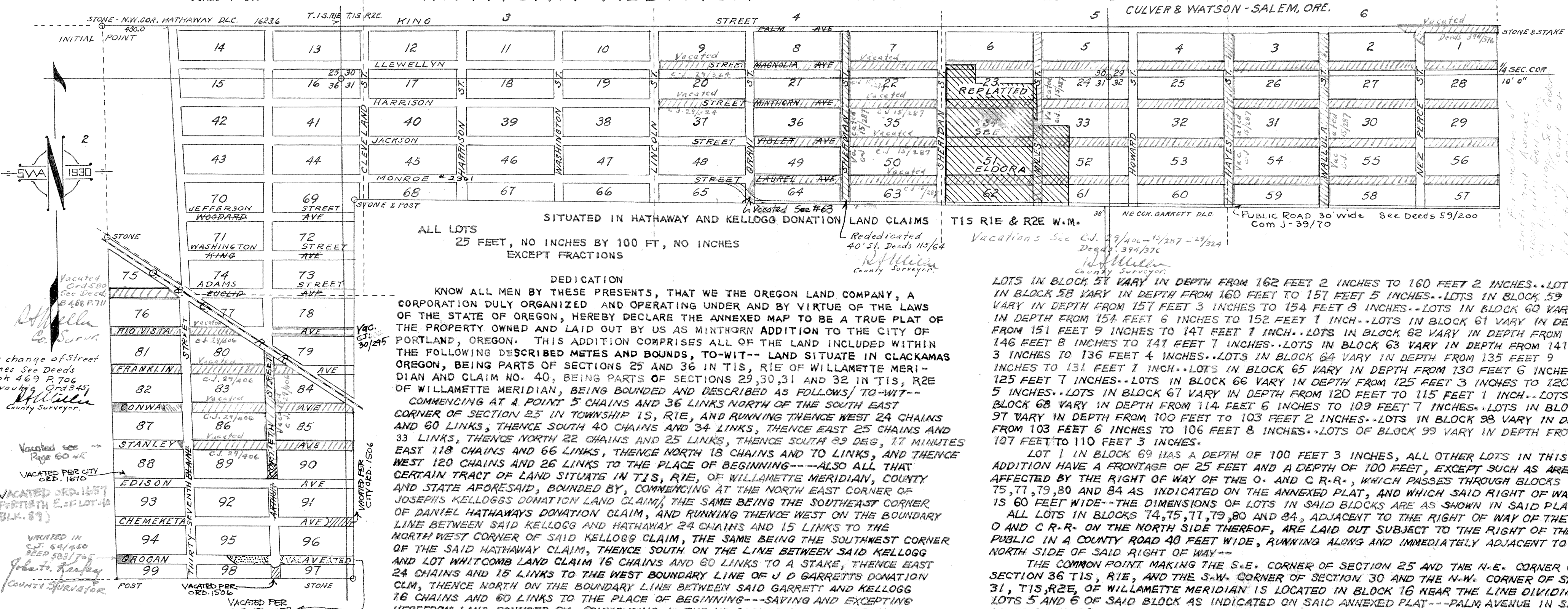
**THIS SECTION FOR OFFICE USE ONLY:**

|         |          |         |     |          |     |                     |  |
|---------|----------|---------|-----|----------|-----|---------------------|--|
| File #: | DD-10-01 | Fee: \$ | 100 | Rcd. by: | USA | Date stamp:         |  |
| Notes:  |          |         |     |          |     | RECEIVED            |  |
|         |          |         |     |          |     | JUN 22 2010         |  |
|         |          |         |     |          |     | CITY OF MILWAUKIE   |  |
|         |          |         |     |          |     | PLANNING DEPARTMENT |  |

**SEE REVERSE SIDE FOR APPLICATION CHECKLIST**

# MINTHORN ADDITION TO THE CITY OF PORTLAND OREGON

SCALE 1"=500'



ALL LOTS  
25 FEET, NO INCHES BY 100 FT, NO INCHES  
EXCEPT FRACTIONS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE OREGON LAND COMPANY, A CORPORATION DULY ORGANIZED AND OPERATING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF OREGON, HEREBY DECLARE THE ANNEXED MAP TO BE A TRUE PLAT OF THE PROPERTY OWNED AND LAID OUT BY US AS MINTHORN ADDITION TO THE CITY OF PORTLAND, OREGON. THIS ADDITION COMPRISES ALL OF THE LAND INCLUDED WITHIN THE FOLLOWING DESCRIBED METES AND BOUNDS, TO-WIT-- LAND SITUATE IN CLACKAMAS OREGON, BEING PARTS OF SECTIONS 25 AND 36 IN T1S, R1E, OF WILLAMETTE MERIDIAN AND CLAIM NO. 40, BEING PARTS OF SECTIONS 29,30,31 AND 32 IN T1S, R2E OF WILLAMETTE MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS/ TO-WIT-- COMMENCING AT A POINT 5 CHAINS AND 36 LINKS NORTH OF THE SOUTH EAST CORNER OF SECTION 25 IN TOWNSHIP 15, R1E, AND RUNNING THENCE WEST 24 CHAINS AND 60 LINKS, THENCE SOUTH 40 CHAINS AND 34 LINKS, THENCE EAST 25 CHAINS AND 33 LINKS, THENCE NORTH 22 CHAINS AND 25 LINKS, THENCE SOUTH 89 DEG, 17 MINUTES EAST 118 CHAINS AND 66 LINKS, THENCE NORTH 18 CHAINS AND 10 LINKS, AND THENCE WEST 120 CHAINS AND 26 LINKS TO THE PLACE OF BEGINNING--ALSO ALL THAT CERTAIN TRACT OF LAND SITUATE IN T1S, R1E, OF WILLAMETTE MERIDIAN, COUNTY AND STATE AFORESAID, BOUNDED BY, COMMENCING AT THE NORTH EAST CORNER OF JOSEPH'S KELLOGG'S DONATION LAND CLAIM, THE SAME BEING THE SOUTHEAST CORNER OF DANIEL HATHAWAY'S DONATION CLAIM, AND RUNNING THENCE WEST ON THE BOUNDARY LINE BETWEEN SAID KELLOGG AND HATHAWAY 24 CHAINS AND 15 LINKS TO THE NORTH WEST CORNER OF SAID KELLOGG CLAIM, THE SAME BEING THE SOUTHWEST CORNER OF THE SAID HATHAWAY CLAIM, THENCE SOUTH ON THE LINE BETWEEN SAID KELLOGG AND LOT WHITCOMB LAND CLAIM 16 CHAINS AND 60 LINKS TO A STAKE, THENCE EAST 24 CHAINS AND 15 LINKS TO THE WEST BOUNDARY LINE OF J O GARRETT'S DONATION CLM, THENCE NORTH ON THE BOUNDARY LINE BETWEEN SAID GARRETT AND KELLOGG 16 CHAINS AND 60 LINKS TO THE PLACE OF BEGINNING--SAVING AND EXCEPTING HEREFROM LAND BOUNDED BY--COMMENCING AT THE NE CORNER OF CLAIM 38 IN T1S R1E, SEC. 36, AND RUNNING THENCE N. 89 DEG E. 450 FEET, THENCE S. 2 DEG,

57 MINUTES EAST 1221 FEET TO A POINT 30 FEET FROM THE CENTER LINE OF THE O AND C R.R. THENCE PARALLEL WITH SAID R.R. N 56 DEG, W. 600 FEET, THENCE N. 1 DEG W. 876 FEET TO THE PLACE OF BEGINNING, CONTAINING 11.21 ACRES--ALSO EXCEPTING LAND IN CLACKAMAS COUNTY, OREGON, BOUNDED BY--COMMENCING AT THE N.E. CORNER OF THE LOT WHITCOMB DONATION CLAIM, AND RUNNING THENCE EAST 6.82 CHS, THENCE NORTH 7.64 CHAINS TO THE SOUTH LINE OF THE HECTOR CAMPBELL DONATION LAND CLAIM, THENCE WEST TO THE N.W. CORNER OF THE DANIEL HATHAWAY DONATION CLAIM, THENCE SOUTH TO THE PLACE OF BEGINNING, CONTAINING 5 ACRES--MINTHORN ADDITION TO THE CITY OF PORTLAND COMPRISES 345.65 ACRES OF LAND, MORE OR LESS--

LOT 1 OF BLOCK 1 OF SAID ADDITION HAS A FRONTAGE OF 12 FEET--LOT 40 OF BLOCK 1 HAS A FRONTAGE OF 14 FEET, 3 INCHES--THE FRONTAGE OF THE REMAINING LOTS IS AS FOLLOWS--LOT 24 OF BLOCK 14--23 FEET 6 INCHES--LOT 25 OF BLOCK 14--14 FEET--LOT 23 OF BLOCK 15--36 FEET 7 INCHES--LOT 24 OF BLOCK 15--24 FEET 5 INCHES--LOT 1 OF BLOCK 28--15 FEET--LOT 40 OF BLOCK 28--17 FEET--LOT 1 OF BLOCK 29--16 FEET--LOT 40 OF BLOCK 29--20 FEET--LOT 23 OF BLOCK 42--23 FEET 3 INCHES--LOT 24 OF BLOCK 42--13 FEET 7 INCHES--LOT 22 OF BLOCK 43--35 FEET 8 INCHES--LOT 23 OF BLOCK 43--26 FEET 2 INCHES--LOT 1 OF BLOCK 56--20 FEET 9 INCHES--LOT 40 OF BLOCK 56--23 FEET 2 INCHES--LOT 47 OF BLOCK 69--ON WOODARD AVENUE 14 FEET 8 INCHES--ON CLEVELAND STREET 9 FEET--LOT 22 OF BLOCK 70--23 FEET 3 INCHES--LOT 23 OF BLOCK 70--38 FEET 7 INCHES--LOT 21 OF BLOCK 71--35 FEET 8 INCHES--LOT 22 OF BLOCK 71--26 FEET 2 INCHES--LOT 1 OF BLOCK 72--14 FEET 6 INCHES--LOT 46 OF BLOCK 72--13 FEET 7 INCHES--LOT 1 OF BLOCK 73--13 FEET 4 INCHES--LOT 46 OF BLOCK 73--12 FEET 5 INCHES--LOT 20 OF BLOCK 74--4 FEET 3 INCHES--LOT 21 OF BLOCK 74--24 FEET 9 INCHES--LOT 28 OF BLOCK 75--71 FEET 5 INCHES--

THE FOLLOWING NAMED LOTS HAVE EACH A FRONTAGE OF 34 FEET, VIZ--LOTS 10 AND 13 OF BLOCK 75--LOTS 19 AND 20 OF BLOCK 76--LOTS 19 AND 20 OF BLOCK 81--LOTS 19 AND 20 OF BLOCK 82--LOTS 19 AND 20 OF BLOCK 87--LOTS 19 AND 20 OF BLOCK 88--LOTS 19 AND 20 OF BLOCK 93--LOTS 19 AND 20 OF BLOCK 94--AND LOT 19 OF BLOCK 99--LOT 14 OF BLOCK 77 HAS A FRONTAGE OF 92 FEET 6 INCHES--LOT 27 OF BLOCK 77 HAS A FRONTAGE OF 53 FEET--LOT 1 OF BLOCK 78 HAS A FRONTAGE OF 12 FEET 3 INCHES--LOT 46 OF BLOCK 78 HAS A FRONTAGE OF 11 FEET 4 INCHES--LOT 1 OF BLOCK 79 HAS A FRONTAGE OF 11 FEET 7 INCH--LOT 24 OF BLOCK 79 HAS A FRONTAGE OF 85 FEET ON FRANKLIN AVE AND 80 FEET ON ARTHUR STREET

THE FOLLOWING NAMED LOTS HAVE A FRONTAGE OF 31 FEET EACH, VIZ--LOT 38 OF BLOCK 80--LOTS 1 AND 40 OF BLOCK 83--LOTS 1 AND 40 OF BLOCK 86--LOTS 1 AND 40 OF BLOCK 89--LOTS 1 AND 40 OF BLOCK 92--LOTS 1 AND 40 OF BLOCK 95--AND LOT 1 OF BLOCK 98--

LOT 1 OF BLOCK 84 HAS A FRONTAGE OF 9 FEET 9 INCHES--LOT 7 OF BLOCK 84 HAS A FRONTAGE OF 125 FEET 3 INCHES--LOT 37 OF BLOCK 84 HAS A FRONTAGE OF 59 FEET 4 INCHES--LOT 1 OF BLOCK 85 HAS A FRONTAGE OF 44 FEET--LOT 42 OF BLOCK 85 HAS A FRONTAGE OF 37 FEET 4 INCHES--LOT 1 OF BLOCK 90 HAS A FRONTAGE OF 35 FEET 4 INCHES--LOT 42 OF BLK 90 HAS A FRONTAGE OF 28 FEET 8 INCHES--LOT 1 OF BLOCK 91 HAS A FRONTAGE OF 51 FEET 8 INCHES--LOT 40 OF BLOCK 91 HAS A FRONTAGE OF 45 FEET 2 INCHES--LOT 1 OF BLOCK 96 HAS A FRONTAGE OF 43 FEET 2 INCHES--LOT 40 OF BLOCK 96 HAS A FRONTAGE OF 36 FEET 6 INCHES--LOT 1 OF BLOCK 97 HAS A FRONTAGE OF 34 FEET 6 INCHES.

LOTS IN BLOCK 57 VARY IN DEPTH FROM 162 FEET 2 INCHES TO 160 FEET 2 INCHES--LOTS IN BLOCK 58 VARY IN DEPTH FROM 160 FEET TO 157 FEET 5 INCHES--LOTS IN BLOCK 59 VARY IN DEPTH FROM 157 FEET 3 INCHES TO 154 FEET 8 INCHES--LOTS IN BLOCK 60 VARY IN DEPTH FROM 154 FEET 6 INCHES TO 152 FEET 1 INCH--LOTS IN BLOCK 61 VARY IN DEPTH FROM 151 FEET 9 INCHES TO 147 FEET 7 INCH--LOTS IN BLOCK 62 VARY IN DEPTH FROM 146 FEET 8 INCHES TO 141 FEET 7 INCHES--LOTS IN BLOCK 63 VARY IN DEPTH FROM 141 FEET 3 INCHES TO 136 FEET 4 INCHES--LOTS IN BLOCK 64 VARY IN DEPTH FROM 135 FEET 9 INCHES TO 131 FEET 1 INCH--LOTS IN BLOCK 65 VARY IN DEPTH FROM 130 FEET 6 INCHES TO 125 FEET 7 INCHES--LOTS IN BLOCK 66 VARY IN DEPTH FROM 125 FEET 3 INCHES TO 120 FEET 5 INCHES--LOTS IN BLOCK 67 VARY IN DEPTH FROM 120 FEET TO 115 FEET 1 INCH--LOTS IN BLOCK 68 VARY IN DEPTH FROM 114 FEET 6 INCHES TO 109 FEET 7 INCHES--LOTS IN BLOCK 97 VARY IN DEPTH FROM 100 FEET TO 103 FEET 2 INCHES--LOTS IN BLOCK 98 VARY IN DEPTH FROM 103 FEET 6 INCHES TO 106 FEET 8 INCHES--LOTS OF BLOCK 99 VARY IN DEPTH FROM 107 FEET TO 110 FEET 3 INCHES.

LOT 1 IN BLOCK 69 HAS A DEPTH OF 100 FEET 3 INCHES, ALL OTHER LOTS IN THIS ADDITION HAVE A FRONTAGE OF 25 FEET AND A DEPTH OF 100 FEET, EXCEPT SUCH AS ARE AFFECTED BY THE RIGHT OF WAY OF THE O. AND C R.R., WHICH PASSES THROUGH BLOCKS 75,77,79,80 AND 84 AS INDICATED ON THE ANNEXED PLAT, AND WHICH SAID RIGHT OF WAY IS 60 FEET WIDE--THE DIMENSIONS OF LOTS IN SAID BLOCKS ARE AS SHOWN IN SAID PLAT.

ALL LOTS IN BLOCKS 74,75,77,79,80 AND 84, ADJACENT TO THE RIGHT OF WAY OF THE O AND C R.R. ON THE NORTH SIDE THEREOF, ARE LAID OUT SUBJECT TO THE RIGHT OF THE PUBLIC IN A COUNTY ROAD 40 FEET WIDE, RUNNING ALONG AND IMMEDIATELY ADJACENT TO THE NORTH SIDE OF SAID RIGHT OF WAY--

THE COMMON POINT MAKING THE S.E. CORNER OF SECTION 25 AND THE N.E. CORNER OF SECTION 31, T1S, R2E, OF WILLAMETTE MERIDIAN IS LOCATED IN BLOCK 16 NEAR THE LINE DIVIDING LOTS 5 AND 6 OF SAID BLOCK AS INDICATED ON SAID ANNEXED PLAT--PALM AVENUE IN SAID ADDITION IS 30 FEET WIDE--ALL OTHER STREETS AND AVENUES IN SAID ADDITION ARE 60 FEET WIDE--

FOR CONVENIENCE IN RECORDING SAID ANNEXED MAP OF MINTHORN ADDITION TO THE CITY OF PORTLAND, OREGON, IS DIVIDED INTO SIX SECTIONS, THE BOUNDARIES OF WHICH ARE MARKED BY DOTTED LINES--THE FIRST SECTION INCLUDES ALL OF SAID ADDITION SOUTH OF THE MIDDLE LINE OF EUCLID AVENUE--THE SECOND SECTION ALL NORTH OF THE MIDDLE LINE OF EUCLID AVENUE AND WEST OF THE MIDDLE LINE CLEVELAND STREET--THE THIRD SECTION ALL EAST OF THE MIDDLE LINE OF CLEVELAND STREET AND WEST OF THE MIDDLE LINE OF LINCOLN STREET--THE FOURTH SECTION ALL EAST OF THE MIDDLE LINE OF LINCOLN STREET AND WEST OF THE MIDDLE LINE OF SHERIDAN STREET--THE FIFTH SECTION ALL EAST OF THE MIDDLE LINE OF SHERIDAN STREET AND WEST OF THE MIDDLE LINE OF HAYES STREET--THE SIXTH SECTION ALL EAST OF THE MIDDLE LINE OF HAYES STREET--

WE HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL OF THE STREETS AND AVENUES DESIGNATED ON SAID ANNEXED PLAT.

IN WITNESS WHEREOF SAID THE OREGON LAND COMPANY HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 5TH DAY OF MAY 1890

SIGNED H T BOOTH CHAS B MOORES  
CORPORATE SEAL  
SIGNED THE OREGON LAND COMPANY BY H J MINTHORN, PRESIDENT H S JORDAN, ASST. SECY.

STATE OF OREGON SS  
COUNTY OF MARION

BE IT REMEMBERED THAT ON THIS 5TH DAY OF MAY 1890, PERSONALLY CAME BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED THE OREGON LAND COMPANY, BY H. J. MINTHORN, ITS PRESIDENT, AND H. S. JORDAN, ITS ASST. SECRETARY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND ASST. SECRETARY RESPECTIVELY OF SAID THE OREGON LAND COMPANY DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE ACT AND DEED OF SAID THE OREGON LAND COMPANY AND IN PURSUANCE OF AN ORDER MADE BY AND ENTERED UPON THE RECORDS OF SAID THE OREGON LAND COMPANY ON THE 28TH DAY OF APRIL 1890.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5TH DAY OF MAY 1890.

SEAL OF NOTARY SIGNED CHAS B MOORES NOTARY PUBLIC FOR OREGON

FILED JUNE 23D 1890  
SIGNED H. H. JOHNSON  
SEAL CLERK

FOR VACATION OF STREETS AND AVENUES CLOSED WITH RED LINES ON THIS MAP--SEE ORDER OF COUNTY COURT AT FEB TERM 1896--PAGE 287 JOURNAL NO. 15--BY ORDER OF COURT JULY 7, 1896 A LUELLING

STATE OF OREGON SS  
COUNTY OF CLACKAMAS

I, E C HACKETT RECORDER OF SAID COUNTY, CERTIFY THE WITHIN AND FOREGOING TO BE A TRUE AND CORRECT COPY OF THE MAP NOW ON FILE IN MY OFFICE AND IN MY CARE AND CUSTODY. MAY 20, 1930

E. C. Hackett  
COUNTY RECORDER

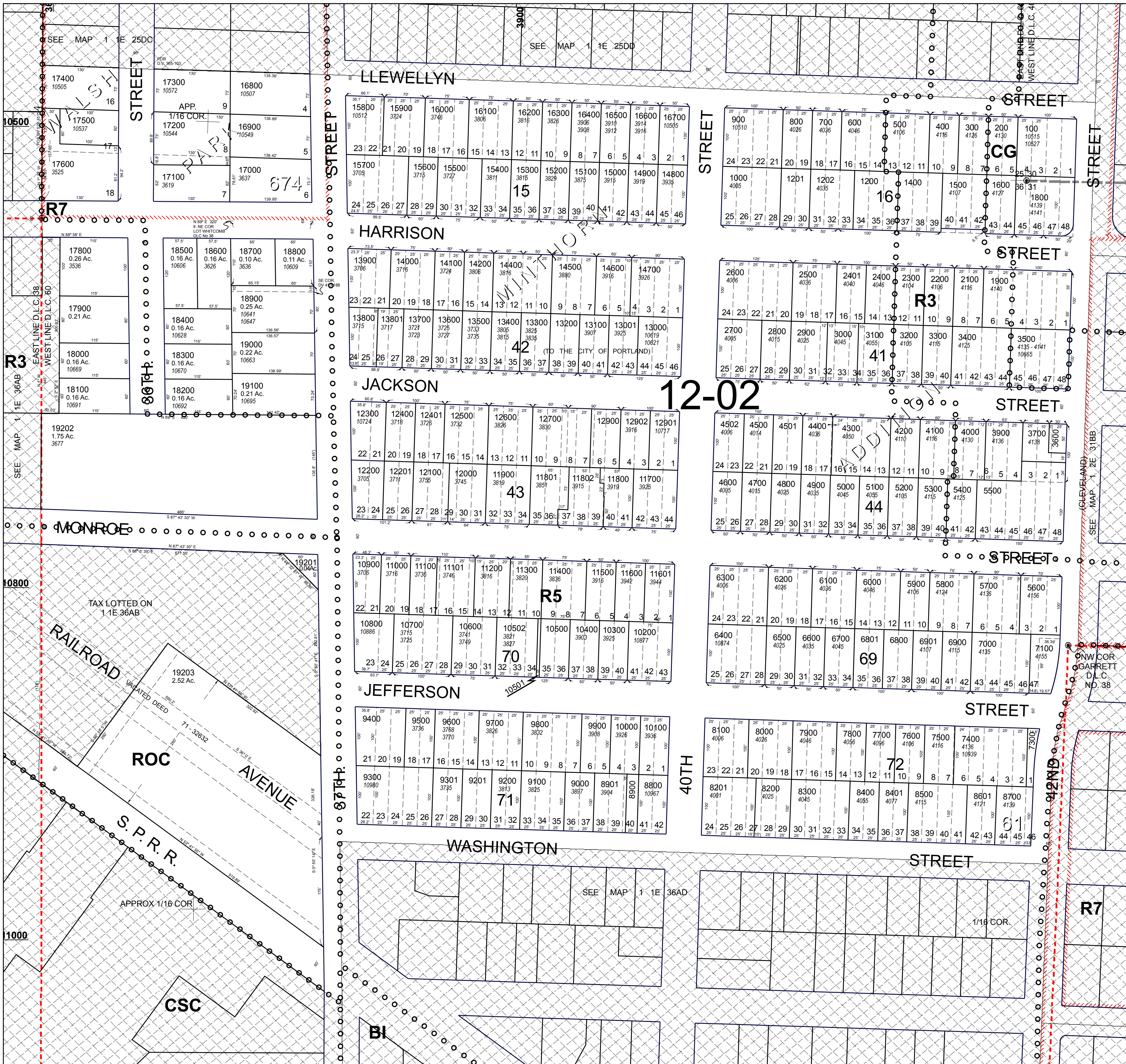
1 1 E 36 AA  
MILWAUKIE

N.E. 1/4 N.E. 1/4 SEC. 36 T.1S. R.1E. W.M.  
Clackamas County  
1" = 100'

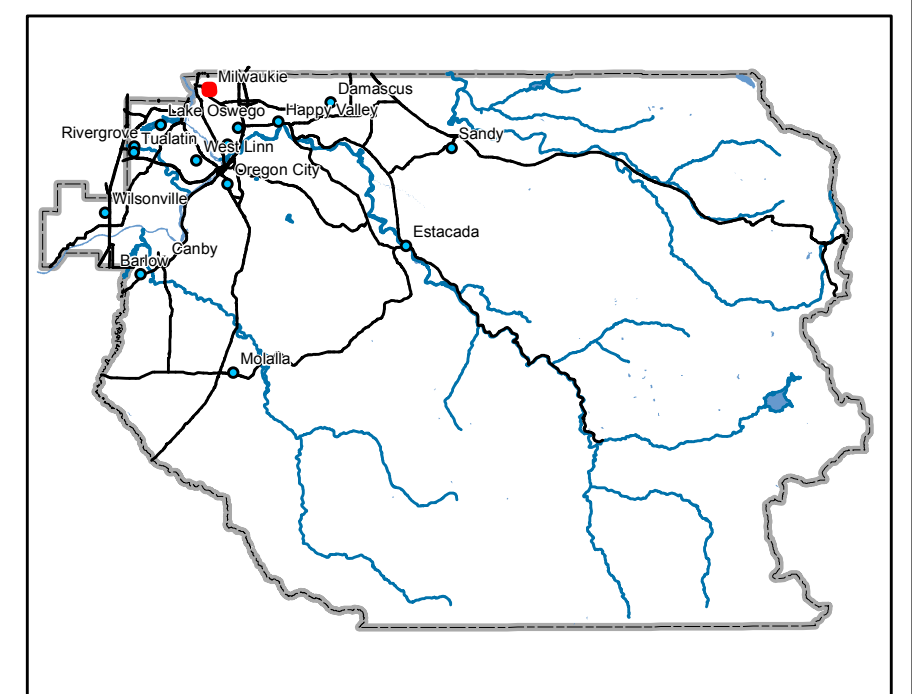
D. L. C.  
J. D. GARRETT NO. 38  
DANIEL HATHAWAY NO. 40 & NO. 60

Cancelled Taxlots

- 1100
- 1300
- 1700
- 2000
- 7200
- 8001
- 8600
- 12800
- 14300
- 16600S1
- 17700
- 19200

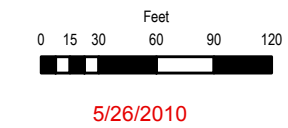


- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



12-02

THIS MAP IS FOR ASSESSMENT  
PURPOSES ONLY



1 1 E 36 AA  
MILWAUKIE

