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**Clackamas County**  
[www.clackamas.us](http://www.clackamas.us)



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**Andrew Naylor**  
Assistants

April 23, 2026

BCC Agenda Date/Item: \_\_\_\_\_

Board of County Commissioners  
Clackamas County

**Approval of Re-plat of County Property located at  
25400 E. Salmon River Rd.  
No County General Funds are involved.**

**Previous Board Action/Review:**

June 27, 2024, the Board approved an IGA with Hoodland Fire District #74.

**Performance Clackamas:**

1. Build public trust through good government
2. Build a strong infrastructure.

**Counsel Review:** JM, 4/16/2026

**Procurement Review:** N/A

**Contact Person:** Jeffrey D. Munns

**Contact Phone:** (503)742-5984

**EXECUTIVE SUMMARY:** On June 27, 2024, the Board approved an IGA with Hoodland Fire District #74 (HFD) to allow them to have a right to purchase the property commonly known as the Hoodland Park Property, the site of the former Dorman Center. The County came into possession of this property through tax foreclosure. HFD plans to use this site as the location for a future new fire station that will include a community room.

The property is being transferred to HFD without cost, but with right of reentry and reversionary clauses as described in the staff report for a public hearing and approval of a Purchase and Sale Agreement with HFD.

As part of this transaction HFD applied to replat the property from two taxlots: T3S R7E Section 04AA lots 03300 and 03600 to a single new taxlot. HFD received final approval of this re-plat in decision Z0378-25 on December 3, 2025. To comply with conditions of approval the Board of County Commissioners must consider the approval of the plat to allow the Chair of the Board, or alternate designee, to sign the plat. The attached version of the plat is a scanned copy. The mylar version of the plat will receive the actual signature.

For Filing Use Only

**RECOMMENDATION:** Staff recommend approval of the re-plat of property located at 25400 E. Salmon River Rd and signature of the plat by Chair Roberts or designee.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'J. Munns', is positioned above the typed name.

Jeffrey D. Munns  
Assistant County Counsel

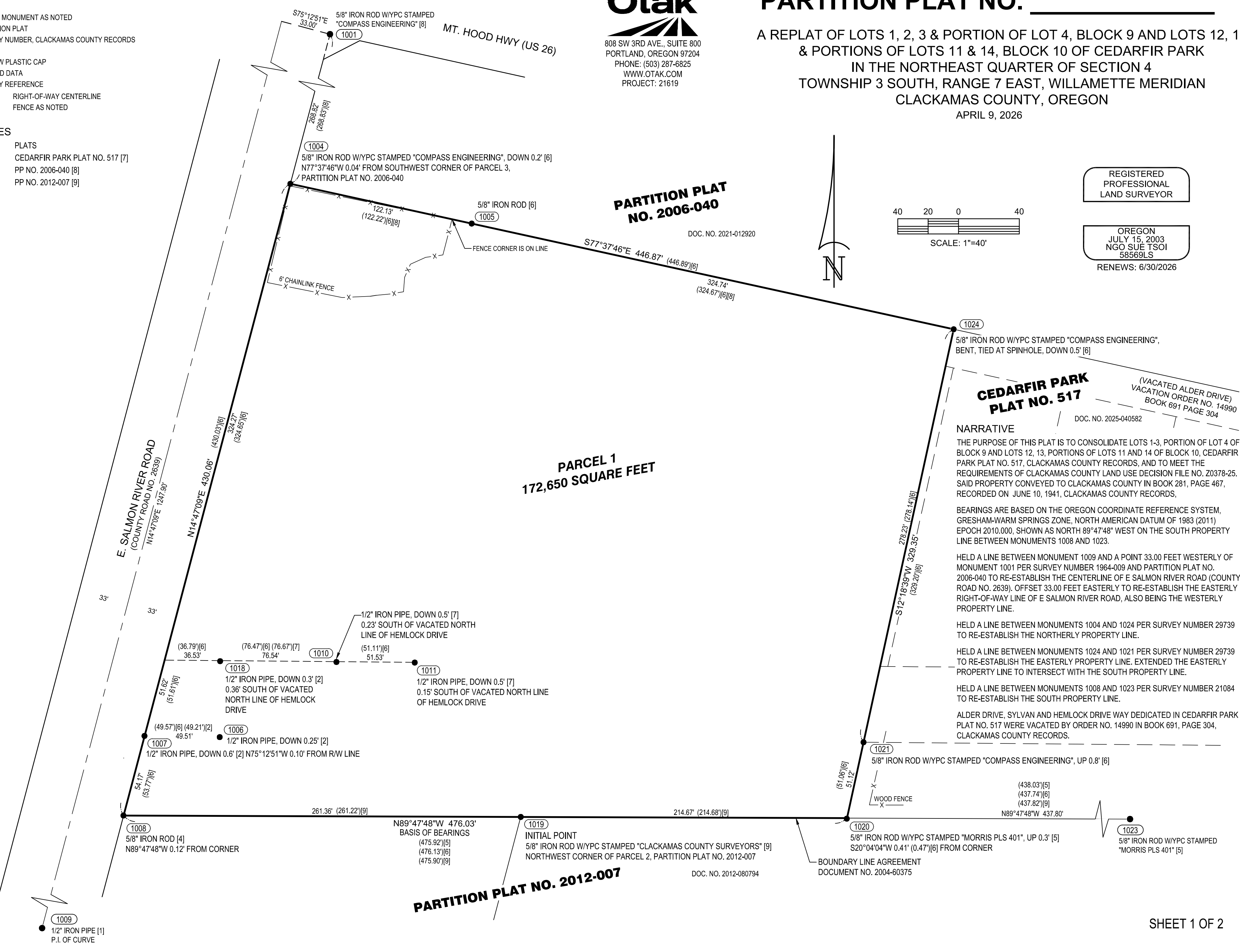


# PARTITION PLAT NO. \_\_\_\_\_

A REPLAT OF LOTS 1, 2, 3 & PORTION OF LOT 4, BLOCK 9 AND LOTS 12, 13 & PORTIONS OF LOTS 11 & 14, BLOCK 10 OF CEDARFIR PARK IN THE NORTHEAST QUARTER OF SECTION 4 TOWNSHIP 3 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN CLACKAMAS COUNTY, OREGON  
APRIL 9, 2026

- ### LEGEND
- #### ● FOUND MONUMENT AS NOTED
  - PP PARTITION PLAT
  - SN SURVEY NUMBER, CLACKAMAS COUNTY RECORDS
  - W/ WITH
  - YPC YELLOW PLASTIC CAP
  - ( ) RECORD DATA
  - [ ] SURVEY REFERENCE
  - — RIGHT-OF-WAY CENTERLINE
  - X-X- FENCE AS NOTED

- ### REFERENCES
- |                 |                                |
|-----------------|--------------------------------|
| SURVEYS         | PLATS                          |
| SN 1964-009 [1] | CEDARFIR PARK PLAT NO. 517 [7] |
| SN 1968-015 [2] | PP NO. 2006-040 [8]            |
| SN 7159 [3]     | PP NO. 2012-007 [9]            |
| SN 21084 [4]    |                                |
| SN 21242 [5]    |                                |
| SN 29739 [6]    |                                |

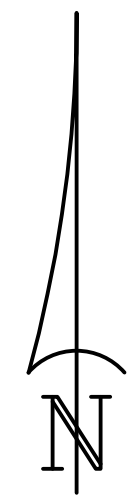
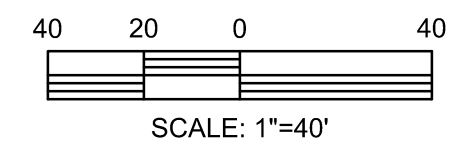


**PARTITION PLAT NO. 2006-040**  
DOC. NO. 2021-012920

**PARCEL 1**  
**172,650 SQUARE FEET**

**CEDARFIR PARK PLAT NO. 517**  
DOC. NO. 2025-040582  
(VACATED ALDER DRIVE) VACATION ORDER NO. 14990 BOOK 691 PAGE 304

**PARTITION PLAT NO. 2012-007**  
DOC. NO. 2012-080794



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 15, 2003  
NGO SUE TSOI  
58569LS  
RENEWS: 6/30/2026

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 1-3, PORTION OF LOT 4 OF BLOCK 9 AND LOTS 12, 13, PORTIONS OF LOTS 11 AND 14 OF BLOCK 10, CEDARFIR PARK PLAT NO. 517, CLACKAMAS COUNTY RECORDS, AND TO MEET THE REQUIREMENTS OF CLACKAMAS COUNTY LAND USE DECISION FILE NO. 20378-25. SAID PROPERTY CONVEYED TO CLACKAMAS COUNTY IN BOOK 281, PAGE 467, RECORDED ON JUNE 10, 1941, CLACKAMAS COUNTY RECORDS.

BEARINGS ARE BASED ON THE OREGON COORDINATE REFERENCE SYSTEM, GRESHAM-WARM SPRINGS ZONE, NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.000, SHOWN AS NORTH 89°47'48" WEST ON THE SOUTH PROPERTY LINE BETWEEN MONUMENTS 1008 AND 1023.

HELD A LINE BETWEEN MONUMENT 1009 AND A POINT 33.00 FEET WESTERLY OF MONUMENT 1001 PER SURVEY NUMBER 1964-009 AND PARTITION PLAT NO. 2006-040 TO RE-ESTABLISH THE CENTERLINE OF E SALMON RIVER ROAD (COUNTY ROAD NO. 2639), OFFSET 33.00 FEET EASTERLY TO RE-ESTABLISH THE EASTERLY RIGHT-OF-WAY LINE OF E SALMON RIVER ROAD, ALSO BEING THE WESTERLY PROPERTY LINE.

HELD A LINE BETWEEN MONUMENTS 1004 AND 1024 PER SURVEY NUMBER 29739 TO RE-ESTABLISH THE NORTHERLY PROPERTY LINE.

HELD A LINE BETWEEN MONUMENTS 1024 AND 1021 PER SURVEY NUMBER 29739 TO RE-ESTABLISH THE EASTERLY PROPERTY LINE. EXTENDED THE EASTERLY PROPERTY LINE TO INTERSECT WITH THE SOUTH PROPERTY LINE.

HELD A LINE BETWEEN MONUMENTS 1008 AND 1023 PER SURVEY NUMBER 21084 TO RE-ESTABLISH THE SOUTH PROPERTY LINE.

ALDER DRIVE, SYLVAN AND HEMLOCK DRIVE WAY DEDICATED IN CEDARFIR PARK PLAT NO. 517 WERE VACATED BY ORDER NO. 14990 IN BOOK 691, PAGE 304, CLACKAMAS COUNTY RECORDS.



# PARTITION PLAT NO. \_\_\_\_\_

A REPLAT OF LOTS 1, 2, 3 & PORTION OF LOT 4, BLOCK 9 AND LOTS 12, 13 & PORTIONS OF LOTS 11 & 14, BLOCK 10 OF CEDARFIR PARK IN THE NORTHEAST QUARTER OF SECTION 4 TOWNSHIP 3 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN CLACKAMAS COUNTY, OREGON

APRIL 9, 2026

### SURVEYOR'S CERTIFICATE

I, NGO S. TSOI, HEREBY SAY THAT I HAVE CORRECTLY SURVEYED THE LANDS REPRESENTED ON THIS PARTITION PLAT, BEING A PORTION OF THAT PROPERTY DESCRIBED IN BOOK 281, PAGE 467 RECORDED ON JUNE 10, 1941 AND CONVEYED TO CLACKAMAS COUNTY, CLACKAMAS COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CLACKAMAS COUNTY SURVEYORS" AT THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 2012-007; THENCE ALONG THE NORTH LINE OF SAID PARTITION PLAT NORTH 89°47'48" WEST 261.36 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF E SALMON RIVER ROAD (COUNTY ROAD NO. 2639), SAID POINT BEING 33.00 FEET WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE THEREOF; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 14°47'09" EAST 430.06 FEET TO THE SOUTHWEST CORNER OF PARTITION PLAT NO. 2006-040; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID PARTITION PLAT NO. 2006-040 SOUTH 77°37'46" EAST 446.87 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF SAID PARTITION PLAT SOUTH 12°18'39" WEST 329.35 FEET TO SAID NORTH LINE OF PARTITION PLAT NO. 2012-007; THENCE ALONG SAID NORTH LINE NORTH 89°47'48" WEST 214.67 FEET TO THE INITIAL POINT.

CONTAINS 172,650 SQUARE FEET (3.963 ACRES).

### NOTES

- 1. THIS PARTITION PLAT IS SUBJECT TO THE CONDITIONS OF THE LAND USE DECISION FILE NO. Z0378-25.
- 2. PARCEL IS SUBJECT TO AN UNDERGROUND COMMUNICATION LINE IN VACATED SYLVAN WAY.

### DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CLACKAMAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, IS THE OWNER OF THE LAND SHOWN AND DOES HEREBY MAKE, ESTABLISH AND DECLARE THIS PARTITION PLAT AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A CORRECT MAP AND PLAT THEREOF, AND HAS CAUSED THE PARTITION TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS  
BY: \_\_\_\_\_  
CRAIG ROBERTS, CHAIR

### ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF CLACKAMAS } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON \_\_\_\_\_,  
BY CRAIG ROBERTS, CHAIR, BOARD OF CLACKAMAS COUNTY COMMISSIONERS

\_\_\_\_\_  
NOTARY SIGNATURE

\_\_\_\_\_  
NOTARY PUBLIC - OREGON

\_\_\_\_\_  
COMMISSION NUMBER

\_\_\_\_\_  
MY COMMISSION EXPIRES

### CLACKAMAS COUNTY APPROVALS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
CLACKAMAS COUNTY PLANNING DIRECTOR

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
CLACKAMAS COUNTY SURVEYOR

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

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED FOR BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTION

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

STATE OF OREGON }  
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.,

AS PARTITION PLAT NO. \_\_\_\_\_

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

CATHERINE MCMULLEN, CLACKAMAS COUNTY CLERK

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 15, 2003  
NGO SUE TSOI  
58569LS  
RENEWS: 6/30/2026