

ENGINEERING  
PLANNING  
SURVEYING  
LAND DEVELOPMENT

KENT W. COX and ASSOCIATES, INC.  
Consulting Engineers — Land Surveyors  
204 N.E. KELLY AVENUE  
GRESHAM, OREGON 97030  
(503) 667-4464



Registration:  
Oregon  
Idaho  
Washington

Affiliations:  
American Society of Civil Engineers  
Professional Land Surveyors of Oregon  
American Congress of Surveying and Mapping

22

PROPERTY DESCRIPTION  
PARCEL 1  
LOT LINE ADJUSTMENT  
FOR RAY AZAR  
TAX LOTS 147 & 234  
NW1/4 SECTION 7, T.1S., R.3E., W.M.  
MULTNOMAH COUNTY, OREGON  
90-031 MAY 3, 1990

A tract of land in the northwest one-quarter of Section 7, Township 1 South, Range 3 East, Willamette Meridian, Multnomah County, Oregon, said tract of land being more particularly described as follows:

Commencing at the point of intersection of the south line of a 90 foot wide road known as S. E. Division Street with the east line of that certain tract of land conveyed to Home Video Library Incorporated by Warranty Deed recorded April 30, 1984 in Book 1744, Page 172, Deed Records, said point also being the northwest corner of that certain tract of land conveyed to System Construction Company, a Partnership consisting of Ray Azar, Richard J. Azar, Samuel K. Azar, Jr. and Albert Azar, by Warranty Deed recorded January 25, 1967 in Book 544, Page 1373, Deed Records, said point of beginning bearing south  $89^{\circ} 41' 20''$  west a distance of 1618.77 feet (Book 544, Page 1373 calls 1618.45 feet) and south  $00^{\circ} 03' 50''$  east a distance of 45.00 feet from the northeast corner of the northwest one-quarter of said Section 7; thence north  $89^{\circ} 41' 20''$  east, along the south line of said S. E. Division Street, a distance of 86.00 feet to the TRUE POINT OF BEGINNING of the tract of land herein to be described; thence continuing north  $89^{\circ} 41' 20''$  east, along last said south line, a distance of 200.07 feet to a point in the west line of a 40 foot wide road known as S. E. 167th Avenue; thence south  $00^{\circ} 03' 50''$  east, along said west line, a distance of 220.00 feet to the northeast corner of that certain tract of land conveyed to Albert A. Haag and wife, by deed recorded February 21, 1949 in Book 1320, Page 377, Deed Records; thence south  $89^{\circ} 41' 20''$  west, along the north line of said Haag tract, a distance of 100.00 feet; thence south  $00^{\circ} 03' 50''$  east a distance of 28.00 feet; thence south  $89^{\circ} 41' 20''$  west a distance of 15.00 feet; thence south  $00^{\circ} 03' 50''$  east a distance of 22.00 feet to the southwest corner of said Haag tract; thence south  $89^{\circ} 41' 20''$  west a distance of 53.07 feet (Book 544, Page 1373 calls 53.00 feet) to a point in the east line of Lot 7, Block 3, LYNCH HAVEN, a duly recorded subdivision plat; thence south  $00^{\circ} 03' 50''$  east, along last said east line, a distance of 92.82 feet (Book 544, Page 1373 calls 92.72 feet) to the southeast corner of said Lot 7; thence south  $89^{\circ} 41' 20''$  west, along the south line of said Lot 7, a distance of 50.00 feet to a point; thence north  $00^{\circ} 03' 50''$  west a distance of 177.90 feet to a point in the north line of said Lot 7; thence north  $89^{\circ} 41' 20''$  east, along the north line of Lot 7, a distance of 18.00 feet to a point; thence north  $00^{\circ} 03' 50''$  west a distance of 184.92 feet (Book 544, Page 1373 calls 184.82 feet) returning to the aforesaid True Point of Beginning. The above described tract of land containing 54,866 square feet, more or less.

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

date

4 MAY 1990

by

David H. Prescott  
LLA

Land Development Section  
MULTNOMAH ENVIRON SERVICES

4 MAY 90

3347



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**PROPERTY DESCRIPTION**

**PARCEL 2**

**LOT LINE ADJUSTMENT**

**FOR RAY AZAR**

**TAX LOTS 147 & 234**

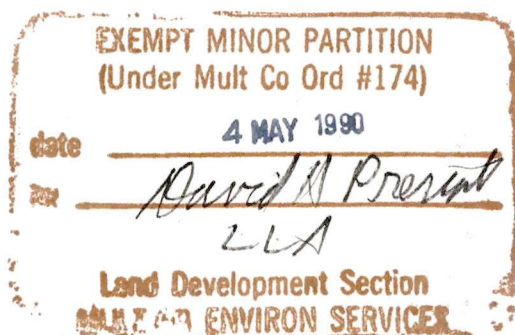
**NW1/4 SECTION 7, T.1S., R.3E., W.M.**

**MULTNOMAH COUNTY, OREGON**

**90-031 MAY 3, 1990**

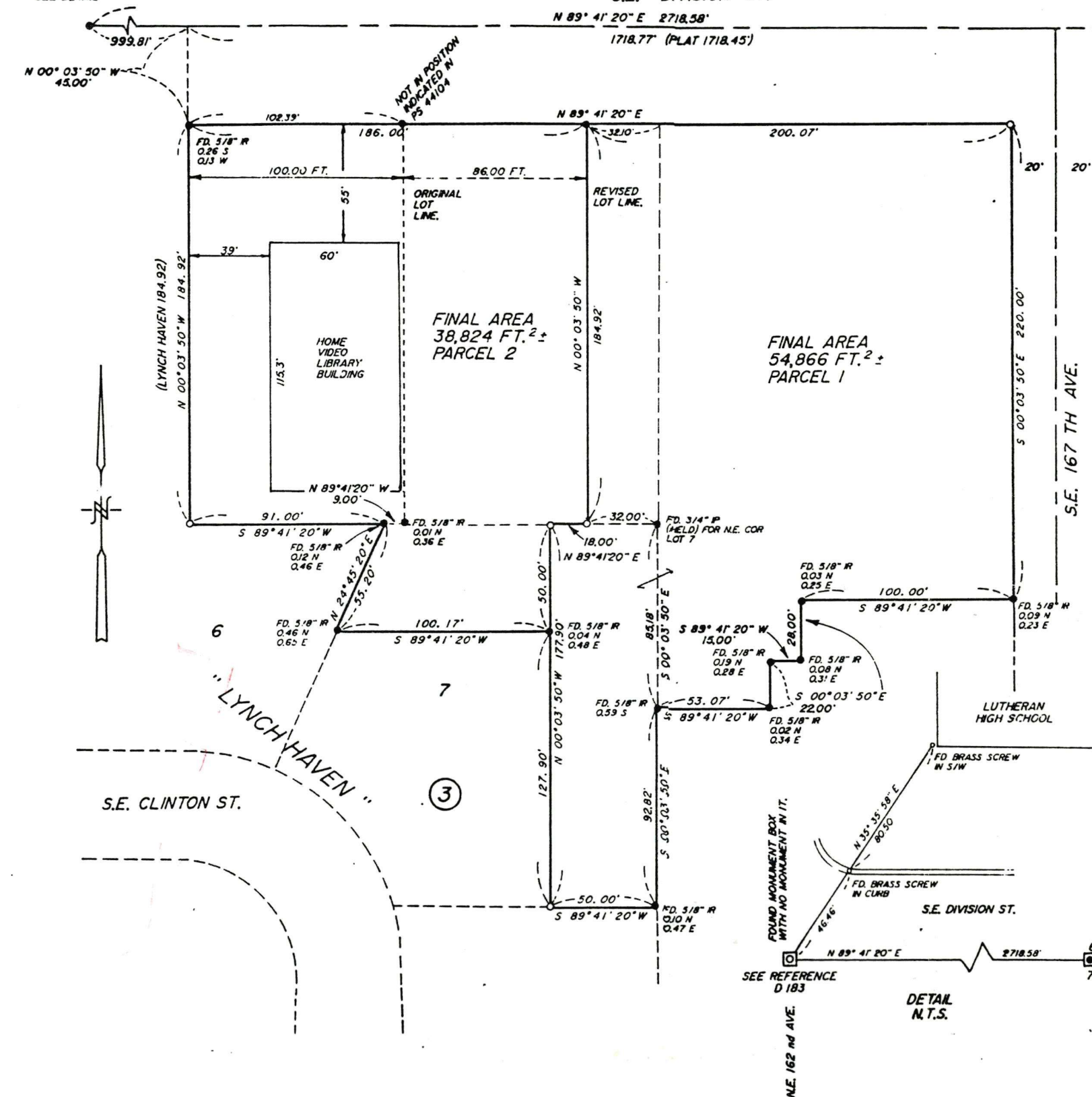
A tract of land in the northwest one-quarter of Section 7, Township 1 South, Range 3 East, Willamette Meridian, Multnomah County, Oregon, said tract of land being more particularly described as follows:

Beginning at the point of intersection of the south line of a 90 foot wide road known as S. E. Division Street with the east line of that certain tract of land conveyed to Home Video Library Incorporated by Warranty Deed recorded April 30, 1984 in Book 1744, Page 172, Deed Records, said point also being the northwest corner of that certain tract of land conveyed to System Construction Company, a Partnership consisting of Ray Azar, Richard J. Azar, Samuel K. Azar, Jr. and Albert Azar, by Warranty Deed recorded January 25, 1967 in Book 544, Page 1373, Deed Records, said point of beginning bearing south  $89^{\circ} 41' 20''$  west a distance of 1618.77 feet (Book 544, Page 1373 calls 1618.45 feet) and south  $00^{\circ} 03' 50''$  east a distance of 45.00 feet from the northeast corner of the northwest one-quarter of said Section 7; thence north  $89^{\circ} 41' 20''$  east, along the south line of said S. E. Division Street, a distance of 86.00 feet to a point; thence south  $00^{\circ} 03' 50''$  east a distance of 184.92 feet to a point in the north line of Lot 7, Block 3, LYNCH HAVEN, a duly recorded subdivision plat; thence south  $89^{\circ} 41' 20''$  west, along the north line of said Lot 7, a distance of 18.00 feet to a point; thence south  $00^{\circ} 03' 50''$  east a distance of 50.00 feet to a point; Thence south  $89^{\circ} 41' 20''$  west a distance of 100.17 feet to a point in the westerly line of said Lot 7; thence north  $24^{\circ} 45' 20''$  east, along the westerly line of said Lot 7, a distance of 55.20 feet (Book 544, Page 1371 calls 55.33 feet) to the northwest corner of said Lot 7 and a point in the south line of said Home Video Library Incorporated tract; thence south  $89^{\circ} 41' 20''$  west, along the south line of said Home Video Library Incorporated tract, a distance of 91.00 feet to the southwest corner of said Home Video Library Incorporated tract; thence north  $00^{\circ} 03' 50''$  west, along the west line of said Home Video Library Incorporated tract, a distance of 184.92 feet to the point in the south line of said S. E. Division Street; thence north  $89^{\circ} 41' 20''$  east, along last said south line, a distance of 186.00 feet to the point of beginning. The above described tract of land containing 38,824 square feet, more or less.





N.W. CORNER OF SECTION 7  
FD. REFERENCES TO  
ESTABLISH SEC. COR.  
SEE DETAIL.



# SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PERFORM A LOT LINE ADJUSTMENT SURVEY, MOVING AN OWNERSHIP LINE EASTERLY 86.00 FEET PER MY CLIENT'S INSTRUCTION. A CONTROL TRAVERSE WAS RUN, LOCATING AND TIEING THE MONUMENTS SHOWN HEREON. THE NORTH LINE WAS HELD PARALLEL TO AND 45.00 FEET SOUTH OF THE MONUMENTED NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 7. THE EAST AND WEST LINES WERE HELD BY THE ANGULAR RELATIONSHIP (PLAT OF "LYNCH HAVEN" AND PS 44104) BETWEEN THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 7 AND THE NORTH-SOUTH LINES OF THE RESPECTIVE PLAT AND SURVEY HOLDING THE FOUND BRASS SCREW AT S. E. 167TH AND DIVISION STREET AND THE 3/4 INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 7 "LYNCH HAVEN". SOUTH AND IRREGULAR LINES WERE HELD PER THEIR RESPECTIVE POSITION AS DEVELOPED BY PS 44104 AND REFERENCE DEEDS. BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 7 AS SHOWN ON THE PLAT OF "LYNCH HAVEN" AND PS 44104. ALL HORIZONTAL AND ZENITH ANGLES AND DISTANCES WERE MEASURED WITH A LIETZ SET4 TOTAL STATION INSTRUMENT ALONG WITH A LIETZ SDR2 DATA COLLECTOR.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Kent W. Cox*  
OREGON  
SEPTEMBER 23, 1977  
KENT W. COX  
1161

## LEGEND

- FOUND 5/8" IRON ROD EXCEPT AS NOTED.
- SET 5/8"X30" IRON ROD W/YELLOW PLASTIC CAP MARKED "K. W. COX & ASSOC., INC."

## REFERENCES:

SURVEY RECORDS - D-183, PS 44104, PS 12225  
DEEDS - BK. 544, P. 1373, 1-25-67  
BK. 1579, P. 1003, 2-17-82  
BK. 1320, P. 377, 2-21-49  
BK. 1744, P. 172, 4-30-84

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

DATE 4 MAY 1990  
BY *David H. Becht*

Land Development Section  
MULTI-ENVIRON SERVICES

DATE  
MAY 2, 1990

SCALE  
1" = 60'

DRAWN BY  
D. M. & R. P.

FILE NO.  
90-031

KENT W. COX AND ASSOCIATES, INC.  
CONSULTING ENGINEERS - LAND SURVEYORS

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GRESHAM, OREGON 97030 (503)667-4464  
ENGINEERING PLANNING SURVEYING LAND DEVELOPMENT

LOT LINE ADJUSTMENT

FOR RAY AZAR  
BETWEEN TAX LOTS 234 AND 147  
IN THE NW1/4 SECTION 7, T. 1S., R. 3E., W. M.  
MULTNOMAH COUNTY, OREGON

SHEET

1/1