

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

4 MAY 90

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.

3347

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)
date 4 MAY 1990
by David H Preece
LLA
Land Development Section
MULTNOMAH ENVIRON SERVICES

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PROPERTY DESCRIPTION

PARCEL 2

LOT LINE ADJUSTMENT

FOR RAY AZAR

TAX LOTS 147 & 234

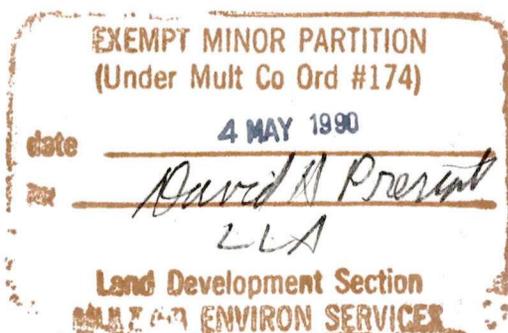
NW1/4 SECTION 7, T.1S., R.3E., W.M.

MULTNOMAH COUNTY, OREGON

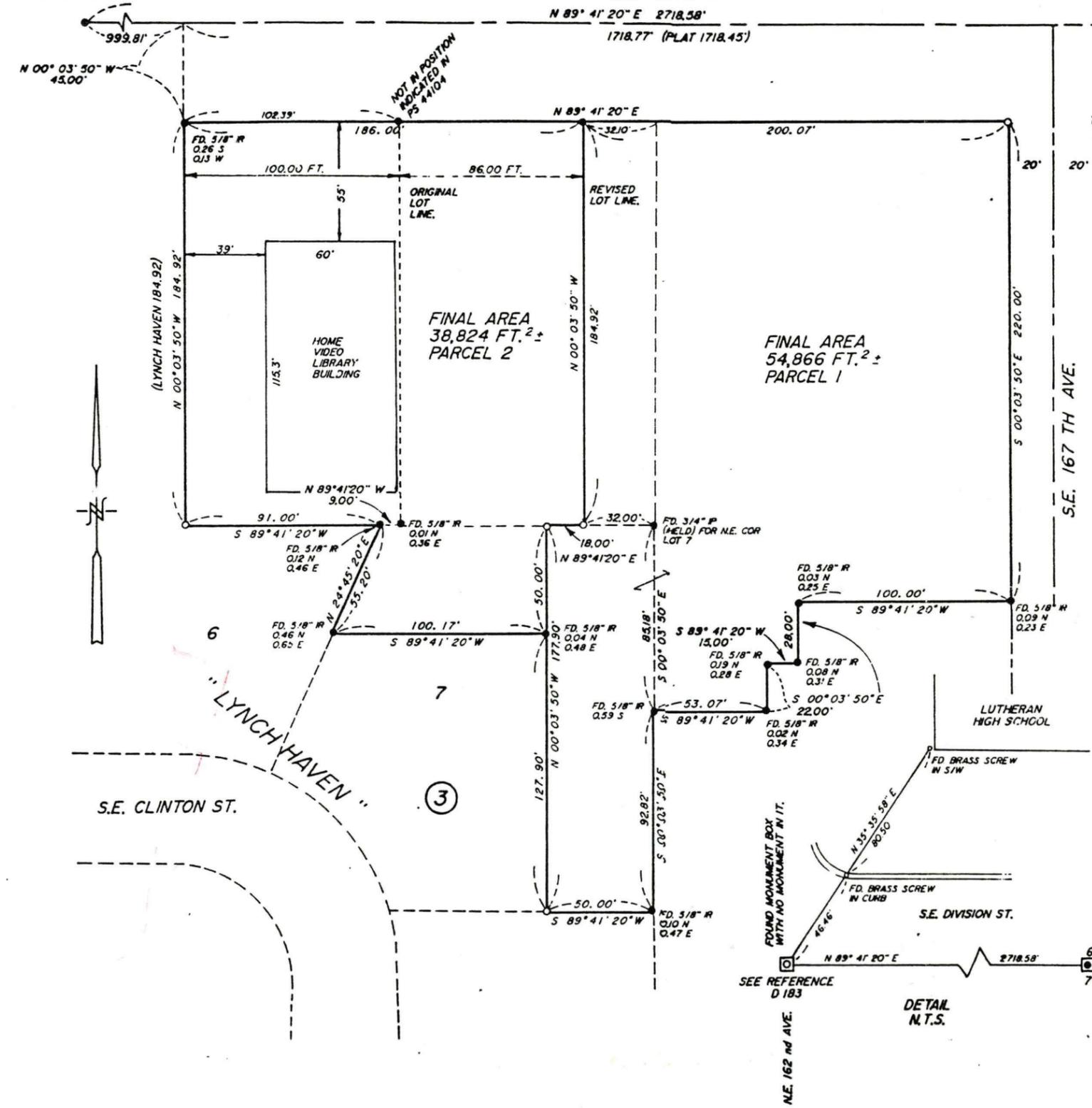
90-031 MAY 3, 1990

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
 F.D. REFERENCES TO
 ESTABLISH SEC. COR.
 SEE DETAIL.



F.D. BRASS CAP IN MON. BOX
 1/4 COR. SEC. 6 & 7

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 LINE 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
 OREGON
 SEPTEMBER 23, 1977
 KENT W. COX
 1161

LEGEND

- FOUND 5/8" IRON ROD EXCEPT AS NOTED.
- SET 5/8" X 30" 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 *[Signature]*
 Land Development Section
 MULT-CO ENVIRON SERVICES

DATE
 MAY 2, 1990

DRAWN BY
 D. M. B R. P.

SCALE
 1" = 60'

FILE NO.
 90-031

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 ENGINEERING PLANNING SURVEYING LAND DEVELOPMENT

LOT LINE ADJUSTMENT
 FOR RAY AZAR
 BETWEEN TAX LOTS 234 AND 147
 IN THE NW1/4 SECTION 7, T. 15., R. 3E., W. M.
 MULTNOMAH COUNTY, OREGON

SHEET 1/1