

KENT W. COX and ASSOCIATES, INC.

ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

Consulting Engineers
GRESHAM PROFESSIONAL PLAZA
439 WEST POWELL BLVD., SUITE 4
GRESHAM, OREGON 97030
PHONE: 667-4464



Registration:
Oregon
Idaho
Washington

May 28, 1981

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

LEGAL DESCRIPTION

FOR

POTTER DISTILLERIES

PARCEL I

A parcel of land situated in the Southwest Quarter (SW $\frac{1}{4}$) of Section 29, Township 1 North, Range 3 East of the Willamette Meridian, in Multnomah County, State of Oregon, bounded and described as follows:

Commencing at the point of intersection of the east line of NE 181st Avenue with the south line of NE San Rafael Street, said point being South 1 degree 30 minutes 17 seconds West, 1,280.03 feet and South 88 degrees 27 minutes 13 seconds East, 45.00 feet from the easterly northeast corner of the M. Frazer Donation Land Claim;

thence along said south line of NE San Rafael Street, South 88 degrees 27 minutes 13 seconds East, 1,587.79 feet to the northeast corner of that certain parcel of land heretofore conveyed by Union Pacific Land Resources Corporation to Northern Engineering and Plastics Corp. by Warranty Deed dated December 21, 1973, UPLRC, L.S. D.A. No. 912, and THE TRUE POINT OF BEGINNING;

thence continuing along said south line of NE San Rafael Street South 88 degrees 27 minutes 13 seconds East, 275.88 feet to the northeast corner of a parcel of land heretofore conveyed by Union Pacific Land Resources Corporation to Potter Distilleries, Inc. by Warranty Deed dated July 5, 1979, UPLRC Audit No. 27622;

thence continuing along said south line of NE San Rafael Street South 88 degrees 27 minutes 13 seconds East, 45.98 feet;

thence South 01 degree 32 minutes 47 seconds West, 473.69 feet to a point on the northerly right of way line of Industrial Track No. 5 of the Oregon-Washington Railroad & Navigation Company;

thence along said northerly right of way line North 88 degrees 27 minutes 13 seconds West, 45.98 feet to the south-east corner of said parcel of land heretofore conveyed to Potter Distilleries, Inc.;

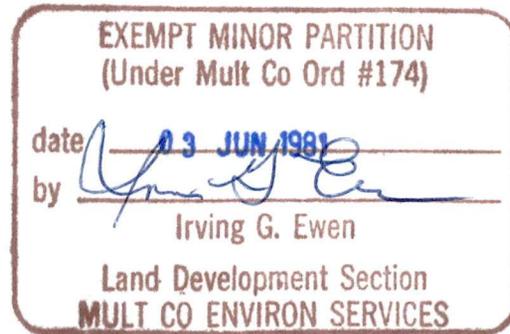
3 JUNE 81

2849

thence continuing along said northerly right of way line North 88 degrees 27 minutes 13 seconds West, 275.88 feet to the Southwest Corner of said parcel of land heretofore conveyed to Potters Distillers, Inc.;

thence along the westerly line of said Potter Distilleries, Inc. Parcel North 01 degrees 32 minutes 47 seconds East, 473.69 feet to THE TRUE POINT OF BEGINNING.

Containing an area of 152,462 square feet, more or less (3.500 acres, more or less).



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LEGAL DESCRIPTION

FOR

UPLAND INDUSTRIES

PARCEL II

A parcel of land situated in the Southwest Quarter (SW $\frac{1}{4}$) of Section 29, Township 1 North, Range 3 East of the Willamette Meridian, in Multnomah County, State of Oregon, bounded and described as follows:

Commencing at the point of intersection of the east line of NE 181st Avenue with the south line of NE San Rafael Street, said point being South 1 degree 30 minutes 17 seconds West, 1,280.03 feet and South 88 degrees 27 minutes 13 seconds East, 45.00 feet from the westerly northeast corner of the M. Frazer Donation Land Claim;

thence along said south line of NE San Rafael Street, South 88 degrees 27 minutes 13 seconds East, 1,863.67 feet to the northeast corner of that certain parcel of land heretofore conveyed by Union Pacific Land Resources Corporation to Potter Distilleries, Inc. by Special Warranty Deed dated July 5, 1979, UPLRC, Audit No. 27622;

thence continuing along south line of NE San Rafael Street South 88 degrees 27 minutes 13 seconds East, 45.98 feet to THE TRUE POINT OF BEGINNING;

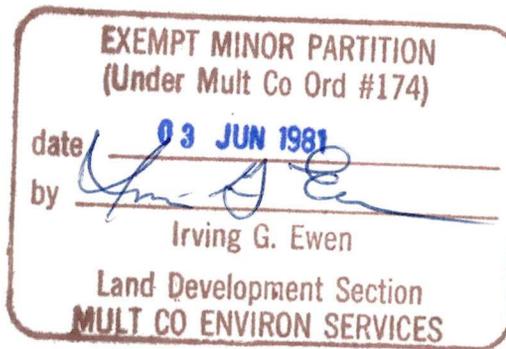
thence continuing along said south line of NE San Rafael Street South 88 degrees 27 minutes 13 seconds East, 348.99 feet to the Northwest Corner of that tract of land conveyed to William Pahl as recorded in Book 714 at Page 427 of the Multnomah County Deed of Records;

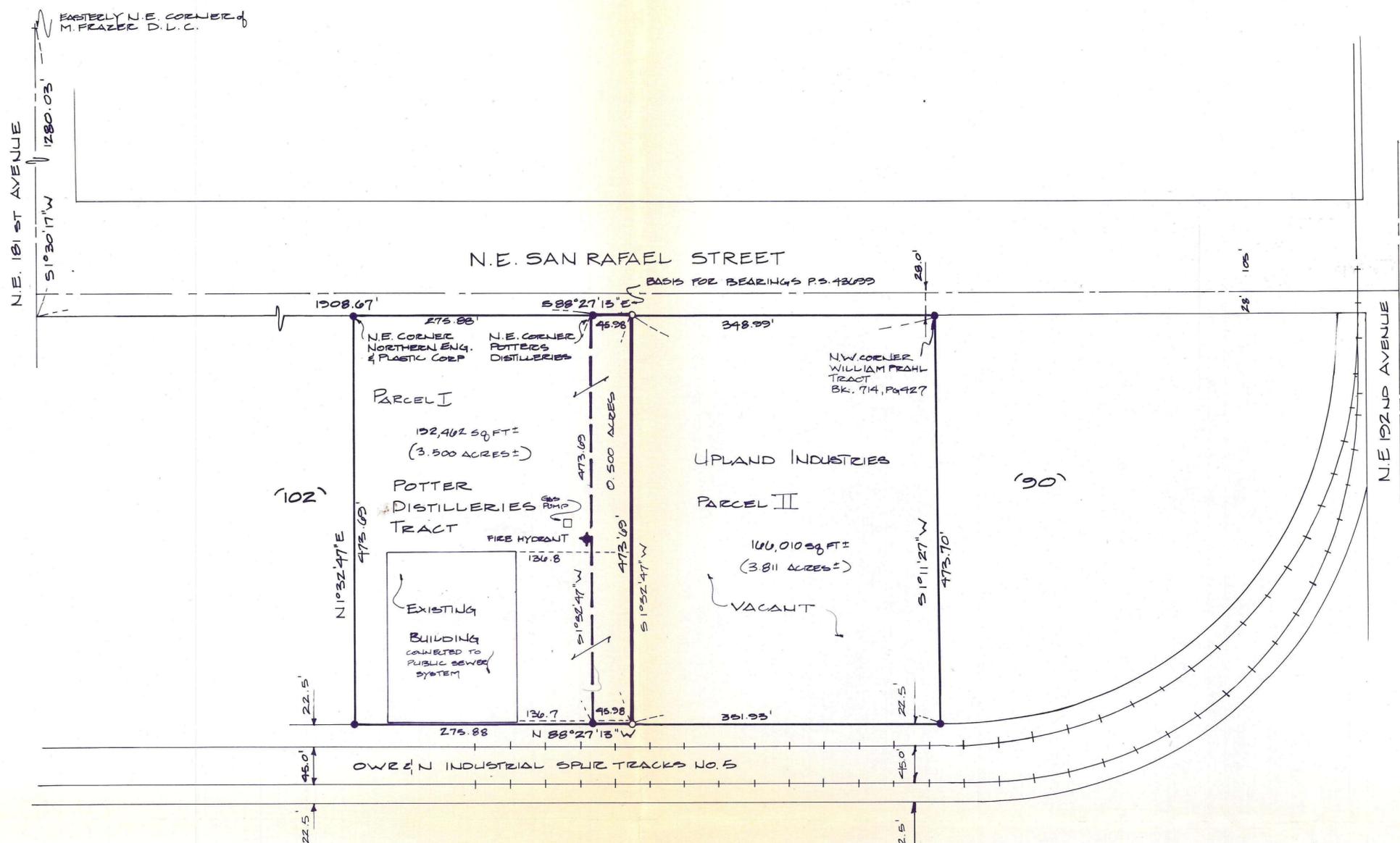
thence South 01 degree 11 minutes 27 seconds West, along the west line of the said Pahl Tract, 473.70 feet to the Southwest Corner of the said Pahl Tract and to a point on the northerly right of way line of Industrial Track No. 5 of the Oregon-Washington Railroad & Navigation Company;

thence along said northerly right of way line North 88 degrees 27 minutes 13 seconds West, 351.93 feet to a point that is South 88 degrees 27 minutes 13 seconds East 45.98 feet from the Southeast Corner of said parcel of land heretofore conveyed to Potter Distilleries, Inc.;

thence North 01 degree 32 minutes 47 seconds West,
473.69 feet to THE TRUE POINT OF BEGINNING.

Containing an area of 166,010 square feet, more or less
(3.811 acres, more or less).





LEGEND

- SET 5/8" x 30" IRON ROD w/ YELLOW CAP
- FOUND 5/8" IRON ROD

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)
date 03 JUN 1981
by *Irving G. Ewen*
Irving G. Ewen
Land Development Section
MULT CO ENVIRON SERVICES

SURVEYOR'S NARRATIVE

The purpose of this survey was to establish the boundaries of a one-half acre tract as described by legal description written by Union Pacific Land Resources Corporation February 26, 1981. This survey was based on monuments found as established by Survey No. 43699. Angles were measured with a Wild T-16 Theodolite and distances with a H.P. 3805A EDM. All monuments found and set are related as shown on this tracing.

REFERENCE: SURVEY No. 43699, 1/4 SHEET No. 2849
REVISED: JUNE 3, 1981 ADD EXISTING BLDG & ACCESSORIES
REVISED: MAY 28, 1981 CHANGE TO EXEMPT MINOR PARTITION

JUN 2 1981

REGISTERED PROFESSIONAL LAND SURVEYOR

Donald L. McConnell
OREGON
JULY 12, 1968
DONALD L. MCCONNELL
859

DATE MAY 15 1981	SCALE 1" = 100.00'	KENT W. COX AND ASSOCIATES, INC. GRESHAM PROFESSIONAL PLAZA 439 WEST POWELL BOULEVARD, SUITE 4 GRESHAM, OREGON 97030 667-4464	EXEMPT MINOR PARTITION BETWEEN POTTER DISTILLERIES & UPLAND INDUSTRIES IN THE SW 1/4 of SECTION 25 T.1N, R.3E. 1/4 W.M. MULTNOMAH COUNTY, OREGON	SHEET 1	
DRAWN BY KSO	FILE NO.				ENGINEERING