

LEGAL DESCRIPTION
Rec. No. L1344.171
May 1, 1989

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174) *

date 3 MAY 1989
by David H. Prosser
+ LLA
Land Development Section
MULT CO ENVIRON SERVICES

3 MAY '89

PARCEL I (Revised)
Lot Line Adjustment/Minor Partition of Tax Lot 37
in the Southeast One-Quarter, Section 34, T.1S., R.1E., W.M.
Multnomah County, Oregon

Parcel I (Revised) of a minor partition of that tract of land described in Schedule A of Personal Representative's Deed recorded March 31, 1980 in Book 1430, Page 731, Deed Records of Multnomah County, situated in the southeast one-quarter of Section 34, Township 1 South, Range 1 East of the Willamette Meridian, being a part of that certain tract of land conveyed to J. B. Sanders and Betsy M. Sanders dated May 6, 1946 and recorded in Book 1050, Page 51, Deed Records of Multnomah County, Oregon, more particularly described as follows, to-wit:

Beginning at a 3/4-inch iron pipe (found) on the southerly right-of-way line of Southwest Northgate Avenue, at the Northwest corner of that tract of land described in said Personal Representative's Deed (Book 1430, Page 731); said iron pipe bears South 20.00 feet and East 20.00 feet (Personal Representative's Deed) from the southwest corner of lot 140, Dunthorpe, as recorded in Book 622, Pages 3 and 4, Record of Townplats, Multnomah County, Oregon; thence South 00°08'26" West along the westerly line of that tract described in said Personal Representative's Deed a distance of 5.00 feet to a point marked by a 5/8-inch iron rod (set) and the True Point of Beginning of Parcel I herein described; thence North 89°56'00" East parallel the southerly right-of-way line of Southwest Northgate Avenue and 5.00 feet distant therefrom when measured at right angles, a distance of 213.98 feet to a point marked by a 5/8-inch iron rod (set); thence South 06°00'02" East parallel the easterly line of that tract described in said Personal Representative's Deed and 16.00 feet distant therefrom when measured at right angles, a distance of 165.39 feet to a point marked by a 5/8-inch iron rod (set); thence North 82°56'49" West a distance of 233.37 feet to a point on the westerly line of that tract described in said Personal Representative's Deed, marked by a 5/8-inch iron rod (set); thence North 00°08'26" East along said westerly line a distance of 135.58 feet to the True Point of Beginning.

4230

Containing 33,306 square feet (0.7646 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 23, 1977
GARY M. BUFORD
1148

LEGAL DESCRIPTION
Rec. No. L1344.171
May 1, 1989

PARCEL II (Revised)
Lot Line Adjustment/Minor Partition of Tax Lot 37
in the Southeast One-Quarter, Section 34, T.1S., R.1E., W.M.
Multnomah County, Oregon

Parcel II (Revised) of a minor partition of that tract of land described in Schedule A of Personal Representative's Deed recorded March 31, 1980 in Book 1430, Page 731, Deed Records of Multnomah County, situated in the southeast one-quarter of Section 34, Township 1 South, Range 1 East of the Willamette Meridian, being a part of that certain tract of land conveyed to J. B. Sanders and Betsy M. Sanders dated May 6, 1946 and recorded in Book 1050, Page 51, Deed Records of Multnomah County, Oregon, more particularly described as follows, to-wit:

Beginning at a 3/4-inch iron pipe (found) on the southerly right-of-way line of Southwest Northgate Avenue, at the Northwest corner of that tract of land described in said Personal Representative's Deed (Book 1430, Page 731); said iron pipe bears South 20.00 feet and East 20.00 feet (Personal Representative's Deed) from the southwest corner of lot 140, Dunthorpe, as recorded in Book 622, Pages 3 and 4, Record of Townplats, Multnomah County, Oregon; thence South 00°08'26" West along the westerly line of that tract described in said Personal Representative's Deed a distance of 5.00 feet to a point marked by a 5/8-inch iron rod (set); thence North 89°56'00" East parallel the southerly right-of-way line of Southwest Northgate Avenue and 5.00 feet distant therefrom when measured at right angles, a distance of 213.98 feet to a point marked by a 5/8-inch iron rod (set) and the True Point of Beginning of Parcel II herein described; thence continuing North 89°56'00" East parallel said southerly right-of-way line of Southwest Northgate Avenue a distance of 16.09 feet to a point on the easterly line of that parcel described in said Personal Representative's Deed marked by a 5/8-inch iron rod (set); thence South 06°00'02" East along said easterly line a distance of 167.20 feet to an angle property corner in said easterly line marked by a 3/4-inch iron pipe (found); thence South 18°31'54" West continuing along said easterly line a distance of 222.94 feet to the southeasterly corner of that tract described in said Personal Representative's Deed, marked by a 3/4-inch iron pipe (found); thence North 71°28'07" West along the southerly line of said tract a distance of 230.25 feet to the southwesterly corner of said tract marked by a 3/4-inch iron pipe (found); thence northeasterly along the westerly line of said tract on the arc of a 141.43-foot radius curve to the left through a central angle of 44°45'43" (chord bears North 22°26'19" East a distance of 107.70 feet) a distance of 110.49 feet to a point of tangency marked by a 3/4-inch iron

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Page Two

PARCEL II (Revised) . . . continued

pipe (found); thence North 00°08'26" East along said westerly line a distance of 69.09 feet to a point marked by a 5/8-inch iron rod (set); said point bears South 00°08'26" West a distance of 140.58 feet from the northwesterly corner of said tract; thence South 82°56'49" East a distance of 233.37 feet to a point marked by a 5/8-inch iron rod (set); thence North 06°00'02" West parallel and 16.00 feet distant from said easterly line when measured at right angles, a distance of 165.39 feet to the True Point of Beginning.

Containing 47,647 square feet (1.0938 acres), more or less.

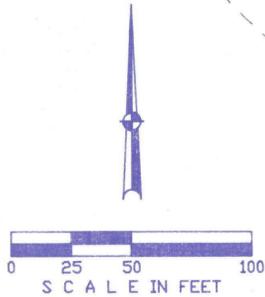
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 23, 1977
GARY M. BUFORD
1148

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174) #

date 3 MAY 1989
by David H. Brerick

Land Development Section
MULT CO ENVIRON SERVICES



LAND DIVISION DATA

PROPERTY : TAX LOT 37, IN THE S.E. 1/4, SECTION 34, T.1S., R.1E., W.M. MULTNOMAH COUNTY, OREGON. (MAP NO. 4230)

LAND AREA : 82,102 SQ. FT. (1.8847 ACRES)

ZONING : R 30 SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS : 2 (TWD)

PARCEL AREA: PARCEL I - 33,306 SQ. FT. 0.7646 ACRES

PARCEL II - 47,647 SQ. FT. 1.0938 ACRES

APPLICANT : OR-AK CORPORATION

OWNER : BRIAN M. WIRKKALA AND MARILYN J. MADDEN
P.O. BOX 5
NASELLE, WASHINGTON 98638

EXISTING CONDITIONS : PARCELS I AND II CONTAIN NO STRUCTURES AND NO SUBSURFACE SEWAGE FACILITIES

BEARINGS AND DISTANCES SHOWN ON MINOR PARTITION PROPERTY ARE ON BASIS OF SURVEY, BUFORD ASSOC., INC.

EXISTING STRUCTURES, TOPOGRAPHY AND GROUND CONTOURS DATA ARE SHOWN ON THE BASIS OF MULTNOMAH COUNTY AERIAL MAPPING, DATED 1965, MAP NO. 4230 (DATA OF MAPPING HAS NOT BEEN FIELD VERIFIED)

LOT LINE ADJUSTMENT

PARCELS I AND II OF TAX LOT 37
S.E. 1/4 SEC. 34, T.1S., R.1E., W.M., MULTNOMAH COUNTY, OREGON

PREPARED FOR :

OR-AK CORPORATION

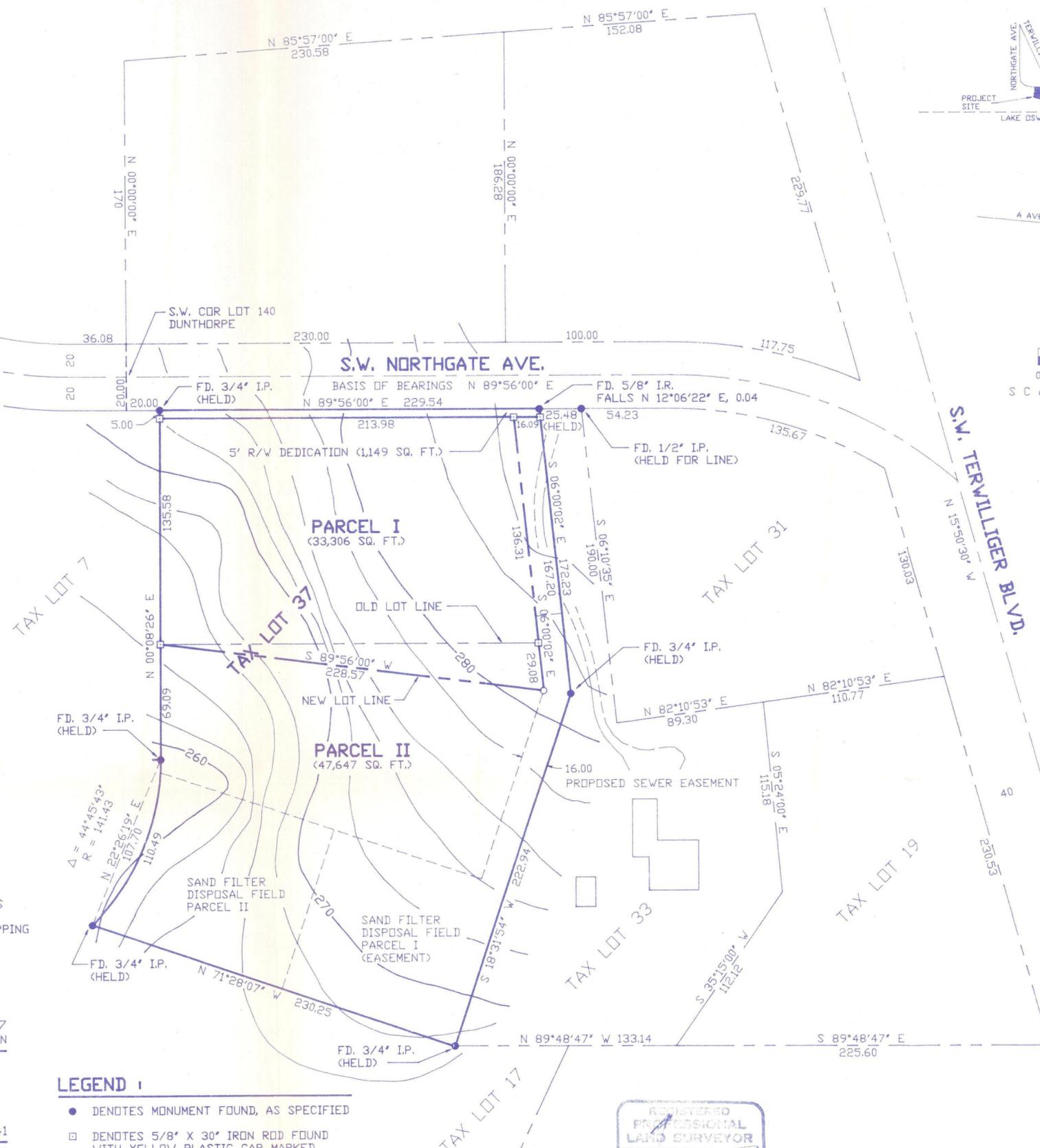
OREGON-ALASKA LAND DEVELOPMENT COMPANY
POST OFFICE BOX 2302
LAKE OSWEGO, OREGON 97035 (503) 684-6541

CIVIL ENGINEERS SURVEYORS

BUFORD ASSOCIATES, INC.

415 NORTH STATE STREET (503) 635-3511
LAKE OSWEGO, OREGON 97034

REC. NO. L1344.221 (L1344LLA.DWG) MAY 2, 1989

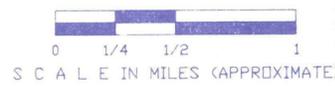


LEGEND :

- DENOTES MONUMENT FOUND, AS SPECIFIED
- DENOTES 5/8" X 30" IRON ROD FOUND WITH YELLOW PLASTIC CAP MARKED *BUFORD ASSOC. P.L.S. #1148*
- DENOTES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED *BUFORD ASSOC. P.L.S. #1148*

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY M. BUFORD
1148



VICINITY MAP

NARRATIVE :

PURPOSE OF SURVEY : TO ESTABLISH NEW LOT LINE BETWEEN PARCELS I AND II RESULTING FROM LOT LINE ADJUSTMENT.

SURVEY CREW : C. BERGSTROM, S. FRANKLIN

INSTRUMENTS USED : WILD T-16 THEODOLITE SER. NO. F.Nr. 216563

WILD D13S DISTOMAT SER. NO. 34602

REFERENCE SURVEYS : PS 51064 PS 47366 PS 47811 UNRECORDED SURVEY OF ANDY PARIS AND ASSOCIATES, NO. 947

REFERENCE DEEDS : BOOK 1692 PAGE 1337 BOOK 1430 PAGE 731 BOOK 865 PAGE 1299

BASIS OF BEARINGS : CENTERLINE OF NORTHGATE AVE.

- SURVEY PROCEDURE :
1. HELD 3/4-INCH IRON PIPES (FOUND) AT CORNERS OF TAX LOT 37 AND 1/2-INCH IRON PIPE (FOUND) AT NORTHWEST CORNER OF TAX LOT 31, AND 25.48 FOOT DISTANCE NEAR NORTHEAST CORNER ON NORTHGATE AVE. (PS 47366) TO ESTABLISH DEED LINES OF TAX LOT 37, AND HELD MONUMENTATION SET IN MINOR PARTITION OF TAX LOT 37, LD 3-89 (PS 51064).
 2. MONUMENT SET AS SHOWN HEREON TO ESTABLISH LOT LINE ADJUSTMENT.

EXEMPT MINOR PARTITION *
(Under Mult Co Ord #174)
date 3 MAY 1989
by *Nancy A. Prout*
* LLA
Land Development Section
MULT CO ENVIRON SERVICES