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# CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT

*Land Surveyors & Engineers Since 1885*

1500 S. W. 12th AVENUE  
439 W. POWELL SUITE 3

PORTLAND, OREGON 97201  
GRESHAM, OREGON 97030

TEL. (503) 228 - 9844  
TEL. (503) 669 - 1234

June 4, 1990  
#7856

## PARCEL "A"

A tract of land in the southeast 1/4 of Section 27, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon, being more particularly described as follows:

Commencing at an iron rod marking the southwest corner of that tract of land heretofor dedicated by Caroline Strong to Public use (being a roadway by the name of Radcliffe Court) by deed recorded December 3, 1906, in Book 377, Page 121, Deed Records of said County and State; thence North 0°06'05" West along the west line of said Strong Tract a distance of 34.28 feet; thence South 60°57'51" West, a distance of 77.69 feet to an iron rod marking the most easterly corner of that tract of land conveyed to Alvin W. Bowers, et ux by deed recorded December 8, 1971 in Book 827, Page 734 and the Point of Beginning of the tract herein to be described, said Point of Beginning also being a point in the west line of S.W. Radcliffe Lane; thence South 60°57'51" West along the southeasterly line of said Bower's tract a distance of 110.58 feet to an angle point herein; thence South 53°31'51" West along said southeasterly line of the Bower's tract a distance of 100.00 feet; thence leaving said southeasterly line, North 57°00'00" West, a distance of 89.00 feet; thence North 78°47'58" West, 76.88 feet; thence North 34°48'34" East, 100.87 feet; thence North 14°44'40" East 79.53 feet; thence South 89°24'06" East, 40.57 feet; thence South 50°16'25" East, 102.15 feet; thence South 63°29'59" East, 55.14 feet; thence North 79°17'00" East 51.67 feet to a point in the southwesterly line of said Radcliffe Lane; thence South 45°43'58" East along said west line 42.00 feet to the Point of Beginning.

The above described tract contains 34,983 square feet or 0.80 acres more or less.

Said PARCEL "A" is together with the following ingress-egress easement:

Commencing at an iron rod marking the southwest corner of that tract of land heretofor dedicated by Caroline Strong to public use (being a roadway by the name of Radcliffe Court) by deed recorded December 3, 1906, in Book 377, Page 121, Deed Records of said County and State; thence North 0°06'05" West along the west line of said Strong Tract a distance of 34.28 feet; thence South 60°57'51" West, a distance of 77.69 feet to an iron rod marking the most easterly corner of that tract of land conveyed to Alvin W. Bowers, et ux by deed recorded December 8, 1971 in Book 827, Page 734; thence North 45°43'58" West along the

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northeasterly line of said Bower's Tract, 42.00 feet; thence South 79°17'00" West 51.67 feet to the Point of Beginning of the easement herein to be described; thence continuing South 79°17'00" West 0.49 feet; thence North 63°29'59" West 53.30 feet; thence South 82°55'21" East 1.38 feet; thence North 29°41'20" East 3.32 feet; thence North 47°00'06" West 33.39 feet; thence North 61°26'47" West 8.50 feet; thence North 88°09'07" West 5.59 feet; thence South 49°21'24" West 1.29 feet; thence North 50°16'25" West 14.25 feet; thence North 59°50'44" East 5.78 feet; thence North 43°47'52" East 15.37 feet; thence South 46°12'08" East 109.35 feet to the point of Beginning.

Said PARCEL "A" is subject to an easement 10.00 feet in width for water and sewer utility purposes over and across the above described Parcel "A" and being more particularly described as follows:

Commencing at the most easterly corner of said Parcel "A" (which point is also the most easterly corner of that tract of land conveyed to Alvin W. Bowers, et ux by deed recorded December 8, 1971 in Book 827, Page 734); thence North 45°43'58" West along the northeasterly line of said Bowers Tract 1.68 feet to the Point of Beginning of the easement to be described; thence continuing along said line North 45°43'58" West 12.16 feet; thence South 78°57'41" West 120.24 feet; thence South 49°14'16" West 65.51 feet; thence North 83°10'44" West 25.37 feet; thence South 76°46'52" West 50.34 feet to a point in the southwesterly line of said Parcel "A"; thence along said southwesterly line South 57°00'00" East 13.85 feet; thence North 76°46'52" East 38.99 feet; thence South 83°10'44" East 28.01 feet; thence North 49°14'16" East 67.27 feet; thence North 78°57'41" East 124.51 feet to the Point of Beginning.

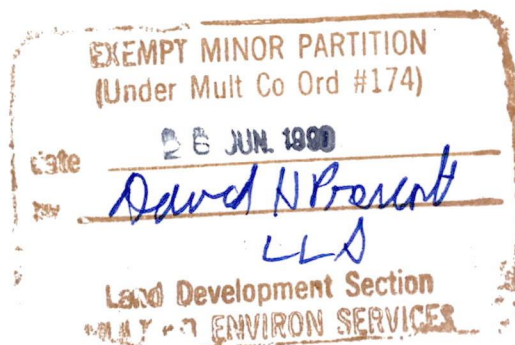
Said PARCEL "A" is subject to an easement 10.00 feet in width for water and sewer utility purposes over and across the above described Parcel "A" and being more particularly described as follows:

Commencing at the most easterly corner of said Parcel "A" (which point is also the most easterly corner of that tract of land conveyed to Alvin W. Bowers, et ux by deed recorded December 8, 1971 in Book 827, Page 734); thence South 60°57'51" West along the southerly line of said Bowers Tract a distance of 110.58 feet to an angle point therein; thence South 53°31'51" West along said southeasterly line of the Bowers Tract a distance of 158.82 feet to the Point of Beginning of the easement herein to be described; thence North 24°34'37" East 91.46 feet; thence North 50°42'41" West a distance of 16.87 feet; thence North 54°39'10" West 41.01 feet; thence North 48°17'26" West 66.92 feet to a point in the west line of said Parcel "A"; thence along said west line South 34°48'34" West 10.07 feet; thence South 48°17'26" East 66.27 feet; thence South 54°39'10" East 41.22 feet; thence

South 50°42'41" East 8.81 feet; thence South 24°34'37" West 101.82 feet; thence North 53°31'51" East 20.66 feet to the Point of Beginning.

Said PARCEL "A" is also subject to the following ingress-egress easement:

Commencing at an iron rod marking the southwest corner of that tract of land heretofor dedicated by Caroline Strong to public use (being a roadway by the name of Radcliffe Court) by deed recorded December 3, 1906, in Book 377, Page 121, Deed Records of said County and State; thence North 0°06'05" West along the west line of said Strong Tract a distance of 34.28 feet; thence South 60°57'51" West 77.69 feet to an iron rod marking the most easterly corner of that tract of land conveyed to Alvin W. Bowers, et ux by deed recorded December 8, 1971 in Book 827, Page 734 and the Point of Beginning of the easement herein to be described; thence North 45°43'58" West along the northeasterly line of said Bowers Tract 15.23 feet; thence South 76°22'57" West 28.48 feet; thence North 87°15'34" West 12.42 feet; thence North 75°12'44" West a distance of 13.21 feet; thence North 56°27'49" West 16.19 feet; thence North 46°12'08" West 4.29 feet; thence South 79°17'00" West a distance of 0.49 feet; thence North 63°29'59" West 53.30 feet; thence North 82°55'21" West 30.63 feet; thence North 60°26'50" West a distance of 8.96 feet; thence North 33°58'04" West 8.09 feet; thence North 6°04'34" East 8.56 feet; thence North 49°21'24" East a distance of 8.41 feet; thence North 50°16'25" West 14.25 feet; thence South 59°50'44" West 6.70 feet; thence South 31°41'52" West a distance of 12.27 feet; thence South 22°14'06" East 8.02 feet; thence South 17°30'35" East 14.59 feet; thence South 6°43'36" East a distance of 18.38 feet; thence South 67°34'36" East 6.61 feet; thence North 53°02'52" East 8.35 feet; thence North 70°08'59" East a distance of 11.16 feet; thence North 84°09'29" East 14.25 feet; thence South 82°59'31" East 10.60 feet; thence South 69°18'28" East a distance of 9.34 feet; thence South 61°43'21" East 14.16 feet; thence South 46°12'08" East 29.24 feet; thence South 56°27'49" East a distance of 20.27 feet; thence South 75°12'44" East 17.54 feet; thence South 87°15'34" East 16.41 feet; thence North 76°22'57" East a distance of 27.63 feet to a point in the southeasterly line of said Bowers Tract; thence North 60°57'51" East 11.67 feet to the Point of Beginning.





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## PARCEL "B"

A tract of land situated in the southeast 1/4 of Section 27, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon and being more particularly described as follows:

Commencing at an iron rod marking the southwest corner of that tract of land heretofor dedicated by Caroline Strong to public use (being a roadway by the name of Radcliffe Court) by deed recorded December 3, 1906, in Book 377, Page 121, Deed Records of said County and State; thence North 0°06'05" West along the west line of said Strong Tract a distance of 34.28 feet; thence South 60°57'51" West a distance of 77.69 feet to an iron rod marking the most easterly corner of that tract of land conveyed to Alvin W. Bowers, et ux by deed recorded December 8, 1971 in Book 827, Page 734; thence South 60°57'51" West along the southeasterly line of said Bower's tract a distance of 110.58 feet to an angle point therein; thence South 53°31'51" West along said southeasterly line of the Bower's tract a distance of 100.00 feet; thence leaving said southeasterly line, North 57°00'00" West 89.00 feet; thence North 78°47'58" West 76.88 feet to the Point of Beginning of the tract herein to be described; thence South 87°58'11" West 121.55 feet to a point on the center line of vacated Radcliffe Road as mapped by Private Survey No. 41710, Multnomah County Survey Records, said point is referenced by a 1/2" iron pipe that bears East 0.15 feet; thence along said center line on the following courses: North 10°30'00" West 44.35 feet to an angle point that is referenced by a 1/2" iron pipe that bears East 0.08 feet; thence North 10°55'00" East 77.93 feet to an angle point marked by a 1/2" iron pipe; thence North 52°18'00" East a distance of 185.54 feet to an angle point marked by a 1/2" iron pipe; thence South 63°27'00" East 112.96 feet to an angle point; thence South 70°33'00" East 79.82 feet to a point in the westerly terminus of S.W. Radcliffe Lane; thence South 9°05'00" East along said westerly terminus 17.07 feet to a point on the northeasterly line of said Bower's tract; thence along said northeasterly line on the following two courses: South 70°33'00" East 47.00 feet and South 45°43'58" East 58.28 feet; thence South 79°17'00" West 51.67 feet; thence North 63°29'59" West 55.14 feet; thence North 50°16'25" West 102.15 feet; thence North 89°24'06" West 40.57 feet; thence South 14°44'40" West 79.53 feet; thence South 34°48'34" West 100.87 feet to the Point of Beginning.

The above described parcel contains 40,794 square feet or 0.94 acres more or less.



Said PARCEL "B" is together with the following ingress-egress easement:

Commencing at an iron rod marking the southwest corner of that tract of land heretofor dedicated by Caroline Strong to public use (being a roadway by the name of Radcliffe Court) by deed recorded December 3, 1906, in Book 377, Page 121, Deed records of said County and State; thence North 0°06'05" West along the west line of said Strong Tract a distance of 34.28 feet; thence South 60°57'51" West, 77.69 feet to an iron rod marking the most easterly corner of that tract of land conveyed to Alvin W. Bowers, et ux by deed recorded December 8, 1971 in Book 827, Page 734 and the Point of Beginning of the easement herein to be described; thence North 45°43'58" West along the northeasterly line of said Bower's tract 15.23 feet; thence South 76°22'57" West 28.48 feet; thence North 87°15'34" West 12.42 feet; thence North 75°12'44" West a distance of 13.21 feet; thence North 56°27'49" West 16.19 feet; thence North 46°12'08" West 4.29 feet; thence South 79°17'00" West a distance of 0.49 feet; thence North 63°29'59" West 53.30 feet; thence North 82°55'21" West 30.63 feet; thence North 60°26'50" West a distance of 8.96 feet; thence North 33°58'04" West 8.09 feet; thence North 6°04'34" East 8.56 feet; thence North 49°21'24" East a distance of 8.41 feet; thence North 50°16'25" West 14.25 feet; thence South 59°50'44" West 6.70 feet; thence South 31°41'52" West a distance of 12.27 feet; thence South 22°14'06" East 8.02 feet; thence South 17°30'35" East 14.59 feet; thence South 6°43'36" East a distance of 18.38 feet; thence South 67°34'36" East 6.61 feet; thence North 53°02'52" East 8.35 feet; thence North 70°08'59" East a distance of 11.16 feet; thence North 84°09'29" East 14.25 feet; thence South 82°59'31" East 10.60 feet; thence South 69°18'28" East a distance of 9.34 feet; thence South 61°43'21" East 14.16 feet; thence South 46°12'08" East 29.24 feet; thence South 56°27'49" East a distance of 20.27 feet; thence South 75°12'44" East 17.54 feet; thence South 87°15'34" East 16.41 feet; thence North 76°22'57" East a distance of 27.63 feet to a point in the southeasterly line of said Bower's tract; thence North 60°57'51" East 11.67 feet to the Point of Beginning.

Said PARCEL "B" is also together with an easement 10.00 feet in width for water and sewer utility purposes over and across a tract of land situated in the southeast 1/4 of Section 27, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon and being more particularly described as follows:

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easement to be described; thence continuing along said line North 45°43'58" West 12.16 feet; thence South 78°57'41" West 120.24 feet; thence South 49°14'16" West 65.51 feet; thence North 83°10'44" West 25.37 feet; thence South 76°46'52" West 50.34 feet; thence South 57°00'00" East 13.85 feet; thence North 76°46'52" East 38.99 feet; thence South 83°10'44" East 28.01 feet; thence North 49°14'16" East 67.27 feet; thence North 78°57'41" East 124.51 feet to the Point of Beginning.

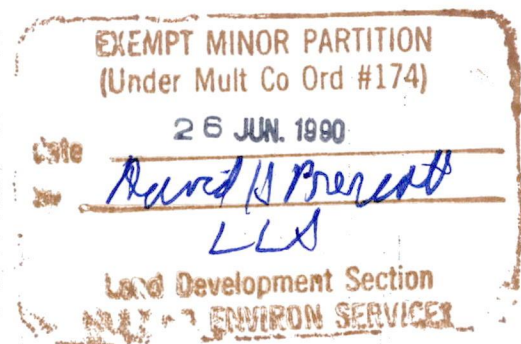
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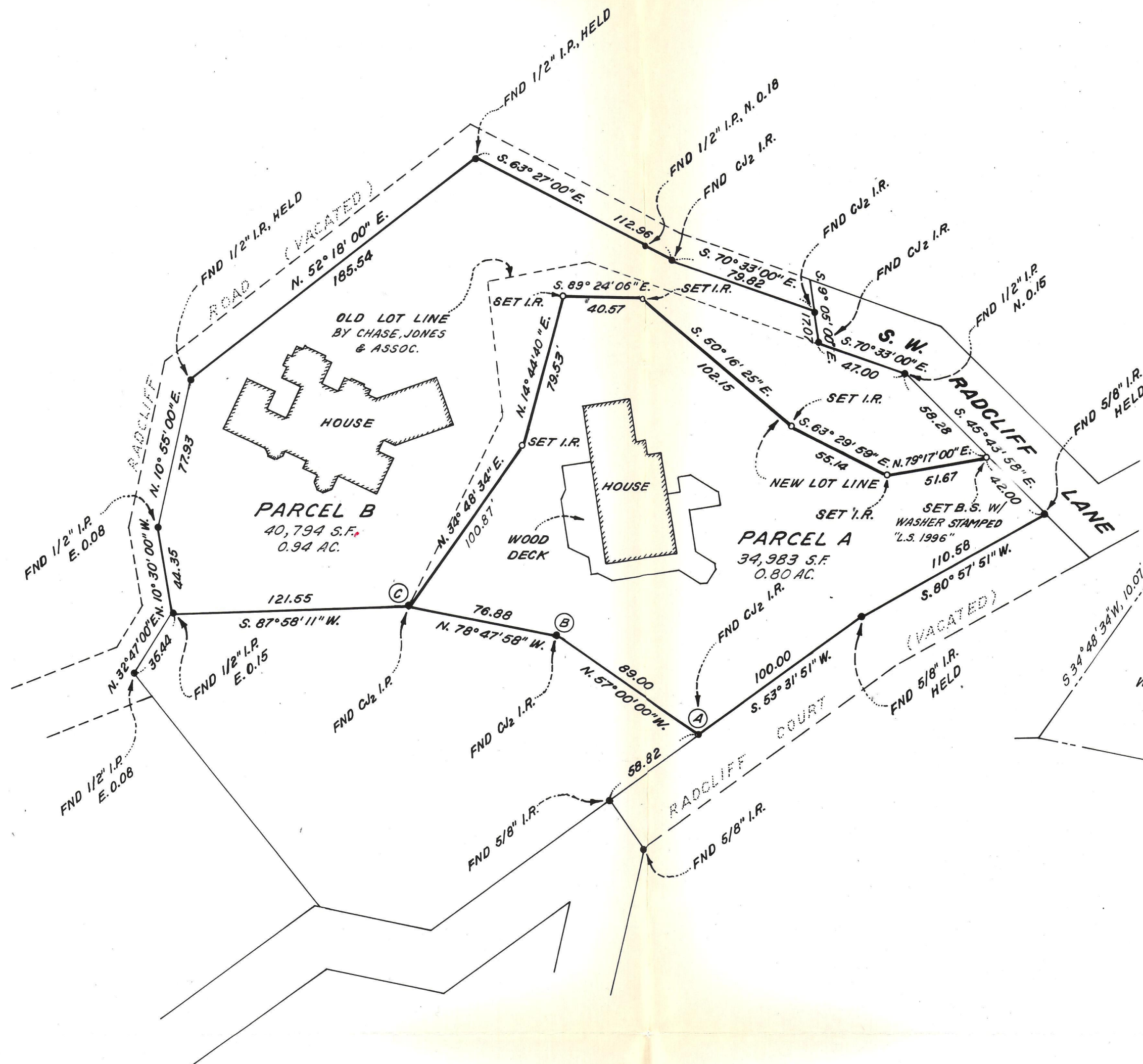
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Beginning.







# **NARRATIVE**

- 1) THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE PROPERTY LINES AS PER THE CLIENTS REQUEST.
- 2) I HELD THE ALIGNMENT BETWEEN (A), (B) & (C) AND SET THE CORNERS AS DIRECTED BY THE CLIENT.
- 3) THE BOUNDARIES OF THE TRACTS WERE ESTABLISHED BY CHASE, JONES & ASSOC. SURVEY DATED JUNE 19, 1989

## **LEGEND**

- = FOUND MONUMENT AS SHOWN
- FND: I.P. = IRON PIPE, I.R. = IRON ROD  
CJ<sub>2</sub> I.R. = IRON ROD W/ YELLOW PLASTIC CAP MARKED "CHASE, JONES & ASSOC."
- ° = SET 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP MARKED "CHASE, JONES & ASSOC."



R.S. GREENLEAF  
(1885-1915)  
MARSHALL BROTHERS  
(1915-1957)  
BOOTH & WRIGHT  
(1957-1977)  
SETON, JOHNSON & ODELL  
(1977-1983)  
CHASE, JONES & ASSOCIATES, INC.  
(1983- )

<b>CHASE, JONES &amp; ASSOCIATES INC.</b> 1500 S.W. TWELFTH AVENUE PORTLAND, OREGON 97201 PORTLAND (503) 228-9844 GRESHAM (503) 669-1234		
PROJECT NO. <b>7856</b>	1/4 SECTION <b>4030</b>	DATE <b>MAY 23, 1990</b>
DRAWN BY <b>AL SAL</b>	CHECKED BY <b>E. JONES</b>	SCALE <b>1" = 50'</b>

## **LOT LINE ADJUSTMENT of TAX LOT 15**

SITUATED IN THE S.E. 1/4 SECTION 27, T.1S., R.1E., W.1M.  
MULTNOMAH COUNTY, OREGON

