

# R. E. BANCROFT & ASSOCIATES

INCORPORATED

CIVIL ENGINEERS  
LAND SURVEYORS & PLANNERS  
140 N.E. THIRD AVENUE  
HILLSBORO, OREGON 97124

503/648-4101

PROPERTY DESCRIPTION  
JOB NO. 034105

December 12, 1990

FOR: Fred Bender  
LOCATION: East 1/2 of Section 26, T2N, R2W, W.M.,  
Multnomah County, Oregon  
PURPOSE: Parcel "1"

FOR IDENTIFICATION ONLY

FOR USE ON LEGAL INSTRUMENT

Beginning at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 26, Township 2 North, Range 2 West, of the Willamette Meridian, in Multnomah County, Oregon and running thence South 00°56'44" East along the East line of the Northwest Quarter of the Southeast Quarter of said Section 26 282.48 feet; thence North 86°08'53" West 473.85 feet to the true point of beginning of the herein described parcel; thence North 11°28'35" West 323.77 feet to a point on the Southeasterly line of N.W. Rock Creek Road C.R. No. 1321; thence along said Southeasterly line and along the arc of a 268.73 foot radius curve to the right, the long chord of which bears South 81°26'52" West 53.62 feet, 53.72 feet; thence continuing along the Southerly line of said Rock Creek Road South 87°10'26" West 458.73 feet; thence continuing along said Southerly line of Rock Creek Road and along the arc of a 686.20 foot radius curve to the left, the long chord of which bears South 79°30'26" West 183.09 feet, 183.64 feet; thence South 71°50'26" West 123.80 feet to the intersection of the Southerly line of said Rock Creek Road and the West line of the Southeast Quarter of said Section 26; thence South 01°08'01" East along said West line 627.72 feet; thence South 88°17'21" East 868.49 feet; thence North 00°56'44" West 438.81 feet to the true point of beginning.

SUBJECT to a 15.00 foot wide easement for access and utilities abutting the most Northerly 340.00 feet to the East line of the above described tract.

Containing 13.99 Acres, more or less

References: C.S. No. 48,791

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*R.E. Bancroft*

OREGON  
SEPTEMBER 23, 1977  
RICHARD E. BANCROFT  
1124

APPROVED LOT LINE ADJUSTMENT  
In Accordance With MCC 11.15.2180 '0  
Case # LE 17-90 Date 26 DEC. 1990  
Division of Planning & Development  
*[Signature]*  
MULTNOMAH COUNTY by

26 DEC. '90

SEC 26 2N 2W

# R. E. BANCROFT & ASSOCIATES

INCORPORATED

CIVIL ENGINEERS  
LAND SURVEYORS & PLANNERS  
140 N.E. THIRD AVENUE  
HILLSBORO, OREGON 97124

503/648-4101

PROPERTY DESCRIPTION  
JOB NO. 034105

December 12, 1990

FOR: Fred Bender  
LOCATION: S.E. 1/4 Section 26, T2N, R2W, W. M.  
Multnomah County, Oregon  
PURPOSE: Parcel "2"

FOR IDENTIFICATION ONLY  
FOR USE ON LEGAL INSTRUMENT

Beginning at a point on the East line of the Northwest Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 2 West, of the Willamette Meridian, in Multnomah County, Oregon which bears South  $00^{\circ}56'44''$  East 282.48 feet from the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 26 and running thence South  $00^{\circ}56'44''$  East 1005.27 feet to the Southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 26; thence North  $88^{\circ}39'02''$  West along the South line of the Northwest Quarter of the Southeast Quarter of said Section 26 855.13 feet to the Southeast corner of that certain tract of land conveyed to David B. Nadal by a deed recorded in Book 1807, Page 2119 in the Deed Records of said County; thence along the boundary of said Nadal tract North  $01^{\circ}08'01''$  West 170.00 feet and North  $88^{\circ}39'02''$  West 275.87 feet to point on the Northeasterly line of N. W. Rock Creek Road C. R. No. 1321; thence along the arc of a 285.44 foot radius curve to the left, the long chord of which bears North  $48^{\circ}04'01''$  West 284.28 feet, 297.57 feet to the intersection of the Northerly line of said Rock Creek Road and the West line of the Southeast Quarter of said Section 26; thence North  $01^{\circ}08'01''$  West along said West line 237.61 feet; thence South  $88^{\circ}17'21''$  East 868.49 feet; thence North  $00^{\circ}56'44''$  West 438.81 feet; thence South  $86^{\circ}08'53''$  East 473.85 feet to the point of beginning.

SUBJECT TO a 15.00 foot wide easement for access and utilities abutting the most Easterly North line of the above described tract.

Containing 20.25 Acres (Net), more or less

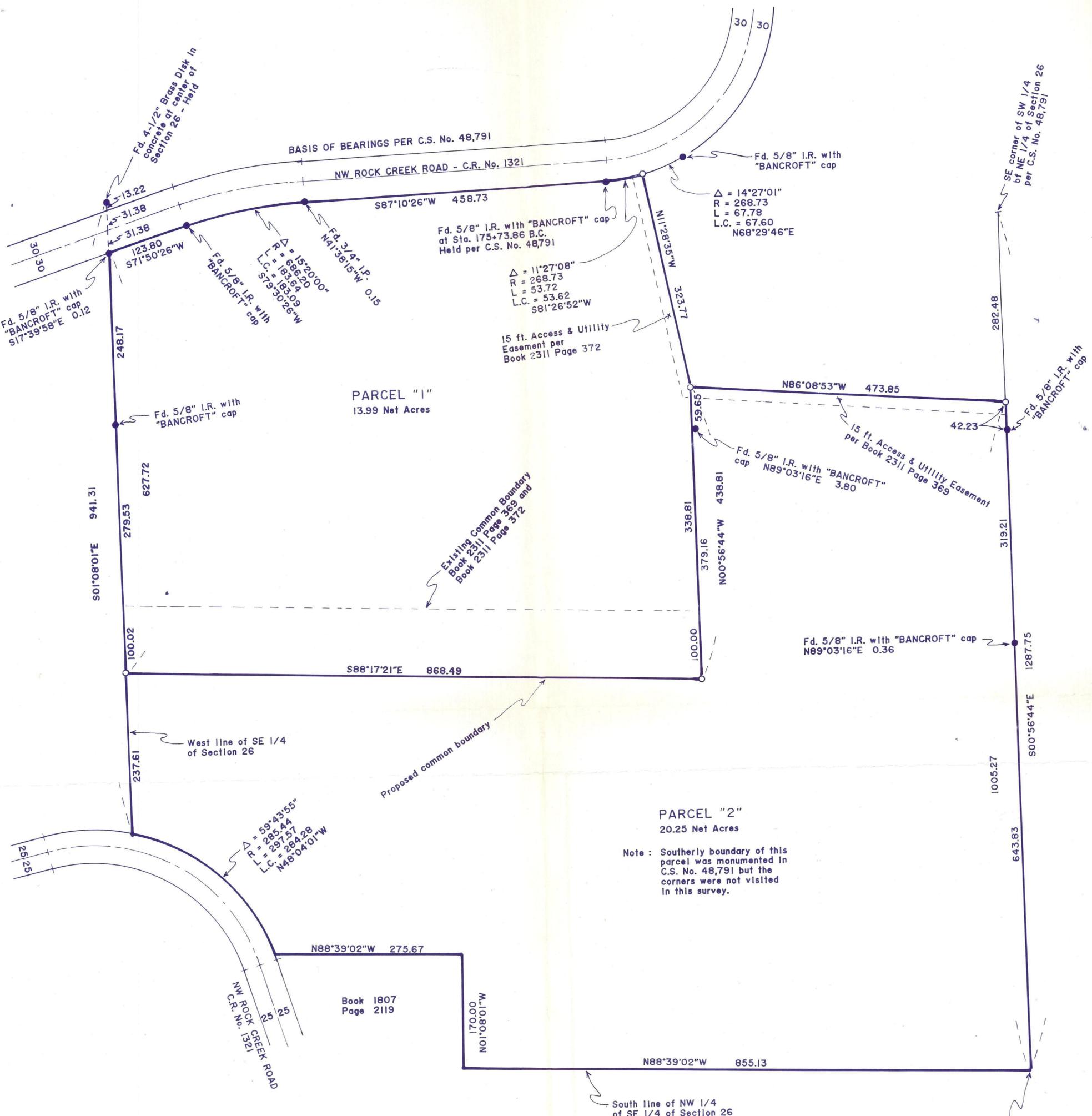
Reference: C. S. No. 48,791

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*R. E. Bancroft*

OREGON  
SEPTEMBER 23, 1977  
RICHARD E. BANCROFT  
1124

APPROVED LOT LINE ADJUSTMENT  
In Accordance With MCC 11.15.2180 "D"  
Case # LE 1750 Date 26 DEC. 1990  
Division of Planning & Development  
*Christy Egan*  
by



**NARRATIVE**

Purpose : To monument a Lot line Adjustment between Book 2311 Page 369 and Book 2311 Page 372 as approved by Multnomah County, Division of Planning and Development - Case File No. LE 17-90.

1. Established the location of Rock Creek Road and the boundaries of the NW 1/4 of the SE 1/4 of Section 26 by holding the monument found at the center of Section 26, the monument found on the South side of Rock Creek Road at Sta. 175+73.86 B.C., and data per C.S. No. 48,791.
2. Located the boundaries of the subject properties per deed description.
3. Located the new common boundary as approved.
4. Set Monuments as shown.

**APPROVED LOT LINE ADJUSTMENT**  
 In Accordance With MCC 11.15.2180 "D"  
 Case # LE 17-90 Date 26 DEC 1990  
 Division of Planning & Development  
 by *[Signature]*  
 MULTNOMAH COUNTY

Received \_\_\_\_\_  
 Accepted for filing \_\_\_\_\_  
 Multnomah County Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Richard E. Bancroft*  
 OREGON SEPTEMBER 25, 1977  
 RICHARD E. BANCROFT  
 1124



**LEGEND**

- = Fd. monument as noted.
- = Set 5/8" X 30" I.R. bearing a yellow plastic cap imprinted "R. BANCROFT P.L.S. 1124".

R. E. BANCROFT & ASSOCIATES, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
 140 N. E. 3rd Ave., Hillsboro, Oregon 97124  
 648-4101

**RECORD OF SURVEY**  
 For : Fred Bender  
 In the SE 1/4 of Section 26, T2N, R2W, W.M.,  
 Multnomah County, Oregon  
 Scale : 1" = 100' December 14, 1990