

**KEN V. COCHRAN**

REGISTERED LAND SURVEYOR No. 2045

900 N. TOMAHAWK ISLAND DR., SUITE 170  
PORTLAND, OREGON 97217

MODERN EQUIPMENT  
MODERN METHODS

PHONE 289-3808

June 6, 1986

PARCEL 1

North Mobile Home Park

A Parcel of Land in Sections 33 and 34 Township 2 North, Range 1 East, Willamette Meridian, Multnomah County, Oregon, described as follows:

Beginning at the West 1/4 corner of said Section 34; thence N 34° 21' 17" E., 187.63 feet to a point on the northerly Right of Way line of North Hayden Island Drive and being the southwesterly corner of the U.S. National Bank Parcel; thence S 28° 47' W., 14.00 feet; thence N 61° 13' W., 245.00 feet parallel to and 21 feet northerly of the Centerline of North Hayden Island Drive and the True Point of Beginning of the herein described parcel; thence N 28° 47' E., 91.00 feet; thence S 86° 13' E., 134.00 feet; thence S 67° 51' E., 124.39 feet to a point on the West line of said Bank Parcel; thence along said line N 28° 47' E., 14.00 feet to the Northwest corner of said Bank Parcel; thence S 61° 13' E., along the North line of said Bank Parcel 132.77 feet to a point on the West line of Tax Lot 14, the Thunderbird Motel Parcel; thence N 24° 28' E., along said west line 600.28 feet to a point on the 16 foot contour line (Columbia River Datum) on the North bank of Hayden Island; thence downstream along said 16 foot Contour Line on the following courses and distances N 58° 08' 15" W., 179.75 feet; N 80° 11' 15" W., 188.31 feet; N 51° 59' 57" W., 143.87 feet; N 42° 30' 58" W., 595.16 feet; N 48° 52' 13" W., 218.35 feet; N 54° 22' 11" W., 839.96 feet; N 46° 31' 48" W., 215.04 feet; N 55° 16' 54" W., 384.23 feet; N 71° 28' 13" W., 59.27 feet; N 59° 31' 15" W., 226.17 feet; N 64° 39' 26" W., 115.00 feet; S 25° 20' 30" W., 100.00 feet; S 28° 11' 50" E., 470.00 feet; S 11° 10' 52" W., 84.57 feet; S 63° 40' 00" W., 380.00 feet; N 63° 09' 35" W., 55.00 feet and N 28° 11' 50" W., 49.21 feet; thence leaving said 16 foot Contour Line S 20° 21' 50" W., 179.85 feet to a point on the North line of Hayden Island Business Park; thence along said north line; thence S 54° 08' 33" E., 558.51 feet; thence S 51° 51' 44" E., 187.96 feet; thence S 36° 48' W., 101.40 feet to a point on the North line of the Well No. 3 Parcel; thence along said Well No. 3 Parcel S 53° 12' E., 40.00 feet; thence S 36° 48' W., 126.66 feet; thence along the Arc of a 180 foot Radius Curve Left, thru a Central Angle of 24° 30' a distance of 76.97 feet to a point which bears S 24° 33' W., 76.38 feet from the last described point; thence along the Arc of a 264.0 foot Radius Curve Right, thru a Central Angle of 18° 21' a distance of 84.55 feet to a point which bears S 21° 28' 30" W., 84.19 feet from the last described point; thence S 30° 39' W., 176.66 feet to a point on the North Right of Way line of North Hayden Island Drive as relocated; thence along said Right of Way line S 59° 21' E., 305.79 feet; thence along the Arc of a 210.0 foot Radius Curve Left, thru a Central Angle of 64° 21' a distance of 235.86 feet to a point which bears N 88° 28' 30" E., 223.65 feet from the last described point; thence N 56° 18' E., 234.71 feet; thence along the Arc

16 JUNE 86

SEC. 33 & 34, 2N., 1E.



MEMBER  
PROFESSIONAL  
LAND SURVEYORS  
OF OREGON



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PHONE 289-3806

June 6, 1986

PARCEL 1

North Mobile Home Park

Page 2

of a 290.0 foot Radius Curve Right, thru a Central Angle of 70° 30' a distance of 356.83 feet to a point which bears S 88° 27' E., 334.74 feet from the last described point; thence S 36° 48' W., 5.00 feet; thence S 53° 12' E., 272.77 feet; thence along the Arc of a 639.07 foot Radius Curve left, thru a Central Angle of 8° 01' a distance of 89.41 feet to a point which bears S 57° 12' 30" E., 89.34 feet from the last described point; thence S 61° 13' E., 178.46 feet; thence S 50° 38' 35" E., 76.30 feet; thence S 61° 13' E., 354.02 feet to the true Point of Beginning.

Containing 64.693 acres, More or Less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kenneth V. Cochran*

OREGON  
JULY 15, 1983  
KENNETH V. COCHRAN  
2045

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)  
date 16 JUN. 1986  
by *Gary J. Clifford*  
for Irving G. Evers  
Land Development Section  
MULT CO ENVIRON SERVICES



MEMBER  
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June 6, 1986

PARCEL 2

Hayden Island Business Park

A Parcel of Land in Sections 33 and 34 Township 2 North, Range 1 East, Willamette Meridian, Multnomah County, Oregon described as follows:

Beginning at the West 1/4 corner of said Section 34; thence N 34° 21' 17" E., 187.63 feet to a point on the northerly Right of Way line of North Hayden Island Drive and being the southwesterly corner of the U.S. National Bank Parcel; thence S 28° 47' W., 14.00 feet; thence N 61° 13' W., 599.02 feet parallel to and 21 feet northerly of the Centerline of North Hayden Island Drive; thence N 50° 38' 35" W., 76.30 feet to a point that is 35 feet north of the Centerline of said North Hayden Island Drive; thence N 61° 13' W., 178.46 feet; thence along the Arc of a 639.07 foot Radius Curve Right, thru a Central Angle of 8° 01' a distance of 89.41 feet to a point which bears N 57° 12' 30" W., 89.34 feet from the last described point; thence N 53° 12' W., 272.77 feet; thence N 36° 48' E., 5.00 feet; thence along the Arc of a 290 foot Radius Curve Left, thru a Central Angle of 70° 30' a distance of 356.83 feet to a point which bears N 88° 27' W., 334.74 feet from the last described point; thence S 56° 18' W., 234.71 feet; thence along the Arc of a 210 foot Radius Curve Right, thru a Central Angle of 64° 21' a distance of 235.86 feet to a point which bears S 88° 28' 30" W., 223.65 feet from the last described point; thence N 59° 21' W., 345.79 feet to the True Point of Beginning of the herein described Parcel; thence continuing N 59° 21' W., 845.94 feet; thence leaving said Right of Way N 36° 48' E., 640.81 feet; thence S 66° 36' 43" E., 38.15 feet; thence along the southerly line of Parcel 1 S 54° 08' 33" E., 558.51 feet; thence S 51° 51' 44" E., 187.96 feet; thence S 36° 48' W., 101.40 feet to a point on the northerly line of the Well No. 3 Parcel; thence along said Well Parcel; N 67° 48' W., 167.72 feet; thence S 22° 12' W., 125.60 feet; thence S 67° 48' E., 135.02 feet; thence along the Arc of a 220 foot Radius Curve Left, thru a Central Angle of 23° 41' 08" a distance of 90.95 feet to a point which bears S 24° 08' 34" W., 90.30 feet from the last described point; thence along the Arc of a 224.0 foot Radius Curve Right, thru a Central Angle of 18° 21' a distance of 71.74 feet to a point which bears S 21° 28' 30" W., 71.43 feet from the last described point; thence S 30° 39' W., 176.66 feet to the True Point of Beginning.

Containing 10.835 acres, More or Less.

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

date 16 JUN. 1986

by Gary J. Clifford  
for Irving G. Ewer

Land Development Section  
MULT CO ENVIRON SERVICES

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LAND SURVEYOR

*Kenneth V. Cochran*

OREGON  
JULY 15, 1983  
KENNETH V. COCHRAN  
2045



MEMBER  
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# KEN V. COCHRAN

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June 6, 1986

## PARCEL 3

Vacant Area West of Business Park

A Parcel of Land in Sections 33 and 34 Township 2 North, Range 1 East, Willamette Meridian, Multnomah County, Oregon described as follows:

Beginning at the West 1/4 corner of said Section 34; thence N 34° 21' 17" E., 187.63 feet to a point on the northerly Right of Way line of North Hayden Island Drive and being the southwesterly corner of the U.S. National Bank Parcel; thence S 28° 47' W., 14.00 feet; thence N 61° 13' W., 599.02 feet parallel to and 21 feet northerly of the Centerline of North Hayden Island Drive; thence N 50° 38' 35" W., 76.30 feet to a point that is 35 feet north of the Centerline of said North Hayden Island Drive; thence N 61° 13' W., 178.46 feet; thence along the Arc of a 639.07 foot Radius Curve Right, thru a Central Angle of 8° 01' a distance of 89.41 feet to a point which bears N 57° 12' 30" W., 89.34 feet from the last described point; thence N 53° 12' W., 272.77 feet; thence N 36° 48' E., 5.00 feet; thence along the Arc of a 290 foot Radius Curve Left, thru a Central Angle of 70° 30' a distance of 356.83 feet to a point which bears N 88° 27' W., 334.74 feet from the last described point; thence S 56° 18' W., 234.71 feet; thence along the Arc of a 210 foot Radius Curve Right, thru a Central Angle of 64° 21' a distance of 235.86 feet to a point which bears S 88° 28' 30" W., 223.65 feet from the last described point; thence N 59° 21' W., 1191.73 feet to the True Point of Beginning of the herein described Parcel; thence continuing along said Right of Way N 59° 21' W., 10.27 feet; thence along the Arc of a 210.96 foot Radius Curve Right, thru a Central Angle of 96° 05' 10" a distance of 353.78 feet to a point which bears N 11° 18' 25" W., 313.76 feet from the last described point; thence N 36° 44' 10" E., 496.80 feet; thence along the Arc of a 280.0 foot Radius Curve Left, thru a Central Angle of 64° 56' a distance of 317.32 feet to a point which bears N 4° 16' 10" E., 300.61 feet from the last described point, thence N 28° 11' 50" W., 240.27 feet; thence along the Arc of a 930.0 foot Radius Curve Left, thru a Central Angle of 15° 02' 49" a distance of 244.24 feet to a point which bears N 35° 43' 14" W., 243.53 feet from the last described point and a point on line between Section 28 and 33, Township 2 North, Range 1 East; thence along said Section Line S 89° 10' 35" E., 460.68 feet to point on the 16 foot Contour Line (Columbia River Datum) on the north bank of Hayden Island; thence upstream along said 16 foot Contour Line S 25° 20' 30" W., 119.75 feet; thence S 63° 40' W., 170.00 feet; thence S 15° 25' 24" W., 86.11 feet; thence S 26° 06' 50" E., 90.00 feet; thence S 28° 11' 50" E., 453.44 feet; thence leaving said 16 foot Contour Line S 20° 21' 50" W., 179.85 feet; thence N 66° 36' 43" W., 38.15 feet; thence S 36° 48' W., 640.81 feet to a point on the northerly Right of Way of N. Hayden Island Drive and the True Point of Beginning.

Containing 6.690 acres, More or Less.

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)  
date 16 JUN. 1986  
by Clifford  
Irving G. Ewen  
Land Development Section  
MULT CO ENVIRON SERVICES

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PARCEL 4

Well No. 3 Parcel

A Parcel of Land in Sections 33 and 34 Township 2 North, Range 1 East, Willamette Meridian, Multnomah County, Oregon described as follows:

Beginning at the West 1/4 corner of said Section 34; thence N 34° 21' 17" E., 187.63 feet to a point on the northerly Right of Way line of North Hayden Island Drive and being the southwesterly corner of the U.S. National Bank Parcel; thence S 28° 47' W., 14.00 feet; thence N 61° 13' W., 599.02 feet parallel to and 21 feet northerly of the Centerline of North Hayden Island Drive; thence N 50° 38' 35" W., 76.30 feet to a point that is 35 feet north of the Centerline of said North Hayden Island Drive; thence N 61° 13' W., 178.46 feet; thence along the Arc of a 639.07 foot Radius Curve Right, thru a Central Angle of 8° 01' a distance of 89.41 feet to a point which bears N 57° 12' 30" W., 89.34 feet from the last described point; thence N 53° 12' W., 272.77 feet; thence N 36° 48' E., 5.00 feet; thence along the Arc of a 290 foot Radius Curve Left, thru a Central Angle of 70° 30' a distance of 356.83 feet to a point which bears N 88° 27' W., 334.74 feet from the last described point; thence S 56° 18' W., 234.71 feet; thence along the Arc of a 210 foot Radius Curve Right, thru a Central Angle of 64° 21' a distance of 235.86 feet to a point which bears S 88° 28' 30" W., 223.65 feet from the last described point; thence N 59° 21' W., 305.79 feet to the True Point of Beginning of the herein described Parcel; thence continuing along said Right of Way line N 59° 21' W., 40.00 feet; thence leaving said Right of Way line N 30° 39' E., 176.66 feet; thence along the Arc of a 224.0 foot Radius Curve Left, thru a Central Angle of 18° 21' a distance of 71.74 feet to a point which bears N 21° 28' 30" E., 71.43 feet; thence along the Arc of a 220 foot Radius Curve Right, thru a Central Angle of 23° 41' 08" a distance of 90.95 feet to a point which bears N 24° 08' 34" E., 90.30 feet from the last described point; thence N 67° 48' W., 135.02 feet; thence N 22° 12' E., 125.60 feet; thence S 67° 48' E., 167.72 feet; thence S 53° 12' E., 40.0 feet; thence S 36° 48' W., 126.66 feet; thence along the Arc of a 180.0 foot Radius Curve Left, thru a Central Angle of 24° 30' a distance of 76.97 feet to a point which bears S 24° 33' W., 76.38 feet from the last described point; thence along the Arc of a 264.0 foot Radius Curve Right, thru a Central Angle of 18° 21' a distance of 84.55 feet to a point which bears S 21° 28' 30" W., 84.19 feet from the last described point; thence S 30° 39' W., 176.66 feet to a point on the North Right of Way of N. Hayden Island Drive and the True Point of Beginning.

Containing 0.865 acres, More or Less.

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

date 16 JUN. 1986

by Gary J. Clifford  
for Irving G. Ewen

Land Development Section  
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June 6, 1986

PARCEL 5

South Shore Trailer Park

A Parcel of Land in Sections 33 and 34 Township 2 North, Range 1 East, Willamette Meridian, Multnomah County, Oregon, described as follows:

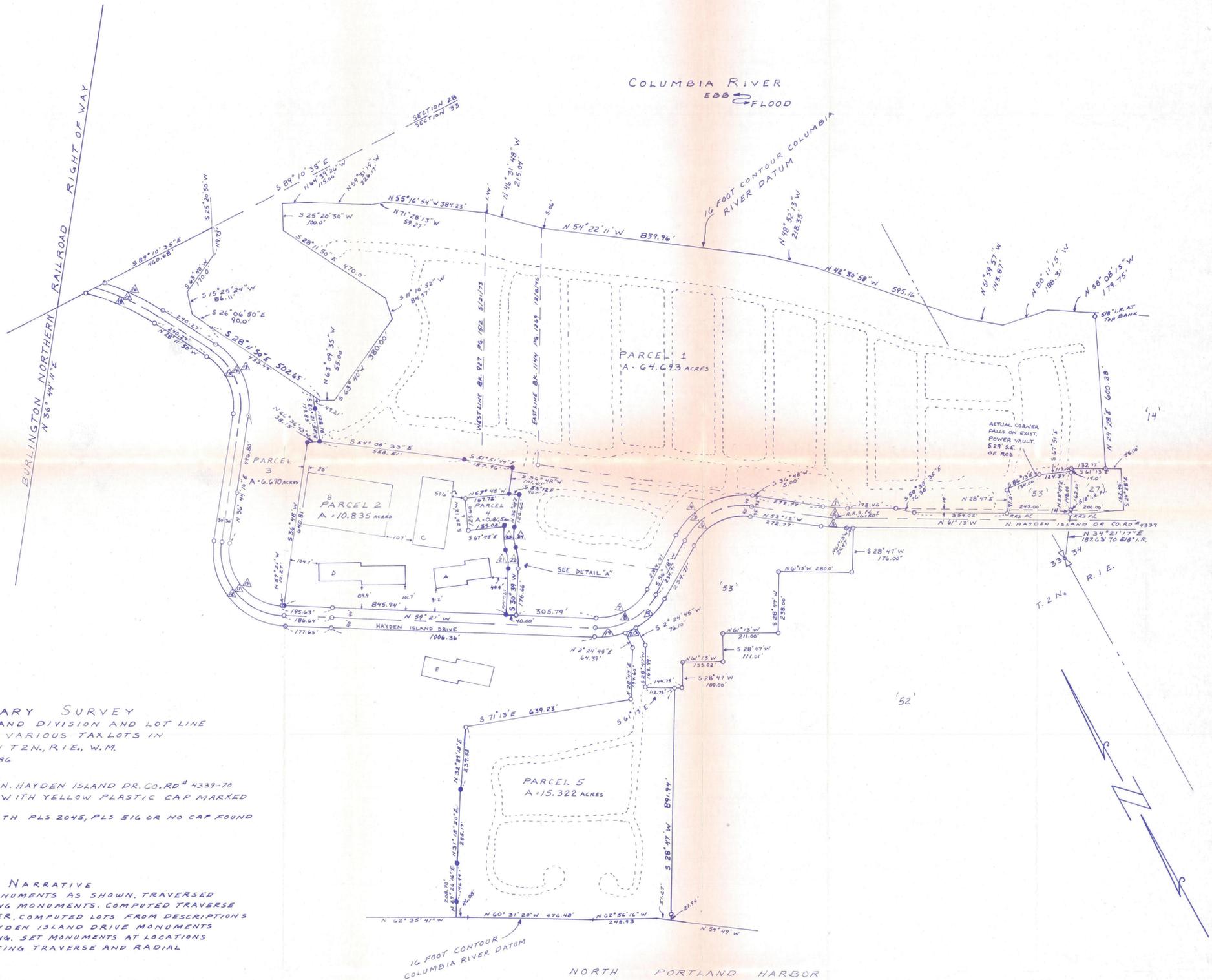
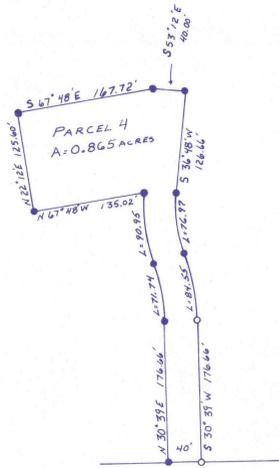
Beginning at the West 1/4 corner of said Section 34; thence N 34° 21' 17" E., 187.63 feet to a point on the Northerly Right of Way line of N. Hayden Island Drive; thence S 28° 47' W., 70.00 feet to the South Right of Way line of said N. Hayden Island Drive; thence N 61° 13' W., along said South Right of Way 828.02 feet; thence leaving said Right of Way S 28° 47' W., 176.00 feet; thence N 61° 13' W., 280.0 feet; thence S 28° 47' W., 238.00 feet; thence N 61° 13' W., 211.00 feet; thence S 28° 47' W., 111.01 feet; thence N 61° 13' W., 155.02 feet; thence S 28° 47' W., 100.00 feet; thence N 61° 13' W., 32.00 feet to the True Point of Beginning of the herein described Parcel; thence S 28° 47' W., 891.94 feet to a point on the 16 foot Contour Line (Columbia River Datum) on the South bank of Hayden Island; thence downstream along said 16 foot Contour Line N 54° 49' W., 51.67 feet; thence N 62° 56' 16" W., 248.93 feet; thence N 60 31' 20" W., 476.48 feet; thence N 62° 35' 41" W., 46.08 feet; thence leaving said 16 foot Contour line N 29° 26' 16" E., 208.70 feet; thence N 31° 18' 20" E., 285.17 feet; thence N 32° 29' 18" E., 239.58 feet; thence S 71° 13' E., 639.23 feet; thence N 28° 47' E., 197.60 feet; thence N 2° 24' 45" E., 64.39 feet to a 5/8 inch iron rod on the southerly Right of Way of relocated N. Hayden Island Drive; thence along said Right of Way on the Arc of a 290 foot Radius Curve Left, thru a Central Angle of 9° 53' 27" a distance of 50.06 feet to a point which bears S 87° 35' 15" E., 50.00 feet from the last described point; thence leaving said Right of Way S 2° 24' 45" W., 76.10 feet; thence S 28° 47' W., 163.99 feet; thence S 61° 13' E., 112.75 feet to the True Point of Beginning.

Containing 15.322 acres, More or Less.

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)  
date 16 JUN. 1986  
by Gary J Clifford  
*for* Irving G. Ewen  
Land Development Section  
MULT CO ENVIRON SERVICES

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PROFESSIONAL  
LAND SURVEYOR  
*Kenneth V Cochran*  
OREGON  
JULY 15, 1983  
KENNETH V. COCHRAN  
2045

DETAIL "A"  
SCALE: 1"=100'



CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD	CHD. BRG.
1	639.07	8° 01'	89.41	89.34	S 57° 12' 30" E
2	674.07	8° 01'	94.31	94.23	N 57° 12' 30" W
3	709.07	8° 01'	99.20	99.12	N 57° 13' W
4	290.0'	70° 30'	356.83	334.74	S 88° 27' E
5	250.0'	70° 30'	307.61	288.57	N 88° 27' W
6	210.0'	70° 30'	258.40	242.40	N 88° 27' W
7	210.0'	64° 21'	235.86	223.65	N 88° 28' 30" E
8	250.0'	64° 21'	280.78	266.25	S 88° 28' 30" W
9	290.0'	31° 10'	157.75	155.81	S 71° 53' W
10	210.76	96° 05' 10"	353.78	313.76	N 11° 18' 25" W
11	250.0'	96° 05' 10"	419.25	371.83	N 11° 18' 37" W
12	289.04	96° 05' 10"	484.73	429.89	N 11° 18' 25" W
13	280.0'	64° 56'	317.32	300.61	N 4° 16' 10" E
14	250.0'	64° 56'	283.33	268.40	N 4° 16' 10" E
15	220.0'	64° 56'	249.33	236.20	S 4° 16' 10" W
16	930.0'	15° 02' 49"	244.24	243.53	N 35° 43' 14" W
17	900.0'	16° 55' 33"	265.87	264.70	N 36° 39' 36" W
18	870.0'	19° 00' 27"	288.62	287.30	S 37° 42' 04" E
19	290.0'	23° 17' 33"	117.89	117.08	N 70° 59' 47" W
20	290.0'	9° 53' 27"	50.06	50.00	N 87° 35' 15" W
21	224.0'	18° 21'	71.74	71.43	N 21° 28' 30" E
22	224.0'	18° 21'	84.55	84.19	S 21° 28' 30" W
23	220.0'	23° 41' 08"	90.95	90.30	N 24° 08' 34" E
24	180.0'	24° 30'	76.97	76.38	S 24° 33' W

**BOUNDARY SURVEY**  
FOR A TYPE II LAND DIVISION AND LOT LINE  
ADJUSTMENTS OF VARIOUS TAX LOTS IN  
SECTIONS 33 & 34 T2N, R1E, W.M.  
DATE: JUNE 6, 1986  
SCALE: 1"=200'

BASIS OF BEARING: N. HAYDEN ISLAND DR. CO. RD. # 4339-70  
● = 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED  
PLS 2045 SET  
○ = 5/8" IRON RODS WITH PLS 2045, PLS 516 OR NO CAP FOUND

**NARRATIVE**  
FOUND MONUMENTS AS SHOWN, TRAVERSED  
AREA TIEING MONUMENTS. COMPUTED TRAVERSE  
AND CLOSURE, COMPUTED LOTS FROM DESCRIPTIONS  
HELD N. HAYDEN ISLAND DRIVE MONUMENTS  
AND BEARING, SET MONUMENTS AT LOCATIONS  
SHOWN USING TRAVERSE AND RADIAL  
STAKEOUT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Kenneth V. Cochran

OREGON  
JULY 15, 1983  
KENNETH V. COCHRAN  
2715

K.V. COCHRAN SURVEYOR  
SUITE 170 800 N. TOMAHAWK ISLAND DR.  
PORTLAND OREGON 97217

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

date 16 JUN 1986

by *Irving G. Eiken*

Land Development Section  
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