

CLAIR E. PENSE, P.L.S.

Phone 761-6279

Land Surveyor
17021 S.E. Division Street
Portland, Oregon 97236

LEGAL DESCRIPTION

TRACT 1


A tract of land situated in the County of Multnomah, State of Oregon,
more particularly described as follows:

Beginning at the S.W. Corner of Section 6, T.1S.-R.3E., W.M., thence
S $88^{\circ}50'24''$ E, along section line, 728.40 feet to the S.E. Corner of a
tract described in Deed Book 446, page 179, recorded April 28, 1938, thence
N $1^{\circ}35'16''$ E, along the east line of said tract, 45.00 feet to the true point
of beginning of the herein described tract; thence continuing N $1^{\circ}35'16''$ E,
parallel to the west section line, 245.00 feet; thence S $88^{\circ}50'24''$ E 91.20
feet; thence S $1^{\circ}35'16''$ W 245.00 feet; thence N $88^{\circ}50'24''$ W 91.20 feet to
the true point of beginning. Containning 22,343 square feet, more or less.

This description is from my field survey completed Feb. 25, 1991.

Clair E. Pense

C.E. Pense, P.L.S.
Feb. 28, 1991

APPROVED LOT LINE ADJUSTMENT	
In Accordance With MCC 11.	45
Case #	Date 3/6/91
Division of Planning & Development	
	<i>Gary Clifford</i>
by	

6 MAR '91

3247

CLAIR E. PENSE, P.L.S.

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LEGAL DESCRIPTION

TRACT 2


A tract of land situated in the County of Multnomah, State of Oregon more particularly described as follows:

Beginning at the S.W. Corner of Section 6, T.1S.-R.3E., W.M., thence S $88^{\circ}50'24''$ E, along section line, 728.40 feet to the S.E. Corner of a tract described in Deed Book 446, page 179, recorded April 28, 1938, thence N $1^{\circ}35'16''$ E, along the east line of said tract, 290.00 feet to the true point of beginning of the herein described tract; thence continuing N $1^{\circ}35'16''$ E, parallel to the west section line, 400.02 feet; thence S $88^{\circ}50'24''$ E 542.13 feet; thence S $1^{\circ}46'51''$ W 645.04 feet; thence N $88^{\circ}50'24''$ W 448.75 feet; thence N $1^{\circ}35'16''$ E 245.00 feet; thence N $88^{\circ}50'24''$ W 91.20 feet to the true point of beginning. Containing 326,629 square feet more or less.

This description is from my field survey completed Feb. 25, 1991.

Clair E. Pense

C.E. Pense, P.L.S.
Feb. 28, 1991

APPROVED LOT LINE ADJUSTMENT	
In Accordance With MCC 11. <u>45</u>	
Case # <u> </u>	Date <u>3/6/91</u>
Division of Planning & Development	
	<i>Gary Clifford</i>
MULTNOMAH COUNTY	

CLAIR E. PENSE, P.L.S.

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Land Surveyor
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LEGAL DESCRIPTION


TRACT 3

A tract of land situated in the County of Multnomah, State of Oregon, more particularly described as follows:

Beginning at the S.W. Corner of Section 6, T.1S.-R.3E., W.M., thence S $88^{\circ}50'24''$ E, along section line, 1,268.20 feet; thence N $1^{\circ}46'51''$ E 45.00 feet to the true point of beginning of the herein described tract; thence continuing N $1^{\circ}46'51''$ E 645.04 feet; thence N $88^{\circ}50'24''$ W 542.13 feet to a point in the east line of a tract described in Deed Book 446, page 179, recorded April 28, 1938; thence N $1^{\circ}35'16''$ E, parallel to the west section line, 321.91 feet to the S.W. Corner of a 20.00 foot road easement described in Deed Book 1048, page 354, recorded May 1, 1946; thence S $88^{\circ}48'53''$ E. along said line, 593.21 feet to a point in the west line of a tract devised to Herbert Lynch in Probate No. 13,313, recorded February 15, 1916 on page 3, Multnomah County Circuit Court Records; thence S $1^{\circ}46'51''$ W, along said line, 966.70 feet; thence N $88^{\circ}50'24''$ W 50.00 feet to the true point of beginning. Containing 222,952 square feet, more or less.

This description is from my field survey completed Feb. 25, 1991.

Clair E. Pense
C.E. Pense, P.L.S.
Feb. 28, 1991

APPROVED LOT LINE ADJUSTMENT	
In Accordance With MCC 11.	<u>45</u>
Case # <u> </u>	Date <u>3/6/91</u>
Division of Planning & Development	
	<i>Gary Clifford</i>
MULTNOMAH COUNTY	

Purpose of this survey was to add 8,208 square feet out of Tax Lot 550 and add to Tax Lot 327 and to eliminate Tax Lot 404 and add it to Tax Lot 28. Control elements was: West line, Deed Book 446, page 179, recorded April 28, 1938; South and East line was the Will of Patrick Lynch to Herbert Lynch and the North line was from Deed Book 1048, page 345 recorded May 1, 1946. measured angles and distances as shown.

Deed Book 1048
Page 354 May 1, 1946

Mr. Clair E. Pense, P.L.S.
Phone 7616279
17021 S. E. Division St.
Portland, OR 97236

G-lair Ernest Pense


APPROVED LOT LINE ADJUSTMENT

In Accordance With MCC 11. 45

Case # Date 3/6/91

Division of Planning & Development

Gary Clifford

 MULTNOMAH COUNTY

LOT LINE ADJUSTMENT of

Tax Lots (327), (550) and (28)
in S. W. $\frac{1}{4}$ of Sec. 6, T. 15. - R. 3 E., W. M.
For: Mr. Larry R. Moyer

back sight
115 R2E
19.66
115 R3E

S.E. LINCOLN ST. S 88° 44' 44" E 728.39
Computes Fd 34L Iron Pipe
down 5
Held North-
ing, W. 21

- 3/4" iron pipe found.
- 1/2" iron pipe found.
- Set 5/8 x 30" iron rods with yellow plastic caps, marked C PENSE PLS 460.

⊗ 5/8" iron rods found.

Found 5/8 x 30" iron rods
with yellow plastic caps
stamped as noted.

○ 2" iron pipe found.

⊙ Brass Cap monuments found. marked as shown.

① found brass screw in lead.

- o set nail.

① Set brass disk 3/4"
Marked PENSE PLS 460

Reference material

P.S. 7, 461
13, 325
19, 868
30, 034
32, 176
35, 057
35, 694
37, 278
40, 203
40, 204
45, 917
47, 728

Probate No. 13,313.

S.E. 162nd Ave.

Range 2E 6013.10 N¹⁰35'16"E
Range 3E Section line not $\frac{1}{2}$ $\frac{1}{2}$

1

89°34'19"
measured

Diagram illustrating a 2x2 grid structure with a central square containing a circle. The quadrants are labeled:

- Top-left: S1
- Top-right: S6
- Bottom-left: S12
- Bottom-right: S7

Below S12 is the label 2E. Below S7 is the label R3E.

S 88° 50' 24" E 728.40
Bearing base \nearrow Section line
P.S. 40, 203

Deed Book
446, Page 179
4-28, 1938

S. E. DIVISION ST.

COUNTY OF MULT., State of OR.

February 28, 1991

$\frac{1}{4}$ Sheet No. 3247