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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

MILLER  
#2203-A  
November 27, 1990

## LOT LINE ADJUSTMENT PARCEL A

A tract of land situated in the southeast 1/4 of Section 1, T1S, R3E, W.M., Multnomah County, Oregon and more particularly described as follows:

Commencing at the S.E. corner of the J. Lewellyn DLC and proceeding N.89°26'07"W. along the south line thereof, a distance of 852.58 feet; thence S.3°12'13"W., a distance of 1369.15 Ft. to the southeast corner of that tract conveyed to Jeffrey Miller, et ux by Deed recorded June 5, 1989 in Book 2209, Page 845, said point witnessed by a 3/4 inch iron pipe that bears S.88°49'37"E., 0.28 foot therefrom, said point being N.3°12'13"E., 428.30 feet from the N.W. corner of the L.D. Morgan DLC; thence N.88°49'37"W. along the south line of said Miller tract, a distance of 455.17 feet to a 5/8 inch iron rod at a point that is 83 rods south and 132-24/58 rods East of the N.W. corner of the W.B. Jones DLC, said point being the Point of Beginning for the following described tract; thence S.88°49'37"E. along the south line of said Miller tract, a distance of 455.17 feet to said point witnessed by a 3/4 inch iron pipe that bears S.88°49'37"E., 0.28 foot therefrom; thence S.86°47'47"E., a distance of 395.00 feet to a 5/8 inch iron rod; thence N.3°12'13"E., a distance of 577.75 feet to a 5/8 inch iron rod in the south line of Sweet Briar Road, 30.0 feet from the centerline thereof; thence S.85°42'19"W. along said south line of Sweet Briar Road, a distance of 423.62 feet to the most northerly, northwest corner of that tract conveyed to Jeffrey Miller, et ux by Deed recorded June 5, 1989 in Book 2209, Page 845, said point being witnessed by a 5/8 inch iron rod that bears N.85°42'19"E., 0.06 foot therefrom; thence S.3°12'13"W. along the most northerly, west line of said Miller tract, a distance

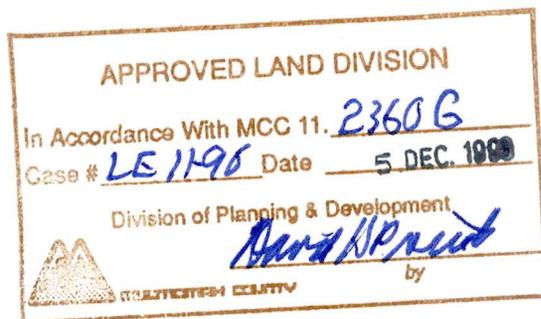
5 DEC '90

SEC 1 T1S R3E

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of 257.32 feet to an angle corner therein, said point being witnessed by a 5/8 inch iron rod that bears S.88°49'37"E., 0.17 foot therefrom; thence westerly along said Miller tract, the following courses:

N.88°49'37"W., a distance of 222.48 feet to an angle corner therein; thence S.3°12'13"W., a distance of 23.89 feet to an angle corner therein; thence N.88°49'37"W., a distance of 207.67 feet to a 5/8 inch iron rod at an angle corner therein; thence S.3°12'13"W., a distance of 242.15 feet to the Point of Beginning, containing 7.82 acres, more or less.





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FUJII  
#2203  
November 27, 1990

## LOT LINE ADJUSTMENT PARCEL B

A tract of land situated in the southeast 1/4 of Section 1, T1S, R3E, W.M., Multnomah County, Oregon and more particularly described as follows:

Commencing at the S.E. corner of the J. Lewellyn DLC and proceeding N.89°26'07"W. along the south line thereof, a distance of 852.58 feet; thence S.3°12'13"W., a distance of 1369.15 Ft. to the southeast corner of that tract conveyed to Jeffrey Miller, et ux by Deed recorded June 5, 1989 in Book 2209, Page 345, said point witnessed by a 3/4 inch iron pipe that bears S.88°49'37"E., 0.28 foot therefrom, said point being N.3°12'13"E., 428.30 feet from the N.W. corner of the LD Morgan DLC, said point also being the Point of Beginning for the following described tract; thence S.86°47'47"E., a distance of 395.00 feet to a 5/8 inch iron rod; thence N.3°12'13"E., a distance of 577.75 feet to a 5/8 inch iron rod in the south line of Sweet Briar Road, 30.0 feet from the centerline thereof; thence N.85°42'19"E. along said south line of Sweet Briar Road, a distance of 100 feet, more or less, to the east line of the W.B. Jones DLC; thence southerly along said east line of the Jones DLC, a distance of 985 feet, more or less, to the north line of Strebin Road No. 638; thence N.87°44'17"W. along said north line of Strebin Road, a distance of 395 feet, more or less, to a point in the east line of the Grattan tract described in Book 1521, Page 160 and recorded February 11, 1952; thence N.3°12'13"E. along the east line of said Grattan tract, a distance of 100.00 feet to the northeast corner thereof; thence N.87°44'17"W. along the north line of said Grattan tract, a distance of 100.00 feet to the northwest corner thereof; thence N.3°12'13"E., a distance of 308.30 feet to the Point of Beginning, containing 5.7 acres, more or less.

<b>APPROVED LAND DIVISION</b>	
In Accordance With MCC 11 <u>2360 G</u>	
Case # <u>LB 1190</u>	Date <u>5 DEC. 1990</u>
Division of Planning & Development	
<u>David A. Priebe</u> by	
 <small>STATE OF OREGON</small>	

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH A LOT LINE ADJUSTMENT BETWEEN TAX LOTS 10 AND 27. I RECOVERED THE S.E. CORNER FOR THE LEWELLYN DLC (A). I HELD THE ANGLE BETWEEN THE LEWELLYN DLC AND THE ASAKAWA DEED LINE FROM RS. # 32736, TO ESTABLISH POINT (D) HOLDING DEED DISTANCE OF 852.58 FT. FROM (A) AND THEN I INTERSECTED TO POINT (C). I RECOVERED MULT. COUNTY ROAD RT. PIPES FOR THE CENTER OF SWEET BRIAR RD. (E) & (F). I HELD (E)-(F) AS THE BEARING BASIS FOR THIS SURVEY, AS PER SURVEY # 32736. I HELD A PIPE FOUND (A) FOR THE SOUTH LINE OF THE SUBJECT PROPERTY AND USED THE ANGLE FROM THE 1970 MARK & CHASE SURVEY AND DEED DISTANCE (FROM LINE (C)-(D)) TO ESTABLISH (C) AT THE POINT OF BEGINNING (ON THE 1897 DEED LINE) WHERE I SET A ROD. I THEN RECOVERED A ROD AT (L) WHICH I HELD FOR N-S AND I INTERSECTED TO LINE (C)-(D) BUT DID NOT SET A ROD. I THEN LAID OFF TL 10 DEED DISTANCES AND USED THE ANGLES FROM SAID MARK & CHASE SURVEY FINDINGS AND/OR SETTING MONUMENTS AS SHOWN. I THEN LAID OFF FROM LINE (C)-(D), STARTING FROM THE INTERSECTION NEAR PIPE (A) AND I SET A ROD FOR THE NEW LOT LINE AT (K) AS PER THE OWNERS INSTRUCTION. I INTERSECTED PARALLEL WITH LINE (C)-(D) AND SET A ROD (L) AT THE SOUTHERLY LINE OF SWEET BRIAR ROAD. I CLOSED BACK TO (M) AT THE DEED LINE (C)-(D) WHERE I FOUND A ROD OFF AS SHOWN BUT DID NOT SET A ROD. THIS SURVEY DOES NOT ATTEMPT TO DEFINE THE EAST LINE OF THE JONES DLC (NO RECORD OF ANY RECOVERY), SAID JONES DLC BEING MAPPED ONLY AS A ZONE JURISDICTION LINE.

**REFERENCE SURVEYS:**

RS. # 32736; PS # 43346; MARK & CHASE WORKSHEET FOR 1970 SURVEYS; MULT. COUNTY MAP FOR SWEET BRIAR ROAD (66/2, 1965)

**LEGEND:**

- DENOTES MONUMENT FOUND AS INDICATED.
- DENOTES 5/8" x 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "CHASE-JONES & ASSOC."

**LOT LINE ADJUSTMENT  
BETWEEN TAX LOT 10 & TAX LOT 27  
S.E. 1/4 SECTION 1, T.1S., R.3E., W.M.  
MULTNOMAH COUNTY, OREGON**

APPROVED LAND DIVISION  
In Accordance With MCC 11 2360 G  
Case # LE 1190 Date 5 DEC. 1990  
Division of Planning & Development  
James W. Chase

REGISTERED PROFESSIONAL LAND SURVEYOR  
JAMES W. CHASE  
OREGON JULY 8, 1960  
510

CHASE, JONES & ASSOCIATES INC.  
1500 S.W. TWELFTH AVENUE PORTLAND, OREGON 97201  
PORTLAND (503) 228-9844  
GRESHAM (503) 669-1234

PROJECT NO. 2203	1/4 SECTION 1 1 S 3 E	DATE NOV. 27, 1990
DRAWN BY L. NOLD	CHECKED BY	SCALE 1" = 100'

