

BURTON ENGINEERING & SURVEYING

Civil Engineers • Land Surveyors



302 Tigard Plaza • Hall Blvd. & Pacific Hwy. • Tigard, Oregon 97223 • 503-639-6116

OCTOBER 18, 1989

LEGAL DESCRIPTION
FOR: RAYMOND EGAN
JOB NO. 89-370

PARCEL 1

A TRACT OF LAND IN THE ALONZO GATES D.L.C. No. 57, IN THE SOUTH ONE-HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON, BEING A PART OF LOTS 3 AND 10, BLOCK 5, VERRA VISTA, A DULY RECORDED PLAT IN SAID MULTNOMAH COUNTY, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 74°14'20" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 A DISTANCE OF 85.95 FEET TO A 3/4 INCH IRON PIPE FOUND AT THE NORTHERLY CORNER COMMON TO SAID LOTS 3 AND 10; THENCE NORTH 74°10'10" EAST ALONG THE NORTHERLY LINE OF SAID LOT 10 A DISTANCE OF 16.87 FEET TO A 5/8 INCH IRON ROD SET; THENCE SOUTH 5°07'47" EAST 99.14 FEET TO A 3/4 INCH IRON PIPE FOUND AT THE ANGLE POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTH 73°04'30" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 A DISTANCE OF 83.94 FEET TO A 5/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 16°06'28" WEST ALONG THE WESTERLY LINE OF SAID LOT 3 A DISTANCE OF 99.12 FEET TO THE NORTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING.

CONTAINING 9168 SQUARE FEET.

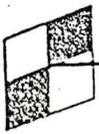
EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)
Date 31 OCT 1989
By *[Signature]*
Land Development Section
MULT CO ENVIRON SERVICES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daniel T. Burton
OREGON
JANUARY 15, 1987
DANIEL T. BURTON
#2248

31 OCT '89

3445



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OCTOBER 18, 1989

LEGAL DESCRIPTION
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PARCEL 2

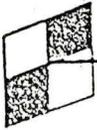
A TRACT OF LAND IN THE ALONZO GATES D.L.C. No. 57, IN THE SOUTH ONE-HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON, BEING A PART OF LOTS 3 AND 10, BLOCK 5, VERRA VISTA, A DULY RECORDED PLAT IN SAID MULTNOMAH COUNTY, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET ON THE NORTHERLY LINE OF SAID LOT 10, SAID POINT BEARS NORTH 74°10'10" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 16.87 FEET FROM THE NORTHERLY CORNER COMMON TO SAID LOTS 3 AND 10; THENCE CONTINUING NORTH 74°10'10" EAST ALONG SAID LOT 10 NORTHERLY LINE 33.30 FEET TO THE BEGINNING OF A TANGENT 105.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID LOT 10 NORTHERLY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°51'55" (THE CHORD OF WHICH BEARS NORTH 60°44'12" EAST 48.78 FEET) AN ARC DISTANCE OF 49.23 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 10; THENCE SOUTH 32°26'37" EAST ALONG THE EASTERLY LINE OF SAID LOT 10 A DISTANCE OF 44.82 FEET TO THE EASTERLY CORNER COMMON TO SAID LOTS 10 AND 3; THENCE CONTINUING SOUTH 32°26'37" EAST ALONG THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 31.06 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTH 57°38'48" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 A DISTANCE OF 72.25 FEET TO A 3/4 INCH IRON PIPE FOUND THEREON; THENCE SOUTH 57°27'34" WEST, CONTINUING ALONG SAID LOT 3 SOUTHERLY LINE A DISTANCE OF 53.86 FEET TO A 3/4 INCH IRON PIPE FOUND AT THE ANGLE POINT OF SAID LOT 3 SOUTHERLY LINE; THENCE NORTH 5°07'47" WEST 99.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 8325 SQUARE FEET.

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)
date 31 OCT 1989
James G. Egan
Land Development Section
MULT CO ENVIRON SERVICES

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Daniel T. Burton
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OCTOBER 18, 1989

LEGAL DESCRIPTION
FOR: RAYMOND EGAN
JOB NO. 89-370

THAT PART OF LOT 3 IN PARCEL 1
A TRACT OF LAND IN THE ALONZO GATES D.L.C. NO. 57, IN THE SOUTH ONE-HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON, BEING A PART OF LOT 3, BLOCK 5, VERRA VISTA, A DULY RECORDED PLAT IN SAID MULTNOMAH COUNTY, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 74°14'20" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 A DISTANCE OF 85.95 FEET TO A 3/4 INCH IRON PIPE FOUND AT THE NORTHERLY CORNER COMMON TO SAID LOT 3 AND LOT 10, SAID VERRA VISTA PLAT; THENCE SOUTH 89°51'15" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 A DISTANCE OF 16.65 FEET; THENCE SOUTH 5°07'47" EAST 94.48 FEET TO A 3/4 INCH IRON PIPE FOUND AT THE ANGLE POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTH 73°04'30" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 A DISTANCE OF 83.94 FEET TO A 5/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 16°06'28" WEST ALONG THE WESTERLY LINE OF SAID LOT 3 A DISTANCE OF 99.12 FEET TO THE NORTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING.

CONTAINING 9130 SQUARE FEET.

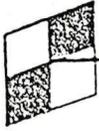
~~EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)
Date 31 OCT 1989
By Chris J. Egan
Land Development Section
MULT CO ENVIRON SERVICES~~

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daniel T. Burton

OREGON
JANUARY 15, 1987
DANIEL T. BURTON
#2248

DOESN'T DESCRIBE
APPROVED PARCEL



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OCTOBER 18, 1989

LEGAL DESCRIPTION
FOR: RAYMOND EGAN
JOB NO. 89-370

THAT PART OF LOT 3 IN PARCEL 2
A TRACT OF LAND IN THE ALONZO GATES D.L.C. No. 57, IN THE SOUTH ONE-HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON, BEING A PART OF LOT 3, BLOCK 5, VERRA VISTA, A DULY RECORDED PLAT IN SAID MULTNOMAH COUNTY, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY CORNER COMMON TO LOT 10, BLOCK 5, SAID VERRA VISTA PLAT AND SAID LOT 3; THENCE SOUTH 32°26'37" EAST ALONG THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 31.06 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 57°38'48" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 A DISTANCE OF 72.25 FEET TO A 3/4 INCH IRON PIPE FOUND THEREON; THENCE SOUTH 57°27'34" WEST, CONTINUING ALONG SAID LOT 3 SOUTHERLY LINE 53.86 FEET TO A 3/4 INCH IRON PIPE FOUND AT THE ANGLE POINT ON SAID LOT 3 SOUTHERLY LINE; THENCE NORTH 5°07'47" WEST 94.48 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3; THENCE SOUTH 89°51'15" EAST ALONG SAID LOT 3 NORTHERLY LINE 98.22 FEET TO THE POINT OF BEGINNING.
CONTAINING 6573 SQUARE FEET.

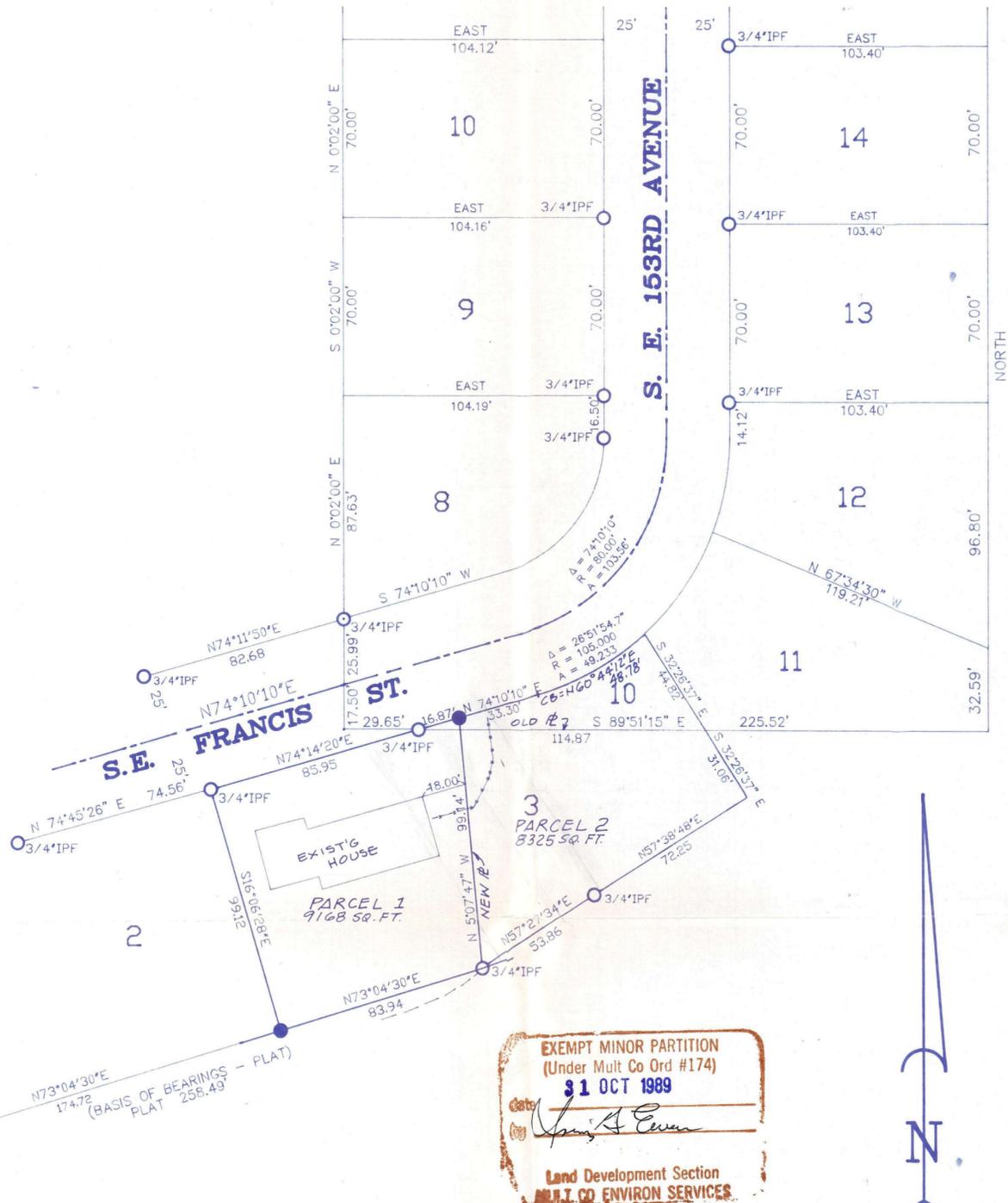
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by *James S. Egan*
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PROFESSIONAL
LAND SURVEYOR

Daniel T. Burton

OREGON
JANUARY 15, 1987
DANIEL T. BURTON
#2248

DOESN'T DESCRIBE
APPROVED PARCEL



LEGEND

- = MONUMENT FOUND AS SHOWN
- = 5/8" IRON ROD W/ YELLOW PLASTIC CAP INSCRIBED "BURTON ENGR."
- IPF = IRON PIPE FOUND

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)
31 OCT 1989
Date: *[Signature]*
Land Development Section
MULT. CO. ENVIRON SERVICES

SCALE 1"=40'
OCTOBER 18, 1989
89-370

RECORD OF SURVEY

LOT LINE ADJUSTMENT FOR LINE BETWEEN LOTS 3 AND 10, BLOCK 5, "VERRA VISTA", A SUBDIVISION IN THE ALONZO GATES DLC NO. 57, IN THE SOUTH HALF OF SECTION 12, T. 1 S., R. 2 E., W. M., MULTNOMAH COUNTY, OREGON

FOR: RAYMOND EGAN

BY: BURTON ENGINEERING AND SURVEYING
302 TIGARD PLAZA
TIGARD, OREGON 97223
PH: (503) 639-6116
FAX 639-6117

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH A LOT LINE ADJUSTMENT FOR LOT 3, BLOCK 5, VERRA VISTA, A PLAT DULY RECORDED IN BOOK 1198, PAGE 26, AND LOT 10, BLOCK 5, VERRA VISTA, A PLAT DULY RECORDED IN BOOK 1199, PAGE 87, MULTNOMAH COUNTY PLAT BOOK, MULTNOMAH COUNTY, OREGON.

FOUND AND MEASURED TO THE MONUMENTS FOUND AS SHOWN ON THE ADJOINING MAP FOR COMPARISON TO SAID PLAT.

HELD THOSE MONUMENTS AS SHOWN BEING THE ORIGINAL MONUMENTS OF SAID PLAT.

SET THE MONUMENT FOR THE LOT LINE ADJUSTMENT ON THE SOUTHERLY RIGHT-OF-WAY OF S. E. FRANCIS ST. AS SHOWN. SET THE SOUTHERLY CORNER OF LOT 3 BY PRORATING BETWEEN THE ORIGINAL MONUMENTS FOUND AT THE ANGLE POINT ON THE SOUTHEASTERLY LINE OF LOT 3 AND THE MOST SOUTHERLY LINE OF LOT 1.

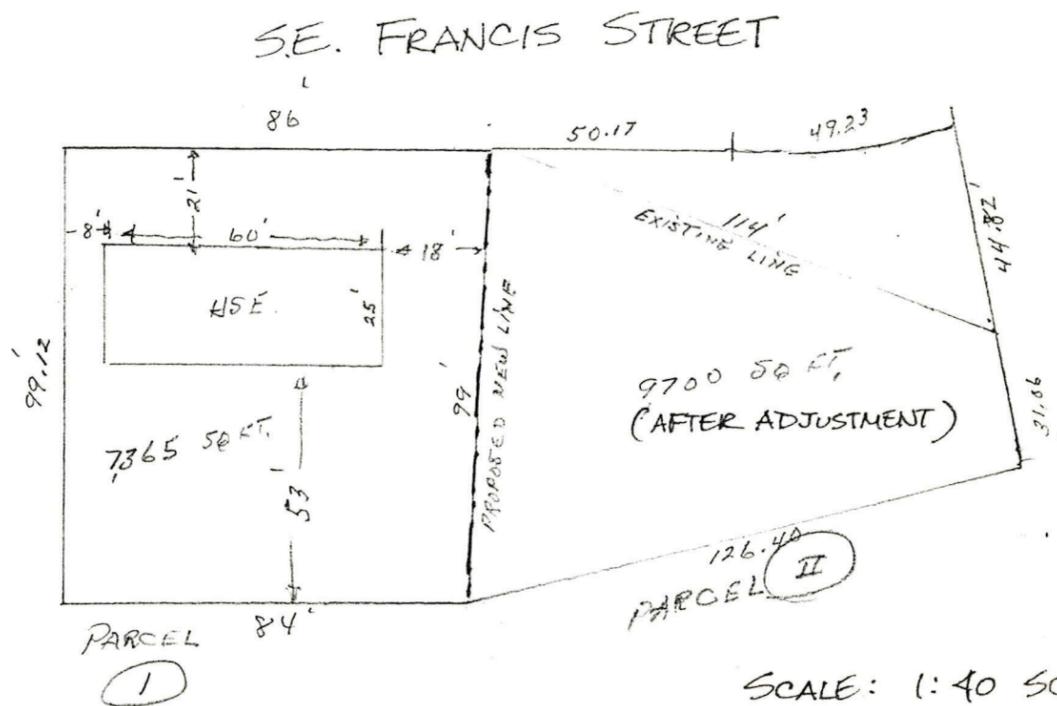
BASIS OF BEARINGS FOR THIS SURVEY IS THE ORIGINAL PLAT FROM THE MONUMENTS FOUND AT THE ANGLE POINT ON THE SOUTHEASTERLY LINE OF LOT 3 AND THE MOST SOUTHERLY CORNER OF LOT 1.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JANUARY 15, 1987
DANIEL T. BURTON
#22-16

LLA
777



6817189
61719

RAYMOND G. EAGAN
PROPOSED LOT LINE ADJUSTMENT
BETWEEN
LOT 3, BLOCK 5, VERRA VISTA
AND
LOT 10, BLOCK 5, VERRA VISTA
LR-7 ZONE

OK: Loblins Adjustment
Tentative Plan Map
David W. Roberts 6/7/89