

John G. Reppeto

Land Surveyor

4235 S.E. Division St.  
Portland, Oregon 97206

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John G. Reppeto*

OREGON  
JULY 10, 1964  
JOHN G. REPPETO  
657

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174) \*

11 JUL 1989

date

by

*David H. Present*

Phone #LLA

Land De (503) 236-4648 on

MULTI CO ENVIRON SERVICES

June 30, 1989

Job No. S8915

Legal Description, Parcel 1

A tract of land situated in the Southwest one-quarter of Section 36, T 1N, R 1W, W.M., Multnomah County, Oregon, being described as follows;

Commencing at the South one-quarter corner of said Section 36; thence S 89 deg. 37 min. 40 sec. W along the South line of said Section 36 a distance of 418.88 ft. to a point in the Westerly R/W line of N.W. Miller Road, County Road No. 1420-60, (30 ft. from centerline); thence continuing S 89 deg. 37 min. 40 sec. W along the South line of said Section 36 a distance of 571.42 ft. to an iron pipe in the Southerly extension of the East line of that tract described in deed to Robert W. Thompson and Neva Nanette Thompson, recorded in Book 1637, Page 141, Deed Records of Multnomah County, said point also being the Southwest corner of that tract of land described as Exhibit "B" in Affidavit of Peter Schmidt, recorded June 2, 1989 in Book 2208, Page 1515, Records of Multnomah County; thence N 0 deg. 45 min. 58 sec. W along the West line of said Exhibit "B" tract and along the East line of said Thompson tract a distance of 666.47 ft. to an iron pipe marking the Northeast corner of said Thompson tract and the Southeast corner of that tract of land described in deed to William C. Mays and Martha E. Mays, recorded in Book 704, Page 1109, Deed Records of Multnomah County, said point being the TRUE POINT OF BEGINNING of the tract herein to be described; thence N 0 deg. 45 min. 58 sec. W along the East line of said Mays tract and the West line of said Exhibit "B" tract, a distance of 100.00 ft. to an iron rod; thence N 89 deg. 14 min. 02 sec. E a distance of 100.00 ft. to an iron rod; thence N 0 deg. 45 min. 58 sec. W a distance of 50.00 ft. to an iron rod; thence N 89 deg. 14 min. 02 sec. E a distance of 78.60 ft. to an iron rod; thence N 52 deg. 38 min. 15 sec. E a distance of 50.00 ft. to an iron rod in the Westerly R/W line of N.W. Miller Road (30 ft. from centerline); thence tracing said Westerly R/W line, N 37 deg. 21 min. 45 sec. W, 112.28 ft. to a point of curvature; thence continuing along said Westerly R/W line a distance of 230.27 ft. along the arc of a 1,402.50 ft. radius curve to the left through a central angle of 9 deg. 24 min. 25 sec. (the chord of which bears N 42 deg. 03 min. 57 sec. W, 230.01 ft.) to the East line of said Mays tract; thence continuing Northwesterly along said Westerly R/W line, a distance of 54.56 ft. to the most Northerly corner of that tract of land described in deed to Robert D. Scholz and Judith A. Scholz, recorded Dec. 31, 1986 in Book 1969, Page 3747, Records of Multnomah County; thence Southerly along the Westerly boundary of said Scholz tract, a distance of 164.38 ft. to an angle point therein; thence Southwesterly along the Northerly boundary of said Scholz tract a distance of 164.90 ft. to an angle point therein; thence Northerly along said Northerly boundary a distance of 35.45 ft. to an angle point therein; thence Westerly along said Northerly boundary a distance of 127.31 ft. to the Northwest corner of said Scholz tract; thence Southerly along the West line of said Scholz tract a distance of 319.54 ft. to the Southwest corner thereof; thence Easterly along the South line of said Scholz tract and the South line of the hereinbefore mentioned Mays tract a distance of 330.05 ft. to the True Point of Beginning. Containing 3.43 acres, more or less.

11 JULY '89

3021



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### Legal Description, Parcel 2

A tract of land situated in the Southwest one-quarter of Section 36, T 1N, R 1W, W.M., Multnomah County, Oregon, being described as follows;

Commencing at the South one-quarter corner of said Section 36; thence S 89 deg. 37 min. 40 sec. W along the South line of said Section 36 a distance of 418.88 ft. to a point in the Westerly R/W line of N.W. Miller Road, County Road No. 1420-60, (30 ft. from centerline), said point being the TRUE POINT OF BEGINNING of the tract herein to be described; thence continuing along the South line of said Section 36, S 89 deg. 37 min. 40 sec. W a distance of 571.42 ft. to an iron pipe in the Southerly extension of the East line of that tract described in deed to Robert W. Thompson and Neva Nanette Thompson, recorded in Book 1637, Page 141, Deed Records of Multnomah County, said point also being the Southwest corner of that tract of land described as Exhibit "B" in Affidavit of Peter Schmidt, recorded June 2, 1989 in Book 2208, Page 1515, Records of Multnomah County; thence N 0 deg. 45 min. 58 sec. W along the West line of said Exhibit "B" tract and along the East line of said Thompson tract a distance of 666.47 ft. to an iron pipe marking the Northeast corner of said Thompson tract and the Southeast corner of that tract of land described in deed to William C. Mays and Martha E. Mays, recorded in Book 704, Page 1109, Deed Records of Multnomah County; thence N 0 deg. 45 min. 58 sec. W along the East line of said Mays tract and the West line of said Exhibit "B" tract a distance of 100.00 ft. to an iron rod; thence N 89 deg. 14 min. 02 sec. E, a distance of 100.00 ft. to an iron rod; thence N 0 deg. 45 min. 58 sec. W a distance of 50.00 ft. to an iron rod; thence N 89 deg. 14 min. 02 sec. E a distance of 78.60 ft. to an iron rod; thence N 52 deg. 38 min. 15 sec. E a distance of 50.00 ft. to an iron rod in the Westerly R/W line of N.W. Miller Road, (30 ft. from centerline); thence tracing said Westerly R/W line, S 37 deg. 21 min. 45 sec. E, a distance of 259.34 ft. to a point of curvature; thence continuing along said Westerly R/W line, 298.26 ft. along the arc of a 686.30 ft. radius curve to the right through a central angle of 24 deg. 54 min. 00 sec. (the chord of which bears S 24 deg. 54 min. 45 sec. E, 295.92 ft.) to a point of tangency; thence continuing along said Westerly R/W line, S 12 deg. 27 min. 45 sec. E, a distance of 379.85 ft. to the true point of beginning.  
Containing 8.45 acres, more or less.

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174) \*

11 JUL 1989

date

by

*David H. Prosser*

\*LLA

Land Development Section  
MULT CO ENVIRON SERVICES



CURVE	Δ	RADIUS	LENGTH	CHORD	CH. BEARING
①	11° 39' 00"	1,432.50	291.27	290.77	S 43° 11' 15" E
②	9° 24' 25"	1,402.50	230.27	230.01	S 42° 03' 57" E
③	24° 54' 00"	716.30	311.30	308.85	S 24° 54' 45" E
④	24° 54' 00"	686.30	298.26	295.92	S 24° 54' 45" E

#### LEGEND

- = Monument found as noted.
- = 5/8" x 30" Iron Rod set w/ yellow plastic cap stamped "REPPETO-LS 657".
- ( ) = Record Bearing/Distance.

#### NARRATIVE

**Purpose**- Lot line adjustment survey. Parcel A of Tax Lot 165 to be combined with Parcel B (Tax Lot 154), creating Parcel I.

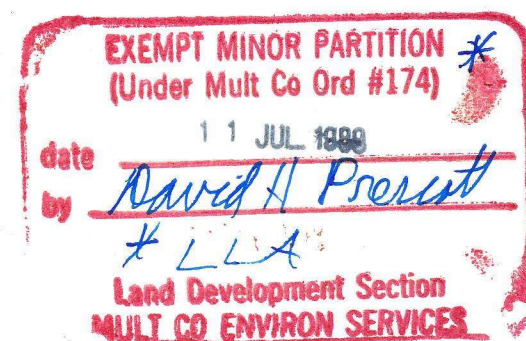
**Procedure**- During the course of this survey it became evident that a gap of approximately 16.5 ft. existed between the West line of Tax Lot 165 and the East line of Tax Lots 11 and 154, based on the respective deeds. To resolve this problem an Affidavit reciting the history of this gap was recorded in Bk. 2208, Pg. 1515, by the owner of Tax Lot 165.

I have based my survey on the monumented line along the East line of Tax Lots 11 and 154 as shown.

**Bearing Basis**- S 89° 37' 40" W along the South line of Tax Lot 165 per deed, Bk. 969/Pg. 579.

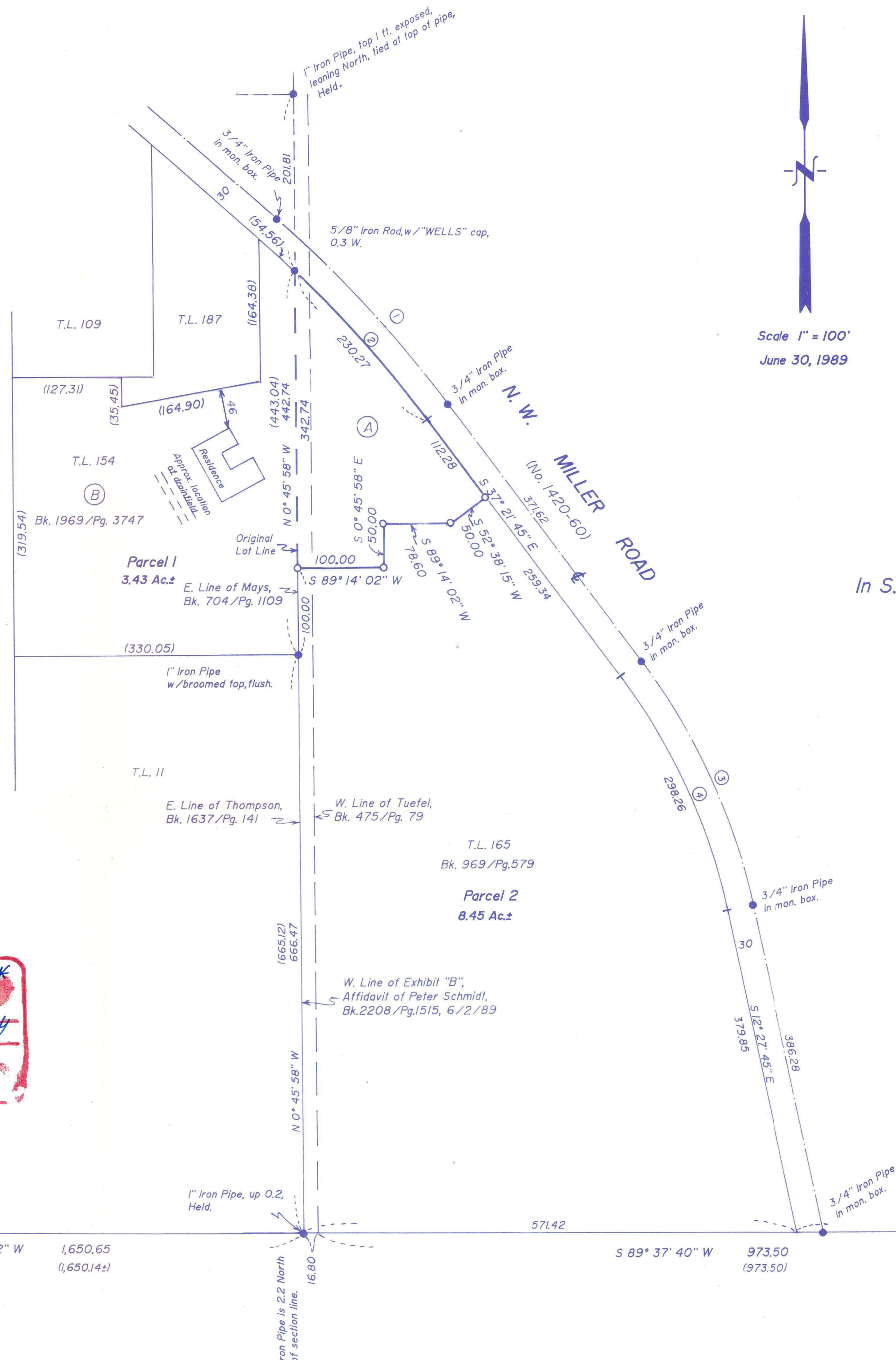
**Reference surveys**- R.O.S. #6323, 25759, 49380, County Road Map B10/3.

**Deed references**- As noted.



Section Corner,  
Multnomah County Brass Cap, (E. 1/2 broken off)  
in mon. box.

Washington County



Scale 1" = 100'  
June 30, 1989

## RECORD OF SURVEY

In S.W. 1/4 Section 36, T 1N, R 1W, W.M.

Multnomah Co., Oregon

JOHN G. REPPETO  
SURVEYOR

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Portland, OR 97206  
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