

Legal Description, Parcel I.

A portion of Lot 11, COVELL ACRES, a plat of record situated in the S.W. 1/4 of Section 4, T 1S, R 2E, W.M., Multnomah County, Oregon, being described as follows;

Beginning at the intersection of the west line of said Lot 11 with the north R/W line of S.E. Division St., County Road No. 2546, said intersection point being situated N 87° 02' 19" W, 273.70 ft. and N 1° 32' 11" E, 45.01 ft. from the South one-quarter corner of said Section 4; thence S 87° 02' 19" E along the north R/W line of S.E. Division St. a distance of 50.58 ft. to the true point of beginning of the tract herein to be described; thence leaving said north R/W line and running N 2° 57' 41" E a distance of 112.00 ft.; thence S 87° 02' 19" E a distance of 92.03 ft. to a point in the west R/W line of S.E. 92nd Ave., County Road No. 3876; thence southerly along said west R/W line a distance of 24.00 ft. along the arc of a 758.15 ft. radius curve to the left through a central angle of 1° 48' 51" (the chord of which bears S 15° 37' 09" E, 24.00 ft.) to a point of reverse curvature; thence continuing along said west R/W line a distance of 67.33 ft. along the arc of a 673.25 ft. radius curve to the right through a central angle of 5° 43' 49" (the chord of which bears S 13° 39' 39" E, 67.30 ft. to a point of compound curvature; thence 36.22 ft. along the arc of a 20.00 ft. radius curve to the right through a central angle of 103° 45' 26" (the chord of which bears S 41° 04' 59" W, 31.47 ft.) to a point in the north R/W line of S.E. Division St., County Road No. 2546; thence N 87° 02' 19" W along said north R/W line a distance of 99.50 ft. to the true point of beginning.

SUBJECT TO the following described easement for purposes of ingress and egress; Beginning at the southwest corner of the above described parcel; thence N 2° 57' 41" E along the west line thereof a distance of 15.00 ft. to the true point of beginning of said easement; thence continuing along the west line of the above described parcel, N 2° 57' 41" E a distance of 30.00 ft.; thence S 87° 02' 19" E a distance of 83.40 ft.; thence N 15° 49' 47" W a distance of 70.77 ft. to a point in the north line of said parcel; thence S 87° 02' 19" E along said north line a distance of 20.65 ft.; thence S 15° 49' 47" E a distance of 50.25 ft.; thence N 75° 25' 53" E a distance of 10.00 ft. to a point in the west R/W line of S.E. 92nd Ave., County Road No. 3876; thence southerly along said west R/W line a distance of 30.00 ft.; thence leaving said west R/W line and running S 74° 00' 00" W a distance of 40.00 ft.; thence S 50° 17' 29" W a distance of 15.70 ft.; thence N 87° 02' 19" W a distance of 66.00 ft. to the true point of beginning.

Legal Description, Parcel II.

A portion of Lot 11, COVELL ACRES, a plat of record situated in the S.W. 1/4 of Section 4, T 1S, R 2E, W.M., Multnomah County, Oregon, being described as follows;

Beginning at the intersection of the west line of said Lot 11 with the north R/W line of S.E. Division St., County Road No. 2546, said intersection point being situated N 87° 02' 19" W, 273.70 ft. and N 1° 32' 11" E, 45.01 ft. from the South one-quarter corner of said Section 4; thence N 1° 32' 11" E along the west line of said Lot 11 a distance of 112.04 ft.; thence S 87° 02' 19" E a distance of 53.37 ft.; thence S 2° 57' 41" W a distance of 112.00 ft. to a point in the north R/W line of S.E. Division St., County Road No. 2546; thence N 87° 02' 19" W along said north R/W line a distance of 50.58 ft. to the point of beginning.

SUBJECT TO the following described easement for purposes of ingress and egress; Beginning at the southwest corner of the above described parcel; thence S 87° 02' 19" E along the south line thereof a distance of 10.00 ft. to the true point of beginning of said easement; thence N 2° 57' 41" E a distance of 45.00 ft.; thence S 87° 02' 19" E a distance of 40.58 ft. to a point in the east line of the above described parcel; thence S 2° 57' 41" W along said east line a distance of 30.00 ft.; thence N 87° 02' 19" W a distance of 5.58 ft.; thence S 2° 57' 41" W a distance of 15.00 ft. to a point in the north R/W line of S.E. Division St., County Road No. 2546; thence N 87° 02' 19" W along said north R/W line a distance of 35.00 ft. to the true point of beginning.

Legal Description, Parcel III.

A portion of Lot 11, COVELL ACRES, a plat of record situated in the S.W. 1/4 of Section 4, T 1S, R 2E, W.M., Multnomah County, Oregon, being described as follows;

Beginning at the intersection of the west line of said Lot 11 with the north R/W line of S.E. Division St., County Road No. 2546, said intersection point being situated N 87° 02' 19" W, 273.70 ft. and N 1° 32' 11" E, 45.01 ft. from the South one-quarter corner of said Section 4; thence N 1° 32' 11" E along the west line of said Lot 11 a distance of 112.04 ft. to the true point of beginning of the tract herein to be described; thence continuing N 1° 32' 11" E along the west line of said Lot 11 a distance of 82.96 ft.; thence S 87° 02' 19" E a distance of 126.11 ft. to a point in the west R/W line of S.E. 92nd Ave., County Road No. 3876; thence tracing said west R/W line a distance of 85.69 ft. along the arc of a 758.15 ft. radius curve to the left through a central angle of 6° 28' 33", (the chord of which bears S 11° 28' 27" E, 85.64 ft.); thence N 87° 02' 19" W a distance of 145.40 ft. to the true point of beginning.

SUBJECT TO the following described easement for purposes of ingress and egress; Beginning at the northeast corner of the above described parcel; thence southerly along the west R/W line of S.E. 92nd Ave., County Road No. 3876, a distance of 10.00 ft. to the true point of beginning of said easement; thence continuing southerly along said west R/W line a distance of 30.00 ft.; thence leaving said west R/W line and running S 78° 31' 33" W a distance of 9.23 ft.; thence S 11° 28' 27" E a distance of 42.98 ft. to a point in the south line of the above described tract; thence N 87° 02' 19" W along said south line a distance of 20.65 ft.; thence N 11° 28' 27" W a distance of 75.53 ft.; thence S 87° 02' 19" E a distance of 30.91 ft. to the true point of beginning.

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

22 JAN 1981

date

by

Irving G. Ewen

Land Development Section  
MULT CO ENVIRON SERVICES

22 JAN 81

3239

*Inv. This is for 1-142 &  
1-143 c*

*92nd & Division  
Shell - 7-11 Stru*

JAN 23 0144 • E 0010501

MULTNOMAH COUNTY  
OREGON  
RECORDING SECTION



THE AMOUNT SHOWN ABOVE  
REPRESENTS FEES PAID

DOCUMENT NO.

05856

CUSTOMER COPY

REC-18





EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

date 22 JAN 1991  
by Irving G. Ewen  
Irving G. Ewen  
Land Development Section  
MULT CO ENVIRON SERVICES

BOUNDARY and TOPOGRAPHIC SURVEY

PART OF LOT II, "COVELL ACRES"  
SITUATED IN S.W. 1/4 SEC. 4, T 1S, R 2E, W 1M  
MULTNOMAH COUNTY, OREGON

FOR: THE SOUTHLAND CORPORATION

JAN. 19, 1991	JOHN G. REDDITO Surveyor 1200 SE 10th St. Portland, OR 97214 Phone: 356-4441	JOB NO. 60-132
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• Denotes Monument Found as Noted.  
○ 5/8" x 30" Iron Rod w/ Cap Set.  
X Brass Screw Set.

Elevations are to City of Portland datum.  
Reference B.M. No. 2542, Elev. 269.32

JOHN G. REDDITO  
Surveyor