

# MARX and CHASE Incorporated

planning surveying engineering

November 5, 1979  
Job No. 9398

Legal Description for Fairmont Realty  
(PARCEL I)

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

date 20 NOV 1979

by *Irving G. Ewen*  
Irving G. Ewen

Land Development Section  
MULT CO ENVIRON SERVICES

A tract of land situated in the Southwest one-quarter of Section 3, Township 1 South, Range 2 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, being more particularly described as follows:

Commencing at the southeast corner of said legal subdivision; thence N.0°29'00"W., along the east line thereof, a distance of 780.00 feet to a point; thence N.89°33'30"W., parallel with the south line of said legal subdivision, a distance of 30.00 feet to a point in the west right-of-way line of S. E. 112th Avenue; thence continuing N.89°33'30"W., along said parallel line, a distance of 125.00 feet to a point in the east line of Lot 7 in the duly recorded plat of "Maxine Park", situated in said County; thence N.0°29'00"W., along said east line, a distance of 53.82 feet to a point that bears S.89°33'30"E., a distance of 0.40 feet from a found 5/8 inch diameter iron rod, said point being the point of beginning of the tract of land herein to be described; thence continuing N.0°29'00"W., along said east line, a distance of 36.80 feet to a point of non-tangent curve in the south right-of-way line of S.E. Grant Court; thence Northeasterly, along said south right-of-way line on the arc of a 50.00 foot radius curve to the left, through a central angle of 13°26'00", an arc distance of 11.72 feet to a point of tangency; thence S.89°33'30"E., continuing along said south right-of-way line, a distance of 98.22 feet to a point of tangent curvature; thence Southeasterly, continuing along said south right-of-way line on the arc of a 20.00 foot radius curve to the right, through a central angle of 89°04'30", an arc distance of 31.09 feet (the chord bears S.45°01'15"E., a distance of 28.06 feet) to a point of tangency in the west right-of-way line of said S.E. 112 th Avenue; thence S.0°29'00"E., along said west right-of-way line, a distance of 26.48 feet to a 5/8 inch diameter iron rod; thence N.89°33'30"W., parallel with the south line of said legal subdivision, a distance of 125.00 feet to the point of beginning.

NOTE: This legal description is based on Marx and Chase Incorporated Survey No. 9398, and shall remain a part thereof. Marx and Chase Inc. will, upon first notice of any error or discrepancy, revise said legal at no additional expense. Any change, addition or deletion of any part of said legal description by another party, will act to void any warranty or responsibility, expressed or implied, that Marx and Chase Inc. may have toward the abovedescribed property.

20 Nov 79

3241

# MARX and CHASE Incorporated

planning surveying engineering

November 5, 1979  
Job No. 9398

## Legal Description for Fairmont Realty (PARCEL II)

A tract of land situated in the Southwest one-quarter of Section 3, Township 1 South, Range 2 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, being more particularly described as follows:

Commencing at the southeast corner of said legal subdivision; thence N.0°29'00"W., along the east line thereof, a distance of 780.00 feet to a point; thence N.89°33'30"W., parallel with the south line of said legal subdivision, a distance of 30.00 feet to a point in the west right-of-way line of S.E. 112th Avenue and the point of beginning of the tract of land herein to be described; thence continuing N.89°33'30"W., along said parallel line, a distance of 125.00 feet to a point in the east line of Lot 7 in the duly recorded plat of "Maxine Park", situated in said County; thence N.0°29'00"W., along said east line, a distance of 53.82 feet to a point that bears S.89°33'30"E., a distance of 0.40 feet from a found 5/8 inch diameter iron rod; thence S.89°33'30"E., parallel with the south line of said legal subdivision, a distance of 125.00 feet to a 5/8 inch diameter iron rod in the west right-of-way line of said S.E. 112th Avenue; thence S.0°29'00"E., along said west right-of-way line, a distance of 53.82 feet to the point of beginning.

NOTE: This legal description is based on Marx and Chase Incorporated Survey No. 9398, and shall remain a part thereof. Marx and Chase Inc. will, upon first notice of any error or discrepancy, revise said legal at no additional expense. Any change, addition or deletion of any part of said legal description by another party, will act to void any warranty or responsibility, expressed or implied, that Marx and Chase Inc. may have toward the abovedescribed property.

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

date 20 NOV 1979

by *Irving G. Ewen*  
Irving G. Ewen

Land Development Section  
MULT CO ENVIRON SERVICES

# MARX and CHASE Incorporated

planning surveying engineering

November 5, 1979  
Job No. 9398

Legal Description for Fairmont Realty  
(20 foot Radius Return to be Dedicated to Multnomah County)

A tract of land situated in the Southwest one-quarter of Section 3, Township 1 South, Range 2 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at the intersection of the south right-of-way line of S.E. Grant Court (as shown on the duly recorded plat of "Maxine Park" Lots 5 thru 7), recorded August 14, 1970 in Plat Book 1201, page 61, said County) and the west right-of-way line of S.E. 112th Avenue; thence S.0°29'00"E., along said west right-of-way line, a distance of 19.68 feet to a point of tangent curvature; thence Northwesterly, leaving said west right-of-way line on the arc of a 20.00 foot radius curve to the left, through a central angle of 89°04'30", an arc distance of 31.09 feet (the chord bears N.45°01'15"W., a distance of 28.06 feet) to a point in the south right-of-way line of said S.E. Grant Court; thence S.89°33'30"E., along said south right-of-way line, a distance of 19.68 feet to the point of beginning.

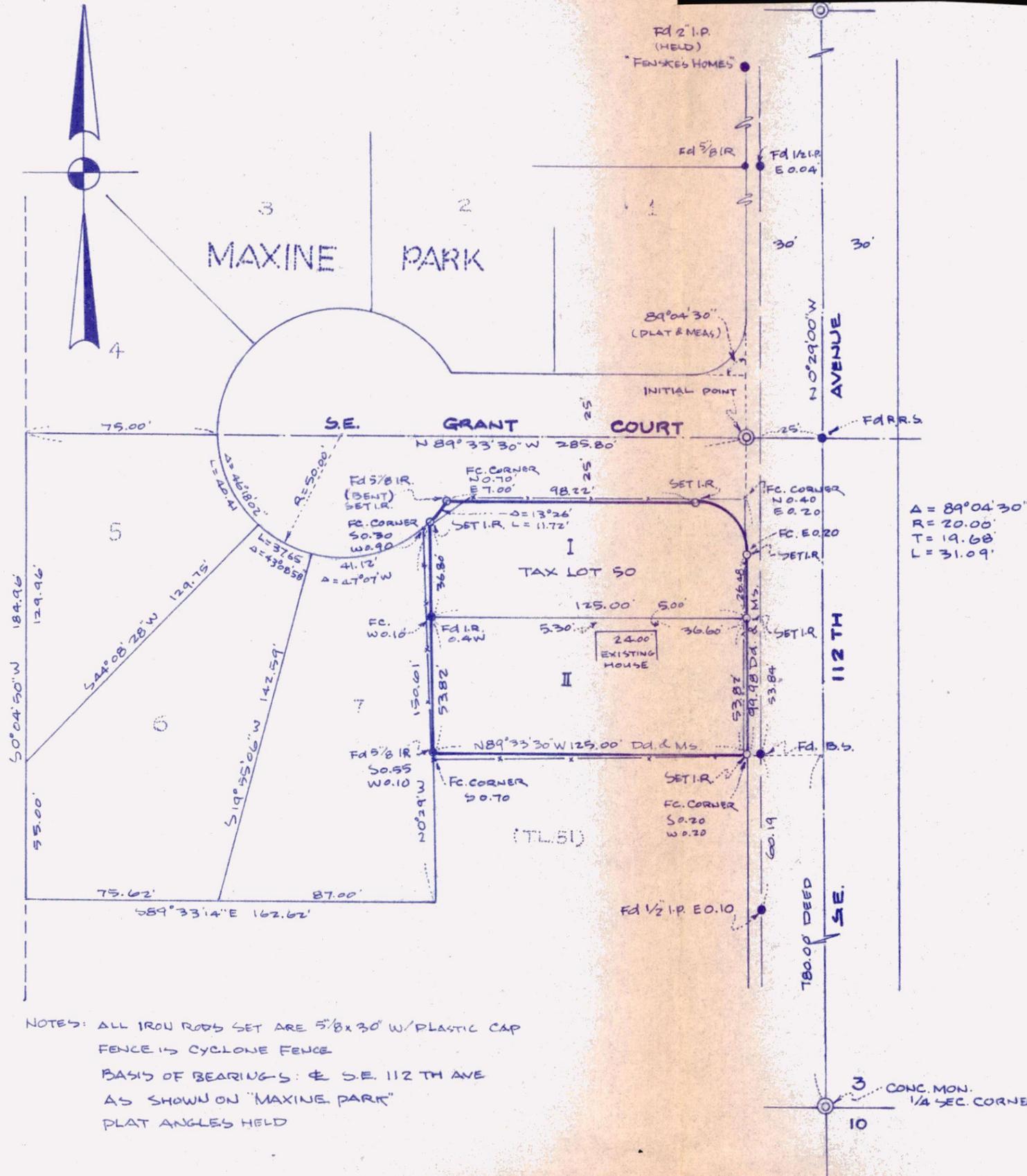
NOTE: This legal description is based on Marx and Chase Incorporated Survey No. 9398, and shall remain a part thereof. Marx and Chase Inc. will, upon first notice of any error or discrepancy, revise said legal at no additional expense. Any change, addition or deletion of any part of said legal description by another party, will act to void any warranty or responsibility, expressed or implied, that Marx and Chase Inc. may have toward the abovedescribed property.

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NOTES: ALL IRON RODS SET ARE 5/8x30" W/PLASTIC CAP  
 FENCE IS CYCLONE FENCE  
 BASIS OF BEARINGS: E S.E. 112 TH AVE  
 AS SHOWN ON "MAXINE PARK"  
 PLAT ANGLES HELD

EXEMPT MINOR PARTITION  
 (Under Mult Co Ord #174)  
 date 20 NOV 1979  
 by *Irving G. Ewen*  
 Irving G. Ewen  
 Land Development Section  
 MULT CO ENVIRON SERVICES

Designed \_\_\_\_\_ Date \_\_\_\_\_  
 Drawn \_\_\_\_\_ Date \_\_\_\_\_  
 Checked DEM Date \_\_\_\_\_  
 Scale 1" = 50'  
 Project No. 9398

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*R. L. MILLER*  
 OREGON  
 JULY 14, 1978  
 R. L. MILLER  
 1648

SURVEY FOR  
 EXEMPT MINOR PARTITION  
 OF  
 A TRACT OF LAND SITUATED IN  
 SW 1/4, SEC. 3, T.1S, R.2E, W.M.  
 MULTNOMAH COUNTY, OREGON

MARX  
 and  
 CHASE Incorporated  
 600 Northwest Fairiss Road  
 Gresham, Oregon 97030  
 503-667-5550

20 NOV 1979