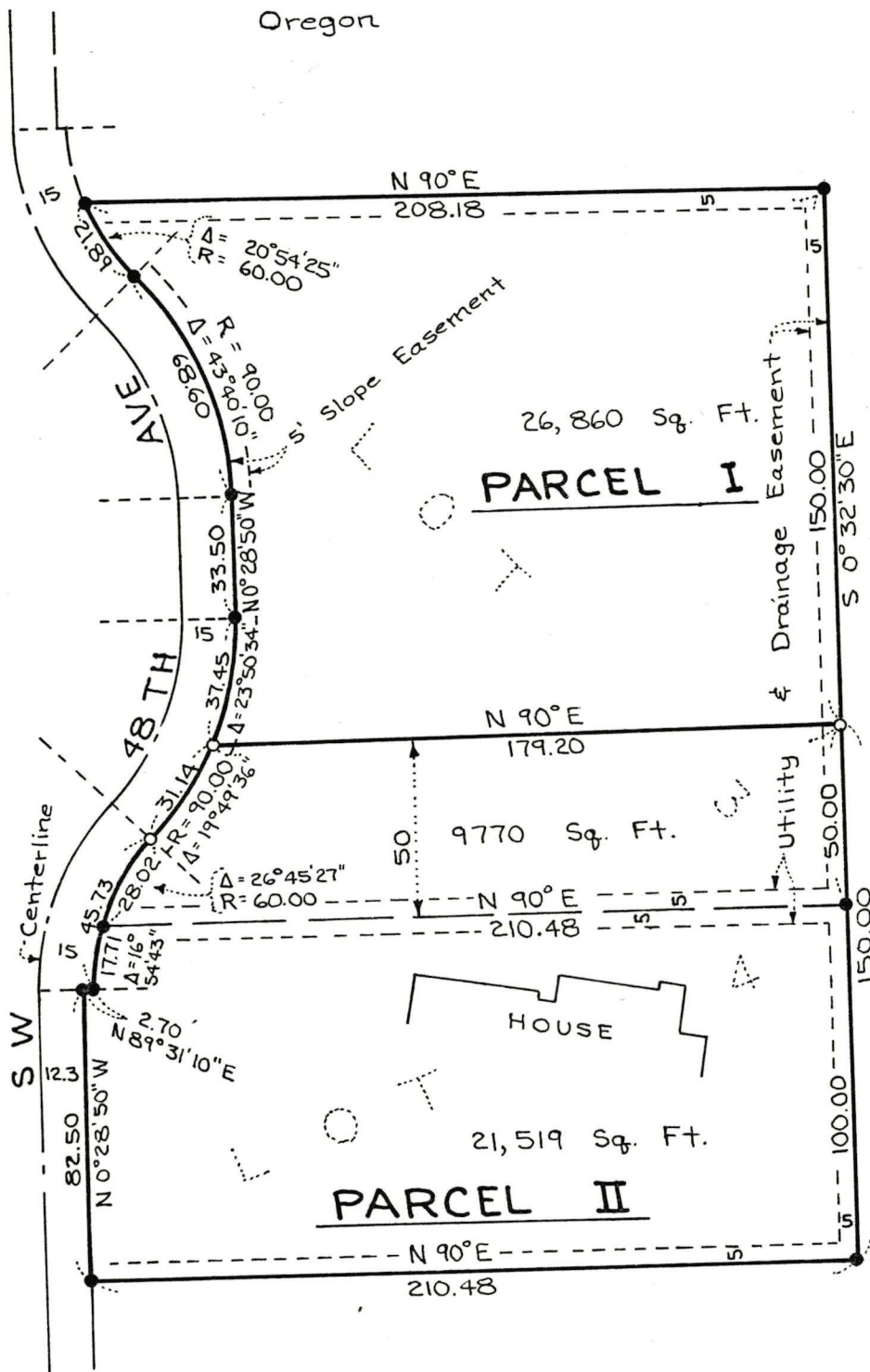


# RECORD OF SURVEY FOR

## DON PERKINS

Situated in the NE 1/4 of Section 7,  
T. 1 S., R. 1 E., Multnomah County,  
Oregon



### LEGAL DESCRIPTION:

PARCEL I: Lot 3 of the duly recorded plat of TREETOP PARK, Multnomah County, Oregon, except the south 50 feet thereof.

PARCEL II: Lot 4 and the south 50 feet of Lot 3, all in the duly recorded plat of TREETOP PARK, Multnomah County, Oregon

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

12 MAR 1980

date by *Irving G. Ewen*

Land Development Section  
MULT CO ENVIRON SERVICES

12 MAR 80

1" = 50'

Basis of bearings:  
Plat of TREETOP PARK

- o Denotes 5/8" iron rod set
- Denotes found 5/8" iron rod

Date: 3-11-80



REGISTERED PROFESSIONAL LAND SURVEYOR

*Francis S. Demars*

OREGON  
JULY 14, 1978  
FRANCIS G. DEMARS  
1671

3324

(307)  
1.91 Ac.

(267)  
3.72 Ac.

65  
0  
84  
Ac.

(200)  
47.4c

SW 48 AVE

Dedicated PI 163 09 69

CORNER

S. W. PATTON

SANDRA LE

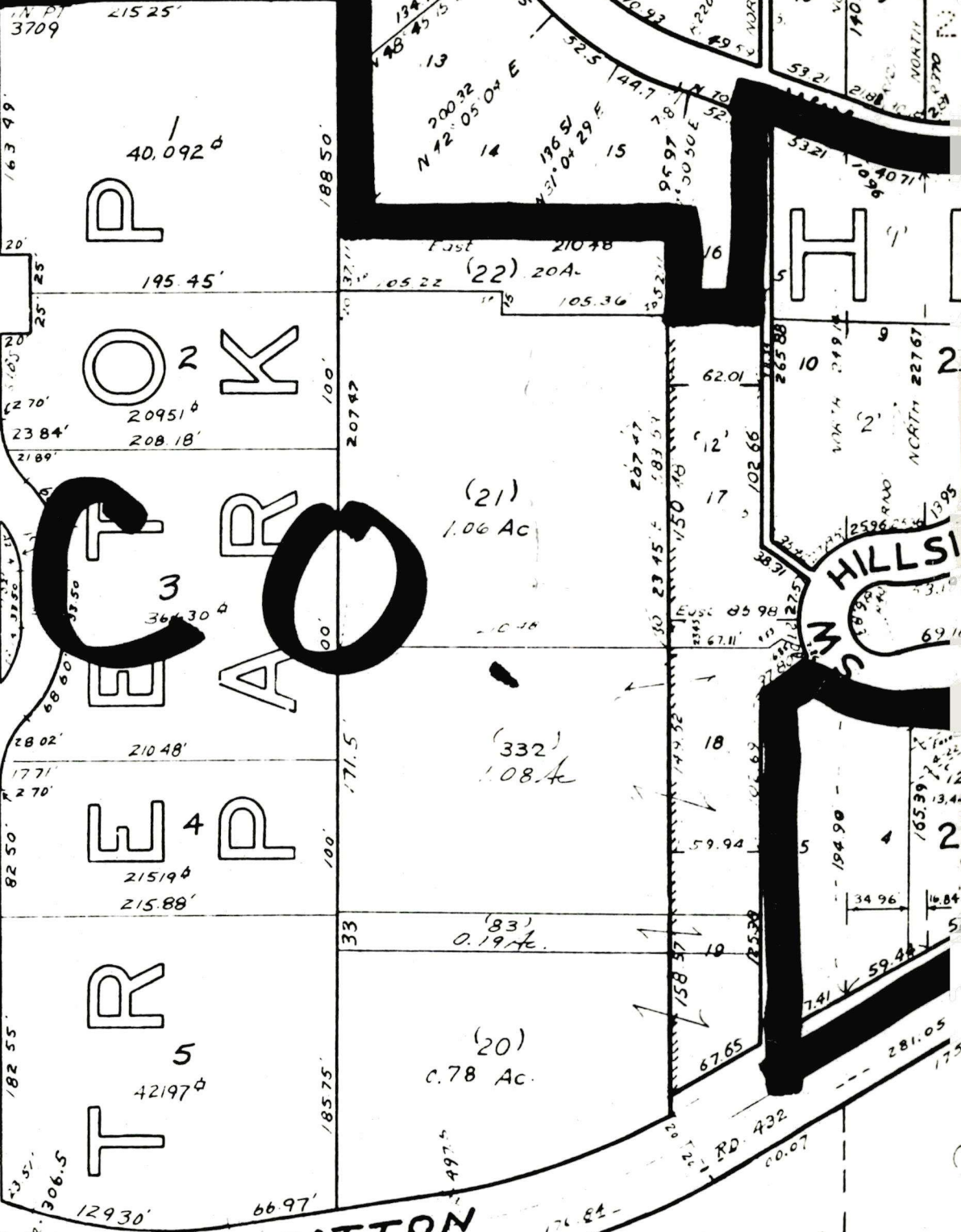
NE 1/4 SEC. 7 - IS - IE

332

S. W. DOWNS VIEW

R-20

3324







CJ2

December 23, 1988  
#7411

# CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT

Land Surveyors & Engineers Since 1885

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

27 DEC. 1988

David H. Provost

1500 S.W. 12th AVENUE  
439 W. POWELL SUITE 3

PORTLAND, OREGON 97201  
GRESHAM, OREGON 97030

Land Development Section  
TEL. (503) 228-9844  
MULTI-CO ENVIRONMENTAL SERVICES  
TEL. (503) 669-1234

## PARCEL 1

A tract of land in the northeast one-quarter of Section 7, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon said tract being a portion of tax lot 87 and is more particularly described as follows:

Commencing at a brass disk marking the northeast corner of said Section 7; thence South 89°53'30" West along the north line of said Section 660.00 feet; thence South 0°23'45" East 20.91 feet to a point in the southerly right-of-way line of S.W. Humphrey Blvd. and the Point of Beginning of the tract herein to be described; thence from said Point of Beginning continuing South 0°23'45" East 369.68 feet to a 1/2" iron pipe; thence North 89°55'41" West 330.00 feet to a 1/2" iron pipe; thence North 0°23'45" West 341.87 feet to a point in the southerly right-of-way line of said Humphrey Blvd.; thence along said right-of-way line on the following five courses viz: 1) along a 173.13 foot radius curve to the left and through a central angle of 12°43'34" an arc length of 38.45 feet, said curve subtended by a chord which bears North 65°20'31" East, 38.38 feet, 2) North 58°58'44" East 15.10 feet to a point of curve to the right, 3) along said curve having a radius of 208.73 feet and through a central angle of 50°58'23" an arc length of 185.70 feet, said curve subtended by a chord which bears North 84°27'56" East, 179.63 feet, 4) South 70°02'53" East, 15.02 feet to a point of curve to the left, 5) along said curve having a radius of 173.24 feet and through a central angle of 29°54'45" an arc length of 90.44 feet, said curve subtended by a chord which bears South 85°00'51" East, 89.42 feet to the Point of Beginning.

The above described tract contains 2.86 acres more or less.

Said tract is together with a 10.00 foot wide sewer easement being more particularly described as follows:

Commencing at a brass disk marking the northeast corner of said Section 7; thence South 89°53'30" West along the north line of said Section 660.00 feet; thence South 0°23'45" East 390.59 feet to a 1/2" iron pipe; thence North 89°55'41" West 330.00 feet to a 1/2" iron pipe; thence North 0°23'45" West 133.21 feet to the Point of Beginning of the easement herein to be described, said point being in the west line of the above described tract; thence along the perimeter of said easement on the following courses: 1) South 51°50'00" West 39.95 feet, 2) South 84°30'00" West 39.00 feet, 3) South 74°00'00" West 143.70 feet, 4) North 0°15'34" West a distance of 10.39 feet, 5) North 74°00'00" East 141.80 feet, 6) North 84°30'00" East 37.00 feet, 7) North 51°50'00" East 44.77 feet to a point in the west line of the above described tract and 8) South 0°23'45" East 12.65 feet to the Point of Beginning.

27 DEC '88

3324





CJ2

## CHASE, JONES &amp; ASSOCIATES INC.

FORMERLY BOOTH &amp; WRIGHT

Land Surveyors &amp; Engineers Since 1885

EXEMPT MINOR PARTITION  
(Order Mult Co Ord #174)

27 DEC. 1988

by

*David H. Powell*1500 S. W. 12th AVENUE  
439 W. POWELL SUITE 3PORTLAND, OREGON 97201  
GRESHAM, OREGON 97030

TEL. (503) 228 - 9844

TEL. (503) 669 - 1234

Land Development Section

MULT CO ENVIRON SERVICES

December 23, 1988  
#7411

## PARCEL 2

A tract of land in the northeast one-quarter of Section 7, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon, said tract being a portion of tax lot 87 and is more particularly described as follows:

Commencing at a brass disk marking the northeast corner of said Section 7; thence South 89°53'30" West along the north line of said Section 660.00 feet; thence South 0°23'45" East 390.59 feet to a 1/2" iron pipe; thence North 89°55'41" West 330.00 feet to a 1/2" iron pipe; thence North 0°23'45" West 60.09 feet to the Point of Beginning of the tract herein to be described; thence from said Point of Beginning South 89°58'20" West 208.85 feet; thence North 0°15'34" East 302.59 feet to a 5/8" iron rod; thence North 32°08'51" West 50.38 feet to a point in the southerly right-of-way line of S.W. Humphrey Blvd.; thence along said right-of-way line on the following two courses viz: 1) South 62°27'40" East a distance of 113.55 feet to a point of curve to the left, 2) along said curve having a radius of 173.13 feet and a central angle of 45°50'02" an arc length of 138.50 feet, said curve subtended by a chord which bears South 85°22'41" East 134.83 feet; thence departing said right-of-way line South 0°23'45" East 281.78 feet to the Point of Beginning.

The above described tract contains 1.40 acres more or less.

Said tract is subject to a 10.00 foot wide sewer easement being more particularly described as follows:

Commencing at a brass disk marking the northeast corner of said Section 7; thence South 89°53'30" West along the north line of said Section 660.00 feet; thence South 0°23'45" East 390.59 feet to a 1/2" iron pipe; thence North 89°55'41" West 330.00 feet to a 1/2" iron pipe; thence North 0°23'45" West 133.21 feet to the Point of Beginning of the easement herein to be described, said point being in the east line of the above described tract; thence along the perimeter of said easement on the following courses: 1) South 51°50'00" West 39.95 feet, 2) South 84°30'00" West 39.00 feet, 3) South 74°00'00" West 143.70 feet, 4) North 0°15'34" West a distance of 10.39 feet, 5) North 74°00'00" East 141.80 feet, 6) North 84°30'00" East 37.00 feet, 7) North 51°50'00" East 44.77 feet to a point in the east line of the above described tract and 8) South 0°23'45" East 12.65 feet to the Point of Beginning.

Mult Co Dept of Environ Services  
Land Development Section

Application for Land Division  
Tentative Plan Approval (all types)

General Information - Site Identification

Site location (by street address)

4900 SW Humphrey Blvd

Identification of total land involved.  
Use Tax Roll (ie "legal") description.  
(Tax lot number or Lot and Block #  
plus name of existing subdivision)

TL 87 NE 1/4 7 SITE

Location by quarter of Section, Section,  
Township, & Range ("Jeffersonian Grid")

NW	NE
SW	SE

quarter of Section 7  
Township 1 <sup>N</sup>/<sub>S</sub>, Range 1, ~~W~~ E, WM

Site size (total area of land involved)

acreage = 4.23 and /or sq ft = \_\_\_\_\_

Site dimensions (if rectangular in shape)

frontage = \_\_\_\_\_ ft, depth = \_\_\_\_\_ ft

Zoning classification (type of district)

existing ~~R-20~~ R-20

proposed \_\_\_\_\_  
(if change is being requested)

Are any other Zoning ac-  
tions needed (such as yes no  
Variances or Exceptions)? ( ) ( )

If yes, please note particulars below:

FILE 0942 34 30.00 BC  
NUMBER 0942 8/25/88 - 30.00 TL

Type of  
Land Div I II III

EXEMPT  
Pre-Filing Conf (if req'd)

Pre-App # \_\_\_\_\_ - \_\_\_\_\_

Conf date \_\_\_\_\_

Time \_\_\_\_\_ AM \_\_\_\_\_ PM

Receipt Pre-App fee below

Application Filing Fee

(Receipt space below for  
Type II or III fees only)

Description (site ident)

verified by: \_\_\_\_\_

Map references

Assessor's  
"100 scale" # 3324

Assessor's  
"600 scale" # \_\_\_\_\_

Zoning

area book SW

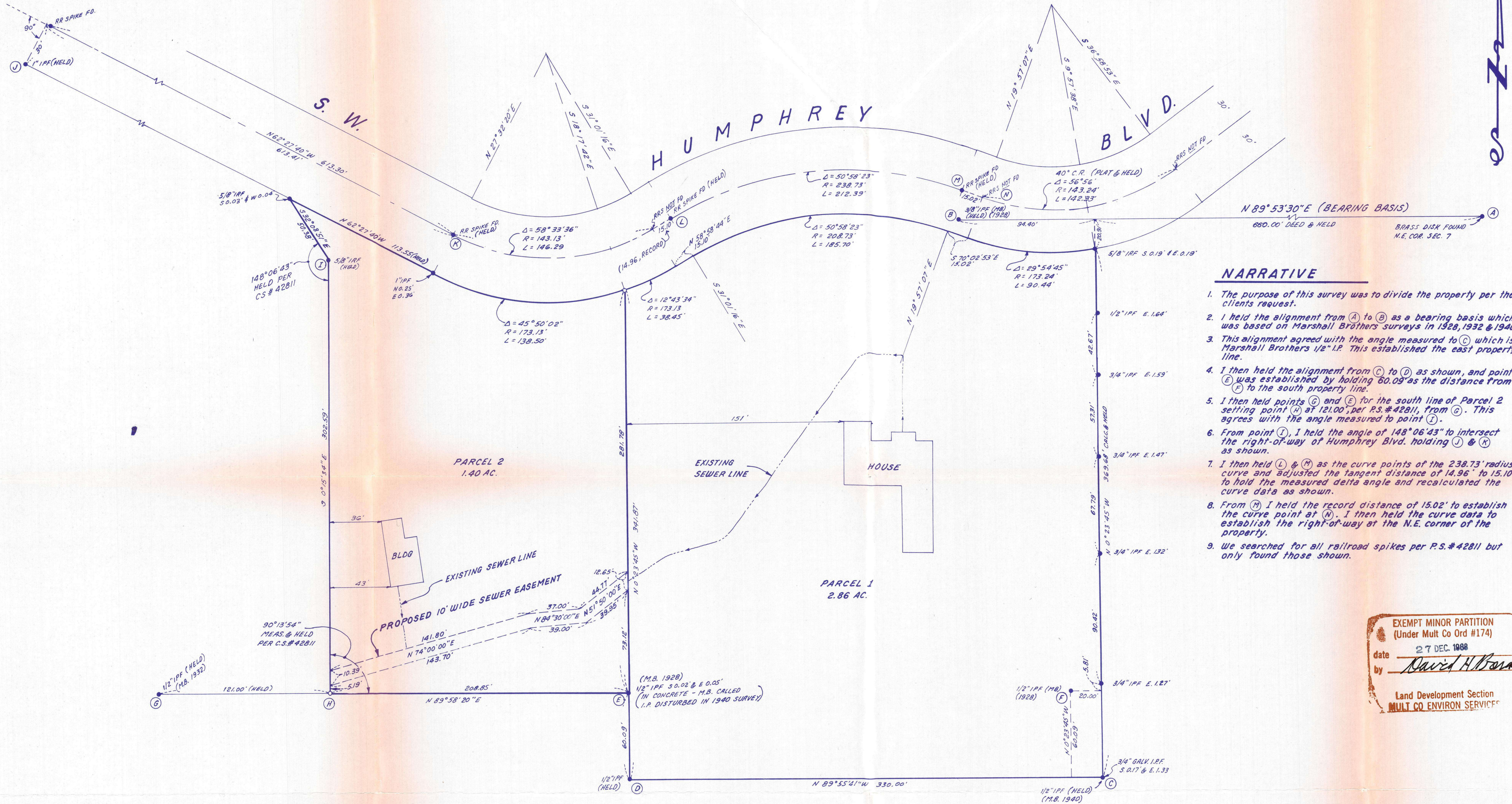
S Z M # \_\_\_\_\_

Zoning check

verified by: \_\_\_\_\_

Miscellaneous





### NARRATIVE

1. The purpose of this survey was to divide the property per the clients request.
2. I held the alignment from A to B as a bearing basis which was based on Marshall Brothers surveys in 1928, 1932 & 1940.
3. This alignment agreed with the angle measured to C which is Marshall Brothers 1/2" I.P. This established the east property line.
4. I then held the alignment from C to D as shown, and point E was established by holding 60.09' as the distance from F to the south property line.
5. I then held points C and E for the south line of Parcel 2 setting point H at 121.00', per R.S. #42811, from C. This agrees with the angle measured to point I.
6. From point I, I held the angle of 148° 06' 43" to intersect the right-of-way of Humphrey Blvd. holding J & K as shown.
7. I then held L & M as the curve points of the 238.73' radius curve and adjusted the tangent distance of 14.96' to 15.10' to hold the measured delta angle and recalculated the curve data as shown.
8. From M I held the record distance of 15.02' to establish the curve point at N. I then held the curve data to establish the right-of-way at the N.E. corner of the property.
9. We searched for all railroad spikes per P.S. #42811 but only found those shown.

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)  
date 27 DEC. 1988  
by David H. Jones  
Land Development Section  
MULT. CO. ENVIRON. SERVICE

### LEGEND

- = MONUMENT FOUND AS NOTED
- = 5/8" x 30" IRON ROD SET W/ YELLOW PLASTIC CAP MARKED "CHASE, JONES & ASSOC. INC."
- M.B. = MARSHALL BROTHERS

### PROPOSED MINOR PARTITION OF A TRACT IN THE N.E. 1/4 SEC. 7 T.1S., R.1E., W.1M. MULTNOMAH COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Eric D. Jones 12-23-88  
OREGON  
JULY 14, 1983  
ERRIC D. JONES  
1986

R.S. GREENLEAF  
(1885-1915)  
MARSHALL BROTHERS  
(1915-1957)  
BOOTH & WRIGHT  
(1957-1977)  
SETON, JOHNSON & ODELL  
(1977-1983)  
CHASE, JONES & ASSOCIATES, INC.  
(1983- )

CHASE, JONES & ASSOCIATES INC.		
1500 S. W. TWELFTH AVENUE PORTLAND, OREGON 97204		
PORTLAND (503) 228-9844 GRESHAM (503) 669-1234		
PROJECT NO. 7411	1/4 SECTION 3324	DATE DEC. 23, 1988
DRAWN BY R.A.F.	CHECKED BY E. JONES	SCALE 1" = 40'