

# C LAYNE CASWELL SURVEYOR, INC.

REGISTERED LAND SURVEYOR  
Oregon - Washington - Idaho

6120 S.W. Lombard Avenue • Beaverton, Oregon 97005 • Telephone 503 / 644-3179

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)  
date 21 JUL 1987  
by David H. Probst  
LE 4-86  
Land Development Section  
MULT CO ENVIRON SERVICES

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Walter L. Caswell*  
OREGON  
JULY 8, 1966  
WALTER L. CASWELL  
737

March 23, 1987  
Job No. 4084

## DESCRIPTION PARCEL "A"

A tract of land in Section 31, T2N, R1W, W.M., Multnomah County, Oregon, being more particularly described as follows:

Beginning at a point that is a 5/8 inch iron rod set S89°44'23"E 50.00 feet and N1°32'17"W 43.41 feet from a brass disc in concrete for the S.W. corner of said Section 31, said point being on the East line of a tract recorded August 30, 1954 in Book 1678 Page 123 Deed Records of said county; thence from said Point of Beginning N1°32'17"W along the East line of said tract in Book 1678, Page 123 143.88 feet to a 5/8 inch iron rod in the southeasterly right-of-way of Old Cornelius Pass Road; thence N48°38'18"E, along said southeasterly line, 235.26 feet to a 5/8 inch iron rod in the North line of a tract described as Parcel I in Book 1812 Page 295 Deed Records of said county; thence S89°44'23"E, along said North line 256.35 feet to a 5/8 inch iron rod; thence S34°18'22"W 362.09 feet to a 5/8 inch iron rod on the South line of a tract described as Parcel II in Book 1812 Page 295 Deed Records of said county; thence N89°44'23"W along said South line 224.99 feet to the Point of Beginning. A tract containing 1.96 acres.

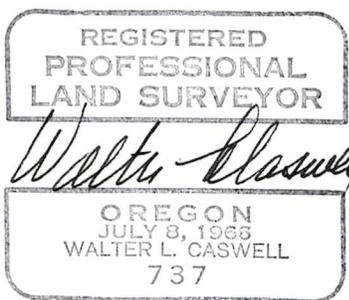
21 JULY, 87

SEC. 31 2N 1W

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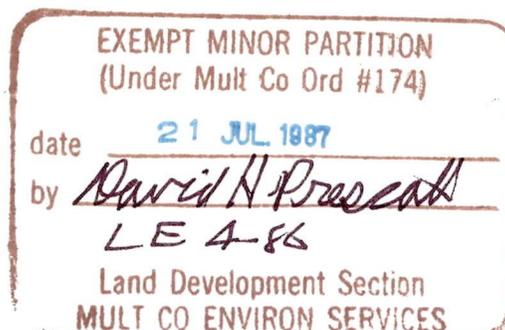


March 23, 1987  
Job No. 4084

DESCRIPTION PARCEL "B"

A tract of land in Section 31, T2N, R1W, W.M., Multnomah County, Oregon, being more particularly described as follows:

Beginning at a point that is a 5/8 inch iron rod set S89°44'23"E 274.99 feet and N1°32'17"W 43.41 feet from a brass disc in concrete for the S.W. corner of said Section 31, said point being on the South line of a tract described as Parcel II in Book 1812 Page 295 Deed Records of said county; thence from said Point of Beginning N34°18'22"E, 362.09 feet to a 5/8 inch iron rod on the North line of a tract described as Parcel I in Book 1812 Page 295 Deed Records of said county; thence S89°44'23"E, along said North line 424.29 feet to the centerline of N.W. Plainview Road; thence S34°51'37"W, along said centerline 364.56 feet; thence S0°42'42"W, along said centerline 0.06 feet to a point in the South line of said Parcel II; thence N89°44'23"W along said South line 420.00 feet to the Point of Beginning. Except a strip 20.00 feet wide along the easterly boundary for N.W. Plainview Road. A tract containing 2.74 acres.

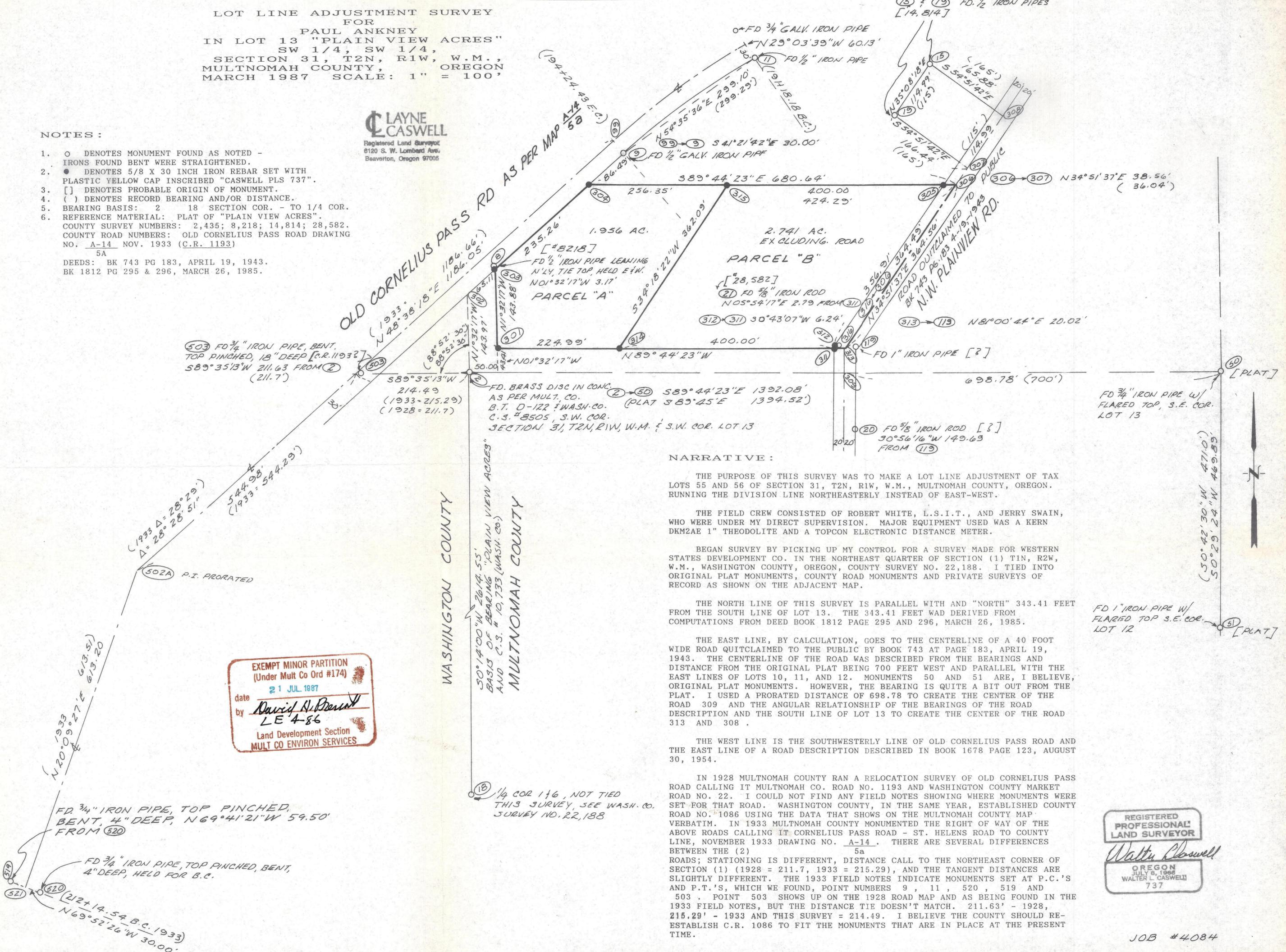


LOT LINE ADJUSTMENT SURVEY  
FOR  
PAUL ANKNEY  
IN LOT 13 "PLAIN VIEW ACRES"  
SW 1/4, SW 1/4,  
SECTION 31, T2N, R1W, W.M.,  
MULTNOMAH COUNTY, OREGON  
MARCH 1987 SCALE: 1" = 100'

**LAYNE CASWELL**  
Registered Land Surveyor  
6120 S. W. Lombard Ave.  
Beaverton, Oregon 97005

NOTES:

- O DENOTES MONUMENT FOUND AS NOTED - IRONS FOUND BENT WERE STRAIGHTENED.
- DENOTES 5/8 X 30 INCH IRON REBAR SET WITH PLASTIC YELLOW CAP INSCRIBED "CASWELL PLS 737".
- [ ] DENOTES PROBABLE ORIGIN OF MONUMENT.
- ( ) DENOTES RECORD BEARING AND/OR DISTANCE.
- BEARING BASIS: 2 18 SECTION COR. - TO 1/4 COR.
- REFERENCE MATERIAL: PLAT OF "PLAIN VIEW ACRES".  
COUNTY SURVEY NUMBERS: 2,435; 8,218; 14,814; 28,582.  
COUNTY ROAD NUMBERS: OLD CORNELIUS PASS ROAD DRAWING NO. A-14 NOV. 1933 (C.R. 1193)  
5A  
DEEDS: BK 743 PG 183, APRIL 19, 1943.  
BK 1812 PG 295 & 296, MARCH 26, 1985.



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MAKE A LOT LINE ADJUSTMENT OF TAX LOTS 55 AND 56 OF SECTION 31, T2N, R1W, W.M., MULTNOMAH COUNTY, OREGON. RUNNING THE DIVISION LINE NORTHEASTERLY INSTEAD OF EAST-WEST.

THE FIELD CREW CONSISTED OF ROBERT WHITE, L.S.I.T., AND JERRY SWAIN, WHO WERE UNDER MY DIRECT SUPERVISION. MAJOR EQUIPMENT USED WAS A KERN DKM2AE 1" THEODOLITE AND A TOPCON ELECTRONIC DISTANCE METER.

BEGAN SURVEY BY PICKING UP MY CONTROL FOR A SURVEY MADE FOR WESTERN STATES DEVELOPMENT CO. IN THE NORTHEAST QUARTER OF SECTION (1) T1N, R2W, W.M., WASHINGTON COUNTY, OREGON, COUNTY SURVEY NO. 22,188. I TIED INTO ORIGINAL PLAT MONUMENTS, COUNTY ROAD MONUMENTS AND PRIVATE SURVEYS OF RECORD AS SHOWN ON THE ADJACENT MAP.

THE NORTH LINE OF THIS SURVEY IS PARALLEL WITH AND "NORTH" 343.41 FEET FROM THE SOUTH LINE OF LOT 13. THE 343.41 FEET WAS DERIVED FROM COMPUTATIONS FROM DEED BOOK 1812 PAGE 295 AND 296, MARCH 26, 1985.

THE EAST LINE, BY CALCULATION, GOES TO THE CENTERLINE OF A 40 FOOT WIDE ROAD QUITCLAIMED TO THE PUBLIC BY BOOK 743 AT PAGE 183, APRIL 19, 1943. THE CENTERLINE OF THE ROAD WAS DESCRIBED FROM THE BEARINGS AND DISTANCE FROM THE ORIGINAL PLAT BEING 700 FEET WEST AND PARALLEL WITH THE EAST LINES OF LOTS 10, 11, AND 12. MONUMENTS 50 AND 51 ARE, I BELIEVE, ORIGINAL PLAT MONUMENTS. HOWEVER, THE BEARING IS QUITE A BIT OUT FROM THE PLAT. I USED A PRORATED DISTANCE OF 698.78 TO CREATE THE CENTER OF THE ROAD 309 AND THE ANGULAR RELATIONSHIP OF THE BEARINGS OF THE ROAD DESCRIPTION AND THE SOUTH LINE OF LOT 13 TO CREATE THE CENTER OF THE ROAD 313 AND 308.

THE WEST LINE IS THE SOUTHWESTERLY LINE OF OLD CORNELIUS PASS ROAD AND THE EAST LINE OF A ROAD DESCRIPTION DESCRIBED IN BOOK 1678 PAGE 123, AUGUST 30, 1954.

IN 1928 MULTNOMAH COUNTY RAN A RELOCATION SURVEY OF OLD CORNELIUS PASS ROAD CALLING IT MULTNOMAH CO. ROAD NO. 1193 AND WASHINGTON COUNTY MARKET ROAD NO. 22. I COULD NOT FIND ANY FIELD NOTES SHOWING WHERE MONUMENTS WERE SET FOR THAT ROAD. WASHINGTON COUNTY, IN THE SAME YEAR, ESTABLISHED COUNTY ROAD NO. 1086 USING THE DATA THAT SHOWS ON THE MULTNOMAH COUNTY MAP VERBATIM. IN 1933 MULTNOMAH COUNTY MONUMENTED THE RIGHT OF WAY OF THE ABOVE ROADS CALLING IT CORNELIUS PASS ROAD - ST. HELENS ROAD TO COUNTY LINE, NOVEMBER 1933 DRAWING NO. A-14. THERE ARE SEVERAL DIFFERENCES BETWEEN THE (2) 5a ROADS; STATIONING IS DIFFERENT, DISTANCE CALL TO THE NORTHEAST CORNER OF SECTION (1) (1928 = 211.7, 1933 = 215.29), AND THE TANGENT DISTANCES ARE SLIGHTLY DIFFERENT. THE 1933 FIELD NOTES INDICATE MONUMENTS SET AT P.C.'S AND P.T.'S, WHICH WE FOUND, POINT NUMBERS 9, 11, 520, 519 AND 503. POINT 503 SHOWS UP ON THE 1928 ROAD MAP AND AS BEING FOUND IN THE 1933 FIELD NOTES, BUT THE DISTANCE TIE DOESN'T MATCH. 211.63' - 1928, 215.29' - 1933 AND THIS SURVEY = 214.49. I BELIEVE THE COUNTY SHOULD RE-ESTABLISH C.R. 1086 TO FIT THE MONUMENTS THAT ARE IN PLACE AT THE PRESENT TIME.

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