

# Westlake Consultants Inc.

7145 S.W. Varns Rd.  
Tigard, Oregon 97223



503-684-0652

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)

date 28 AUG 1984  
by Irving G. Ewen

Land Development Section  
MULT CO ENVIRON SERVICES

Mrs. Sparks  
N.W. Skyline Rd.  
Parcel #1  
August 24, 1984

## LEGAL DESCRIPTION

A tract of land situated in the S.E. 1/4, Section 23, T1N, R1W, W.M., Multnomah County, Oregon, being more particularly described as follows:

Beginning at a point on the east line of said Section 23 that is North 0°22'08" East, 600.00 feet from the southeast corner of said Section 23;

thence, continuing along the east line of said Section 23, North 0°22'08" East, 850.00 feet;

thence South 80°59'06" West, 661.42 feet;

thence South 53°31'06" West, 906.53 feet;

thence North 86°13'42" West, 358.36 feet to a point on the easterly right-of-way line of N.W. Skyline Road;

thence, along said easterly right-of-way line, South 16°47'53" East, 280.29 feet to a point of curve;

thence, along a 447.50 foot radius curve to the left (chord bears South 32°53'48" East, 248.06 feet) a distance of 231.35 feet;

thence, South 48°59'42" East, 177.22 feet to an iron rod;

thence North 22°58'00" East, 393.91 feet to an iron rod;

thence South 89°58'00" East, 1231.08 feet to the point of beginning.

Contains 23,578 acres

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Leonard Schelsky*

OREGON  
JULY 13, 1979  
LEONARD SCHELSKY  
1841

28 August 1984

Sec 23, 1N, 1W

# Westlake Consultants Inc.

7145 S.W. Varns Rd.

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Mrs. Sparks  
N.W. Skyline Road  
Parcel #2  
August 24, 1984

## LEGAL DESCRIPTION

A tract of land situated in Sections 23 and 26, T1N, R1W, W.M., Multnomah County, Oregon, described as follows:

Beginning at the corner monument common to Sections 23, 24, 25 and 26, T1N, R1W, W.M.;

thence, northerly along the section line between said Sections 23 and 24, 200 feet to an iron pipe marking the northwest corner of a tract conveyed to Alfred B. Corbett and wife, recorded April 9, 1947 in Book 1161, Page 31 of Multnomah County deed records, said point being the true place of beginning of the herein described tract;

thence following the line of said Corbett tract North 89°46' West 504.50 feet to an iron pipe;

thence South 39°24'12" West, 79.48 feet to an iron pipe;

thence South 60°03'47" West, 146.08 feet to an iron pipe;

thence South 76°46'17" West, 103.87 feet to an iron pipe;

thence South 76°30'47" West, 86.64 feet to an iron pipe;

thence South 65°17'32" West, 223.87 feet to a point on the centerline of Multnomah County Road No. 1295 from which an iron rod bears North 65°17'32" East, 40 feet;

thence from said point and following the centerline of said road, North 48°33'48" West, 428.84 feet to a point from which an iron rod bears North 22°53'17" East, 30 feet;

thence from said point North 22°53'17" East, 424.43 feet to a point;

thence South 89°46' East, 1228.16 feet to an iron rod on the section line between the above mentioned Sections 23 and 24;

thence following said section line South 0°12'22" West, 400 feet

Mrs. Sparks  
N.W. Skyline Rd./Parcel #2  
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to the place of beginning;

together with the following described portion of Book 619, Page 874, Multnomah County deed records lying northerly and adjacent to the north line of above described tract;

Beginning at the northeast corner of above described tract, which is also the southeast corner of said Book 619, Page 874;

thence, along the south line of said Book 619, Page 874, North 89°48'06" West, 1228.16 feet;

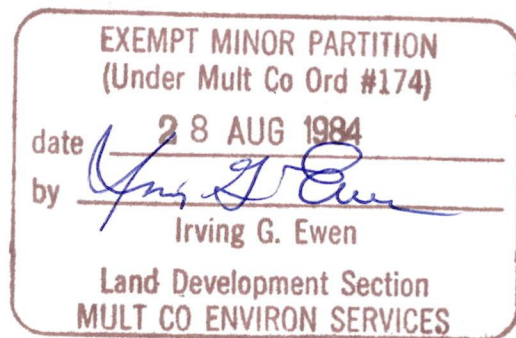
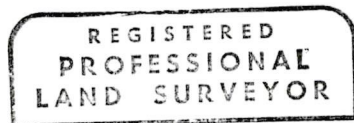
thence, continuing along the northwesterly line of said Book 619, Page 874, South 22°27'23" West, 393.79 feet to a point on the easterly right-of-way of N.W. Skyline Blvd. (C.R. 1295);

thence along said right-of-way line, North 48°59'42" West, 9.44 feet;

thence North 22°58'00" East, 393.31 feet;

thence South 89°58'00" East, 1231.08 feet to the point of beginning.

Contains 15.22 acres more or less





# RECORD OF SURVEY AND FINAL PARTITION MAP

SITUATED IN THE S.E. 1/4 SEC. 23, T.1N., R.1W., W.M.

MULTNOMAH COUNTY, OREGON

SCALE: 1"=200

JULY, 1984

## NARRATIVE

THE PURPOSE OF THE SURVEY IS TO ESTABLISH THE BOUNDARIES OF TAX LOT 14, SEC. 23, T.1N., R.1W., W.M., MULTNOMAH CO., OREGON, AS RECORDED IN BK. 619, PG. 874. I PERFORMED A CLOSED TRAVERSE AND BEGAN AT A POINT NEAR THE INTERSECTION OF N.W. SKYLINE BLVD. AND THE SOUTH LINE OF SAID SECTION 23. I THEN RAN EASTERLY TO THE SOUTHEAST CORNER OF THE SECTION, NORTHERLY TO THE 1/4 CORNER, WESTERLY TO N.W. SKYLINE BLVD. AND SOUTH-EASTERLY ALONG SAID ROAD TO MY BEGINNING POINT.

### EAST LINE

I ESTABLISHED THE NORTHEAST AND THE SOUTHEAST CORNERS OF THE TRACT BY HOLDING DEED DISTANCES ALONG THE SECTION LINE. THE DEED CALLS FOR IRON PIPES AT THESE CORNERS AND THE REMAINING CORNERS OF THE TRACT. I SEARCHED FOR BUT DID NOT FIND THE CALLED-FOR PIPES AND FOUND NO RECORD OF SURVEY INDICATING THEY HAD BEEN SET.

### WEST LINE

THE WEST LINE IS ALSO THE CENTERLINE OF N.W. SKYLINE BLVD. I FOUND R.R. SPIKES AND R/W. MONUMENTATION AS INDICATED ON C.S. 41796 ALONG SAID ROAD. THE DISTANCES I MEASURED COMPARED FAVORABLY TO RECORD AND I HELD THE MONUMENTS FOUND FOR THE ALIGNMENT OF SAID ROAD. I ALSO HELD THE BEARINGS OF C.S. 41796 FOR THE CENTERLINE OF N.W. SKYLINE BLVD. AS BASIS OF BEARINGS.

### NORTH LINE

THE POSITION OF THE NORTHWEST CORNER WAS ESTABLISHED BY HOLDING THE DEED DISTANCE OF 429.30' AND MEASURING NORTHERLY FROM THE P.I. OF THE CURVE. THE DEED STATES TWO COURSES FOR THE CENTERLINE OF THE ROAD AND DOES NOT INDICATE A CURVE. I HELD THE INTERSECTION OF THESE TWO COURSES AS BEING THE P.I. THE DEED BEARINGS OF THE COURSES ON THE NORTH LINE WERE ROTATED TO COINCIDE WITH MY BASIS OF BEARINGS. THE WESTERLY 150.0' OF THE NORTH LINE FALLS IN AN OLD FENCE LINE. I HELD THE DEED DISTANCES FOR THE TWO MOST WESTERLY COURSES AND CALCULATED THE MOST EASTERLY COURSE TO MEET THE SECTION LINE.

### SOUTH LINE

THE POSITION OF THE SOUTHWEST CORNER OF SAID BK. 619, PG. 874, WAS ESTABLISHED BY MEASURING THE DEED DISTANCE OF 334.47' SOUTHEASTERLY FROM THE P.I. THE DEED BEARINGS FOR THE SOUTH LINE WERE ROTATED TO COINCIDE WITH THE BASIS OF BEARINGS. I ESTABLISHED THE ANGLE POINT IN THE SOUTH LINE BY HOLDING BEARINGS AND INTERSECTING THE TWO LINES BETWEEN THE TWO HELD POINTS.

IN ESTABLISHING THIS LINE, I DISCOVERED THE LINE RUNS THROUGH A GARAGE AND IS SOUTHERLY OF AN EXISTING FENCE. MY CLIENT CONTACTED THE ADJACENT OWNER AND BOTH PARTIES AGREED TO ACCEPT THE FENCE LINE AS A COMMON BOUNDARY. I SET CORNERS ON THE FENCE LINE AS SHOWN ON THE MAP AND PREPARED THE NECESSARY FORMS TO CHANGE THE DEED DESCRIPTIONS FOR BOTH PARCELS.

## NOTES

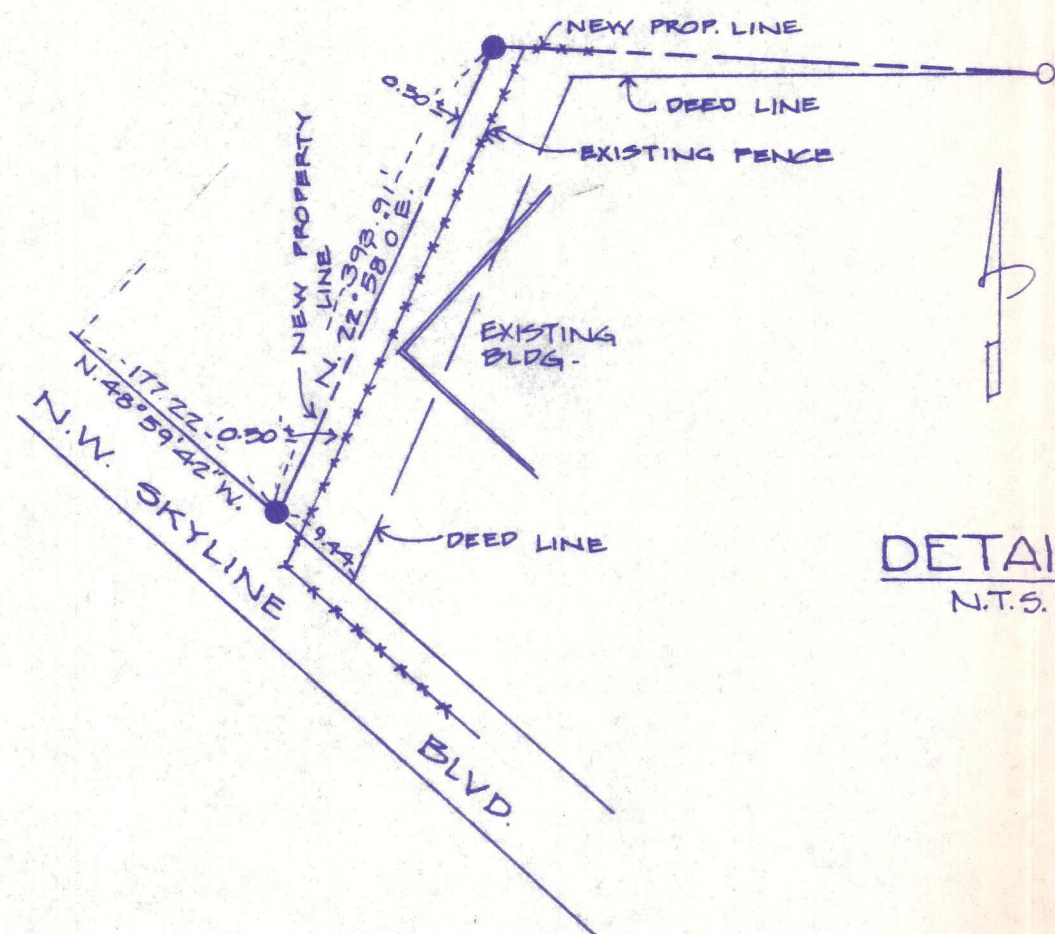
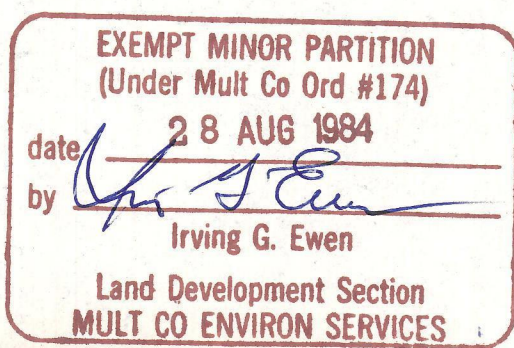
BASIS OF BEARINGS: C.S. NO. 417960

0- INDICATES MONUMENTS FND. AS NOTED.

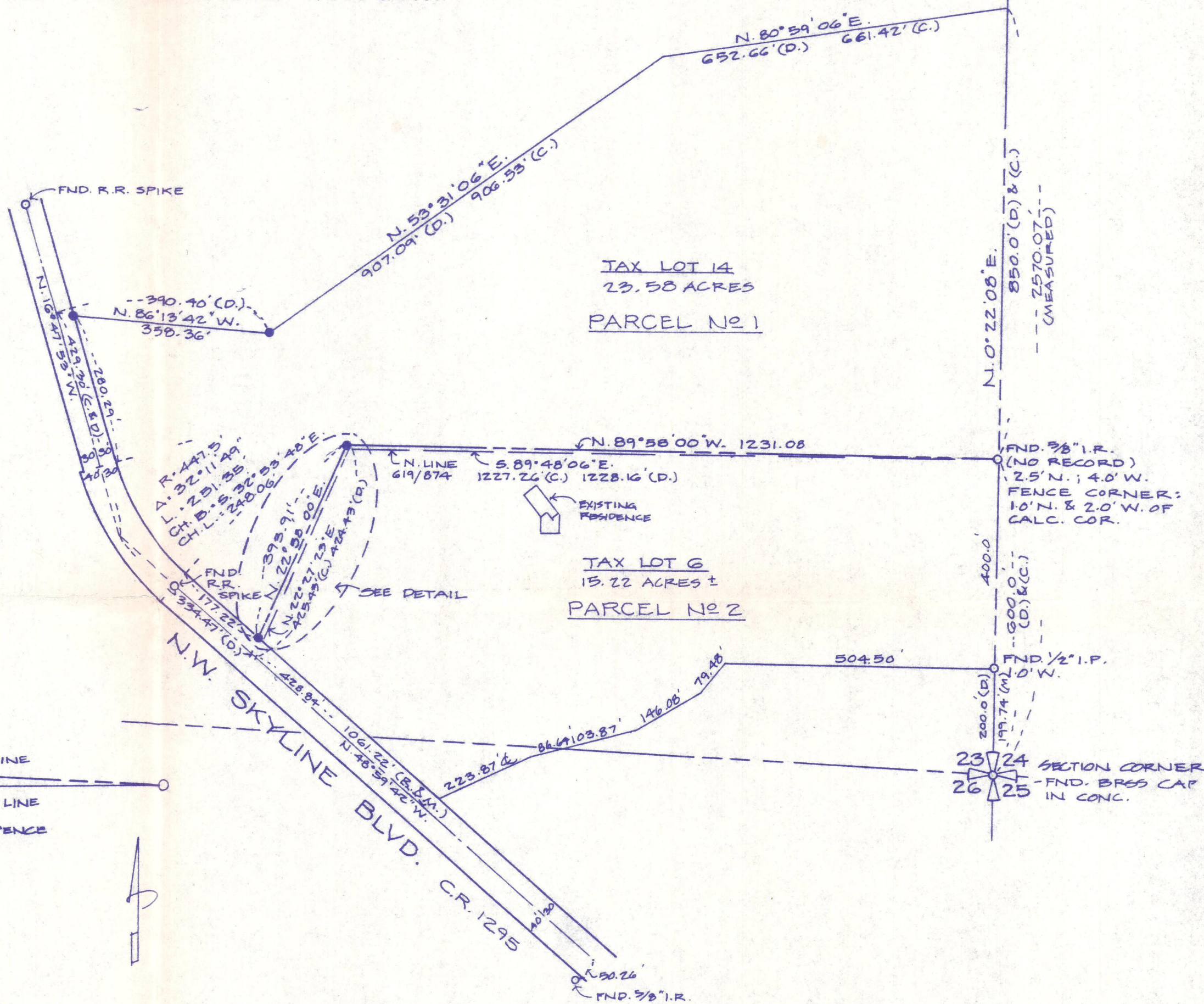
●- INDICATES 3/8" x 30" IRON ROD W/ PLASTIC CAP MARKED "SCHLESKY LS 1841" SET.

(C.)- INDICATES CALCULATED DISTANCE

(D.)- INDICATES DISTANCES PER BK. 619, PG. 874, 3-16-68.



DETAIL  
N.T.S.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Leonard Schlesky*

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