

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)

Section Line Road, Troutdale Rd
& Anderson Rd near 282nd Ave

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

Tax Lots 15, except SW of T. Dale Rd,
+ Tax Lots 17 & 96, all in SE 1/4 Sec
12, T1S, R3E, WM plus

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

Tax Lots 48, 50, 37, and 18 in the

NW NE
SW SE quarter of Section 7

Township 1 N, Range 4, W / E, WM
S

Site size (total area of land involved)

acreage = 73.07 and /or sq ft = N/A

Site dimensions (if rectangular in shape)

frontage = ft, depth = ft

Zoning classification (type of district)

existing EFU

proposed no change
(if change is being requested)

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

If yes, please note particulars below:

FILE
NUMBER LLA -

Type of
Land Div I II III

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)

NO FEE REQD
FOR LOT LINE ADJ

Description (site ident)

verified by: AYE

Map references

Assessor's
"100 scale" # [3458] [3459]

Assessor's
"600 scale" # 47 50

Zoning

area book FE RAE

S Z M # 610 682

Zoning check

verified by: AYE

Miscellaneous

21 FEB 86
(Amended 28 MAY 86)
Sec. 12, 1S, 3E, 7, 1S, 4E.

ENGINEERING
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LAND DEVELOPMENT

KENT W. COX and ASSOCIATES, INC.
Consulting Engineers — Land Surveyors
204 N.E. KELLY AVENUE
GRESHAM, OREGON 97030
(503) 667-4464



Registration:
Oregon
Idaho
Washington

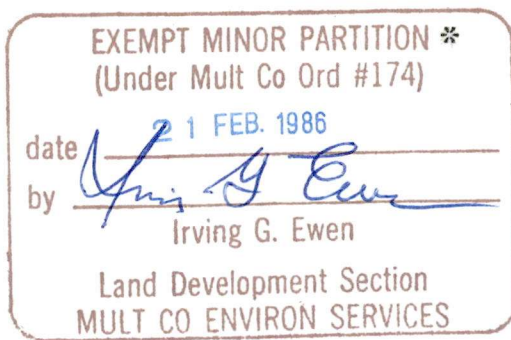
Revised February 20, 1986
January 31, 1986
LEGAL DESCRIPTION
FOR
LEROY COTHRELL
Project No. 86 002

Affiliations:
American Society of Civil Engineers
Professional Land Surveyors of Oregon
American Congress of Surveying and Mapping

PARCEL III

A parcel of property located in the S.E. 1/4 of Section 12, Township 1 South, Range 3 East, and the S.W. 1/4 of Section 7, Township 1 South, Range 4 East of the Willamette Meridian, Multnomah County, State of Oregon, and more particularly described as follows:

Beginning at the northwest corner of the east half of the southwest quarter of the southwest quarter of the said Section 7; Thence North $89^{\circ} 25' 44''$ East along the east-west centerline of the southwest quarter of the said Section 7 a distance of 1309 feet more or less to the center of Beaver Creek; Thence Southerly along the centerline of Beaver Creek a distance of 19 feet more or less to a point that is 16.50 feet south of the said east-west centerline; Thence South $89^{\circ} 25' 44''$ West parallel to and 16.50 feet south of the said east-west centerline a distance of 660 feet more or less to the north-south centerline of the Southwest Quarter of the said Section 7; Thence South $00^{\circ} 06' 47''$ West along the said north-south centerline a distance of 223.03 feet to the northeast corner of that tract of land conveyed to Sandy Leonard and Marilyn H. Leonard, husband and wife, as recorded in that warranty deed May 24, 1971, in Book 789, at Page 794 of the Multnomah County Deed Records; Thence North $67^{\circ} 48' 10''$ West along the northerly line of the said Leonard tract a distance of 199.66 feet to the northwest corner thereof; Thence South $00^{\circ} 06' 47''$ West along the west line of the said Leonard tract a distance of 822.17 feet to the southwest corner thereof and to a point on the northerly right-of-way line of K.W. Anderson Road, County Road No. 766-40; Thence North $67^{\circ} 48' 10''$ West along the said northerly right-of-way a distance of 130.14 feet to an angle point therein; Thence North $83^{\circ} 11' 11''$ West and continuing along the said northerly right-of-way line a distance of 188.89 feet to the southeast corner of that tract of land conveyed to Carol Lynn Nightengale, as recorded in that deed creating estate by the entirety May 3, 1977, in Book 1175, at Page 1868 of the Multnomah County Deed Records; Thence North $00^{\circ} 02' 45''$ East along the east line of the said Nightengale tract a distance of 306.40 feet to the northeast corner thereof; Thence North $89^{\circ} 58' 36''$ West along the north line of the said Nightengale tract and along the north line of that tract of land conveyed to Herbert H. Wilson and Linda M. Wilson, husband and wife, as recorded in that Warranty Deed June 11, 1976, in Book 1109, at Page 968 of the Multnomah County Deed Records and along the north line of that tract of land conveyed to Eva F. Shuholm, single, as recorded in that deed June 24, 1957, in Book 1849, at Page 208 of the Multnomah County Deed Records a distance of 338.82 feet to the northwest corner of the said Shuholm tract; Thence South $00^{\circ} 01' 24''$ West along the west line of the said Shuholm tract a distance of 266.07 feet to the southwest corner thereof and to a point on the northerly right-of-way line of the said



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* Lot Line
Adjustment

K. W. Anderson Road; Thence westerly along the said northerly right-of-way line a distance of 577.80 feet more or less to a point on the northerly right-of-way line of Troutdale Road No. 1674-60; Thence Westerly along the northerly right-of-way line of the said Troutdale Road a distance of 88.42 feet and along the arc of a 234.63 foot radius circular curve to the left through a central angle of $21^{\circ} 35' 29''$ (long chord is 87.90 feet and bears North $71^{\circ} 21' 56''$ West) to a point of tangent; Thence North $82^{\circ} 09' 40''$ West and continuing along the northerly right-of-way line of the said Troutdale Road a distance of 61.16 feet to a point that is 232.81 feet west of, when measured at right angles to, the west line of the southwest quarter of the said Section 7; Thence North $00^{\circ} 04' 00''$ West parallel to and 232.81 feet west of the west line of the southwest quarter of the said Section 7 a distance of 413.86 feet to a point that is 330.00 feet south of, when measured at right angles to, the westerly projection of the north line of the southwest quarter of the southwest quarter of the said Section 7; Thence North $89^{\circ} 25' 44''$ East on a line that is 330.00 feet south of the north line and the north line projected westerly of the southwest quarter of the southwest quarter of the said Section 7, a distance of 506.91 feet to a point hereinafter referred to as **Point "A"**; Thence continuing North $89^{\circ} 25' 44''$ East along the same line a distance of 384.45 feet to a point on the north-south centerline of the southwest quarter of the southwest quarter of the said Section 7; Thence North $00^{\circ} 01' 24''$ East along the said north-south centerline a distance of 330.02 feet to the **True Point of Beginning** of this Description. Containing 19.05 acres more or less.

Subject to a 30.00 foot wide access-utility easement being 10.00 feet northerly and easterly of and 20.00 feet southerly and westerly of the following described offset centerline:

Beginning at the above referenced **Point "A"**; Thence South $79^{\circ} 29' 55''$ East a distance of 130.22 feet; Thence North $89^{\circ} 19' 52''$ East a distance of 191.99 feet; Thence South $83^{\circ} 06' 03''$ East a distance of 89.23 feet; Thence South $71^{\circ} 20' 40''$ East a distance of 153.08 feet; Thence South $54^{\circ} 27' 02''$ East a distance of 330.03 feet to a point of curve; Thence Southeasterly 57.14 feet along the arc of a 60.00 foot radius circular curve to the right through a central angle of $54^{\circ} 33' 50''$ (long chord is 55.00 feet and bears South $27^{\circ} 10' 08''$ East) to a point of tangency, said point being 10.00 feet west of the west line of the said Leonard tract; Thence South $00^{\circ} 06' 47''$ West parallel to and 10.00 feet west of the west line of the said Leonard tract a distance of 319.78 feet to a point on the northerly right-of-way line of the said K.W. Anderson Road and to the **Terminus Point** of this line.

Subject to a 16.50 foot wide utility easement, the north line of which is the line between the northwest corner of the east half of the southwest quarter of the said Section 7 and the intersection of the east-west centerline of the southwest quarter of the said Section 7 with the centerline of Beaver Creek.

Subject to a 15.00 foot wide easement for the purpose of ingress and egress and for utility purposes adjacent to and lying westerly of the west line of the said Leonard tract.

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Oregon
Idaho
Washington

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January 31, 1986
LEGAL DESCRIPTION
FOR
LEROY COTHRELL
Project No. 86 002

Affiliations:
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Professional Land Surveyors of Oregon
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PARCEL II
Revised Tax Lot 15

A parcel of property located in the S.E. 1/4 of Section 12, Township 1 South, Range 3 East, and the S.W. 1/4 of Section 7, Township 1 South, Range 4 East of the Willamette Meridian, Multnomah County, State of Oregon, and more particularly described as follows:

Beginning at the northwest corner of the east half of the southwest quarter of the southwest quarter of the said Section 7; Thence South $00^{\circ} 01' 24''$ West long the north-south centerline of the southwest quarter of the southwest quarter of the said Section 7 a distance of 330.02 feet; Thence South $89^{\circ} 25' 44''$ West parallel to and 330.00 feet south of, when measured at right angles to, the north line of the southwest quarter of the said Section 7 a distance of 384.45 feet to a point, said point hereinafter referred to as **Point "A"**; Thence continuing South $89^{\circ} 25' 44''$ West along the same line a distance of 506.91 feet to a point that is 232.81 feet west of, when measured at right angles to, the west line of the southwest quarter of the said Section 7; Thence South $00^{\circ} 04' 00''$ East parallel to and 232.81 feet west of the southwest quarter of the said Section 7 a distance of 413.86 feet to a point on the northerly right-of-way line of Troutdale Road No. 1674-60; Thence westerly, northwesterly, and northerly along the northerly and easterly said right-of-way line to the north-south centerline of the southeast quarter of the said Section 12; Thence North along the north-south centerline of the said southeast quarter to the southwest corner of that tract of land conveyed to Walter L. Rhoads, et ux, by that deed dated March 19, 1920, and recorded March 22, 1920, in Book 803, at Page 272, of the Multnomah County Deed Records; Thence East along the south line of the said Rhoads tract a distance of 1320 feet to the southeast corner thereof and to a point on the east line of the southeast quarter of the said Section 12; Thence South $00^{\circ} 04' 00''$ West along the last referenced east line a distance of 330.00 feet to the northwest corner of the southwest quarter of the southwest quarter of the said Section 7; Thence North $89^{\circ} 25' 44''$ East along the north line of the southwest quarter of the southwest quarter of the said Section 7 a distance of 659.07 feet to the **True Point of Beginning** of this Description.

Excepting therefrom that tract of land conveyed to Olaf Gilbert Nelson, et ux, by deed dated March 2, 1939, and recorded March 6, 1939, in Book 486, at Page 257, of the Multnomah County Deed Records.

-Continued-

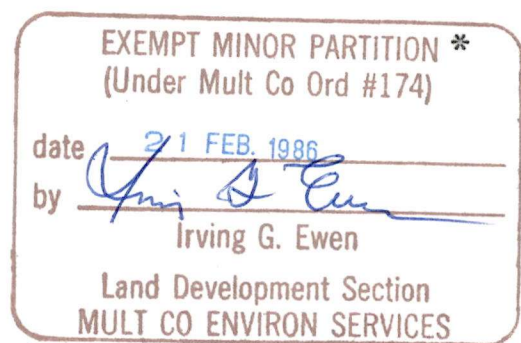
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Page Two/Two

Together with a 30.00 foot wide access-utility easement being 10.00 feet northerly and easterly of and 20.00 feet southerly and westerly of the following described offset centerline:

Beginning at the above referenced **Point "A"**; Thence South $79^{\circ} 29' 55''$ East a distance of 130.22 feet; Thence North $89^{\circ} 19' 52''$ East a distance of 191.99 feet; Thence South $83^{\circ} 06' 03''$ East a distance of 89.23 feet; Thence South $71^{\circ} 20' 40''$ East a distance of 153.08 feet; Thence South $54^{\circ} 27' 02''$ East a distance of 330.03 feet to a point of curve; Thence Southeasterly 57.14 feet along the arc of a 60.00 foot radius circular curve to the right through a central angle of $54^{\circ} 33' 50''$ (long chord is 55.00 feet and bears South $27^{\circ} 10' 08''$ East) to a point of tangency, said point being 10.00 feet west of the west line of that tract of land conveyed to Sandy Leonard and Marilyn Leonard, husband and wife, as recorded in that warranty deed dated May 24, 1971, in Book 789, at Page 794, of the Multnomah County Deed Records; Thence South $00^{\circ} 06' 47''$ West parallel to and 10.00 feet of the west line of the said Leonard tract a distance of 319.78 feet to a point on the northerly right-of-way line of the said K.W. Anderson Road and to the **Terminus Point** of this line.

Together with a 16.50 foot wide utility easement, the north line of which is the line between the northwest corner of the east half of the southwest quarter of the said Section 7 and the intersection of the east-west centerline of the southwest quarter of the said Section 7 with the centerline of Beaver Creek.

Containing approximately 30.3 acres more or less per County Assessor Map.



* Lot Line Adjustment

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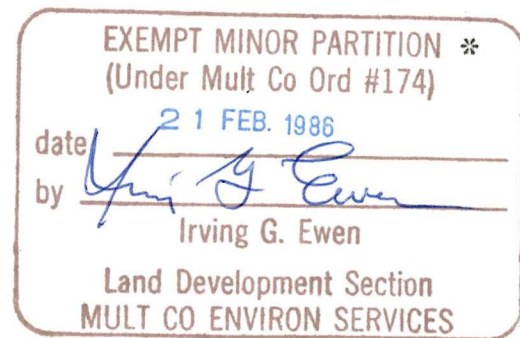
Registration:
Oregon
Idaho
Washington

February 20, 1986
LEGAL DESCRIPTION
FOR
LEROY COTHRELL
Project No. 86 002

Affiliations:
American Society of Civil Engineers
Professional Land Surveyors of Oregon
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LANDS SOUTH OF TROUTDALE ROAD

That portion of the southeast quarter of the southeast quarter of Section 12, Township 1 South, Range 3 East of the Willamette Meridian, Multnomah County, lying southwesterly of Troutdale Road No. 1674-60 and north of the Bull Run Pipeline of the City of Portland No. 2. Containing approximately 1.2 acres more or less.



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FOR
LEROY COTHRELL
Project No. 86 002

PARCEL I
Tax Lot 17

A parcel of property being the N.E. 1/4 of the S.E. 1/4 of Section 12, Township 1 South, Range 3 East of the Willamette Meridian, Multnomah County, State of Oregon.

Excepting therefrom the following tracts of land:

Beginning at the southeast corner of the N.E. 1/4 of the S.E. 1/4 of Section 12, Township 1 South, Range 3 East of the Willamette Meridian; Thence running North 20 rods; Thence West 80 rods; Thence South 20 rods; Thence East 80 rods to the place of beginning.

That property conveyed by warranty deed-statutory form to Robert L. Jordan and Helen A. Jordan, husband and wife, as recorded September 15, 1976, in Book 1127, at Page 585 of the Multnomah County Deed Records, said property described as follows:

A tract of land situated in the S.E. 1/4 of Section 12, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at the E. 1/4 corner of the said Section 12; Thence North $89^{\circ} 38' 20''$ West along the north line of the said legal subdivision, a distance of 244.43 feet to a point; Thence South $02^{\circ} 32' 50''$ West a distance of 29.26 feet to a point in the south line of S.E. Division Drive, and the point of beginning of the tract herein to be described; Thence continuing South $02^{\circ} 32' 50''$ West a distance of 400.74 feet to a point; Thence North $79^{\circ} 26' 04''$ West a distance of 675.00 feet to a point; Thence North $00^{\circ} 06' 06''$ West parallel with the east line of said Section 12, a distance of 269.65 feet to a point in said south line of S.E. Division Drive; Thence North $86^{\circ} 01' 20''$ East, along the said south line, a distance of 115.00 feet to a point of curvature; Thence Northeasterly, along the arc of a 925.00 foot radius circular curve to the right, through a central angle of $05^{\circ} 31' 00''$ an arc distance of 89.06 feet (the chord bears North $87^{\circ} 46' 50''$ East, 89.03 feet) to a point of tangency; Thence South $89^{\circ} 27' 40''$ East, continuing along the said south line, a distance of 478.18 feet to the point of beginning.

Any and all portions lying within the boundaries of public roads, streets and highways.

Containing approximately 23.5 acres more or less per County Assessor Maps.

EXEMPT MINOR PARTITION *	
(Under Mult Co Ord #174)	
date	21 FEB. 1986
by	<i>Irving G. Ewen</i>
Irving G. Ewen	
Land Development Section	
MULT CO ENVIRON SERVICES	

* Lot Line Adjustment

ENGINEERING
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Revised May 14, 1986
Revised February 20, 1986
January 31, 1986
LEGAL DESCRIPTION
FOR
LEROY COTHRELL
Project No. 86 002

PARCEL I
Tax Lot 17

A parcel of property being the N.E. 1/4 of the S.E. 1/4 of Section 12, Township 1 South, Range 3 East of the Willamette Meridian, Multnomah County, State of Oregon.

Excepting therefrom the following tracts of land:

Beginning at the southeast corner of the N.E. 1/4 of the S.E. 1/4 of Section 12, Township 1 South, Range 3 East of the Willamette Meridian; Thence running North 20 rods; Thence West 80 rods; Thence South 20 rods; Thence East 80 rods to the place of beginning.

That property conveyed by warranty deed-statutory form to Robert L. Jordan and Helen A. Jordan, husband and wife, as recorded September 15, 1976, in Book 1127, at Page 585 of the Multnomah County Deed Records, said property described as follows:

A tract of land situated in the S.E. 1/4 of Section 12, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at the E. 1/4 corner of the said Section 12; Thence North $89^{\circ} 38' 20''$ West along the north line of the said legal subdivision, a distance of 244.43 feet to a point; Thence South $02^{\circ} 32' 50''$ West a distance of 29.26 feet to a point in the south line of S.E. Division Drive, and the point of beginning of the tract herein to be described; Thence continuing South $02^{\circ} 32' 50''$ West a distance of 400.74 feet to a point; Thence North $79^{\circ} 26' 04''$ West a distance of 675.00 feet to a point; Thence North $00^{\circ} 06' 06''$ West parallel with the east line of said Section 12, a distance of 269.65 feet to a point in said south line of S.E. Division Drive; Thence North $86^{\circ} 01' 20''$ East, along the said south line, a distance of 115.00 feet to a point of curvature; Thence Northeasterly, along the arc of a 925.00 foot radius circular curve to the right, through a central angle of $05^{\circ} 31' 00''$ an arc distance of 89.06 feet (the chord bears North $87^{\circ} 46' 50''$ East, 89.03 feet) to a point of tangency; Thence South $89^{\circ} 27' 40''$ East, continuing along the said south line, a distance of 478.18 feet to the point of beginning.

That property conveyed by that Warranty Deed to Malcolm D. MacGregor, as recorded September 15, 1976, in Book 1127, at Page 582 of the Multnomah County Deed Records, said property being described as follows:

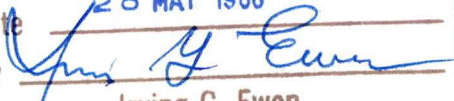
Beginning at a point which bears 340.0 feet west of the quarter section corner marking the northeast corner of the northeast quarter of the southeast quarter of Section 12, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon; Thence South 430.00 feet to a point; Thence Northwesterly in a straight line 675.0 feet to a point which bears South 310.0 feet from a point in the center of a County Road and also bears South 310.0 feet from the north line of the southeast quarter of said Section 12; Thence North 310.0 feet; Thence East along the said north line 674.0 feet, more or less, to the point of beginning, excepting therefrom that portion lying within public roads.

Any and all portions lying within the boundaries of public roads, streets and highways.

Containing approximately 23.5 acres more or less per County Assessor Maps.

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

date 28 MAY 1986

by 

Irving G. Ewen

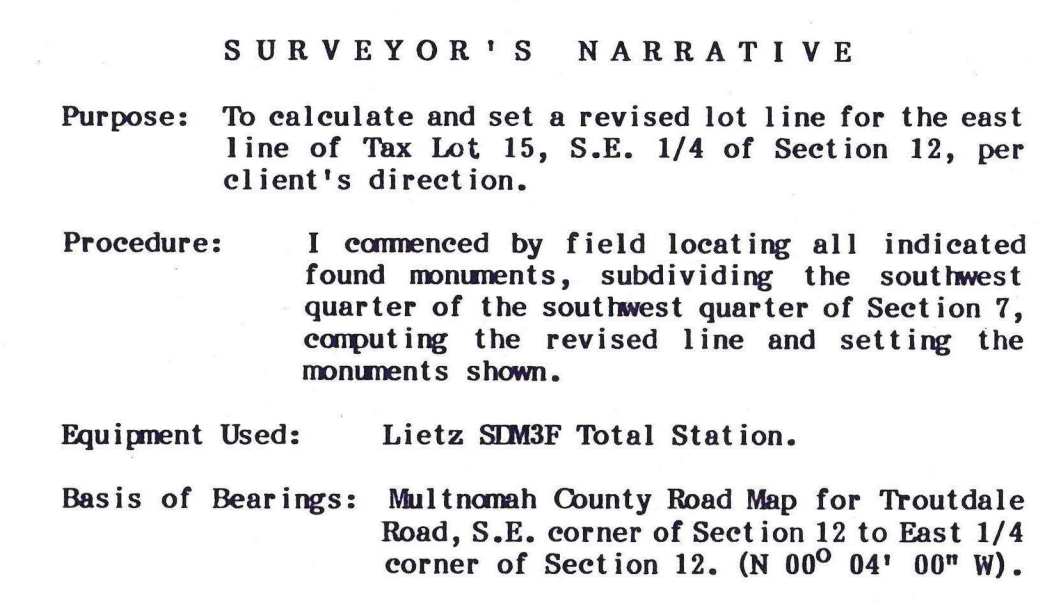
Land Development Section
MULT CO ENVIRON SERVICES

LOT LINE ADJUSTMENT

SZM 610 in F E Book

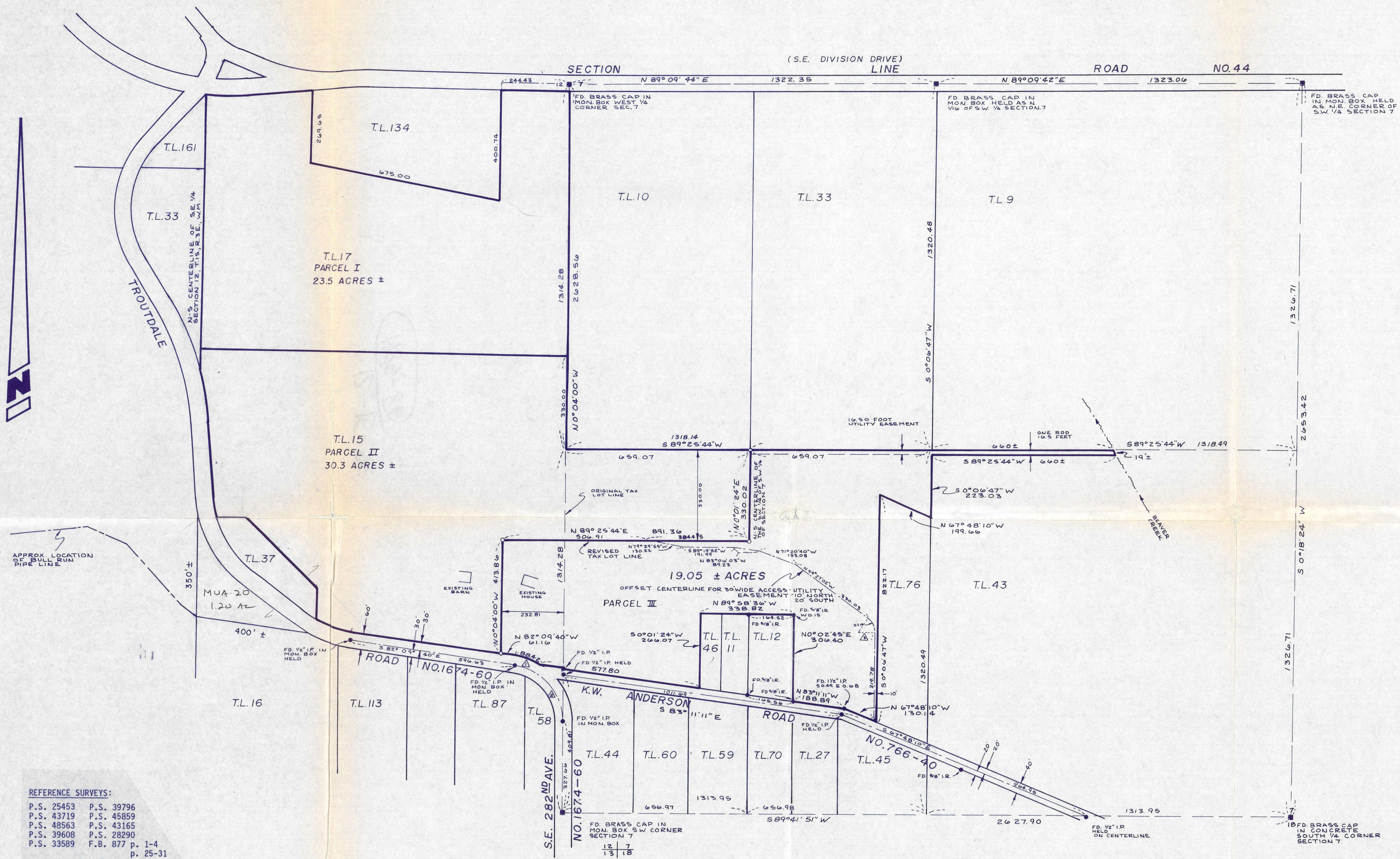
SZM 687.2 in RAE Book

12-15-92
1985-86



KENT W. COX AND ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
204 NORTHEAST KELLY AVENUE
GRESHAM, OREGON 97030 667-4464

ENGINEERING	PLANNING	SURVEYING	LAND DEVELOPMENT
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SURVEYOR'S NARRATIVE

Purpose: To calculate and set a revised lot line for the east line of Tax Lot 15, S.E. 1/4 of Section 12, per client's direction.

Procedure: I commenced by field locating all indicated found monuments, subdividing the southwest quarter of the southwest quarter of Section 7, computing the revised line and setting the monuments shown.

Equipment Used: Lietz SMM3 Total Station.

Basis of Bearings: Multnomah County Road Map for Troutdale Road, S.E. corner of Section 12 to East 1/4 corner of Section 12. (N 00° 04' 00" W).

- △ = 21° 35' 29"
R = 234.63
L = 88.42
T = 44.74
C = 87.90 N 71° 21' 56" W
- △ = 82° 05'
R = 204.63
L = 293.16
T = 178.15
C = 268.72
- △ = 82° 05' 40"
R = 204.63
L = 293.19
T = 178.18
C = 268.75 N 41° 06' 50" W
- △ = 54° 33' 50"
R = 60.00
L = 57.14
T = 30.94
C = 55.00 N 27° 10' 08" W

REFERENCE SURVEYS:

P.S. 25453	P.S. 39796
P.S. 43719	P.S. 45859
P.S. 48563	P.S. 43165
P.S. 39608	P.S. 28290
P.S. 33589	F.B. 877 p. 1-4
	p. 25-31

Section Line Road Extension No. 644
Map A-6/2, Troutdale Road No. 1674
Map A-9/6

REFERENCE DEEDS:

Book	Page	Date of Recording	Property
1820	773	April 30, 1985	Subject
1127	595	Sept. 15, 1976	T.L. 134
1109	968	June 11, 1976	T.L. 11
1679	475	July 21, 1983	T.L. 46
1175	1868	May 3, 1977	T.L. 12
486	257	Mar. 2, 1939	T.L. 37
789	794	May 24, 1971	T.L. 76
921	987	April 18, 1973	Subject T.L. 15
921	988	April 18, 1973	Subject T.L. 17
789	792	May 24, 1971	Subject T.L. 18
869	1784	July 18, 1972	Subject T.L. 37
697	928	Sept. 15, 1968	Subject T.L. 48
2113	350	April 26, 1962	Subject T.L. 50
405	395	Jan. 2, 1908	Easement - City of Portland
158	435	July 16, 1891	Easement - City of Portland
456	177	July 11, 1938	Easement - Unknown if Applicable
789	794	May 24, 1971	Easement - Utilities
1127	582	Sept. 15, 1976	T.L. 134
1127	583	Sept. 15, 1976	T.L. 134

SE 1/4 Sec 12, T1S, R3E [345B]
S2M #610 in FE Book

SW 1/4 Sec 7, T1S, R4E [345B]
S2M #682-C in R4E Book

LEGEND

- FOUND BRASS CAPS SHOWN
- FOUND MONUMENT AS SHOWN
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "K.W. COX & ASSOC."

APPROVALS

Approved	Date
Land Development Section	21 FEB. 1986
Approved	Date
County Surveyor	
Approved	Date
County Assessor	
Land Division Case No.	Lot Line Adj. Exempt Minor Facility

PRINTED

KENT W. COX AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR

FEB 21 1986

OREGON
KENT W. COX
1161

LOCATED IN THE S.E. 1/4 SECTION 12, T.1S., R.3E., AND THE S.W. 1/4 SECTION 7, T.1S., R.4E., WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, STATE OF OREGON

REVISIONS		DESIGNED BY:	DATE: JANUARY 20, 1986	KENT W. COX AND ASSOCIATES, INC. CONSULTING ENGINEERS - LAND SURVEYORS 204 NORTHEAST KELLY AVENUE GRESHAM, OREGON 97030 667-4464		MULTNOMAH COUNTY - STATE OF OREGON	
		DRAWN BY: T.P.B.	SCALE: HORIZONTAL: 1" = 200' VERTICAL:	ENGINEERING PLANNING SURVEYING LAND DEVELOPMENT		LOT LINE ADJUSTMENT FOR LEROY COTHRELL	
		CHECKED BY: K.W.C.	86-002-10			SHEET 1	