

ENGINEERING
PLANNING
SURVEYING
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

September 5, 1984

**LEGAL DESCRIPTION
FOR
DOOLEY**

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

Project No. 84 037

---NORTHERN PARCEL---
Zoned RC SEC

A tract of land located in the Northwest One-Quarter of Section 35, Township 1 North, Range 4 East of the Willamette Meridian, County of Multnomah, State of Oregon, and more particularly described as follows:

Commencing at the center of the said Section 35, said point being marked by a brass cap set in concrete; Thence North $02^{\circ} 18' 33''$ West, a distance of 779.09 feet to a $3/4''$ diameter iron pipe located 0.57 feet West of the North-South Center Line of said Section 35; Thence South $87^{\circ} 42' 25''$ West along the Northerly Line of that tract of land described in Real Estate Contract to Richard Douglas Humphrey and Della J. Humphrey, husband and wife, as recorded March 17, 1967 in Multnomah County Deed Book 552, at Page 693, a distance of 127.49 feet to an angle point therein, said angle point also being an angle point in that tract of land conveyed to Walter C. Dooley and Ruth Dooley, husband and wife, by the Warranty Deed recorded August 14, 1954 in Multnomah County Deed Book 1675, at Page 395, said angle point being marked by a $5/8''$ diameter iron rod; Thence North $02^{\circ} 15' 10''$ West along the East Line of the said Dooley Tract a distance of 790.99 feet to a $5/8'' \times 30''$ iron rod set South $02^{\circ} 15' 10''$ East a distance of 35.76 feet from the Northeast Corner of the said Dooley Tract, and to the **TRUE POINT OF BEGINNING** of this description; Thence North $73^{\circ} 57' 19''$ West a distance of 334.95 feet to a $5/8''$ diameter iron rod set in the West Line of the said Dooley Tract; Thence North $08^{\circ} 06' 47''$ East along the East Line of the said Dooley Tract a distance of 250.00 feet to a $1/2''$ diameter iron pipe set at the Northwest Corner of the said Dooley Tract, and on the Southwesterly Line of Crown Point Highway; Thence South $43^{\circ} 08' 30''$ East along the Southwesterly Line of the said Crown Point Highway a distance of 417.10 feet to the Northeast Corner of the said Dooley Tract; Thence South $02^{\circ} 15' 10''$ East a distance of 35.76 feet along the East Line of the said Dooley Tract to the **TRUE POINT OF BEGINNING** of this description. Containing 1.064 acres, more or less.

Subject to and Together with a 30.00 foot wide road right-of-way and utility easement, being 15.00 feet on both sides of the west line of the above described property.

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

date 17 SEP 1984

by Harry Z. Clifford
for Irving G. Ewen

Land Development Section
MULT CO ENVIRON SERVICES

REF: MCC 11.15.2262 (C)

17 SEP, 1984

SEC 35, T.1 NORTH R.4 EAST

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Project No. 84 037

---MIDDLE PARCEL---
Zoned MUF-19 SEC

A tract of land located in the Northwest One-Quarter of Section 35, Township 1 North, Range 4 East of the Willamette Meridian, County of Multnomah, State of Oregon, and more particularly described as follows:

Commencing at the center of the said Section 35, said point being marked by a brass cap set in concrete; Thence North $02^{\circ} 18' 33''$ West, a distance of 779.09 feet to a $3/4''$ diameter iron pipe located 0.57 feet West of the North-South Center Line of said Section 35; Thence South $87^{\circ} 42' 25''$ West along the Northerly Line of that tract of land described in Real Estate Contract to Richard Douglas Humphrey and Della J. Humphrey, husband and wife, as recorded March 17, 1967 in Multnomah County Deed Book 552, at Page 693, a distance of 127.49 feet to an angle point therein, said angle point also being an angle point in that tract of land conveyed to Walter C. Dooley and Ruth Dooley, husband and wife, by the Warranty Deed recorded August 14, 1954 in Multnomah County Deed Book 1675, at Page 395, said angle point being marked by a $5/8''$ diameter iron rod; Thence North $02^{\circ} 15' 10''$ West along the East Line of the said Dooley Tract a distance of 526.00 feet to a $5/8'' \times 30''$ iron rod, and to the **TRUE POINT OF BEGINNING** of this description; Thence South $89^{\circ} 46' 38''$ West a distance of 415.57 feet to a $5/8''$ diameter iron rod set in the West Line of the said Dooley Tract; Thence North $05^{\circ} 11' 40''$ East along the West Line of the said Dooley Tract a distance of 50.00 feet to a $5/8''$ diameter iron rod; Thence North $15^{\circ} 07' 35''$ East along the West Line of the said Dooley Tract a distance of 280.51 feet to a $5/8''$ diameter iron rod; Thence North $08^{\circ} 06' 47''$ East along the West Line of the said Dooley Tract a distance of 39.79 feet to a $5/8''$ diameter iron rod, and to a point hereinafter described as Point "A"; Thence South $73^{\circ} 57' 19''$ East a distance of 334.95 feet to a $5/8'' \times 30''$ iron rod set in the East Line of the Dooley Tract; Thence South $02^{\circ} 15' 10''$ East along the east line of the said Dooley Tract a distance of 264.99 feet to the **TRUE POINT OF BEGINNING** of this description. Containing 2.707 acres, more or less.

Subject to and Together with a 30.00 foot wide road right-of-way and utility easement, being 15.00 feet on both sides of the West Line of the above described property.

Together with a 30.00 foot wide road right-of-way and utility easement 15.00 feet on both sides of the following described center line:

Beginning at the above referenced Point "A"; Thence North $08^{\circ} 06' 47''$ East along the West Line of the said Dooley Tract a distance of 250.00 feet to the Northwest Corner of the said Dooley Tract and to a point on the South Line of Crown Point Highway and to a $1/2''$ diameter iron pipe and to the **TERMINUS POINT** of this description.

(OVER)

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

date 17 SEP 1984

by *Gary L Clifford*
for Irving G. Ewen

Land Development Section
MULT CO ENVIRON SERVICES

REF: MCC 11.15.2182 (B)(2)

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September 5, 1984

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FOR
DOOLEY**

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

Project No. 84 037

---SOUTHERN PARCEL---
Zoned MUA-20

A tract of land located in the Northwest One-Quarter of Section 35, Township 1 North, Range 4 East of the Willamette Meridian, County of Multnomah, State of Oregon, and more particularly described as follows:

Commencing at the center of the said Section 35, said point being marked by a brass cap set in concrete; Thence North $02^{\circ} 18' 33''$ West, a distance of 779.09 feet to a $3/4''$ diameter iron pipe located 0.57 feet West of the North-South Center Line of said Section 35; Thence South $87^{\circ} 42' 25''$ West along the Northerly Line of that tract of land described in Real Estate Contract to Richard Douglas Humphrey and Della J. Humphrey, husband and wife, as recorded March 17, 1967 in Multnomah County Deed Book 552, at Page 693, a distance of 127.49 feet to an angle point therein, said angle point also being an angle point in that tract of land conveyed to Walter C. Dooley and Ruth Dooley, husband and wife, by the Warranty Deed recorded August 14, 1954 in Multnomah County Deed Book 1675, at Page 395, said angle point being marked by a $5/8''$ diameter iron rod, and to the **TRUE POINT OF BEGINNING** of this description; Thence South $77^{\circ} 30' 11''$ West along the North Line of the said Humphrey Tract a distance of 471.68 feet to a $5/8'' \times 30''$ iron rod set at the Northwest Corner of the said Humphrey Tract and in the West Line of the said Dooley Tract; Thence North $02^{\circ} 23' 07''$ West along the West Line of the said Dooley Tract a distance of 246.52 feet to a $1/2''$ iron pipe; Thence continuing along the West Line of the said Dooley Tract North $05^{\circ} 11' 40''$ East a distance of 381.30 feet to a $5/8''$ diameter iron rod set at a point hereinafter described as **Point "A"**; Thence South $89^{\circ} 46' 38''$ West a distance of 415.57 feet to a $5/8''$ diameter iron rod set in the East Line of the said Dooley Tract; Thence South $02^{\circ} 15' 10''$ East along the East Line of the said Dooley Tract a distance of 526.00 feet to the **TRUE POINT OF BEGINNING** of this description. Containing 5.931 acres, more or less.

Together with and subject to a 30.00 foot wide road right-of-way and utility easement being 15.00 feet on both sides of the west line of the above described parcel.

Together with a 30.00 foot wide road right-of-way and utility easement being 15.00 on both sides of the following described center line:

Beginning at the above referenced **Point "A"**; Thence North $05^{\circ} 11' 40''$ East along the West Line of the said Dooley Tract a distance of 50.00 feet to a $5/8''$ diameter iron rod; Thence North $15^{\circ} 07' 34''$ East along the West Line of the said Dooley Tract a distance of 280.51 feet to a $5/8''$ diameter iron rod; Thence North $08^{\circ} 06' 47''$ East a distance of 289.79 feet to the Northwest Corner of the said Dooley Tract and to a point on the Southwesterly Line of the Crown Point Highway Right-of-way and to a $1/2''$ diameter iron pipe and to the **TERMINUS POINT** of this description.

(OVER)

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

17 SEP 1984

date

by

Gary J. Clifford
for Irving G. Ewen

Land Development Section
MULT CO ENVIRON SERVICES

REF: MCC 11.15, 2142(c)

SURVEYOR'S NARRATIVE

PURPOSE: The purpose of this survey was to re-establish the boundaries of Tax Lot 48 and to set the division lines between the separate Multnomah County Land Use Zoning Designations that pass through said Tax Lot 48 partitioning the property.

PROCEDURE: Using the control traverse work of my survey for P.S. 47153, I tied the southeast corner of the subject survey and the deed pipe 127.5 feet east thereof. I held the work in P.S. 47153 for the west line, the found monumentation for Crown Point Highway, the found monumentation set in P.S. 29699 and P.S. 36381 for the east and south lines.

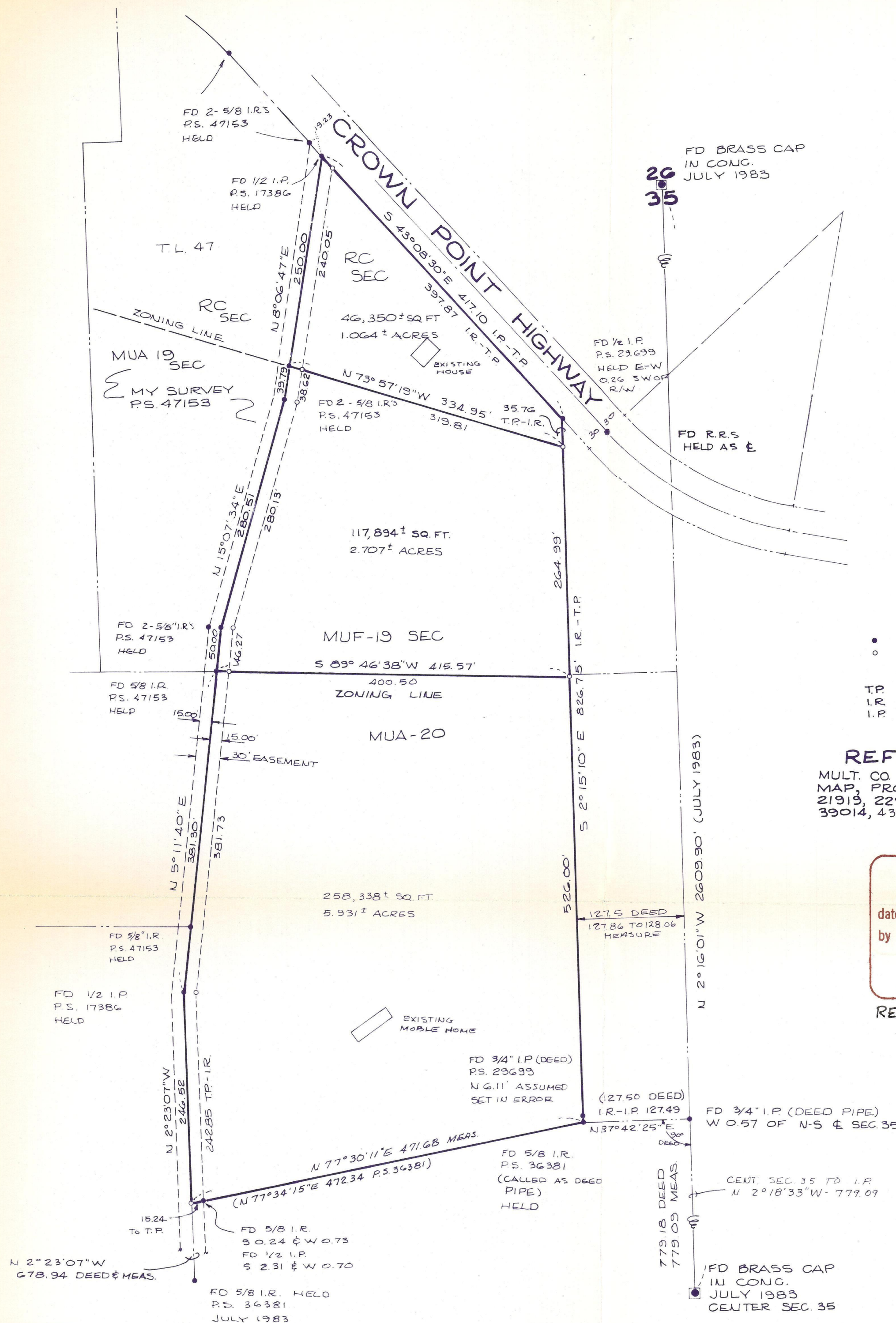
To set the division lines between the zone designations, I contacted Mr. Bob Hall of the Department of Environmental Services, Multnomah County, for my source of information to determine the location of said lines. I prolonged the zoning line set in P.S. 47153 easterly to establish the RC SEC/MUA 19 SEC divisional line, and I prolonged the south line of Tax Lot 47 easterly to establish the MUA 19 SEC/MUA 20 divisional line.

BEARINGS: I used for my basis of bearings P.S. 47153 as established during that control traverse work.

EQUIPMENT: All measurements were taken with a Leitz SDM 3E total station electronic distance meter and theodolite.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1979
WILSON SIMS
1847



LEGEND

- FOUND MONUMENT AS SHOWN
- SET 5/8" x 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "K.W. COX ASSOC. INC."
- TP TRUE POINT
- IR IRON ROD
- IP IRON PIPE

REFERENCE SURVEYS

MULT. CO. ROAD MAP G-1/1, MULT. CO. ZONING MAP, PROPERTY SURVEY NOS. 15220, 17386, 21919, 22997, 29699, 30223, 30421, 36381, 39014, 43785 & 47153

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

date 17 SEP 1984

by Gary L. Clifford
for Irving G. Ewen

Land Development Section
MULT CO ENVIRON SERVICES

REF: MCC 11.15, 2262 (c)

.2182 (B) (2)

.2142 (c)

DATE
AUG. 24, 1984

SCALE
1" = 100'

DRAWN BY
WDS

FILE NO.
84-037
CF 83-039

KENT W. COX AND ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
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ENGINEERING PLANNING SURVEYING LAND DEVELOPMENT

MAP OF SURVEY
LOCATED IN THE NW 1/4 SECTION 35, T1N, R4E, W.M.
MULTNOMAH COUNTY, OREGON

SHEET

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