

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)

36930 E Crown Point Hwy
(R/RD #14)

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 and 56
(11.38 ac) (0.75)

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

<u>NW</u>	NE
SW	SE

quarter of Section 35
Township 1 ^N_S, Range 4, W / E, WM

Site size (total area of land involved)

acreage = 12.144 and /or sq ft = N/A

Site dimensions (if rectangular in shape)

frontage = _____ ft, depth = _____ ft

Zoning classification (type of district)

existing MUA 20, SEC 1, RC SEC, S
proposed NO change RC, SEC, C-S,
(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)

Description (site ident)

verified by: AYE

Map references

Assessor's
"100 scale" # [2967]

Assessor's
"600 scale" # 53

Zoning

area book R4E

S Z M # 662

Zoning check

verified by: AYE

Miscellaneous

C-S land area to

accommodate sewage

No hearing req'd yet A.

12 JAN 82
ige

20 FEB 86

Sec. 35, 1 N., 4 E.

$$\begin{array}{r} 10.962 \\ 1.182 \\ \hline 12.144 \end{array}$$

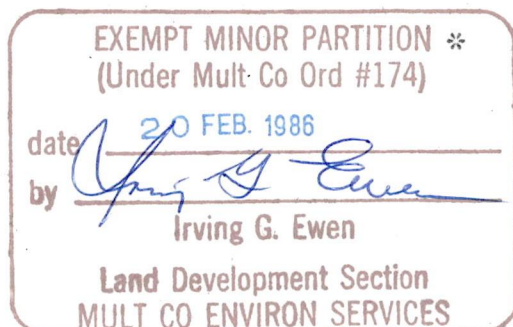
WILSON SIMS
LAND SURVEYOR
36501 S. E. Deming Rd.
Sandy, Or. 97055
Phone 668-8273

LEGAL DESCRIPTION
for
Multnomah County Rural Fire Protection District Number 14
February 12, 1986

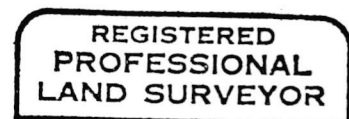
PARCEL TO BE PURCHASED

A tract of land in the northwest one-quarter of Section 35, Township 1 North, Range 4 East of the Willamette Meridian in the county of Multnomah and state of Oregon, being more particularly described as follows:

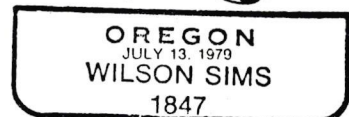
Commencing at the center one-quarter corner of said Section 35, being marked by a brass cap set in a concrete monument running North 29° 24' 25" West a distance of 1488.81 feet to a one inch iron pipe set at the southeast corner of that tract of land deeded to Roy A. Poffenberger, Jr. on October 16, 1970 in Book 755 at Page 1610 as recorded in the Multnomah County Deed Records; Thence along the east line of the said Poffenberger tract North 2° 21' 00" West a distance of 427.79 feet to a 5/8 inch iron rod set on the west line of that tract of land described in Assignment of Contract to Peter O. Place et al recorded April 21, 1983 in Book 1659 at page 1569 of the Multnomah County Deed Records and to the TRUE POINT OF BEGINNING; Thence North 73° 57' 20" West a distance of 113.82 feet to a 5/8 inch iron rod set at the southerly extention of the west line of that tract of land deeded to Multnomah County Rural Fire Protection District Number 14 by deed recorded June 26, 1962 in Book 2122 at Page 429 of the Multnomah County Deed Records; Thence along the said southerly extention of the west line of the said Fire District tract North 2° 21' 00" West a distance of 156.16 feet to a 5/8 inch iron rod set at the southwest corner of the said Fire District tract; Thence along the south line of the said Fire District tract North 87° 39' 00" East a distance of 108.00 feet to a 5/8 inch iron rod set on the west most line of the said Place tract; Thence along the west most west line of the said Place tract South 2° 21' 00" East a distance of 192.07 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION. Containing 18,804 square feet, more or less.



* Lot line adjustment



Wilson Sims



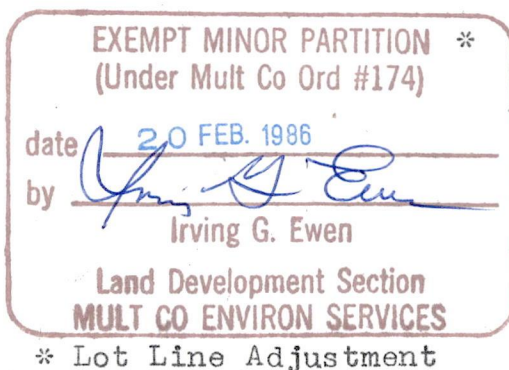
WILSON SIMS
LAND SURVEYOR
36501 S. E. Deming Rd.
Sandy, Or. 97055
Phone 668-8273

LEGAL DESCRIPTION
for
Multnomah County Rural Fire Protection District Number 14
February 12, 1986

PARCEL 1

A tract of land in the northwest one-quarter of Section 35, Township 1 North, Range 4 East of the Willamette Meridian in the county of Multnomah and state of Oregon, being more particularly described as follows:

Commencing at the center one-quarter corner of said Section 35, being marked by a brass cap set in a concrete monument running North 29° 24' 25" West a distance of 1488.81 feet to a one inch iron pipe set at the southeast corner of that tract of land deeded to Roy A. Poffenberger, Jr. on October 16, 1970 in Book 755 at Page 1610 as recorded in the Multnomah County Deed Records; Thence along the east line of the said Poffenberger tract North 2° 21' 00" West a distance of 427.79 feet to a 5/8 inch iron rod set on the west most line of that tract of land described in Assignment of Contract to Peter O. Place et al recorded April 21, 1983 in Book 1659 at page 1569 of the Multnomah County Deed Records and to the TRUE POINT OF BEGINNING; Thence North 73° 57' 20" West a distance of 113.82 feet to a 5/8 inch iron rod set at the southerly extension of the west line of that tract of land deeded to Multnomah County Rural Fire Protection District Number 14 by deed recorded June 26, 1962 in Book 2122 at Page 429 of the Multnomah County Deed Records; Thence along the said southerly extension and along the west line of the said Fire District tract North 2° 21' 00" West a distance of 385.96 feet to a 5/8 inch iron rod set on the south right-of-way line of Crown Point Highway (60 foot right-of-way); Thence along the said south right-of-way line South 81° 25' 30" East a distance of 83.35 feet to a point of curvature; Thence continuing along the said south right-of-way line and along a curve to the right having a radius of 352.04 feet through a central angle of 12° 05' 42" an arc distance of 74.31 feet (long chord of which is South 75° 22' 39" East 74.18 feet) to the north most northwest corner of the said Place tract; Thence along the north most west line of the said Place tract South 2° 21' 00" East a distance of 192.37 feet to a 5/8 inch iron rod; Thence South 87° 39' 00" West a distance of 44.79 feet to a 5/8 inch iron rod set at the south most northwest corner of the said Place tract; Thence along the west most west line of the said Place tract South 2° 21' 00" East a distance of 192.07 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION. Containing 1.182 acres, more or less.



EXEMPT MINOR PARTITION *
(Under Mult Co Ord #174)

date 20 FEB. 1986

by *Irving G. Ewen*
Irving G. Ewen

Land Development Section
MULT CO ENVIRON SERVICES

WILSON SIMS
LAND SURVEYOR

36501 S. E. Deming Rd.
Sandy, Or. 97055
Phone 668-8273

LEGAL DESCRIPTION

for

Roy A. Poffenberger, Jr.
February 12, 1986

* Lot Line Adjustment

PARCEL 2

A tract of land in the northwest one-quarter of Section 35, Township 1 North, Range 4 East of the Willamette Meridian in the county of Multnomah and state of Oregon, being more particularly described as follows:

Commencing at the center one-quarter corner of said Section 35, being marked by a brass cap set in a concrete monument running North 29° 24' 25" West a distance of 1488.81 feet to a one inch iron pipe set at the southeast corner of that tract of land deeded to Roy A. Poffenberger, Jr. on October 16, 1970 in Book 755 at Page 1610 as recorded in the Multnomah County Deed Records and to the TRUE POINT OF BEGINNING; Thence along the south line of the said Poffenberger tract South 89° 45' 43" West a distance of 641.52 feet to a 3/4 inch iron pipe set at the southeast corner thereof; Thence along the west line of the said Poffenberger tract North 2° 22' 05" West a distance of 928.99 feet to a point on the south right-of-way line of Crown Point Highway (60 foot right-of-way), said point being marked by a 5/8 inch iron rod set 0.70 feet into the right-of-way; Thence along the said south right-of-way line South 81° 25' 30" East a distance of 191.70 feet to the northwest corner of that tract of land described in a Deed Creating Estate By The Entirety recorded October 20, 1978 in Book 1303 at page 1239 of the Multnomah County Deed Records; Thence along the west line of the said Estate South 2° 22' 05" East a distance of 364.97 feet to the southwest corner thereof; Thence along the south line of the said Estate South 77° 06' 19" East a distance of 122.13 feet to the southeast corner thereof; Thence along the west line of the said Estate North 2° 22' 05" West a distance of 374.34 feet to a point on the said south right-of-way line; Thence along the said south right-of-way line South 81° 25' 30" East a distance of 231.51 feet to a 5/8 inch iron rod set at the northwest corner of that tract of land deeded to Multnomah County Rural Fire Protection District Number 14 by deed recorded June 26, 1962 in Book 2122 at page 429 of the Multnomah County Deed Records; Thence along the west line and its southerly extension of the said Fire District Tract South 2° 21' 00" East a distance of 385.96 feet to a 5/8 inch iron rod; Thence South 73° 57' 20" East a distance of 113.82 feet to a 5/8 inch iron rod set on the West line of that tract of land described in Assignment of Contract to Peter O. Place et al recorded April 21, 1983 in Book 1659 at page 1569 of Multnomah County Deed Records; Thence along the west line of the said Place tract South 2° 21' 00" East a distance of 427.79 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION. Containing 10.962 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Wilson Sims

OREGON
JULY 13, 1979
WILSON SIMS
1847

LEGEND

- FOUND MONUMENT AS SHOWN
- ✱ FOUND 5/8" I.R. SET IN P.S. 47153
- SET 5/8" X 30" I.R. WITH YELLOW CAP MK "WILSON SIMS P.L.S. 1847"

CURVE DATA

CURVE DESCRIPTION	Δ	R	L	CH ORG	CH
PER CO ROAD MAP	38°16'	382.04	255.16	S 62°18'E	250.44
TOTAL R/W (SOUTH)	38°17'00"	352.04	235.22	S 62°17'00"E	230.87
PROPERTY LINE (TL 56)	12°05'42"	352.04	74.31	S 75°22'39"E	74.18
PROPERTY LINE (TL 47)	26°11'18"	352.04	160.91	S 56°14'08"E	159.51

REFERENCE SURVEYS

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

SURVEYOR'S NARRATIVE

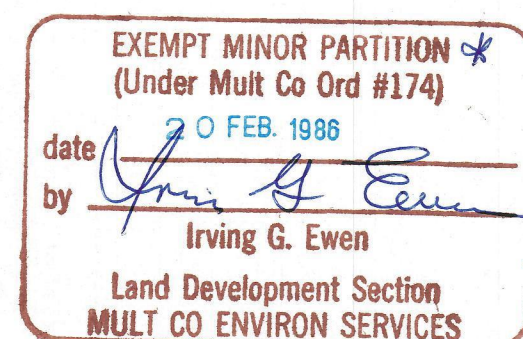
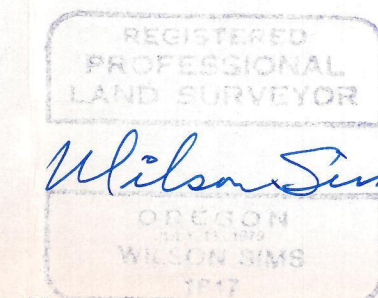
THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE LOT LINE BETWEEN TAX LOTS 15 AND 56 AS MUTUALLY AGREED BY THE LAND HOLDERS.

THIS LOT LINE ADJUSTMENT IS ADJACENT TO LANDS THAT I SURVEYED AS TAX LOT 47 AND FILED WITH THE COUNTY SURVEYOR'S OFFICE AS P.S. 47153. USING THE PRIOR WORK, ESTABLISHED PROPERTY LINES, AND RIGHT-OF-WAY LINES IN P.S. 47153 I SET THE ADJUSTED LOT LINES PER MY CLIENTS DIRECTIONS. I HELD THE WEST LINE OF TAX LOT 15 AS MONUMENTED. THE SOUTH ADJUSTMENT LINE IS AN EXTENSION OF THE ZONING LINE IN P.S. 47153.

I USED FOR MY BASIS OF BEARINGS THE WEST LINE OF P.S. 47153.

I USED A LIETZ SOMBÉ TACHEOMETER FOR ALL ANGLE AND DISTANCE MEASUREMENTS.

I WOULD LIKE TO NOTE THAT I FOUND A SCRIBNERS ERROR AS SHOWN ON P.S. 47153 ON THE LINE THAT I HAVE IDENTIFIED AS 'A-B' AND SHOWN CORRECTLY ON THIS ANNEXED MAP.



* Lot Line Adjustment

WILSON SIMS
LAND SURVEYOR

36501 SE DEMING RD, SANDY, OR, PH 668-8273
FEBRUARY 2, 1986 FILE NO. 027-MC

LOT LINE ADJUSTMENT
FOR
MULTNOMAH COUNTY R.F.P.D. No. 14
LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, T. 1 N., R. 4 E., W. M., MULTNOMAH COUNTY, STATE OF OREGON