



CJ<sub>2</sub>



# CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT

*Land Surveyors & Engineers Since 1885*

1500 S. W. 12th AVENUE  
439 W. POWELL SUITE 3

PORTLAND, OREGON 97201  
GRESHAM, OREGON 97030

TEL. (503) 228 - 9844  
TEL. (503) 669 - 1234

4-6-89  
Job #7434

## PARCEL "A"

A tract of land in the northwest quarter of Section 23 and in the northeast quarter of Section 22, Township 2 North, Range 2 West of the Willamette Meridian, in the county of Multnomah, State of Oregon and being more particularly described as follows:

Commencing at a brass cap found marking the common quarter corner between said Sections 22 and 23; thence North 0°24'27" East along the section line 600.00 feet to a 5/8" iron rod marking the point of beginning of the parcel herein to be described; thence continuing along said section line North 0°24'27" East, 709.84 feet to a 5/8" iron rod; thence South 87°46'37" East, 1332.54 feet to a 5/8" iron rod; thence South 0°00'18" East, 148.00 feet to a 5/8" iron rod; thence South 55°46'14" West, 960.10 feet to a 5/8" iron rod; thence South 85°02'19" West, 576.80 feet to a 5/8" iron rod in the curving easterly right-of-way line of N.W. Beck Road; thence along said right-of-way on the arc of a 180.78 foot radius curve to the left through a central angle of 26°10'12" an arc distance of 82.57 feet to a 5/8" iron rod, (said curve is subtended by a chord which bears North 11°40'47" West, 81.86 feet); thence departing said right-of-way South 89°35'33" East, a distance of 48.42 feet to the point of beginning.

The above described Parcel "A" contains 753,891 square feet, or 17.31 acres, more or less and is together with the following described easement for access purposes:

Commencing at a brass cap found marking the common quarter corner between said sections 22 and 23; thence North 0°24'27" East along the section line 600.00 feet to a 5/8" iron rod; thence North 89°35'33" West, 48.42 feet to a 5/8" iron rod in the curving easterly right-of-way line of N.W. Beck Road; thence along the arc of a 180.78 foot radius curve to the right through a central angle of 26°10'12" an arc distance of 82.57 feet to a 5/8" iron rod (said curve is subtended by a chord which bears South 11°40'47" East, 81.86 feet) said iron rod marking the most southerly corner of the above described Parcel "A" and the point of beginning of the access easement to be described: thence along the southerly line of said Parcel A North 85°02'19" East, 60.00 feet; thence at right angles to said line South 4°57'41" East, a distance of 20.00 feet; thence running parallel with said southerly line South 85°02'19" West, 63.32 feet to a point in the

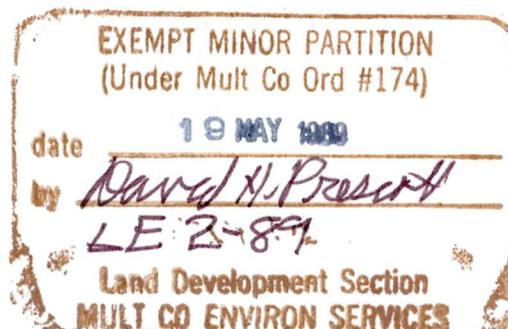
19 MAR '89

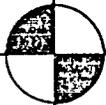
SEC 23 T2N R2W

easterly right-of-way line of said Beck Road; thence along said right-of-way North 6°27'10" East, 4.36 feet to a point of curve; thence along the arc of a 180.78 foot radius curve to the left through a central angle of 5°02'50" an arc distance of 15.93 feet to a 5/8" iron rod and the point of beginning (said curve is subtended by a chord which bears North 3°55'45" East, 15.92 feet).

The above described Parcel "A" is also subject to the following described easement for access purposes:

Commencing at a brass cap marking the common quarter corner between said Sections 22 and 23; thence North 0°24'27" East along the section line 600.00 feet to a 5/8" iron rod; thence North 89°35'33" West, 48.42 feet to a 5/8" iron rod in the curving easterly right-of-way line of N.W. Beck Road; thence along the arc of a 180.78 foot radius curve to the right through a central angle of 26°10'12" an arc distance of 82.57 feet to a 5/8" iron rod (said curve is subtended by a chord which bears South 11°40'47" East, 81.86 feet) said iron rod marking the most southerly corner of the above described Parcel "A" and the point of beginning of the access easement to be described: thence along the southerly line of said Parcel "A" North 85°02'19" East, 300.00 feet; thence at right angles to said line North 4°57'41" West, a distance of 50.00 feet; thence running parallel with said southerly line South 85°02'19" West, 301.38 feet to a point in the curving easterly right-of-way line of said Beck Road; thence along said right-of-way on the arc of a 180.78 foot radius curve to the right through a central angle of 15°54'14" an arc distance of 50.18 feet to a 5/8" iron rod and the point of beginning (said curve is subtended by a chord which bears South 6°32'47" East, 50.02 feet).





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4-6-89  
Job #7434

## PARCEL "B"

A tract of land in the northwest quarter of Section 23 and in the northeast quarter of Section 22, Township 2 North, Range 2 West of the Willamette Meridian, in the County of Multnomah, State of Oregon and being more particularly described as follows:

Commencing at a brass cap found marking the common quarter corner between said Sections 22 and 23; thence North  $0^{\circ}24'27''$  East along the section line 1309.84 feet to a  $5/8''$  iron rod; thence South  $87^{\circ}46'37''$  East, 1332.54 feet; thence South  $0^{\circ}00'18''$  East, a distance of 148.00 feet to the point of beginning of the parcel herein to be described; thence continuing South  $0^{\circ}00'18''$  East, a distance of 608.44 feet to a  $5/8''$  iron rod and to a point in the north line of a tract of land described in Book 1067, Page 987; thence along the north line of said tract North  $88^{\circ}21'46''$  West, a distance of 403.79 feet to a  $5/8''$  iron rod at the northwest corner of said tract; thence along the west line of said tract South  $0^{\circ}00'18''$  East, a distance of 540.00 feet to the southwest corner of said tract; thence North  $88^{\circ}21'46''$  West, 465.90 feet to a  $5/8''$  iron rod at the southeast corner of a tract described in Book 932, Page 387; thence along the east line of said tract North  $2^{\circ}29'27''$  East, a distance of 528.29 feet to a  $3/4''$  iron pipe found marking the northeast corner of said tract; thence along the north line of said tract South  $85^{\circ}02'19''$  West, 529.22 feet to a  $5/8''$  iron rod in the easterly right-of-way line of N.W. Beck Road; thence along said right-of-way line North  $6^{\circ}27'10''$  East, 34.96 feet to a point of tangent curve; thence along the arc of a 180.78 foot radius curve to the left through a central angle of  $5^{\circ}02'50''$  an arc distance of 15.93 feet to a  $5/8''$  iron rod marking the northwest corner of this tract (said curve is subtended by a chord which bears North  $3^{\circ}55'48''$  East, 15.92 feet); thence departing said right-of-way North  $85^{\circ}02'19''$  East, 576.80 feet to a  $5/8''$  iron rod; thence North  $55^{\circ}46'14''$  East, 960.10 feet to the point of beginning.

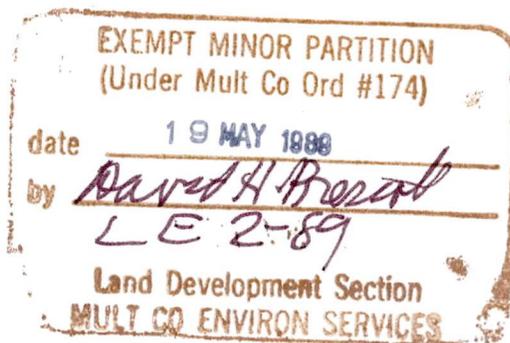
The above described Parcel "B" contains 533,333 square feet or 12.24 acres, more or less and is together with the following described easement for access purposes:

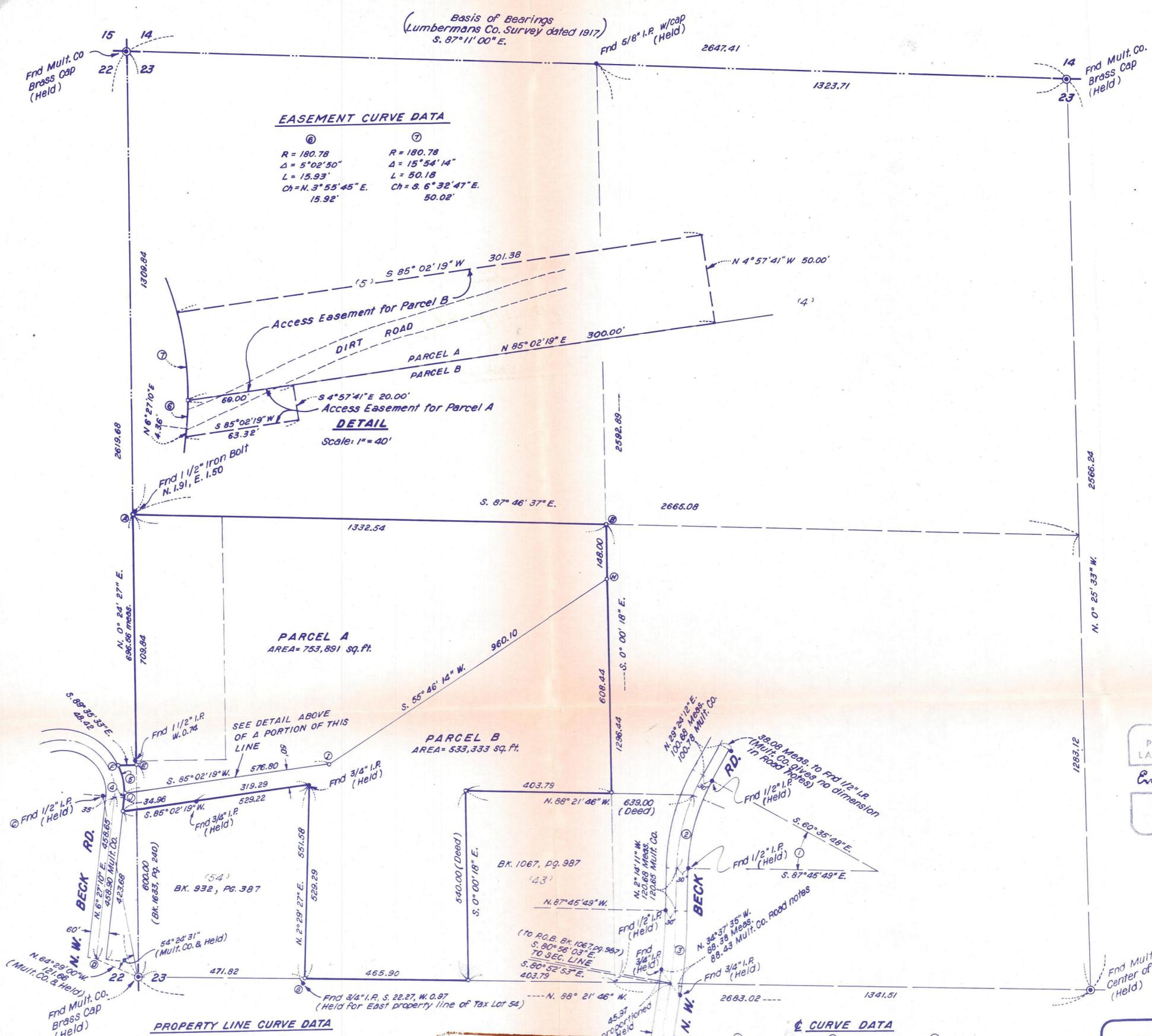
Commencing at a brass cap marking the common quarter corner between said Sections 22 and 23; thence North  $0^{\circ}24'27''$  East along the section line 600.00 feet to a  $5/8''$  iron rod; thence North  $89^{\circ}35'33''$  West, 48.42 feet to a  $5/8''$  iron rod in the curving

easterly right-of-way line of N.W. Beck Road; thence along the arc of a 180.78 foot radius curve to the right through a central angle of 26°10'12" an arc distance of 82.57 feet to a 5/8" iron rod (said curve is subtended by a chord which bears South 11°40'47" East, 81.86 feet) said iron rod marking the northwest corner of the above described Parcel "B" and the point of beginning of the access easement to be described; thence along the northerly line of said Parcel "B" North 85°02'19" East, 300.00 feet; thence at right angles to said line North 4°57'41" West, a distance of 50.00 feet; thence running parallel with said southerly line South 85°02'19" West, 301.38 feet to a point in the curving easterly right-of-way line of said Beck Road; thence along said right-of-way on the arc of a 180.78 foot radius curve to the right through a central angle of 15°54'14" an arc distance of 50.18 feet to a 5/8" iron rod and the point of beginning (said curve is subtended by a chord which bears South 6°32'47" East, a distance of 50.02 feet).

The above described Parcel "B" is also subject to the following described easement for access purposes:

Commencing at a brass cap found marking the common quarter corner between said Sections 22 and 23; thence North 0°24'27" East along the section line 600.00 feet to a 5/8" iron rod; thence North 89°35'33" West, 48.42 feet to a 5/8" iron rod in the curving easterly right-of-way line of N.W. Beck Road; thence along the arc of a 180.78 foot radius curve to the right through a central angle of 26°10'12" an arc distance of 82.57 feet to a 5/8" iron rod (said curve is subtended by a chord which bears South 11°40'47" East, 81.86 feet) said iron rod marking the northwest corner of the above described Parcel "B" and the point of beginning of the access easement to be described: thence along the southerly line of said Parcel "B" North 85°02'19" East, 60.00 feet; thence at right angles to said line South 4°57'41" East, a distance of 20.00 feet; thence running parallel with said southerly line South 85°02'19" West, 63.32 feet to a point in the easterly right-of-way line of said Beck Road; thence along said right-of-way North 6°27'10" East, 4.36 feet to a point of curve; thence along the arc of a 180.78 foot radius curve to the left through a central angle of 5°02'50" an arc distance of 15.93 feet to a 5/8" iron rod and the point of beginning (said curve is subtended by a chord which bears North 3°55'45" East, 15.92 feet).





### NARRATIVE

- I held the brass caps at all four corners of the N.W. 1/4 of Section 23. The cap at the center of Section has been held by other surveyors in the Section, except for R.S. No. 47754 by Morris. The center is not that far out of position and since a majority of previous surveys has held the cap, we will also hold the cap.
- I calculated the breakdown of the N.W. 1/4 and set points at ④ & ⑤ accordingly.
- I then established Beck Road adjoining Tax Lot 43 from the County R.P.'s. Note that the road notes do not give distances to all the R.P.'s, and are measured as shown to said points.
- I held deed calls as per Book 1067, page 987 to establish Tax Lot 43.
- I then established Beck Road at the West 1/4 corner by holding the road R.P. at ④ and Multnomah County angle of 54°24'31" and distance of 121.66 ft. from the 1/4 corner to establish point ④.
- I held deed calls as per Book 1633/page 240 to establish points ⑤ & ⑥.
- Tax Lot 54 is described in Book 932, page 387 and recorded June 13, 1973. Tax Lot 54 was surveyed June 4, 1973 by Roger Campbell (R.S. 36158) and he held Keith Clark's survey (R.S. No. 23650), neither survey ties in the N.W. 1/4 of the Section and therefore are subject to close inspection. We found the corners of R.S. No. 36158 and held them since the grantor of Tax Lot 54 was the same owner on both sides of the line and the property was surveyed prior to the conveyance. Point ④ was held only for the establishment of the east line of Tax Lot 54 and is S. 22.27 ft. of the Section Line.
- I then set points at ④, ⑤ & ⑥ as per the clients request which was the purpose of this survey.



### LEGEND

- , ○ = Monument found as shown.
- = Set 5/8" x 30" Iron Rod w/yellow plastic cap marked 'Chase, Jones & Assoc., Inc.'

REGISTERED PROFESSIONAL LAND SURVEYOR  
Eric D. Jones  
OREGON JULY 16, 1982  
ERIC D. JONES 1994

## SURVEY for MINOR PARTITION of TAX LOTS 51 & 57

Situated in the N.W. 1/4 Section 23, T. 2 N., R. 2 W., W.M. MULTNOMAH COUNTY, OREGON

**EXEMPT MINOR PARTITION**  
(Under Mult Co Ord #174)  
date 19 MAY 1989  
by David H. Probst  
LE 2-89  
Land Development Section  
MULT CO ENVIRON SERVICES

RS GREENLEAF (1885-1915)  
MARSHALL BROTHERS (1915-1957)  
BOOTH & WRIGHT (1957-1977)  
SETON, JOHNSON & ODELL (1977-1983)  
CHASE, JONES & ASSOCIATES, INC. (1983- )

CHASE, JONES & ASSOCIATES INC. 1500 S. W. TWELFTH AVENUE PORTLAND, OREGON 97201 PORTLAND (503) 228-9844 GRESHAM (503) 669-1234	
PROJECT NO. <b>7434</b>	DATE <b>FEB. 24, 1989</b>
DRAWN BY <b>AL SAL</b>	CHECKED BY <b>E. JONES</b>
1/4 SECTION	SCALE <b>1" = 200'</b>

RECORD OF SURVEY

FOR

JOEL A. KOCH, JOHN G. ECKMANN

&

LLOYD MAPLETHORPE

LOCATED IN

THE NE 1/4, NE 1/4 SECTION 23, T2N  
R2W, W.M. MULTNOMAH COUNTY, OREGON

Field Crew:

Charles E. Spear  
Andrew M. Klein  
Stanley R. VandeBergh

Equipment:

Theodolite - Jena 20 seconds  
No. 608018, Theodolite 020A  
Electronic Distance Measuring -  
Mac 1-H, 2530

Purpose:

To locate the boundary to that property described in deed to Lloyd Maplethorpe at Book 1457 Page 949 Multnomah County Deed Records and that property described in deed to Elmer and Naomi Maplethorpe at Book 893 Page 772 Multnomah County Deed Records.

Narrative:

Began Survey by first locating the North 1/4 corner, East 1/4 corner, recognized center of Section and NE corner of Section, all points being in Section 23, T2N, R2W, W.M.

Established the NE 1/4, NE 1/4 of Section 23 according to Manual of Surveying Instructions, 1973 Edition.

Established the Easterly line of the James C. Moreland Jr. tract described in Book 1299 Page 2343, Multnomah County Deed Records, by dividing the NE 1/4 of the NE 1/4 of Section 23 along its North and South lines into four equal parts.

Established the North right-of-way of Skyline Boulevard from right-of-way monumentation as noted and from Multnomah County road notes and map.

The East line of the Elmer and Naomi Maplethorpe property is not clearly defined in Deed Book 893 Page 772. To clearly define this line (a ravine) a verbal property line agreement was obtained between Lloyd Maplethorpe and Joel Koch as to the location of line R, S, T & U. (Joel Koch and John Eckmann being contract purchasers of the Elmer and Naomi Maplethorpe property). Stan VandeBergh and Charles Spear were present at the location of R, S & T when Joel Koch and Lloyd Maplethorpe agreed to these points. Position of point "U" was not visited by Joel Koch and Lloyd Maplethorpe but they agreed to the position as noted on the Survey. Set monuments as noted.

To accurately define line "R", "S", "T", "U" and to make the definition a matter of record deeds were exchanged between Lloyd Maplethorpe and Joel Koch and John Eckmann. These deeds were recorded on May 6, 1981 and bear Document Nos. 32012 and 32013.

● Set 5/8" x 30" I.R. w/cap unless otherwise noted.

○ Found monuments as noted.

( ) Brackets denote plat or deed distance.

w/cap Denotes yellow plastic cap inscribed A.M. Klein P.L.S. 1236

Basis of Bearings:

North line of N.E. 1/4, N.E. 1/4 N 88° 59' W. per Multnomah County Survey Index Map for Sections 13, 14, 23 and 24 T2N, R2W, W.M.

Reference Surveys:

Bearing Tree Books  
Book "D" page 380, 378, 263  
Book "C" page 191  
Skyline Road Monumentation Map  
Multnomah County Surveyors Index Map for Sections 13, 14, 23, 24 T2N, R2W.



APPROVED		KLEIN CONSULTING ENGINEERS CIVIL ENGINEERS • PLANNERS FOREST GROVE, OREGON	2 2	
SCALE				DATE 4-13-81
FILE 102-8				