

LOT LINE ADJUSTMENT

OCT 85

Mult Co Dept of Environ Services
Land Development Section

FILE NUMBER LLA - - -

Application for Land Division
Tentative Plan Approval (all types)

Type of Land Div I II III

General Information - Site Identification

Site location (by street address)

39700 E Crown Point Hwy

~~Pre-Filing Conf (if req'd)~~

~~Pre-App # - - -~~

~~Conf date - - -~~

~~Time - - - AM - - - PM~~

~~Receipt Pre-App fee below~~

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 35 and 68

~~Application Filing Fee~~

~~(Receipt space below for
Type II or III fees only)~~

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

NW | NE
SW | SE quarter of Section 36
Township 1 N / S, Range 4, W 10 E, WM

~~Description (site ident)~~

~~verified by: AYE~~

Site size (total area of land involved)

acreage = 3.65 and /or sq ft = _____

Site dimensions (if rectangular in shape)

frontage = 155 ft, depth = 497 ft

Map references

Assessor's "100 scale" # # [2970]

Assessor's "600 scale" # 53

Zoning classification (type of district)

existing MUF-19, SEC

proposed _____
(if change is being requested)

Zoning

area book R4E

S Z M # 666

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

Zoning check

verified by: AYE

If yes, please note particulars below:

Miscellaneous

Sec. 36, 1 N., R. 4 E.

12 JAN 82

PARCEL # 1

A parcel of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, T. 1 N., R. 4 E., W.M. Multnomah County, Oregon described as follows:

Beginning at a brass cap monument marking the Southwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 36; thence South $87^{\circ} 52' 27''$ East, a distance of 67.83 feet to an iron pipe at the Southwest corner of that certain tract of land conveyed to Harry Burkholder and Mary A. Burkholder, by deed recorded February 4, 1948 in Book 1241 page 209, Deed Records; thence North $0^{\circ} 08' 37''$ East, along the West line of said Burkholder tract, a distance of 164.80 feet to the Northwest corner thereof; thence South $87^{\circ} 52' 27''$ East, along the North line of said Burkholder tract, a distance of 108.79 feet, more or less, to a point South $87^{\circ} 52' 27''$ East, 180.0 feet distant from the West line of said Section line; thence North $4^{\circ} 30' 08''$ West 290.00 feet to the true point of beginning of the herein described parcel; thence continuing North $4^{\circ} 30' 08''$ West 214.67 feet to a point in the Southerly line of the Crown Point Hwy.; thence on the arc of a 603.14 foot radius curve to the left (the chord of which bears North $82^{\circ} 11' 20''$ East 81.47 feet) a distance of 81.52 feet to a point of tangency; thence continuing along said right of way North $78^{\circ} 19'$ East 22.78 feet; thence South $11^{\circ} 43' 52''$ East 207.08 feet; thence South $78^{\circ} 08' 20''$ West 131.07 feet to the true point of beginning.

Containing 27,738 sq. feet more or less.....

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

date 17 OCT. 1985

by Gary L. Clifford
for Irving G. Ewer

Land Development Section
MULT CO ENVIRON SERVICES

(LOT LINE ADJUSTMENT)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gene A. Leuthold

OREGON
MAY 6, 1959
GENE A. LEUTHOLD
475

PARCEL #2

A parcel of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, T. 1 N., R. 4 E., W.M. Multnomah County, Oregon described as follows:

Beginning at a brass cap monument marking the Southwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 36; thence South $87^{\circ} 52' 27''$ East, a distance of 67.83 feet to an iron pipe at the Southwest corner of that certain tract of land conveyed to Harry Burkholder and Mary A. Burkholder, by deed recorded February 4, 1948 in Book 1241 page 209, Deed Records; thence North $0^{\circ} 08' 37''$ East, along the West line of said Burkholder tract, a distance of 164.80 feet to the Northwest corner thereof; thence South $87^{\circ} 52' 27''$ East, along the North line of said Burkholder tract, a distance of 108.79 feet; more or less, to a point South $87^{\circ} 52' 27''$ East, 180.0 feet distant from the West line of said Section line and the true point of beginning of the herein described tract; thence continuing South $87^{\circ} 52' 27''$ East along the North line of said Burkholder tract, a distance of 357.45 feet; thence North $0^{\circ} 06' 06''$ West 383.59 feet to the Southeast corner of that certain tract of land conveyed to Fred D. Knieriem and Robert Knieriem, by deed recorded January 26, 1948 in Book 1238 page 497, Deed Records; thence South $78^{\circ} 29' 25''$ West along the South line of said Knieriem Tract 206.84 feet to the southwest corner thereof; thence North $11^{\circ} 43' 52''$ West along the West line of said Knieriem tract 204.13 feet to the Northwest corner thereof, and a point in the Southerly right of way line of Crown Point Highway; thence South $78^{\circ} 19'$ West along the Southerly line of said right of way 50.00 feet; thence South $11^{\circ} 43' 52''$ East 207.08 feet; thence South $78^{\circ} 08' 20''$ West 131.07 feet; thence South $4^{\circ} 30' 08''$ East 290.00 feet to the true point of beginning...

Containing 134,765 sq. ft. or 3.09 acres more or less...

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)
(LOT LINE ADJUSTMENT)
date 17 OCT. 1985
by Gary L. Clifford
for Irving G. Ewen
Land Development Section

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gene A. Leuthold
OREGON
MAY 8, 1959
GENE A. LEUTHOLD
475

CROWN POINT HWY.

NARRATIVE: Purpose of survey is to adjust the lines between two parcels.

Began survey on Crown Point Highway using found points and ran random thru property to the South to tie found points. Continued random to a found Brass Cap Monument at the 1/16 th corner. Computed ties to found points to relate them to deed calls. Held found points along the East property lines and related to same.

Basis of bearings from held found points.
Bearings from deed.
Set 5/8" x 30" iron rods with plastic cap marked L.S. 475

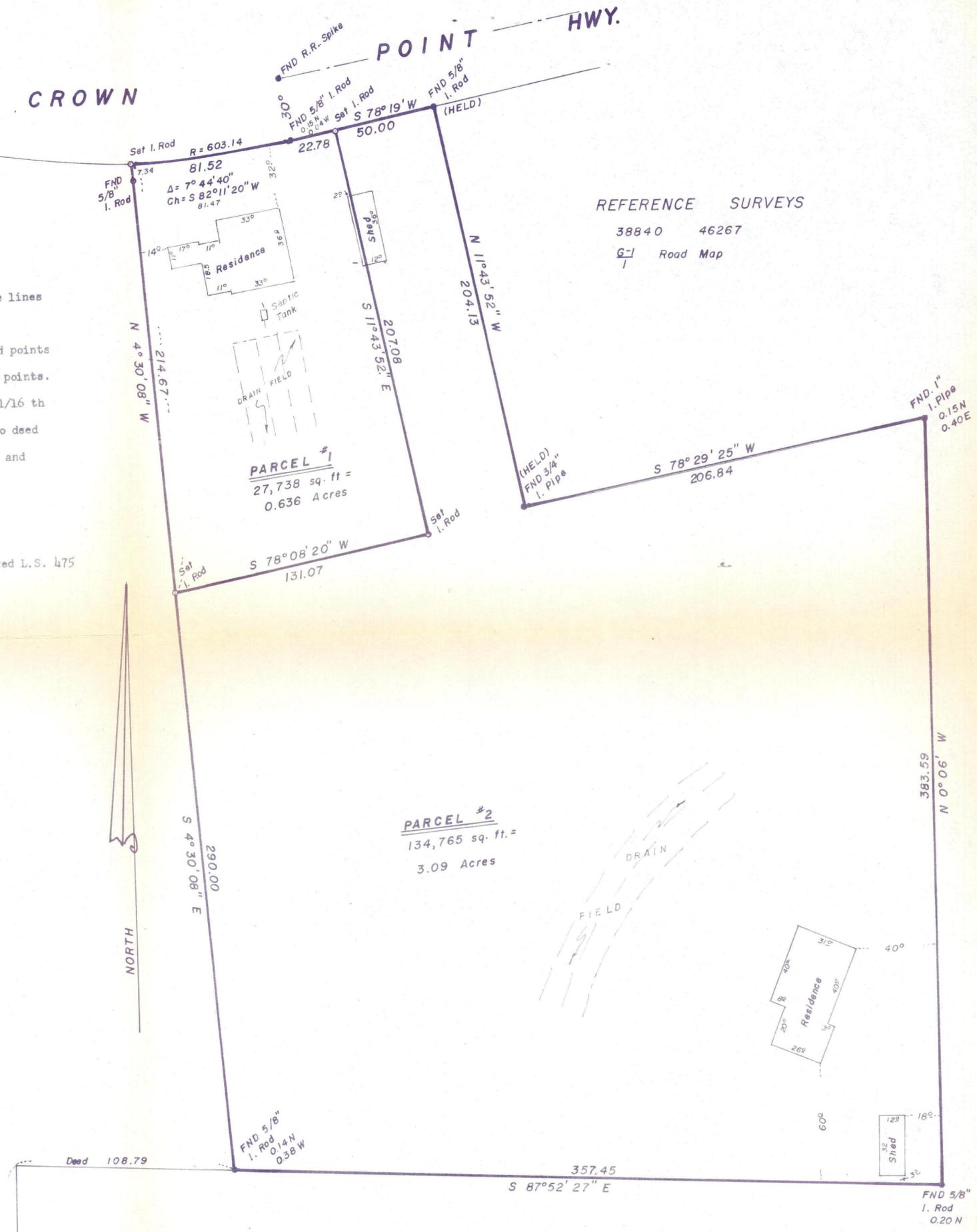
REFERENCE SURVEYS
38840 46267
G-1 Road Map

REGISTERED PROFESSIONAL LAND SURVEYOR
Gene A. Leuthold
OREGON MAY 6, 1959
GENE A. LEUTHOLD 475

LEGEND
○ DENOTES Set 5/8" x 30" I. Rod
● DENOTES Found Iron as indicated

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1/16 Cor. 67.83
FND BRASS CAP MON. S 87°52'27" E
FND 1 1/4" I. Pipe 0.28 N 0.40 E



CERTIFICATE OF SURVEY OF A TRACT

In The N.E. 1/4 Section 36 T.1N., R.4E., W.M.
Multnomah County, Oregon
Scale: 1" = 40' October 8, 1985

ALLAN & LEUTHOLD, INC.
SURVEYING
4622 N.E. 105th AVENUE
PORTLAND, OR 97220 AL 4-0234