



CJ2

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

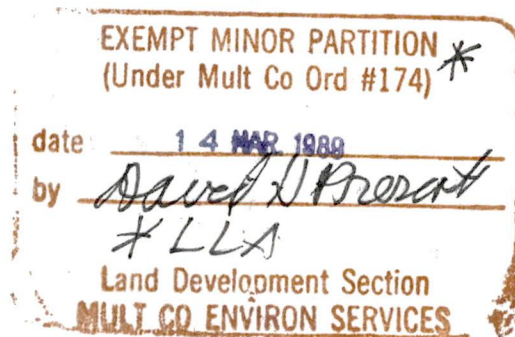
John Parcher
Job #2136
March 13, 1989

LOT LINE ADJUSTMENT

PARCEL II

A tract of land situated in the south half of Section 14, Township 1 South, Range 2 East of the Willamette Meridian, Multnomah County, Oregon and more particularly described as follows:

Beginning at a 2 inch iron pipe marking the Initial Point for Gilbert Park, a plat of record in said Multnomah County, said pipe being situated in the north line of S.E. Ramona Street (25.00 feet from the centerline thereof), at a point that is North 89°47'00" West parallel with the centerline of said S.E. Ramona Street, a distance of 490.91 feet from the east line of the Ezra Johnson DLC; thence South 89°47'00" East parallel with said centerline, a distance of 91.00 feet; thence North 0°16'45" West, a distance of 97.71 feet; thence North 26°32'18" West, a distance of 36.16 feet to a point in the west line of the Arthur Vahey tract, recorded February 13, 1937 in Book 375, Page 430, Deed Records; thence North 0°16'45" West along said line of the Vahey tract, a distance of 60.00 feet; thence North 89°47'00" West, a distance of 75.30 feet to the east line of said Gilbert Park; thence South 0°22'06" East along said east line of Gilbert Park, a distance of 190.00 feet to the Point of Beginning, containing 16,099 square feet, more or less.

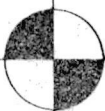


14 MAR. '89

3644



CJ₂



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John Parcher
Job #2136
March 13, 1989

LOT LINE ADJUSTMENT

PARCEL III

A tract of land situated in the south half of Section 14, Township 1 South, Range 2 east of the Willamette Meridian, Multnomah County, Oregon and more particularly described as follows:

Commencing at a 2 inch iron pipe marking the Initial Point for Gilbert Park, a plat of record in said Multnomah County, said pipe being situated in the north line of S.E. Ramona Street (25.00 feet from the centerline thereof), at a point that is North 89°47'00" West parallel with the centerline of said S.E. Ramona Street, a distance of 490.91 feet from the east line of the Ezra Johnson DLC; thence South 89°47'00" East parallel with said centerline, a distance of 284.88 feet to the Point of Beginning for the following described tract; thence North 0°16'45" West, a distance of 36.53 feet to a point of curve; thence northerly on the arc of a 155.00 foot radius curve to the left, thru a central angle of 24°13'22", with a chord that bears North 12°23'26" West, 65.04 feet, an arc distance of 65.53 feet to a point that is 125.00 feet northerly, when measured at right angles, from the centerline of said S.E. Ramona Street; thence South 89°47'00" East parallel with said S.E. Ramona Street, a distance of 69.63 feet to an iron rod; thence South 0°16'45" East parallel with said east line of the Ezra Johnson DLC, a distance of 100.00 feet to said north line of S.E. Ramona Street (25.00 feet from the centerline thereof); thence North 89°47'00" West, a distance of 55.98 feet to the Point of Beginning, containing 5,882 square feet, more or less.

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

14 MAR 1989

date

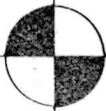
by

David L. Prosser
*LLA

Land Development Section
MULT CO ENVIRON SERVICES



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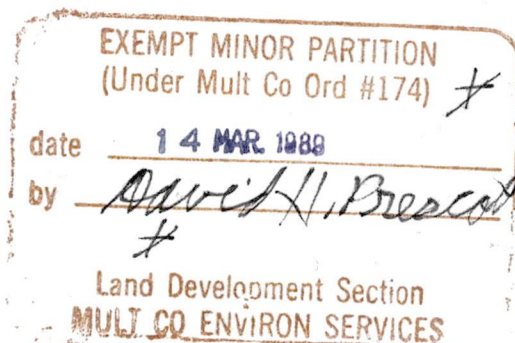
John Parcher
Job #2136
March 13, 1989

5 FT. STREET DEDICATION

(For Lot Line Adjustment Survey)

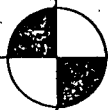
A tract of land situated in the south half of Section 14, Township 1 South, Range 2 East of the Willamette Meridian, Multnomah County, Oregon, said tract being the south 5.00 feet of Tax Lot 308 and more particularly described as follows:

Beginning at a 2 inch iron pipe marking the Initial Point for Gilbert Park, a plat of record in said Multnomah County, said pipe being situated in the north line of S.E. Ramona Street (25.00 feet from the centerline thereof), at a point that is North 89°47'00" West parallel with the centerline of said S.E. Ramona Street, a distance of 490.91 feet from the east line of the Ezra Johnson DLC; thence South 89°47'00" East parallel with said centerline, a distance of 75.00 feet to a point in a line that bears South 89°47'00" East, 75.00 feet and North 0°16'45" West, 5.00 feet from the southwest corner of that tract conveyed to John Parcher and Marilyn Blackwell by contract described in Book 1785, Page 1788 and recorded November 5, 1984; thence South 0°16'45" East parallel with said east line of the Ezra Johnson DLC, a distance of 5.00 feet to a point 20.00 feet northerly, when measured at right angles, from said centerline of S.E. Ramona Street; thence North 89°47'00" West parallel with said S.E. Ramona Street, a distance of 75.00 feet to the southwest corner of said Parcher-Blackwell tract; thence North 0°22'06" West, a distance of 5.00 feet to the Point of Beginning, containing 375 square feet, more or less.





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John Parcher
Job #2136
March 13, 1989

LOT LINE ADJUSTMENT

PARCEL I

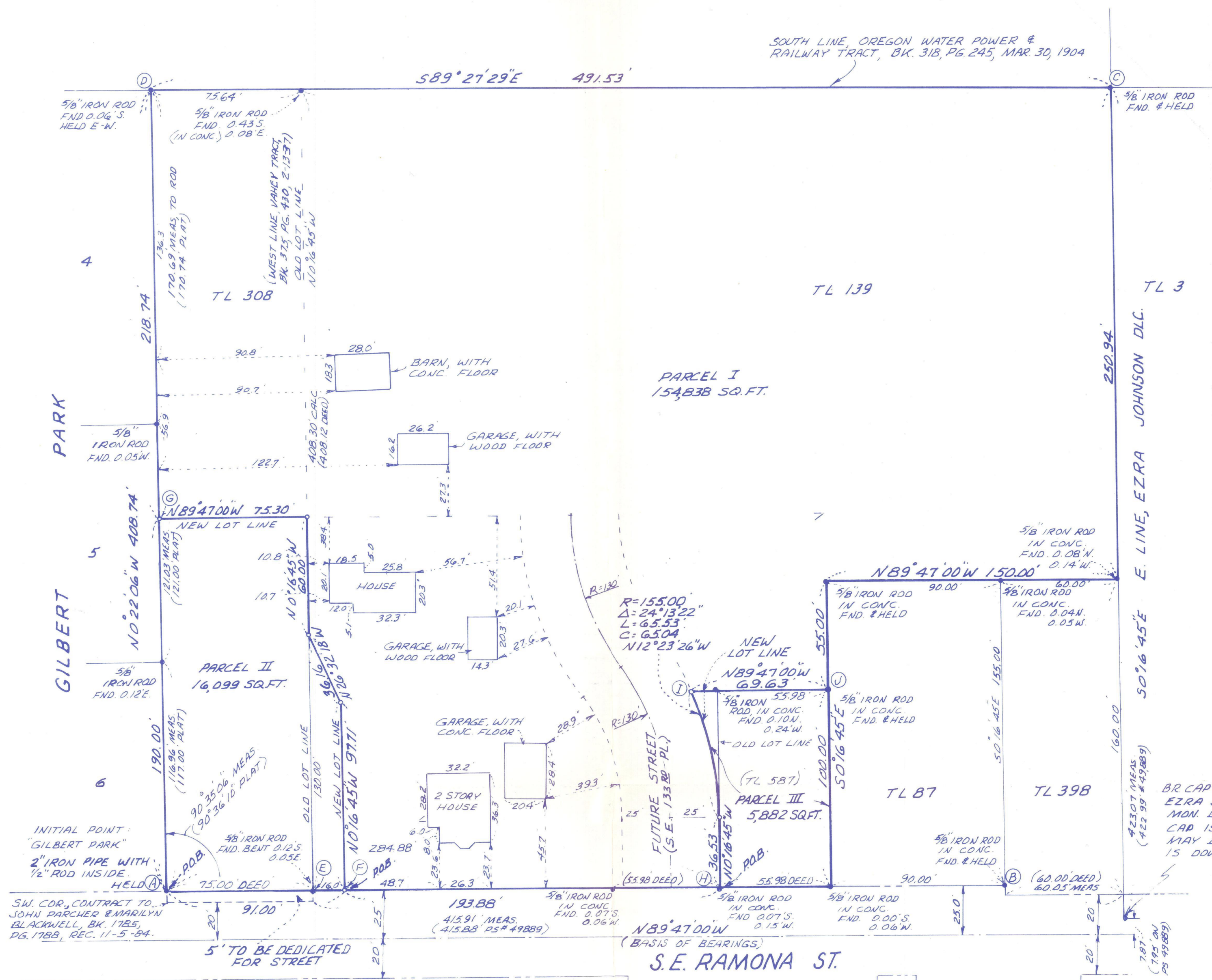
A tract of land situated in the south half of Section 14, Township 1 South, Range 2 East of the Willamette Meridian, Multnomah County, Oregon and more particularly described as follows:

Commencing at a 2 inch iron pipe marking the Initial Point for Gilbert Park, a plat of record in said Multnomah County, said pipe being situated in the north line of S.E. Ramona Street (25.00 feet from the centerline thereof), at a point that is North 89°47'00" West parallel with the centerline of said S.E. Ramona Street, a distance of 490.91 feet from the east line of the Ezra Johnson DLC; thence South 89°47'00" East parallel with said centerline, a distance of 91.00 feet to the Point of Beginning for the following described tract; thence North 0°16'45" West, a distance of 97.71 feet; thence North 26°32'18" West, a distance of 36.16 feet to a point in the west line of the Arthur Vahey tract, recorded February 13, 1937 in Book 375, Page 430, Deed Records; thence North 0°16'45" West along said line of the Vahey tract, a distance of 60.00 feet; thence North 89°47'00" West, a distance of 75.30 feet to the east line of said Gilbert Park; thence North 0°22'06" West along said east line of Gilbert Park, a distance of 218.74 feet to the south line of the Oregon Water Power and Railway Co. tract recorded March 30, 1904 in Book 318, Page 245; thence South 89°27'29" East along said south line, a distance of 491.53 feet to said east line of the Ezra Johnson DLC; thence South 0°16'45" East along said east line, a distance of 250.94 feet to a point that bears North 0°16'45" West, 160.00 feet from the north line of S.E. Ramona Street (20.00 feet from the centerline thereof); thence North 89°47'00" West parallel with said S.E. Ramona Street, a distance of 150.00 feet to an iron rod; thence South 0°16'45" East parallel with said east line of the Ezra Johnson DLC, a distance of 55.00 feet to an iron rod; thence North 89°47'00" West parallel with said S.E. Ramona Street, a distance of 69.63 feet; thence southerly on the arc of a 155.00 foot radius non-tangent curve to the

LOT LINE ADJUSTMENT
PARCEL I
Page 2
March 13, 1989

right, thru a central angle of $24^{\circ}13'22''$, with a chord that bears South $12^{\circ}23'26''$ East, 65.04 feet, an arc distance of 65.53 feet to a point of tangency; thence South $0^{\circ}16'45''$ East, a distance of 36.53 feet to a point on the north line of S.E. Ramona Street (25.00 feet from the centerline thereof), said point being South $89^{\circ}47'00''$ East, 193.88 feet from the Point of Beginning; thence North $89^{\circ}47'00''$ West, a distance of 193.88 feet to the Point of Beginning, containing 154,838 square feet, more or less.

EXEMPT MINOR PARTITION (Under Mult Co Ord #174)	
date	14 MAR 1989
by	<i>David H. Brown</i> *LLX
Land Development Section MULT CO ENVIRON SERVICES	



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO EXECUTE A LOT LINE ADJUSTMENT BETWEEN TAX LOTS 308 & 139, AND BETWEEN TAX LOTS 139 & 587. I STARTED THE SURVEY BY RECOVERING MONUMENTS SHOWN ON PS #49889 AND ALSO MONUMENTS FROM THE PLAT OF GILBERT PARK. I HELD POINTS (A) & (B) FOR THE R/W OF S.E. RAMONA ST. FROM POINT (B), I RETRACED PS #49889 TO THE NE CORNER OF TL 139 WHERE I FOUND & HELD THE ROD AT POINT (C). I THEN STARTED AT POINT (A), PROCEEDED NORTHERLY, HOLDING POINT (D) FOR LINE, BUT CHOSE TO HOLD PLAT DISTANCE TO THE SOUTH LINE OF THE OREGON WATER POWER & RAILWAY CO. TRACT. I CLOSED ACROSS TO POINT (C), BEING 1'31" DIFFERENT FROM THE BEARING SHOWN ON PS #49889. FOR THE LOT LINE ADJUSTMENT, I STARTED AT POINT (E) AND LAID OFF 16.00 FEET TO SET ROD, POINT (F). I THEN PROCEEDED NORTHERLY AND WESTERLY TO THE WEST LINE OF TAX LOT 308, POINT (G), SETTING RODS AS SHOWN, PER THE OWNERS INSTRUCTIONS. FROM THE S.W. CORNER OF TAX LOT 587, POINT (H), I PROCEEDED NORTHERLY SETTING A ROD FOR THE P.C. OF A FUTURE STREET R/W AND ALSO A ROD ON THE ARC OF SAID R/W, POINT (I), AT THE NORTHERLY LINE OF TAX LOT 587 EXTENDED WESTERLY. I CLOSED ACROSS TO POINT (J). I THEN TIED & MAPPED 7 BUILDINGS IN TRACT I AS SHOWN.

REFERENCE SURVEYS:

PS #49889; PLAT OF GILBERT PARK.

BASIS OF BEARINGS:

PS #49889: SE, RAMONA ST. = S89°47'00"E (HOLDING POINTS (A) & (B))

LEGEND:

- DENOTES MONUMENT FOUND, AS INDICATED.
- DENOTES 5/8" X 30" IRON ROD SET WITH PLASTIC CAP MARKED "CHASE-JONES & ASSOC."

BR CAP - RE-ENTRANT CORNER, EZRA JOHNSON D.L.C. MON. BOX IS GONE. THE BR. CAP IS SLODING SOUTHERLY - MAY BE DISTURBED. BR. CAP IS DOWN 9" NEAR EDGE OF PAVEMENT.

NOTE:

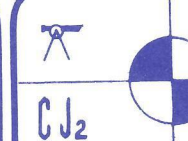
SEPTIC TANK & DRAIN FIELD LOCATIONS NOT AVAILABLE.

LOT LINE ADJUSTMENT

TAX LOTS 139, 308 & 587
S 1/2 SEC. 14, T1S, R2E, W.M.
MULTNOMAH COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
LYLE M. NOLD

R.S. 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 97204
PORTLAND (503) 228-9844
GRESHAM (503) 669-1234

PROJECT NO. 2136	1/4 SECTION 3644	DATE MAR 13, 1989
DRAWN BY L. NOLD	CHECKED BY	SCALE 1" = 40'

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

date 14 MAR 1989
by David L. B. B. & LLA
Land Development Section
MULT. CO. ENVIRON. SERVICES