



# BURTON ENGINEERING & SURVEYING, INC.

Civil Engineers • Land Surveyors

302 Tigard Plaza • Hall Blvd. & Pacific Hwy. • Tigard, Oregon 97223

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #133)

19 JUL 1990

503-639-6116

*David H. Burton*

Land Development Section  
MULT CO ENVIRON SERVICES

LEGAL DESCRIPTION  
JOB NO. 89-219

17 JULY 1990

## PARCEL I

A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 35 AND THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AS CALLED FOR ON MULTNOMAH COUNTY SURVEY NO. 47069, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 680, AND SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF OSWEGO IN P.S. BOOK 97, PAGE 525; THENCE FROM SAID POINT OF BEGINNING SOUTH 32°04'33" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 680 A DISTANCE OF 82.32 FEET TO A POINT; THENCE NORTH 57°55'27" EAST, AT RIGHT ANGLES TO SAID LAST-DESCRIBED LINE, A DISTANCE OF 85.71 FEET TO A POINT ON THE CENTERLINE OF A 60.00 FOOT WIDE EASEMENT TO SOUTHERN PACIFIC RAILROAD; THENCE ALONG THE ARC OF A 955.04 FOOT RADIUS CURVE TO THE LEFT, ALONG THE CENTERLINE OF SAID EASEMENT, THROUGH A CENTRAL ANGLE OF 3°05'45" (THE CHORD OF WHICH BEARS NORTH 37°39'32" WEST, 51.60 FEET), AN ARC DISTANCE OF 51.60 FEET; THENCE NORTH 57°22'25" EAST, PARALLEL WITH THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO J.J. MCCARTHY AS DESCRIBED IN P.S. BOOK 133, PAGE 374, A DISTANCE OF 112.11 FEET TO A POINT ON THE LOW WATER LINE OF THE WILLAMETTE RIVER; THENCE ALONG THE LOW WATER LINE OF THE WILLAMETTE RIVER THROUGH THE FOLLOWING COURSES: NORTH 54°19'52" WEST 38.73 FEET; NORTH 33°29'20" WEST 44.02 FEET; AND NORTH 58°35'06" WEST 99.56 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, PALATINE HILL, A DULY RECORDED PLAT IN SAID MULTNOMAH COUNTY; THENCE SOUTH 47°15'00" WEST ALONG SAID NORTHERLY LINE 73.14 FEET TO A POINT ON EASTERLY RIGHT-OF-WAY LINE OF THE P. & W. VALLEY RAILWAY CO., PER CITY ORDINANCE NO. 5100; THENCE SOUTH 43°35'14" EAST ALONG SAID EASTERLY RIGHT-OF-WAY 70.89 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 49°18'29" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE 39.73 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID J.J. MCCARTHY TRACT; THENCE SOUTH 57°22'25" WEST ALONG SAID SOUTHERLY LINE 31.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID P. & W. RAILWAY CO. RIGHT-OF-WAY; THENCE NORTH 18°55'03" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 28.16 FEET TO AN ANGLE POINT THEREON; THENCE NORTH 43°35'14" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE 79.11 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, SAID PALATINE HILL PLAT; THENCE SOUTH 47°15'00" WEST ALONG SAID NORTHERLY LINE 75.86 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD No. 680; THENCE SOUTH 59°59'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 61.51 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 31°43'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE 36.64 FEET TO A 1/2" IRON PIPE AT AN ANGLE POINT THERON; THENCE SOUTH 32°04'33" EAST 17.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,008 SQUARE FEET.

19 JUL 90

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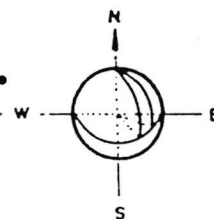




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## PARCEL II

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COMMENCING AT A 5/8 INCH IRON ROD FOUND AS CALLED FOR ON MULTNOMAH COUNTY SURVEY NO. 47069, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 680, AND SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF OSWEGO IN P.S. BOOK 97, PAGE 525; THENCE FROM SAID POINT OF BEGINNING SOUTH 32°04'33" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 680 A DISTANCE OF 82.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 57°55'27" EAST, AT RIGHT ANGLES TO SAID LAST-DESCRIBED LINE, A DISTANCE OF 85.71 FEET TO A POINT ON THE CENTERLINE OF A 60.00 FOOT WIDE EASEMENT TO SOUTHERN PACIFIC RAILROAD; THENCE ALONG THE ARC OF A 955.04 FOOT RADIUS CURVE TO THE LEFT, ALONG THE CENTERLINE OF SAID EASEMENT, THROUGH A CENTRAL ANGLE OF 3°05'45" (THE CHORD OF WHICH BEARS NORTH 37°39'32" WEST, 51.60 FEET), AN ARC DISTANCE OF 51.60 FEET; THENCE NORTH 57°22'25" EAST, PARALLEL WITH THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO J.J. MCCARTHY AS DESCRIBED IN P.S. BOOK 133, PAGE 374, A DISTANCE OF 112.11 FEET TO A POINT ON THE LOW WATER LINE OF THE WILLAMETTE RIVER; THENCE ALONG THE LOW WATER LINE OF THE WILLAMETTE RIVER THROUGH THE FOLLOWING COURSES: SOUTH 28°24'27" EAST 12.88 FEET; SOUTH 51°11'00" EAST 59.86 FEET; SOUTH 41°38'54" EAST 24.99 FEET; SOUTH 32°18'15" EAST 11.05 FEET; SOUTH 34°05'33" EAST 50.10 FEET; AND SOUTH 36°22'54" EAST 22.49 FEET; THENCE SOUTH 57°01'40" WEST 220.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD No. 680; THENCE NORTH 32°04'33" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 140.25 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35,767 SQUARE FEET.

