

EXHIBIT A

A Parcel of land located in the Southeast One Quarter of Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, Multnomah County, Oregon said Parcel being more particularly described as follows:

Commencing at a 5/8" iron rod with a yellow plastic cap inscribed "MULT. CO. SURVEY" at County Road No. 917 Centerline Station 528+86.71 PC, as per Survey No 59069;

Thence S51°10'35"W, when measured at right angle from said Centerline, 30.00 feet to a point on the westerly Right of Way Line of said County Road No. 917 and the beginning of a 220.80 foot radius curve to the left having a central angle of 78°57'35" also being the **True Point of Beginning** of the Parcel being described;

Thence along the arc of said curve to the left (the long chord of which bears S78°18'13"E, 280.77 feet) 304.29 feet to a point on the north line of the plat of "Beaver Creek Cottages", Multnomah County Plat Records said point being 30.00 feet right of a 5/8" iron rod with a yellow plastic cap inscribed "MULT. CO. SURVEY" at County Road No. 917 Centerline Station 531+49.65 PT, as per said Survey No 59069;

Thence S 62°13'00"W, along said north line, 125.81 feet to a point on the easterly line of that tract of land conveyed to the City of Troutdale by that Bargain and Sale Deed, recorded on January 19, 1968, in Book 601, Page 428, Multnomah County Deed Records;

Thence N28°23'49"W, along said easterly line, 30.27 feet to the northerly line of said Book 601, Page 428 tract;

Thence S61°36'11"W, along said northerly line, 50.00 feet to the westerly line of said Book 601, Page 428 tract;

Thence S28°23'49"E, along said westerly line, 29.73 feet;

Thence leaving said westerly line S62°13'00"W, 6.07 feet;

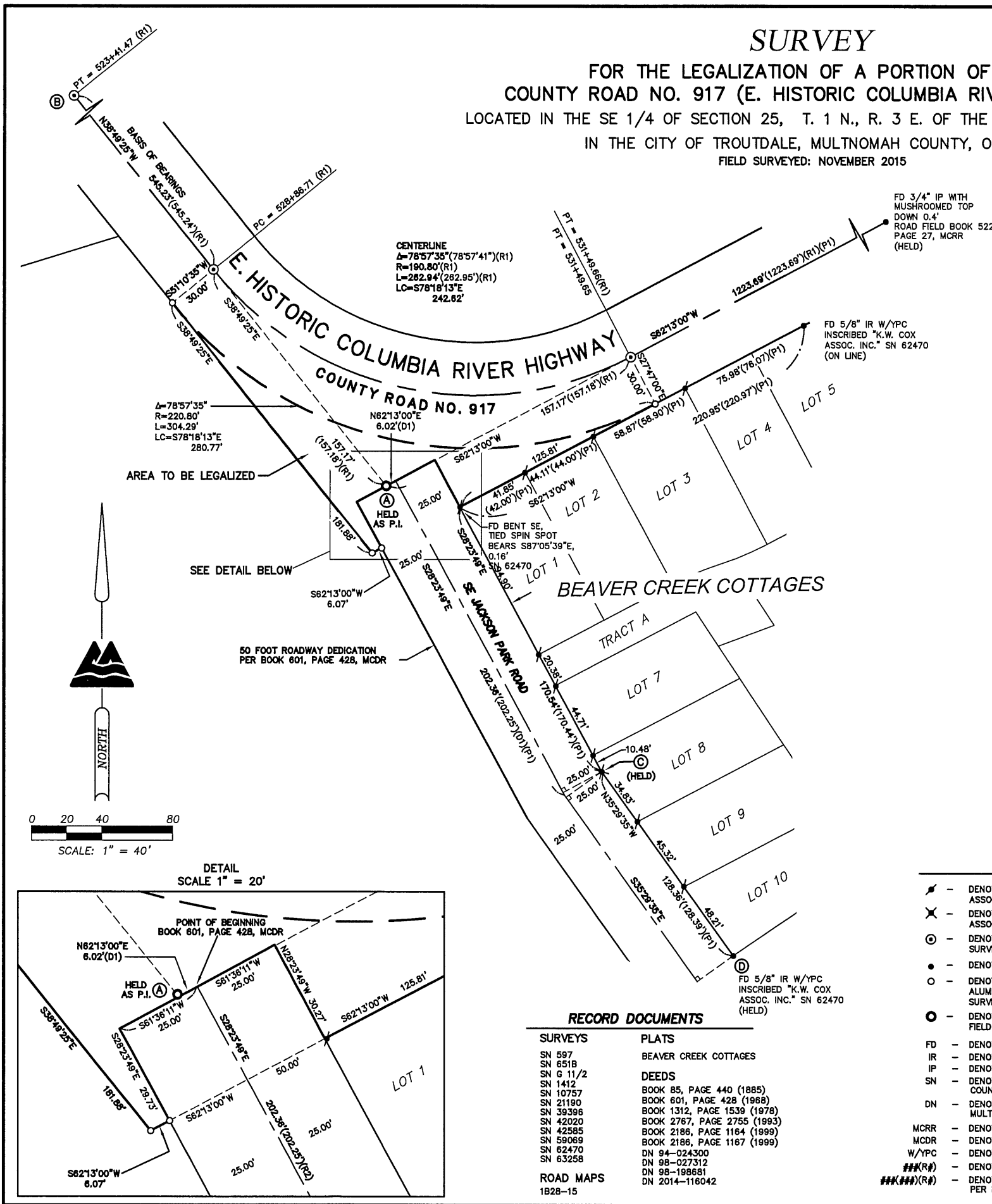
Thence N38°49'25"W, 181.88 feet to the **Point of Beginning**;

The parcel of land to which this description applies contains 5,067 square feet more or less.

The centerline of County Road No. 917 between the monuments found at centerline stations 523+41.47 PT and 528+86.71 PC was held to be N38°49'25"W as the basis of bearings for this legal description as per Survey No. 59069.

The parcel of land to which this description applies is shown on the attached SURVEY, herein incorporated by this reference. In the event of a conflict or discrepancy between the attached SURVEY and the written legal description, the written legal description shall prevail.





SURVEY
FOR THE LEGALIZATION OF A PORTION OF THE
COUNTY ROAD NO. 917 (E. HISTORIC COLUMBIA RIVER HIGHWAY)
LOCATED IN THE SE 1/4 OF SECTION 25, T. 1 N., R. 3 E. OF THE WILLAMETTE MERIDIAN
IN THE CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON
FIELD SURVEYED: NOVEMBER 2015

MULTNOMAH COUNTY
SURVEY RECORDS
DATE _____
FILED: _____
REGISTER NUMBER _____

NARRATIVE

PURPOSE:
THIS SURVEY WAS PREPARED FOR LEGALIZATION PURPOSES PER ORS 368.201-221 OF A PORTION OF COUNTY ROAD NO. 917 (SANDY ROAD). THE AREA OF LEGALIZATION HAS BEEN USED AND RECOGNIZED AS RIGHT OF WAY BY MANY OF THE SURVEYS OF THE AREA AND DOES NOT CONFORM TO THE RIGHT OF WAY ALIGNMENT AS DESCRIBED IN THE ESTABLISHMENT RECORDS FOR COUNTY ROAD NO. 917. COUNTY ROAD NO. 917, KNOWN AS "SANDY ROAD" WAS ESTABLISHED MARCH 13, 1918. THE RIGHT OF WAY IN THIS AREA WAS ESTABLISHED AS A 60' STRIP, BEING 30' ON EACH SIDE OF THE CENTERLINE. THE CENTERLINE IN THIS AREA WAS ESTABLISHED AS A CURVE PER ESTABLISHMENT RECORDS. SOME SURVEYS IN THE AREA OVER THE YEARS HAVE HELD THE IRON PIPE AT THE POINT OF INTERSECTION OF THE CENTERLINE TANGENTS AS AN ANGLE POINT IN THE CENTERLINE OF THE ROAD. THE LEGALIZED AREA OF THIS SURVEY COVERS THE AREA OF THESE PREVIOUS SURVEYS, BUT DOES NOT INCLUDE ANY PORTION OF SE JACKSON ROAD ESTABLISHED BY THAT DEED RECORDED JANUARY 19, 1968 IN BOOK 601, PAGE 428, MULTNOMAH COUNTY DEED RECORDS.

IT IS NOT THE INTENT OF THIS SURVEY TO RESOLVE THE BOUNDARIES OF THE ADJACENT PROPERTIES ALONG THE ABOVE LISTED ROADS. THE BOUNDARY LINES OF ADJACENT PROPERTIES SHOWN ON THIS SURVEY WERE NOT LOCATED BASED ON A FULL AND COMPLETE BOUNDARY RESOLUTION OF THE PROPERTIES AND MAY BE SUBJECT TO CHANGE UPON COMPLETION OF A BOUNDARY SURVEY OF THE PROPERTIES.

BASIS OF BEARINGS:
THE CENTERLINE OF COUNTY ROAD 917 BETWEEN THE MONUMENTS FOUND AT POINTS A AND B WAS HELD TO BE N38°49'25"W AS PER SURVEY NUMBER 59069 FOR THE BASIS OF BEARINGS FOR THIS SURVEY.

SANDY ROAD (COUNTY ROAD NO. 917) (AKA: HISTORIC COLUMBIA RIVER HIGHWAY) (AKA: CROWN POINT HIGHWAY HIGHWAY)
THE CENTERLINE TANGENTS WERE LOCATED BY HOLDING THE MONUMENT AT A AS THE CENTERLINE POINT OF INTERSECTION AND THE CENTERLINE MONUMENTS SET IN SURVEY NO. 59069 FOR LINE. A CURVE WAS FIT BETWEEN TANGENTS HOLDING THE RECORD RADIUS AS PER SURVEY NUMBER 59069. THE RIGHT OF WAY LINES WERE THEN PLACED AT RECORD DISTANCE PER ESTABLISHMENT RECORDS FOR COUNTY ROAD NO. 917.

SE JACKSON PARK ROAD
SE JACKSON PARK ROAD WAS ESTABLISH BY THAT DEED RECORDED JANUARY 19, 1968 IN BOOK 601, PAGE 428, MULTNOMAH COUNTY DEED RECORDS.

THE POINT OF BEGINNING OF THE CENTERLINE OF SE JACKSON PARK ROAD WAS LOCATED BY HOLDING THE RECORD DISTANCE OF 6.02', AS MEASURED ALONG THE CENTERLINE SEMI-TANGENT FROM THE CENTERLINE POINT OF INTERSECTION AS PER SAID DEED.

THE CENTERLINE WAS LOCATED BY HOLDING THE POINT OF BEGINNING AND THE MONUMENTS AT C AND D AS POINTS 25.00 FEET FROM THE CENTERLINE WHEN MEASURED AT RIGHT ANGLE TO SAID CENTERLINE. THIS FITS ALL MONUMENTS SET IN THE PLAT OF BEAVER CREEK COTTAGE FAIRLY WELL.

NORTH LINE OF BEAVER CREEK COTTAGES
THE NORTH LINE OF OF THE PLAT OF "BEAVER CREEK COTTAGES" WAS LOCATED BY HOLDING A 30.00 FOOT OFFSET OF THE SEMI-TANGENT AND CENTERLINE EAST OF CURVE. THIS SOLUTION FITS THE MONUMENTS SET IN SAID PLAT WELL.

WEST LINE OF LEGALIZATION AREA
THE WEST LINE OF THE LEGALIZATION AREA IS THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF E. HISTORIC COLUMBIA RIVER HIGHWAY TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY.

REFERENCE DATA

- R1 - DENOTES RECORD DATA PER SN 59069
- P1 - DENOTES RECORD DATA PER PLAT OF "BEAVER CREEK COTTAGES"
- D1 - DENOTES RECORD DATA PER DEED BOOK 601, PAGE 428, 1968, MCDR

LEGEND

- ✱ - DENOTES FOUND 5/8" IR W/ YPC INSCRIBED "K.W. COX ASSOC. INC." (P1) (HELD UNLESS OTHERWISE NOTED)
- ✱ - DENOTES FOUND 1.17" BRASS DISK INSCRIBED "K.W. COX ASSOC. INC." (P1) (HELD UNLESS OTHERWISE NOTED)
- ⊙ - DENOTES FOUND 5/8" IR W/ YPC INSCRIBED "MULT. CO. SURVEY" IN A MONUMENT BOX (R1)(HELD)
- - DENOTES FOUND MONUMENT AS NOTED
- - DENOTES 5/8" X 30" IRON ROD WITH A 2" ALUMINUM CAP INSCRIBED "MULTNOMAH COUNTY SURVEYOR", TO BE SET.
- ⊙ - DENOTES FOUND 1" IP IN A MONUMENT BOX PER ROAD FIELD BOOK 522, PAGE 7-43, MCRR. (HELD)
- FD - DENOTES FOUND
- IR - DENOTES IRON ROD
- IP - DENOTES IRON PIPE
- SN - DENOTES SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- DN - DENOTES DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS
- MCRR - DENOTES MULTNOMAH COUNTY ROAD RECORDS
- MCDR - DENOTES MULTNOMAH COUNTY DEED RECORDS
- W/ YPC - DENOTES WITH YELLOW PLASTIC CAP
- ##(R#) - DENOTES HELD RECORD DATA PER REFERENCE
- ##(##)(R#) - DENOTES MEASURED DATA AND RECORD DATA PER REFERENCE

RECORD DOCUMENTS

SURVEYS	PLATS
SN 597	BEAVER CREEK COTTAGES
SN 651B	
SN G 11/2	
SN 1412	
SN 10757	
SN 21190	
SN 39396	
SN 42020	
SN 42585	
SN 59069	
SN 62470	
SN 63258	
ROAD MAPS	
1828-15	

REGISTERED
PROFESSIONAL
LAND SURVEYOR
3/16/16
OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855
EXPIRES: 6-30-2017

Multnomah County
JAMES S. CLAYTON PLS
DRAFTED: BKH
PROJECT:
DEPARTMENT OF COMMUNITY SERVICES
COUNTY SURVEYOR'S OFFICE
1600 S.E. 190TH AVE.,
PORTLAND, OR. 97233-5999
COUNTY SURVEYOR
CHECKED: JSC
SHT. 1 OF 1