

PROPERTY DESCRIPTION

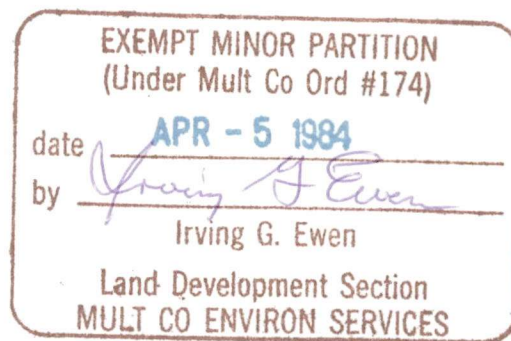
Frank B. Smith &
Lucille S. Beck
Parcel I (B.J. Omne)

March 29, 1984

A parcel of land in the northeast quarter of Section 34, Township 1 North, Range 2 East, Willamette Meridian, Multnomah County, Oregon, being a portion of Lots 1 and 2, Block 1, Muskopf Addition, and described as follows:

Beginning at a point on the south right-of-way line of N. E. Halsey Street, said point bears South $89^{\circ} 14' 50''$ West, along the north line of said Lot 1, 50.00 feet from the northeast corner thereof; thence from said beginning point North $89^{\circ} 14' 50''$ East along said line of N. E. Halsey Street and the north lines of said Lots 1 and 2, 102.13 feet; thence leaving last said line and running South $0^{\circ} 45' 10''$ East, 39.80 feet; thence South $89^{\circ} 14' 50''$ West, 19.50 feet; thence South $0^{\circ} 45' 10''$ East, 72.50 feet; thence South $33^{\circ} 51' 58''$ East, 38.97 feet to a point on the south line of said Lot 2; thence South $89^{\circ} 14' 50''$ West, along the south lines of said Lots 2 and 1, 108.00 feet to a point that bears South $89^{\circ} 14' 50''$ West, 50.00 feet from the southeast corner of said Lot 1; thence North $0^{\circ} 51' 40''$ East, running parallel to the east line of said Lot 1, 145.00 feet to the point of beginning.

The above described parcel of land contains 13,396 square feet, more or less.



PETTIJOHN ENGINEERING COMPANY, INC.

84-24

5 APRIL 1984

2942

PROPERTY DESCRIPTION

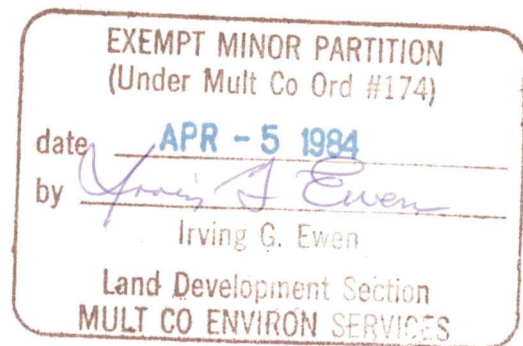
Frank B. Smith &
Lucille S. Beck
Parcel IIA (B.J. Omne Parking Easement)

March 29, 1984

A parcel of land in the northeast quarter of Section 34, Township 1 North, Range 2 East, Willamette Meridian, Multnomah County, Oregon, being a portion of Lot 2, Block 1, Muskopf Addition, and described as follows:

Beginning at the northwest corner of said Lot 2, said point located on the south right-of-way line of N. E. Halsey Street; thence North $89^{\circ} 14' 50''$ East along said line of N. E. Halsey Street and the north line of said Lot 2, 32.63 feet; thence leaving last said line and running South $0^{\circ} 45' 10''$ East, 48.25 feet to the true point of beginning of the herein described parcel of land; thence South $60^{\circ} 45' 10''$ East, 22.52 feet; thence South $0^{\circ} 45' 10''$ East, 48.00 feet; thence North $60^{\circ} 45' 10''$ West, 22.52 feet; thence North $0^{\circ} 45' 10''$ West, 48.00 feet to the said true point of beginning.

The above described parcel of land contains 936 square feet, more or less.



PETTIJOHN ENGINEERING COMPANY, INC.

84-24

PROPERTY DESCRIPTION

Frank B. Smith &
Lucille S. Beck
Parcel II (Includes Parcel IIA)

April 2, 1984

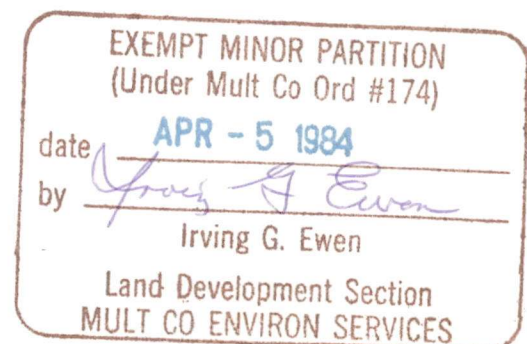
A parcel of land in the northeast quarter of Section 34, Township 1 North, Range 2 East, Willamette Meridian, Multnomah County, Oregon, being a portion of Lots 2 and 3, Block 1, Muskopf Addition and also a portion of Lot 11, Hazelwood, and described as follows:

Beginning at a point on the south right-of-way line of N. E. Halsey Street, said point bears North $89^{\circ} 14' 50''$ East, along the north line of said Lot 2, 52.13 feet from the northwest corner thereof; thence from said beginning point North $89^{\circ} 14' 50''$ East along the said line of N. E. Halsey Street and the north line of said Lot 2, 23.87 feet to the northeast corner of said Lot 2; thence continuing along said street line North $89^{\circ} 14' 50''$ East, through that said portion of Lot 11, Hazelwood, 80.83 feet to a beginning of curve; thence leaving said Halsey Street line and running along the arc of a 20.00 foot radius curve to the right, which chord bears South $44^{\circ} 54' 50''$ East, 28.70 feet, an arc distance of 32.00 feet to a point of tangency with the northerly extension of the west right-of-way line of N. E. 117th Avenue as laid out and established by the said plat of Muskopf Addition; thence South $0^{\circ} 55' 30''$ West, along said extended line, 94.41 feet to the northeast corner of said Lot 3, Block 1, Muskopf Addition; thence continuing along said line of N. E. 117th Avenue South $0^{\circ} 55' 30''$ West, 30.00 feet; thence leaving last said line and running South $89^{\circ} 14' 50''$ West, through said Lot 3, 25.26 feet to an angle point in the north line of said Lot 3; thence continuing South $89^{\circ} 14' 50''$ West, along the said north line of Lot 3 and the north line of Lot 4, said Block 1, Muskopf Addition, 94.00 feet to a point that bears South $89^{\circ} 14' 50''$ West, 18.00 feet from the southeast corner of said Lot 2, Block 1, Muskopf Addition; thence leaving last said lot lines and running North $33^{\circ} 51' 58''$ West, 38.97 feet; thence North $0^{\circ} 45' 10''$ West, 72.50 feet; thence North $89^{\circ} 14' 50''$ East, 19.50 feet; thence North $0^{\circ} 45' 10''$ West, 39.80 feet to the point of beginning.

The above described parcel of land contains 19,464 square feet, more or less.

PETTIJOHN ENGINEERING COMPANY, INC.

84-24

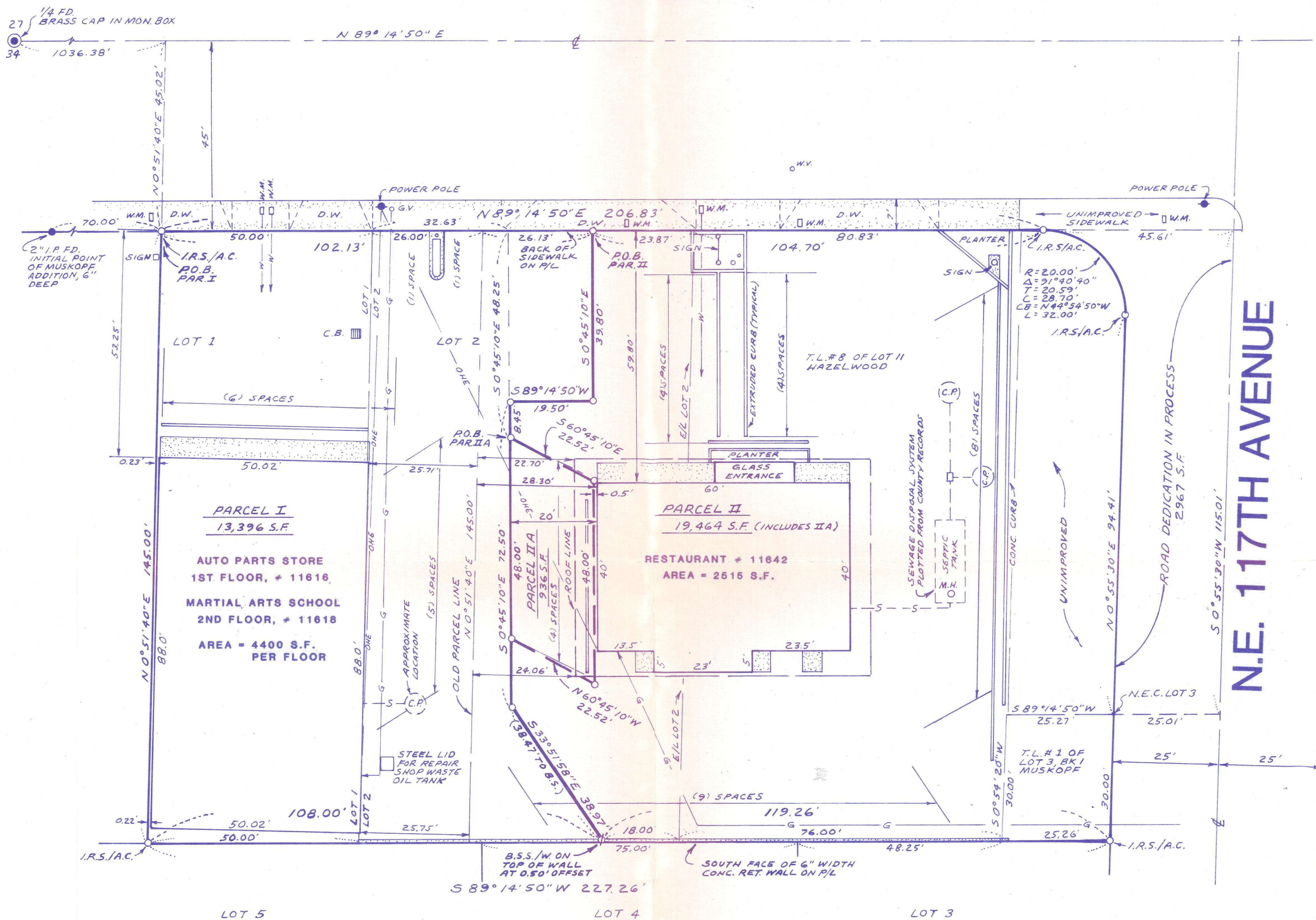


NARRATIVE :

The purpose of this survey was to subdivide client's property and create a legal parcel of land for each of the two existing business establishments occupying said property.

The property line control for this survey was governed by the plat of Muskopf Addition. The horizontal relationship of the found and illustrated Halsey Street centerline monuments, and the found initial point of Muskopf Addition was verified with the record dimensions of said plat. Our established monuments were then generated by holding record dimensions, and bearings together with county road dedication requirements for N. E. 117th Avenue.

N.E. HALSEY STREET



NOTES :

- PROPERTY OWNERS - FRANK B. SMITH & LUCILLE S. BECK
1330 S.W. CHANDLER RD. LAKE OSWEGO, OREGON 97034.
- ZONE - SC.
- LOT AREA REQUIREMENTS - NONE.
- SIDE YARD REQUIREMENT (NEW PROPERTY LINE) - 20' MINIMUM TO WEST BUILDING WALL OF RESTAURANT UNLESS WALL CONFORMS TO COUNTY ONE HOUR FIRE PROOF RATING.
- PARKING REQUIREMENTS, EXISTING USE -
AUTO PARTS/MARTIAL ARTS SCHOOL PARCEL, 18 CAR MINIMUM.
RESTAURANT PARCEL, 24-26 CAR MINIMUM.
- PARCEL I PARKING INCLUDES PARCEL IIA AS A PERMANANT PARKING EASEMENT.
- PARCELS I AND II SHARE RECIPROCAL EASEMENT RIGHTS FOR ENGRESS AND EGRESS TO ADJACENT PUBLIC STREETS.
- PARCELS I AND II SHARE RECIPROCAL EASEMENT RIGHTS FOR EXISTING UNDERGROUND AND OVERHEAD UTILITIES.
- O I.R.S./A.C. DENOTES 5/8" X 30" IRON ROD SET WITH PETTIJOHN ENGR. CO., INC. ALUMINUM CAP.
- φ B.S.S./W. DENOTES BRASS SCREW SET WITH BRASS WASHER STAMPED "L.S. 690".
- BASIS OF BEARINGS - PLAT OF MOSKOPF ADDITION.

4-2-84	ADD PARCEL DESIGNATIONS & GENERAL NOTES.	D.A.H.
3-28-84	CORRECT STREET DEDICATION CHORD BRG. & AREA COMPUTATION.	D.A.H.
DATE	REVISION	BY

ESP PROPERTY FACTORS

EXEMPT MINOR PARTITION

PART OF BLOCK 1, MUSKOPF ADDITION
& PART OF LOT 11, HAZELWOOD
N.E. 1/4 SECTION 34, T 1 N, R 2 E, W.M.
MULTNOMAH COUNTY, OREGON

Pettijohn Engineering Co. Inc.
ENGINEERS, PLANNERS & SURVEYORS
PORTLAND, OREGON BELLEVUE, WASHINGTON

DRAWN BY D.A.H.	CH'KD. BY D.A.H.	DRW. NO. A-7328
SCALE: 1" = 20'	DATE MARCH 21, 1984	

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)
date APR - 5 1984
by Irving G. Ewen
Land Development Section
MULT CO ENVIRON SERVICES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 8, 1965
DAVID A. HOKE
690