

John G. Reppeto  
Land Surveyor

4235 S.E. Division St.  
Portland, Oregon 97206

Phone  
(503) 236-4648

July 15, 1988

Job No. 88-34

Legal Description, Parcel I

A tract of land situated in the S.E. 1/4 of Section 19, T 1N, R 1W, W.M., Multnomah County, Oregon, being described as follows;

Beginning at the intersection of the centerline of N.W. McNamee Rd. with the South line of said Section 19; thence N 89 deg. 23 min. 13 sec. E along the South line of said Section 19 a distance of 700.50 ft. to the Southeast corner of that tract of land described in deed to Jacques M. Vonfeld and Beverly A. Russel, recorded Dec. 12, 1985 in Book 1873, Page 600, Multnomah County Deed Records; thence N 9 deg. 18 min. 40 sec. E along the East line of said Vonfeld-Russel tract a distance of 295.87 ft. to the Northeast corner thereof; thence S 89 deg. 23 min. 13 sec. W along the North line of said Vonfeld-Russel tract a distance of 750.04 ft. to the Easterly R/W line of N.W. McNamee Rd. (30 ft. from centerline); thence tracing said Easterly R/W line the following courses and distances; 27.72 ft. along the arc of a 447.50 ft. radius curve to the right through a central angle of 3 deg. 32 min. 58 sec. (the chord of which bears N 11 deg. 25 min. 25 sec. E, 27.72 ft.) to a point of tangency; thence N 13 deg. 12 min. E a distance of 161.59 ft. to a point of curvature; thence 222.93 ft. along the arc of a 507.50 ft. radius curve to the left through a central angle of 25 deg. 10 min. 04 sec. (the chord of which bears N 0 deg. 36 min. 58 sec. E, 221.14 ft.) to an iron rod marking the Southwest corner of that tract of land described in deed to Louis B. Fleury and Dorothy S. Fleury by deed recorded July 10, 1973 in Book 937, Page 47, Multnomah County Deed Records; thence N 89 deg. 23 min. 13 sec. E along the South line of said Fleury tract a distance of 426.01 ft. to the Southeast corner thereof and THE TRUE POINT OF BEGINNING of the tract herein to be described; thence N 12 deg. 45 min. 40 sec. W along the East line of said Fleury tract a distance of 204.02 ft. to the Northeast corner thereof; thence S 89 deg. 23 min. 13 sec. W along the North line of said Fleury tract a distance of 455.02 ft. to the Easterly R/W line of N.W. McNamee Rd. (30 ft. from centerline); thence tracing said Easterly R/W line, N 22 deg. 58 min. W a distance of 10.48 ft. to a point of curvature; thence 195.26 ft. along the arc of a 447.50 ft. radius curve to the right through a central angle of 24 deg. 59 min. 59 sec. (the chord of which bears N 10 deg. 28 min. 01 sec. W, 193.71 ft.) to the most Northerly Northwest corner of that tract of land described in deed to Anton L. Steiner and Barbara E. Steiner by deed recorded Aug. 16, 1979 in Book 1375, Page 172, Records of Multnomah County; thence N 89 deg. 23 min. 13 sec. E along the Northerly boundary of said Steiner tract a distance of 398.50 ft. to an angle point therein; thence continuing along said Northerly boundary, N 84 deg. 43 min. 12 sec. E, a distance of 1,260.22 ft. to the Northeast corner thereof, said point being on the East line of said Section 19; thence S 4 deg. 22 min. 57 sec. E along the East line of said Section 19 a distance of 668.47 ft. to a point which bears N 4 deg. 22 min. 57 sec. W, 533.21 ft. from the Southeast corner of said Section 19; thence N 82 deg. 33 min. 55 sec. W a distance of 1,174.97 ft., more or less, to the true point of beginning. Containing 16.64 acres, more or less.

20 JULY '88  
SEC. 19 2N 1W

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John G. Reppeto*

OREGON  
JULY 10, 1964  
JOHN G. REPPETO  
657

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)  
date 20 JUL 1988  
by *David H. Prescott*  
LE 10-87  
Land Development Section  
MULT CO ENVIRON SERVICES

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Legal Description, Parcel II.

A tract of land situated in the S.E. 1/4 of Section 19, T 1N, R 1W, W.M., Multnomah County, Oregon, being described as follows;

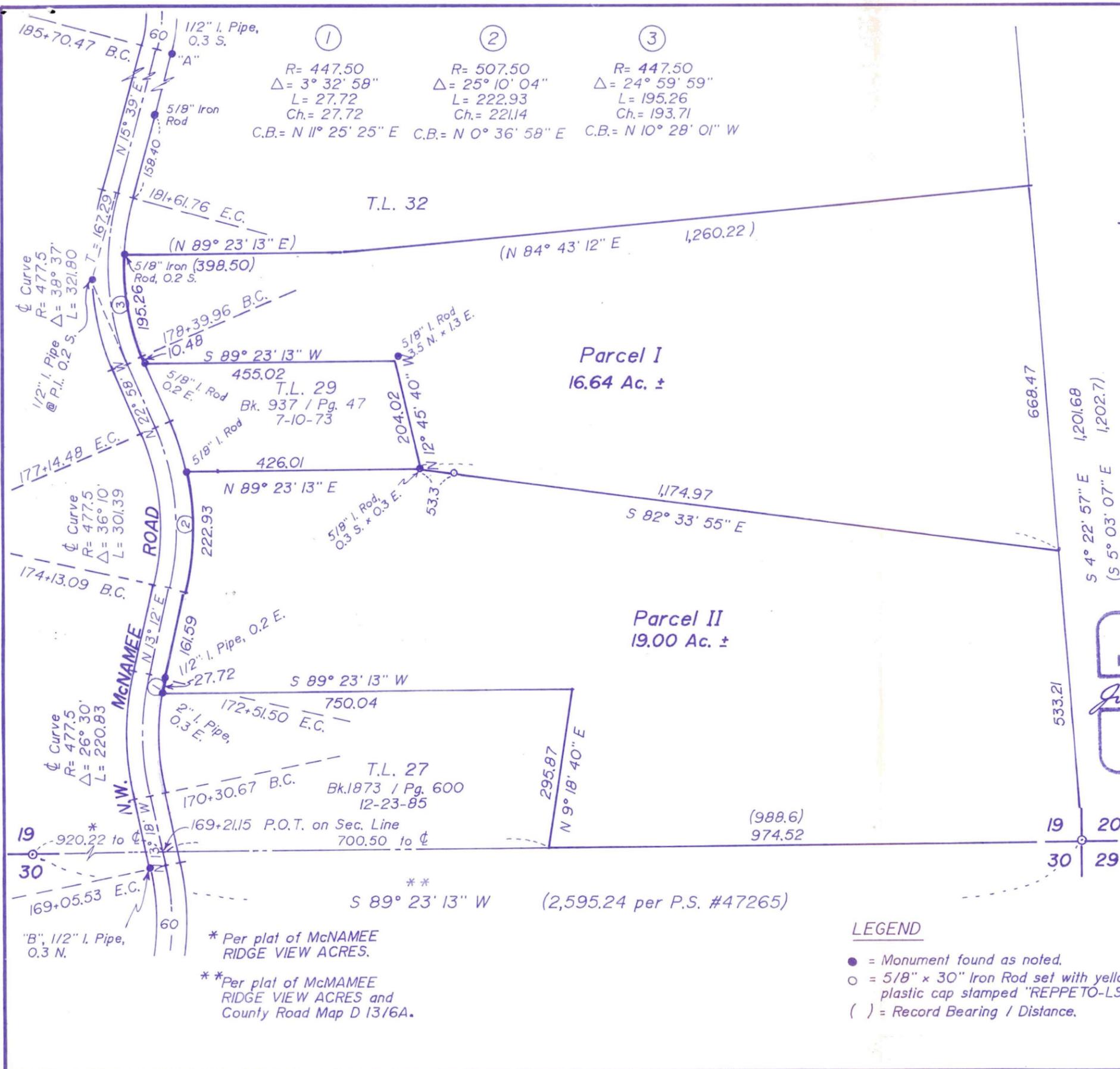
Beginning at the intersection of the centerline of N.W. McNamee Rd. with the South line of said Section 19; thence N 89 deg. 23 min. 13 sec. E along the South line of said Section 19 a distance of 700.50 ft. to the Southeast corner of that tract of land described in deed to Jacques M. Vonfeld and Beverly A. Russel, recorded Dec. 12, 1985 in Book 1873, Page 600, Multnomah County Deed Records; said point being THE TRUE POINT OF BEGINNING of the tract herein to be described; thence N 9 deg. 18 min. 40 sec. E along the East line of said Vonfeld-Russel tract a distance of 295.87 ft. to the Northeast corner thereof; thence S 89 deg. 23 min. 13 sec. W along the North line of said Vonfeld-Russel tract a distance of 750.04 ft. to the Easterly R/W line of N.W. McNamee Rd. (30 ft. from centerline); thence tracing said Easterly R/W line the following courses and distances; 27.72 ft. along the arc of a 447.50 ft. radius curve to the right through a central angle of 3 deg. 32 min. 58 sec. (the chord of which bears N 11 deg. 25 min. 25 sec. E, 27.72 ft.) to a point of tangency; thence N 13 deg. 12 min. E a distance of 161.59 ft. to a point of curvature; thence 222.93 ft. along the arc of a 507.50 ft. radius curve to the left through a central angle of 25 deg. 10 min. 04 sec. (the chord of which bears N 0 deg. 36 min. 58 sec. E, 221.14 ft.) to an iron rod marking the Southwest corner of that tract of land described in deed to Louis B. Fleury and Dorothy S. Fleury by deed recorded July 10, 1973 in Book 937, Page 47, Multnomah County Deed Records; thence N 89 deg. 23 min. 13 sec. E along the South line of said Fleury tract a distance of 426.01 ft. to the Southeast corner thereof; thence S 82 deg. 33 min. 55 sec. E a distance of 1,174.97 ft., more or less, to a point in the East line of said Section 19, which point bears N 4 deg. 22 min. 57 sec. W, 533.21 ft. from the Southeast corner of said Section 19; thence S 4 deg. 22 min. 57 sec. E along the East line of said Section 19 a distance of 533.21 ft. to the Southeast corner thereof; thence S 89 deg. 23 min. 13 sec. W along the South line of said Section 19 a distance of 974.52 ft. to the True Point of Beginning. Containing 19.00 acres, more or less.

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OREGON  
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①	②	③
R= 447.50	R= 507.50	R= 447.50
Δ= 3° 32' 58"	Δ= 25° 10' 04"	Δ= 24° 59' 59"
L= 27.72	L= 222.93	L= 195.26
Ch.= 27.72	Ch.= 221.14	Ch.= 193.71
C.B.= N 11° 25' 25" E	C.B.= N 0° 36' 58" E	C.B.= N 10° 28' 01" W

**NARRATIVE**

Purpose- To divide the subject property into two parcels for a Lot of Exception Exempt Minor Partition.

Procedure- Centered my survey N-S between County Road monuments "A" and "B" while holding them for E-W alignment. Used County Road Map D 13/6A for basis of survey, calculated fallings of monuments found along McNamee Rd. between "A" and "B" as noted. Held deed distance of 700.50 ft. from  $\phi$  McNamee Rd. for S.E. corner of T.L. 27. The S.E. corner and S. 1/4 corner of Section 19 were not field tied in this survey. I used the overall distance of 2,595.24 ft. from Section corner to 1/4 corner per survey #47265, subtracted 920.22 from 1/4 corner to  $\phi$  McNamee Rd. as noted and 700.50 from  $\phi$  McNamee Rd. to S.E. corner of T.L. 27 per deed to arrive at distance of 974.52 ft. on S. line of Parcel II; The N. line of Parcel I is per reference deed description. The calculated areas of Parcels I and II are based on the above data and deed calls around Tax Lots 27 and 29 as shown on the survey.

Deed Reference- Bk. 1375, Pg. 172, Aug. 16, 1979  
Multnomah Co. Deed Records.

Bearing Basis-  $\phi$  of McNamee Rd. per Co. Road Map D 13/6A.

Reference Surveys- #38627, #47625, Plat of McNamee Ridge View Acres, Co. Road Map D 13/6A.

Note- Found no Record of Survey relating to the monuments found on T.L. 29.

**EXEMPT MINOR PARTITION**  
(Under Mult Co Ord #174)  
20 JUL 1988  
date \_\_\_\_\_  
by David H. Bount  
LE 10-87  
Land Development Section  
MULT CO ENVIRON SERVICES

REGISTERED PROFESSIONAL LAND SURVEYOR

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**RECORD OF SURVEY**

In S.E. 1/4 Sec. 19, T 1N, R 1W, W.M.  
Multnomah Co., Oregon

June 27, 1988 Scale: 1" = 200'

**LEGEND**

- = Monument found as noted.
- = 5/8" x 30" Iron Rod set with yellow plastic cap stamped "REPPETO-LS 657".
- ( ) = Record Bearing / Distance.

\* Per plat of McNAMEE RIDGE VIEW ACRES.  
\*\* Per plat of McNAMEE RIDGE VIEW ACRES and County Road Map D 13/6A.

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