

ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

KENT W. COX and ASSOCIATES, INC.

Consulting Engineers — Land Surveyors

204 N.E. KELLY AVENUE
GRESHAM, OREGON 97030

(503) 667-4464

FAX (503) 665-9634



Registration:

Oregon
Idaho
Washington

Affiliations:

American Society of Civil Engineers
Professional Land Surveyors of Oregon
American Congress of Surveying and Mapping

**PARCEL I
BOUNDARY DESCRIPTION
FOR**

RONALD K. PLACE
90-150

SEPTEMBER 12, 1991

A parcel of land in the southeast one-quarter of Section 12, Township 1 South, Range 3 East of the Willamette Meridian, County of Multnomah, State of Oregon, more particularly described as follows:

Beginning at the southwest corner of the L.D. Morgan Donation Land Claim, said corner being the center of said Section 12; thence south $89^{\circ} 56' 38''$ east, along the north line of said southeast one-quarter, a distance of 1148.35 feet to a point in the south line of a 60.00 foot wide road known as Section Line Road (County Road No. 644) and the beginning of a 848.60 foot radius nontangent curve to the left; thence easterly along the arc of said curve through a central angle of $07^{\circ} 15' 55''$ a distance of 107.60 feet (the long chord bears south $75^{\circ} 46' 11''$ east a distance of 107.53 feet) to a point of nontangency and the intersection of the south line of said Section Line Road with the northwesterly line of a 60.00 foot wide road known as Troutdale Road (County Road No. 1674); thence along said northwesterly line south $41^{\circ} 52' 42''$ west a distance of 244.07 feet to the beginning of a 388.10 foot radius tangent curve to the left; thence southwesterly along the arc of said curve through a central angle of $21^{\circ} 26' 22''$ a distance of 145.22 feet (the long chord bears south $31^{\circ} 09' 31''$ west a distance of 144.38 feet) to a point of nontangency and a point in the south line of that certain tract of land conveyed to Ronald K. Place by Special Warranty Deed recorded June 29, 1990 in Book 2318, Page 599, Multnomah County Deed Records; thence south $89^{\circ} 58' 38''$ west, along last said south line, a distance of 605.27 feet to the southwest corner of said Place tract; thence north $00^{\circ} 03' 22''$ east, along the west line of said Place tract, a distance of 55.97 feet to a point; thence north $89^{\circ} 56' 38''$ west, parallel with the north line of the southeast one-quarter of said Section 12, a distance of 412.26 feet to a point in the west line of the southeast one-quarter of said Section 12; thence north $00^{\circ} 31' 30''$ east, along last said west line, a distance of 275.87 feet to the point of beginning. The above described parcel of land containing 8.07 acres, more or less.

APPROVED LOT LINE ADJUSTMENT	
In Accordance With MCC 11.	45
Case #	11-691
Date 11-691	
Division of Planning & Development	
by <i>[Signature]</i>	
MULTNOMAH COUNTY	

6 NOV '91

SEC 12 15 3E

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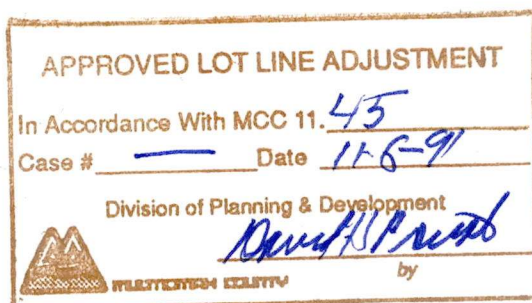
Registration:
Oregon
Idaho
Washington

PARCEL II
LANDS TO BE CONVEYED
FROM
RONALD K. PLACE
TO
MICHAEL McKEEL

Affiliations:
American Society of Civil Engineers
Professional Land Surveyors of Oregon
American Congress of Surveying and Mapping

A parcel of land in the Southeast One-Quarter of Section 12, Township 1 South, Range 3 East of the Willamette Meridian, County of Multnomah, State of Oregon and more particularly described as follows:

Commencing at the southwest corner of the L.D. Morgan Donation Land Claim, being the center of said Section 12; thence South 00°31'30" West, along the west line of said Southeast One-Quarter, a distance of 331.85 feet to the southwest corner of the northern 10 acres of the west one half of the said Southeast one-Quarter and to the **TRUE POINT OF BEGINNING** of this Description; thence South 89°56'38" East, along the south line of the said north 10 acres, a distance of 412.72 feet to the southeast corner of that tract of land conveyed to Ronald K. Place by that Warranty Deed recorded June 12, 1986 in Book 1913 at Page 422 of Multnomah County Deed Records; thence North 00°03'22" East, along the east line of said Place tract, a distance of 55.97 feet; thence North 89°56'38" West, a distance of 412.26 feet to a point on the west line of the said Southeast One-Quarter that is 55.97 feet from the above referenced **TRUE POINT OF BEGINNING**; thence South 00°31'30" West, along said west line, a distance of 55.97 feet to the above referenced **TRUE POINT OF BEGINNING**.



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Affiliations:

American Society of Civil Engineers
Professional Land Surveyors of Oregon
American Congress of Surveying and Mapping

Registration:
Oregon
Idaho
Washington
APPROVED TO LINE ADJUSTMENT
In Accordance With MCC 11. 45
Case # Date 1-6-91
Division of Planning & Development
[Signature]
MULTNOMAH COUNTY by

**PARCEL III
BOUNDARY DESCRIPTION**

FOR

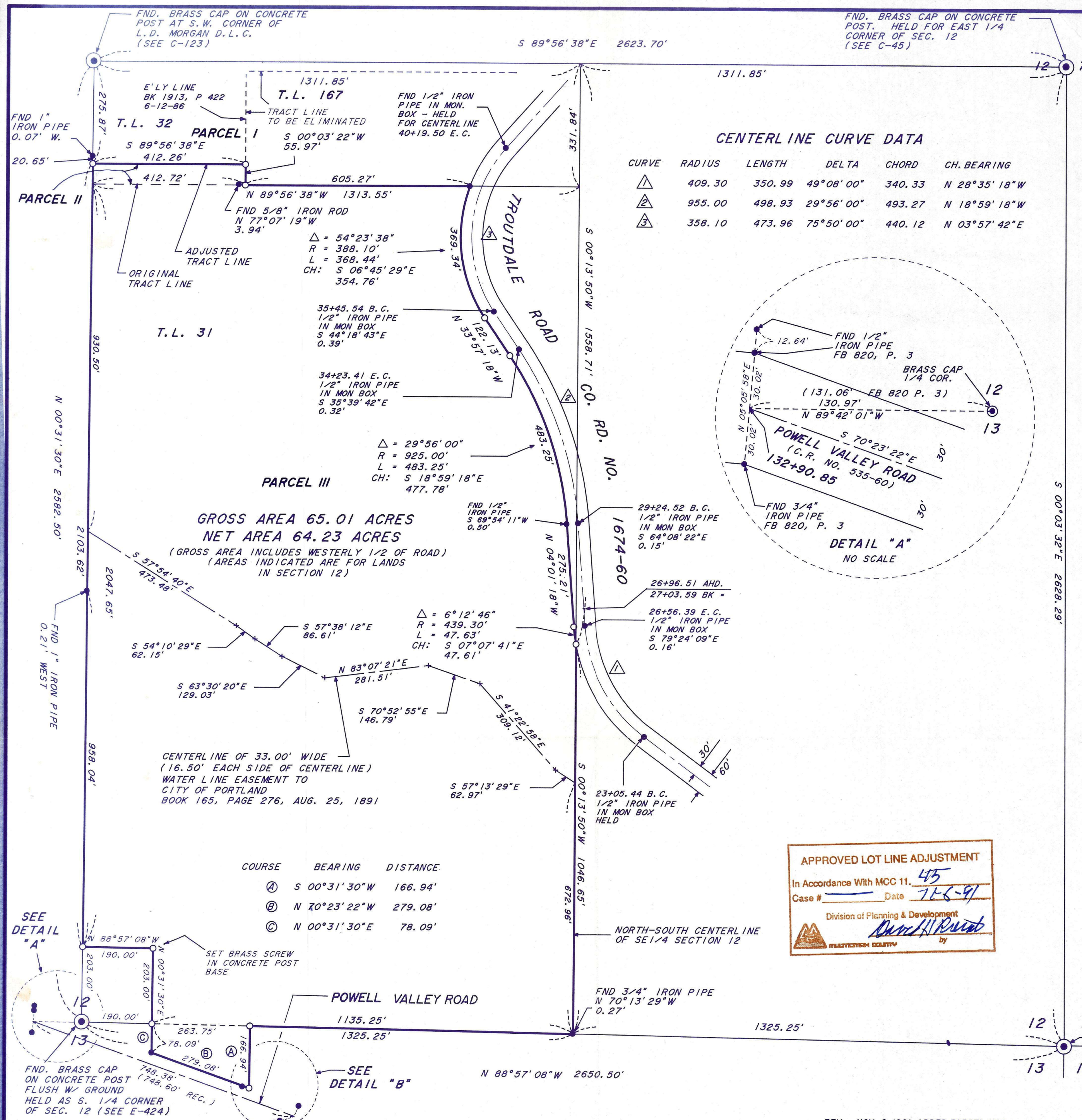
"ARROW CREEK" SUBDIVISION

July 18, 1991

90 150

A tract of land located in the West One-Half of the Southeast One-Quarter of Section 12, Township 1 South, Range 3 East of the Willamette Meridian, County of Multnomah, State of Oregon and more particularly described as follows:

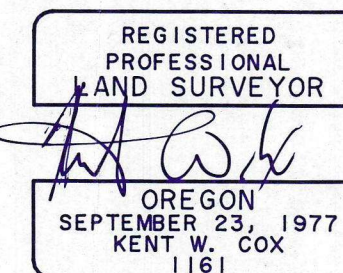
Beginning at a point in the south line of said Section 12 which bears South 88°57'08" East, a distance of 1325.25 feet from the south one-quarter corner of said Section 12, said point also marking the southeast corner of the west one-half of the southeast one-quarter of said Section 12; thence North 88°57'08" West, along the south line of Section 12, a distance of 1135.25 feet; thence North 00°31'30" East, a distance of 203.00 feet; thence North 88°57'08" West, a distance of 190.00 feet to a point in the west line of the west one-half of the southeast one-quarter of said Section 12; thence North 00°31'30" East, along said west line, a distance of 2103.62 feet; thence South 89°56'38" East, a distance of 412.26 feet; South 00°03'22" West, a distance of 55.97 feet; thence North 89°58'38" East, a distance of 605.59 feet, to a point in the west line of a 60.00 foot wide road known as Troutdale Road (County Road No. 1674) and the beginning of a 388.10 foot radius nontangent curve to the left; thence along the arc of said curve through a central angle of 54°31'32", a distance of 369.34 feet (long chord bears South 06°41'32" East, a distance of 355.56 feet) to a point of tangency; thence South 33°57'18" East, a distance of 122.13 feet to the beginning of a 925.00 foot radius tangent curve to the right; thence along the arc of said curve through a central angle of 29°56'00", a distance of 483.25 feet (the long chord bears South 18°59'18" East, a distance of 477.78 feet) to a point of tangency; thence South 04°01'18" East, a distance of 275.21 feet to the beginning of a 439.30 foot radius tangent curve to the left; thence along the arc of said curve through a central angle of 06°12'46", a distance of 47.63 feet (the long chord bears South 07°07'41" East, a distance of 47.61 feet) to a point in the east line of the west one-half of the southeast one-quarter of said Section 12; thence leaving the west line of said Troutdale Road, South 00°13'50" West, along last said east line, a distance of 1046.65 feet to the POINT OF BEGINNING. Containing 64.23 acres more or less. Basis of this Description is that Boundary Survey filed in the Multnomah County Surveyor's office as Private Survey No. 52,523.



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE POSITION OF MY CLIENTS PROPERTY, MONUMENT A LOT LINE ADJUSTMENT AND AS A BASIS FOR THE PERIMETER OF THE PROPOSED SUBDIVISION OF "ARROWCREEK".

I PROCEEDED BY LOCATING AND TIEING THE FOUR SUBDIVISIONAL CORNERS, AS SHOWN, HOLDING THE SAME AND CREATING THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST QUARTER OF SECTION 12. THE SOUTH LINE WAS HELD AROUND THE EXCEPTION AT THE SOUTHWEST CORNER, THE MONUMENTED POWELL VALLEY ROAD AND THE SOUTH LINE OF SECTION 12. THE WEST LINE WAS HELD AS THE SUBDIVISIONAL LINE. THE EAST LINE WAS HELD AT THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST QUARTER AND THE WEST RIGHT OF WAY LINE OF TROUTDALE ROAD. THE EASTERLY PORTION OF THE NORTH LINE WAS HELD AS THE SOUTH LINE OF THE NORTH TEN ACRES OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 12 PER DEED RECORDED IN BOOK 1913, PAGE 422, JUNE 12, 1986. THE WESTERLY PORTION OF THE NORTH LINE WAS ESTABLISHED PER MY CLIENTS DIRECTION. ALL HORIZONTAL AND ZENITH ANGLES AND DISTANCES WERE MEASURED WITH A LIETZ SET4 TOTAL STATION INSTRUMENT ALONG WITH A LIETZ SDR22 DATA COLLECTOR. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER SECTION 12 AS SHOWN ON RECORD SURVEY NO. 25453.

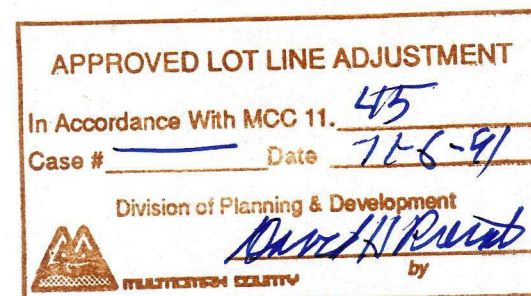
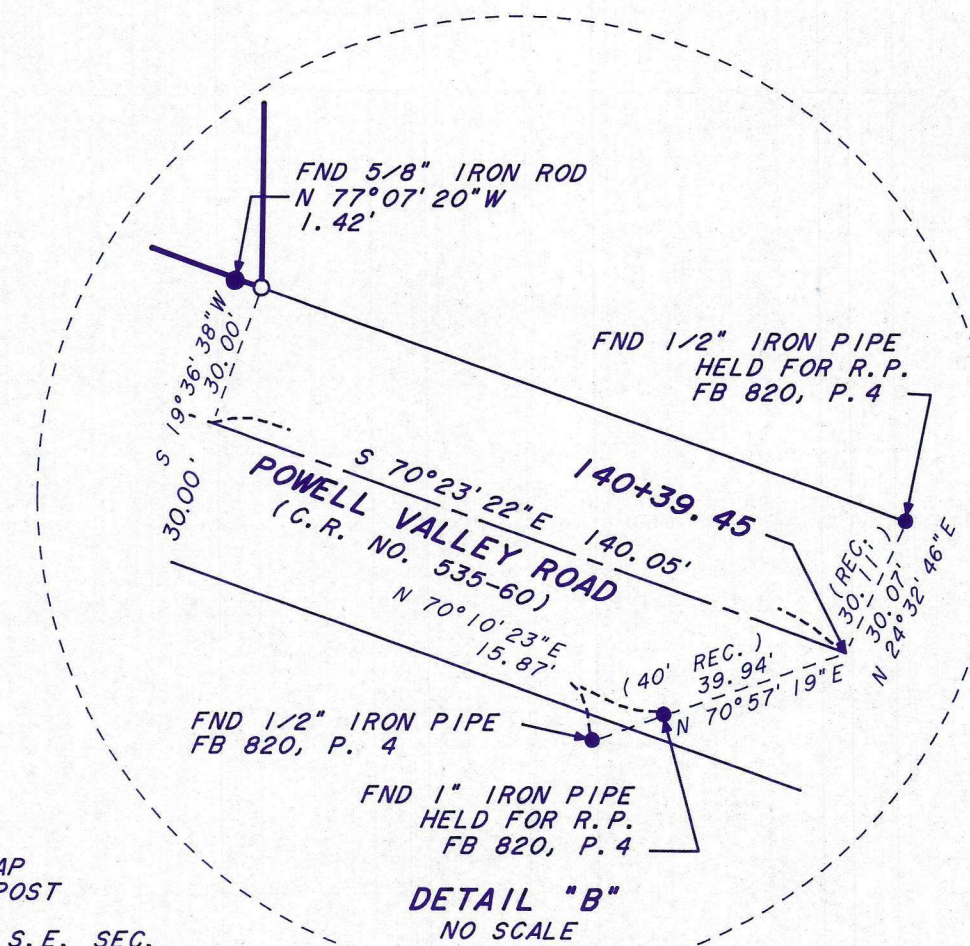


REFERENCES:

DEED - BOOK 1913, PAGE 422, JUNE 12, 1986
SURVEY RECORDS - 25453, A9/6, E-424, D-99, C-45, C-123, FB 820.

LEGEND

- FOUND 5/8" IRON ROD EXCEPT AS NOTED.
- SET 5/8"x30" IRON ROD W/YELLOW PLASTIC CAP MARKED "K. W. COX & ASSOC., INC." EXCEPTED AS NOTED.



DATE	SCALE
APR. 11, 1991	1" = 100'
DRAWN BY	FILE NO.
D. L. M.	90-150

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CONSULTING ENGINEERS - LAND SURVEYORS
204 NORTHEAST KELLY AVENUE
GRESHAM, OREGON 97030 (503) 667-4464
ENGINEERING PLANNING SURVEYING LAND DEVELOPMENT

LOT LINE ADJUSTMENT SURVEY
FOR MICHAEL MCKEEL
IN THE SE1/4 OF SECTION 12, AND THE NE1/4 SEC. 13,
T. 1S., R. 3E., W.M., MULTNOMAH COUNTY, OREGON

SHEET

1/1