



ZAROSINSKI-TATONE ENGINEERS, INC.

DONALD J. ZAROSINSKI, P. E.

STRUCTURAL-CIVIL-WATER AND SEWERAGE SYSTEMS

RONALD G. TATONE, P. E.

PHONE (503) 235-8795
3737 S. E. EIGHTH AVENUE
PORTLAND, OREGON 97202

5 MAY 81

NORWEST PUBLISHING COMPANY

EXEMPT MINOR PARTITION

PARCEL I

5-5-81

A parcel of land located in the Southeast one quarter of Section 30, Township 1 North, Range 3 East of the Willamette Meridian and being a part of the Milton Frazer D.L.C. in Multnomah County, Oregon. Said parcel of land being more particularly described as follows:

Beginning at the intersection of the Westerly line of said Frazer D.L.C. with the Westerly extension of the center line of Northeast Halsey Street; thence South 88°39'07" East along said center line and its Westerly extension a distance of 1174.61 feet; thence North 01°31'03" East a distance of 45.00 feet to a point on the Northerly right of way line of said Northeast Halsey Street, said point being the true point of beginning of the parcel of land herein described. Said point being the Southwest corner of that parcel of land conveyed by the Union Pacific Railroad Company to Norwest Publishing Company by warranty deed recorded February 27, 1969, in Book 665, Page 596, Record of deeds, Multnomah County, Oregon.

Thence continuing North 01°31'03" East along the Westerly line of said Norwest property a distance of 343.83 feet; thence South 88°39'07" East parallel with the Northerly right of way line of said Northeast Halsey Street a distance of 76.70 feet; thence North 01°31'03" East along the Westerly line of said Norwest property and said Westerly line extended Northerly a distance of 457.95 feet; thence South 88°39'07" East, parallel with the Northerly right of way line of said Northeast Halsey Street a distance of 56.32 feet; thence Southeasterly

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EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

date 05 MAY 1981

by 

Irving G. Ewen

Land Development Section
MULT CO ENVIRON SERVICES

2848

REF: M4-78



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Exempt Minor Partition
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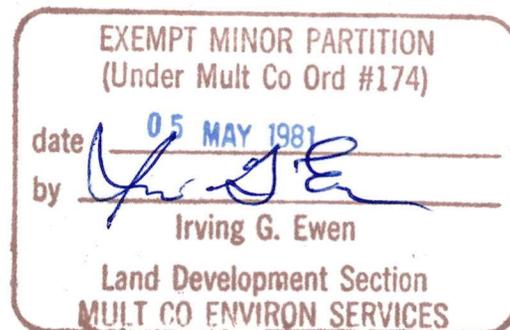
along a 459.28 foot radius curve to the left, through a central angle of $75^{\circ}21'24''$ an arc distance of 604.04 feet (the long chord of said curve bears South $50^{\circ}58'25''$ East a distance of 561.45 feet); thence South $88^{\circ}39'07''$ East, parallel with the Northerly right of way line of said Northeast Halsey Street a distance of 305.98 feet to a point of curve; thence along a 459.28 foot radius curve to the right through a central angle of $02^{\circ}19'45''$ an arc distance of 18.67 feet (the long chord of said curve bears South $87^{\circ}29'14''$ East a distance of 18.67 feet); thence South $01^{\circ}21'45''$ West a distance of 458.23 feet to a point on the Northerly right of way line of said Northeast Halsey Street; thence North $88^{\circ}39'07''$ West along said Northerly right of way line a distance of 904.28 feet to the true point of beginning of the parcel of land herein described.

Said parcel of land contains an area of 10.6679 acres.

Said parcel of land is subject to a 15.00 foot wide easement for the purpose of perpetually maintaining a storm drain. Said easement being more particularly described as follows:

Beginning at the Northwest corner of the previously described parcel of land; thence South $88^{\circ}39'07''$ East along the Northerly line of said parcel of land a distance of 15.00 feet; thence South $01^{\circ}31'03''$ West parallel with the Westerly line of said parcel of land a distance of 375.78 feet; thence North $88^{\circ}39'07''$ West parallel with the Northerly line of said parcel of land a distance of 15.00 feet to a point on the Westerly line of said parcel of land; thence North $01^{\circ}31'03''$ East along said Westerly line a distance of 375.78 feet to the point of beginning of the easement herein described.

Said easement contains an area of 0.1294 acres.



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Said parcel of land is subject to an easement reserved by "Oregon-Washington Railroad and Navigation Company" for the purpose of operating and maintaining a railroad. Said easement being more particularly described as follows:

Beginning at the most easterly, Northeast corner of the previously described "Parcel I"; thence South $01^{\circ}21'45''$ West along the Easterly line of said "Parcel I" a distance of 15.01 feet to a point that is 15.00 feet Southerly of when measured at right angles to the Northerly line of said "Parcel I"; thence Northwesterly, parallel with and 15.00 feet Southerly of said Northerly line along a 444.28 foot radius curve to the left, through a central angle of $02^{\circ}24'26''$ an arc distance of 18.67 feet (the long chord of said curve bears North $87^{\circ}26'54''$ West a distance of 18.67 feet) thence North $88^{\circ}39'07''$ West, parallel with and 15.00 feet Southerly of said Northerly line a distance of 305.98 feet to a point of curve; thence parallel with and 15.00 feet Southerly of said Northerly line along a 474.28 foot radius curve to the right, through a central angle of $75^{\circ}49'46''$ an arc distance of 627.70 feet (the long chord of said curve bears North $50^{\circ}44'14''$ West a distance of 582.88 feet) to a point on the Northerly line of said "Parcel I"; thence South $88^{\circ}39'07''$ East along said Northerly line a distance of 15.49 feet; thence Southeasterly along said Northerly line, along a 459.28 foot radius curve to the left, through a central angle of $75^{\circ}21'24''$ an arc distance of 604.04 feet (the long chord of said curve bears South $50^{\circ}58'25''$ East a distance of 561.45 feet); thence South $88^{\circ}39'07''$ East along said Northerly line a distance of 305.98 feet to a point of curve; thence continuing along said Northerly line along a 459.28 foot radius curve to the right, through a central angle of $02^{\circ}19'45''$ an arc distance of 18.67 feet (the long chord of said curve bears South $87^{\circ}29'14''$ East a distance of 18.67 feet) to the point of beginning of the easement herein described.

Said easement contains an area of 0.3239 acres.

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UPLAND INDUSTRIES

EXEMPT MINOR PARTITION

PARCEL II

5-5-81

A parcel of land located in the Southeast one quarter of Section 30, Township 1 North, Range 3 East of the Willamette Meridian and being a part of the Milton Frazer D.L.C. in Multnomah County, Oregon. Said parcel of land being more particularly described as follows:

Beginning at the intersection of the Westerly line of said Frazer D.L.C. with the Westerly extension of the center line of Northeast Halsey Street; thence South $88^{\circ}39'07''$ East along said center line and it's Westerly extension a distance of 2373.45 feet; thence North $01^{\circ}31'03''$ East a distance of 45.00 feet to a point on the Northerly right of way line of said Northeast Halsey Street; said point being the true point of beginning of the parcel of land herein described.

Thence North $88^{\circ}39'07''$ West along said Northerly right of way line a distance of 294.55 feet; thence North $01^{\circ}21'45''$ East a distance of 458.23 feet; thence Northwesterly along a 459.28 foot radius curve to the left through a central angle of $02^{\circ}19'45''$ an arc distance of 18.67 feet (the long chord of said curve bears North $87^{\circ}29'14''$ West a distance of 18.67 feet); thence North $88^{\circ}39'07''$ West parallel with the Northerly right of way line of said Northeast Halsey Street a distance of 305.98 feet to a point of curve; thence along a 459.28 foot radius curve to the right, through a central angle of $75^{\circ}21'24''$ an arc distance of 604.04 feet (the long chord of said curve bears North $50^{\circ}58'25''$ West a distance of 561.45 feet); thence North $88^{\circ}39'07''$

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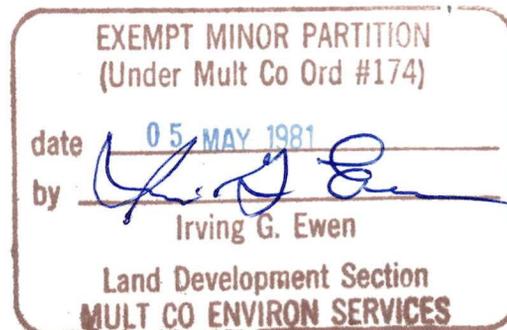


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West parallel with the Northerly right of way line of said Northeast Halsey Street a distance of 56.32 feet; thence North $01^{\circ}31'03''$ East a distance of 42.80 feet; thence Southeasterly along a 400.00 foot radius curve to the left through a central angle of $10^{\circ}30'46''$ an arc distance of 73.39 feet (the long chord of said curve bears South $83^{\circ}23'44''$ East a distance of 73.29 feet); thence South $88^{\circ}39'07''$ East parallel with the Northerly right of way line of said Northeast Halsey Street a distance of 1404.03 feet; thence South $01^{\circ}31'03''$ West, parallel with the center line of Northeast 181st Avenue a distance of 454.04 feet; thence South $88^{\circ}39'07''$ East, parallel with the Northerly right of way line of said Northeast Halsey Street a distance of 300.00 feet to a point on the Westerly right of way line of said Northeast 181st Avenue; thence South $01^{\circ}31'03''$ West along said Westerly right of way line a distance of 40.00 feet; thence North $88^{\circ}39'07''$ West, parallel with the Northerly right of way line of said Northeast Halsey Street a distance of 654.90 feet; thence South $01^{\circ}31'03''$ West parallel with the center line of said Northeast 181st Avenue a distance of 343.83 feet to the true point of beginning of the parcel of land herein described.

Said parcel of land contains an area of 15.8258 acres.

Said parcel of land is subject to the right of "Oregon-Washington Railroad and Navigation Company" over an easement reserved for the operation and maintenance of a railroad as described and recorded in Book 1364, Page 1388, record of deeds, Multnomah County, Oregon.



N.E. 169TH AVE.

N.E. 181ST AVE.

PARCEL II
A=15.8258 Acres

PARCEL I
A=10.6679 Acres

N.E. HALSEY ST.



EXEMPT MINOR PARTITION
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NOTES

- IRON RODS SET ARE 5/8"x 30" LONG WITH A PLASTIC CAP STAMPED "ZAROSINSI-TATONE, L.S.1349", AND DRIVEN TO GROUND SURFACE.
- THE CENTERLINE OF N.E. HALSEY ST. WAS TAKEN AS N.88°39'07" W. TO CONFORM WITH PREVIOUS RECORDED SURVEYS.

LEGEND

- EXISTING TAX LOT LINE
- PROPOSED LOT LINE
- MONUMENT FOUND AS NOTED
- IRON ROD SET

DATE	REVISIONS	BY
4-29-80	Added San. Sewer & Storm Sewer Easement	J.T.
DRAWN: J. Tensen		CHECKED:
SCALE: 1"=200'		DATE: 4-7-81

ZAROSINSKI-TATONE ENGINEERS, INC.
3737 S.E. EIGHTH AVE. PORTLAND, ORE.

LOCATED IN THE M. FRAZER D.L.C.
IN THE S.E. 1/4 SEC. 30, T.1N., R.3E., W.M.
MULTNOMAH COUNTY, OREGON

Ronald M. Tatone
Ronald M. Tatone

NORWEST PUBLISHING CO.

EXEMPT MINOR PARTITION & BOUNDARY SURVEY OF TAX LOTS 186, 188, & 203

1015-1