

PARTITION PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH,
RANGE 1 WEST, W.M., MULTNOMAH COUNTY, OREGON
DATE: OCTOBER 9, 2012

PARTITION PLAT NO. 2012-47

SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

I, SCOTT F. FIELD, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, SAID LAND BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 2 INCH IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32, NORTH 89°53'46" WEST A DISTANCE OF 1349.60 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO LARRY L. LUETHE AND LAURA B. LUETHE, HUSBAND AND WIFE, BY DEED DATED AUGUST 8, 1973 AND RECORDED IN BOOK 943, PAGE 233, MULTNOMAH COUNTY DEED RECORDS, FROM WHICH POINT A FOUND 3/4 INCH IRON PIPE BEARS NORTH 08°54'57" EAST A DISTANCE OF 0.49 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LUETHE PROPERTY, NORTH 08°54'57" EAST A DISTANCE OF 615.86 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING, INC." LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MCNAMEE ROAD (COUNTY ROAD NO. 5016 BEING 40.00 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 96.28 FEET THROUGH THE ARC OF A 200.00 FOOT RADIUS NON-TANGENT CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 27°35'00", A CHORD BEARING OF NORTH 67°26'09" EAST AND A CHORD LENGTH OF 95.36 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING, INC." LOCATED ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LUETHE PROPERTY; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY EXTENSION TOGETHER WITH THE NORTHERLY LINE OF SAID LUETHE PROPERTY, SOUTH 89°46'03" EAST A DISTANCE OF 1156.69 FEET TO A FOUND 3/4 INCH IRON PIPE LOCATED ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°50'23" EAST A DISTANCE OF 146.84 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING, INC." LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF MCNAMEE ROAD (COUNTY ROAD NO. 1112 BEING 40.00 FEET WIDE); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 12°49'13" WEST A DISTANCE OF 36.17 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING, INC." LOCATED AT AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 18°09'47" EAST A DISTANCE OF 28.69 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP LOCATED ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°50'23" EAST A DISTANCE OF 433.45 FEET TO THE INITIAL POINT.

SAID DESCRIBED TRACT OF LAND CONTAINS 19.09 ACRES, MORE OR LESS.



12-31-2013
RENEWAL DATE

I, SCOTT F. FIELD, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL.

DRAINAGE EASEMENT NOTES

- GRANTOR AND GRANTOR'S SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR OR OTHER COST RELATED TO THE PROTECTION AND PRESERVATION OF THE DRAINAGE EASEMENT.
- GRANTOR OR GRANTOR'S SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING OR REPLACING ANY EXISTING IMPROVEMENTS INCLUDING CONVEYANCE STRUCTURES WITHIN THE BOUNDARIES OF THE DRAINAGE EASEMENT.
- THE GOVERNING BODY HAVING JURISDICTION OVER THE DRAINAGE EASEMENT SHALL RETAIN THE RIGHT TO REVIEW AND APPROVE PROPOSED REPLACEMENT OR NEW IMPROVEMENTS WITHIN THE BOUNDARIES OF THE DRAINAGE EASEMENT.
- NO REPLACEMENT OR NEW IMPROVEMENTS SHALL BE BUILT WITHIN THE DRAINAGE EASEMENT WITHOUT THE CONSENT OF THE GOVERNING BODY OR ITS DESIGNEE.
- GRANTOR OR GRANTOR'S SUCCESSORS OR ASSIGNS SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS MULTNOMAH COUNTY, ITS OFFICERS, EMPLOYEES AND SUCCESSORS OR ASSIGNS FROM ANY AND ALL CLAIMS, SUITS, LOSS OR EXPENSES RESULTING FROM GRANTORS OR GRANTOR'S SUCCESSORS OR ASSIGNS ACTIVITIES WITH RESPECT TO THE ABOVE REFERENCED DRAINAGE EASEMENT.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT LARRY L. LUETHE AND LAURA B. LUETHE ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND DO HEREBY DEDICATE THE STREETS TO THE PUBLIC FOR PUBLIC USE FOREVER AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON.

BY: Larry L. Luethe
LARRY L. LUETHE

Laura B. Luethe
LAURA B. LUETHE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Washington) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 10, 2012, BY LARRY L. LUETHE AND LAURA B. LUETHE.

NOTARY SIGNATURE Jeannia Stubbs

NOTARY PUBLIC-OREGON Jeannia Stubbs

COMMISSION NO. 453670

MY COMMISSION EXPIRES November 5, 2014

CONSENT AFFIDAVIT

A CONSENT AFFIDAVIT FROM WEST COAST BANK, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED AS DOCUMENT NO. 2012-13660, MULTNOMAH COUNTY DEED RECORDS.

NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY MULTNOMAH COUNTY LAND USE AND TRANSPORTATION CASE FILE NO. T3-2012-2097.
- PARCELS 1, 2 AND 3 ARE SUBJECT TO 5.00 FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG THEIR FRONTAGE WITH MCNAMEE ROAD AS SHOWN AND NOTED.
- THIS PLAT IS SUBJECT TO OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT, SUPPLEMENTAL REVIEW OF MEASURE 37 CLAIM, FINAL ORDER AND HOME SITE AUTHORIZATION RECORDED JANUARY 4, 2010 AS DOCUMENT NO. 2010-000507, MULTNOMAH COUNTY DEED RECORDS.
- PARCEL 2 AND PARCEL 3 ARE SUBJECT TO A DOCUMENT TITLED "WAIVING RIGHT OF REMONSTRANCE AGAINST CUSTOMARILY (COMMONLY) ACCEPTED MINERAL OR AGGREGATE PRACTICES" RECORDED AS DOCUMENT NO. 2012-13661 MULTNOMAH COUNTY DEED RECORDS.

PREPARED FOR

LARRY & LAURA LUETHE
13225 MCNAMEE ROAD
PORTLAND, OR 97231

MULTNOMAH COUNTY APPROVALS

APPROVED THIS 18th OF October, 2012
PLANNING DIRECTOR,
MULTNOMAH COUNTY, OREGON

BY: [Signature]
DELEGATE

APPROVED THIS 15th OF OCTOBER, 2012
DEDICATION ACCEPTED UNDER ORDINANCE NO. 619 AND
EXECUTIVE ORDER NO. 199

BY: [Signature]
MULTNOMAH COUNTY ENGINEER

APPROVED THIS 10th OF October, 2012
COUNTY SURVEYOR
MULTNOMAH COUNTY, OREGON

BY: [Signature]

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED FOR BY
ORS 92.095 HAVE BEEN PAID AS OF October 24th, 2012
DIRECTOR, DIVISION OF ASSESSMENT AND TAXATION
MULTNOMAH COUNTY, OREGON

BY: [Signature]
DEPUTY

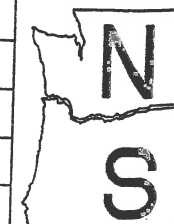
STATE OF OREGON)
COUNTY OF MULTNOMAH) S.S.

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED ON THE 24 DAY OF Oct, 2012 AT 1:55 P.M., AS PARTITION PLAT NO. 2012-47 COUNTY RECORDING OFFICE

BY: [Signature]
DEPUTY COUNTY CLERK

DOCUMENT NO. 2012-136691

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| JOB NAME: | LUETHE PARTITION |
| JOB NUMBER: | 594 |
| DRAWN BY: | SFF |
| CHECKED BY: | CHS |
| DRAWING NO: | 594 PLAT.DWG |



BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL
NORTHWEST
1815 NW 169TH PLACE, SUITE 2090
BEAVERTON, OR 97006
PHONE: (503) 848-2127 FAX: (503) 848-2179
SURVEYING, INC.