



# MULTNOMAH COUNTY OREGON

EXHIBIT 1  
Prince

DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF PLANNING  
AND DEVELOPMENT  
2115 S.E. MORRISON STREET  
PORTLAND, OREGON 97214  
(503) 248-3047

BOARD OF COUNTY COMMISSIONERS  
GLADYS McCOY • CHAIR OF THE BOARD  
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER  
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER  
CAROLINE MILLER • DISTRICT 3 COMMISSIONER  
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

Type III Land Division

Decision

LD 3-88  
March 10, 1988

Location: 41025 SE Louden Road

Legal: Tax Lot '18', Section 6, 1S-5E

Property Owner: John Chamberlain  
41025 SE Louden Road, Corbett, 97019

Applicant: Tom/Mariah Steenson  
500 Yamhill Plaza Bldg.  
815 SW 2nd Avenue, 97204

Decision: The Tentative Plan for the Type III land division requested, a partition resulting in two parcels including a parcel with a depth-to-width ratio exceeding 2.4 to 1 [MCC 11.45.100(0)], is hereby approved in accordance with the provisions of MCC 11.45.370 through MCC 11.45.400.

Conditions of Approval.

1. The final partition map (and other required attachments) shall be delivered to the Land Development Section of the Department of Environmental Services within one year of the approval date in accordance with MCC 11.45.-710. A "Summary Instruction Sheet" is included, giving more details regarding the partition map and the steps remaining for completing the land division.

Recorded 08 FEB 89  
Book 2177  
Page 145F

✓ 2. This land division shall be null and void unless both parcels contain at least 19 acres in area.

3. Comply with the Engineering Services Division requirements:

A. Commit to participate in future road improvements on SE Loudon Road through deed restrictions (documents enclosed). Contact Ike Azar at 248-5050 for additional information.

B. All storm drainage to be disposed on on-site.

*in file JAE*  
4. Prior to endorsement of the final partition map, provide copies of the documents that will be recorded with the final partition map to create the easement assuring the joint use and maintenance of the single access road serving Parcels A and B by the owners of Parcels A and B.

5. Prior to issuance of building permits, apply for and obtain a Land Feasibility Study from the County Sanitarian confirming the ability to use an on-site sewage disposal system on Parcel B.

*NOT 20% near homestead per Applicant*  
6. Prior to issuance of a building permit for Parcel B, show the slope of the building site on the plot plan. If any portion of the slope of the building site exceeds 20 percent, provide written certification from a geotechnic engineer or engineering geologist licensed by the State of Oregon that the parcel is suitable for the construction of a residence. Specifics to be covered include:

A. The ability to construct a single family, detached dwelling, including two uncovered off-street parking spaces built to County standards, even though slopes are steep;

B. Measures to be taken to prevent soil erosion; and

C. That areas of the parcel with slopes exceeding 20 percent are not subject to slumping, earth slides or movement.

*Rec'd 07 JUN 89 JAE*  
7. Prior to recording of the final partition map, complete a "Statement of Water Rights" in accordance with the provisions of Senate Bill 142 as adopted by the 1987 Oregon Legislative Assembly (instructions enclosed). Please contact the State Water Resources Department at 378-3066 for additional information concerning this requirement.

*OK See note from County Appraiser Steve Blixt JAE*  
8. Prior to issuance of a building permit for a house on Parcel B, obtain County approval of a resource management program for at least 75 percent of the productive land on the subject parcel under MCC 11.15.2170(A)(2).

Findings of Fact.

1. The applicant proposes to divide a 54.72-acre parcel into two parcels (Parcels A and B).
  - A. The westerly parcel (Parcel A) is proposed to be 35.72 acres in area. Parcel A has a house on it.
  - B. The easterly parcel (Parcel B) is proposed to be 19 acres. The applicant proposes to complete a house that was partially constructed without necessary County approval.
2. Significant portions of Parcel B contains slopes exceeding 20 percent in some areas. Policy No. 14 of the Comprehensive Framework Plan relates to development limitations. It states that:

"The County's policy is to direct development and land form alterations away from areas with development limitations except upon a showing that design and construction techniques can mitigate any public harm or associated public costs, and mitigate any adverse effects to surrounding persons or properties. Development limitations areas are those which have any of the following characteristics:

- (1). Slopes exceeding 20 percent;
- (2). Severe soil erosion potential;
- (3). Land within the 100-year floodplain;
- (4). A high seasonal water table within 0-24 inches of the surface for three or more weeks of the year;
- (5). A fragipan less than 30 inches from the surface; and
- (6). Land subject to slumping, earth slides or movement.

If the slope of the building site on Parcel B exceeds 20 percent, it will be necessary to provide written certification, in accordance with Condition No. 6. that the parcel (significant portions of which contains slopes exceeding 20 percent) is suitable for construction of a single family house and two uncovered parking spaces.

The width of the abutting dedicated public right-of-way in SE Loudon Road is 60 feet. The County Engineer has determined that no additional right-of-way will need to be dedicated. However, as a condition of approval, the owner will be required to commit to participate in future improvements to the road through deed restrictions in order to comply with the provisions of MCC 11.60 (the Street Standards Ordinance).

3. Applicable Zoning Ordinance Criteria (Multnomah County Code 11.15):
  - A. The subject property is zoned MUF-19, multiple use forest district.
  - B. The following minimum area and dimensional standards apply per MCC 11.15.2178(A), (B) and (C).
    1. The minimum lot size shall be 19 acres, including one-half of the road right-of-way adjacent to the parcel being created.
    2. The minimum front lot line length shall be 50 feet.
    3. The minimum yard setbacks are:
      - 30 foot front;
      - 10 foot side;
      - 30 foot rear
  - C. Construction of a house on Parcel B will require County approval of a resource management program for at least 75 percent of the productive land on the parcel in question under MCC 11.15.2170(A)(2).
4. The Corbett Water District has verified that water service is available to the property from a six-inch line in SE Loudon Road.
5. Obtaining Land Feasibility Studies from the County Sanitarian regarding the use of on-site sanitation on Parcel B is a condition of approval.
6. The land division requested is classified as a Type III because it is a minor partition that will result in the creation of a parcel with a depth-to-width ratio exceeding 2.5 to 1 (MCC 11.45.100[D]).

Conclusions.

1. The criteria for tentative plan approval, as specified in MCC 11.45.390 (the Land Division Ordinance) have been satisfied, subject to the approval conditions stated.
2. Subject to Condition No. 2, all parcels meet all minimum standards of the MUF-19 zoning district.
3. Availability of essential services and utilities will be verified. Approval for use of on-site sanitation will be required for Parcels A and B.
4. There appear to be development limitations as defined in Policy No. 14 of the Comprehensive Framework Plan. These are addressed in Condition No. 6.

In the Matter of LD 3-88

MULTNOMAH COUNTY, OREGON  
DEPARTMENT OF ENVIRONMENTAL SERVICES

By David H. Prescott  
David H. Prescott, Planner

For: Director, Planning and Development

cc: Phil Crawford/Mike Ebeling, Sanitation  
Ike Azar/Dick Howard, Engineering  
John Dorst, Right-of-Way

This Decision filed with the Director  
of the Department of Environmental  
Services on March 1, 1988

NOTICE: This Decision may be appealed within ten days under the provisions of  
MCC 11.45.380(C).

841P

\*\* MULTNOMAH COUNTY DIVISION OF A&T \*\*\* R001-NALMOD 06/07/89 11:10 PAGE 1  
ACCT. NUMBER R-99506-0180 L/C 074 REQUEST BY

DEFERRAL ACCT

NAME CHAMBERLIN, JOHN G ET AL

PROP 41025 SE LOUDEN RD  
CORBETT, OR

97019

YR-AQ 88 86 83 BK/PG 2070/0463

----- STATUS -----

MAIL 41025 SE LOUDEN RD

1989/90 PARTIAL REAPPRAISAL - APPR

CORBETT, OREGON 97019

YR APPR 88 VCHR # ACTION 891635

MAP 61S5E CENSUS TRACT 105.00

VCHR # DIVISION 891635

ANNEX SID

DIV DIVISION 032189

----- LEGAL DESCRIPTION -----

ADD SECTION 06 1 S 5 E LOT BLOCK

TL 18 19.00 ACRES

----- LAND AND IMPROVEMENT CHARACTERISTICS --- \*\*\* 02/07/89 \*\*\*

RATIO CODE 642 2 APPR DISTRICT AREA 19.00 A ZONING MUF19

CLASS 5 1 STY, FIN ATTIC, BSMT % IMP GOOD NEIGHBORHOOD 010

USE DWG SGL YR BUILT 1988 BDRMS 4 STORIES 1.0

LIVING AREA 2,420 ARCH CONS

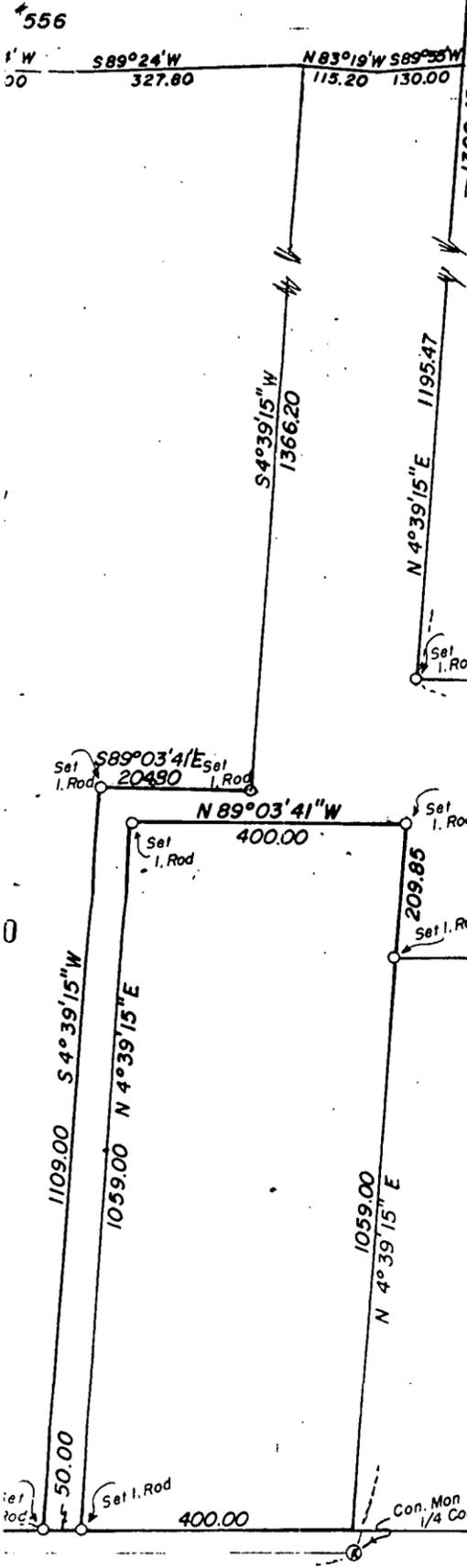
APPROVALS

David H. Prescott 8-10-88  
PLANNING DIRECTOR BY

Dennis V. Jantzy 8-23-88  
COUNTY SURVEYOR

COUNTY RECORDER

and approximate. No evidence of any way exists in this area.



NARRATIVE:

Purpose of survey to perform a type III land division on the property.

Began survey in Louden Road at the monument marking the south quarter corner of the section. Ran random thru property to the north and tied the monument marking the center of the section. Measured west along the south line of the section to a monument marking the southwest corner of said section. Used prior work in the section and filed measurements to subdivide the southwest quarter of the section to complete the survey of the property.

Basis of bearings the monuments at the south quarter corner and the center of the section.

Bearings from recorded survey No. 36318

Set 5/8" x 30" iron rods with plastic cap marked L.S. 475

RESIDENCE (under const.)

827,736  
19.00 Ac.  
PARCEL # 2

NOTE: Property corners not set. Area not accessible.

MULTNOMAH COUNTY  
**ZONING** \*

CASE: LD 03-88  
DATE: 07 JUN 89  
BY: [Signature]

**APPROVAL**

\* Complete new residence on parcel # 2

LOUDEN ROAD

\*\* MULTNOMAH COUNTY DIVISION OF A&T \*\*\* R001-NALMOD 06/07/89 9:43 PAGE 1  
ACCT. NUMBER R-99506-0180 L/C 074 REQUEST BY

DEFERRAL ACCT  
NAME CHAMBERLIN, JOHN G ET AL PROP 41025 SE LOUDEN RD 97019  
CORBETT, OR 97019  
YR-AQ 88 86 83 BK/PG 2070/0463 ----- STATUS -----  
MAIL 41025 SE LOUDEN RD 1989/90 PARTIAL REAPPRAISAL - APPR  
CORBETT, OREGON 97019 YR APPR 88 VCHR # ACTION 891635  
MAP 6135E CENSUS TRACT 105.00 VCHR # DIVISION 891635  
ANNEX SID DIV DIVISION 032189

----- LEGAL DESCRIPTION -----  
ADD SECTION 06 1 S 5 E LOT BLOCK  
TL 18 19.00 ACRES

----- LAND AND IMPROVEMENT CHARACTERISTICS ---- \*\*\* 02/07/89 \*\*\*  
RATIO CODE 642 2 APPR DISTRICT AREA 19.00 A ZONING MUF19  
CLASS 5 1 STY.FIN ATTIC,BSMT % IMP GOOD NEIGHBORHOOD 010  
USE DWG SGL YR BUILT 1988 BDRMS 4 STORIES 1.0  
LIVING AREA 2.420 ARCH CONS

N 6

LD 9-88  
RECEIVED

MAY 03 1989

Multnomah County  
Zoning Division

Co. Rd # 556

(7)  
4.34  
Ac.

R99506-0260

(26)  
34.80 Ac.

1366.20' SURVEY

1195.87' SURVEY

185.25 354.75'  
540'

(15)  
15.89 Ac.

R99506-0180

(18)  
19.00 Ac.

(18)

1030.55'

397.59' SURVEY

112.00'

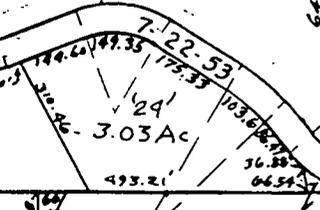
(13) 3.42 Ac.  
(14) 6.70 Ac.

466'  
(21)  
4.92 Ac

(20)  
9.72  
Ac.

(23)  
20.25 Ac.

852.16' Net



(29)  
3.03 Ac

332.87'

400'

30.24'

1030'

(23)  
0.07 Ac

(12)  
17.90 Ac.

(20)  
9.7

(22) 400'  
(21)

(18)  
19.55 Ac.

(25)  
8.36 Ac

(29)  
5.38 Ac.

(31)  
1.36 Ac  
472.99'

652.16' Net  
1030.55' SURVEY



SECTION 6 TOWNSHIP 15 RANGE 5E

SUB-DIVISION SW 1/4

LEVY CODE 074

MAP 6 15 5E 6 15 5E

NOTE: Location of road approximate. No evidence of traveled roadway exists in this area.

Ca. Rd. 556

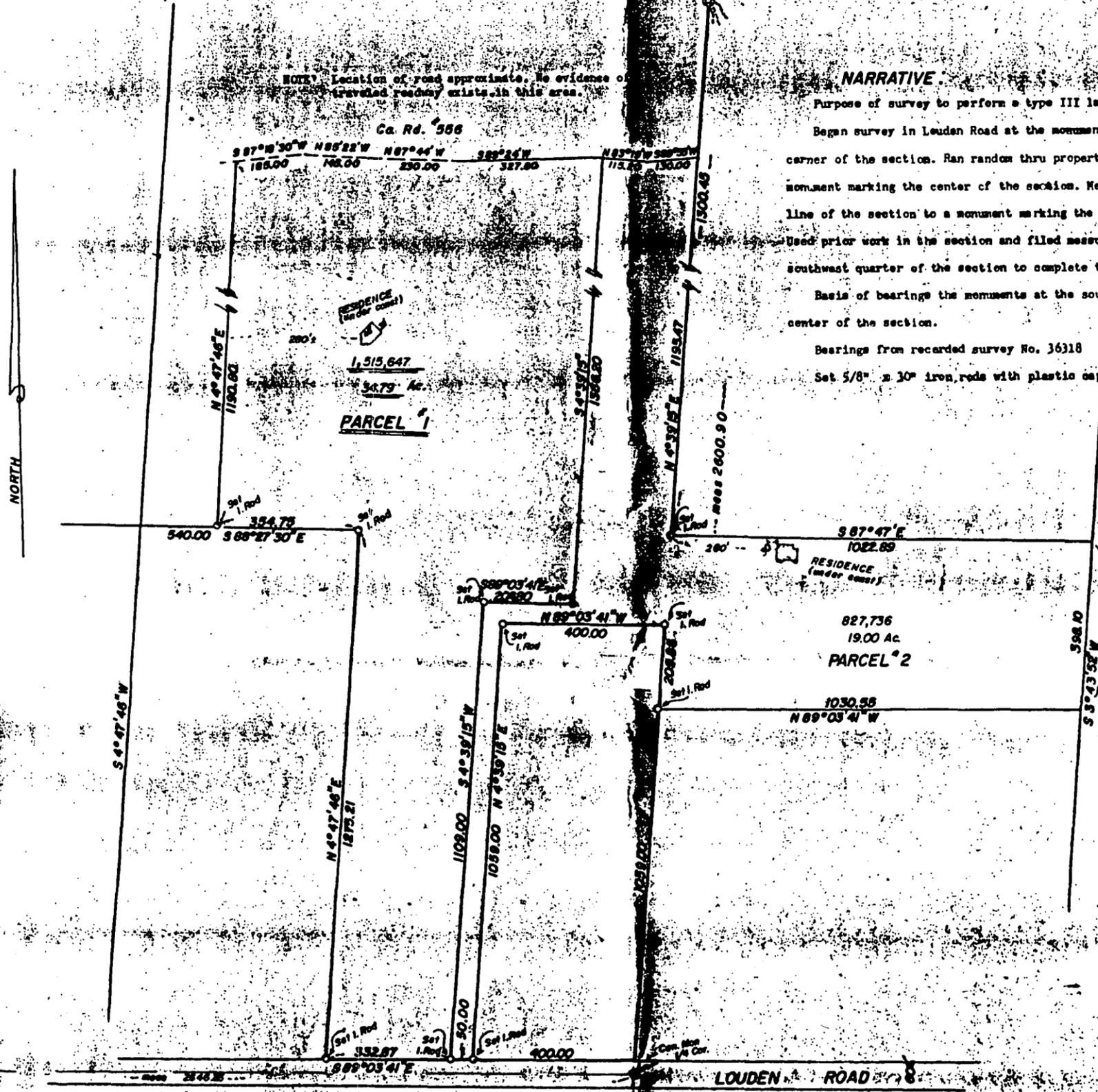
**NARRATIVE**

Purpose of survey to perform a type III land division on the property.  
 Began survey in Loudon Road at the monument marking the south quarter corner of the section. Ran random thru property to the north and tied monument marking the center of the section. Measured west along the south line of the section to a monument marking the southwest corner of said section. Used prior work in the section and filed measurements to subdivide the southwest quarter of the section to complete the survey of the property.  
 Basis of bearings the monuments at the south quarter corner and the center of the section.

Bearings from recorded survey No. 36318

Set 5/8" x 30" iron rods with plastic cap marked L.S. 875

NOTE: Property corners not set. Area not accessible.



LD 3-88

**CERTIFICATE OF SURVEY**

IN SE 1/4 & S.W. 1/4 OF SECTION 6 T.1S., R.5E

Multnomah County, Oregon

Scale: 1" = 200' July 14-22, 1988

REGISTERED PROFESSIONAL LAND SURVEYOR  
 GENE A. LEUTHOLD

**LEGEND**

- DENOTES: Set 5/8" x 30" iron rod
- DENOTES: Found iron as indicated

**REFERENCE SURVEYS**

25807, 24564, 25548  
 36318, 47158, 15361

ALLAN & LEUTHOLD, INC.  
 SURVEYING  
 4627 N. E. 108th AVENUE  
 PORTLAND, OREGON 97220  
 503 - 254-0734

STATE OF OREGON }  
Multnomah County }

ss.

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County

010982

1989 FEB -8 PM 1:48

RECORDING SECTION  
MULTNOMAH CO. OREGON

In Book

On Page

BOOK 2177 PAGE 1456

witness my hand and seal of office affixed.

Recorder of Conveyances

m Burns

Deputy

*Return To*

Tom S Teenson  
815 S.W. 2nd Ave.  
Suite 300  
Portland, Oregon  
97204

303

*Owner*

*John Chamberlain*

UPCOMING DIVISION

PARCEL (B)

1.21 AC GA

1.00 NA HS

16.79 AC FORESTLAND AS PER ORS 321.257

(STEENSON)

PARCEL (A)

10.79 AC GA

1.00 AC<sup>NA</sup> HS (FOR 1988)

7.25 AC GE

22.68 FORESTLAND AS PER ORS 321.257

(CHAMBERLAIN)

54.72 AC

STEVE BLIXT - APPRAISER  
Steve Blixt MULT. CO.

DIVISION FOR JOHN CHAMBERLAIN & STEENSON  
R99506-0180

STATEMENT OF WATER RIGHTS

BOOK 2177 PAGE 1463

- 1.  The parcels identified within this plan, plat or replat DO NOT have a water right.

How will water be applied to these lands? (i.e. city water supply, district supply, or exempt well use)

Tom Steenson

Sign this form and file with the plan, plat, or replat.

- 2.  The parcels identified within this plan, plat or replat DO have a water right, as issued to:

Permit # \_\_\_\_\_ Certificate # \_\_\_\_\_ for \_\_\_\_\_ use  
 Permit # \_\_\_\_\_ Certificate # \_\_\_\_\_ for \_\_\_\_\_ use

<u>Acres</u>	<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Tax-Lot Number</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Proceed to back page and attach extra pages as necessary.

Sign this form and mail with the plan, plat or replat to Water Resources Dept.

The above information is true and complete to the best of my knowledge.

Signed: Tom Steenson

Date: 7/26/88

Name: (type or print) Tom Steenson

Please do not write below this line.

The water right has been put to beneficial use within the past 5 years.

yes

no

Don't know

The water right has been continuously used without a five year interruption since it was established and documented.

yes

no

Don't know

The water right will not be modified for this plat.

The water right will be modified and the owner(s) of the lands have filed for:

a change in use

a change in point of diversion

a change in place of use

an additional point of diversion

cancellation of the water right

ALLAN & LEUTHOLD, INC.  
SURVEYING  
4827 N. E. 105th AVENUE  
PORTLAND, OREGON 97220  
503 - 254-0734

LD 3-88

PARCEL # 1

A tract of land in the southwest quarter of Section 6 T. 1 S., R. 5 E.,  
W.M. Multnomah County, Oregon described as follows:

Beginning at a point in the North line of Louden Road that is North  $89^{\circ} 03' 41''$   
West 450.00 feet and North  $4^{\circ} 39' 15''$  East 30.10 feet from the south quarter  
corner of section 6; thence continuing North  $4^{\circ} 39' 15''$  East parallel with the  
center of the section line a distance of 1109.00 feet; thence South  $89^{\circ} 03' 41''$   
East parallel with the south line of the Section a distance of 204.80 feet;  
thence North  $4^{\circ} 39' 15''$  East parallel with the center of the Section a distance  
of 1366.20 feet to a point in county road No. 556; thence in said road the following  
courses and distances South  $89^{\circ} 24'$  West 327.8 feet; thence North  $87^{\circ} 44'$  West  
230.00 feet; thence North  $85^{\circ} 22'$  West 145.00 feet; thence South  $87^{\circ} 18' 30''$  West  
185.00 feet; thence leaving said county road South  $4^{\circ} 47' 46''$  West 1190.80 feet;  
thence South  $88^{\circ} 27' 30''$  East 354.75 feet; thence South  $4^{\circ} 47' 46''$  West 1275.21  
feet to a point in the North line of Louden Road; thence South  $89^{\circ} 03' 41''$  East  
along said North line a distance of 332.87 feet to the point of beginning.

Containing 1,515,741 sq. ft. or 34.79 acres more or less...

APPROVED LAND DIVISION  
(Under Mult Co Ord #174)  
case LD 3-88  
date 10 AUG. 1988  
by David H. Prosser  
Land Development Section  
MULT CO ENVIRON SERVICES

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Gene A. Leuthold*  
OREGON  
MAY 6, 1989  
GENE A. LEUTHOLD  
475

correction copy from Leuthold/s/ → lke 8/18/88



# MULTNOMAH COUNTY OREGON

DIVISION OF PLANNING & DEVELOPMENT/2115 S.E. MORRISON PORTLAND OREGON 97214

## T R A N S M I T T A L N O T I C E

TO: Ike Azar  
FROM: Dave Prescott *DP*  
SUBJECT: LD 3-88  
Final Partition Map  
DATE: August 11, 1988

Enclosed are the following items for the above-described land divisions:

1. Final Partition Map (2 prints);
2. Legal description for Parcel I (2 copies);
3. Legal description for Parcel II (2 copies);
4. Check for \$90.00 map fee.

Thank you for your assistance in completing this division. If you have any questions, please let me know.

Enclosures

DP:dki/1175M

ALLAN & LEUTHOLD, INC.  
SURVEYING  
4827 N. E. 105th AVENUE  
PORTLAND, OREGON 97220  
503 - 254-0734

LD 3-88

PARCEL # 1

A tract of land in the southwest quarter of Section 6 T. 1 S., R. 5 E.,  
W.M. Multnomah County, Oregon described as follows:

Beginning at a point in the North line of Louden Road that is North  $89^{\circ} 03' 41''$   
West 450.00 feet and North  $4^{\circ} 39' 15''$  East 30.10 feet from the south quarter  
corner of section 6; thence continuing North  $4^{\circ} 39' 15''$  East parallel with the  
center of the section line a distance of 1109.00 feet; thence South  $89^{\circ} 03' 41''$   
East parallel with the south line of the Section a distance of 204.80 feet;  
thence North  $4^{\circ} 39' 15''$  East parallel with the center of the Section a distance  
of 1366.20 feet to a point in county road No. 556; thence in said road the following  
courses and distances South  $89^{\circ} 24'$  West 327.8 feet; thence North  $87^{\circ} 44'$  West  
230.00 feet; thence North  $85^{\circ} 22'$  West 145.00 feet; thence South  $87^{\circ} 18' 30''$  West  
185.00 feet; thence leaving said county road South  $4^{\circ} 47' 46''$  West 1190.80 feet;  
thence South  $88^{\circ} 27' 30''$  East 345.75 feet; thence South  $4^{\circ} 47' 46''$  West 1275.21  
feet to a point in the North line of Louden Road; thence South  $89^{\circ} 03' 41''$  East  
along said North line a distance of 332.87 feet to the point of beginning.

Containing 1,515,647 sq. ft. or 34.79 acres more or less...

APPROVED LAND DIVISION  
(Under Mult Co Ord #174)  
case LD 3-88  
date 10 AUG. 1988  
by David H. Barrett  
Land Development Section  
MULT CO ENVIRON SERVICES

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Gene A. Leuthold*  
OREGON  
MAY 8, 1959  
GENE A. LEUTHOLD  
475

ALLAN & LEUTHOLD, INC.  
SURVEYING  
4827 N. E. 105th AVENUE  
PORTLAND, OREGON 97220  
503 - 254-0734

LD 3-88

PARCEL # 2

A tract of land in the S.E.  $\frac{1}{4}$  and the S.W.  $\frac{1}{4}$  of Section 6 T. 1 S., R. 5 E.,  
W.M. Multnomah County, Oregon described as follows:

Beginning at a point in the North line of Louden Road that is North  $89^{\circ} 03' 41''$   
West 400.00 feet and North  $4^{\circ} 39' 15''$  East 30.10 feet from the south quarter  
corner of section 6; thence continuing North  $4^{\circ} 39' 15''$  East parallel with the  
center of the section a distance of 1059.00 feet; thence South  $89^{\circ} 03' 41''$   
East parallel with the south line of the Section a distance of 400.00 feet to  
a point in the center line of said section 6; thence South  $4^{\circ} 39' 15''$  West along  
said centerline a distance of 209.85 feet; thence South  $89^{\circ} 03' 41''$  East 1030.55  
feet; thence North  $3^{\circ} 43' 52''$  East 398.10 feet; thence North  $87^{\circ} 47'$  West 1022.89  
feet to a point in the centerline of section 6; thence North  $4^{\circ} 39' 15''$  East along  
said centerline a distance of 1195.47 feet to a point in County Road No. 556;  
thence in said road South  $89^{\circ} 55'$  West 130.0 feet; thence North  $83^{\circ} 19'$  West  
115.20 feet; thence leaving said road South  $4^{\circ} 39' 15''$  West parallel with the  
centerline of the section a distance of 1366.20 feet; thence North  $89^{\circ} 03' 41''$   
West 204.80 feet; thence South  $4^{\circ} 39' 15''$  West parallel with the centerline of the  
section a distance of 1109.00 feet to a point in the North line of Louden Road;  
thence South  $89^{\circ} 03' 41''$  East along said North line a distance of 50.00 feet to  
the point of beginning.

Containing 827,736 sq. ft. or 19.00 acres more or less...

APPROVED LAND DIVISION  
(Under Mult Co Ord #174)  
case LD 3-88  
date 10 AUG 1988  
by David H. Probst  
Land Development Section  
MULT CO ENVIRON SERVICES

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Gene A. Leuthold*  
OREGON  
MAY 8, 1939  
GENE A. LEUTHOLD  
475

AGREEMENT FOR EASEMENT

THIS AGREEMENT, made and entered in this 8th day of August, 1988, by and between John Chamberlin and Ellen Madnick, hereinafter called "Chamberlin", and Tom and Mariah Steenson, hereinafter called "Steenson";

1. Chamberlin is the record owner of the following described real estate in Multnomah County, Oregon, legally described as:

A tract of land in the southwest quarter of Section 6 T. 1 S., R. 5 E., W.M. Multnomah County, Oregon described as follows:

Beginning at a point in the North line of Louden Road that is North 89° 03' 41" West 450.00 feet and North 4° 39' 15" East 30.10 feet from the south quarter corner of section 6; thence continuing North 4° 39' 15" East parallel with the center of the section line a distance of 1109.00 feet; thence South 89° 03' 41" East parallel with the south line of the Section a distance of 204.80 feet; thence North 4° 39' 15" East parallel with the center of the Section a distance of 1366.20 feet to a point in county road No. 556; thence in said road the following courses and distances South 89° 24' West 327.8 feet; thence North 87° 44' West 230.00 feet; thence North 85° 22' West 145.00 feet; thence South 87° 18' 30" West 185.00 feet; thence leaving said county road 4° 47' 46" West 1190.80 feet; thence South 88° 27' 30" East 345.75 feet; thence South 4° 47' 46" West 1275.21 feet to a point in the North line of Louden Road; thence South 89° 03' 41" East along said North line a distance of 332.87 feet to the point of beginning.

Containing 1,515,647 sq. ft. or 34.79 acres more or less  
...

and has the unrestricted right to grant the easement hereinafter described relative to said real estate, excepting all existing rights and matters of record.

2. Contemporaneously with the execution of this agreement, Steenson has agreed to purchase from Chamberlin the adjacent real estate described as:

A tract of land in the S.E.  $\frac{1}{4}$  and the S.W.  $\frac{1}{4}$  of Section 6 T. 1 S., R. 5 E., W.M. Multnomah County, Oregon described as follows:

Beginning at a point in the North line of Louden Road that is North  $89^{\circ} 03' 41''$  West 400.00 feet and North  $4^{\circ} 39' 15''$  East 30.10 feet from the south quarter corner of section 6; thence continuing North  $4^{\circ} 39' 15''$  East parallel with the center of the section a distance of 1059.00 feet; thence South  $89^{\circ} 03' 41''$  East parallel with the south line of the Section a distance of 400.00 feet to a point in the center line of said section 6; thence South  $4^{\circ} 39' 15''$  West along said centerline a distance of 209.85 feet; thence South  $89^{\circ} 03' 41''$  East 1030.55 feet; thence North  $3^{\circ} 43' 52''$  East 398.10 feet; thence North  $87^{\circ} 47'$  West 1022.89 feet to a point in the centerline of section 6; thence North  $4^{\circ} 39' 15''$  East along said centerline a distance of 1195.47 feet to a point in County Road No. 556; thence in said road South  $89^{\circ} 55'$  West 130.00 feet; thence North  $83^{\circ} 19'$  West 115.20 feet; thence leaving said road South  $4^{\circ} 39' 15''$  West parallel with the centerline of the section a distance of 1366.20 feet; thence North  $89^{\circ} 03' 41''$  West 204.80 feet; thence South  $4^{\circ} 39' 15''$  West parallel with the centerline of the section a distance of 1109.00 feet to a point in the North line of Louden Road; thence South  $89^{\circ} 03' 41''$  East along said North line a distance of 50.00 feet to the point of beginning.

Containing 827,736 sq. ft. or 19.00 acres more or less ...

and now desires an easement over the Chamberlin property described in paragraph 1 above in order to have access and egress to Louden Road.

3. Therefore, in consideration of the purchase described in paragraph 2 and the agreements herein, it is hereby agreed as follows:

4. Chamberlin does hereby grant, bargain, sell and convey unto Steenson a perpetual non-exclusive easement to use the existing driveway, approximately twenty (20) feet in width, which extends from Louden Road and through the Chamberlin property to the Steenson property, or any reasonable replacement driveway agreed upon by the parties in writing. A sketch of the driveway is in-

corporated by reference and attached hereto as Sketch "A". This easement shall be for access and egress in and over the Chamberlin property as described in paragraph 1 above.

5. This easement is granted subject to all prior easements or encumbrances of record.

6. Steenson shall have all rights of access and egress to, from and over the real estate described in paragraph 1 above necessary for Steenson's use, enjoyment, operation and maintenance of the easement thereby granted and of its property described in paragraph 2 above. The easement shall be appurtenant to Steenson's property. Steenson shall have all rights incident to the improvement, maintenance, repair, and use of the easement, including the right from time to time to cut, trim and remove trees, brush, overhanging branches or other obstructions.

7. Chamberlin and Steenson shall equally share the expense associated with maintaining and repairing the driveway in good repair. Any dispute between Chamberlin and Steenson regarding the need for maintenance or repairs of said driveway shall be submitted to binding arbitration. If the parties cannot agree on the selection of an arbitrator, the American Arbitration Association shall serve as the arbitrator. Steenson may place a sign within the easement to advertise or direct the public to its adjacent property.

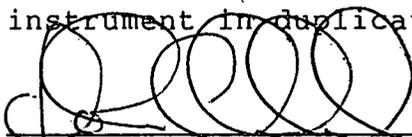
8. The driveway shall be maintained for use by either party and their tenants and guests and, except as to the rights herein granted, Chamberlin shall have the full use and control of the real estate described in paragraph 1.

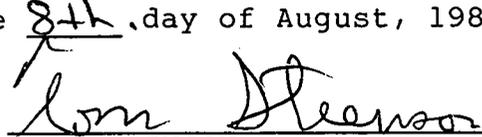
9. Steenson agrees to hold Chamberlin harmless from any and all claims of third parties arising from Steenson's use of the rights granted herein.

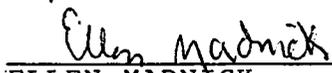
10. This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto, but also their respective heirs, executors, administrators, assigns and successors in interest as well.

In construing this agreement and where the context so requires, words in the singular include the plural; the masculine includes the feminine and the neuter; and, generally, all changes shall be made or implied so that this instrument shall apply both to individuals and to corporations.

IN WITNESS WHEREOF, the parties hereto have subscribed this instrument in duplicate on this, the 8th day of August, 1988.

  
\_\_\_\_\_  
JOHN CHAMBERLIN

  
\_\_\_\_\_  
TOM STEENSON

  
\_\_\_\_\_  
ELLEN MADNICK

  
\_\_\_\_\_  
MARIAH STEENSON

STATE OF OREGON            )  
                                  ) ss.  
County of Multnomah    )

STATE OF OREGON            )  
                                  ) ss.  
County of Multnomah    )

August 8, 1988

August 8, 1988

Personally appeared the above-named John Chamberlin and Ellen Madnick and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared the above-named Tom Steenson and Mariah Steenson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Before me:

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 12/2/90

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 6-24-91

NORTH

Co. Rd. 556

S 97° 18' 30" W 185.00 N 35° 22' W 145.00 N 87° 44' W 230.00 S 89° 24' W 327.80 N 83° 19' W S 89° 20' W 115.20 130.00

N 4° 47' 46" E 1190.80

RESIDENCE (Under Const.)

280

1.15,647

3.179 AC.

PARCEL 1

S 4° 39' 15" E 1366.20

N 4° 39' 15" E 1195.47

Set Rod. 2600.90

S 54° 00' 00" W 540.00 S 88° 27' 30" E 354.75

S 87° 47' E 1022.89

RESIDENCE (Under Const.)

827,736

19.00 AC.

PARCEL 2

1030.55 N 89° 03' 41" W

DRIVEWAY

S 89° 03' 41" E 20490

N 89° 03' 41" W 400.00

DRIVEWAY

N 4° 47' 46" E 1275.21

S 4° 39' 15" W 1109.00

S 4° 39' 15" E 1059.00

1059.00

398.10 S 87° 47' E

S 4° 47' 46" W

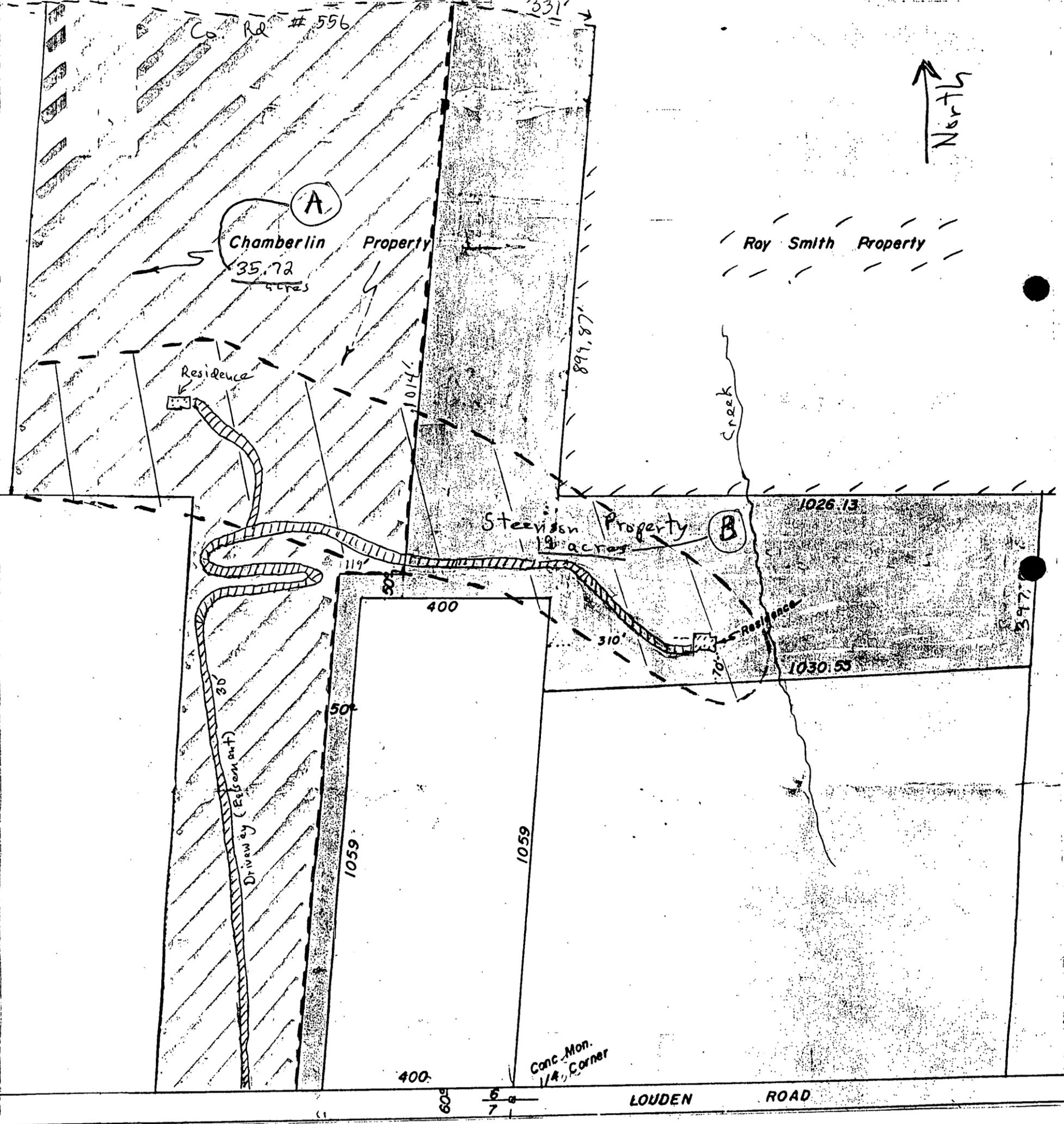
S 89° 03' 41" E 332.87

400.00

LOUDEN ROAD

Con. Mon. 1/4 Cor.

Sketch "A"



North ↑

## Tentative Plan Map

For: Proposed Chamberlin/Stearnsen Division at 41025 Loudon Rd, Corbett, Ore.

Scale: 1" = 200'

Key:

The area within the dotted lines is 8 to 15% slope (Also see Topographical Map)

shaded area = proposed new parcel - B  
 "////" area = proposed new parcel - A

1/29/88



OFFICE MEMORANDUM ... DEPARTMENT OF ENVIRONMENTAL SERVICES

February 16, 1988

TO: John Dorst, ~~Ike Azar~~/Engineering Services  
Dave Prescott/Planning Division

FROM: Dick Howard/Engineering Services

*Dick H*

SUBJECT: 41025 SE Loudon Road ?  
Tax Lot 18/Sec. 6, T1S, R1E, W.M.  
5

Dedicate:

X
X

No right-of-way dedications are required.

No right-of-way improvements are required.

Furnish deed restrictions committing property owner to participate in future right-of-way improvements.

Construct the following improvements:

cc: Fred Veith

*Deed restriction documents sent with decision (mailed to Tom Steenson 3/1/88)*

RECEIVED  
FEB 29 1988

Multnomah County  
Zoning Division

UPCOMING DIVISION

PARCEL (B)

1.21 Ac GA

1.00 NA HS

16.79 Ac FORESTLAND AS PER ORS 321,257

(STEENSON)

PARCEL (A)

10.79 Ac GA

1.00 Ac<sup>NA</sup> HS (FOR 1988)

7.25 Ac GE

22.68 FORESTLAND AS PER ORS 321,257

(CHAMBERLAIN)

54.72 Ac

STEVE BLIXT - APPRAISER  
Steve Blixt MULT. CO.

DIVISION FOR JOHN CHAMBERLAIN & STEENSON  
R99506-0180



OFFICE MEMORANDUM ... DEPARTMENT OF ENVIRONMENTAL SERVICES

February 16, 1988

TO: John Dorst, Ike Azar/Engineering Services  
Dave Prescott/Planning Division

FROM: Dick Howard/Engineering Services

SUBJECT: 41025 SE Loudon Road  
Tax Lot 18/Sec. 6, T1S, R4E, W.M.

Dedicate:

No right-of-way dedications are required.

No right-of-way improvements are required.

Furnish deed restrictions committing property owner to participate in future right-of-way improvements.

Construct the following improvements:

cc: Fred Veith



**MULTNOMAH COUNTY OREGON**

DIVISION OF PLANNING & DEVELOPMENT / 2115 SE. MORRISON / PORTLAND, OREGON 97214

*Dave: Please let me know if you don't receive comments from Dick Howard.*

*J. Dorst*

February 12, 1988

M E M O R A N D U M

To: Dick Howard - John Dorst - Gary Clifford  
Irv Ewen - Bob Hall

From: David Prescott *DP*

Subject: LD 3-88  
41025 SE Louden Road

The Planning and Development Division has received an application for a Type III land division for the above property, described as Tax Lot '18', Section 6, 1S-4E, zoned MUF-19. The tentative plan map is attached.

A tentative plan decision will be mailed on or before Wednesday, March 9, 1988. Please furnish any comments to me by Friday, February 26, 1988.

We will consider lack of written comments to be a recommendation for approval.

Please direct any comments or inquiries to Dave Prescott, Planning and Development Division, 2115 SE Morrison Street, Portland, Oregon 97214.

Thank you very much for your assistance.

DP:sec/1069M

Enclosure - Tentative Plan Map



**MULTNOMAH COUNTY OREGON**

DIVISION OF PLANNING & DEVELOPMENT/2115 S.E. MORRISON/PORTLAND, OREGON 97214

February 12, 1988

M E M O R A N D U M

To: Dick Howard - John Dorst - Gary Clifford  
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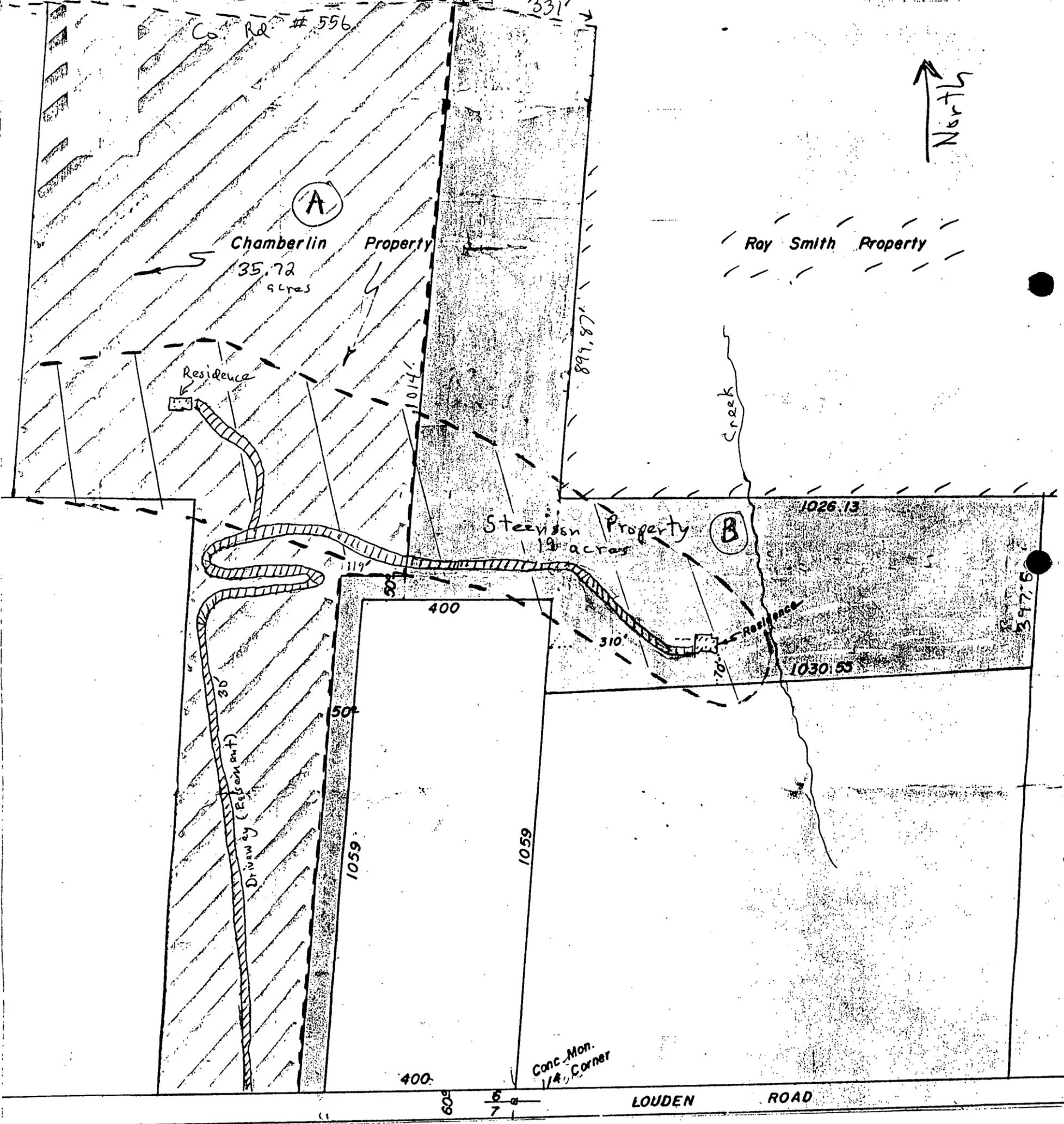
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Thank you very much for your assistance.

DP:sec/1069M

Enclosure - Tentative Plan Map



North ↑

## Tentative Plan Map

For: Proposed Chamberlin/Steeverson Division at 41025 Louden Rd, Corbett, Ore.

Scale: 1" = 200'

Key:

The area within the dotted lines is 8 to 15% slope (Also see Topographical Map)

shaded area = proposed new parcel - B  
 "///" area = proposed new parcel - A

1/29/88

Mult Co Dept of Environ Services  
Land Development Section

Application for Land Division  
Tentative Plan Approval (all types)

General Information - Site Identification

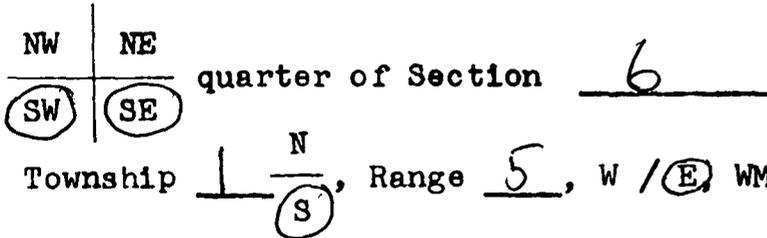
Site location (by street address)

41025 Lunden Rd, Corbett

Identification of total land involved.  
Use Tax Roll (ie "legal") description.  
(Tax lot number or Lot and Block #  
plus name of existing subdivision)

Section 06 1 S 5 E  
TL 18 54.72 Acres

Location by quarter of Section, Section,  
Township, & Range ("Jeffersonian Grid")



Site size (total area of land involved)

acreage = 19 and            or sq ft =           

Site dimensions (if rectangular in shape)

frontage =            ft, depth =            ft

Zoning classification (type of district)

MUF-19; designated Western Oregon  
existing ~~Forest~~ land (ORS 321.257) (40.47  
acres) and Unzoned Farmland  
~~proposed~~ (ORS 308.370) (14.25 acres)  
(if change is being requested)

Are any other Zoning ac-  
tions needed (such as  yes  no  
Variances or Exceptions)? ( ) (X)

If yes, please note particulars below:

FILE  
NUMBER

3 - 88

Type of  
Land Div I II III

Pre-Filing Conf (if req'd)

Pre-App #            -           

Conf date           

Time            AM            PM

Receipt Pre-App fee below

Application Filing Fee

(Receipt space below for  
Type II or III fees only)

2-2-88  
pd Rec. 6681 115.00

Description (site ident)

verified by: AP  
1-27-88

Map references

Assessor's  
"100 scale" # 6 185E

Assessor's  
"600 scale" #           

Zoning

area book GORGE

S Z M # 791

Zoning check

verified by: AP  
1-27-88

Miscellaneous

DUE 3-9-88

Application for Land Division  
Tentative Plan Approval (all types)

General Information - Services & Districts

notification  
required ?

		yes	no	comments
<b>1. TAXING DISTRICTS</b>				
A. School District	<u>Corbett</u>	( X )	( )	_____
B. Community College	<u>Mt. Hood</u>	( )	( X )	_____
C. Water District	<u>Corbett</u>	( X )	( )	_____
D. Fire Protection	<u>Corbett / #14</u>	( X )	( )	_____
E. Service District (public sewer)	<u>none</u>	( X )	( )	_____
	yes    no			
	If sewer is not avail- able is cesspool or septic tank approvable?	( X )	( )	
F. Drainage District (floodplain areas only)	_____	( X )	( )	_____
G. Other	_____	( )	( )	_____
<b>2. PUBLIC UTILITIES</b>				
A. Electricity	<u>PGE</u>	( )	( X )	_____
B. Natural gas	<u>none</u>	( )	( X )	_____
C. Telephone	<u>Cascade Utilities</u>	( )	( X )	_____
D. Other	_____	( )	( X )	_____
<b>3. PUBLIC TRANSIT (ie "Tri-Met")</b>				
A. "Service Area"	<u>none</u>	( )	( X )	_____
B. Bus Name & Line #	<u>Gresham / Troutdale</u>			
<b>4. PLANNING INFORMATION</b>				
A. Community	<u>none</u>	( )	( )	_____
"Developed" Neighborhood	yes    no    N/A	( )	( )	( )
B. Other	_____	( )	( )	_____

Mult Co Dept of Environ Services  
Land Development Section

Application for Land Division  
Tentative Plan Approval (all types)

General Information - Interested Parties\*  
(Also fill in duplicate yellow sheet "C")

FILE  
NUMBER

public hearing notice	staff report	Hearings Council Decision	
-----------------------------	-----------------	---------------------------------	--

LEGAL OWNER  
PRIMARY PARCEL

name John Chamberlin  
address 41025 Loudon Rd.  
city Corbett  
state Oregon ZIP 97819  
'phones 221-1792 695-5756  
(bus) (res)

--	--	--	--

CONTRACT  
PURCHASER

name \_\_\_\_\_  
address \_\_\_\_\_  
city \_\_\_\_\_  
state \_\_\_\_\_ ZIP \_\_\_\_\_  
'phones \_\_\_\_\_  
(bus) (res)

--	--	--	--

APPLICANT

name Tom and Mariah Steenisch  
address 41025 Loudon Rd.  
city Corbett  
state Oregon ZIP 97819  
'phones 221-1792 695-2333  
(bus) (res)

--	--	--	--

REPRESENTATIVE  
FOR APPLICANT

name \_\_\_\_\_  
address \_\_\_\_\_  
city \_\_\_\_\_  
state \_\_\_\_\_ ZIP \_\_\_\_\_  
'phones \_\_\_\_\_  
(bus) (res)

--	--	--	--

\* Use supplemental sheet provided, if needed for additional owners, surveyor, realtor, attorney, et al.

--	--	--	--

Mult Co Dept of Environ Services  
Land Development Section

FILE  
NUMBER

Application for Land Division  
Tentative Plan Approval (all types)

General Information - Interested Parties  
Supplemental Sheet

(Also fill in duplicate yellow sheet "D")

public hearing notice	staff report	Hearings Council Decision	
-----------------------------	-----------------	---------------------------------	--

OTHER (specify)\* OTHER (specify)\* OTHER (specify)\* OTHER (specify)\*

name John Chamberlin  
address 41025 Louden Rd  
city Corbett  
state Oregon ZIP 97019  
'phones 221-1792 695-5756  
(bus) (res)

--	--	--	--

name \_\_\_\_\_  
address \_\_\_\_\_  
city \_\_\_\_\_  
state \_\_\_\_\_ ZIP \_\_\_\_\_  
'phones \_\_\_\_\_  
(bus) (res)

--	--	--	--

name Tom and Mariah Steenson  
address 41025 Louden Rd.  
city Corbett  
state Oregon ZIP 97019  
'phones 221-1792 695-2333  
(bus) (res)

--	--	--	--

name \_\_\_\_\_  
address \_\_\_\_\_  
city \_\_\_\_\_  
state \_\_\_\_\_ ZIP \_\_\_\_\_  
'phones \_\_\_\_\_  
(bus) (res)

--	--	--	--

\* Surveyor, additional owner(s), realtor, attorney, designer, et al.

Application for Land Division (all types)

General Information - Ownership Verification and Authorization

1. Indicate legal owner's name, date of recordation of deed, plus book and page. If more than one existing parcel is included in the total site use supplemental sheet provided.
2. Indicate contract purchaser(s) if more than one party has a vested interest in the parcel. Show date of recordation of the contract plus book and page. If the contract purchaser is the applicant a "letter of authorization" from the legal owner is required.
3. Indicate applicant if other than the legal owner or contract purchaser. A letter of authorization from the parties having a vested interest in the property (ie legal owner plus contract purchaser if applicable) is required.
4. Indicate authorized representative, such as realtor, planning consultant, surveyor, et al if someone other than those shown under items "1", "2", or "3" has been retained to process the application. A letter (or letters) of authorization is required.
5. Attach copies of documents noted in items "1" thru "4" above.

Section 06 1 S 5 E

PRIMARY PARCEL  
IDENTIFICATION

TL 18 54.72 Acres  
(ie Tax Lot number, etc)

Documents submitted:

- |                                       |                          |
|---------------------------------------|--------------------------|
| 1. Legal owner <u>John Chamberlin</u> | 1. Recorded deed         |
| Date of record <u>1986</u>            | ( ) ( )                  |
| Book <u>1882</u> , Page <u>1991</u>   | YES NO                   |
| 2. Contract Purchaser _____           | 2. Recorded contract     |
| Date of record _____                  | ( ) ( ) ( )              |
| Book _____, Page _____                | YES NO N/A               |
| 3. Applicant <u>Tom Steensy</u>       | 3. Letter to applicant   |
| Date of letter <u>1/25/88</u>         | ( ) ( ) ( )              |
| 4. Authorized Representative _____    | 4. Letter(s) to auth rep |
| Date of letter(s) _____               | ( ) ( ) ( )              |
|                                       | YES NO N/A               |

documents  
verified by (initials) E.

Mult Co Dept of Environ Services  
Land Development Section

FILE  
NUMBER \_\_\_\_\_

Application for Land Division  
Tentative Plan Approval (all types)

General Information - Ownership & Author  
Supplemental Sheet

SECOND PARCEL  
IDENTIFICATION

\_\_\_\_\_  
(ie Tax Lot number, etc)

- 1. Legal owner \_\_\_\_\_  
Date of record \_\_\_\_\_  
Book \_\_\_\_\_, Page \_\_\_\_\_
- 2. Contract Purchaser \_\_\_\_\_  
Date of record \_\_\_\_\_  
Book \_\_\_\_\_, Page \_\_\_\_\_
- 3. Applicant \_\_\_\_\_  
Date of letter \_\_\_\_\_

Documents submitted:

- 1. Recorded deed copy  
( ) ( )  
yes no
- 2. Recorded contract copy  
( ) ( ) ( )  
yes no N/A
- 3. Letter to applicant  
( ) ( ) ( )  
yes no N/A

THIRD PARCEL  
IDENTIFICATION

\_\_\_\_\_  
(ie Tax Lot number, etc)

- 1. Legal owner \_\_\_\_\_  
Date of record \_\_\_\_\_  
Book \_\_\_\_\_, Page \_\_\_\_\_
- 2. Contract Purchaser \_\_\_\_\_  
Date of record \_\_\_\_\_  
Book \_\_\_\_\_, Page \_\_\_\_\_
- 3. Applicant \_\_\_\_\_  
Date of letter \_\_\_\_\_

- 1. Recorded deed copy  
( ) ( )  
yes no
- 2. Recorded contract copy  
( ) ( ) ( )  
yes no N/A
- 3. Letter to applicant  
( ) ( ) ( )  
yes no N/A

Documents  
verified by \_\_\_\_\_

(initials) F.

Application for Land Division (all types)

General Information - Proposal Narrative  
and Certification

Summarize the land division proposal: It is proposed that a 19 acre MUF-19 parcel under Mcc. 2170 be created in the names of Tom and Mariah Steenson as recorded owners. The parcel shall be created out of the existing parcel(s) presently in the Southwest and Southeast one-quarters of Section 6, Township 1 South, Range 5 East, of the Willamette Meridian, in Multnomah County, Oregon which is in the name of John Chamberlin as the recorded owner. (See attached)

IN WITNESS WHEREOF, the undersigned, being the applicant (ie owner or authorized representative) affirms that the statements made in this Application for Land Division are true to the best of his knowledge.

Tom Steenson  
name (please print)

Tom Steenson  
signature

ACKNOWLEDGEMENT

STATE OF OREGON ) S S  
COUNTY OF MULTNOMAH )

This is to certify that on this 27th day of January, 19 88 that before me, a notary public in and for said State and County, personally appeared

who being first duly sworn, did depose and say that he is the applicant (ie owner or authorized representative) in the foregoing application for a land division.

WITNESS my hand and official seal. By: Kathleen Turner  
Notary Public for Oregon

My commission expires 12-17-89

Continuation of Page G

The 19 acre parcel is designated on the maps as proposed new parcel A. The 19 acre parcel will consist of approximately 18 acres of land designated as Western Oregon Forest Land under ORS 321.257. Approximately one other acre designated as Unzoned Farmland under ORS 308.370 will comprise the remainder of the 19 acre parcel.

The remaining 35.72 acre parcel is designated on the maps as proposed new parcel B. The 35.72 acre parcel will consist of approximately 22 acres of land designated as Western Oregon Forest Land under ORS 321.257 and 13.72 acres of land designated as Unzoned Farmland under ORS 308.370.

# APPLICATION FOR CERTIFICATION OF WATER SERVICE

DEPT. OF ENVIRONMENTAL SERVICES  
DIVISION OF PLANNING AND DEVELOPMENT  
LAND DEVELOPMENT SECTION

2115 S.E. MORRISON ST.  
PORTLAND, OREGON 97214  
(503) 248-3043

CASE NUMBER

ADDRESS OF SITE 41025 Loudon Rd.  
Corbett, Oregon 97019  
LEGAL DESCRIPTION OF SITE Section 06 1 S 5 E  
TL 18 54.72 Acres  
DESCRIPTION OF PROPOSED USE 19 acres (MUF-19)  
secondary residential use  
IF RESIDENTIAL USE, DESCRIBE TOTAL NUMBER OF UNITS 1 proposed  
SOURCE OF WATER:  PUBLIC  PRIVATE

### —TO THE APPLICANT—

ANY LAND USE INVOLVING A NEW OR EXPANDED USE OR INVOLVING CREATION OF A NEW PARCEL REQUIRES ADEQUATE WATER SERVICE. THEREFORE, PLEASE COMPLETE THE APPLICABLE SECTIONS OF THIS FORM.

IF YOU PROPOSE TO USE A PUBLIC WATER SUPPLY, DELIVER THIS FORM TO THE APPROPRIATE WATER DISTRICT PRIOR TO MAKING ANY APPLICATION. AFTER THE WATER DISTRICT REVIEWS AND RETURNS THE FORM TO YOU, INCLUDE IT WITH YOUR APPLICATION.

APPLICANT Tom Stenson PHONE 1695-2333(h)  
ADDRESS 41025 Loudon Rd PHONE 221-1792(w)  
CITY Corbett ZIP 97019

### —TO THE WATER DISTRICT—

THE PROPOSED USE CAN BE ADEQUATELY SERVED WITH WATER AT A PRESSURE OF 140 P.S.I.  
THE DISTRICT WILL PROVIDE SERVICE FROM A 6 INCH LINE LOCATED north side  
of Loudon Rd. THE PROPOSED USE SHOULD BE REQUIRED TO MAKE THE  
FOLLOWING WATER SYSTEM IMPROVEMENTS AS A CONDITION OF APPROVAL:

DATE 2-2-88

Corbett Water Dist.  
CORBETT WATER DISTRICT  
P. O. BOX 6 Carol J. Quinn  
NAME OF OFFICIAL  
Dist Clerk  
OFFICE HELD BY OFFICIAL

RETURN THIS FORM TO THE APPLICANT

RECEIVED

FEB 4 1938

Multnomah County  
Zoning Division

2

1

# APPLICATION FOR SANITARIAN'S REVIEW

CASE NUMBER

DEPT. OF ENVIRONMENTAL SERVICES  
DIVISION OF PLANNING AND DEVELOPMENT  
LAND DEVELOPMENT SECTION

2115 S.E. MORRISON ST.  
PORTLAND, OREGON 97214  
(503) 248-3043

ADDRESS OF PROPOSED USE OR PARCEL 41005 Louden Rd  
Corbett, Oregon 97019  
LEGAL DESCRIPTION OF SITE Section 06 1 S 5 E  
TL 18 54.72 Acres ASSESSOR'S MAP NO. \_\_\_\_\_  
DESCRIPTION OF PROPOSED USE residential (1 unit)  
IF RESIDENTIAL USE, DESCRIBE TOTAL NUMBER OF BEDROOMS 5

### -TO THE APPLICANT-

ANY LAND USE INVOLVING A NEW OR EXPANDED USE OR INVOLVING CREATION OF A NEW PARCEL REQUIRES AUTHORIZATION BY THE COUNTY SANITARIAN. THEREFORE, PLEASE COMPLETE THE APPLICABLE SECTIONS OF THIS FORM AND DELIVER IT TO THE COUNTY SANITARIAN AT THE ADDRESS ABOVE, PRIOR TO MAKING ANY APPLICATIONS. AFTER THE SANITARIAN HAS REVIEWED AND RETURNED THIS FORM TO YOU, INCLUDE IT WITH YOUR APPLICATION. IF YOU PROPOSE TO CREATE A FLAG LOT OR A LOT SERVED BY AN ACCESSWAY, OR ANY USE ON A SITE WHERE AN EXISTING RESIDENCE WILL BE RETAINED, YOU MUST ACCOMPANY THIS FORM WITH A SCALED SITE PLAN SHOWING THE LOCATION OF THE EXISTING RESIDENCE'S SEWAGE AND STORM WATER DISPOSAL SYSTEMS WHEN SUBMITTING THIS FORM TO THE SANITARIAN.

APPLICANT Tom Steenson 695-2333  
ADDRESS 41005 Louden Rd PHONE 221-1792  
CITY Corbett, Oregon 97019 ZIP 97019

### -APPLICANT SHOULD NOT WRITE IN SHADED SPACE-

BASED ON PRESENT KNOWLEDGE OF THE AREA AND OF THE PROPOSED USE DESCRIBED ABOVE, AND ON CURRENT REGULATIONS OF THE OREGON DEPARTMENT OF THE ENVIRONMENTAL QUALITY, THE COUNTY SANITARIAN HEREBY FINDS THAT THE PROPOSED USE CAN BE SERVED BY:

(PLEASE CHECK APPROPRIATE BOX AND CROSS OUT INAPPROPRIATE INFORMATION.)

A SANITARY SEWER SYSTEM WHOSE NEAREST CONNECTION IS LOCATED AT \_\_\_\_\_

AND IS LOCATED IN THE INVERNESS/GRESHAM/PORTLAND SERVICE AREA  
OTHER (DESCRIBE) \_\_\_\_\_

A SUBSURFACE SANITATION SYSTEM IN THE FORM OF: A CESSPOOL/SEPTIC TANK/SEPTIC TANK AND THE DRAINFIELD/SEPTIC TANK AND SEEPAGE PIT/OTHER (DESCRIBE) \_\_\_\_\_

PRESENT KNOWLEDGE OF THIS AREA IS INCONCLUSIVE AND FURTHER STUDIES WILL BE REQUIRED TO DETERMINE SUITABLE MEANS OF SANITARY WASTE DISPOSAL. LFS Required

LAND FEASIBILITY STUDY NO. \_\_\_\_\_ WAS CONDUCTED ON THIS SITE ON (DATE): \_\_\_\_\_

(PLEASE ATTACH COPY.)

DATE 1/27/88

Michael Schubert R  
COUNTY SANITARIAN

RETURN THIS FORM TO THE APPLICANT

OK

DEED CREATING ESTATE BY THE ENTIRETY

BOOK 2070 PAGE 463

John G. Chamberlain KNOW ALL MEN BY THESE PRESENTS, That JOHN G. CHAMBERLIN, who acquired title as Chamberlain (hereinafter called the grantor), the spouse of the grantee hereinafter named, for the consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto ELLEN G. MADNICK (herein called the grantee), an undivided one-half of the following described real property situate in Multnomah County, Oregon, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

A Recording Service of Transamerica Title Ins. Co. 11-21114 731371-0

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD said undivided one-half of said real property unto the said grantee forever.

The above named grantor retains a like undivided one-half of said real property and it is the intent and purpose of this instrument to create and there hereby is created an estate by the entirety between husband and wife as to said real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

WITNESS grantor's hand this 31 day of December, 19 87

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

John G. Chamberlin

STATE OF OREGON, County of Clackamas, ss. December 31, 19 87

Personally appeared the above named John G. Chamberlin

who is known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon—My commission expires: 6-17-88

(OFFICIAL SEAL)

Form containing recording information, grantor and grantee details, and notary public information. Includes fields for name, address, and date.

PARCEL I: EXHIBIT "A"

All that part of the East one-half of the Southwest one-quarter of Section 6, Township 1 South, Range 5 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, lying South of Road No. 556, EXCEPT the West 540 feet of the Southeast one-quarter of the Southwest one-quarter of said Section 6.

ALSO EXCEPT the West 185.25 feet of that portion of said property lying in the Northeast one-quarter of the Southwest one-quarter of said Section 6.

FURTHER EXCEPTING the South 1,089 feet of the East 400 feet of the East one-half of the Southwest one-quarter of said Section 6.

ALSO EXCEPTING THE FOLLOWING:

Beginning at a point which is 140feet West of Northerly extension of East boundary of parcel described as the West 540 feet of the Southeast one-quarter of the Southwest one-quarter of Section 6, Township 1 South, Range 5 East of the Willamette Meridian, in the County of Multnomah and State of Oregon; and 80 feet North of the North boundary of the same parcel; said beginning point marks the Southwest corner of the parcel to be described; thence North running parallel with the West line of the Parcel of land described as Parcel I above, a distance of 208.71 feet to the Northwest corner; thence East running parallel with the South line of Parcel I above, a distance of 208.71 feet to the Northeast corner; thence South 208.71' to a point due East 208.71 feet from the point of beginning (Parallel to South line of Parcel I); thence West 208.71 feet to the point of beginning.

PARCEL II

Beginning at a point which is 140feet West of Northerly extension of East boundary of parcel described as the West 540 feet of the Southeast one-quarter of the Southwest one-quarter of Section 6, Township 1 South, Range 5 East of the Willamette Meridian, in the County of Multnomah and State of Oregon; and 80 feet North of the North boundary of the same parcel; said beginning point marks the Southwest corner of the parcel to be described; thence North running parallel with the West line of the Parcel of land described as Parcel I above, a distance of 208.71 feet to the Northwest corner; thence East running parallel with the South line of Parcel I above, a distance of 208.71 feet to the Northeast corner; thence South 208.71' to a point due East 208.71 feet from the point of beginning (Parallel to South line of Parcel I); thence West 208.71 feet to the point of beginning.

000259

STATE OF OREGON }  
Multnomah County }

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County

1988 JAN -4 PM 2:31

RECORDING SECTION  
MULTNOMAH CO. OREGON

In Book: On Page

BOOK 2070 PAGE 463

Witness My Hand and Seal of Office Aftersaid  
Recorder of Conveyances

*m Budna*

Deputy

13

John G. Chamberlin  
ATTORNEY AT LAW  
415 N.W. 18th Avenue  
Portland, Oregon 97209  
(503) 221-1792

---

January 25, 1988

Letter of Authorization from John Chamberlin

To whom it may concern:

I authorize Tom Steenson, on behalf of himself and his wife, Mariah, to apply for a land division creating an MUF-19 parcel to be recorded in their names as owners of record. The parcel shall consist of nineteen (19) acres to be created out of the existing parcel in the Southwest and Southeast one-quarters of Section 6, Township 1 South, Range 5 East, of the Willamette Meridian, in Multnomah County, Oregon which is presently recorded with me as the owner. The present parcel is known as TL 18 54.72 acres, and is located at 41025 Loudon Rd., Corbett, Oregon 97019.

Sincerely,

A handwritten signature in black ink, appearing to read "John G. Chamberlin", written over the word "Sincerely,".

John G. Chamberlin  
Attorney at Law

JGC:mvy

\*\* MULTNOMAH COUNTY DIVISION OF A&T \*\*\* R001-NALMOD 01/27/88 15:57 PAGE 1  
ACCT. NUMBER R-99506-0180 L/C 074 REQUEST BY

NONOOPR ACCT DEFERRAL ACCT  
NAME CHAMBERLIN, JOHN G

PROP 41025 LOUDON RD  
GRESHAM, OR 97030

YR-AQ 86 83 78 BK/PG 1887/1991  
MAIL 41025 SE LOUDEN  
CORBETT, OREGON 97019  
MAP 61S5E CENSUS TRACT 105.00  
L/C 074

----- STATUS -----  
1988/89 PARTIAL REAPPRAISAL - APPR  
YR APPR 85 VCHR # ACTION 858290  
VCHR # DIVISION 782755  
TAT RES 85BL5559 HSCH 100985

----- LEGAL DESCRIPTION -----

ADD SECTION 06 1 S 5 E LOT BLOCK  
TL 18 54.72 ACRES

----- LAND AND IMPROVEMENT CHARACTERISTICS ----- \*\*\* 10/16/87 \*\*\*

RATIO CODE 642 2 APPR DISTRICT AREA 54.72 A ZONING MUF19  
CLASS 3 ONE STY W/ FIN ATTIC % IMP GOOD NEIGHBORHOOD 010  
USE DWG SGL YR BUILT 1980 BDRMS 3 STORIES 1.0  
LIVING AREA 1,514 ARCH CONTEMP. CONS

From: U.S.D.A (1983)

SOIL SURVEY OF MULTNOMAH COUNTY, OREGON - SHEET NUMBER 23



(Joins sheet 16)

R. 4 E. | R. 5 E.

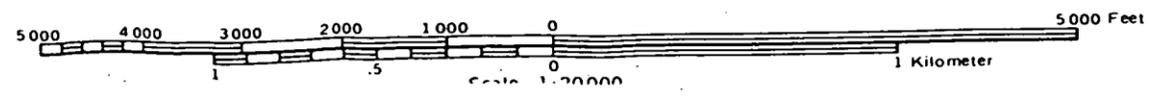
1955 (45) 1:25000



Vertical text on the left margin: (Joins sheet 22) T. 11 S. | T. 11 N.

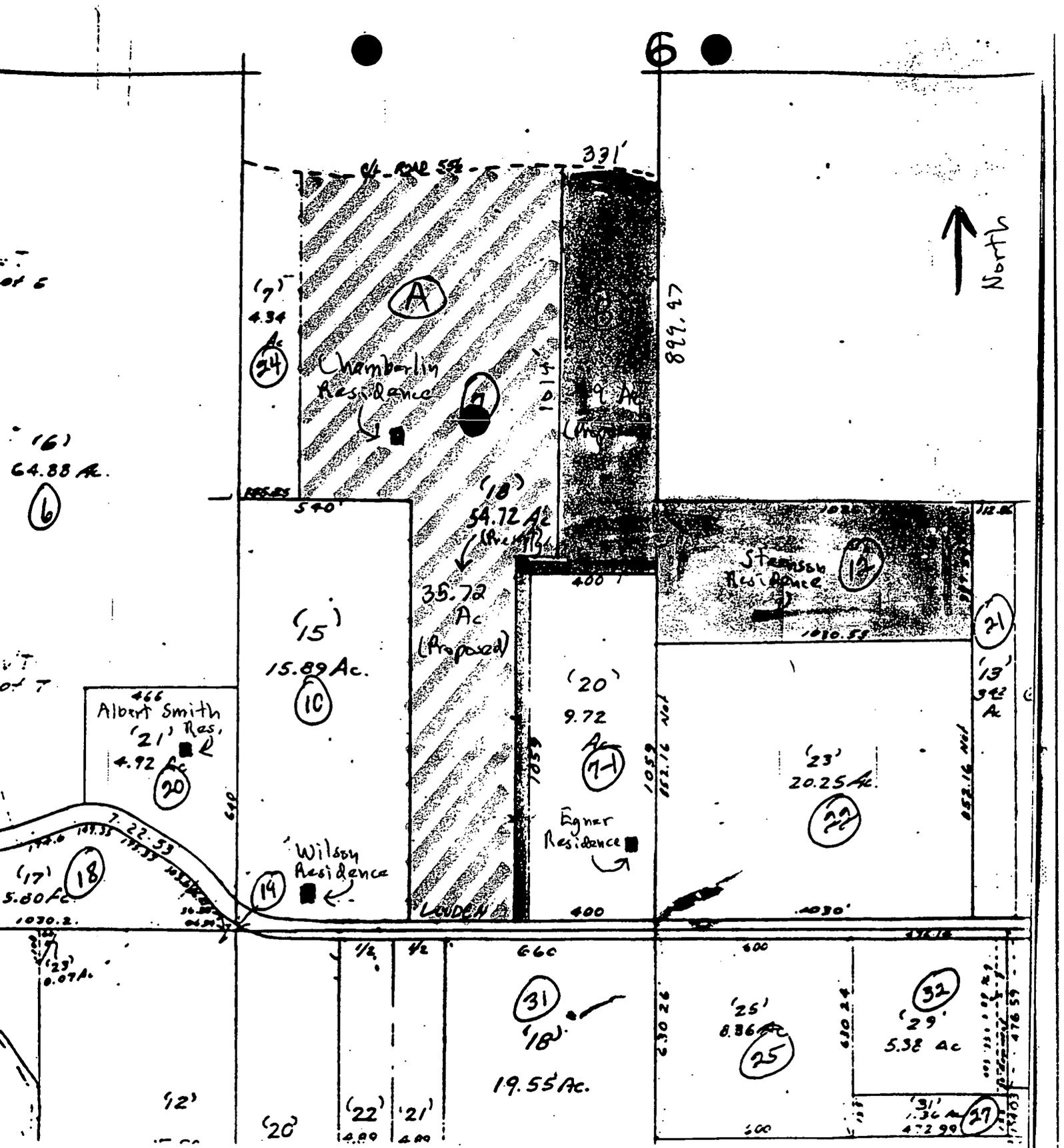
Relevant Area →  
==

Areas to Slopes:  
5B = 3 to 8%  
5E = 30 to 60%  
27C = 8 to 15%  
20F = 50 to 90%



(Joins sheet 30)

Topographical Map  
Chamberlin/Strenson  
Division 1/29/68



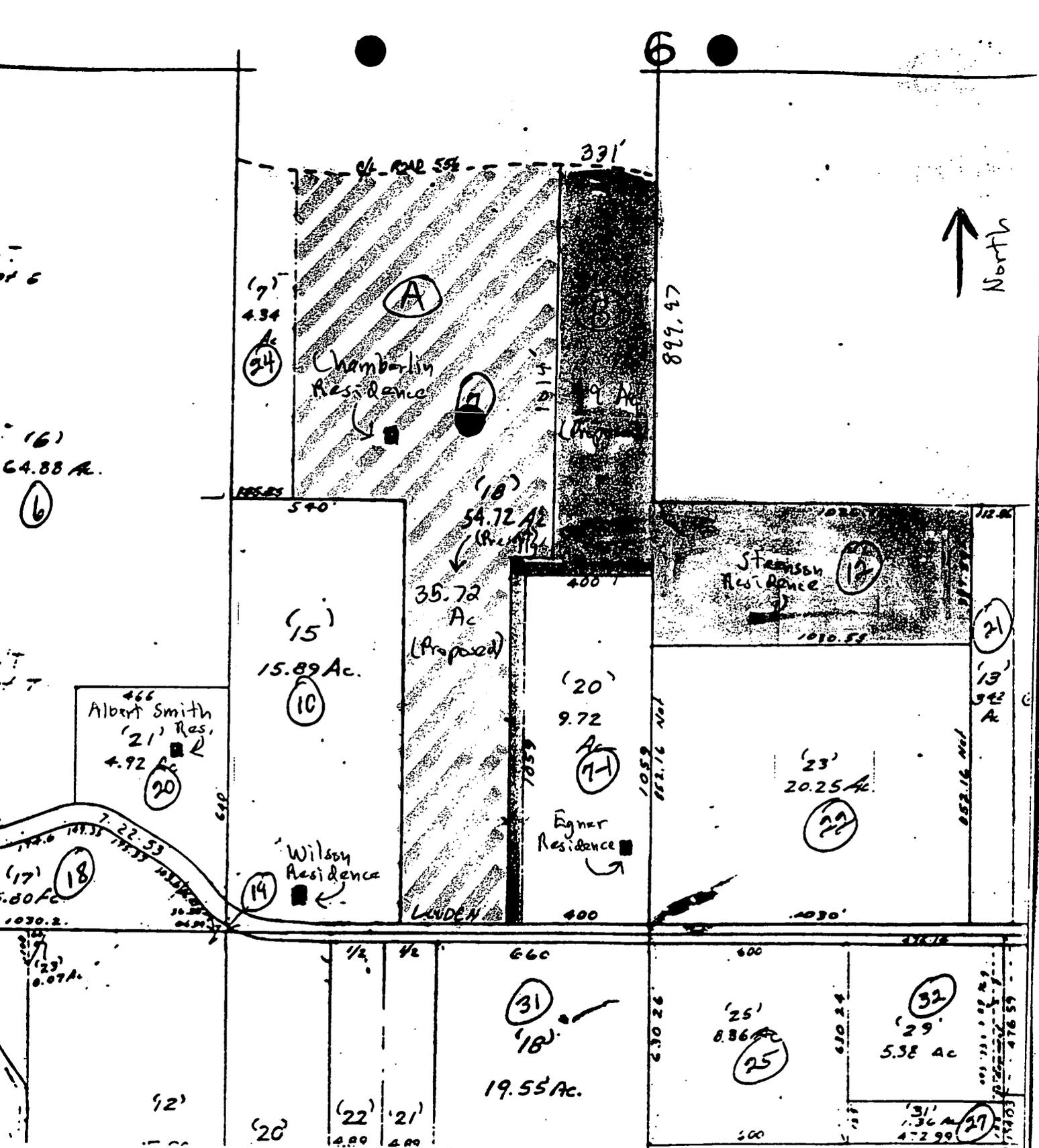
Peripheral Area Map

For: Proposed Chamberlin / Stensson Division  
 at 41025 Louder Rd., Corbett, Oregon

Scale: 1" = 400'

key: shaded = proposed new parcel - B  
 hatched = proposed new parcel - A

Date: 1/29/88



Peripheral Area Map

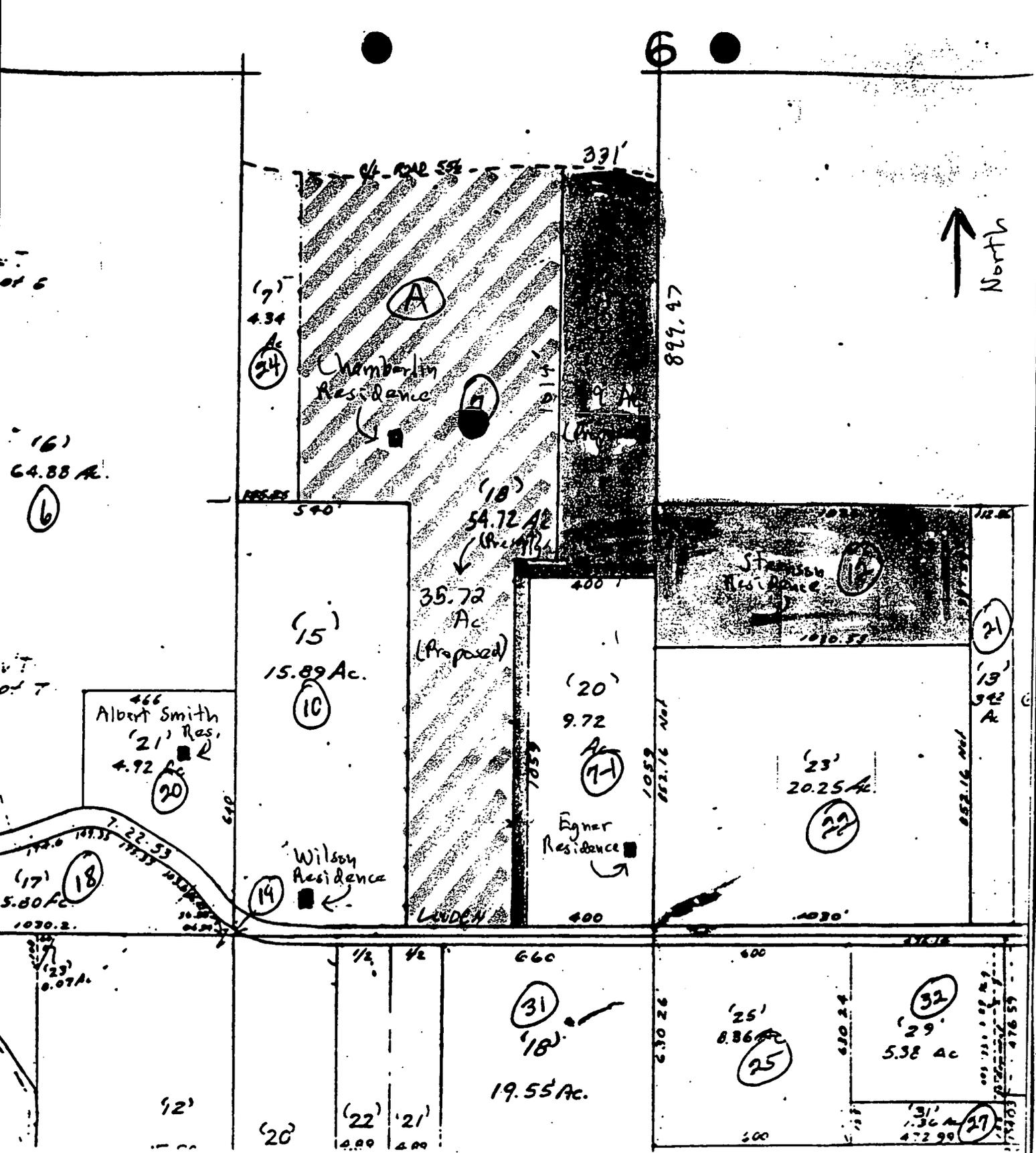
For: Proposed Chamberlin / Stearnson Division  
 at 41025 London Rd., Corbett, Oregon

Scale: 1" = 400'

Key: shaded = proposed new parcel-1  
 hatched = proposed new parcel-A

Date: 1/29/88



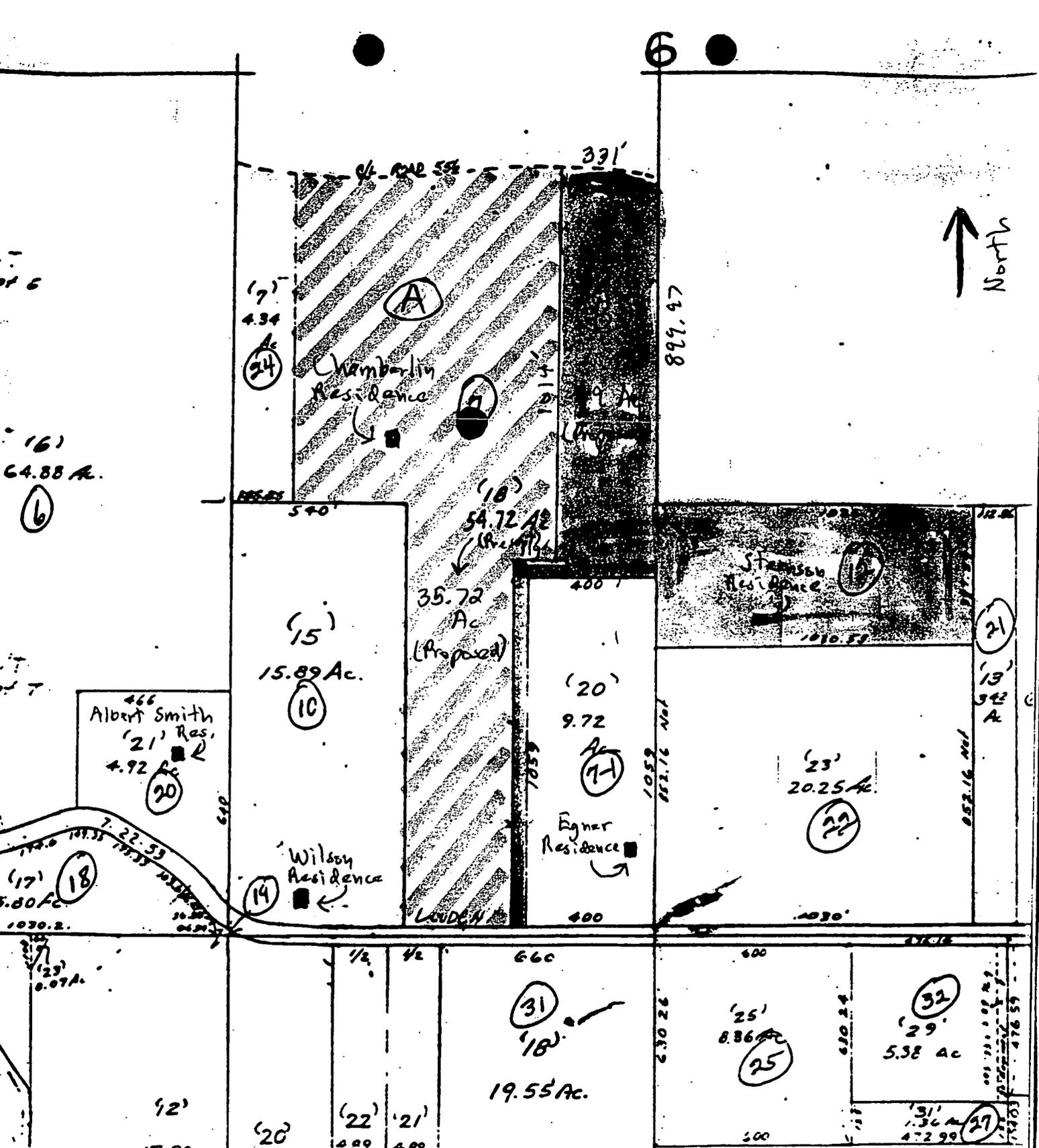


Peripheral Area Map

For: Proposed Chamberlin / Stearns Division  
 at 41025 Louden Rd., Corbett, Oregon

Scale: 1" = 400'

key: shaded = proposed new parcel - A  
 hatched = proposed new parcel - B  
 Date: 1/29/88



Peripheral Area Map

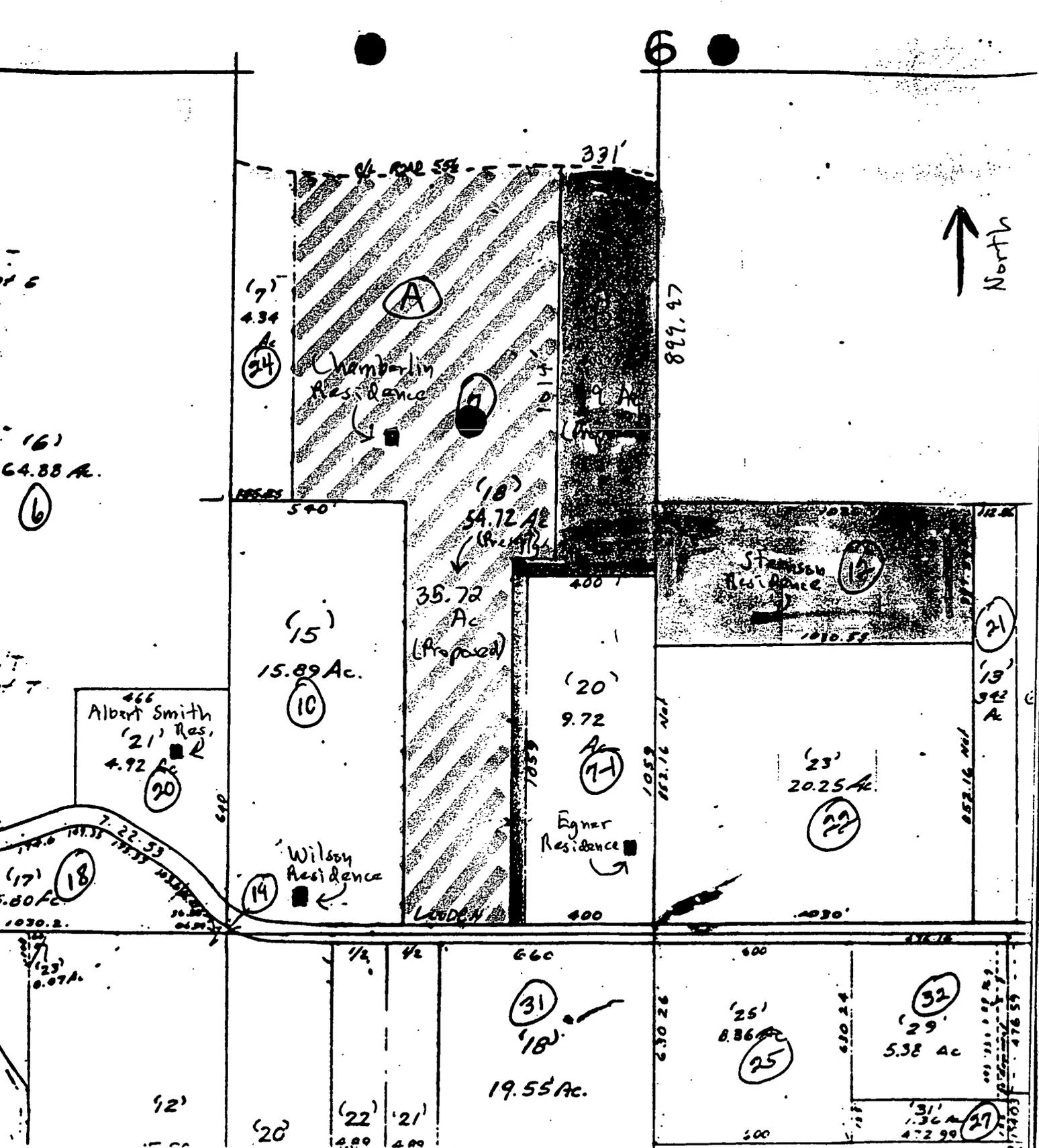
For: Proposed Chamberlin / Stearnson Division  
 at 41025 Loudon Rd., Corbett, Oregon

Scale: 1" = 400'

key: shaded = proposed new parcel - B  
 // // // = proposed new parcel - A

Date: 1/29/88





Peripheral Area Map

For: Proposed Chamberlin / Stearns Division  
 at 41025 Louden Rd., Corbett, Oregon

Scale: 1" = 460'

Key: shaded = proposed new  
 hatched = proposed parcel - B  
 white = proposed parcel - A

Date: 1/29/88

*Proposed*

AGREEMENT FOR EASEMENT

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of February, 1988, by and between John Chamberlin and Ellen Madnick, hereinafter called "Chamberlin", and Tom and Mariah Steenson, hereinafter called "Steenson";

1. Chamberlin is the record owner of the following described real estate in Multnomah County, Oreogn, legally described as:

All that part of the East one-half of the Southwest one-quarter of Section 6, Township 1 South, Range 5 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, lying South of Road No. 556, EXCEPT the West 540 feet of the Southeast one-quarter of the Southwest one-quarter of said Section 6;

ALSO EXCEPT the West 185.25 feet of that portion of said property lying in the Northeast one-quarter of the Southwest one-quarter of said Section 6;

FURTHER EXCEPTING the South 1,139 feet of the East 450 feet of the East one-half of the Southwest one-quarter of said Section 6; and

FURTHER EXCEPTING the North 1014 feet of the East 331 feet of the East one-half of the Southwest one-quarter of said Section 6.

and has the unrestricted right to grant the easement hereinafter described relative to said real estate.

2. Contemporaneously with the execution of this agreement, Steenson has purchased from Chamberlin the adjacent real estate described as:

The North 1064 feet of the East 331 feet of the portion of the East one-half of the Southwest one-quarter of Section 6, Township 1 South, Range 5 East of the Willamette Meridian, Multnomah County, Oregon, lying South of Road 556; plus

Commencing at a point 400 feet West of the Southeast corner of the East one-half of the Southwest one-quarter of Section 6, Township 1 South, Range 5 East to the true point of beginning; thence Westerly a distance of 50 feet, thence Northerly a distance of 1139 feet parallel to the West boundary of a parcel conveyed to Kenneth and Sandra Lee Egner (at Book 1165, page 1640, dated March 22, 1977), thence Easterly a distance of 119 feet, thence Southerly a distance of 50 feet, thence Westerly a distance of 69 feet along the North boundary of the above-described parcel purchased by Kenneth and Sandra Lee Egner, and thence Southerly a distance of 1089 feet along the West boundary of the above-described parcel purchased by Kenneth and Sandra Lee Egner to the true point of beginning; plus

A tract of land situated in the South one-half of the Southeast one-quarter of Section 6, Township 1 South, Range 5 East, of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at the South one-quarter corner of said Section 6; thence North  $4^{\circ} 39' 15''$  East, along the West line of said legal subdivision, a distance of 882.40 feet to the point of beginning of the tract herein to be described; thence continuing North  $4^{\circ} 39' 15''$  East, along said West line, a distance of 421.32 feet to the Northwest corner of said legal subdivision; thence North  $89^{\circ} 43' 42''$  East, along the North line of said legal subdivision, a distance of 1026.13 feet to a point in a line parallel with and 112.86 feet West of (when measured at right angles to) the East line of the West 33.5 acres of said legal subdivision; thence South  $4^{\circ} 39' 15''$  West, parallel with the East line of said 33.5 acre tract, a distance of 397.59 feet to a point that bears North  $4^{\circ} 39' 15''$  East, a distance of 852.16 feet from the North line of Louden Road No. 1982; thence South  $87^{\circ} 25' 00''$  West, parallel with said North line, a distance of 1030.55 feet to the point of beginning.

and now desires an easement over the Chamberlin property described in paragraph 1 above in order to have access and egress to Loudon Road.

3. Therefore, in consideration of the purchase described in paragraph 2 and the agreements herein, it is hereby agreed as follows:

4. Chamberlin does hereby grant, bargain, sell and convey unto Steenson a perpetual non-exclusive easement for access and egress in and over the Chamberlin property as described in paragraph 1 above.

5. Steenson shall have all rights of access and egress to, from and over the real estate described in paragraph 4 above necessary for Steenson's use, enjoyment, operation and maintenance of the easement thereby granted and of its property described in paragraph 2 above. The easement shall be appurtenant to Steenson's property. Steenson shall have all rights incident to the improvement, maintenance, repair, and use of the easement, including the right from time to time to cut, trim and remove trees, brush, overhanging branches or other obstructions.

6. Chamberlin and Steenson shall equally share the expense associated with maintaining and repairing the driveway in good repair. Any dispute between Chamberlin and Steenson regarding the need for maintenance or repairs of said driveway shall be submitted to binding arbitration. If the parties cannot agree on the selection of an arbitrator, the Presiding Judge of the Circuit Court for Multnomah County shall select an arbitrator. Steenson may place a sign within the easement to advertise or direct the public to its adjacent property.

7. The driveway shall be maintained for use by either party and their tenants and guests and, except as to the rights herein granted, Chamberlin shall have the full use and control of the real estate described in paragraph 3.

8. Steenson agrees to hold Chamberlin harmless from any and all claims of third parties arising from Steenson's use of the rights granted herein.

9. This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto, but also their respective heirs, executors, administrators, assigns and successors in interest as well.

In construing this agreement and where the context so requires, words in the singular include the plural; the masculine includes the feminine and the neuter; and, generally, all changes shall be made or implied so that this instrument shall apply both to individuals and to corporations.

IN WITNESS WHEREOF, the parties hereto have subscribed this instrument in duplicate on this, the \_\_\_\_ day of February, 1988.

\_\_\_\_\_  
JOHN CHAMBERLIN

\_\_\_\_\_  
TOM STEENSON

\_\_\_\_\_  
ELLEN MADNICK

\_\_\_\_\_  
MARIAH STEENSON

STATE OF OREGON            )  
                                  )  ss.  
County of Multnomah    )

STATE OF OREGON            )  
                                  )  ss.  
County of Multnomah    )

February \_\_\_\_, 1988

February \_\_\_\_, 1988

Personally appeared the above-named John Chamberlin and Ellen Madnick and acknowledged the foregoing instrument to be their voluntary act and deed.

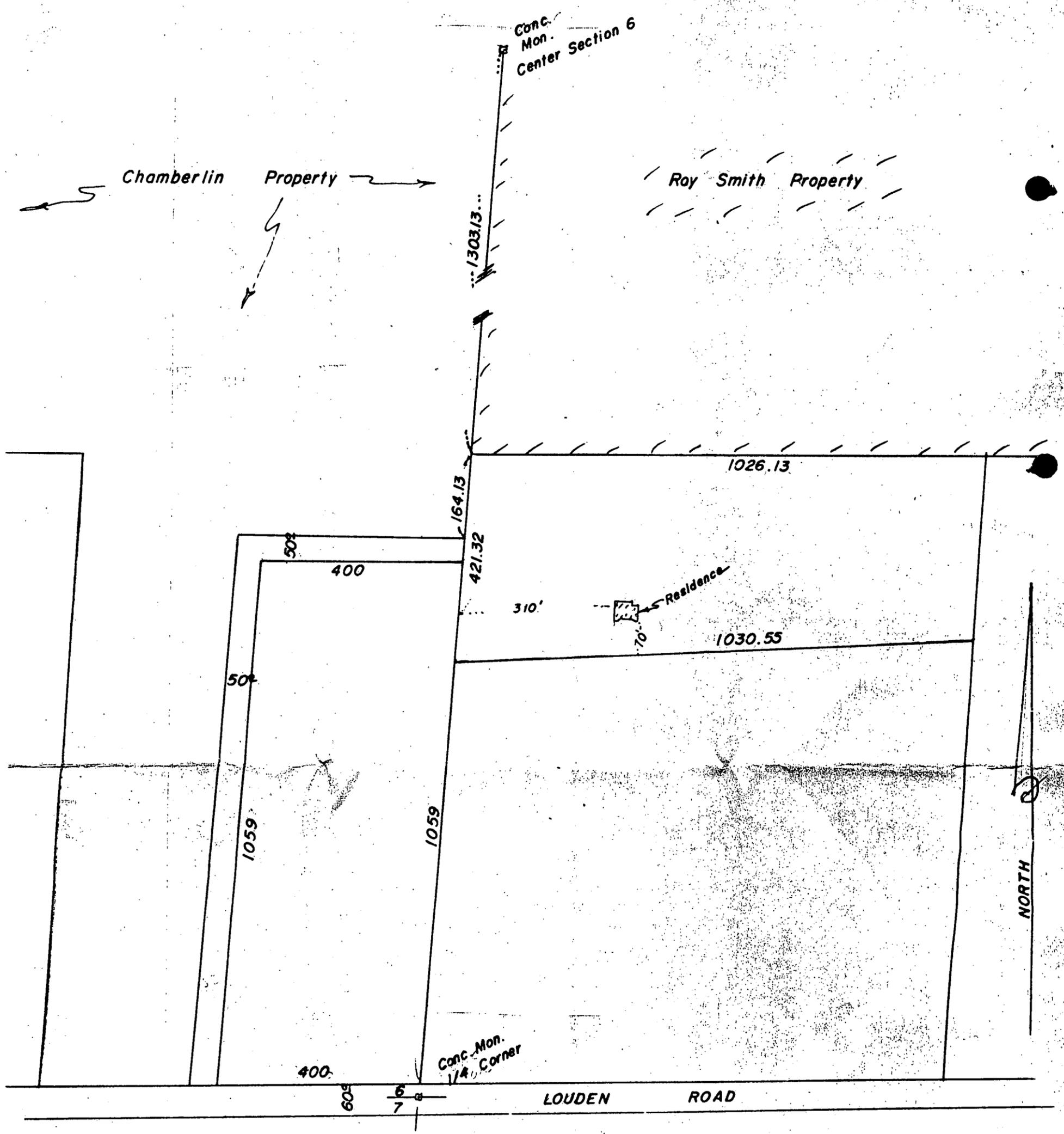
Personally appeared the above-named Tom Steenson and Mariah Steenson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Before me:

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires:

\_\_\_\_\_  
Notary Public for Oregon:  
My Commission Expires:



LOCATION of RESIDENCE  
ON A TRACT

In S.E. 1/4 Section 6 T.1 S., R.5 E

Multnomah County, Oregon

Scale: 1" = 200' Dec. 1987

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gene A. Leuthold*

OREGON  
MAY 8, 1959  
GENE A. LEUTHOLD  
475

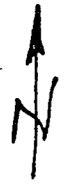
ALLAN & LEUTHOLD, INC.  
SURVEYING  
4827 N. E. 105th AVENUE  
PORTLAND, OREGON 97220  
503 - 254-0734

LD 9-88

RECEIVED

MAY 03 1989

Multnomah County  
Zoning Division



6

Co. Rd # 556

(7)  
4.34  
Ac.

R99506-0260

(26)  
34.80 Ac.

1366.20' SURVEY

1195.97' SURVEY

(6)  
63.05 Ac.

185.25 354.75'  
540'

R99506-0180

(18)  
19.00 Ac.

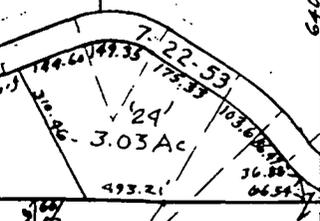
(15)  
15.89 Ac.

(20)  
9.72  
Ac.

(23)  
20.25 Ac.

(21)  
4.92 Ac

(14)  
6.70  
Ac.



(23)  
0.07 Ac

(12)  
17.90 Ac.

(18)  
19.55 Ac.

(25)  
8.36 Ac

(29)  
5.38 Ac.

(20)  
9.7

(22) (21)  
1.00

(31)  
1.36 Ac  
472.99'



SECTION 6 TOWNSHIP 15 RANGE 5E

SUB-DIVISION SW 1/4

LEVY CODE 074

MAP 6 15 5E 6 15 5E

SEE 1

(3)  
5.0

1/2 1/2 1/2 660

2640



N 6

LD 9-88

RECEIVED

MAY 03 1989

Multnomah County  
Zoning Division

Co. Rd # 556

(7)  
4.34  
Ac.

R99506-0260

(26)  
34.80 Ac.

1366.20' SURVEY

1195.47' SURVEY

185.25 354.75'  
540'

1026.13'

R99506-0180

(18)  
19.00 Ac.

(15)  
15.89 Ac.

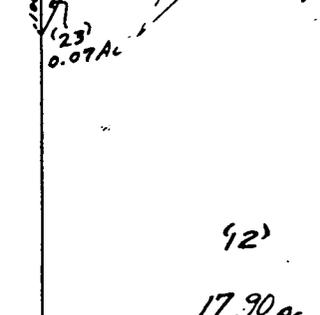
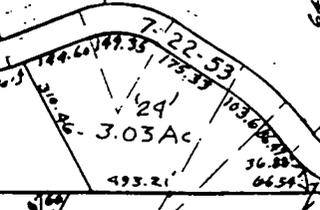
1030.55'

(20)  
9.72  
Ac.

(13) (14)  
3.42 6.70  
Ac.

(21)  
4.92 Ac

(23)  
20.25 Ac.



(12)  
17.90 Ac.

(20)  
9.7

(22) (21)

(18)  
19.55 Ac.

(25)  
8.36 Ac

(29)  
5.38 Ac.

(31)  
1.36 Ac  
472.99'



SECTION 6 TOWNSHIP 15 RANGE 5E

SUB-DIVISION SW 1/4

LEVY CODE 074

MAP 6 15 5E 6 15 5E

APPROVALS  
*David H. Brown* 8-10-88  
 PLANNING DIRECTOR BY

COUNTY SURVEYOR

COUNTY RECORDER

NOTE: Location of road approximate. No evidence of traveled roadway exists in this area.

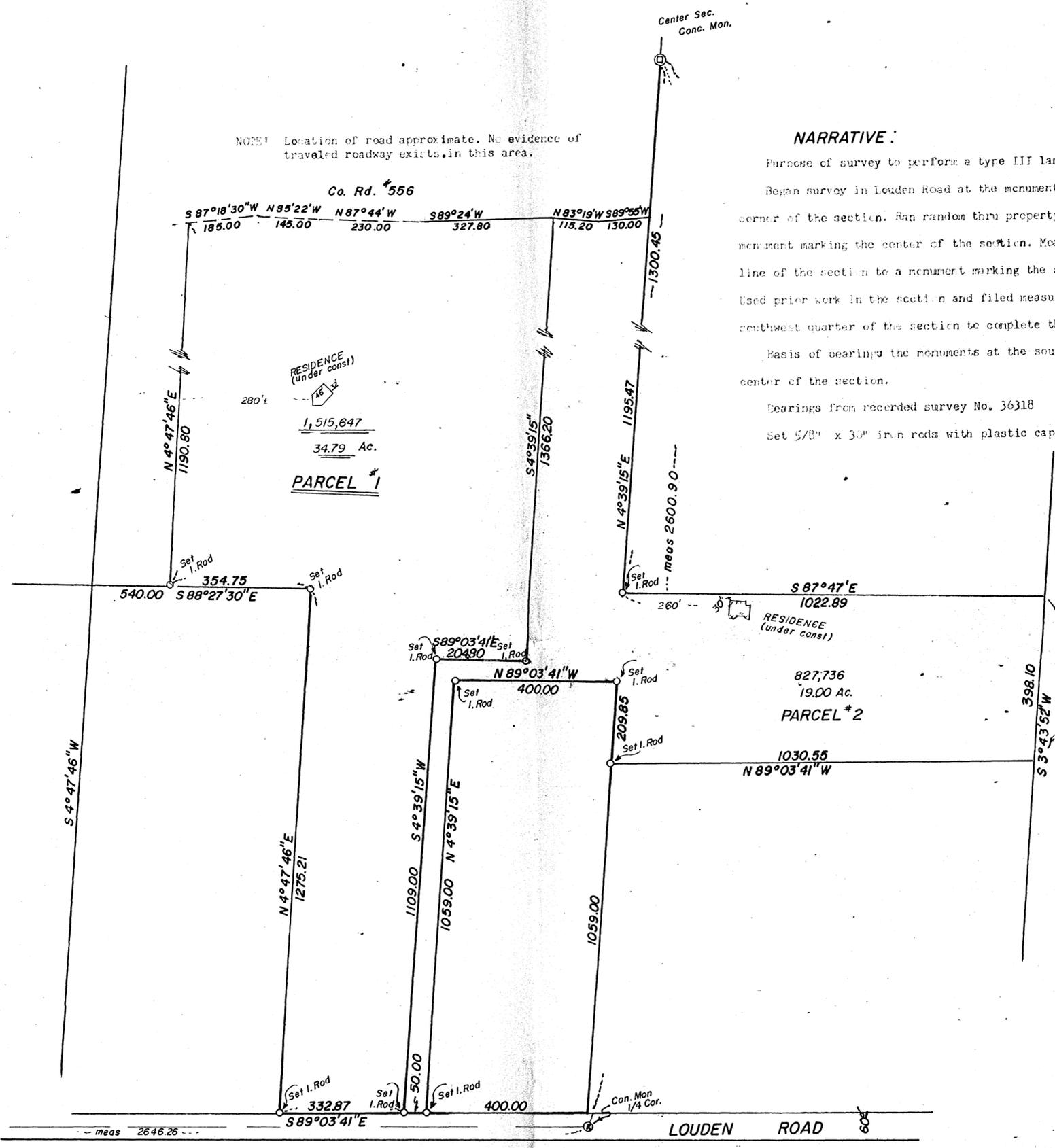
**NARRATIVE:**

Purpose of survey to perform a type III land division on the property.  
 Began survey in Louden Road at the monument marking the south quarter corner of the section. Ran random thru property to the north and tied the monument marking the center of the section. Measured west along the south line of the section to a monument marking the southwest corner of said section. Used prior work in the section and filed measurements to subdivide the southwest quarter of the section to complete the survey of the property.

Basis of bearings the monuments at the south quarter corner and the center of the section.

Bearings from recorded survey No. 36318

Set 5/8" x 30" iron rods with plastic cap marked L.S. 475



NOTE: Property corners not set. Area not accessible.

11 6 Conc  
12 17 Mon.

LD 3-88

**CERTIFICATE OF SURVEY**

IN S.E. 1/4 & S.W. 1/4 OF SECTION 6 T.1S., R.5E

Multnomah County, Oregon

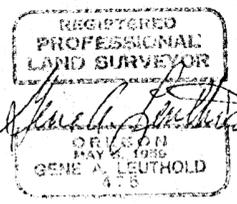
Scale: 1" = 200' July 14-22, 1988

**LEGEND**

- DENOTES : Set 5/8" x 30" Iron rod
- DENOTES : Found Iron as Indicated

**REFERENCE SURVEYS**

25807, 24564, 25548  
36318, 47158, 15361



ALAN & LEUTHOLD, INC.  
 SURVEYING  
 1000 N. W. 10th St.  
 PORTLAND, OREGON 97227  
 503-241-1111

