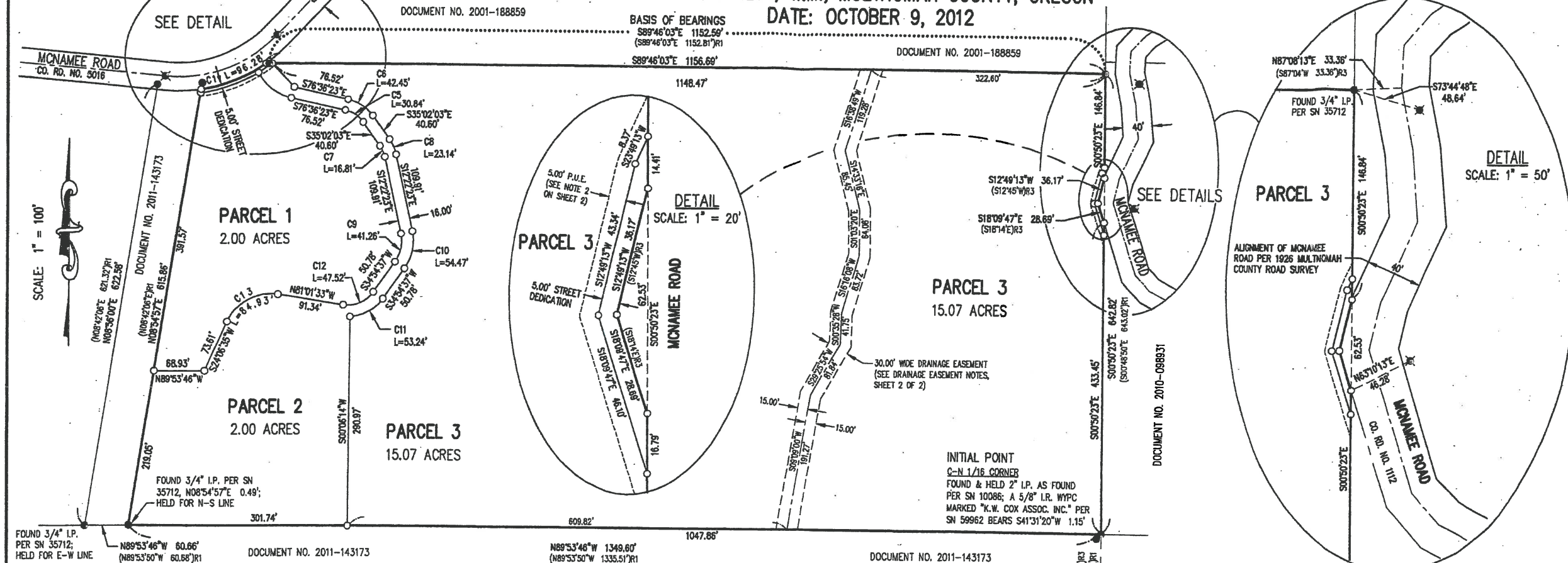


PREPARED FOR  
 LARRY & LAURA LUETHE  
 13225 MCNAMEE ROAD  
 PORTLAND, OR 97231

# PARTITION PLAT

PARTITION PLAT NO. **2012-47**  
 SHEET 1 OF 2

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



**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN BOOK 943, PAGE 233 (RECORDED 1973) AND BOOK 1013, PAGE 470 (RECORDED 1974). MY BASIS OF BEARINGS IS BETWEEN FOUND MONUMENTS AS NOTED HOLDING THE RECORD BEARING PER SN 35712. FOR THE SOUTHEAST CORNER I CHOSE TO HOLD THE HISTORICALLY ACCEPTED 1/16TH CORNER MONUMENT. I HELD THIS AND THE FOUND MONUMENT AT THE NORTHEAST CORNER FOR THE EAST LINE (EXCEPTING MCNAMEE ROAD). FOR THE SOUTH LINE I HELD THE FOUND MONUMENT FURTHER TO THE WEST OF THE SOUTHWEST CORNER AS THE BEARING WAS MUCH CLOSER TO THE DEED. I HELD FOUND MONUMENTS AS NOTED FOR THE WEST LINE. THE MEASURED DISTANCE FOR THE SOUTH LINE WAS SIGNIFICANTLY LONGER THAN THE DEED DISTANCE HOWEVER THE DEED CALLS TO MONUMENTS AND THE WEST LINE AS SHOWN IS IN AGREEMENT WITH THE OCCUPATION LINE.

I HELD FOUND MONUMENTS AND RECORD INFORMATION PER SN 56579 FOR THE RIGHT-OF-WAY OF MCNAMEE ROAD AT THE NORTHWEST CORNER. ON THE EAST LINE, THE ALIGNMENT OF MCNAMEE ROAD AS SHOWN ON SN 56579 HAS NOT BEEN LEGALIZED SO I HELD THE RIGHT-OF-WAY ALIGNMENT PER THE 1926 ROAD SURVEY. THAT ALIGNMENT WAS CALCULATED HOLDING THE RECORD TIE TO THE NORTHEAST PROPERTY CORNER PER THE 1926 SURVEY AND ROTATING IT TO MATCH THE EAST LINE. THE 1926 COUNTY ROAD SURVEY HAS A BEARING FOR THE QUARTER SECTION LINE OF N0°51'40"W IN ITS NOTES VERSUS N0°52'W ON THE MAP. I CALCULATED A BEARING FOR THE QUARTER SECTION LINE FROM SN 35712 THAT EXCLUDES THE ANGLE BREAK AT THE 1/16TH CORNER AND USED THAT TO ROTATE THE ALIGNMENT TO THE EAST PROPERTY LINE.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Scott F. Field*  
 OREGON  
 JUNE 30, 1997  
 SCOTT F. FIELD  
 2844

12-31-2013  
 RENEWAL DATE

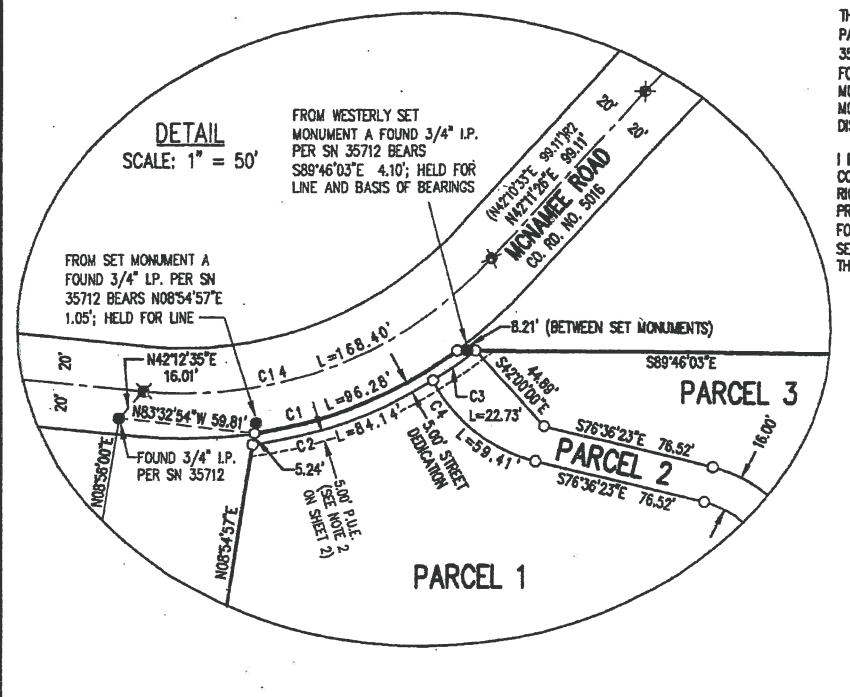
I, SCOTT F. FIELD, HEREBY CERTIFY  
 THAT THIS PLAT IS A TRUE AND  
 EXACT COPY OF THE ORIGINAL.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	96.28'	200.00'	27°35'00"	N67°26'09"E	95.36'
C2	84.14'	205.00'	23°31'01"	N89°54'51"E	83.55'
C3	22.73'	205.00'	6°21'15"	N54°58'43"E	22.72'
C4	58.41'	67.50'	50°25'36"	S81°25'35"E	57.51'
C5	30.84'	42.50'	41°34'20"	S55°49'13"E	30.16'
C6	42.45'	68.50'	41°34'20"	S85°49'13"E	41.52'
C7	16.81'	42.50'	22°38'40"	S23°42'13"E	16.70'
C8	23.14'	58.50'	22°38'40"	S23°42'13"E	22.99'
C9	41.26'	50.00'	47°17'00"	S11°16'07"W	40.10'
C10	54.47'	86.00'	47°17'00"	S11°16'07"W	52.83'
C11	53.24'	88.50'	52°08'50"	S80°59'02"W	51.42'
C12	47.52'	42.50'	64°03'51"	S66°56'32"W	45.08'
C13	84.93'	65.00'	74°51'52"	S81°32'31"W	79.02'
C14	168.40'	180.00'	53°36'09"	N66°59'29"E	162.32'

**LEGEND**

- ⊙ FOUND MONUMENT AS NOTED
- ⊗ FOUND 2" ALUMINUM CAP MARKED "MULTNOMAH COUNTY SURVEYOR" PER SN 56579
- SET 5/8" X 30" L.R. WYPC MARKED "NORTHWEST SURVEYING, INC."
- L.R. IRON ROD
- I.P. IRON PIPE
- WYPC WITH YELLOW PLASTIC CAP
- SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- ( ) R1 RECORD INFORMATION PER SN 35712
- ( ) R2 RECORD INFORMATION PER SN 56579
- ( ) R3 RECORD INFORMATION PER 1926 MULTNOMAH COUNTY SURVEY OF MCNAMEE ROAD
- P.U.E. PUBLIC UTILITY EASEMENT
- CO. RD. COUNTY ROAD



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



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

# 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.



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

12-31-2013  
RENEWAL DATE

## 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. 2012-13690, 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. 2012-13691 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

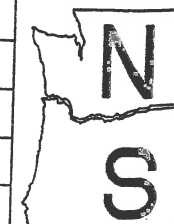
STATE OF OREGON )  
COUNTY OF MULTNOMAH ) S.S.

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. 2012-13691

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



BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL  
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**SURVEYING, INC.**