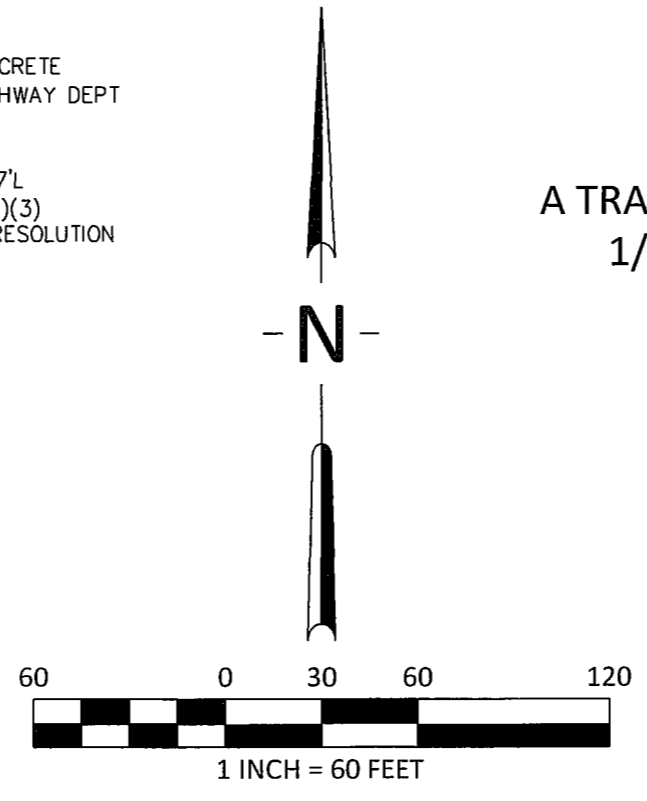
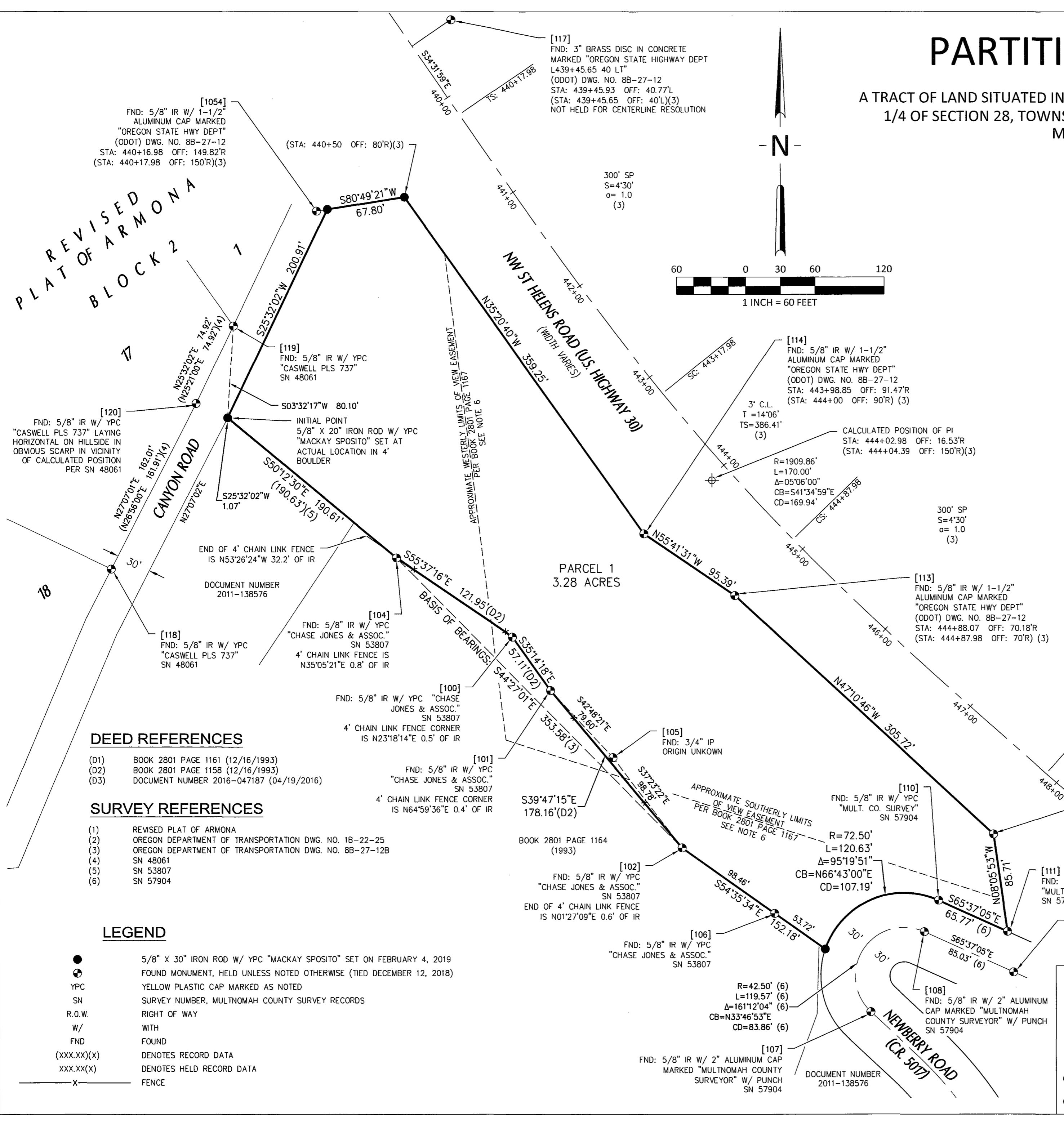


PARTITION PLAT NO. 2019-10

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, AND THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON
DECEMBER 13, 2018



NOTES AND RESTRICTONS

- 1.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER MULTNOMAH COUNTY CASE FILE NUMBER T1-2018-11141.
- 2.) THIS PLAT IS SUBJECT TO AN EASEMENT FOR A UTILITY ANCHOR AND WIRES RECORDED IN BOOK 851, PAGE 181, (1921) MULTNOMAH COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
- 3.) THIS PLAT IS SUBJECT TO AN EASEMENT FOR A POWER OR OTHER WIRE LINE OR LINES RECORDED IN BOOK 536, PAGE 59 (1940), MULTNOMAH COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
- 4.) EASEMENT FOR ACCESS ROAD RECORDED IN BOOK 1900, PAGE 202 (1958), MULTNOMAH COUNTY DEED RECORDS DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.
- 5.) THIS PLAT IS SUBJECT TO AN EASEMENT FOR INSTALLATION, MAINTENANCE AND REPAIR OF WATER SUPPLY LINE RECORDED IN BOOK 1862, PAGE 2232 (1985), MULTNOMAH COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
- 6.) THIS PLAT IS SUBJECT TO AN EASEMENT FOR VIEW RECORDED IN BOOK 2801, PAGE 1167 (1993), MULTNOMAH COUNTY DEED RECORDS, AS SHOWN HEREON.
- 7.) THIS PLAT IS SUBJECT TO AN EASEMENT FOR A WATER LINE RECORDED IN BOOK 2801, PAGE 1167 (1993), MULTNOMAH COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
- 8.) NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE COLUMBIA RIVER HIGHWAY (STATE HIGHWAY 30) SHALL ATTACH TO THE ABUTTING PROPERTY PER THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION AS CONTAINED IN DEED RECORDED IN BOOK 477, PAGE 616 (1966), MULTNOMAH COUNTY DEED RECORDS.

I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR

Carla J. Merritt

OREGON
JULY 13, 2004
CARLA JO MERRITT
74286LS

RENEWS: DEC. 31, 2020
2-15-19

- ### DEED REFERENCES
- (D1) BOOK 2801 PAGE 1161 (12/16/1993)
 - (D2) BOOK 2801 PAGE 1158 (12/16/1993)
 - (D3) DOCUMENT NUMBER 2016-047187 (04/19/2016)

- ### SURVEY REFERENCES
- (1) REVISED PLAT OF ARMONA
 - (2) OREGON DEPARTMENT OF TRANSPORTATION DWG. NO. 1B-22-25
 - (3) OREGON DEPARTMENT OF TRANSPORTATION DWG. NO. 8B-27-12B
 - (4) SN 48061
 - (5) SN 53807
 - (6) SN 57904

LEGEND

- 5/8" X 30" IRON ROD W/ YPC "MACKAY SPOSITO" SET ON FEBRUARY 4, 2019
- ⊙ FOUND MONUMENT, HELD UNLESS NOTED OTHERWISE (TIED DECEMBER 12, 2018)
- YPC YELLOW PLASTIC CAP MARKED AS NOTED
- SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- R.O.W. RIGHT OF WAY
- W/ WITH
- FND FOUND
- (XXX.XX)(X) DENOTES RECORD DATA
- XXX.XX(X) DENOTES HELD RECORD DATA
- x- FENCE

MacKay Sposito

ENERGY PUBLIC WORKS LAND DEVELOPMENT

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PORTLAND: (503) 289-6726
FAX (360) 695-0833

CALC BY: _____ ADC	DRAWN BY: _____ ADC	JOB NO.: 17123
CHECKED BY: _____ CJM	FILE: 17123_PP1.DWG	SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, CARLA JO MERITT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING A TRACT OF LAND SITUATED IN THE NORTHEAST ONE QUARTER OF SECTION 33, AND THE SOUTHEAST ONE QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8 INCH X 20 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "MACKAY SPOSITO" SET AT THE MOST WESTERLY SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED APRIL 19, 2016 AS DOCUMENT NUMBER 2016-047187, MULTNOMAH COUNTY DEED RECORDS, WHICH BEARS SOUTH 03°32'17" WEST A DISTANCE OF 80.10 FEET FROM A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CASWELL PLS 747" AT THE MOST EASTERLY CORNER OF LOT 17, BLOCK 2, OF THE REVISED PLAT OF ARMONA; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID DOCUMENT NO. 2016-047187 TRACT THE FOLLOWING COURSES: SOUTH 50°12'30" EAST A DISTANCE OF 190.61 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "CHASE JONES & ASSOC."; THENCE SOUTH 55°37'16" EAST A DISTANCE OF 121.95 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "CHASE JONES & ASSOC."; THENCE SOUTH 35°14'18" EAST A DISTANCE OF 57.11 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "CHASE JONES & ASSOC."; THENCE SOUTH 39°47'15" EAST A DISTANCE OF 178.16 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "CHASE JONES & ASSOC."; THENCE SOUTH 54°35'34" EAST A DISTANCE OF 152.18 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEWBERRY ROAD (COUNTY ROAD NO. 5017) BEING MARKED BY A 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "MACKAY SPOSITO"; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A NON-TANGENT 72.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST (THE LONG CHORD OF WHICH BEARS NORTH 66°43'00" EAST A DISTANCE OF 107.19 FEET), THROUGH A CENTRAL ANGLE OF 95°19'51" A DISTANCE OF 120.63 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "MULT. CO. SURVEY"; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 65°37'05" EAST A DISTANCE OF 65.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NW ST HELENS ROAD (U.S. HIGHWAY 30) BEING MARKED BY A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "MULT. CO. SURVEY"; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 08°05'53" WEST A DISTANCE OF 85.71 FEET TO A 5/8 INCH IRON ROD WITH A 1-1/2 INCH ALUMINUM CAP MARKED "OREGON STATE HWY DEPT"; THENCE NORTH 47°10'46" WEST A DISTANCE OF 305.72 FEET TO A 5/8 INCH IRON ROD WITH A 1-1/2 INCH ALUMINUM CAP MARKED "OREGON STATE HWY DEPT"; THENCE NORTH 55°41'31" WEST A DISTANCE OF 95.39 FEET TO A 5/8 INCH IRON ROD WITH A 1-1/2 INCH ALUMINUM CAP MARKED "OREGON STATE HWY DEPT"; THENCE NORTH 35°20'40" WEST A DISTANCE OF 359.25 FEET TO A 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "MACKAY SPOSITO"; THENCE SOUTH 80°49'21" WEST A DISTANCE OF 67.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CANYON ROAD BEING MARKED BY A 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "MACKAY SPOSITO"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 25°32'02" WEST A DISTANCE OF 200.91 FEET TO THE INITIAL POINT.

CONTAINING 3.28 ACRES MORE OR LESS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THOSE PARCELS CONVEYED TO DAVID R. LOONEY AND SHAWN S. LOONEY BY DOCUMENTS RECORDED IN BOOK 1862, PAGE 2232 (11/5/85), BOOK 2801, PAGE 1161 (12/16/93) AND BOOK 2801, PAGE 1158 (12/16/93) INTO ONE LEGAL PARCEL OF RECORD.

THE BASIS OF BEARINGS WAS ESTABLISHED BY HOLDING A BEARING OF SOUTH 44°27'01 EAST BETWEEN MONUMENTS [102] AND [104] PER SN 53807, MULTNOMAH COUNTY RECORDS.

THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CANYON ROAD WAS ESTABLISHED BY HOLDING MONUMENTS [118] AND [119] FROM SN 48061 AS WELL AS THE RECORD ANGLE AND DISTANCES SHOWN THEREON. THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON ROAD WAS ESTABLISHED 30 FEET PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE AND DEFINES THE NORTHWESTERLY LINE OF THE SUBJECT PARCEL.

THE SOUTHWESTERLY LINE OF SAID LOONEY PARCEL IS BASED ON THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER DOCUMENT RECORDED DECEMBER 16, 1993 IN BOOK 2801 ON PAGE 1161, MULTNOMAH COUNTY DEED RECORDS AND WAS ESTABLISHED BY HOLDING MONUMENTS SET DURING SN 53807.

THE SOUTHEASTERLY LINE OF THE SUBJECT PARCEL IS DEFINED AS THE NORTHWESTERLY RIGHT-OF-WAY OF NEWBERRY ROAD (C.R. 5017), WHICH WAS ESTABLISHED BY HOLDING CENTERLINE MONUMENTS AND RECORD DATA PER SN 57904. THE CENTERLINE WAS OFFSET 30.00 FEET TO ESTABLISH THE NORTHWESTERLY RIGHT-OF-WAY LINE.

THE CENTERLINE OF NW ST HELENS ROAD (U.S. HIGHWAY 30) WAS ESTABLISHED BY HOLDING MONUMENT [115] AS STATION 447+87.98 OFFSET 40.00'L AND MONUMENT [116] AS STATION 455+60.60 OFFSET 40.08'L PER SN 57904. THE SOUTHWESTERLY RIGHT-OF-WAY OF NW ST HELENS ROAD WAS ESTABLISHED BY HOLDING MONUMENTS [112], [113], AND [114] AT THEIR FOUND POSITIONS. THE MOST NORTHERLY CORNER OF SAID LOONEY TRACT WAS ESTABLISHED BY HOLDING THE RECORD STATION AND OFFSET PER RIGHT-OF-WAY DEDICATION DEED RECORDED IN BOOK 477, PAGE 616 (MARCH 23, 1966). MONUMENT [1054] WAS HELD TO DETERMINE THE BEARING OF THE MOST NORTHERLY BOUNDARY, WITH THE DISTANCE BEING CONTROLLED BY THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON ROAD.

PARTITION PLAT NO. 2019-10

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, AND THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON
DECEMBER 13, 2018

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DAVID R. LOONEY AND SHAWN S. LOONEY, OWNERS OF THE LAND DESCRIBED HEREON; DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP, AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT PLAT THEREOF; AND HAVE CAUSED THE PARTITION TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92; ALL PARCELS BEING OF THE DIMENSIONS SHOWN.

BY: David R. Looney
DAVID R. LOONEY

Shawn S. Looney
SHAWN S. LOONEY

LAND DIVISION CASE NUMBER T1-2018-11141

APPROVED THIS 20 DAY OF February, 2019
PLANNING DIRECTOR,
MULTNOMAH COUNTY, OREGON

BY: [Signature]
DELEGATE

APPROVED THIS 20th DAY OF February, 2019
COUNTY SURVEYOR,
MULTNOMAH COUNTY, OREGON

BY: [Signature]

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF MULTNOMAH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 15, 2019
BY DAVID R. LOONEY.

[Signature] COMMISSION NO. 980840
NOTARY SIGNATURE

Abbygale Stutzman MY COMMISSION EXPIRES November 1, 2022
NOTARY PUBLIC - STATE OF OREGON

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF February 21st, 2019.

DIRECTOR,
DIVISION OF ASSESSMENT & TAXATION,
MULTNOMAH COUNTY, OREGON
BY: [Signature]
DEPUTY

STATE OF OREGON } SS
COUNTY OF MULTNOMAH

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED February 21st, 2019 AT 12:28 P.M. AS PARTITION PLAT NO. 2019-10, COUNTY RECORDING OFFICE

BY: Dalai A. Mayberry
DEPUTY
DOCUMENT NO. 2019-018382

I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR

Carla J. Meritt
OREGON
JULY 13, 2004
CARLA JO MERITT
74286LS

RENEWS: DEC. 31, 2020

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CALC BY: <u>ADC</u>	DRAWN BY: <u>ADC</u>	JOB NO.: <u>17123</u>
CHECKED BY: <u>CJM</u>	FILE: <u>17123_PP1.DWG</u>	SHEET 2 OF 2