

KENT W. COX & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
204 N. E. KELLY AVENUE
GRESHAM, OREGON 97030
(503) 667-4464
91-048

LEGEND

- FOUND 5/8" IRON ROD EXCEPT AS NOTED.
- SET 5/8" X30" IRON ROD W/YELLOW PLASTIC CAP MARKED "K. W. COX ASSOC. INC."

PARTITION PLAT NO. 1991-111

A REPLAT OF PORTIONS OF LOTS 3 & 4, BLOCK 2, "EDGEWATER"
SITUATED IN THE SW 1/4 SECTION 23, T. 15., R. 4E., W.M.

MULTNOMAH COUNTY, OREGON

SURVEYED AUGUST 2, 1991

SCALE 1" = 100'

SURVEYOR'S CERTIFICATE

I, DONALD L. MCCONNELL, BEING FIRST DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHWEST ONE-QUARTER OR SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, SAID TRACT OF LAND BEING A PORTION OF LOTS 3 AND 4, BLOCK 2, "EDGEWATER", A PLAT DULY RECORDED IN BOOK 618, PAGES 85 AND 86, MULTNOMAH COUNTY PLAT RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF LUSTED ROAD, COUNTY ROAD NO. 675, WITH THE SOUTH LINE OF SAID SECTION 23, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 4; THENCE S 89°33'51"W, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 1543.04 FEET TO THE SOUTHWEST CORNER THEREOF AND A POINT IN THE EASTERLY LINE OF A ROAD KNOWN AS DODGE PARK BOULEVARD; THENCE N 07°01'52"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 180.63 FEET TO A POINT; THENCE, LEAVING SAID EASTERLY LINE, N 89°33'51"E, PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 471.48 FEET TO A POINT; THENCE N 30°24'55"W A DISTANCE OF 478.76 FEET TO A POINT WHICH IS 50.00 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 3; THENCE N 89°54'19"E, PARALLEL WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 608.93 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LUSTED ROAD; THENCE S 51°10'51"E, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 933.21 FEET TO THE POINT OF BEGINNING.

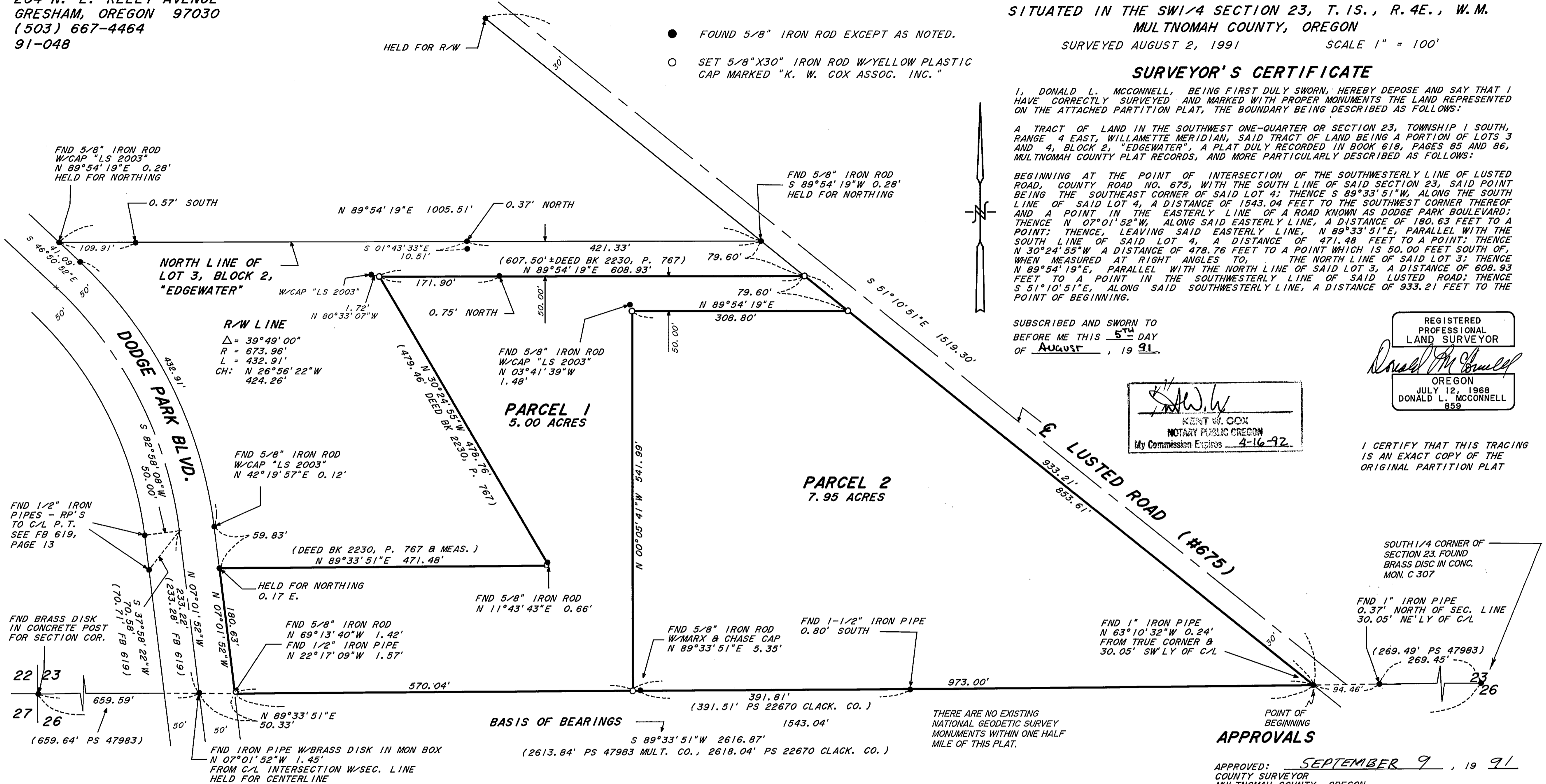
SUBSCRIBED AND SWORN TO
BEFORE ME THIS 5TH DAY
OF AUGUST, 1991.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald L. McConnell
OREGON
JULY 12, 1968
DONALD L. MCCONNELL
859

I CERTIFY THAT THIS TRACING
IS AN EXACT COPY OF THE
ORIGINAL PARTITION PLAT

Kent W. Cox
KENT W. COX
NOTARY PUBLIC OREGON
My Commission Expires 4-16-92



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION A TRACT OF LAND DESCRIBED AS PARCEL #3 AS RECORDED AUGUST 1989 IN BOOK 2230, PAGE 767, DEED RECORDS INTO TWO PARCELS AS SHOWN ON EXEMPT MINOR PARTITION APPROVED SEPTEMBER 14, 1989. I PROCEEDED BY RUNNING A CLOSED TRAVERSE AROUND LOTS 3 & 4, BLOCK 2, "EDGEWATER". FOUND MONUMENTS WERE TIED FROM THIS TRAVERSE AND COORDINATED. I HELD THE IRON ROD FOUND IN THE SOUTHWESTERLY LINE OF LUSTED ROAD, AS SHOWN ON THIS MAP NORTH OF SUBJECT TRACT. THE CENTERLINE OF LUSTED ROAD NEAR THE SOUTHEAST CORNER OF SUBJECT TRACT WAS ESTABLISHED BY HOLDING A POINT MIDWAY BETWEEN THE TWO 1" IRON PIPES SHOWN AS FOUND ON THIS PLAT. THE SOUTH LINE OF SUBJECT TRACT WAS HELD AS THE SOUTH LINE OF THE SECTION AS MONUMENTED BY THE SOUTHWEST CORNER AND THE SOUTH ONE-QUARTER CORNER OF THE SECTION. THE CENTERLINE OF DODGE PARK BLVD. WAS ESTABLISHED FROM REFERENCE POINTS NOTED IN FIELD BOOK 619, PAGE 13 ALONG WITH THE CENTERLINE POINT FOUND IN THE MONUMENT BOX NEAR THE SECTION LINE AS SHOWN HEREON. THE NORTH LINE OF LOT 3 WAS HELD PER MONUMENTS FOUND NEAR THE EAST AND WEST ENDS OF SAME. THE MOST EASTERLY NORTH LINE OF SUBJECT TRACT WAS HELD AT A POSITION 50 FEET SOUTH OF THE NORTH LINE OF LOT 3. THE MOST WESTERLY NORTH LINE OF SUBJECT TRACT WAS HELD AS PARALLEL WITH THE SOUTH LINE OF LOT 4 AND AT THE NORTHERLY POSITION OF AN IRON ROD FOUND NEAR THE WEST END OF SAME WITH THE EAST END OF THE LINE BEING HELD AT DEED DISTANCE. THE DEED ANGLE WAS HELD TO ESTABLISH THE DIRECTION OF THE MOST EASTERLY WEST LINE OF SUBJECT TRACT. ALL HORIZONTAL AND ZENITH ANGLES AND DISTANCES WERE MEASURED WITH A LIETZ SET 4 TOTAL STATION INSTRUMENT ALONG WITH A LIETZ SDR22 DATA COLLECTOR. THE BASIS OF BEARINGS OF THIS SURVEY IS THE SOUTH LINE OF SECTION 23 AS SHOWN ON RECORD SURVEY 47983.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MAX L. BISSELL AND FERN E. BISSELL, DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP, AND DO HEREBY DECLARE THAT THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

Max L. Bissell
MAX L. BISSELL

Fern E. Bissell
FERN E. BISSELL

ACKNOWLEDGMENTS

STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

KNOW ALL PERSONS BY THESE PRESENTS, ON THIS 6TH DAY OF AUGUST, 1991, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MAX L. BISSELL AND FERN E. BISSELL, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT, AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Kent W. Cox
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 4-16-92

APPROVALS

APPROVED: SEPTEMBER 9, 1991
COUNTY SURVEYOR
MULTNOMAH COUNTY, OREGON

BY: *Dennis V. Young*

STATE OF OREGON)
COUNTY OF MULTNOMAH) SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED ON THE 10TH DAY OF SEPTEMBER, 1991, AT 12:34 P.M. AS PARTITION PLAT NO. 1991-111, MULTNOMAH COUNTY RECORDS.

COUNTY RECORDING OFFICE DOCUMENT NO. 086344

BY: *M. Walker*
DEPUTY

CASE NO. FMP
APPROVED Avg G, 1991
PLANNING DIRECTOR
MULTNOMAH COUNTY, OREGON

BY: *Donald L. McConnell*
DELEGATE

Kent W. Cox
KENT W. COX
NOTARY PUBLIC OREGON
My Commission Expires 4-16-92