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

PARTITION PLAT NO. 1991-111

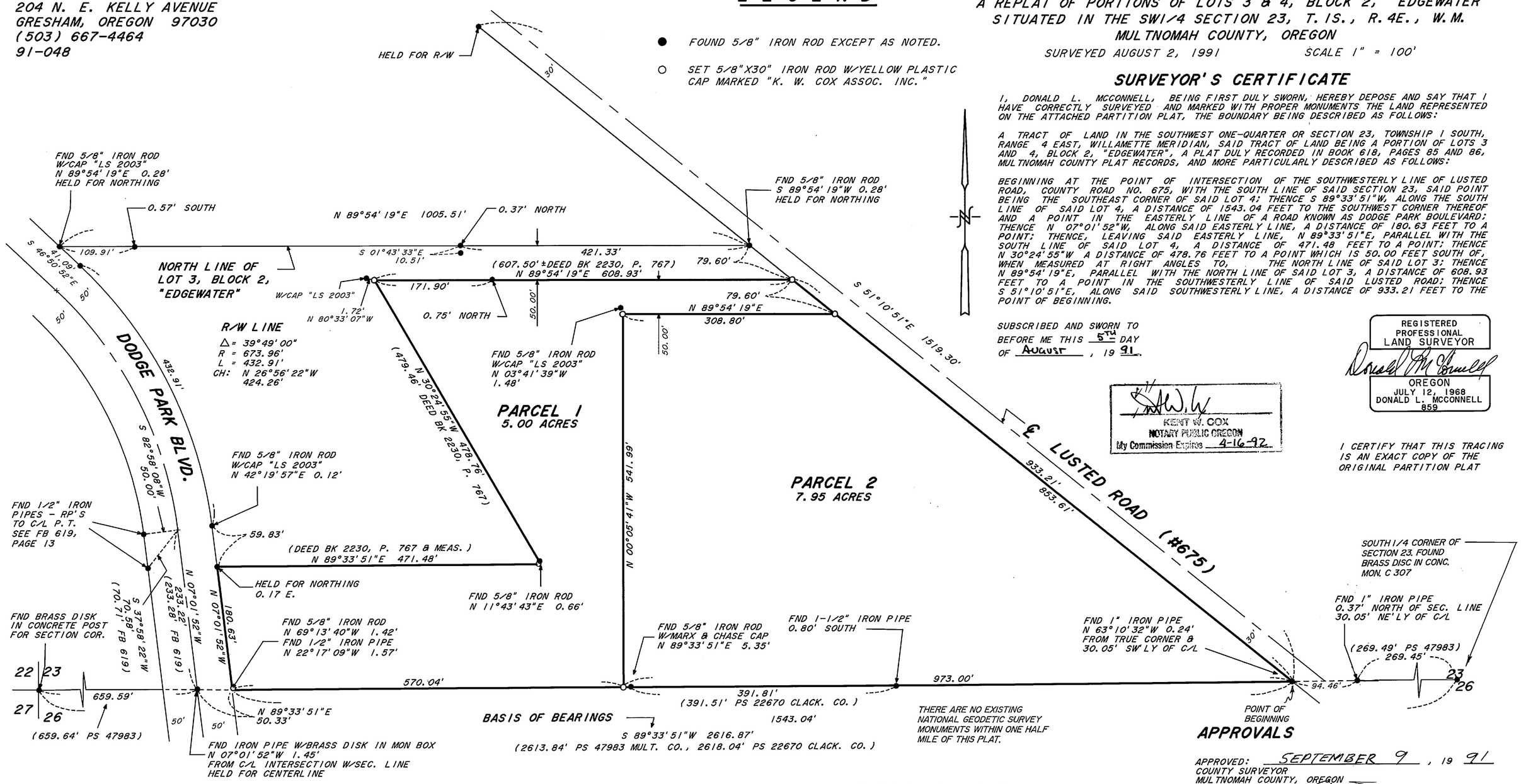
A REPLAT OF PORTIONS OF LOTS 3 & 4, BLOCK 2, "EDGEWATER"
SITUATED IN THE SW1/4 SECTION 23, T. 1S., R. 4E., W. M.
MULTNOMAH COUNTY, OREGON

SURVEYED AUGUST 2, 1991 SCALE 1" = 100'

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."



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, 19 91.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 12, 1968
DONALD L. MCCONNELL
859

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

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 NORTHING 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 FERN E. BISSELL

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

ACKNOWLEDGMENTS

STATE OF OREGON)
)SS
COUNTY OF CLACKAMAS)

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.

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES 4-16-92

APPROVALS

APPROVED: SEPTEMBER 9, 19 91
COUNTY SURVEYOR
MULTNOMAH COUNTY, OREGON
BY: Dennis V. Kenny

STATE OF OREGON)
)SS
COUNTY OF MULTNOMAH)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED ON THE 10TH DAY OF September, 19 91, AT 12:34 PM AS PARTITION PLAT NO. 1991-111, MULTNOMAH COUNTY RECORDS.

COUNTY RECORDING OFFICE DOCUMENT NO. 086344

BY: N. Walker
DEPUTY

CASE NO. EMP

APPROVED Aug 6, 1991
PLANNING DIRECTOR
MULTNOMAH COUNTY, OREGON
BY: David H. Brown
DELEGATE

PN1991-111

23-1S-4E
55

Form R 1
STATE OF OREGON, } ss.
County of Multnomah,

I, F. S. Fields, County Clerk and ex-officio 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 ..... of said County at

M 274 278 P 198

COUNTY CLERK'S OFFICE MULTNOMAH COUNTY

1912 DEC 21

In Book 618 On Page 83786

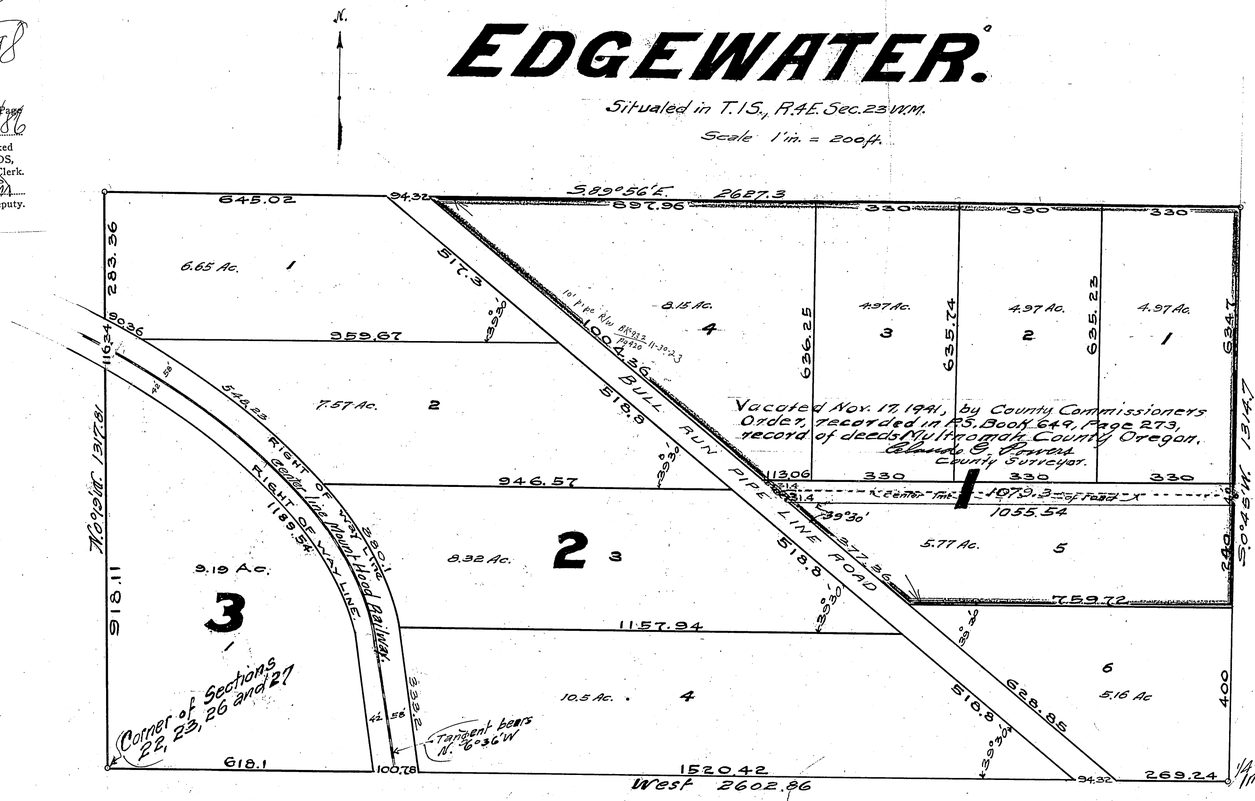
Witness my hand and seal of office affixed
F. S. FIELDS,
County Clerk.

By ..... Deputy.

EDGEWATER.

Situaled in T.1S., R.4E. Sec.23 W.M.

Scale 1'in. = 200ft.



All taxes from 1907 to 1911 are paid
R L Stevens Sheriff of Multnomah County.
Per C. Sweeney Deputy.

Approved this 20th day of December 1912
B S Sigler County Assessor
Per L A Maxwell Deputy.

The annexed plat is of a suitable and convenient character and is approved this 20 day of December 1912.
Phil Holbrook
County Surveyor
Per .....
Deputy.

Approved; this 21st day of December 1912
T J Taylerton County Judge.
W. V. Lightner Commissioner.
W. U. Hart Commissioner.

Attest: F. S. Fields
County Clerk

Dedication.

Know all men By these presents :— That Mt. Hood Railway Development Company, a corporation duly incorporated, organized and existing under the laws of the State of Oregon, and having its principal office at the City of Portland, Oregon, does hereby certify and declare the annexed map and plat to be the map and plat of Edgewater in the County of Multnomah, State of Oregon, and said Mt. Hood Railway Development Company does further certify and declare that the said map and plat is a true, full and correct map and plat of said Edgewater ; the real property platted as Edgewater is located in the County of Multnomah State of Oregon, and is particularly described in the affidavit of the surveyor, which affidavit is hereunto annexed and made a part hereof. The lots and blocks are of the dimensions indicated on said map and plat, and the streets are of the width as delineated on said map and plat, and said Mt. Hood Railway Development Company does hereby dedicate all said streets shown and set forth on said map and plat to the use of the public as public highways forever.

IN WITNESS WHEREOF, Mt. Hood Railway Development Company, in pursuance of a resolution of its Board of Directors duly and regularly adopted, has caused this dedication to be made in its corporate name and under its corporate seal by its President and Secretary, thereunto duly authorized, this 19th day of December 1912

Executed in the presence of us as witnesses thereto:
F. K. Kelley
W. M. Skinner

Mt. Hood Railway Development Company.
By Geo. M. Hyland President.
Mt. Hood Railway Development Company.
By W. M. Umbdenstock Secretary.

State of Oregon } S.S.
County of Multnomah }

On this 19 day of December 1912, before me, a Notary Public, in and for said County and State, appeared G. M. Hyland and W. M. Umbdenstock to me personally known, who being duly sworn, did say that he the said G. M. Hyland is the President, and he the said W. M. Umbdenstock is the Secretary of Mt. Hood Railway Development Company, the corporation which executed the foregoing instrument and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said G. M. Hyland and said W. M. Umbdenstock acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this the day and year first in this, my certificate, written.

Edna Lewis Johnson
Notary Public in and for the State of Oregon.

KNOW ALL MEN BY THESE PRESENTS, That the Mount Hood Company, mortgagee named in a certain Mortgage dated the 6th day of April 1912 made by Mt. Hood Railway Development Company to The Mount Hood Company, and covering the real property platted by Mt. Hood Railway Development Company as Edgewater does hereby consent and join in the dedication of said Edgewater as shown on the annexed plat.

IN WITNESS WHEREOF, The Mount Hood Company, in pursuance of a resolution of its Board of Directors duly and regularly adopted, has caused this dedication to be made in its corporate name and under its corporate seal by its President and Secretary thereunto duly authorized, this 20th day of December 1912

Executed in the presence of us as witnesses thereto.
F. K. Kelley
E. N. de Brower

The Mount Hood Company.
By B. S. Josselyn President
The Mount Hood Company.
By C. N. Huggins Secretary.

State of Oregon }
County of Multnomah } S.S.

On this 20th day of December 1912, before me a Notary Public, in and for said County and State, appeared B. S. Josselyn and C. N. Huggins to me personally known, who being duly sworn, did say that he the said B. S. Josselyn is the President and he the said C. N. Huggins is the Secretary of the Mount Hood Company, the corporation which executed the foregoing instrument and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of directors; and said B. S. Josselyn and said C. N. Huggins acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this the day and year, first in this, my certificate written.

F. K. Kelley
Notary Public in and for the State of Oregon.

State of Oregon }
County of Multnomah } S.S.

I, R. F. Scott being first duly sworn, do say that I am the surveyor who surveyed the land represented on the annexed plat; that the initial point of such survey is a stone 6x6x18 ins., set 6 ins. below the surface of the ground; that said initial point of said survey is situated at the 1/4 Sec. Cor. between Sections 23 and 26 T.1S., R.4E. W.M.

That an accurate description of said EDGEWATER as dedicated on the annexed plat, and as surveyed by me is as follows :— Beginning at said Initial point thence running West along the line between sections 23 and 26, 2602.86 ft. to the Corner of Sections 22, 23, 26 and 27, thence N. 0°19'W. 1317.81 ft., thence S. 89°56' 2627.3 ft., thence S. 0°45'W. 1314.7 ft. to place of beginning.

Excepting a strip of land 100 ft wide, being 58 ft in width on the northerly side, and 42 ft in width on the southerly side of the center line of the Mount Hood Railway, and shown on this plat as the RIGHT of way of said railway.

R. F. Scott

Subscribed and sworn to before me this 20th day of December 1912.

Edna Lewis Johnson
Notary Public in and for the State of Oregon.