



Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

NSA Lot Line
Adjustment
Expedited
Application

05/11/2017 12:18PM 000001 #5640
0007 SARAH
PERMITS-TYPE 2 \$175.
CHECK \$175-00

APPLICANT

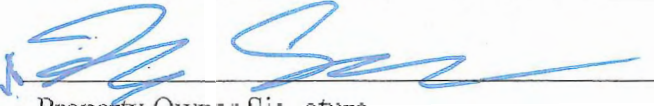
Name Dale Marx c/o Marx Associates Phone 503.667.5550
Mailing Address P.O. BOX 565 Fax 503.666.8666
City Gresham State OR Zipcode 97030 e-mail dale@marxassocs.net

PROPERTIES TO BE ADJUSTED

Tract #1

Situs Address No Site Address Size 12.675 Acs.
Alternate Acct # R322474 State Identification # 1N4E31A 00300

Owner FRed Sanchez & Ann Marie Sanchez Phone 503.695.5260
Mailing Address 11112 NE HALSEY ST Fax
City Portland State OR Zipcode 97220 e-mail fredasanchez@aol.com

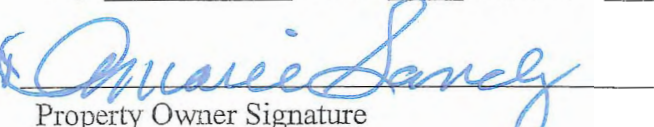

Property Owner Signature

5/9/17
Date

Tract #2

Situs Address No Site Address Size 15.007 Acs.
Alternate Acct # R322404 State Identification # 1N4E31A 00200

Owner Fred A & Ann Marie Sanchez Phone 503.695.5260
Mailing Address 11112 NE HALSEY ST Fax
City Portland State OR Zipcode 97220 e-mail fredasanchez@aol.com


Property Owner Signature

5/9/17
Date

NOTE: By signing this form, the property owner(s) or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property

☐ If no owner signature above, a letter of authorization from the owner is required.

For Staff Use

504903
CASE
NUMBER

12-2017-7659

DATE

May 11, 2017
SUBMITTED

PF/PA No.

Related Case No.

12-10-016

66A-40

Zoning

66A-40

Open UR/ZV

By: PJ

Complete this form and return with a Tentative Plan map that includes the following:

- ✓ Date, north arrow, and scale
- ✓ Area and dimensions of each lot or parcel after adjustment
- ✓ Name and present right-of-way width(s) of abutting street(s)
- ✓ Location of existing buildings and distances to property lines
- ✓ Location of fences, driveways, and other information
- ✓ Identifies the parcels as Tract #1 and Tract #2 to match above ownership

The tentative plan map must show each lot or parcel being adjusted. The map should be 8½" x 11" or 11" x 17" in size and should be drawn to scale, using an engineer's scale (which uses tenths) to show the number of feet per inch (such as 1" = 40' or 1" = 200').

Instructions for applicants:

The checklist below asks you to confirm facts or conditions related to your property and proposal. The numbered paragraphs in bold represent code requirements or criteria for development in the National Scenic Area (NSA). Those criteria are addressed when you check a box below each numbered paragraph. By checking a box, you are confirming that the corresponding statement applies to your project. Staff concurrence is indicated by initials in the boxes along the right column of this form. Please ensure that you check a box under every numbered paragraph or staff will not be able to process this application under the Expedited Review Process.

Parcel Criteria

1. Each property subject to this application is a "parcel" eligible for property line adjustment because:

- ☒ As described in the attached legal instrument and confirmed by planning staff, the property is a unit of land created by partition or subdivision that was legally recognized under state laws and local ordinances in effect on November 17, 1986. (i.e. the property is a parcel in a partition plat or lot in a subdivision.)
- ☐ As described in the attached legal instrument, the property is a unit of land legally created and separately described by deed, sales contract, or record of survey prior to November 17, 1986, and complied with planning, zoning, and land division ordinances in effect at the time the parcel was created.
- ☐ As described in the attached legal instrument and confirmed by planning staff, the property is a unit of land legally created and separately described by deed or sales contract after November 17, 1986, and was approved under the Final Interim Guidelines or a land use ordinance consistent with the Management Plan, or by the U.S. Forest Service Office prior to the Final Interim Guidelines.

Note to applicant: If more than one box is checked, then write the Tract number next to the box that corresponds with that property. If it is not readily apparent to staff that a property qualifies under one of these boxes, a separate process may be needed to determine the legality of the parcel.

2. Each property subject to this application is in full compliance with all applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County.

- ☐ All buildings shown on the tentative plan have been permitted by Multnomah County, or were constructed prior to the adoption of building permit requirements on August 4, 1955.
- ☐ As reported by the applicant and confirmed by planning staff, no uses exist on site that are in violation of the zoning code. Staff performed a site visit on _____.
This criterion has been met.

Staff initial:

KS

*Attach
copies of the
deeds that
created each
of the
properties*

Staff initial:

KS

*Attach
permit
records
and/or data
on age of
structures.*

*No
structures*

General Management Area Criteria

The following apply to properties in the General Management Area (i.e., it is in a zone district that begins with "GG"). If neither of the properties are in the General Management Area, then proceed to Special Management Area criteria (page 4).

2. The property line adjustment is not within an Open Space (GGO), Public Recreation (GG-PR), or Commercial Recreation (GG-CR) zone district.

Staff initial:

KS

- ☒ County zoning maps show that neither of the properties is within a GGO, GG-PR, or GG-CR zone district. *This criterion has been met.*

3. The property line adjustment shall not result in the creation of any new parcel(s).

Staff initial:

KS

- ☒ As shown on the tentative plan, and confirmed by planning staff, no additional parcels are to be created. *This criterion has been met.*

4. Approval criteria 5 through 7 do not apply to properties within a Commercial (GGC) zone district.

Staff initial:

KS

- ☒ County zoning maps show that both properties are within the GGC zone district. *Proceed to criterion 8.*

- ☒ County zoning maps establish that at least one of the properties is outside of a GGC zone district. *Criteria 5 through 7 apply.*

5. The property line adjustment shall not result in the potential to create a new parcel(s) or residential development in excess of the minimum density allowed by the land use designation(s) for the affected parcels.

Staff initial:

KS

- ☒ As shown on the tentative plan and confirmed by planning staff, neither of the resulting parcels can be further divided, nor will they provide for residential development in excess of what can presently occur on the properties. *This criterion has been met.*

**Attach
tentative
plan**

6. The property line adjustment shall not allow a parcel that is equal to or larger than the minimum parcel size before the adjustment to become less than the minimum parcel size after the adjustment; except to allow a public or non-profit entity to acquire land for the purpose of protecting scenic, cultural, recreation or natural resources, provided the land being acquired would be protected by a conservation easement or other similar property restriction that precludes future land divisions and development.

Staff initial:

KS

- ☒ Neither of the properties exceeds the minimum lot size of the zone district prior to adjustment. *This criterion is not applicable.*

- ☒ As shown on the tentative plan, parcels equal to or larger than the minimum lot size before the adjustment do not fall below the minimum lot size after the adjustment. *This criterion has been met.*

- ☒ Parcels equal to or larger than the minimum lot size before the adjustment are being reduced below the minimum lot size to allow a public or non-profit entity to acquire land for the purpose of protecting scenic, cultural, recreation or natural resources. A legal document has been signed establishing that the land being acquired is to be protected by a conservation easement or other similar property restriction that precludes future land divisions and development. *This criterion has been met.*

**Attach
signed
legal
document**

7. The property line adjustment shall not allow a parcel that is smaller than the minimum lot size to be reduced in size, except to: (a) resolve boundary disputes, correct physical encroachments, provide reasonable access or meet buffer/setback requirements provided the amount of land being transferred is the minimum necessary to resolve the issue, or (b) allow a public or non-profit entity to acquire land for the purpose of protecting scenic, cultural, recreation or natural resources, provided the land being acquired would be protected by a conservation easement or other similar property restriction that precludes future land divisions and development.

Staff initial:

Y

☒ The property being reduced in size meets or exceeds the minimum lot size of the zone and will remain above the minimum lot size after adjustment. *This criterion is not applicable.*

☒ The property being reduced in size is below the minimum lot size and will not be further reduced in size by the adjustment. The property line adjustment is an equal area exchange only. *This criterion is met.*

☒ As shown on the tentative plan, a parcel smaller than the minimum lot size is being reduced in size to resolve a boundary dispute, correct a physical encroachment, provide reasonable access or meet a buffer/setback requirement and the amount of land being transferred is the minimum necessary to resolve the issue. *This criterion has been met.*

Label
reason for
adjustment
on the plan

☒ A parcels smaller than the minimum lot size is being reduced in size to allow a public or non-profit entity to acquire land for the purpose of protecting scenic, cultural, recreation or natural resources. A legal document has been signed establishing that the land being acquired is to be protected by a conservation easement or other similar property restriction that precludes future land divisions and development. *This criterion has been met.*

Attach
signed
legal
document

8. The property line adjustment shall not allow the boundary of a parcel designated Large-Scale Agriculture (GGA-40) or Commercial Forest (GGF-40 or GGF-80) to be extended into another land use designation for the purpose of establishing a dwelling under less stringent rules (e.g. extending a parcel designated GGA-40 into a Rural Center (GGRC) zone).

Staff initial:

VS

☐ Neither of the properties is within a GGA-40, GGF-40, or GGF-80 zone district. *This criterion is not applicable.*

☒ The property line adjustment includes parcels zoned GGA-40, GGF-40, or GGF-80; however, as shown on the tentative plan neither of the resulting properties extends into other zone districts. *This criterion has been met.*

Show zone
district
boundary
on plan

Special Management Area Criteria

N/A

9/16/14

The following apply to properties in the Special Management Area (i.e. it is in a zone district that begins with "GS").

Staff initial:

9. The property line adjustment shall not result in the creation of any new parcel(s).

☐ As shown on the tentative plan, and confirmed by staff, no additional parcels are to be created. *This criterion has been met.*

10. The property line adjustment shall not result in a parcel greater than or equal to 40 acres becoming less than 40 acres.

Staff initial:

- ☐ Neither of the properties is greater than or equal to 40 acres in size. *This criterion is not applicable.*
- ☐ As shown on the tentative plan, parcels greater than or equal to 40 acres are not being reduced such that they become less than 40 acres in size. *This criterion has been met.*

11. The property line adjustment shall not result in a parcel less than 40 acres becoming 40 acres or greater.

- ☐ Neither of the properties is smaller 40 acres in size. *This criterion is not applicable.*
- ☐ As shown on the tentative plan, parcels smaller than 40 acres are not being increased in size such that they are 40 acres or larger. *This criterion has been met.*

12. The property line adjustment shall not allow a parcel that is smaller than 40 acres to be reduced in size, except to: (a) resolve boundary disputes, correct physical encroachments, provide reasonable access or meet buffer/setback requirements provided the amount of land being transferred is the minimum necessary to resolve the issue, or (b) allow a public or non-profit entity to acquire land for the purpose of protecting scenic, cultural, recreation or natural resources, provided the land being acquired would be protected by a conservation easement or other similar property restriction that precludes future land divisions and development.

- ☐ Neither of the properties is smaller than 40 acres in size. *This criterion is not applicable.*
- ☐ As shown on the tentative plan, a parcel smaller than 40 acres is being reduced in size to resolve a boundary dispute, correct a physical encroachment, provide reasonable access or meet a buffer/setback requirement and the amount of land being transferred is the minimum necessary to resolve the issue. *This criterion has been met.*
- ☐ A parcels smaller than 40 acres is being reduced in size to allow a public or non-profit entity to acquire land for the purpose of protecting scenic, cultural, recreation or natural resource. A legal document has been signed establishing that the land being acquired is to be protected by a conservation easement or other similar property restriction that precludes future land divisions and development. *This criterion has been met*

13. The property line adjustment shall not cause previously approved parcels or development to violate conditions of approval (e.g. required landscaping, buffers, etc.)

- ☐ Neither the existing parcels nor existing development are subject to conditions of approval. *This criterion is not applicable.*
- ☐ Conditions of approval apply to the parcels or existing development; however, as shown on the tentative plan, this adjustment will not cause these conditions to be violated. *This criterion has been met.*

14. The property line adjustment shall not result in a parcel that cannot comply with existing resource protection provisions, including, but not limited to, requirements for buffer zones and landscaping.

Staff initial:

Staff initial:

**Label
reason for
adjustment
on the plan**

**Attach
signed
legal
document**

Staff initial:

**Note
nature of
prior
conditions
on the plan**

Staff initial:

- ☐ The tentative plan shows that the development can occur on the proposed parcels in compliance with resource protection provisions such as requirements for buffer zones and landscaping. *This criterion has been met.*

**Show
resource
boundary
on plan**

NOTE TO APPLICANT: Resource maps are available for review at the land use planning office and staff can assist in identifying whether or not a resource buffer may impact the properties.

NOTICE OF PRELIMINARY DECISION

In accepting this application for expedited review, the Planning Director is granting preliminary approval of the development. The Gorge Commission, U.S. Forest Service, Indian tribal governments, and property owners within 750 feet of the subject tract will be given 14 days to provide comments. If no comments are received, the decision shall become final at the close of business on the 14th day. If substantive written comments are submitted, the Planning Director will either modify the decision to address the comments and re-issue it for a 14-day appeal period or re-direct the application to full review if comments establish that the proposed development is not eligible for expedited review.

Comments must be directed to the applicable approval criteria. Those in **bold** above are listed in MCC 38.7970 of the County code. Failure to provide comments during the comment period will preclude a right to appeal.

Conditions/Limitations of Approval

1. The property owner, or their representatives, shall complete the property line adjustment in accordance with the attached "Applicant Instructions for Finishing a Property Line Adjustment" and "Surveyor's Instructions for Finishing a Property Line Adjustment."
2. This property line adjustment must be completed within 2 years of the date of this decision. To complete the adjustment, deeds must be recorded with the County recorder. The property owner may request an extension of this timeframe, as provided in MCC 38.0700.

This decision is final at the close of the comment period unless comments are received. If no comments are received, the effective date of the decision is _____.

FOR STAFF USE

At close of the comment period (check one that applies):

- ☒ No substantive written comments were received. The decision is final.
- ☐ Substantive written comments were received. The Planning Director will issue a letter addressing the comments and may modify this preliminary decision.
- ☐ Written comments were submitted showing that the proposed development is not eligible for expedited review. The project will be reviewed using the full development review process.

Any comments received are included in the County records for this application.

- ☐ Fill out NSA DR Database Form for Gorge Commission and include copy with file.

Staff initial:

KS

Date:



MULTNOMAH COUNTY, OREGON PROPERTY RECORDS

Property Information

[Property Information](#)
[Tax Summary](#)
[Assessment History](#)
[Improvement Information](#)
[New Search](#)
[Search Results](#)
[Printable Summary](#)
[Logoff](#)

Search Results for R322474

Pay Now

Owner Name

THE ANN MARIE & FRED A
SANCHEZ

Property ID Number

R322474

Owner Address

REVOCABLE LIVING TRUST
11112 NE HALSEY ST #A
PORTLAND, OR 97220-2070

Situs Address

NE LAMBERT RD
TROUTDALE, OR 97060

Alternate Account Number

R944310850

Neighborhood

R020

Map Tax Lot

1N4E31A -00300

Levy Code Area - Taxing Districts

358

Portland Maps

[Click to Open Map](#)

Information on Ordering Copies

[Click to Open Order Form](#)

Property Description

Exemption

(FAU) FARM UNIT

Expiration Date

Tax Roll Description

SECTION 31 1N 4E, TL 300 8.37 ACRES, DEFERRAL-
POTENTIAL ADDITIONAL TAX

Map Number

311N4E 1N4E31A -00300

Parcel

Account Status

A - Active

Property Use

A - VACANT LAND

Year Built

Acreage

8.37

Related Accounts

Linked Accounts

R322468

Split/Merge Account

Split/Merge Account Message

Special Account Information

DEFERRAL - POTENTIAL ADDITIONAL TAX
2016 - (EC) FARM LAND DEFERRAL
2015 - (EC) FARM LAND DEFERRAL
2014 - (EC) FARM LAND DEFERRAL
2013 - (EC) FARM LAND DEFERRAL
2012 - (EC) FARM LAND DEFERRAL
2011 - (EC) FARM LAND DEFERRAL
2010 - (EC) FARM LAND DEFERRAL
2009 - (EC) FARM LAND DEFERRAL

2008 - (EC) FARM LAND DEFER
 2007 - (GC) UNZONED FARM LAND DEFERRAL
 2006 - (GC) UNZONED FARM LAND DEFERRAL
 2005 - (GC) UNZONED FARM LAND DEFERRAL
 2004 - (GC) UNZONED FARM LAND DEFERRAL
 2003 - (GC) UNZONED FARM LAND DEFERRAL
 2002 - (EC) FARM LAND DEFERRAL
 2001 - (EC) FARM LAND DEFERRAL
 2000 - (EC) FARM LAND DEFERRAL
 1999 - (EC) FARM LAND DEFERRAL

Sales Information

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
GD	SANCHEZ,FRED A TR &	THE ANN MARIE &	<u>2016037820</u>	03/29/16	\$0
INST	SANCHEZ,FRED A TR &	SANCHEZ,FRED A TR &	<u>94030637</u>		\$0

2017 Land Information (Unedited and Uncertified)

ID	Type	Acres	Sq Ft
L1	EC - EFU CLS 3, DRY [FARM LAND DEFERRAL]	8.37	

INFORMATION SUBJECT TO DISCLAIMER - SEE [HOME PAGE](#)

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MULTNOMAH COUNTY, OREGON PROPERTY RECORDS

Property Information

Done
@ 11:55

Property
Information

Tax
Summary

Assessment
History

Improvement
Information

New
Search

Search
Results

Printable
Summary

Logoff

Search Results for R322404

Pay Now

Owner Name

THE ANN MARIE & FRED A
SANCHEZ

Property ID Number

R322404

Owner Address

REVOCABLE LIVING TRUST
11112 NE HALSEY ST #A
PORTLAND, OR 97220-2070

Situs Address

NE LAMBERT RD
TROUTDALE, OR 97060

Alternate Account Number

R944310010

Neighborhood

R020

Map Tax Lot

1N4E31A -00200

Levy Code Area - Taxing Districts

358

Portland Maps

[Click to Open Map](#)

Information on Ordering Copies

[Click to Open Order Form](#)

Property Description

Exemption

(FAU) FARM UNIT

Expiration Date

Tax Roll Description

SECTION 31 1N 4E, TL 200 19.31 ACRES, DEFERRAL-
POTENTIAL ADDITIONAL TAX

Map Number

311N4E 1N4E31A -00200

Parcel

Account Status

A - Active

Property Use

A - VACANT LAND

Year Built

Acreage

19.31

Related Accounts

Linked Accounts

Split/Merge Account

Split/Merge Account Message

Special Account Information

DEFERRAL - POTENTIAL ADDITIONAL TAX
2016 - (EC) FARM LAND DEFERRAL
2016 - (EE) FARM LAND DEFERRAL
2015 - (EC) FARM LAND DEFERRAL
2015 - (EE) FARM LAND DEFERRAL
2014 - (EC) FARM LAND DEFERRAL
2014 - (EE) FARM LAND DEFERRAL
2013 - (EC) FARM LAND DEFERRAL
2013 - (EE) FARM LAND DEFERRAL

2012 - (EC) FARM LAND DEFERRAL
 2012 - (EE) FARM LAND DEFERRAL
 2011 - (EC) FARM LAND DEFERRAL
 2011 - (EE) FARM LAND DEFERRAL
 2010 - (EC) FARM LAND DEFERRAL
 2010 - (EE) FARM LAND DEFERRAL
 2009 - (EC) FARM LAND DEFERRAL
 2009 - (EE) FARM LAND DEFERRAL
 2008 - (EC) FARM LAND DEFERRAL
 2008 - (EE) FARM LAND DEFERRAL
 2007 - (GC) UNZONED FARM LAND DEFERRAL
 2007 - (GE) UNZONED FARM LAND DEFERRAL
 2006 - (GC) UNZONED FARM LAND DEFERRAL
 2006 - (GE) UNZONED FARM LAND DEFERRAL
 2005 - (GC) UNZONED FARM LAND DEFERRAL
 2005 - (GE) UNZONED FARM LAND DEFERRAL
 2004 - (GC) UNZONED FARM LAND DEFERRAL
 2004 - (GE) UNZONED FARM LAND DEFERRAL
 2003 - (GC) UNZONED FARM LAND DEFERRAL
 2003 - (GE) UNZONED FARM LAND DEFERRAL
 2002 - (EC) FARM LAND DEFERRAL
 2002 - (EE) FARM LAND DEFERRAL
 2001 - (EC) FARM LAND DEFERRAL
 2001 - (EE) FARM LAND DEFERRAL
 2000 - (EC) FARM LAND DEFERRAL
 2000 - (EE) FARM LAND DEFERRAL
 1999 - (EC) FARM LAND DEFERRAL
 1999 - (EE) FARM LAND DEFERRAL

Sales Information

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
GD	SANCHEZ,FRED TR &	THE ANN MARIE &	<u>2016037830</u>	03/29/16	\$0
WD	CALCAGNO,BERNIE TR &	SANCHEZ,FRED TR &	<u>2009166154</u>	12/03/09	\$160,000
INST	CALCAGNO,BERNIE TR &	CALCAGNO,BERNIE TR &	<u>98232393</u>		\$0

2017 Land Information (Unedited and Uncertified)

ID	Type	Acres	Sq Ft
L1	EC - EFU CLS 3, DRY [FARM LAND DEFERRAL]	15.31	
L2	EE - EFU CLS 5, DRY [FARM LAND DEFERRAL]	4.00	

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**RE-RECORDED AT THE REQUEST OF
FRED A. SANCHEZ AND ANN MARIE
SANCHEZ TO CORRECT AN ERROR IN
THE LEGAL DESCRIPTION, EXHIBIT A**

Multnomah County Official Records
R Weldon, Deputy Clerk

2017-039198



\$20.00

01895402201700391980040045

03/31/2017 11:42:14 AM

**PREVIOUSLY RECORDED AS
DOCUMENT 2016-037820**

1R-D GRANT
\$20.00

Pgs=4 Stn=10 MAYBERV

**AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO:**

Ann M. Sanchez and Fred A. Sanchez
11112 NE Halsey St., Suite A
Portland, OR 97220

**RECORDING COVER SHEET TO
TRUST TRANSFER GRANT DEED**

THIS COVER SHEET WAS PREPARED BY THE PERSON PRESENTING THE INSTRUMENT FOR RECORDING. THE INFORMATION ON THE SHEET IS A REFLECTION OF THE ATTACHED INSTRUMENT AND WAS ADDED FOR THE PURPOSE OF MEETING FIRST PAGE RECORDING REQUIREMENTS IN THE STATE OF OREGON, ORS 205.234, AND DOES NOT AFFECT THE INSTRUMENT.

DIRECT PARTIES: Ann Marie Sanchez and Fred A. Sanchez, co-trustees of the Eleven Beneficiaries Family Trust

AND: Ann Marie Sanchez and Fred A. Sanchez, co-trustees of the Ann Marie and Fred A. Sanchez Revocable Living Trust dated March 28, 2016

TRUE AND ACTUAL CONSIDERATION: ZERO DOLLARS (\$-0-).

MAIL TAX STATEMENT AS DIRECTED ABOVE

17 JUN -1 AM 11:46
NON

14

EXHIBIT A

A TRACT OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S. $89^{\circ}35'20''$ W., ALONG THE NORTH LINE THEREOF, A DISTANCE OF 817.31 FEET; THENCE S. $00^{\circ}06'20''$ W., PARALLEL WITH THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 20.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF N.E. LAMBERT ROAD (A.K.A. OGDEN ROAD — COUNTY ROAD NO. 696-40), AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRED A. SANCHEZ AND MARIE SANCHEZ, TRUSTEES OF THE 11 BENEFICIARIES FAMILY TRUST DATED 2/22/94, BY DEED RECORDED AND DESCRIBED BY RECORDER'S FEE NO. 2009-166154, MULTNOMAH COUNTY DEED RECORDS; THENCE S. $00^{\circ}06'20''$ W., ALONG THE EAST LINE THEREOF, A DISTANCE OF 1109.89 FEET TO THE SOUTHEAST CORNER OF SAID SANCHEZ TRACT; THENCE S. $89^{\circ}07'30''$ W., ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 521.71 FEET TO AN ANGLE POINT THEREIN; THENCE S. $00^{\circ}24'45''$ W., CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 44.25 FEET TO AN ANGLE POINT THEREIN; THENCE S. $89^{\circ}14'05''$ W., CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 190.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS"; THENCE N. $00^{\circ}06'20''$ E., PARALLEL WITH THE WEST LINE OF SAID SANCHEZ TRACT, A DISTANCE OF 499.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS"; THENCE S. $89^{\circ}35'20''$ W., PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. LAMBERT ROAD, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS" IN THE WEST LINE OF SAID SANCHEZ TRACT; THENCE N. $00^{\circ}06'20''$ E., ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. LAMBERT ROAD; THENCE N. $89^{\circ}35'20''$ E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 772.84 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 18.69 ACRES, MORE OR LESS.

NOTE: THIS LEGAL DESCRIPTION, WHEN RECORDED IS TO EFFECT A PROPERTY LINE ADJUSTMENT BETWEEN TWO LEGAL TAX LOTS OF RECORD PER MULTNOMAH COUNTY PLANNING DIVISION CASE FILE NO. T2-10-016.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND,
UNLESS OTHERWISE SHOWN BELOW, MAIL
TAX STATEMENTS TO:

Ann M. Sanchez and Fred A. Sanchez
11112 NE Halsey St., Suite A
Portland, OR 97220

Multnomah County Official Records
R Weldon, Deputy Clerk

2016-037820



\$51.00

01684912201600378200020024

03/29/2016 12:22:27 PM

1R-D GRANT
\$10.00 \$11.00 \$20.00 \$10.00

Pgs=2 Stn=10 ATAAH

TRUST TRANSFER GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ANN MARIE SANCHEZ and FRED A. SANCHEZ, CO-TRUSTEES, THE ELEVEN BENEFICIARIES FAMILY TRUST hereby GRANT to THE ANN MARIE AND FRED A. SANCHEZ REVOCABLE LIVING TRUST, dated March 28, 2016, their entire interest in the following described real property in the County of MULTNOMAH:

See Attached Exhibit "A" for Legal Description, Multnomah County, Oregon.

Subject to easements, restrictions, covenants and agreements of record.

The true consideration for this conveyance is \$0.

Before signing or accepting this instrument, the person transferring fee title should inquire about the persons rights, if any, under ORS 195.300, 195.301 and 195.3 to 195.336 and SECTIONS 5 to 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. This Instrument does 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 that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, in any, under ORS 195.300, 195.301 AND 195.305 TO 195.336 and SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

EXECUTED this 28th day of March, 2016.

FRED A. SANCHEZ

ANN MARIE SANCHEZ

State of OREGON, County of CLACKAMAS) ss.

On 3-28-16 before me, a notary public for the state of Oregon, personally appeared ANN MARIE SANCHEZ AND FRED A. SANCHEZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the above instrument and acknowledged that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: Aug. 4, 2018



MAIL TAX STATEMENT AS DIRECTED ABOVE



18615 E. Burnside • Portland, Oregon 97233 • (503) 667-5550 • Fax: (503) 666-8666

Mailing Address : P.O. Box 565 • Gresham, Oregon • 97030

TRANSMITTAL NOTICE

Project No: 17-022
May 10th, 2017

**Multnomah County Surveyor's Office/ Planning Department
(To Be Delivered)**

Reference: **SANCHEZ PROPERTY LINE ADJUSTMENT**

Transmitted Herewith:

No. of Copies	Dated	Title
2	3/28/17	Tentative Plan for Property Line Adjustment
1	- - -	Application
1	5/09/17	Check # 0302

Remarks:

If you should have any questions or if we can be of additional service, please do not hesitate to contact us at 503-667-5550 or dale@marxassocs.net

Thank you for the opportunity to be of service.

Sincerely,

By: _____
Dale E. Marx P.L.S.

Cc: Fred & Ann Sanchez



18615 E. Burnside • Portland, Oregon 97233 • (503) 667-5550 • Fax: (503) 666-8666

Mailing Address : P.O. Box 565 • Gresham, Oregon • 97030

TRANSMITTAL NOTICE

Project No: 17-022
June 1st, 2017

Multnomah County / Planning Department
Attn. Katie Skakel / Planner

Reference: **SANCHEZ PROPERTY LINE ADJUSTMENT**
Case File T-2 -2017-7659

Transmitted Herewith:

No. of Copies	Dated	Title
2	6/01/17	Amended Tentative Plan for Property Line Adjustment
1 set	- - -	Original Deeds
1	5/18/17	Check #0309

Remarks:

If you should have any questions or if we can be of additional service, please do not hesitate to contact us at 503-667-5550 or dale@marxassocs.net

Thank you for the opportunity to be of service.

Sincerely,

By: _____
Dale E. Marx P.L.S.

Cc: Fred & Ann Sanchez

17 JUN 1 AM 11:46

EXHIBIT A

A TRACT OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 31, THENCE N.89°35'20"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 734.25 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ALICE M. OGDEN BY DEED RECORDED MAY 4, 1905 IN BOOK 336, PAGE 323, MULTNOMAH COUNTY DEED RECORDS; THENCE S.00°48'05"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 20.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF N.E. LAMBERT ROAD (A.K.A. OGDEN ROAD—COUNTY ROAD NO.696-40) AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING S.00°48'05"W, ALONG SAID EAST LINE, A DISTANCE OF 1161.95 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRED A. SANCHEZ AND ANN MARIE SANCHEZ, CO-TRUSTEES, THE ELEVEN BENEFICIARIES FAMILY TRUST, DATED 2/22/94 BY DEED RECORDED AND DESCRIBED BY RECORDER'S FEE NO 94-30637, MULTNOMAH COUNTY DEED RECORDS; THENCE N.89°14'05"E, ALONG THE SOUTH LINE THEREOF (AND ITS EASTERLY EXTENSION), A DISTANCE OF 355.39 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS"; THENCE N.00°06'20"E, PARALLEL WITH THE EAST LINE OF SAID SANCHEZ TRACT, A DISTANCE OF 499.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS"; THENCE S.89°25'20"W, PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. LAMBERT ROAD, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS" IN THE EAST LINE OF SAID SANCHEZ TRACT; THENCE N.00°06'20"E, ALONG SAID EAST LINE, A DISTANCE OF 659.91 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY-LINE OF SAID N.E. LAMBERT ROAD; THENCE S.89°35'20"W, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 281.26 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 8.37 ACRES, MORE OR LESS.

EXHIBIT A

A TRACT OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S. $89^{\circ}35'20''$ W., ALONG THE NORTH LINE THEREOF, A DISTANCE OF 817.31 FEET; THENCE S. $00^{\circ}06'20''$ W., PARALLEL WITH THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 20.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF N.E. LAMBERT ROAD (A.K.A. OGDEN ROAD — COUNTY ROAD NO. 696-40), AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRED A. SANCHEZ AND MARIE SANCHEZ, TRUSTEES OF THE 11 BENEFICIARIES FAMILY TRUST DATED 2/22/94, BY DEED RECORDED AND DESCRIBED BY RECORDER'S FEE NO. 2009-166154, MULTNOMAH COUNTY DEED RECORDS; THENCE S. $00^{\circ}06'20''$ W., ALONG THE EAST LINE THEREOF, A DISTANCE OF 1109.89 FEET TO THE SOUTHEAST CORNER OF SAID SANCHEZ TRACT; THENCE S. $89^{\circ}07'30''$ W., ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 521.71 FEET TO AN ANGLE POINT THEREIN; THENCE S. $00^{\circ}24'45''$ W., CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 44.25 FEET TO AN ANGLE POINT THEREIN; THENCE S. $89^{\circ}14'05''$ W., CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 190.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS"; THENCE N. $00^{\circ}06'20''$ E., PARALLEL WITH THE WEST LINE OF SAID SANCHEZ TRACT, A DISTANCE OF 499.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS"; THENCE S. $89^{\circ}35'20''$ W., PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. LAMBERT ROAD, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS" IN THE WEST LINE OF SAID SANCHEZ TRACT; THENCE N. $00^{\circ}06'20''$ E., ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. LAMBERT ROAD; THENCE N. $89^{\circ}35'20''$ E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 772.84 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 18.69 ACRES, MORE OR LESS.

NOTE: THIS LEGAL DESCRIPTION, WHEN RECORDED IS TO EFFECT A PROPERTY LINE ADJUSTMENT BETWEEN TWO LEGAL TAX LOTS OF RECORD PER MULTNOMAH COUNTY PLANNING DIVISION CASE FILE NO. T2-10-016.

**RE-RECORDED AT THE REQUEST OF
FRED A. SANCHEZ AND ANN MARIE
SANCHEZ TO CORRECT AN ERROR IN
THE LEGAL DESCRIPTION, EXHIBIT A**

Multnomah County Official Records
R Weldon, Deputy Clerk

2017-039189



\$20.00

01895389201700391890040041

03/31/2017 11:36:31 AM

**PREVIOUSLY RECORDED AS
DOCUMENT 2016-037830 24**

1R-DGRANT
\$20.00

Pgs=4 Stn=10 MAYBERV

**AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO:**

Ann M. Sanchez and Fred A. Sanchez
11112 NE Halsey St., Suite A
Portland, OR 97220

**RECORDING COVER SHEET TO
TRUST TRANSFER GRANT DEED**

THIS COVER SHEET WAS PREPARED BY THE PERSON PRESENTING THE INSTRUMENT FOR RECORDING. THE INFORMATION ON THE SHEET IS A REFLECTION OF THE ATTACHED INSTRUMENT AND WAS ADDED FOR THE PURPOSE OF MEETING FIRST PAGE RECORDING REQUIREMENTS IN THE STATE OF OREGON, ORS 205.234, AND DOES NOT AFFECT THE INSTRUMENT.

DIRECT PARTIES: Ann Marie Sanchez and Fred A. Sanchez, co-trustees of the Eleven Beneficiaries Family Trust

AND: Ann Marie Sanchez and Fred A. Sanchez, co-trustees of the Ann Marie and Fred A. Sanchez Revocable Living Trust dated March 28, 2016

TRUE AND ACTUAL CONSIDERATION: ZERO DOLLARS (\$-0-).

MAIL TAX STATEMENT AS DIRECTED ABOVE

17 JUN -1 AM 11:47

2

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND,
UNLESS OTHERWISE SHOWN BELOW, MAIL
TAX STATEMENTS TO:

pl Ann M. Sanchez and Fred A. Sanchez
11112 NE Halsey St., Suite A
Portland, OR 97220

Multnomah County Official Records
R Weldon, Deputy Clerk

2016-037824



\$51.00

03/29/2016 12:22:27 PM

1R-D GRANT
\$10.00 \$11.00 \$20.00 \$10.00

Pgs=2 Stn=10 ATAAH

TRUST TRANSFER GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ANN MARIE SANCHEZ and FRED A. SANCHEZ, CO-TRUSTEES, THE ELEVEN BENEFICIARIES FAMILY TRUST hereby GRANT to THE ANN MARIE AND FRED A. SANCHEZ REVOCABLE LIVING TRUST, dated March 28, 2016, their entire interest in the following described real property in the County of MULTNOMAH:

See Attached Exhibit "A" for Legal Description, Multnomah County, Oregon.

Subject to easements, restrictions, covenants and agreements of record.

The true consideration for this conveyance is \$0.

Before signing or accepting this instrument, the person transferring fee title should inquire about the persons rights, if any, under ORS 195.300, 195.301 and 195.3 to 195.336 and SECTIONS 5 to 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. This Instrument does 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 that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, in any, under ORS 195.300, 195.301 AND 195.305 TO 195.336 and SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

EXECUTED this 28th day of March, 2016.

[Signature of Fred A. Sanchez]
FRED A. SANCHEZ

[Signature of Ann Marie Sanchez]
ANN MARIE SANCHEZ

State of OREGON, County of CLACKAMAS) ss.

On 3-28-16 before me, a notary public for the state of Oregon, personally appeared ANN MARIE SANCHEZ AND FRED A. SANCHEZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the above instrument and acknowledged that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature of Shannon Huffman]
Notary Public
My Commission Expires: Aug. 4, 2018



MAIL TAX STATEMENT AS DIRECTED ABOVE

EXHIBIT A

A TRACT OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 31, THENCE N.89°35'20"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 734.25 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ALICE M. OGDEN BY DEED RECORDED MAY 4, 1905 IN BOOK 336, PAGE 323, MULTNOMAH COUNTY DEED RECORDS; THENCE S.00°48'05"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 20.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF N.E. LAMBERT ROAD (A.K.A. OGDEN ROAD—COUNTY ROAD NO.696-40) AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING S.00°48'05"W, ALONG SAID EAST LINE, A DISTANCE OF 1161.95 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRED A. SANCHEZ AND ANN MARIE SANCHEZ, CO-TRUSTEES, THE ELEVEN BENEFICIARIES FAMILY TRUST, DATED 2/22/94 BY DEED RECORDED AND DESCRIBED BY RECORDER'S FEE NO 94-30637, MULTNOMAH COUNTY DEED RECORDS; THENCE N.89°14'05"E, ALONG THE SOUTH LINE THEREOF (AND ITS EASTERLY EXTENSION), A DISTANCE OF 355.39 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS"; THENCE N.00°06'20"E, PARALLEL WITH THE EAST LINE OF SAID SANCHEZ TRACT, A DISTANCE OF 499.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS"; THENCE S.89°25'20"W, PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. LAMBERT ROAD, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOCS" IN THE EAST LINE OF SAID SANCHEZ TRACT; THENCE N.00°06'20"E, ALONG SAID EAST LINE, A DISTANCE OF 659.91 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY-LINE OF SAID N.E. LAMBERT ROAD; THENCE S.89°35'20"W, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 281.26 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 8.37 ACRES, MORE OR LESS.

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A TRACT OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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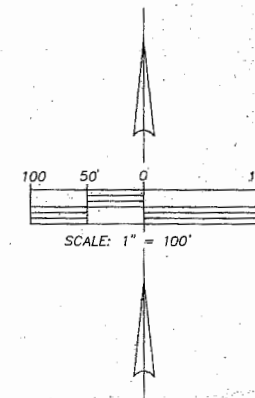
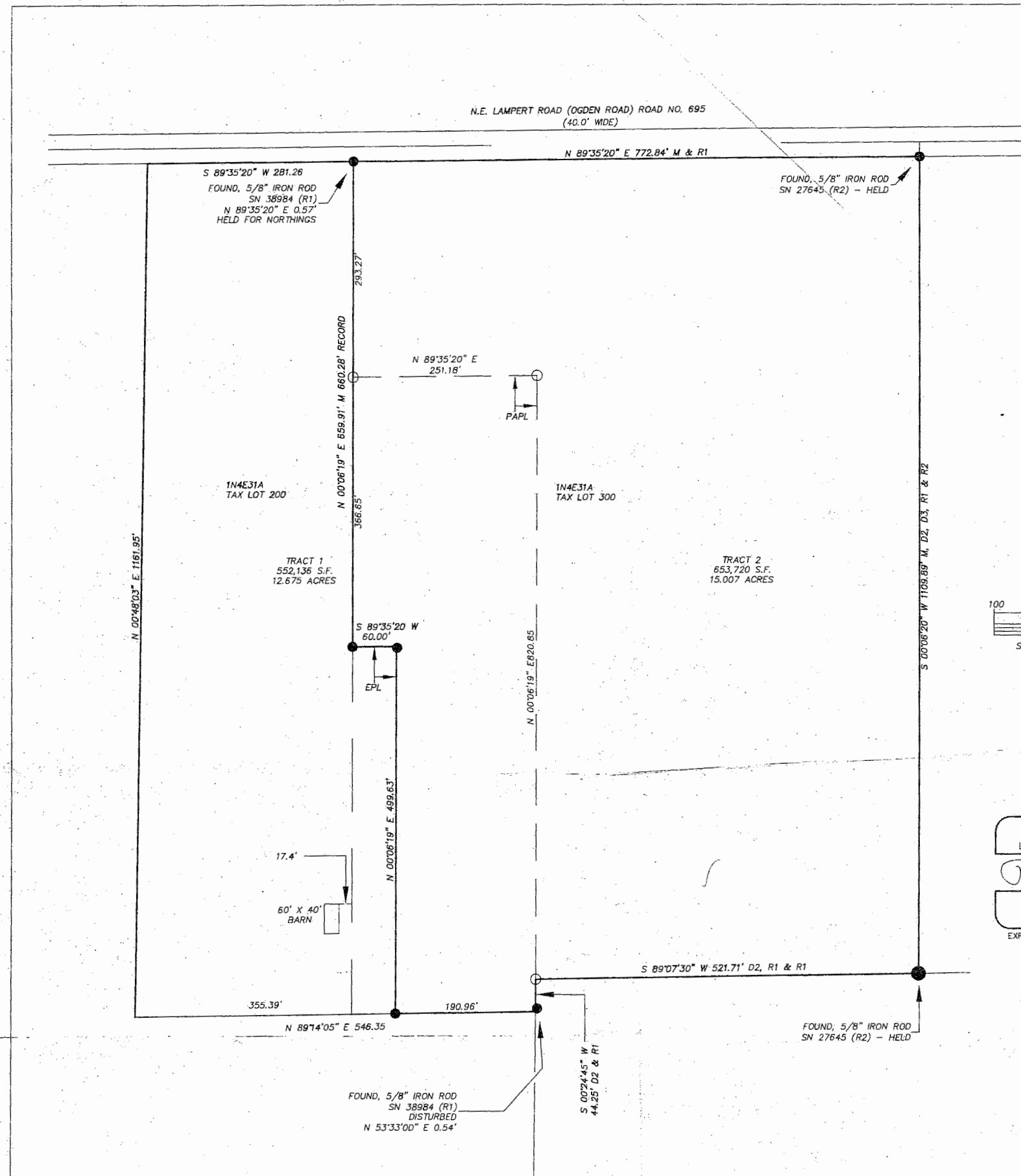
NOTE: THIS LEGAL DESCRIPTION, WHEN RECORDED IS TO EFFECT A PROPERTY LINE ADJUSTMENT BETWEEN TWO LEGAL TAX LOTS OF RECORD PER MULTNOMAH COUNTY PLANNING DIVISION CASE FILE NO. T2-10-016).

TENTATIVE PLAN FOR PROPERTY LINE ADJUSTMENT
RECORD OF SURVEY
RECORDER'S FEE NO. 2017-039189
RECORDER'S FEE NO. 2017-039198

SITUATED IN THE NE 1/4 OF SECTION 31, T.1N., R.4E. W.M.
MULTNOMAH CO., OREGON

MARX ASSOCIATES
18615 E. BURNSIDE STREET
PORTLAND, OR 97233
TEL: 503-667-5550
FAX: 503-666-8666
EMAIL: DALE@MARXASSOCS.NET

DATE DRAWN: MARCH 28, 2017
DRAWING NO. 17022SKETCH
ACCOUNT NO. 17022
REVISED: JUNE 1, 2017



REGISTERED
PROFESSIONAL
LAND SURVEYOR
D.R.
OREGON
FEBRUARY 14, 1985
DANIEL R. BAUER
2123
EXPIRATION DATE: 12/31/17

TRACT 1
1N4E31A TAX LOT 300
DOCUMENT NO. 94-30637 (D1)
EXISTING AREA: 334,662 S.F. - 7.68 ACRES
ADJUSTED AREA: 552,136 S.F. - 12.675 ACRES
SITE ADDRESS: NONE
OWNER: FRED & ANN MARIE SANCHEZ
11112 NE HALSEY
PORTLAND, OR
97220
PHONE: 503-695-5270
ZONING: GGC-40

TRACT 2
1N4E31A TAX LOT 200
DOCUMENT NO. 2009-166154 (D2)
EXISTING AREA: 841,206 S.F. - 19.318.37 ACRES
ADJUSTED AREA: 653,720 S.F. - 15.007 ACRES
SITE ADDRESS: NONE
OWNER: FRED & ANN MARIE SANCHEZ TRUSTEES
11 BENEFICIARIES FAMILY TRUST
11112 NE HALSEY
PORTLAND, OR
97220
PHONE: 503-695-5270
ZONING: GGC-40

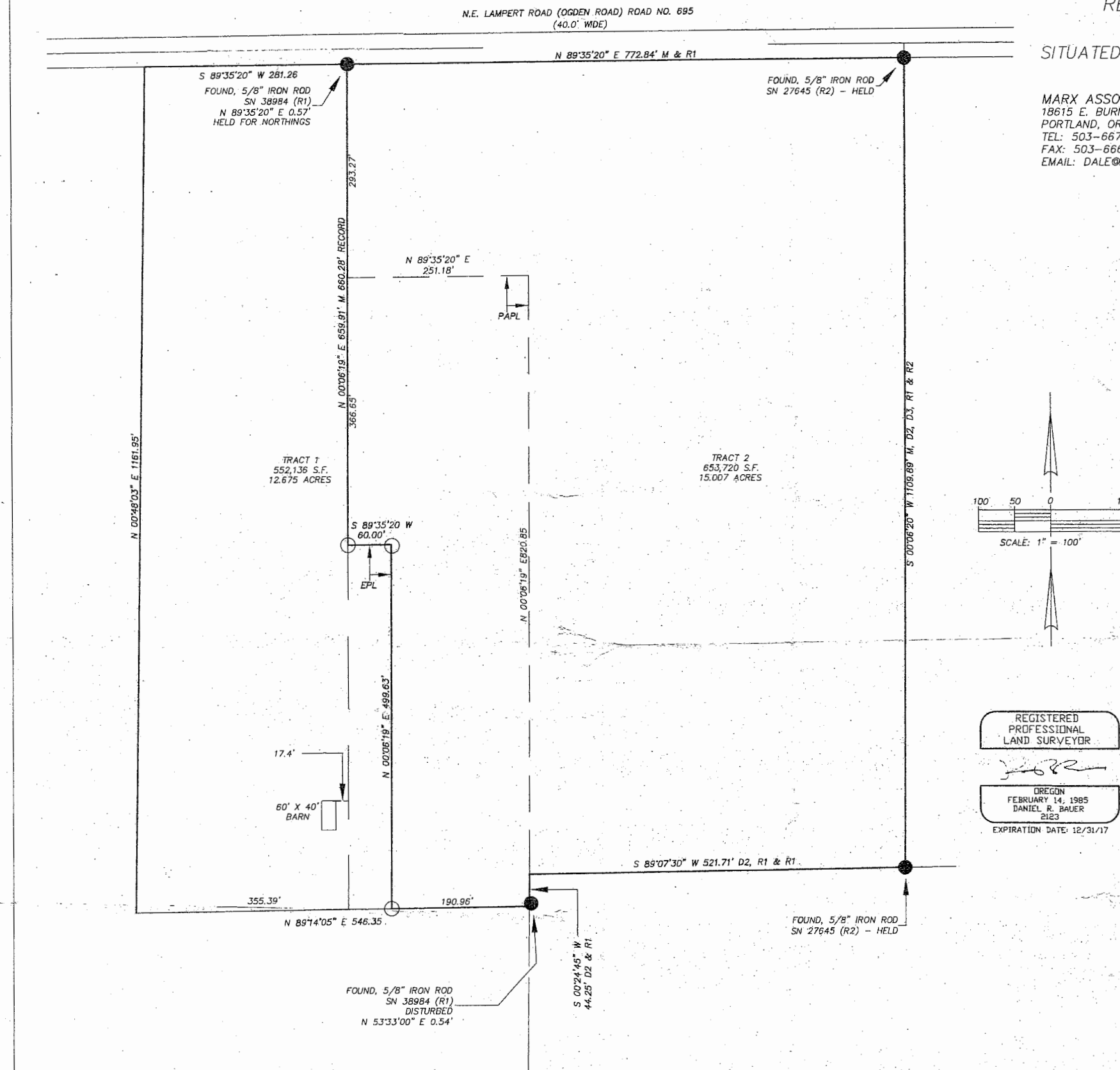
- NOTES AND LEGEND:
1. "●" DENOTES EXISTING PROPERTY CORNER.
 2. "○" DENOTES PROPOSED PROPERTY CORNER.
 3. "-X-" DENOTES BARB WIRE FENCE.
 4. "-O-" DENOTES WIRE FENCE.
 5. THERE ARE NO BUILDINGS OTHER THAN THE BARN.
 6. THIS IS AN "NSA" LOT LINE ADJUSTMENT - EXPEDITED APPLICATION.
 7. "EPL" DENOTES EXISTING PROPERTY LINE.
 8. "PAPL" DENOTES PROPOSED ADJUSTED PROPERTY LINE FOR FENCING PURPOSES.
 9. "S.F." DENOTES SQUARE FEET.

TENTATIVE PLAN FOR PROPERTY LINE ADJUSTMENT
 RECORD OF SURVEY
 RECORDER'S FEE NO. 2009-166154
 RECORDER'S FEE NO. 2006-051638

SITUATED IN THE NE 1/4 OF SECTION 31, T.1N., R.4E. W.M.
 MULTNOMAH CO., OREGON

MARX ASSOCIATES
 18615 E. BURNSIDE STREET
 PORTLAND, OR 97233
 TEL: 503-667-5550
 FAX: 503-666-8666
 EMAIL: DALE@MARXASSOC.S.NET

DATE DRAWN: MARCH 28, 2017
 DRAWING NO. 17022SKETCH
 ACCOUNT NO. 17022



TRACT 1

1N4E31A TAX LOT 300
 DOCUMENT NO. 94-30637 (D1)

EXISTING AREA: 334,662 S.F. - 7.68 ACRES
 ADJUSTED AREA: 552,136 S.F. - 12.675 ACRES

SITE ADDRESS: NONE

OWNER: FRED & ANN MARIE SANCHEZ
 11112 NE HALSEY
 PORTLAND, OR
 97220
 PHONE: 503-695-5270

ZONING: GGC-40

TRACT 2

1N4E31A TAX LOT 200
 DOCUMENT NO. 2009-166154 (D2)

EXISTING AREA: 841,206 S.F. - 19.31837 ACRES
 ADJUSTED AREA: 653,720 S.F. - 15.007 ACRES

SITE ADDRESS: NONE

OWNER: FRED & ANN MARIE SANCHEZ TRUSTEES
 11 BENEFICIARIES FAMILY TRUST
 11112 NE HALSEY
 PORTLAND, OR
 97220
 PHONE: 503-695-5270

ZONING: GGC-40

NOTES AND LEGEND:

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