

January 14, 2025
JOB NO. 24-233

LEGAL DESCRIPTION – NORTHWESTERLY TRACT

TRACT 'D', DEER POINTE NO. 2, A PLAT OF RECORD RECORDED IN BOOK 135, PAGE 003 AS PLAT NUMBER 4111, CLACKAMAS COUNTY PLAT RECORDS.

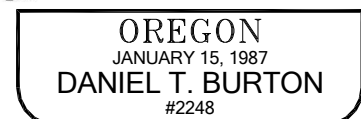
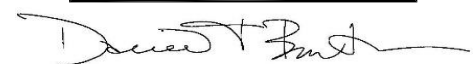
TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN DOCUMENT NUMBER 2017-003743, DEED RECORDS OF CLACKAMAS COUNTY, OREGON, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, CITY OF SANDY, CLACKAMAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF TRACT D, DEER POINTE NO. 2, BOOK 135, PAGE 003, CLACKAMAS COUNTY PLAT RECORDS, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF FAWN STREET, SAID POINT DENOTED BY A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS 2147" AND BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE EASTERLY LINE OF SAID DEER POINTE NO. 2 PLAT NORTH 00°21'04" EAST 572.39 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF MOUNT HOOD HIGHWAY 26, BEING 70.00 FEET FROM THE CENTERLINE WHEN MEASURED AT RIGHT ANGLES, SAID POINT ALSO BEING THE NE CORNER OF SAID TRACT D, DEER POINTE NO. 2 PLAT, DENOTED BY A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS 2147"; THENCE SOUTH 48°23'37" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID HIGHWAY 160.78 FEET TO AN ANGLE POINT IN SAID HIGHWAY RIGHT-OF-WAY; THENCE NORTH 41°36'23" EAST 10.00 FEET TO AN ANGLE POINT IN SAID HIGHWAY RIGHT-OF-WAY; THENCE SOUTH 48°23'37" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID HIGHWAY 150.11 FEET TO A POINT; THENCE LEAVING AT A RIGHT ANGLE FROM THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID HIGHWAY SOUTH 41°36'23" WEST 181.13 FEET TO AN ANGLE POINT; THENCE SOUTH 00°21'04" WEST PARALLEL WITH THE EASTERLY LINE OF "DEER POINT NO. 2" 232.26 FEET MORE-OR-LESS TO THE FUTURE NORTHERLY RIGHT-OF-WAY OF FAWN STREET AND A POINT OF NON-TANGENT CURVATURE AND THE BEGINNING OF A 50.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG SAID CURVE 61.73 FEET THROUGH A CENTRAL ANGLE OF 70°44'30" (THE LONG CHORD OF WHICH BEARS SOUTH 88°02'29" WEST 57.89 FEET) TO A TANGENTIAL POINT OF REVERSE CURVATURE ON THE NORTHERLY LINE OF SAID FUTURE RIGHT-OF-WAY AND THE BEGINNING OF A 20.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG SAID CURVE 13.15 FEET THROUGH A CENTRAL ANGLE OF 37°39'26" (THE LONG CHORD OF WHICH BEARS SOUTH 71°29'57" WEST 12.91 FEET) TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE NORTH LINE OF EXISTING FAWN STREET PROJECTED EASTERLY; THENCE NORTH 89°40'20" WEST ALONG SAID PROJECTED LINE 50.81 FEET MORE-OR-LESS TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF FAWN STREET AND THE EASTERLY LINE OF "DEER POINT NO. 2", DENOTED BY A 5/8 INCH DIAMETER IRON WITH YELLOW PLASTIC CAP MARKED "LS 2147" AND THE **TRUE POINT OF BEGINNING**.

CONTAINING A TOTAL AREA OF 137,417 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON CLACKAMAS COUNTY SURVEY RECORD NUMBER 2007-384.



RENEWS 12/31/25