

Received
Planning Division
10/04/2024



Exhibit C: Legal Lot of Record Memorandum



BEND, OR
2777 NW Lolo Drive
Suite 150
Bend, OR 97703
(541) 317-8429

KEIZER, OR
3700 River Road N
Suite 1
Keizer, OR 97303
(503) 400-6028

THE DALLES, OR
3775 Crates Way
The Dalles, OR 97058
(541) 296-9177

TUALATIN, OR
12965 SW Herman
Road, Ste 100
Tualatin, OR 97062
(503) 563-6151

KENNEWICK, WA
501 N Quay Street,
Suite C-102
Kennewick, WA 99336
(509) 905-0219

VANCOUVER, WA
9600 NE 126th Avenue
Ste 2520
Vancouver, WA 98682
(360) 882-0419

WHITE SALMON, WA
107 W Jewett, Ste 100
White Salmon, WA
98672
(509) 281-3227

www.aks-eng.com

Date: 9/3/2024
To: City of Beaverton
From: Jacki Herb
Project Name: SW Choban Lane Partition
AKS Job No.: 11096
Project Site: 11500 SW Choban Lane and 11507 SW Shilo Lane
Subject: Legal Lot of Record Memorandum

The accompanying attachments provide a summary of the legal lot of record research conducted by AKS in context of Section 40.47 of the Beaverton Development Code (BDC) to provide information and documentation to establish a legal lot of record.

Background

A Title Plant Records Report dated August 5, 2024, that documents ownership and conveyances of the subject site was prepared by Fidelity National Title and is included in Attachment A. Attachment A also includes copies of the deeds referenced in the Title Plant Records Report. As documented in the Title Plant Records Report, the subject site has been conveyed several times from 1924 to 2023, and in each of these conveyances, the legal description included in the deeds has remained the same and has been conveyed in the same original configuration since 1924. A County Survey Record (CS #5062) dated September 1933 that illustrates this configuration is included in Attachment B, and that same survey record with additional notes/information from the legal description from the deeds is included in Attachment C.

This property was separated by right-of-way (SW Choban Lane) that bisects the property and is currently shown as two tax lots: Tax Lots 1450 and 1451 of Washington County Assessor's Map 1S103BA.

The applicant would like to partition the property into two parcels and to do so, a legal lot determination of the underlying property is necessary. Section 40.47.15.1.C.3.a of the BDC provides the framework for the City to determine a legal lot of record and is included below.

3. The unit of land conforms to the lot area and dimensional standards of **CHAPTER 20 (Land Use) or Section 70.15 (Downtown Zoning and Streets)** if the site is located within the **Downtown Design District; except where a unit of land was created by sale prior to January 1, 2007 and was not lawfully established, the Director may deem the unit of land a Legal Lot upon finding: [ORD 4799; January 2021]**
 - a. The unit of land could have complied with the applicable criteria for creation of a lawful parcel or lot in effect when the unit of land was sold; or

As discussed herein, this site was first conveyed by deed prior to 2007 (in 1924). At the time of this conveyance the property was in unincorporated Washington County. Zoning was first applied to this property on January 1, 1959, by Washington County, when the subject site and surrounding area were included within a Plan of Development (POD). PODs are areas of land where Washington County applied phased initial zoning designations throughout the County, each with different dates. These dates are shown on zoning information obtained from the Washington County geographic information system (GIS)

in Attachment D. Because the property was initially conveyed before it had a zoning designation, there were no applicable criteria at the time of conveyance; thereby, the property was created lawfully.

Attachments

- Attachment A: Title Plant Records Report dated August 5, 2024
- Attachment B: County Survey Record (CS #5062) dated September 1933
- Attachment C: County Survey Record (CS #5062) dated September 1933 with additional clarifying notes
- Attachment D: Washington County zoning information

Attachment A: Title Plant Records Report dated August 5, 2024





TITLE PLANT RECORDS REPORT
Report of Requested Information from
Title Plant Records

AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Customer Ref.: R1232044/R9804
Order No.: 45142406998
Effective Date: August 5, 2024 at 08:00 AM
Fee(s): \$300.00

The information contained in this report is furnished by Fidelity National Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE NOR IS IT A PRELIMINARY TITLE REPORT OR A COMMITMENT FOR TITLE INSURANCE. No examination has been made of the Company's records, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the customer, and the Company will have no greater liability by reason of this report. THIS REPORT ("THE REPORT") IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT

County and Time Period

This report is based on a search of the Company's title plant records for County of Washington, State of Oregon, for the time period **from September 9, 1924 through August 5, 2024** (with the through date being "the Effective Date").

Ownership and Property Description

The Company reports the following, as of the Effective date and with respect to the following described property ("the Property"):

Owner. The apparent vested owner of the Property is:

Anastasia Choban and Anastasia Choban, as Trustee of the Nonmarital Share of the Family Trust U/W/O George Choban dated January 5, 2010, each as to an undivided one-half interest

Premises. The Property is:

(a) Street Address:

11507 SW Shilo Lane, Ste #E, Portland, OR 97225
11500 SW Choban Lane, Portland, OR 97225

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Encumbrances

[If no information appears in this section, the section is intentionally omitted.]

General Index Liens against Named Party

[If no information appears in this section, the section is intentionally omitted.]

Recorded Documents

For the above stated county and time period, the Company reports the following types of recordings that relate to the Property:

a. Types of recordings: DEEDS

b. List of recordings:

Warranty Deed

Grantor: Anastasia Choban

Grantee: Anastasia Choban, Trustee of the Nonmarital Share of the Family Trust U/W/O George Choban dated January 5, 2010, each as to an undivided one-half interest

Recording Date: August 8, 2023

[Recording No: 2023-32880](#)

Death Certificate for George Choban

Recording Date: August 8, 2023

[Recording No: 2023-32880](#)

Warranty Deed

Grantor: George J. Choban and Anastasia Choban

Grantee: City of Beaverton, an Oregon municipal corporation

Recording Date: February 25, 2020

[Recording No: 2020-15916](#)

Boundary Line Agreement and Quit Claim Deed

Grantor: J. Peterkort & Company

Grantee: George Choban and Anastasia Choban, husband and wife

Recording Date: September 6, 1989

[Recording No: 89-42025](#)

Warranty Deed

Grantor: Apostolos Choban, also known as Paul Choban, a single man

Grantee: George Choban and Anastasia Choban, husband and wife

Recording Date: June 11, 1963

Recording No: [Book 488, Page 516](#)

Warranty Deed

Grantor: James Henry Christie and Anna Christie, husband and wife

Grantee: George Choban and Anastasia Choban, husband and wife, an undivided 1/2 interest and Apostolos Choban, also known as Paul Choban, a single man, as to an undivided 1/2 interest

Recording Date: May 17, 1961

Recording No: [Book 444, Page 281](#)

Warranty Deed

Grantor: James G. Choban and Marcia Choban

Grantee: James Henry Christie and Anna Christie, husband and wife

Recording Date: June 11, 1947

Recording No: [Book 275, Page 113](#)

Warranty Deed

Fidelity National Title Company of Oregon
Order No. 45142406998

Grantor: Eric A. Victor and Dorothy M. Victor
Grantee: Marcia Choban
Recording Date: April 11, 1947
Recording No: [Book 273, Page 347](#)

Deed
Grantor: Christy H. Victor
Grantee: Eric A. Victor
Recording Date: April 6, 1944
Recording No: [Book 229, Page 683](#)

Deed
Grantor: Chris Pihl and Martha Pihl
Grantee: Eric A. Victor and Christy H. Victor
Recording Date: August 19, 1943
Recording No: [Book 223, Page 107](#)

Deed
Grantor: Jeanne Richards
Grantee: Chris Pihl and Martha Pihl
Recording Date: July 10, 1933
Recording No: [Book 151, Page 432](#)

Deed
Grantor: E. Richards
Grantee: Jeanne Richards
Recording Date: May 25, 1933
Recording No: [Book 151, Page 248](#)

Deed
Grantor: D.E. Carlock and Mary Payne
Grantee: E. Richards and Jeanne Richards
Recording Date: May 25, 1933
Recording No: [Book 151, Page 247](#)

Deed
Grantor: Robert Johnson and Sine Johnson
Grantee: D.E. Carlock and Mary Payne
Recording Date: September 9, 1924
Recording No: [Book 127, Page 632](#)

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Kim Alf
503-317-9251
FAX 503-469-4196
kim.alf@titlegroup.fntg.com

Fidelity National Title Company of Oregon
1455 SW Broadway, Suite 1450
Portland, OR 97201

EXHIBIT "A"
Legal Description

A tract of land in the Northwest one-quarter of Section 3 Township 1 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at a stone at the Northeast corner of that land conveyed to Robert Johnson and Sine Johnson, husband and wife, by Mary J.G. Smith, recorded in the record of Deeds in Book 126, Page 421, of Washington County, Oregon, said corner being the Southeast corner of the Josiah Hall Donation Land Claim No. 58; thence South 89° 57' West 485.0 feet to a point in the center of County Road No. 466; thence South 56° 04" East 574.87 feet along the center of said road to a point; thence North 1° 26' East 321.3 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within S.W. Choban Lane and S.W. Shilo Lane.

ALSO EXCEPTING that portion conveyed to J. Peterkort and Company by Agreement recorded September 6, 1989, Recorder's Fee No. 89-42025.

FURTHER EXCEPTING THEREFROM that portion conveyed to the City of Beaverton, an Oregon municipal corporation, by Dedication of Right-Of-Way recorded February 25, 2020, Document No. 2020-015916, Deed Records.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

Until a change is requested,
all tax statements shall be
sent to the following address:
Anastasia Choban
4245 NW 174th Ave.
Portland, OR 97229-3001

Washington County, Oregon	2023-032880
D-DW	08/08/2023 10:13:20 AM
Stn=61 N MEJIA	
\$15.00 \$5.00 \$11.00 \$5.00 \$60.00 \$20.00	\$116.00
I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

After Recording Return To:
Rob C. Fotheringham
17355 SW Boones Ferry Rd., Ste. A
Lake Oswego, OR 97035

WARRANTY DEED

Anastasia Choban, Grantor, conveys and warrants to Anastasia Choban, Trustee of the Nonmarital Share of the Family Trust U/W/O George Choban dated January 5, 2010, Grantee, an undivided one-half (1/2) interest in the following real property situated in Washington County, Oregon, to-wit:

Parcel 1:

Beginning at a stone at the northeast corner of the land conveyed to Robert Johnson and Sine Johnson, husband and wife, by Mary J. G. Smith, recorded in the record of deeds in book 126, page 421, of Washington County, Oregon, said corner being the southeast corner of the Josiah Hall D. L. C. No. 58; thence S. 89 degrees 57 minutes W. 485.0 feet to a point in the center of County Road No. 466; thence south 56 degrees 4 minutes E. 574.87 feet along the center of said road to a point; thence N. 1 degree 26 minutes E. 321.3 feet to the point of beginning.

Parcel 2:

Lot 2, Partition Plat No. 2011-018, Washington County, Oregon (1.53 acres)

Parcel 3:

A tract of land in Section 10, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, being a portion of that tract of land described in instrument recorded in Book 436, Page 144, Washington County Deed Records and awarded to Ruth Pubols, being more particularly described as follows:

Beginning at the Southeast corner of said Pubols Tract, being in the Center of Cedar Mill Road (County Road No. 1175); thence North 66°7.5' West to the East line of that tract described in deed to the United States of America, recorded in Book 700, Page 618; thence North along the East line of said United States of America Tract to a point of the North line of said Pubols Tract; thence South 86°38' East along the North line of said Pubols Tract, 964.16 feet, more or less, to an iron rod set on the Easterly line of the property of Rudolph Pubols as defined by Circuit Court Suit No. 5087; thence South 25°49' West, 1178.9 feet to the point of beginning.

EXCEPTING THEREFROM that portion described as follows:

The Easterly 50 feet of that certain tract in Sections 14 and 15, Township 1 North, Range 2 West of the Willamette Meridian, in the County of Washington and State of Oregon, conveyed to Ruth Pubols and described in that certain Agreement and Quitclaim Deed confirming the Last Will and Testament of Rudolph Pubols, recorded in Book 436, Page 142, as instrument 3486, Deed Records of Washington County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of LENOX ACRES, a plat of record, a point in the center of North Plains - Cedar Mill Road (County Road No. 1175), at the Southeasterly corner of said Ruth Pubols Tract; thence running along the Easterly line thereof North 25°49' East 1,178.0 feet to an iron rod at the Northeasterly corner of said Pubols Tract; thence along the Northerly line thereof, North 86°38' West 54.10 feet to a point; thence parallel and 50 feet Westerly of the Easterly line of said Pubols Tract South 25°49' West 1,159.04 feet to a point in the center of said County Road on the Southerly line of said Pubols Tract; thence along the Southerly line thereof South 66°07'30" East 50.03 feet to the place of beginning.

SUBJECT TO: Special assessment as farm use land; rights of the public and governmental agencies in and to any portion of the property lying within the boundaries of streets, roads, and highways; and an easement recorded August 29, 1961, in Book 448, Page 546.

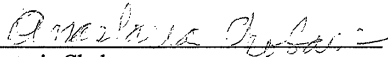
SUBJECT TO: All easements, rights-of-way, and restrictions of record.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true consideration for this conveyance is NONE.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM AND FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF 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. 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, IF 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.

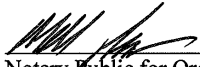
DATED: May 30, 2023.


Anastasia Choban

STATE OF OREGON)
County of ~~Clackamas~~ ^{Washington}) ss. July 17th, 2023

Personally appeared before me the above-named Anastasia Choban, and declared the same to be her voluntary act and deed.




Notary Public for Oregon

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

1022844

I.D. TAG NO.

OREGON HEALTH AUTHORITY
CENTER FOR HEALTH STATISTICS
CERTIFICATE OF DEATH

136-2022-029273

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY	Legal Name		First	Middle	Last	Suffix	Death Date
			George	James	Choban		September 09, 2022
	Sex:	Age	Social Security Number		County of Death		
	Male	93 years	[REDACTED]		Washington		
	Birthdate	Birthplace		Was Decedent Ever in U.S. Armed Forces?			
	July 13, 1929	Portland, Oregon		Yes			
	Residence:		City/Town				
	4245 NW 174th Avenue		Portland				
	Residence/County		State of Foreign Country		Zip Code + 4		Inside City Limits?
	Washington		Oregon		97229		No
	Marital Status at Time of Death		Spouse's Name Prior to First Marriage				
	Married		Anastasia Michaelides				
	Father's Name			Mother's Name Prior to First Marriage			
	Dimitros Choban			Marica Ainai			
Informant's Name		Telephone Number	Relationship to Decedent	Mailing Address			
Anastasia Choban		Not Available	Spouse	4245 NW 174th Avenue, Portland, OR 97229			
Place of Death		Facility Name					
Decedent's Residence		Skyline Memorial Gardens					
Location of Death		City/Town or Location of Death		State	Zip Code + 4		
4245 NW 174th Avenue		Portland		Oregon	97229		
Method of Disposition		Place of Disposition		Location (City/Town and State)			
Burial		Skyline Memorial Gardens		Portland, Oregon			
Name and Complete Address of Funeral Facility							
Skyline Memorial Gardens Funeral Home 4101 NW Skyline Blvd, Portland, Oregon 97229							
Date of Disposition		Funeral Director's Signature			OR License Number		
September 14, 2022		Daniel R Brewer			45-0642		
Registrar's Signature		Date Received		Local File Number			
Jennifer A. Woodward		September 14, 2022					
Amendment							

45-2065 (01/06)



I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

September 15, 2022

DATE ISSUED:

JENNIFER A. WOODWARD, PH.D.
STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE.

AFTER RECORDING, RETURN TO:

City of Beaverton
Attn: Public Works, Engineering Division
PO Box 4755
Beaverton, OR 97076

Washington County, Oregon	2020-015916
D-DD	02/25/2020 02:59:23 PM
Str=2 S AKINS	
\$45.00 \$11.00 \$5.00 \$60.00	\$121.00
I, Margaret Garza, Interim Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Margaret Garza, Interim Director of Assessment and Taxation, Ex-Officio	

NO CHANGE IN TAX STATEMENTS

GRANTOR: George J. Choban and Anastasia Choban
4245 NW 175th Ave.
Portland, OR 97229

GRANTEE/CITY: City of Beaverton, an Oregon municipal corporation

DEDICATION OF RIGHT-OF-WAY

BACKGROUND

- A. Grantor owns real property legally described in **Exhibit A** ("Property") and depicted in **Exhibit B**, both of which are incorporated by these references.
- B. The City, its heirs, successors and assigns, constructs, manages and maintains public rights-of-way throughout the city.
- C. The City requests a dedication of right-of-way on the Property in the location described in **Exhibit C** ("Right-of-Way") and depicted in **Exhibit D**, which are attached and incorporated by these references.

NOW, THEREFORE, the true consideration for this dedication consists in part of other property or value given or promised, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. Dedication of Right-of-Way. Grantor, its heirs, successors and assigns, grants and conveys to the City, a perpetual and permanent Dedication of Right-of-Way ("Dedication") for street, sidewalk, bicycle, storm drainage, and utility purposes over the Property in the location described in Exhibit C and depicted in Exhibit D.
1. City's Rights. This Dedication shall be interpreted broadly to allow the City and its officers, employees, agents, assigns, public utility providers and independent contractors to use the easement for all purposes related to right-of-way and utilities. The City has the right to excavate, construct, install, place, lay, operate, inspect, maintain, relocate, add to, and remove right-of-way improvements, underground pipelines and/or cables and related structures and facilities within the Right-of-Way. The City has the right to cut, trim, and remove trees or other vegetation within the Right-of-Way, and the right to remove other obstructions that may endanger or interfere with the construction, reconstruction, maintenance, inspection, efficient service, or removal of all or any part of its right-of-way or respective utility system from the Right-of-Way without the necessity at any time of getting consent or compensating Grantor.

- 2. Grantor's Warranties. Grantor warrants that it is the owner in fee simple and has the legal right to convey the Right-of-Way to the City. Grantor also warrants that the Right-of-Way is free of all taxes, liens, and encumbrances. Grantor shall defend this Dedication against all lawful claims and demands of anyone claiming a right granted by Grantor. Grantor warrants to the City that the person executing this Agreement on behalf of Grantor is duly authorized to make this conveyance.

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 195.305 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. 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, IF 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.

Signatures on Following Page

THIS DEDICATION is granted this 20th day of February, 2020.

INDIVIDUAL OWNER(S) SIGN BELOW:

Owner's Signature

George Choban
George Choban

STATE OF OREGON)
) ss.

County of Washington)

This instrument was acknowledged before me on

February, 20, 2020 by
George Choban (Name).

Alex Tollefson
Notary Public for Oregon
My commission expires Dec 29, 2023



Second Owner's Signature (if applicable)

Anastasia Choban
Anastasia Choban

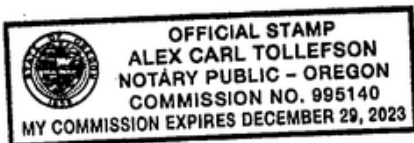
STATE OF OREGON)
) ss.

County of Washington)

This instrument was acknowledged before me on

February, 20, 2020 by
Anastasia Choban (Name).

Alex Tollefson
Notary Public for Oregon
My commission expires Dec 29, 2023



PARTNERSHIP, LLC, CORPORATION, TRUST, OR OTHER LEGAL ENTITY SIGN BELOW:

Entity name

Signature

Printed Name of Person, Title

STATE OF OREGON)
) ss.

County of _____)

This instrument was acknowledged before me on

_____, 20__ by _____ (Name of person)
_____, _____ (Title) of _____ (Name of entity).

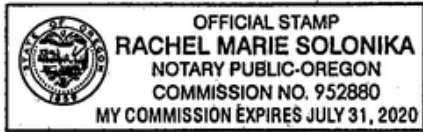
Notary Public for _____
My commission expires _____

THIS DEDICATION is accepted by the City of Beaverton, Oregon.

Denny Doyle
Mayor, City of Beaverton

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on February 25, 2020, by
Mayor Denny Doyle.



Rachel M Solonika
Notary Public for Oregon
My commission expires: July 31 2020

Approved as to form:

Approved as to legal description:

Megan Houston
City Attorney

David G. Winship PLS 2165
City Surveyor

EXHIBIT A

Legal Description of Property

PARCEL 1 (Shell):

Lot 2, Partition Plat No. 2011-018, Washington County, Oregon (1.53 acres)

PARCEL 2 (Restaurant):

Beginning at the Southeast corner of the Josiah Hall Donation Land Claim No. 58 in Section 3, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, thence North along the East line of said Donation Land Claim 160 feet; thence West, parallel with the South line of said Donation Land Claim 280 feet; thence South parallel with the East line of said Donation Land Claim 160 feet to the South line of said Donation Land Claim; thence East 280 feet to the point of beginning.

EXHIBIT B

Map of Property

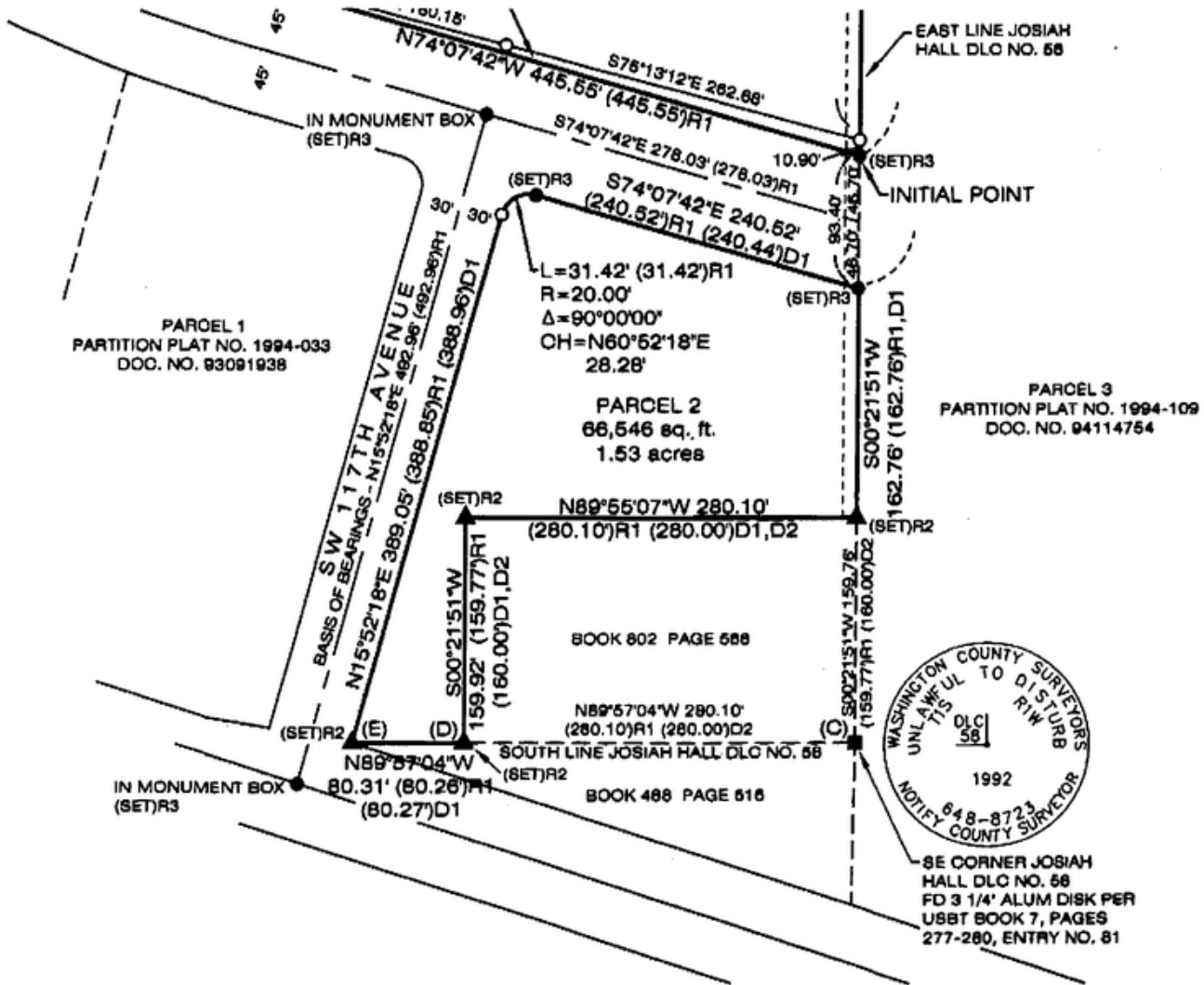


EXHIBIT C

Legal Description of Easement



SW Barnes Rd and SW Choban Lane
January 15, 2020

File No. 5
Tax Map 1S103BA
Tax Lots 01300, 01400,
& 02300

PARCEL 1 (RIGHT-OF-WAY DEDICATION)

A parcel of land situate in the Josiah Hall Donation Land Claim (DLC) No. 58 and the northwest one-quarter of Section 3, Township 1 South, Range 1 West of the Willamette Meridian, City of Beaverton, Washington County, Oregon and being a portion of that property conveyed to George J. Choban and Anastasia Choban in that Statutory Bargain and Sale Deed, recorded March 1, 2018, as Document No. 2018-014807 and in that Warranty Deed, recorded June 11, 1963, in Book 488, Page 516, both in Washington County Deed Records; said parcel being that portion of said property more particularly described as follows:

Beginning at the Southeast corner of the Josiah Hall Donation Land Claim (DLC) No. 58, being a found 3-1/4 inch aluminum cap in concrete marked "Washington County Surveyor T1S R1W DLC58 1992", said point also being on the East line of said property; thence along said East line South 01°22'13" West, a distance of 112.86 feet to the Southeast corner of said property, said point also being the Northeast corner of the right-of-way of SW Choban Lane, and being at a point of non-tangent curvature with a radial bearing of North 17°10'31" East; thence along said Northerly right-of-way and the arc of a 28607.89 foot radius curve to the right, through a central angle of 00°01'48" (the long chord of which bears North 72°48'35" West 14.95 feet), an arc distance of 14.95 feet; thence leaving said Northerly right-of-way North 45°20'13" East, a distance of 11.46 feet; thence North 00°20'13" East, a distance of 289.03 feet; thence North 89°38'31" West, a distance of 9.50 feet; thence North 00°20'41" East, a distance of 118.10 feet; thence South 74°08'00" East, a distance of 13.68 feet; thence along the arc of a 2935.00 foot radius curve to the right, through a central angle of 00°05'31" (the long chord of which bears South 74°05'14" East 4.71 feet), an arc distance of 4.71 feet to the East line of said property; thence along said East line South 00°20'13" West, a distance of 301.80 to the point of beginning.



The parcel of land to which this description applies contains 4,455 square feet, more or less.

The bearings of this description are established on Survey Number 33415, Washington County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

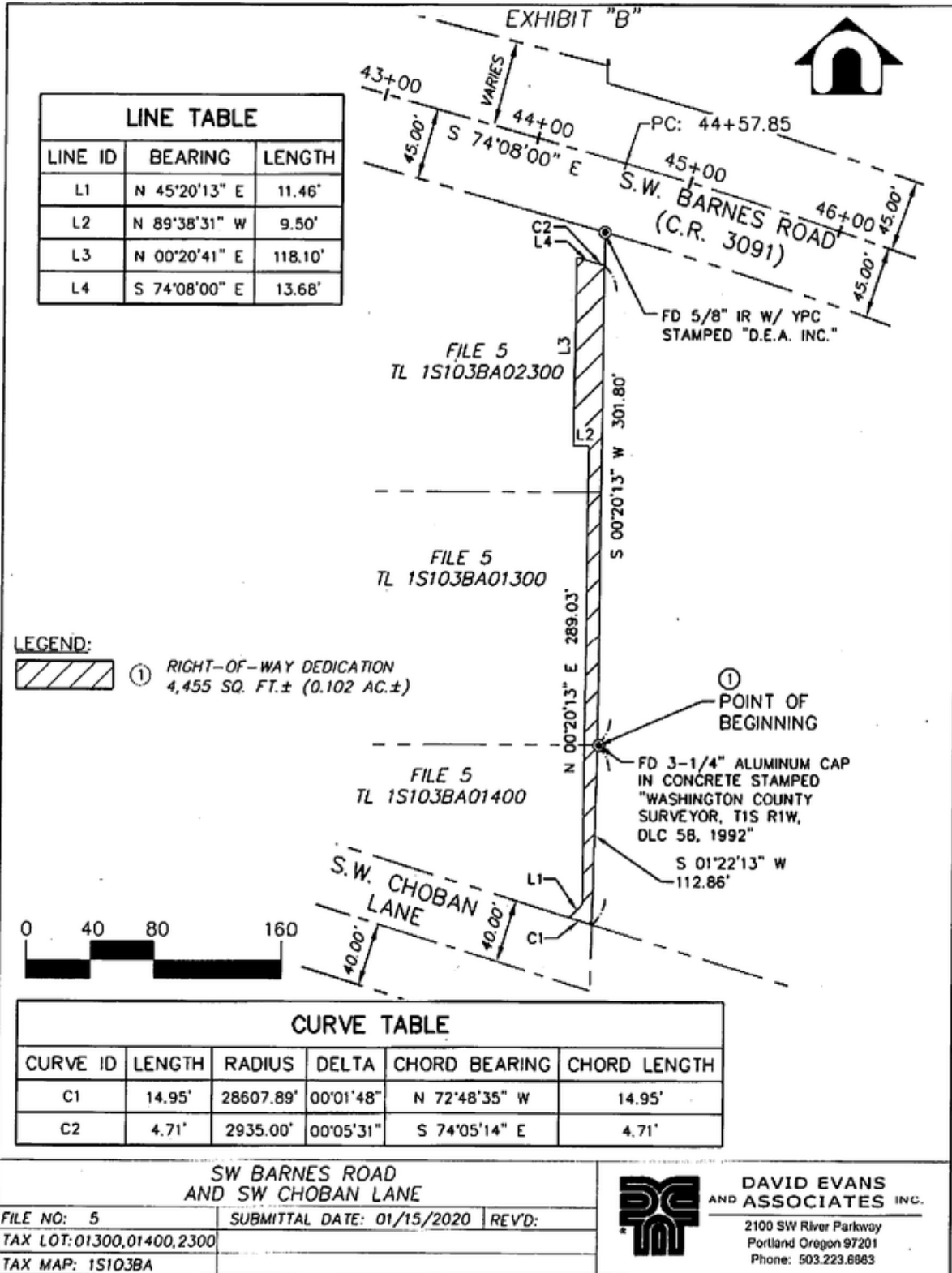
A handwritten signature in black ink, appearing to read "Stephen C. Williams". The signature is written in a cursive, flowing style.

OREGON
MAY 10, 2011
STEPHEN C. WILLIAMS
84070

RENEWS 06-30-20

EXHIBIT D

Map of Easement



SEP 6 1989

45.00
45.00
C

89-42025
Washington County

BOUNDARY LINE AGREEMENT

THIS AGREEMENT made and entered into this 21st day of August, 1989, by and between J. PETERKORT & COMPANY, an Oregon Limited partnership, hereinafter referred to as "Peterkort," and GEORGE CHOBAN and ANASTASIA CHOBAN, husband and wife, hereinafter referred to as "Choban."

WITNESSETH:

WHEREAS, Peterkort is the owner in fee simple of a tract of land located in Washington County, Oregon, and described on the records of the Washington County Department of Assessment and Taxation as Tax Account No. 1S1-3A-Tax Lot 100 the west line of which tract is bounded in red on Exhibit "A," attached hereto and by this reference incorporated herein, and

WHEREAS, George Choban is the owner in fee simple of a tract of land located in Washington County, Oregon, which tract is adjacent to the west line of the Peterkort tract and described on the records of the Washington County Department of Assessment and Taxation as Tax Account No. 1S1-3B-Tax Lot 101 and Tax Lot 102 the east line of which tract is bounded in red on Exhibit "B," attached hereto and by this reference incorporated herein, and

WHEREAS, George Choban and Anastasia Choban are the owners in fee simple as tenants by the entirety of a tract of land located in Washington County, Oregon, which tract is adjacent to the west line of the Peterkort tract and described on the records of the Washington County Department of Assessment and Taxation as Tax Account No.

1-9

SEP 6 1989

1S1-3B-Tax Lot 200 and 201 the east line of which tract is bounded in red on Exhibit "C," attached hereto and by this reference incorporated herein, and

WHEREAS, over time, the common boundary between the Peterkort and Choban property (along the west line of the Peterkort tract and the east line of the Choban tract) has been variously described on recorded conveyances and Records of Survey resulting in a discrepancy regarding the established deed line between the tracts, and

WHEREAS, the parties wish to enter into this Agreement for the purpose of (1) establishing by mutual agreement the common boundary line between said Peterkort and Choban tracts, and (2) mutually and simultaneously releasing and quitclaiming to each other all right, title and interest, if any, in and to any portion of the tracts owned by the other party.

IN CONSIDERATION OF THE MUTUAL PROMISES, UNDERTAKINGS AND COVENANTS OF THE PARTIES, IT IS AGREED:

(1) That the common boundary line between said Choban and Peterkort tracts (along the easterly line of the Choban tract and the westerly line of the Peterkort tract) is hereby established and agreed to be a line described as follows:

A line located in the North one-half of Section 3, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, said line being described as follows:

Beginning at a stone marking the north one-quarter corner of Section 3, Township 1 South, Range 1 West, of the Willamette Meridian; thence South $00^{\circ}22'26''$ East, along the east line of the Josiah Hall Donation Land Claim Number 58, a distance of 1289.74 feet to a stone marking the southeast corner of said D.L.C. No. 58; thence South $01^{\circ}18'40''$ West, along the line shown as the east line of the Chris Pihl property in County Survey Number 5062

SEP 6 1989

(W.T.Graham) and accepted in County Survey Number 15318 (John Lane) and referenced in County Survey Number 20163 (Robert Meyer) a distance of 298.22 feet to a 5/8" iron rod set in County Survey Number 20163; thence continuing South 01°18'40" West to the southerly right-of-way line of County Road Number 466 and point of terminus.

(Bearings of this description are based on a survey prepared by David Evans and Associates, Inc., in June, 1989, Exhibit "D" attached hereto.)

Which line is further described and established by that certain Record of Survey (with the common boundary line designated in red) dated June 1989, prepared by Deane W. Blair of David Evans and Associates, Inc., a copy of which is marked Exhibit "D," attached hereto and by this reference incorporated herein.

(2) Peterkort does hereby release, convey, quitclaim and transfer to Choban, their heirs, devisees, successors in interest and assigns all of Peterkort's right, title, interest and estate in and to that portion of the Peterkort tract (described in Exhibit "A") located and lying west of the common boundary line established by paragraph (1) above of this Agreement and shown on Exhibit "D."

(3) Choban does hereby release, convey, quitclaim and transfer to Peterkort, its successors in interest and assigns, all of Choban's right, title, interest and estate in and to that portion of the Choban tract (described in Exhibit "B") located and lying easterly of the common boundary line established by paragraph (1) of this Agreement and shown on Exhibit "D."

(4) The actual consideration paid for this transfer, stated in terms of dollars, is none.

SEP 6 1989

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date set forth below.

J. PETERKORT & COMPANY, an Oregon Limited Partnership, by PETERKORT MANAGEMENT COMPANY, General Partner

Dated: 7/31, 1989 By Albert Peterkort

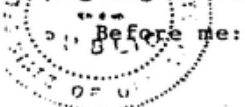
By Lois D. Ditmars

Dated: 7/31, 1989 George Choban 7/21/89
George Choban

Anastasia Choban 8/21/89
Anastasia Choban

STATE OF OREGON)
County of Washington) ss

On the 31 day of July, 1989, personally appeared Albert Peterkort, President, and Lois D. Ditmars, Secretary, of Peterkort Management Company, an Oregon Corporation, and acknowledged the foregoing to be the voluntary act and deed of said corporation.



Before me: Clara A. Mademeyer
Notary Public for Oregon
My commission expires: 3/24/90

STATE OF OREGON)
County of Washington) ss

On the 21st day of August, 1989, personally appeared George Choban and Anastasia Choban and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Kathie A. Bergman
Notary Public for Oregon
My commission expires: 2-5-93

AFTER RECORDING, RETURN TO:
DeMar L. Batchelor
P. O. Box 567
Hillsboro, Oregon 97123

4

NE 1/4 SE

WASI

SEP 6 1980

SEE MAP
IN I 34DC



SEE MAP
IS I 38

1/4 CORNER

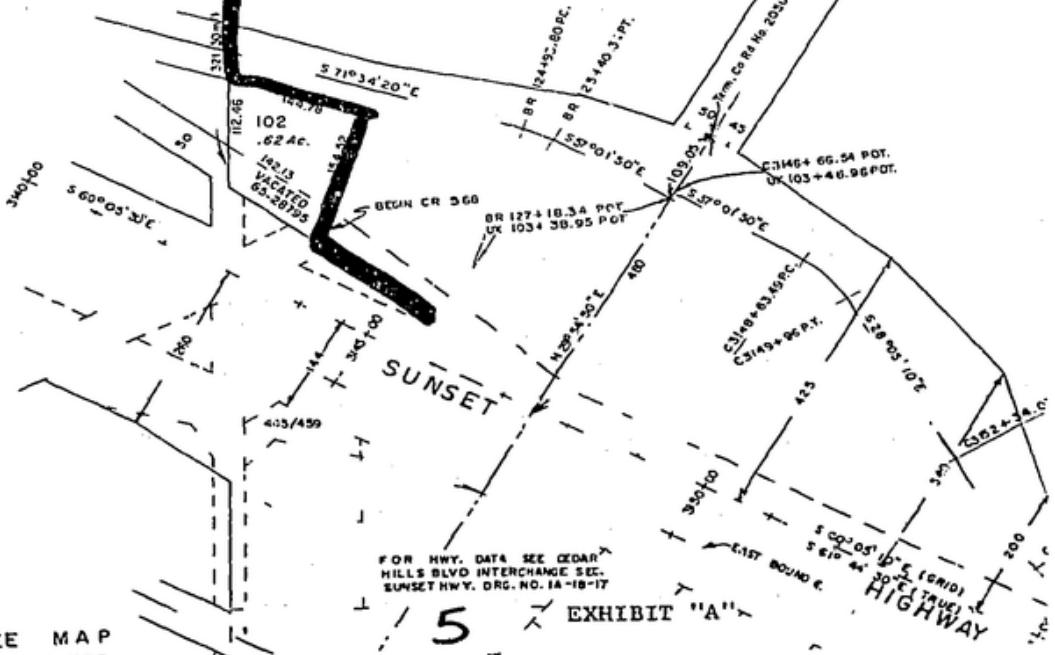
100
125.74 Ac.

LOT 38.50 Ac.

150'
70'
70'
70'
112
120
Co. Rd.
No. 2050
AVENUE

S.E. COR JOSIAH HALL
D.L.C. NO 58

(C.S. No. 118531)



FOR HWY. DATA SEE CEDAR
HILLS BLVD INTERCHANGE SEC.
SUNSET HWY. DRG. NO. 1A-18-17

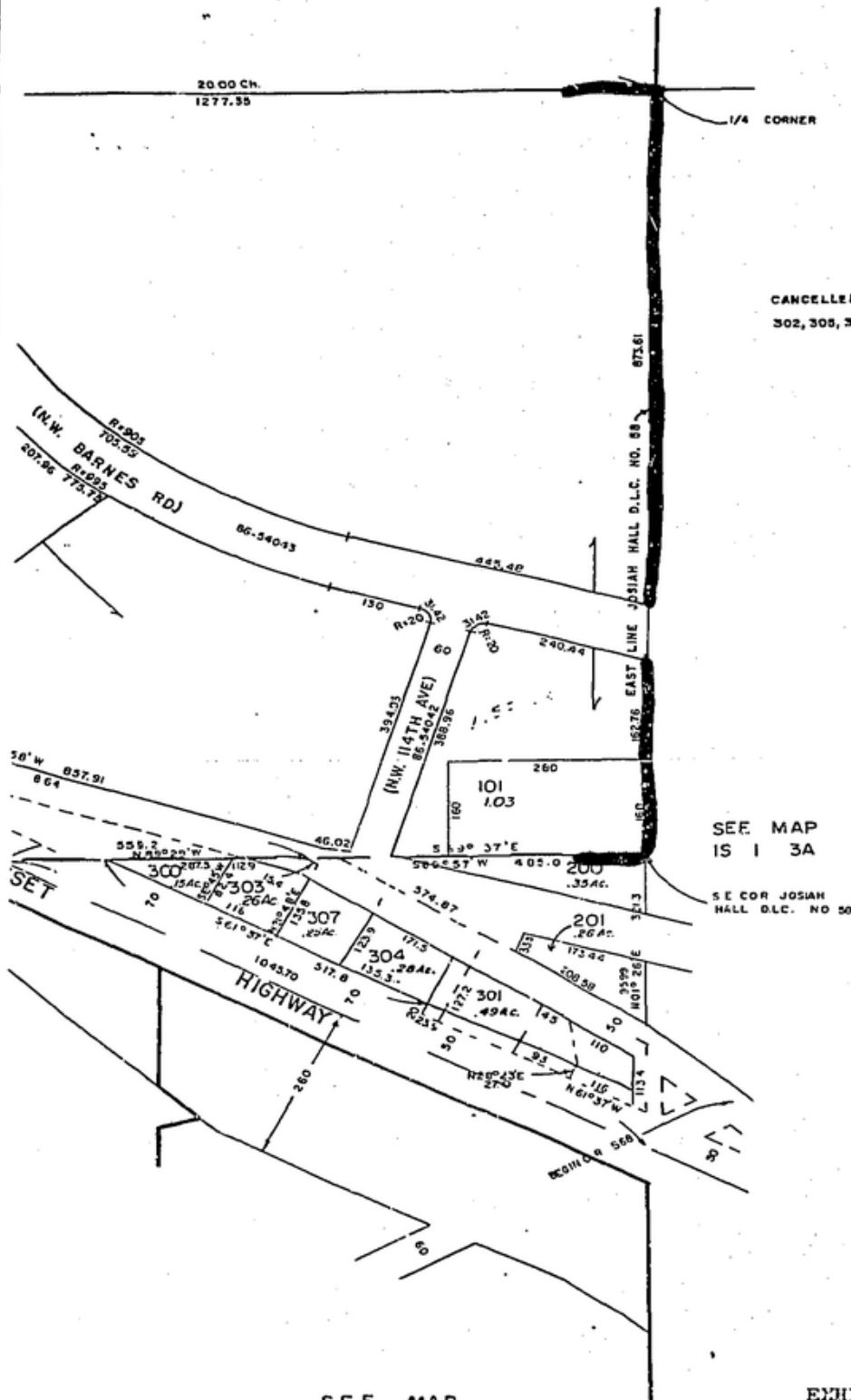
5 EXHIBIT "A"

SEE MAP
IS I 38D

W.M.

IS I 3B

SEP 6 1989



CANCELLED TAX LOTS
302, 305, 306,

SEE MAP
IS I 3A

SE COR JOSIAH
HALL D.L.C. NO 50

SEE MAP
IS I 3BD

EXHIBIT "B"

6

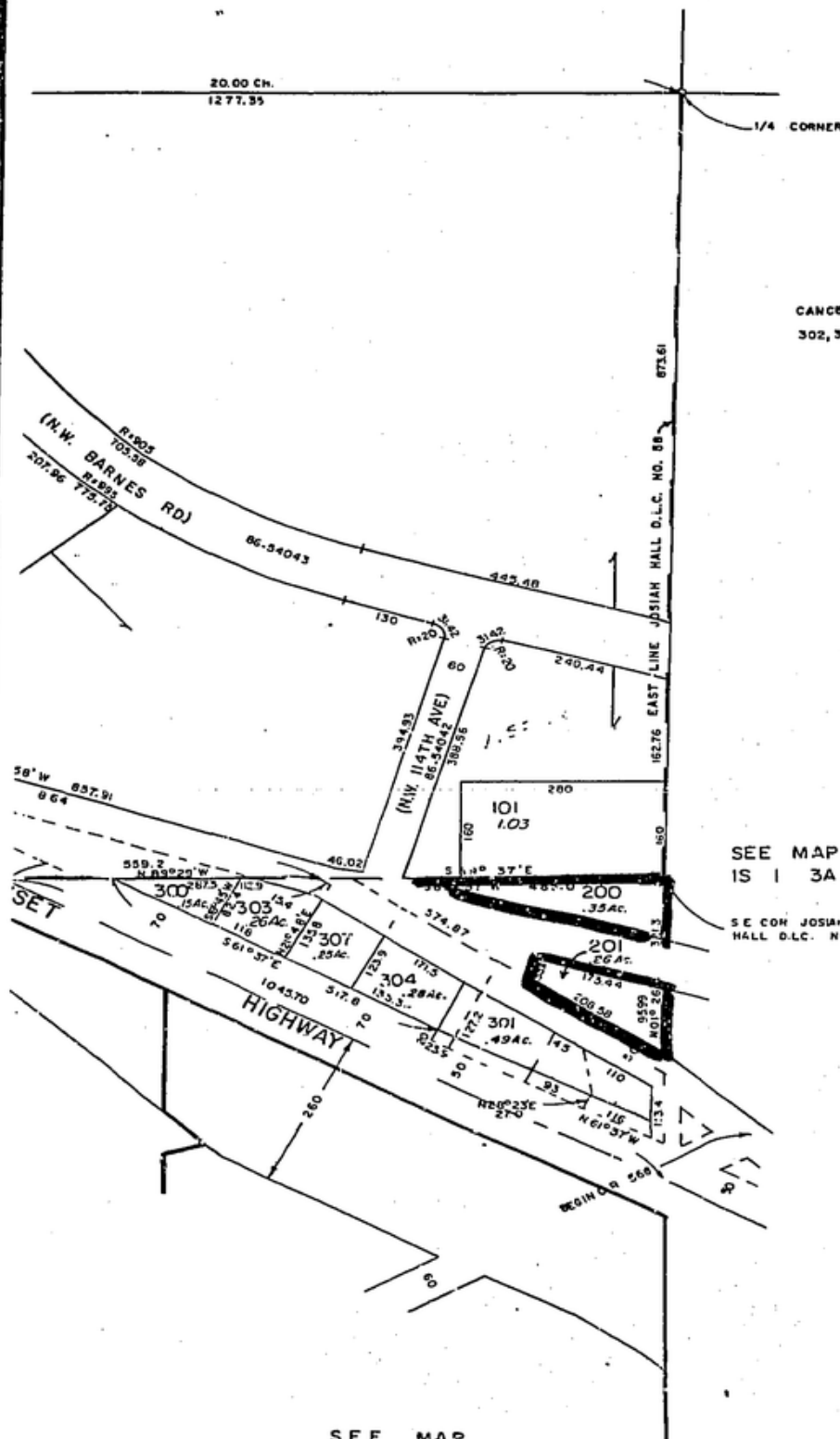
FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

This map is a reproduction of a map on file in the office of the County Assessor, and is not a survey. It is intended for assessment purposes only and should not be used for any other purpose. The County Assessor is not responsible for any errors or omissions in this map. The County Assessor is not a surveyor and does not guarantee the accuracy of the information shown on this map. The County Assessor is not responsible for any errors or omissions in this map. The County Assessor is not a surveyor and does not guarantee the accuracy of the information shown on this map.

W.M.

IS 1 3B

SEP 6 1989



SEE MAP
IS 1 3BD

EXHIBIT "C"

7

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

SEP 6 1989

N 1/4 SEC 3 T. 1 S., R. 1 W.
FD. STONE WITH "X" 3' DOWN
ALSO FD. 3/4" IRON PIPE
N 61° W 0.34

FD. 3/4" IRON PIPE
STA 26+02.0
6.988 RT

86-46420

EAST LINE JOHANN HALL DLC No. 58
N 00° 22' 26" E 1289.14
RECOGNIZED WEST LINE N 1/4 SEC 3
(SEE NARRATIVE)

SPRING PER CS = 21988

28' 00" E
FD. 5/8" IRON ROD WITH WAKER CAP
49.82

(RELOCATED)
S 74° 08' 00" E
140.47

FD. 5/8" IRON ROD WITH WAKER CAP

DOC # 86-46420

FD. 5/8" IRON ROD WITH WAKER CAP

DOC # 86-46420

FD. 5/8" IRON ROD WITH WAKER CAP

DOC # 86-46420

FD. 5/8" IRON ROD WITH WAKER CAP

DOC # 86-46420

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DOC # 86-46420

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DOC # 86-46420

FD. 5/8" IRON ROD WITH WAKER CAP

DOC # 86-46420

FD. 5/8" IRON ROD WITH WAKER CAP

DOC # 86-46420

FD. 5/8" IRON ROD WITH WAKER CAP

DOC # 86-46420

FD. 5/8" IRON ROD WITH WAKER CAP

DOC # 86-46420

S 74° 08' 00" E
26.83
L=212.86

S 74° 08' 00" E
132.5
L=709.44

L=208.69

S 70° 08' 00" E
581.89

543.79

543.99

543.79

543.99

543.79

543.99

543.79

543.99

543.79

543.99

543.79

543.99

543.79

543.99

543.79

543.99

543.79

543.99

543.79

PARCEL 3
DOC # 84-19862

STA 34+84.50
10.00 RT

116.82

L=59.73

STA 38+07.40
50.00 RT

STA 38+07.40
50.00 RT

STA 38+07.40
50.00 RT

STA 38+07.40
50.00 RT

STA 38+07.40
50.00 RT

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STA 38+07.40
50.00 RT

STA 38+07.40
50.00 RT

STA 38+07.40
50.00 RT

STA 38+07.40
50.00 RT

6232 ACRES

NON-RESTRICTED ACCESS
RESTRICTED ACCESS

FD. 03x05 STONE
SE CORNER J. HALL
DLC No. 58
ALSO FD. 1" IRON PIPE
S 88° E 0.29

SLOPE EASEMENT
PARCEL 3 CC98-106
L=106.85
32.15

BR 124+93.80 PC
BR 124+93.80 PT

DOC # 83-32709

FD. 5/8" IRON ROD WITH OS&D CAP
STA 122+00.00
39.55 RT

BR 124+93.80 PC
BR 124+93.80 PT

DOC # 83-32709

FD. 5/8" IRON ROD WITH OS&D CAP
STA 122+00.00
39.55 RT

BR 124+93.80 PC
BR 124+93.80 PT

DOC # 83-32709

FD. 5/8" IRON ROD WITH OS&D CAP
STA 122+00.00
39.55 RT

BR 124+93.80 PC
BR 124+93.80 PT

DOC # 83-32709

FD. 5/8" IRON ROD WITH OS&D CAP, HELD FOR ALIGNMENT AND STATIONING
BR 123+00 40.00 LT

FD. 5/8" IRON ROD BENT AT
STA BR 123+40.31, 14.56 LT
(BR 123+40.31, 19.00 LT)

PARCEL 2
N 73° 12' 02" W
275.99

BR 124+93.80 PC
BR 124+93.80 PT
L=46.51

BR 124+93.80 PC
BR 124+93.80 PT

BR 124+93.80 PC
BR 124+93.80 PT

FD. 3/4" IRON PIPE
S 24° W 0.12

5.29° 17' 41" W
259.76

5.29° 17' 41" W
259.76

5.29° 17' 41" W
259.76

5.29° 17' 41" W
259.76

5.29° 17' 41" W
259.76

5.29° 17' 41" W
259.76

5.29° 17' 41" W
259.76

5.29° 17' 41" W
259.76

EXHIBIT D

FD. 3/4" IRON PIPE
STA 41+4.98
49.00 LT

SEP 6 1989

STATE OF OREGON }
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said County, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



9

Doc : 89042025
Rect: 17363 51.00
09/06/1989 11:26:57AM

KA 7514

KNOW ALL MEN BY THESE PRESENTS, That APOSTOLOS CHOBAN, also known as Paul Choban, a single man,

in consideration of Ten and no/100 Dollars, and other valuable considerations to him paid by GEORGE CHOBAN and ANASTASIA CHOBAN, husband and wife,

do hereby grant, bargain, sell and convey unto the said grantees, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Washington and State of Oregon, bounded and described as follows, to-wit:

An undivided one-half interest in and to the following described real property: Beginning at a stone at the northeast corner of the land conveyed to Robert Johnson and Sine Johnson, husband and wife, by Mary J. G. Smith, recorded in the record of deeds in book 126, page 421, of Washington County, Oregon, said corner being the southeast corner of the Josiah Hall D. L. C. No. 58; thence S. 89 degrees 57 minutes W. 485.0 feet to a point in the center of County Road No. 466; thence south 56 degrees 4 minutes E. 574.87 feet along the center of said road to a point; thence N. 1 degree 26 minutes E. 321.3 feet to the point of beginning.

To Have and to hold the above described and granted premises unto the said grantees, their heirs and assigns forever.

And I, the grantor, do covenant that I am lawfully seized in fee simple of the above granted premises free from all encumbrances,

and that I will and my heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness my hand and seal this 11th day of June, 1963.

Apostolos Choban (SEAL) also known as Paul Choban (SEAL)

STATE OF OREGON,

County of Washington } ss.

On this 11th day of June, 1963,

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named APOSTOLOS CHOBAN, also known as Paul Choban, a single man, who is

known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



George D. McMillan Notary Public for Oregon. My commission expires Dec. 21, 1966.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO George Choban 11785 Sw Barnes Rd Portland, Ore



INDEXED JUN 11 2 05 PM '63 Deputy Recorder

7514 DOCKET No.

4544

4544

KNOW ALL MEN BY THESE PRESENTS, That JAMES HENRY CHRISTIE and ANNA CHRISTIE, husband and wife.

in consideration of TEN AND NO/100- Dollars,

to them by George Choban and Anastasia Choban, Husb. & Wife, an undivided interest. Grantors do hereby grant, bargain, sell and convey unto the said grantees, as tenants by the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Washington and State of Oregon, bounded and described as follows, to-wit:



Beginning at a stone at the northeast corner of the land conveyed to Robert Johnson and Sine Johnson, husband and wife, by Mary J. G. Smith, recorded in the record of deeds in book 126, page 421, of Washington County, Oregon, said corner being the southeast corner of the Josiah Hall D. L. C. No. 58; thence S. 89° 57' W. 485.0 feet to a point in the center of County Road No. 466; thence south 56° 04' E. 574.87 feet along the center of said road to a point; thence N. 1° 26' E. 321.3 feet to the point of beginning.

To Have and to Hold the above described and granted premises unto the said grantees as tenants by the entirety, their heirs and assigns forever.

And we, the grantors, covenant that we are lawfully seized in fee simple of the above granted premises free from all incumbrances,

and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hand and seal this 16th day of May, 1961.

James Henry Christie (SEAL)
Anna Christie (SEAL)

STATE OF OREGON,

County of Linn. On this 16th day of May, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James Henry Christie and Anna Christie, husband and wife who are

known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

W. W. Schuring
Notary Public for Oregon
My Commission expires 8/11/61

WARRANTY DEED

James Henry Christie et ux

TO

AFTER RECORDING RETURN TO

George Choban
11705 S.W. Barnes Rd.
Portland, Oregon

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Linn.

I certify that the within instrument was received for record on the 17 day of May, 1961, at 3:40 o'clock P.M., and recorded in book 444 on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

ROGER THOMAS
County Clerk - Recorder
By Ingeborg Stenlund Deputy.

INDEXED

DOCKET No. 1544

BOOK 444 PAGE 281

113

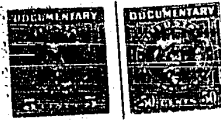
7998

Know All Men by These Presents, That James G. Choban and Marica Choban, husband and wife

of State of Oregon,
in consideration of Ten and no/100 (\$10.00) Dollars,
to us paid by James Henry Christie and Anna Christie,
husband and wife

of
State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said James Henry Christie and Anna Christie, husband and wife, heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon:

Beginning at a stone at the northeast corner of the land owned to Robert Johnson and Sine Johnson, husband and wife, by Mary F. Smith, recorded in the records of deeds, book 126, page 421, of Washington County, Oregon, said corner being the southeast corner of the Josiah Hall P.L.C. No. 58; thence S. 89° 57' W. 495.0 feet to a point in the center of County Road No. 466; thence south 50° 41' W. 574.87 feet along the center of said road to a point; thence S. 18° 11' E. 321.3 feet to the point of beginning.



together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said James Henry Christie and Anna Christie, husband and wife, their heirs and assigns forever. And

we, James G. Choban and Marica Choban, husband and wife, grantors above named do covenant to and with

James Henry Christie and Anna Christie, husband and wife, the above named grantees their heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances,

and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantors above named, have hereunto set hand and seals this 11th day of June 19 47.
EXECUTED IN THE PRESENCE OF

James G. Choban (SEAL)
Marica Choban (SEAL)
(SEAL)
(SEAL)

114
STATE OF OREGON,

County of Washington } ss.

BE IT REMEMBERED, That on this 11th day of June A. D. 19 47
before me, the undersigned, a Notary Public in and for said County and State, personally appeared
the within named James G. Choban and Marica Choban
who are known to me to be the identical persons described in and who executed
the within instrument, and acknowledged to me that they executed the same freely
and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and
Notarial seal, the day and year last above written.

M. Hoffman
Notary Public for Oregon.

My Commission Expires Jan. 10, 1948

7998

1947
Warranty Deed

James G. Choban et ux

to

James Henry Christie et ux

STATE OF OREGON,
County of Washington } ss.

I certify that the within instrument
was received for record on the 19th
day of June A. D. 1947
at 9:30 o'clock A. M. and recorded
in Book 575 on page Record
of Deeds of said County.
Witness my hand and seal of County
officed.

County Clerk.

By Sally P. Smith
Deputy.

007
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347

5979

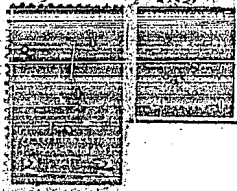
KNOW ALL MEN BY THESE PRESENTS, That
ERIC A. VICTOR and DOROTHY M. VICTOR, his wife,

in consideration of Ten Dollars,
to them paid by MARICA CHOBAN

do hereby grant, bargain, sell and convey unto said
Marica Choban
her heirs and assigns, all the following real property, with the tene-
ments, hereditaments and appurtenances situated in the County of Washington
and State of Oregon, bounded and described as follows, to-wit:

Beginning at a stone at the northeast corner of the land
conveyed to Robert Johnson and Sine Johnson, husband and
wife, by Mary J. G. Smith, recorded in the records of
deeds, book 126, page 421 of Washington County, said corner
being southeast corner of the Josiah Hall D. L. C. No. 58,
thence S. 89° 57' W. 485.0 feet to a point in the center
of County Road No. 466; thence south 56° 04' E. 574.87
feet along the center of said road to a point; thence
N. 1° 26' E. 321.3 feet to the point of beginning,

Subject to rights of the public in any portion thereof
lying within the boundaries of roads and highways.



To Have and to Hold, the above described and granted premisss unto the said
Marica Choban

her heirs and assigns forever.

And Eric A. Victor and Dorothy M. Victor, his wife,

the grantor
above named do covenant to and with the above named grantee
that they are lawfully seized in fee simple of the above granted premisses, that the above
granted premisses are free from all encumbrances,

and that they will and their heirs, executors and administrators, shall warrant and forever
defend the above granted premisses, and every part and parcel thereof, against the lawful claims and
demands of all persons whomsoever,

Witness our hands and seals this 11th day of April, 1947

Executed in the Presence of

Eric A. Victor (SEAL)

Dorothy M. Victor (SEAL)

(SEAL)

(SEAL)

348

STATE OF OREGON,

County of Multnomah } ss.

BE IT REMEMBERED, That on this 11th day of April A. D. 1947 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ERIC A. VICTOR and DOROTHY M. VICTOR, his wife,

who is known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public for Oregon. My Commission expires July 21, 1948.



5979 INDEXED

WARRANTY DEED

FORM No. 1

ERIC A. VICTOR and DOROTHY M. VICTOR

TO

MARICA CHOBAN

STATE OF OREGON, } ss.

County of Washington I certify that the within instrument was received for record on the 31st day of April, A. D. 1947, at 2:05 o'clock P. M., and recorded in book 213 on page. Record of Deeds of said County.

WITNESS my hand and seal of County of Multnomah, Oregon, this 11th day of April, 1947.

By: [Signature] Deputy Notary Public

Marion Choban Rt 5 Box 175 Portland O

683

846

KNOW ALL MEN BY THESE PRESENTS, That Christy H. Victor
 wife of grantee herein
 in consideration of One and no/100 Dollars,
 to her paid by Eric A. Victor, husband of grantor herein
 do hereby remise, release and forever QUITCLAIM unto the said Eric A. Victor
 and unto his heirs and assigns
 all my right, title and interest in and to the following described parcel of real estate, together with
 the tenements, hereditaments and appurtenances, situate in _____ County of
 Washington _____, State of Oregon, to-wit:

Beginning at a stone at the northeast corner of the land
 conveyed to Robert Johnson and Sine Johnson, husband and wife,
 by Mary J.G. Smith, recorded in the records of deeds, Book 126,
 page 421 of Washington County, said corner being southeast
 corner of the Josiah Hall D.L.C. No. 58; thence S. 89° 57' W.
 485.0 feet to a point in the center of County road No. 466;
 thence south 56° 04' E. 574.87 feet along the center of said
 road, to a point; thence N. 1° 26' E. 321.3 feet to the point
 of beginning, containing 1.787 acres.

TO HAVE AND TO HOLD the same to the said grantee
 and to his heirs and assigns forever.

IN WITNESS WHEREOF, 1 have hereunto set hand and seal this 6th
 day of April A. D. 1944.

Executed in the presence of

Christy Victor (SEAL)

(SEAL)

(SEAL)

846

STATE OF OREGON

County of Clatsop

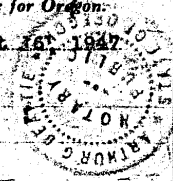
BE IT REMEMBERED That on this 23rd day of April, A. D. 1944, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Christy H. Victor

who is known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

Christy H. Victor, Notary Public for Oregon

My Commission Expires August 26, 1947



846

Quitclaim Deed

Christy H. Victor

TO

Eric A. Victor

STATE OF OREGON, ss.

County of Clatsop

I certify that the within instrument was received for record on the 23rd day of April, A. D. 1944, at 10:00 A. M., and recorded in book 329 on page 117.

Witness my hand and seal of said County, this 23rd day of April, A. D. 1944.

By W. A. Lupton, County Clerk.

Deputy.

W. A. Lupton, Deputy

W. A. Lupton, Deputy

W. A. Lupton, Deputy

W. A. Lupton, Deputy

W. A. Lupton, Deputy

W. A. Lupton, Deputy

W. A. Lupton, Deputy

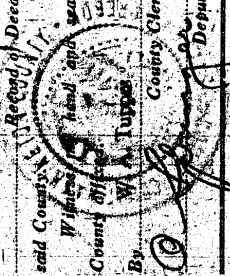
W. A. Lupton, Deputy

W. A. Lupton, Deputy

W. A. Lupton, Deputy

W. A. Lupton, Deputy

W. A. Lupton, Deputy



Handwritten notes: Kurlbunt + Peterson, 714 Benton Blvd, Astoria, Ore.

Know All Men by these presents that Chris Pihl husband and wife

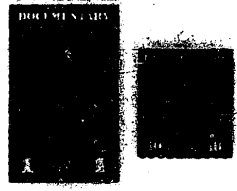
in consideration of Ten and no/100 (\$10.00) State of Oregon Dollars.

to us paid by Eric A. Victor and Christy H. Victor, husband and wife

of State of Oregon have bargained and sold and by these presents do grant, bargain, sell and convey unto said Eric A. Victor and Christy H. Victor, husband and wife, their

heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon:

Beginning at a stone at the northeast corner of the land conveyed to Robert Johnson and Sine Johnson, husband and wife, by Mary J. C. Smith, recorded in the Records of Deeds, Book 126, page 421 of Washington County, said corner being the southeast corner of the Josiah Hall D. L. C. No. 58; thence S. 89° 57' W. 485.0 feet to a point in the center of County Road No. 466; thence S. 56° 04' E. 574.87 feet along the center of said road, to a point; thence N. 1° 26' E. 321.3 feet to the point of beginning, containing 1.787 acres.



together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Eric A. Victor and Christy H. Victor, husband and wife

their heirs and assigns forever. And we, Chris Pihl and Martha Pihl, husband and wife

grantor above named do covenant to and with Eric A. Victor and Christy H. Victor, husband and wife,

the above named grantee, s their heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances.

and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantor, s above named, have hereunto set their hand s and seal^s this 19th day of August 19 43.

EXECUTED IN THE PRESENCE OF

Chris Pihl (SEAL)
Martha Pihl (SEAL)
(SEAL)
(SEAL)

432

Jeanna Richards to Chris Pihl et ux (cont)

KNOW ALL MEN BY THESE PRESENTS, That Jeanna Richards, an unmarried woman, in consideration of Three Thousand (\$3000.00) Dollars to her paid by Chris Pihl and Martha Pihl, husband and wife, do hereby grant, bargain, sell and convey unto said Chris Pihl and Martha Pihl, husband and wife, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Washington, and State of Oregon, bounded as described as follows, to-wit:

Beginning at a stake at the northeast corner of the land conveyed to Robert Johnson and Sina Johnson, husband and wife, by Mary J. G. Smith, recorded in the Records of Deeds, Book 125, Page 441 of Washington County, said corner being the southeast corner of the Josiah Hill D.L.C. No. 56; thence S. 63 degrees 07' E. 485.0 feet to a point in the center of county road No. 466; thence S. 26 degrees 04' E. 271.87 feet to the center of said road, to a point; thence N. 1 degree 26' E. 221.3 feet to the point of beg. of '09, containing 1.787 acres. JOY I.R.S. A.T.D. & Co. TO HAVE AND TO HOLD, the above described and granted premises unto the said Chris Pihl and Martha Pihl, husband and wife, their heirs and assigns forever. And the grantor above named does covenant to and with the above named grantees, their heirs and assigns that she is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that she will and her heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever. IN WITNESS my hand and seal this ... day of July 1933. Executed in the Presence of Jeanna Richards (Seal)

STATE OF OREGON, County of Washington... I, Frederick H. Drake, Notary Public for Oregon, My commission expires March 29, 1927. Public in and for said County and State, personally appeared the within named Jeanna Richards, an unmarried woman, who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Filed for record July 12, 1933 at 8:00 A.M. James H. Davis Recorder of Conveyances

KNOW ALL MEN BY THESE PRESENTS, That we, L.R. Dean and Mary Dean, his wife, or ...State of Oregon, in consideration of Ten Dollars and other valuable considerations to us paid by C.E. Mason and Bertha C. Mason, husband and wife, of ...State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said C.E. Mason and Bertha C. Mason, husband and wife, their heirs and assigns, all of our interest in all the following bounded and described real property, situated in the County of Washington and State of Oregon: Lots numbered five (5) six (6) seven (7) and eight (8) in Block (6) of the Town of Beaverton, Washington County, State of Oregon, according to the recorded plat thereof. together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including cover and claim of cover. TO HAVE AND TO HOLD, the above described and granted premises unto the said C.E. Mason and Bertha C. Mason, husband and wife, their heirs and assigns forever. And L.R. Dean and Mary Dean, his wife, grantors above named do covenant to and with C.E. Mason and Bertha C. Mason, husband and wife, the above named grantees their heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever. IN WITNESS WHEREOF, the grantors above named, have hereunto set our hands and seals this 12th day of July 1933. Executed in the Presence of L.R. Dean (Seal) Mary Dean (Seal)

TO HAVE AND TO HOLD the above described and granted premises unto the said Tom Stigum and Sianna Marie Stigum, husband and wife, their heirs and assigns forever. And Mary A. Connell and Thomas Connell, her husband, grantors above named do covenant to and with Tom Stigum and Sianna Marie Stigum, husband and wife, the above named grantees their heirs and assigns that we are the owners in fee simple of the above granted premises, that they are free from all incumbrances, and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever. IN WITNESS WHEREOF, I have hereunto set my hand and Notarial seal, the day and year last above written. Filed for record July 12, 1933 at 1:10 P.M. James H. Davis Recorder of Conveyances

all persons whatsoever. IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7th day of July A.D. 1933. Signed, Sealed and Delivered in presence of us as witnesses: Mary A. Connell (Seal) Thomas Connell (Seal)

STATE OF OREGON, County of Washington... THIS CERTIFIES, That on this 11 day of July A.D. 1933, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Mary A. Connell and Thomas Connell, her husband known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same. IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written. M.H. Stevenson, Notary Public for Oregon

Filed for record July 12, 1933 at 9:15 A.M. My commission expires Oct. 3rd, 1934. L.R. Dean et ux to C.E. Mason et ux (Seal)

KNOW ALL MEN BY THESE PRESENTS, That we, L.R. Dean and Mary Dean, his wife, or ...State of Oregon, in consideration of Ten Dollars and other valuable considerations to us paid by C.E. Mason and Bertha C. Mason, husband and wife, of ...State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said C.E. Mason and Bertha C. Mason, husband and wife, their heirs and assigns, all of our interest in all the following bounded and described real property, situated in the County of Washington and State of Oregon: Lots numbered five (5) six (6) seven (7) and eight (8) in Block (6) of the Town of Beaverton, Washington County, State of Oregon, according to the recorded plat thereof. together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including cover and claim of cover.

TO HAVE AND TO HOLD, the above described and granted premises unto the said C.E. Mason and Bertha C. Mason, husband and wife, their heirs and assigns forever. And L.R. Dean and Mary Dean, his wife, grantors above named do covenant to and with C.E. Mason and Bertha C. Mason, husband and wife, the above named grantees their heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever. IN WITNESS WHEREOF, the grantors above named, have hereunto set our hands and seals this 12th day of July 1933. Executed in the Presence of L.R. Dean (Seal) Mary Dean (Seal)

TO HAVE AND TO HOLD the above described and granted premises unto the said Tom Stigum and Sianna Marie Stigum, husband and wife, their heirs and assigns forever. And Mary A. Connell and Thomas Connell, her husband, grantors above named do covenant to and with Tom Stigum and Sianna Marie Stigum, husband and wife, the above named grantees their heirs and assigns that we are the owners in fee simple of the above granted premises, that they are free from all incumbrances, and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever. IN WITNESS WHEREOF, I have hereunto set my hand and Notarial seal, the day and year last above written. Filed for record July 12, 1933 at 1:10 P.M. James H. Davis Recorder of Conveyances

of Washington County, said corner being the southeast corner of the Josiah Hall D.L.C. No. 58; thence S. 89° 57' W. 485.0 feet to a point in the center of county road No. 466; thence S. 56° 04' E. 574.87 feet along the center of said road, to a point; thence N. 1° 26' E. 321.3 feet to the point of beginning, containing 1.787 acres,

Above is subject to a mortgage for one hundred and fifty dollars, given to W.M. Daniels, of date July 25, 1924,

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Jeanne Richards and E. Richards, their heirs and assigns forever. And D.E. Carlock and Mary Payne, grantors above named do covenant to and with Jeanne Richards and E. Richards, the above named grantees their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances except as above stated, and taxes and assessments and that they will and their heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above stated.

IN WITNESS WHEREOF, we the grantors above named, have hereunto set our hands and seals this

29th day of April, 1926.
Executed in the presence of
Emily W. Jeffries
John M. Payne
STATE OF OREGON
County of Multnomah ..ss.

D.E. Carlock Seal
Mary Payne Seal

BE IT REMEMBERED, that on this 29th day of April, A.D. 1926, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named D.E. Carlock, (single) & Mary Payne (single) who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

(seal) John M. Payne, Notary Public for Oregon
My commission expires May 16th, 1928

Filed for record May 25 1926 at 5:55 P.M.
James E. Davis Recorder of Deeds
5379 E. Richards

to Jeanne Richards (deed)

KNOW ALL MEN BY THESE PRESENTS, That E. Richards, an unmarried man, in consideration of One (\$1.00) Dollars to him paid by Jeanne Richards does hereby grant, bargain, sell and convey unto said Jeanne Richards, her heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Washington, and State of Oregon, bounded and described as follows, to-wit:

Beginning at a stone at the northeast corner of the land conveyed to Robert Johnson and Sine Johnson, husband and wife, by Mary J.G. Smith, recorded in the Records of Deeds Book 126, page 421, of Washington County, said corner being the southeast corner of the Josiah Hall D.L.C., No. 58; thence S. 89 degrees 57' W. 485.0 feet to a point in the center of county road No. 466; thence S. 56 Degrees 04' E. 574.87 feet along the center of said road, to a point; thence N. 1 degree 26' E. 321.3 feet to the point of beginning, containing 1.787 acres.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all right, title and interest in and to the same.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Jeanne Richards, her heirs and assigns forever. Witness my hand and seal this 17th day of May 1933.

Executed in the presence of
.....
.....
E. Richards Seal
STATE OF OREGON,
County of Multnomah ..ss.

BE IT REMEMBERED, That on this 17th day of May A.D. 1933, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named E. Richards, an

unmarried man, who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

For record
Filed/May 25, 1933 at 4:00 P.M.
James H. Davis Recorder of Conveances
5380 Frederick Mickelson et ux

Seal Frederick M. Drake, Notary Public for Oregon.
My commission expires March 29, 1937
to James A. Mickelson (Seal)

KNOW ALL MEN BY THESE PRESENTS, That Frederick Mickelson and Bessie Mickelson, his wife, being of lawful age, in consideration of One and no/100 Dollars, to them paid by James A. Mickelson do hereby remise, release and forever QUICCLAIM unto the said James A. Mickelson and unto his heirs and assigns, all their rights, title and interest in and to all that parcel of real estate situate in County of Washington, State of Oregon, to-wit:

Beginning at a point 271.3 ft. North of the Southwest corner of the D.L.C. of Samuel J. Stott and wife in Section 16, Township 1 South, Range 1 West, W.M. and running thence West 1351.2 ft. to the East line of the P.L. Spencer DLC thence North on the line of the Spencer DLC 355.2 ft. thence East 1047 ft. to the line of the DLC of Samuel J. Stott and wife thence South along said line 355.2 ft. to the place of beginning, containing 11 acres more or less.

This deed is for the purpose of reconveying to the grantee herein, the above property, which has been held in trust by the grantors herein, for the said grantee.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto belonging to said James A. Mickelson and to his heirs and assigns forever. IN WITNESS WHEREOF, we have

hereunto set our hands and seal this 15th day of May, A.D. 1933.
Signed, Sealed and Delivered in the Presence

of us as witnesses:
Sara Xavier
Seneca Fouts

Frederick Mickelson
Bessie Mickelson

Seal
Seal

STATE OF OREGON,
County of Multnomah.....ss.

THIS CERTIFIES, that on this 15th day of May, A.D. 1933, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Frederick Mickelson and Bessie Mickelson, his wife, who are known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. IN WITNESS WHEREOF, I have hereunto set my hand and my seal the day and year last above written,

Filed for record May 26, 1933 at 10:00 A.M.
James H. Davis recorder of conveyances
5382 Philip A. Blanchard et ux

Seal Seneca Fouts, Notary Public for Oregon
My commission expires Sept. 13, 1935
to M.O. Rymerson (Seal)

KNOW ALL MEN BY THESE PRESENTS, That We, Philip A. Blanchard and Elma L. Blanchard formerly Elma E. Schmidt husband and wife, in consideration of Ten (\$10.00) Dollars, to us paid by M.O. Rymerson do hereby grant, bargain, sell and convey unto said M.O. Rymerson his heirs and assigns all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Washington and State of Oregon, bounded and described as follows, to-wit:

Lot numbered 46 in Tualatin Valley Homes as shown by the duly recorded plat thereof now on file in the County Recorder's Office at Hillsboro, Oregon.

50 1/2 I.R.S. Attd & Can.

TO HAVE AND TO HOLD the above described and granted premises unto the said M.O. Rymerson his heirs and assigns forever. And we the grantors above named, do covenant to and with the above named grantee his heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. WITNESS our hands and seals this 10th day of April 1933.

Executed in the Presence of
T.W. Dryden
.....

Elma L. Blanchard
Philip A. Blanchard

(Seal)
(Seal)

to the E. line of said D.L.C.; thence N. on the E. line of said D.L.C. 57 chs., more or less, to the N.E. corner thereof; thence westerly on the N. line of said D.L.C. 34.50 chs. to the N.E. corner of said D.L.C.; thence S. on claim line 11.50 chs.; thence E. on claim line 9.50 chs.; thence S. on claim line 40 chs. to the place of beginning, containing 160 1/2 acres, more or less. Being the same tract deeded by Benjamin Schofield, Sarah V. Schofield and Thomas Schofield, to Reese Davis and Elizabeth Davis, on the 13th day of March, 1883, and recorded in book "S" page 404, of the Records of Deeds for Washington County, Oregon.

Second Tract. Being a part of the D.L.C. of William Walters in Section 14, T 1 N. R 3 W. of the Will. Mer. Beginning at a stone on the East line of the D.L.C. of said W. Walters, in Section 14, the same being 20 chs. North of the S.E. corner of the said Section 14 in said T. and R. and running thence S. 89° 40' West 48.87 chs. to a stone in the center of the County Road; thence N. 7° 45' W. 40.61 chs. to a stone at intersections of road at the N.W. corner of said Walters D.L.C.; thence S. 70° 35' East 18 chs. to the S.W. corner of the D.L.C. of Jacob Hoover; thence S. 86° 21' East 30 chs. to a point in the County Road on the N. line of said Walters' D.L.C. 40 links N. of a large stone on S. line of said road; thence S. 1° 21' W. 11.50 chs. to a stake; thence S. 86° 54' E. 9.50 chs. to a stake, 85 links N. of the one-quarter section corner on the E. side of said Section 14; thence S. on Section line 20.85 chs. to a stone and the place of beginning. (At the N.E. corner of the S.E. 1/4 of the S.E. 1/4 of Section 14) containing 166.62 acres.

Being the land conveyed to Reese Davis and Elizabeth Davis by N.A. Barrett and wife on the 26th day of November 1890, and recorded in Book 29 page 386 of the Records of Deeds for Washington County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said Thomas Albert Davis, grantee, his heirs and assigns forever.

It is the intention of the grantor herein to convey unto the grantee not only his life estate in and to the above described real property, but also to expressly release and relinquish all conditions contained in that certain deed made, executed and delivered by Elizabeth Davis to the said Thomas Albert Davis on the 6th day of January, 1908, and recorded at page "82" in Book "79" of the Deed Records of Washington County, Oregon. The grantor, Thomas R. Davis, is the son and sole and only heir at law of the said Elizabeth Davis, intestate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 21st day of December, 1932.

Witnesses:

E.L. Gheen
D.S. Kelly

Thomas R. Davis



STATE OF OREGON,
County of Washington.....ss.

THIS CERTIFIES, That on this 21st day of December, 1932, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Thomas R. Davis, widower, known to me to be the identical person described in and who executed the within instrument and acknowledged to me that he executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last above written.

seal E.L. Gheen, Notary Public for Oregon

Filed for record May 25, 1933 at 11:55 P.M.
James H. Davis Recorder of Conveyances

My commission expires July 8, 1936

5378 D.E. Carlock et al to Jeanne Richards et vir (dead)

KNOW ALL MEN BY THESE PRESENTS, That D.E. Carlock (single) and Mary Payne (single) of Portland, County of Multnomah, State of Oregon, in consideration of Ten Dollars, to them paid by Jeanne Richards and E. Richards, her husband, of Portland, County of Multnomah, State of Oregon, have bargained and sold and by these presents do grant, bargain, sell and convey unto said Jeanne Richards and E. Richards, their heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon:

Beginning at a stone at the northeast corner of the land conveyed to Robert Johnson and Sine Johnson, husband and wife, by Mary J.G. Smith recorded in the Records of Deeds Book 128, Page 421

of Washington County, said corner being the southeast corner of the Josiah Hall D.L.C. No. 58; thence S. 89° 57' W. 485.0 feet to a point in the center of county road No. 466; thence S. 56° 04' E. 574.87 feet along the center of said road, to a point; thence N. 1° 26' E. 321.3 feet to the point of beginning, containing 1.787 acres,

Above is subject to a mortgage for one hundred and fifty dollars, given to W.M. Daniels, of date July 25, 1924,

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Jeanne Richards and E. Richards, their heirs and assigns forever. And D.E. Carlock and Mary Payne, grantors above named do covenant to and with Jeanne Richards and E. Richards, the above named grantees their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances except as above stated, and taxes and assessments and that they will and their heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above stated.

IN WITNESS WHEREOF, we the grantors above named, have hereunto set our hands and seals this

29th day of April, 1926.
Executed in the presence of
Emily W. Jeffries
John M. Payne
STATE OF OREGON
County of Multnomah ..ss.

D.E. Carlock Seal
Mary Payne Seal

BE IT REMEMBERED, that on this 29th day of April, A.D. 1926, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named D.E. Carlock, (single) & Mary Payne (single) who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Filed for record May 25, 1926 at 3:55 P.M.
James E. Davis Recorder of Conveyances

(seal) John M. Payne, Notary Public for Oregon
My commission expires May 16th, 1928

5379 E. Richards to Jeanne Richards (deed)

KNOW ALL MEN BY THESE PRESENTS, That E. Richards, an unmarried man, in consideration of One (\$1.00) Dollars to him paid by Jeanne Richards does hereby grant, bargain, sell and convey unto said Jeanne Richards, her heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Washington, and State of Oregon, bounded and described as follows, to-wit:

Beginning at a stone at the northeast corner of the land conveyed to Robert Johnson and Sine Johnson, husband and wife, by Mary J.G. Smith, recorded in the Records of Deeds Book 126, page 421, of Washington County, said corner being the southeast corner of the Josiah Hall D.L.C., No. 58; thence S. 89 degrees 57' W. 485.0 feet to a point in the center of county road No. 466; thence S. 56 Degrees 04' E. 574.87 feet along the center of said road, to a point; thence N. 1 degree 26' E. 321.3 feet to the point of beginning, containing 1.787 acres.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all right, title and interest in and to the same.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Jeanne Richards, her heirs and assigns forever. Witness my hand and seal this 17th day of May 1933.

Executed in the presence of
..... E. Richards Seal
.....
STATE OF OREGON,
County of Multnomah ..ss.

BE IT REMEMBERED, That on this 17th day of May A.D. 1933, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named E. Richards, an

of Rock Creek; thence down said creek to the place of beginning, containing 3.57 acres, more or less. Part of the Isaac Butler D.L.C.#48 T. 1 N. R. 2 E. Will.Mar. Beginning on the S. line of said claim at a point 652.8 feet from the S.W. corner of said claim and running N. 0° 4' E. 417.7 feet to the S.W. corner of a tract of land deeded to M. McDonald by A. McGill; thence on the S. line of said tract S. 89° 55' E. 296.8 feet to the S.E. corner of said tract; thence S. 0° 33' E. 417.9 feet to the S. line of said D.L.C. thence on said S. Line N. 89° 56' W. 302.7 feet to the place of beginning, containing 2.87 acres, more or less. Also: Beginning at a point 14.48 chains east of the southwest corner of the Isaac Butler D.L.C.#48, in T. 1 N. R. 2 west of Will. Mar. and 80 feet N. of the west line of the M. McDonald lands, and running north 294.33 feet; thence east 518 feet; thence south 294.33 feet; thence west 518 feet to a point of beginning, containing 3.50 acres, more or less.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower. To Have and To Hold, the above described and granted premises unto the said Willard W. Winegar and Emma Winegar, husband and wife, their heirs and assigns forever. And Lee Hilliard and Maud Hilliard, husband and wife grantors above named do covenant to and with Willard W. Winegar and Emma Winegar, husband and wife the above named grantees their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, except: Encumbrances in the sum of five thousand seven hundred twenty five and no/100 Dollars (\$5725.00) and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever except, encumbrances as above mentioned. In Witness Whereof,

the grantors above named, have hereunto set their hand and seal this sixth day of September 1924. Executed in the presence of
C. V. Johnson
Ester Huslage
STATE OF OREGON,
County of Multnomah...

Be It Remembered, that on this sixth day of September A.D. 1924, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Lee Hilliard and Maud Hilliard, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. In Testimony Whereof, I have hereunto set my hand and official seal, the day and year last above written.

Filed for record Sept. 9th, 1924 at 8:30 A.M.
James H. Davis, Recorder of Conveyances.
By L. M. Bagley, Deputy.
1924 Robert Johnson, et ux to

Lee Hilliard
Maud Hilliard
Ester Huslage
Notary Public for Oregon,
seal My commission expires March 24th, 1928
D. E. Carlock, et ux

KNOW ALL MEN BY THESE PRESENTS, That Robert Johnson and Sine Johnson, husband and wife, / County of Washington, State of Oregon, in consideration of ten dollars, to them paid by D.E. Carlock and Mary Payne, of Portland, County of Multnomah, State of Oregon, have bargained and sold and by these presents do grant, bargain, sell and convey unto said D.E. Carlock and Mary Payne, their heirs and assigns, all the following bounded and described real property, situated in the County of Washington, and State of Oregon: Beginning at a stone at the northeast corner of the land conveyed to Robert Johnson and Sine Johnson, husband and wife, by Mary J. C. Smith, recorded in the Records of Deeds Book 126, Page 421, of Washington County, said corner being the southeast corner of the Josiah Hall D.L.C. No. 58; thence S. 89° 57' W. 485.0 feet to a point in the center of county road No. 466; thence S. 56° 04' E. 574.87 feet along the center of said road to a point; thence N 1° 26' E. 421.3 feet to the point of beginning, containing 1.787 acres. \$0.50 I.R.S. Attd. & Can. together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower. To Have and To Hold, the above described and granted premises unto the said D.E. Carlock and Mary Payne, their heirs and assigns forever. And grantors above named do covenant to and with D.E. Carlock and Mary Payne, the above named grantees

their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. In Witness Whereof, we, the grantors above named, have hereunto set our hands and seals this 24th day of July, 1924. Executed in the presence of
Isabel Stombaugh
Thos. H. Tongue Jr.
STATE OF OREGON,
County of Washington...

Robert Johnson
Sine Johnson
seal seal

Be It Remembered, that on this 24th day of July, A.D. 1924, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Robert Johnson and Sine Johnson, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. In Testimony Whereof, I have hereunto set my hand and notarial seal the day and year last above written.

Thos H. Tongue Jr.
Notary Public for Oregon.
James H. Davis, Recorder of Conveyances.
By L. M. Bagley, Deputy.
seal My commission expires June 28th, 1928
Alice M. Duniway (quitclaim)

KNOW ALL MEN BY THESE PRESENTS, That Mena Richardson and W. B. Richardson, her husband, being of lawful age, in consideration of one dollar, to us paid by Alice M. Duniway do hereby remise, release and forever quitclaim unto the said Alice M. Duniway and unto her heirs and assigns, all their rights, title and interest in and to all that parcel of real estate situated in County of Washington State of Oregon, to-wit: Part of Lot No. 367 of Johnson Estate Addition to Beaverton-Redville Acreage, as shown by the duly recorded map and plat thereof to-wit: Beginning at a point on the east line of said lot 367, 569.4 feet north of the southeast corner thereof; thence north along said east line 443 feet to a point; thence west and parallel with the south line of said lot 367, 306 feet to the west line of said lot; thence south along the west line of said lot 367, 443 feet; thence east and parallel with the south line of said lot 367, 306 feet to the point or place of beginning, containing 3.11 acres, more or less, except a strip of land 25 feet wide off the south end thereof which is hereby reserved for road purposes. To Have and To Hold, the same, with all the privileges and appurtenances thereunto belonging to said Alice M. Duniway and to her heirs and assigns forever. In Witness Whereof, we have

hereunto set our hands and seals this 28th day of August A.D. 1924. Signed, sealed and delivered in the presence of us as witnesses:
Theodore Opsund
Anna D. Opsund
STATE OF WASHINGTON
County of Clarke...

Mena Richardson
W. B. Richardson
seal seal

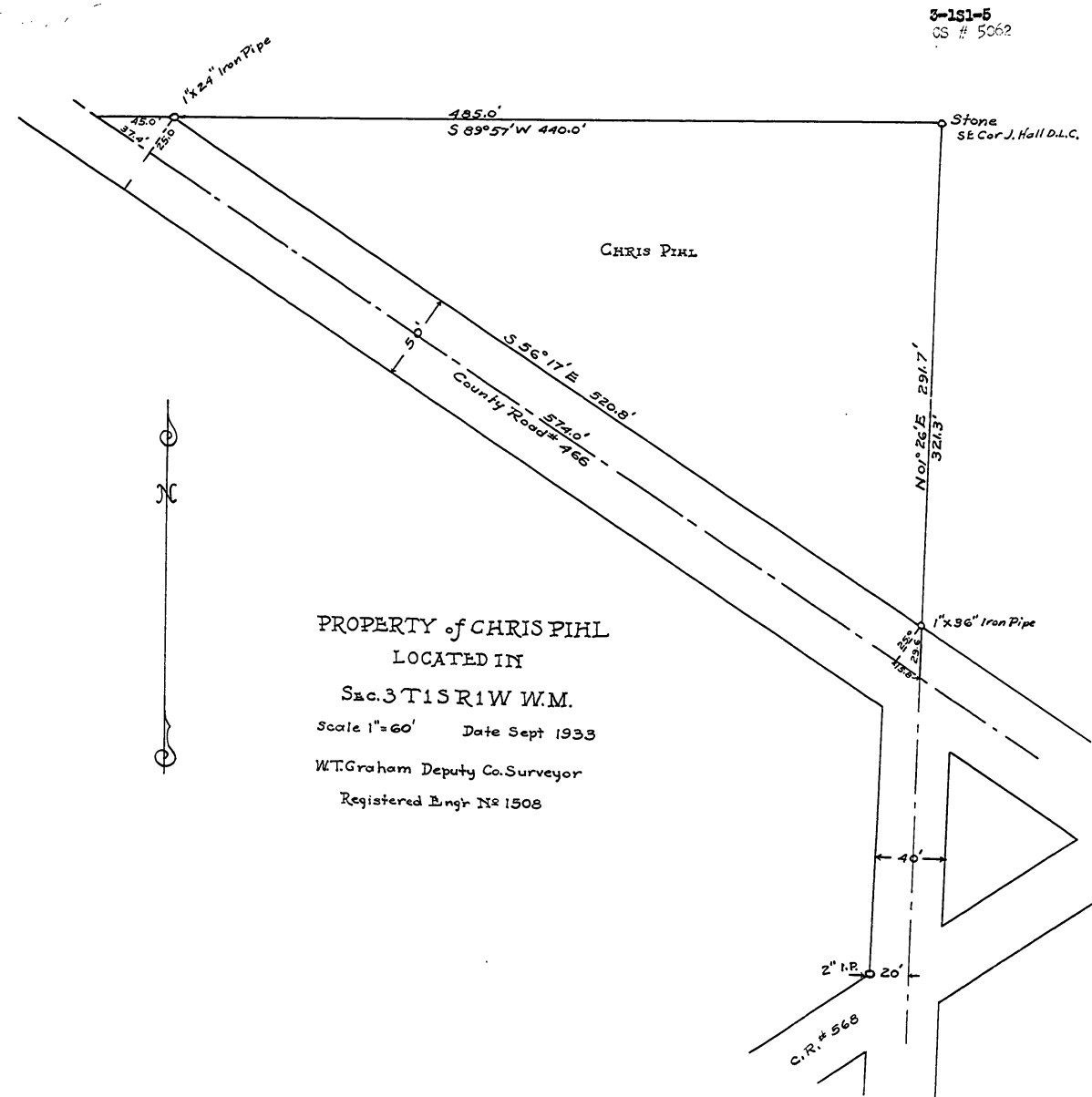
Be It Remembered, that on this 29th day of August A.D. 1924, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Mena Richardson and W. B. Richardson, her husband, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same as their free act and deed, for the uses and purposes therein expressed. In Testimony Whereof I have hereunto set my hand and notarial seal the day and year last above written.

L. M. Burnett
Notary Public for Washington Residing
at Vancouver therein.
Filed for record Sept. 9th, 1924 at 9 A.M.
James H. Davis, Recorder of Conveyances.
L. M. Bagley, Deputy.
seal My commission expires July 6th, 1928
Fred Silversparre, et ux to Laura K. Swer

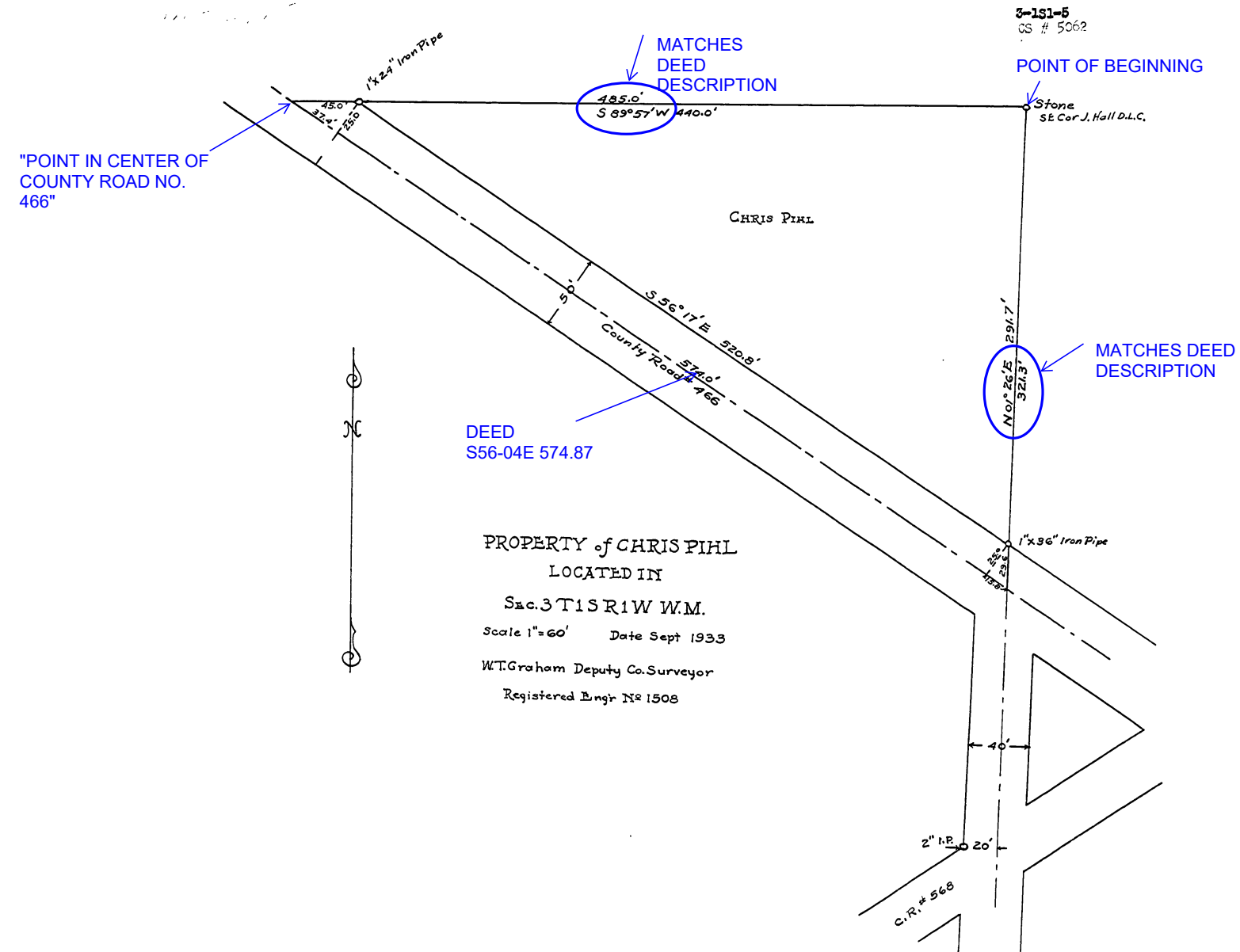
KNOW ALL MEN BY THESE PRESENTS, That we, Fred Silversparre and Hilda Silversparre, husband and wife, of Portland, State of Oregon, in consideration of ten dollars, and other valuable considerations to us paid by Laura K. Swer of Portland, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said Laura K. Swer, heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon: All of Lot one hundred forty-nine (149) of Johnson Estate Addition to Beaverton-Redville Acreage as per the duly recorded plat thereof now on file in

Attachment B: County Survey Record (CS #5062) dated September 1933





Attachment C: County Survey Record (CS #5062) dated September 1933 with additional clarifying notes



Note:
Information referenced in the deed conveying title on September 9, 1924 (Book 127, Page 632) have been provided by AKS Engineering & Forestry LLC is shown in blue to illustrate configuration of lot of record

Attachment D: Washington County zoning information



Overlay Information 1S103BA01450

GENERAL	
Jurisdiction:	Beaverton
City Zoning (updated 9/2016):	TO:RC (confirm with Beaverton City Planning department)
Annexation Proposal / Action / File :	WA0205 / Completed annexation to a district / https://library.oregonmetro.gov/annexation/WA0205.pdf
Within Urban Growth Boundary:	Yes
Plat:	Property is not part of a subdivision
Assessor Area:	5
Zipcode:	97225
SERVICES and DISTRICTS	
Community Participation Organization	CPO1
Within Enhanced Sheriff's Patrol District [ESPD] (*Updated July 31st each calendar year):	No
Fire District (*Updated July 31st each calendar year):	TVFR
Fire Management Zone:	5488
Garbage Hauler:	Walker Garbage Service
Garbage Dropbox:	Washington County Dropbox
Within Metro's district boundary (*Updated July 31st each calendar year):	Yes
ODOT District:	2B
Recreation District (*Updated July 31st each calendar year):	THPRD
Park System Development Charge :	Collect THPRD SDC
THPRD Special Area :	Not in a THPRD Special Area
Sanitation District (*Updated July 31st each calendar year):	Clean Water Services
School District (*Updated July 31st each calendar year):	BEAVERTON
Service District for Lighting Assessment Area/zone:	Not in an Assessment Area.
Within Urban Road Maintenance District [URMD] (*Updated July 31st each calendar year):	No
Water District (*Updated July 31st each calendar year):	Tualat Valley Water District
PLANNING	
North Bethany Plan Area:	Not in North Bethany Sub Area
Community Plan Map:	Cedar Hills - Cedar Mill
Historic & Cultural Resource Inventory:	Not located within Historic and Cultural Resource Overlay District
POD Date Zoned:	POD: 1-9/9/59
Ground Water Resource Area:	Not located within a Ground Water Resource Area
VOTING and REPRESENTATION	
Election Precinct:	406
Commissioner District:	2- Pam Treece
CENSUS and DEMOGRAPHICS	
Census Tract:	030102
Census Blockgroup:	410670301021
Census Block:	Block 1029

* The data layers used to derive items in the report are assembled from multiple sources. Report items flagged with an asterisk (*) are derived from the taxcode layer maintained by the Washington County Department of Assessment and Taxation. The taxcode layer is updated once a year on July 31st and may not reflect final/proposed annexations or boundary adjustments. All information should be verified with individual service districts.

Overlay Information 1S103BA01451

GENERAL	
Jurisdiction:	Beaverton
City Zoning (updated 9/2016):	TO:BUS (confirm with Beaverton City Planning department)
Annexation Proposal / Action / File :	WA0205 / Completed annexation to a district / https://library.oregonmetro.gov/annexation/WA0205.pdf
Within Urban Growth Boundary:	Yes
Plat:	Property is not part of a subdivision
Assessor Area:	5
Zipcode:	97225
SERVICES and DISTRICTS	
Community Participation Organization	CPO1
Within Enhanced Sheriff's Patrol District [ESPD] (*Updated July 31st each calendar year):	No
Fire District (*Updated July 31st each calendar year):	TVFR
Fire Management Zone:	5488
Garbage Hauler:	Pride Disposal
Garbage Dropbox:	Pride Disposal
Within Metro's district boundary (*Updated July 31st each calendar year):	Yes
ODOT District:	2B
Recreation District (*Updated July 31st each calendar year):	THPRD
Park System Development Charge :	Collect THPRD SDC
THPRD Special Area :	Not in a THPRD Special Area
Sanitation District (*Updated July 31st each calendar year):	Clean Water Services
School District (*Updated July 31st each calendar year):	BEAVERTON
Service District for Lighting Assessment Area/zone:	Not in an Assessment Area.
Within Urban Road Maintenance District [URMD] (*Updated July 31st each calendar year):	No
Water District (*Updated July 31st each calendar year):	Tualat Valley Water District
PLANNING	
North Bethany Plan Area:	Not in North Bethany Sub Area
Community Plan Map:	Cedar Hills - Cedar Mill
Historic & Cultural Resource Inventory:	Not located within Historic and Cultural Resource Overlay District
POD Date Zoned:	POD:1-9/9/59
Ground Water Resouce Area:	Not located within a Ground Water Resource Area
VOTING and REPRESENTATION	
Election Precinct:	406
Commissioner District:	2- Pam Treece
CENSUS and DEMOGRAPHICS	
Census Tract:	030102
Census Blockgroup:	410670301021
Census Block:	Block 1029

* The data layers used to derive items in the report are assembled from multiple sources. Report items flagged with an asterisk (*) are derived from the taxcode layer maintained by the Washington County Department of Assessment and Taxation. The taxcode layer is updated once a year on July 31st and may not reflect final/proposed annexations or boundary adjustments. All information should be verified with individual service districts.