

Repetto & Associates, Inc.
Land Surveyors

12730 SE Stark Street
Portland, OR 97220

Phone: (503)-408-1507
Fax: (503)-408-2370

April 21, 2011

Barbara Sedlin
RE: S.W. Hillsdale Court Street Vacation

EXHIBIT "A"

SOUTHERLY RIGHT OF WAY STREET VACATION AREA ADJACENT TO SEDLIN PROPERTY

A PORTION OF S.W. HILLSDALE COURT, IN A PORTION OF THE PLAT OF GLEN CULLEN, SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY OREGON, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, BLOCK 4, SAID PLAT OF GLEN CULLEN, BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID S.W. HILLSDALE COURT; THENCE, ALONG THE SOUTH LINE OF SAID LOT 5 AND SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 77°41'58" WEST, 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTH LINE OF LOTS 3, 4 AND 5, BLOCK 4, SAID PLAT OF GLEN CULLEN, SOUTH 77°41'58" WEST, 149.30 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTH LINE OF LOTS 1, 2 AND 3, SAID BLOCK 4 AND EXTENSION THEREOF, ALONG THE ARC OF A 387.30 FOOT NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°24'38", (CHORD BEARS NORTH 82°52'38" WEST, 242.00 FEET), AN ARC DISTANCE OF 246.12 FEET TO A POINT ON THE CENTERLINE OF VACATED FAIRVALE DRIVE; THENCE, ALONG SAID CENTERLINE, NORTH 21°51'03" WEST, 14.95 FEET; THENCE, ALONG THE ARC OF A 387.30 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°24'38", (CHORD BEARS SOUTH 82°52'38" EAST, 242.00 FEET), AN ARC DISTANCE OF 246.12 FEET; THENCE, NORTH 77°41'58" EAST, 149.20 FEET; THENCE, SOUTH 12°18'02" EAST, 10.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 3,976 SQUARE FEET OR 0.091 ACRES.

Repetto & Associates, Inc.
Land Surveyors

12730 SE Stark Street
Portland, OR 97220

Phone: (503)-408-1507
Fax: (503)-408-2370

April 21, 2011

Barbara Sedlin
RE: S.W. Hillsdale Court Street Vacation

EXHIBIT "B"

**NORTHERLY RIGHT OF WAY STREET VACATION AREA ADJACENT TO SEDLIN,
STANLEY AND JOHNSEN PROPERTY**

A PORTION OF S.W. HILLSDALE COURT AND A PORTION OF S.W. 43RD AVENUE, IN A PORTION OF THE PLAT OF GLEN CULLEN, SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY OREGON, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 1, SAID PLAT OF GLEN CULLEN, BEING ALSO THE NORTHERLY RIGHT OF WAY OF SAID SW HILLSDALE COURT; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE SOUTH LINE OF LOTS 6, 7, 8 AND 9, SAID BLOCK 1, ALONG THE ARC OF A 307.30 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°47'11", (CHORD BEARS SOUTH 82°48'35" EAST, 199.01 FEET), AN ARC DISTANCE OF 202.66 FEET; THENCE, NORTH 78°35'00" EAST, 2.53 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF SAID SW 43RD AVE; THENCE, ALONG THE EAST LINE OF SAID LOT 9 AND SAID WEST RIGHT OF WAY LINE, NORTH 00°00'00" EAST, 46.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SW BEAVERTON HILLSDALE HIGHWAY; THENCE, ALONG THE EASTERLY EXTENSION OF SAID SOUTH RIGHT OF WAY OF LINE, SOUTH 82°42'34" EAST, 50.41 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 2, SAID PLAT OF GLEN CULLEN AND THE EAST RIGHT OF WAY LINE OF SAID SW 43RD AVENUE; THENCE; ALONG THE WEST LINE OF SAID LOT 1 AND SAID EAST RIGHT OF WAY LINE, SOUTH 00°00'00" WEST, 30.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND A POINT ON SAID NORTH RIGHT OF WAY LINE OF SW HILLSDALE COURT; THENCE, ALONG THE SOUTH LINE OF LOTS 1 AND 2, SAID BLOCK 2 AND SAID NORTH RIGHT OF WAY LINE, NORTH 78°35'00"

Repetto & Associates, Inc.
Land Surveyors

12730 SE Stark Street
Portland, OR 97220

Phone: (503)-408-1507
Fax: (503)-408-2370

EAST, 92.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SW BEAVERTON HILLSDALE HIGHWAY; THENCE SOUTH $11^{\circ}25'00''$ EAST, 10.00 FEET; THENCE, SOUTH $78^{\circ}35'00''$ WEST; 146.44 FEET; ALONG THE ARC OF A 317.30 FOOT NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $36^{\circ}54'20''$, (CHORD BEARS NORTH $83^{\circ}15'00''$ WEST, 200.87 FEET), AN ARC DISTANCE OF 204.38 FEET; THENCE, NORTH $00^{\circ}00'00''$ WEST, 11.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 5,415 SQUARE FEET OR 0.124 ACRES.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Steven P. Buckles
OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231
RENEWABLE: 12/31/11

SEDLIN PROPERTIES:
TAX LOTS 2800, 10700, 4800, 4900, 5000, AND
5100 - TOTAL LAND AREA = 59,664 SF

TOTAL AREA OF STREET RIGHT OF WAY TO BE VACATED
ADJACENT TO SEDLIN PROPERTIES = 8,353 SF
AREA OF STREET RIGHT OF WAY TO BE VACATED
ADJACENT TO STANLEY PROPERTY = 528 SF
AREA OF STREET RIGHT OF WAY TO BE VACATED
ADJACENT TO JOHNSEN PROPERTY = 510 SF

EXHIBIT "C"
STREET VACATION
IN A PORTION OF THE PLAT OF GLEN CULLEN,
SITUATED IN THE NORTHWEST QUARTER OF
SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF PORTLAND,
MULTNOMAH COUNTY, OREGON
DATE: APRIL 21, 2011 SCALE 1"=30'
FOR: BARBARA SEDLIN

SW BEAVERTON HILLSDALE HIGHWAY

SEE ODOT DRAWING 4B-13-3 & 9B-20-20
RIGHT OF WAY VARIES

LEGEND
⊙ = CENTERLINE ROAD
SF = SQUARE FEET

STANLEY OWNERSHIP
SOUTHWEST CORNER LOT 6

TAX LOT 3000
LOT 6
N 00°00'00" W 11.09
L=52.90 528 SF
LOT 7
JOHNSEN OWNERSHIP
L=51.00 510 SF

SEDLIN OWNERSHIP
TOTAL NORTH AREA = 7,227 SF
LOT 8 AND 9
AREA = 5,858 SF
TAX LOT 2800
BLOCK 1
LOT 8 L=50.18
LOT 9 L=48.59
4,377 SF

TAX LOT 10700
LOT 1 AND 2 AREA = 1,369 SF
BLOCK 2
LOT 1 LOT 2
S 82°42'34" E 50.41
S 0°00'00" W 30.06
N 78°35'00" E 92.95
S 11°25'00" E 10.00

D=37°47'11" R=307.30 L=202.66 C=199.01
CB=S 82°48'35" E 14.95
N 21°51'03" W 14.95

D=36°54'20" R=317.30 L=204.38 C=200.87
CB=N 83°15'00" W 2.53
N 78°35'00" E 2.53
D=36°24'38" R=387.30 L=246.12 C=242.00
CB=S 82°52'38" E

S 78°35'00" W 146.44
S.W. HILLSDALE COURT
RIGHT OF WAY WIDTH VARIES
N 77°41'58" E 149.20
S 77°41'58" W 149.30
S 12°18'02" E 10.00

VACATED FAIRVALE DRIVE
D=36°24'38" R=387.30 L=246.12 C=242.00
CB=N 82°52'38" W
LOT 1
SEDLIN OWNERSHIP
LOTS 1-5 AREA = 52,437 SF

LOT 2
TAX LOT 4800
BLOCK 4
LOT 3
TAX LOT 4900
LOT 4
TAX LOT 5000

SOUTHERLY RIGHT-OF-WAY STREET VACATION OF SW HILLSDALE COURT 3.9
LOT 5
TAX LOT 5100
NORTHEAST CORNER LOT 5
LOT 6
BLACKWELL OWNERSHIP

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS
12730 SE STARK STREET
Portland, Oregon 97233
Phone (503) 408-1507
Fax (503) 408-2370
DWG FILE: S98083E.DWG

184576

EXHIBIT C