



AKS ENGINEERING & FORESTRY, LLC
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 P: (503) 563-6151 | www.aks-eng.com

AKS Job #7197-01

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT 3 to EXHIBIT A

Cully Neighborhood URA Legal Description

A tract of land and road rights-of-way located in the Northeast and Southeast One-Quarters of Section 13, and the Northeast and Southeast One-Quarters of Section 24, Township 1 North, Range 1 East, in the Northwest, Southeast, and Southwest One-Quarters of Section 17, the Northwest, Northeast, Southwest, and Southeast One-Quarters of Section 18, the Northwest, Northeast, Southwest, and Southeast One-Quarters of Section 19, the Northwest, Northeast, Southwest, and Southeast One-Quarters of Section 20, the Northwest and Southwest One-Quarters of Section 21, and in the Northeast One-Quarter of Section 30, Township 1 North, Range 2 East, Willamette Meridian, City of Portland, Multnomah County, Oregon, and being more particularly described as follows:

Beginning at the most northerly corner of Parcel 1 of Partition Plat Number 2008-143 (Assessor's Map 1N.2E.18B);

1. Thence along the northerly line of said Parcel 1, Southeasterly 257 feet, more or less, to the westerly line of Document Number 2020-085304 (Assessor's Map 1N.2E.18A);
2. Thence along said westerly line, Northerly 360 feet, more or less, to the southerly line of Document Number 96-181824 (Assessor's Map 1N.2E.18A);
3. Thence along said southerly line, Southeasterly 649 feet, more or less, to the easterly line of said Document Number 96-181824 (Assessor's Map 1N.2E.18A);
4. Thence along said easterly line, Northerly 283 feet, more or less, to the southerly mean high water line per Division of State Lands 1989 Photos of the Columbia Slough (Assessor's Map 1N.2E.18A);
5. Thence along said southerly mean high water line, Southeasterly 4,825 feet, more or less, to the westerly line of Document Number 2008-000352 (Assessor's Map 1N.2E.17B);
6. Thence along said westerly line, Southerly 49 feet, more or less, to the southerly line of said Document Number 2008-000352 (Assessor's Map 1N.2E.17B);
7. Thence along said southerly line, Easterly 394 feet, more or less, to the easterly line of the plat of "Schetky Addition" (Assessor's Map 1N.2E.17B);
8. Thence along said easterly line, Southerly 1,280 feet, more or less, to the northerly right-of-way line of NE Columbia Boulevard (Assessor's Map 1N.2E.17);
9. Thence along said northerly right-of-way line, Southeasterly 344 feet, more or less, to the westerly right-of-way line of NE Alderwood Road (Assessor's Map 1N.2E.17);
10. Thence along the southerly extension of said westerly right-of-way line, Southerly 68 feet, more or less, to the southerly right-of-way line of said NE Columbia Boulevard (Assessor's Map 1N.2E.17);
11. Thence along said southerly right-of-way line, Southeasterly 62 feet, more or less, to the easterly line of Document Number 2006-068889 (Assessor's Map 1N.2E.17CA);

12. Thence along said easterly line and the southerly extension thereof, Southerly 143 feet, more or less, to the southerly right-of-way line of Union Pacific Railroad (Assessor's Map 1N.2E.17DC);
13. Thence along said southerly right-of-way line, Northwesterly 401 feet, more or less, to the westerly line of Document Number 2002-041972 (Assessor's Map 1N.2E.17DC);
14. Thence along said westerly line, Southerly 420 feet, more or less, to the northerly line of Lot 7 of the plat of "Portview Tracts" (Assessor's Map 1N.2E.17CD);
15. Thence along said northerly line, Easterly 180 feet, more or less, to the easterly line of said Lot 7 (Assessor's Map 1N.2E.17CD);
16. Thence along said easterly line, Southerly 18 feet, more or less, to the northerly right-of-way line of NE 72nd Avenue (Assessor's Map 1N.2E.17DC);
17. Thence along said northerly right-of-way line, Easterly 60 feet, more or less, to the easterly right-of-way line of said NE 72nd Avenue (Assessor's Map 1N.2E.17DC);
18. Thence along said easterly right-of-way line, Southerly 200 feet, more or less, to the northerly line of Lot 10 of said plat of "Portview Tracts" (Assessor's Map 1N.2E.17DC);
19. Thence along said northerly line, Easterly 167 feet, more or less, to the easterly line of said plat of "Portview Tracts" (Assessor's Map 1N.2E.17DC);
20. Thence along said easterly line, Southerly 400 feet, more or less, to the southerly line of said Document Number 2002-041972 (Assessor's Map 1N.2E.17DC);
21. Thence along said southerly line, Easterly 1,159 feet, more or less, to the easterly line of said Document Number 2002-041972 (Assessor's Map 1N.2E.17DC);
22. Thence along said easterly line, Northerly 40 feet, more or less, to the westerly southerly line of Document Number 2013-148879 (Assessor's Map 1N.2E.17DD);
23. Thence along said westerly southerly line, Easterly 12 feet, more or less, to the westerly line of said Document Number 2013-148879 (Assessor's Map 1N.2E.17DD);
24. Thence along said westerly line and the southerly extension thereof, Southerly 410 feet, more or less, to the southerly right-of-way line of U.S. Highway 30 (Assessor's Map 1N.2E.20A);
25. Thence along said southerly right-of-way line, Easterly 1,230 feet, more or less, to the westerly right-of-way line of NE 82nd Avenue (Assessor's Map 1N.2E.21BB);
26. Thence along said westerly right-of-way line, Southerly 1,000 feet, more or less, to the westerly extension of the southerly right-of-way line of NE Webster Street (Assessor's Map 1N.2E.21BB);
27. Thence along said westerly extension, Easterly 40 feet, more or less, to the centerline of NE 82nd Avenue (Assessor's Map 1N.2E.21BB);
28. Thence along said centerline, Southerly 2,161 feet, more or less, to the easterly extension of the north right-of-way line of NE Skidmore Street (Assessor's Map 1N.2E.20DA);
29. Thence along said easterly extension and the northerly right-of-way line NE Skidmore Street, Westerly 3,707 feet, more or less, to the easterly right-of-way line of NE 68th Avenue (Assessor's Map 1N.2E.20CA);
30. Thence along said easterly right-of-way line, Northerly 577 feet, more or less, to the northerly right-of-way line of NE Prescott Street (Assessor's Map 1N.2E.20BD);
31. Thence along said northerly right-of-way line, Westerly 580 feet, more or less, to the westerly right-of-way line of NE 66th Avenue (Assessor's Map 1N.2E.20BC);

32. Thence along said westerly right-of-way line, Southerly 579 feet, more or less, to the northerly right-of-way line of NE Skidmore Street (Assessor's Map 1N.2E.20CB);
33. Thence along said northerly right-of-way line, Westerly 1,030 feet, more or less, to the westerly right-of-way line of NE 62nd Avenue (Assessor's Map 1N.2E.20CB);
34. Thence along said westerly right-of-way line, Southerly 811 feet, more or less, to the southerly right-of-way line of NE Shaver Street (Assessor's Map 1N.2E.20CB);
35. Thence along said southerly right-of-way line, Easterly 15 feet, more or less, to the westerly line of Document Number 96-057118 (Assessor's Map 1N.2E.20CC);
36. Thence along said westerly line, Southerly 85 feet, more or less, to the westerly southerly line of said Document Number 96-057118 (Assessor's Map 1N.2E.20CC);
37. Thence along said westerly southerly line, Easterly 15 feet, more or less, to the east line of Section 19, Township 1 North, Range 2 East, Willamette Meridian (Assessor's Map 1N.2E.20CC);
38. Thence along said section line, Southerly 1,165 feet, more or less, to the northerly right-of-way line of NE Fremont Street (Assessor's Map 1N.2E.30AA);
39. Thence along said northerly right-of-way line, Westerly 1,192 feet, more or less, to the northerly extension of the easterly line of Lot 15, Block 123 of the plat of "Rose City Park" (Assessor's Map 1N.2E.30AA);
40. Thence along said northerly extension and said easterly line, Southerly 186 feet, more or less, to the southerly line of said Lot 15, Block 123 (Assessor's Map 1N.2E.30AA);
41. Thence along said southerly line and the westerly extension thereof, Westerly 265 feet, more or less, to the westerly line of Lot 2, Block 122 of said plat of "Rose City Park" (Assessor's Map 1N.2E.30AB);
42. Thence along said westerly line, Northerly 50 feet, more or less, to the southerly line of Lot 16, Block 122 of said plat of "Rose City Park" (Assessor's Map 1N.2E.30AB);
43. Thence along said southerly line, Westerly 100 feet, more or less, to the westerly line of said Lot 16, Block 122 (Assessor's Map 1N.2E.30AB);
44. Thence along said westerly line and the northerly extension thereof, Northerly 136 feet, more or less, to said northerly right-of-way line of NE Fremont Street (Assessor's Map 1N.2E.19);
45. Thence along said northerly right-of-way line, Easterly 95 feet, more or less, to the easterly line of Document Number 2000-160837 (Assessor's Map 1N.2E.19);
46. Thence along said easterly line, Northerly 1,422 feet, more or less, to the northerly line of said Document Number 2000-160837 (Assessor's Map 1N.2E.19);
47. Thence along said northerly line, Westerly 1,332 feet, more or less, to the easterly right-of-way line of NE Shaver Street (Assessor's Map 1N.2E.19CA);
48. Thence along said easterly right-of-way line, Northerly 18 feet, more or less, to the northerly right-of-way line of said NE Shaver Street (Assessor's Map 1N.2E.19CA);
49. Thence along said northerly right-of-way line, Westerly 1,320 feet, more or less, to the easterly right-of-way line of NE 47th Avenue (Assessor's Map 1N.2E.19CA);
50. Thence along said easterly right-of-way line, Northerly 673 feet, more or less, to the northerly right-of-way line of NE Skidmore Street (Assessor's Map 1N.2E.19CA);
51. Thence along said northerly right-of-way line, Westerly 2,178 feet, more or less, to the easterly right-of-way line of NE Cesar E. Chavez Boulevard (Assessor's Map 1N.1E.24DA);

52. Thence along said easterly right-of-way line, Northerly 1,622 feet, more or less, to the southerly right-of-way line of NE Alberta Court (Assessor's Map 1N.1E.24AD);
53. Thence along said southerly right-of-way line, Easterly 520 feet, more or less, to the easterly right-of-way line of NE 41st Avenue (Assessor's Map 1N.1E.24AD);
54. Thence along said easterly right-of-way line, Northerly 613 feet, more or less, to the southerly line of Lot 34, Block 5 of the plat of "Hilton" (Assessor's Map 1N.1E.24AA);
55. Thence along said southerly line and the westerly extension thereof, Westerly 380 feet, more or less, to the easterly right-of-way line of said NE Cesar E. Chavez Boulevard (Assessor's Map 1N.1E.24AA);
56. Thence along said easterly right-of-way line, Northerly 402 feet, more or less, to the northerly right-of-way line of NE Roselawn Street (Assessor's Map 1N.1E.24AA);
57. Thence along said northerly right-of-way line, Westerly 130 feet, more or less, to the easterly right-of-way line of said NE Cesar E. Chavez Boulevard (Assessor's Map 1N.1E.24AA);
58. Thence along said easterly right-of-way line, Northerly 503 feet, more or less, to the easterly extension of the northerly line of Lot 4, Block 5 of the plat of "Killingsworth Avenue Addition" (Assessor's Map 1N.1E.24AA);
59. Thence along said easterly extension and said northerly line and the westerly extension thereof, Westerly 806 feet, more or less, to the easterly right-of-way line of NE 36th Avenue (Assessor's Map 1N.1E.24AB);
60. Thence leaving said easterly right-of-way line, Westerly 61 feet, more or less, to the intersection of the southerly line of Document Number 2008-006269 and the westerly right-of-way line of NE 36th Avenue (Assessor's Map 1N.1E.24AB);
61. Thence along said southerly line, Westerly 100 feet, more or less, to the easterly line of Document Number 2017-114970 (Assessor's Map 1N.1E.24AB);
62. Thence along said easterly line, Southerly 2 feet, more or less, to the southerly line of said Document Number 2017-114970 (Assessor's Map 1N.1E.24AB);
63. Thence along said southerly line, Westerly 100 feet, more or less, to the easterly right-of-way line of NE 35th Place (Assessor's Map 1N.1E.24AB);
64. Thence leaving said easterly right-of-way line, Westerly 61 feet, more or less, to the intersection of the northerly line of Lot 33, Block 28 of the plat of "Willamette Addition to East Portland" and the westerly right-of-way line of NE 35th Place (Assessor's Map 1N.1E.24AB);
65. Thence along said northerly line and the westerly extension thereof, Westerly 460 feet, more or less, to the easterly right-of-way line of NE 34th Avenue (Assessor's Map 1N.1E.24AB);
66. Thence along said easterly right-of-way line, Northerly 257 feet, more or less, to the southerly line of Document Number 2020-105355 (Assessor's Map 1N.1E.13DC);
67. Thence along said southerly line, Easterly 100 feet, more or less, to the easterly line of said Document Number 2020-105355 (Assessor's Map 1N.1E.13DC);
68. Thence along said easterly line, Northerly 26 feet, more or less, to the northerly line of Lot 14, Block 10 of the plat of "Kennedy's Addition to East Portland" (Assessor's Map 1N.1E.13DC);
69. Thence along said northerly line and the easterly extension thereof, Easterly 360 feet, more or less, to the westerly right-of-way line of NE 35th Place (Assessor's Map 1N.1E.13DC);

70. Thence along said westerly right-of-way line, Southerly 30 feet, more or less, to the westerly extension of the northerly line of Document Number 2015-133075 (Assessor's Map 1N.1E.13DC);
71. Thence along said westerly extension and said northerly line, Easterly 141 feet, more or less, to the westerly line of Document Number 2020-013977 (Assessor's Map 1N.1E.13DC);
72. Thence along said westerly line, Northerly 31 feet, more or less, to the northerly line of said Document Number 2020-013977 (Assessor's Map 1N.1E.13DC);
73. Thence along said northerly line and the easterly extension thereof, Easterly 119 feet, more or less, to the westerly right-of-way line of NE 36th Avenue (Assessor's Map 1N.1E.13DC);
74. Thence leaving said westerly right-of-way line, Easterly 61 feet, more or less, to the intersection of the northerly line of Deed Book 2807, Page 1048 and the easterly right-of-way line of NE 36th Avenue (Assessor's Map 1N.1E.13DC);
75. Thence along said northerly line, Easterly 100 feet, more or less, to the easterly line of said Deed Book 2807, Page 1048 (Assessor's Map 1N.1E.13DC);
76. Thence along said easterly line, Southerly 16 feet, more or less, to the easterly northerly line of said Deed Book 2807, Page 1048 (Assessor's Map 1N.1E.13DC);
77. Thence along said easterly northerly line and the easterly extension thereof, Easterly 118 feet, more or less, to the westerly right-of-way line of NE 37th Avenue (Assessor's Map 1N.1E.13DD);
78. Thence leaving said westerly right-of-way line, Easterly 50 feet, more or less, to the intersection of the southerly line of Lot 5, Block 6 of the plat of "Replat of View Park" and the easterly right-of-way line of NE 37th Avenue (Assessor's Map 1N.1E.13DD);
79. Thence along said southerly line and the easterly extension thereof, Easterly 627 feet, more or less, to the easterly line of Lot 5, Block 4 of said plat of "Replat of View Park" (Assessor's Map 1N.1E.13DD);
80. Thence along said easterly line, Northerly 50 feet, more or less, to the northerly line of said Lot 5, Block 4 (Assessor's Map 1N.1E.13DD);
81. Thence along said northerly line, Westerly 94 feet, more or less, to the westerly line of Deed Book 393, Page 244 (Assessor's Map 1N.1E.13DD);
82. Thence along said westerly line, Northerly 642 feet, more or less, to the northerly line of said Deed Book 393, Page 244 (Assessor's Map 1N.1E.13DD);
83. Thence along said northerly line, Easterly 775 feet, more or less, to the westerly right-of-way of NE 42nd Avenue (Assessor's Map 1N.1E.13DD);
84. Thence leaving said westerly right-of-way line, Easterly 60 feet, more or less, to the intersection of the southerly line of Document Number 2000-019480 and the easterly right-of-way line of NE 42nd Avenue (Assessor's Map 1N.2E.18CC);
85. Thence along said easterly right-of-way line, Northerly 2,221 feet, more or less, to the northerly right-of-way line of Union Pacific Railroad (Assessor's Map 1N.2E.18BC);
86. Thence along said northerly right-of-way line, Northwesterly 54 feet, more or less, to the westerly line of Document Number 2008-118751 (Assessor's Map 1N.2E.18BC);
87. Thence along said westerly line, Northerly 264 feet, more or less, to the southerly right-of-way line of NE Columbia Boulevard (Assessor's Map 1N.2E.18BC);

88. Thence leaving said southerly right-of-way line, Northeasterly 71 feet, more or less, to the intersection of the westerly right-of-way line of NE 42nd Avenue and the northerly right-of-way line of NE Columbia Boulevard (Assessor's Map 1N.2E.18BC);
89. Thence along said westerly right-of-way line, Northerly 1,342 feet, more or less, to the southerly line of Deed Book 777, Page 301 (Assessor's Map 1N.1E.13AA);
90. Thence along said southerly line, Easterly 20 feet, more or less, to the southeasterly line of said Deed Book 777, Page 301 (Assessor's Map 1N.1E.13AA);
91. Thence along said southeasterly line, Northeasterly 144 feet, more or less, to the southwestery mean high water line per Division of State Lands 1989 Photos of the Columbia Slough (Assessor's Map 1N.2E.18BB);
92. Thence along said mean high water line, Southeasterly 296 feet, more or less, to the westerly line of Document Number 2020-117071 (Assessor's Map 1N.2E.18B);
93. Thence along said westerly line, Southerly 1,036 feet, more or less, to the northerly line of Document Number 2002-159286 (Assessor's Map 1N.2E.18BC);
94. Thence along said northerly line, Westerly 136 feet, more or less, to the westerly line of said Document Number 2002-159286 (Assessor's Map 1N.2E.18BC);
95. Thence along said westerly line, Southerly 485 feet, more or less, to the southerly line of said Document Number 2002-159286 (Assessor's Map 1N.2E.18BC);
96. Thence along said southerly line, Easterly 240 feet, more or less, to said westerly line of Document Number 2020-117071 (Assessor's Map 1N.2E.18B);
97. Thence along said westerly line, Southerly 314 feet, more or less, to the northerly right-of-way line of NE Columbia Boulevard (Assessor's Map 1N.2E.18B);
98. Thence along said northerly right-of-way line, Southeasterly 1,058 feet, more or less, to the easterly right-of-way of NE 46th Avenue (Assessor's Map 1N.2E.18BC);
99. Thence along said easterly right-of-way line, Northerly 792 feet, more or less, to the easterly extension of the most easterly northerly line of Document Number 2020-117071 (Assessor's Map 1N.2E.18B);
100. Thence along said easterly extension and said easterly northerly line, Westerly 234 feet, more or less, to the easterly line of said Document Number 2020-117071 (Assessor's Map 1N.2E.18B);
101. Thence along said easterly line, Northerly 629 feet, more or less, to the northerly line of Document Number 2018-011168 (Assessor's Map 1N.2E.18BB);
102. Thence along said northerly line of Document Number 2018-011168, Easterly 434 feet, more or less, to the northerly line of Document Number 2019-052610 (Assessor's Map 1N.2E.18BA);
103. Thence along said northerly line of Document Number 2019-052610, Easterly 193 feet, more or less, to the westerly right-of-way line of NE 47th Avenue (Assessor's Map 1N.2E.18BA);
104. Thence along said westerly right-of-way line, Southerly 26 feet, more or less, to the westerly extension of the northerly line of Lot 34 of the plat of "London Acres" (Assessor's Map 1N.2E.18BA);
105. Thence along said westerly extension, Easterly 63 feet, more or less, to the easterly right-of-way line of said NE 47th Avenue (Assessor's Map 1N.2E.18BA);
106. Thence along said easterly right-of-way line, Southerly 695 feet, more or less, to the southerly line of Lot 29 of the plat of "London Acres" (Assessor's Map 1N.2E.18BD);

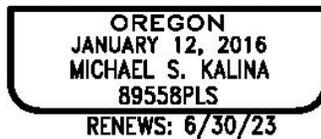
- 107. Thence along said southerly line, Easterly 203 feet, more or less, to the northerly line of Document Number 2011-109537 (Assessor's Map 1N.2E.18BD);
- 108. Thence along said northerly line, Southeasterly 454 feet, more or less, to the southerly line of Tract A of said Partition Plat 2008-143 (Assessor's Map 1N.2E.18BD);
- 109. Thence along said southerly line, Southeasterly 366 feet, more or less, to the westerly line of said Parcel 1 of Partition Plat 2008-143 (Assessor's Map 1N.2E.18BD);
- 110. Thence along said westerly line, Northerly 77 feet, more or less, to the Point of Beginning.

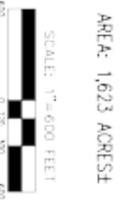
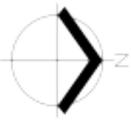
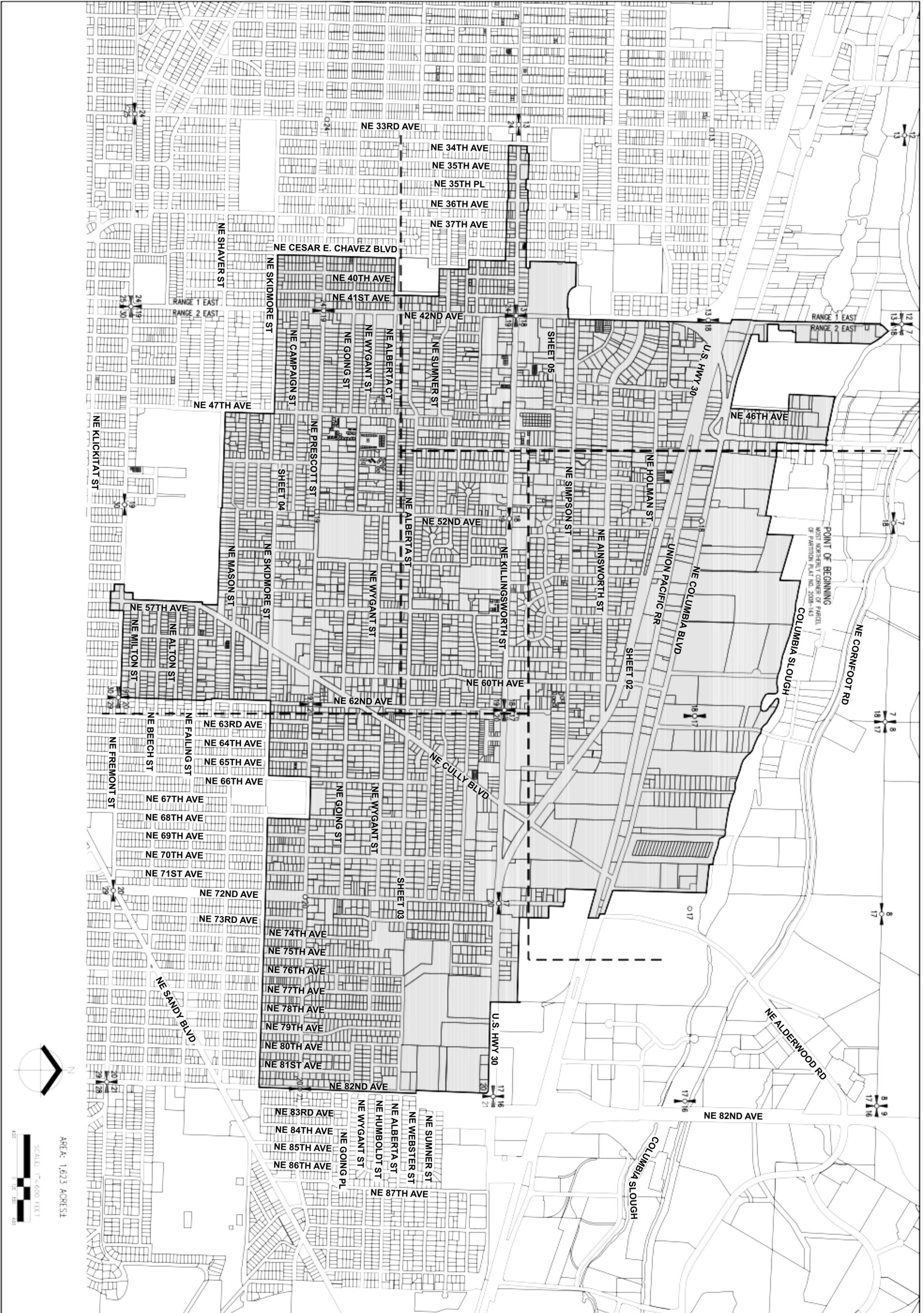
The above described tract of land contains 1,623 acres, more or less.

6/27/2022



Michael S. Kalina





AREA: 1,623 ACRES

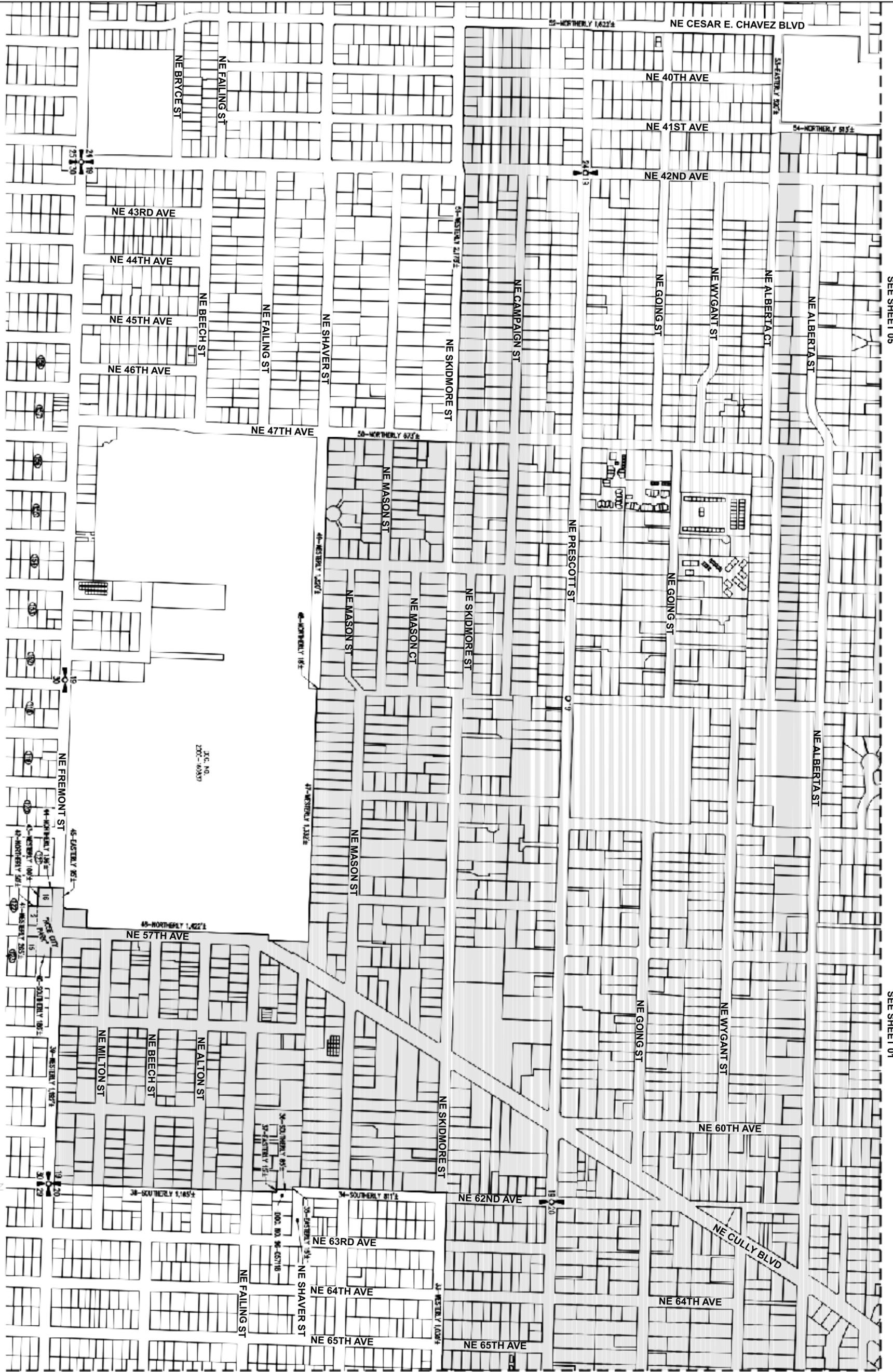
JOB NUMBER 7197-01	SHEET 01	REGISTERED LAND SURVEYOR
		DATE: 6/24/2022
GREGORY JANUARY 12, 2014 MODEL 3, 3/2014 REVISIONS REVISIONS 6/28/23		DRAWN BY: ELN CHECKED BY: WJK DATE: 6/24/2022

**MAP OF URBAN
RESIDENTIAL AREA
COVER SHEET**

**CULLY NEIGHBORHOOD
URBAN RESIDENTIAL AREA
PORTLAND
OREGON**

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 300
 TUALATIN, OR 97062
 503.563.6151
 WWW.AKS-ENG.COM

ENGINEERING SURVEYING NATURAL RESOURCES
 FORESTRY PLANNING LANDSCAPE ARCHITECTURE



SEE SHEET 05

SEE SHEET 01

SEE SHEET 03

MAP OF URBAN RESIDENTIAL AREA

**CULLY NEIGHBORHOOD
URBAN RESIDENTIAL AREA
PORTLAND OREGON**

AKS ENGINEERING & SURVEYING, LLC
12105 SW HENRY HOUSTON BLVD
PORTLAND, OREGON 97224
503.251.1000
WWW.AKS-ENG.COM

AKS

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

REGISTERED
LAND SURVEYOR

M. J. ...

CREATED: 11.1.2014
DATE: 11.1.2014
PROJECT: 7197-01

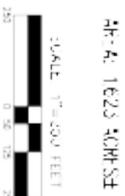
DATE: 11.1.2014
SCALE: 1/8" = 1'-0"

AKS
7197-01
04



SEE SHEET 02

SEE SHEET 04



48" x 1628" NORTH

05

DATE: 05/11/2014
 DRAWN BY: JJK
 CHECKED BY: JJK
 REVISION: 01/27/13

REGISTERED
 LAND SURVEYOR
 M. J. ...
 COLUMBIA, OREGON
 05/11/2014
 M. J. ...

MAP OF URBAN
 RESIDENTIAL AREA

CULLY NEIGHBORHOOD
 URBAN RESIDENTIAL AREA
 PORTLAND
 OREGON

AKS ENGINEERING & SURVEYING, INC.
 1200 SW ...
 PORTLAND, OREGON 97205
 WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE