



**EXHIBIT A**

March 8, 2024

**LEGAL DESCRIPTION**  
Parent Parcel North

Job No. 130-004

A parcel of land being a portion of the land described in Exhibit A of Document No. 2017-002188, Washington County Deed Records, in the Northeast Quarter and Southeast Quarter of Section 36, Township 2 North, Range 4 West, City of Banks, Washington County, State of Oregon, more particularly described as follows:

COMMENCING at the Northeast corner of Section 36;

thence South 81° 27' 10" West, a distance of 156.23 feet to the northeast corner of said land described in Exhibit A, also being the POINT OF BEGINNING;

thence along the westerly line of the plat of "First Addition to Banks" and its extension, South 00° 00' 00" West, a distance of 802.28 feet to the Southwest corner of Lot 5, Block 9, said plat;

thence along the easterly line of said land described in Exhibit A, North 89° 22' 00" West, a distance of 30.00 feet to an angle point;

thence continuing along said easterly line, South 00° 00' 00" East, a distance of 532.52 feet;

thence leaving said easterly line, North 90° 00' 00" West, a distance of 155.00 feet;

thence North 00° 00' 00" East, a distance of 2.33 feet;

thence North 90° 00' 00" West, a distance of 326.50 feet to a point on the westerly line of said land described in Exhibit A;

thence along said westerly line for the following courses:

North 09° 56' 33" East, a distance of 52.29 feet,

North 30° 35' 44" East, a distance of 88.76 feet,

North 54° 12' 05" East, a distance of 102.65 feet,

South 79° 31' 18" East, a distance of 32.26 feet,

South 88° 40' 13" East, a distance of 44.37 feet,

South 78° 43' 51" East, a distance of 39.33 feet,

North 64° 03' 46" East, a distance of 32.68 feet,

North 00°00' 00" East, a distance of 394.86 feet,  
North 39°16' 00" West, a distance of 88.34 feet,  
North 35°08' 14" West, a distance of 45.92 feet,  
North 33°40' 34" West, a distance of 33.78 feet,  
North 15°42' 06" West, a distance of 54.81 feet,  
North 06°23' 01" West, a distance of 45.41 feet,  
North 00°32' 07" East, a distance of 74.28 feet,  
North 01°11' 40" West, a distance of 49.19 feet,  
North 06°34' 51" East, a distance of 57.41 feet,  
North 01°41' 04" East, a distance of 41.08 feet,  
North 16°22' 15" East, a distance of 53.53 feet,  
North 01°22' 44" West, a distance of 57.44 feet,  
North 51°59' 39" East, a distance of 78.18 feet,  
North 23°00' 40" East, a distance of 153.85 feet to a point on the southerly Right-of-Way line of  
NW Cedar Canyon Road (County Road No. 1938);  
thence along said southerly Right-of-Way line, South 89°20' 21" East, a distance of 208.06 feet  
to the POINT OF BEGINNING.

Containing 9.06 acres, more or less.

Basis of bearings being the easterly line of the Northeast  
Quarter of said Section 36, per Survey No. 30,865, Washington  
County Survey Records.



RENEWS: 6/30/2025

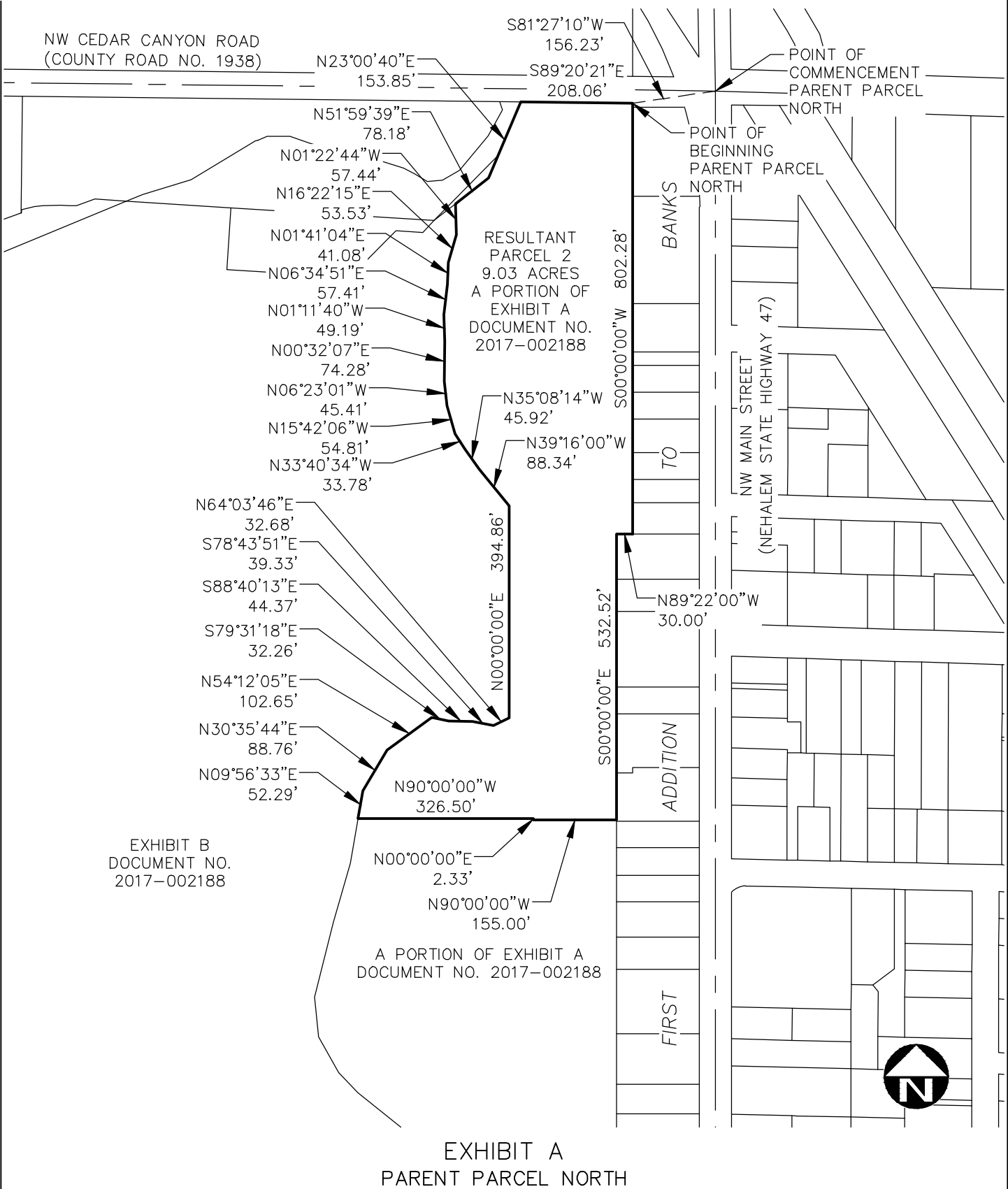


EXHIBIT B  
DOCUMENT NO.  
2017-002188

A PORTION OF EXHIBIT A  
DOCUMENT NO. 2017-002188

EXHIBIT A  
PARENT PARCEL NORTH

N:\proj\130-004\09 Drawings\06 Survey\Legals\130004.legal\PLA.dwg - SHEET: Parent North Mar. 7, 24 - 6:24 PM fam

DRAWN BY: FAM DATE: 3/8/24  
 REVIEWED BY: TCJ DATE: 3/8/24  
 PROJECT NO.: 130-004  
 SCALE: 1"=250'  
 PAGE 3 OF 3

**PACIFIC COMMUNITY DESIGN**

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