



EXHIBIT A

March 8, 2024

LEGAL DESCRIPTION
Comprehensive Plan
Zoning Map Amendment
INDUSTRIAL

Job No. 130-004

Two areas within 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:

Area 1

BEGINNING at the Northeast corner of said land described in Exhibit A;

thence along the easterly line of said land, South 00°00' 00" West, a distance of 294.00 feet;

thence leaving said easterly line, South 89°59' 57" West, a distance of 148.00 feet;

thence North 00°00' 00" East, a distance of 295.70 feet;

thence South 89°20' 21" East, a distance of 148.01 feet to the POINT OF BEGINNING.

Containing 1.00 acres, more or less.

Area 2

COMMENCING at the Southeast corner of the Northeast Quarter of Section 36;

thence along the South line of said Northeast Quarter, South 89°44' 57" West, a distance of 392.50 feet to the POINT OF BEGINNING;

thence continuing along said South line, South 89°44' 57" West, a distance of 926.42 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 36;

thence along the East line of said Northwest Quarter of the Southeast Quarter, South 00°04' 10" East, a distance of 970.16 feet;

thence leaving said East line, South 89°55' 50" West, a distance of 60.00 feet to a point on a line being parallel with and 60.00 feet westerly from said East line;

thence along said parallel line, North 00°04' 10" West, a distance of 1029.97 feet to a point on a line being parallel with and 60.00 feet northerly from said South line of the Northeast Quarter of Section 36;

thence along said parallel line, North 89° 44' 57" East, a distance of 286.79 feet to an angle point on the westerly line of said land described in Exhibit A;

thence along said westerly line for the following courses:

- North 00° 56' 17" East, a distance of 84.82 feet,
- North 06° 10' 17" West, a distance of 73.27 feet,
- North 00° 43' 16" East, a distance of 34.50 feet,
- North 05° 50' 20" East, a distance of 34.13 feet,
- North 17° 00' 03" East, a distance of 51.71 feet,
- North 08° 17' 18" East, a distance of 17.00 feet,
- North 26° 11' 12" East, a distance of 10.75 feet,
- North 42° 04' 51" East, a distance of 21.60 feet,
- North 27° 25' 49" East, a distance of 33.60 feet,
- North 57° 41' 40" East, a distance of 96.82 feet,
- North 66° 55' 58" East, a distance of 50.90 feet,
- North 74° 43' 59" East, a distance of 86.22 feet,
- North 73° 16' 00" East, a distance of 90.30 feet;

thence leaving said westerly line, North 77° 38' 42" East, a distance of 235.31 feet to a point of tangential curvature;

thence along a 530.00 foot radius tangential curve to the right, arc length of 114.29 feet, central angle of 12° 21' 18", chord distance of 114.06 feet, and chord bearing of North 83° 49' 21" East;

thence South 90° 00' 00" East, a distance of 8.41 feet;

thence South 00° 00' 00" East, a distance of 587.83 feet to the POINT OF BEGINNING.

Containing 9.97 acres, more or less.

Basis of bearings being North 00° 00' 00" East along the easterly line of the Northeast Quarter of said Section 36, per Survey No. 30,865, Washington County Survey Records.

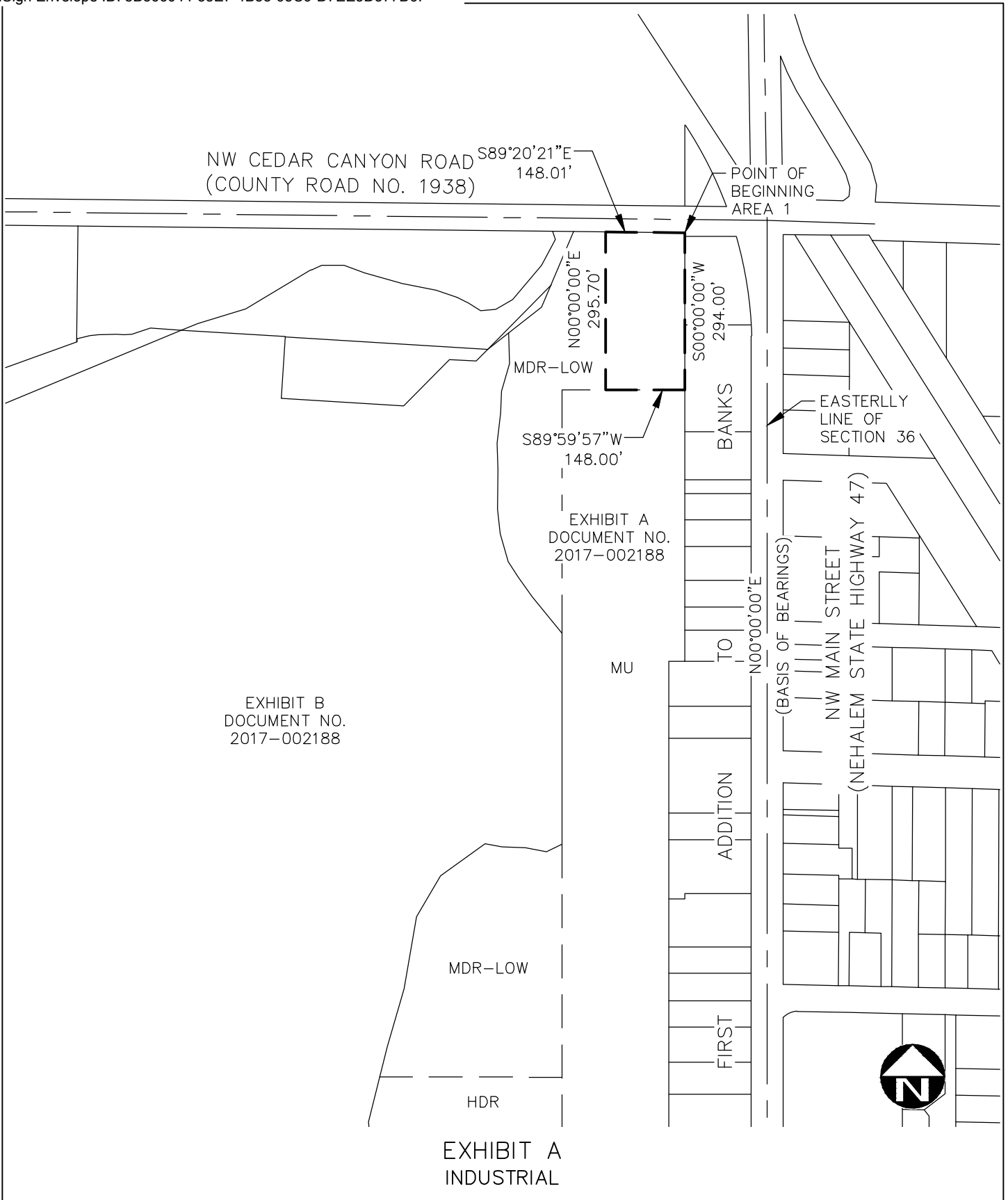
REGISTERED
PROFESSIONAL
LAND SURVEYOR

DocuSigned by:
Travis Jansen

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OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

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DRAWN BY: FAM DATE: 3/8/24
 REVIEWED BY: TCJ DATE: 3/8/24
 PROJECT NO.: 130-004
 SCALE: 1"=250'
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12564 SW Main St
 Tigard, OR 97223
 [T] 503-941-9484
 [F] 503-941-9485

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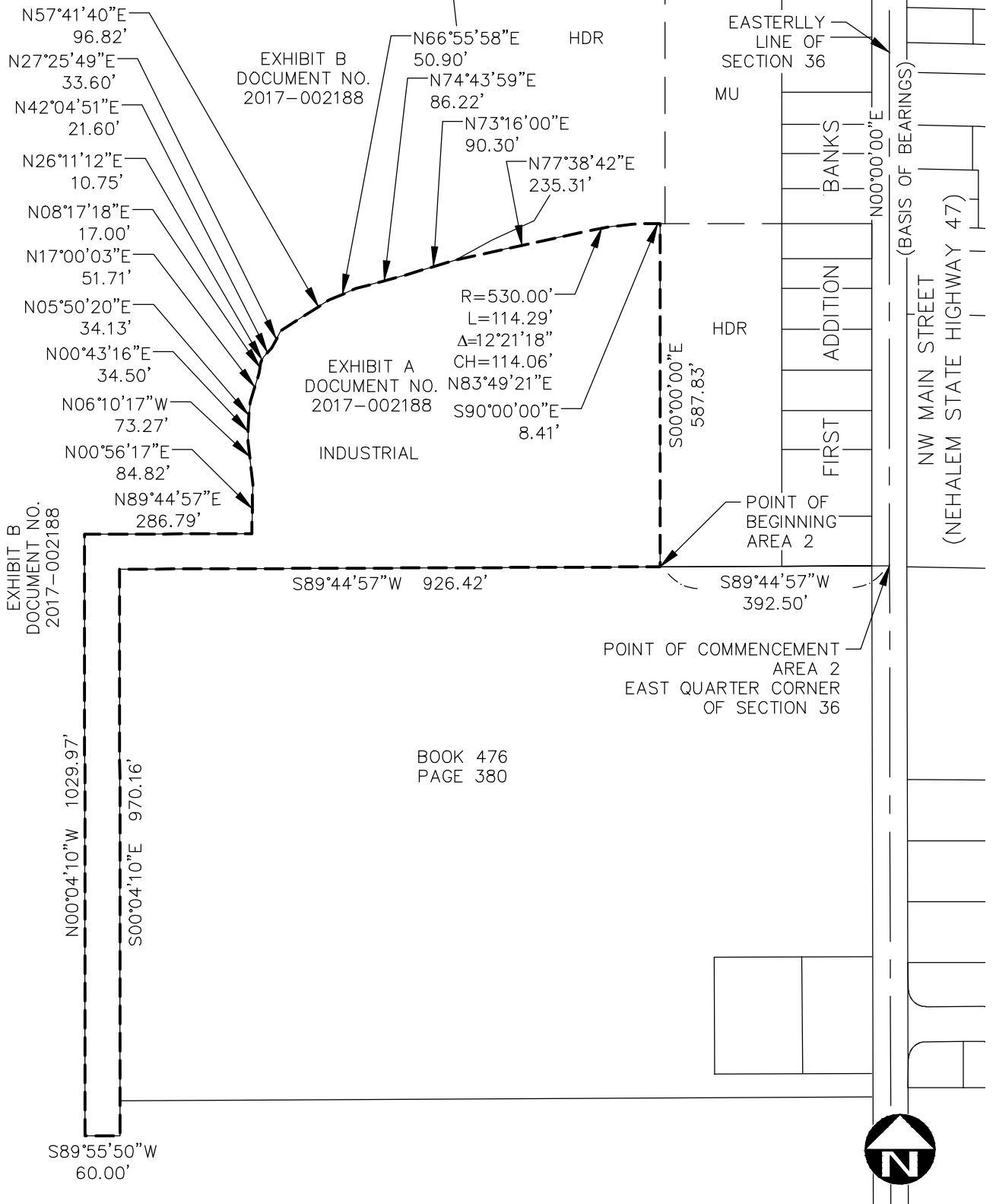


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