



EXHIBIT A

March 8, 2024

LEGAL DESCRIPTION
Comprehensive Plan
Zoning Map Amendment
MDR-LOW

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 Northwest corner of said land described in Exhibit A;

thence along the southerly Right-of-Way line of NW Cedar Canyon Road (County Road No. 1938), South 89° 20' 21" East, a distance of 60.05 feet;

thence leaving said southerly Right-of-Way line, South 00° 00' 00" East, a distance of 295.70 feet;

thence South 89° 59' 57" West, a distance of 81.99 feet;

thence South 00° 00' 00" East, a distance of 455.62 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 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 the POINT OF BEGINNING.
Containing 1.94 acres, more or less.

Area 2

COMMENCING at the Northwest corner of said land described in Exhibit A;

thence along the southerly Right-of-Way line of NW Cedar Canyon Road (County Road No. 1938),
South 89°20' 21" East, a distance of 60.05 feet;

thence leaving said southerly Right-of-Way line, South 00°00' 00" East, a distance of 295.70
feet;

thence South 89°59' 57" West, a distance of 81.99 feet;

thence South 00°00' 00" East, a distance of 850.48 feet to the POINT OF BEGINNING;

thence South 00°00' 00" East, a distance of 436.74 feet;

thence North 89°50' 31" West, a distance of 341.35 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 13°56' 17" East, a distance of 56.84 feet,

North 16°03' 21" East, a distance of 113.96 feet,

North 09°56' 33" East, a distance of 137.01 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 to the POINT OF BEGINNING.

Containing 2.76 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

33055EEA07B841B...

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

NW CEDAR CANYON ROAD
(COUNTY ROAD NO. 1938)

POINT OF
BEGINNING
AREA 1

POINT OF
COMMENCEMENT
AREA 2

S89°20'21"E
60.05'

N23°00'40"E
153.85'

N51°59'39"E
78.18'

N01°22'44"W
57.44'

N16°22'15"E
53.53'

N01°41'04"E
41.08'

N06°34'51"E
57.41'

N01°11'40"W
49.19'

N00°32'07"E
74.28'

N06°23'01"W
45.41'

N15°42'06"W
54.81'

N33°40'34"W
33.78'

N35°08'14"W
45.92'

N39°16'00"W
88.34'

S88°40'13"E
44.37'

S79°31'18"E
32.26'

N54°12'05"E
102.65'

N30°35'44"E
88.76'

N09°56'33"E
137.01'

N16°03'21"E
113.96'

N13°56'17"E
56.84'

N89°50'31"W
341.35'

HDR

S00°00'00"E
295.70'

INDUSTRIAL

BANKS

MDR-LOW

S89°59'57"W
81.99'

S00°00'00"E
455.62'

S00°00'00"E
850.48'

MU

S78°43'51"E
39.33'

N64°03'46"E
32.68'

POINT OF
BEGINNING
AREA 2

ADDITION

S00°00'00"E
436.74'

MU

FIRST

(BASIS OF BEARINGS)

NW MAIN STREET

(NEHALEM STATE HIGHWAY 47)

EASTERLY
LINE OF
SECTION 36



EXHIBIT A
MDR-LOW

EXHIBIT B
DOCUMENT NO.
2017-002188

EXHIBIT A
DOCUMENT NO.
2017-002188

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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'
PAGE 4 OF 4



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