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**EXHIBIT A**

March 8, 2024

**LEGAL DESCRIPTION**  
Comprehensive Plan  
Zoning Map Amendment  
HDR

Job No. 130-004

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 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 184.50 feet to the POINT OF BEGINNING;

thence continuing along said South line, South 89° 44' 57" West, a distance of 208.00 feet;

thence leaving said South line, North 00° 00' 00" East, a distance of 587.83 feet;

thence North 90° 00' 00" West, a distance of 8.41 feet to a point of tangential curvature;

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

thence South 77° 38' 42" West, a distance of 235.31 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 61° 39' 19" East, a distance of 71.55 feet,

North 64° 55' 13" East, a distance of 79.71 feet,

North 31° 48' 31" East, a distance of 124.09 feet,

North 51° 20' 25" West, a distance of 157.34 feet,

North 43° 12' 55" West, a distance of 52.09 feet,

North 29° 04' 32" West, a distance of 76.00 feet,

North 05° 57' 27" West, a distance of 74.52 feet,

North 13° 56' 17" East, a distance of 87.06 feet;

thence leaving said westerly line, South 89° 50' 31" East, a distance of 341.35 feet;

thence South 00° 00' 00" East, a distance of 470.93 feet;

thence North 90° 00' 00" East, a distance of 199.99 feet to a point on the easterly line of said land described in Exhibit A;

thence along said easterly line, South 00° 00' 00" East, a distance of 586.92 feet to the POINT OF BEGINNING.

Containing 5.98 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*

33055FEA07B841B...

OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2025

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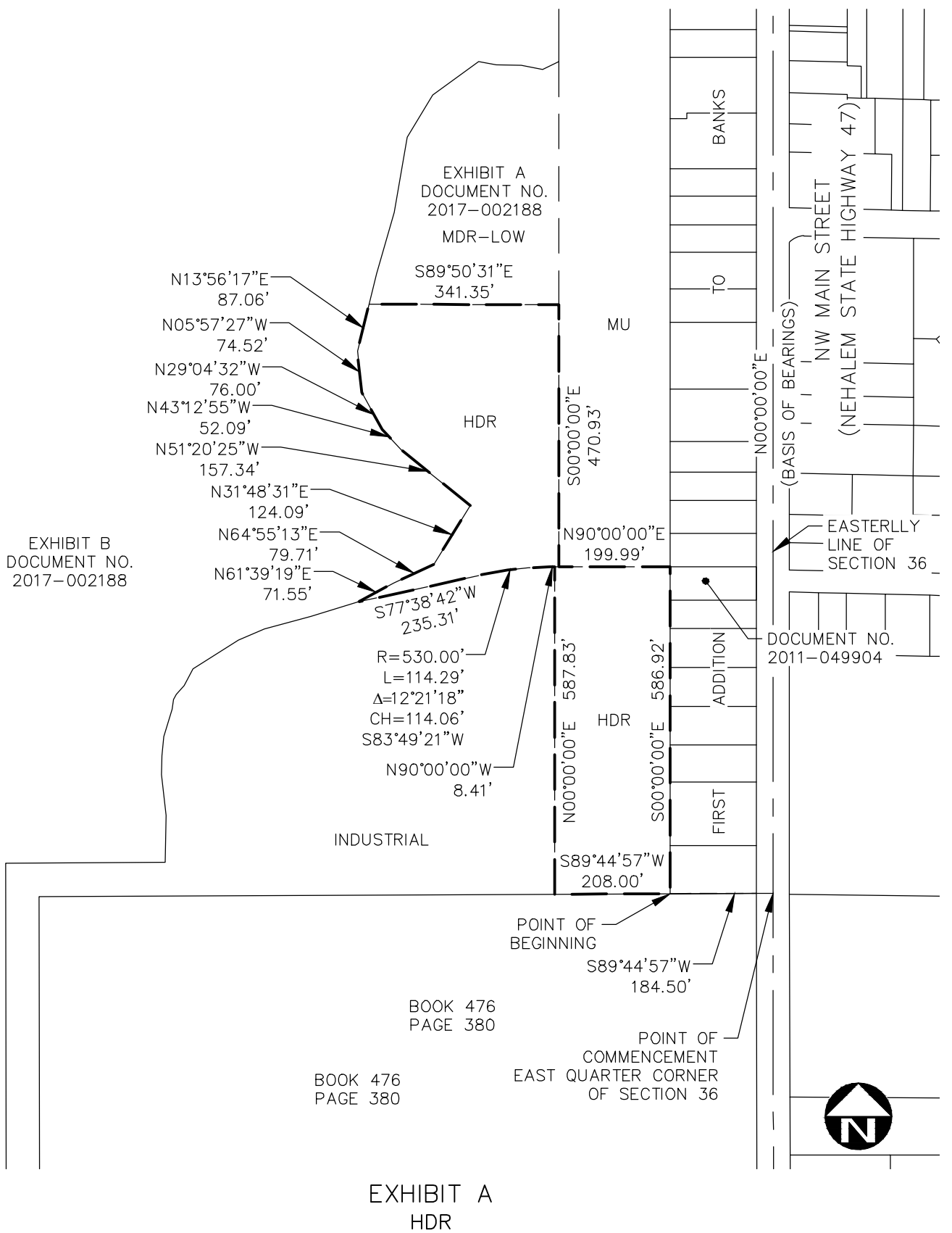


EXHIBIT A  
HDR

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



12564 SW Main St  
Tigard, OR 97223  
[T] 503-941-9484  
[F] 503-941-9485



**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.

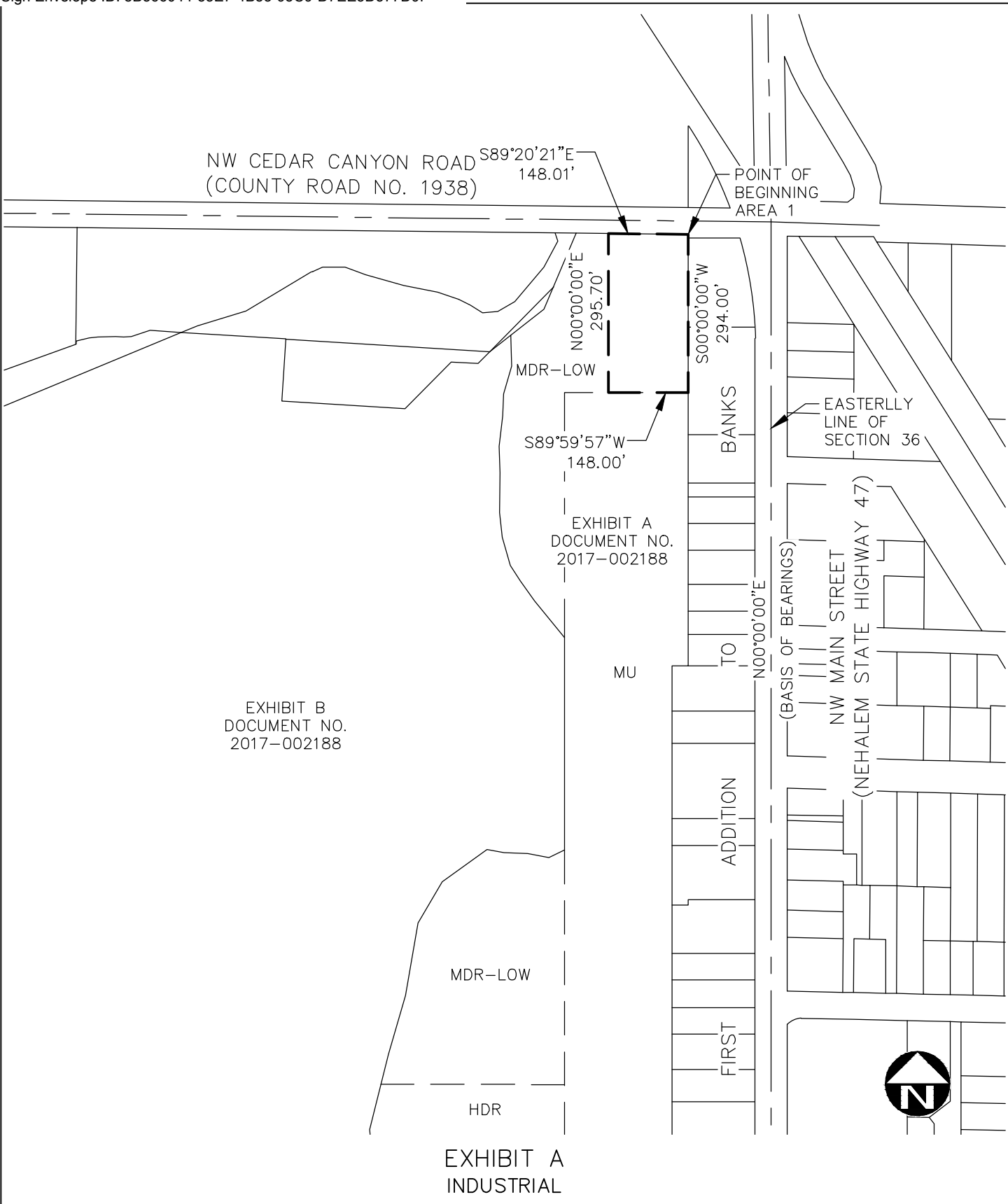
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DocuSigned by:  
*Travis Jansen*

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OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2025

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 PROJECT NO.: 130-004  
 SCALE: 1"=250'  
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12564 SW Main St  
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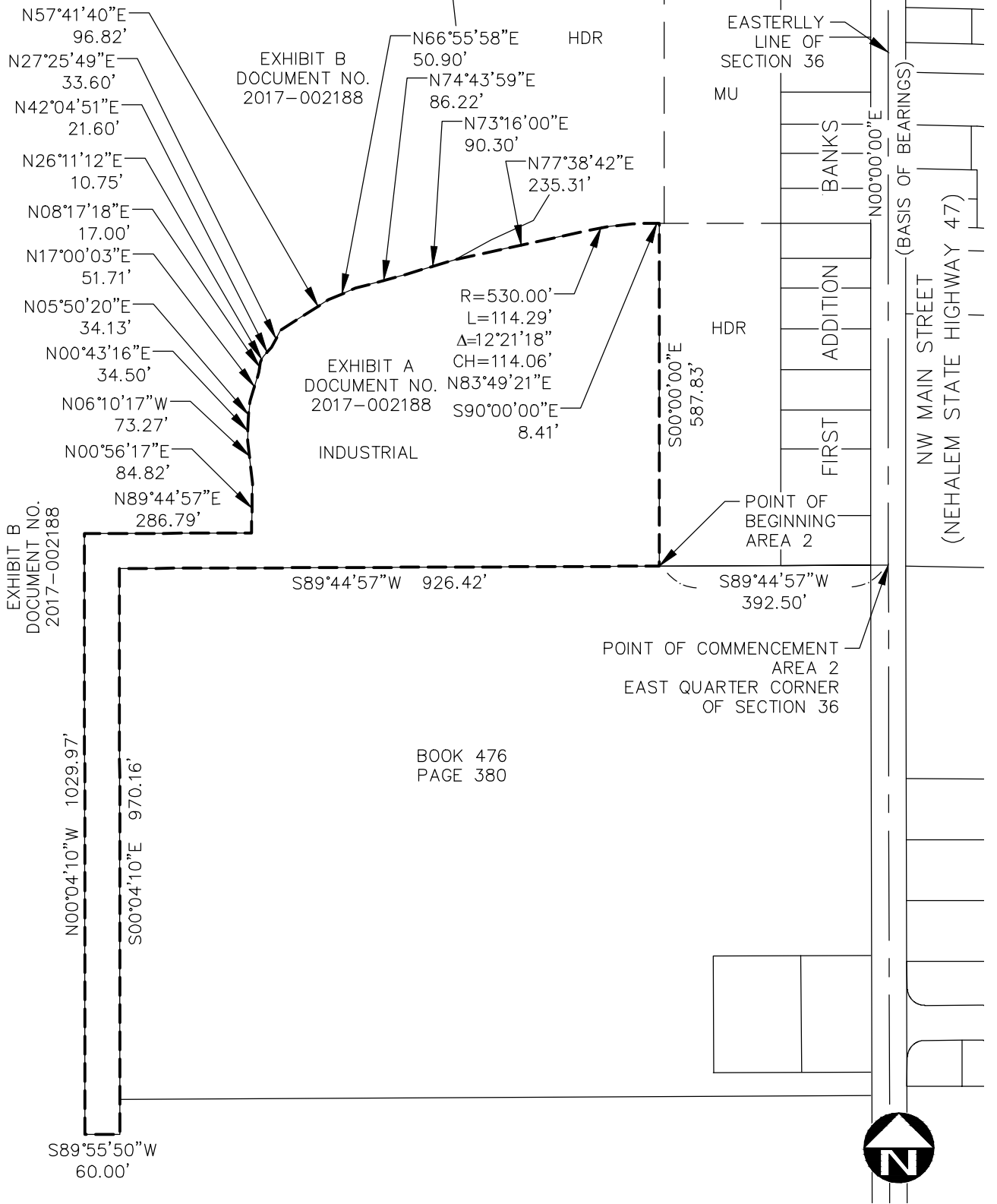


EXHIBIT A  
INDUSTRIAL

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**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:

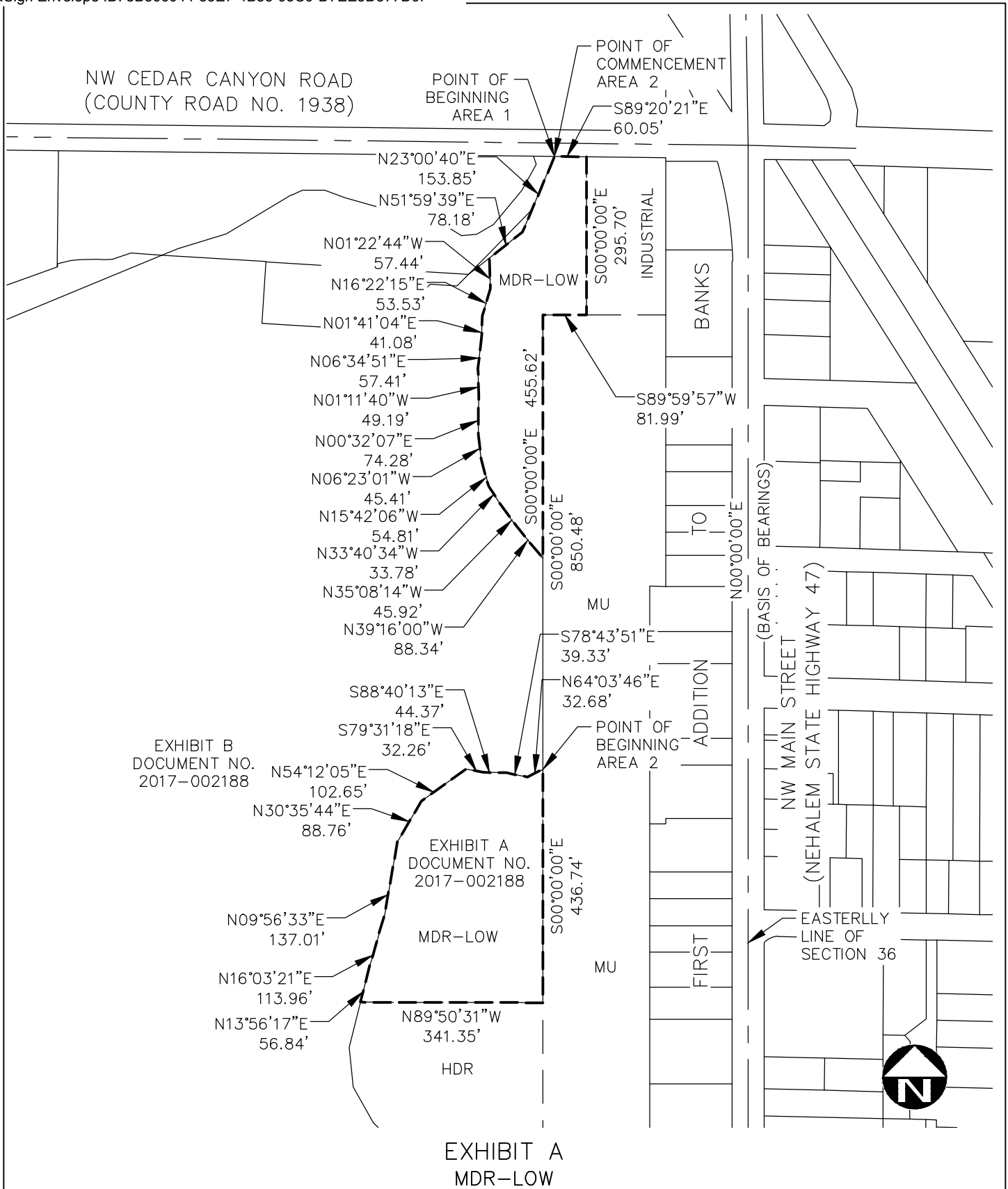
*Travis Jansen*

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**EXHIBIT A**

March 8, 2024

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Zoning Map Amendment  
MU

Job No. 130-004

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:

BEGINNING at the Northwest corner of the land described in Document No. 2011-049904, Washington County Deed Records;

thence North 90° 00' 00" West, a distance of 199.99 feet;

thence North 00° 00' 00" East, a distance of 1758.15 feet;

thence North 89° 59' 57" East, a distance of 229.99 feet to a point on the easterly line of said land described in Exhibit A;

thence along said easterly line, South 00° 00' 00" West, a distance of 508.28 feet to an angle point;

thence continuing along said easterly line, 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" West, a distance of 1250.19 feet to the POINT OF BEGINNING.

Containing 8.42 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.

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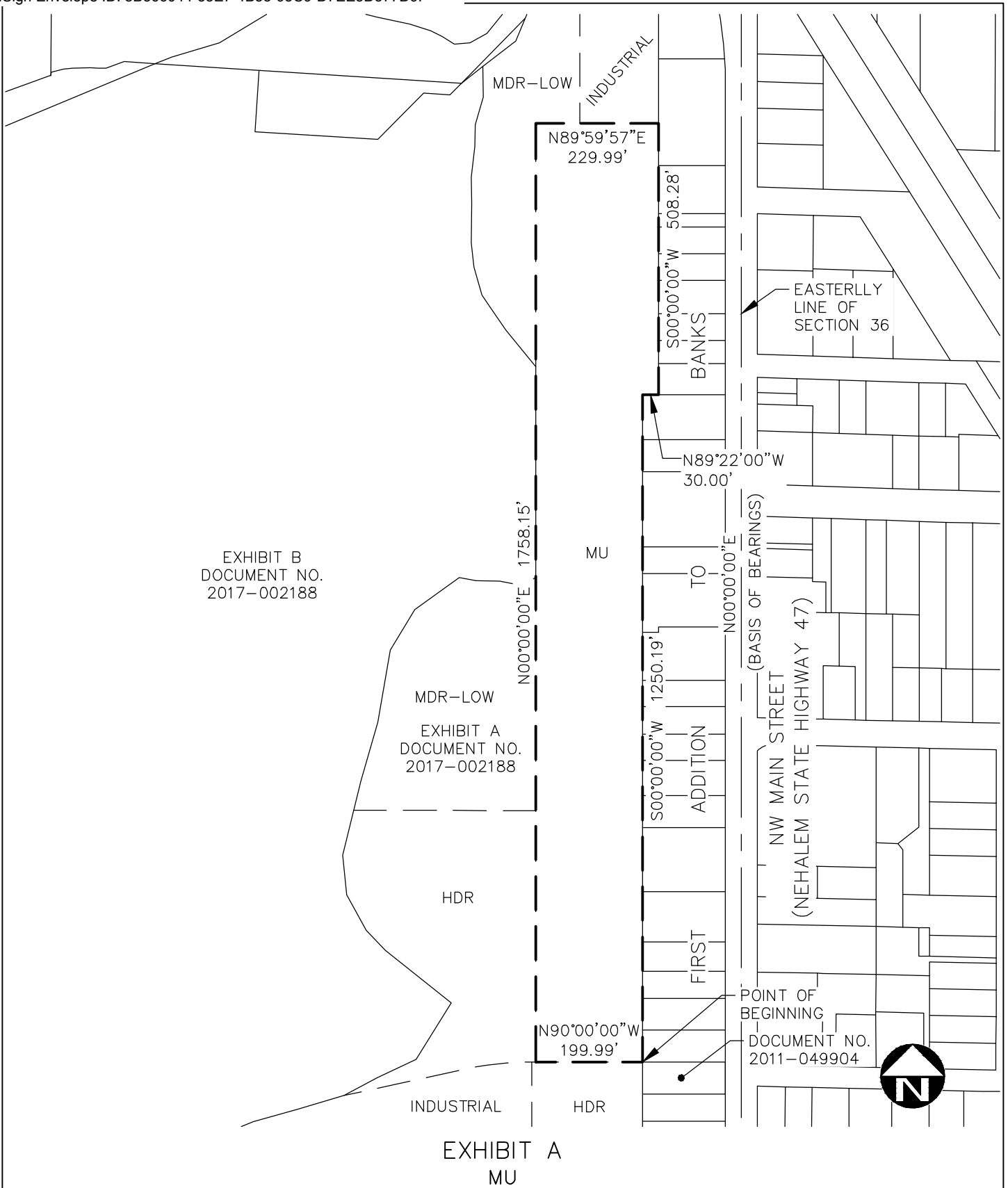
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