



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,

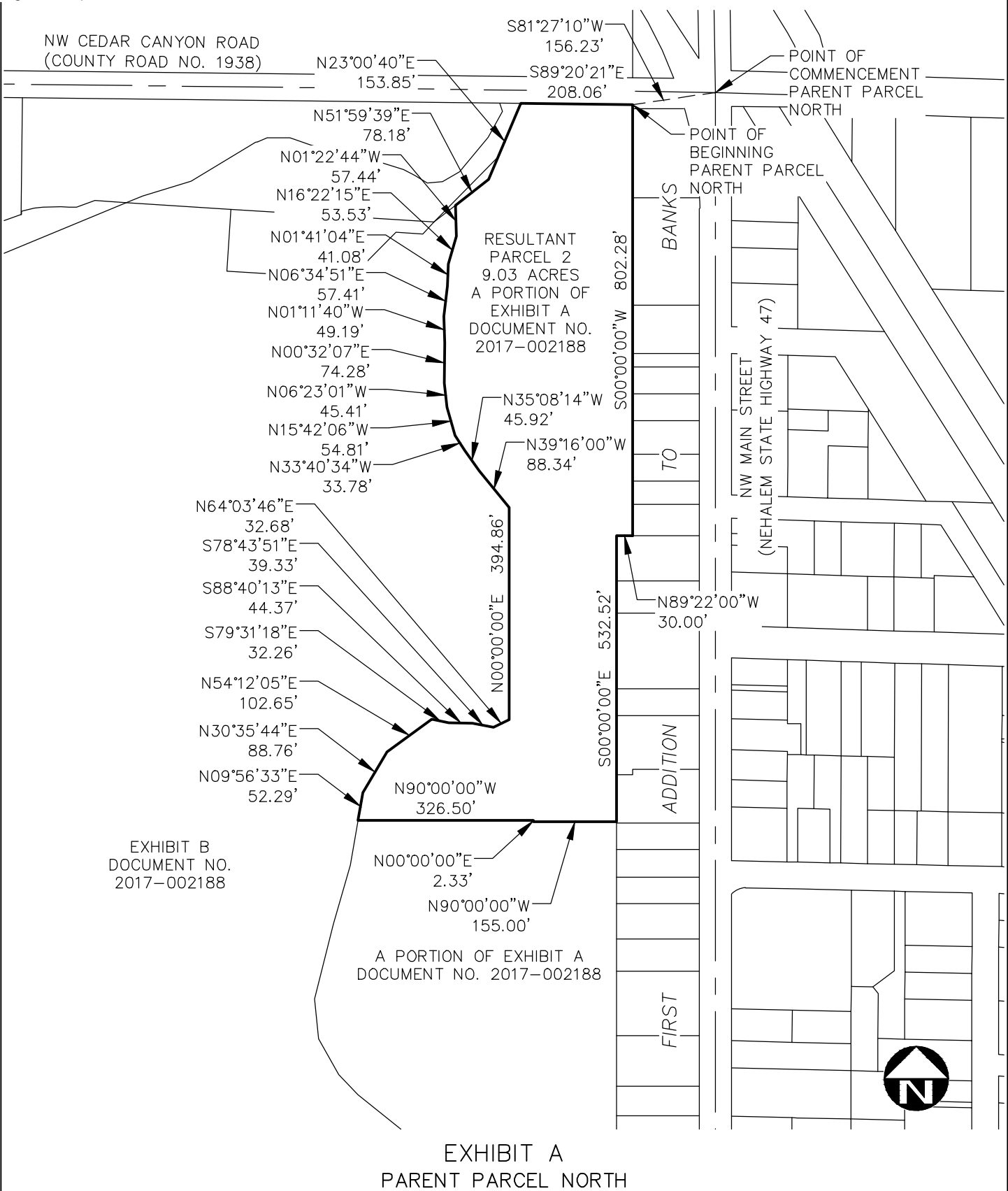
North 00°00' 00" East, a distance of 394.86 feet,
North 39°16' 00" West, a distance of 88.34 feet,
North 35°08' 14" West, a distance of 45.92 feet,
North 33°40' 34" West, a distance of 33.78 feet,
North 15°42' 06" West, a distance of 54.81 feet,
North 06°23' 01" West, a distance of 45.41 feet,
North 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



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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 3 OF 3



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



EXHIBIT B

March 8, 2024

LEGAL DESCRIPTION
Parent Parcel South

Job No. 130-004

A parcel of land being Document No. 2011-049904 and 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 East Quarter corner of said Section 36;

thence along the South line of the Northeast Quarter of said Section 36, 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 1134.42 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,
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 143.90 feet,
North 16° 03' 21" East, a distance of 113.96 feet,
North 09° 56' 33" East, a distance of 84.72 feet;

thence leaving said westerly line, North 90° 00' 00" East, a distance of 326.50 feet;

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

thence North 90° 00' 00" East, a distance of 155.00 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 717.67 feet to the Northwest corner of the land described in Document No. 2011-049904;

thence along the northerly line of said land, South 90° 00' 00" East, a distance of 154.50 feet to the Northeast corner of said land;

thence along the westerly Right-of-Way line of NW Main Street (Nehalem State Highway 47), South 00° 00' 00" East, a distance of 60.00 feet to the Southeast corner of said land;

thence along the southerly line of said land, North 90° 00' 00" West, a distance of 154.50 feet to the Southwest corner of said land;

thence along said easterly line of said land described in Exhibit A, South 00° 00' 00" East, a distance of 526.92 feet to the POINT OF BEGINNING.

Containing 21.23 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DocuSigned by:

Travis Jansen

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OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

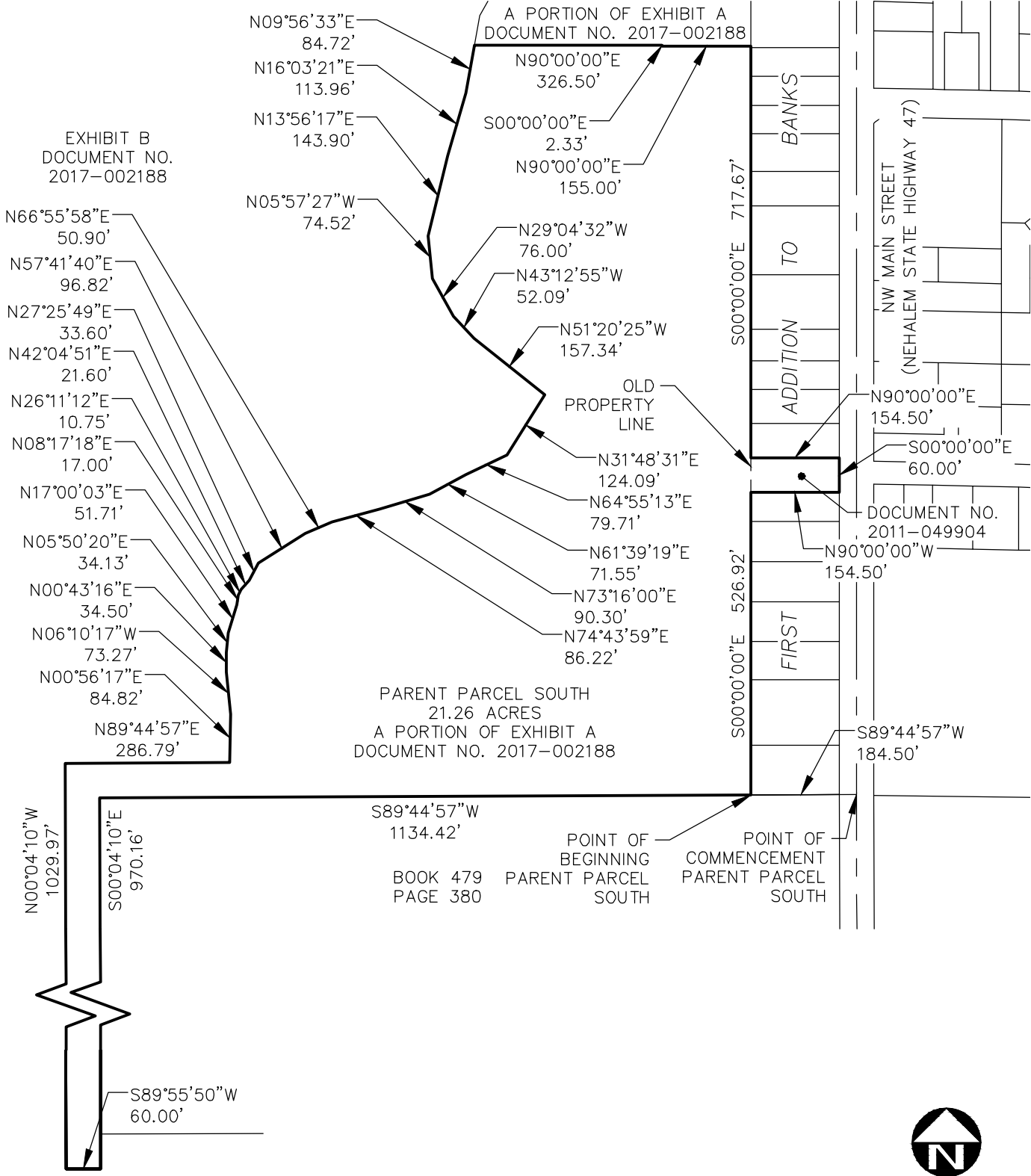


EXHIBIT B
PARENT PARCEL SOUTH

DRAWN BY: FAM DATE: 3/8/24
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