

Document 91052029 being rerecorded to add the City of Tualatin's signature.

91052029  
Washington County  
91070970  
Washington County

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PHYLLIS CONRAD, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by the CITY OF TUALATIN, a municipal corporation of the State of Oregon, hereinafter called the Grantee, hereby conveys and warrants to said grantee that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit:

A tract of land more particularly described as Lot 5, COMTE & KOHLMAN'S LITTLE HOMES NO. 3, in the County of Washington and State of Oregon.

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all claims and encumbrances.

Grantor warrants and will forever defend the title to the property against all persons who may lawfully claim the same.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$235,000.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of September, 1991.  
19th

Phyllis P. Conrad  
Phyllis Conrad

STATE OF OREGON )  
County of Washington ) ss.  
Clackamas )

Personally appeared the above-named Phyllis Conrad and acknowledged the foregoing instrument to be her voluntary act and deed. Subscribed and sworn to before me this 18th day of September, 1991.  
19th

Before me:

Linda L. Quaker  
Notary Public for Oregon

CD-91-60

1-4-94 1-2 1-2

Phyllis Conrad  
22675 SW 108th  
Tualatin, Oregon 97062  
GRANTOR'S NAME AND ADDRESS

Rel. to: City of Tualatin  
P.O. Box 369  
Tualatin, Oregon 97062  
GRANTEE'S NAME AND ADDRESS

After recording return to Grantee

The undersigned City Manager  
of the City of Tualatin, being  
duly authorized and directed by  
the Council of the City of Tualatin,  
pursuant to Ordinance No. 787-89,  
does hereby approve and accept  
the foregoing Warranty Deed on  
behalf of the City of Tualatin.

Dated this 6th day of September, 1991  
December

Stephen A. Rhodes  
City Manager

STATE OF OREGON } SS  
County of Washington

I, Jerry R. Hanson, Director of Assessment  
and Taxation and Ex-Officio Recorder of Con-  
veyances for said county, do hereby certify  
that the within instrument of writing was  
received and recorded in Book of Records of  
said county.



Doc : 91070970  
Rect: 67894 18.00  
12/23/1991 02:45:42PM

STATE OF OREGON } 88  
County of Washington

I, Jerry R. Hanson, Director of Assessment  
and Taxation and Ex-Officio Recorder of Con-  
veyances for said county, do hereby certify that  
the within instrument of writing was received  
and recorded in Book of Records of said county.



Doc : 91052029  
Rect: 62497 38.00  
09/20/1991 08:35:25AM

2 - WARRANTY DEED

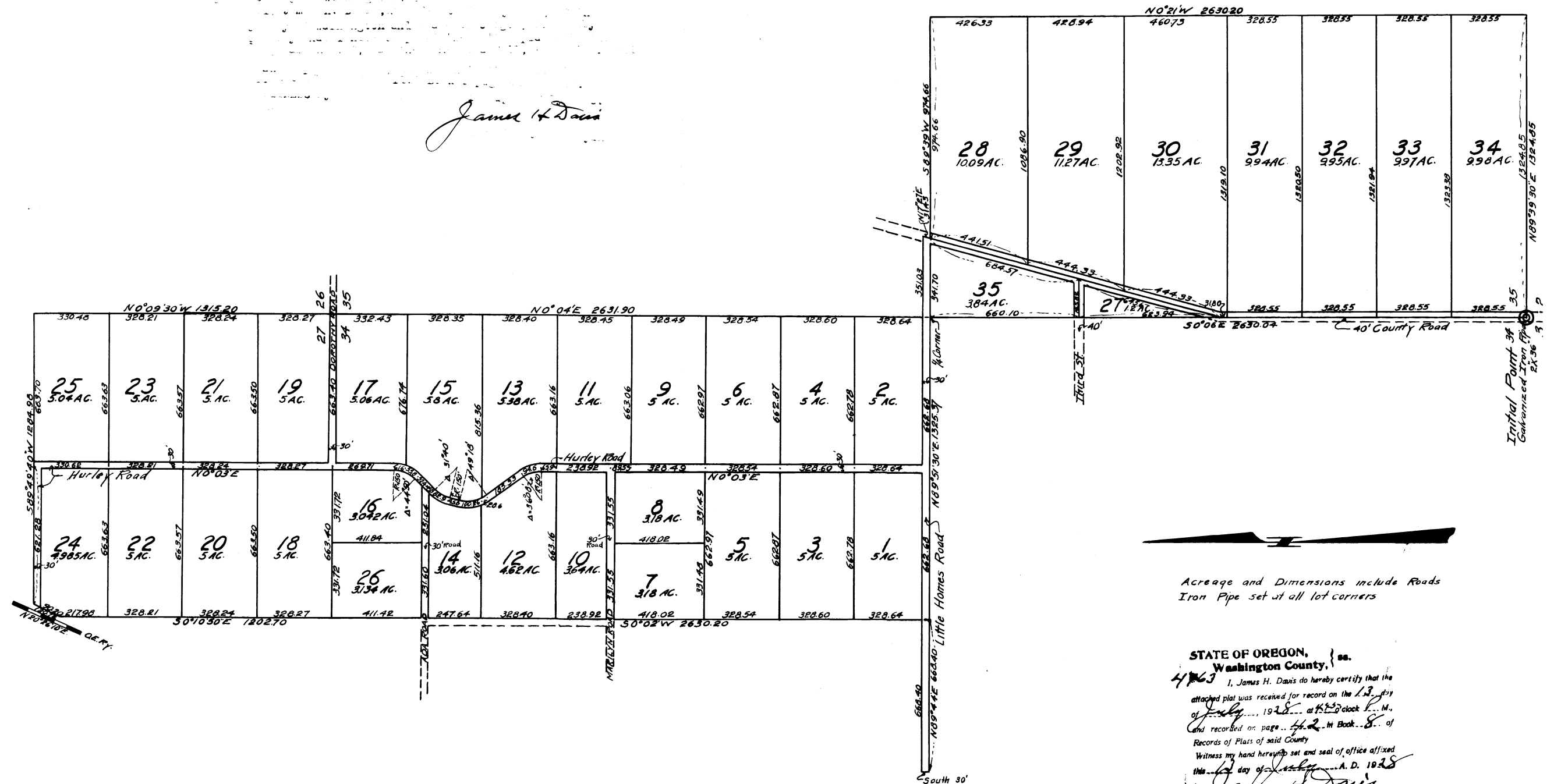
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# COMTE & KOHLMAN'S LITTLE HOMES N° 3

IN SECTIONS 27, 34-35 T.2 S., R.1 W. W.M. WASHINGTON COUNTY OREGON  
D.J. SAGE

Scale 1 in. = 300 ft.



Acreage and Dimensions include Roads  
Iron Pipe set at all lot corners

STATE OF OREGON, } ss.  
Washington County, }

I, James H. Davis do hereby certify that the  
attached plat was received for record on the 13 day  
of July, 1928, at 4:20 o'clock P.M.,  
and recorded on page 442 of Book 8 of  
Records of Plats of said County.

Witness my hand hereunto set and seal of office affixed  
this 13 day of July, A.D. 1928  
*James H. Davis*  
Recorder of Clatsop County.

KNOW ALL MEN BY THESE PRESENTS: That I, A.S. Pattullo and Myra G. Pattullo, his wife, and The Oregon Iron & Steel Company, a corporation organized and existing under and by virtue of the laws of the State of Oregon, do hereby make, establish, and declare the annexed map, a true and correct map and plat of "COMTE & KOHLMANS LITTLE HOMES NO. 3" as described in the accompanying surveyor's certificate, all tracts being of the dimensions shown on said map and all roads of the widths therein set forth and said A.S. Pattullo and Myra G. Pattullo, his wife, and said The Oregon Iron & Steel Company, do hereby dedicate to the use of the public as public ways forever, all roads shown on said map.

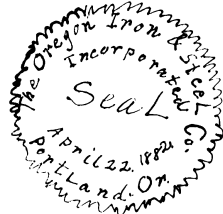
IN WITNESS WHEREOF, said A.S. Pattullo and Myra G. Pattullo, his wife, do here unto set their hands and seals and said "The Oregon Iron & Steel Company," has caused these presents to be executed by its President and Asst. Secretary and its corporate seal to be here unto affixed this 5th day of July, 1928.

Executed in the presence of

John J. Caspary  
Edw. R. Seamer

A.S. Pattullo  
Myra G. Pattullo  
Paul C. Murphy Pres.  
The Oregon Iron & Steel Company

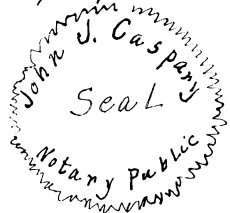
By Elsie M. Silver Asst. Sec.



STATE OF OREGON } ss.  
COUNTY OF MULTNOMAH

BE IT REMEMBERED that on this 5th day of July, 1928 before me, the undersigned, a Notary Public in and for said State and County, personally appeared A.S. Pattullo, and Myra G. Pattullo, his wife, to me known to be the identical persons described in and who executed the foregoing instrument, and they then and there acknowledged to me that they executed the said instrument as their free and voluntary act and deed for the uses and purposes therein set forth, also personally appeared Paul C. Murphy, and Elsie M. Silver, to me personally known to be the President and Assistant Secretary, respectively, of The Oregon Iron & Steel Company, the corporation above named, who being first severally sworn, did say that he the said Paul C. Murphy, is the President, and she the said Elsie M. Silver is the Asst. Secretary of said "The Oregon Iron & Steel Company" and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and they acknowledged said instrument to be the act and deed of said corporation.

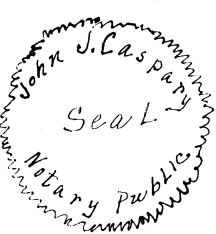
IN WITNESS WHEREOF I have here unto set my hand and affixed my official seal the day and year last above written.



John J. Caspary  
Notary Public in and for Oregon  
My commission expires May 21-1929.

STATE OF OREGON } ss.  
COUNTY OF MULTNOMAH

I, D.J. Sage, being first duly sworn, depose and say that I have correctly surveyed and marked with appropriate monuments the lands represented on the annexed map of "COMTE & KOHLMANS LITTLE HOMES NO. 3". The initial point of said survey is a 2" galvanized iron pipe, 36" long and driven 6" below the surface of the ground at the corners of Section's 34, 35, 2 and 3, T.2S., R.1W., W.M. Washington County Oregon. The property platted is described as follows, to wit: Beginning at the initial point of said survey, thence N 89° 39' 30" E along the southerly line of Section 35, 1324.05 feet thence N 0° 21' W, 2630.20 feet to the east and west center line through Section 35 thence S 89° 39' W along said east and west line 974.66 feet to the center line of a County Road, thence N 17° 27' E along said center line 31.43 feet thence S 89° 39' W 351.03 feet to the line between Secs. 34 and 35, thence N 0° 04' E along said line 2631.90 feet to the corners of Sections 26, 27, 34 and 35, thence N 0° 09' 30" W on the line between Sections 26 and 27 1315.20 feet thence S 89° 49' 40" W 1284.98, thence S 20° 26' 10" W 120.72 feet thence S 0° 10' 50" E 1202.70 thence S 0° 02' W 2600.20 feet thence S 89° 44' W 668.40 feet thence South 30 feet thence N 89° 44' E 668.40 feet to a stone at the initial point of North Tongue, thence N 89° 51' 30" E along the east and west line of Section 34 1325.37 feet to the one quarter corner on the east line of Section 34, thence S 0° 06' E along the line between Secs. 34 and 35 2630.04 feet to the point of beginning, all in Sections 27, 34, and 35 T.2S., R.1W. W.M.



D.J. Sage  
Subscribed and sworn to before me  
this 5th day of July, 1928  
John J. Caspary  
Notary Public in and for Oregon  
My commission expires May 21-1929.

All taxes from to 1927 are paid  
By George L. ... Sheriff  
George L. ... Deputy

Approved July 11th 1928  
W.F. Bolay County Assessor  
By J.E. Carpenter Deputy

Approved July 11 1928  
Edw. R. Seamer County Surveyor

Approved July 11-1928  
Edward ... County JUDGE  
Edw. R. Seamer County  
Edw. R. Seamer Commissioners

Attest Edw. R. Seamer  
County Clerk

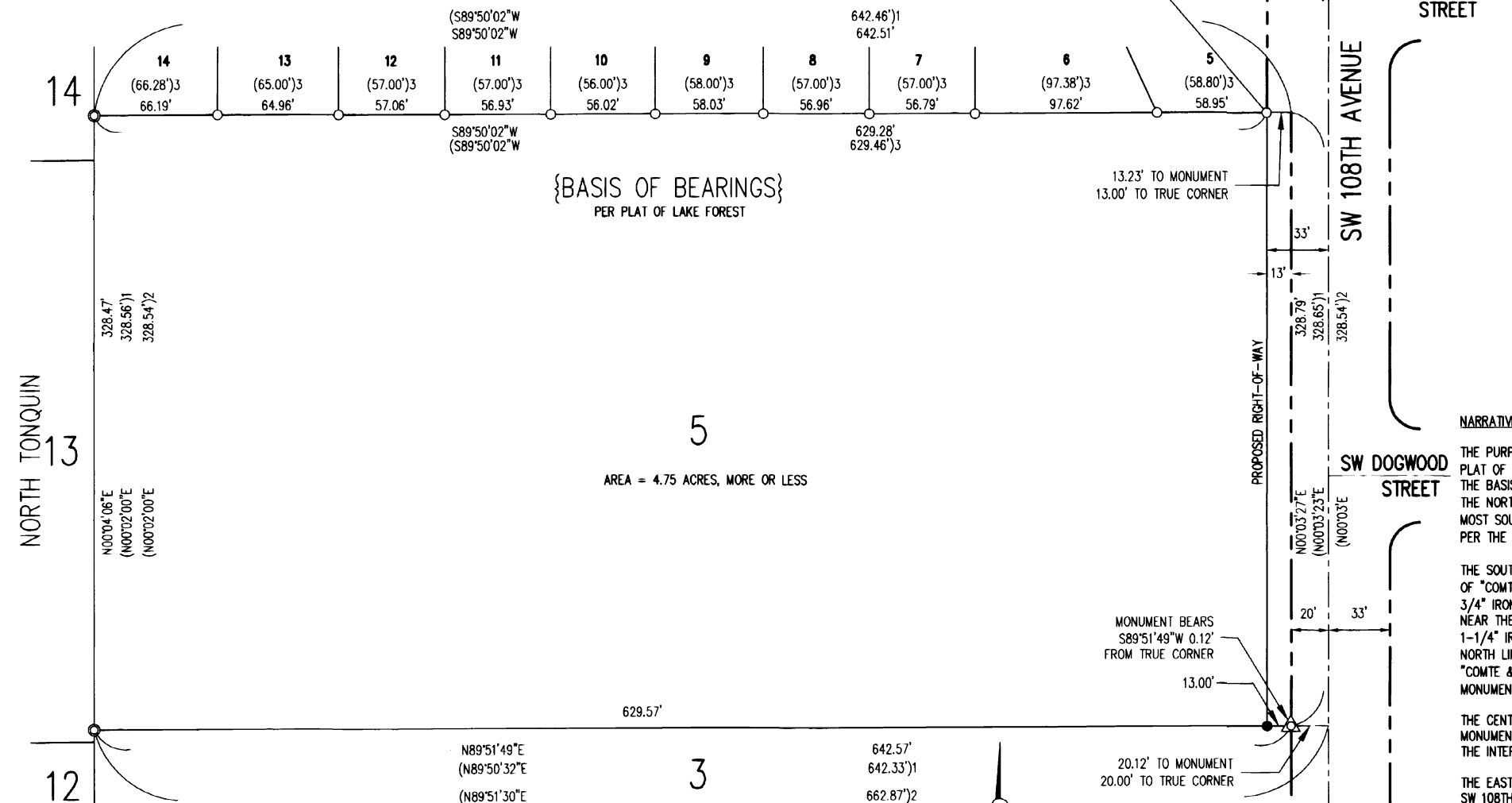


ACCEPTED FOR FILING 3-15-2002

## RECORD OF SURVEY

LOT 5 PER PLAT OF "COMTE & KOHLMAN'S LITTLE HOMES  
NO. 3", LOCATED IN THE NORTHEAST ONE-QUARTER OF  
SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON  
COUNTY, OREGON

LAKE FOREST



{BASIS OF BEARINGS}  
PER PLAT OF LAKE FOREST

5

AREA = 4.75 ACRES, MORE OR LESS

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE OUTER BOUNDARY OF LOT 5 PER THE PLAT OF "COMTE & KOHLMAN'S LITTLE HOMES NO. 3", WASHINGTON COUNTY SURVEY RECORDS. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY HOLDING THE LINE BETWEEN THE NORTHWEST CORNER OF LOT 5, "COMTE & KOHLMAN'S LITTLE HOMES NO. 3", AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE PLAT OF "LAKE FOREST" AT S89°50'02"W AS PER THE PLAT OF "LAKE FOREST".

THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE FOUND 1-1/4" IRON PIPE FROM THE PLAT OF "COMTE & KOHLMAN'S LITTLE HOMES NO. 3" AS THE SOUTHWEST CORNER AND THE FOUND 3/4" IRON PIPE FROM THE PLAT OF "COMTE & KOHLMAN'S LITTLE HOMES NO. 3" FOR LINE NEAR THE SOUTHEAST CORNER. THE WEST LINE WAS ESTABLISHED BY HOLDING THE FOUND 1-1/4" IRON PIPES FROM THE PLAT OF "COMTE & KOHLMAN'S LITTLE HOMES NO. 3". THE NORTH LINE WAS ESTABLISHED BY HOLDING THE FOUND 1-1/4" IRON PIPE FROM THE PLAT OF "COMTE & KOHLMAN'S LITTLE HOMES NO. 3" FOR THE NORTHWEST CORNER AND FOUND MONUMENTS FROM THE PLAT OF "LAKE FOREST".

THE CENTERLINE OF SW 108TH AVENUE WAS ESTABLISHED BY HOLDING FOUND CENTERLINE MONUMENTS AT THE INTERSECTION OF SW 108TH AVENUE AND SW MARILYN STREET AND AT THE INTERSECTION OF SW 108TH AVENUE AND SW COTTONWOOD STREET.

THE EAST BOUNDARY OF SAID LOT 5 WAS ESTABLISHED BY OFFSETTING THE CENTERLINE OF SW 108TH AVENUE 20 FEET WESTERLY.

A MONUMENT WAS SET ON THE SOUTH LINE 13.00 FEET WESTERLY FROM THE TRUE SOUTHEAST CORNER. THIS MONUMENT IS AT THE PROPOSED FUTURE RIGHT-OF-WAY LINE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Anthony C. Bell

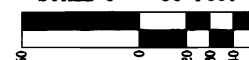
OREGON  
JULY 18, 1984  
ANTHONY C. BENTHIN  
2655

**EXPIRES 12/31/03**

THIS SURVEY WAS PREPARED USING HP PRODUCT  
#51645A CARTRIDGE ON CONTINENTAL #JPC4M2  
POLYESTER FILM.

PREPARED FOR:  
CITY OF TUALATIN  
18880 SW MARTINAZZI AVE.  
TUALATIN, OR 97062

SCALE 1" = 50 Feet



JOB NAME: SW 108TH AVENUE RESERVOIR SITE SURVEY	
JOB LOCATION: TUALATIN, WASHINGTON COUNTY, OREGON	
DRAWN BY: HAYES M <sup>C</sup> COY	DATE DRAWN: FEBRUARY 6th, 2002
CHECKED BY: TONY BENTHIN	DATE SURVEYED: FEBRUARY 14th, 2002
DESIGNED BY: HAYES M <sup>C</sup> COY	REVISED:
DRAWING NO.: 828PLAT	SHEET 1 OF

ENGINEERING • PLANNING • SURVEYING • FORESTRY  
LICENSED IN OR & WA



**13910 SW GALBREATH  
DRIVE, SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969**

E-MAIL: [aks@aks-eng.com](mailto:aks@aks-eng.com)