

NORTHWOOD ESTATES NO. 3

PLAT BOOK 148 PAGE 010
 PLAT. NO. 4509

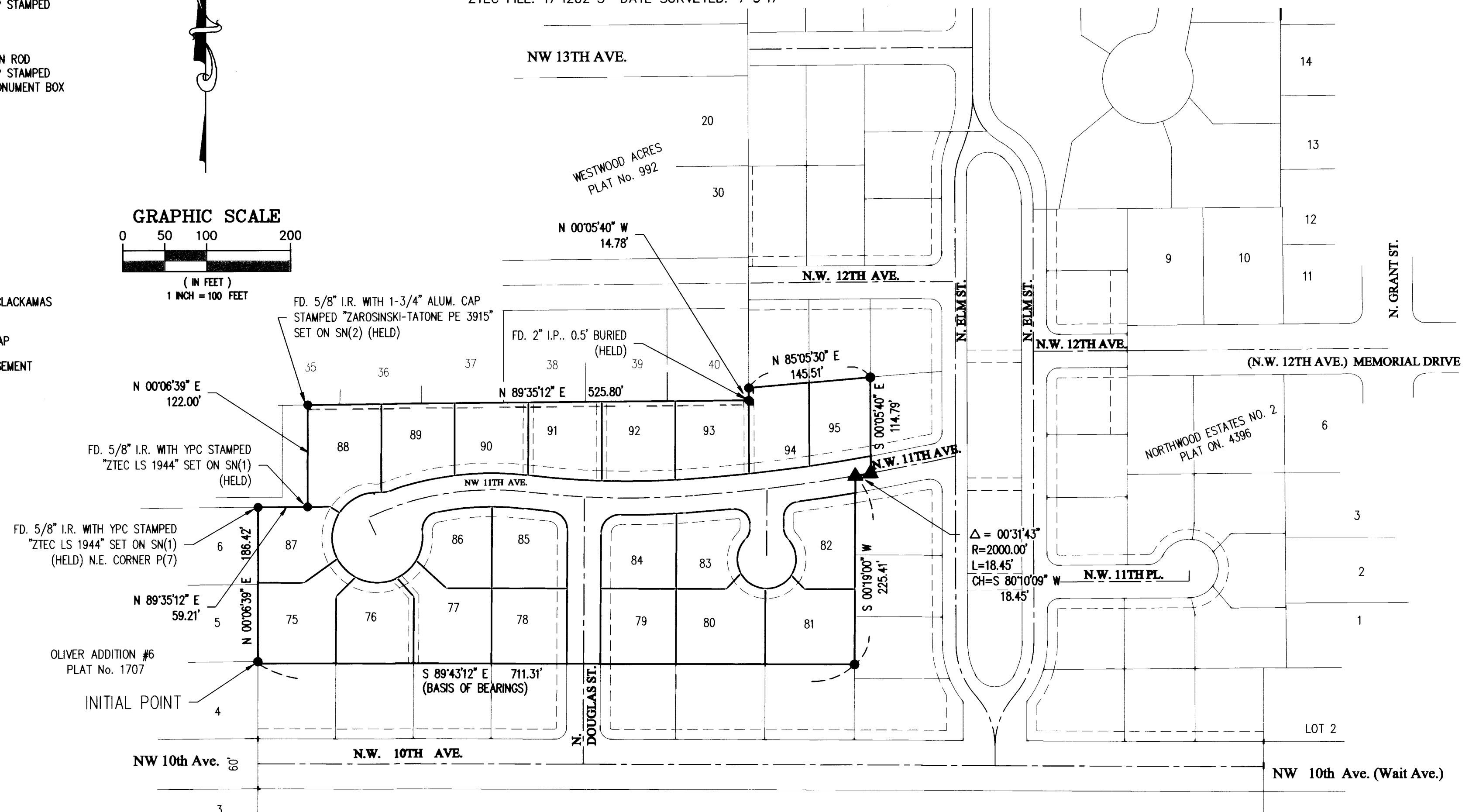
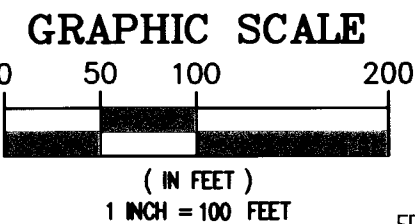
LOCATED IN THE NW 1/4 OF SECTION 33,
 & THE N.E. 1/4 OF SECTION 32, T.3S, R.1E, W.M.,
 CITY OF CANBY, CLACKAMAS COUNTY, OREGON

CITY OF CANBY CASE # SUB 17-01
ZTec ENGINEERS INC.

3880 S.E. 8TH AVENUE, SUITE 280 PORTLAND, OREGON 97202
 PH: (503) 235-8795 FAX: (503) 233-7889
 ZTEC FILE: 17-1202-5 DATE SURVEYED: 7-3-17

LEGEND:

- DENOTES 5/8" I.R. WITH YPC STAMPED "ZTEC LS 1944", SET ON P(1) UNLESS OTHERWISE NOTED
- ▲ DENOTES FOUND 5/8" IRON ROD WITH YPC STAMPED "ZTEC LS 1944" IN A MONUMENT BOX AND SET ON P(1)
- DENOTES 5/8"x30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" AND SET ON 7-3-2017
- △ DENOTES 5/8"x30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET IN A MONUMENT BOX AND SET ON 7-3-2017
- I.R. DENOTES IRON ROD
- I.P. DENOTES IRON PIPE
- O.U. DENOTES ORIGIN UNKNOWN
- FD. DENOTES FOUND
- (M) DENOTES MEASURED
- ALUM. DENOTES ALUMINUM
- SQ. FT. DENOTES SQUARE FEET
- SN DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- YPC DENOTES YELLOW PLASTIC CAP
- PUE DENOTES PUBLIC UTILITY EASEMENT
- SN(1) SN 2004-403
- SN(2) SN 13731
- SN(3) SN 23864
- SN(4) SN 594
- SN(5) SN 29340
- SN(6) SN 10906
- SN(7) SN 16040



NOTES:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF CANBY PLANNING COMMISSION IN CASE FILE NO. SUB 17-01.
2. THIS PLAT IS SUBJECT TO CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S) AS DISCLOSED IN DOCUMENT NO. _____, CLACKAMAS COUNTY DEED RECORDS.
3. THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF CANBY DATED 1-26-07 AND RECORDED AS DOCUMENT NO. 2007-007387, CLACKAMAS COUNTY DEED RECORDS.
4. THE PURPOSE OF THE STREET TREE EASEMENT IS TO GRANT THE CITY OF CANBY TEMPORARY ACCESS FOR A PERIOD OF TWO YEARS FOLLOWING THE RECORDING OF THIS PLAT FOR THE PURPOSE OF TREE PLANTING AND MAINTENANCE. AFTER THIS TWO YEAR PERIOD, THE CITY'S INTEREST IN SAID EASEMENT SHALL TERMINATE, AND ALL RIGHTS AND RESPONSIBILITY FOR THE CARE AND MAINTENANCE OF THE PLANTED TREES, SHALL INURE TO THE LOTS FORMERLY ENCLUMBERED BY THIS EASEMENT. CITY CODE CHAPTER 16.64 SECTION 010M.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Chris Fischborn

OREGON
 JULY 17, 1981
 CHRIS FISCHBORN
 1944

RENEWAL DATE: 1/1/2018

SHEET INDEX:

- SHEET 1: PLAT, NOTES, LEGEND & SHEET INDEX
- SHEET 2: LOT LAYOUT, CURVE DATA
- SHEET 3: SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATION, ACKNOWLEDGMENTS, APPROVALS & REMAINING MONUMENTATION STATEMENT, CONSENT AFFIDAVIT.

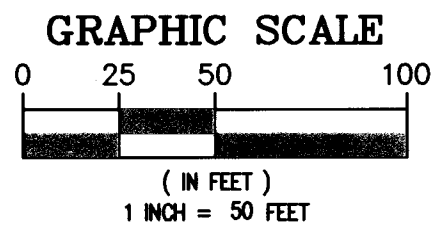
No.	Delta	Radius	Length	Chord Bearing	Chord Length
1	03°02'54"	2000.00'	106.41'	S 81°57'27" W	106.39'
2	02°52'07"	2000.00'	100.13'	S 84°54'57" W	100.12'
3	06°46'05"	1000.00'	118.12'	S 89°44'04" W	118.06'
4	03°54'03"	1000.00'	68.08'	N 84°55'53" W	68.07'
5	31°55'11"	350.00'	194.99'	S 81°03'33" W	192.47'
6	01°58'34"	2020.00'	69.67'	N 81°31'12" E	69.67'
7	82°11'30"	19.00'	27.26'	N 41°24'45" E	24.98'
8	43°45'49"	19.00'	14.51'	N 21°33'54" W	14.16'
9	76°30'46"	35.00'	46.74'	N 05°11'26" W	43.34'
10	59°15'37"	35.00'	36.20'	N 62°41'45" E	34.61'
11	59°15'37"	35.00'	36.20'	S 58°02'38" E	34.61'
12	72°29'25"	35.00'	44.28'	S 07°50'00" W	41.39'
13	43°45'42"	19.00'	14.51'	S 22°11'51" W	14.16'
14	95°36'05"	19.00'	31.70'	S 47°29'02" E	28.15'
15	01°38'06"	2020.00'	57.64'	N 85°31'58" E	57.64'
16	00°31'51"	1020.00'	9.45'	N 86°36'57" E	9.45'
17	03°48'49"	1020.00'	67.89'	N 88°47'17" E	67.88'
18	90°22'42"	22.00'	34.70'	N 45°30'21" E	31.21'
19	84°59'50"	22.00'	32.64'	S 42°10'53" E	29.72'
20	01°41'56"	1020.00'	30.24'	S 83°49'50" E	30.24'
21	06°55'51"	330.00'	39.92'	S 86°26'47" E	39.89'
22	11°28'54"	330.00'	66.13'	N 84°20'51" E	66.02'
23	84°41'09"	22.00'	32.52'	N 36°15'50" E	29.64'
24	37°09'52"	54.00'	35.03'	N 12°30'12" E	34.42'
25	33°09'26"	54.00'	31.25'	N 47°39'51" E	30.82'
26	54°27'57"	54.00'	51.33'	S 88°31'27" E	49.42'

NORTHWOOD ESTATES NO. 3

LOCATED IN THE NW 1/4 OF SECTION 33,
& THE N.E. 1/4 OF SECTION 32, T.3S, R.1E, W.M.,
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ZTEC ENGINEERS INC.
3880 S.E. 8TH AVENUE, SUITE 280 PORTLAND, OREGON 97202
PH: (503) 235-8795 FAX: (503) 233-7889
ZTEC FILE: 17-1202-5 DATE SURVEYED: 7-3-17

No.	Delta	Radius	Length	Chord Bearing	Chord Length
27	33°09'26"	54.00'	31.25'	S 44°42'46" E	30.82'
28	61°34'34"	54.00'	58.03'	S 02°39'14" W	55.28'
29	61°02'34"	54.00'	57.53'	S 63°57'48" W	54.85'
30	01°29'33"	22.00'	0.57'	N 86°15'41" W	0.57'
31	22°26'00"	22.00'	8.61'	S 81°46'14" W	8.56'
32	12°37'06"	370.00'	81.49'	S 76°52'05" W	81.32'
33	13°36'05"	370.00'	87.83'	S 89°58'39" W	87.63'
34	00°14'27"	370.00'	1.55'	N 83°06'06" W	1.55'
35	05°02'57"	980.00'	86.36'	N 85°30'19" W	86.33'
36	05°07'31"	980.00'	87.66'	S 89°24'26" W	87.63'
37	00°29'40"	980.00'	8.46'	S 86°35'52" W	8.46'
38	02°18'35"	1980.00'	79.82'	S 85°11'44" W	79.81'
39	02°05'56"	1980.00'	72.53'	S 82°59'29" W	72.53'
40	02°08'21"	1980.00'	73.92'	S 80°52'20" W	73.92'

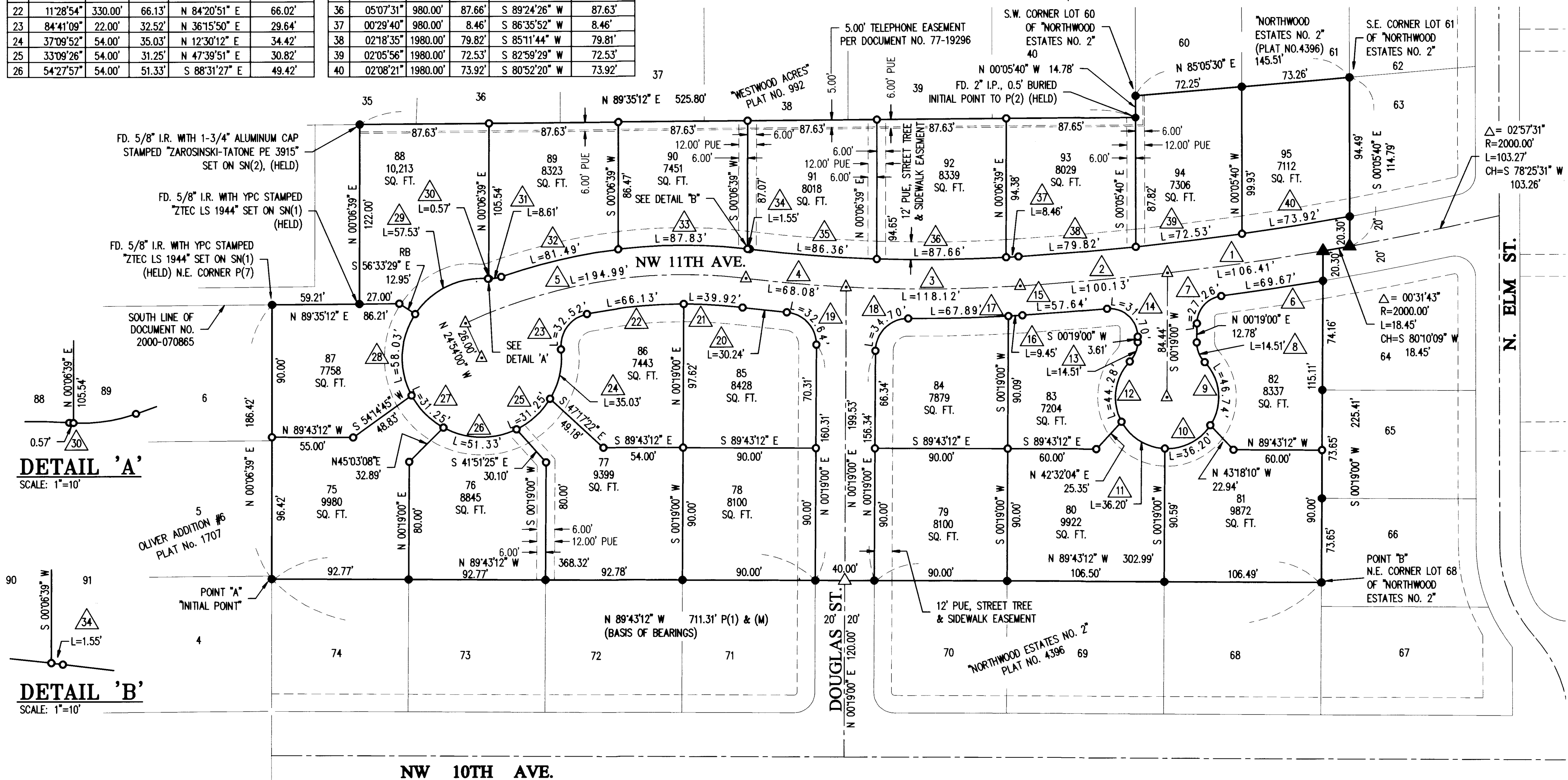


REGISTERED
PROFESSIONAL
LAND SURVEYOR
Chris Fischborn
OREGON
JULY 17, 1981
CHRIS FISCHBORN
1944
RENEWAL DATE: 1/1/2018

LEGEND:

- DENOTES 5/8" I.R. WITH YPC STAMPED "ZTEC LS 1944", SET ON P(1) UNLESS OTHERWISE NOTED
- ▲ DENOTES 5/8" I.R. WITH YPC STAMPED "ZTEC LS 1944", IN MONUMENT BOX, SET ON P(1)
- DENOTES 5/8"x30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" AND SET ON 7-3-17
- △ DENOTES 5/8"x30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" SET IN A MONUMENT BOX AND SET ON 7-3-17
- P(1) DENOTES PLAT OF "NORTHWOOD ESTATES NO. 2" (PLAT NO. 4396)
- P(2) DENOTES PLAT OF "WESTWOOD ACRES" (PLAT NO. 992)
- SQ. FT. DENOTES SQUARE FEET
- SN DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- I.R. DENOTES IRON ROD
- I.P. DENOTES IRON PIPE
- FD. DENOTES FOUND
- YPC DENOTES YELLOW PLASTIC CAP
- SN(1) SN 2004-403
- SN(2) SN 13731
- RB DENOTES RADIAL BEARING
- SFNF DENOTES SEARCH FOR NOT FOUND
- (M) DENOTES MEASURED
- PUE DENOTES PUBLIC UTILITY EASEMENT

PLAT BOOK 148, PAGE 010
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DETAIL 'A'
SCALE: 1"=10'

DETAIL 'B'
SCALE: 1"=10'

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CITY OF CANBY CASE # SUB 17-01

ZTec ENGINEERS INC.

3880 S.E. 8TH AVENUE, SUITE 280 PORTLAND, OREGON 97202

PH: (503) 235-8795 FAX: (503) 233-7889

ZTEC FILE: 17-1202-5 DATE SURVEYED: 7-3-17

SURVEYOR'S CERTIFICATE:

I, CHRIS FISCHBORN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ATTACHED SUBDIVISION PLAT, "NORTHWOOD ESTATES NO. 3", BEING A TRACT OF LAND, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 33 AND IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON.

THAT AT THE INITIAL POINT I FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944", SAID POINT BEING AT THE NORTHWEST CORNER OF LOT 74 OF SAID "NORTHWOOD ESTATES NO. 2", SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF "OLIVER ADDITION NO. 6" (PLAT NO. 1707); THENCE NORTH 00°06'39" EAST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 186.42 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" FOUND AT THE NORTHEAST CORNER OF LOT 6 OF SAID "OLIVER ADDITION NO. 6", SAID POINT ALSO BEING ON THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED AS DOCUMENT NO. 2000-070865, CLACKAMAS COUNTY DEED RECORDS; THENCE NORTH 89°35'12" EAST, ALONG THE SOUTH LINE OF SAID DOCUMENT NO. 2000-070865 TRACT, A DISTANCE OF 59.21 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" FOUND AT THE SOUTHEASTERLY CORNER OF SAID DOCUMENT NO. 2000-070865 TRACT; THENCE NORTH 00°06'39" EAST, ALONG THE EAST LINE OF SAID DOCUMENT NO. 2000-070865 TRACT, A DISTANCE OF 122.00 FEET TO A 5/8 INCH IRON ROD WITH A 1-3/4 INCH ALUMINUM CAP STAMPED "ZAROSINSKI-TATONE PE 3915" FOUND ON THE SOUTH LINE OF THE PLAT OF "WESTWOOD ACRES" (PLAT NO. 992); THENCE NORTH 89°35'12" EAST, ALONG THE SOUTH LINE OF SAID "WESTWOOD ACRES", A DISTANCE OF 525.80 FEET TO A 2 INCH IRON PIPE 6 INCHES BURIED FOUND AT THE INITIAL POINT TO SAID "WESTWOOD ACRES"; THENCE NORTH 00°05'40" WEST ALONG THE EAST LINE OF SAID "WESTWOOD ACRES", A DISTANCE OF 14.78 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" FOUND AT THE SOUTHWEST CORNER OF LOT 60 OF SAID "NORTHWOOD ESTATES NO. 2"; THENCE NORTH 85°05'30" EAST, ALONG THE SOUTH LINE OF SAID LOT 60 AND ALONG THE SOUTH LINE OF LOT 61 OF SAID "NORTHWOOD ESTATES NO. 2", A DISTANCE OF 145.51 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 61; THENCE SOUTH 00°05'40" EAST, ALONG THE WEST LINE OF LOT 63 OF SAID "NORTHWOOD ESTATES NO. 2" AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 114.79 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" IN A MONUMENT BOX FOUND AT THE CENTERLINE OF N.W. 11TH AVENUE; THENCE ALONG SAID CENTERLINE, ALONG A 2000.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°31'43", AN ARC DISTANCE OF 18.45 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 80°10'09" WEST, A DISTANCE OF 18.45 FEET) TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" IN A MONUMENT BOX ON SAID CENTERLINE OF SAID N.W. 11TH AVENUE; THENCE SOUTH 00°19'00" WEST ALONG WEST LINE OF LOTS 64, 65 AND 66 OF SAID "NORTHWOOD ESTATES NO. 2" AND THEIR NORTHERLY EXTENSION, A DISTANCE OF 225.41 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" FOUND AT THE NORTHEAST CORNER OF LOT 68 OF SAID "NORTHWOOD ESTATES NO. 2"; THENCE NORTH 89°43'12" WEST, ALONG THE NORTH LINE OF LOTS 68 THROUGH 74, NORTHWOOD ESTATES NO. 2, A DISTANCE OF 711.31 FEET TO THE INITIAL POINT.

SAID TRACT OF LAND CONTAINS AN AREA OF 5.0500 ACRES MORE OR LESS.

NARRATIVE:

PURPOSE OF SURVEY: TO SUBDIVIDE THE NORTHERLY "REMAINDER TRACT" SHOWN ON THE PLAT OF "NORTHWOOD ESTATES NO. 2" INTO 21 LOTS AS SHOWN.

BASIS OF BEARINGS: S 89°43'12" E BETWEEN THE 5/8 INCH IRON RODS FOUND AT POINTS "A" AND "B", PER THE PLAT OF "NORTHWOOD ESTATES NO. 2".

FOR A DETERMINATION OF THE BOUNDARY OF THIS PLAT, SEE SN 2004-403.

CONSENT AFFIDAVIT:

A PLAT CONSENT AFFIDAVIT FROM NORTHWOOD INVESTMENTS, TRUST DEED BENEFICIARIES AS PER DOCUMENT NO. 2017-053920, HAS BEEN RECORDED AS DOCUMENT NO. 2017-065600. CLACKAMAS COUNTY DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Chris Fischborn

OREGON
JULY 17, 1981
CHRIS FISCHBORN
1944

RENEWAL DATE: 1/1/2018

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT, 2KRMT, INC. AN OREGON CORPORATION, OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF NORTHWOOD ESTATES NO. 3 AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP UNDER THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AND DOES FURTHER STATE THAT THIS PLAT IS SUBJECT TO THE RESTRICTIONS SHOWN OR NOTED HEREON, AND DOES HEREBY DEDICATE THE STREETS TO THE PUBLIC FOR PUBLIC USE FOREVER.

Ronald G. Tatone
2KRMT, INC. AN OREGON CORPORATION, RONALD G. TATONE, PRESIDENT

Curt J. McLeod
2KRMT, INC. AN OREGON CORPORATION, CURT J. MCLEOD, SECRETARY

ACKNOWLEDGMENT:

STATE OF OREGON

COUNTY OF CLACKAMAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9/15/17 BY RONALD G. TATONE, PRESIDENT, 2KRMT, INC.

Erin E. Burckhard
SIGNATURE
Erin E. Burckhard
NOTARY PUBLIC - OREGON

COMMISSION NO. 932020

MY COMMISSION EXPIRES 9/15/2018

APPROVALS:

APPROVED THIS 15th DAY OF September, 2017

BY: *Bryan C. Brown*
CITY OF CANBY PLANNING DIRECTOR

APPROVED THIS 21 DAY OF SEPT., 2017

Penny Mailman For CHARLES R. GRIFFIN
CLACKAMAS COUNTY SURVEYOR; and
CLACKAMAS COUNTY BOARD OF COMMISSIONERS
DELEGATE PER COUNTY CODE CHAPTER 11.02

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2018.

APPROVED THIS 21 DAY OF Sept., 2017
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: *Nancy Wigel*
DEPUTY

STATE OF OREGON

COUNTY OF CLACKAMAS

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 20th DAY OF September, 2017

AT 10:30 O'CLOCK A. M.

AS PLAT NO. 4509

DOCUMENT NO. 2017-05600

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: *Sherry Hall*
DEPUTY