NORTHWOOD ESTATES NO. 2 PLAT BOOK _, PAGE _ LOCATED IN THE S.W. 1/4 OF SECTION 28, THE NW 1/4 OF SECTION 33, THE S.E. 1/4 OF SECTION 29, & THE N.E. 1/4 OF SECTION 32, T.3S, R.IE, W.M., CITY OF CANBY, CLACKAMAS COUNTY, OREGON I DO HEREBY CERTIFY THAT THIS TRACING IS AN LEGEND: EXACT COPY OF THE ORIGINAL PARTITION PLAT. DENOTES MONUMENTS FOUND AS NOTED DATE SURVEYED: 5-20-06 N 78'11'20" E (BASIS OF BEARINGS) 200 PORTLAND, OREGON 97202 2114.10' PS(2) 2114.22' PS(5) 2114.10' PS(2) DATE CHRIS FISCHBORN P.L.S. 1944 DENOTES 5/8"X30" LONG IRON ROD CENTERLINE OF ROAD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" N 00'06'00" E AND SET ON 15.40' SN 29340 & HELD DENOTES 5/8"x30" LONG IRON ROD FD. STONE WITH "+" NW TERRITORIAL ROAD WITH A YELLOW PLASTIC CAP STAMPED IN MONUMENT BOX, N.W. "ZTEC LS 1944", SET DURING N78'11'20"E 669.53' CORNER "CANBY GARDENS" FD. 5/8" I.R. WITH YPC REMAINING MONUMENTATION (HELD) STAMPED "ZTEC LS 1944" FD. 5/8" I.R. IN MONUMENT BOX AND SET ON AT CÉNTERLINE OF N. BIRCH ST. SET ON SN(1) 24 23 SET ON SN(6) (HELD) PARCEL 1 (HELD) (DESTROYED, NOT RESET) 25 22 DENOTES 5/8"x30" LONG IRON ROD 12 WITH A YELLOW PLASTIC CAP STAMPED S 12.07,53" E _ \ PARTITION PLAT No. 1993-108 26 "ZTEC LS 1944" AND SET NOTES: IN A MONUMENT BOX, SET DURING PARCEL 2 REMAINING MONUMENTATION FD. 5/8" I.R. WITH 1-3/4" ALUM. CAP AND SET ON THIS PLAT IS SUBJECT TO THE CONDITIONS PLATNO STAMPED "ZAROSINSKI-TATONE" IMPOSED BY THE CITY OF CANBY PLANNING NW ₹14TH 0.3' EXPOSED, O.U., HELD FOR PROPERTY LINE. COMMISSION IN CASE FILE NO. SUB 05-12. DENOTES IRON ROD N 12'07'53" W 0.10' DEED (10) ≥ AS CERTIFIED AND APPROVED MARCH 27. 106 DENOTES IRON PIPE (DESTROYED, NOT RESET) 2006 AND SUB 12-01 AS CERTIFIED AND APPROVED MARCH 11, 2014. N 89'34'32" E TERRITORIAL ESTATES DENOTES ORIGIN UNKNOWN 107 0.U. PLAT No. 3702 FD. 5/8" I.R. WITH YPC STAMPED 29 2. THIS PLAT IS SUBJECT TO CONDITIONS, DENOTES FOUND FD. "ZTEC LS 1944" SET ON SN(1) COVENANTS, AND RESTRICTIONS (CC&R'S) AS 108 (HELD) DISCLOSED IN DOCUMENT NO. DENOTES MEASURED 30 FD. 5/8" I.R. WITH YPC __. CLACKAMAS COUNTY 36 STAMPED "ZTEC LS 1944" DENOTES ALUMINUM DEED RECORDS. ALUM. S 89 37'24" W 8 S 00.05'40" E SET ON SN(1) (HELD) DENOTES SQUARE FEET 39.52 SQ. FT. 146.08'\ 11 10 ANGLE POINT IN P(1) BOUNDARY THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF CANBY L=20.59' DENOTES SURVEY NUMBER, CLACKAMAS /-/L=36.81'| DATED 1-26-07 AND RECORDED AS NW 13TH AVE. 14 ≥ COUNTY SURVEY RECORDS FD. 5/8" I.R. WITH 1-3/4" ALUM. CAP DOCUMENT NO. 2007-007387, CLACKAMAS STAMPED "ZAROSINSKI-TATONE PE 3915" 39 COUNTY DEED RECORDS. EASTWOOD ESTATES ANNEX #2 DENOTES YELLOW PLASTIC CAP WESTWOOD ACRES PLAT No. 992 SET ON SN(2) (HELD) 13 8 L=49.34'PLAT No. 1953 4. TRACT "A" IS CONVEYED TO THE CITY OF DENOTES PUBLIC UTILITY EASEMENT CANBY FOR USE AS A PUBLIC PARK AND IS PLAT OF "TERITORIAL ESTATES" PLAT NO. 3702 SUBJECT TO A WATER LINE EASEMENTS AS - 182.74'*>* FD. 1" I.P. IN CONCRETE FD. 2" I.P., 0.5' BURIED S 89'37'24" W 138.74' SHOWN. PLAT OF "EASTWOOD ESTATES ANNEX. NO. 2" PLAT NO. 1953 FENCE POST FOOTING, O.U. INITIAL POINT TO P(6) NW 12TH AVE. 47 i 0.08' S. & 0.24' W. (HELD) PLAT OF "OLIVER ADDITION NO. 9" PLAT NO. 2539 DEED (5) (NW 12TH AVE.) MEMORIAL DRIVE 37 | 38 | PLAT OF "OLIVER ADDITION NO. 4" PLAT NO. 1304 36 S 89°34'30" W 295.19' l 48 l FD. 5/8" I.R. WITH YPC STAMPED PLAT OF "OLIVER ADDITION NO. 8" PLAT NO. 1977 N 89°35'10" E 525.80' "ZTEC LS 1944" SET ON SN(1) FD. 5/8" I.R., 0.7' EXPOSED 188.05'(M) N 00°03'40" W PLAT OF "WESTWOOD ACRES" PLAT NO. 992 (HELD) N 00.06,39, E SET ON P(2) (HELD) REGISTERED N 89 34'30" 7.78 122.00 **PROFESSIONAL** PLAT OF "OLIVER ADDITION NO. 6" PLAT NO. 1707 52 51 50 LAND SURVEYOR FD. 5/8" I.R. WITH YPC FD. 5/8" I.R. WITH YPC STAMPED N 89'35'10" E OLIVER ADDITION #9 SN(1) SN 2005-25196 STAMPED "ZTEC LS 1944" "ZTEC LS 1944" SET ON SN(1) 53 PLAT No. 2539 " FD. 5/8" I.R. WITH YPC 59.21 NW 11TH PL 65 I SET ON SN(1) (HELD) (HELD) N.E. CORNER P(7) STAMPED "ZAROSINSKI-TATONE SN(2) SN 13731 56 55 OREGON LS 1348" SET ON P(3) HELD JULY 17, 1981 SN 23864 FD. 5/8" I.R. WITH 1-3/4" ALUM. CAP OLIVER ADDITION $\overline{\#6}_4$ CHRIS FISCHBORN 73 📗 72 OLIVER ADDITION #4 71 | ! || 70 69 68 59 67 57 58 PLAT No. 1707 1944 SN(4) SN 594 STAMPED "ZAROSINSKI-TATONE PE 3915" PLAT No. 1304 RENEWAL DATE: 1/1/2016 0.9' EXPOSED, 0.04' S. & 0.14' E. NW 10TH AVE. **NW 10th Ave. (Wait Ave.)** FD. 5/8" I.R. WITH 1-3/4" ALUM. NW 10th Ave. 🥱 S 00°06'58" W — SN(5) SN 29340 148.14 N 89°41'21" W 10.00' CAP WITH PUNCH MARK AND N89*****55'48"W FD. 5/8" I.R. WITH 1-3/4" N 89'43'12" W 582.51 LOT 3 STAMPED "ZAROSINSKI-TATONE" SN(6) SN 10906 3 ÁLUM. CAP STAMPED FD. 5/8" I.R. WITH 1-3/4" ALUM. CAP STAMPED 27.12 SET ON SN(2) HELD DEED (6) "ZAROSINSKI-TATONE PE 3915", 0.2' EXPOSED "ZAROSINSKI-TATONE", 0.2' BURIED SN 16040 SN(7) SET ON SN(2), 0.12' N. & 0.48' E. S 89'35'10" W __SET ON SN(2) (HELD) FD. 5/8" I.R. IN A CONCRETE SHEET INDEX: DEED (1) DOCUMENT NO. 2006-070258 235.19 FD. 5/8" I.R. WITH 1-3/4" ALUM. FENCÉ POST FOOTING CAP, UNREADABLE, 0.4' BURIED SET ON P(4) (HELD) DEED (2) DOCUMENT NO. 2006-070259 SHEET 1: PLAT, NOTES, LEGEND & SHEET INDEX SET ON SN(2) 0.20' N. & 0.38' W. 169.9 00.06 154. S 89'35'10" W DOCUMENT NO. 90-52272 DEED (3) FD. 5/8" I.R. WITH 1-3/4" ALUM. CAP, UNREADABLE 301.96 SHEET 2: LOT LAYOUT & EASEMENT DETAIL FD. 5/8" I.R., 0.5' BURIED 0.3' BURIED SET ON SN(2) HELD FOR NORTHING FD. 5/8" I.R., 0.5' BURIED DEED (4) DOCUMENT NO. 98-011642 3 | SET ON P(4) (HELD) S 89'41'21" E 0.22' FOUND ON P(5), 0.69' W SHEET 3: LOT LAYOUT, EASEMENT DETAIL BLOCK 3 DOCUMENT NO. 2000-070865 N 00'06'39" E 95.51' OLIVER ADDITION #8 `S 89'35'12" ₩ 20.00' WW 9th Ave. SHEET 4: CURVE DATA S 89°35'10" W PLAT No. 1977" DEED (6) BOOK 468, PAGE 504 FD. 5/8" I.R. WITH 1-3/4" ALUM. CAP FD. 5/8" I.R., 0.4' BURIED N 00'10'34" E 15.00' SET ON P(5) 0.14' S. & 0.26' E. OLIVER ADDITION #5 STAMPED "ZAROSINSKI-TATONE" SET ON P(5) SURVEYOR'S CERTIFICATE, NARRATIVE, GRAPHIC SCALE DEED (7) DOCUMENT NO. 98-011642 0.38' S. & 0.36' W. DECLARATION, ACKNOWLEDGMENTS, 100 200 400 APPROVALS & REMAINING MONUMENTATION DOCUMENT NO. 69-24815 DEED (8) FD. 5/8" I.R. WITH 1-3/4" ALUM. CAP FD. 5/8" I.R. WITH 1-3/4" ALUM. CAP STATEMENT STAMPED "ZAROSINSKI-TATONE PE 3915" UNREADABLE, 0.2' BURIED, SET ON SN(2) DEED (9) DOCUMENT NO. 2002-021169 0.4' BURIED, SET ON P(5) (HELD) 0.26' S. & 0.20' E. (IN FEET) DEED (10) DOCUMENT NO. 2000-002435 FD. 5/8" I.R. WITH 1-3/4" ALUM. 1 INCH = 200 FEETCAP STAMPED "ZAROSINSKI-TATONE"

SET ON SN(2) (HELD)

SHEET 1 OF 5

LEGEND: NORTHWOOD ESTATES NO. 2 DENOTES MONUMENTS FOUND AS NOTED PLAT BOOK _, PAGE _ DENOTES 5/8"X30" LONG IRON ROD LOCATED IN THE S.W. I/4 OF SECTION 28, THE NW I/4 OF SECTION 33, THE S.E. I/4 OF SECTION 29, & THE N.E. I/4 OF SECTION 32, T.3S, R.IE, W.M., CITY OF CANBY, CLACKAMAS COUNTY, OREGON WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" I DO HEREBY CERTIFY THAT THIS TRACING IS AN AND SET ON EXACT COPY OF THE ORIGINAL PARTITION PLAT. DENOTES 5/8"x30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED DATE CHRIS FISCHBORN P.L.S. 1944 "ZTEC LS 1944". SET DURING ZTec ENGINEERS INC. REMAINING MONUMENTATION AND SET ON 3880 S.E. 8TH AVENUE, SUITE 280 PORTLAND, OREGON 97202 PH: (503) 235-8795 FAX: (503) 233-7889 DENOTES 5/8"x30" LONG IRON ROD DATE SURVEYED: 5-20-06 WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" AND SET IN A MONUMENT BOX, SET DURING NW 13TH AVE. REMAINING MONUMENTATION N 89'37'24" E FD. 5/8" I.R. WITH YPC AND SET ON 22.74 STAMPED "ZTEC LS 1944" SET ON P(4) (HELD) DENOTES 1" BRASS DISC 20' 20' FD. 5/8" I.R. WITH YPC N 89'37'24" E STAMPED "ZTEC LS 1944" STAMPED "ZTEC LS 1944" 20.83 SET DURING REMAINING MONUMENTATION 000 SET ON P(4) (HELD) AND SET ON DENOTES MEASURED L=20.59' TRACT "A" N 89'37'24" E DENOTES ALUMINUM ALUM. 102.52 DENOTES SQUARE FEET FD. 5/8" I.R. WITH YPC N 00°05'40" W L=11.24'/12STAMPED "ZTEC LS 1944" -DENOTES SURVEY NUMBER, CLACKAMAS 33 SET ON P(4) (HELD) N 89'37'24" E 138.74' COUNTY SURVEY RECORDS 7479 69.37 SQ. FT. DENOTES IRON ROD **/44**\ DENOTES IRON PIPE DENOTES ORIGIN UNKNOWN N 89'37'24" E LOT 30 N/89'34'30" E 112.45' DENOTES FOUND 91.63 S 00°03'40" E 8324 8324 DENOTES PUBLIC UTILITY EASEMENT SQ. FT. 182.74**'** 7.78' SQ. FT. FD. 1" I.P. IN CONCRETE 12.00' PUE, STREET [장 16' ¦ 14' S 89'34'30" W DENOTES YELLOW PLASTIC CAP FENCE POST FOOTING, O.U. TREE & SIDEWALK 7282 FD. 5/8" I.R., 0.7' EXPOSED 0.08' S. & 0.24' W. SN 2005-25196 SQ. FT. EASEMENT SN(1) 14' 16' 8 SET ON P(1) (HELD) SN(2) SN 13731 7124 SQ. FT. P(1) PLAT OF "TERITORIAL ESTATES" PLAT NO. 3702 TRACT "A" 77.66 69.37 69.37 P(2) PLAT OF "EASTWOOD ESTATES ANNEX. NO. 2" PLAT NO. 1953 "EASTWOOD ESTATES N 89'38'20" E AREA =279. 40,170 SQ. FT. 96.24 P(3) PLAT OF "OLIVER ADDITION NO. 9" PLAT NO. 2539 20.00' DRIVEWAY & S 89'37'24" W 246.31' UTILITY EASEMENT P(4) PLAT OF "OLIVER ADDITION NO. 4" PLAT NO. 1304 NW 12TH AVE. TO BENEFIT LOT 46 P(5) PLAT OF "OLIVER ADDITION NO. 8" PLAT NO. 1977 ST 73.00' 71.22 72.00 \mathbf{ELM} 7256 SQ. FT. P(6) PLAT OF "WESTWOOD ACRES" PLAT NO. 992 P(7) PLAT OF "OLIVER ADDITION NO. 6" PLAT NO. 1707 81.96 1,5 12TH AVE. Curve Table 7350 7032 7636 OF TC S 89°38′20″ W 団 Radius | Length | Chord Bearing | Chord Length SQ. FT. Delta SQ. FT. SQ. FT. 14°51'54" | 170.00' 44.10' S 07'22'17" W 43.98' 111.97' 08'31'07" | 170.00' 25.27' S 19'03'47" W 25.25 85.55 81.99' 23'23'01" | 90.00' 36.73' S 11°37'50" W 36.48 N 85°05'30" E 61'13'58" | 64.00' S 45'33'18" E 36.35 36.81' 20.00' DRIVEWAY & S 85'05'30" W 145.51' 561. 18'25'48" 64.00' 20.59' S 52'04'44" E 20.50 UTILITY EASEMENT 552. OO, ASE 8 31'28'40" 67.00' TO BENEFIT LOT 49 36.81' S 45'33'18" E 36.35 REMAINDER TRACT 7622 SQ. FT. S 14**°**56'19" E 29'45'22" 95.00' 49.34 48.78**'** DOCUMENT NO. 90-20689 | 99 | FD. 5/8" I.R. WITH YPC 7630 02.57'31" | 2000.00' | 103.27' S 78**°**25'31" W 103.26 SQ. FT. STAMPED "ZTEC LS 1944" FD. 2" I.P., 0.5' BURIED 00.03'41" 00'31'43" | 2000.00' 18.45' S 80'10'09" W 18.45 SET ON SN(1) (HELD) INITIAL POINT TO P(3) (HELD) 95.70 11.18' S 19.01.20" W 04'16'11" | 150.00' 11.17 S 89'38'20" W 13 21'13'05" | 106.00' 39.25' S 10'32'52" W 39.03 S 21.91' S 44'46'52" W 89'41'04" | 14.00' 19.74' FD. 5/8" I.R. WITH YPC STAMPED L=18.45' 47 15 90'18'00" | 14.00' 22.06' N 45'12'40" W "ZAROSINSKI-TATONE LS 1348" 19.85 49 |8| SET ON P(2) (HELD) 21.92' N 44'47'20" E 16 l 89'42'00" | 14.00' 19.75 N 89'34'30" E 188.05' 7169 SQ. FT. 75. 17 90'18'00" | 14.00' 22.06 N 4512'40" E 19.85 18 l 62°57'52" | 20.00' 21.98' N 58'09'24" E 20.89 "OLIVER ADDITION NO. 9" PLAT NO. 1304 19 N 61°36'45" E 69'52'34" | 35.00' 42.69' 40.09 20 49'06'38" 35.00' 30.00' S 58'53'35" E 29.09' 15.00° UTILITY CORRIDOR 71'02'36" | 35.00' 43.40' N 01'10'58" E 40.67 REGISTERED 22.07' S 45'13'08" E 90'18'56" | 14.00' 19.85' **PROFESSIONAL** S 38'46'49" E 77'40'31" 14.00' 18.98' 17.56 LAND SURVEYOR 29 02'11'19" | 1980.00' 75.63' S 78'42'30" W 75.63 GRAPHIC SCALE 02'29'59" | 2020.00' 88.13' N 7916'57" E 88.12' 25 100 S 51°00'51" E 29'45'22" 95.00' 49.34' S 14'56'19" E 101'54'23" | 14.00' 24.90' 21.75' 48.78 OREGON 130'56'18" N 65°24'29" E 47.31' 31'28'40" | 67.00' 36.81' S 45'33'18" E 36.35 JULY 17, 1981 26.00' 59.42' CHRIS FISCHBORN 19'18'19" 53.00' 17.86' S 39°28'12" E 17.77**'** 00'31'43" | 2000.00' | 18.45 N 8010'11" E 18.45 1944 (IN FEET) 38 | 29°45'23" | 81.00' | 42.07' S 14'56'21" E 41.60' 18²5'48" | 64.00' | 20.59' | S 52⁰4'44" W 20.50 1 INCH = 50 FEETRENEWAL DATE: 1/1/2016 SHEET 2 OF 5

ORTHWOOD ESTATES NO. 2

LOCATED IN THE S.W. I/4 OF SECTION 28, THE NW I/4 OF SECTION 33, THE S.E. I/4 OF SECTION 29, & THE N.E. I/4 OF SECTION 32, T.3S, R.IE, W.M., CITY OF CANBY, CLACKAMAS COUNTY, OREGON

ZTec ENGINEERS INC.

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

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

DATE SURVEYED: 5-20-06

SHEET 3 OF 5

_, PAGE _

DATE

I DO HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

PLAT BOOK

CHRIS FISCHBORN P.L.S. 1944

DENOTES MONUMENTS FOUND AS NOTED

LEGEND:

DENOTES 5/8"X30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" AND SET ON 5-11-07

DENOTES 5/8"x30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944". SET DURING REMAINING MONUMENTATION AND SET ON

DENOTES 5/8"x30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" AND SET IN A MONUMENT BOX, SET DURING REMAINING MONUMENTATION AND SET ON

DENOTES 1" BRASS DISC STAMPED "ZTEC LS 1944" SET DURING REMAINING MONUMENTATION AND SET ON

I.R. DENOTES IRON ROD

DENOTES IRON PIPE

O.U. DENOTES ORIGIN UNKNOWN

FD. DENOTES FOUND

PUE

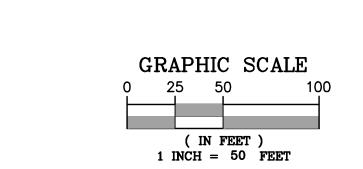
ALUM.

S.F.

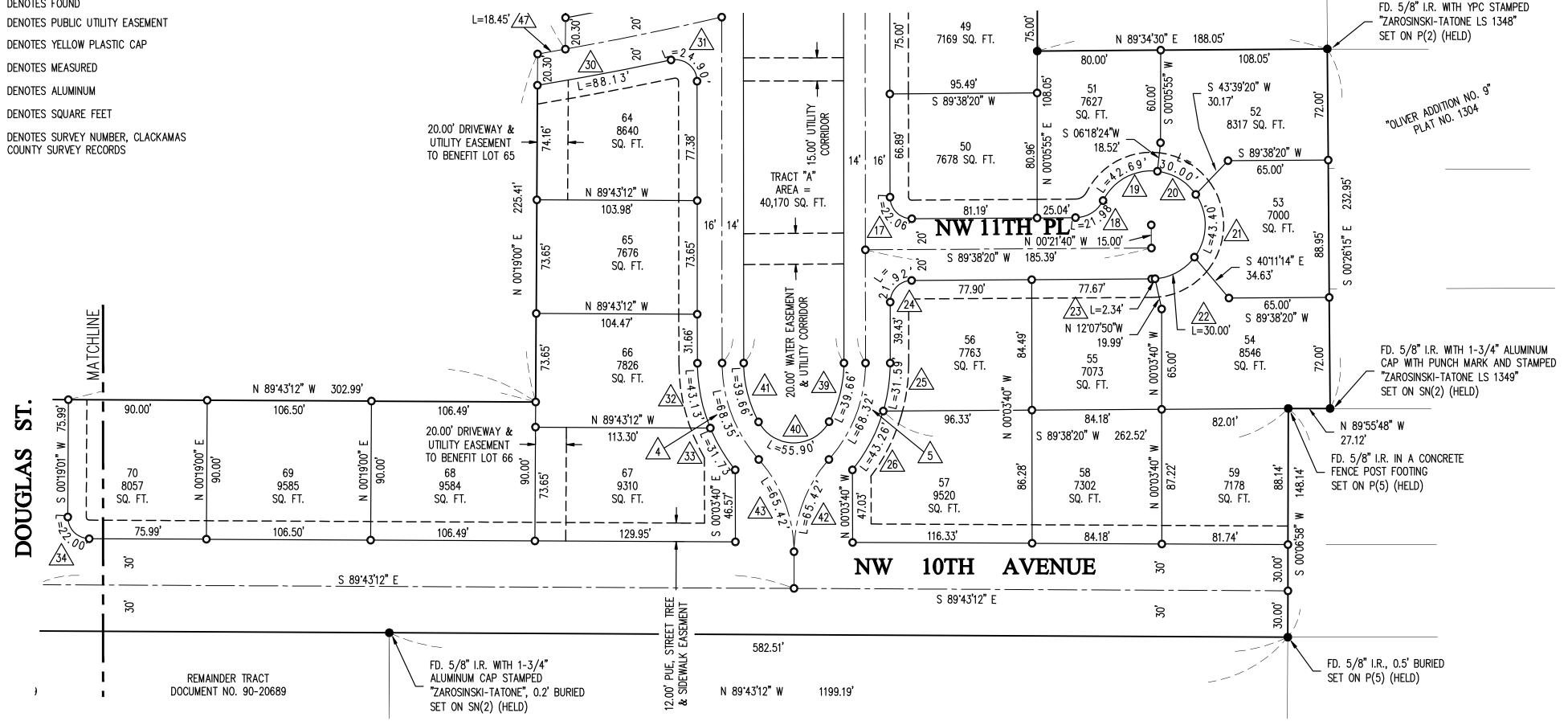
LAND SURVEYOR OREGON JULY 17, 1981 CHRIS FISCHBORN 1944 RENEWAL DATE: 1/1/2016

REGISTERED

PROFESSIONAL



Curve Table					
No.	Delta	Radius	Length	Chord Bearing	Chord Length
4	41'38'42"	94.00'	68.32'	S 20°53'01" E	66.83'
5	41'38'42"	90.00'	65.42'	S 20.53'01" W	63.98'
22	49°06'38"	35.00'	30.00'	N 61°15'53" E	29.09'
23	3'49'25"	35.00'	2.34'	N 87°43'38" E	2.34'
24	89'42'00"	14.00'	21.92'	N 44°47'20" E	19.75'
25	16°27 ' 17"	110.00'	31.59'	N 08°09'59" E	31.48'
26	22'32'08"	110.00'	43.26'	N 27°39'41" E	42.99'
32	22'28'02"	110.00'	43.13'	S 11"17'41" E	42.86'
33	16°31'42"	110.00'	31.73'	S 30°47'33" E	31.62'
34	90°02'10"	14.00'	22.00'	N 44°42'07" W	19.80'
39	28'24'08"	80.00'	39.66'	S 14°08'24" W	39.25'
40	123"11'44"	26.00'	55.90'	S 89°56'20" W	45.74'
41	28'24'08"	80.00'	39.66'	N 14°08'24" W	39.25'
42	41'38'42"	90.00'	65.42'	S 20°45'38" W	63.98'
43	41'38'42"	90.00'	65.42'	S 20°53'01" W	63.98'



LEGEND:

- DENOTES MONUMENTS FOUND AS NOTED
- DENOTES 5/8"X30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944"

 AND SET ON 5-11-07
- DENOTES 5/8"x30" LONG IRON ROD
 WITH A YELLOW PLASTIC CAP STAMPED
 "ZTEC LS 1944", SET DURING
 REMAINING MONUMENTATION
 AND SET ON
- DENOTES 5/8"x30" LONG IRON ROD
 WITH A YELLOW PLASTIC CAP STAMPED
 "ZTEC LS 1944" AND SET
 IN A MONUMENT BOX, SET DURING
 REMAINING MONUMENTATION
 AND SET ON
- DENOTES 1" BRASS DISC
 STAMPED "ZTEC LS 1944"
 SET DURING REMAINING MONUMENTATION
 AND SET ON
- I.R. DENOTES IRON ROD
- I.P. DENOTES IRON PIPE
- O.U. DENOTES ORIGIN UNKNOWN
- FD. DENOTES FOUND
- (M) DENOTES MEASURED

SQ. FT. DENOTES SQUARE FEET

- ALUM. DENOTES ALUMINUM
- SN DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- YPC DENOTES YELLOW PLASTIC CAP
- PUE DENOTES PUBLIC UTILITY EASEMENT

NORTHWOOD ESTATES NO. 2

LOCATED IN THE S.W. 1/4 OF SECTION 28, THE NW 1/4 OF SECTION 33, THE S.E. 1/4 OF SECTION 29, & THE N.E. 1/4 OF SECTION 32, T.3S, R.IE, W.M., CITY OF CANBY, CLACKAMAS COUNTY, OREGON

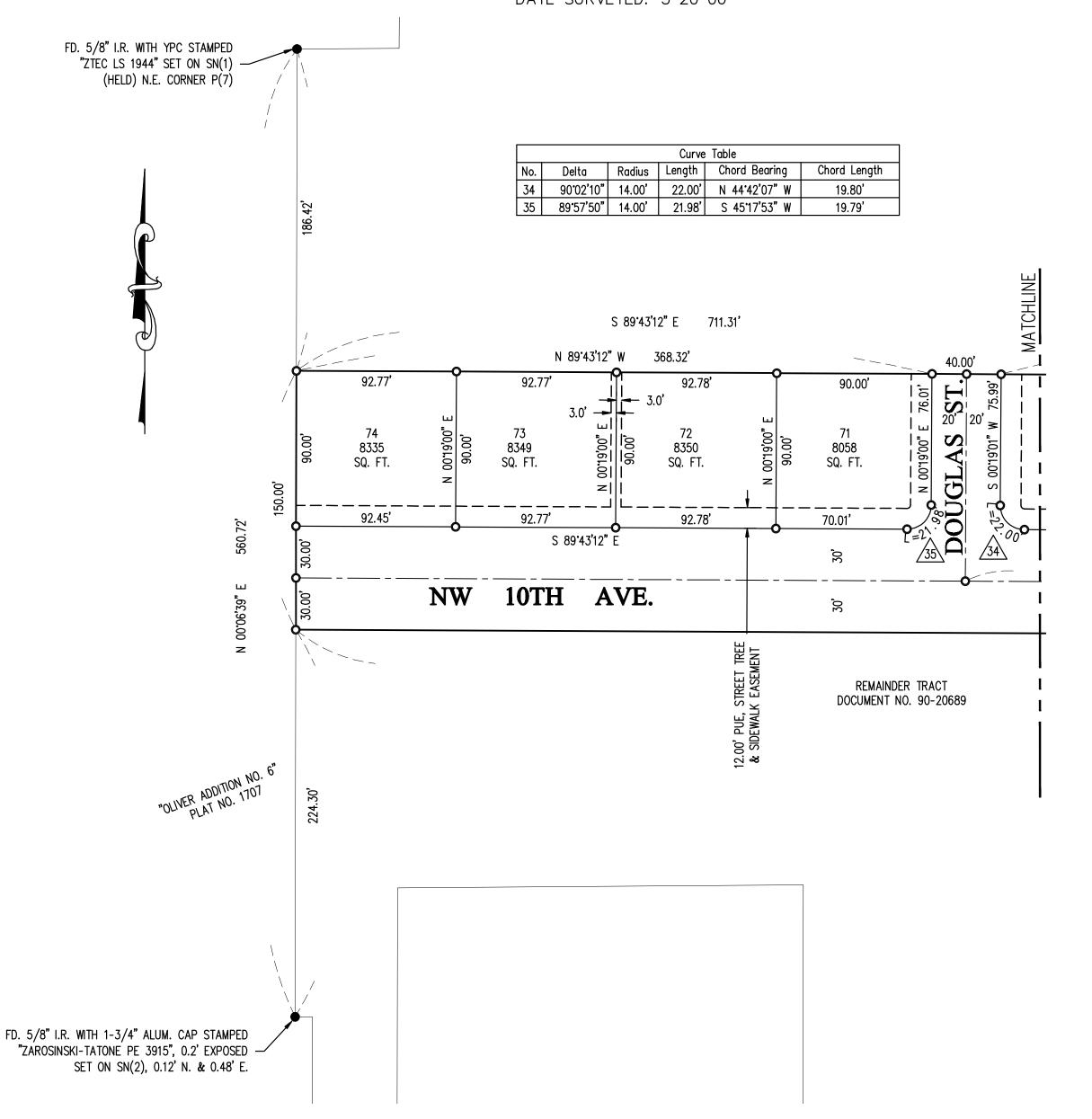
PLAT BOOK _____, PAGE _____ I DO HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

CHRIS FISCHBORN P.L.S. 1944

DATE

ZTec ENGINEERS INC.

3880 S.E. 8TH AVENUE, SUITE 280 PORTLAND, OREGON 97202 PH: (503) 235-8795 FAX: (503) 233-7889 DATE SURVEYED: 5-20-06



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1981
CHRIS FISCHBORN
1944
RENEWAL DATE: 1/1/2016

GRAPHIC SCALE

0 25 50 10

(IN FEET)
1 INCH = 50 FEET

SHEET 4 OF 5

NORTHWOOD ESTATES NO. 2

LOCATED IN THE S.W. 1/4 OF SECTION 28, THE NW 1/4 OF SECTION 33, THE S.E. 1/4 OF SECTION 29, & THE N.E. 1/4 OF SECTION 32, T.3S, R.IE, W.M., CITY OF CANBY, CLACKAMAS COUNTY, OREGON

PLAT BOOK, PAGE	_
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I DO HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

CHRIS FISCHBORN P.L.S. 1944 DATE

ZTec ENGINEERS INC.

3880 S.E. 8TH AVENUE, SUITE 280 PORTLAND, OREGON 97202 PH: (503) 235-8795 FAX: (503) 233-7889

DATE SURVEYED: 5-20-06

DEPUTY

SURVEYOR'S CERTIFICATE:

I, CHRIS FISCHBORN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PORTIONS OF THOSE TRACTS OF LAND DESCRIBED IN THOSE DEEDS RECORDED AS DOCUMENT NO.'S 2006-070258 AND 2006-070259, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 28, IN THE NORTHEAST ONE-QUARTER OF SECTION 32 AND IN THE NORTHWEST ONE-QUARTER OF SECTION 33, ALL IN 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, SAID POINT BEING AT THE NORTHWEST CORNER OF LOT 9 OF THE PLAT ON "NORTHWOOD ESTATES" (PLAT NO. 4140); THENCE FROM SAID INITIAL POINT; SOUTH 00'05'55" WEST, ALONG THE EAST LINE OF SAID LOT 9 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 317.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944"; THENCE NORTH 89"34"30" EAST A DISTANCE OF 188.05 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZAROSINSKI-TATONE LS 1348" FOUND AT THE NORTHWEST CORNER OF LOT 3 OF THE PLAT OF "OLIVER ADDITION NO. 9" (PLAT NO. 2539); THENCE SOUTH 00'26'15" EAST, ALONG THE WEST LINE OF SAID "OLIVER'S ADDITION NO. 9", A DISTANCE OF 232.95 FEET TO A 5/8 INCH IRON ROD WITH A 1-3/4 INCH ALUMINUM CAP WITH A PUNCHMARK AND STAMPED "ZAROSINSKI-TATONE" FOUND AT THE SOUTHWEST CORNER OF LOT 1 OF SAID "OLIVER ADDITION NO. 9", SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 2 OF THE PLAT OF "OLIVER ADDITION NO. 4 (PLAT NO. 1304): THENCE NORTH 89'55'48" WEST, ALONG SAID NORTH LINE OF SAID LOT 2, A DISTANCE OF 27.12 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°06'58" WEST, ALONG THE WEST LINE OF SAID "OLIVER ADDITION NO. 4", A DISTANCE OF 148.14 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 3 OF SAID "OLIVER ADDITION NO. 4". SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 10TH AVENUE. SAID POINT ALSON BEING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED IN BOOK 468, PAGE 504, CLACKAMAS COUNTY DEED RECORDS; THENCE NORTH 89'43'12" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1199.19 FEET TO THE NORTHEAST CORNER OF LOT 3 OF "OLIVER ADDITION NO. 6" (PLAT NO. 1707); THENCE NORTH 00"06'39" EAST, ALONG THE EAST LINE OF SAID "OLIVER ADDITION NO. 6", A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH 89'43'12" EAST, PARALLEL WITH SAID N.W. 10TH AVENUE, A DISTANCE OF 711.31 FEET TO A POINT; THENCE NORTH 00'19'00" EAST A DISTANCE OF 225.41 FEET TO A POINT; THENCE ALONG A 2000.00 FOOT NON TANGENT RADIUS TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00'31'43", AN ARC DISTANCE OF 18.45 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 80'10'11" EAST A DISTANCE OF 18.45 FEET) TO A POINT; THENCE NORTH 00°05'40" EAST A DISTANCE OF 114.79 FEET TO A POINT; THENCE SOUTH 85°05'30" WEST A DISTANCE OF 145.51 FEET TO A POINT ON THE EAST LINE OF THE PLAT OF "WESTWOOD ACRES" (PLAT NO. 992); THENCE NORTH 00'05'40" WEST, ALONG SAID WEST LINE OF SAID "WESTWOOD ACRES", A DISTANCE OF 264.94 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" FOUND AT THE NORTHEAST CORNER OF LOT 30 OF SAID "WESTWOOD ACRES", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF SAID "NORTHWOOD ESTATES"; THENCE NORTH 89'37'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 11 AND ALONG THE SOUTH LINE OF LOT 10 OF SAID "NORTHWOOD ESTATES", A DISTANCE OF 138.74 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 00'05'40" WEST, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 39.52 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" AT THE SOUTHWEST CORNER OF LOT 9 OF SAID "NORTHWOOD ESTATES"; THENCE NORTH 89'37'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 9 AND ITS EASTERLY EXTENSION, A DISTANCE OF 146.08 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" FOUND ON THE CENTERLINE OF NORTH ELM STREET; THENCE ALONG SAID CENTERLINE, ALONG A 67.00 FOOT RADIUS CURVE TO THE LEFT; THROUGH A CENTRAL ANGLE OF 18'25'48", AN ARC DISTANCE OF 20.59 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 52°04'44" EAST A DISTANCE OF 20.50 FEET) TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID CENTERLINE, ALONG A 67.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31'28'40", AN ARC DISTANCE OF 36.81 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 45'33'18" EAST A DISTANCE OF 36.35 FEET) TO A POINT OF COMPOUND CURVE; THENCE CONTINUING ALONG SAID CENTERLINE, ALONG A 95.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29'45'22". AN ARC DISTANCE OF 49.34 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 14'56'19" EAST A DISTANCE OF 48.78 FEET) TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 00'03'40" EAST A DISTANCE OF 7.78 FEET TO A POINT; THENCE NORTH 89'34'30" EAST ALONG THE MOST SOUTHERLY LINE OF SAID "NORTHWOOD ESTATES", A DISTANCE OF 112.45 FEET TO THE INITIAL POINT. SAID TRACT OF LAND CONTAINS AN AREA OF 10.3076 ACRES MORE OR LESS.

NARRATIVE:

FOR DETERMINATION OF THE BOUNDARY OF THIS PLAT, SEE SN 2005-25196.

REMAINING CORNER MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS IN THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS, AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED AS DOCUMENT NO. ________, CLACKAMAS COLINTY RECORDS

CLACKAMAS COUNTY RECORDS.	
APPROVED THIS DAY OF	, 20
CLACKAMAS COUNTY SURVEYOR	_

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT, 2KRMT, INC. AN OREGON CORPORATION, AND NORTHWOOD INVESTMENTS, OWNERS OF THE LAND REPRESENTED ON THE ATTACHED MAP, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF NORTHWOOD ESTATES 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 DO HEREBY CONVEY TRACT A TO THE CITY OF CANBY AND DO 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 DO HEREBY DEDICATE THE STREETS TO THE PUBLIC FOR PUBLIC USE FOREVER.

2KRMT, INC. AN OREGON CORPORATION, LYLE L. READ, PRESIDENT

NORTHWOOD INVESTMENTS, RONALD G. TATONE, GENERAL PARTNER

BY LYLE L. READ, PRESIDENT, DD INVESTMENTS.		
APPROVED THISDAY OF, 20_		
CLACKAMAS COUNTY SURVEYOR; AND CLACKAMAS COUNTY BOARD OF COMMISSIONERS DELEGATE PER COUNTY CODE CHAPTER 11.02		
* * * * * * *		
STATE OF OREGON		
S.S. COUNTY OF CLACKAMAS		
I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THEDA OF, 20, AT		
SHERRY HALL, CLACKAMAS COUNTY CLERK		
BY: DEPUTY		

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1981
CHRIS FISCHBORN
1944

CLACKAMAS COUNTY ROAD OFFICIAL

RENEWAL DATE: 1/1/2016