

# 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.1E, W.M.,  
CITY OF CANBY, CLACKAMAS COUNTY, OREGON

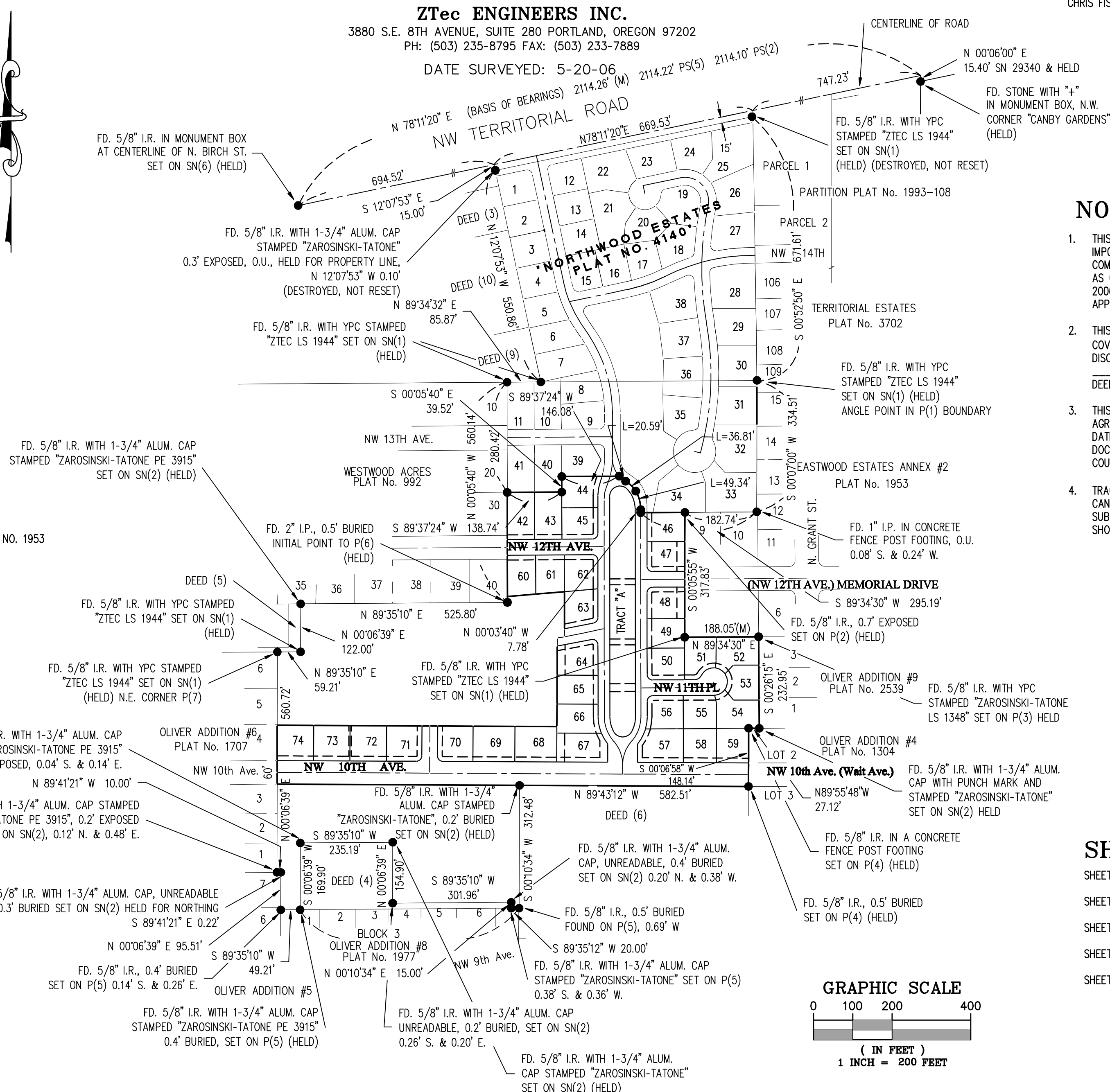
PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

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

CHRIS FISCHBORN P.L.S. 1944 DATE \_\_\_\_\_

## 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
- ⊗ 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
- 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
- P(1) PLAT OF "TERRITORIAL ESTATES" PLAT NO. 3702
- P(2) PLAT OF "EASTWOOD ESTATES ANNEX NO. 2" PLAT NO. 1953
- P(3) PLAT OF "OLIVER ADDITION NO. 9" PLAT NO. 2539
- P(4) PLAT OF "OLIVER ADDITION NO. 4" PLAT NO. 1304
- P(5) PLAT OF "OLIVER ADDITION NO. 8" PLAT NO. 1977
- P(6) PLAT OF "WESTWOOD ACRES" PLAT NO. 992
- P(7) PLAT OF "OLIVER ADDITION NO. 6" PLAT NO. 1707
- SN(1) SN 2005-25196
- SN(2) SN 13731
- SN(3) SN 23864
- SN(4) SN 594
- SN(5) SN 29340
- SN(6) SN 10906
- SN(7) SN 16040
- DEED (1) DOCUMENT NO. 2006-070258
- DEED (2) DOCUMENT NO. 2006-070259
- DEED (3) DOCUMENT NO. 90-52272
- DEED (4) DOCUMENT NO. 98-011642
- DEED (5) DOCUMENT NO. 2000-070865
- DEED (6) BOOK 468, PAGE 504
- DEED (7) DOCUMENT NO. 98-011642
- DEED (8) DOCUMENT NO. 69-24815
- DEED (9) DOCUMENT NO. 2002-021169
- DEED (10) DOCUMENT NO. 2000-002435



### 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  
2114.26' (M) 2114.22' PS(5) 2114.10' PS(2)

## NOTES:

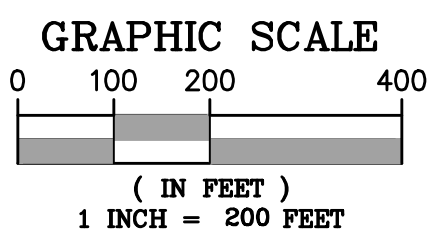
1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF CANBY PLANNING COMMISSION IN CASE FILE NO. SUB 05-12, AS CERTIFIED AND APPROVED MARCH 27, 2006 AND SUB 12-01 AS CERTIFIED AND APPROVED MARCH 11, 2014.
2. THIS PLAT IS SUBJECT TO CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S) AS DISCLOSED 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. TRACT "A" IS CONVEYED TO THE CITY OF CANBY FOR USE AS A PUBLIC PARK AND IS SUBJECT TO A WATER LINE EASEMENTS AS SHOWN.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

## SHEET INDEX:

- SHEET 1: PLAT, NOTES, LEGEND & SHEET INDEX
- SHEET 2: LOT LAYOUT & EASEMENT DETAIL
- SHEET 3: LOT LAYOUT, EASEMENT DETAIL
- SHEET 4: CURVE DATA
- SHEET 5: SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATION, ACKNOWLEDGMENTS, APPROVALS & REMAINING MONUMENTATION STATEMENT



**LEGEND:**

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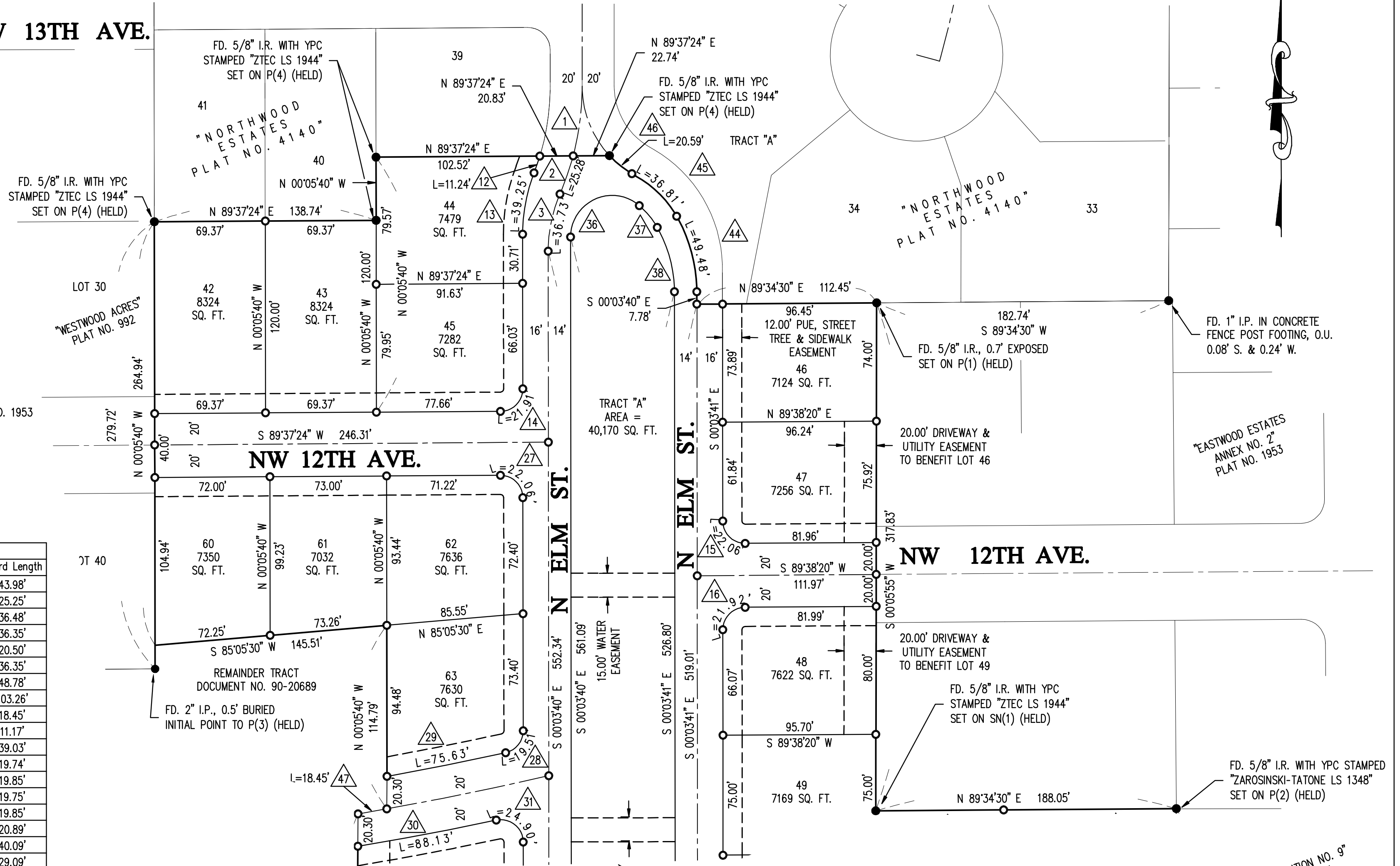
CHRIS FISCHBORN P.L.S. 1944 DATE \_\_\_\_\_

**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

**NW 13TH AVE.**

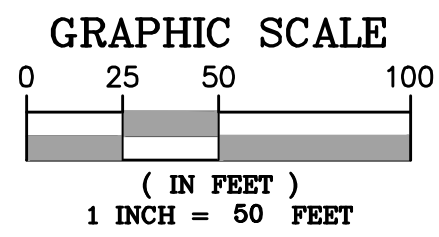


Curve Table					
No.	Delta	Radius	Length	Chord Bearing	Chord Length
1	14°51'54"	170.00'	44.10'	S 07°22'17" W	43.98'
2	08°31'07"	170.00'	25.27'	S 19°03'47" W	25.25'
3	23°23'01"	90.00'	36.73'	S 11°37'50" W	36.48'
6	61°13'58"	64.00'	36.81'	S 45°33'18" E	36.35'
7	18°25'48"	64.00'	20.59'	S 52°04'44" E	20.50'
8	31°28'40"	67.00'	36.81'	S 45°33'18" E	36.35'
9	29°45'22"	95.00'	49.34'	S 14°56'19" E	48.78'
10	02°57'31"	2000.00'	103.27'	S 78°25'31" W	103.26'
11	00°31'43"	2000.00'	18.45'	S 80°10'09" W	18.45'
12	04°16'11"	150.00'	11.18'	S 19°01'20" W	11.17'
13	21°13'05"	106.00'	39.25'	S 10°32'52" W	39.03'
14	89°41'04"	14.00'	21.91'	S 44°46'52" W	19.74'
15	90°18'00"	14.00'	22.06'	N 45°12'40" W	19.85'
16	89°42'00"	14.00'	21.92'	N 44°47'20" E	19.75'
17	90°18'00"	14.00'	22.06'	N 45°12'40" E	19.85'
18	62°57'52"	20.00'	21.98'	N 58°09'24" E	20.89'
19	69°52'34"	35.00'	42.69'	N 61°36'45" E	40.09'
20	49°06'38"	35.00'	30.00'	S 58°53'35" E	29.09'
21	71°02'36"	35.00'	43.40'	N 01°10'58" E	40.67'
27	90°18'56"	14.00'	22.07'	S 45°13'08" E	19.85'
28	77°40'31"	14.00'	18.98'	S 38°46'49" E	17.56'
29	02°11'19"	1980.00'	75.63'	S 78°42'30" W	75.63'
30	02°29'59"	2020.00'	88.13'	N 79°16'57" E	88.12'
31	101°54'23"	14.00'	24.90'	S 51°00'51" E	21.75'
36	130°56'18"	26.00'	59.42'	N 65°24'29" E	47.31'
37	19°18'19"	53.00'	17.86'	S 39°28'12" E	17.77'
38	29°45'23"	81.00'	42.07'	S 14°56'21" E	41.60'

44	29°45'22"	95.00'	49.34'	S 14°56'19" E	48.78'
45	31°28'40"	67.00'	36.81'	S 45°33'18" E	36.35'
46	00°31'43"	2000.00'	18.45'	N 80°10'11" E	18.45'
47	18°25'48"	64.00'	20.59'	S 52°04'44" W	20.50'

REGISTERED PROFESSIONAL LAND SURVEYOR

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



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CHRIS FISCHBORN P.L.S. 1944 DATE \_\_\_\_\_

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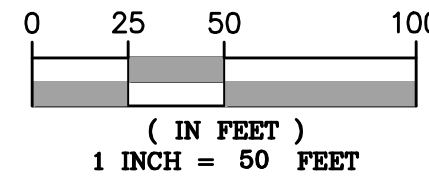
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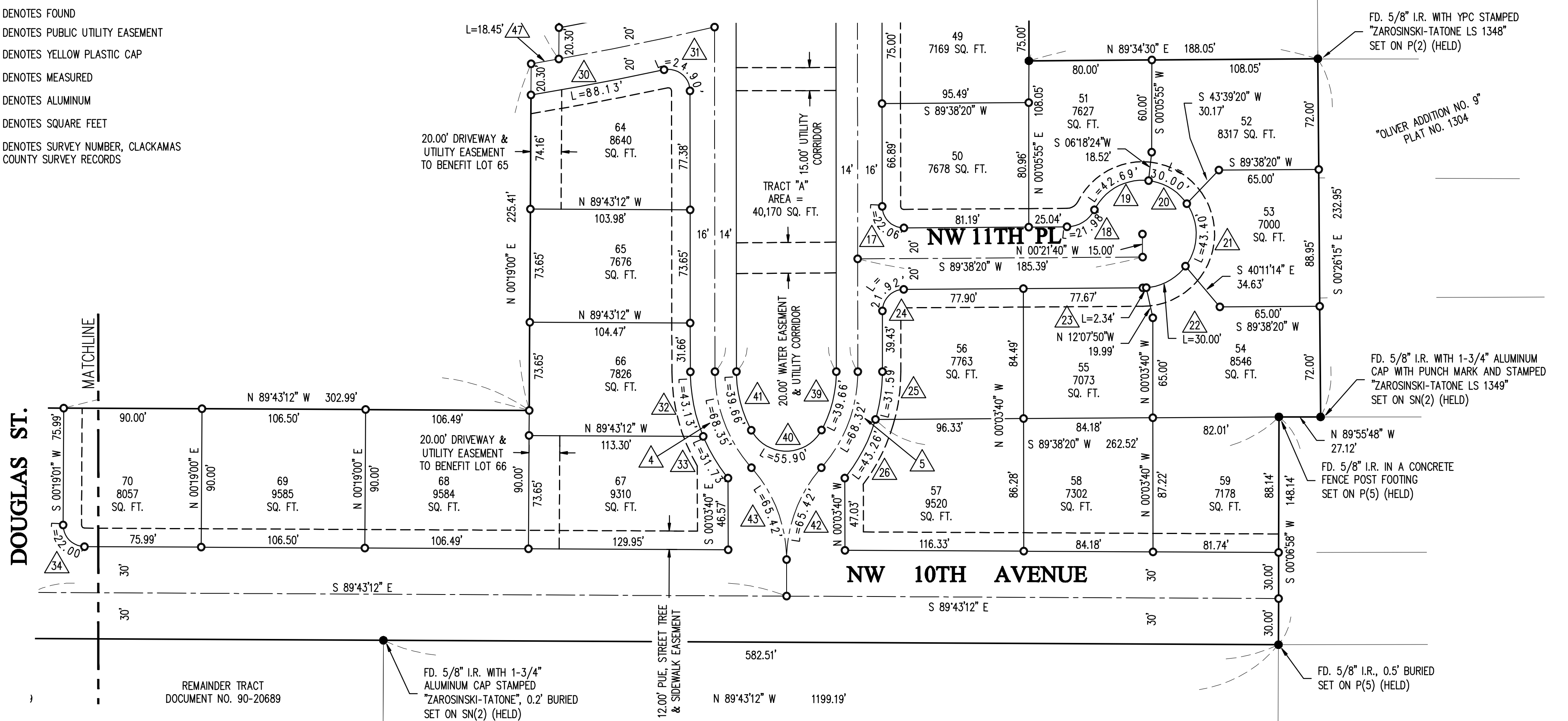
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### GRAPHIC SCALE



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'



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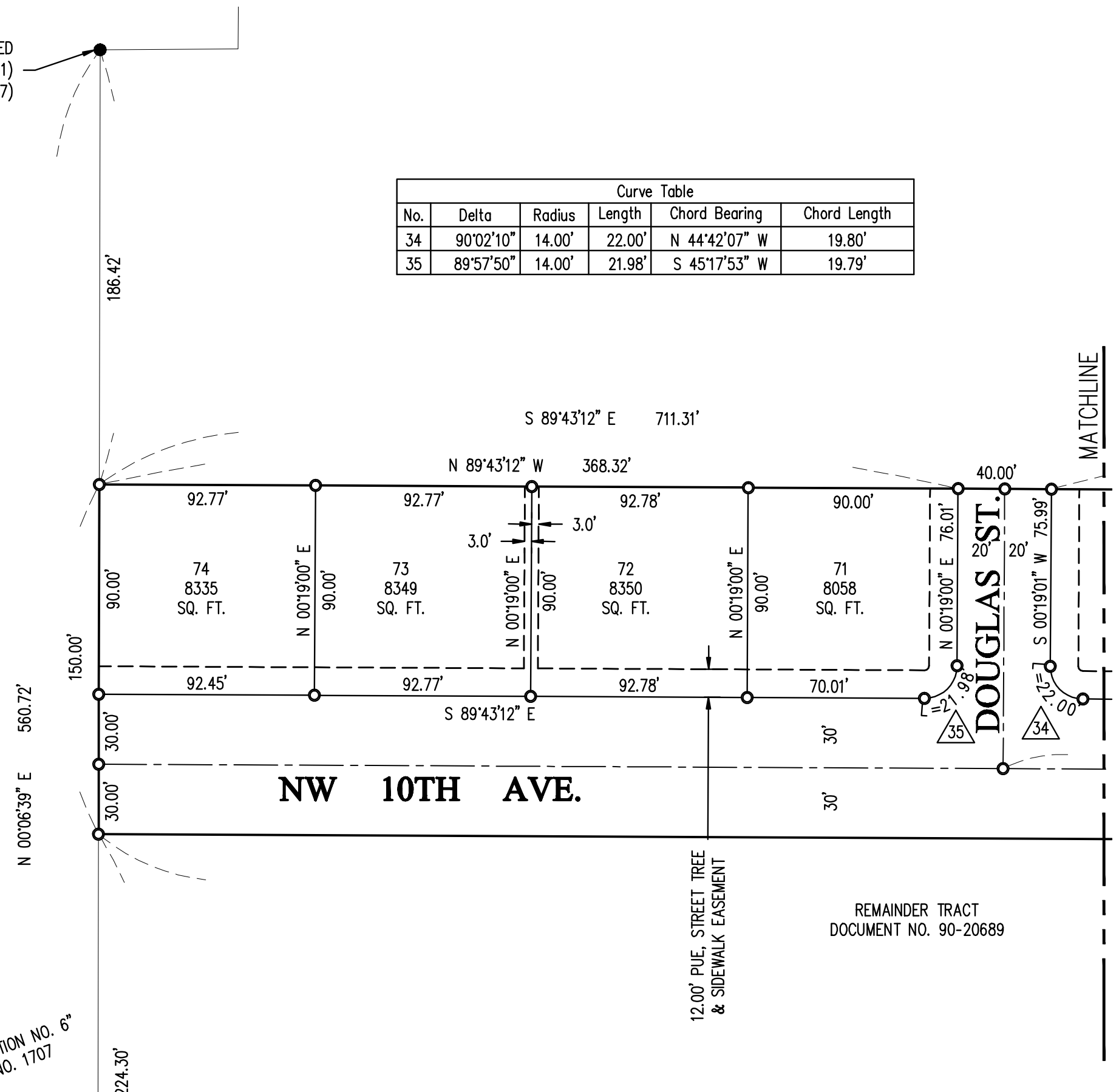
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DATE SURVEYED: 5-20-06

FD. 5/8" I.R. WITH YPC STAMPED  
"ZTEC LS 1944" SET ON SN(1)  
(HELD) N.E. CORNER P(7)

Curve Table					
No.	Delta	Radius	Length	Chord Bearing	Chord Length
34	90°02'10"	14.00'	22.00'	N 44°42'07" W	19.80'
35	89°57'50"	14.00'	21.98'	S 45°17'53" W	19.79'

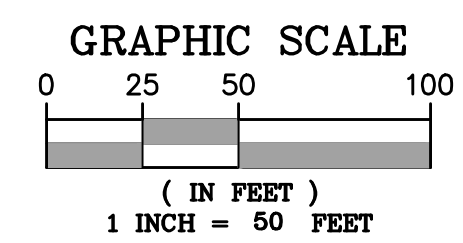


"OLIVER ADDITION NO. 6"  
PLAT NO. 1707

FD. 5/8" I.R. WITH 1-3/4" ALUM. CAP STAMPED  
"ZAROSINSKI-TATONE PE 3915", 0.2' EXPOSED  
SET ON SN(2), 0.12' N. & 0.48' E.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1981  
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\_\_\_\_\_  
CHRIS FISCHBORN P.L.S. 1944

\_\_\_\_\_  
DATE

### 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 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

### ACKNOWLEDGMENT:

STATE OF OREGON

COUNTY OF CLACKAMAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY LYLE L. READ, PRESIDENT, 2KRMT, INC. AND RONALD G. TATONE, GENERAL PARTNER, NORTHWOOD INVESTMENTS.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
NOTARY PUBLIC - OREGON

\_\_\_\_\_  
COMMISSION NO.

\_\_\_\_\_  
MY COMMISSION EXPIRES

### APPROVALS:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_

CITY OF CANBY

\_\_\_\_\_  
CLACKAMAS COUNTY SURVEYOR; AND  
CLACKAMAS COUNTY BOARD OF COMMISSIONERS  
DELEGATE PER COUNTY CODE CHAPTER 11.02

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ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 200\_\_.

STATE OF OREGON  
S.S.  
COUNTY OF CLACKAMAS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

RAY ERLAND, CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: \_\_\_\_\_

DEPUTY

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: \_\_\_\_\_

DEPUTY

\* \* \* \* \*

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
CLACKAMAS COUNTY ROAD OFFICIAL

BY: \_\_\_\_\_

DEPUTY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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