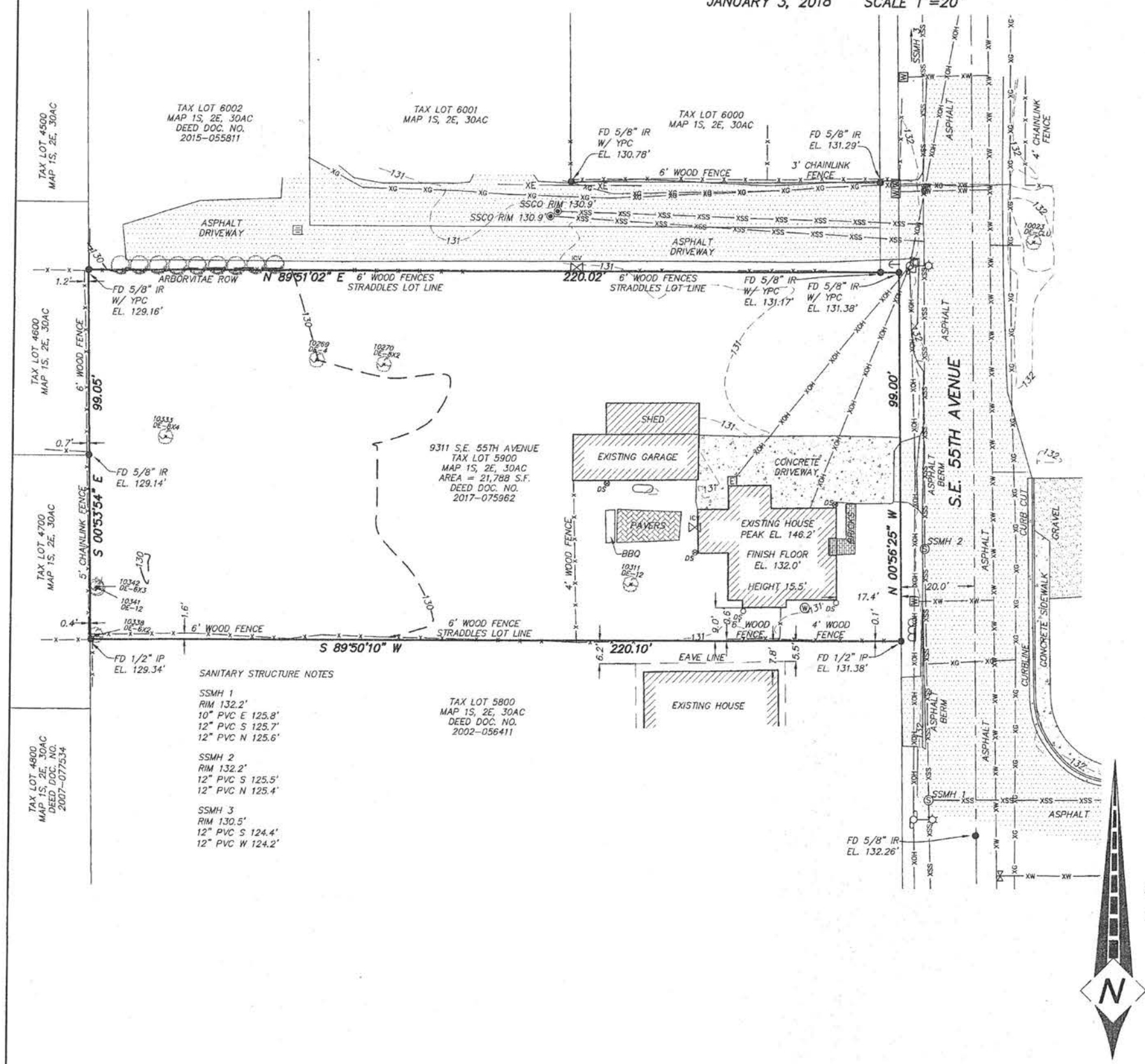


# EXISTING CONDITIONS MAP

TAX LOT 5900, MAP 1S, 2E, 30AC  
 LOCATED IN THE N.E. 1/4 SECTION 30, T.1S., R.2E., W.M.,  
 CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON  
 JANUARY 3, 2018 SCALE 1"=20'



**SANITARY STRUCTURE NOTES**

SSMH 1  
 RIM 132.2'  
 10" PVC E 125.8'  
 12" PVC S 125.7'  
 12" PVC N 125.6'

SSMH 2  
 RIM 132.2'  
 12" PVC S 125.5'  
 12" PVC N 125.4'

SSMH 3  
 RIM 130.5'  
 12" PVC S 124.4'  
 12" PVC W 124.2'

TAX LOT 5800  
 MAP 1S, 2E, 30AC  
 DEED DOC. NO.  
 2002-056411

## SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.

A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER PARTITION PLAT NO. 1995-077, RECORDS OF CLACKAMAS COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

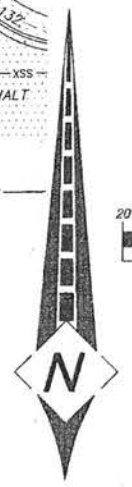
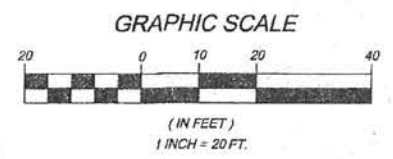
CHICAGO TITLE COMPANY OF OREGON PRELIMINARY TITLE REPORT NUMBER 472517005807-DN, DATED NOVEMBER 15, 2017 AS PROVIDED HAS BEEN USED AND REFERENCED IN PREPARATION OF THIS MAP. PLEASE REFER TO THIS DOCUMENT FOR DESCRIPTIONS OF EXCEPTIONS TO TITLE INSURANCE.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

## LEGEND:

Some Symbols shown may not be used on map

- |  |                            |  |                                   |
|--|----------------------------|--|-----------------------------------|
|  | DECIDUOUS TREE             |  | UTILITY AND LIGHT POLE            |
|  | EVERGREEN TREE             |  | UTILITY POLE                      |
|  | STORM SEWER MANHOLE        |  | LIGHT POLE                        |
|  | CATCH BASIN                |  | GUY WIRE                          |
|  | SANITARY SEWER CLEANOUT    |  | ELECTRIC BOX                      |
|  | SANITARY SEWER MANHOLE     |  | ELECTRIC METER                    |
|  | WATER VALVE                |  | ELECTRICAL POWER PEDESTAL         |
|  | WATER METER                |  | ELECTRIC RISER                    |
|  | FIRE HYDRANT               |  | HEAT PUMP                         |
|  | GAS VALVE                  |  | OVERHEAD LINE                     |
|  | GAS METER                  |  | GAS LINE                          |
|  | BOLLARD                    |  | ELECTRICAL LINE                   |
|  | SIGN                       |  | COMMUNICATIONS LINE               |
|  | MAILBOX                    |  | SANITARY SEWER LINE               |
|  | COMMUNICATIONS PEDESTAL    |  | STORM DRAIN LINE                  |
|  | COMMUNICATIONS MANHOLE     |  | WATER LINE                        |
|  | COMMUNICATIONS BOX         |  | FENCELINE                         |
|  | STORM OUTFALL              |  | UTILITY RISER                     |
|  | FOUND MONUMENT             |  | DOWN SPOUT TO SPLASH GUARD/GROUND |
|  | DOWN SPOUT TO STORM SYSTEM |  | IRRIGATION CONTROL VALVE          |
|  | FD = FOUND                 |  | WATER SPIGOT                      |
|  | FI = FIR TREE              |  |                                   |
|  | PI = PINE TREE             |  |                                   |
|  | CE = CEDAR TREE            |  |                                   |
|  | IR = IRON ROD              |  |                                   |
|  | YPC = YELLOW PLASTIC CAP   |  |                                   |
|  | DE = DECIDUOUS TREE        |  |                                   |



RECEIVED  
 OCT 23 2019

SIGNED ON: 04 Jan 15  
**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
 JULY 13, 2004  
**TOBY G. BOLDEN**  
 60377LS

RENEWS: DECEMBER 31, 2019

**CENTERLINE CONCEPTS**  
**LAND SURVEYING, INC.**  
 19376 MOLALLA AVE., SUITE 120  
 OREGON CITY, OREGON 97045  
 PHONE 503.650.0188 FAX 503.650.0189

# PRELIMINARY PLAT MAP

A REPLAT OF A PORTION OF LOT 14, "GIBSON'S SUBDIVISION OF TRACTS NUMBERED 10, 11, 12, 13, AND THE WEST 480 FT. OF TRACTS NUMBERED 1 AND 2 OF THE LOGUS TRACTS" (PLAT NO. 216), LOCATED IN THE N.E. 1/4 SECTION 30, T.1S., R.2E., W.M., CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON, OCTOBER 8, 2019, SCALE 1"=20' SHEET 1 OF 1

### LEGEND:

- SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON \_\_\_\_\_ 20'
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "COMPASS CORP" FROM P4
- ( ) = RECORD DISTANCES & BEARINGS
- [C] = CALCULATED DISTANCE
- IR = IRON ROD IP = IRON PIPE
- FD = FOUND W/ = WITH
- YPC = YELLOW PLASTIC CAP
- S.F. = SQUARE FEET
- R/W = RIGHT OF WAY
- 6WF = 6" WOOD FENCE
- 5CLF = 5" CHAINLINK FENCE
- 4WF = 4" WOOD FENCE
- SN = SURVEY NUMBER CLACKAMAS COUNTY SURVEYOR'S OFFICE
- S1 = SN 507
- S2 = SN 1582
- P1 = "GIBSON'S SUBDIVISION OF TRACTS NUMBERED 10, 11, 12, 13 AND THE WEST 480 FT. OF TRACTS NUMBERED 1 AND 2 OF LOGUS TRACTS" (PLAT NO. 216)
- P2 = "TARRYBROOKS" (PLAT NO. 899)
- P3 = "TAMBARA MEADOWS" (PLAT NO. 2606)
- P4 = PARTITION PLAT NO. 1995-77

RECEIVED  
OCT 23 2019

CITY OF MILWAUKIE  
PLANNING DEPARTMENT

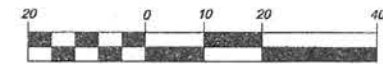
SIGNED ON: *08/01/19*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
TOBY G. BOLDEN  
60377LS

RENEWS: DECEMBER 31, 2019

GRAPHIC SCALE



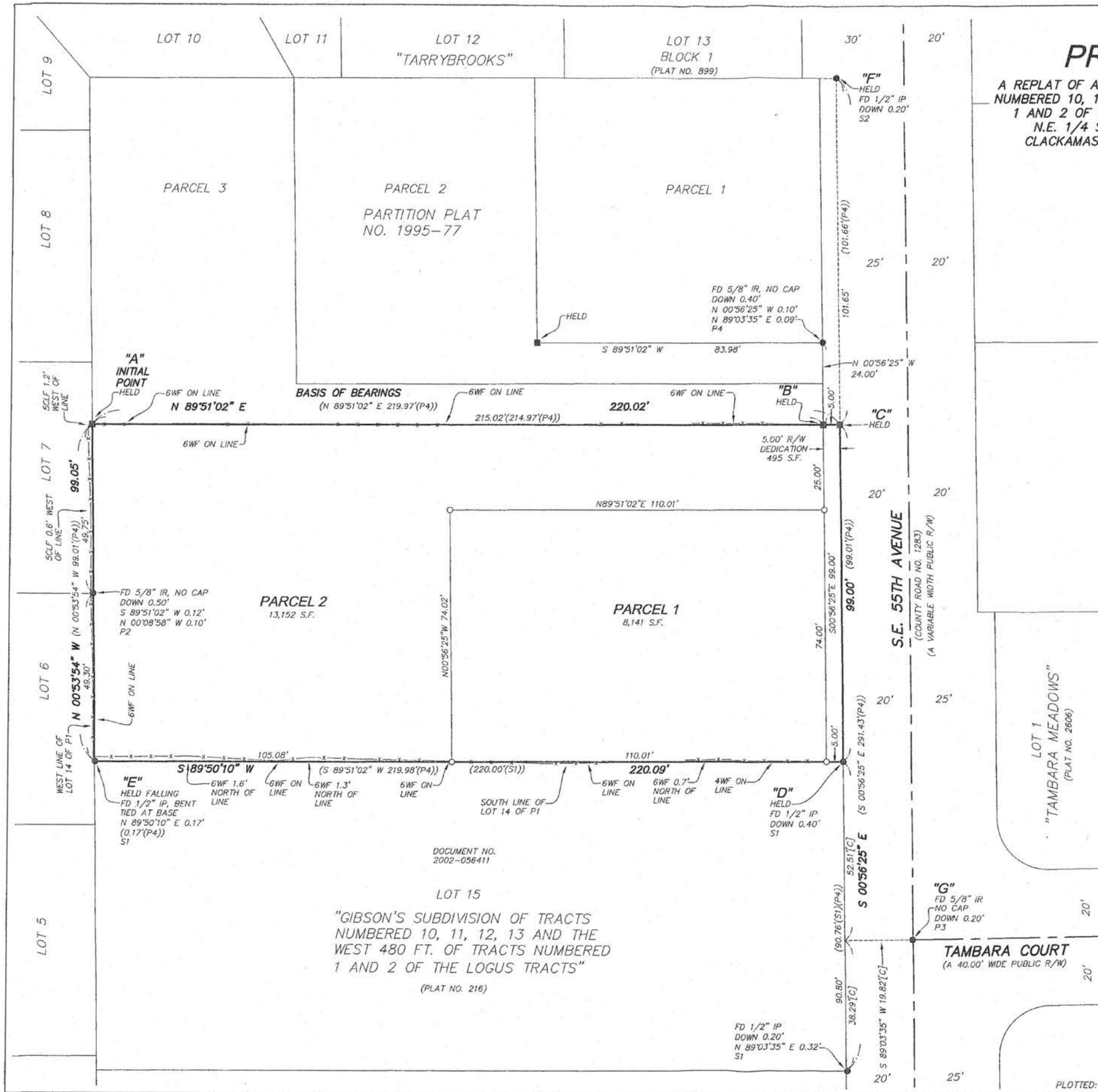
(IN FEET)  
1 INCH = 20 FT.



**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.

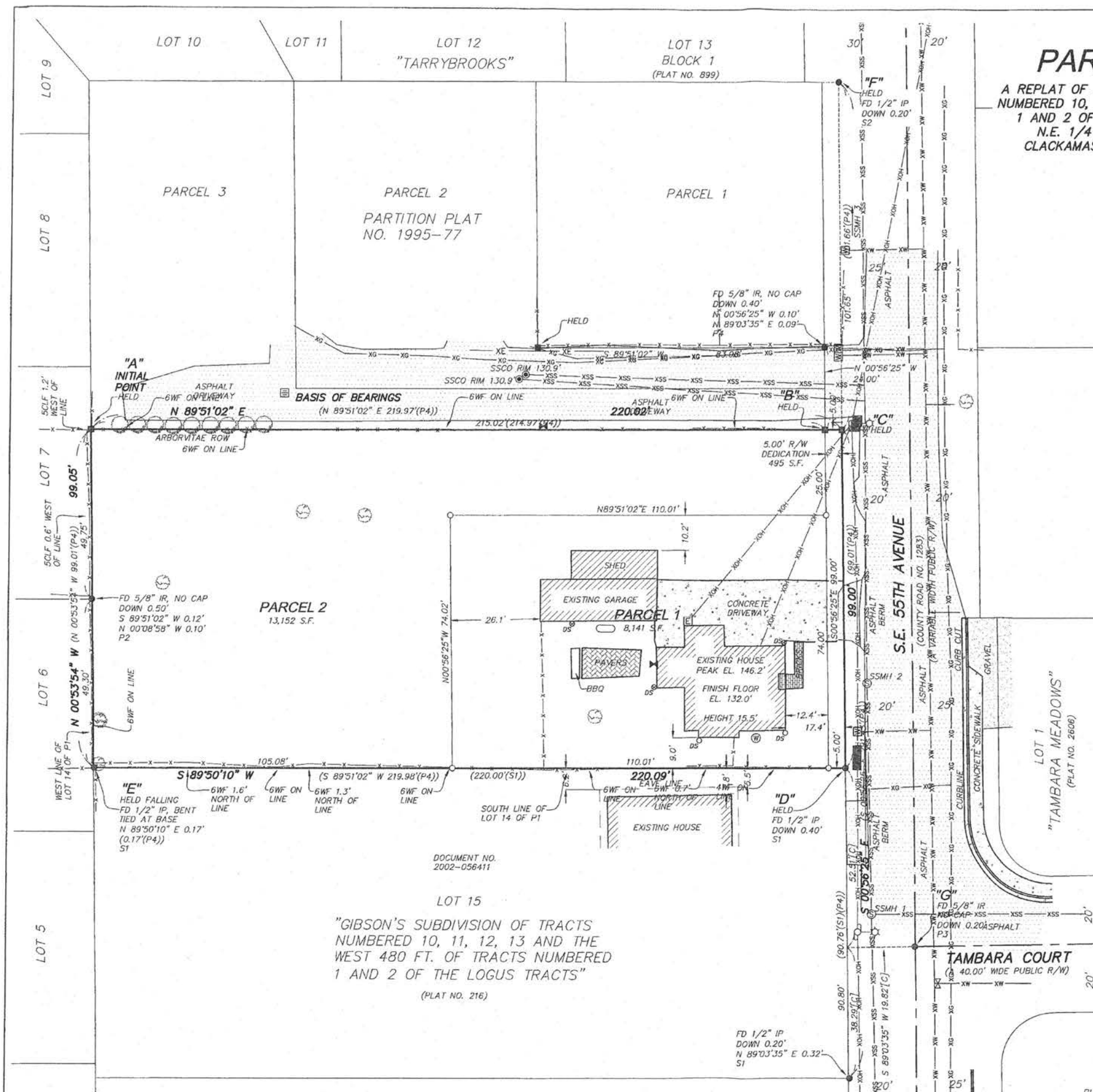
19376 MOLALLA AVE., SUITE 120  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189

PLOTTED: M:\PROJECTS\HOMEMAKERS OF OREGON--55TH AVE--SE--9311\dwg\PARTITION-C3D.dwg



DOCUMENT NO.  
2002-056411

LOT 15  
"GIBSON'S SUBDIVISION OF TRACTS  
NUMBERED 10, 11, 12, 13 AND THE  
WEST 480 FT. OF TRACTS NUMBERED  
1 AND 2 OF THE LOGUS TRACTS"  
(PLAT NO. 216)



# PARTITION PLAT NO. 20\_\_-

A REPLAT OF A PORTION OF LOT 14, "GIBSON'S SUBDIVISION OF TRACTS NUMBERED 10, 11, 12, 13, AND THE WEST 480 FT. OF TRACTS NUMBERED 1 AND 2 OF THE LOGUS TRACTS" (PLAT NO. 216), LOCATED IN THE N.E. 1/4 SECTION 30, T.1S., R.2E., W.M., CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON, JANUARY 22, 2018, SCALE 1"=20' SUPPLEMENTAL MAP

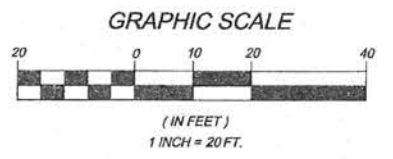
- LEGEND:**
- SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON \_\_\_\_\_ 20'
  - FOUND MONUMENT AS NOTED
  - FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "COMPASS CORP" FROM P4
  - ( ) = RECORD DISTANCES & BEARINGS
  - [C] = CALCULATED DISTANCE
  - IR = IRON ROD IP = IRON PIPE
  - FD = FOUND W/ = WITH
  - YPC = YELLOW PLASTIC CAP
  - S.F. = SQUARE FEET
  - R/W = RIGHT OF WAY
  - 6WF = 6" WOOD FENCE
  - SCLF = 5" CHAINLINK FENCE
  - 4WF = 4" WOOD FENCE
  - SN = SURVEY NUMBER CLACKAMAS COUNTY SURVEYOR'S OFFICE
  - S1 = SN 507
  - S2 = SN 1582
  - P1 = "GIBSON'S SUBDIVISION OF TRACTS NUMBERED 10, 11, 12, 13 AND THE WEST 480 FT. OF TRACTS NUMBERED 1 AND 2 OF LOGUS TRACTS" (PLAT NO. 216)
  - P2 = "TARRYBROOKS" (PLAT NO. 899)
  - P3 = "TAMBARA MEADOWS" (PLAT NO. 2606)
  - P4 = PARTITION PLAT NO. 1995-77

SIGNED ON: *D.G.C.*

**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
JULY 13, 2004  
**TOBY G. BOLDEN**  
60377LS

RENEWS: DECEMBER 31, 2019



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