

PRELIMINARY PARTITION PLAT

IN THE S.E. 1/4 S.W. 1/4 SECTION 25 TOWNSHIP 1 SOUTH., RANGE 1 EAST., W.M.

CITY OF MILWAUKIE, COUNTY OF CLACKAMAS, STATE OF OREGON

DATE: SEPTEMBER 30, 2019

3-1/4" BRASS DISK IN MONUMENT BOX
DLC 59 N.W. COR

LEGEND

	FOUND MONUMENT AS NOTED
	FOUND ALUMINUM CAP MARKED
	"KAMPE ASSOCIATES, INC."
	STORM CULVERT/OUTFALL
	STORM SEWER MANHOLE
	CATCH BASIN CENTER
	STORM DITCH INLET
	AREA DRAIN
	CATCH BASIN (CIRCULAR)
	ROOF DRAIN
	CLEANOUT
	SANITARY SEWER MANHOLE
	HOSE BIB
	WATER VALVE
	FIRE DEPT. CONNECTION
	FIRE HYDRANT
	POST INDICATOR VALVE
	WATER VAULT
	WATER METER
	HOSE BIB
	FLAG POLE
	GAS VALVE
	GAS METER
	GATE POST
	LIGHT POLE
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC RISER
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC GENERATOR
	CABLE TV BOX
	CABLE TV RISER
	TELEPHONE RISER
	TELEPHONE VAULT
	TELEPHONE BOX
	TELEPHONE RISER
	TELEPHONE VAULT
	UTILITY RISER
	UTILITY VAULT
	UTILITY POLE
	GUY ANCHOR
	UTILITY STUB UP
	MAIL BOX
	HANDICAP PARKING SPOT
	TRASH CAN
	SIGN
	BOLLARD
	ASPHALT CONCRETE
	CONCRETE
	HANDICAP RAMP
	FINISHED FLOOR
	BUILDING HEIGHT
	DRIVEWAY
	EDGE OF PAVEMENT
	TYPICAL
	DOCUMENT
	SURVEY NUMBER
	IRON PIPE
	IRON ROD
	BOUNDARY LINE
	RIGHT-OF-WAY CENTERLINE
	OVERHEAD LINES
	UNDERGROUND SANITARY LINE
	UNDERGROUND STORM LINE
	UNDERGROUND WATER LINE
	UNDERGROUND POWER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND TELE-COM
	FENCE AS NOTED
	HAND RAIL
	BRUSH & TREE DRIPLINE
	BUILDING FOOTPRINT LINE
	RAILROAD TRACKS
	DECIDUOUS TREE
	EVERGREEN TREE
	EASEMENT EXCEPTION (SEE EASEMENT NOTES)
	CONCRETE

SPIRAL CURVE CHORD:
N11°03'48"W 156.86'

R=2826.93'
Δ=3°18'59"
L=163.63'
CH.=163.60'
N14°01'18"W

R=2826.93'
Δ=16°05'58"
L=794.34'
CH.=791.73'
N20°24'47"W

R=2826.93'
Δ=6°38'56"
L=328.05'
CH.=327.86'
N19°00'15"W

R=2826.93'
Δ=6°08'04"
L=302.66'
CH.=302.52'
N25°23'45"W

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED 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 SHOWN 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.

NOTES

- THE SURVEY SHOWN WAS PREPARED REFERENCING LAWYERS TITLE OF OREGON, LLC PRELIMINARY REPORT WITH A COMMITMENT ORDER NO. 32180003 AND AN EFFECTIVE DATE OF APRIL 9, 2018.
- BASIS OF BEARINGS HELD N11°03'W ALONG SE 32ND AVE. PER SN 1698.
- SITE CONTAINS A TOTAL OF 16.16 ACRES OR 703,989 SQUARE FEET MORE OR LESS
- ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 41005C009D, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF JUNE 17, 2008, THE SUBJECT SITE LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- SUBJECT PROPERTY HAS A TOTAL OF 59 DESIGNATED PARKING SPACES (52 REGULAR SPACES AND 7 HANDICAP SPACES). THIS EXCLUDES DRIVEWAY PARKING.
- WETLANDS HAVE NOT BEEN DELINEATED BY APPROPRIATE AUTHORITIES. AS OF SEPTEMBER, 2019 THERE ARE NO WETLANDS ON SUBJECT PROPERTY PER U.S. FISH AND WILDLIFE SERVICE "NATIONAL WETLANDS INVENTORY" MAP.
- THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED ON SUBJECT PROPERTY.

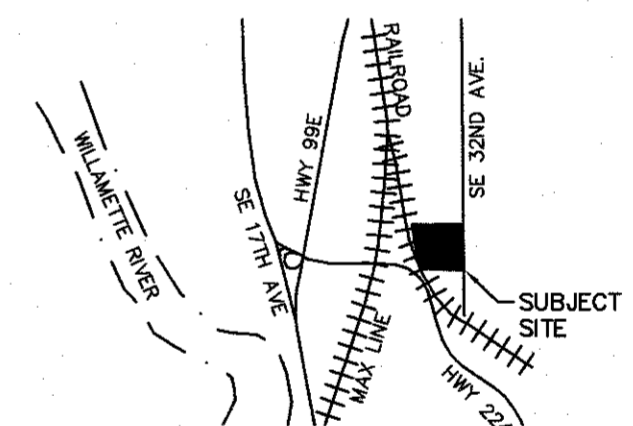
EASEMENTS/ENCUMBRANCES

PLEASE SEE TITLE COMMITMENT CITED IN SURVEY NOTE NUMBER 1 FOR ITEMS CONCERNING TAXES, LIENS, AGREEMENTS, WAIVERS AND OTHER MATTERS OF RECORD WHICH ARE NOT SURVEY MATTERS. THE FOLLOWING ITEMS WERE LISTED IN THE TITLE COMMITMENT REFERENCED FOR THIS SURVEY AND ARE LISTED HERE WITH COMMENTS.

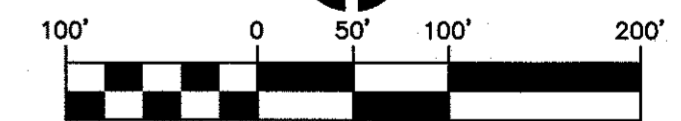
- 9 PERMANENT OPEN SPACE EASEMENT LINE (DOC. NO. 89-28799)
- 10 10.00' WIDE STORM EASEMENT LINE PARCEL 1 - PAGE 6 (DOC. NO. 96-005192)
- 10 10.00' WIDE STORM SEWER EASEMENT LINE 10.00' WIDE SANITARY SEWER EASEMENT LINE 40.00' WIDE RIGHT-OF-WAY OF A, B, C, AND D STREET 60.00' WIDE RIGHT-OF-WAY CENTERLINE OF SE HILLSIDE CT (DOC. NO. 96-005192)
- 11 10.00' X 10.00' TELECOMMUNICATIONS EASEMENT LINE (DOC. NO. 2006-077397)
- 14 15.00' WIDE STORM EASEMENT LINE (DOC. NO. 2006-077397)
- 14 STORM DETENTION POND EASEMENT LINE (DOC. NO. 2006-077397)
- 14 20.00' PERMANENT STORM EASEMENT LINE (DOC. NO. 2006-077397)
- 14 15.00' INGRESS & EGRESS EASEMENT LINE (DOC. NO. 2006-077397)
- W PROPOSED 10.00' WATERLINE EASEMENT TO BENEFIT PARCEL 2
- G PROPOSED 5.00' GAS LINE EASEMENT TO BENEFIT PARCEL 2
- SS PROPOSED 10.00' SANITARY SEWER LINE EASEMENT TO BENEFIT PARCEL 2

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO PARTITION THAT TRACT OF LAND CONVEYED TO HOUSING AUTHORITY OF CLACKAMAS COUNTY, BY BOOK 281, PAGE 156, CLACKAMAS COUNTY DEED RECORDS, INTO TWO PARCELS.



VICINITY MAP
(NOT TO SCALE)



SCALE: 1 INCH = 100 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1990
GARY R. ANDERSON
2434

RENEWS: 12-31-19

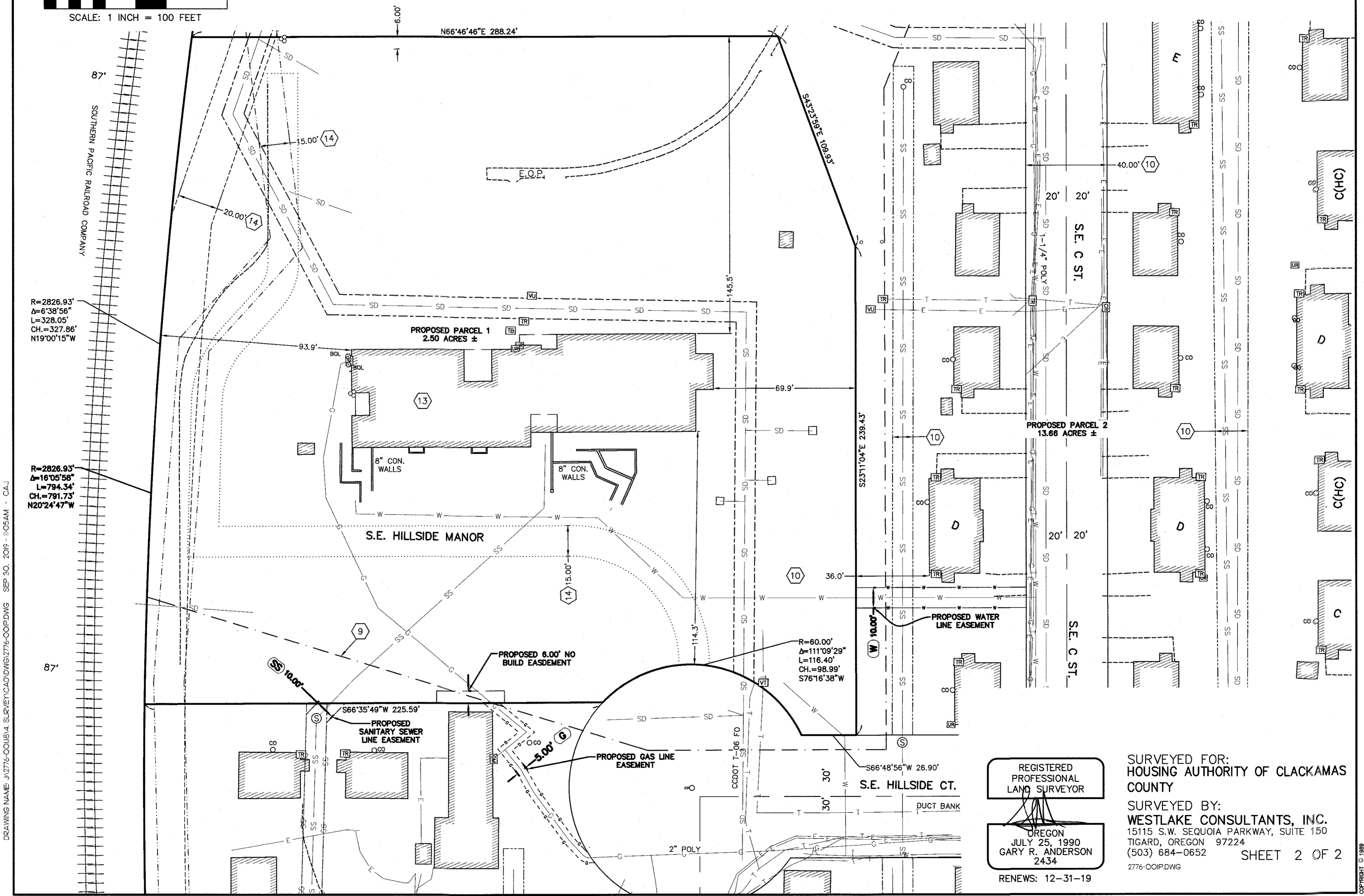
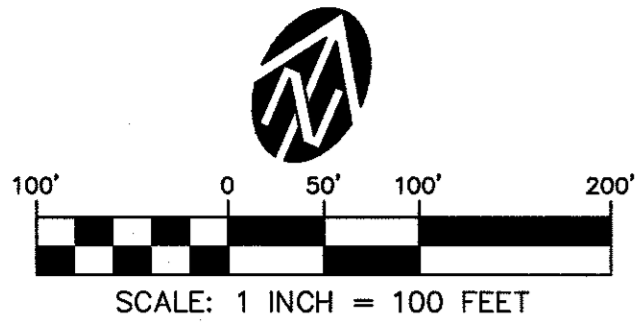
SURVEYED FOR:
HOUSING AUTHORITY OF CLACKAMAS
COUNTY

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652 SHEET 1 OF 2

2776-COIP.DWG

PRELIMINARY PARTITION PLAT

IN THE S.E. 1/4 S.W. 1/4 SECTION 25 TOWNSHIP 1 SOUTH., RANGE 1 EAST., W.M.
CITY OF MILWAUKIE, COUNTY OF CLACKAMAS, STATE OF OREGON
DATE: SEPTEMBER 27, 2019



R=2826.93'
Δ=6°38'56"
L=328.05'
CH.=327.86'
N19°00'15"W

R=2826.93'
Δ=16°05'58"
L=794.34'
CH.=791.73'
N20°24'47"W

R=60.00'
Δ=111°09'29"
L=116.40'
CH.=98.99'
S76°16'38"W

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1990
GARY R. ANDERSON
2434

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SHEET 2 OF 2

DRAWING NAME: J:\2776-COILB\4 SURVEY\CAD\DWG\2776-COIP.DWG SEP 30, 2019 - 11:05AM - CAL

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