



LEGEND

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER LINES
- EXISTING UNDERGROUND WATER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING UNDERGROUND GAS LINE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING MAILBOX
- EXISTING ROOF DOWNSPOUT
- EXISTING FENCE
- FOUND MONUMENTS
- EXISTING CONCRETE
- EXISTING ASPHALT



SCALE 1" = 20'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 11, 2018
DAVID ROEGER
86811

EXPIRES DECEMBER 31, 2024

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 10705 S.E. 52ND AVENUE.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "MINTHORN ADDITION TO THE CITY OF PORTLAND", MULTNOMAH COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY GPS OBSERVATION, NAD 83 DATUM.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF K & C CUSTOM HOMES FOR CIVIL ENGINEER DESIGN.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL BE FILED AT A DATE TO BE DETERMINED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

PROPOSED REPLAT WITH PROPOSED TOWNHOUSES	
NW 1/4 SEC 31, T 1 S, R 2 E, W.M.	
CITY OF MILWAUKIE	
CLACKAMAS COUNTY, OREGON	
FEBRUARY 7, 2023	
DRAWN: JMR	CHECKED: DMR
SCALE 1"=20' ACCOUNT # 343	
Y:\343-010\DWG\343010EX1.DWG	

10705 S.E. 52ND AVENUE

CMT SURVEYING AND CONSULTING

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