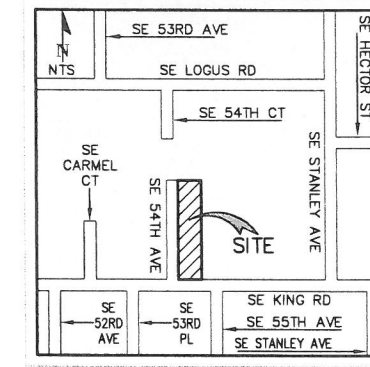
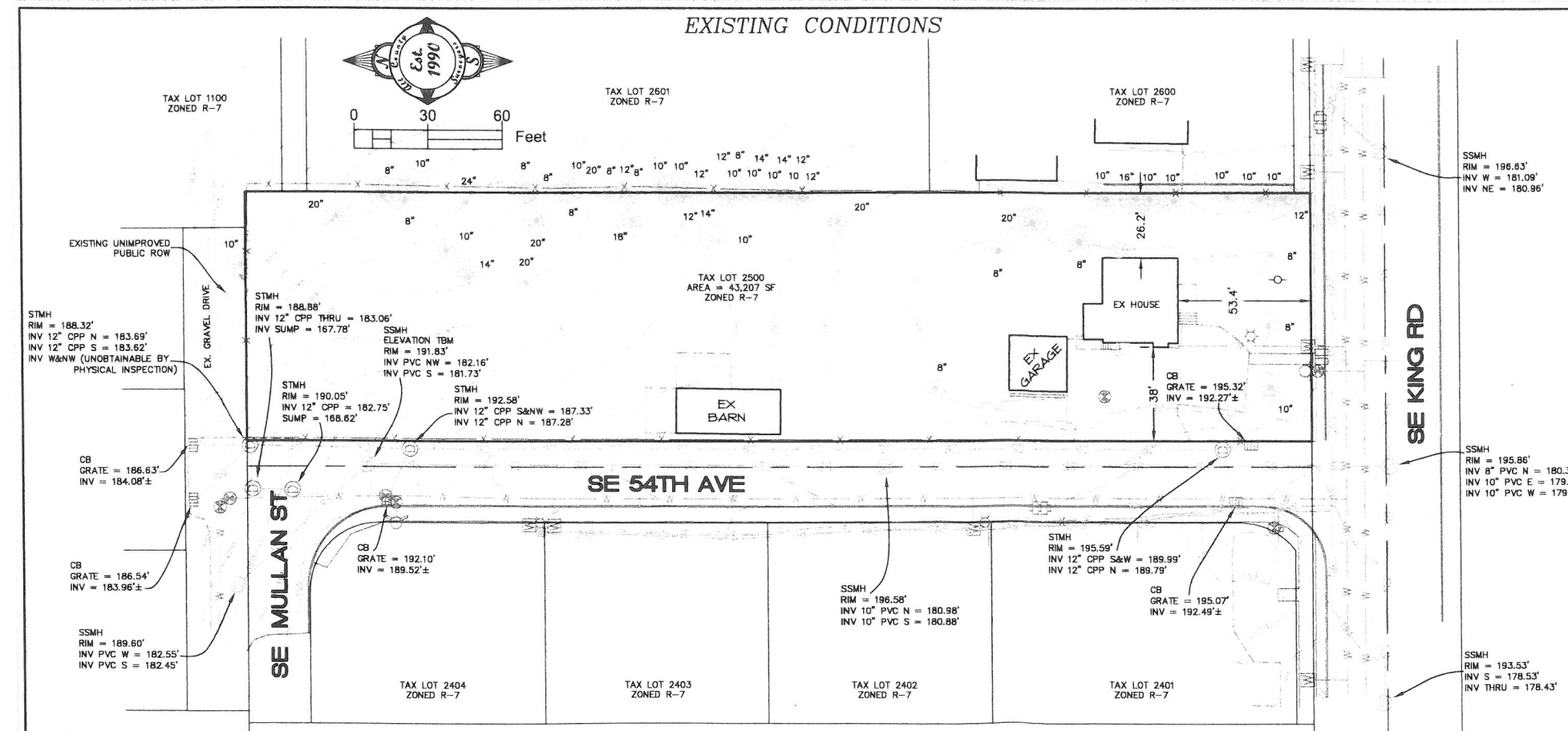
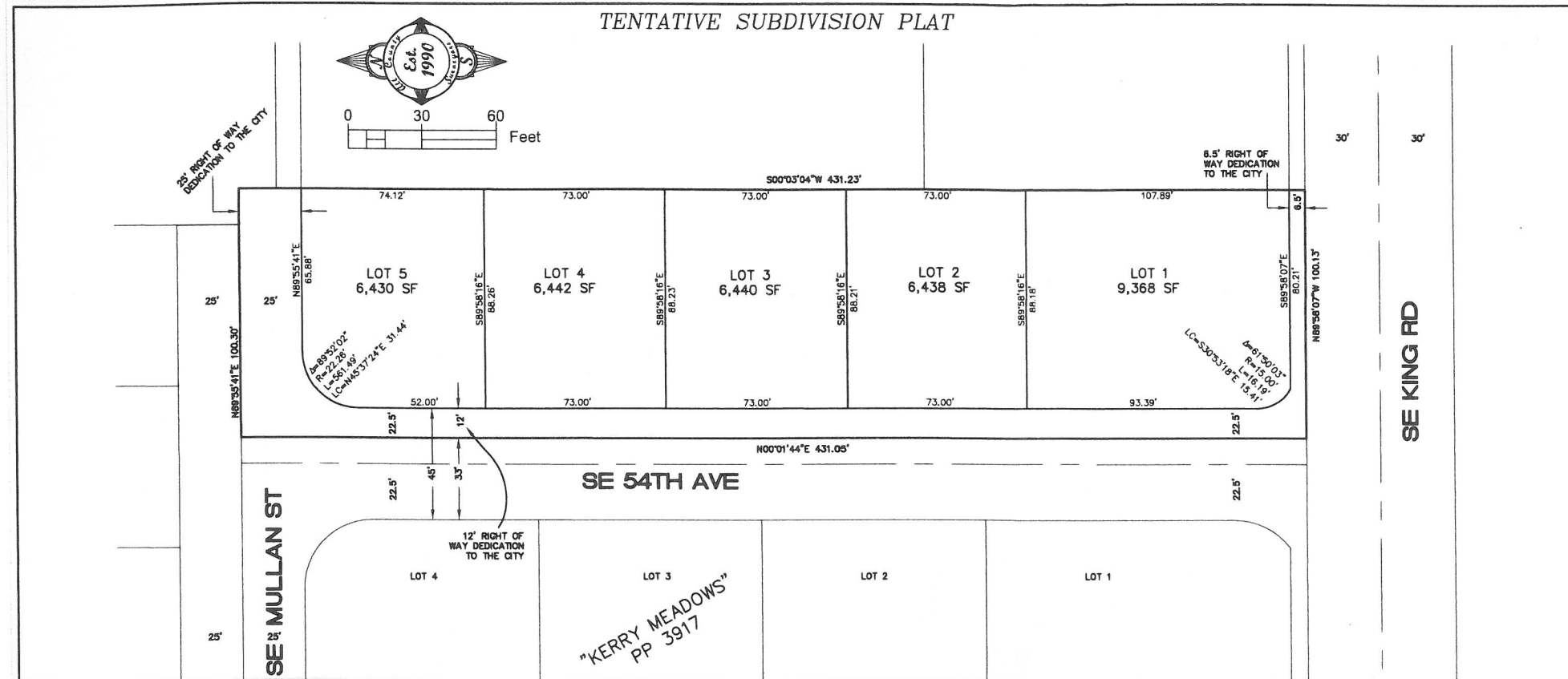


JONES PARK

A PROPOSED 5-LOT SUBDIVISION
FOR:
SHELDON DEVELOPMENT INC

LOCATED AT 5419 SE KING ROAD, IN THE SW 1/4 OF THE SE 1/4 OF
SECTION 30 TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
CLACKAMAS COUNTY, OREGON
JUNE, 2015
SCALE 1" = 30'



LEGEND

	PROPERTY BOUNDARY LINE		FD MONUMENT AS NOTED
	NEIGHBORING PARCEL LINE		EX SANITARY SEWER MANHOLE
	CENTERLINE OF ROADWAY		EX STORM SEWER MANHOLE
	PROPOSED LOT LINE		EX STORM SEWER INLET
	PROPOSED RIGHT OF WAY		EXISTING WATER METER
	EX UG SANITARY SEWER LINE		EX WATER VALVE
	EX UG STORM SEWER LINE		EX FIRE HYDRANT
	EX UG WATER LINE		EX TRUNCATED DOMES
	EX UG POWER LINE		EX UTILITY POLE
	EX UG GAS LINE		EX GUY ANCHOR
	EX FENCE LINE		EX CONIFEROUS TREE WITH SIZE AS NOTED
	EX EDGE OF PAVEMENT		EX DECIDUOUS TREE WITH SIZE AS NOTED
	EX EDGE OF GRAVEL		
	EX CONTOUR 1' INTERVAL		
	EX BUILDING		
	EX CONCRETE		
	EX ASPHALT		
	EX GRAVEL		
	PROPOSED ASPHALT		
	PROPOSED SIDEWALK		
	PROPOSED CURB		

ABBREVIATIONS

SS	SANITARY SEWER
SD	STORM SEWER
W	WATER
P	POWER
IE	INVERT ELEVATION
TRAN	TRANSFORMER
TRSR	TELECOM RISER
FD	FOUND
W/YPC	WITH YELLOW PLASTIC CAP
IR	IRON ROD
NO.	NUMBER
MB	MAILBOX

NOTES

- THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY ALL COUNTY SURVEYORS AND PLANNERS FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES AND DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS. THE BOUNDARY LINES, BEARINGS AND DISTANCES SHOWN HEREON ARE BASED SOLELY ON RECORD PLATS AND THE LOCATED MONUMENTATION SHOWN ON THIS SURVEY.
- UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE BY SURFACE INSPECTION AND LOCATED POINTED ON THE GROUND AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN.
- UNDERGROUND UTILITY LOCATIONS MUST BE POTHOLED AND VERIFIED PRIOR TO CONSTRUCTION.
- THE ELEVATION DATUM IS BASED ON CITY OF MILWAUKIE BM NO. 41. "I" IN TENN OF FIRE HYDRANT NORTH SIDE OF KING ROAD AT HOUSE 5419 ELEVATION OF MARK IS 197.182'. A TBM ON A SANITARY SEWER MANHOLE IS SHOWN AS ELEVATION = 191.83'.
- THE FIELD SURVEY WAS COMPLETED ON 5-12-15.

PLANNER/ENGINEER/SURVEYOR

ALL COUNTY SURVEYORS & PLANNERS, INC.
CONTACT: RAY MOORE
ADDRESS: PO BOX 955
SANDY, OR 97055
PHONE: 503-668-3151
FAX: 503-668-4730
EMAIL: raym@allcountysurveyors.com

OWNER

SHELDON DEVELOPMENT INC.
ATTN: CAREY SHELDON
ADDRESS: 23785 SE HWY 212
DAMASCUS, OR 97089
PHONE: 503-805-8741

SHEET INDEX

- TENTATIVE SUBDIVISION PLAT & EXISTING CONDITIONS
- PROPOSED IMPROVEMENT PLAN

