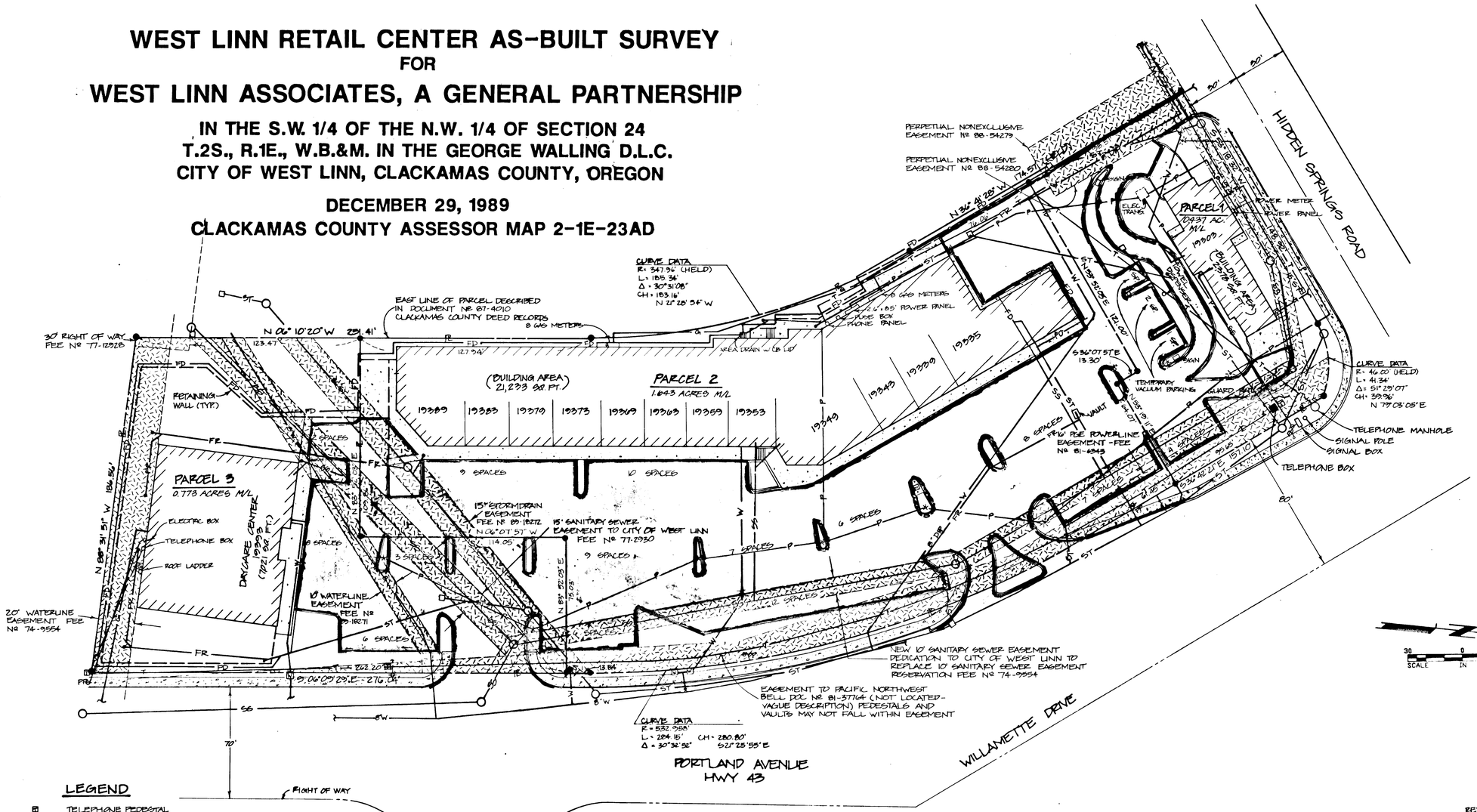
WEST LINN RETAIL CENTER AS-BUILT SURVEY
FOR
WEST LINN ASSOCIATES, A GENERAL PARTNERSHIP

IN THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 24
T.2S., R.1E., W.B.&M. IN THE GEORGE WALLING D.L.C.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

DECEMBER 29, 1989
CLACKAMAS COUNTY ASSESSOR MAP 2-1E-23AD



LEGEND

- TELEPHONE PEDESTAL
- POWER LINE
- TELEPHONE LINE (UNDERGROUND)
- POWER POLE
- POWER POLE w/ ANCHOR
- WATER METER
- WATER VALVE
- LIGHT POLE
- VACUUM
- MAIL BOX
- CURB
- CONCRETE AREA / SIDEWALK
- RETAINING WALL
- EASEMENT LINE
- GAS METER
- MANHOLE
- FOUND MONUMENT
- SANITARY SEWER LINE
- STORM SEWER LINE
- GAS LINE
- WATER LINE
- FRENCH DRAIN
- FOOTING DRAIN
- CLEAN OUT
- FIRE HYDRANT
- CATCH BASIN

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl R. Clinton
OREGON JAN. 22, 1971 CARL R. CLINTON 1110
1-2-90
REVISED JANUARY 4, 1990 CRC

AS-BUILT SURVEY

THESE AS-BUILT PLANS ARE BASED ON PERIODIC FIELD OBSERVATIONS AND SPOT CHECK FIELD SURVEY MEASUREMENTS PER LETTER-AGREEMENT FOR WEST LINN RETAIL CENTER AS-BUILT SURVEY TO MR. PETER POWELL, LLOYD POWELL & ABSOCIATES FOR WEST LINN RETAIL ASSOCIATES, A GENERAL PARTNERSHIP, DATED DECEMBER 15, 1989.

THIS SURVEY IS MADE AT THE REQUEST AND FOR THE EXCLUSIVE USE OF WEST LINN RETAIL ASSOCIATES, AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES

1. SEE ATTACHMENT "A" FOR SPECIFIC DESCRIPTION OF PARCELS 1, 2 AND 3 OF THE MINOR LOT PARTITION.
2. STREET ADDRESS (GENERAL)
   * WILLAMETTE DRIVE
   WEST LINN, OREGON 97608
   * SPECIFIC NUMBER NOTED ON BUILDING, SEE MAP
3. BOUNDARY AND PARCELS AS ESTABLISHED IN RECORD OF SURVEY FOR MINOR LOT PARTITION - FOR J.T. ROTH CONSTRUCTION, INC., CITY OF WEST LINN, FILE MIP 89-05, IN THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 23, T. 2 S., R. 1 E., W.B. &C M. IN THE GEORGE WALLING D.L.C. #62, CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON, BY CARL R. CLINTON, P.L.S., OF KAMPE ASSOCIATES, INC., DATED OCTOBER, 1989, STAMPED AND SIGNED 12/13/89 - AS RECORDED WITH THE CLACKAMAS COUNTY SURVEYOR.
4. RIGHT-OF-WAY LINE UP OF S.W. MAPLE STREET SHOWN FROM CLACKAMAS COUNTY ASSESSOR MAPS.
5. CURB CUTS, DRIVEWAYS AND FENCES SHOWN FROM DESIGN PLANS AND PHYSICALLY OBSERVED IN THE FIELD AND NOTED TO BE SIMILAR TO THAT SHOWN, BUT NOT TIED BY FIELD SURVEY.
6. EASEMENTS AS SHOWN ON OUR RECORD OF SURVEY FOR MINOR PARTITION AS NOTED IN ITEM 2, AND NOTED IN DESCRIPTIONS FOR PARCELS 1, 2 AND 3 AS PART OF THE MINOR PARTITION.
7. BUILDING FOUNDATIONS AS TIED AND SHOWN ON SEPARATE FOUNDATION SURVEY FOR PARCELS 1, 2 AND 3. AREAS FOR BUILDING SHOWN AS CALCULATED FROM TIES TO OUTSIDE BUILDING CORNERS. AREAS NOT SHOWN FOR SIDEWALK, DRIVEWAYS OR SIMILAR STRUCTURES.
8. THE MAIN UTILITY (UTILITY PROVIDER) LINES SHOWN AS MARKED BY PROVIDERS FOR OUR TOPOGRAPHY MAP PRIOR TO CONSTRUCTION. ON-SITE SERVICE LINES TO INDIVIDUAL BUILDINGS ARE SHOWN FROM DRAWINGS PROVIDED TO US BY J.T. ROTH CONSTRUCTION, INC. THIS SURVEY MAKES NO WARRANTY AS TO ACTUAL UTILITY LOCATIONS.
9. BUILDING SETBACK PER CITY OF WEST LINN COMMERCIAL ZONE GC - NONE EXCEPT WHERE ABUTTING RESIDENTIAL ZONE, THEN SAME AS RESIDENTIAL ZONE. ADJACENT R-2.1 ZONE TO WEST SETBACK FOR THIS SITE ALONG WEST PROPERTY LINE IS FIVE FEET.
10. WE FIND THE BUILDING FOUNDATIONS AND WALLS SHOWN AND SITUATED HEREON TO BE ON THE PREMISES IN QUESTION AND THAT THEY DO NOT OVERLAP OR ENCROACH ON THE PROPERTY LYING ADJACENT THERETO.
11. PAVED PARKING AREAS ARE SHOWN PER THE DESIGN PLANS, OR AS STAKED FOR CONSTRUCTION OR AS PHYSICALLY OBSERVED AND NOTED TO BE SIMILAR TO THAT SHOWN ON THE PLAN, BUT NOT TIED BY FIELD SURVEY. PARKING STALLS FOR SPECIFIC AREAS ARE AS SHOWN AND COUNTED DURING FIELD SURVEY (12/15/89). TOTAL SPACES - 97, EXCLUDING FOUR TEMPORARY CARWASH VACUUM STATIONS.
12. FLOOD HAZARD AREA - THE FLOOD HAZARD AREA IN THIS ZONE IS FOR ANY PROPERTY BELOW ELEVATION 40 FEET, AS IDENTIFIED BY THE CITY OF WEST LINN. THIS SITE LIES SUBSTANTIALLY ABOVE THAT ELEVATION; THE SITE AS MAPPED LIES BETWEEN ELEVATION 145 FEET AND 165 FEET.
13. OVERHANGS AND EVES ARE NOT SHOWN.

REVISIONS			
NO.	BY	DATE	DESCRIPTION

Designed
Drawn ACB
Checked CRC
Approved
Date 12.29.89
Scale 1" = 30'

KAMPE ASSOCIATES, INC.
CIVIL ENGINEERS
LAND SURVEYORS
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LAKE OSWEGO, OREGON 97034
(503) 635-6291

Willamette Retail Center