

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE A PORTION OF LOTS 2, 3, AND 4 OF THE PLAT OF "CEDAROAK PARK" (PLAT NO. 468) AS DESCRIBED IN DEED CONVEYED TO NEW LIFE CHURCH ROBINWOOD, RECORDED AS DOCUMENT NO. 2004-077253, CLACKAMAS COUNTY DEED RECORDS, BY PARTITION PLAT PER THE CITY OF WEST LINN PLANNING FILE NO. LLA-19-02.
2. BASIS OF BEARINGS: "SOUTH 06°26'00" EAST" PER PARTITION PLAT NO. 1990-104, CLACKAMAS COUNTY PLAT RECORDS, AS SHOWN.
3. THE EAST LINE OF THE NEW LIFE CHURCH ROBINWOOD TRACT, ALSO BEING THE WEST RIGHT OF WAY LINE OF OLD RIVER ROAD (COUNTY ROAD NO. 469), WAS ESTABLISHED BY HOLDING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GAYLORD PLS 929" FOUND AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1990-104, CLACKAMAS COUNTY PLAT RECORDS AND BY HOLDING A 3/4" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 1, "CEDAROAK PARK" PER PARTITION PLAT NO. 1990-104.
4. THE SOUTH LINE OF THE NEW LIFE CHURCH ROBINWOOD TRACT WAS ESTABLISHED BY HOLDING A POINT WHICH BEARS NORTH 6°26'00" WEST, 201.08 FEET FROM A 3/4" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 1, "CEDAROAK PARK" AND BY HOLDING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE NEW LIFE CHURCH ROBINWOOD TRACT PER SURVEY NO. 22104, CLACKAMAS COUNTY SURVEY RECORDS.
5. THE NORTH LINE OF PARTITION PLAT NO. 1990-104 WAS ESTABLISHED BY HOLDING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GAYLORD PLS 929" FOUND AT THE NORTHEAST CORNER OF PARCEL 2 AND BY HOLDING THE RECORD BEARING AND DISTANCE OF SOUTH 82°59'12" WEST, 200.00 FEET TO THE NORTHWEST CORNER OF PARCEL 1, AND BY HOLDING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CHASE, JONES ASSOC. INC." WHICH BEARS SOUTH 29°03'32" EAST, 1.87 FEET FROM SAID NORTHWEST CORNER OF PARCEL 1. THE 1/2" IRON PIPE FOUND AND HELD AT THE NORTHWEST CORNER OF LOT 7, "CEDAROAK PARK", AS SHOWN ON PARTITION PLAT NO. 1990-104 IS LEANING SOUTHERLY AND APPEARS THAT MAY HAVE SLID DOWN THE HILL AND IS NO LONGER IN THE SAME POSITION AS SHOWN ON THE PLAT.
6. THE NORTH LINE OF THE NEW LIFE CHURCH ROBINWOOD TRACT, BEING THE NORTH LINE OF LOT 4, "CEDAROAK PARK", WAS ESTABLISHED BY HOLDING THE NORTH/SOUTH POSITION OF 1/2" IRON PIPE, BEING A POINT NORTH 6°26'00" WEST, 325.00 FEET FROM THE SOUTHEAST CORNER OF LOT 2 AND SOUTH 6°26'00" EAST, 300.00 FEET FROM NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1990-104 WHICH FITS THE PLAT AND DEED DISTANCES WELL AND BY HOLDING A LINE 300.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF PARTITION PLAT NO. 1990-104 PER THE PLAT OF "CEDAROAK PARK".
7. THE WEST LINE OF THE NEW LIFE CHURCH ROBINWOOD TRACT WAS ESTABLISHED BY HOLDING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE THE NEW LIFE CHURCH ROBINWOOD TRACT AND BY HOLDING A LINE PARALLEL WITH THE ABOVE ESTABLISHED EAST LINE AND WEST RIGHT OF WAY LINE OF OLD RIVER ROAD (COUNTY ROAD NO. 469) PER THE NEW LIFE CHURCH ROBINWOOD TRACT DOCUMENT NO. 2004-077253.

LEGEND:

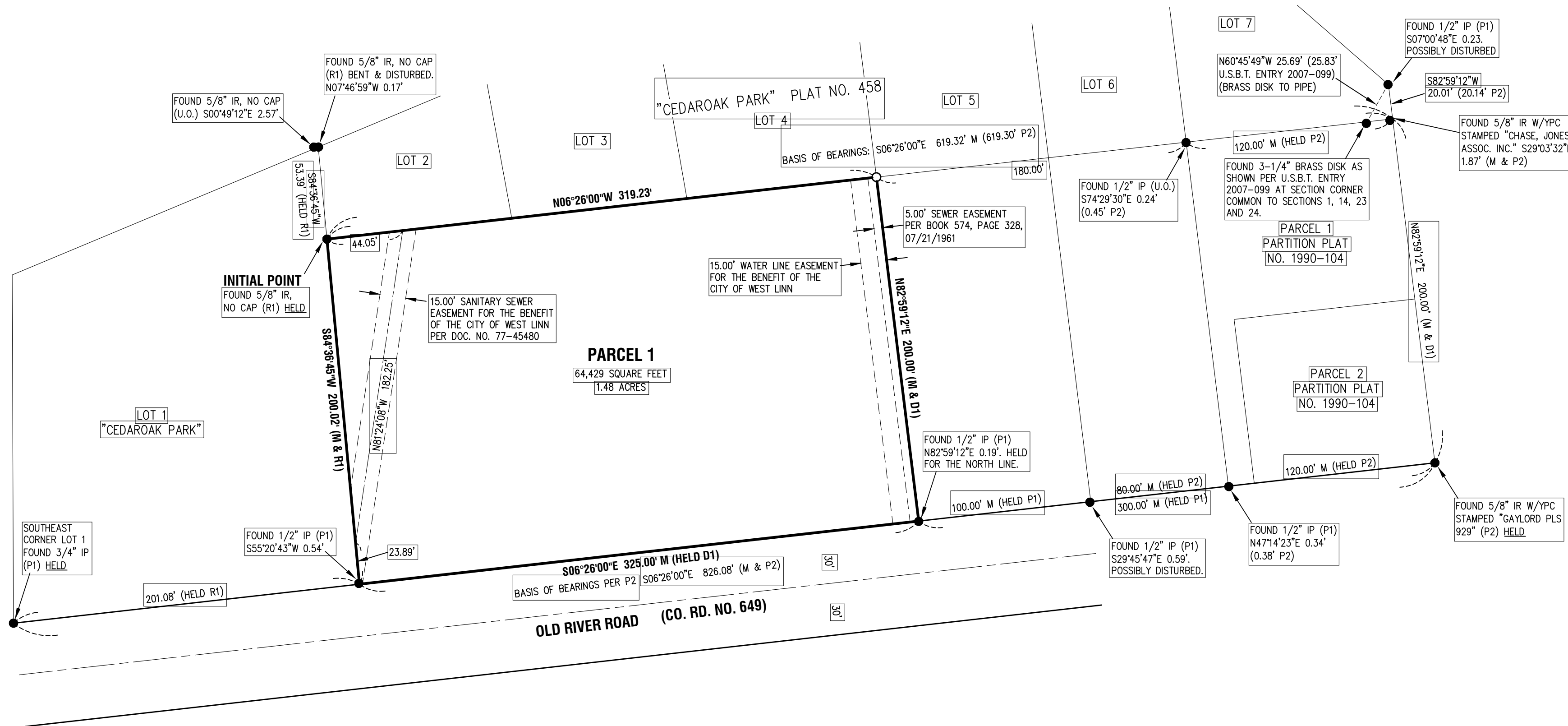
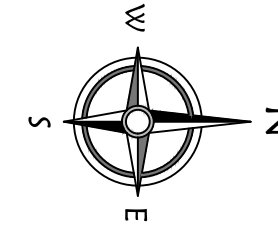
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES 5/8" DIAMETER BY 30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" SET ON _____
- IR IRON ROD
- IP IRON PIPE
- R DENOTES RECORD DIMENSION, SEE REFERENCE SURVEYS
- P DENOTES PLAT DIMENSION, SEE REFERENCE SURVEYS
- M DENOTES MEASURED DIMENSION
- SN SURVEY NUMBER ON FILE WITH CLACKAMAS COUNTY SURVEY RECORDS
- DOC. NO. DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
- U.O. UNKNOWN ORIGIN

REFERENCE SURVEYS & DEEDS

- D1 DEED DOC. NO. 2004-077253, CLACKAMAS COUNTY DEED RECORDS
- P1 "CEDAROAK PARK", PLAT NO. 458
- P2 PARTITION PLAT NO. 1990-104
- R1 SN 22104

PARTITION PLAT NO. 2019-_____
A REPLAT OF PORTIONS OF LOTS 2, 3 AND 4, "CEDAROAK PARK"
LOCATED IN THE NE 1/4 OF SECTION 23, T.2S., R.1E., W.M
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

CITY OF WEST LINN PLANNING FILE NO. LLA-19-02
MAY 14, 2019 SCALE: 1" = 50'
SHEET 1 OF 2



SURVEYED BY:
COMPASS LAND SURVEYORS
4107 INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OREGON 97222
PHONE: (503) 653-9093
8072 Part.dwg

PARTITION PLAT NO. 2019-_____

**A REPLAT OF PORTIONS OF LOTS 2, 3 AND 4, "CEDAROAK PARK"
LOCATED IN THE NE 1/4 OF SECTION 23, T.2S., R.1E., W.M
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON**

**CITY OF WEST LINN PLANNING FILE NO. LLA-19-02
MAY 14, 2019
SHEET 2 OF 2**

SURVEYOR'S CERTIFICATE

I, MICHAEL A. RADEMACHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE CHURCH ROBIN WOOD, RECORDED AS DOCUMENT NO. 2004-077253, CLACKAMAS COUNTY DEED RECORDS, WHICH BEARS NORTH 06°26'00" WEST, 201.08 FEET AND SOUTH 84°36'45" WEST, 200.02 FEET FROM A 3/4" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 1, "CEDAROAK PARK" PLAT NO. 458, CLACKAMAS COUNTY PLAT RECORDS; THENCE NORTH 06°26'00" WEST, 319.23 FEET ALONG THE WEST LINE OF SAID NEW LIFE CHURCH ROBIN WOOD TRACT TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" SET ON THE SOUTH LINE LOT 5, "CEDAROAK PARK" PLAT NO. 458; THENCE NORTH 82°59'12" EAST, 200.00 FEET ALONG THE SOUTH LINE OF LOT 5 TO THE SOUTHEAST CORNER OF LOT 5, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF OLD RIVER ROAD (COUNTY ROAD NO. 649), BEING REFERENCED BY A 1/2" IRON PIPE WHICH BEARS, NORTH 82°59'12" EAST, 0.19 FEET FROM THE TRUE CORNER; THENCE SOUTH 06°26'00" EAST 325.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF OLD RIVER ROAD (COUNTY ROAD NO. 649) AND EAST LINE OF LOTS 2, 3, AND 4 OF "CEDAROAK PARK" PLAT NO. 468 TO THE NORTHEAST CORNER OF LOT 1, "CEDAROAK PARK" PLAT NO. 468, BEING REFERENCED BY A 1/2" IRON PIPE FOUND SOUTH 55°20'43" WEST, 0.54 FEET FROM THE TRUE CORNER; THENCE SOUTH 84°36'45" WEST, 200.02 FEET ALONG THE NORTH LINE OF LOT 1, "CEDAROAK PARK" PLAT NO. 458 TO THE INITIAL POINT, CONTAINING 64,429 SQUARE FEET (1.48 ACRES), MORE OR LESS.

PLAT RESTRICTIONS

1. THIS PARTITION IS SUBJECT TO CONDITIONS OF APPROVAL PER CITY OF WEST LINN PLANNING FILE NO. LLA-19-02.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT THAT THE MARYLHURST SCHOOL, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND THAT IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO A PARCEL WITH EASEMENTS AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES. EASEMENTS ARE HEREBY GRANTED AS SHOWN. THE PLATTED PROPERTY HEREON IS SUBJECT TO RESTRICTIONS AS NOTED HEREON. THE DECLARANT MAKES NO CLAIM TO LAND BEYOND THE BOUNDARY AS PLATTED AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

SHEILA WALKER, HEAD OF SCHOOL
THE MARYLHURST SCHOOL

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON _____, 2019
BY SHEILA WALKER.

NOTARY SIGNATURE _____

NOTARY PUBLIC - OREGON _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

APPROVALS

APPROVED THIS _____ DAY OF _____, 2019

CITY OF WEST LINN PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____, 2019

CITY OF WEST LINN ENGINEER

APPROVED THIS _____ DAY OF _____, 2019

CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED
BY ORS 92.095 HAVE BEEN PAID THRU JUNE 30, _____

APPROVED THIS _____ DAY OF _____, 2019

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: _____

DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED

FOR RECORD ON THE _____ DAY OF _____, 2019

AT _____ O'CLOCK _____ M.

AS PARTITION PLAT NO. _____

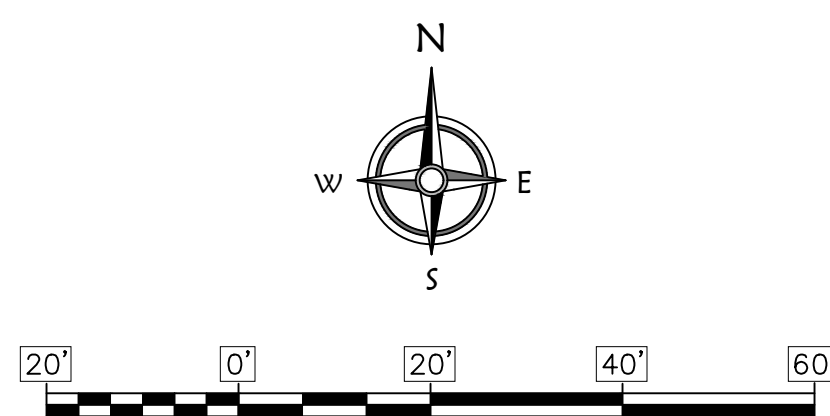
DOCUMENT NO. _____

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: _____

DEPUTY

SURVEYED BY:
COMPASS LAND SURVEYORS
4107 INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OREGON 97222
PHONE: (503) 653-9093
8072 Part.dwg



LEGEND

---	BUILDING EAVE	AD	AREA DRAIN
---	CURB	□	BOLLARD
---	DITCH	DECID.	DECIDUOUS
---	EDGE OF PAVEMENT	DL	DRIP LINE RADIUS
G	GAS	●	FOUND MONUMENT
OP	OVERHEAD POWER	MB	MAILBOX
SS	SANITARY SEWER	RD	ROOF DRAIN
ST	STORM SEWER	SP	SIGN, DISABLED PARKING
T	UNDERGROUND COMMUNICATIONS	●	SPRINKLER VALVE
UGP	UNDERGROUND POWER	○	TREE STUMP
TEL	OVERHEAD COMMUNICATIONS	○	UTILITY POLE
W	WATER	←	UTILITY POLE ANCHOR
ASPH.	ASPHALT	WT	WATER METER
CONC.	CONCRETE	●	WATER VALVE
GRAVEL	GRAVEL	COL	WOOD COLUMN

NOTES

- UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES AND UTILITY LOCATES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
- VERTICAL DATUM: NAVD '88.
- CONTOUR INTERVAL IS ONE FOOT.
- TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS LAND SURVEYORS FOR FURTHER INFORMATION. FURTHERMORE, COMPASS LAND SURVEYORS WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.
- THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH. PROPERTY LINES ARE BASED ON RECORDED SURVEYS.
- TELECOMMUNICATIONS CABINET WITH A NOTE PAINTED ON THE GROUND TO CALL UTILITY LOCATOR BEFORE DIGGING IN THIS AREA.
- 8" AC WATER LINE WAS LOCATED PER BLUE TONE MARKS PROVIDED BY UTILITY LOCATOR. A NOTE WAS PAINTED ON THE GROUND STATING THE 8" AC LINE WAS "UNLOCATEABLE, USE CAUTION".
- SUBJECT TO APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NO. BOOK 411, PAGE 392 AND MODIFIED BY DOCUMENT NO. BOOK 528, PAGE 595, CLACKAMAS COUNTY DEED RECORDS.

TOPOGRAPHIC SITE MAP

DATE	NO.	REVISION	DRAWN	MMM	CHECK	CH
			SCALE	1" = 20'	DATE	JUNE, 2018
			PLAN	8072 Topo.dwg		

COMPASS Land Surveyors
 4107 SE International Way, Suite 705
 Milwaukie, Oregon 97222 503-653-9093

THE MARYLHURST SCHOOL
 1232 LINN AVENUE
 OREGON CITY, OREGON 97045

TAX LOTS 400 & 500, MAP 2-1E-23AA
A PORTION OF LOTS 2, 3 & 4, "CEDAR OAK PARK"
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON