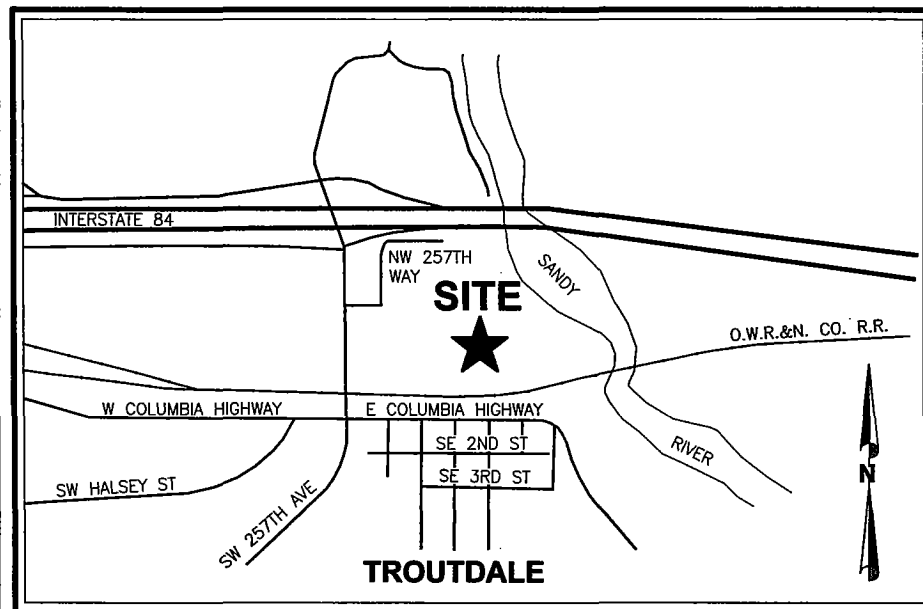


VICINITY MAP

NOT TO SCALE



LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- ◆ = CALCULATED POINT ON UNSTABLE GROUND, NOT SET
- BD = BRASS DISK AS NOTED
- BS = BRASS SCREW WITH WASHER
- CD = 1.17" COPPER DISK MARKED "KW COX ASSOC INC"
- IR = IRON ROD
- IP = IRON PIPE
- KC = 5/8" IR W/YPC MARKED "KW COX ASSOC INC"
- POC = POINT OF COMMENCEMENT
- SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- VECO = VEGETATIVE CORRIDOR
- W/YPC = WITH YELLOW PLASTIC CAP
- () = RECORD INFORMATION AS REFERENCED
- - - - - = CENTERLINE
- - - - - = EXISTING BOUNDARY
- - - - - = FEMA 1% ANNUAL CHANCE FLOODPLAIN
- - - - - = FEMA REGULATORY FLOODWAY
- - - - - = PRE-PLAT LAND CONFIGURATION
- - - - - = NEW BOUNDARY
- - - - - = VECO LINE (VEGETATED CORRIDOR)

REFERENCE DEEDS

MULTNOMAH COUNTY DEED RECORDS

D1 = DOCUMENT NO. 2018-035543, PARCEL I TO PARCEL VII

D2 = DOCUMENT NO. 2018-031554, PARCEL I AND PARCEL II

REFERENCE SURVEYS

MULTNOMAH COUNTY SURVEY RECORDS

S1 = SN 49012

S2 = SN 53429

S3 = SN 54131

S4 = SN 61047

S5 = SN 62479

S6 = BEARING TREE BOOK G, PAGE 598

SHEET INDEX

SHEET 1 = SHEET INDEX, VICINITY MAP, HORIZONTAL DATUM, DEED AND SURVEY REFERENCES, MONUMENT TABLE, FLOODPLAIN/FLOODWAY, AND PRE-PLAT LAND CONFIGURATION

SHEET 2 = BOUNDARY

SHEET 3 = PARCEL 1 DETAIL

SHEET 4 = PARCEL 2 DETAIL

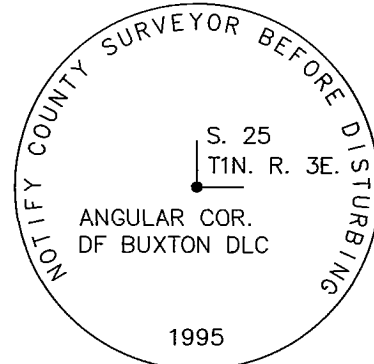
SHEET 5 = TRACT A DETAIL

SHEET 6 = EXISTING EASEMENT INDEX

SHEET 7-16 = EXISTING EASEMENT DETAILS

SHEET 17 = EASEMENTS CREATED BY THIS PLAT

SHEET 18 = DECLARATION, NARRATIVE, SURVEYOR'S CERTIFICATE, NOTES, APPROVALS, AND RECORDING

POC
POINT "A"
ANGULAR COR DLC 59
(HELD) PER S6PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE

PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59 AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF OREGON.

CITY OF TROUTDALE LAND USE CASE NO. 19-024

HORIZONTAL DATUM AND BASIS OF BEARINGS

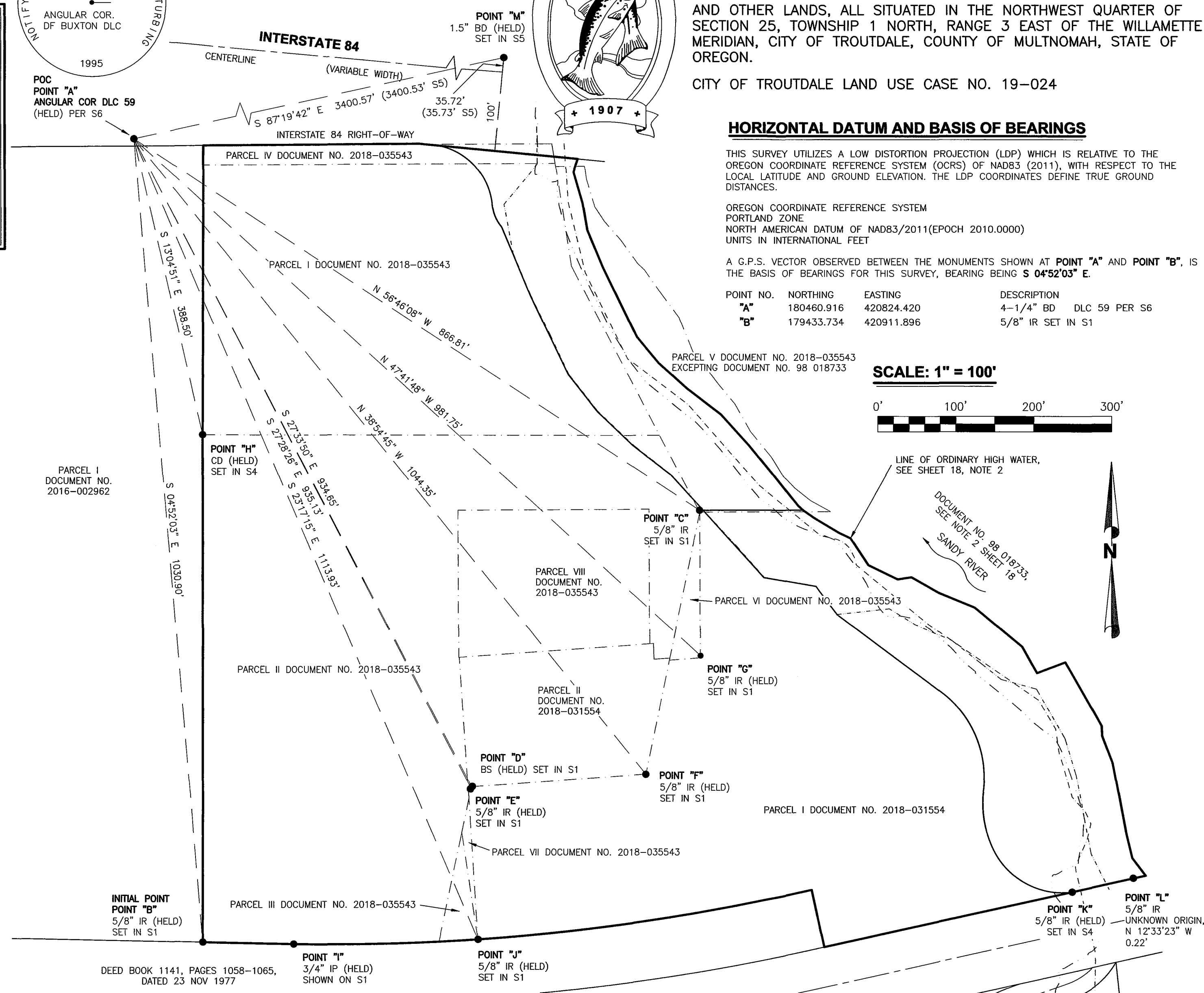
THIS SURVEY UTILIZES A LOW DISTORTION PROJECTION (LDP) WHICH IS RELATIVE TO THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) OF NAD83 (2011), WITH RESPECT TO THE LOCAL LATITUDE AND GROUND ELEVATION. THE LDP COORDINATES DEFINE TRUE GROUND DISTANCES.

OREGON COORDINATE REFERENCE SYSTEM
PORTLAND ZONE
NORTH AMERICAN DATUM OF NAD83/2011(EPOCH 2010.0000)
UNITS IN INTERNATIONAL FEET

A G.P.S. VECTOR OBSERVED BETWEEN THE MONUMENTS SHOWN AT POINT "A" AND POINT "B", IS THE BASIS OF BEARINGS FOR THIS SURVEY, BEARING BEING S 04°52'03" E.

POINT NO.	NORTHING	EASTING	DESCRIPTION
"A"	180460.916	420824.420	4-1/4" BD DLC 59 PER S6
"B"	179433.734	420911.896	5/8" IR SET IN S1

SCALE: 1" = 100'

LINE OF ORDINARY HIGH WATER,
SEE SHEET 18, NOTE 2DOCUMENT NO. 98-018733,
SEE NOTE 2 SHEET 18
SANDY RIVER

MONUMENT TABLE

POINT	NORTHING	EASTING	DESCRIPTION
"A"	180460.916	420824.420	4-1/4" BD
"B"	179433.734	420911.896	5/8" IR
"C"	179985.892	421549.476	5/8" IR
"D"	179632.357	421256.917	BS
"E"	179631.244	421255.837	5/8" IR
"F"	179648.305	421480.408	5/8" IR
"G"	179800.142	421550.514	5/8" IR

MONUMENT TABLE CONTINUED

POINT	NORTHING	EASTING	DESCRIPTION
"H"	180082.497	420912.347	CD
"I"	179431.667	421028.314	3/4" IP
"J"	179437.675	421264.812	5/8" IR
"K"	179498.926	422027.081	KC
"L"	179516.661	422105.447	KC
"M"	180302.411	424221.291	1.5" BD STAMPED "ODOT CONTROL"

I HEREBY CERTIFY
THAT THIS TRACING IS
AN EXACT COPY OF
THE ORIGINAL PLAT.REGISTERED
PROFESSIONAL
LAND SURVEYOROREGON
JULY 29, 1988
GREGORY D. SPURLOCK
2370

EXPIRES: 06/30/22

PRE-PLAT LAND CONFIGURATION SHEET 1 OF 18

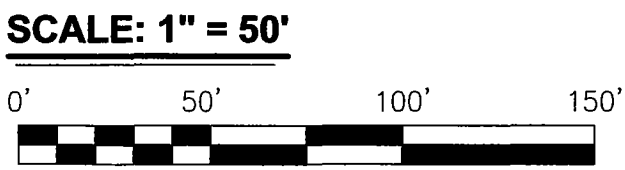
STATEWIDE LAND SURVEYING INC.

43 NW AVE. TROUTDALE, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM

CLIENT: CITY OF TROUTDALE



PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE
PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59
AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF
SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE
MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF
OREGON.
CITY OF TROUTDALE LAND USE CASE NO. 19-024



CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	74°38'55"	84.88'	110.58'	N 43°01'50" W	102.93'
C11	34°00'57"	50.00'	29.68'	N 21°32'25" W	29.25'
C12	15°42'43"	15.00'	4.11'	N 30°41'31" W	4.10'

- LEGEND**
- = DENOTES FOUND MONUMENT AS NOTED
 - ◆ = CALCULATED POINT ON UNSTABLE GROUND, NOT SET
 - = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S.W.L.S. INC. 503-665-7777", SET ON 12/10/2020
 - IR = IRON ROD
 - SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
 - SQ.FT. = SQUARE FEET
 - VECO = VEGETATIVE CORRIDOR
 - () = RECORD INFORMATION AS REFERENCED
 - - - - - = CENTERLINE
 - = EXISTING BOUNDARY
 - = NEW BOUNDARY
 - - - - - = VECO LINE (VEGETATED CORRIDOR)

- REFERENCE SURVEYS**
- MULTNOMAH COUNTY SURVEY RECORDS
- S1 = SN 49012
S2 = SN 53429
S3 = SN 54131
S4 = SN 61047
S5 = SN 62479
S6 = BEARING TREE BOOK G, PAGE 598

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PROFESSIONAL
LAND SURVEYOR
Gregory D. Spurlock
OREGON
JULY 29, 1988
GREGORY D. SPURLOCK
2370
EXPIRES: 06/30/22

PARCEL 2 DETAIL **SHEET 4 OF 18**

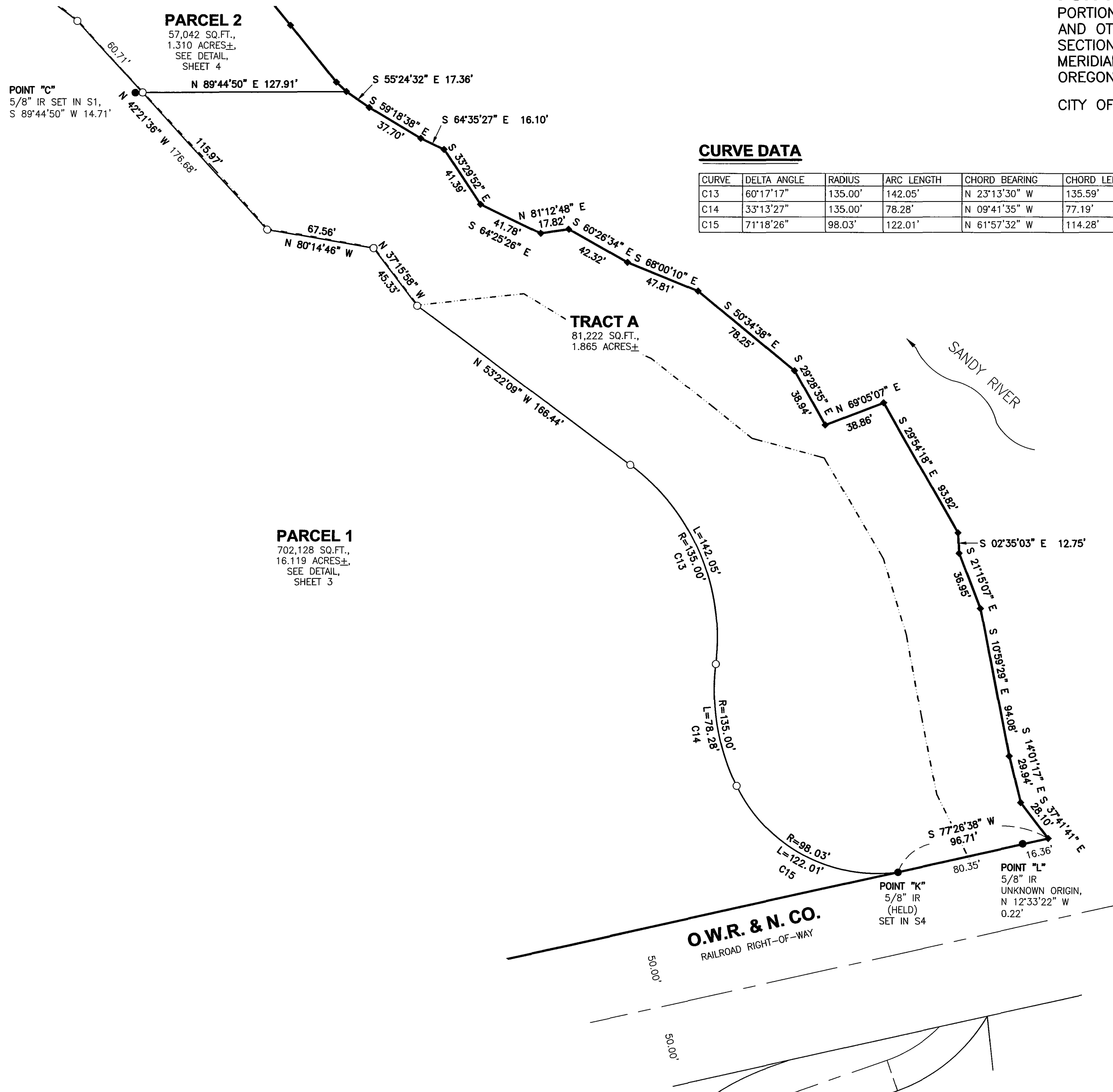
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CLIENT: CITY OF TROUTDALE

JOB NUMBER: 2019-044	SCALE: 1" = 50'	REVISION:
DRAWN: K.D.C.	DRAWN DATE: 6/3/2020	REVISION:
REVIEWED: G.D.S.	REVIEW DATE: 01/25/2021	REVISION:
SHEET: 4 OF 18	SURVEY DATE: 12/10/2020	REVISION:





POINT "C"
5/8" IR SET IN S1,
S 89°44'50" W 14.71'

PARCEL 2
57,042 SQ.FT.,
1.310 ACRES±,
SEE DETAIL,
SHEET 4

PARCEL 1
702,128 SQ.FT.,
16.119 ACRES±,
SEE DETAIL,
SHEET 3

TRACT A
81,222 SQ.FT.,
1.865 ACRES±

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	60°17'17"	135.00'	142.05'	N 23°13'30" W	135.59'
C14	33°13'27"	135.00'	78.28'	N 09°41'35" W	77.19'
C15	71°18'26"	98.03'	122.01'	N 61°57'32" W	114.28'

PARTITION PLAT NO. 2021-9
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AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF
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MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF
OREGON.

CITY OF TROUTDALE LAND USE CASE NO. 19-024

SCALE: 1" = 50'



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- = NEW BOUNDARY
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 - S6 = BEARING TREE BOOK G, PAGE 598

O.W.R. & N. CO.
RAILROAD RIGHT-OF-WAY

SANDY RIVER

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory D. Spurlock

OREGON
JULY 29, 1988
GREGORY D. SPURLOCK
2370
EXPIRES: 06/30/22

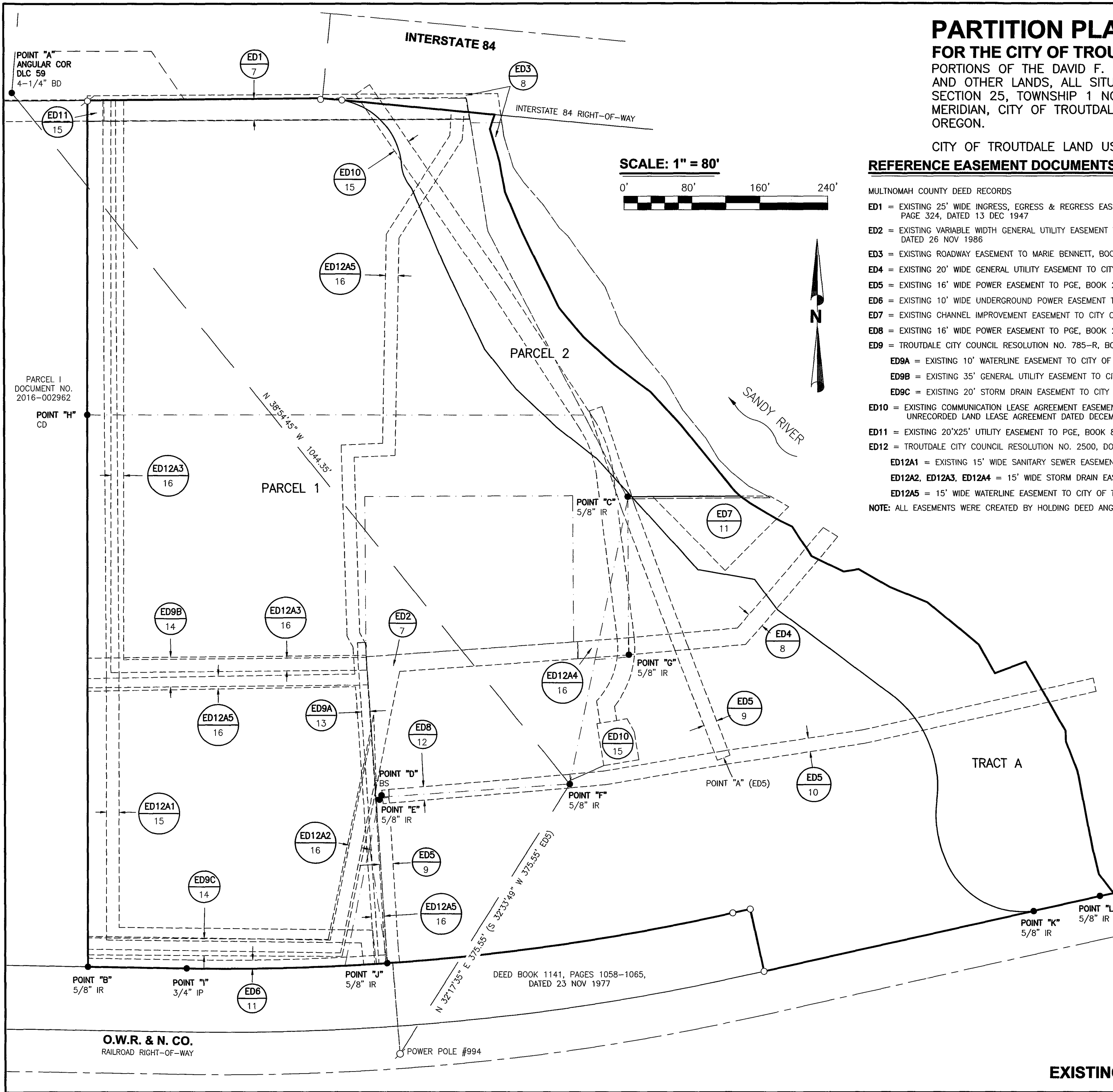
JOB NUMBER: 2019-044	SCALE: 1" = 50'	REVISION:
DRAWN: K.D.C.	DRAWN DATE: 6/3/2020	REVISION:
REVIEWED: G.D.S.	REVIEW DATE: 01/25/2021	REVISION:
SHEET: 5 OF 18	SURVEY DATE: 12/10/2020	REVISION:

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WEB: WWW.STATEWIDESURVEYING.COM

CLIENT: CITY OF TROUTDALE

S.W.L.S.



PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE
PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59 AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF OREGON.

CITY OF TROUTDALE LAND USE CASE NO. 19-024

REFERENCE EASEMENT DOCUMENTS

- MULTNOMAH COUNTY DEED RECORDS
- ED1 = EXISTING 25' WIDE INGRESS, EGRESS & REGRESS EASEMENT TO OREGON STATE HIGHWAY COMMISSION, BOOK 1228, PAGE 324, DATED 13 DEC 1947
 - ED2 = EXISTING VARIABLE WIDTH GENERAL UTILITY EASEMENT TO CITY OF TROUTDALE, BOOK 1958, PAGES 1227-1228, DATED 26 NOV 1986
 - ED3 = EXISTING ROADWAY EASEMENT TO MARIE BENNETT, BOOK 1958, PAGES 1947-1957, DATED 26 NOV 1986
 - ED4 = EXISTING 20' WIDE GENERAL UTILITY EASEMENT TO CITY OF TROUTDALE, BOOK 1972, PAGES 667-671, DATED 12 JAN 1987
 - ED5 = EXISTING 16' WIDE POWER EASEMENT TO PGE, BOOK 2593, PAGE 1138, DATED 29 SEP 1992
 - ED6 = EXISTING 10' WIDE UNDERGROUND POWER EASEMENT TO PGE, BOOK 2717, PAGES 2971-2973, DATE 2 JUL 1993
 - ED7 = EXISTING CHANNEL IMPROVEMENT EASEMENT TO CITY OF TROUTDALE, BOOK 2690, PAGES 1762-1766, DATED 14 MAY 1993
 - ED8 = EXISTING 16' WIDE POWER EASEMENT TO PGE, BOOK 2717, PAGE 2974, DATED 2 JUL 1993
 - ED9 = TROUTDALE CITY COUNCIL RESOLUTION NO. 785-R, BOOK 2272, PAGES 461-465, DATED 29 JAN 1990, INCLUDING:
 - ED9A = EXISTING 10' WATERLINE EASEMENT TO CITY OF TROUTDALE, PAGE 463
 - ED9B = EXISTING 35' GENERAL UTILITY EASEMENT TO CITY OF TROUTDALE, PAGE 464
 - ED9C = EXISTING 20' STORM DRAIN EASEMENT TO CITY OF TROUTDALE, PAGE 465
 - ED10 = EXISTING COMMUNICATION LEASE AGREEMENT EASEMENT AND EXISTING 20' WIDE INGRESS/EGRESS, DESCRIBED BY UNRECORDED LAND LEASE AGREEMENT DATED DECEMBER 1, 1994
 - ED11 = EXISTING 20'X25' UTILITY EASEMENT TO PGE, BOOK 814, PAGE 160, DATED 21 SEP 1971
 - ED12 = TROUTDALE CITY COUNCIL RESOLUTION NO. 2500, DOCUMENT NO. 2020-080926, DATED 6 JUL 2020, INCLUDING:
 - ED12A1 = EXISTING 15' WIDE SANITARY SEWER EASEMENT TO CITY OF TROUTDALE, PAGES 2-3
 - ED12A2, ED12A3, ED12A4 = 15' WIDE STORM DRAIN EASEMENTS TO CITY OF TROUTDALE, PAGES 4-6
 - ED12A5 = 15' WIDE WATERLINE EASEMENT TO CITY OF TROUTDALE, PAGES 7-8
- NOTE:** ALL EASEMENTS WERE CREATED BY HOLDING DEED ANGLES AND DISTANCES EXCEPT WHERE NOTED, THEN ROTATED.

NOTE

SEE SHEET 1 FOR MONUMENT DESCRIPTION(S) AND ORIGIN(S).

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S.W.L.S. INC. 503-665-7777", SET ON 12/10/2020
- ⊙ = DENOTES A 1.17" COPPER DISK MARKED "SWLS INC 665 7777" SET ON 12/10/2020
- BD = BRASS DISK AS NOTED
- BS = BRASS SCREW WITH WASHER
- CD = 1.17" COPPER DISK MARKED "KW COX ASSOC INC"
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- = EXISTING BOUNDARY
- - - - - = PRE-PLAT LAND CONFIGURATION
- = NEW BOUNDARY
- - - - - = OLD BOUNDARY
- - - - - = EXISTING EASEMENT
- EDX S = REFERENCE EASEMENT DOCUMENT OVER SHEET NUMBER

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR
JULY 29, 1988
GREGORY D. SPURLOCK
2370
EXPIRES: 06/30/22

STATEWIDE LAND SURVEYING INC.

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O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM

REVISION:	REVISION:	REVISION:	REVISION:
SCALE: 1" = 80'	DRAWN DATE: 6/2/2020	REVIEW DATE: 01/25/2021	SURVEY DATE: 12/10/2020
JOB NUMBER: 2019-044	DRAWN: K.D.C.	REVIEWED: G.D.S.	SHEET: 6 OF 18
CLIENT: CITY OF TROUTDALE			

EXISTING EASEMENT DETAILS

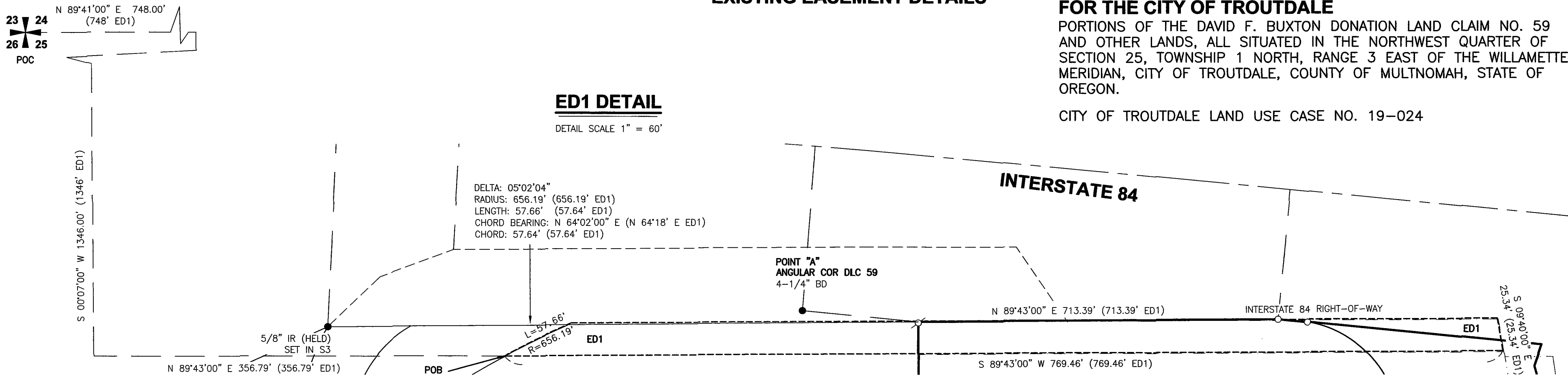
PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE

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CITY OF TROUTDALE LAND USE CASE NO. 19-024

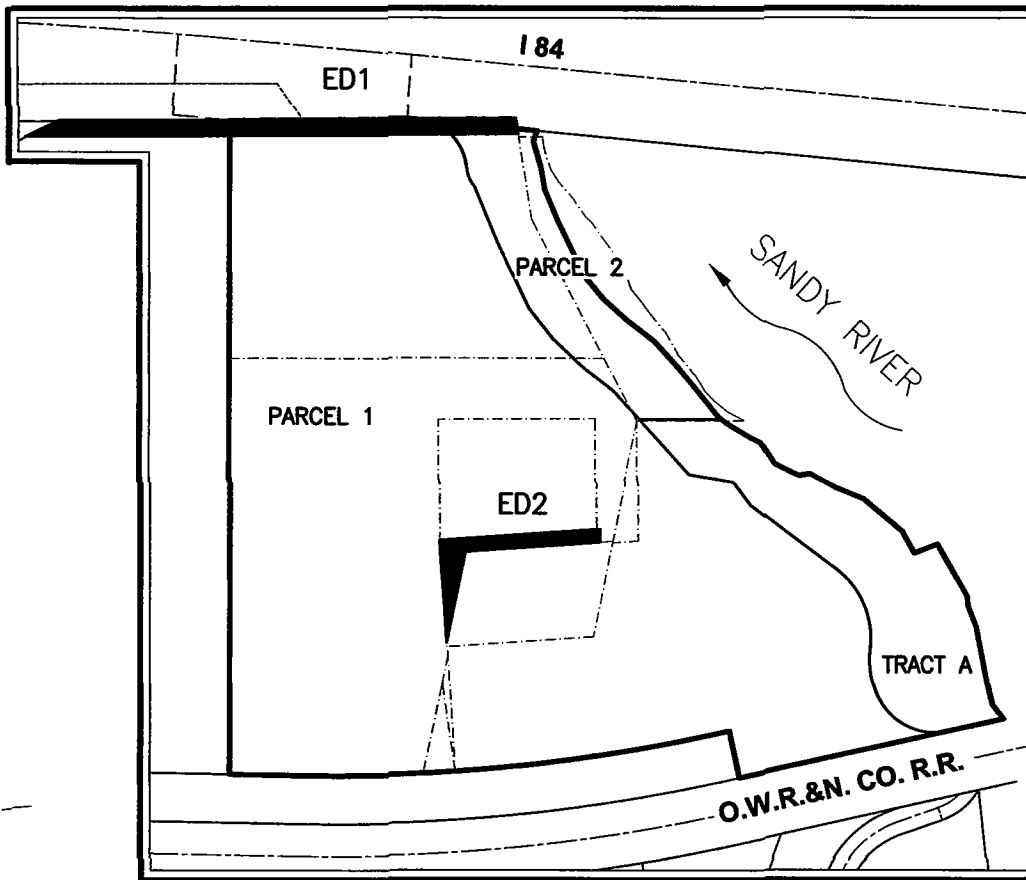
ED1 DETAIL

DETAIL SCALE 1" = 60'



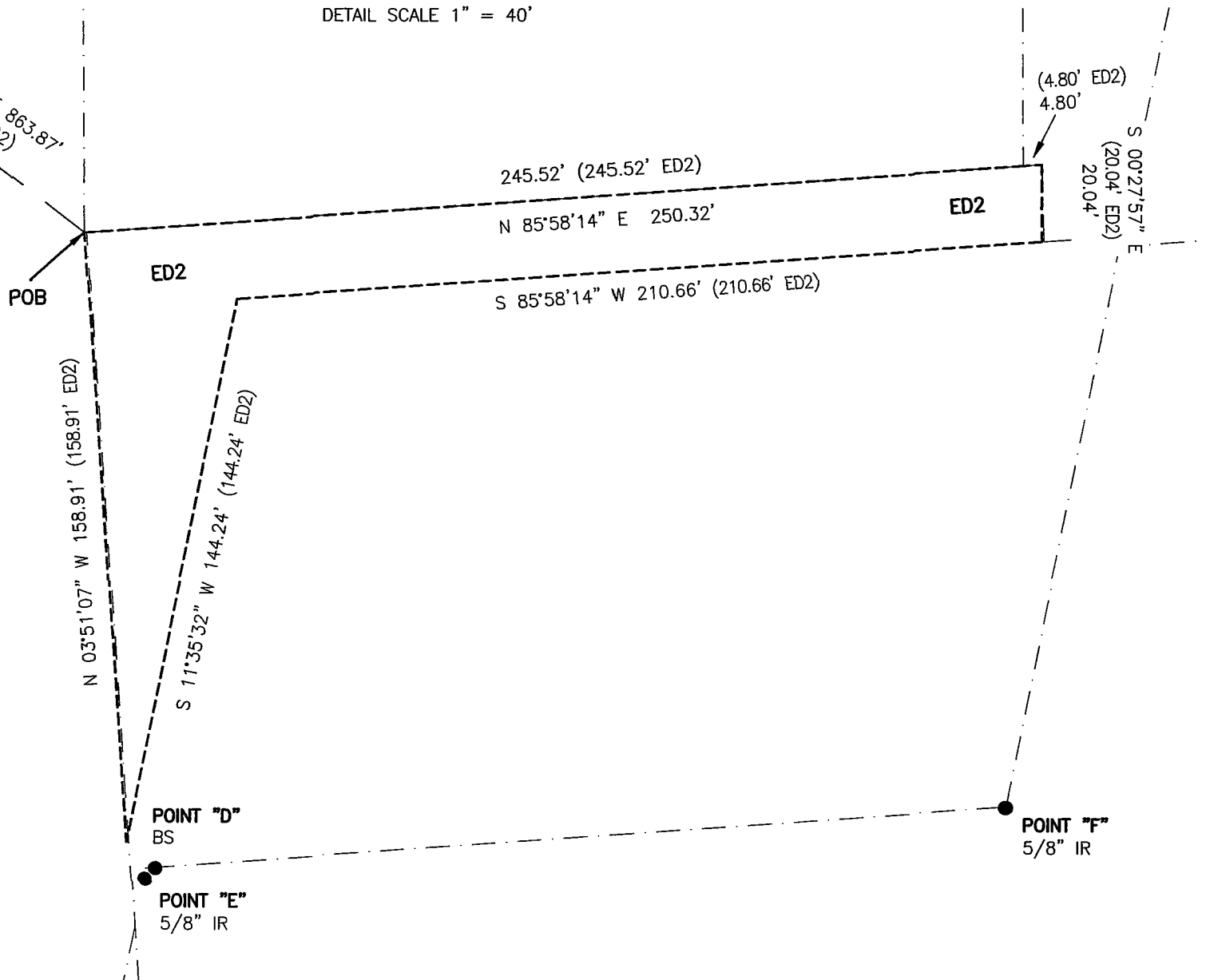
LOCATION MAP

DETAIL SCALE 1" = 300'



ED2 DETAIL

DETAIL SCALE 1" = 40'



NOTE

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- - - - - = NEW BOUNDARY
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REFERENCE EASEMENT DOCUMENTS

MULTNOMAH COUNTY DEED RECORDS

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NOTE: ALL EASEMENTS WERE CREATED BY HOLDING DEED ANGLES AND DISTANCES EXCEPT WHERE NOTED, THEN ROTATED.

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OREGON
JULY 29, 1988
GREGORY D. SPURLOCK
2370

EXPIRES: 06/30/22

SHEET 7 OF 18

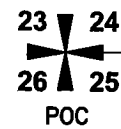
STATEWIDE LAND SURVEYING INC.

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CLIENT: CITY OF TROUTDALE



REVISION:	SCALE: VARIES	JOB NUMBER: 2019-044
REVISION:	DRAWN DATE: 6/2/2020	DRAWN: K.D.C.
REVISION:	REVIEW DATE: 01/25/2021	REVIEWED: G.D.S.
REVISION:	SURVEY DATE: 12/10/2020	SHEET: 7 OF 18



N 89°41'00" E 748.00'
(748.00' ED3)

ED3 DETAIL

DETAIL SCALE 1" = 60'

POINT "A"
ANGULAR COR
DLC 59
4-1/4" BD

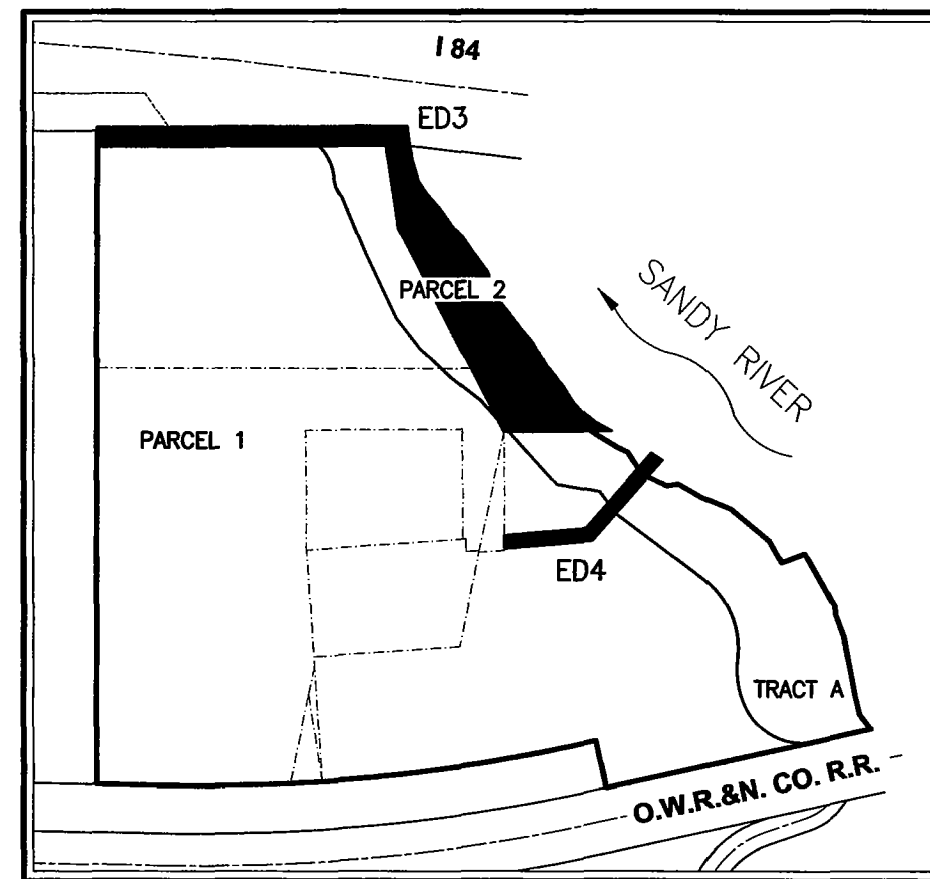
N 68°27'07" E 424.58'
(424.58' ED3)

N 89°44'00" E 487.07' (447.01' ED3)

S 89°44'00" W 451.21' (451.27' ED3)

LOCATION MAP

DETAIL SCALE 1" = 300'



ED4 DETAIL

DETAIL SCALE 1" = 40'

POINT "C"
5/8" IR
(DEED CALL)

S 27°24'25" E
355.10' ED4

S 00°17'13" E 185.75' (S 00°01'38" E ED4)

POINT "C"
5/8" IR
(DEED CALL)

S 85°02'12" W 138.18' (138.18' ED4)

N 85°02'12" E 128.41' (128.41' ED4)

S 57°40'08" E
(20.22' ED4)

N 40°45'04" E 155.71' (155.71' ED4)

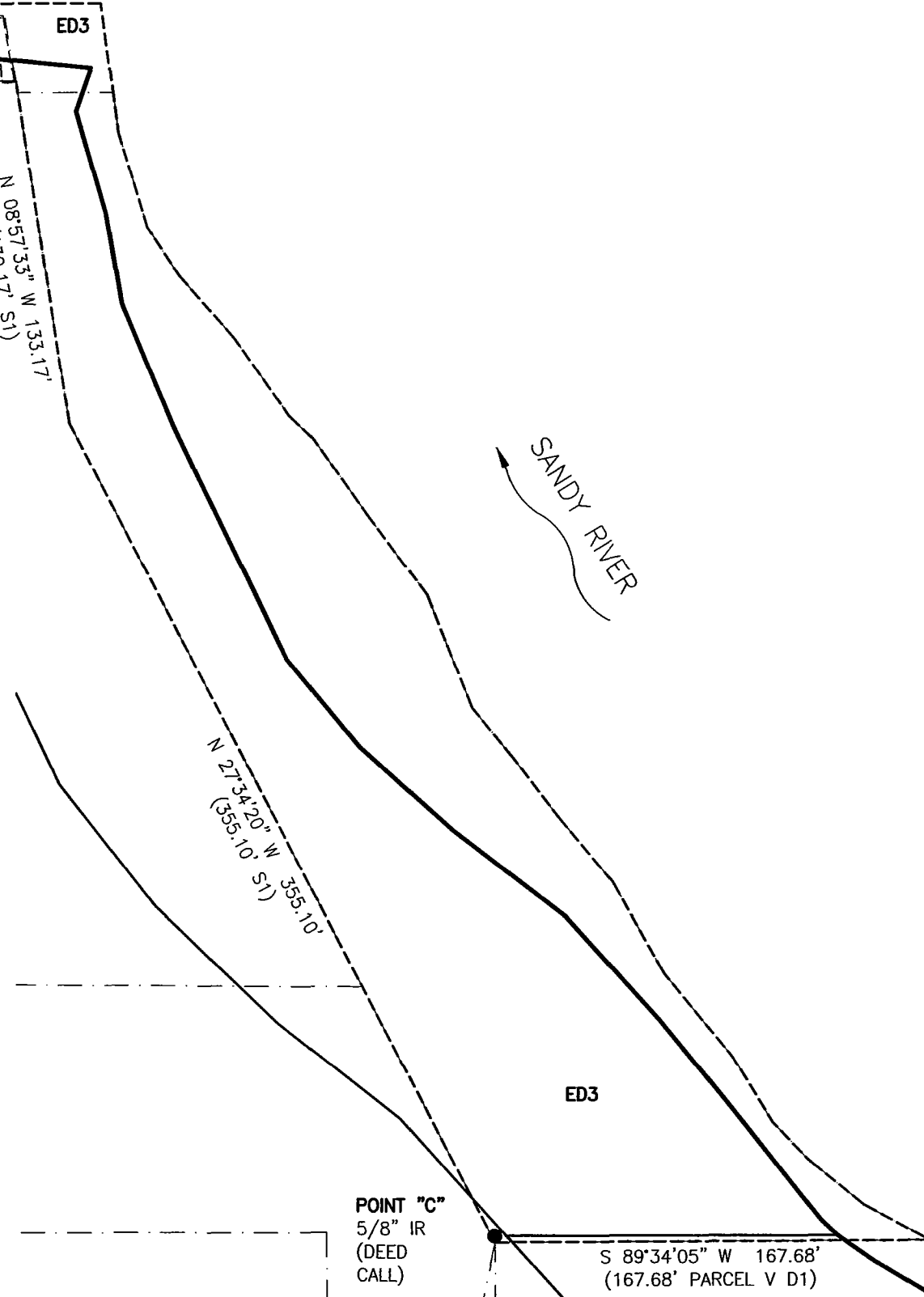
S 40°45'05" W 166.80' (166.80' ED4)

PARTITION PLAT NO. 2021-9

FOR THE CITY OF TROUTDALE

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CITY OF TROUTDALE LAND USE CASE NO. 19-024



POINT "C"
5/8" IR
(DEED CALL)

ED3

S 89°34'05" W 167.68'
(167.68' PARCEL V D1)

REFERENCE EASEMENT DOCUMENTS

MULTNOMAH COUNTY DEED RECORDS

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ED4 = EXISTING 20' WIDE GENERAL UTILITY EASEMENT TO CITY OF TROUTDALE, BOOK 1972, PAGES 667-671, DATED 12 JAN 1987

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REGISTERED
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LAND SURVEYOR

GREGORY D. SPURLOCK
JULY 29, 1988
2370

EXPIRES: 06/30/22

EXISTING EASEMENT DETAILS

SHEET 8 OF 18

STATEWIDE LAND SURVEYING INC.

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REVISION:	SCALE: VARIES	JOB NUMBER: 2019-044
REVISION:	DRAWN DATE: 6/2/2020	DRAWN: K.D.C.
REVISION:	REVIEW DATE: 01/25/2021	REVIEWED: G.D.S.
REVISION:	SURVEY DATE: 12/10/2020	SHEET: 8 OF 18

NOTE

SEE SHEET 1 FOR MONUMENT DESCRIPTION(S) AND ORIGIN(S).

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S.W.L.S. INC. 503-665-7777", SET ON 12/10/2020
- = DENOTES A 1.17" COPPER DISK MARKED "SWLS INC 665 7777" SET ON 12/10/2020

BD = BRASS DISK

ED = EASEMENT DOCUMENT

IR = IRON ROD

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

() = RECORD INFORMATION AS REFERENCED

--- = CENTERLINE

--- = EXISTING BOUNDARY

--- = PRE-PLAT LAND CONFIGURATION

--- = NEW BOUNDARY

--- = OLD BOUNDARY

--- = EXISTING EASEMENT

REFERENCE DEEDS

MULTNOMAH COUNTY DEED RECORDS

D1 = DOCUMENT NO. 2018-035543

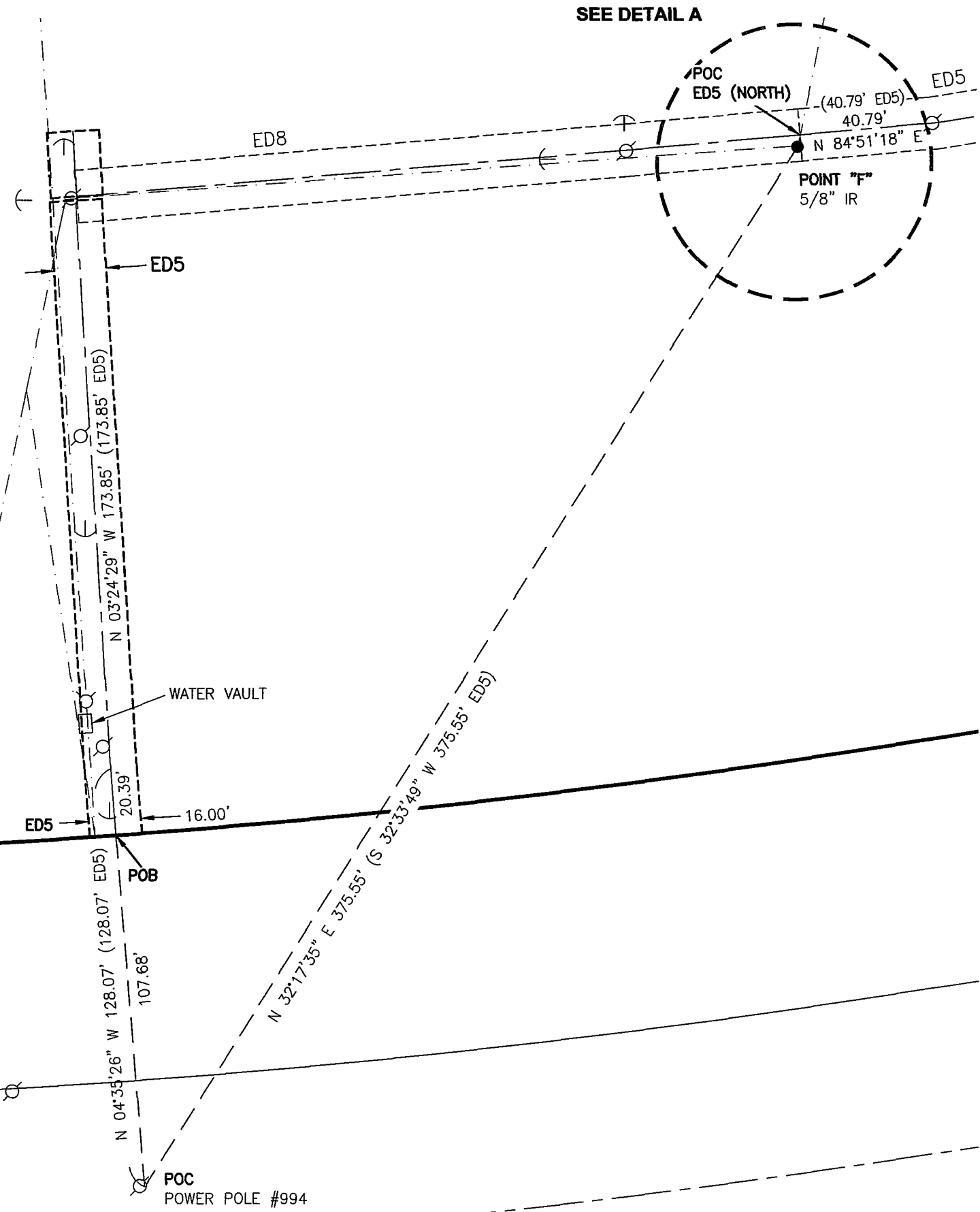
REFERENCE SURVEYS

MULTNOMAH COUNTY SURVEY RECORDS

S1 = SN 49012

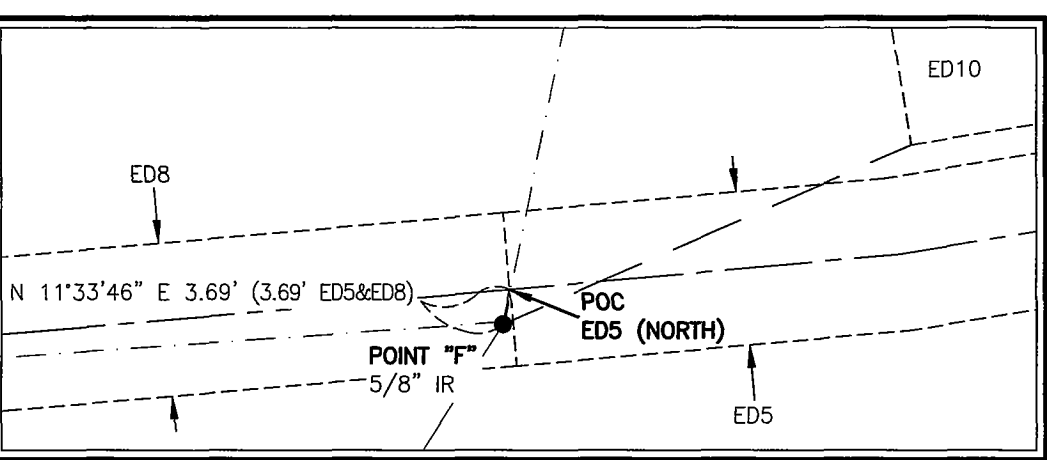
ED5 DETAIL (SOUTH)

DETAIL SCALE 1" = 40'



DETAIL A

DETAIL SCALE 1" = 20'



REFERENCE EASEMENT DOCUMENTS

MULTNOMAH COUNTY DEED RECORDS

ED5 = EXISTING 16' WIDE POWER EASEMENT TO PGE, BOOK 2593, PAGE 1138, DATED 29 SEP 1992

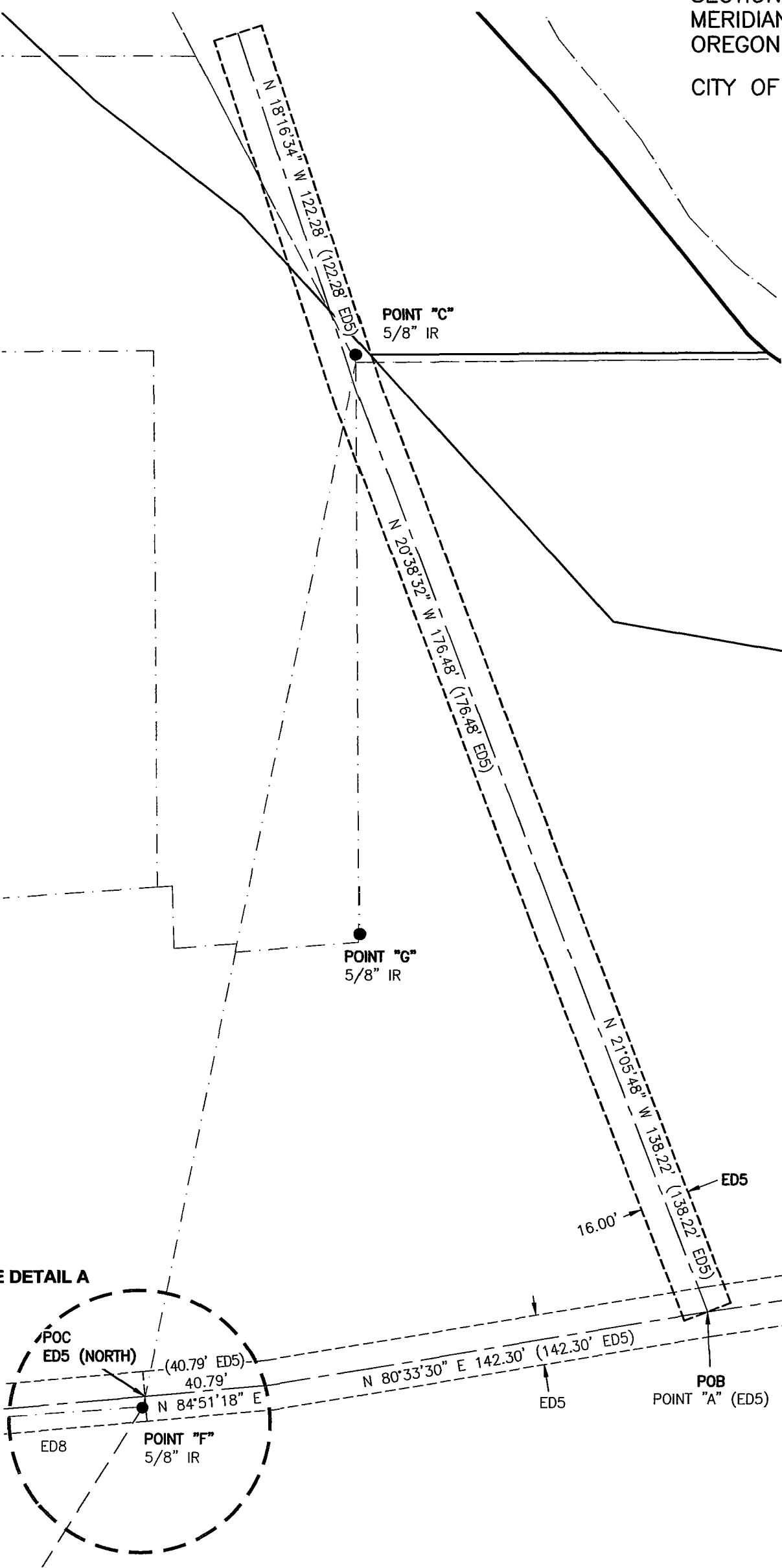
ED8 = EXISTING 16' WIDE POWER EASEMENT TO PGE, BOOK 2717, PAGE 2974, DATED 2 JUL 1993

ED10 = EXISTING COMMUNICATION LEASE AGREEMENT EASEMENT AND EXISTING 20' WIDE INGRESS/EGRESS, DESCRIBED BY UNRECORDED LAND LEASE AGREEMENT DATED DECEMBER 1, 1994

NOTE: ALL EASEMENTS WERE CREATED BY HOLDING DEED ANGLES AND DISTANCES EXCEPT WHERE NOTED, THEN ROTATED.

ED5 DETAIL (NORTH)

DETAIL SCALE 1" = 40'



PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE

PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59 AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF OREGON.

CITY OF TROUTDALE LAND USE CASE NO. 19-024

NOTE

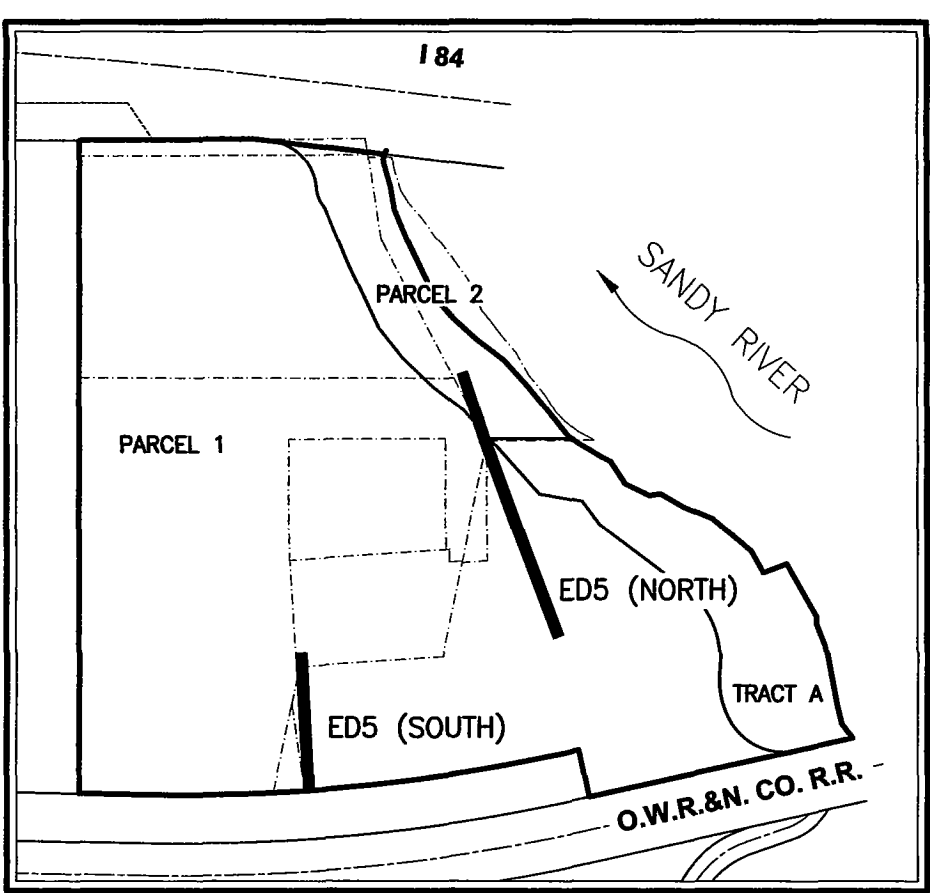
SEE SHEET 1 FOR MONUMENT DESCRIPTION(S) AND ORIGIN(S).

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- ⊕ = FIRE HYDRANT
- ⌵ = GUY WIRE ANCHOR
- ⊙ = POWER POLE
- ED = EASEMENT DOCUMENT
- IR = IRON ROD
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- () = RECORD INFORMATION AS REFERENCED
- = CENTERLINE
- = EXISTING BOUNDARY
- = PRE-PLAT LAND CONFIGURATION
- = NEW BOUNDARY
- = EXISTING EASEMENT

LOCATION MAP

DETAIL SCALE 1" = 300'



I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 29, 1988
GREGORY D. SPURLOCK
2370

EXPIRES: 06/30/22

EXISTING EASEMENT DETAILS

SHEET 9 OF 18

STATEWIDE LAND SURVEYING INC.

43 NW AVA. AVE. TROUTDALE, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM

CLIENT: CITY OF TROUTDALE

REVISION:	SCALE: VARIES	JOB NUMBER: 2019-044
REVISION:	DRAWN DATE: 6/2/2020	DRAWN: K.D.C.
REVISION:	REVIEW DATE: 01/25/2021	REVIEWED: G.D.S.
REVISION:	SURVEY DATE: 12/10/2020	SHEET: 9 OF 18

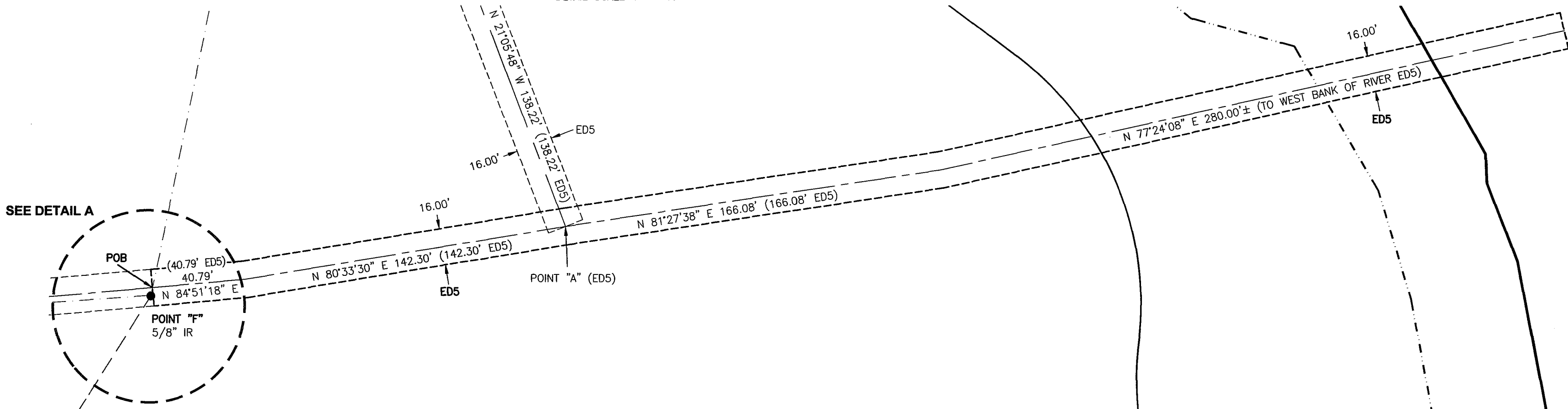
PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE

PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59 AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF OREGON.

CITY OF TROUTDALE LAND USE CASE NO. 19-024

ED5 DETAIL (EAST)

DETAIL SCALE 1" = 40'



REFERENCE EASEMENT DOCUMENTS

MULTNOMAH COUNTY DEED RECORDS

ED5 = EXISTING 16' WIDE POWER EASEMENT TO PGE, BOOK 2593, PAGE 1138, DATED 29 SEP 1992

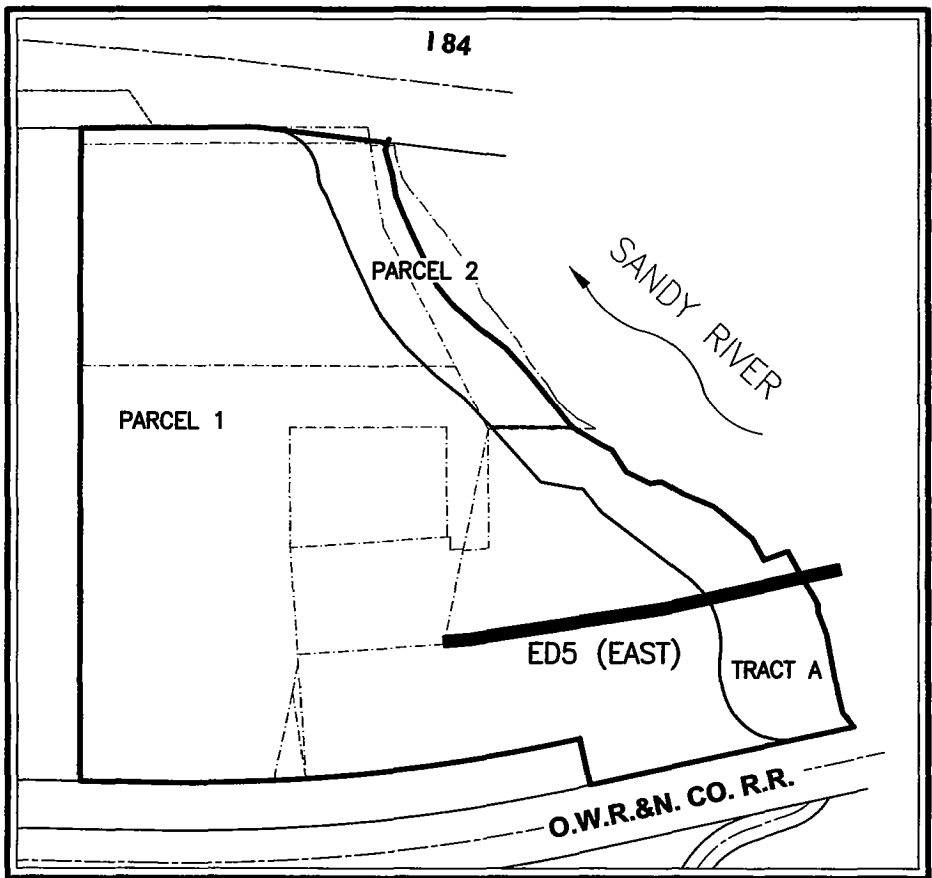
ED8 = EXISTING 16' WIDE POWER EASEMENT TO PGE, BOOK 2717, PAGE 2974, DATED 2 JUL 1993

ED10 = EXISTING COMMUNICATION LEASE AGREEMENT EASEMENT AND EXISTING 20' WIDE INGRESS/EGRESS, DESCRIBED BY UNRECORDED LAND LEASE AGREEMENT DATED DECEMBER 1, 1994

NOTE: ALL EASEMENTS WERE CREATED BY HOLDING DEED ANGLES AND DISTANCES EXCEPT WHERE NOTED, THEN ROTATED.

LOCATION MAP

DETAIL SCALE 1" = 300'



NOTE

SEE SHEET 1 FOR MONUMENT DESCRIPTION(S) AND ORIGIN(S).

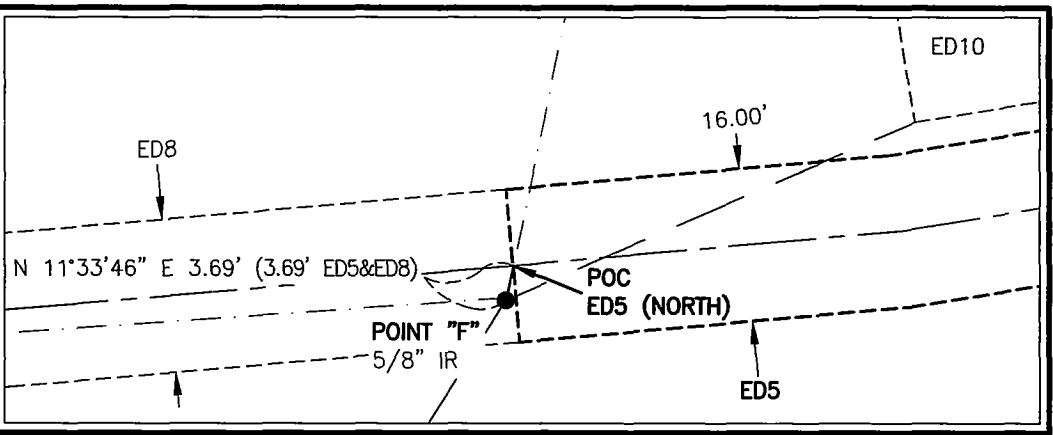
LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- ED = EASEMENT DOCUMENT
- IR = IRON ROD
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- () = RECORD INFORMATION AS REFERENCED
- - - - - = CENTERLINE
- = EXISTING BOUNDARY
- · - · - = PRE-PLAT LAND CONFIGURATION
- = NEW BOUNDARY
- - - - - = EXISTING EASEMENT



DETAIL A

DETAIL SCALE 1" = 20'



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REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 29, 1988
GREGORY D. SPURLOCK
2370

EXPIRES: 06/30/22

EXISTING EASEMENT DETAILS

SHEET 10 OF 18

STATEWIDE LAND SURVEYING INC.

43 NW AVA. AVE. TROUTDALE, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM

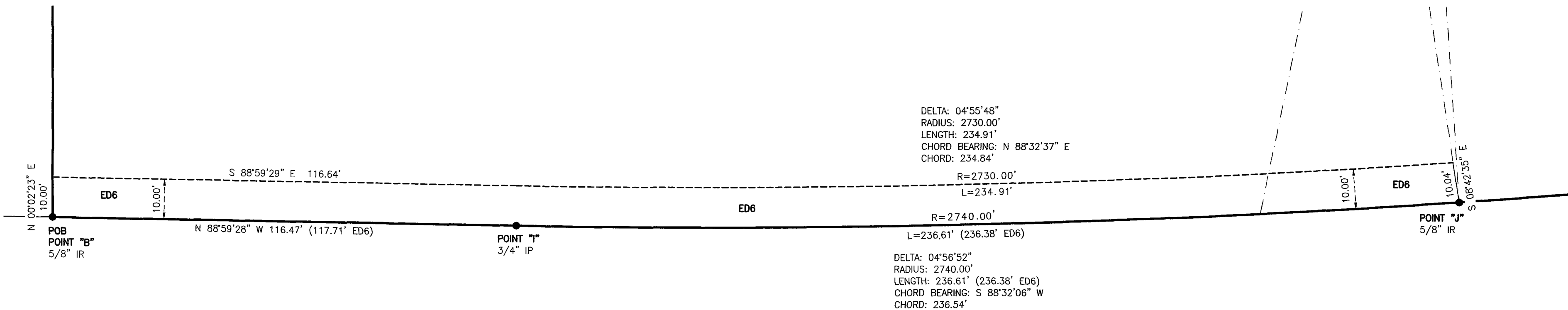
CLIENT: CITY OF TROUTDALE

REVISION:	SCALE: VARIES	JOB NUMBER: 2019-044
REVISION:	DRAWN DATE: 6/4/2020	DRAWN: K.D.C.
REVISION:	REVIEW DATE: 01/25/2021	REVIEWED: G.D.S.
REVISION:	SURVEY DATE: 12/10/2020	SHEET: 10 OF 18



PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE
PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59
AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF
SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE
MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF
OREGON.
CITY OF TROUTDALE LAND USE CASE NO. 19-024

ED6 DETAIL
DETAIL SCALE 1" = 20'



REFERENCE EASEMENT DOCUMENTS

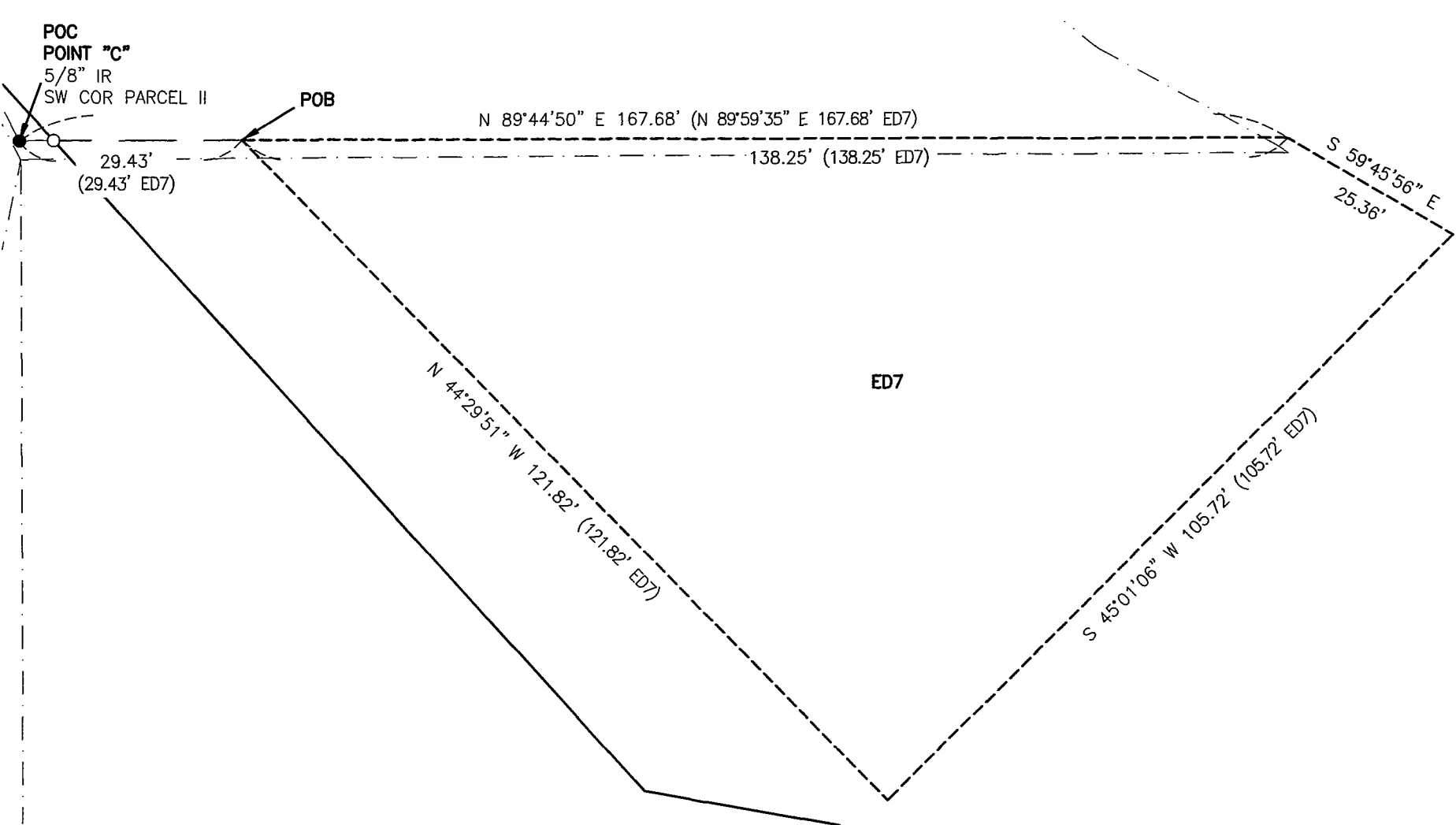
MULTNOMAH COUNTY DEED RECORDS

ED6 = EXISTING 10' WIDE UNDERGROUND POWER EASEMENT TO PGE, BOOK 2717, PAGES 2971-2973, DATE 2 JUL 1993

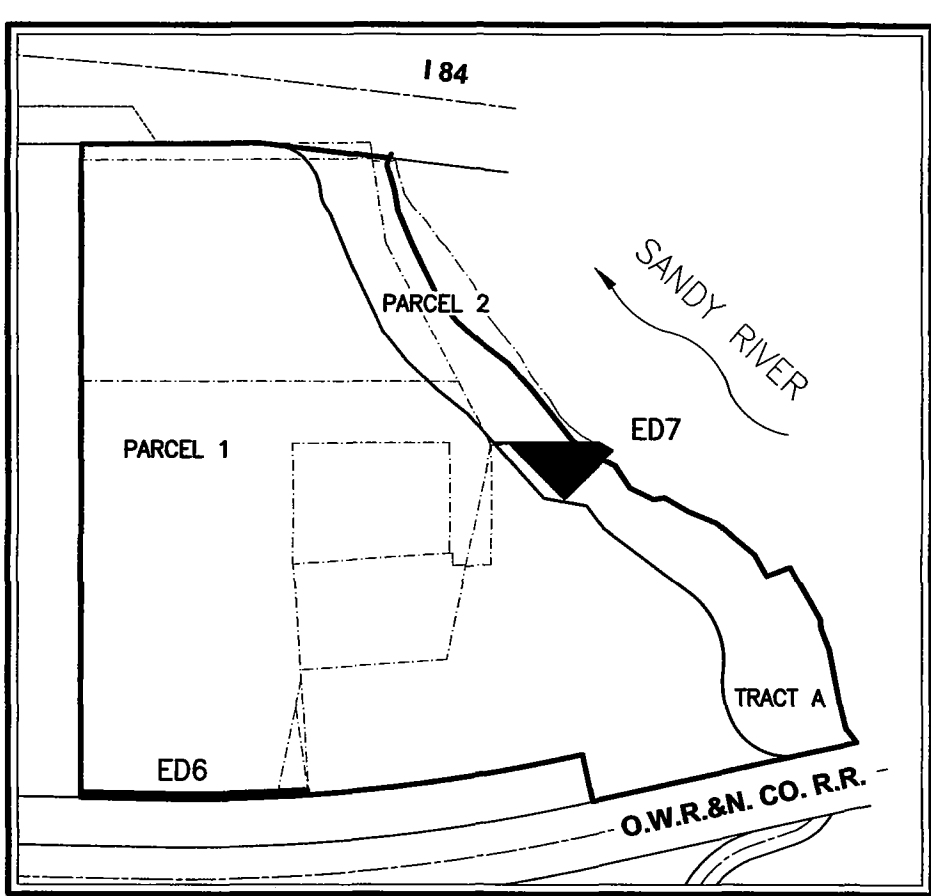
ED7 = EXISTING CHANNEL IMPROVEMENT EASEMENT TO CITY OF TROUTDALE, BOOK 2690, PAGES 1762-1766, DATED 14 MAY 1993

NOTE: ALL EASEMENTS WERE CREATED BY HOLDING DEED ANGLES AND DISTANCES EXCEPT WHERE NOTED, THEN ROTATED.

ED7 DETAIL
DETAIL SCALE 1" = 20'



LOCATION MAP
DETAIL SCALE 1" = 300'



NOTE

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LEGEND

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- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S.W.L.S. INC. 503-665-7777", SET ON 12/10/2020
- ED = EASEMENT DOCUMENT
- IP = IRON PIPE
- IR = IRON ROD
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- () = RECORD INFORMATION AS REFERENCED
- = CENTERLINE
- = EXISTING BOUNDARY
- = PRE-PLAT LAND CONFIGURATION
- = NEW BOUNDARY
- = EXISTING EASEMENT

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THE ORIGINAL PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
GREGORY D. SPURLOCK
JULY 29, 1988
EXPIRES: 06/30/22

EXISTING EASEMENT DETAILS

SHEET 11 OF 18

STATEWIDE LAND SURVEYING INC.

43 NW AVA. AVE. TROUTDALE, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM

CLIENT: CITY OF TROUTDALE

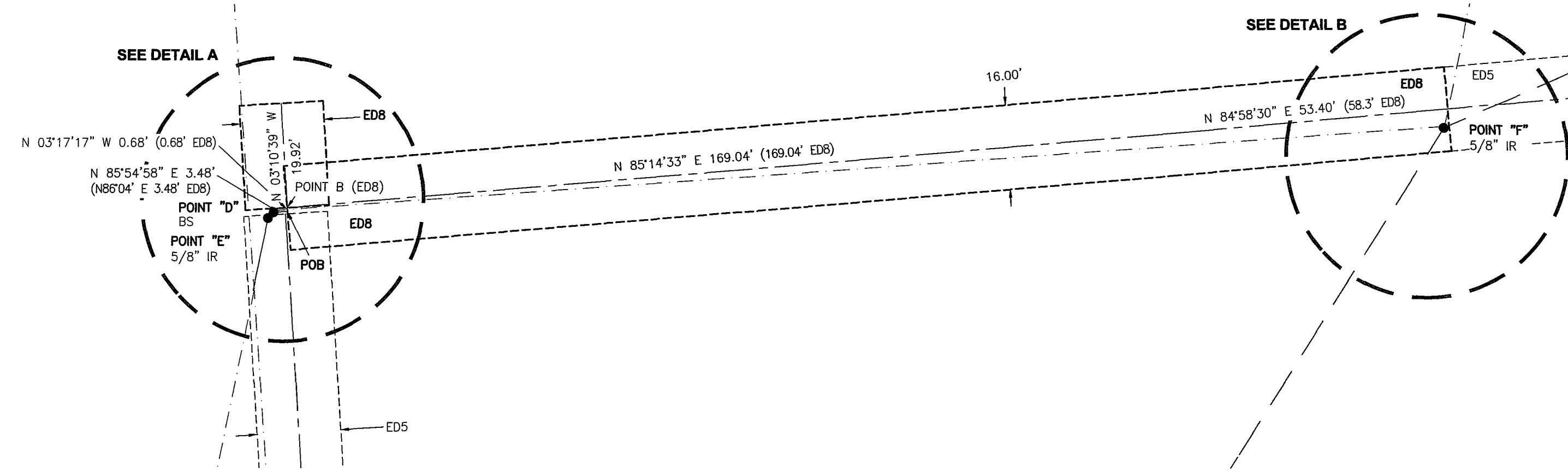
PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE

PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59
AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF
SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE
MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF
OREGON.

CITY OF TROUTDALE LAND USE CASE NO. 19-024

ED8 DETAIL

DETAIL SCALE 1" = 20'



NOTE

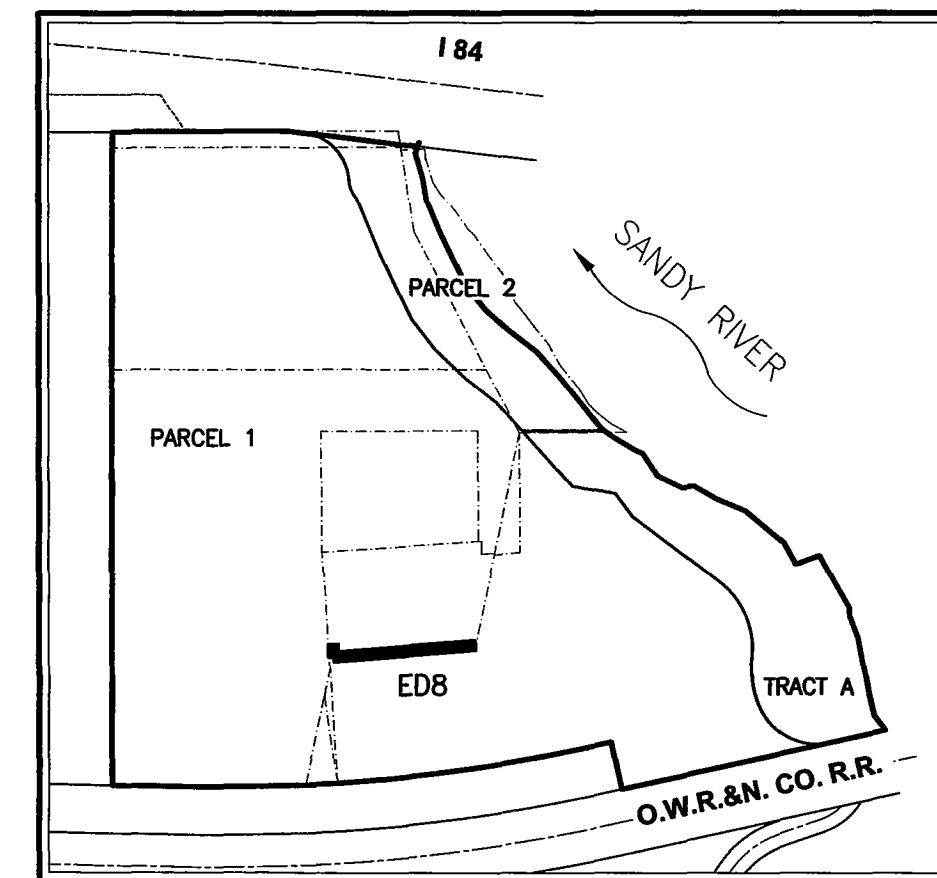
SEE SHEET 1 FOR MONUMENT DESCRIPTION(S) AND ORIGIN(S).

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- BS = BRASS SCREW WITH WASHER
- ED = EASEMENT DOCUMENT
- IR = IRON ROD
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- () = RECORD INFORMATION AS REFERENCED
- - - - - = CENTERLINE
- - - - - = EXISTING BOUNDARY
- - - - - = PRE-PLAT LAND CONFIGURATION
- - - - - = NEW BOUNDARY
- - - - - = EXISTING EASEMENT

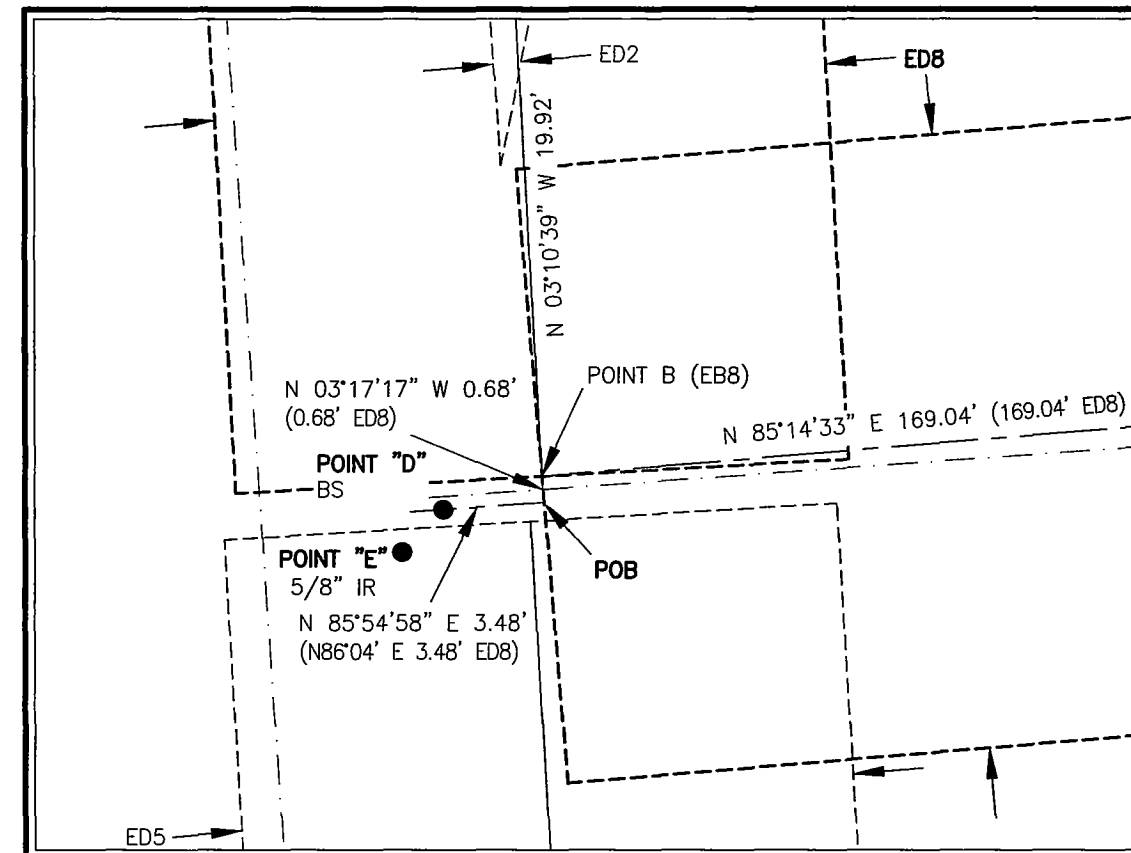
LOCATION MAP

DETAIL SCALE 1" = 300'



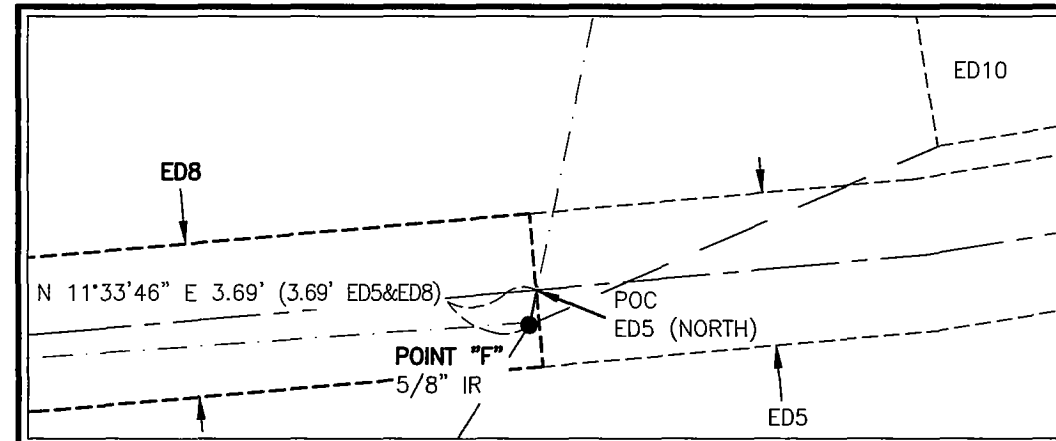
DETAIL A

DETAIL SCALE 1" = 5'



DETAIL B

DETAIL SCALE 1" = 20'



REFERENCE EASEMENT DOCUMENTS

MULTNOMAH COUNTY DEED RECORDS

ED2 = EXISTING VARIABLE WIDTH GENERAL UTILITY EASEMENT TO CITY OF TROUTDALE, BOOK 1958, PAGES 1227-1228, DATED 26 NOV 1986

ED5 = EXISTING 16' WIDE POWER EASEMENT TO PGE, BOOK 2593, PAGE 1138, DATED 29 SEP 1992

ED8 = EXISTING 16' WIDE POWER EASEMENT TO PGE, BOOK 2717, PAGE 2974, DATED 2 JUL 1993

ED10 = EXISTING COMMUNICATION LEASE AGREEMENT EASEMENT AND EXISTING 20' WIDE INGRESS/EGRESS, DESCRIBED BY UNRECORDED LAND LEASE AGREEMENT DATED DECEMBER 1, 1994

ED11 = EXISTING 20'X25' UTILITY EASEMENT TO PGE, BOOK 814, PAGE 160, DATED 21 SEP 1971

NOTE: ALL EASEMENTS WERE CREATED BY HOLDING DEED ANGLES AND DISTANCES EXCEPT WHERE NOTED, THEN ROTATED.

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 29, 1988
GREGORY D. SPURLOCK
2370

EXPIRES: 06/30/22

EXISTING EASEMENT DETAILS

SHEET 12 OF 18

STATEWIDE LAND SURVEYING INC.

43 NW AVA AVE. TROUTDALE, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM

CLIENT: CITY OF TROUTDALE



REVISION:	SCALE: VARIES	JOB NUMBER: 2019-044
REVISION:	DRAWN DATE: 9/2/2020	DRAWN: K.D.C.
REVISION:	REVIEW DATE: 01/25/2021	REVIEWED: G.D.S.
REVISION:	SURVEY DATE: 12/10/2020	SHEET: 12 OF 18

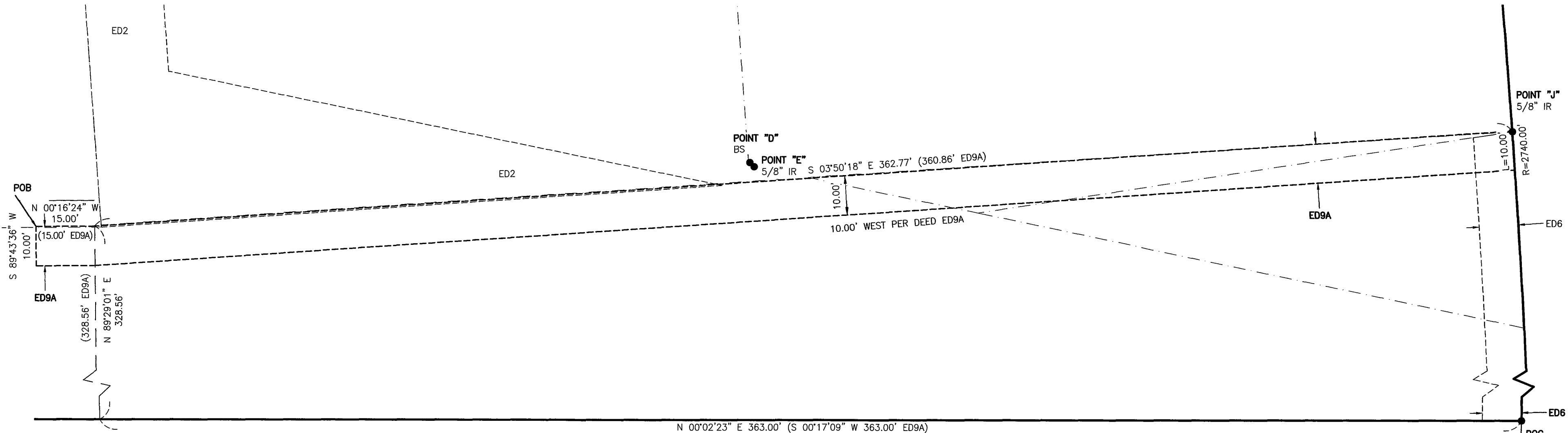
PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE

PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59 AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF OREGON.

CITY OF TROUTDALE LAND USE CASE NO. 19-024

ED9A DETAIL

DETAIL SCALE 1" = 20'



NOTE

SEE SHEET 1 FOR MONUMENT DESCRIPTION(S) AND ORIGIN(S).

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- BS = BRASS SCREW WITH WASHER
- ED = EASEMENT DOCUMENT
- IR = IRON ROD
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- () = RECORD INFORMATION AS REFERENCED
- - - - - = CENTERLINE
- = EXISTING BOUNDARY
- - - - - = PRE-PLAT LAND CONFIGURATION
- = NEW BOUNDARY
- - - - - = EXISTING EASEMENT

REFERENCE EASEMENT DOCUMENTS

MULTNOMAH COUNTY DEED RECORDS

ED2 = EXISTING VARIABLE WIDTH GENERAL UTILITY EASEMENT TO CITY OF TROUTDALE, BOOK 1958, PAGES 1227-1228, DATED 26 NOV 1986

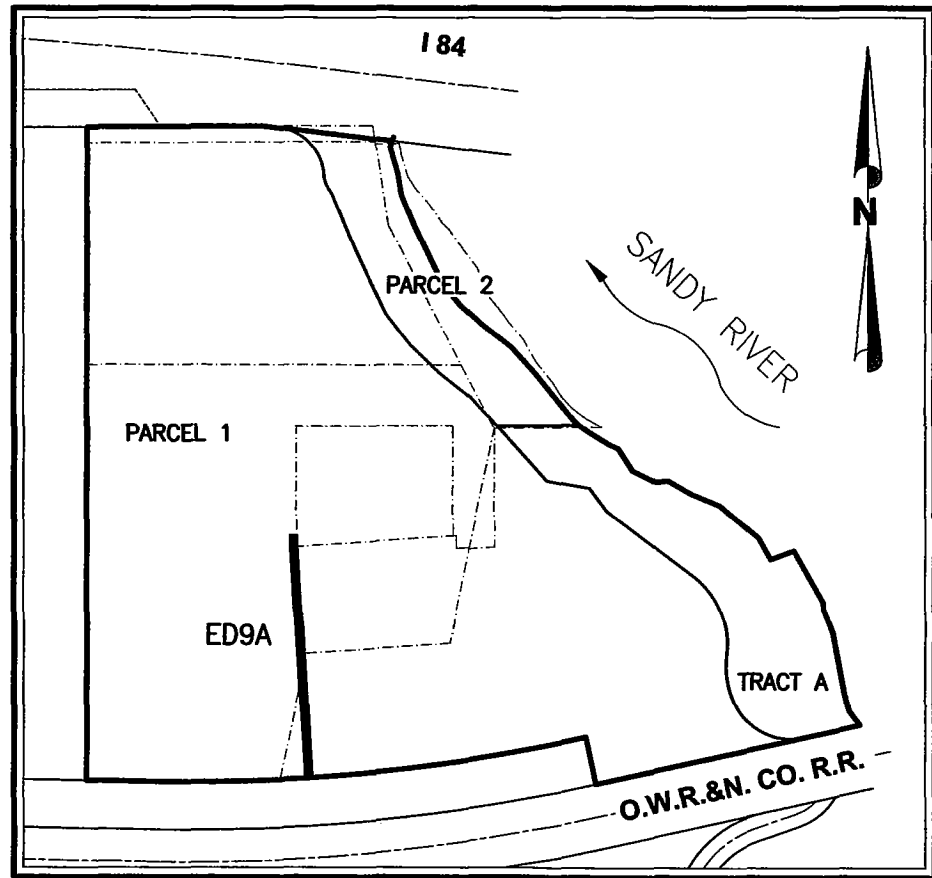
ED9 = TROUTDALE CITY COUNCIL RESOLUTION NO. 785-R, BOOK 2272, PAGES 461-465, DATED 29 JAN 1990, INCLUDING:

ED9A = EXISTING 10' WATERLINE EASEMENT TO CITY OF TROUTDALE, PAGE 463

NOTE: ALL EASEMENTS WERE CREATED BY HOLDING DEED ANGLES AND DISTANCES EXCEPT WHERE NOTED, THEN ROTATED.

LOCATION MAP

DETAIL SCALE 1' = 300'



I HEREBY CERTIFY
THAT THIS TRACING IS
AN EXACT COPY OF
THE ORIGINAL PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 29, 1988
GREGORY D. SPURLOCK
2370

EXPIRES: 06/30/22

EXISTING EASEMENT DETAILS

SHEET 13 OF 18

STATEWIDE LAND SURVEYING INC.

43 NW AVA AVE. TROUTDALE, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM

CLIENT: CITY OF TROUTDALE



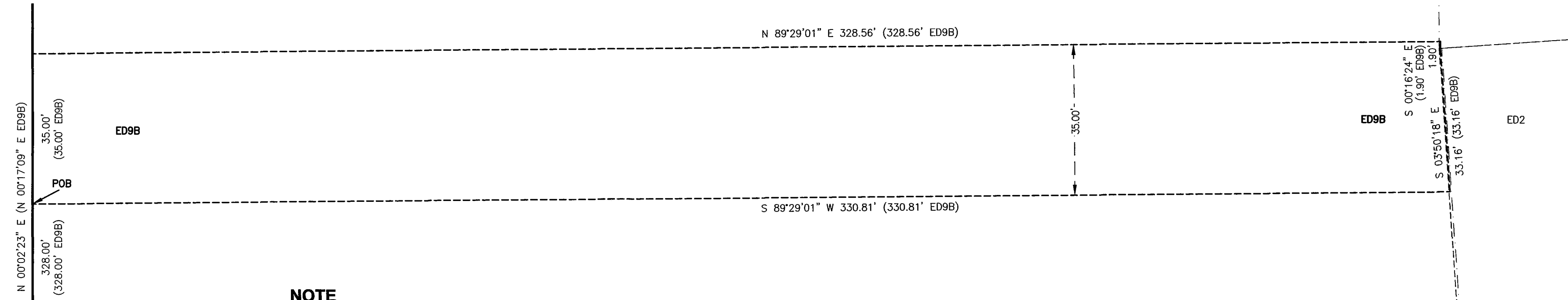
JOB NUMBER: 2019-044	SCALE: 1" = 20'	REVISION:
DRAWN: K.D.C.	DRAWN DATE: 9/2/2020	REVISION:
REVIEWED: G.D.S.	REVIEW DATE: 01/25/2021	REVISION:
SHEET: 13 OF 18	SURVEY DATE: 12/10/2020	REVISION:

PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE

PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59 AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF OREGON.
CITY OF TROUTDALE LAND USE CASE NO. 19-024

ED9B DETAIL

DETAIL SCALE 1" = 20'



NOTE

SEE SHEET 1 FOR MONUMENT DESCRIPTION(S) AND ORIGIN(S).

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- BS = BRASS SCREW WITH WASHER
- ED = EASEMENT DOCUMENT
- IR = IRON ROD
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- () = RECORD INFORMATION AS REFERENCED
- - - - - = CENTERLINE
- = EXISTING BOUNDARY
- · - · - = PRE-PLAT LAND CONFIGURATION
- = NEW BOUNDARY
- - - - - = EXISTING EASEMENT

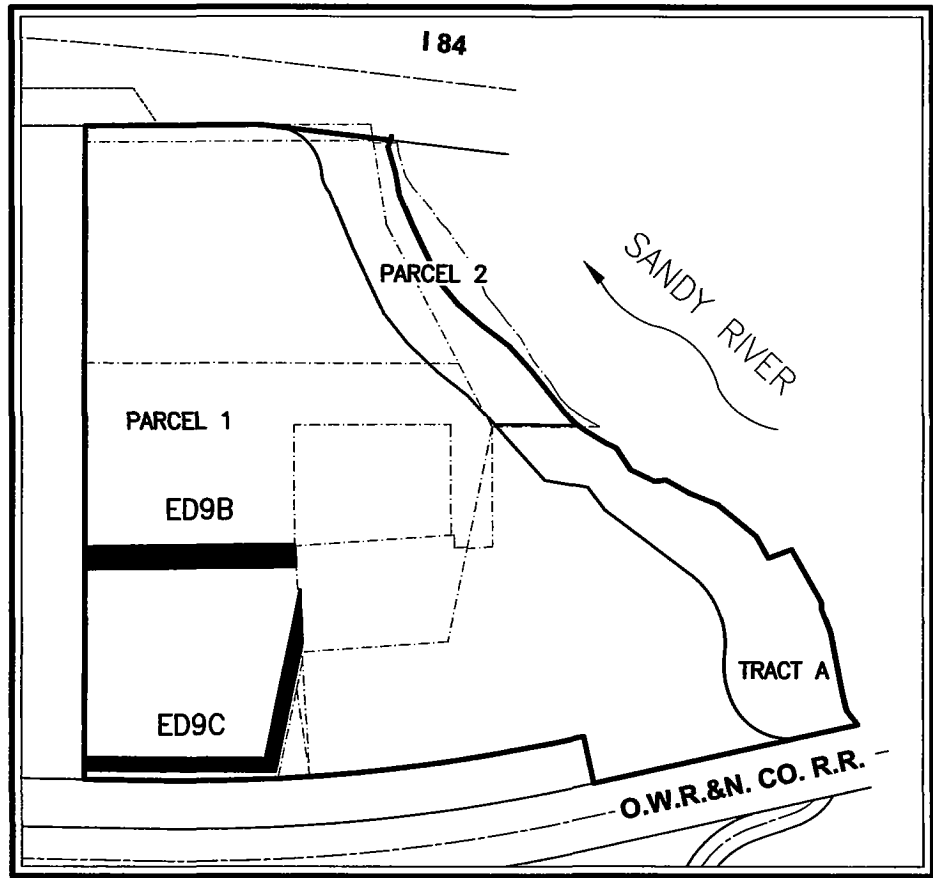
REFERENCE EASEMENT DOCUMENTS

MULTNOMAH COUNTY DEED RECORDS

- ED2 = EXISTING VARIABLE WIDTH GENERAL UTILITY EASEMENT TO CITY OF TROUTDALE, BOOK 1958, PAGES 1227-1228, DATED 26 NOV 1986
- ED9 = TROUTDALE CITY COUNCIL RESOLUTION NO. 785-R, BOOK 2272, PAGES 461-465, DATED 29 JAN 1990, INCLUDING:
- ED9B = EXISTING 35' GENERAL UTILITY EASEMENT TO CITY OF TROUTDALE, PAGE 464
- ED9C = EXISTING 20' STORM DRAIN EASEMENT TO CITY OF TROUTDALE, PAGE 465
- NOTE: ALL EASEMENTS WERE CREATED BY HOLDING DEED ANGLES AND DISTANCES EXCEPT WHERE NOTED, THEN ROTATED.

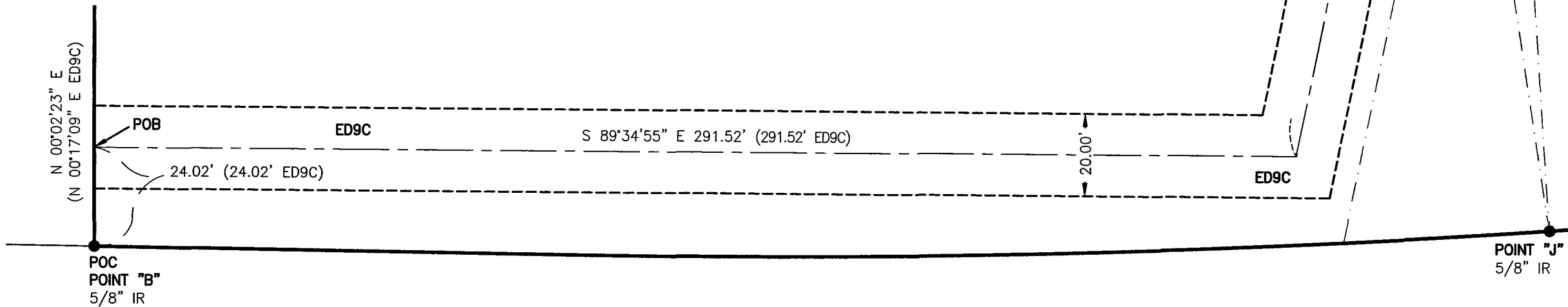
LOCATION MAP

DETAIL SCALE 1" = 300'



ED9C DETAIL

DETAIL SCALE 1" = 30'



EXISTING EASEMENT DETAILS

SHEET 14 OF 18

REGISTERED
PROFESSIONAL
LAND SURVEYOR
JULY 29, 1988
GREGORY D. SPURLOCK
2370
EXPIRES: 06/30/22

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STATEWIDE LAND SURVEYING INC.

43 NW AVE. TROUTDALE, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM

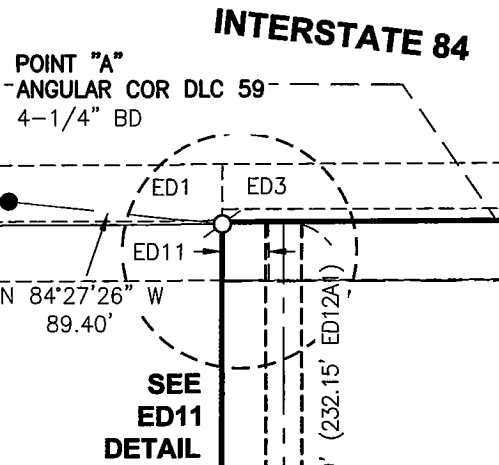


CLIENT: CITY OF TROUTDALE

REVISION:	SCALE: VARIES	JOB NUMBER: 2019-044
REVISION:	DRAWN DATE: 9/2/2020	DRAWN: K.D.C.
REVISION:	REVIEW DATE: 01/25/2021	REVIEWED: G.D.S.
REVISION:	SURVEY DATE: 12/10/2020	SHEET: 14 OF 18

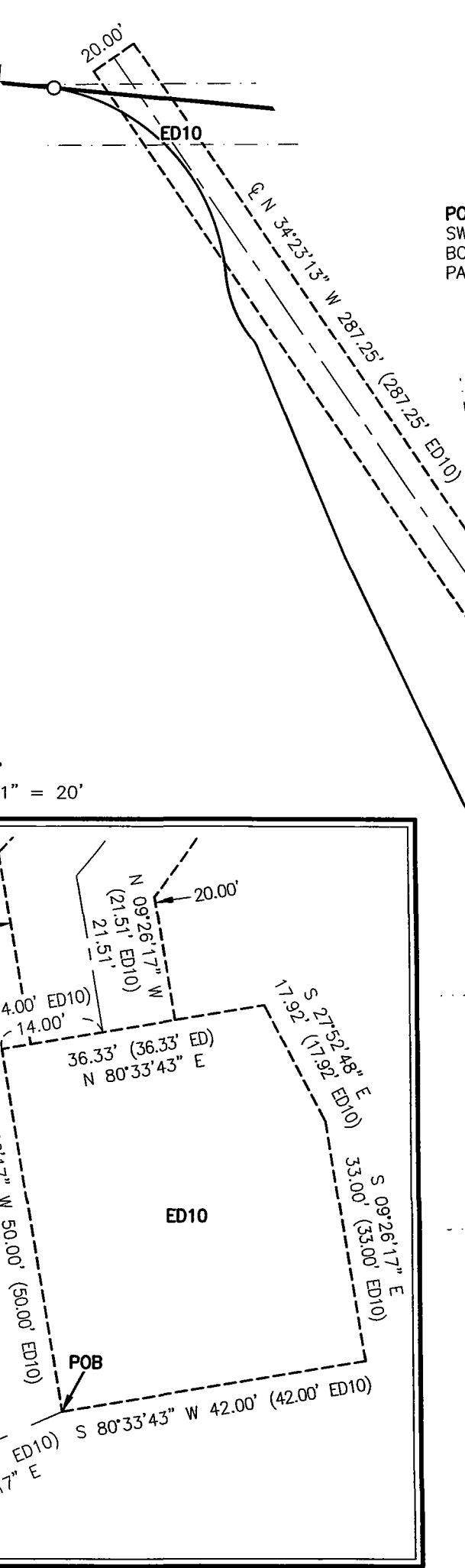
ED12A1 DETAIL

DETAIL SCALE 1" = 80'



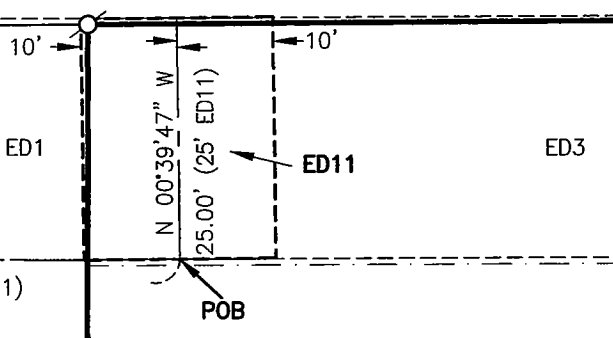
ED10 DETAIL

DETAIL SCALE 1" = 60'



ED11 DETAIL

DETAIL SCALE 1" = 20'



PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE

CITY OF TROUTDALE LAND USE CASE NO. 19-024

NOTE

SEE SHEET 1 FOR MONUMENT DESCRIPTION(S) AND ORIGIN(S).

LEGEND

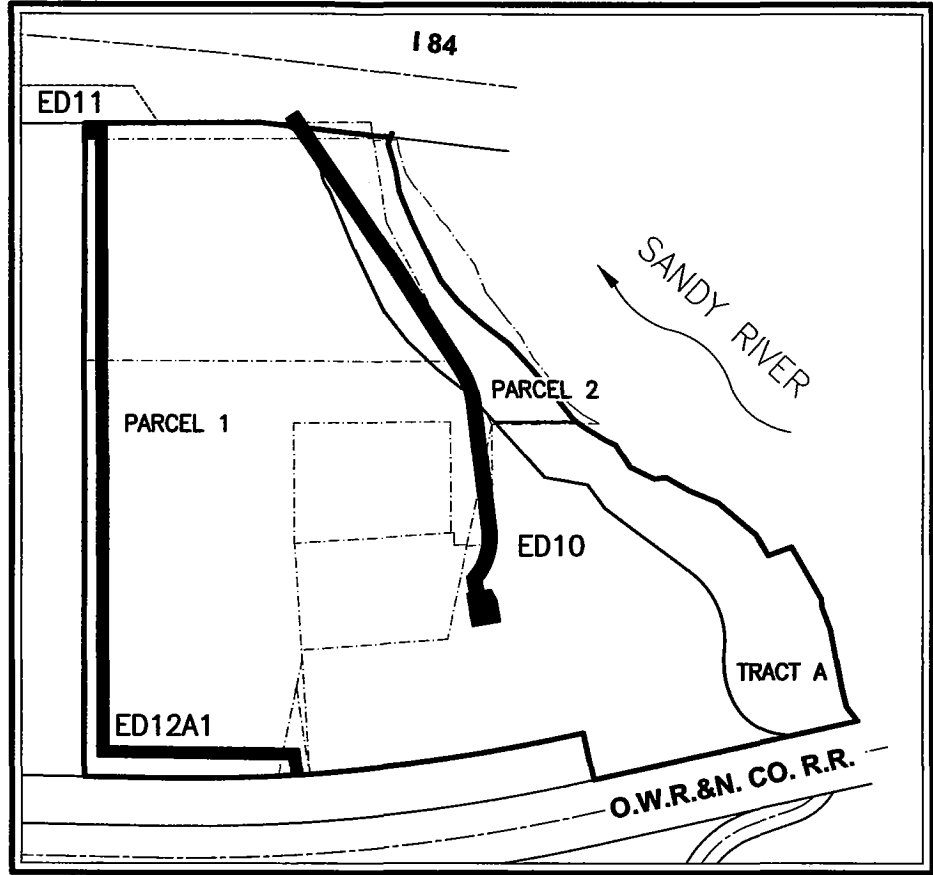
- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S.W.L.S. INC. 503-665-7777", SET ON 12/10/2020
- ⊙ = DENOTES A 1.17" COPPER DISK MARKED "SWLS INC 665 7777" SET ON 12/10/2020
- BD = BRASS DISK AS NOTED
- CD = 1.17" COPPER DISK MARKED "KW COX ASSOC INC"
- ED = EASEMENT DOCUMENT
- IR = IRON ROD
- IP = IRON PIPE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- () = RECORD INFORMATION AS REFERENCED
- = CL = CENTERLINE
- = EXISTING BOUNDARY
- = PRE-PLAT LAND CONFIGURATION
- = NEW BOUNDARY
- = OLD BOUNDARY
- = EXISTING EASEMENT

REFERENCE EASEMENT DOCUMENTS

- MULTNOMAH COUNTY DEED RECORDS
- ED1 = EXISTING 25' WIDE INGRESS, EGRESS & REGRESS EASEMENT TO OREGON STATE HIGHWAY COMMISSION, BOOK 1228, PAGE 324, DATED 13 DEC 1947
- ED3 = EXISTING ROADWAY EASEMENT TO MARIE BENNETT, BOOK 1958, PAGES 1947-1957, DATED 26 NOV 1986
- ED10 = EXISTING COMMUNICATION LEASE AGREEMENT EASEMENT AND EXISTING 20' WIDE INGRESS/EGRESS, DESCRIBED BY UNRECORDED LAND LEASE AGREEMENT DATED DECEMBER 1, 1994
- ED11 = EXISTING 20'X25' UTILITY EASEMENT TO PGE, BOOK 814, PAGE 160, DATED 21 SEP 1971
- ED12A1 = EXISTING 15' WIDE SANITARY SEWER EASEMENT TO CITY OF TROUTDALE, TROUTDALE CITY COUNCIL RESOLUTION NO. 2500, DOCUMENT NO. 2020-080926, PAGES 2-3, DATED 6 JUL 2020, INCLUDING:
- NOTE: ALL EASEMENTS WERE CREATED BY HOLDING DEED ANGLES AND DISTANCES EXCEPT WHERE NOTED, THEN ROTATED.

LOCATION MAP

DETAIL SCALE 1' = 300'



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REGISTERED
PROFESSIONAL
LAND SURVEYOR

GREGORY D. SPURLOCK
JULY 29, 1988
2370

EXPIRES: 06/30/22

EXISTING EASEMENT DETAILS SHEET 15 OF 18

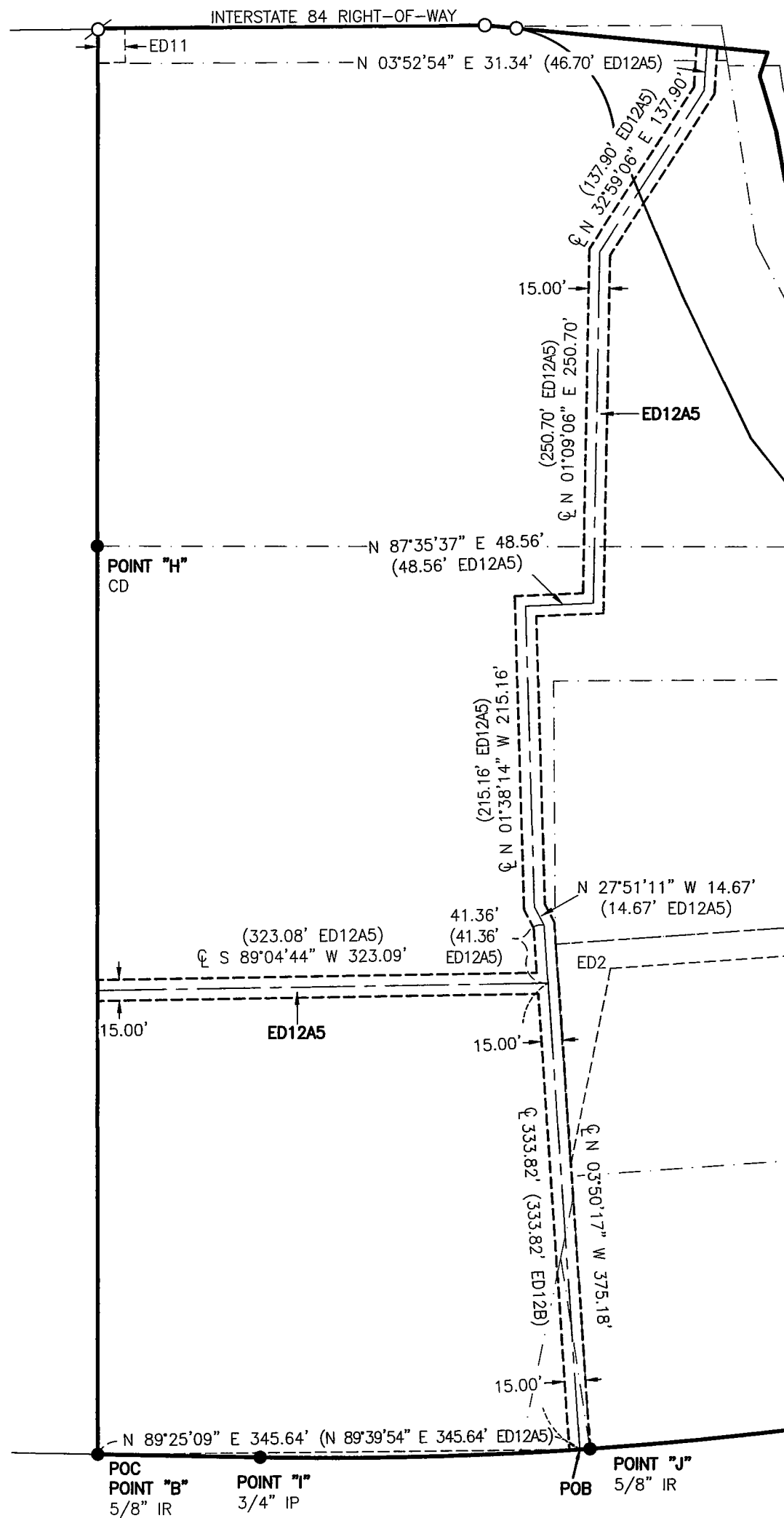
STATEWIDE LAND SURVEYING INC.

43 NW AVA AVE. TROUTDALE, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM



ED12A5 DETAIL

DETAIL SCALE 1" = 100'



NOTE

SEE SHEET 1 FOR MONUMENT DESCRIPTION(S) AND ORIGIN(S).

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S.W.L.S. INC. 503-665-7777", SET ON 12/10/2020
- ⊙ = DENOTES A 1.17" COPPER DISK MARKED "SWLS INC 665 7777" SET ON 12/10/2020
- BS = BRASS SCREW WITH WASHER
- BD = BRASS DISK AS NOTED
- CD = 1.17" COPPER DISK MARKED "KW COX ASSOC INC"
- ED = EASEMENT DOCUMENT
- IR = IRON ROD
- IP = IRON PIPE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- () = RECORD INFORMATION AS REFERENCED
- = CENTERLINE
- = EXISTING BOUNDARY
- - - = PRE-PLAT LAND CONFIGURATION
- = NEW BOUNDARY
- - - = EXISTING EASEMENT

REFERENCE EASEMENT DOCUMENTS

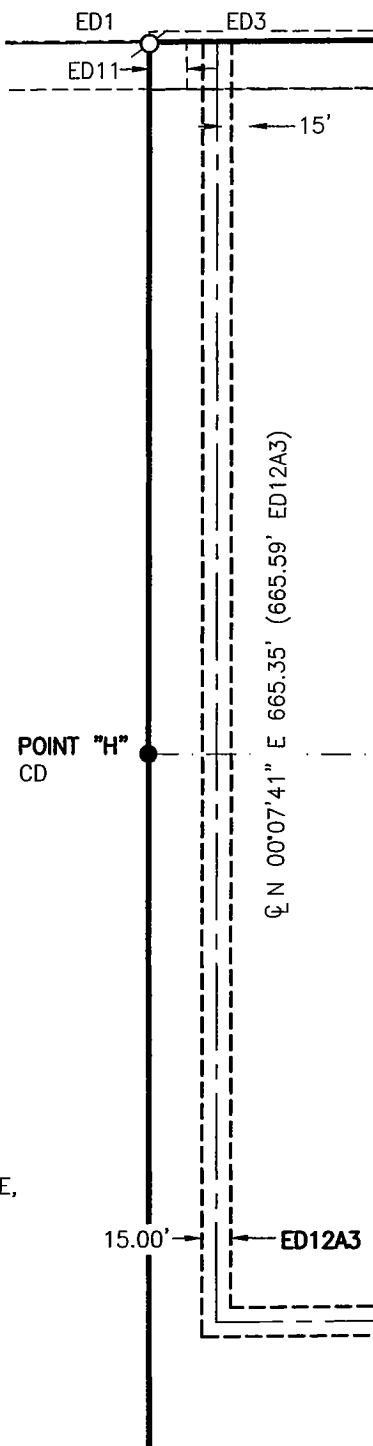
MULTNOMAH COUNTY DEED RECORDS

- ED1** = EXISTING 25' WIDE INGRESS, EGRESS & REGRESS EASEMENT TO OREGON STATE HIGHWAY COMMISSION, BOOK 1228, PAGE 324, DATED 13 DEC 1947
- ED2** = EXISTING VARIABLE WIDTH GENERAL UTILITY EASEMENT TO CITY OF TROUTDALE, BOOK 1958, PAGES 1227-1228, DATED 26 NOV 1986
- ED3** = EXISTING ROADWAY EASEMENT TO MARIE BENNETT, BOOK 1958, PAGES 1947-1957, DATED 26 NOV 1986
- ED4** = EXISTING 20' WIDE GENERAL UTILITY EASEMENT TO CITY OF TROUTDALE, BOOK 1972, PAGES 667-671, DATED 12 JAN 1987
- ED10** = EXISTING COMMUNICATION LEASE AGREEMENT EASEMENT AND EXISTING 20' WIDE INGRESS/EGRESS, DESCRIBED BY UNRECORDED LAND LEASE AGREEMENT DATED DECEMBER 1, 1994
- ED11** = EXISTING 20'X25' UTILITY EASEMENT TO PGE, BOOK 814, PAGE 160, DATED 21 SEP 1971
- ED12A2, ED12A3, ED12A4** = 15' WIDE STORM DRAIN EASEMENTS TO CITY OF TROUTDALE, TROUTDALE CITY COUNCIL RESOLUTION NO. 2500, DOCUMENT NO. 2020-080926, PAGES 4-6, DATED 6 JUL 2020
- ED12A5** = 15' WIDE WATERLINE EASEMENT TO CITY OF TROUTDALE, TROUTDALE CITY COUNCIL RESOLUTION NO. 2500, DOCUMENT NO. 2020-080926, PAGES 7-8, DATED 6 JUL 2020

NOTE: ALL EASEMENTS WERE CREATED BY HOLDING DEED ANGLES AND DISTANCES EXCEPT WHERE NOTED, THEN ROTATED.

ED12A3 DETAIL

DETAIL SCALE 1" = 100'



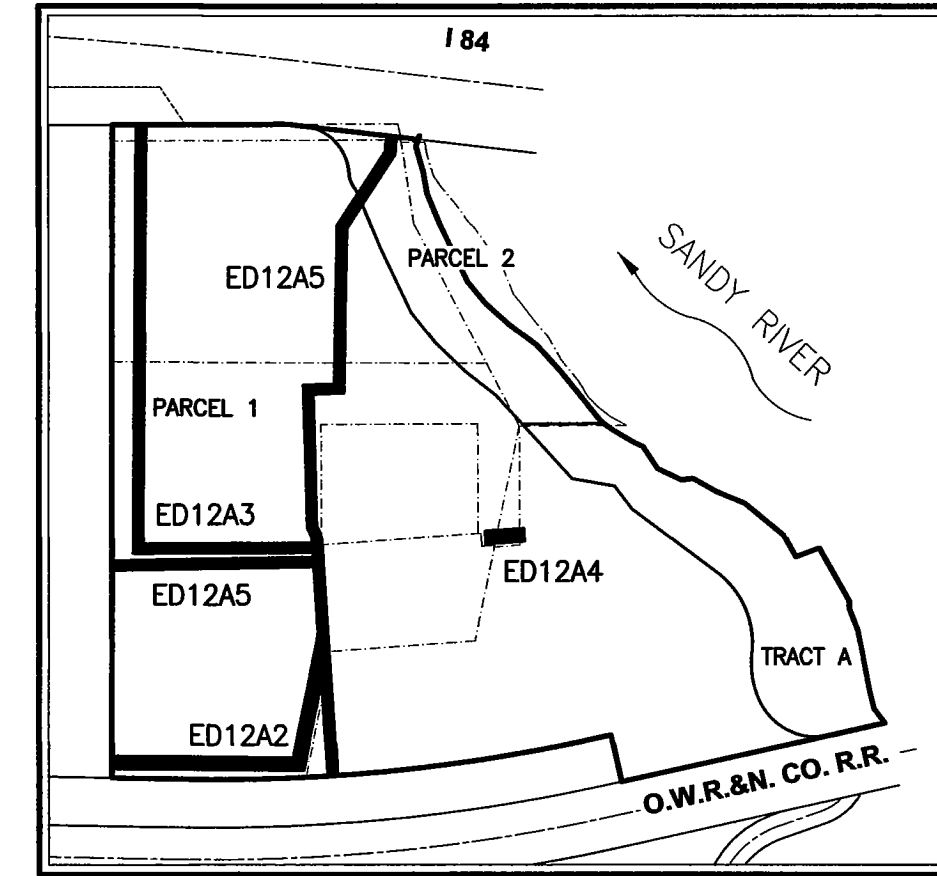
PARTITION PLAT NO. 2021-9 FOR THE CITY OF TROUTDALE

PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59 AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF OREGON.

CITY OF TROUTDALE LAND USE CASE NO. 19-024

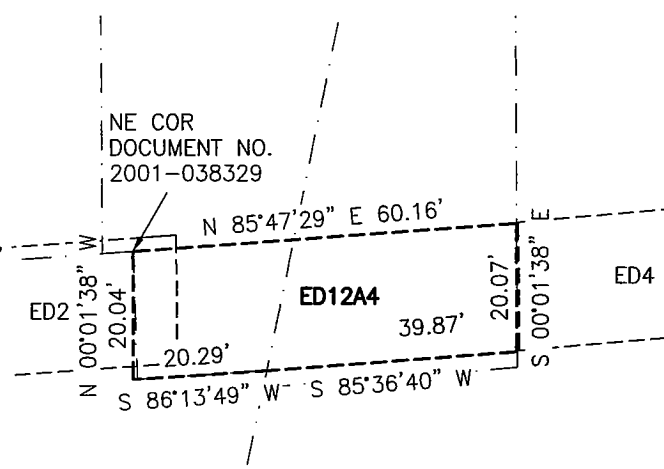
LOCATION MAP

DETAIL SCALE 1" = 300'



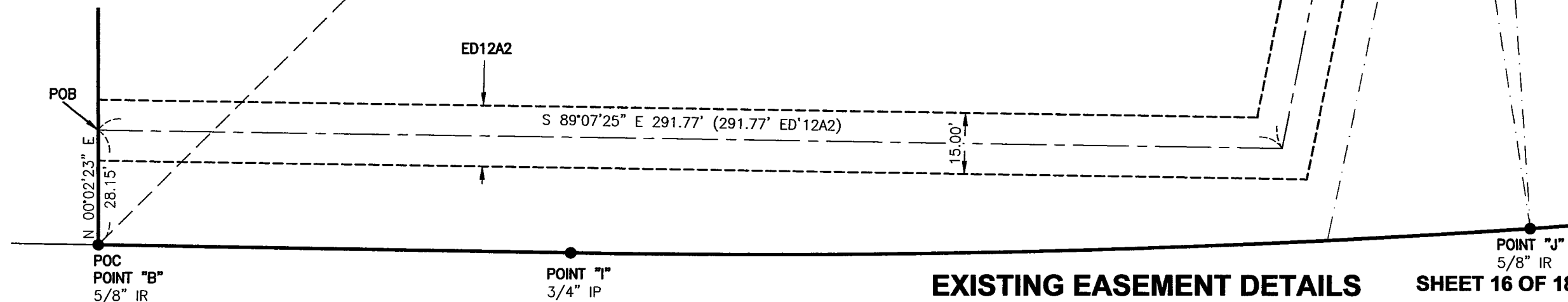
ED12A4 DETAIL

DETAIL SCALE 1" = 30'



ED12A2 DETAIL

DETAIL SCALE 1" = 30'



I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

GREGORY D. SPURLOCK
2370

EXPIRES: 06/30/22

EXISTING EASEMENT DETAILS

SHEET 16 OF 18

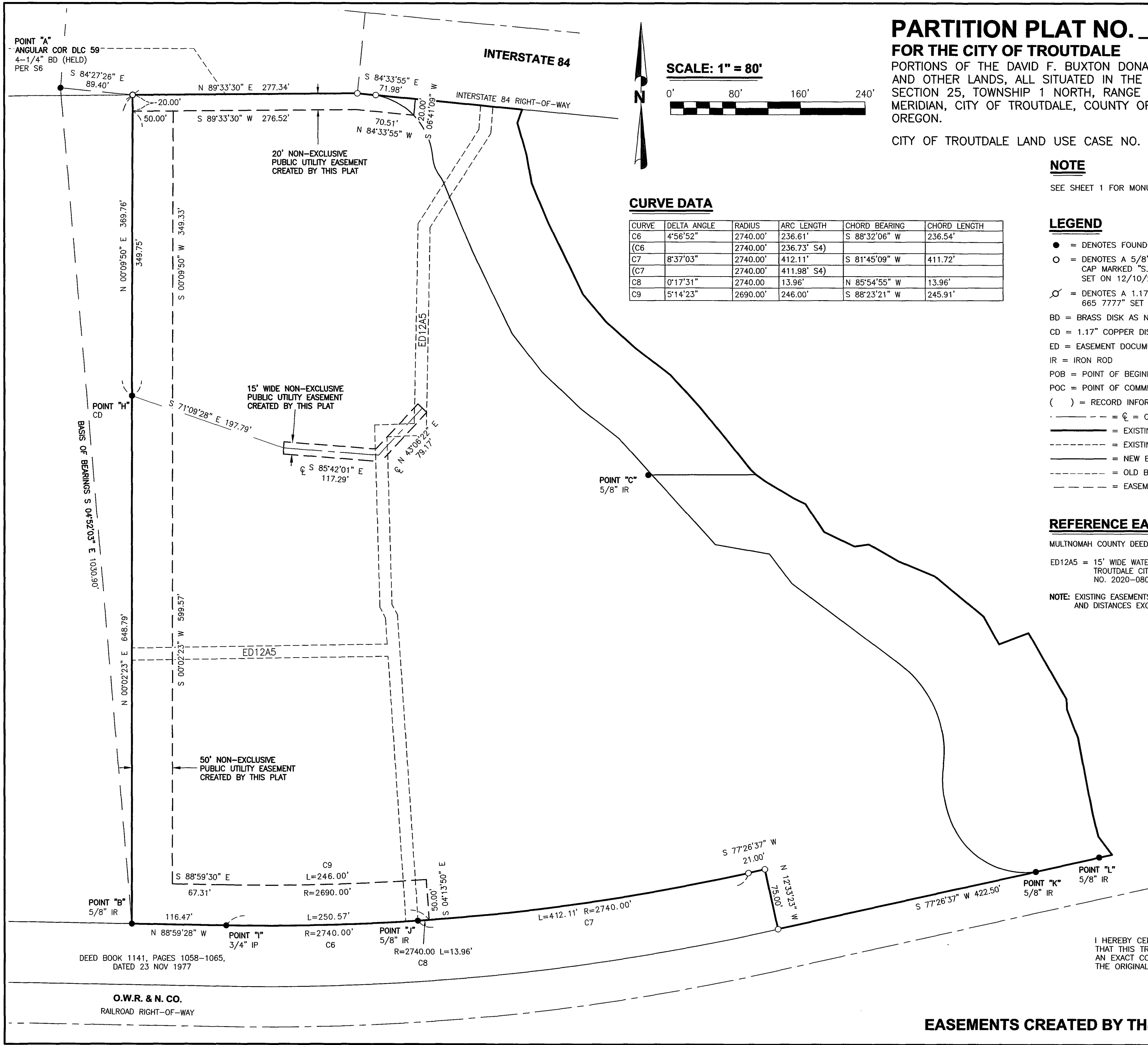
STATEWIDE LAND SURVEYING INC.

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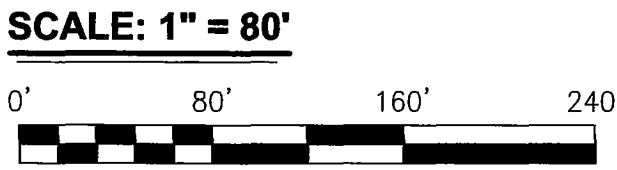


REVISION:	SCALE: VARIES	JOB NUMBER: 2019-044
REVISION:	DRAWN DATE: 9/2/2020	DRAWN: K.D.C.
REVISION:	REVIEW DATE: 01/25/2021	REVIEWED: G.D.S.
REVISION:	SURVEY DATE: 12/10/2020	SHEET: 16 OF 18

CLIENT: CITY OF TROUTDALE



PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE
PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59 AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF OREGON.
CITY OF TROUTDALE LAND USE CASE NO. 19-024



CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	4°56'52"	2740.00'	236.61'	S 88°32'06" W	236.54'
(C6)		2740.00'	236.73' S4)		
C7	8°37'03"	2740.00'	412.11'	S 81°45'09" W	411.72'
(C7)		2740.00'	411.98' S4)		
C8	0°17'31"	2740.00'	13.96'	N 85°54'55" W	13.96'
C9	5°14'23"	2690.00'	246.00'	S 88°23'21" W	245.91'

NOTE

SEE SHEET 1 FOR MONUMENT DESCRIPTION(S) AND ORIGIN(S).

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S.W.L.S. INC. 503-665-7777", SET ON 12/10/2020
- ⊙ = DENOTES A 1.17" COPPER DISK MARKED "SWLS INC 665 7777" SET ON 12/10/2020
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- = CL = CENTERLINE
- = EXISTING BOUNDARY
- = EXISTING EASEMENT
- = NEW BOUNDARY
- = OLD BOUNDARY
- = EASEMENT CREATED BY THIS PLAT

REFERENCE EASEMENT DOCUMENTS

MULTNOMAH COUNTY DEED RECORDS
ED12A5 = 15' WIDE WATERLINE EASEMENT TO CITY OF TROUTDALE, TROUTDALE CITY COUNCIL RESOLUTION NO. 2500, DOCUMENT NO. 2020-080926, PAGES 7-8, DATED 6 JUL 2020
NOTE: EXISTING EASEMENTS WERE CREATED BY HOLDING DEED ANGLES AND DISTANCES EXCEPT WHERE NOTED, THEN ROTATED.

DEED BOOK 1141, PAGES 1058-1065,
DATED 23 NOV 1977

O.W.R. & N. CO.
RAILROAD RIGHT-OF-WAY

I HEREBY CERTIFY
THAT THIS TRACING IS
AN EXACT COPY OF
THE ORIGINAL PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 29, 1988
GREGORY D. SPURLOCK
2370

EXPIRES: 06/30/22

EASEMENTS CREATED BY THIS PLAT

SHEET 17 OF 18

STATEWIDE LAND SURVEYING INC.

43 NW AVA. AVE. TROUTDALE, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM

CLIENT: CITY OF TROUTDALE

JOB NUMBER: 2019-044	SCALE: 1" = 80'	REVISION:
DRAWN: K.D.C.	DRAWN DATE: 6/2/2020	REVISION:
REVIEWED: G.D.S.	REVIEW DATE: 01/25/2021	REVISION:
SHEET: 17 OF 18	SURVEY DATE: 12/10/2020	REVISION:



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT THE URBAN RENEWAL AGENCY OF THE CITY OF TROUTDALE, AN OREGON QUASI-MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED PARTITION PLAT TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF. THE DECLARANT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND DOES HEREBY GRANT ALL EASEMENTS FOR PUBLIC AND PRIVATE USE AS AS SHOWN HEREIN.

ERICH MUELLER
FINANCE DIRECTOR, URBAN RENEWAL AGENCY OF THE CITY OF TROUTDALE

ACKNOWLEDGMENTS

STATE OREGON }
COUNTY OF MULTNOMAH } SS

KNOW ALL PERSONS BY THESE PRESENTS ON THIS 3rd DAY OF February, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR STATE AND COUNTY, PERSONALLY APPEARED ERICH MUELLER, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT HE DOES HEREBY ACKNOWLEDGE THAT HIS SIGNATURE AFFIXED THERETO IS OF HIS OWN FREE ACT AND DEED.

NOTARY SIGNATURE
Ellyna Jacosa Bottemiller
NOTARY PUBLIC
975592
COMMISSION NO.

MY COMMISSION EXPIRES: June 04, 2022

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT AND PARTITION THOSE TRACTS OF LAND DESCRIBED IN DOCUMENT NO. 2018-035543 AND DOCUMENT NO. 2018-031554, MULTNOMAH COUNTY DEED RECORDS.

THE PROJECT BEGAN WITH A SEARCH FOR, AND SURVEY OF EXISTING MONUMENTS CONTROLLING THE SUBJECT PROPERTIES AS SHOWN. UTILIZING SAID DEEDS AND EXISTING EVIDENCE FOUND ON THE GROUND, THE DEED LINES WERE DETERMINED AS FOLLOWS:

THE NORTH LINE, BEING THE SOUTH RIGHT-OF-WAY OF INTERSTATE 84 HIGHWAY (I-84), WAS ESTABLISHED AND VERIFIED IN THE FOLLOWING MANNER: A MODEL WAS CREATED USING DAVID EVANS & ASSOCIATES (DEA) SN 62479 (S5), A RECOVERY SURVEY OF I-84, IT WAS THEN PINNED TO DEA POINT 223 AT POINT 'A', THE MODEL WAS THEN ROTATED TO DEA POINT 2, BEING SURVEY POINT 'M', WITH AGREEMENT OF 0.04'.

THE EAST LINE WAS ESTABLISHED BY HOLDING THE LINE OF ORDINARY HIGH WATER AT AN ELEVATION OF 23.30 FEET, NORTH AMERICAN VERTICAL DATUM (NAVD88) (SEE NOTE 2).

THE SOUTH LINE WAS DEFINED BY HOLDING MONUMENTS FOUND ALONG SAID LINE AND HOLDING RECORD RADIUS, DISTANCES, AND ANGLES THROUGH SAID MONUMENTS PER SN 61047 (S4) AS SHOWN.

THE WEST LINE WAS DEFINED BY HOLDING THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY AND THE MONUMENT FOUND 648.79' NORTH OF SAID SOUTHWEST CORNER, THEN TURNING THE ANGLE PER SN 61047 (S4) AND EXTENDING SAID LINE NORTH TO THE SOUTH RIGHT-OF-WAY LINE OF SAID I-84. THE PARCELS AND TRACT WERE THEN DIVIDED PER MY CLIENT'S DIRECTION AND CITY OF TROUTDALE LAND USE FILE NO. 19-024.

SURVEYOR'S CERTIFICATE

I, GREGORY D. SPURLOCK, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, AS SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF OREGON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 4-1/4" BRASS DISK MARKING THE ANGULAR CORNER OF D. F. BUXTON DLC 59;

THENCE, SOUTH 04°52'03" EAST FOR A DISTANCE OF 1030.90 FEET TO THE INITIAL POINT, A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF PARCEL 1 OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED AS DOCUMENT NO. 2016-002962, MULTNOMAH COUNTY DEED RECORDS;

THENCE, ALONG THE EAST LINE OF SAID PARCEL 1 OF DOCUMENT NO. 2016-002962, NORTH 00°02'23" EAST FOR A DISTANCE OF 648.79 FEET TO A 1.17" COPPER DISC MARKED "KW COX ASSOC INC";

THENCE, CONTINUING ALONG THE EAST LINE OF SAID PARCEL 1, NORTH 00°09'50" EAST FOR A DISTANCE OF 369.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 84;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 84, NORTH 89°33'30" EAST FOR A DISTANCE OF 277.34 FEET TO AN ANGLE POINT;

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 84°33'55" EAST FOR A DISTANCE OF 203.82 FEET TO A POINT ON THE WEST BANK OF THE SANDY RIVER ON THE LINE OF ORDINARY HIGH WATER (LOHW);

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE FOLLOWING COURSES AND DISTANCES OF SAID SANDY RIVER WEST BANK LOHW:

SOUTH 19°01'55" WEST, FOR A DISTANCE OF 17.73 FEET;
SOUTH 16°24'50" EAST, FOR A DISTANCE OF 41.16 FEET;
SOUTH 10°02'19" EAST, FOR A DISTANCE OF 35.17 FEET;
SOUTH 22°54'15" EAST, FOR A DISTANCE OF 51.86 FEET;
SOUTH 26°01'42" EAST, FOR A DISTANCE OF 99.05 FEET;
SOUTH 39°54'09" EAST, FOR A DISTANCE OF 43.81 FEET;
SOUTH 48°12'26" EAST, FOR A DISTANCE OF 48.44 FEET;
SOUTH 52°55'37" EAST, FOR A DISTANCE OF 54.54 FEET;
SOUTH 42°26'06" EAST, FOR A DISTANCE OF 53.58 FEET;
SOUTH 39°27'05" EAST, FOR A DISTANCE OF 53.12 FEET;
SOUTH 38°44'37" EAST, FOR A DISTANCE OF 45.88 FEET;
SOUTH 46°58'08" EAST, FOR A DISTANCE OF 8.60 FEET;
SOUTH 55°24'32" EAST, FOR A DISTANCE OF 17.36 FEET;
SOUTH 59°18'38" EAST, FOR A DISTANCE OF 37.70 FEET;
SOUTH 64°35'27" EAST, FOR A DISTANCE OF 16.10 FEET;
SOUTH 33°29'52" EAST, FOR A DISTANCE OF 41.39 FEET;
SOUTH 64°25'26" EAST, FOR A DISTANCE OF 41.78 FEET;
NORTH 81°12'48" EAST, FOR A DISTANCE OF 17.82 FEET;
SOUTH 60°26'34" EAST, FOR A DISTANCE OF 42.32 FEET;
SOUTH 68°00'10" EAST, FOR A DISTANCE OF 47.81 FEET;
SOUTH 50°34'38" EAST, FOR A DISTANCE OF 78.25 FEET;
SOUTH 29°28'35" EAST, FOR A DISTANCE OF 38.94 FEET;
NORTH 69°05'07" EAST, FOR A DISTANCE OF 38.86 FEET;
SOUTH 29°54'18" EAST, FOR A DISTANCE OF 93.82 FEET;
SOUTH 02°35'03" EAST, FOR A DISTANCE OF 12.75 FEET;
SOUTH 21°15'07" EAST, FOR A DISTANCE OF 36.95 FEET;
SOUTH 10°59'29" EAST, FOR A DISTANCE OF 94.08 FEET;
SOUTH 14°01'17" EAST, FOR A DISTANCE OF 29.94 FEET;
SOUTH 37°41'41" EAST, FOR A DISTANCE OF 28.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE O.W.R.& N. RAILROAD;

THENCE, DEPARTING SAID SANDY RIVER WEST BANK LOHW ALONG THE FOLLOWING COURSES, CURVES AND DISTANCES OF SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE:

SOUTH 77°26'38" WEST FOR A DISTANCE OF 422.50 FEET;
NORTH 12°33'23" WEST FOR A DISTANCE OF 75.00 FEET;
SOUTH 77°26'37" WEST FOR A DISTANCE OF 21.00 FEET;
ON A CURVE TO THE RIGHT WITH A RADIUS OF 2740.00 FEET, AN ARC LENGTH OF 648.72 FEET, A DELTA ANGLE OF 13°33'55", A CHORD BEARING AND LENGTH OF SOUTH 84°13'35" WEST 647.20 FEET;
NORTH 88°59'28" WEST FOR A DISTANCE OF 116.47 FEET TO THE INITIAL POINT, CONTAINING 840,392 SQ. FT. OR 19.293 ACRES MORE OR LESS.

NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF TROUTDALE IN CASE FILE NUMBER 19-024.

2. "ALL THE TIDELANDS ON THE WESTERLY SIDE OF THE SANDY RIVER LYING BETWEEN THE NORTHERLY RIGHT OF WAY LINE OF THE O. W. R. & N. CO. AND A LINE WHICH IS PARALLEL TO AND TWO HUNDRED (200) FEET NORTHERLY FROM THE CENTER LINE OF THE COLUMBIA RIVER HIGHWAY..." WERE CONVEYED TO STATE OF OREGON HIGHWAY COMMISSION RECORDED IN BOOK 47, PAGE 358, DATED SEPTEMBER 30, 1946, MULTNOMAH COUNTY DEED RECORDS, AND SUBSEQUENTLY CONVEYED TO STATE OF OREGON PARKS AND RECREATION DEPARTMENT BY QUITCLAIM DEED RECORDED AS DOCUMENT NO. 98018733, MULTNOMAH COUNTY DEED RECORDS. THE COLUMBIA RIVER HIGHWAY IS ALSO KNOWN AS INTERSTATE 84. FOR THIS PLAT, SAID TIDELANDS BEING ALL LANDS BELOW THE LINE OF ORDINARY HIGH WATER AND HEREIN SHOWN AT THE ELEVATION OF 23.30 FEET NORTH AMERICAN VERTICAL DATUM (NAVD88).

3. THE PUBLIC UTILITY EASEMENTS GRANTED BY THIS PLAT ARE PERPETUAL. THE CITY OF TROUTDALE AND UTILITIES SHALL HAVE ACCESS TO AND THE RIGHT TO ENTER THE EASEMENT PROPERTY AT ANY TIME FOR THE PURPOSES OF THE EASEMENT INCLUDING THE REASONABLE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT PROPERTY THROUGH ABUTTING PROPERTY.

THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE SURFACES OF THE GENERAL UTILITY EASEMENTS. LANDSCAPING, WHICH BY ITS NATURE IS SHALLOW ROOTED AND MAY BE EASILY REMOVED, INCLUDING SHRUBS CAPABLE OF REACHING NO MORE THAN 4 FEET IN HEIGHT WITHIN 20 YEARS AND FENCING THAT MEETS ALL LAND USE AND BUILDING CODE REQUIREMENTS, AND DOES NOT RESTRICT ACCESS TO OR THROUGH THE EASEMENT ARE PERMITTED WITHIN THE EASEMENT. ALL OTHER USES REQUIRE CONSENT FROM THE URBAN RENEWAL AGENCY OF THE CITY OF TROUTDALE.

4. LAND REPRESENTED ON THE ATTACHED PARTITION MAP IS SUBJECT TO CONSENT JUDGEMENT 18CV05034 DESCRIBED IN DOCUMENT NO. 2018-025054, RECORDED 7 MAR 2018.

PARTITION PLAT NO. 2021-9
FOR THE CITY OF TROUTDALE

PORTIONS OF THE DAVID F. BUXTON DONATION LAND CLAIM NO. 59 AND OTHER LANDS, ALL SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, COUNTY OF MULTNOMAH, STATE OF OREGON.

CITY OF TROUTDALE LAND USE CASE NO. 19-024

CITY OF TROUTDALE APPROVALS

CITY OF TROUTDALE LAND DIVISION CASE FILE NUMBER 19-024
APPROVED THIS 3RD DAY OF FEBRUARY, 2021

BY: CHRIS DAMGEN
CITY OF TROUTDALE, COMMUNITY DEVELOPMENT DIRECTOR

APPROVED THIS 3 DAY OF Feb, 2021

BY: JEFF CUTLER
CITY OF TROUTDALE, PUBLIC WORKS DIRECTOR:

MULTNOMAH COUNTY APPROVALS

APPROVED THIS 17TH DAY OF FEBRUARY, 2021
COUNTY SURVEYOR,
MULTNOMAH COUNTY OREGON

BY: DENNY

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID

AS OF Feb 23, 2021

DIRECTOR,
DIVISION OF ASSESSMENT & TAXATION,
MULTNOMAH COUNTY, OREGON

BY: DEPUTY

STATE OF OREGON }
COUNTY OF MULTNOMAH }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED Feb 23, 2021 AT 9:32 AM O'CLOCK AS

PARTITION PLAT NO. 2021-9
MULTNOMAH COUNTY RECORDING OFFICE

BY: DEPUTY
DOCUMENT NO. 2021-030054

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 29, 1988
GREGORY D. SPURLOCK
2370

EXPIRES: 06/30/22

DECLARATION

SHEET 18 OF 18

STATEWIDE LAND SURVEYING INC.

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