3895

GREGORY ESTATES

LOCATED IN THE N.W. 1/4 AND THE SW 1/4 OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

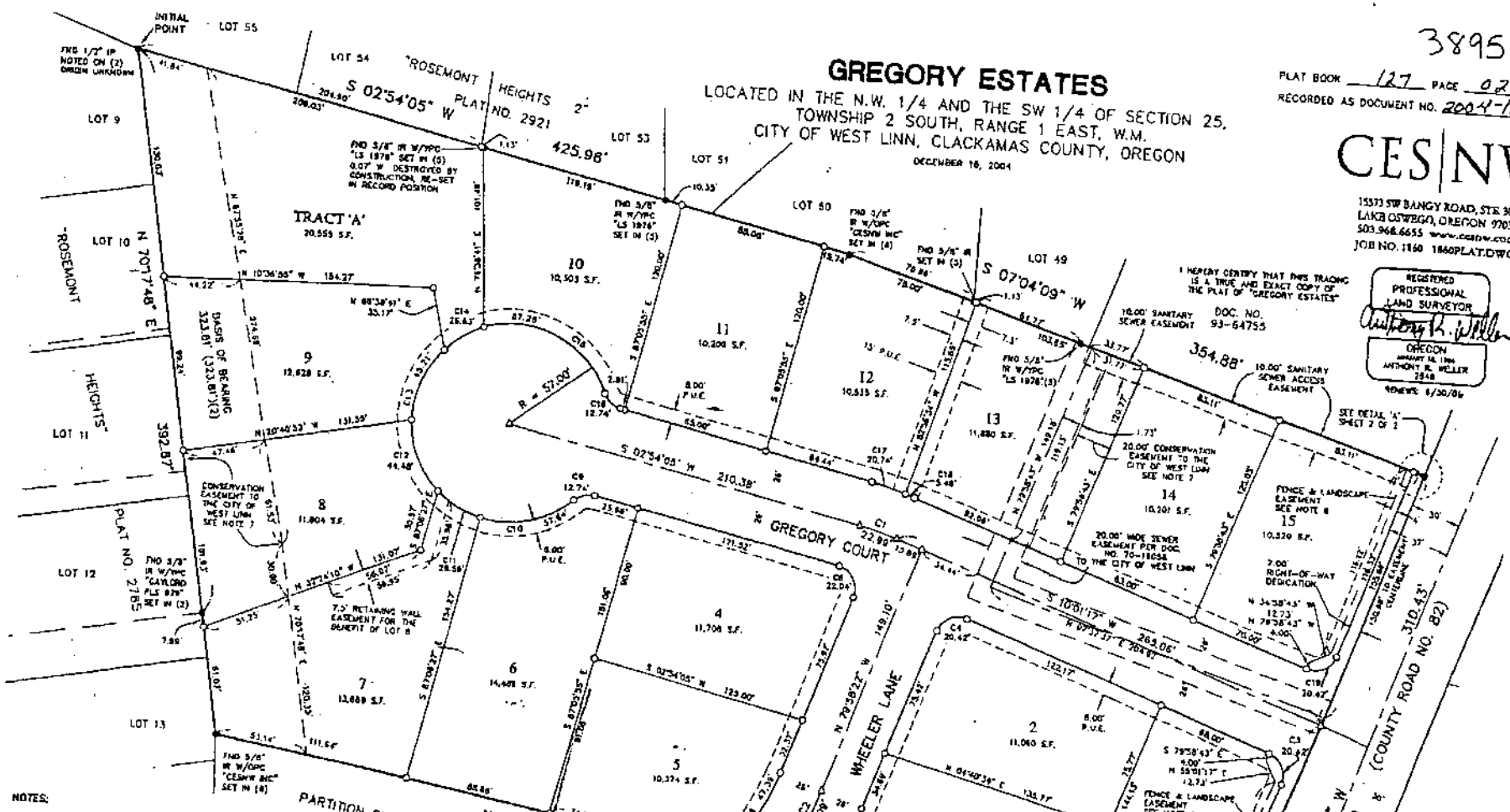
DECEMBER 18, 2004

PLAT BOOK 127 PAGE 027
RECORDED AS DOCUMENT NO. 2004-119411

CES|NW
15373 SW BANGY ROAD, STE 300
LAKE OSWEGO, OREGON 97035
503.968.6655 www.cesnw.com
JOB NO. 1160 1860PLAT.DWG

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND EXACT COPY OF THE PLAT OF "GREGORY ESTATES"

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 18, 1986
ANTHONY R. MELLER
2948
RENEWS: 6/30/06



NOTES:

1) BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER S.N. 2003-383, CLACKAMAS COUNTY RECORDS.
2) LOTS 1 THROUGH 15 ARE SUBJECT TO THE DECLARATION OF ANNEXATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREGORY ESTATES RECORDED IN DOCUMENT 2004-119411 OF THE CLACKAMAS COUNTY DEED RECORDS.
3) TRACT "A" IS SUBJECT TO A PUBLIC STORM SEWER AND ACCESS EASEMENT OVER ITS ENTIRETY.
4) TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE CITY OF WEST LINN.
5) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN THE CITY OF WEST LINN FILE NO. SUB-03-01/MISC-03-15
6) AN EIGHT (8.00') FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE ROAD FRONTAGES OF ALL LOTS AND TRACT "A".
7) THE CONSERVATION EASEMENTS ARE SUBJECT TO CONDITIONS SET FORTH DOCUMENT 2004-119412 OF THE CLACKAMAS COUNTY DEED RECORDS.
8) FENCE AND LANDSCAPE EASEMENT ON LOT 1 AND LOT 15 FOR THE BENEFIT OF LOTS 1 THROUGH 15.
9) A PORTION OF THE EASEMENT RECORDED IN DOCUMENT NO. 78-30848 AND ALL OF THE EASEMENT RECORDED IN DOCUMENT NO. 78-30850, CLACKAMAS COUNTY DEED RECORDS, LIES WITHIN THE RIGHT-OF-WAY OF WHEELER LANE.
10) NON-EXCLUSIVE ACCESS RIGHTS CONVEYED TO GRANTEE, HEIRS AND ASSIGNS, BY DEED DOCUMENT 77-30515 APPEAR TO HAVE CEASED DUE TO COMMON OWNERSHIP RIGHTS.
11) RIGHTS CONVEYED TO GRANTEE, HEIRS AND ASSIGNS, BY DEED DOCUMENT IN BOOK 377, PAGE 515 FOR THE EXCLUSIVE USE OF A WATER SYSTEM FORMERLY LOCATED UPON WESTERLY PORTIONS OF THIS PLAT APPEAR TO BE EXTINGUISHED BY FULFILLMENT OF TERMS AND CONDITIONS CONTAINED WITHIN, AS DESCRIBED IN SAID DOCUMENT. RIGHTS ARE TO CONTINUE UNTIL CITY WATER IS AVAILABLE. THE CITY OF WEST LINN HAS INDICATED WATER LINES DO EXIST AND ARE AVAILABLE TO THE BENEFITING PROPERTIES.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	186.00'	22.88'	22.87'	N06°27'41"E	7°07'12"
C2	185.00'	31.09'	30.83'	S72°03'39"E	9°37'41"
C3	33.00'	20.42'	18.38'	N53°01'17"E	35°49'28"
C4	33.00'	20.42'	18.38'	N53°01'17"E	35°49'28"
C5	217.00'	43.80'	43.71'	N34°58'37"W	11°33'50"
C6	158.00'	47.38'	47.21'	S72°43'28"E	16°57'33"
C7	216.00'	8.09'	8.09'	S71°28'03"E	2°08'34"
C8	33.00'	22.04'	21.63'	N69°07'48"W	38°28'07"
C9	13.00'	12.74'	12.23'	N31°27'52"E	57°07'31"
C10	57.00'	57.84'	55.32'	N23°13'09"W	58°08'30"
C11	57.00'	28.56'	28.21'	S26°13'41"E	32°36'31"
C12	57.00'	44.48'	43.36'	S39°31'16"W	44°42'34"
C13	57.00'	45.21'	44.04'	S38°38'31"W	45°42'33"
C14	57.00'	26.83'	26.59'	N74°59'25"W	26°58'35"
C15	57.00'	87.76'	78.98'	S42°51'00"W	87°42'37"
C16	13.00'	12.74'	12.23'	N31°31'18"E	56°08'30"
C17	217.00'	20.74'	20.74'	S36°58'20"W	5°28'20"
C18	216.00'	8.48'	8.48'	N09°13'04"E	2°37'57"
C19	13.00'	20.42'	18.38'	N53°01'17"E	90°00'00"
C20	13.00'	20.42'	18.38'	S36°58'43"E	90°00'00"

LEGEND

● = FOUND MONUMENT AS NOTED. HELD UNLESS NOTED OTHERWISE.

○ = 5/8" X 30" IRON ROD W/ ORANGE PLASTIC CAP STAMPED "CES NW INC" TO BE SET DURING POST MONUMENTATION. SET ON _____

△ = 5/8" X 30" IRON ROD W/ ORANGE PLASTIC CAP STAMPED "CES NW INC" IN A MONUMENT BOX TO BE SET DURING POST MONUMENTATION. SET ON _____

□ = 5/8" X 30" IRON ROD W/ ALUMINUM CAP STAMPED "CES NW INC" TO BE SET DURING POST MONUMENTATION. SET ON _____

DOC. NO. = DOCUMENT NUMBER
IR = IRON ROD
IP = IRON PIPE
W/ = WITH
YPC = YELLOW PLASTIC CAP
OPC = ORANGE PLASTIC CAP
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITY EASEMENT
PRC = POINT OF REVERSE CURVE
( ) = RECORD DATA

REFERENCES

(1) = PS 10,419
(2) = "ROSEMONT HEIGHTS" PLAT NO. 2785
(3) = PS 23,709
(4) = PS 24,001
(5) = "ROSEMONT HEIGHTS 2" PLAT NO. 2921
(6) = PARTITION PLAT NO. 1994-3
(7) = PS 23,441
(8) = S.N. 2003-383

SCALE: 1" = 40'
40 20 0 40

SHEET 1 OF 2

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