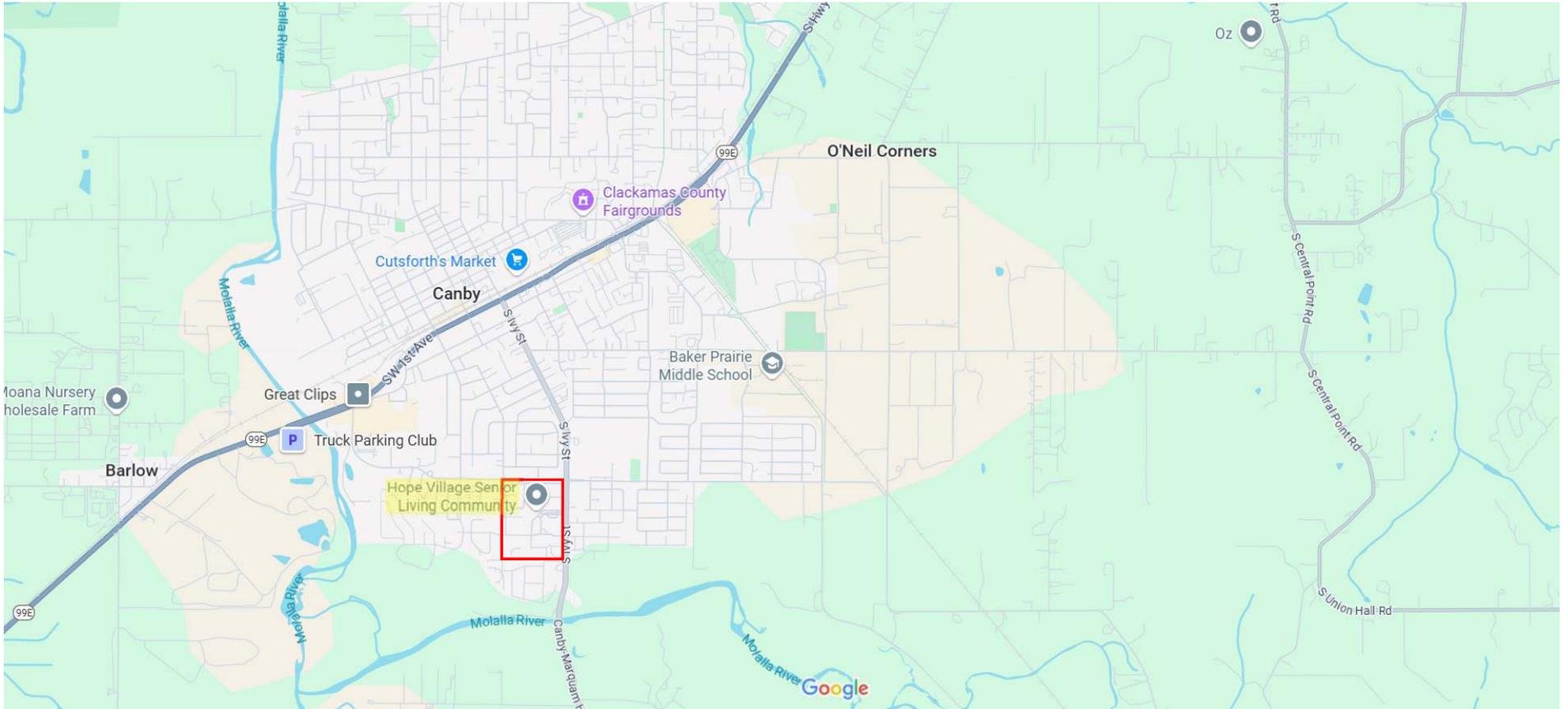


## VII. General Maps

- a. Vicinity Map
- b. Aerial Vicinity Map
- c. Assessor Map
- d. Plat and Surveys





SW 14th Ct

SW Pacific Crest Dr

S Elmwood Dr

SW 15th Ave

S Fir St

SW 16th Ave

S Fig St

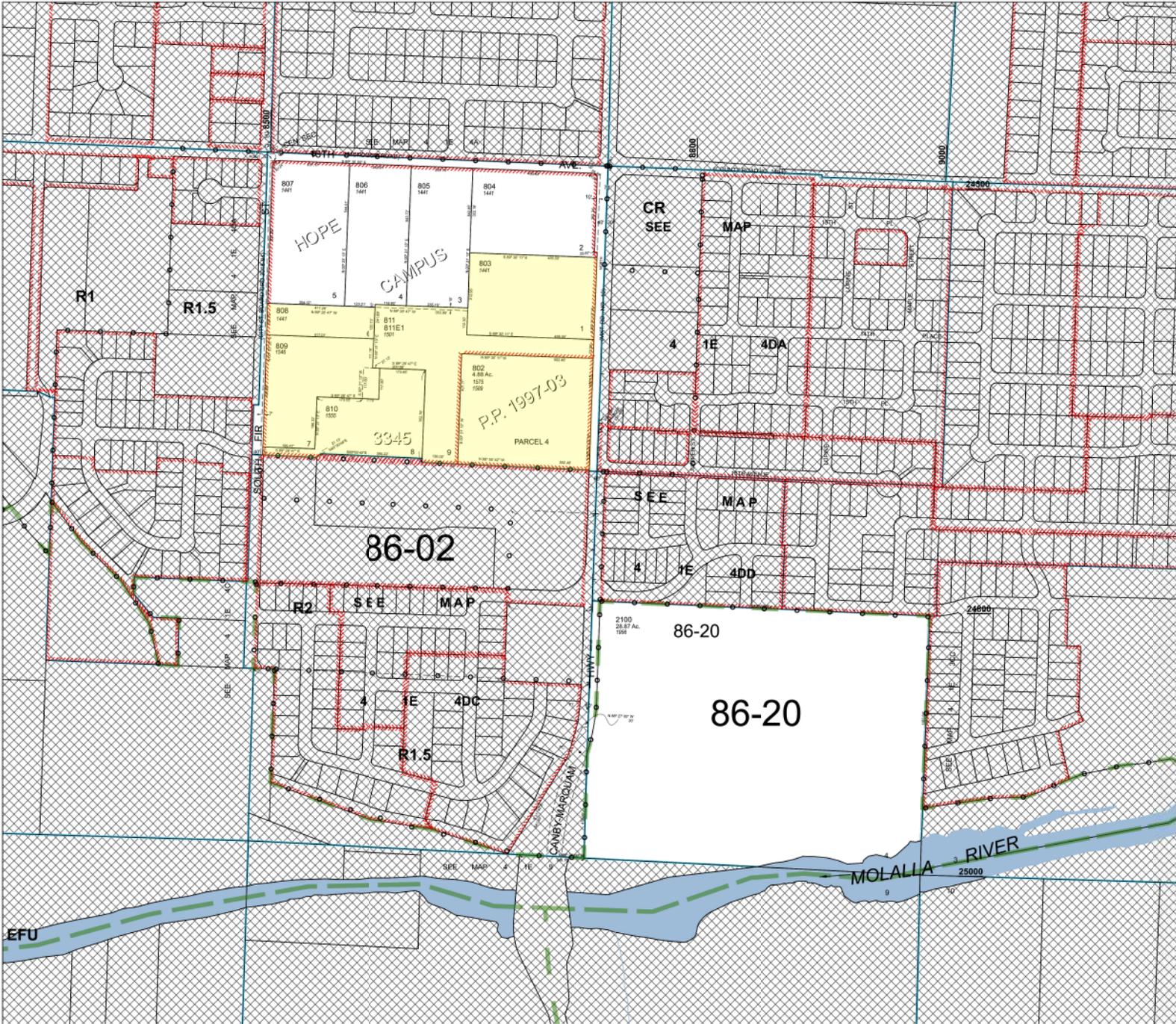
S Ivy St

SE 15th Ct

S Fern Way

S Juniper Ct

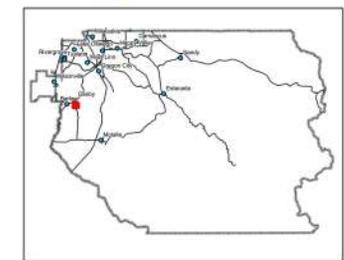
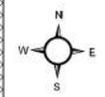
S.E.1/4 SEC.04 T.4S. R.1E. W. M.  
CLACKAMAS COUNTY  
1" = 200'



Cancelled Numbers

- 100
- 200
- 300
- 301
- 302
- 400
- 500
- 600
- 700
- 800
- 801
- 900
- 1000
- 1100
- 1101
- 1400
- 1500
- 1600
- 1700
- 1800
- 1900
- 2000
- 2090
- 1300
- 1200

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

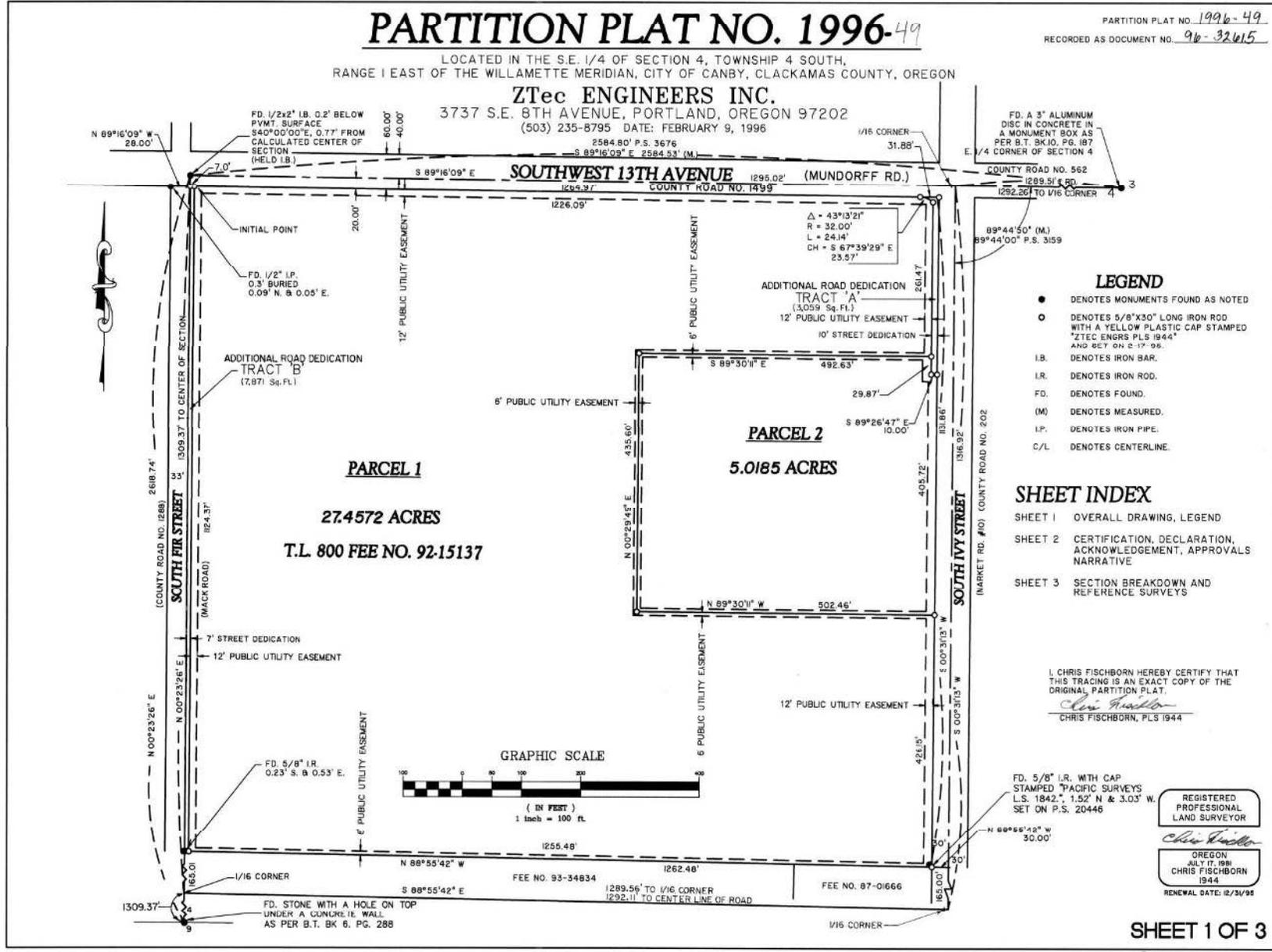
# PARTITION PLAT NO. 1996-49

PARTITION PLAT NO. 1996-49  
RECORDED AS DOCUMENT NO. 96-32615

LOCATED IN THE S.E. 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH,  
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CANBY, CLACKAMAS COUNTY, OREGON

## ZTec ENGINEERS INC.

3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202  
(503) 235-8795 DATE: FEBRUARY 9, 1996



### LEGEND

- DENOTES MONUMENTS FOUND AS NOTED
- DENOTES 5/8"x30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED \*ZTEC ENGRS PLS 1944\* AND SET ON 2-17-96.
- I.B. DENOTES IRON BAR.
- I.R. DENOTES IRON ROD.
- FD. DENOTES FOUND.
- (M) DENOTES MEASURED.
- I.P. DENOTES IRON PIPE.
- C/L DENOTES CENTERLINE.

### SHEET INDEX

- SHEET 1 OVERALL DRAWING, LEGEND
- SHEET 2 CERTIFICATION, DECLARATION, ACKNOWLEDGEMENT, APPROVALS NARRATIVE
- SHEET 3 SECTION BREAKDOWN AND REFERENCE SURVEYS

I, CHRIS FISCHBORN HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

*Chris Fischborn*  
CHRIS FISCHBORN, PLS 1944

FD. 5/8" I.R. WITH CAP STAMPED \*PACIFIC SURVEYS L.S. 1842\*, 1.52" N & 3.03" W. SET ON P.S. 20446

REGISTERED PROFESSIONAL LAND SURVEYOR

*Chris Fischborn*  
OREGON  
JULY 17, 1988  
CHRIS FISCHBORN  
1944  
RENEWAL DATE: 12/31/98

SHEET 1 OF 3

PARTITION #1996-49

CASE 51716

# PARTITION PLAT NO. 1996-49

PARTITION PLAT NO. 1996-49

RECORDED AS DOCUMENT NO. 96-32615

LOCATED IN THE S.E. 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH,  
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CANBY, CLACKAMAS COUNTY, OREGON

**ZTec ENGINEERS INC.**

3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202

(503) 235-8795 DATE: FEBRUARY 9, 1996

CITY OF CANBY PLANNING DEPARTMENT FILE NO. MLP 95-04

## SURVEYOR'S CERTIFICATE:

I, CHRIS FISCHBORN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON, AND BEING A PART OF THAT PARCEL OF LAND CONVEYED TO BIRKEMEIER FARMS INC. AS DESCRIBED AND RECORDED ON MAY 4, 1981, BY FEE NO. 81-15336, CLACKAMAS COUNTY DEED RECORDS. THAT AT THE INITIAL POINT OF SAID SURVEY I SET A 5/8 INCH IRON ROD 30 INCHES LONG, WITH A YELLOW PLASTIC CAP STAMPED "ZTEC ENGR'S P.L.S. 1944" AND DRIVEN TO GROUND SURFACE, AT A POINT THAT IS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 13TH AVENUE - SAID POINT BEING FURTHER DESCRIBED AS SOUTH 00°23'26" EAST ALONG THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 4 A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH AVENUE, THENCE SOUTH 89°16'09" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 7.00 FEET FROM THE CENTER OF SAID SECTION 4.

THENCE FROM SAID INITIAL POINT, SOUTH 89°16'09" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH AVENUE A DISTANCE OF 1,257.98 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH IVY STREET; THENCE SOUTH 00°31'13" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,131.86 FEET TO THE SOUTHEAST CORNER OF SAID BIRKEMEIER FARMS INC. PROPERTY; THENCE NORTH 88°55'42" WEST ALONG THE SOUTHERLY LINE OF SAID BIRKEMEIER FARMS INC. PROPERTY A DISTANCE OF 1,282.48 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 4; THENCE NORTH 00°23'26" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 1,124.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 13TH AVENUE; THENCE SOUTH 89°16'09" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 7.00 FEET TO THE INITIAL POINT OF THE HEREIN DESCRIBED PARTITION PLAT.

SAID PARCEL OF LAND CONTAINS AN AREA OF 32.727 ACRES MORE OR LESS.

*Chris Fischborn*

CHRIS FISCHBORN, PLS 1944

4-10-96

DATE

## NARRATIVE:

BASIS OF BEARINGS: NORTH 01°41'22" EAST ON THE EAST BOUNDARY OF THE N.E. 1/4 OF SECTION 4 AS PER LP 049.

PURPOSE OF SURVEY: TO MONUMENT THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED MARCH 17, 1992 AS FEE NO. 92-15137. SAID DEED EXCEPTS A 5.00 ACRE PARCEL WHICH FRONTS ONTO MARKET ROAD NO. 10, AS SHOWN ON THE DRAWING.

THIS PARCEL IS DESCRIBED AS "THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4", EXCEPT THE SOUTH 165 FEET. THEREFORE THE FIRST STEP IN THIS SURVEY WAS TO TIE INTO LP 049. THE EAST LINE OF THE N.E. 1/4 OF SECTION 4 WAS FOUND TO BE 0.11 FEET LONG AS COMPARED TO LP 049. A SEARCH WAS MADE FOR THE 1/16 CORNERS (1) AT THE N.W. CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE SECTION, (2) AT THE S.E. CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE SECTION, AND (3) AT THE S.W. CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF THE SECTION. (1) AND (3) WERE CALCULATED FROM FOUND EXISTING SECTION MONUMENTS AND WERE SEARCHED FOR WITH METAL DETECTOR AND SHOVEL, BUT NOTHING WAS FOUND. THERE ARE NO LINES OF OCCUPATION FOR THESE MONUMENTS, AND THEY ARE IN AREAS OF CULTIVATION. (2) HAS HAD A RECENT STREET CROSSING WHICH HAS PROBABLY DESTROYED IT. THE IRON BAR FOUND AT THE CENTER OF SECTION IS CALLED OUT ON P.S. 3676 AS AN IRON BAR. P.S. 3866, P.S. 4401, AND P.S. 4779 REFER TO THIS MONUMENT AS A BOLT. THIS SURVEY HAS HELD THE 1/2" X 2" IRON BAR, WHICH FITS CLOSELY WITH THE P.S. 3676 DISTANCE TO THE N.E. CORNER OF THE SECTION AS SHOWN. THE SOUTH 1/4 CORNER AND THE S.E. CORNER OF THE SECTION WERE TIED IN ORDER TO CALCULATE THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 4 AS SHOWN. THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY IS 165.00 FEET NORTH OF SAID SOUTH BOUNDARY AS PER FEE NO. 92-15137. MARKET ROAD NO. 10: TIED THE WEST EDGE OF THE ORIGINAL CONCRETE ROAD SURFACE AND HELD THE CENTERLINE OF THE 60 FOOT RIGHT-OF-WAY AS 1.00' EAST OF SAID WEST EDGE.

PARCEL 2: THE DESCRIPTION FOR THIS PARCEL BEGINS AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 4. IT THEN GOES 290.00' SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4, AND THEN GOES WEST 530.00 FEET. THE INTENT OF THIS DEED APPEARS TO BE TO CREATE A PARCEL THAT IS 435.00' BY 500.00' OR 5.00 ACRES. BUT DUE TO THE MARKET ROAD LOCATION NOT BEING ON THE 1/16 LINE, PARCEL 2 IS SLIGHTLY LARGER AS SHOWN.

I, CHRIS FISCHBORN HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

*Chris Fischborn*

CHRIS FISCHBORN, PLS 1944

4-10-96

DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Chris Fischborn*

OREGON  
JULY 17, 1991  
CHRIS FISCHBORN

RENEWAL DATE: 12/31/95

## DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT "BIRKEMEIER FARMS INC." AN OREGON CORPORATION, WITH RICHARD D. BIRKEMEIER AS PRESIDENT, AND H.O.P.E. INC. AN OREGON CORPORATION WITH ROBERT E. KAUFFMAN AS PRESIDENT, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND THEY DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO PARCELS AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. ALL EASEMENTS SHOWN OR NOTED ARE HEREBY GRANTED TO THE PUBLIC UNLESS NOTED AS A PRIVATE EASEMENT, AND THEY HEREBY GRANT TO THE CITY OF CANBY THE STREET DEDICATIONS SHOWN AS TRACTS 'A' AND 'B'.

*Richard Birkemeier*  
RICHARD BIRKEMEIER, PRESIDENT

*Robert E. Kauffman*  
ROBERT E. KAUFFMAN, PRESIDENT

## ACKNOWLEDGEMENT:

STATE OF OREGON

COUNTY OF CLACKAMAS S.S.

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 10<sup>th</sup> DAY OF April, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, PERSONALLY APPEARED RICHARD D. BIRKEMEIER, PRESIDENT OF "BIRKEMEIER FARMS INC.", AND ROBERT E. KAUFFMAN, PRESIDENT OF H.O.P.E. INC. AND AFTER BEING FIRST DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING DOCUMENT AND THAT THEY EXECUTED SAID DOCUMENT, ON BEHALF OF SAID CORPORATIONS, FREELY AND VOLUNTARILY, IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR, FIRST IN THIS CERTIFICATE WRITTEN.

*Royal H. Raymond*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 6-17-97



## APPROVALS:

APPROVED THIS 10<sup>th</sup> DAY OF APRIL, 1996.

*James S. Wheeler*  
CITY OF CANBY, PLANNER

APPROVED THIS 16<sup>th</sup> DAY OF APRIL, 1996.

*Will P. PLS #2264*  
CITY OF CANBY SURVEYOR

APPROVED THIS 7<sup>th</sup> DAY OF MAY, 1996.

*Thomas A. Milne*  
CLACKAMAS COUNTY SURVEYOR FOR O.R.S. 209.250 ONLY

BY: *Carl R. Pluitt*  
DEPUTY

STATE OF OREGON

CLACKAMAS COUNTY S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 8 DAY OF May, 1996, AT 10:01 O'CLOCK A.M. CLACKAMAS COUNTY RECORDS.

CLACKAMAS COUNTY CLERK *John Kauffman*

BY: *Miriam Taylor*  
DEPUTY

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH June 30, 1996.

CERTIFIED May 7<sup>th</sup>, 1996

BY: *Debbie Neal*  
DEPUTY

BY: *Leann Padden*  
DEPUTY

SHEET 2 OF 3

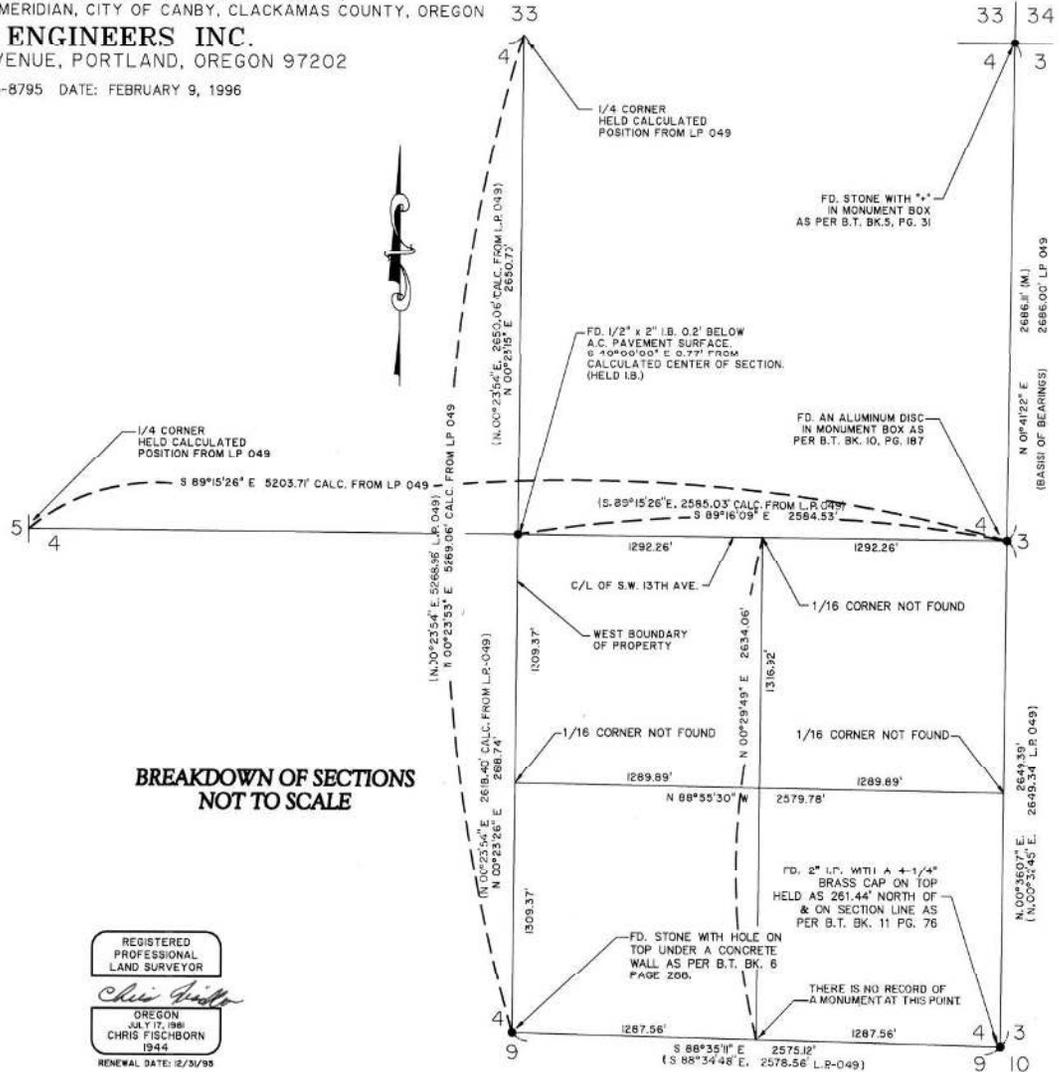
PARTITION # 1996-49

# PARTITION PLAT NO. 1996-49

PARTITION PLAT NO. 1996-49  
RECORDED AS DOCUMENT NO. 96-32625

LOCATED IN THE S.E. 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH,  
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CANBY, CLACKAMAS COUNTY, OREGON

**Ztec ENGINEERS INC.**  
3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202  
(503) 235-8795 DATE: FEBRUARY 9, 1996



I, CHRIS FISCHBORN HEREBY CERTIFY THAT  
THIS TRACING IS AN EXACT COPY OF THE  
ORIGINAL PARTITION PLAT.  
*Chris Fischborn*  
CHRIS FISCHBORN, P.L.S. 1944

**BREAKDOWN OF SECTIONS  
NOT TO SCALE**

**REFERENCE SURVEYS:**

- P.S. 3155
- P.S. 3866
- P.S. 4401
- P.S. 4779
- P.S. 6095
- P.S. 19616
- P.B. 10979
- P.S. 20446
- E-178
- L.P. 049
- ORIGINAL GOVT. SURVEY VOL. 1, PG. 81.
- PLAT OF 'PITTS ADDITION'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Chris Fischborn*

OREGON  
JULY 17, 1981  
CHRIS FISCHBORN  
1944

RENEWAL DATE: 12/31/95

CAC 5/1/96

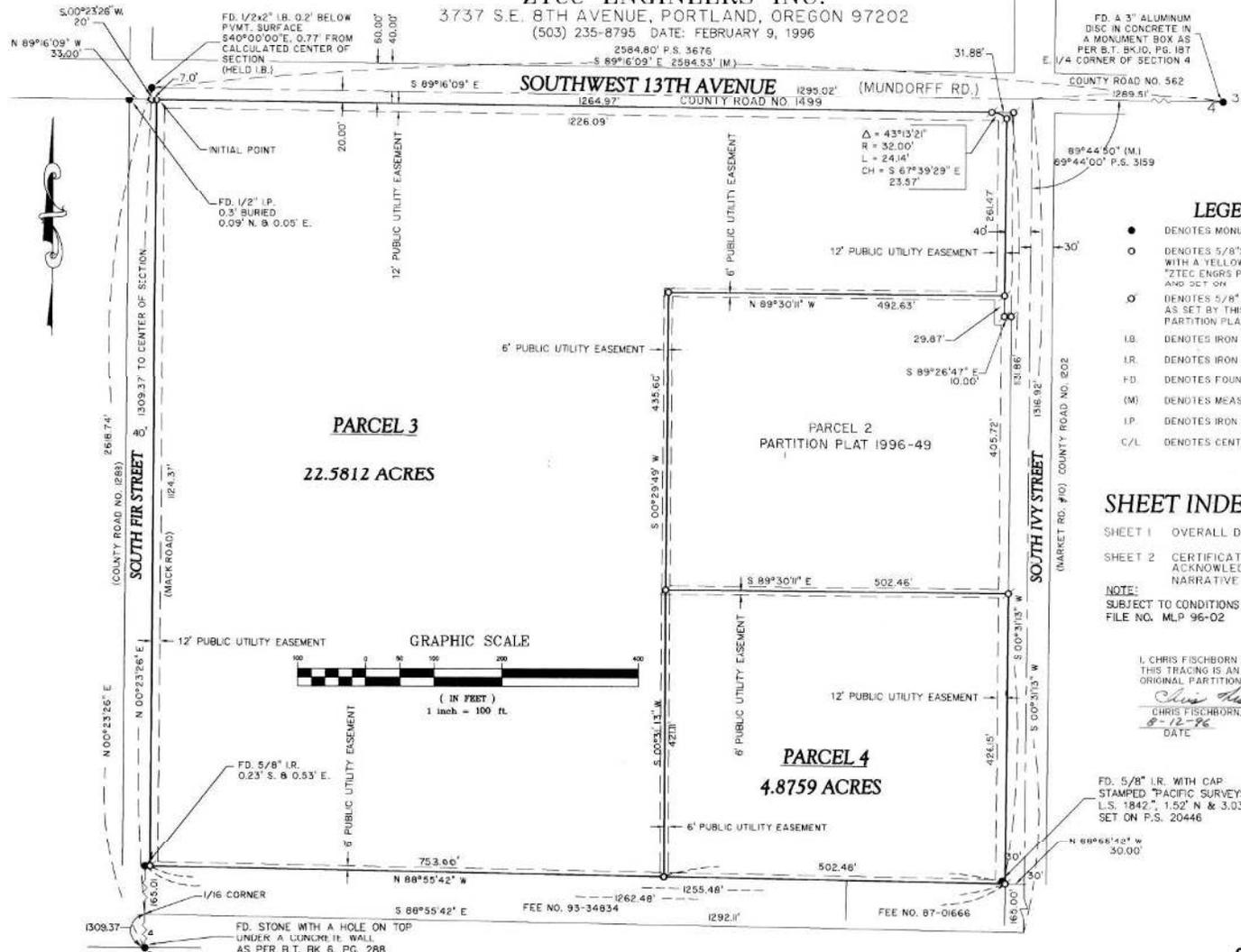
# PARTITION PLAT NO. 1997-3

PARTITION PLAT NO. 1997-3

A REPLAT OF PARCEL 1 OF PARTITION PLAT (NO.) 1996-049. LOCATED IN THE S.E. 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CANBY, CLACKAMAS COUNTY, OREGON

**ZTec ENGINEERS INC.**

3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202  
(503) 235-8795 DATE: FEBRUARY 9, 1996



### LEGEND

- DENOTES MONUMENTS FOUND AS NOTED
- DENOTES 5/8"x30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC ENGRS PLS 1944" AND SET ON
- DENOTES 5/8" IRON RODS FOUND AS SET BY THIS SURVEYOR ON PARTITION PLAT NO. 1996-049.
- I.B. DENOTES IRON BAR
- I.R. DENOTES IRON ROD
- F.D. DENOTES FOUND
- (M) DENOTES MEASURED
- I.P. DENOTES IRON PIPE
- C/L DENOTES CENTERLINE

### SHEET INDEX

- SHEET 1 OVERALL DRAWING, LEGEND
  - SHEET 2 CERTIFICATION, DECLARATION, ACKNOWLEDGEMENT, APPROVALS, NARRATIVE
- NOTE:**  
SUBJECT TO CONDITIONS OF CITY OF CANBY  
FILE NO. MLP 96-02

I, CHRIS FISCHBORN HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT

*Chris Fischborn*  
CHRIS FISCHBORN, PLS 1944  
8-12-96  
DATE

FD. 5/8" I.R. WITH CAP  
STAMPED "PACIFIC SURVEYS  
L.S. 1842", 1.52" N & 3.03" W.  
SET ON P.S. 20446

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Chris Fischborn*  
OREGON  
JULY 17, 1988  
CHRIS FISCHBORN  
1944  
RENEWAL DATE: 12/31/97

SHEET 1 OF 2

PARTITION # 1997-03

# PARTITION PLAT NO. 1997-3

PARTITION PLAT NO. 1997-3

A REPLAT OF PARCEL 1 OF PARTITION PLAT (NO.) 1996-049, LOCATED IN THE S.E. 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CANBY, CLACKAMAS COUNTY, OREGON

**ZTec ENGINEERS INC.**  
3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202  
(503) 235-8795 DATE: FEBRUARY 9, 1996

## SURVEYOR'S CERTIFICATE:

I, CHRIS FISCHBORN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON, AND BEING ALL OF PARCEL 1 OF PARTITION PLAT NO. 1996-049 AS RECORDED IN CLACKAMAS COUNTY RECORD OF PLATS. THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8" INCH IRON ROD, WITH A YELLOW PLASTIC CAP STAMPED "ZTEC ENGR'S, P.L.S. 1944" AS SET BY THIS SURVEYOR ON PARTITION PLAT NO. 1996-049. SAID POINT BEING SOUTH 00°23'26" WEST ALONG THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 4 A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE EXTENDED OF SOUTHWEST 13TH AVENUE, THENCE SOUTH 89°16'09" EAST ALONG SAID EXTENDED SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 7.00 FEET FROM THE CENTER OF SAID SECTION 4.

THENCE FROM SAID INITIAL POINT, SOUTH 89°16'09" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH AVENUE A DISTANCE OF 1,226.09 FEET TO A POINT OF CURVE, THENCE ALONG A 32.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45°12'01" AN ARC DISTANCE OF 241.4 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 67°39'29" EAST A DISTANCE OF 23.57 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH IVY STREET; THENCE SOUTH 00°31'03" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 251.47 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF SAID PARTITION PLAT NO. 1996-049; THENCE NORTH 89°30'11" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 2; A DISTANCE OF 492.63 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 00°29'49" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 2; A DISTANCE OF 435.60 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 89°30'11" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2; A DISTANCE OF 502.46 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH IVY STREET; THENCE SOUTH 00°31'03" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 426.15 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARTITION PLAT NO. 1996-049; THENCE NORTH 89°55'42" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 1; A DISTANCE OF 1,255.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 00°23'26" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 1; A DISTANCE OF 1,124.37 FEET TO THE INITIAL POINT.

SAID PARCEL OF LAND CONTAINS AN AREA OF 27,4572 ACRES MORE OR LESS.

Chris Fischborn  
CHRIS FISCHBORN, PLS 1944

8-12-96  
DATE

## NOTE:

- FOR BOUNDARY DETERMINATION AND NARRATIVE, SEE PARTITION PLAT NO. 1996-049.
- CROSS EASEMENT OVER OPEN SPACE ON ALL PARCELS RECORDED IN FEE NO. 99-0338003.

I, CHRIS FISCHBORN HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.  
Chris Fischborn  
CHRIS FISCHBORN, PLS 1944  
8-12-96  
DATE

## NARRATIVE:

PURPOSE: TO PARTITION PARCEL 1 OF PARTITION PLAT 1996-49 INTO 2 PARCELS.

PROCEDURE: BASIS OF BEARINGS—PARTITION PLAT 1996-49 AS SHOWN. ALL MONUMENTS SET IN PARTITION PLAT 1996-49 WERE FOUND AND HELD TO ESTABLISH THE BOUNDARIES OF PARCEL 1.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1981  
CHRIS FISCHBORN  
1944

RENEWAL DATE: 12/31/97

## DECLARATION:

I KNOW ALL PEOPLE BY THESE PRESENTS THAT H.O.P.E. INC. AN OREGON CORPORATION WITH ROBERT E. KAUFFMAN AS PRESIDENT, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HE DOES HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND HE HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

Robert E. Kauffman  
ROBERT E. KAUFFMAN  
PRESIDENT - H.O.P.E. INC.

## ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF CLACKAMAS S.S.

I KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 14<sup>th</sup> DAY OF August, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, PERSONALLY APPEARED ROBERT E. KAUFFMAN, PRESIDENT OF H.O.P.E. INC. AND AFTER BEING FIRST DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING DOCUMENT AND THAT HE EXECUTED SAID DOCUMENT, ON BEHALF OF SAID CORPORATION, FREELY AND VOLUNTARILY, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST IN THIS CERTIFICATE WRITTEN.

Royal H. Raymond  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES: 6-17-97



## APPROVALS:

APPROVED THIS 16<sup>th</sup> DAY OF August, 1996

James S. Wheeler  
CITY OF CANBY, PLANNER

APPROVED THIS 21<sup>st</sup> DAY OF NOVEMBER, 1996

Will C. [Signature]  
CITY OF CANBY SURVEYOR

APPROVED THIS 22<sup>nd</sup> DAY OF January, 1997

Thomas A. M. Inc.  
CLACKAMAS COUNTY SURVEYOR FOR O.R.S. 209.250 ONLY

BY: Mason H. Clark  
DEPUTY

STATE OF OREGON  
CLACKAMAS COUNTY S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 6 DAY OF January, 1997, AT 3:29 O'CLOCK P. M. CLACKAMAS COUNTY RECORDS.

CLACKAMAS COUNTY CLERK John Kauffman

BY: Melissa [Signature]  
DEPUTY

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THRU June 30 1997

CERTIFIED: Jan 3, 1997

BY: Ray Erland  
DEPUTY  
RAY ERLAND  
CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: Joan [Signature]  
DEPUTY

( SHEET 2 OF 2 )

PARTITION #1997-03

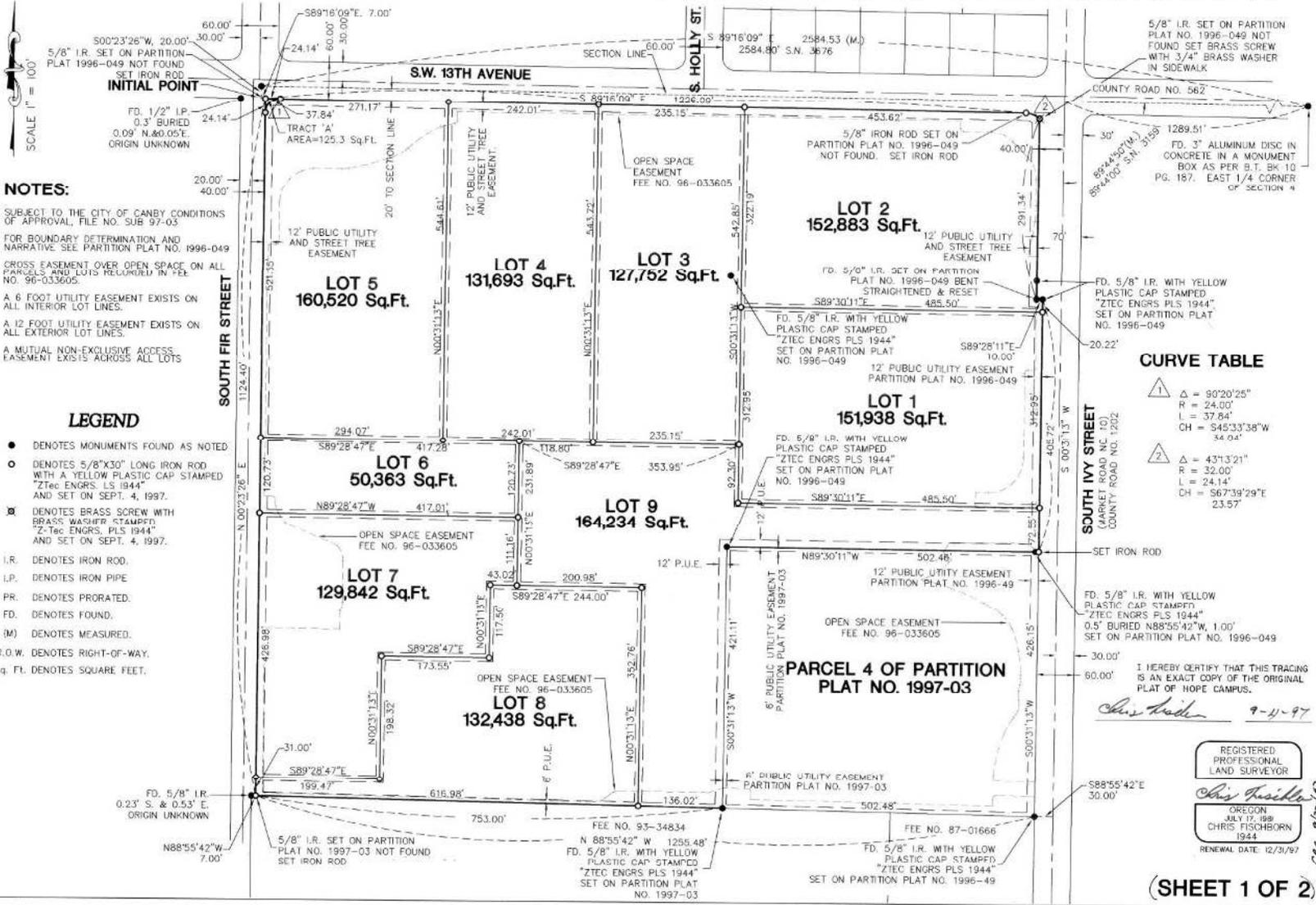
**ZTec ENGINEERS INC.**

3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202  
 PH: (503) 235-8795 FAX: (503) 233-7889  
 SURVEYED: FEBRUARY 9, 1996

**"HOPE CAMPUS"**

BK: 109 pg: 17

BEING A REPLAT OF PARCEL 2 OF PARTITION PLAT 1996-49 AND A REPLAT OF PARCEL 3 OF PARTITION PLAT 1997-03  
 ALL LOCATED IN THE S.E. 1/4 OF SEC. 4, T.4S, R.1E., W.M., CITY OF CANBY, CLACKAMAS COUNTY, OREGON.



**NOTES:**  
 SUBJECT TO THE CITY OF CANBY CONDITIONS OF APPROVAL, FILE NO. SUB 97-05  
 FOR BOUNDARY DETERMINATION AND NARRATIVE SEE PARTITION PLAT NO. 1996-049  
 CROSS EASEMENT OVER OPEN SPACE ON ALL PARCELS AND LOTS RECORDED IN FEL NO. 96-033605.  
 A 6 FOOT UTILITY EASEMENT EXISTS ON ALL INTERIOR LOT LINES.  
 A 12 FOOT UTILITY EASEMENT EXISTS ON ALL EXTERIOR LOT LINES.  
 A MUTUAL NON-EXCLUSIVE ACCESS EASEMENT EXISTS ACROSS ALL LOTS

**LEGEND**

- DENOTES MONUMENTS FOUND AS NOTED
- DENOTES 5/8"X30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC ENGRS PLS 1944" AND SET ON SEPT. 4, 1997.
- ⊠ DENOTES BRASS SCREW WITH BRASS WASHER STAMPED "Z-Tec ENGRS. PLS 1944" AND SET ON SEPT. 4, 1997.
- I.R. DENOTES IRON ROD.
- I.P. DENOTES IRON PIPE.
- PR. DENOTES PRORATED.
- FD. DENOTES FOUND.
- (M) DENOTES MEASURED.
- R.O.W. DENOTES RIGHT-OF-WAY.
- Sq. Ft. DENOTES SQUARE FEET.

**CURVE TABLE**

|   |                  |
|---|------------------|
| ① | Δ = 90°20'25"    |
|   | R = 24.00'       |
|   | L = 37.84'       |
|   | CH = 545°33'38"W |
|   | 34.04'           |
| ② | Δ = 43°13'21"    |
|   | R = 32.00'       |
|   | L = 24.14'       |
|   | CH = 567°39'29"E |
|   | 23.57'           |

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT OF HOPE CAMPUS.  
*Chris Fischborn* 9-11-97

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Chris Fischborn*  
 OREGON  
 JULY 17, 1988  
 CHRIS FISCHBORN  
 1944  
 RENEWAL DATE: 12/31/97

(SHEET 1 OF 2)

3345

# "HOPE CAMPUS"

BK: 109 Pg: 17

BEING A REPLAT OF PARCEL 2 OF PARTITION PLAT 1996-49 AND A REPLAT OF PARCEL 3 OF PARTITION PLAT 1997-03, ALL LOCATED IN THE S.E. 1/4 OF SEC. 4, T.4S., R.1E., W.M., CITY OF CANBY, CLACKAMAS COUNTY, OREGON  
**ZTec ENGINEERS INC.**

3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202  
PH: (503) 235-8795 FAX: (503) 233-7889

DATE SURVEYED: JANUARY 1997

### SURVEYOR'S CERTIFICATE:

I, CHRIS FISCHBORN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ATTACHED MAP TO BE KNOWN HENCEFORTH AS HOPE CAMPUS LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON AND BEING ALL OF PARCEL 3 OF PARTITION PLAT NO. 1997-03 AND ALL OF PARCEL 2 OF PARTITION PLAT NO. 1996-49 AS RECORDED IN CLACKAMAS COUNTY RECORD OF PLATS. THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8 INCH IRON ROD, WITH A YELLOW PLASTIC CAP STAMPED 2122 ENDRP P.L.S. 1944" AS SET BY THIS SURVEYOR ON PARTITION PLAT NO. 1996-49. SAID POINT BEING SOUTH 00°23'26" WEST ALONG THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 4 A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE EXTENDED, OF SOUTHWEST 13TH AVENUE, THENCE SOUTH 89°16'09" EAST ALONG SAID EXTENDED SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 7.00 FEET FROM THE CENTER OF SAID SECTION 4.

THENCE FROM SAID INITIAL POINT, SOUTH 89°16'09" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH AVENUE A DISTANCE OF 1,296.00 FEET TO A POINT OF CURVE; THENCE ALONG A 32.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°13'21" AN ARC DISTANCE OF 24.14 FEET (THE LONG-CHORD OF SAID CURVE BEARS SOUTH 67°39'29" EAST A DISTANCE OF 23.57 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH IVY STREET; THENCE SOUTH 00°31'13" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 291.34 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89°26'47" EAST, A DISTANCE OF 10.00 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 00°31'13" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 405.72 FEET TO THE NORTHEAST CORNER OF PARCEL 4 OF PARTITION PLAT NO. 1997-03; THENCE NORTH 89°30'11" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 4 A DISTANCE OF 502.46 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE SOUTH 00°31'13" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 4 A DISTANCE OF 420.18 FEET TO THE SOUTHERLY SOUTHEAST CORNER OF PARCEL 3 OF SAID PARTITION PLAT NO. 1997-03; THENCE NORTH 88°55'42" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 A DISTANCE OF 753.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 00°23'26" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 3 A DISTANCE OF 1,124.40 FEET TO THE INITIAL POINT.

SAID PARCEL OF LAND CONTAINS AN AREA OF 27.59 ACRES MORE OR LESS.

### NARRATIVE:

PURPOSE OF SURVEY: TO SUBDIVIDE PARCEL 2 OF PARTITION PLAT NO. 1996-049, AND PARCEL 3 OF PARTITION PLAT NO. 1997-03 INTO 9 LOTS.

BASIS OF BEARINGS: PARTITION PLAT NO. 1996-049 AS SHOWN.

ALL MONUMENTS SET IN PARTITION PLAT NO. 1996-049 AND PARTITION PLAT NO. 1997-03 WERE FOUND AND HELD TO ESTABLISH THE BOUNDARIES OF ALL PARCELS.

THERE ARE NO GEODETIC MONUMENTS WITHIN ONE-HALF MILE OF THE BOUNDARY OF THIS SUBDIVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Chris Fischborn*

OREGON  
JULY 17, 1988  
CHRIS FISCHBORN  
1844

PERMAL DATE: 12/31/97

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

*Chris Fischborn*  
CHRIS FISCHBORN, P.L.S. 1944

9-4-97  
DATE

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT, HOUSING AND OUTREACH PROJECT FOR THE ELDERLY, INC., AN OREGON CORPORATION WITH ROBERT E. KAUFFMAN, AS PRESIDENT, THE OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "HOPE CAMPUS" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN, AND THEY DO HEREBY GRANT ALL PUBLIC EASEMENTS SHOWN OR NOTED ON SAID MAP, AND OTHER PRIVATE EASEMENTS ARE AS SHOWN AND NOTED. TRACT "A" IS HEREBY DEDICATED TO THE CITY OF CANBY FOR STREET RIGHT OF WAY. THIS PLAT IS SUBJECT TO THE CITY OF CANBY CONDITIONS OF APPROVAL, FILE NO. SUB 97-03.

*Robert E. Kauffman*  
ROBERT E. KAUFFMAN  
PRESIDENT - H.O.P.E. INC.

### ACKNOWLEDGMENT:

STATE OF OREGON S.S.  
COUNTY OF CLACKAMAS

BE IT REMEMBERED, THAT ON THIS 15<sup>th</sup> DAY OF September 1997, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, PERSONALLY DID APPEAR ROBERT E. KAUFFMAN, PRESIDENT OF "HOPE, INC." AND AFTER BEING FIRST DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING DOCUMENT AND THAT HE EXECUTED THE FOREGOING DOCUMENT FREELY AND VOLUNTARILY, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST IN THIS CERTIFICATE WRITTEN.

*James G. Jarboe*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 9-17-97



### APPROVALS:

APPROVED THIS 15<sup>th</sup> DAY OF September 1997.  
CITY OF CANBY PLANNING COMMISSION  
BY: *John Kauffman*  
CHAIRMAN

APPROVED THIS 28<sup>th</sup> DAY OF August 1997.  
CITY OF CANBY  
BY: *James Suben*

APPROVED THIS 10<sup>th</sup> DAY OF September 1997.  
CITY OF CANBY SURVEYOR  
BY: *John P. [Signature]*

STATE OF OREGON S.S.  
CLACKAMAS COUNTY

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THE 24<sup>th</sup> DAY OF September 1997, AT 2:21 O'CLOCK P.M. CLACKAMAS COUNTY RECORDS.

CLACKAMAS COUNTY CLERK: *John Kauffman*  
BY: *John Jarboe*  
DEPUTY

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92-095 HAVE BEEN PAID THRU 6-30-98  
CERTIFIED: September 23 1997.

BY: *David M. Jand* *Ray E. Jand*  
DEPUTY CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: *James H. [Signature]*  
DEPUTY

APPROVED THIS 22<sup>nd</sup> DAY OF September 1997.  
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

BY: *Judith Nammentel*  
APPROVED THIS 22<sup>nd</sup> DAY OF SEPT. 1997.  
CLACKAMAS COUNTY SURVEYOR FOR COMPLIANCE WITH O.R.S. 209.250 ONLY  
BY: *Carl K. [Signature]*  
DEPUTY

APPROVED THIS 17<sup>th</sup> DAY OF September 1997.  
CLACKAMAS COUNTY ROAD DEPARTMENT

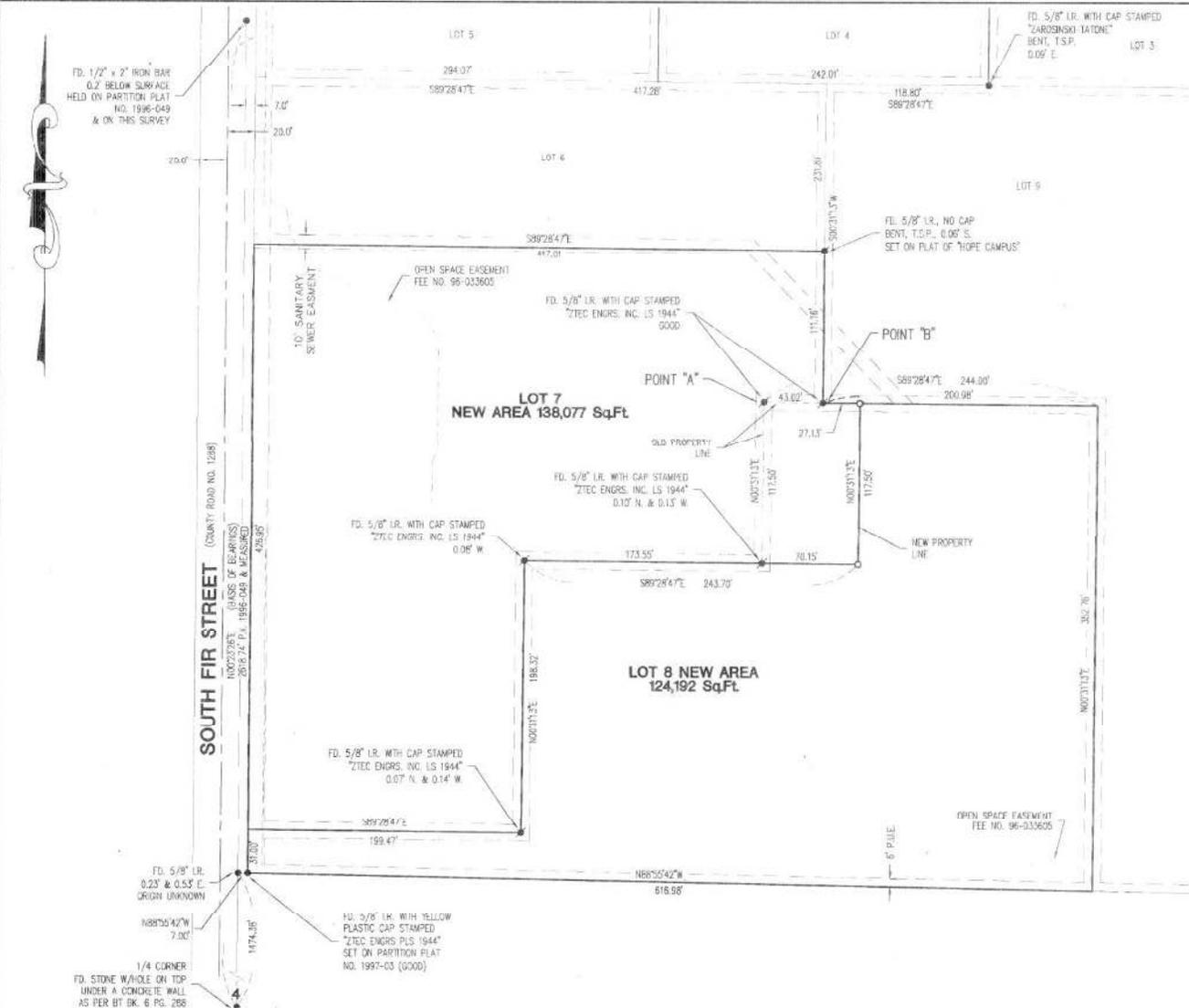
BY: *Frank [Signature]*

(SHEET 2 OF 2)

3345

SN 29863

CLACKAMAS COUNTY SURVEYOR  
 RECEIVED 11/18/02  
 ACCEPTED FOR FILING 11/19/02  
 SURVEY NUMBER SN 29863



**LEGEND**

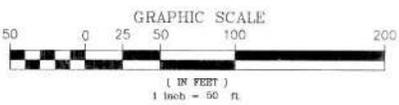
- DENOTES IRON ROD SET ON THE PLAT OF "HOPE CAMPUS"
- DENOTES MONUMENTS FOUND AS NOTED
- DENOTES 5/8"X30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944" AND SET ON 11-12-02
- IR DENOTES IRON ROD
- LP DENOTES IRON PIPE
- PR DENOTES PRORATED
- FD DENOTES FOUND
- (M) DENOTES MEASURED
- R.O.W. DENOTES RIGHT-OF-WAY
- Sq. Ft. DENOTES SQUARE FEET
- T.S.P. DENOTES TIED STRAIGHT PORTION
- P.A. DENOTES PARTITION PLAT NO.

**NARRATIVE:**

BASIS OF BEARINGS: N00°22'26"E BETWEEN THE SOUTH 1/4 CORNER OF SECTION 4 AND THE 1/2" X 2" IRON ROD FOUND AT THE CENTER OF SECTION 4, AS PER P.M. 1999-049.

PURPOSE OF SURVEY: TO SURVEY A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN LOTS 7 AND 8 OF THE PLAT OF "HOPE CAMPUS", PLAT NO. 3345.

HELD THE IRON RODS FOUND AT POINTS "A" & "B" AND HELD THE PLAT BEARINGS TO SET THE NEW PROPERTY CORNERS AS REQUESTED BY THE OWNERS. FOR A DETAILED EXPLANATION OF THE PERIMETER OF THE PLAT OF "HOPE CAMPUS" SEE THE NARRATIVE ON PARTITION PLAT NO. 1996-049.



JOB#: J1563-2  
 DATE: 5-30-02  
 SCALE: 1"=50'  
 DRAWN: Dzook  
 CHKD:  
 FILE: J15632ADJ  
 PLOT: 11-11-02

**ZTEC ENGINEERS INC.**  
 3737 S.E. 8TH AVE., PORTLAND, OREGON 97202  
 PH: (503) 235-8795  
 FAX: (503) 233-7889  
 LOTS 7 & 8 OF THE  
 RECORDED PLAT OF HOPE CAMPUS  
 ALL LOCATED IN THE S.E. 1/4 OF SEC. 4, T.4S, R.1E.,  
 W.M., CITY OF CANBY, CLACKAMAS COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Chris Fischborn*  
 OREGON  
 JULY 17, 198  
 CHRIS FISCHBORN  
 1944  
 RENEWAL DATE: 1/1/2004

HOPE CAMPUS  
 PROPERTY LINE ADJUSTMENT

