

ATTACHMENT H

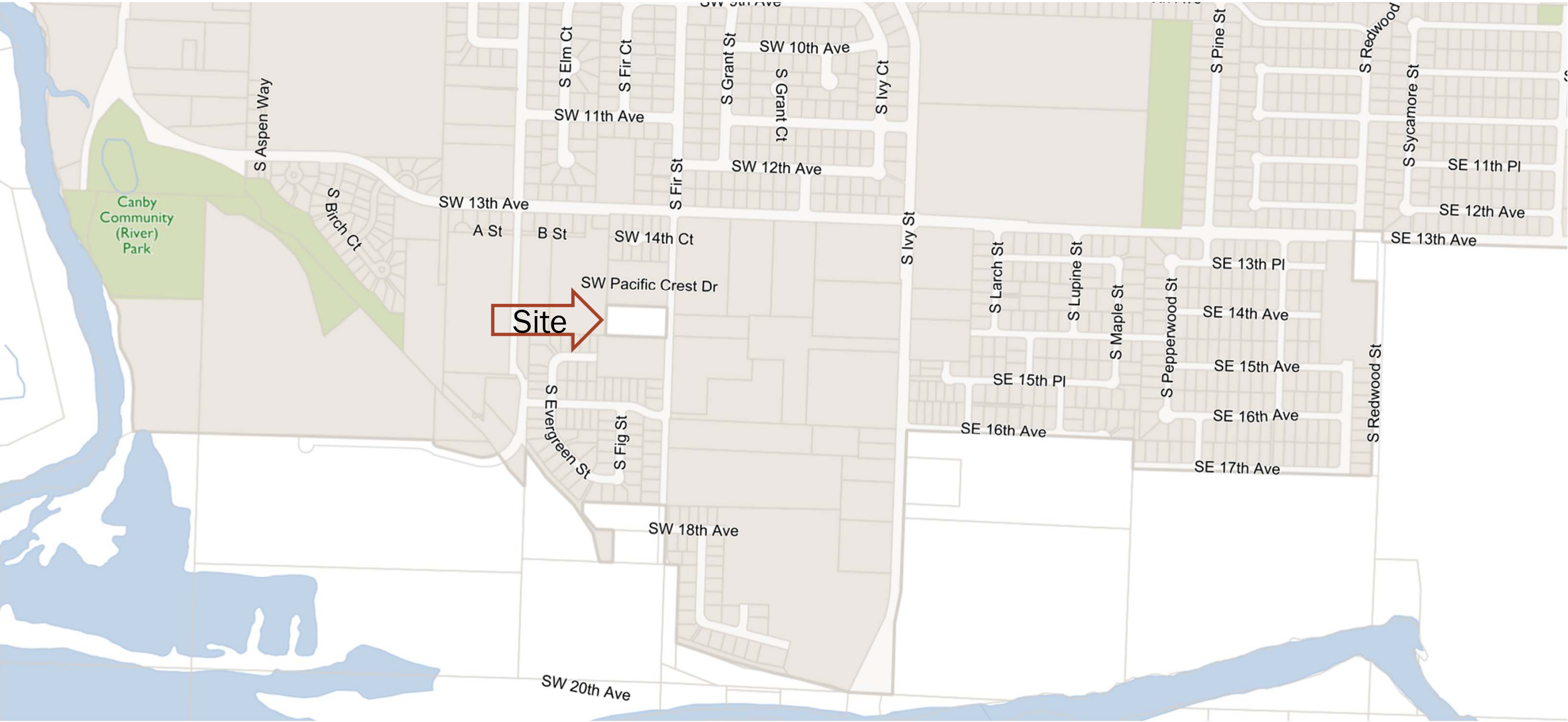
Maps

ANN 21-02/ZC 21-02

IX. Maps

- a. Vicinity Map
- b. Aerial Map
- c. Assessor Map
- d. Comprehensive Plan Map
- e. Record of Survey
- f. Existing Conditions / Topographic Map
- g. Conceptual Site Plan

VICINITY MAP



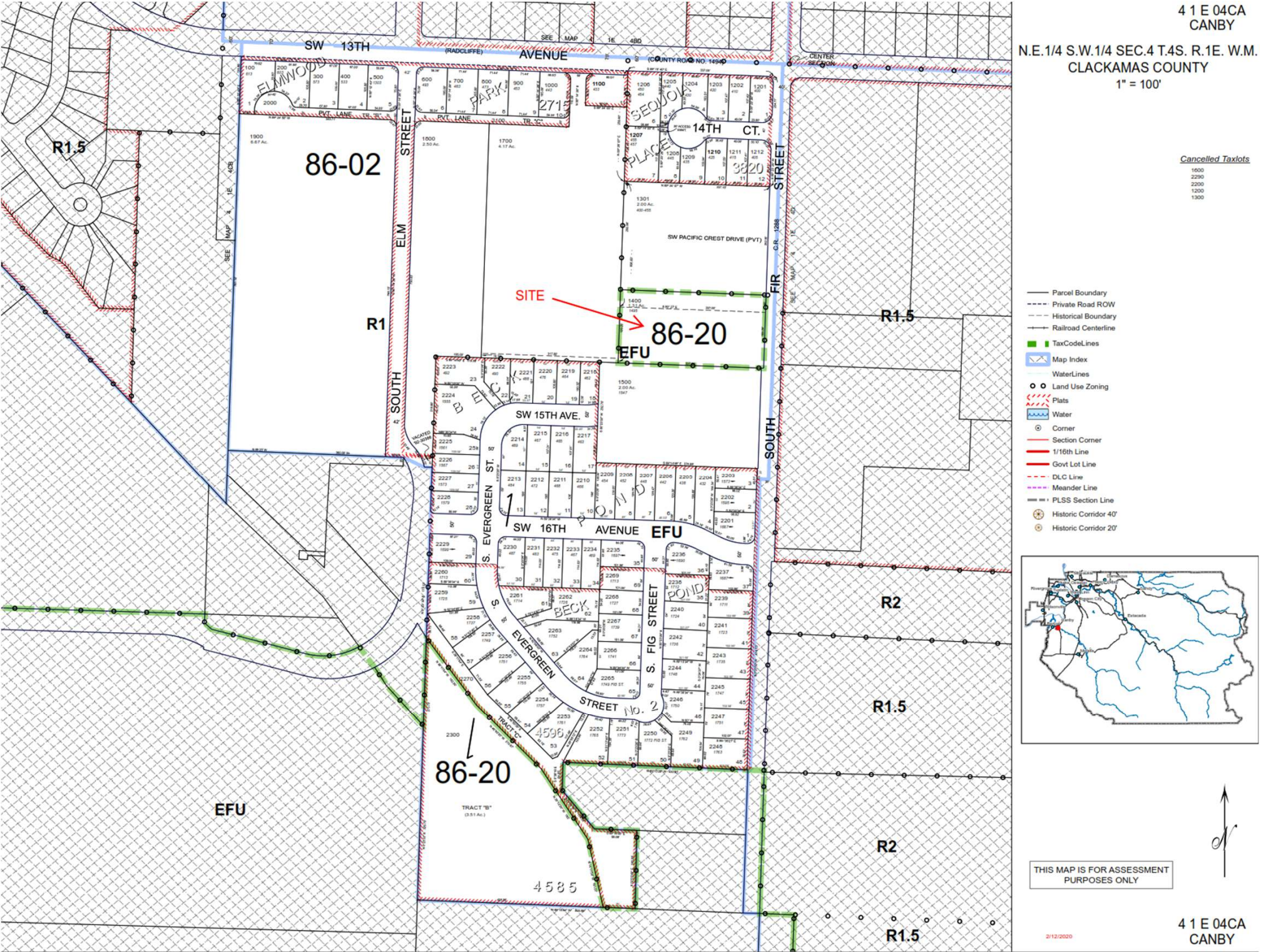
AERIAL MAP



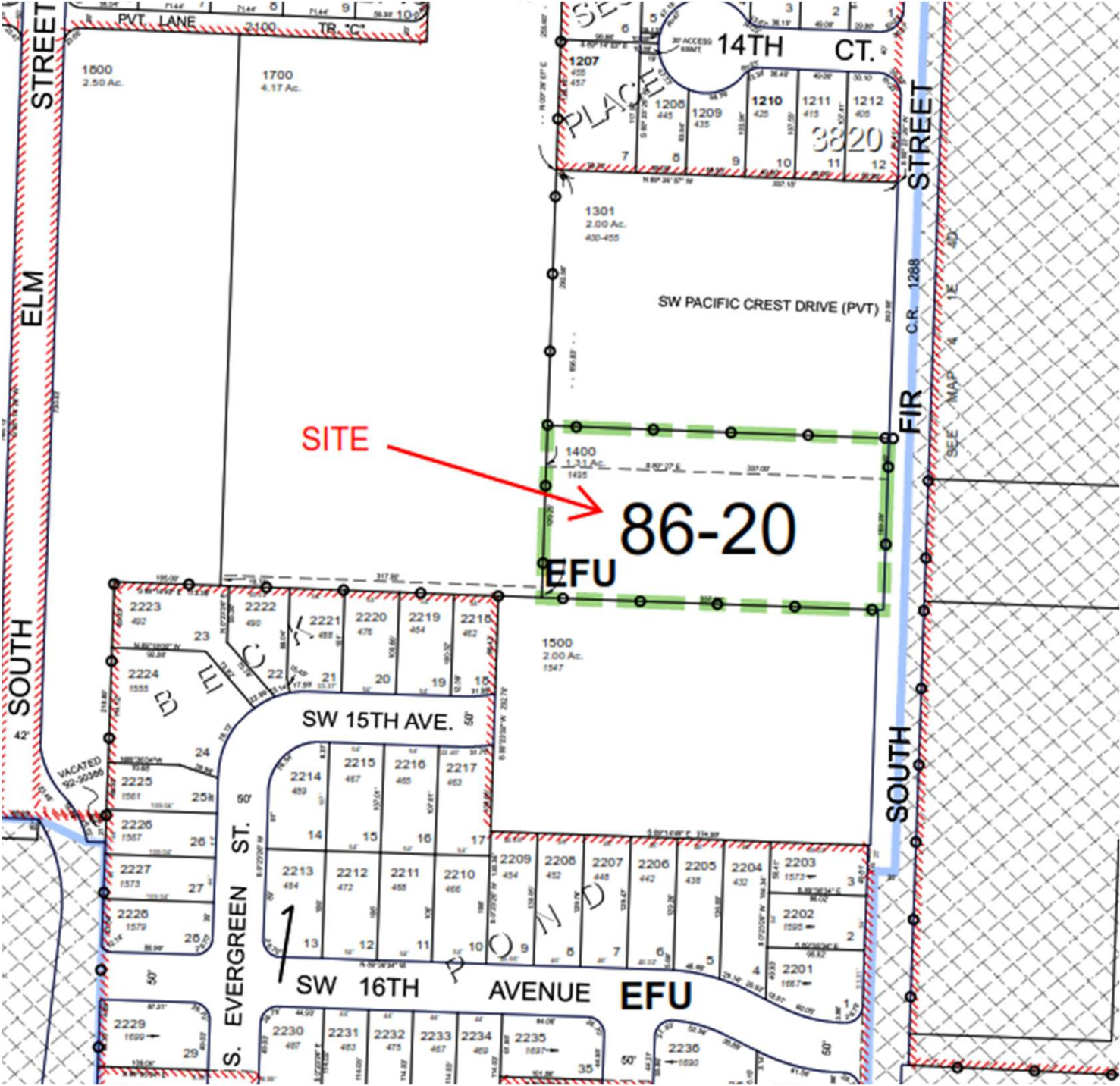
AERIAL MAP ZOOMED



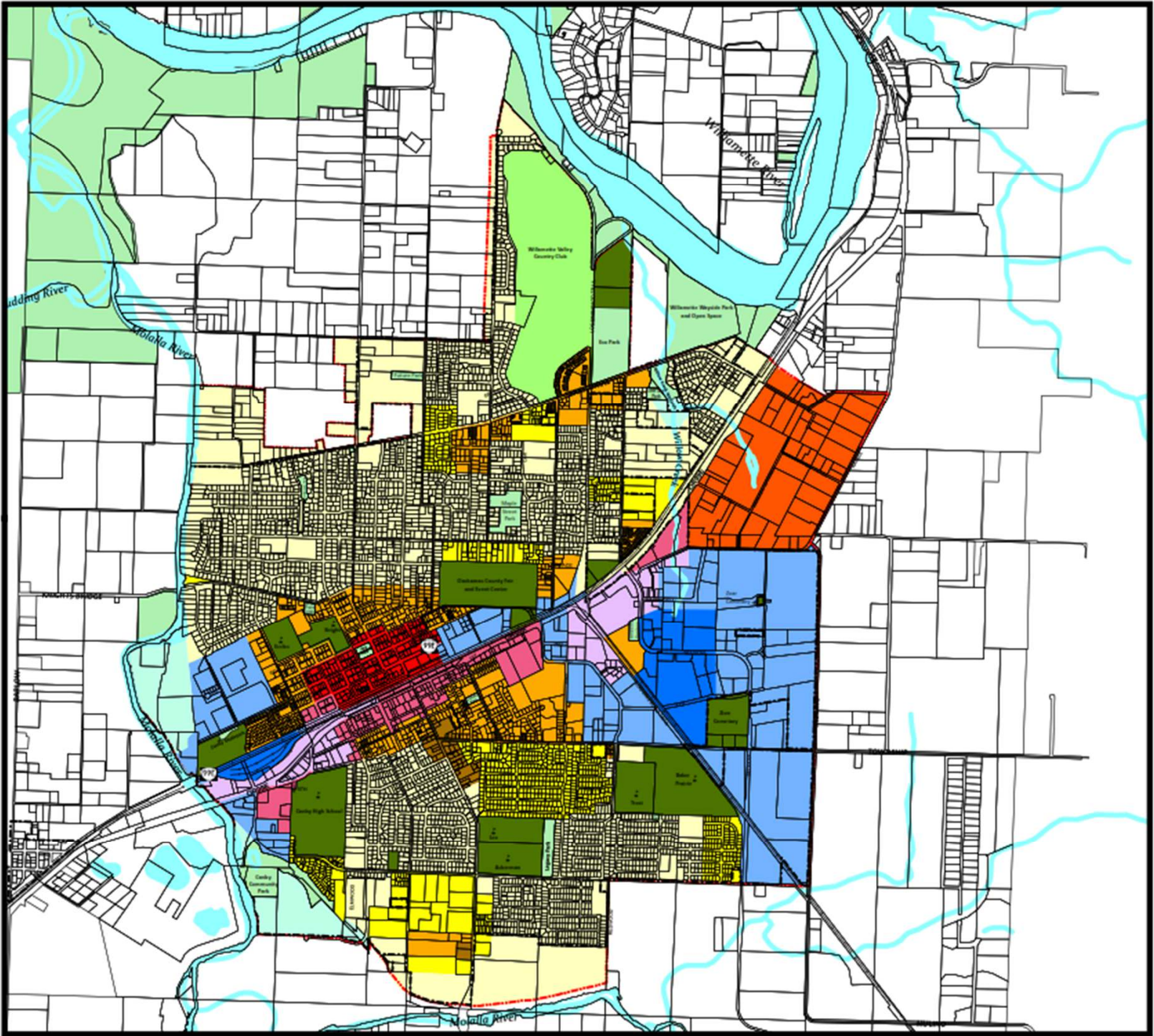
ASSESSOR MAP



ASSESSOR MAP ZOOMED



CITY OF CANBY COMPREHENSIVE PLAN MAP

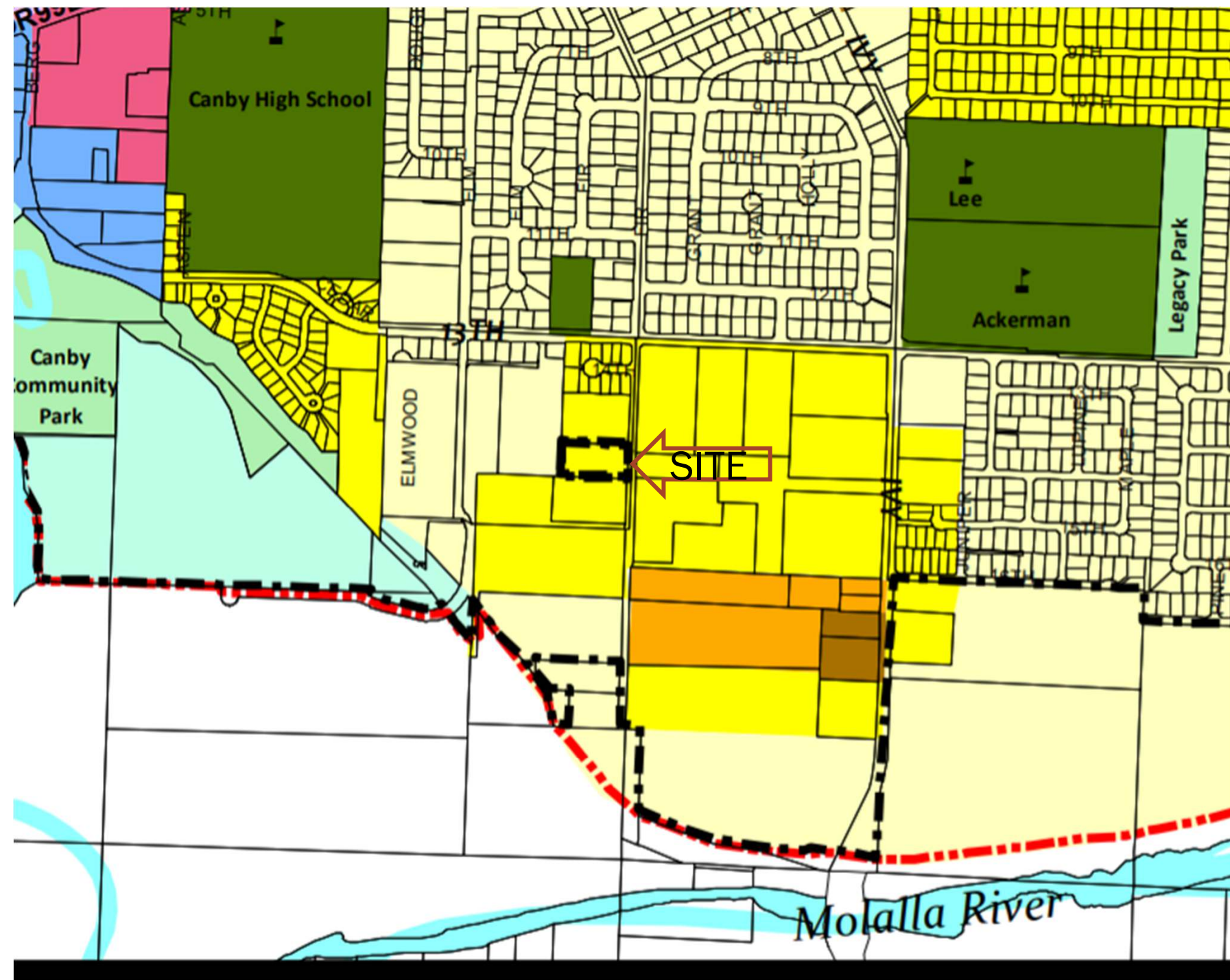


City of Canby
*Comprehensive
Plan Map*

- parks
- City Limits
- Urban Growth Boundary
- LDR-Low Density Residential
- MDR-Medium Density Residential
- HDR-High Density Residential
- Mixed Density Residential
- RC-Residential Commercial
- DC-Downtown Commercial
- HC-Highway Commercial
- CM-Commercial/Manufacturing
- LI-Light Industrial
- HI-Heavy Industrial
- P-Public
- PR-Private Recreation
- FL-Flood Prone/Steep Slopes

0 0.275 0.55 1.1 Miles
September 2019
The information depicted on this map is for general reference only. The City of Canby cannot accept any responsibility for errors, omissions, or positional accuracy. However, notification of errors would be appreciated.

CITY OF CANBY COMPREHENSIVE PLAN MAP ZOOMED



RECORD OF SURVEY

Record of Survey

SITUATED IN THE SW 1/4 OF SECTION 4, T.4S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON

APRIL 5, 2021

FOR: BLAKE DUPONT

LEGEND:

- - FOUND MONUMENT, STRAIGHT AND FLUSH WITH THE SURFACE, UNLESS NOTED OTHERWISE.
- - SET 5/8"x30" IRON ROD WITH YPC INSCRIBED "LS 2147". SET ON
- YPC - YELLOW PLASTIC CAP (INSCRIBED AS NOTED)
- IP - IRON PIPE (INSIDE DIAMETER)
- IR - IRON ROD
- D - DEED 2021-013997
- R1 - SN 2019-007
- P1 - PLAT "SEQUOIA PLACE" (3820)
- P2 - PLAT "BECK POND" (4585)
- UO - UNKNOWN ORIGIN

NARRATIVE:

THE BASIS OF BEARINGS IS THE WEST RIGHT OF WAY LINE OF S. FIR STREET PER SURVEY NO 2019-007.

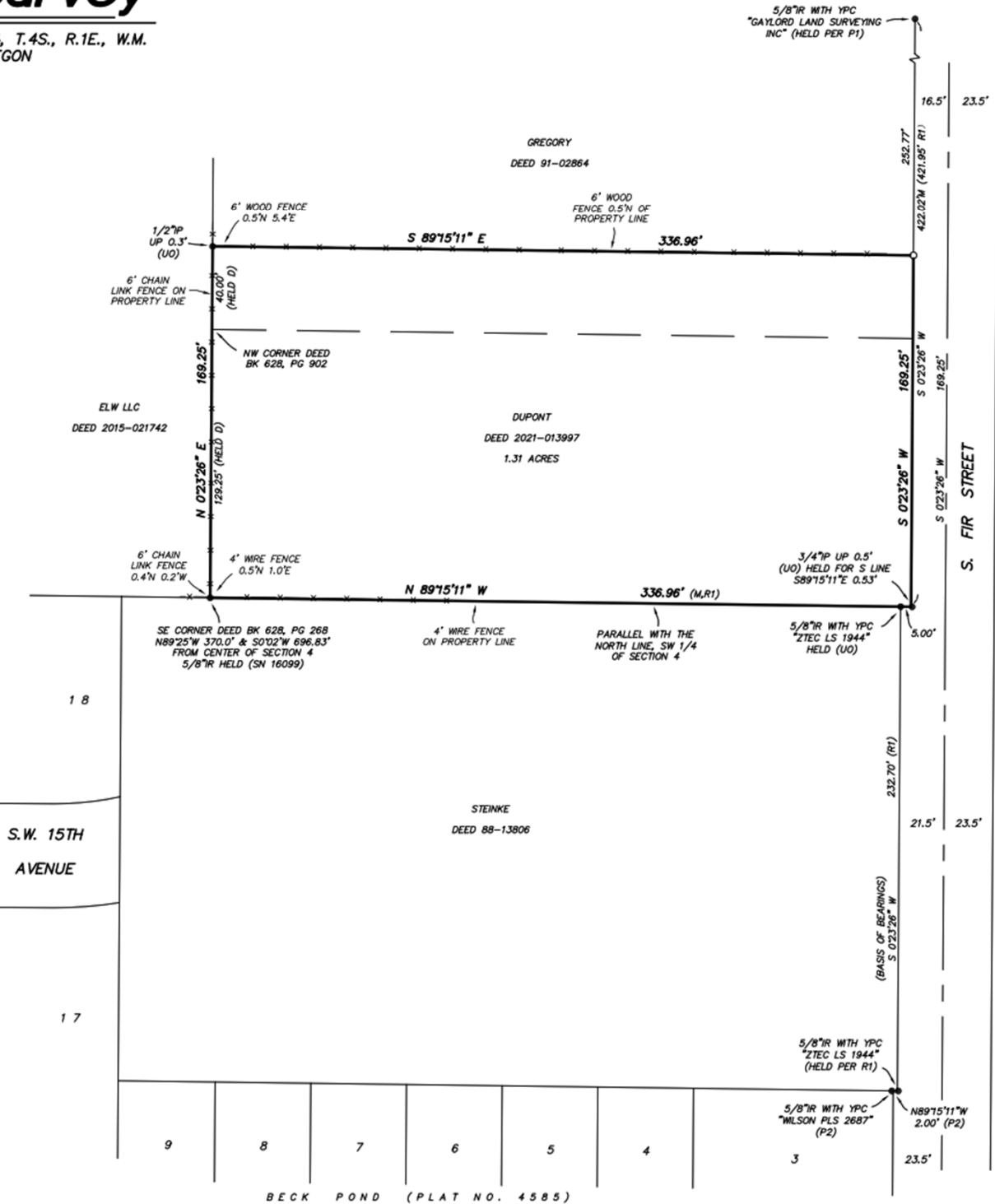
THIS SURVEY WAS PERFORMED TO SET OUT THE BOUNDARIES OF THAT TRACT DESCRIBED BY DOCUMENT 2021-013997, CLACKAMAS COUNTY DEED RECORDS.

MONUMENTS WERE HELD AS SHOWN TO ESTABLISH THE WEST RIGHT OF WAY LINE OF S. FIR STREET.

THE SOUTH PROPERTY LINE WAS ESTABLISHED BY HOLDING THE MONUMENT AT THE SE CORNER OF DEED BK 628, PG 268 AND THE 3/4" IRON PIPE NEAR THE WEST RIGHT OF WAY LINE PER SURVEY NO 16099. THE SOUTH LINE IS PARALLEL WITH THE NORTH LINE, SW 1/4 OF SECTION 4 PER SAID SURVEY.

THE WEST PROPERTY LINE WAS ESTABLISHED PARALLEL WITH THE WEST RIGHT OF WAY LINE PER SURVEY NO 16099. THE NW CORNER WAS ESTABLISHED AT DEED DISTANCE (129.25'+40.00') FROM THE SW CORNER, PER SUBJECT DEED.

THE NORTH PROPERTY LINE WAS ESTABLISHED PARALLEL WITH THE SOUTH LINE PER THE SUBJECT DEED AND INTERSECTED WITH THE WEST RIGHT OF WAY LINE.



CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

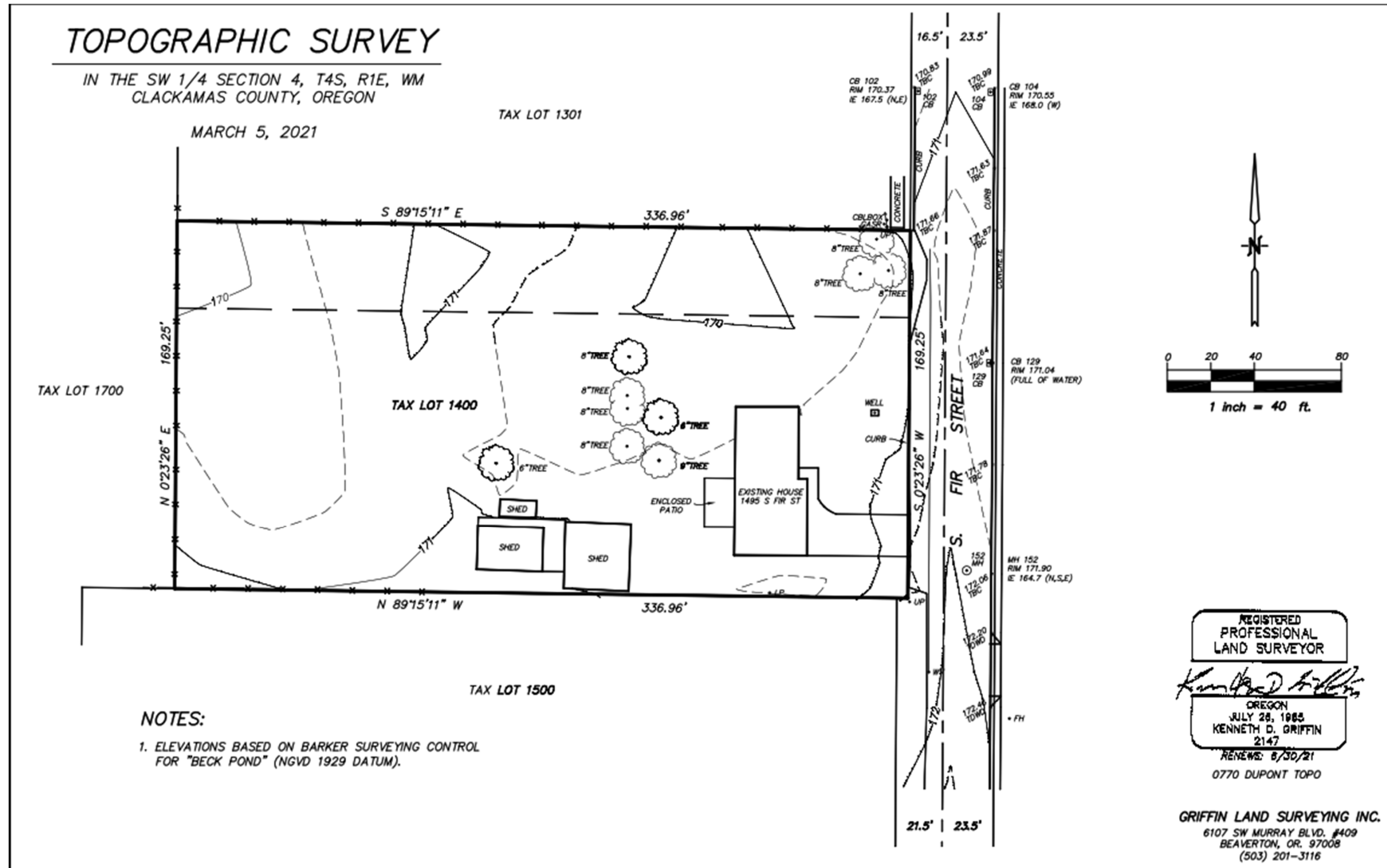
ACCEPTED FOR FILING: _____

SURVEY NUMBER: _____

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kenneth D. Griffin
OREGON
JULY 26, 1985
KENNETH D. GRIFFIN
2147
RENEWS: 6/30/21
0770 DUPONT ANNEXATION

GRIFFIN LAND SURVEYING INC.
6107 SW MURRAY BLVD. #409
BEAVERTON, OR. 97008
PHONE: (503)201-3116

EXISTING CONDITIONS / TOPOGRAPHIC MAP



CONCEPTUAL SITE PLAN

