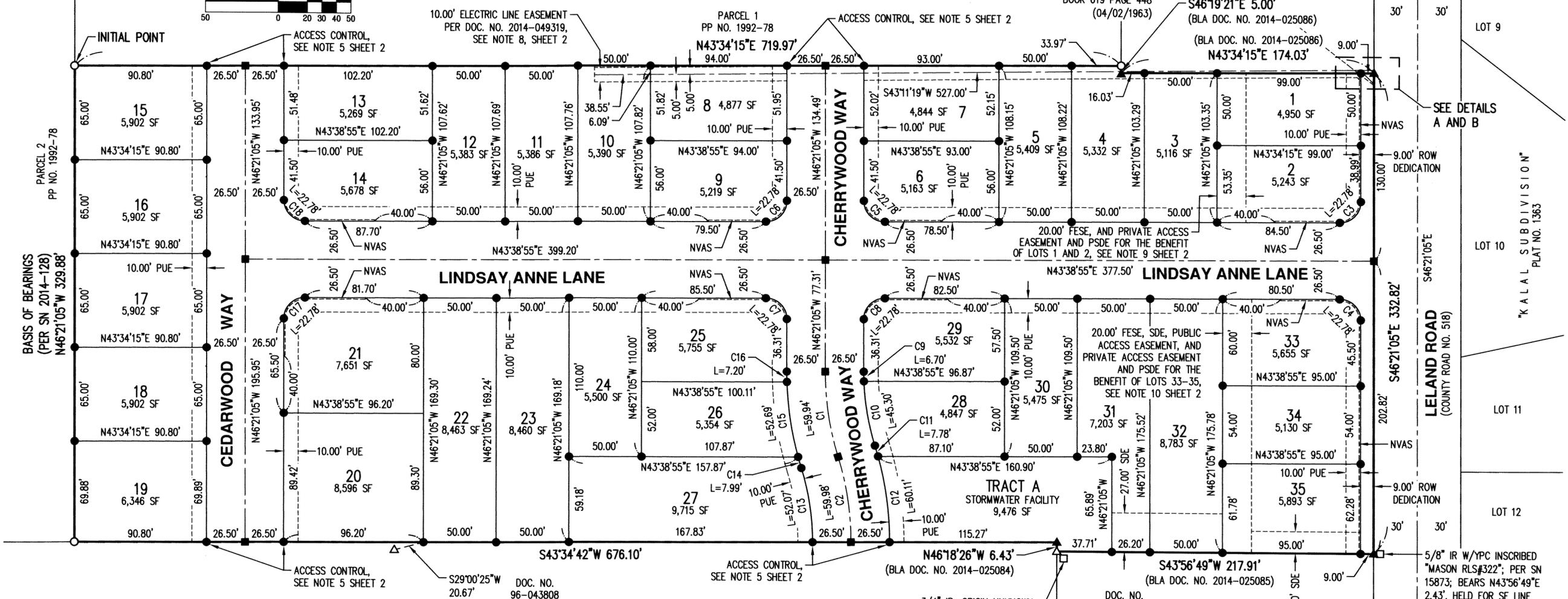
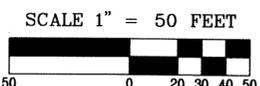
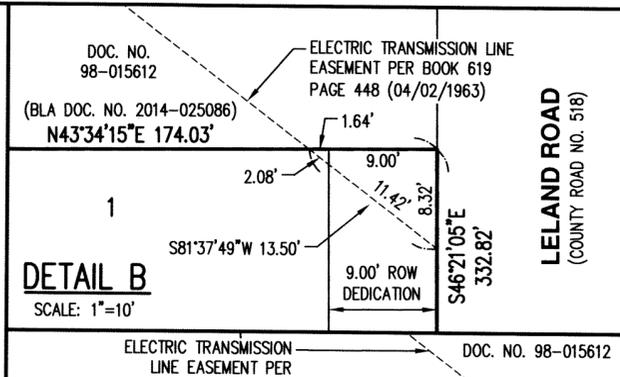
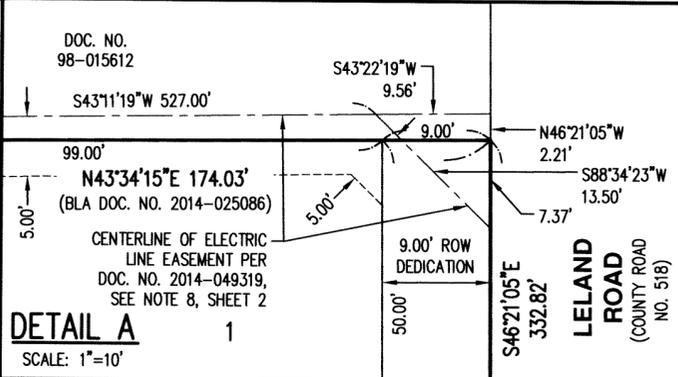


LINDSAY ANNE ESTATES

LOCATED IN THE JOHN HOWLAND DLC NO. 45, LYING IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON OREGON CITY CASE FILE NO. TP 13-04

FEBRUARY 9, 2015



LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET DURING REMAINING MONUMENTATION ON:
- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." IN MONUMENT BOX SET DURING REMAINING MONUMENTATION ON:
- ▲ FOUND 5/8" IR W/YPC INSCRIBED "AKS ENGR."; PER SN 2014-128; HELD
- FOUND 5/8" IR W/YPC INSCRIBED "PACIFIC SURVEYS"; PER PP NO. 1992-78; HELD
- △ FOUND 5/8" IR; PER SN 19253; HELD
- DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER CLACKAMAS COUNTY DEED RECORDS

LEGEND

- IP IRON PIPE
- IR IRON ROD
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER CLACKAMAS COUNTY SURVEY RECORDS
- SN SURVEY NUMBER PER CLACKAMAS COUNTY SURVEY RECORDS
- PUE PUBLIC UTILITY EASEMENT, (SEE PLAT NOTE 2)
- NVAS NON-VEHICULAR ACCESS STRIP, (SEE PLAT NOTE 4)
- SDE PUBLIC STORM DRAINAGE EASEMENT FOR THE BENEFIT OF OREGON CITY
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- FESE FIRE AND EMERGENCY SERVICES EASEMENT FOR THE BENEFIT OF OREGON CITY
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- BLA BOUNDARY LINE AGREEMENT
- 1 TYPICAL LOT NUMBERS

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	200.00'	17°10'13"	59.94'	S54°56'11"E 59.71'
C2	200.00'	17°11'02"	59.98'	S54°55'47"E 59.76'
C3	14.50'	90°00'00"	22.78'	N1°21'05"W 20.51'
C4	14.50'	90°00'00"	22.78'	S88°38'55"W 20.51'
C5	14.50'	90°00'00"	22.78'	N88°38'55"E 20.51'
C6	14.50'	90°00'00"	22.78'	N1°21'05"W 20.51'
C7	14.50'	90°00'00"	22.78'	S88°38'55"W 20.51'
C8	14.50'	90°00'00"	22.78'	S1°21'05"E 20.51'
C9	173.50'	2°12'41"	6.70'	S47°27'25"E 6.70'

CURVE	RADIUS	DELTA	LENGTH	CHORD
C10	173.50'	14°57'32"	45.30'	S56°02'32"E 45.17'
C11	226.50'	1°58'09"	7.78'	N62°32'13"W 7.78'
C12	226.50'	15°12'17"	60.11'	N53°57'00"W 59.93'
C13	173.50'	17°11'48"	52.07'	N54°55'24"W 51.88'
C14	226.50'	2°01'13"	7.99'	S62°30'41"E 7.99'
C15	226.50'	13°19'47"	52.69'	S54°50'11"E 52.58'
C16	226.50'	1°49'13"	7.20'	S47°15'41"E 7.20'
C17	14.50'	90°00'00"	22.78'	S1°21'05"E 20.51'
C18	14.50'	90°00'00"	22.78'	N88°38'55"E 20.51'

PREPARED FOR

RIAN PARK DEVELOPMENT, INC.
15239 S LAKERIDGE WAY
OREGON CITY, OR 97045

3-13-15
REGISTERED PROFESSIONAL LAND SURVEYOR

MONTGOMERY B. HURLEY
OREGON JULY 15, 2003
MONTGOMERY B. HURLEY 58542LS
RENEWS: 6/30/15

JOB NAME:	LINDSAY ANNE
JOB NUMBER:	3589
DRAWN BY:	JOH
CHECKED BY:	MBH
DRAWING NO.:	3589CPLAT

AKS ENGINEERING AND FORESTRY, LLC
12965 SW HERMAN RD
SUITE 100
TUALATIN, OR 97062
PHONE: 503.563.6151
FAX: 503.563.6152
www.aks-eng.com
AKS
ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE

PREPARED FOR

RIAN PARK DEVELOPMENT, INC.
15239 S LAKERIDGE WAY
OREGON CITY, OR 97045

LINDSAY ANNE ESTATES

LOCATED IN THE JOHN HOWLAND DLC NO. 45, LYING IN THE SOUTHEAST 1/4
OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,

CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OREGON CITY CASE FILE NO. TP 13-04

FEBRUARY 9, 2015

SURVEYOR'S CERTIFICATE

I, MONTGOMERY B. HURLEY, PLS 58542LS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH
PROPER MONUMENTS, THE LANDS SHOWN ON THE ACCOMPANYING MAP, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE JOHN HOWLAND DONATION LAND CLAIM NO. 45, LYING IN THE SOUTHEAST 1/4 OF
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY,
OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "PACIFIC SURVEYS" AT THE MOST
SOUTHERLY CORNER OF PARCEL 1 OF PARTITION PLAT NO. 1992-78; THENCE ALONG THE SOUTHEAST LINE OF SAID
PARCEL 1, BEING THE NORTHWEST LINE OF THE TRACT CONVEYED TO RIAN PARK DEVELOPMENT INC. BY DEED RECORDED
SEPTEMBER 19, 2013 UNDER DOCUMENT NUMBER 2013-066167 NORTH 43'34"15" EAST 719.97 FEET TO A 5/8-INCH IRON
ROD WITH A YELLOW PLASTIC CAP INSCRIBED "PACIFIC SURVEYS" AT AN ANGLE POINT ON THE SOUTHEASTERLY LINE OF
SAID PARCEL 1, SAID POINT ALSO BEING THE SOUTHWESTERLY TERMINUS OF THE LINE DESCRIBED IN BOUNDARY LINE
AGREEMENT RECORDED MAY 27, 2014 UNDER DEED DOCUMENT NO. 2014-025086; THENCE ALONG SAID BOUNDARY
AGREEMENT LINE SOUTH 46'19"21" EAST 5.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED
"AKS-ENG" MARKING AN ANGLE POINT IN SAID BOUNDARY AGREEMENT LINE; THENCE CONTINUING ALONG SAID BOUNDARY
AGREEMENT LINE NORTH 43'34"15" EAST 174.03 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED
"AKS-ENG" MARKING THE NORTHEASTERLY TERMINUS OF SAID BOUNDARY AGREEMENT LINE, SAID POINT ALSO BEING ON
THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH LELAND ROAD, 30 FEET SOUTHWESTERLY OF, WHEN MEASURED
PERPENDICULAR TO THE CENTER LINE OF SAID ROAD; THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE SOUTH
46'21"05" EAST 332.82 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS-ENG" MARKING THE
NORTHEASTERLY TERMINUS OF THE BOUNDARY LINE AGREEMENT RECORDED MAY 27, 2014 UNDER DEED DOCUMENT NO.
2014-025085; THENCE ALONG SAID BOUNDARY AGREEMENT LINE SOUTH 43'56"49" WEST 217.91 FEET TO A 5/8-INCH
IRON ROD MARKING THE SOUTHWESTERLY TERMINUS OF SAID BOUNDARY AGREEMENT LINE, SAID POINT ALSO BEING THE
TERMINUS OF THE LINE DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED MAY 27, 2014 UNDER DEED DOCUMENT NO.
2014-025084; THENCE NORTH 46'18"26" WEST 6.43 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP
INSCRIBED "AKS-ENGR." ON THE NORTHWEST LINE OF THE TRACT CONVEYED TO RICHARD ELLIS AND JOY ELLIS BY DEED
RECORDED JUNE 17, 1996 UNDER DEED DOCUMENT NO. 96-043808, SAID LINE ALSO BEING ON THE SOUTHEAST LINE OF
SAID RIAN PARK DEVELOPMENT INC. TRACT; THENCE ALONG SAID ELLIS TRACT AND RIAN PARK DEVELOPMENT INC. TRACT
SOUTH 43'34"42" WEST 676.10 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "PACIFIC
SURVEYS" AT THE MOST SOUTHERLY CORNER OF SAID RIAN PARK DEVELOPMENT INC. TRACT, SAID POINT ALSO BEING THE
MOST EASTERLY CORNER OF PARCEL 2 OF SAID PARTITION PLAT 1992-78; THENCE ALONG SAID RIAN PARK
DEVELOPMENT INC TRACT AND SAID PARCEL 2 NORTH 46'21"05" WEST 329.88 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT CONTAINS 6.787 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I ALSO CERTIFY THAT THE MONUMENTATION OF THE REMAINING MONUMENTS IN THIS SUBDIVISION
WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR
FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH
THE PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS
RECORDED IN DOCUMENT NO. CLACKAMAS COUNTY DEED RECORDS.

APPROVED THIS DAY OF , 20

CLACKAMAS COUNTY SURVEYOR

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AND MONUMENT THE LANDS DESCRIBED IN DOCUMENT NUMBER 2013-066167,
CLACKAMAS COUNTY DEED RECORDS. THE BASIS OF BEARINGS IS PER SURVEY NUMBER 2014-128, CLACKAMAS COUNTY
SURVEYOR'S OFFICE RECORDS. BOUNDARY DETERMINATION IS PER SURVEY NUMBER 2014-128, CLACKAMAS COUNTY
SURVEYOR'S OFFICE RECORDS, AND THE BOUNDARY LINE AGREEMENTS RECORDED AS DOCUMENT NUMBER 2014-025085 AND
DOCUMENT NUMBER 2014-025086, CLACKAMAS COUNTY DEED RECORDS.

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY ANITA R. AMENT, TRUSTEE OF THE ANITA
R. AMENT REVOCABLE LIVING TRUST, BENEFICIARY UNDER DEED OF TRUST RECORDED IN
DOCUMENT NUMBER 2013-066168, HAS BEEN EXECUTED AND RECORDED IN DOCUMENT
NUMBER OF THE CLACKAMAS COUNTY DEED RECORDS.

3-13-15
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS
RENEWS: 6/30/15

Table with 2 columns: Surveyor Information (AKS ENGINEERING AND FORESTRY, LLC) and Job Details (JOB NAME: LINDSAY ANNE, JOB NUMBER: 3589, DRAWN BY: JOH, CHECKED BY: MBH, DRAWING NO.: 3589CPLAT)

CITY OF OREGON CITY APPROVALS

APPROVED THIS DAY OF , 20

BY: OREGON CITY - CITY ENGINEER

BY: OREGON CITY PLANNING MANAGER

CLACKAMAS COUNTY APPROVALS

APPROVED THIS DAY OF , 2015
CLACKAMAS COUNTY ROAD OFFICIAL

BY: DEPUTY

APPROVED THIS DAY OF , 20

CLACKAMAS COUNTY SURVEYOR; AND CLACKAMAS
COUNTY BOARD OF COMMISSIONERS DELEGATE PER
COUNTY CODE CHAPTER 11.02

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS
PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH
APPROVED THIS DAY OF , 20

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: DEPUTY

STATE OF OREGON } SS
COUNTY OF CLACKAMAS
I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS
RECEIVED FOR RECORD ON THE DAY OF
, 20
AT O'CLOCK M

AS PLAT NO.
DOCUMENT NO.

SHERRY HALL,
CLACKAMAS COUNTY CLERK

BY: DEPUTY

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT RIAN PARK DEVELOPMENT, INC., AN OREGON CORPORATION, OWNER OF THE LAND
DEPICTED HEREON, DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED PLAT OF "LINDSAY ANNE ESTATES" 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 HEREON AND ALL STREETS OF THE WIDTHS THEREON SET FORTH, AND DOES
HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS FOREVER, ALL STREETS, AND DOES HEREBY CREATE AND ESTABLISH
PRIVATE EASEMENTS AS SHOWN, NOTED, OR STATED ON SAID MAP FOR THE USES INDICATED, AND DOES HEREBY GRANT ALL
PUBLIC EASEMENTS AS SHOWN, NOTED, OR STATED ON SAID MAP, AND CONVEYS TRACT A, STORMWATER FACILITY BY SEPARATE
DEED DOCUMENT TO THE CITY OF OREGON CITY FOR THE USES INDICATED. THE DECLARANT DOES FURTHER STATE THAT THE
PROPERTY PLATTED HEREIN IS SUBJECT TO PLAT RESTRICTIONS AS NOTED, ALL IN ACCORDANCE WITH THE PROVISIONS OF
CHAPTER 92 OF THE OREGON REVISED STATUTES. THE DECLARANT MAKES NO CLAIM TO LAND BEYOND THE BOUNDARY AS
MONUMENTED.

Bruce Ament, President
RIAN PARK DEVELOPMENT, INC.

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Clackamas } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17 DAY OF March, 2015
BY BRUCE AMENT, PRESIDENT OF RIAN PARK DEVELOPMENT, INC.

NOTARY SIGNATURE
NOTARY PUBLIC - OREGON MELISSA McSPERITT
COMMISSION NUMBER 936611
MY COMMISSION EXPIRES 2/24/19

PLAT NOTES

- 1. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL PER CITY OF OREGON CITY FILE NUMBER TP 13-04 AND NR 13-04.
2. A PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL PUBLIC STREET FRONTAGES. PUBLIC UTILITY EASEMENTS ARE FOR THE
PURPOSE OF CONSTRUCTION AND MAINTAINING FACILITIES TO PROVIDE NATURAL GAS, COMMUNICATIONS, AND ELECTRICAL
SERVICES.
3. THE CITY OF OREGON CITY AND ITS FRANCHISEES, SUCCESSORS, AND ASSIGNS ARE HEREBY GRANTED THE RIGHT TO
MAINTAIN, REPLACE, AND UPGRADE UTILITIES IN THE PUBLIC UTILITY EASEMENTS. NOTICE SHALL BE PROVIDED BEFORE SUCH
ACTIVITIES ARE COMMENCED.
4. NON-VEHICULAR ACCESS STRIPS GRANTED TO THE CITY OF OREGON CITY ARE NOTED AT THE FOLLOWING LOCATIONS: ALONG
ALL LELAND ROAD FRONTAGE, ALONG PORTIONS OF THE LINDSAY ANNE LANE FRONTAGE OF LOTS 2, 6, 9, 14, 21, 25, 29,
AND 33 AND ALONG THE STREET FRONTAGE NOTED AS CURVE C3, C4, C5, C6, C7, C8, C17 AND C18, AS SHOWN ON SHEET
1.
5. THE ACCESS TO CEDARWOOD WAY AND CHERRYWOOD WAY FROM THE ADJOINING TRACT PER DOCUMENT NUMBER 96-043808
AND PARCEL 1 OF PARTITION PLAT NO. 1992-78 SHALL BE CONTROLLED BY THE CITY OF OREGON CITY BY THE RECORDING
OF THIS PLAT. THIS ACCESS CONTROL WILL BE AUTOMATICALLY TERMINATED UPON ACCEPTANCE OF PUBLIC RIGHT-OF-WAY
DEDICATED OR THE RECORDING OF A PLAT EXTENDING THE RIGHT-OF-WAY ONTO AN ADJACENT PROPERTY.
6. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS PER DOCUMENT NUMBER 20 - CLACKAMAS COUNTY DEED RECORDS.
7. TRACT A IS CONVEYED TO AND MAINTAINED BY THE CITY OF OREGON CITY FOR A STORMWATER FACILITY BY SEPARATE DEED
DOCUMENT NUMBER 20 - CLACKAMAS COUNTY DEED RECORDS.
8. THIS PLAT IS SUBJECT TO AN ELECTRIC LINE EASEMENT TO PORTLAND GENERAL ELECTRIC COMPANY PER DOCUMENT NUMBER
2014-049319, CLACKAMAS COUNTY DEED RECORDS AS SHOWN. SEE DOCUMENT FOR THE TERMS, CONDITIONS, AND
COVENANTS OF SAID EASEMENT.
9. LOTS 1 AND 2 ARE SUBJECT TO A PRIVATE STORM SEWER AND PRIVATE COMMON DRIVEWAY MAINTENANCE AGREEMENT PER
DOCUMENT NUMBER 20 - CLACKAMAS COUNTY DEED RECORDS.
10. LOTS 33, 34 AND 35 ARE SUBJECT TO A PRIVATE STORM SEWER AND PRIVATE COMMON DRIVEWAY MAINTENANCE AGREEMENT
PER DOCUMENT NUMBER 20 - CLACKAMAS COUNTY DEED RECORDS.
11. THIS PLAT IS SUBJECT TO A NON-REMONSTRANCE AGREEMENT PER DOCUMENT NUMBER 20 - CLACKAMAS
COUNTY DEED RECORDS.