

PRELIMINARY PLAT

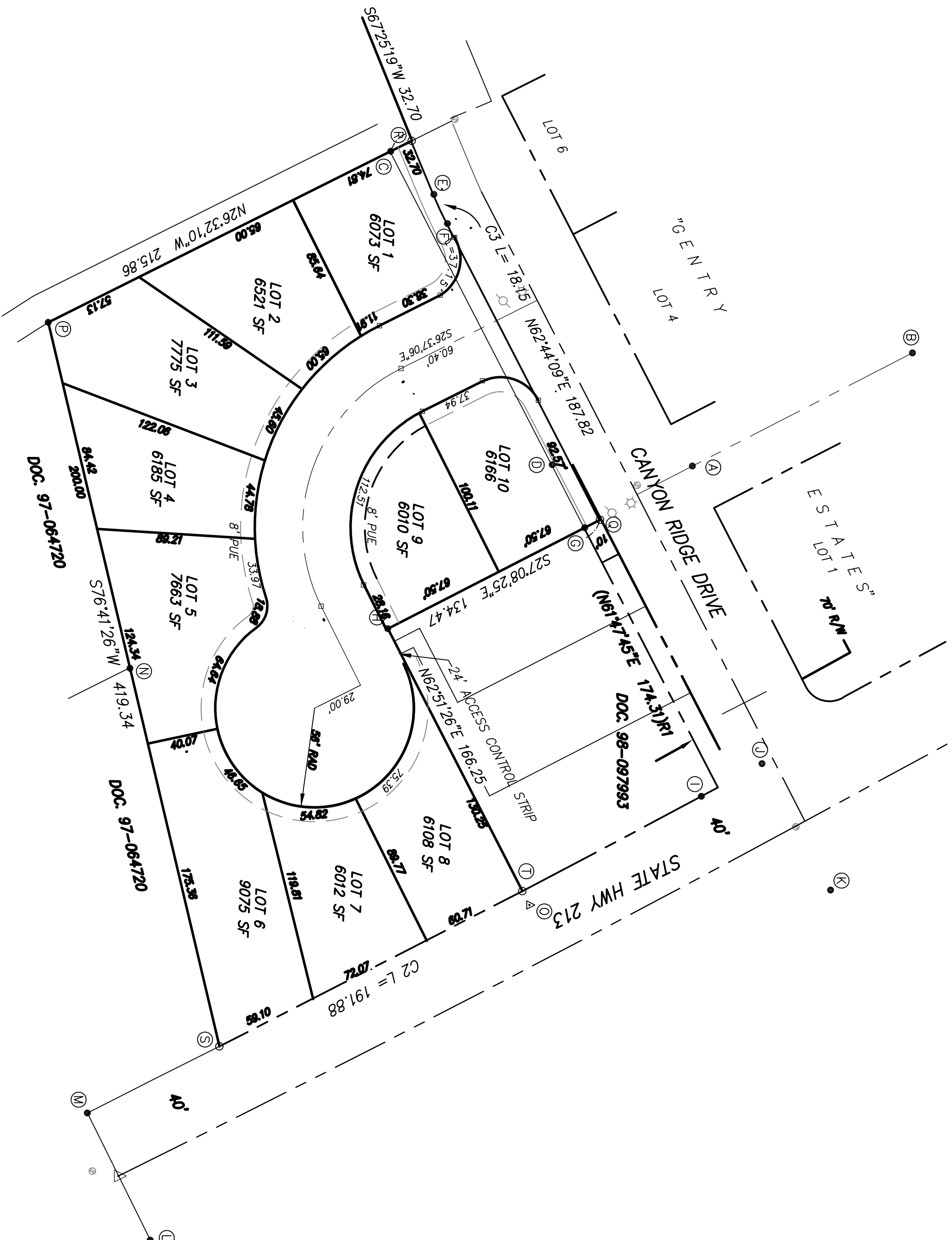
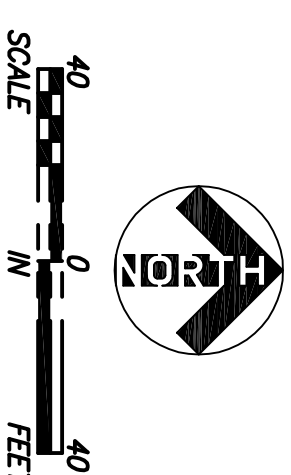
KINSLIE HEIGHTS

IN THE N.W. 1/4 OF SECTION 16, T.3S., R.2E., W.M.
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

MARCH 20, 2013

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "WELKIN ENGINEERING, P.C.", SET ON _____
- FOUND MONUMENT AS NOTED.
- W/YPC WITH YELLOW PLASTIC CAP
- (R) DENOTES RADIAL BEARING
- DOC. DOCUMENT
- DLC DONATION LAND CLAIM
- NO. NUMBER
- NTS NOT TO SCALE
- CFR COMPUTED FROM RECORD
- DLC DONATION LAND CLAIM
- R1 SN 11436
- R2 "CANYON RIDGE"
- R3 "GENTRY ESTATES"
- R4 SN 2010-102
- R5 SN 2004-223
- D1 DOC. NO. 2010-012643



CURVE	DELTA	LENGTH	RADIUS	CHORD
C1	2°08'58"	429.90	11,459.16	S27°18'22"E 429.87
C2	0°57'46"	191.88	11419.16	S27°07'53"E 191.88
C3	4°37'23"	18.15	225.00	S65°13'12"W 18.15
C4	4°37'44"	16.16	200.00	S65°06'27"W 16.15

CURVE TABLE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DETERMINE AND MONUMENT THE BOUNDARIES OF A TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBER 2010-012643 CLACKAMAS COUNTY DEED RECORDS FOR THE PROPOSED SUBDIVISION PLAT OF "KINSLIE ESTATES". THE SUBJECT PROPERTY DEED DESCRIPTION MATCHES EXACTLY PARCEL 4 OF SN 11436 AND INCLUDES THAT PORTION OF "TRACT B" OF "CANYON RIDGE" ABUTTING SAID PARCEL 4 EXCEPTING THAT PORTION ALONG MOLALLA AVE. CONVERTED TO O.D.O.I. FOR ADDITIONAL RIGHT OF WAY, AS DESCRIBED IN DOCUMENT NO. 2006-116022.

RECOVERED AND HELD MONUMENTS "A" AND "B" FROM THE PLAT OF "GENTRY ESTATES" FOR THE BASIS OF BEARINGS WHICH ARE OREGON STATE PLANE (NORTH ZONE), AS ARE SN 2010-102 AND SN 2004-2223 BY O.D.O.I. HELD ALL FOUND MONUMENTS FROM SAID SN 11436.

CALCULATED CORNER "a" (NORTHWEST CORNER) BY HOLDING RECORD BEARING, SOUTHWESTERLY FROM "e" PER THE PLAT OF "GENTRY ESTATES" AND INTERSECTING THE NORTHERLY EXTENSION OF LINE "o"-c".

CALCULATED CORNER "b" (MOST NORTHERLY NORTHEAST CORNER) BY HOLDING RECORD BEARING, NORTHEASTERLY FROM "f" PER SAID "GENTRY ESTATES" AND INTERSECTING THE NORTHERLY EXTENSION OF LINE "h"-g".

ALIGNMENT OF MOLALLA AVENUE WAS DETERMINED FROM O.D.O.I. REFERENCE MONUMENTS "j", "k", "l" AND "m" PER SN 2010-102 AND SAID DEED DOCUMENT NO. 2006-116022.

CALCULATED "p" BY HOLDING LINE "h"-o" AND INTERSECTING WESTERLY RIGHT OF WAY LINE OF MOLALLA AVENUE AT 40 FEET FROM CENTERLINE.

CALCULATED CORNER "s" BY EXTENDING LINE "p"-n" NORTHEASTERLY AND INTERSECTING SAID WESTERLY RIGHT OF WAY OF MOLALLA AVENUE AT 40 FEET FROM CENTERLINE.

CORNER NOTES

- "a" FOUND 5/8" IRON ROD W/YPC INSCRIBED "S 2147" IN MONUMENT BOX PER RECORD NO. 3.
- "b" FOUND 5/8" IRON ROD W/YPC INSCRIBED "S 2147", IN MONUMENT BOX PER RECORD NO. 3.
- "c" FOUND 5/8" IRON ROD SET IN RECORD NO. 1, HELD FOR NORTHWESTERLY CORNER OF PARCEL 1, DEED DOC. NO. 2010-012643.
- "d" FOUND 5/8" IRON ROD SET IN RECORD NO. 1, HELD FOR POINT ON NORTHERLY LINE OF PARCEL 1, DEED DOC. NO. 2010-012643.
- "e" FOUND 5/8" IRON ROD W/YPC INSCRIBED "ZAROSINSKI-TATONEL.S.1349", SET IN RECORD NO. 2, HELD.
- "f" FOUND 5/8" IRON ROD W/YPC INSCRIBED "ZAROSINSKI-TATONEL.S.1349", SET IN RECORD NO. 2, HELD.
- "g" FOUND 5/8" IRON ROD SET IN RECORD NO. 1, HELD FOR MOST NORTHERLY NORTHEAST CORNER OF PARCEL 1, DEED DOC. NO. 2010-012643.
- "h" FOUND 5/8" IRON ROD SET IN RECORD NO. 1, HELD FOR BOUNDARY CORNER.
- "i" FOUND 5/8" IRON ROD W/YPC INSCRIBED "0001 R/W", HELD FOR HWY RIGHT OF WAY 40' RIGHT OF C.L.
- "j" FOUND 5/8" IRON ROD WITH ALUMINUM CAP INSCRIBED "0001 RP", HELD FOR C.L. REFERENCE, 40' RIGHT.
- "k" FOUND 5/8" IRON ROD WITH ALUMINUM CAP INSCRIBED "0001 RP", HELD FOR C.L. REFERENCE, 41' LEFT.
- "l" FOUND 5/8" IRON ROD WITH ALUMINUM CAP INSCRIBED "0001 RP", HELD FOR C.L. REFERENCE, 40' LEFT.
- "m" FOUND 5/8" IRON ROD SET IN RECORD NO. 1, HELD FOR POINT ON SOUTHERLY BOUNDARY LINE.
- "n" FOUND 5/8" IRON ROD SET IN RECORD NO. 1, HELD FOR POINT ON SOUTHERLY BOUNDARY LINE.
- "o" HELD COORDINATE POSITION OF 5/8" IRON ROD SET IN RECORD NO. 1 AND REFERENCED IN RECORD NO. 5, PRIOR TO LOSS DURING ROAD CONSTRUCTION.
- "p" FOUND 5/8" IRON ROD SET IN RECORD NO. 1, HELD FOR SOUTHWESTERLY BOUNDARY CORNER.
- "q" THRU "t" SET MONUMENT AS NOTED IN LEGEND. SEE NARRATIVE FOR ADDITIONAL DETAILS.