

EXISTING CONDITIONS MAP

TAX LOT 2601, MAP 3S, 1E, 1AA
LOCATED IN THE N.E. 1/4 SECTION 1, T.3S., R.1E., W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON
FEBRUARY 11, 2019 SCALE 1"=20'

SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.

A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 2009-120, RECORDS OF CLACKAMAS COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

LEGEND:

Some Symbols shown may not be used on map

	DECIDUOUS TREE		UTILITY AND LIGHT POLE
	EVERGREEN TREE		UTILITY POLE
	STORM SEWER MANHOLE		LIGHT POLE
	CATCH BASIN		GUY WIRE
	SANITARY SEWER CLEANOUT		ELECTRIC BOX
	SANITARY SEWER MANHOLE		ELECTRIC METER
	WATER VALVE		ELECTRICAL POWER PEDESTAL
	WATER METER		ELECTRIC RISER
	FIRE HYDRANT		HEAT PUMP
	GAS VALVE		OVERHEAD LINE
	GAS METER		GAS LINE
	BOLLARD		ELECTRICAL LINE
	SIGN		COMMUNICATIONS LINE
	MAILBOX		SANITARY SEWER LINE
	COMMUNICATIONS PEDESTAL		STORM DRAIN LINE
	COMMUNICATIONS MANHOLE		WATER LINE
	COMMUNICATIONS BOX		FENCELINE
	STORM OUTFALL		COMMUNICATIONS RISER
	FOUND MONUMENT		DOWN SPOUT TO SPLASH GUARD/GROUND
	DOWN SPOUT TO STORM SYSTEM		STUMP

FD = FOUND
FI = FIR TREE
PI = PINE TREE
CE = CEDAR TREE
IR = IRON ROD
YPC = YELLOW PLASTIC CAP
DE = DECIDUOUS TREE

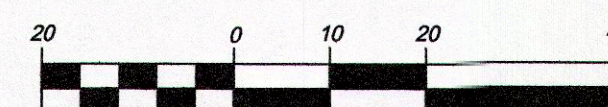
SIGNED ON: 12 FEB 19

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2019

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.

CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

Plotted: M: \PROJECTS\STONECREEK BUILDING-4TH AVE\dwg\ECM.dwg