

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	21.96'	100.00'	12°35'01"	N 83°22'38" E	21.92'
C2	21.94'	100.00'	12°34'22"	S 83°22'19" W	21.90'
C3	21.93'	100.00'	12°33'58"	N 84°03'30" W	21.89'
C4	22.31'	100.00'	12°46'53"	S 84°09'58" E	22.26'
C5	26.77'	120.00'	12°46'53"	S 84°09'58" E	26.71'
C6	17.55'	80.00'	12°33'58"	N 84°03'30" W	17.51'
C7	17.56'	80.00'	12°34'22"	S 83°22'19" W	17.52'
C8	24.80'	120.00'	11°50'21"	N 83°00'19" E	24.75'

HILLOCK HEIGHTS

A RE-PLAT OF A PORTION OF LOT 35, "CLACKAMAS HEIGHTS," (PLAT NO. 30)
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 2 EAST,
OF THE WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

CITY PLANNING FILE NO. TP 17-01

BOOK 150 PAGE 17
Plat No 4576

DATE: APRIL 16, 2019

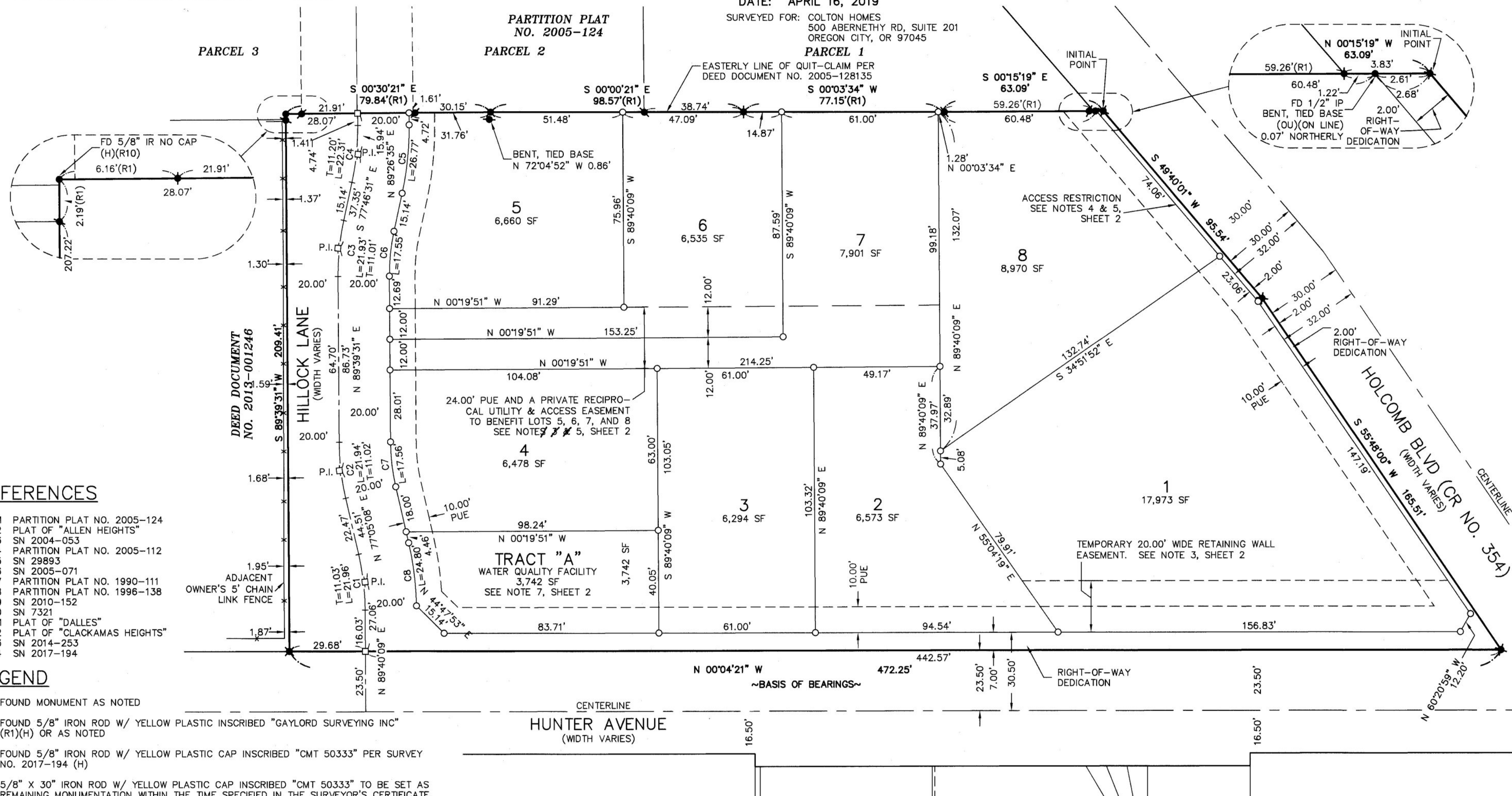
SURVEYED FOR: COLTON HOMES
500 ABERNETHY RD, SUITE 201
OREGON CITY, OR 97045

PARCEL 1

EASTERLY LINE OF QUIT-CLAIM PER
DEED DOCUMENT NO. 2005-128135
S 00°03'34" W
77.15'(R1)

PARCEL 2
PARTITION PLAT
NO. 2005-124

PARCEL 3



REFERENCES

- R1 PARTITION PLAT NO. 2005-124
- R2 PLAT OF "ALLEN HEIGHTS"
- R3 SN 2004-053
- R4 PARTITION PLAT NO. 2005-112
- R5 SN 29893
- R6 SN 2005-071
- R7 PARTITION PLAT NO. 1990-111
- R8 PARTITION PLAT NO. 1996-138
- R9 SN 2010-152
- R10 SN 7321
- R11 PLAT OF "DALLES"
- R12 PLAT OF "CLACKAMAS HEIGHTS"
- R13 SN 2014-253
- R14 SN 2017-194

LEGEND

- FOUND MONUMENT AS NOTED
- ⦿ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC INSCRIBED "GAYLORD SURVEYING INC" (R1)(H) OR AS NOTED
- ✱ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP INSCRIBED "CMT 50333" PER SURVEY NO. 2017-194 (H)
- 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP INSCRIBED "CMT 50333" TO BE SET AS REMAINING MONUMENTATION WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON _____
- 5/8" IRON ROD W/ 1-1/4" DIAMETER ALUMINUM CAP INSCRIBED "CMT" IN ASPHALT IN MONUMENT BOX. TO BE SET AS REMAINING MONUMENTATION WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON _____

SN CLACKAMAS COUNTY SURVEY NUMBER

FD FOUND

IR IRON ROD

W/ WITH

YPC YELLOW PLASTIC CAP

OU ORIGIN UNKNOWN

(H) HELD

(R#) REFERENCE NUMBER

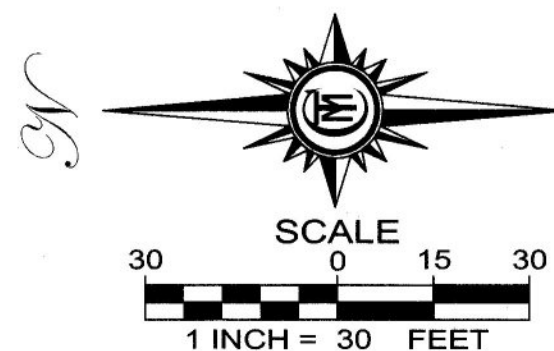
P.I. POINT OF INTERSECTION

T TANGENT

PUE PUBLIC UTILITY EASEMENT

NARRATIVE

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AND MONUMENT THE PROPERTY DESCRIBED IN BOOK 612, PAGE 763 AND QUITCLAIM DEED DOCUMENT NO. 2005-128135, CLACKAMAS COUNTY DEED RECORDS, INTO LOTS AND TRACTS AS SHOWN.
- THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION IS PER SURVEY NUMBER 2017-194, CLACKAMAS COUNTY SURVEY RECORDS, IN ITS ENTIRETY, REPRESENTED ALONG THE WEST LINE OF THE SUBJECT PROPERTY, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HUNTER AVENUE, BETWEEN FOUND AND HELD MONUMENTS, TAKEN AS NORTH 00°04'21" WEST AS SHOWN. I FOUND AND HELD MONUMENTS AND RETRACED THE SURVEY, HOLDING MONUMENTS FOUND AND SET AND ALL LINES PER SAID SURVEY.



EXPIRES DECEMBER 31, 2019

SHEET 1 OF 2



CMT SURVEYING AND CONSULTING

20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590
Y:\292-001\DWG\292001PLAT.DWG --RLMc

HILLOCK HEIGHTS

A RE-PLAT OF A PORTION OF LOT 35, "CLACKAMAS HEIGHTS," (PLAT NO. 30)
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 2 EAST,
OF THE WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

CITY PLANNING FILE NO. TP 17-01

DATE: APRIL 16, 2019

SURVEYED FOR: COLTON HOMES
500 ABERNETHY RD, SUITE 201
OREGON CITY, OR 97045

BOOK 150 PAGE 17
PLAT No 4576

OREGON CITY APPROVALS

APPROVED THIS 20th DAY OF May, 2019

BY: Alta Froman - Goodrich, P.E.
OREGON CITY - CITY ENGINEER

APPROVED THIS 15 DAY OF MAY, 2019

YU
OREGON CITY - COMMUNITY DEVELOPMENT DIRECTOR

CLACKAMAS COUNTY APPROVALS

APPROVED THIS 23RD DAY OF MAY, 2019

BY: Clackamas County Surveyor
CLACKAMAS COUNTY SURVEYOR; AND CLACKAMAS
COUNTY BOARD OF COMMISSIONERS DELEGATE PER
COUNTY CODE CHAPTER 11.02

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS
PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH JUNE 30,
2019.

APPROVED THIS 23 DAY OF JUNE, 2019
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: Deputy
DEPUTY

STATE OF OREGON)
COUNTY OF CLACKAMAS) S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED
FOR RECORD ON THE 23rd DAY OF May,
2019 AT 2:59 O'CLOCK P.M.

AS PLAT NO. 4576 PLAT Book 150 Page 17

DOCUMENT NO. 2019-028224

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: Cindy Swick
DEPUTY

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS: THAT LEONARD E. LONGSTREET, OWNER
OF THE LAND DEPICTED HEREON, DOES HEREBY MAKE, ESTABLISH AND DECLARE
THE ANNEXED MAP OF "HILLOCK HEIGHTS," 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 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. 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.

Leonard E. Longstreet
LEONARD E. LONGSTREET

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Clackamas) S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT ON THIS 13th DAY OF
May, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
STATE AND COUNTY, PERSONALLY APPEARED LEONARD E. LONGSTREET, WHO,
BEING DULY SWORN, DID SAY THAT HE EXECUTED THE FORGOING INSTRUMENT
FREELY AND VOLUNTARILY.

Carrie Redifer
NOTARY SIGNATURE
Carrie Redifer
NOTARY PUBLIC - OREGON

COMMISSION NO. 968416

MY COMMISSION EXPIRES November 13, 2021

NOTES

1. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN THE CITY OF
OREGON CITY PLANNING FILE NO. TP 17-01: HILLOCK HEIGHTS EIGHT-LOT
SUBDIVISION.
2. A 10.00-FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) SHALL EXIST ALONG
THE FRONTAGE OF ALL LOTS AND TRACTS ABUTTING A PUBLIC STREET FOR
EXCLUSIVE USE BY CITY OF OREGON CITY PERMITTED FRANCHISE UTILITIES
FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND
LOCATING OF FRANCHISE UTILITIES AS PERMITTED BY THE CITY OF OREGON
CITY. PERMITTED UTILITY PROVIDERS SHALL RETAIN THE RIGHT TO ENTER
THE EASEMENT FOR PURPOSES OF THE EASEMENT. NOTICE SHALL BE
PROVIDED BEFORE SUCH ACTIVITIES COMMENCE. PERMANENT STRUCTURES
INCLUDING FOUNDATIONS, OVERHANGS, OR PROTRUSIONS SHALL BE
PROHIBITED IN PUBLIC UTILITY EASEMENTS; ONLY LANDSCAPING AND FENCES
ARE ALLOWED WITHIN PUBLIC EASEMENTS.
3. LOT 1 IS SUBJECT TO A TEMPORARY 20.00 FOOT WIDE EASEMENT FOR THE
CONSTRUCTION OF A RETAINING WALL WHICH WILL BE RELINQUISHED UPON
COMPLETION ON THE WALL CONSTRUCTION AND ASSOCIATED GRADING, FOR
THE BENEFIT OF THE CITY OF OREGON CITY.
4. THERE SHALL BE NO DIRECT MOTOR VEHICLE ACCESS TO OR FROM LOT 8
ONTO HOLCOMB BLVD., UNLESS AUTHORIZED BY THE GOVERNING BODY
HAVING JURISDICTION OF SAID STREET.
5. THE PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 5-8
ACROSS LOTS 6 & 7 IS SUBJECT TO THE PERPETUAL ACCESS EASEMENT
AND MAINTANANCE AGREEMENT PER DOCUMENT NO. 2019-028226,
CLACKAMAS COUNTY DEED RECORDS.
6. RESTRICTIVE COVENANT NON-REMONSTRANCE AGREEMENT: THIS PLAT IS
SUBJECT TO THE RESTRICTIVE COVENANT NON-REMONSTRANCE AGREEMENT
RECORDED AS DOCUMENT NO. 2018-053657, CLACKAMAS COUNTY DEED
RECORDS.

SURVEYOR'S CERTIFICATE

I, SHAUN P. FIDLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I
HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE
ATTACHED PLAT, BEING A REPLAT OF A PORTION OF LOT 35 "CLACKAMAS HEIGHTS" (PLAT NO. 30), CLACKAMAS
COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH,
RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "CMT 50333," FOUND
AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. HOLCOMB BLVD. (COUNTY ROAD NO. 354) WHICH
BEARS SOUTH 00°15'19" EAST, 3.83 FEET FROM THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO.
2005-124; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 49°40'01" WEST, 95.54 FEET; THENCE
CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 55°48'00" WEST, 165.51 FEET TO A POINT ON
THE EAST RIGHT-OF-WAY LINE OF HUNTER AVENUE; THENCE LEAVING SAID S. HOLCOMB BLVD. NORTHERLY
RIGHT-OF-WAY LINE, ALONG SAID HUNTER AVENUE EAST RIGHT-OF-WAY LINE, NORTH 00°04'21" WEST, 472.25
FEET; THENCE LEAVING SAID HUNTER AVENUE RIGHT-OF-WAY LINE, NORTH 89°39'31" EAST, 209.41 FEET TO THE
NORTHEAST CORNER OF A QUIT CLAIM TRACT AS DESCRIBED PER DEED DOCUMENT NO. 2005-128135; THENCE
ALONG THE EAST LINE OF SAID QUIT CLAIM TRACT, THE FOLLOWING FOUR COURSES:

SOUTH 00°30'21" EAST, 79.84 FEET;
SOUTH 00°00'21" EAST, 98.57 FEET;
SOUTH 00°03'34" WEST, 77.15 FEET;
SOUTH 00°15'19" EAST, 63.09 FEET TO THE INITIAL POINT.

CONTAINING 83,826 SQUARE FEET, OR 1.92 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I FURTHER CERTIFY THAT THE SETTING OF THE REMAINING MONUMENTATION WITHIN
THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE
PAYING OF IMPROVEMENTS, OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER
COMES FIRST, IN A CCORDANCE 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 PROPER MONUMENTS. AN
AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONU-
MENTS, AND IS RECORDED IN DOCUMENT NO. _____
CLACKAMAS COUNTY DEED RECORDS.

APPROVED THIS _____ DAY OF _____, 20____

CLACKAMAS COUNTY SURVEYOR

NOTES (CONTINUED)

7. TRACT "A" IS CONVEYED TO THE CITY OF OREGON CITY FOR A STORMWATER
FACILITY PER DOCUMENT NO. 2019-028227, CLACKAMAS COUNTY
DEED RECORDS.



EXPIRES DECEMBER 31, 2019

SHEET 2 OF 2



CMT SURVEYING AND CONSULTING

20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590
Y: \292-001\DWG\292001PLAT.DWG --RLMc