RECORDED AS DOCUMENT NO. _____

NORTH VIEW ESTATES

A PORTION OF LOT 26, BLOCK 1, "NORTH PLAINS"
LOCATED IN THE
N.W. 1/4 OF SEC. 1, T.1N., R.3W., W.M.
CITY OF NORTH PLAINS WASHINGTON COUNTY OREGON

JUNE 20, 2014

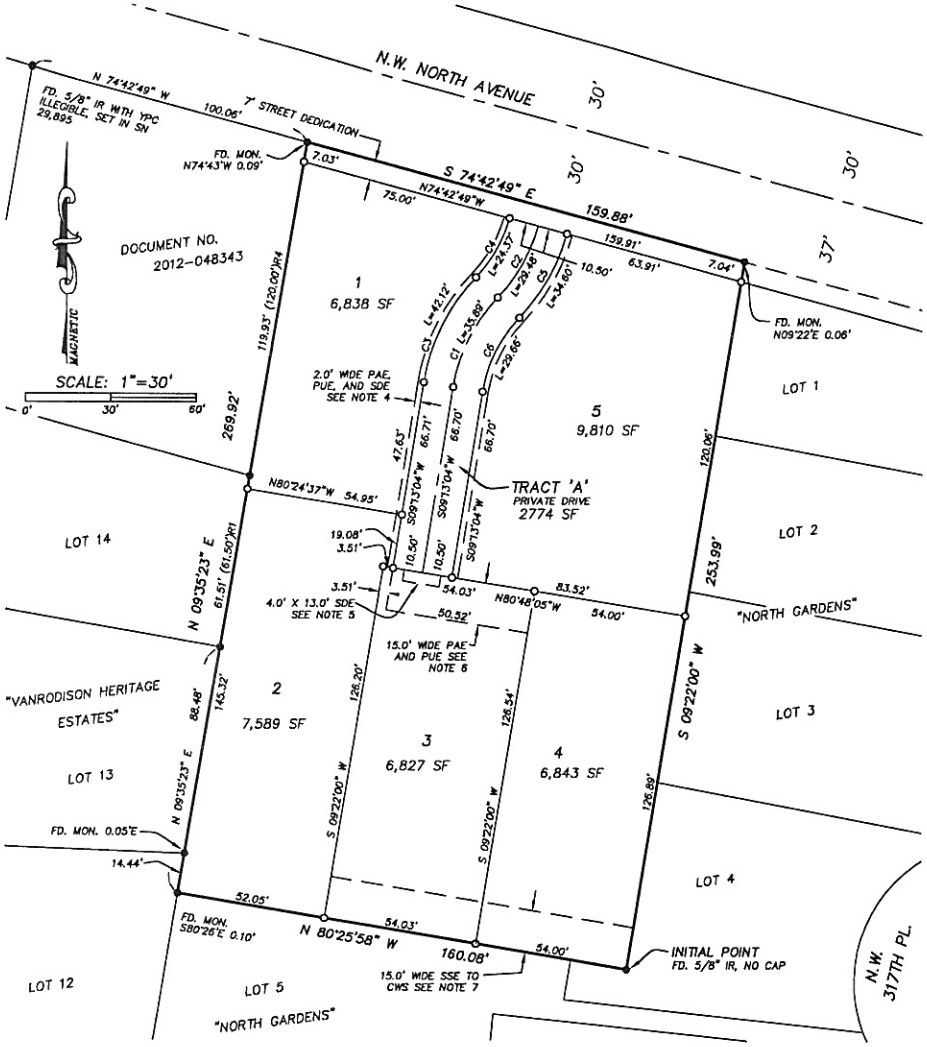
LEGEND

- ○ SET 5/8" X 30" LONG IRON ROD WITH YPC MARKED "EMERIO DESIGN" SET ON _____
- ● FOUND 5/8" IR WITH YPC MARKED "J. PETERSON PLS 1856" UNLESS OTHERWISE NOTED
- R1 REFERENCE NUMBER
- ( )R2 RECORD OR CALCULATED DATA PER REFERENCE INDICATED
- (H) HELD MONUMENT POSITION
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP
- SN SURVEY NUMBER, MULTNOMAH CO. SURVEY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- SDE STORM DRAINAGE EASEMENT TO CLEAN WATER SERVICES
- SSE SANITARY SEWER EASEMENT TO CLEAN WATER SERVICES
- PAE PRIVATE ACCESS EASEMENT TO BENEFIT LOTS 1-5

REFERENCES

R1 PLAT OF "VANRODISON HERITAGE ESTATES""
R2 SN 17,812
R3 SN XX,XXX
R4 PLAT OF "NORTH GARDENS"

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°59'27"	60.50	35.89	S26°12'48"W	35.37
C2	27°55'20"	60.50	29.48	N29°14'51"E	29.19
C3	33°59'27"	71.00	42.12	S26°12'48"W	41.51
C4	27°55'20"	50.00	24.37	N29°14'51"E	24.13
C5	27°55'20"	71.00	34.60	N29°14'51"E	34.26
C6	33°59'27"	50.00	29.66	S26°12'48"W	29.23



SURVEYORS CERTIFICATE

I, JON T. FEIGION, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PLAT, BEING DESCRIBED AS FOLLOWS:

A PORTION OF LOT 26, BLOCK 45 OF THE PLAT OF "NORTH PLAINS", A DULY RECORDED PLAT LOCATED IN THE S.W. 1/4 OF SEC. 1, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHERE I FOUND AND HELD A 5/8" IRON ROD AT THE RE-ENTRANT CORNER ON THE WEST LINE OF LOT 4 OF THE PLAT OF "NORTH GARDENS" SAID POINT ALSO BEING BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO MICHAEL H. BASILE AND MARIA H. BASILE BY DEED RECORDED AS DOCUMENT NO. 98-061601, WASHINGTON COUNTY DEED RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID BASILE TRACT, NORTH 80°25'58" WEST, 160.08 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID BASILE TRACT, NORTH 09°35'23" EAST, 269.92 FEET TO THE SOUTH RIGHT OF WAY LINE OF N.W. NORTH AVENUE (60.0 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 74°42'49" EAST, 159.88 FEET TO THE NORTHEAST CORNER OF SAID BASILE TRACT; THENCE ALONG THE EAST LINE OF SAID BASILE TRACT, SOUTH 09°22'00" WEST, 253.99 FEET TO THE INITIAL POINT.

CONTAINING 41,799 SQUARE FEET, MORE OR LESS.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MICHAEL H. BASILE AND MARIA E. BASILE, ARE THE OWNERS OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE SUBDIVISION TO BE PREPARED AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

_____ MICHAEL H. BASILE

_____ MARIA E. BASILE

ACKNOWLEDGEMENT

STATE OF OREGON)
)SS
COUNTY OF WASHINGTON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY MICHAEL H. BASILE AND MARIA E. BASILE.

_____
NOTARY SIGNATURE

_____
NOTARY PUBLIC-OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

PLAT NOTES

1. THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER SN XX,XXX WASHINGTON COUNTY SURVEY RECORDS.

2. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY OF NORTH PLAINS FOR "NORTH VIEW ESTATES" SUBDIVISION.

3. TRACT 'A' IS A PRIVATE DRIVEWAY AND WILL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1-5. TRACT 'A' IS SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT, AND TO A BLANKET STORM SEWER EASEMENT TO CLEAN WATER SERVICES.

4. LOTS 1, 2, AND 5 ARE SUBJECT TO A 2.0 FOOT WIDE PRIVATE ACCESS EASEMENT TO BENEFIT LOTS 1-5. A 2.0' WIDE PUBLIC UTILITY EASEMENT, AND A 2.0' WIDE STORM SEWER EASEMENT TO CLEAN WATER SERVICES AS SHOWN.

5. LOT 3 IS SUBJECT TO A 4.0' X 13.0' STORM SEWER EASEMENT TO CLEAN WATER SERVICES ALONG THE NORTH LOT LINE AND CENTERED ON THE EXTENDED CENTERLINE OF TRACT 'A' AS SHOWN.

6. LOT 3 IS SUBJECT TO A 15.0' X 50.52' FOOT PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS EASEMENT TO BENEFIT LOTS 1-5 ADJOINING THE NORTHERLY AND EASTERLY LINES OF SAID LOT 3 AS SHOWN.

7. A FIFTEEN FOOT WIDE SANITARY SEWER EASEMENT TO CLEAN WATER SERVICES SHALL EXIST ALONG THE SOUTH LINE OF LOTS 3 AND 4 AS SHOWN.

CITY OF NORTH PLAINS APPROVAL

APPROVED THIS _____ DAY OF _____, 2014.
PLANNING DEPARTMENT, CITYOF NORTH PLAINS

BY: _____
CITY MANAGER

WASHINGTON COUNTY APPROVALS

APPROVED THIS _____ DAY OF _____, 20____
WASHINGTON COUNTY SURVEYOR

BY _____

APPROVED THIS _____ DAY OF _____, 20____
DIRECTOR, DEPARTMENT OF LAND USE AND TRANSPORTATION

BY _____

APPROVED THIS _____ DAY OF _____, 20____
DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY _____

APPROVED THIS _____ DAY OF _____, 20____
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY_____

ATTEST THIS _____ DAY OF _____, 20____
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK

BY _____
DEPUTY

STATE OF OREGON)
)SS
COUNTY OF WASHINGTON)

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK ____ M, AND RECORDED IN THE COUNTY CLERK RECORDS.

_____
DEPUTY COUNTY CLERK

REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT.

OREGON
JANUARY 15, 1987
JON T. FEIGION
2252

EXPIRES 12-31-15

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