RECORDED AS DOCUMENT NO. _____

PACIFIC ESTATES

A REPLAT OF LOT 26, BLOCK 45, "NORTH PLAINS"
LOCATED IN THE
S.W. 1/4 OF SEC. 1, T.1N., R.3W., W.M.
CITY OF NORTH PLAINS WASHINGTON COUNTY OREGON

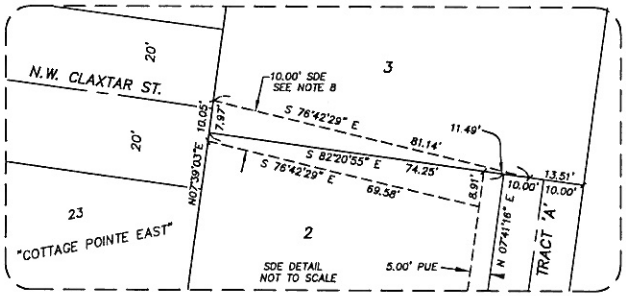
JULY 2, 2014

LEGEND

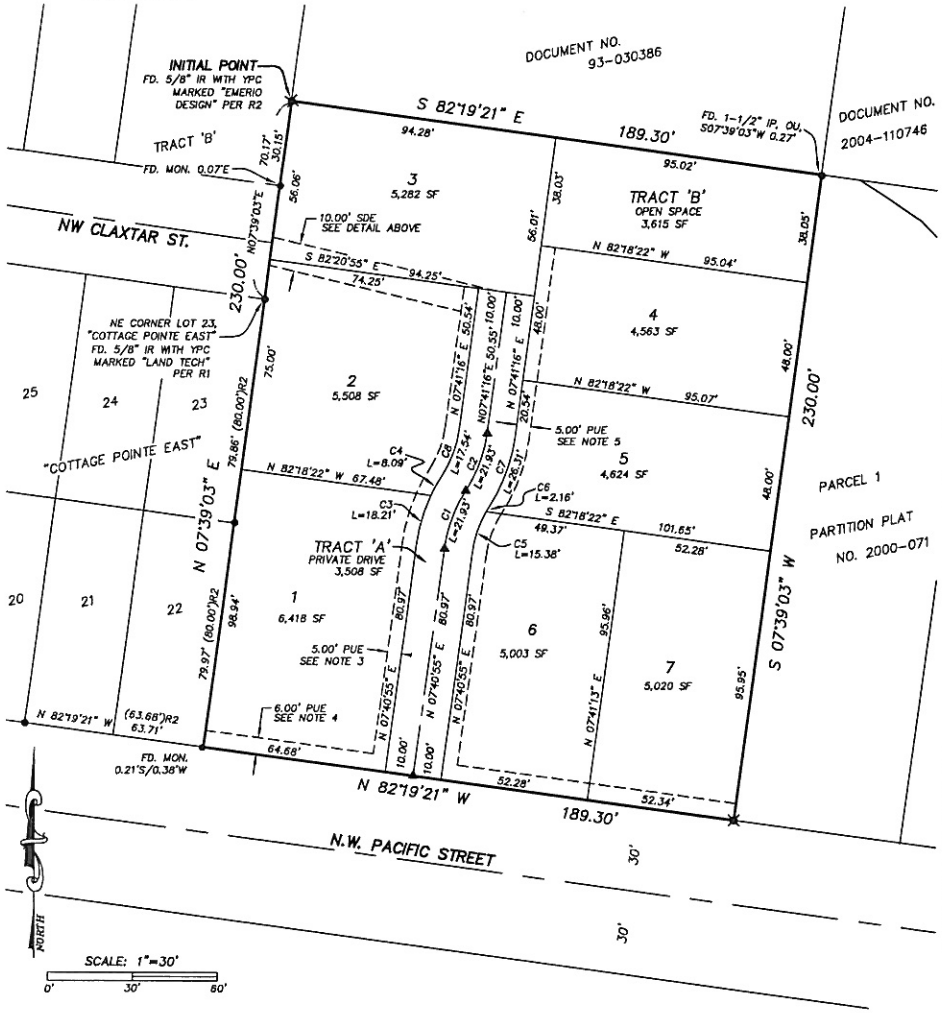
- ○ SET 5/8" X 30" LONG IRON ROD WITH YPC MARKED "EMERIO DESIGN"
- ▲ SET 5/8" X 30" LONG IRON ROD WITH AC MARKED "EMERIO DESIGN"
- ● FOUND 5/8" IR WITH YPC MARKED "LAND TECH" UNLESS OTHERWISE NOTED
- ⊗ FOUND 5/8" IR WITH YPC MARKED "EMERIO DESIGN"
- R1 REFERENCE NUMBER
- ( )R2 RECORD OR CALCULATED DATA PER REFERENCE INDICATED
- (H) HELD MONUMENT POSITION
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- SN SURVEY NUMBER, WASHINGTON CO. SURVEY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- SDE STORM DRAINAGE EASEMENT

REFERENCES

R1 PLAT OF "COTTAGE POINTE EAST"
R2 SN _____



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°07'54"	50.00	21.93	S20°14'52"W	21.76
C2	25°07'33"	50.00	21.93	N20°15'02"E	21.75
C3	17°24'34"	60.00	18.23	S16°23'11"W	18.16
C4	7°43'21"	60.00	8.09	S28°57'08"W	8.08
C5	22°01'53"	40.00	15.38	S18°41'51"W	15.29
C6	3°06'02"	40.00	2.16	S31°15'48"W	2.16
C7	25°07'33"	60.00	26.31	N20°15'02"E	26.10
C8	25°07'33"	40.00	17.54	N20°15'02"E	17.40



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:

LOT 26, BLOCK 45 OF THE PLAT OF "NORTH PLAINS" 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 A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "EMERIO DESIGN" AT THE NORTHWEST CORNER OF SAID LOT 26 (SAID INITIAL POINT BEARS NORTH 07°39'03" EAST, 70.17 FEET FROM A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LAND TECH" AT THE NORTHEAST CORNER OF LOT 23, "COTTAGE POINTE EAST"); THENCE ALONG THE NORTH LINE OF SAID LOT 26, SOUTH 82°19'21" EAST, 189.30 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 26, SOUTH 07°39'03" WEST, 230.00 FEET TO THE NORTH RIGHT OF WAY LINE OF N.W. PACIFIC STREET (60.00 FEET WIDE); THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 82°19'21" WEST, 189.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE ALONG THE WEST LINE OF SAID LOT 26, NORTH 07°39'03" EAST, 230.00 FEET TO THE INITIAL POINT.

CONTAINING 43,540 SQUARE FEET, MORE OR LESS.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BIGGI CONSTRUCTION, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAS CAUSED THE SUBDIVISION TO BE PREPARED AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

BIGGI CONSTRUCTION, LLC
AN OREGON LIMITED LIABILITY COMPANY

_____
VINCE BIGGI, MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON)
)SS
COUNTY OF WASHINGTON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY VINCE BIGGI AS MEMBER OF BIGGI CONSTRUCTION, LLC.

_____
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 "PACIFIC ESTATES" SUBDIVISION.
3. TRACT 'A' IS A PRIVATE DRIVEWAY AND WILL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1-6.
4. TRACT 'A' IS SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT OVER ITS ENTIRETY.
5. A 5' WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE EAST LINE OF LOTS 1 AND 2, AND OVER THE WEST LINE OF LOTS 4-6 AS SHOWN.
6. A 6' WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE SOUTH LINE OF LOTS 1, 6, AND 7 AS SHOWN.
7. TRACT 'B' IS AN OPEN SPACE TRACT AND WILL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1-7.
8. A TEN FOOT WIDE STORM DRAINAGE EASEMENT SHALL TO BENEFIT CLEAN WATER SERVICES SHALL EXIST ON LOTS 2 AND 3.
9. NO ACCESS TO NW CLAXTAR STREET IS PERMITTED FROM LOTS 2 AND 3.

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

OREGON
JANUARY 15, 1987
JON T. FEIGION
2252

EXPIRES 12-31-15

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

THIS PLAT WAS PREPARED USING HP PRODUCT #51640A ON WMF FILM.

EMERIO Design
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www.emeriodesign.com
JOB NO. 255-001