



Name of Project:	38190 SANDY HEIGHTS, SANDY OR ⁹⁷⁰⁵⁵
Location or Address:	Sandy Heights

Map & Tax Lot #	T:	R:	Section:	Tax Lot (s):
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Request: We are requesting a lot line adjustment type II replat. Highlighted potential change on map.

I am the (check one) owner lessee of the property listed above, and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.

Applicant (if different than owner) TRACY ELLIS	Owner Charles E Anderson Jr
Address 38190 SANDY HEIGHTS	Address 16757 S Springwater Rd
City/State/Zip SANDY OR 97055	City/State/Zip Oregon City, OR 97045
Email Ellischie23@gmail.com	Email andyanderson@ccsmail.net
Phone 503-539-1839	Phone 503-320-1787
Signature Tracy Ellis	Signature [Signature]

Staff Use Only			
File #: 22-028 PLA	Date: 6/30/22	Fee\$: 1,074.00	Planner: Shelley Denison

Type of review:	Type I <input type="checkbox"/>	Type II <input checked="" type="checkbox"/>	Type III <input type="checkbox"/>	Type IV <input type="checkbox"/>
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Has applicant attended a pre-app?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, date of pre-app meeting: <u>March 30, 2022</u>
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PARTITION PLAT NO. 2004-065

NARRATIVE

THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY AS DESCRIBED IN FEE NO. 2003-22306, CLACKAMAS COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO 2 PARCELS THE SUBJECT PROPERTY IN ACCORDANCE WITH CITY OF SANDY FILE NO. 04-019 MP.

THE SOUTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE "MARK" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AND THE 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THE WEST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING SAID IRON ROD AT THE SOUTHWEST CORNER AND THE "MARK" IRON ROD FOUND 84.56 FEET NORTHERLY, THEN EXTENDING THAT LINE NORTHERLY. THE WESTERLY NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING A LINE 100 FEET NORTHERLY OF, AND PARALLEL WITH THE PREVIOUSLY ESTABLISHED SOUTH LINE. THE NORTHERLY WEST LINE WAS ESTABLISHED BY HOLDING THE 5/8" IRON ROD FOUND ON THE SOUTH LINE OF SANDY HEIGHTS ROAD AS SHOWN, AND THE POSITION OF THE 5/8" IRON ROD FOUND NEAR THE ANGLE POINT IN LOT 1, BLOCK 2, OCTOBER HILLS NO. 1. THE EAST LINE(S) WERE ESTABLISHED BY HOLDING THE TWO "MARK" IRON RODS PER PS 24424 AS SHOWN AND THE PLAT DATA FOR THE CURVE. MONUMENTS SHOWN AS HELD ARE +/- 0.005' THE BEARINGS ARE BASED ON THE WEST LINE OF BLUFF ROAD PER THE PLAT OF OCTOBER HILLS NO. 1.

SURVEYOR'S CERTIFICATE

I, BRADLEY J. GABRIEL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT, BEING A PORTION OF LOT 1, BLOCK 2, OCTOBER HILLS NO. 1 AND OTHER LANDS. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, WHERE I FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "MARK ASSOC." ON THE EAST LINE OF LOT 1, BLOCK 2, OCTOBER HILLS NO. 1, SAID POINT BEING N49°06'49"E, 123.08 FEET FROM A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "MARK ASSOC. INC." MARKING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, OCTOBER HILLS NO. 1; THENCE S88°54'15"W, A DISTANCE OF 83.97 FEET TO A 5/8" IRON ROD; THENCE ALONG THE NORTHERLY EXTENSION OF SAID LOT 1, N00°28'04"E, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2001-049542, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID SOUTH LINE N08°54'15"E, A DISTANCE OF 75.00 FEET TO THE MOST NORTHERLY WEST LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY WEST LINE N00°28'04"E, A DISTANCE OF 70.86 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SANDY HEIGHTS ROAD (COUNTY ROAD NO. 1781); ALSO BEING THE BEGINNING OF A 20.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°30'25" (THE CHORD BEARS S43°59'36"E, 28.18 FEET); A DISTANCE OF 31.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH BLUFF ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°45'35"W, A DISTANCE OF 150.23 FEET TO THE INITIAL POINT, CONTAINING 10,718 SQUARE FEET OR 0.25 ACRES.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT DEBRA K. SELBY IS THE OWNER OF THE PROPERTY REPRESENTED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED PARTITION PLAT TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF. THE DECLARANT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO PARCELS AS SHOWN IN ACCORDANCE WITH ORS 92. IN ADDITION, THE DECLARANT HEREBY DEDICATES THE STREET AREA TO THE PUBLIC FOR PUBLIC USE FOREVER AND DOES HEREBY GRANT THE EASEMENTS AS SHOWN.

Debra K. Selby
DEBRA K. SELBY

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

THIS IS TO CERTIFY THAT ON THE 24th DAY OF AUGUST, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DEBRA K. SELBY, WHO BEING DULY SWORN, DID STATE THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE DID DECLARE THAT SHE EXECUTED THE SAME OF HER OWN FREE ACT AND DEED.

Signature: *Carol A. Boheman*
NOTARY PUBLIC - OREGON
COMMISSION NO.: 371937
MY COMMISSION EXPIRES: AUG. 31, 2007

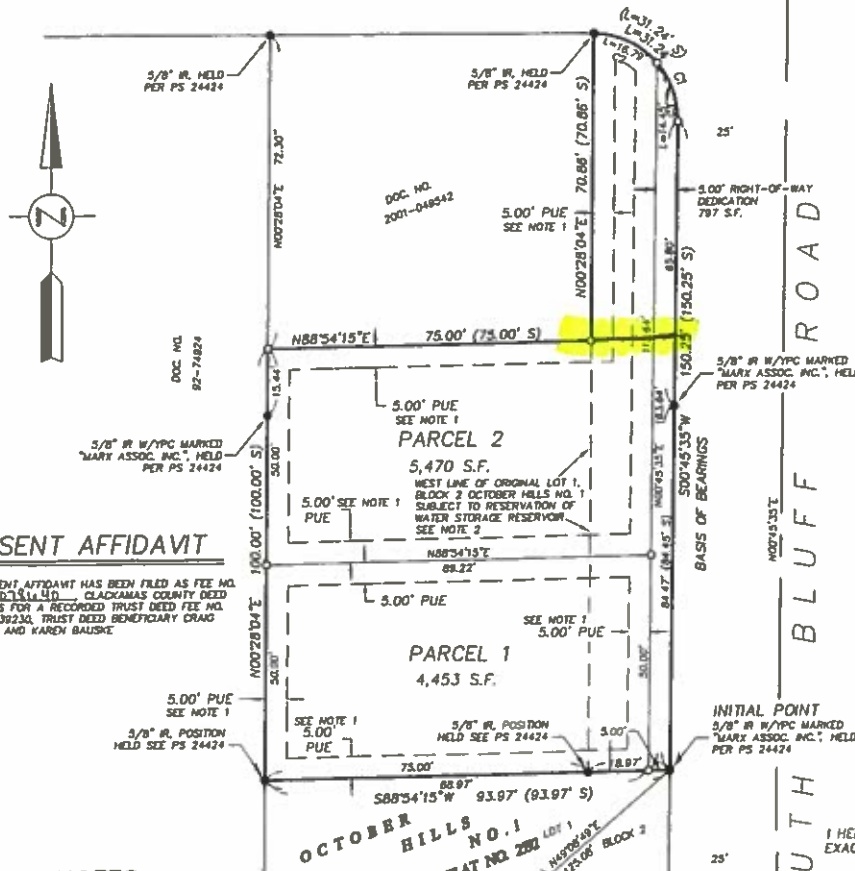
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	89°30'25"	20.00'	31.24'	S43°59'36"E 28.18'
C2	48°05'52"	20.00'	16.79'	S64°41'37"E 16.30'
C3	41°24'33"	20.00'	14.45'	S19°56'42"E 14.14'

LEGEND

- FOUND MONUMENT AS NOTED HEREON
- SET 5/8" BY 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ACSAF 503-668-3151", ON 8-12-04
- SN, PS CAPICATES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- (S) INDICATES RECORD VALUE PER SN 2003-087
- YPC INDICATES YELLOW PLASTIC CAP
- IR INDICATES IRON ROD
- SF SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT

SANDY HEIGHTS ROAD
(CO. RD. NO. 1781)



NOTES

- THE PUE IS GRANTED TO THE CITY OF SANDY FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- LOT 1, BLOCK 2 OF OCTOBER HILLS NO. 1 WAS RESERVED FOR A WATER STORAGE RESERVOIR FOR THE CITY OF SANDY WITH THE PLAT OF OCTOBER HILLS NO. 1 PLAT.

A REPLAT OF A PORTION OF LOT 1, BLOCK 2, OCTOBER HILLS NO. 1 AND OTHER LANDS, LOCATED IN THE SE 1/4 OF SECTION 14, T2S, R4E, W.M. IN THE CITY OF SANDY, CLACKAMAS COUNTY, OREGON
DATE: JULY 23, 2004 SCALE: 1" = 20'

CITY OF SANDY APPROVAL

CITY OF SANDY PLANNING NO. 04-019 MP.
APPROVED THIS 24th DAY OF August, 2004
By: *Ray Erland*
CITY OF SANDY PLANNING DIRECTOR

CLACKAMAS COUNTY APPROVALS

APPROVED THIS 24 DAY OF August, 2004
By: *Ray Erland*
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 82.095 HAVE BEEN PAID THRU June 30, 2005
CERTIFIED THIS 24 DAY OF August, 2004

Ray Erland
CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR
By: *Mary Heigl*
DEPUTY
By: *Wendy Borker*
DEPUTY

STATE OF OREGON SS
COUNTY OF CLACKAMAS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED ON THE 24th DAY OF August, 2004 AT 2:59 P.M. CLACKAMAS COUNTY CLERK

By: *Sherry Hall*
DEPUTY

RECORDING NO. 2004-78841

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR
Bradley J. Gabriel
OREGON
JULY 13, 1988
BRADLEY J. GABRIEL
385-43

Surveyors & Planners, Inc.
Surveying, Planning and Civil Engineering
P.O. Box 855 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4730

RENEWS 07/01/05
I CERTIFY THAT THIS SURVEY WAS PREPARED USING HP 51645A INK ON CONTINENTAL JFC 4M2 MYLAR

CLIENT: TONY MILLS
PROJECT NUMBER: 04-035
DRAWING NUMBER: 04-035.DWG