

REFERENCE SURVEYS

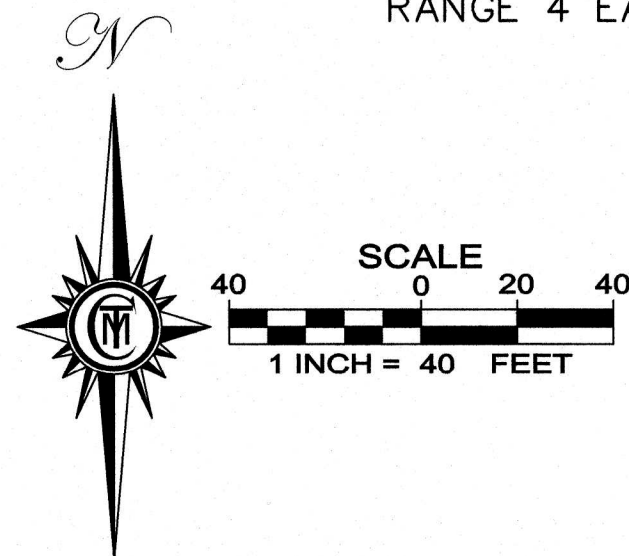
- (R1) SN 2021-208
- (R2) SN 2021-198
- (R3) PARTITION PLAT NO. 2022-077
- (R4) SN 2007-232
- (R5) "TRIMBLE LOOP" PLAT NO. 4287
- (R6) SN 2004-250
- (R7) PARTITION PLAT NO. 2002-025
- (R8) SN 27610
- (R9) PARTITION PLAT NO. 1995-169
- (R10) "BLOCKS 7-8-9 JUNKERS THIRD ADDITION TO SANDY" PLAT NO. 262
- (R11) "BLOCKS 4, 5 AND 6 JUNKERS SECOND ADDITION TO SANDY" PLAT NO. 236
- (R12) SN 17638
- (R13) SN 21331

- (D1) DEED DOCUMENT NO. 2023-006844
- (D2) DEED DOCUMENT NO. 2020-087079
- (D3) DEED DOCUMENT NO. 2022-044996
- (D4) DEED DOCUMENT NO. 90-54436

PARTITION PLAT NO.

LOT 1 AND PART OF LOT 2, BLOCK 4, AND LOTS 1-5, BLOCK 5, "JUNKER'S SECOND ADDITION TO SANDY" (PLAT NO. 236),
 LOT 1 AND PART OF LOT 2, BLOCK 9, AND LOTS 3-5, BLOCK 8, "JUNKER'S THIRD ADDITION TO SANDY" (PLAT NO. 262),
 AND VACATED PUBLIC RIGHT-OF-WAY, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH,
 RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF SANDY, CLACKAMAS COUNTY, OREGON

DATE: DECEMBER 19, 2023
 SURVEYED FOR: SHAN D. HILL
 38594 PROCTOR BLVD, SUITE 218
 SANDY, OR 97055



NARRATIVE

THE PURPOSE OF THIS PARTITION PLAT IS TO CONSOLIDATE THE PROPERTIES DESCRIBED IN DEED DOCUMENT NO. 2020-087079, 2022-044996, AND 2023-006844, CLACKAMAS COUNTY DEED RECORDS.

AS THE BASIS OF BEARINGS AND THE EASTERLY RIGHT-OF-WAY LINE OF STRAUSS AVENUE, I HELD THE RECORD BEARING OF SOUTH 0°33'29" WEST, PER (R3) BETWEEN AN IRON ROD FOUND AT THE NORTHWEST CORNER AND AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2022-077.

TO ESTABLISH THE SOUTHERLY RIGHT-OF-WAY LINE OF JUNKER STREET, ALSO BEING THE NORTH LINE OF THE SUBJECT PROPERTY, I HELD A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF BLOCK 4 "JUNKERS SECOND ADDITION TO SANDY" AND THE NORTH-SOUTH POSITION OF A 1" IRON PIPE FOUND NEAR THE NORTHWEST CORNER OF LOT 5 OF SAID BLOCK 4 AND EXTENDED THE LINE EASTERLY TO A POINT WHICH IS 200.16 FEET WESTERLY, CALCULATED PER (R8), FROM THE EAST-WEST POSITION OF A 5/8" IRON ROD FOUND NEAR THE NORTHWEST CORNER OF LOT 5, BLOCK 5 OF SAID PLAT, ESTABLISHING THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

I THEN ESTABLISHED THE LINE COMMON TO LOTS 1 AND 2 OF SAID BLOCK 4 AND THE LINE COMMON TO LOTS 1 AND 2, BLOCK 9 "JUNKER'S THIRD ADDITION TO SANDY" BY HOLDING A LINE PARALLEL WITH THE ESTABLISHED EASTERLY RIGHT-OF-WAY OF STRAUSS AVENUE FROM A POINT HALF THE DISTANCE BETWEEN A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 4 AND THE EAST-WEST POSITION OF A 5/8" IRON ROD FOUND NEAR THE NORTHEAST CORNER OF SAID LOT 2 OF SAID BLOCK 4.

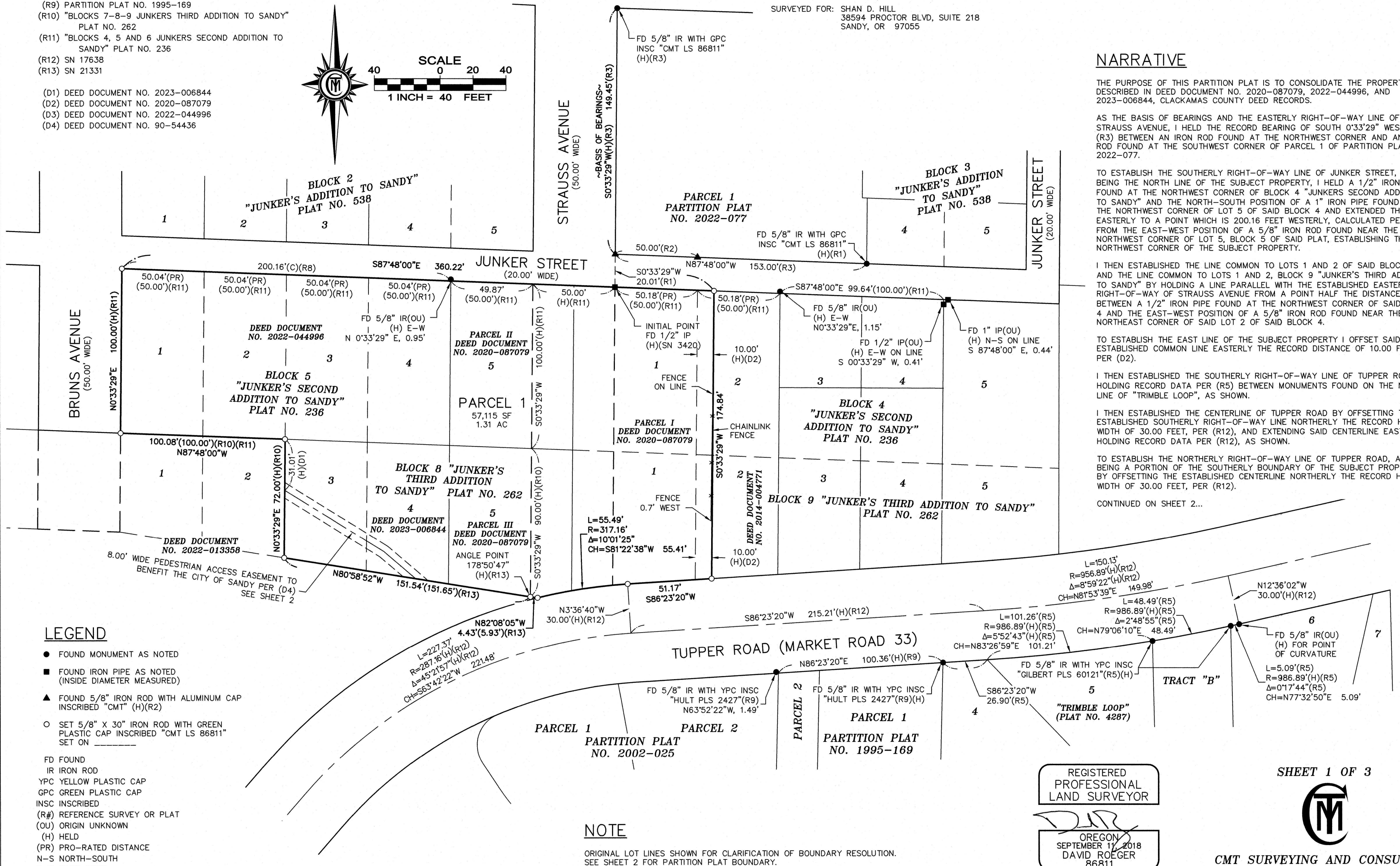
TO ESTABLISH THE EAST LINE OF THE SUBJECT PROPERTY I OFFSET SAID ESTABLISHED COMMON LINE EASTERLY THE RECORD DISTANCE OF 10.00 FEET, PER (D2).

I THEN ESTABLISHED THE SOUTHERLY RIGHT-OF-WAY LINE OF TUPPER ROAD BY HOLDING RECORD DATA PER (R5) BETWEEN MONUMENTS FOUND ON THE NORTH LINE OF "TRIMBLE LOOP", AS SHOWN.

I THEN ESTABLISHED THE CENTERLINE OF TUPPER ROAD BY OFFSETTING THE ESTABLISHED SOUTHERLY RIGHT-OF-WAY LINE NORTHERLY THE RECORD HALF WIDTH OF 30.00 FEET, PER (R12), AND EXTENDING SAID CENTERLINE EASTERLY HOLDING RECORD DATA PER (R12), AS SHOWN.

TO ESTABLISH THE NORTHERLY RIGHT-OF-WAY LINE OF TUPPER ROAD, ALSO BEING A PORTION OF THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY, BY OFFSETTING THE ESTABLISHED CENTERLINE NORTHERLY THE RECORD HALF WIDTH OF 30.00 FEET, PER (R12).

CONTINUED ON SHEET 2...



LEGEND

- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE AS NOTED (INSIDE DIAMETER MEASURED)
- ▲ FOUND 5/8" IRON ROD WITH ALUMINUM CAP INSCRIBED "CMT" (H)(R2)
- SET 5/8" X 30" IRON ROD WITH GREEN PLASTIC CAP INSCRIBED "CMT LS 86811" SET ON _____
- FD FOUND
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- GPC GREEN PLASTIC CAP
- INSC INSCRIBED
- (R#) REFERENCE SURVEY OR PLAT
- (OU) ORIGIN UNKNOWN
- (H) HELD
- (PR) PRO-RATED DISTANCE
- N-S NORTH-SOUTH
- E-W EAST-WEST

NOTE

ORIGINAL LOT LINES SHOWN FOR CLARIFICATION OF BOUNDARY RESOLUTION. SEE SHEET 2 FOR PARTITION PLAT BOUNDARY.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 SEPTEMBER 11, 2018
 DAVID ROEGER
 86811

SHEET 1 OF 3



CMT SURVEYING AND CONSULTING
 20330 SE HIGHWAY 212
 DAMASCUS, OR 97089
 PHONE (503) 850-4672 FAX (503) 850-4590
 Y:\500-1323\DWG\5001323PART.DWG

EXPIRES DECEMBER 31, 2024

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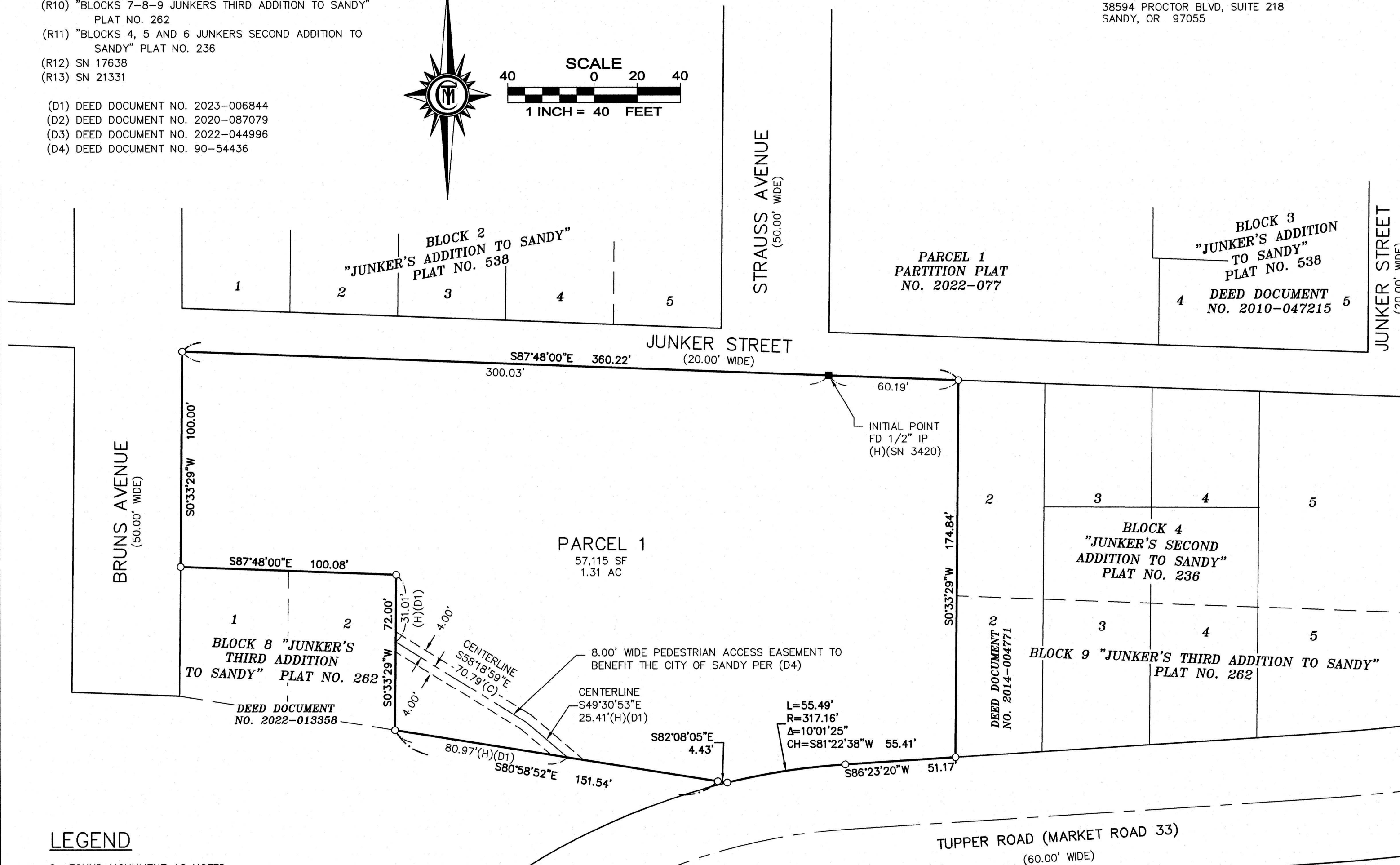
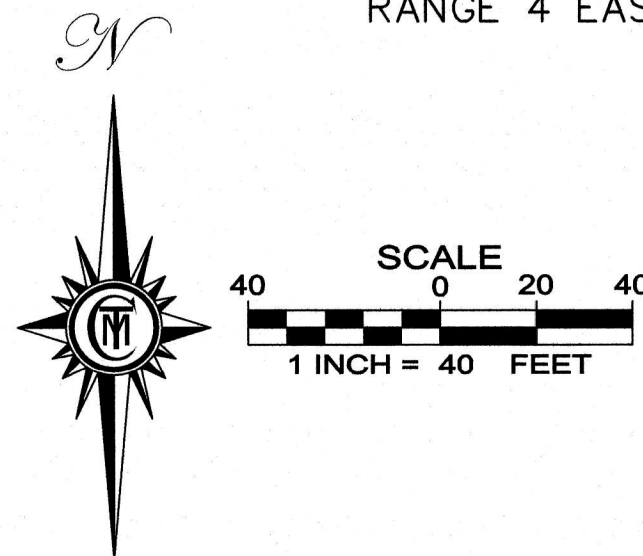
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PARTITION PLAT NO. _____

LOT 1 AND PART OF LOT 2, BLOCK 4, AND LOTS 1-5, BLOCK 5, "JUNKER'S SECOND ADDITION TO SANDY" (PLAT NO. 236),
 LOT 1 AND PART OF LOT 2, BLOCK 9, AND LOTS 3-5, BLOCK 8, "JUNKER'S THIRD ADDITION TO SANDY" (PLAT NO. 262),
 AND VACATED PUBLIC RIGHT-OF-WAY, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH,
 RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF SANDY, CLACKAMAS COUNTY, OREGON

DATE: DECEMBER 19, 2023
 SURVEYED FOR: SHAN D. HILL
 38594 PROCTOR BLVD, SUITE 218
 SANDY, OR 97055



NARRATIVE CONTINUED

CONTINUED FROM SHEET 1...

TO ESTABLISH THE MOST NORTHERLY WEST LINE OF THE SUBJECT PROPERTY I HELD A LINE PARALLEL WITH THE ESTABLISHED EASTERLY RIGHT-OF-WAY LINE OF STRAUSS AVENUE FROM THE PREVIOUSLY ESTABLISHED NORTHWEST CORNER AND EXTENDED THE LINE SOUTHERLY THE RECORD DISTANCE OF 100.00 FEET, PER (R11), ESTABLISHING THE MOST WESTERLY SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

TO ESTABLISH THE MOST WESTERLY SOUTH LINE OF THE SUBJECT PROPERTY I HELD A LINE PARALLEL WITH THE ESTABLISHED NORTH LINE FROM THE ESTABLISHED MOST WESTERLY SOUTHWEST CORNER AND EXTENDED THE LINE EASTERLY A PRO-RATED DISTANCE OF 100.08 FEET TO ESTABLISH THE NORTHWEST CORNER OF LOT 3, BLOCK 8 "JUNKER'S THIRD ADDITION TO SANDY".

TO ESTABLISH THE MOST SOUTHERLY WEST LINE OF THE SUBJECT PROPERTY I HELD A LINE PARALLEL WITH THE ESTABLISHED MOST NORTHERLY WEST LINE FROM THE ESTABLISHED NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 8 AND EXTENDED THE LINE SOUTHERLY THE RECORD DISTANCE OF 72.00 FEET, PER (R10), ESTABLISHING THE SOUTHWEST CORNER OF SAID LOT 3.

I THEN ESTABLISHED THE SOUTHEAST CORNER OF SAID BLOCK 8 BY OFFSETTING THE ESTABLISHED EASTERLY RIGHT-OF-WAY LINE OF STRAUSS AVENUE WESTERLY THE RECORD DISTANCE OF 50.00 FEET, PER (R10) AND (R11) AND EXTENDING THE LINE SOUTHERLY 100.00 FEET, PER (R11) AND 90.00 FEET, PER (R10), FROM THE ESTABLISHED NORTH LINE OF THE SUBJECT PROPERTY.

TO ESTABLISH THE SOUTH LINE OF LOTS 3, 4, AND 5 OF SAID BLOCK 8, BEING A PORTION OF THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY, I DREW A LINE BETWEEN THE ESTABLISHED SOUTHWEST CORNER OF SAID LOT 3 AND THE ESTABLISHED SOUTHEAST CORNER OF SAID BLOCK 8.

TO ESTABLISH THE MOST SOUTHERLY SOUTH LINE OF THE SUBJECT PROPERTY I DREW A LINE FROM THE ESTABLISHED SOUTHEAST CORNER OF SAID BLOCK 8, HOLDING THE RECORD ANGLE, PER (R13), AND EXTENDED THE LINE EASTERLY TO INTERSECT THE ESTABLISHED NORTHERLY RIGHT-OF-WAY LINE OF TUPPER ROAD.

LEGEND

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- (R#) REFERENCE SURVEY OR PLAT
- (OU) ORIGIN UNKNOWN
- (H) HELD
- (PR) PRO-RATED DISTANCE
- N-S NORTH-SOUTH
- E-W EAST-WEST

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David Roeger
OREGON
SEPTEMBER 11, 2018
DAVID ROEGER
86811

EXPIRES DECEMBER 31, 2024

SHEET 2 OF 3



CMT SURVEYING AND CONSULTING
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PARTITION PLAT NO. _____

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AND VACATED PUBLIC RIGHT-OF-WAY, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF SANDY, CLACKAMAS COUNTY, OREGON

DATE: DECEMBER 19, 2023

SURVEYED FOR: SHAN D. HILL
38594 PROCTOR BLVD, SUITE 218
SANDY, OR 97055

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT SHAN D. HILL AND BROTHERS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92. THIS PARTITION PLAT IS SUBJECT TO THE RESTRICTIONS AS SHOWN OR NOTED HEREON.

SHAN D. HILL

<NAME>, <POSITION> BROTHERS DEVELOPMENT, LLC

ACKNOWLEDGMENT

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

KNOW ALL MEN BY THESE PRESENTS: THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SHAN D. HILL, WHO DID ACKNOWLEDGE THIS INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON (PRINTED NAME)

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

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

KNOW ALL MEN BY THESE PRESENTS: THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED <NAME>, <POSITION> OF BROTHERS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, WHO DID ACKNOWLEDGE THIS INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED ON BEHALF OF SAID COMPANY.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON (PRINTED NAME)

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, DAVID ROEGER, 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 PARTITION PLAT, BEING THE PROPERTIES DESCRIBED IN DEED DOCUMENT NO. 2020-087079, 2022-044996, AND 2023-006844, CLACKAMAS COUNTY DEED RECORDS, BEING LOT 1 AND PART OF LOT 2, BLOCK 4, AND LOTS 1-5, BLOCK 5, "JUNKER'S SECOND ADDITION TO SANDY" (PLAT NO. 236), AND LOT 1 AND PART OF LOT 2, BLOCK 9, AND LOTS 3-5, BLOCK 8, "JUNKER'S THIRD ADDITION TO SANDY" (PLAT NO. 262), AND VACATED RIGHT-OF-WAY, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF SANDY, CLACKAMAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 1, OF SAID BLOCK 4; THENCE ALONG THE NORTH LINES OF LOTS 1 AND 2 OF SAID BLOCK 4, ALSO BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JUNKER STREET (20.00 FEET WIDE), SOUTH 87'48"00" EAST, 60.19 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE LEAVING SAID NORTH LINE OF LOT 2 AND SAID SOUTHERLY RIGHT-OF-WAY LINE, PARALLEL WITH AND 10.00 FEET EASTERLY OF, RIGHT ANGLE MEASURE, THE WEST LINES OF LOT 1 OF SAID BLOCK 4 AND LOT 1 OF SAID BLOCK 9, SOUTH 0'33'29" EAST, 174.84 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TUPPER ROAD (60.00 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING 2 COURSES:

SOUTH 86'23'20" WEST, 51.17 FEET TO A POINT OF CURVATURE;

ALONG THE ARC OF A 317.16 FOOT RADIUS CURVE TO THE LEFT, BEING CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 10'01'25", AN ARC DISTANCE OF 55.49 FEET (CHORD BEARS SOUTH 81'22'38" WEST, 55.41 FEET);

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 82'08'05" WEST, 4.43 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 8; THENCE ALONG THE SOUTH LINES OF LOTS 3, 4 AND 5 OF SAID BLOCK 8, NORTH 80'58'52" WEST, 151.54 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 8; THENCE ALONG THE WEST LINE OF LOT 3 OF SAID BLOCK 8, NORTH 0'33'29" EAST, 72.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF LOTS 1 AND 2 OF SAID BLOCK 5, NORTH 87'48'00" WEST, 100.08 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 5, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRUNS AVENUE (50.00 FEET WIDE); THENCE ALONG THE WEST LINE OF LOT 1 OF SAID BLOCK 5, ALSO BEING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 0'33'29" EAST, 100.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 5; THENCE ALONG THE NORTH LINE OF LOTS 1, 2, 3, 4 AND 5, AND THE NORTH LINE OF A RIGHT-OF-WAY VACATION, SOUTH 87'48'00" EAST, 300.03 FEET TO THE INITIAL POINT.

CONTAINING 57115 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF SANDY IN CASE FILE NO. _____

APPROVALS

APPROVED THIS _____ DAY OF _____, 20____

CLACKAMAS COUNTY PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____, 20____

CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH JUNE 30, 20____

APPROVED THIS _____ DAY OF _____, 20____

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY _____
DEPUTY

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

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK ____M.

AS PARTITION PLAT NO. _____

DOCUMENT NO. _____

CATHERINE MCMULLEN, CLACKAMAS COUNTY CLERK

BY _____
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DAVID ROEGER
OREGON
SEPTEMBER 11, 2018
DAVID ROEGER
86811

EXPIRES DECEMBER 31, 2024

SHEET 3 OF 3



CMT SURVEYING AND CONSULTING

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