Barrington Heights 9

BOOK 107 PAGE 14

SHEET 1 OF 2

IN THE N.E., N.W., S.W., S.E. 1/4 OF SECTION 36, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

JUNE 1996 SCALE: 1"= 60'

PREPARED BY:
ASSOCIATED LAND SURVEYORS, INC.
375 PORTLAND AVE.
GLADSTONE, OREGON 97027
PHONE: (503) 656-9440

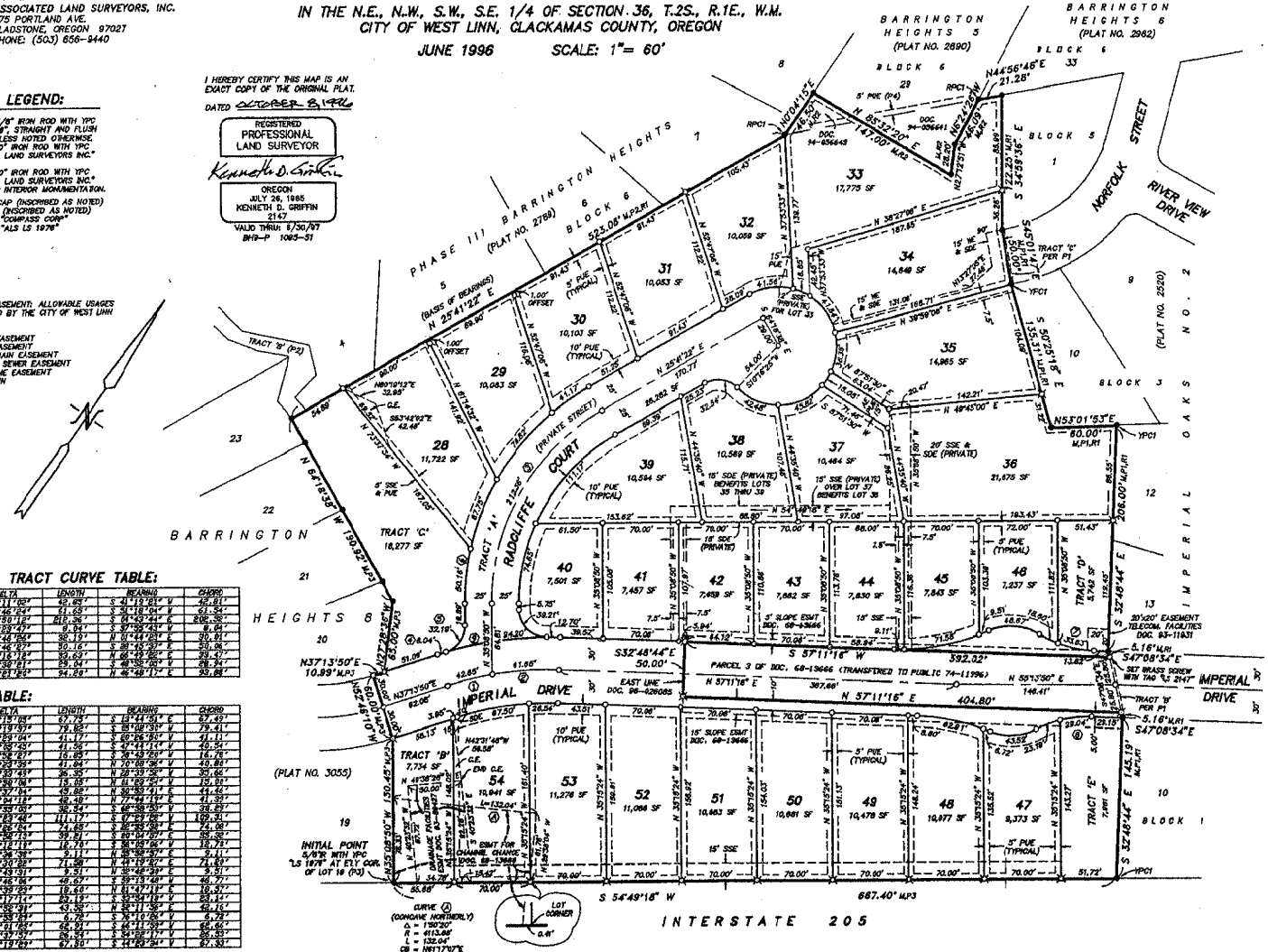
I HEREBY CERTIFY THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.
DATED OCTOBER 8, 1996

REGISTERED PROFESSIONAL LAND SURVEYOR
Kenneth D. Griffin
OREGON JULY 26, 1995 KENNETH D. GRIFFIN 2147
VALID THRU: 6/30/97
BHB-P 1065-51

SURVEYOR'S LEGEND:

- ● – DENOTES FOUND 5/8" IRON ROD WITH YPC INSCRIBED "LS 1976", STRAIGHT AND FLUSH WITH SURFACE, UNLESS NOTED OTHERWISE.
- ⌶ – DENOTES 5/8"X.30" IRON ROD WITH YPC INSCRIBED "ASSOC. LAND SURVEYORS INC." SET ON 9/25/96.
- ○ – DENOTES 5/8"X.30" IRON ROD WITH YPC INSCRIBED "ASSOC. LAND SURVEYORS INC." TO BE SET DURING INTERIOR MONUMENTATION.

YPC – YELLOW PLASTIC CAP (INSCRIBED AS NOTED)
RPC – RED PLASTIC CAP (INSCRIBED AS NOTED)
YPC1 – 5/8"IR WITH YPC "COMPASS CORP"
RPC1 – 5/8"IR WITH RPC "ALS LS 1976"
IR – IRON ROD
SF – SQUARE FEET
R1 – PS 25013
R2 – PS 25278
P1 – PLAT NO. 2520
P2 – PLAT NO. 2789
P3 – PLAT NO. 3055
P4 – PLAT NO. 2890
C.E. – CONSERVATION EASEMENT; ALLOWABLE USAGES TO BE PRESCRIBED BY THE CITY OF WEST LINN
DOC – DEED DOCUMENT
ESMT – EASEMENT
AE – PUBLIC ACCESS EASEMENT
PUE – PUBLIC UTILITY EASEMENT
SDE – PUBLIC STORM DRAIN EASEMENT
SSE – PUBLIC SANITARY SEWER EASEMENT
WE – PUBLIC WATER LINE EASEMENT
PUBLIC – CITY OF WEST LINN



CENTERLINE & TRACT CURVE TABLE:

NO.	RADIUS	DELTA	LENGTH	BEARING	CHORD
(1)	300.00'	08°11'06"	42.85'	S 41°13'01" W	42.81'
(2)	300.00'	11°46'24"	61.65'	S 51°18'04" W	61.54'
(3)	200.00'	67°50'18"	236.96'	S 04°43'44" E	223.32'
(4)	330.00'	01°29'49"	8.94'	S 37°52'47" E	8.94'
(5)	55.00'	73°46'24"	70.79'	N 01°44'28" E	66.01'
(6)	225.00'	12°46'27"	50.16'	S 88°45'37" E	50.06'
(7)	100.00'	13°15'18"	23.13'	N 66°42'52" E	23.07'
(8)	100.00'	16°58'21"	29.61'	S 48°52'00" W	29.24'
(9)	330.00'	16°21'50"	94.28'	N 46°48'17" E	93.88'

LOT CURVE TABLE:

LOT	RADIUS	DELTA	LENGTH	BEARING	CHORD
28	225.00'	17°15'04"	67.75'	S 18°44'51" E	67.49'
29	225.00'	20°17'03"	79.63'	S 61°08'30" W	79.21'
30	225.00'	10°59'04"	41.17'	S 69°26'50" W	41.11'
32	54.00'	44°53'45"	41.56'	S 47°44'11" W	40.54'
33	54.00'	17°58'07"	16.93'	S 38°43'26" W	16.78'
34	54.00'	44°23'39"	41.84'	N 70°08'36" W	40.80'
35	54.00'	38°33'45"	36.35'	N 39°39'52" W	35.66'
36	54.00'	15°38'04"	15.05'	N 61°03'54" W	15.00'
37	54.00'	48°37'04"	45.82'	N 30°53'41" E	44.46'
38	54.00'	45°04'18"	42.48'	N 77°44'17" E	41.39'
39	55.00'	74°33'00"	32.54'	S 69°38'53" W	30.63'
39	175.00'	36°23'42"	111.17'	S 27°29'06" W	109.31'
40	175.00'	24°26'24"	74.65'	S 36°33'39" W	74.08'
40	55.00'	89°52'13"	39.61'	S 80°04'07" E	35.62'
40	355.00'	02°12'11"	16.76'	S 36°55'54" W	16.75'
41	200.00'	02°36'08"	9.11'	N 38°48'37" E	9.11'
43	200.00'	20°30'29"	71.58'	N 44°19'07" E	71.20'
45	200.00'	02°43'31"	9.51'	N 35°48'39" E	9.51'
46	55.00'	38°45'36"	46.37'	S 39°13'48" W	45.07'
46	100.00'	10°39'29"	18.60'	N 01°47'16" E	18.57'
47	100.00'	13°12'14"	23.15'	S 33°34'19" W	23.10'
47	55.00'	49°55'31"	43.36'	N 32°11'35" E	42.16'
47	200.00'	01°55'24"	6.72'	S 36°10'26" W	6.72'
48	200.00'	18°01'55"	62.91'	S 44°11'39" W	62.66'
53	270.00'	05°39'55"	26.54'	S 34°28'17" W	26.53'
54	270.00'	14°13'29"	67.30'	S 44°29'34" W	67.33'

COUNTY SURVEYORS COPY

(Sheet 1 of 2)
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Barrington Heights 9

IN THE N.E., N.W., S.W., S.E. 1/4 OF SECTION 36, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

JUNE 1996

I HEREBY CERTIFY THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.
DATED OCTOBER 8, 1996

REGISTERED PROFESSIONAL LAND SURVEYOR
Kenneth D. Griffin
OREGON JULY 28, 1965 KENNETH D. GRIFFIN 2147
VALID THRU: 1/30/97
BHB-P 1095-51

BOOK 107 PAGE 14
SHEET 2 OF 2

PREPARED BY:
ASSOCIATED LAND SURVEYORS, INC.
375 PORTLAND AVE.
GLADSTONE, OREGON 97027
PHONE: (503) 656-9440

NARRATIVE:

BEARINGS ARE BASED ON THE EASTERLY LINE OF "PHASE III BARRINGTON HEIGHTS" PER RECORD SURVEY PS 25013 (N 25°41'22" E).

THIS SURVEY WAS PERFORMED TO SUBDIVIDE THE LAND SURVEYED IN RECORD SURVEY PS 25013, EXCLUDING THE "BARRINGTON HEIGHTS 6" PLAT. MONUMENTS WERE RECOVERED AND HELD PER SAID SURVEY AND PLAT AND THE EXTERIOR DIMENSIONS ARE MEASURED AND RECORD AS DEPICTED.

THE PROPERTY LINE BETWEEN LOT 29, BLOCK 6 "BARRINGTON HEIGHTS 5" AND THE SUBJECT PROPERTY WAS ADJUSTED BY DEED DOCUMENTS 94-056643 AND 95-021814 AND WAS SURVEYED IN RECORD SURVEY PS 25278. MONUMENTS WERE RECOVERED AND HELD PER SAID SURVEY AND THE RECORD BEARINGS WERE ROTATED TO AGREE WITH THIS SUBDIVISIONS DATUM.

THE EAST LINE OF DEED DOCUMENT 96-026085 WAS ESTABLISHED PER SAID DEED DICTATES.

SURVEYORS NOTES:

1. DIMENSIONS SHOWN NOT OTHERWISE CLARIFIED BY THE SURVEYOR'S LEGEND ARE MEASURED DATA PER THIS SURVEY.
2. NO RECORD OF AN APPROVED GEODETIC MONUMENT (CAPABLE OF OCCUPATION) LYING WITHIN 1/2 MILE OF THIS PROJECT SITE IS AVAILABLE FROM THE COUNTY SURVEYOR'S OFFICE.
3. REFERENCES: CLACKAMAS COUNTY SURVEY AND PLAT RECORDS PS 25013, 25278; "IMPERIAL OAKS NO. 2" (PLAT NO. 2520), "PHASE III BARRINGTON HEIGHTS" (PLAT NO. 2789), "BARRINGTON HEIGHTS 5" (PLAT NO. 2860), "BARRINGTON HEIGHTS 6" (PLAT NO. 2982), "BARRINGTON HEIGHTS 8" (PLAT NO. 3055)

SURVEYOR'S CERTIFICATE:

I, KENNETH D. GRIFFIN, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED AND MARKED, OR FOUND TO BE MARKED WITH LAWFUL MONUMENTS, AS NOTED ELSEWHERE HEREON, THE LANDS REPRESENTED ON THE ATTACHED MAP OF "BARRINGTON HEIGHTS 9" DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE N.E., N.W., S.W. AND S.E. 1/4 OF SECTION 36, T.2S., R.1E. W.M., CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, A 5/8" DIA. IRON ROD WITH A YELLOW PLASTIC CAP, INSCRIBED "LS 1976", AT THE EASTERLY CORNER OF LOT 19 "BARRINGTON HEIGHTS 6", A SUBDIVISION FILED IN CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG THE NORTHEASTERLY LINES OF SAID "BARRINGTON HEIGHTS 6" THE FOLLOWING FIVE COURSES: N 35°06'50" W, 130.45 FEET; THENCE N 52°46'10" W, 60.00 FEET; THENCE N 37°13'50" E, 10.99 FEET; THENCE N 27°28'38" W, 65.00 FEET; THENCE N 64°18'38" W, 190.92 FEET TO THE SOUTHEAST CORNER OF TRACT 'B' "PHASE III BARRINGTON HEIGHTS", A SUBDIVISION FILED IN CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID "PHASE III BARRINGTON HEIGHTS", N 25°41'22" E, 523.06 FEET TO THE MOST SOUTHERLY CORNER OF LOT 29, BLOCK 6 "BARRINGTON HEIGHTS 5", A SUBDIVISION FILED IN CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG THE WEST LINE OF SAID LOT 29, N 0°04'15" E, 46.50 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DEED DOCUMENT 94-056643; THENCE ALONG THE NORTH LINE OF SAID TRACT AND THE SOUTH AND EAST LINES OF THAT TRACT DESCRIBED IN DEED DOCUMENT 94-056641 THE FOLLOWING THREE COURSES: N 85°32'20" E, 147.00 FEET; THENCE N 27°12'51" W, 28.20 FEET; THENCE N 82°42'6" W, 48.09 FEET TO THE MOST SOUTHERLY CORNER OF LOT 33, BLOCK 6 "BARRINGTON HEIGHTS 6", A SUBDIVISION FILED IN CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 33, N 44°56'46" E, 21.28 FEET TO THE MOST WESTERLY CORNER OF LOT 1, BLOCK 5 "IMPERIAL OAKS NO. 2", A SUBDIVISION FILED IN CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG THE SOUTHWESTERLY LINES OF SAID "IMPERIAL OAKS NO. 2" THE FOLLOWING SIX COURSES: S 34°59'38" E, 122.25 FEET; THENCE S 45°01'47" E, 50.00 FEET; THENCE S 50°25'18" E, 135.31 FEET; THENCE N 53°01'53" E, 60.00 FEET; THENCE S 32°48'44" E, 206.06 FEET; THENCE S 67°08'34" E, 5.18 FEET TO THE NORTHWESTERLY LINE OF THAT TRACT DESCRIBED IN PARCEL 3 OF DEED DOCUMENT 88-13666, CLACKAMAS COUNTY RECORDS; THENCE ALONG SAID LINE, S 57°11'16" W, 392.02 FEET TO THE EAST LINE OF THAT TRACT DESCRIBED IN DEED DOCUMENT 96-026085, CLACKAMAS COUNTY RECORDS; THENCE ALONG SAID LINE, S 32°48'44" E, 50.00 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 3; THENCE ALONG SAID LINE, N 57°11'16" E, 404.80 FEET TO THE SOUTHWESTERLY LINE OF SAID "IMPERIAL OAKS NO. 2"; THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO COURSES: S 47°08'34" E, 5.18 FEET; THENCE S 32°48'44" E, 145.19 FEET TO THE NORTHWESTERLY LINE OF INTERSTATE 205; THENCE ALONG SAID LINE, S 34°48'18" W, 867.40 FEET TO THE INITIAL POINT.

THE LAND HEREIN DESCRIBED CONTAINS 8.79 ACRES.

IN COMPLIANCE WITH O.R.S. 92.070(2), ALL INTERIOR MONUMENTS WILL BE SET WITHIN 180 DAYS AFTER COMPLETION OF THE CONSTRUCTION OF IMPROVEMENTS AND PRIOR TO _____

PLAT NOTES: (CONDITIONS AND RESTRICTIONS)

1. TRACT 'A' (RADCLIFFE COURT) IS A PRIVATE STREET, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT 'A' IS ALSO AN EASEMENT FOR PUBLIC ACCESS, UTILITIES, SANITARY SEWERS, STORM DRAINS AND WATER LINES.
2. TRACTS 'B' AND 'C' ARE GRANTED TO THE CITY OF WEST LINN AND ARE EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES, SANITARY SEWERS, STORM DRAINS AND WATER LINES AND ARE ALSO CONSERVATION EASEMENTS.
3. TRACTS 'D' AND 'E' ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES, SANITARY SEWERS, STORM DRAINS AND WATER LINES.
4. THERE IS NO RIGHT OF EASEMENT OR ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY PER DOCUMENT NO. 88-13666. AFFECTS THE SOUTHEASTERLY LINE OF LOTS 47 THRU 54 AND TRACTS 'B' AND 'E'.

DECLARATION:

THE DECLARANT STATES: "THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND DEPICTED ON THE ACCOMPANYING MAP OF "BARRINGTON HEIGHTS 9", HAS BEEN SURVEYED AND PLATTED INTO LOTS, TRACTS AND STREETS WITH DIMENSIONS AS SHOWN ON SAID MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES. THE STREETS ARE DEDICATED TO THE PUBLIC FOREVER. EASEMENTS ARE CREATED AS DEPICTED AND NOTED. ALL PUBLIC EASEMENTS ARE GRANTED TO THE CITY OF WEST LINN. THE PROPERTY PLATTED HEREON IS SUBJECT TO EXISTING EASEMENTS AS SHOWN AND TO CERTAIN CONDITIONS AND RESTRICTIONS, CREATED OR EXISTING AS NOTED UNDER "PLAT NOTES" ON SHEET 2 OF 2."

NEIL B. NEDELISKY, VICE PRESIDENT
SHOW TIMBER COMPANY, AN OREGON CORP., OWNER

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF Clackamas S.S.

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON October 10, 1996
BY NEIL B. NEDELISKY, AS VICE PRESIDENT OF SHOW TIMBER COMPANY, AN OREGON CORP.

NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY
MY COMMISSION EXPIRES 4-18-97
MY COMMISSION NO. 023859

OFFICIAL SEAL
K. L. STEINMETZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 023859
MY COMMISSION EXPIRES APRIL 18, 1997

A CONSENT AFFIDAVIT FROM AMERICAN PACIFIC BANK, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED IN DOCUMENT NO. 96-079293, CLACKAMAS COUNTY DEED RECORDS.

INTERIOR CORNER MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH LAWFUL MONUMENTS, AS NOTED HEREON. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED AS DOCUMENT NO. _____ OF CLACKAMAS COUNTY RECORDS.

_____ DATE: _____
CLACKAMAS COUNTY SURVEYOR

BY: _____
DEPUTY

APPROVALS:

CITY OF WEST LINN, PLANNING FILE: SUB-92-05

APPROVED October 15, 1996
BY: Michael V. Butts
CITY OF WEST LINN - PLANNING DIRECTOR

APPROVED October 21, 1996
BY: David Monson P.E.
CITY OF WEST LINN - CITY ENGINEER

APPROVED October 11, 1996
BY: Melvin M. Clark PLS
CITY OF WEST LINN - CITY SURVEYOR
(DEHAAS AND ASSOCIATES, INC.)

APPROVED October 24, 1996
Thomas A. Milne
CLACKAMAS COUNTY SURVEYOR (O.R.S. 209.250 ONLY)
BY: Melvin M. Clark PLS
DEPUTY

APPROVED 10-24-96, 199__
CLACKAMAS COUNTY COMMISSIONERS

Judie Hammerstad

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THRU 6-30-97

APPROVED October 24, 1996
Ray Erlandt
CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR
BY: Carol Mann
DEPUTY
BY: Jeanette Hahn
DEPUTY

STATE OF OREGON
COUNTY OF CLACKAMAS S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 24 DAY OF October, 1996
AT 4:03 O'CLOCK P M.

John Kauffman
CLACKAMAS COUNTY CLERK
BY: Melissa Ingles
DEPUTY

COUNTY SURVEYORS COPY

(SHEET 2 OF 2)
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