

**Received**  
**Planning Division**  
10/04/2024



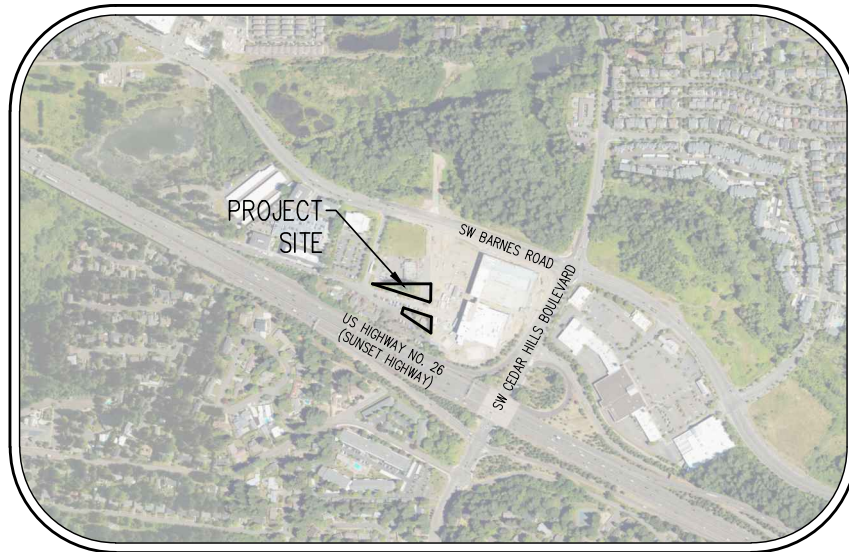
**Approved Planning**  
11/20/2024 bgada

## **Exhibit A: Preliminary Plans (Updated October 2024)**

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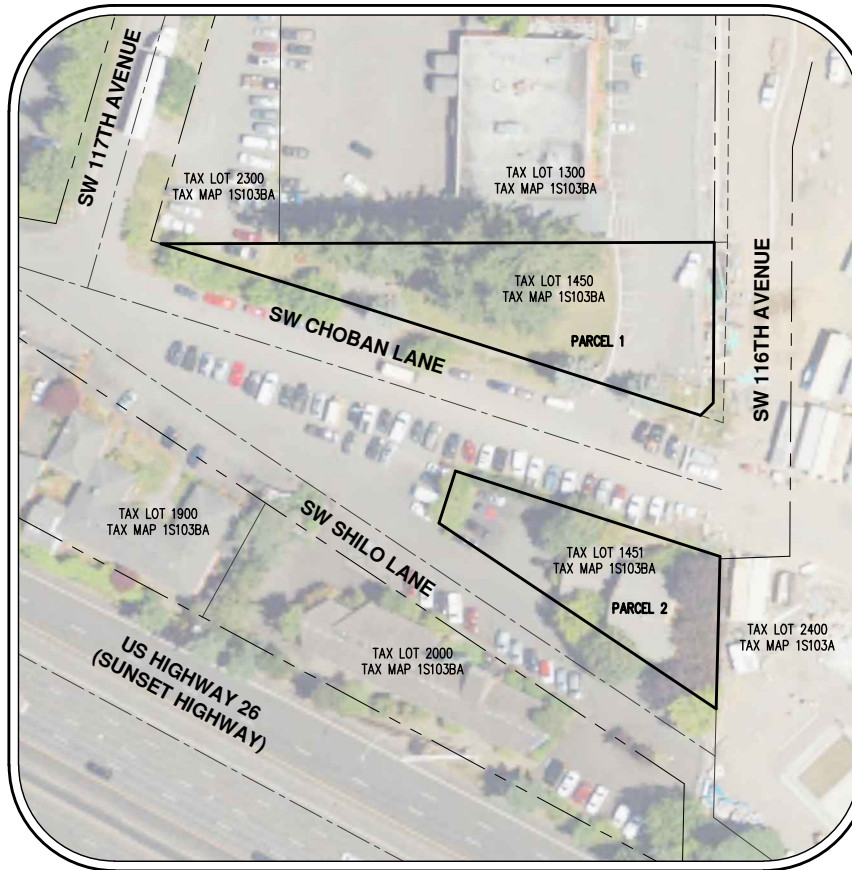
# SW CHOBAN LANE PARTITION

## PRELIMINARY PLANS



**VICINITY MAP**  
NOT TO SCALE

**Approved Planning**  
11/20/2024 bgada



**SITE MAP**  
SCALE: 1" = 60'

**OWNER / APPLICANT**  
ANASTASIA CHOBAN AND GEORGE CHOBAN FAMILY TRUST  
4245 NW 174TH AVENUE  
PORTLAND, OR 97229

**LAND USE PLANNING / SURVEYING / CIVIL ENGINEERING FIRM**  
AKS ENGINEERING & FORESTRY, LLC  
CONTACT: JACKI HERB  
12965 SW HERMAN ROAD, SUITE 100  
TUALATIN, OR 97062  
PH: 503-563-6151  
FAX: 503-563-6152

**PROJECT LOCATION:** 11500 SW CHOBAN LANE (TAX LOT 1450) AND 11507 SW SHILO LANE (TAX LOT 1451)

**PROPERTY DESCRIPTION:** TAX LOTS 1450 AND 1451, WASHINGTON COUNTY TAX MAP 1S 1 03BA LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON.

**EXISTING LAND USE:** TAX LOT 1450 - VACANT  
TAX LOT 1451 - OFFICE BUILDING

**PROJECT PURPOSE:** 2-PARCEL PARTITION

**VERTICAL DATUM:** ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 203, LOCATED AT THE INTERSECTION OF SW FOOTHILL DRIVE AND SW DELLWOOD AVENUE.  
ELEVATION = 186.033 FEET (NGVD 29).

### SHEET INDEX

- 01 COVER SHEET WITH VICINITY AND SITE MAPS
- 02 EXISTING CONDITIONS PLAN
- 03 LEGAL LOT OF RECORD EXHIBIT
- 04 PRELIMINARY AERIAL PHOTOGRAPH PLAN
- 05 PRELIMINARY PARTITION PLAT PLAN

DESIGNED BY:  
DRAWN BY: HDS/KLH  
MANAGED BY: GEP  
CHECKED BY: GEP  
DATE: 08/15/2024

REGISTERED PROFESSIONAL LAND SURVEYOR

*Gary E. Paul*

OREGON  
JANUARY 17, 1995  
GARY E. PAUL  
2698  
RENEWAL 12/31/2024

REVISIONS

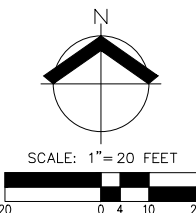
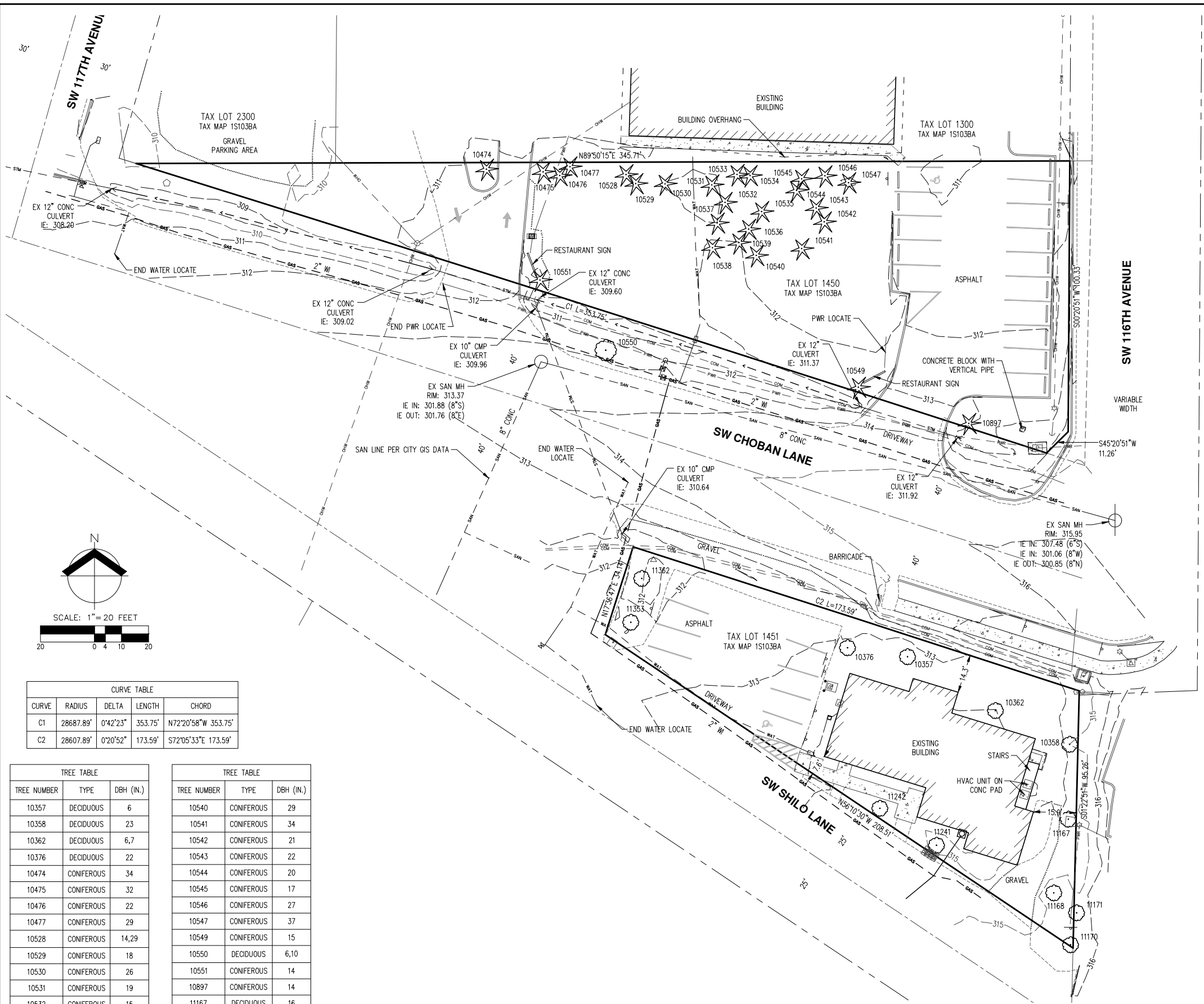
JOB NUMBER  
11096

SHEET  
**01**

### LEGEND

<b>EXISTING</b>	<b>EXISTING</b>
FIRE HYDRANT	GAS METER
WATER METER	GAS VALVE
WATER VALVE	GUY WIRE ANCHOR
SIGN	UTILITY POLE
STREET LIGHT	POWER VAULT
MAILBOX	POWER JUNCTION BOX
STORM DRAIN CLEAN OUT	POWER PEDESTAL
STORM DRAIN CATCH BASIN	COMMUNICATIONS VAULT
STORM DRAIN AREA DRAIN	COMMUNICATIONS JUNCTION BOX
STORM DRAIN MANHOLE	COMMUNICATIONS RISER
SANITARY SEWER MANHOLE	DECIDUOUS TREE
	CONIFEROUS TREE
	<b>EXISTING</b>
RIGHT-OF-WAY LINE	-----
BOUNDARY LINE	=====
PROPERTY LINE	-----
CENTERLINE	-----
DITCH	-----
CURB	=====
EDGE OF PAVEMENT	-----
GRAVEL EDGE	-----
POWER LINE	----- PWR ----- PWR
OVERHEAD WIRE	----- OHW ----- OHW
COMMUNICATIONS LINE	----- COM ----- COM
GAS LINE	----- GAS ----- GAS
STORM DRAIN LINE	----- STM ----- STM
SANITARY SEWER LINE	----- SAN ----- SAN
WATER LINE	----- WAT ----- WAT

- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY PRIVATE LOCATOR SERVICES AND PUBLIC UTILITY LOCATE TICKET NUMBER 24207344. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
  - FIELD WORK WAS CONDUCTED JULY 30-AUGUST 1, 2024.
  - HORIZONTAL DATUM: COORDINATES ARE BASED ON THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) PORTLAND ZONE.
  - VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 203, LOCATED AT THE INTERSECTION OF SW FOOTHILL DRIVE AND SW DELLWOOD AVE. ELEVATION = 186.033 FEET (NGVD 29).
  - CONTOUR INTERVAL IS 1.00 FOOT.
  - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
  - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
  - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO ARBORIST INSPECTION.
  - THIS PARTITION DOES NOT INCLUDE SITE IMPROVEMENTS AND GRADING IS NOT NECESSARY OR INCLUDED WITH THIS PROJECT.
  - EXISTING TREES ARE SHOWN ON PLAN. AS THE PROJECT DOES NOT INCLUDE SITE IMPROVEMENTS, TREE PROTECTION MEASURES ARE NOT NECESSARY.
  - NO NEW LANDSCAPING IS REQUIRED/INCLUDED IN THIS PROJECT.



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	28687.89'	0°42'23"	353.75'	N72°20'58"W 353.75'
C2	28607.89'	0°20'52"	173.59'	S72°05'33"E 173.59'

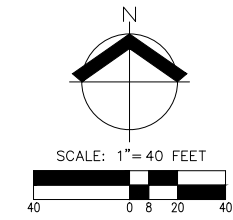
TREE NUMBER	TYPE	DBH (IN.)
10357	DECIDUOUS	6
10358	DECIDUOUS	23
10362	DECIDUOUS	6,7
10376	DECIDUOUS	22
10474	CONIFEROUS	34
10475	CONIFEROUS	32
10476	CONIFEROUS	22
10477	CONIFEROUS	29
10528	CONIFEROUS	14,29
10529	CONIFEROUS	18
10530	CONIFEROUS	26
10531	CONIFEROUS	19
10532	CONIFEROUS	15
10533	CONIFEROUS	25
10534	CONIFEROUS	21
10535	CONIFEROUS	21
10536	CONIFEROUS	13
10537	CONIFEROUS	24
10538	CONIFEROUS	20
10539	CONIFEROUS	13

TREE NUMBER	TYPE	DBH (IN.)
10540	CONIFEROUS	29
10541	CONIFEROUS	34
10542	CONIFEROUS	21
10543	CONIFEROUS	22
10544	CONIFEROUS	20
10545	CONIFEROUS	17
10546	CONIFEROUS	27
10547	CONIFEROUS	37
10549	CONIFEROUS	15
10550	DECIDUOUS	6,10
10551	CONIFEROUS	14
10897	CONIFEROUS	14
11167	DECIDUOUS	16
11168	DECIDUOUS	22
11170	DECIDUOUS	15
11171	DECIDUOUS	9
11241	DECIDUOUS	21
11242	DECIDUOUS	16
11353	DECIDUOUS	20
11362	DECIDUOUS	8

AKS DRAWING FILE: 11096\_EXISTING.DWG | LAYOUT: 02



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	28687.89'	0°42'23"	353.75'	N72°20'56"W 353.75'
C2	28607.89'	0°20'52"	173.59'	S72°05'33"E 173.59'



LEGEND  
 ( ) BEARINGS AND DISTANCES PER WASHINGTON COUNTY SURVEY NUMBER 5062, RECORDED SEPTEMBER 1933.

DESIGNED BY:  
 DRAWN BY: HDS/KLH  
 MANAGED BY: GEP  
 CHECKED BY: GEP  
 DATE: 08/15/2024

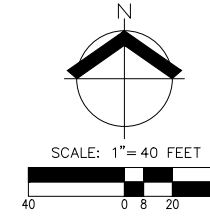
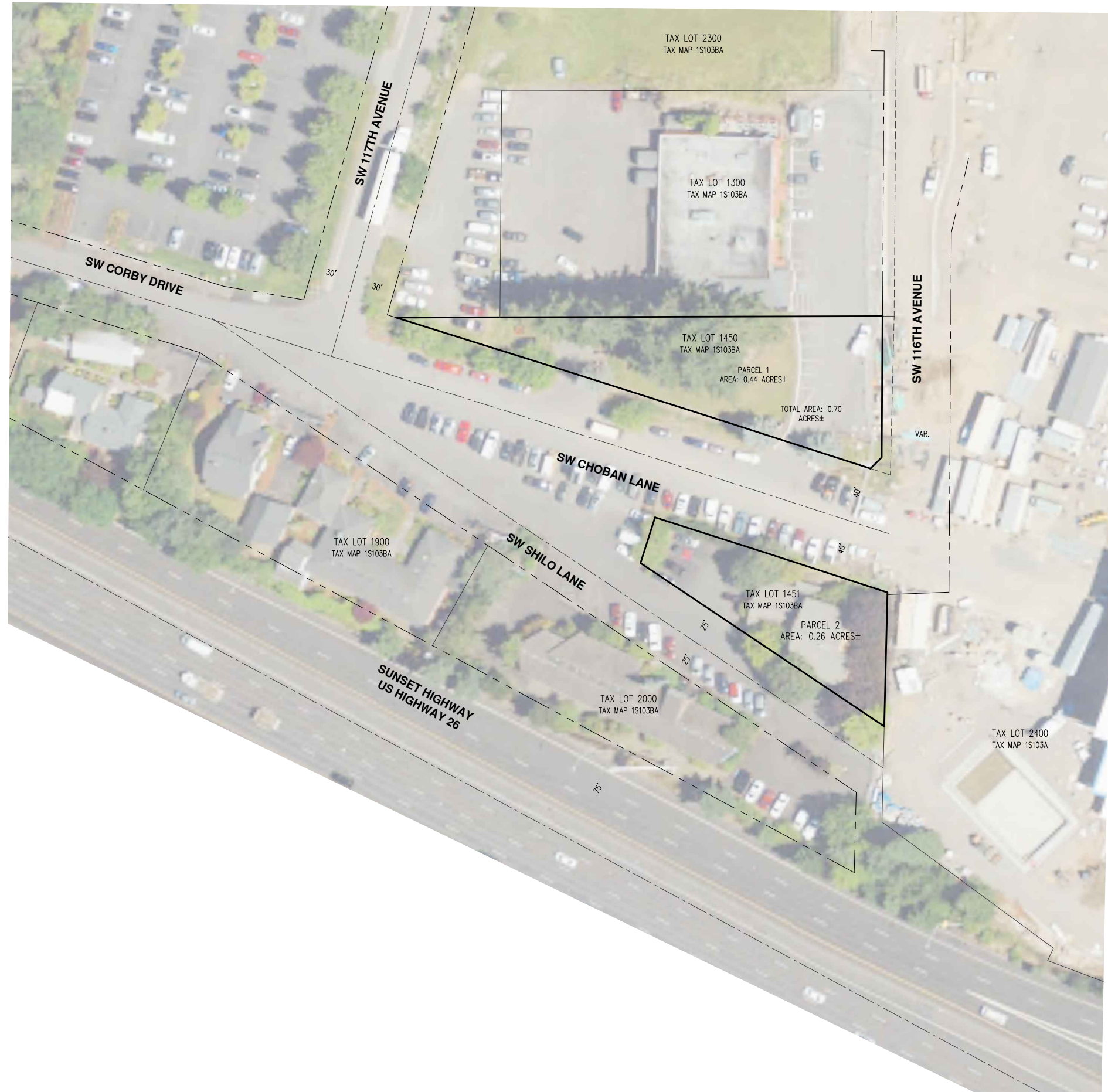
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Gary E. Paul*  
 OREGON  
 JANUARY 17, 1995  
 GARY E. PAUL  
 2698  
 RENEWAL 12/31/2024

REVISIONS

JOB NUMBER  
**11096**

SHEET  
**03**



DESIGNED BY:  
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MANAGED BY: GEP  
CHECKED BY: GEP  
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PROFESSIONAL  
LAND SURVEYOR

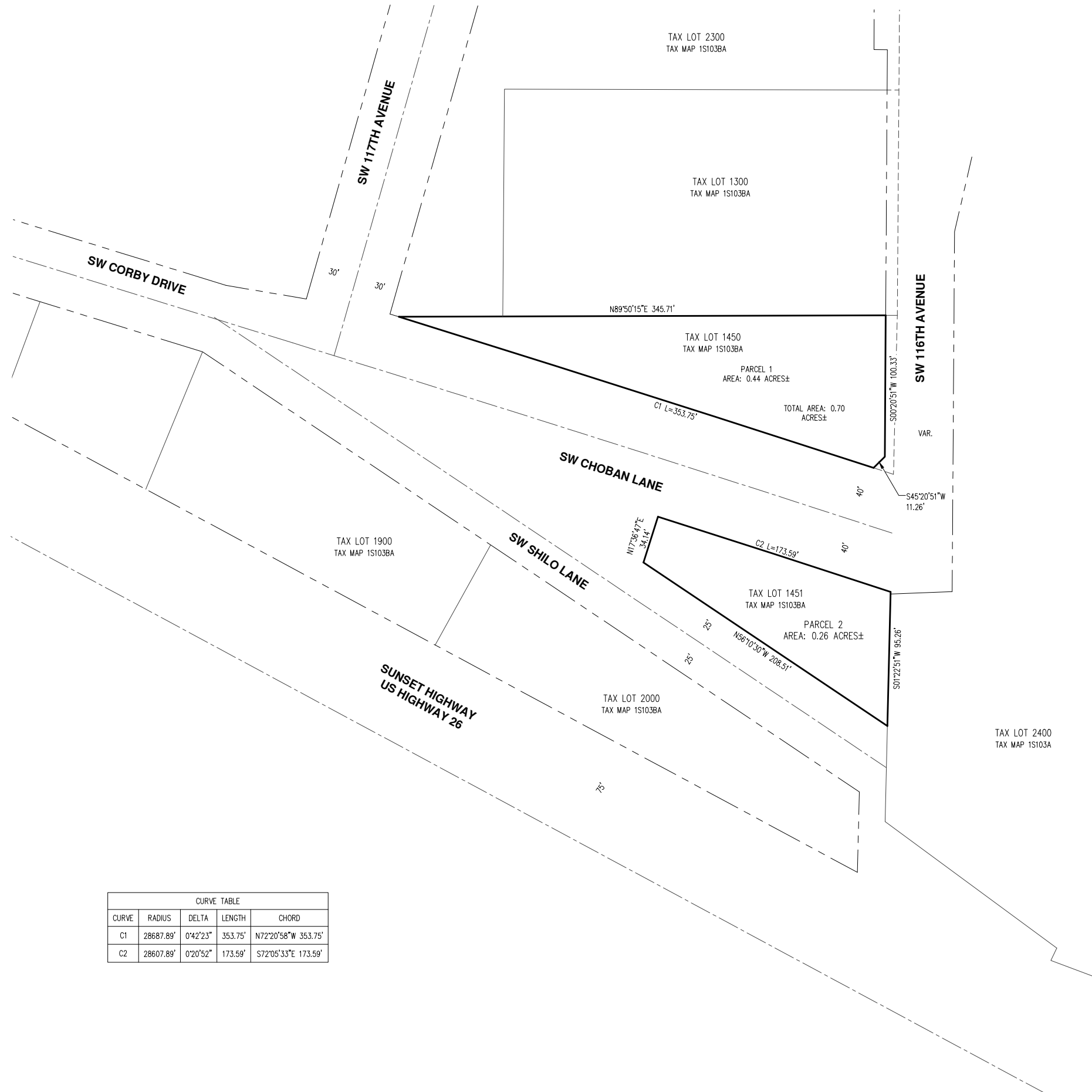
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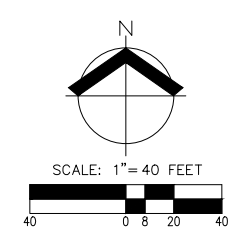
JOB NUMBER  
**11096**

SHEET  
**04**

AKS DRAWING FILE: 11096 PRELIM PARTITIONING LAYOUT: 05



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	28687.89'	0°42'23"	353.75'	N72°20'58"W 353.75'
C2	28607.89'	0°20'52"	173.59'	S72°05'33"E 173.59'



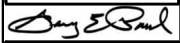
**Approved Planning**  
**11/20/2024 bgada**

**11500 SW CHOBAN LANE**  
**BEAVERTON OREGON**  
TAX LOTS 1450 & 1451

**PRELIMINARY PARTITION**  
**PLAT PLAN**

DESIGNED BY:  
 DRAWN BY: HDS/KLH  
 MANAGED BY: GEP  
 CHECKED BY: GEP  
 DATE: 08/15/2024

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

  
 OREGON  
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REVISIONS

JOB NUMBER  
11096

SHEET  
**05**

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 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE