

Received  
Planning Division  
08/07/2024

# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NW1/4 OF SECTION 16,  
TOWNSHIP 01 SOUTH, RANGE 01 WEST  
OF THE WILLAMETTE MERIDIAN  
CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

FEBRUARY 18, 2020

## LEGAL DESCRIPTION OF PROPERTY

PARCEL 1, PARTITION PLAT NO. 2015-033, IN THE CITY OF BEAVERTON, COUNTY OF WASHINGTON AND STATE OF OREGON.

## TITLE REPORT MATTERS

THE DOCUMENT RELIED UPON FOR THIS SURVEY IS THE RECORDS OF TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY OF OREGON, ORDER NO. 5516000532, WITH AN EFFECTIVE DATE OF JANUARY 29, 2020. THE FOLLOWING EXCEPTIONS ARE NOTED IN THE REPORT:

ITEMS 1 AND 2 ARE NOT SURVEY RELATED.

3 ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT CLASSEN'S HALF ACRES. AFFECTS THE SUBJECT PARCEL, AS SHOWN.

4 LIMITED ACCESS IN DEED TO STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DEPARTMENT WHICH PROVIDES THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY PROVIDED THEREIN SHALL ATTACH TO THE ABUTTING PROPERTY. RECORDED : AUGUST 09, 1955 IN OFFICIAL RECORDS UNDER DOCUMENT NO. BOOK: 372, PAGE: 292 AFFECTS THE SUBJECT PARCEL, AS SHOWN.

5 LIMITED ACCESS IN DEED TO STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DEPARTMENT WHICH PROVIDES THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY PROVIDED THEREIN SHALL ATTACH TO THE ABUTTING PROPERTY. RECORDED : JULY 07, 1955 IN OFFICIAL RECORDS UNDER DOCUMENT NO. BOOK: 371, PAGE: 58 AFFECTS THE SUBJECT PARCEL, AS SHOWN

6 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, GRANTED TO :CITY OF BEAVERTON FOR :SEWER RECORDED :AUGUST 19, 1965 IN OFFICIAL RECORDS UNDER DOCUMENT NO. BOOK: 564, PAGE: 711 AFFECTS THE SUBJECT PARCEL, AS SHOWN

7 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, GRANTED TO :CITY OF BEAVERTON FOR :SEWER RECORDED :JULY 16, 1965 IN OFFICIAL RECORDS UNDER DOCUMENT NO. BOOK: 560, PAGE: 588 AFFECTS THE SUBJECT PARCEL, AS SHOWN

8 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, GRANTED TO :ADJACENT PROPERTY OWNERS FOR :ROAD AND STREET PURPOSES RECORDED :MAY 02, 1975 IN OFFICIAL RECORDS UNDER DOCUMENT NO. BOOK: 1021, PAGE: 346 AFFECTS THE SUBJECT PARCEL, AS SHOWN

9. CONDITIONS AND RESTRICTIONS CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT, BY :CITY OF BEAVERTON, ORDINANCE NO. 1935 RECORDED :MARCH 07, 1977 IN OFFICIAL RECORDS UNDER DOCUMENT NO. BOOK: 1148, PAGE: 749 AFFECTS THE SUBJECT PARCEL, BLANKET IN NATURE.

10 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, GRANTED TO :ADJACENT PROPERTY OWNERS FOR :ROADWAY PURPOSES RECORDED :MARCH 23, 1977 IN OFFICIAL RECORDS UNDER DOCUMENT NO. BOOK: 1152, PAGE: 891 AFFECTS THE SUBJECT PARCEL, AS SHOWN

11 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, GRANTED TO :CITY OF BEAVERTON FOR :RIGHT OF WAY TO MAINTAIN WATER LINES RECORDED :APRIL 19, 1977 IN OFFICIAL RECORDS UNDER DOCUMENT NO. BOOK: 1159, PAGE: 86 AFFECTS THE SUBJECT PARCEL, AS SHOWN

12 ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT PARTITION PLAT NO. 2015-033. AFFECTS THE SUBJECT PARCEL, AS SHOWN

ITEMS 13 THROUGH 15 ARE NOT SURVEY RELATED.

## TABLE A NOTES

- THE VERTICAL RELIEF SHOWN HEREON WAS OBTAINED BY GROUND SURVEY. THE CONTOUR INTERVAL IS 1.0 FEET. BASIS OF ELEVATIONS IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS DETERMINED BY GPS OBSERVATIONS.
- SUBSTANTIAL FEATURES - ALL SUBSTANTIAL FEATURES HAVE BEEN LOCATED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE ARE 247 REGULAR PARKING SPACES, 4 DISABLED PARKING SPACES, AND 2 MOTORCYCLE PARKING SPACES ON THE SUBJECT PROPERTY.
- THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE.

## POSSIBLE ENCROACHMENTS

- PEDESTRIAN ACCESS TO ADJOINING PROPERTY
- LIGHT POLE AND OVERHEAD WIRES ARE ON PROPERTY LINE
- GUY ANCHORS ARE 6.4' OVER PROPERTY LINE
- UTILITY POLE AND OVERHEAD WIRES ARE 1.9' OVER PROPERTY LINE
- GUY ANCHORS ARE 1.0' OVER PROPERTY LINE
- CONCRETE DISPLAY AREA IN HIGHWAY RIGHT OF WAY
- OVERHEAD WIRES ARE 0.7' OVER PROPERTY LINE

## SURVEYOR'S CERTIFICATE

TO:  
DOWL  
OLD REPUBLIC TITLE COMPANY OF OREGON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 5, 8, 9 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/14/2020.

DATE OF PLAT OR MAP:  
02-18-2020

SURVEYOR'S SIGNATURE  
CHRIS SHERBY, OR PLS 74508LS  
CHRIS.SHERBY@SFLANDS.COM

**S&F Land Services**

PORTLAND, VANCOUVER, BEND, SEASIDE

1725 N. ROOSEVELT DR.  
STE. B, SEASIDE, OR 97138  
(503) 738-3425

WWW.SFLANDS.COM	EMAIL: INFO@SFLANDS.COM			
DATE	JOB NO.	FIELD	DRAWN	CHECKED
FEB. 18, 2020	2019-014-46	AJ	DJT/CC	CCS

SURVEY FOR:  
HERZOG-MEIER VOLKSWAGEN

PARCEL 1 OF PARTITION PLAT 2015-033

NW 1/4 SECTION 16, T.1S., R.1W., W.M.  
CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

SHEET 1  
OF 2

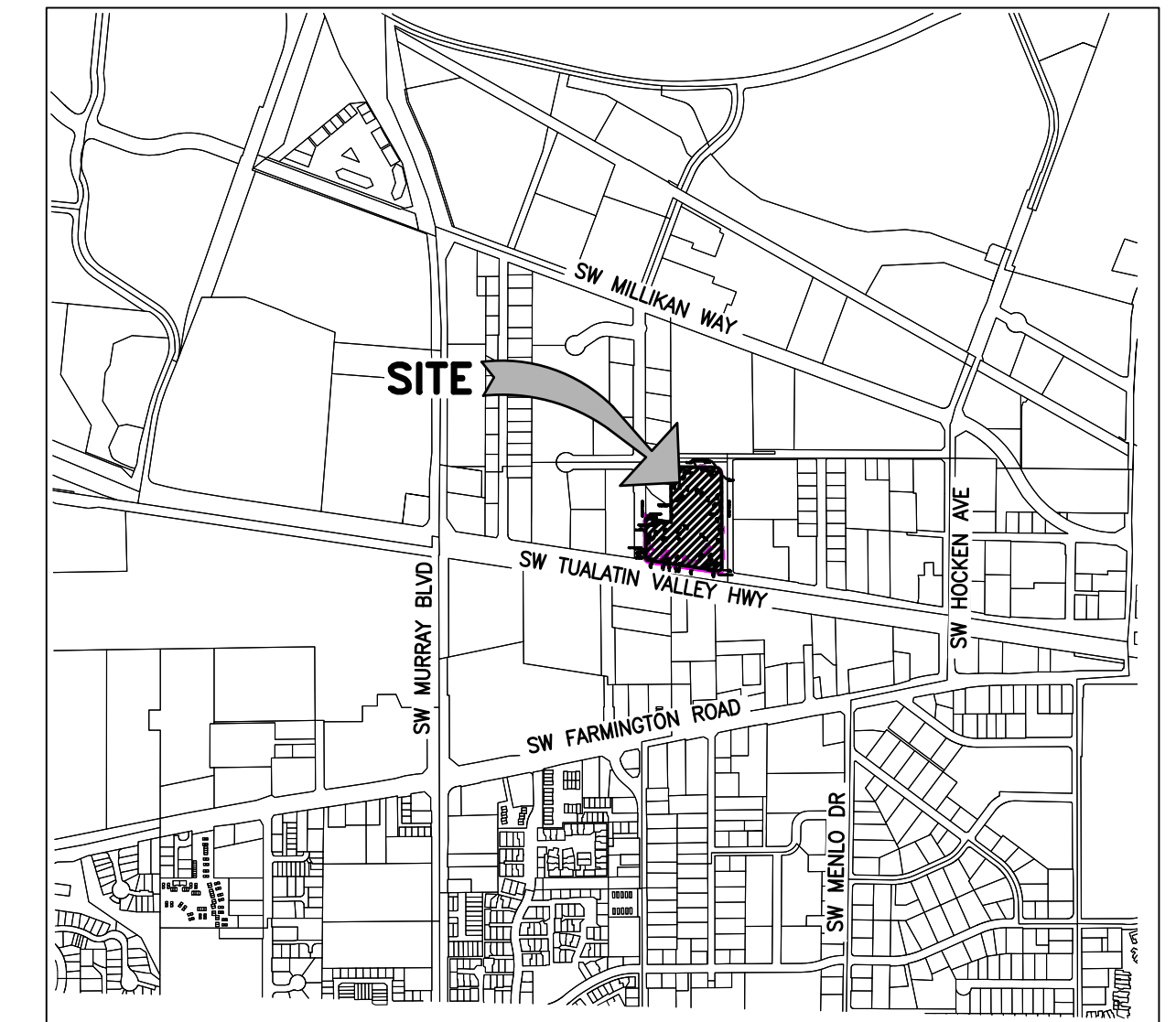
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CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

FEBRUARY 18, 2020

SW ELECTRIC AVENUE

10' 25' SEWER & WATER EASEMENT



VICINITY MAP

SCALE: 1" = 1000'

### HORIZONTAL DATUM (BASIS OF BEARINGS):

OREGON COORDINATE REFERENCE SYSTEM - PORTLAND ZONE  
NORTH AMERICAN DATUM OF NAD83/2011 (EPOCH 2010.0000)  
UNITS IN INTERNATIONAL FEET

### VERTICAL DATUM:

NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AS  
DERIVED FROM GPS OBSERVATIONS.

### NOTES:

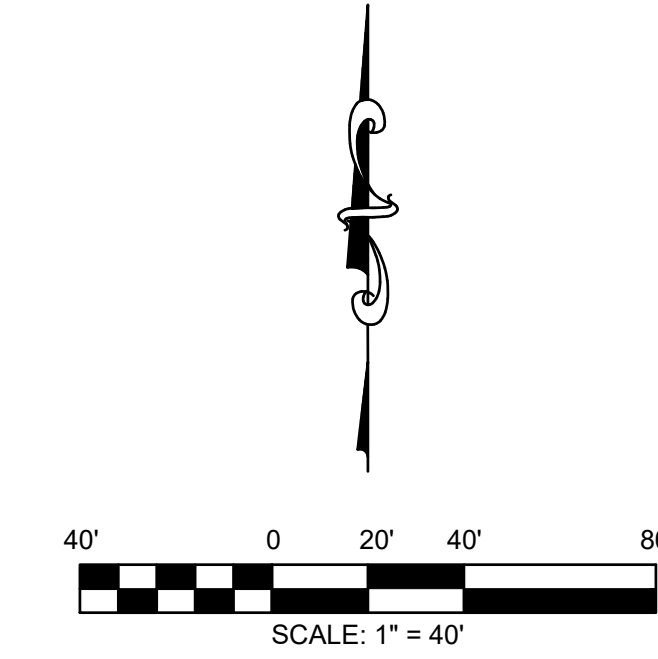
1. FIELD WORK WAS COMPLETED ON DECEMBER 31, 2019.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET 19343444. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

### CATCH BASIN DATA:

- 1 GRATE = 183.98  
8" CONC OUT (W) = 180.81
- 2 GRATE = 183.50  
8" CONC IN (E) = 179.09  
8" CONC OUT (W) = 179.11
- 3 GRATE = 182.46  
8" CONC IN (E) = 179.28  
8" CONC OUT (W) = 179.24
- 4 GRATE = 181.96  
INVERTS NOT AVAILABLE
- 5 GRATE = 182.50  
INVERTS NOT AVAILABLE
- 6 GRATE = 182.51  
8" CONC IN (NW) = 178.42  
8" CONC OUT (SE) = 178.29
- 7 GRATE = 182.45  
10" CONC IN (NW) = 179.13  
10" CONC OUT (SE) = 179.21
- 8 GRATE = 183.44  
18" CONC OUT (WS) = 177.41
- 9 GRATE = 182.31  
8" CONC IN (SE) = 177.66  
8" CONC OUT (NW) = 177.66
- 10 GRATE = 182.47  
6" STEEL OUT (NE) = 180.17
- 11 GRATE = 182.33  
8" CONC IN (SE) = 177.92  
8" CONC OUT (NW) = 177.92
- 12 GRATE = 183.54  
CONTECH STORM FILTER CATCH BASIN
- 13 GRATE = 183.24  
GREASE TRAP
- 14 GRATE = 183.25  
INVERTS NOT AVAILABLE
- 15 GRATE = 183.39  
INVERTS NOT AVAILABLE
- 16 GRATE = 182.42  
10" CONC IN (SE) = 177.92  
8" CONC OUT (NW) = 177.92
- 17 GRATE = 180.98  
INVERTS NOT AVAILABLE
- 18 GRATE = 180.97  
CONTECH STORM FILTER CATCH BASIN
- 19 GRATE = 180.89  
12" CONC OUT (E) = 177.88
- 20 GRATE = 184.46  
8" CONC IN (E) = 182.35  
8" CONC OUT (W) = 182.09
- 21 AREA DRAIN - GRATE = 189.06  
INVERTS NOT AVAILABLE

### MANHOLE DATA:

- 22 STORM DRAIN MANHOLE  
LID = 184.19  
18" CONC IN (E) = 176.97  
18" CONC OUT (S) = 176.96
- 23 SANITARY SEWER MANHOLE  
LID = 180.29  
APPROXIMATED INVERT = 170.73
- 24 SANITARY SEWER MANHOLE  
LID = 181.70  
10" CONC IN (S) = 172.99  
10" CONC OUT (N) = 172.81
- 25 SANITARY SEWER MANHOLE  
LID = 184.91  
INVERTS NOT AVAILABLE
- 26 SANITARY SEWER MANHOLE  
LID = 181.36  
INVERTS NOT AVAILABLE
- 27 SANITARY SEWER MANHOLE  
LID = 187.22  
INVERTS NOT AVAILABLE
- 28 SANITARY SEWER MANHOLE  
LID = 186.72  
10" CONC IN (W) = 177.60  
10" CONC OUT (N) = 177.40



### LEGEND:

- FOUND 5/8" REBAR MONUMENT
- FOUND BRASS CAP MONUMENT
- AREA DRAIN
- BOLLARD
- CATCH BASIN
- RAIN DRAIN
- GAS VALVE, GAS METER
- GROUND LIGHT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- UTILITY/LIGHT POLE
- POWER JUNCTION BOX, POWER RISER
- POWER METER
- UTILITY POLE
- POWER TRANSFORMER
- POWER VAULT
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- MONITORING WELL
- STORM DRAIN MANHOLE
- SIGN
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- UNKNOWN VAULT
- FIRE DEPARTMENT CONNECTION
- WATER METER
- WATER SPOUT
- WATER VALVE
- EDGE OF CONCRETE
- CURB
- CURB AND GUTTER
- PARKING STRIPE
- OHP — OVERHEAD POWER LINE
- E — UNDERGROUND POWER LINE
- BUILDING
- FENCE
- CONCRETE HATCH

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SHEET 2  
OF 2

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