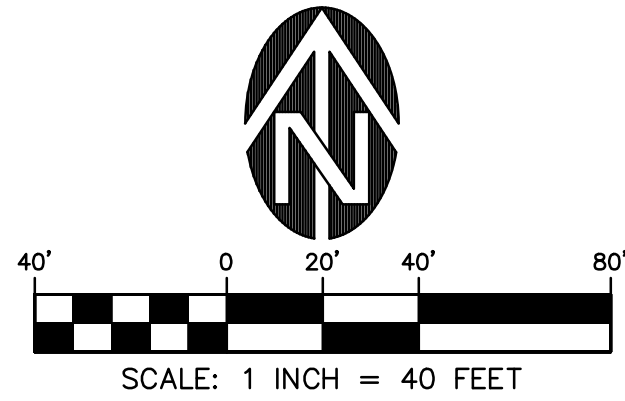


PRELIMINARY PARTITION PLAT

IN THE NW 1/4 OF SECTION 26, T. 1 S., R. 1 W., W.M.
CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON
DATE: FEBRUARY 23, 2022

PARTITION PLAT NO. _____
RECORDED AS DOCUMENT NO. _____



DEED REFERENCES

- D1 DOC. NO. 2021-060364
- D2 DOC. NO. 1990-069902 (C890370CV)
- D3 DOC. NO. 1991-005678 (C890371CV)

SURVEY REFERENCES

- R1 SN 2660
- R2 SN 9330
- R3 SN 13193
- R4 SN 13265
- R5 SN 15850
- R6 SN 24249
- R7 SN 31856
- R8 SN 34028
- R9 BRIGHTFIELD VILLAGE CONDOMINIUM
- R10 CR 348

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO TWO PARCELS THAT PROPERTY DESCRIBED IN DEED DOCUMENT 2021-060364, WASHINGTON COUNTY DEED RECORDS.

THE INTENT IS TO CONSOLIDATE "PARCEL I" AND "PARCEL II" OF SAID DEED INTO A SINGLE PARCEL, AND "PARCEL III" INTO ANOTHER.

THE CENTERLINE OF SW SCHOLLS FERRY ROAD (CR 348) WAS ESTABLISHED BY HOLDING FOUND MONUMENT 30162 AS STATION 298+49.74 AND FOUND MONUMENT 30138 AS STATION 292+00.00 PER SN 24249.

THE CENTER LINE OF SW HALL BOULEVARD (OR 151) WAS ESTABLISHED BY HOLDING FOUND MONUMENT 30162 AS STATION 302+53.09 AND FOUND MONUMENT 10102 AS STATION 307+43.70. SAID CENTERLINE WAS THEN EXTEND SOUTHEASTERLY ALONG A CURVING USING RECORD RADIUS AND DELTA OF 954.93 FEET AND 10°29'30", RESPECTIVELY. ALL PER SN 31856. THIS ESTABLISHMENT FIT WELL WITH FOUND MONUMENT 10101 PER SN 34028.

THE EAST LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS 55, 10107, AND 10101.

FOUND MONUMENT 10108 WAS NOT HELD AS OLDER SURVEY MONUMENTS WERE FOUND THAT ESTABLISHING A BETTER LINE.

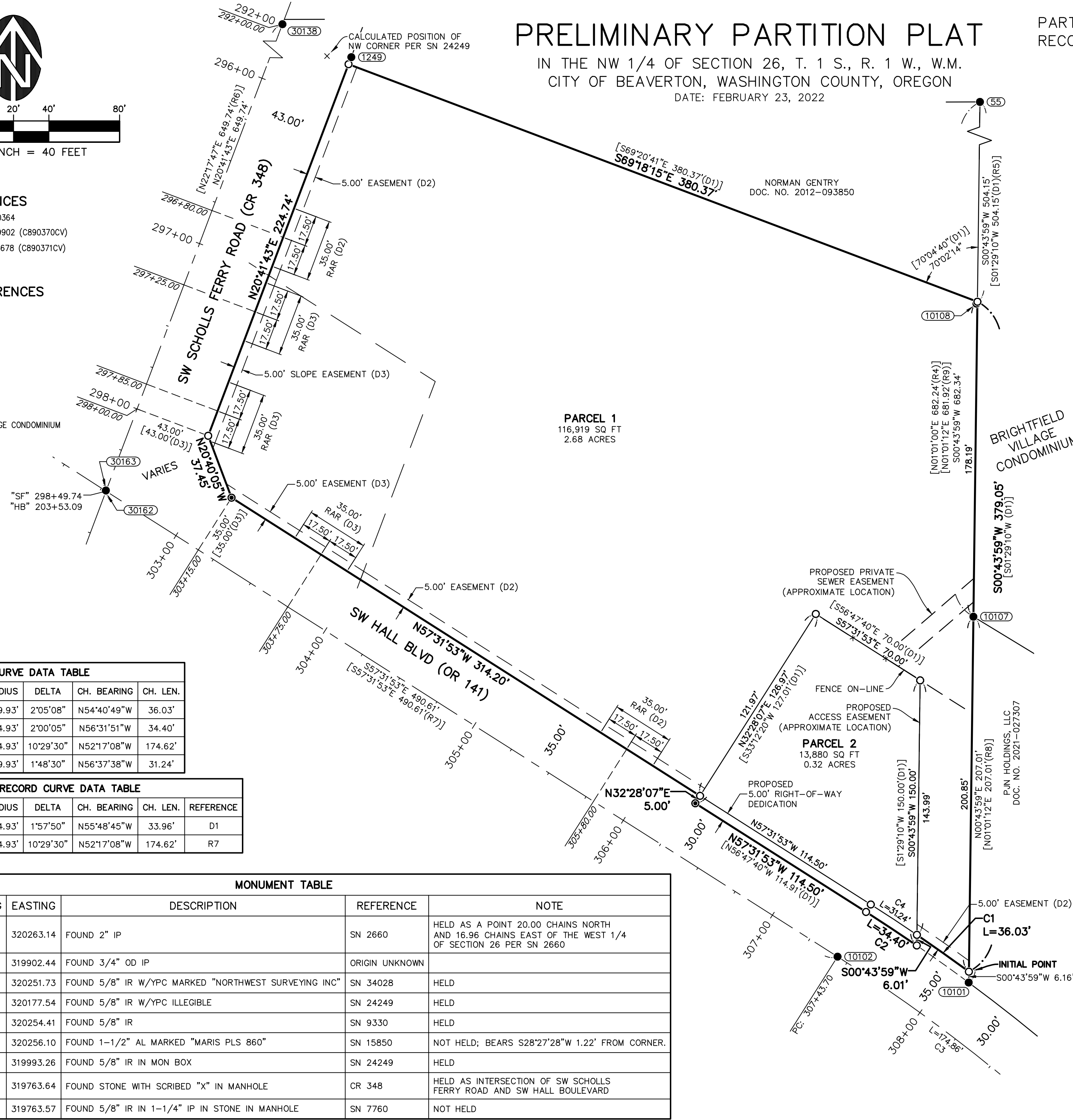
THE NORTHEAST CORNER WAS ESTABLISHED BY HOLDING A POINT AT RECORD DISTANCE OF 504.14 FEET SOUTH OF FOUND MONUMENT 55.

THE NORTH LINE WAS ESTABLISHED BY HOLDING A LINE BETWEEN THE NORTHEAST CORNER AND THE ORIGINAL NORTHWEST CORNER, ESTABLISHED BY HOLDING RECORD STATION AND OFFSET OF 295+75.26, 29.72' LEFT PER SN 24249.

THE WEST LINE WAS ESTABLISHED BY HOLDING A 43.00-FOOT OFFSET FROM CENTERLINE OF SW SCHOLLS FERRY ROAD PER DOC. NO. 1990-069902 AND DOC. NO. 1991-005678.

THE SOUTHWEST CORNERS WERE ESTABLISHED BY HOLDING RECORD STATION AND OFFSET VALUES OF 298+00.00, 43.00' LEFT, SW SCHOLLS FERRY ROAD AND 303+15.00 35.00' LEFT, SW HALL BOULEVARD PER DOC. NO. 91005678.

THE PORTIONS OF THE SOUTHWEST PROPERTY LINE ADJACENT TO PARCEL 1 WERE ESTABLISHED BY HOLDING RECORD GEOMETRY OF SAID "PARCEL III". THE POINT OF BEGINNING OF SAID "PARCEL III", ALSO BEING THE SOUTHEAST CORNER OF PARCEL 2, WAS ESTABLISHED BY INTERSECTING A LINE 29.66 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF PARCEL 1, AND A CURVE 30.00 FEET NORTHEAST OF AND PARALLEL WITH THE CENTERLINE OF SW HALL BOULEVARD, PER DOC. NO. 2021-060364.



CURVE DATA TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	36.03'	989.93'	2'05'08"	N54°40'49"W	36.03'
C2	34.40'	984.93'	2'00'05"	N56°31'51"W	34.40'
C3	174.86'	954.93'	10°29'30"	N52°17'08"W	174.62'
C4	31.24'	989.93'	1°48'30"	N56°37'38"W	31.24'

RECORD CURVE DATA TABLE						
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.	REFERENCE
C2	34.40'	984.93'	1°57'50"	N55°48'45"W	33.96'	D1
C3	174.86'	954.93'	10°29'30"	N52°17'08"W	174.62'	R7

MONUMENT TABLE					
POINT#	NORTHING	EASTING	DESCRIPTION	REFERENCE	NOTE
55	148920.93	320263.14	FOUND 2" IP	SN 2660	HELD AS A POINT 20.00 CHAINS NORTH AND 16.96 CHAINS EAST OF THE WEST 1/4 OF SECTION 26 PER SN 2660
1249	148555.21	319902.44	FOUND 3/4" OD IP	ORIGIN UNKNOWN	
10101	148031.66	320251.73	FOUND 5/8" IR W/YPC MARKED "NORTHWEST SURVEYING INC"	SN 34028	HELD
10102	148046.29	320177.54	FOUND 5/8" IR W/YPC ILLEGIBLE	SN 24249	HELD
10107	148238.64	320254.41	FOUND 5/8" IR	SN 9330	HELD
10108	148415.75	320256.10	FOUND 1-1/2" AL MARKED "MARIS PLS 860"	SN 15850	NOT HELD; BEARS S28°27'28"W 1.22' FROM CORNER.
30138	148917.50	319993.26	FOUND 5/8" IR IN MON BOX	SN 24249	HELD
30162	148309.67	319763.64	FOUND STONE WITH SCRIBED "X" IN MANHOLE	CR 348	HELD AS INTERSECTION OF SW SCHOLLS FERRY ROAD AND SW HALL BOULEVARD
30163	148310.04	319763.57	FOUND 5/8" IR IN 1-1/4" IP IN STONE IN MANHOLE	SN 7760	NOT HELD

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IR W/YPC MARKED "WESTLAKE CONSULTANTS" SET ON _____
- SET 1-1/8" COPPER PLUG MARKED "WESTLAKE CONSULTANTS" SET ON _____
- IR IRON ROD
- IP IRON PIPE
- MB MONUMENT BOX
- W/ WITH
- YPC YELLOW PLASTIC CAP
- AL ALUMINUM CAP
- DOC. NO. DOCUMENT NUMBER, WASHINGTON COUNTY DEED RECORDS
- SN SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS
- CR COUNTY ROAD
- R/W RIGHT-OF-WAY
- "SF" SW SCHOLLS FERRY ROAD
- "HB" SW HALL BOULEVARD
- RAR RESTRICTED ACCESS RIGHTS
- SQ FT SQUARE FEET
- [DATA(#)] RECORDS DATA AND REFERENCE

SURVEYED FOR:
ARGONAUT INVESTMENTS

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652