

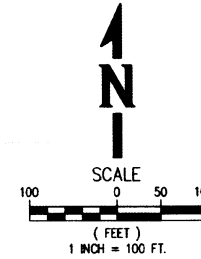
PARTITION PLAT

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, BEING A REPLAT OF PARCEL 1 OF PARTITION PLAT 2005-001, RECORDED AS DOC. NO. 2005001344, WASHINGTON COUNTY, OREGON
SCALE: 1" = 100' DATE: 12/6/2016

PARTITION PLAT NO. _____
RECORDED AS DOCUMENT NO. _____

WHPacific

9755 SW Barnes Rd, Suite 300
Portland, OR 97225
503-628-0455 Fax 503-526-0775
www.whpacific.com



NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL ONE OF PARTITION PLAT 2005-001 INTO 3 PARCELS AND ONE TRACT AS SHOWN AND TO DEDICATE THE SOUTHERLY 6 FEET OF PARCEL 1, CREATING A 51 FOOT RIGHT OF WAY WHEN MEASURED TO THE CENTERLINE OF S.W. BARNES ROAD.

THE BASIS OF BEARINGS AND EXTERIOR BOUNDARY WERE DETERMINED FROM RECORD DATA PER PARTITION PLAT 2005-001

PLAT NOTES
1. THIS PARTITION PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER WASHINGTON COUNTY CASE FILE 16-182-P

2. TRACT A IS AN OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE DECLARANTS, THEIR SUCCESSORS OR ASSIGNS.

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC MARKED "WHPACIFIC" UNLESS OTHERWISE NOTED
- ⊗ FOUND 5/8" IRON ROD W/ALUM CAP STAMPED "WHPACIFIC" SET IN PP 2005-001 OR AS NOTED
- FOUND 5/8" IRON ROD W/YPC MARKED STAMPED "WHPACIFIC" SET IN SURVEY NO. 29,453
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP
- (R) RADIAL
- ALUM ALUMINUM
- SENSITIVE AREA BOUNDARY PER CLEAN WATER SERVICES, SERVICE PROVIDER LETTER 611, 5/19/2004

NOTES:

- ① SENSITIVE AREA CONSERVATION EASEMENT, SHOULD DEVELOPMENT OR RE-DEVELOPMENT OCCUR ON THESE PARCELS WITH THIS EASEMENT, THE AREA WILL EITHER BE AVOIDED OR PERMITTED THROUGH LOCAL, STATE AND FEDERAL AGENCY REQUIREMENTS.

SHEET INDEX

- SHEET 1 OF 2 NARRATIVE & PLAT
- SHEET 2 OF 2 SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGEMENT, WASHINGTON COUNTY APPROVALS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

EXPIRES: JUL 21, 1992
CRAIG A. BUTLER
2550

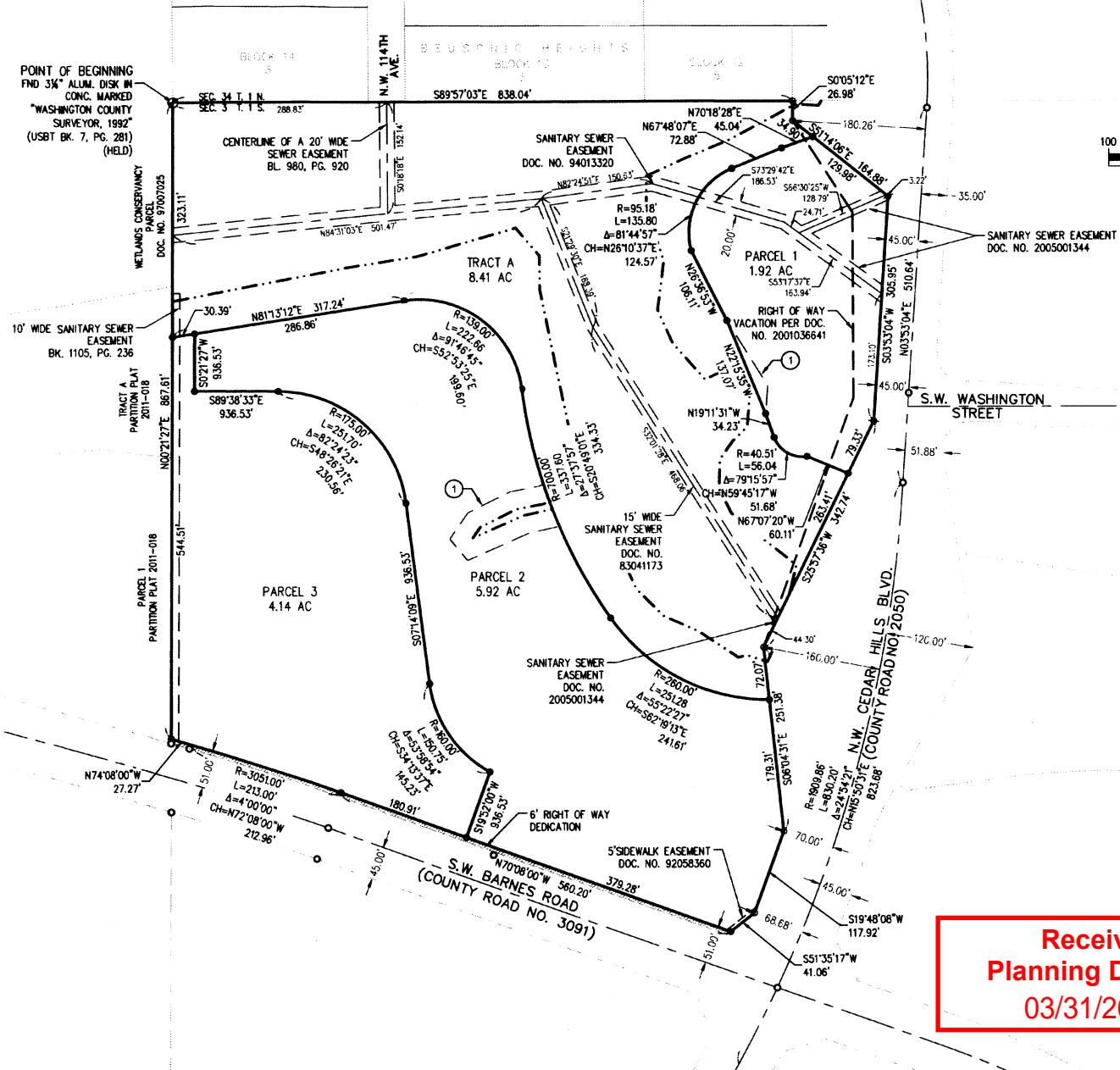
EXPIRES: 06/30/2017

I DO HEREBY CERTIFY THIS
TO BE A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT

SHEET 1 OF 2

PROJECT NO. 15237 DRAWING NAME: 015237-14-PROP.DWG

Received
Planning Division
03/31/2021



PARTITION PLAT
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE
 WILLAMETTE MERIDIAN, A PORTION BEING A REPLAT OF PARCEL 1 OF PARTITION PLAT 2005-001,
 RECORDED AS DOC. NO. 2005001344, WASHINGTON COUNTY, OREGON
 DATE: 12/6/2016

PARTITION PLAT NO. _____
 RECORDED AS DOCUMENT NO. _____

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 Portland, OR 97225
 503-626-0455 Fax 503-626-0775
 www.whpacific.com

SURVEYOR'S CERTIFICATE

I, JACK A BUTLER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS AS REPRESENTED ON THIS PARTITION PLAT, BEING DESCRIBED AS FOLLOWS, PER PRELIMINARY TITLE REPORT CREATED BY TICOR TITLE COMPANY, ORDER NO.: 3626078460AMS-TIPOR50:

PARCEL 1 OF PARTITION PLAT NO. 2005-001, IN THE CITY OF BEAVERTON, COUNTY OF WASHINGTON AND STATE OF OREGON.

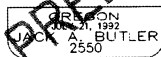
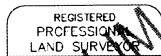
EXCEPTING THEREFROM THAT PORTION DEEDED TO WASHINGTON COUNTY FOR RIGHT OF WAY PURPOSES BY DEDICATION DEED RECORDED FEBRUARY 12, 2007 AS RECORDER'S FEE NO. 2007-015507, WASHINGTON COUNTY DEED RECORDS.

BEING MORE PARTICULARLY DESCRIBED AS:

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, STATE OF OREGON.

AT THE POINT OF BEGINNING, I FOUND AND HELD A 3-1/4" ALUMINUM DISK MARKING THE NORTH QUARTER CORNER OF SAID SECTION 3 AND THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE BOUNDARY OF THE WEST PORTION OF SAID PARCEL 1 SOUTH 89°57'03" EAST 838.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.W. CEDAR HILLS BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°05'12" EAST 26.98 FEET TO THE EAST LINE OF THE RIGHT-OF-WAY VACATION DESCRIBED IN DOCUMENT NO. 2001-036641; THENCE ALONG SAID VACATION LINE THE FOLLOWING THREE (3) COURSES: SOUTH 51°14'06" EAST 164.88 FEET; THENCE SOUTH 03°53'04" WEST 305.94 FEET; THENCE SOUTH 25°57'36" WEST 342.74 FEET TO SAID WEST RIGHT-OF-WAY LINE OF S.W. CEDAR HILLS BOULEVARD; THENCE ALONG SAID WEST LINE SOUTH 06°04'31" EAST 251.38 FEET; THENCE SOUTH 19°48'08" WEST 117.92 FEET; THENCE SOUTH 51°35'17" WEST 41.06 FEET TO THE NORTH RIGHT-OF-WAY LINE OF S.W. BARNES ROAD; THENCE NORTH 70°08'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 560.20 FEET TO A POINT OF CURVATURE; THENCE 213.00 FEET ALONG THE ARC OF A 3051.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°00'00", SAID CURVE HAVING A CHORD BEARING NORTH 72°08'00" WEST, 212.96 FEET; THENCE NORTH 74°08'00" WEST 27.27 FEET TO THE CENTER SECTION LINE OF SAID SECTION 3; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH 00°21'27" EAST 867.61 FEET ALONG SAID CENTER SECTION LINE TO SAID QUARTER CORNER AND INITIAL POINT NO. 1.

CONTAINING 893,329 SQUARE FEET OR 20.508 ACRES, MORE OR LESS.



I DO HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT J. PETERKORT & COMPANY, AN OREGON LIMITED PARTNERSHIP, AND PETERKORT RESIDENTIAL I, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THE LAND DEPICTED HEREON AND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP, AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON.

J. PETERKORT & COMPANY, AN OREGON LIMITED PARTNERSHIP
 BY: PETERKORT MANAGEMENT COMPANY, AN OREGON CORPORATION
 GENERAL PARTNER

BY: _____
 LOS D. DITMARS, VICE PRESIDENT

PETERKORT RESIDENTIAL I, L.L.C., AN OREGON LIMITED LIABILITY COMPANY

BY: TOR PACIFIC NORTHWEST VI, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: _____
 ROBERT A. HINNEN, PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON } SS
 COUNTY OF WASHINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2016, BY LOS D. DITMARS AS VICE PRESIDENT OF PETERKORT MANAGEMENT COMPANY, GENERAL PARTNER OF J. PETERKORT & COMPANY, AN OREGON LIMITED PARTNERSHIP.

(SIGNATURE) _____

(PRINTED NAME)
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

ACKNOWLEDGMENT:

STATE OF OREGON } SS
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2016, BY ROBERT A. HINNEN AS PRESIDENT OF TOR PACIFIC NORTHWEST VI, INC., THE GENERAL PARTNER OF TOR (S&H) VALERIA VIEW LIMITED PARTNERSHIP, MANAGER OF PETERKORT RESIDENTIAL I, L.L.C., AN OREGON LIMITED LIABILITY COMPANY.

(SIGNATURE) _____

(PRINTED NAME)
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

WASHINGTON COUNTY APPROVALS:

APPROVED THIS ____ DAY OF _____, 2016

WASHINGTON COUNTY SURVEYOR

BY: _____

APPROVED THIS ____ DAY OF _____, 2016

DIRECTOR, DEPARTMENT OF LAND USE AND TRANSPORTATION

BY: _____

STATE OF OREGON } SS
 COUNTY OF WASHINGTON

I DO HEREBY APPROVE THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS ____ DAY OF _____, 2016, AT _____ O'CLOCK ____ M., AND RECORDED IN THE COUNTY CLERK'S RECORDS.

DEPUTY COUNTY CLERK

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.093 HAVE BEEN PAID AS OF _____, 2016. DIRECTOR OF ASSESSMENT AND TAXATION WASHINGTON COUNTY, OREGON

BY: _____

DEPUTY

STATE OF OREGON } SS
 COUNTY OF WASHINGTON

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED TO ME BY THE SURVEYOR OF THIS PARTITION PLAT, TO BE A TRUE AND EXACT COPY OF THE ORIGINAL, AND THAT IT WAS RECORDED ON THE ____ DAY OF _____, AT ____ O'CLOCK ____ M., 2016, IN THE COUNTY CLERK RECORDS.

DEPUTY COUNTY CLERK