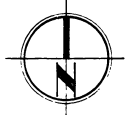




SHEET 1 OF 2

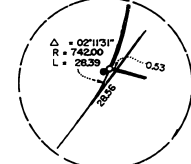
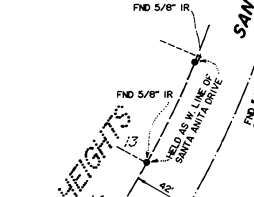
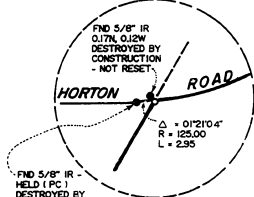
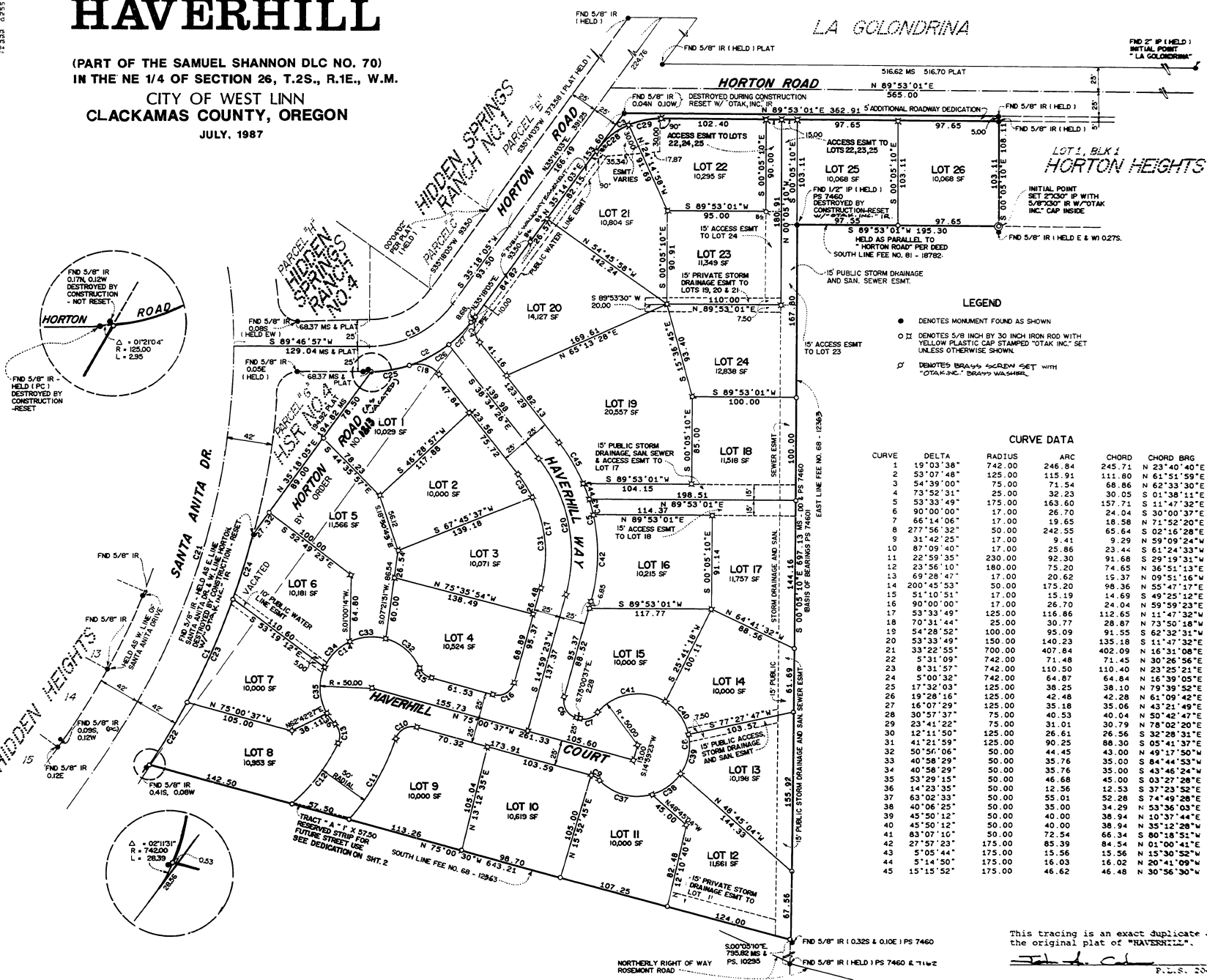


SCALE: 1 = 60

HAVERHILL

(PART OF THE SAMUEL SHANNON DLC NO. 70)
IN THE NE 1/4 OF SECTION 26, T.2S., R.1E., W.M.
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON
JULY, 1987

LA GOLONDRINA



- LEGEND**
- DENOTES MONUMENT FOUND AS SHOWN
 - DENOTES 5/8 INCH BY 30 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK INC." SET UNLESS OTHERWISE SHOWN
 - ⊕ DENOTES BRASS GROUND SET WITH "OTAK INC." BRAND MARKER

CURVE DATA

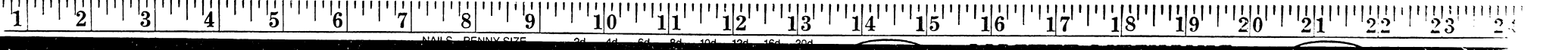
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG.
1	19°03'38"	742.00	246.84	245.71	N 23°40'40"E
2	53°07'48"	125.00	115.91	111.80	N 61°51'59"E
3	54°39'00"	75.00	71.54	68.86	N 62°33'30"E
4	73°52'31"	25.00	32.23	30.05	S 01°38'11"E
5	53°33'49"	175.00	153.60	157.71	S 11°47'32"E
6	90°00'00"	17.00	26.70	24.04	S 30°00'37"E
7	66°14'06"	17.00	19.65	18.58	N 71°52'20"E
8	277°56'32"	50.00	242.55	65.64	S 02°16'28"E
9	31°42'25"	17.00	9.41	9.29	N 59°09'24"W
10	87°05'40"	17.00	25.86	23.44	S 61°24'33"W
11	22°59'35"	230.00	92.30	91.68	S 29°19'31"W
12	23°56'10"	180.00	75.20	74.65	N 36°51'13"E
13	69°28'47"	17.00	20.62	19.37	N 09°51'16"W
14	200°45'53"	50.00	175.20	98.36	N 55°47'17"E
15	51°10'51"	17.00	15.19	14.69	S 49°25'12"E
16	90°00'00"	17.00	26.70	24.04	N 59°59'23"E
17	53°33'49"	125.00	116.86	112.65	N 11°47'32"E
18	70°31'44"	25.00	30.77	28.87	N 73°50'16"W
19	54°28'52"	100.00	95.09	91.55	N 62°32'31"W
20	53°33'49"	150.00	140.23	135.18	N 11°47'32"E
21	33°22'55"	700.00	407.84	402.09	N 16°31'08"E
22	5°31'09"	742.00	71.48	71.45	N 30°26'56"E
23	8°31'57"	742.00	110.50	110.40	N 23°25'21"E
24	5°00'32"	742.00	64.87	64.84	N 16°39'05"E
25	17°32'03"	125.00	38.25	38.10	N 79°39'52"E
26	19°28'16"	125.00	42.48	42.28	N 61°09'42"E
27	16°07'29"	125.00	35.18	35.06	N 43°21'49"E
28	30°57'37"	75.00	40.53	40.04	N 50°42'47"E
29	23°41'22"	75.00	31.01	30.79	N 51°02'20"E
30	12°11'50"	125.00	26.61	26.56	S 32°28'31"E
31	41°21'59"	125.00	90.25	88.30	S 05°41'37"E
32	50°56'06"	50.00	44.45	43.00	N 49°17'50"W
33	40°58'29"	50.00	35.76	35.00	N 44°44'53"W
34	40°58'29"	50.00	35.76	35.00	N 43°46'24"W
35	53°29'15"	50.00	46.68	45.00	S 03°27'28"E
36	14°23'35"	50.00	12.56	12.53	S 37°23'52"E
37	63°02'33"	50.00	55.01	52.28	S 74°49'28"E
38	40°06'25"	50.00	34.29	34.29	N 53°36'03"W
39	45°50'12"	50.00	40.00	38.94	N 10°37'44"E
40	45°50'12"	50.00	40.00	38.94	N 35°12'28"W
41	83°07'10"	50.00	72.54	66.34	S 80°18'51"W
42	27°57'23"	175.00	85.39	84.54	N 01°00'41"E
43	5°05'44"	175.00	15.56	15.56	N 53°36'03"W
44	5°14'50"	175.00	16.03	16.02	N 20°41'09"W
45	15°15'52"	175.00	46.62	46.48	N 30°56'30"W

REGISTERED PROFESSIONAL LAND SURVEYOR

JOHN A. CARLSON
2944

This tracing is an exact duplicate of the original plat of "HAVERHILL".

2770





HAVERHILL

90/112

SHEET 2 OF 2

(PART OF THE SAMUEL SHANNON DLC NO. 70)
IN THE NE 1/4 OF SECTION 26, T.2S., R.1E., W.M.

CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON

JULY, 1987

NARRATIVE

APPROVALS

The purpose of this survey was to determine the boundaries of those parcels described in Deeds; Fee No.s. 81-18782 and 68-12363, Clackamas County Records, said parcels comprising the proposed "HAVERHILL" subdivision.

The north boundary was established as a line parallel to and 50 feet southerly of the north line of Horton Road, said north line was determined by holding monuments found at the southeast (Initial Point) and southwest corners of "La Colondrina", a duly recorded plat.

The boundaries of proposed lots 25 and 26 were determined by holding the found 1/2 inch iron pipe (the northeast corner of Deed Fee No. 68-12363) and extending a line easterly (parallel to Horton Road per deed) to intersect the east boundary established by holding monumentation found, as shown, on the west line of Lot 1, Block 1, "HORTON HEIGHTS".

The east line of the tract described in Fee No. 68-12363, was established by holding the 1/2 inch iron pipe at the northeast corner of said tract and a 5/8 inch iron rod on the north right-of-way line of Rosemont Road, said iron rod set by PS 7162.

The south line of said tract was established by holding the record (deed and P.S. 7460) distance along the east line of said tract and record angle at the southeast corner of said tract and projecting a line westerly to a line parallel with and 84 feet southeasterly of the easterly line of "HIDDEN HEIGHTS", a duly recorded plat.

From the southwest corner, the west and northwest boundaries of the subject property were established 84 feet southeasterly of and parallel with the easterly boundary of said "HIDDEN HEIGHTS" to the southerly corner of Parcel "G" of "HIDDEN SPRINGS RANCH NO. 4", a duly recorded plat. The boundary continues along the southeasterly line of said Parcel "G" to a line that is parallel with and 50 feet southerly of the south line of Parcel "H" of said "HIDDEN SPRINGS RANCH NO. 4". The boundary then runs easterly and northeasterly along said parallel line to a point of intersection with the southeast right-of-way line of Horton Road, a 50-foot roadway and continues along said southeasterly right-of-way line to a point of intersection with the north line of the subject parcel. The boundaries of "HIDDEN SPRINGS RANCH NO. 1" and "NO. 4", "HIDDEN HEIGHTS" and Horton Road were established by holding monuments and record values as shown on the plat.

Approved this 21st day of September, 1987
CITY OF WEST LINN PLANNING COMMISSION

By Timothy Lee Conser

Approved this 15th day of October, 1987
CITY OF WEST LINN ADMINISTRATOR

By Jim A. Buel

Approved this _____ day of _____, 1987
CLACKAMAS COUNTY ROADMASTER

By NOT REQUIRED

Approved this 14th day of OCTOBER, 1987
WEST LINN CITY SURVEYOR

By DUNNAS & ASSOCIATES, INC. by: E. C. De Santis, Jr.

Approved this 9th day of October, 1987
CLACKAMAS COUNTY COMMISSIONERS

By Ed De Santis, Jr.
Pauline Stanley
Dale Furber

Pursuant to O.R.S. 92.095, I hereby certify that all taxes have been paid ~~THRU~~ THRU JUNE 30, 1988

Approved this 20th day of Oct, 1987

By George E. Malin
CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

By Edwin Camnitz Deputy

By Cynthia C. Rowley Deputy

Attest this 20th day of October, 1987
CLACKAMAS COUNTY CLERK

By John F. Kauffman Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Haverhill Joint Venture, consisting of Duncan Development Corporation, an Oregon Corporation and Greg A. Hemstreet, does hereby make, establish and declare the annexed map of "HAVERHILL" as described in the accompanying Surveyor's Certificate to be a true and correct map and all streets of the widths thereon set forth, and we do dedicate to the use of the public as public ways forever all streets as shown on said map; and we do hereby grant and convey to the City of West Linn Tract "A" and all public easements as shown on said map.

HAVERHILL JOINT VENTURE

Michael K. Duncan
Duncan Development Corporation
Michael K. Duncan, President

Greg A. Hemstreet
Greg A. Hemstreet

ACKNOWLEDGEMENT

State of Oregon }
 } ss
County of Clackamas)

This is to certify: That on this 14th day of July, 1987, before me, a Notary Public in and for said County and State, personally appeared Michael K. Duncan and Greg A. Hemstreet, who being first duly sworn did say that they are the identical persons named in and described in the foregoing instrument and this, the certificate thereto, and they did declare the act of affixing their signatures to the said instrument to be their own free act and deed.

Teresa A. White
TERESA A. WHITE
NOTARY PUBLIC-OREGON
My Commission Expires 5-26-90

This tracing is an exact duplicate of the original plat of "HAVERHILL".
John A. Carlson
P.L.S. 2044

2770

SURVEYOR'S CERTIFICATE

I, John A. Carlson, being first duly sworn, do depose and say that I have correctly surveyed and marked with proper monuments the lands represented on the annexed map of "HAVERHILL", that at the initial point of said survey I set a galvanized iron pipe, 2 inches in diameter, 36 inches long, and 6 inches below the surface of the ground, said Initial Point being the southwest corner of Lot 1 of Block 1 "HORTON HEIGHTS", a duly recorded plat, and the southeast corner of deed fee No. 81-18782, Clackamas County Records. From said Initial Point I ran the following courses and distances: S.89°53'01"W., along the south line of said Deed Fee No. 81-18782, 195.30 feet to the northeasterly corner of Deed Fee No. 68-12363, Clackamas County Records; thence S.00°05'10"E., along the east line of said Deed Fee No. 68-12363, 697.13 feet; thence N.75°00'30"W., along the southerly line of said Deed Fee No. 68-12363, 642.69 feet to the southeasterly line of Horton Road; thence continuing along the extension of said southerly line 0.53 feet to a point on the easterly line of Santa Anita Drive; thence northerly along said easterly line on the arc of a 742.00 foot radius curve (the radius point of which bears N.56°47'31"W.) through a central angle of 19°03'38", 246.84 feet (chord bears N.23°40'40"E., 245.71 feet) to the most southerly corner of Parcel "G", "Hidden Springs Ranch No. 4"; thence N.35°18'05"E. along the southeasterly line of said Parcel "G", 194.82 feet to the northeasterly corner of said Parcel "G"; thence northeasterly along the extension of the northerly line of said Parcel "G" on the arc of a 125.00 foot radius curve (the radius point of which bears N.01°34'07"W.) through a central angle of 53°07'48", 115.91 feet (chord bears N.61°31'59"E., 111.80 feet) to the southeasterly line of said Horton Road; thence N.35°18'05"E. along said southeasterly line, 93.50 feet; thence N.35°14'03"E. continuing along said southeasterly line, 193.60 feet; thence N.89°53'01"E. 362.91 feet to the northwest corner "HORTON HEIGHTS"; thence S.00°05'10"E. along the west line of said "HORTON HEIGHTS", 108.11 feet to the Point of Beginning.

John A. Carlson
John A. Carlson
Registered Professional
Land Surveyor No. 2044

Subscribed and sworn to before me this 14th day of July, 1987.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John A. Carlson
OREGON
JULY 25, 1983
JOHN A. CARLSON
2044

Teresa A. White
TERESA A. WHITE
NOTARY PUBLIC-OREGON
My Commission Expires 5-26-90

NOTES

- Vehicular access to Santa Anita Drive prohibited along Lots 6, 7, and 8 and to Horton Road along Lots 1 and 20.
- Five foot wide general public utility easement along all side and rear lot lines and 6 foot General Public Utility Easement along all lot lines abutting public rights-of-way.
- Subject to covenants, conditions, and restriction recorded as Fee Number 81-18782 on 10-20-87.

