HILLTOP VIEW ESTATES AT PERSIMMON

BOOK 1308 PAGE 71

LOCATED IN THE NE 1/4 OF SECTION 22
TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN
CITY OF GRESHAM, MULTNOMAH COUNTY, OREGON
SCALE 1" = 60'
DATE: 9-27-16

LEGEND

- ● FOUND MONUMENT AS NOTED HEREON
- ■ FOUND 5/8" IR WYPC MARKED "ACS&P 668-3151" PER SN 64743 (HELD)
- ○ 5/8" BY 30" IR WYPC MARKED "ACS&P 503-668-3151", SET ON 8-22-16
- 1.17" BRASS DISK MARKED "ACS&P 668-3151", SET ON 8-22-16
- □ 5/8" X 30" IR W/ 1-1/2" ALUMINUM CAP MARKED "ACS&P 503-668-3151", SET ON 8-22-16
- IR INDICATES IRON ROD
- IP INDICATES IRON PIPE, INSIDE DIAMETER
- OU INDICATES ORIGIN UNKNOWN
- SN INDICATES SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- WYPC INDICATES WITH YELLOW PLASTIC CAP
- SF INDICATES SQUARE FOOT
- DUE INDICATES GENERAL UTILITY EASEMENT, SEE NOTES 1, 2 AND 4 SHEET 3

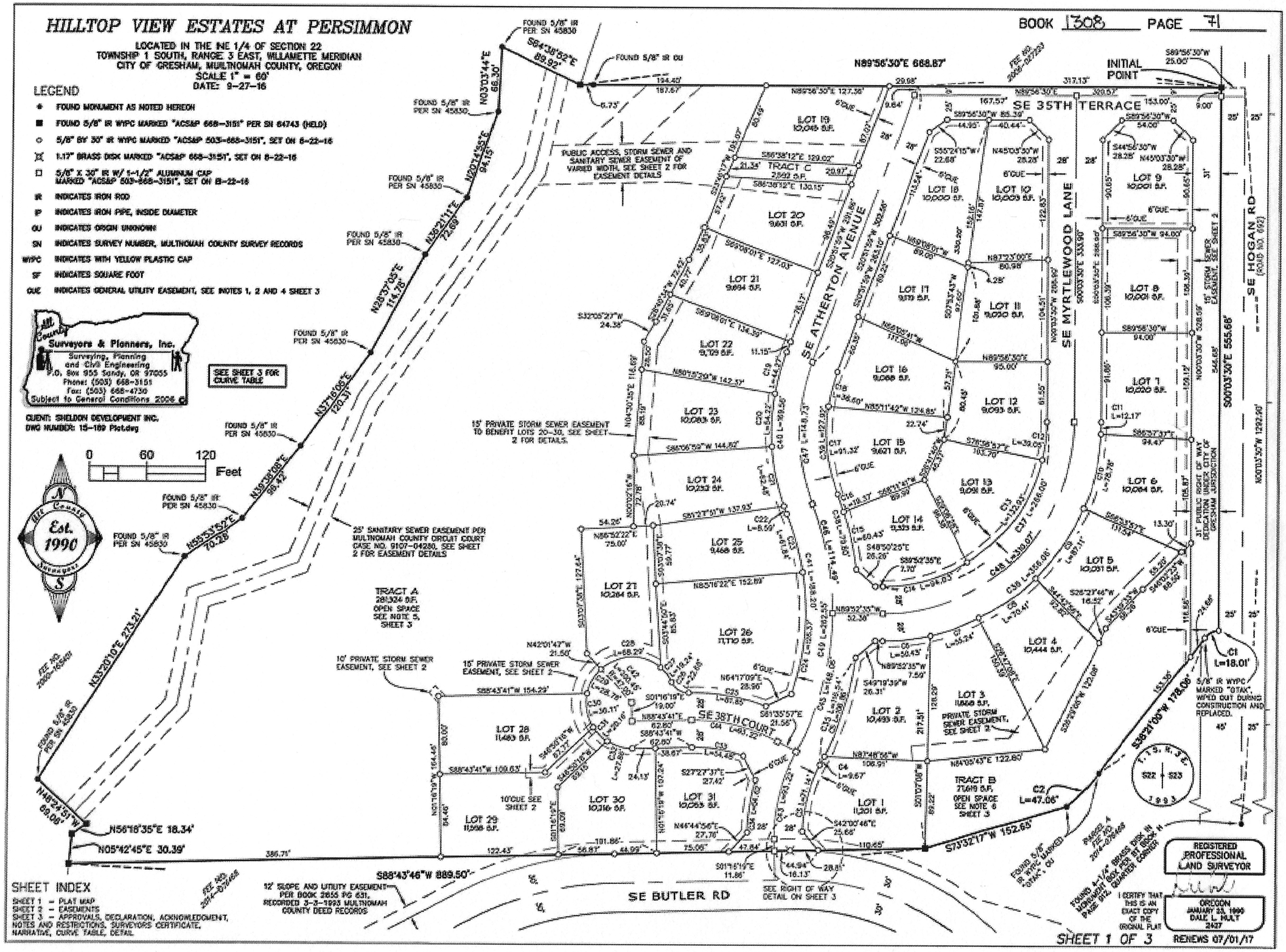
All County Surveyors & Planners, Inc.
Surveying, Planning and Civil Engineering
P.O. Box 955 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4730
Subject to General Conditions 2004 ©

SEE SHEET 3 FOR CURVE TABLE

CLIENT: SHELDON DEVELOPMENT INC.
DWG NUMBER: 15-189 Plat.dwg

0 60 120 Feet

All County Est. 1990 Surveyors



SHEET INDEX

SHEET 1 – PLAT MAP
SHEET 2 – EASEMENTS
SHEET 3 – APPROVALS, DECLARATION, ACKNOWLEDGMENT, NOTES AND RESTRICTIONS, SURVEYORS CERTIFICATE, NARRATIVE, CURVE TABLE, DETAIL

REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

OREGON JANUARY 23, 1990 DALE L. HULT 2427

RENEWS 07/01/17

SHEET 1 OF 3

BOOK 1308 PAGE 72

HILLTOP VIEW ESTATES AT PERSIMMON

LOCATED IN THE NE 1/4 OF SECTION 22
TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN
CITY OF GRESHAM, MULTNOMAH COUNTY, OREGON
SCALE 1" = 60'
DATE: 9-27-16

LEGEND

- ● FOUND MONUMENT AS NOTED HEREON (SEE SHEET 1 FOR DESCRIPTIONS)
- ■ FOUND 5/8" IR WYPC MARKED "ACSNP 668-3151" PER SN 64743 (HELD)
- IR INDICATES IRON ROD
- IP INDICATES IRON PIPE, INSIDE DIAMETER
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- SF INDICATES SQUARE FOOTAGE

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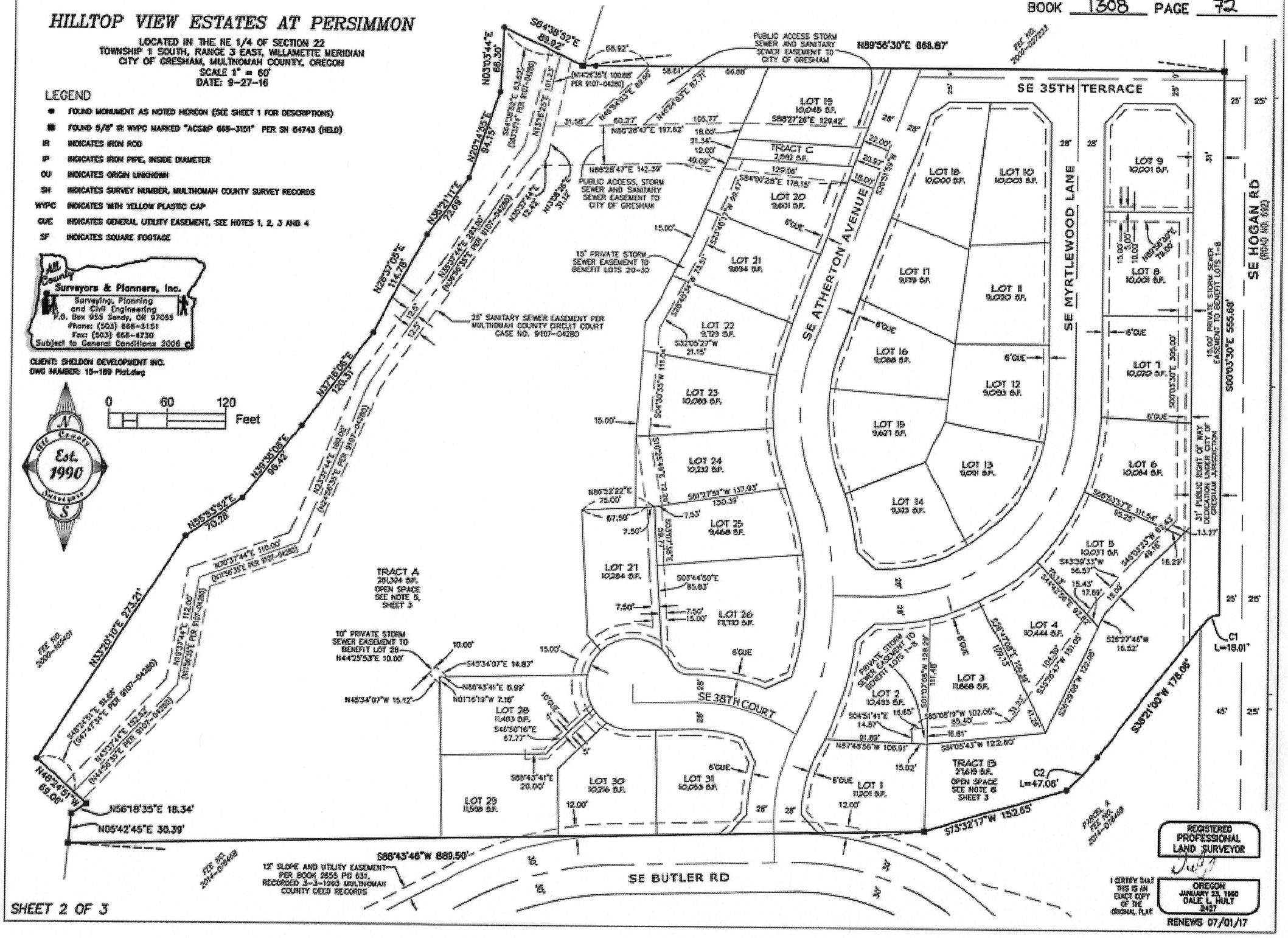
CLIENT: SHELDON DEVELOPMENT INC.
DWG NUMBER: 15-189 Plat.dwg

0 60 120 Feet

Hill Country Surveyors Est. 1990



REGISTERED PROFESSIONAL LAND SURVEYOR
I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
OREGON JANUARY 23, 1990 DALE L. HULT 2427
RENEWS 07/01/17

BOOK 1308 PAGE 73

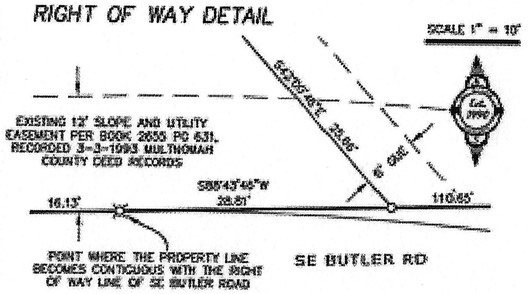
HILLTOP VIEW ESTATES AT PERSIMMON

LOCATED IN THE NE 1/4 OF SECTION 22
TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN
CITY OF GRESHAM, MULTNOMAH COUNTY, OREGON
DATE: 9-27-16

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	18.01'	20.00'	51°35'30"	17.41'	S84°08'39"W
C2	47.06'	257.57'	10°28'05"	46.99'	S43°35'04"W
C3	71.14'	152.00'	26°48'56"	70.49'	S14°59'35"W
C4	9.67'	328.00'	01°41'24"	9.67'	N27°55'21"E
C5	106.86'	328.00'	18°40'03"	106.39'	N17°22'38"E
C6	50.43'	225.00'	12°50'29"	50.32'	N83°42'11"E
C7	55.24'	225.00'	14°04'04"	55.11'	N70°14'54"E
C8	70.41'	225.00'	17°55'48"	70.12'	N54°14'58"E
C9	87.11'	225.00'	22°11'01"	86.57'	N34°11'35"E
C10	78.78'	225.00'	20°03'40"	78.38'	N13°04'15"E
C11	12.17'	225.00'	03°05'53"	12.16'	N01°29'27"E
C12	39.05'	169.00'	13°14'15"	38.96'	N06°33'38"E
C13	132.93'	169.00'	45°03'56"	129.53'	N35°42'44"E
C14	94.03'	169.00'	31°52'44"	92.82'	N74°11'05"E
C15	60.43'	328.00'	10°33'22"	60.34'	N13°04'37"W
C16	19.37'	328.00'	03°22'59"	19.36'	N20°05'08"W
C17	91.32'	172.00'	30°25'08"	90.25'	S06°32'05"E
C18	38.60'	172.00'	12°51'30"	38.53'	S14°46'14"W
C19	44.27'	228.00'	11°07'29"	44.20'	S15°18'15"W
C20	54.22'	228.00'	13°37'32"	54.09'	S02°55'45"W
C21	62.48'	228.00'	15°42'07"	62.29'	S12°44'04"E
C22	8.59'	228.00'	02°09'32"	8.59'	S20°09'53"E
C23	61.64'	272.00'	1°18'32"	61.70'	N15°13'54"W
C24	126.37'	272.00'	26°37'07"	125.23'	N04°35'25"E
C25	81.85'	208.00'	22°32'45"	81.32'	N80°36'02"W
C26	22.68'	20.00'	64°57'57"	21.48'	S59°23'26"E
C27	19.24'	47.00'	23°27'39"	19.11'	N38°38'16"W
C28	68.29'	47.00'	83°15'15"	62.44'	S85°00'19"W
C29	28.78'	47.00'	35°05'07"	28.33'	S28°50'06"W
C30	36.11'	47.00'	44°01'19"	35.23'	S17°43'05"E
C31	20.16'	47.00'	24°34'38"	20.01'	S45°01'12"E
C32	27.88'	47.00'	33°57'41"	27.47'	S74°17'31"E
C33	54.48'	152.00'	20°32'05"	54.19'	N81°00'17"W
C34	54.62'	208.00'	15°02'46"	54.47'	S06°17'36"W
C35	116.54'	328.00'	20°21'27"	115.93'	N18°13'20"E
C36	354.14'	225.00'	90°10'55"	318.70'	N45°01'38"E
C37	265.00'	169.00'	90°10'55"	238.38'	N45°01'38"E
C38	79.80'	328.00'	13°56'22"	79.60'	N14°46'27"W
C39	127.92'	172.00'	42°36'38"	124.99'	S06°26'20"E
C40	169.56'	228.00'	42°36'38"	165.68'	S06°26'20"E
C41	188.20'	272.00'	39°38'39"	184.47'	N01°35'21"W
C42	200.45'	47.00'	244°21'54"	79.56'	S30°54'35"W
C43	93.22'	180.00'	29°40'22"	92.18'	S13°33'32"W
C44	93.22'	180.00'	29°40'22"	92.18'	N16°26'08"W
C45	148.06'	300.00'	28°16'36"	146.56'	N14°15'44"E
C46	114.45'	300.00'	21°51'26"	113.79'	N10°48'33"W
C47	148.75'	200.00'	42°36'38"	145.33'	S06°26'16"E
C48	310.07'	197.00'	90°10'55"	278.94'	N45°01'38"E
C49	252.55'	300.00'	50°08'34"	244.25'	N03°19'46"E

RIGHT OF WAY DETAIL

SCALE 1" = 10'



CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM SHAUGNESSY CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY, A TRUST DEED BENEFICIARY, HAS BEEN EXECUTED AND RECORDED AS DOCUMENT NO. 2016-136226, MULTNOMAH COUNTY DEED RECORDS.

CITY OF GRESHAM APPROVALS

THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF GRESHAM COMMUNITY DEVELOPMENT FILE NO. SD/PD/FSP/TR 14-26000070.

APPROVED THIS 19TH DAY OF OCTOBER, 2016

BY: Jon Walker
CITY OF GRESHAM PLANNING MANAGER OR DELEGATE

APPROVED THIS 18TH DAY OF OCTOBER, 2016

BY: [signature]
CITY OF GRESHAM DEVELOPMENT ENGINEERING MANAGER OR DELEGATE

MULTNOMAH COUNTY APPROVALS

APPROVED THIS 26th DAY OF October, 2016
COUNTY SURVEYOR
MULTNOMAH COUNTY, OREGON

BY: [signature]

APPROVED THIS 26th DAY OF October, 2016

BY: Deborah Kafoury
CHAIR, BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF 28 October, 2016

DIRECTOR, DIVISION OF ASSESSMENT AND TAXATION
MULTNOMAH COUNTY, OREGON

BY: Gina Mason
DEPUTY

STATE OF OREGON
COUNTY OF MULTNOMAH } ss

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORD AND RECORDED

October 28th, 2016 AT 2:15 P.M.

IN BOOK 1308 ON PAGES 71, 72, 73.

COUNTY RECORDING OFFICE

BY: Deborah A. Mayberry
DEPUTY

DOCUMENT NO. 2016-136225

A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HILLTOP VIEW ESTATES AT PERSIMMON, HAS BEEN RECORDED AS DOCUMENT NO. 2016-136228 MULTNOMAH COUNTY DEED RECORDS.

A DECLARANT'S ARCHITECTURAL STANDARDS FOR HILLTOP VIEW ESTATES AT PERSIMMON, HAS BEEN RECORDED AS DOCUMENT NO. 2016-136227 MULTNOMAH COUNTY DEED RECORDS.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SHELDON DEVELOPMENT INC. IS THE OWNER OF THE LAND DEPICTED HEREON AND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THIS SUBDIVISION PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S CHAPTER 92. FURTHERMORE THE DECLARANT HEREBY DEDICATES TO THE PUBLIC AS PUBLIC WAYS FOREVER THE RIGHTS-OF-WAY AS SHOWN HEREON, AND DOES HEREBY GRANT ALL EASEMENTS FOR PUBLIC AND PRIVATE USE AS SHOWN AND NOTED HEREIN.

CAREY SHELDON - PRESIDENT
SHELDON DEVELOPMENT INC.

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF } S.S.

KNOW ALL PERSONS BY THESE PRESENTS THAT ON THIS 27TH DAY OF September, 2016 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, PERSONALLY APPEARED CAREY SHELDON, WHO BEING DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF SHELDON DEVELOPMENT INC., AND THAT SAID INSTRUMENT WAS EXECUTED OF HIS OWN FREE ACT AND DEED, ON BEHALF OF SAID CORPORATION.

SIGNATURE
Michele G. Dunn
NOTARY PUBLIC - OREGON
COMMISSION NO. 941107

MY COMMISSION EXPIRES: July 16, 2019

NOTES AND RESTRICTIONS

1. THE PRIVATE AND PUBLIC STORMWATER AND WASTEWATER EASEMENTS DEDICATED BY THIS PLAT ARE PERPETUAL AND EXCLUSIVE. THE GENERAL UTILITY EASEMENTS DEDICATED BY THIS PLAT ARE PERPETUAL. THE CITY OF GRESHAM, AND UTILITIES IN THE CASE OF THE GENERAL UTILITY EASEMENT, SHALL HAVE ACCESS TO AND THE RIGHT TO ENTER THE EASEMENT PROPERTY AT ANY TIME FOR THE PURPOSES OF THE EASEMENT INCLUDING THE REASONABLE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT PROPERTY THROUGH ABUTTING PROPERTY. THE CITY OF GRESHAM MAINTAINS THE RIGHT TO ADD ADDITIONAL CONTRIBUTING STORM DRAINAGE AREA TO ANY STORMWATER FACILITY DESIGNED TO TREAT STORMWATER RUNOFF FROM PUBLIC STREETS.

2. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE SURFACE OF A PUBLIC AND GENERAL UTILITY EASEMENT. LANDSCAPING WHICH BY ITS NATURE IS SHALLOW ROOTED AND MAY BE EASILY REMOVED, INCLUDING SHRUBS CAPABLE OF REACHING NO MORE THAN 4 FEET IN HEIGHT WITHIN 20 YEARS AND FENCING THAT MEETS ALL LAND USE AND BUILDING CODE REQUIREMENTS, AND DOES NOT RESTRICT ACCESS TO OR THROUGH THE EASEMENT ARE PERMITTED WITHIN THE EASEMENT. ALL OTHER USES REQUIRE CONSENT FROM THE CITY.

3. PUBLIC RIGHT-OF-WAY DEDICATION SHALL BE UNDER CITY OF GRESHAM JURISDICTION.

4. GENERAL UTILITY EASEMENTS SHALL BE UNDER THE CITY OF GRESHAM JURISDICTION.

5. TRACT "A" IS TO BE OWNED IN EQUAL PORTIONS AMONGST LOTS 1 - 31 AS ESTABLISHED BY THE HILLTOP VIEW ESTATES AT PERSIMMON HOME OWNERS ASSOCIATION BY DEED RECORDED IN FEE NO. 2016-136226 MULTNOMAH COUNTY DEED RECORDS.

6. TRACT "B" IS TO BE OWNED IN EQUAL PORTIONS AMONGST LOTS 1 - 31 AS ESTABLISHED BY THE HILLTOP VIEW ESTATES AT PERSIMMON HOME OWNERS ASSOCIATION BY DEED RECORDED IN FEE NO. 2016-136226 MULTNOMAH COUNTY DEED RECORDS.

7. TRACT "C" IS TO BE OWNED IN EQUAL PORTIONS AMONGST LOTS 1 - 31 AS ESTABLISHED BY THE HILLTOP VIEW ESTATES AT PERSIMMON HOME OWNERS ASSOCIATION AS A PUBLIC ACCESS, STORM AND SANITARY SEWER EASEMENT, BY DEED RECORDED IN FEE NO. 2016-136226 MULTNOMAH COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATE

I DALE L. HULT, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE SUBDIVISION PLAT FOR HILLTOP VIEW ESTATES AT PERSIMMON, SITUATED IN THE NE 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF GRESHAM, COUNTY OF MULTNOMAH AND STATE OF OREGON. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23, TOWNSHIP 1 SOUTH, RANGE 3 EAST, A FOUND 4-1/4" BRASS DISK IN A MONUMENT BOX ON THE CENTERLINE OF SE HOGAN ROAD ALSO BEING KNOWN AS ROAD NUMBER 692; THENCE ALONG SAID CENTERLINE OF SE HOGAN ROAD N00°03'30"W A DISTANCE OF 1292.90 FEET; THENCE S89°56'30"W A DISTANCE OF 25.00 FEET TO THE INITIAL POINT, A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "ACS&P 688-3151" FOUND AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED AS FEE NUMBER 2006-027223, MULTNOMAH COUNTY DEED RECORDS, ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SAID SE HOGAN ROAD, BEING 25.00 FEET WEST OF CENTERLINE WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID WEST RIGHT OF WAY LINE S00°03'30"E A DISTANCE OF 555.68 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 51°35'30", AN ARC DISTANCE OF 18.01 FEET, THE CHORD OF WHICH BEARS S84°08'39"W A DISTANCE OF 17.41 FEET; THENCE ALONG THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED AS PARCEL "A" OF FEE NUMBER 2014-078468, MULTNOMAH COUNTY DEED RECORDS THROUGH THE FOLLOWING COURSES: S38°21'00"W A DISTANCE OF 178.08 FEET; ALONG THE ARC OF A 257.57 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°28'05", AN ARC DISTANCE OF 47.06 FEET, THE CHORD OF WHICH BEARS S43°35'04"W A DISTANCE OF 46.99 FEET TO A POINT OF NON-TANGENCY; S73°32'17"W A DISTANCE OF 152.65 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A" OF FEE NO. 2014-078468 TRACT AND A PORTION OF THE NORTH RIGHT OF WAY LINE OF SE BUTLER ROAD S88°43'46"W A DISTANCE OF 889.50 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED AS FEE NUMBER 2000-165401, MULTNOMAH COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID FEE NO. 2000-165401 TRACT THROUGH THE FOLLOWING COURSES: N05°42'45"E A DISTANCE OF 30.39 FEET; N56°18'35"E A DISTANCE OF 18.34 FEET; N48°24'51"W A DISTANCE OF 69.06 FEET TO A 5/8" IRON ROD; N43°20'10"E A DISTANCE OF 273.21 FEET TO A 5/8" IRON ROD; N55°53'52"E A DISTANCE OF 70.28 FEET TO A 5/8" IRON ROD; N39°58'08"E A DISTANCE OF 96.42 FEET TO A 5/8" IRON ROD; N37°16'00"E A DISTANCE OF 120.31 FEET TO A 5/8" IRON ROD; N28°37'05"E A DISTANCE OF 114.78 FEET TO A 5/8" IRON ROD; N36°28'11"E A DISTANCE OF 72.69 FEET TO A 5/8" IRON ROD; N20°14'55"E A DISTANCE OF 94.15 FEET TO A 5/8" IRON ROD; N03°03'44"E A DISTANCE OF 65.30 FEET TO A 5/8" IRON ROD; S64°38'52"E A DISTANCE OF 89.92 FEET TO THE SOUTHWEST CORNER OF SAID FEE NO. 2006-027223 TRACT; THENCE ALONG THE SOUTH LINE OF SAID FEE NO. 2006-027223 TRACT N89°54'30"E A DISTANCE OF 648.87 FEET TO THE INITIAL POINT.

CONTAINING 753,905 SQUARE FEET OR 17.31 ACRES, MORE OR LESS.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THOSE CERTAIN REAL PROPERTIES OWNED BY SHELDON LAND DEVELOPMENT INC., BY DEEDS RECORDED AS DOCUMENT NO. 2013-096770 AND 2013-096757, MULTNOMAH COUNTY DEED RECORDS.

THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER SURVEY NUMBER: 64743, MULTNOMAH COUNTY SURVEY RECORDS.

SHEET 3 OF 3

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 23, 1990 DALE L. HULT 2427
RENEWS 07/01/17

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