

ESTACADA INDUSTRIAL CAMPUS NO. 2

LOCATED IN THE HUGH CURRIN DLC NO. 40, IN THE NORTHWEST 1/4 AND IN THE SOUTHWEST 1/4 OF SECTION 17 AND IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF ESTACADA, CLACKAMAS COUNTY, OREGON
 FEBRUARY 24, 2014

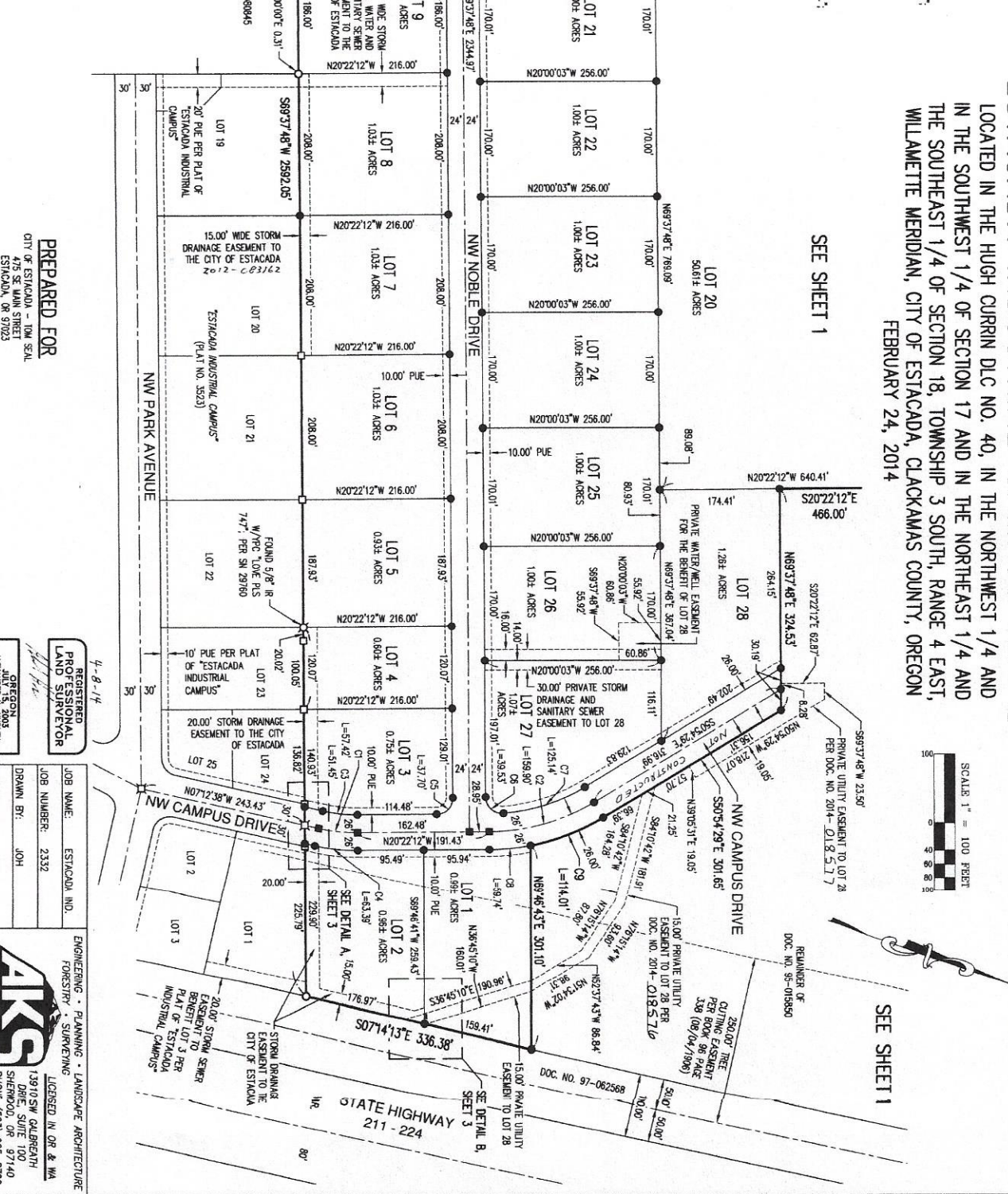
BOOK 144 PAGE 005
 PLAT NO 4363 SHEET 2 OF 4

LEGEND

- SET 5/8" X 3/8" IRON ROD W/PC INSCRIBED *KMS
 ENGR. ON: 02/24/14
- SET 5/8" X 3/8" IRON ROD W/PC INSCRIBED *KMS
 ENGR. IN MONUMENT BLDG. ON: 02/24/14
- ▲ FOUND 5/8" IRON ROD W/PC INSCRIBED *KMS; ENGR. ON: 2013-10; HELD
- FOUND 5/8" IRON ROD W/PC INSCRIBED *MXX ASSOC'S.; PER PLAT OF ESTACADA INDUSTRIAL CAMPUS PLAT NO. 3523; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/1/2" ALUMINUM CAP INSCRIBED *MXX ASSOC'S.; PER PLAT OF ESTACADA INDUSTRIAL CAMPUS PLAT NO. 3523; HELD UNLESS NOTED OTHERWISE
- △ FOUND 5/8" IRON ROD W/2" ALUMINUM CAP INSCRIBED PER SN 2796; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/PC INSCRIBED *MXX ASSOC'S.; PER SN 2796; HELD UNLESS NOTED OTHERWISE
- △ FOUND 5/8" IRON ROD W/2" ALUMINUM CAP INSCRIBED PER SN 2796; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/PC INSCRIBED *MXX ASSOC'S.; PER SN 2796; HELD UNLESS NOTED OTHERWISE
- △ FOUND 5/8" IRON ROD W/2" ALUMINUM CAP INSCRIBED PER SN 2796; HELD UNLESS NOTED OTHERWISE
- DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOCUMENT NUMBER PER CLACKAMAS COUNTY DEED RECORDS
- IRON PIPE
- IRON ROD
- IRON ROD WITH A YELLOW PLASTIC CAP
- SURVEY NUMBER PER CLACKAMAS COUNTY SURVEYOR'S OFFICE
- PUBLIC UTILITY EASEMENT
- UNITED STATES BEARING TREE

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	250.00'	130°54'	57.42'	N13°47'25"W 57.28'
C2	300.00'	30°21'7"	158.80'	N85°28'20"W 158.01'
C3	224.00'	130°54'	51.45'	N13°47'25"W 51.33'
C4	276.00'	130°54'	63.38'	N13°47'25"W 63.33'
C5	24.00'	90°00'00"	37.70'	N22°26'43"E 35.21'
C6	24.00'	94°22'10"	38.53'	N22°26'43"E 35.21'
C7	274.00'	28°10'07"	125.14'	N37°49'25"W 124.06'
C8	326.00'	10°59'59"	59.74'	N25°37'11"W 59.66'
C9	266.00'	20°02'18"	114.01'	S40°53'20"E 113.43'



PREPARED FOR
 CITY OF ESTACADA - TOM SEAL
 475 SE MAIN STREET
 ESTACADA, OR 97023

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 GREGORY
 JULY 15, 2005
 ALLENDALE, OREGON
 LICENSE NO. 115
 EXPIRES 6/30/15

JOB NAME: ESTACADA IND.
 JOB NUMBER: 2332
 DRAWN BY: JOH
 CHECKED BY: AHM
 DRAWING NO.: 23320PLAT

ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE
 FORESTRY - SURVEYING
 LICENSED IN OR & WA

 13910 SW GALEBERTH
 DUNE, SUITE 100
 SHERWOOD, OR 97140
 PHONE (503) 925-8939
 FAX (503) 925-8989
 OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

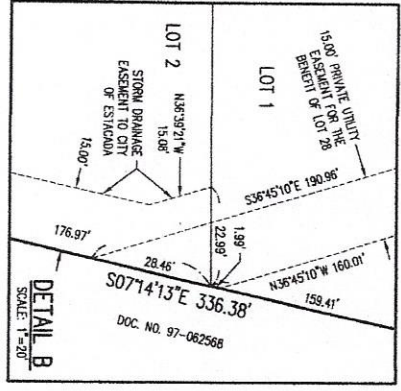
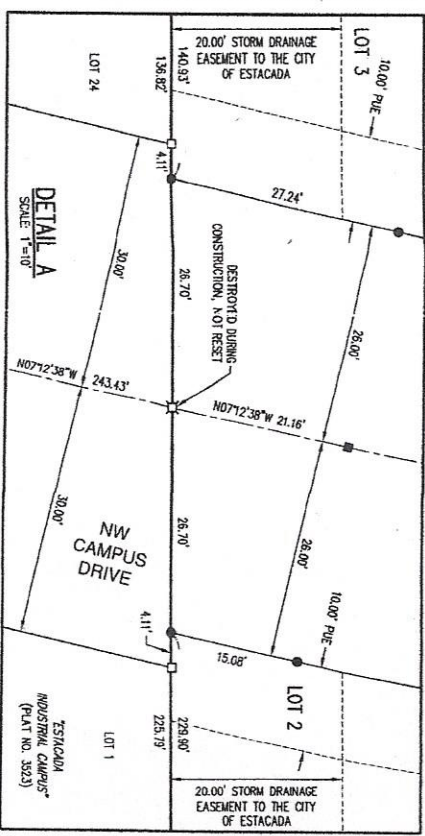
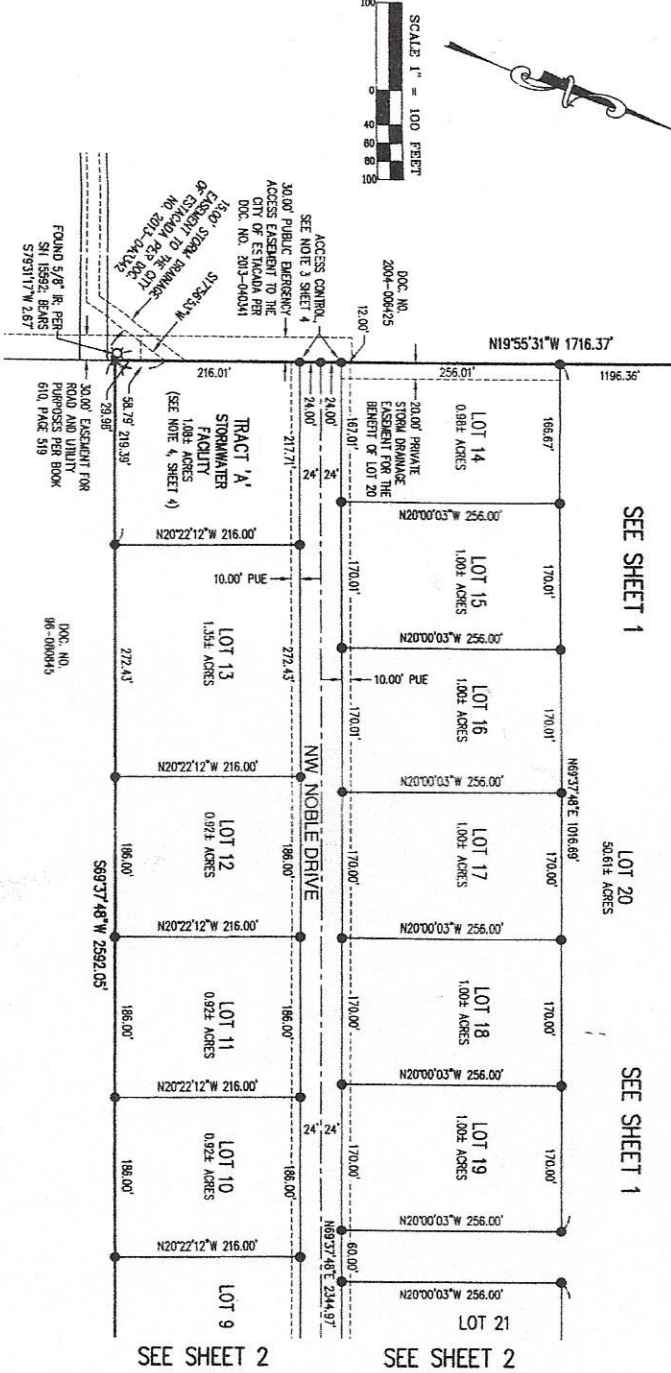
PREPARED FOR
CITY OF ESTACADA - TOWN SEAL
475 SE MAIN STREET
ESTACADA, OR 97023

ESTACADA INDUSTRIAL CAMPUS NO. 2

LOCATED IN THE HUGH CURRIN DLG NO. 40, IN THE NORTHWEST 1/4 AND
IN THE SOUTHWEST 1/4 OF SECTION 17 AND IN THE NORTHEAST 1/4 AND
THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 EAST,
WILLAMETTE MERIDIAN, CITY OF ESTACADA, CLACKAMAS COUNTY, OREGON
FEBRUARY 24, 2014



SCALE 1" = 100 FEET



SEE SHEET 1

SEE SHEET 1

SEE SHEET 2

SEE SHEET 2

- LEGEND**
- SET 5/8" X 30" IRON ROD W/PC INSCRIBED "MS ENR" ON 02/24/14
 - SET 5/8" X 30" IRON ROD W/PC INSCRIBED "MS ENR" IN MONUMENT BOX ON 02/24/14
 - ▲ FOUND 5/8" IRON ROD W/PC INSCRIBED "MS ENR"; PER SN 2703-126; HELD
 - FOUND 5/8" IRON ROD W/PC INSCRIBED "MARK ASSOC"; PER PLAT OF ESTACADA INDUSTRIAL CAMPUS PLAT NO. 3523; HELD UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/PC INSCRIBED "MARK ASSOC"; PER PLAT OF ESTACADA INDUSTRIAL CAMPUS PLAT NO. 3523; HELD UNLESS NOTED OTHERWISE
 - ◇ FOUND 5/8" IRON ROD W/PC INSCRIBED "MARK ASSOC"; PER SN 27916; HELD UNLESS NOTED OTHERWISE
 - △ FOUND 5/8" IRON ROD W/PC ALUMINA CAP INSCRIBED "TODON SITE HMT 2011"; PER 0001 TOLL MAP 89-9-2; HELD UNLESS NOTED OTHERWISE
 - × FOUND 5/8" IR W/PC INSCRIBED "MS S&S PLS 1874"; PER SN 27171; HELD UNLESS NOTED OTHERWISE
 - ⊗ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - ⓧ DOC. NO. DOCUMENT NUMBER PER CLACKAMAS COUNTY DEED RECORDS
 - IP IRON PIPE
 - IR IRON ROD
 - W/PC WITH A YELLOW PLASTIC CAP
 - SN SURVEY NUMBER PER CLACKAMAS COUNTY SURVEYOR'S OFFICE
 - PUE PUBLIC UTILITY EASEMENT
 - USRT UNITED STATES BEARING TREE

JOB NAME: ESTACADA IND.
JOB NUMBER: 2332
DRAWN BY: JCH
CHECKED BY: AMH
DRAWING NO.: 2332CP/PLT

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
FORESTRY • SURVEYING

AKS
ARCHITECTURE & FORESTRY

13910 SW GALEBRATH
DRIVE, SUITE 100 140
SHERBOON, OR 97140
PHONE (503) 923-8799
FAX (503) 923-8889

OFFICES LOCATED IN SALEM, OR & WACOUVER, WA

REGISTERED
PROFESSIONAL
LAND SURVEYOR
4-8-14
ALEXANDER H. HUBERT
LICENSED IN OR & WA
EXPIRES 6/30/15

ESTACADA INDUSTRIAL CAMPUS NO. 2

LOCATED IN THE HUGH CURRIN D/C NO. 40, IN THE NORTHWEST 1/4 AND IN THE SOUTHWEST 1/4 OF SECTION 17 AND IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF ESTACADA, CLACKAMAS COUNTY, OREGON
 FEBRUARY 24, 2014

CITY OF ESTACADA APPROVALS

APPROVED THIS 15th DAY OF April 2014
 CITY OF ESTACADA

BY: *Barry J. Bell*
 MAYOR

CLACKAMAS COUNTY APPROVALS

APPROVED THIS 22nd DAY OF April 2014

CLACKAMAS COUNTY SHERIFF AND CLACKAMAS COUNTY BOARD OF COMMISSIONERS DELEGATE PER COUNTY CODE CHAPTER 11.02

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: *Ben Stevenson*
 DEPUTY

STATE OF OREGON } SS
 COUNTY OF CLACKAMAS }
 I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 22nd DAY OF April 2014
 AT 3:16 O'CLOCK PM
 AS PLAT NO. 4383
 DOCUMENT NO. 2014-018575

PREPARED FOR
 CITY OF ESTACADA - TOM SEAL
 475 SE MAIN STREET
 ESTACADA, OR 97023

DECLARATION

I KNOW ALL PERSONS BY THESE PRESENT THAT MICHAEL G. PARK IS THE FEE-TITLE OWNER OF THE LANDS DESCRIBED ON THE ANNEXED MAP AND PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AND TRACTS AS SHOWN ON SAID MAP AND TO BE DESIGNATED AS ESTACADA INDUSTRIAL CAMPUS NO. 2 AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED THEREON WITH RESTRICTIONS AS NOTED AND DOES HEREBY DEDICATE TO THE PUBLIC ALL ROADWAYS AS PUBLIC RIGHTS OF WAY IN ACCORDANCE WITH PROVISIONS OF ORS CHAPTER 92. THE DECLARANT WANCES NO CLAIM TO LAND BEYOND THE BOUNDARY AS MONUMENTED.

Michael G. Park
 MICHAEL G. PARK DATE: 4-9-14

ACKNOWLEDGMENT

STATE OF OREGON } SS
 COUNTY OF CLACKAMAS }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 9, 2014 BY MICHAEL G. PARK.

SIGNATURE: *Michael G. Park*
 NOTARY PUBLIC - OREGON *Frederic W. Lambert*
 COMMISSION NUMBER 466554
 MY COMMISSION EXPIRES March 13, 2016

SUBDIVISION CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY BONNAMY TRANSPORTATION, INC., BENEFICIARY UNDER DEED OF TRUST RECORDED IN DOCUMENT NUMBER 99-063911, HAS BEEN EXECUTED AND RECORDED IN DOCUMENT NUMBER 2014-018575, CLACKAMAS COUNTY DEED RECORDS.

SUBDIVISION CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY BONNAMY TRANSPORTATION, INC., BENEFICIARY UNDER DEED OF TRUST RECORDED IN DOCUMENT NUMBER 2001-094520, HAS BEEN EXECUTED AND RECORDED IN DOCUMENT NUMBER 2014-018575, CLACKAMAS COUNTY DEED RECORDS.

SUBDIVISION CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY PETER PARK-NAGLE, BENEFICIARY UNDER DEED OF TRUST RECORDED IN DOCUMENT NUMBER 2002-109501, HAS BEEN EXECUTED AND RECORDED IN DOCUMENT NUMBER 2014-018575, CLACKAMAS COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATE

I, ALEXANDER H. HUBLEY, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN ON THE ACCOMPANYING MAP, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A TRACT OF LAND LOCATED IN THE HUGH CURRIN D/C NO. 40, IN THE NORTHWEST 1/4 AND IN THE SOUTHWEST 1/4 OF SECTION 17 AND IN THE NORTHEAST 1/4 AND IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF ESTACADA, CLACKAMAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INITIAL POINT, BEING A 3'-1/4" INCH BRONZE DISK AT THE NORTHWEST CORNER OF THE H. CURRIN DONATION LAND CLAIM NO. 40, THENCE ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM NORTH 70°10'00" EAST 1836.72 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MS ENR"; THENCE LEAVING SAID NORTH LINE SOUTH 20°22'12" EAST 467.47 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MS ENR"; THENCE NORTH 69°37'48" EAST 212.00 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MS ENR"; THENCE SOUTH 20°22'12" EAST 60.00 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MS ENR"; THENCE SOUTH 69°37'48" WEST 212.00 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MS ENR"; THENCE SOUTH 20°22'12" EAST 466.00 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MS ENR"; THENCE NORTH 69°37'48" EAST 324.53 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MS ENR"; THENCE SOUTH 50°54'29" EAST 301.65 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MS ENR"; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 326.00 FEET, A DELTA OF 20°27'8", A LENGTH OF 114.01 FEET, AND A CHORD OF SOUTH 40°53'20" EAST 113.43 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MS ENR"; THENCE NORTH 69°46'43" EAST 301.10 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MS ENR"; ON THE WEST LINE OF THE ADJOINING TRACT PER DOCUMENT NUMBER 97-062588, THENCE ALONG SAID WEST LINE SOUTH 07°14'13" EAST 336.38 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MAYR ASSOC."; THENCE ALONG THE SOUTH LINE OF SUBJECT TRACT PER DOCUMENT NUMBER 95-015880 SOUTH 69°37'48" WEST 2892.65 FEET TO A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MS ENR"; THENCE ALONG THE EAST LINE OF THE ADJOINING TRACT PER DOCUMENT NUMBER 2004-096425 NORTH 19°50'31" WEST 1716.37 FEET TO THE INITIAL POINT.
 THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 81.81 ACRES, MORE OR LESS.

PLAT NOTES

1. THIS SUBDIVISION PLAT AND ALL SUBSEQUENT DEVELOPMENT IS SUBJECT TO CITY OF ESTACADA PLANNING CASE FILE NUMBER 2012-02.
2. THIS PLAT IS SUBJECT TO A TREE CUTTING EASEMENT PER BOOK 94 PAGE 338 (RECORDED 08/04/1906) OVER THE AREA WITHIN 250 FEET OF THE RAILROAD RIGHT-OF-WAY CENTERLINE.
3. THE ACCESS TO NW MOBILE DRIVE FROM THE ADJOINING TRACT PER DOCUMENT NUMBER 2004-006425 SHALL BE CONTROLLED BY THE CITY OF ESTACADA BY THE RECORDING OF THIS PLAT. THIS ACCESS CONTROL WILL BE AUTOMATICALLY TERMINATED UPON THE DATE OF RECORDING RIGHT-OF-WAY DEDICATED OR THE RECORDING OF A PLAT EXTENDING THE RIGHT-OF-WAY OND AN ADJACENT PROPERTY.
4. TRACT A IS CONVEYED TO AND MAINTAINED BY THE CITY OF ESTACADA FOR STORMWATER FLOODING BY SEPARATE DEED DOCUMENT NUMBER 2014-018575, CLACKAMAS COUNTY DEED RECORDS. TRACT A IS SUBJECT TO A STORM WATER FACILITY EASEMENT TO THE CITY OF ESTACADA OVER ITS ENTIRETY.
5. ACCESS CONTROL STRIP "C", AS SHOWN ON THE PLAT "ESTACADA INDUSTRIAL CAMPUS" (PLAT NO. 3523), IS RELINQUISHED UPON THE RECORDED OF THIS PLAT. PER NOTE 3 ON SHEET 1 OF SAID PLAT "ESTACADA INDUSTRIAL CAMPUS" (PLAT NO. 3523).
6. THIS PLAT IS SUBJECT TO THE SCenic WATERWAYS PUBLIC NOTICE PER DOCUMENT NUMBER 2009-006494, CLACKAMAS COUNTY DEED RECORDS AND MAY BE SUBJECT TO APPLICABLE ELEMENTS THEREOF.
7. THE STORMWATER AND UTILITY EASEMENT PER DOCUMENT NUMBER 2000-000349, CLACKAMAS COUNTY DEED RECORDS & RELEASED PER DOCUMENT NUMBER 2014-018575.
8. THE STORM DRAINAGE EASEMENT PER DOCUMENT NUMBER 2012-083128, THE RIGHT-OF-WAY EASEMENT PER DOCUMENT NUMBER 2012-083223, THE STORM DRAINAGE, WATER AND SANITARY SENDER EASEMENT PER DOCUMENT NUMBER 2012-083224, THE PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2012-083225, AND THE STORM WATER FACILITY EASEMENT PER DOCUMENT NUMBER 2012-083289, CLACKAMAS COUNTY DEED RECORDS ARE RELEASED PER DOCUMENT NUMBER 2014-018575.

4-8-14
 REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 15, 2003
 ALEXANDER H. HUBLEY
 LICENSE NO. 1000
 EXPIRES 6/30/15

JOB NAME:	ESTACADA IND.
JOB NUMBER:	2332
DRAWN BY:	JOH
CHECKED BY:	AHH
DRAWING NO.:	2332CPLAT

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
 FORESTRY • SURVEYING



13916 SW CALBREATH-
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OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA