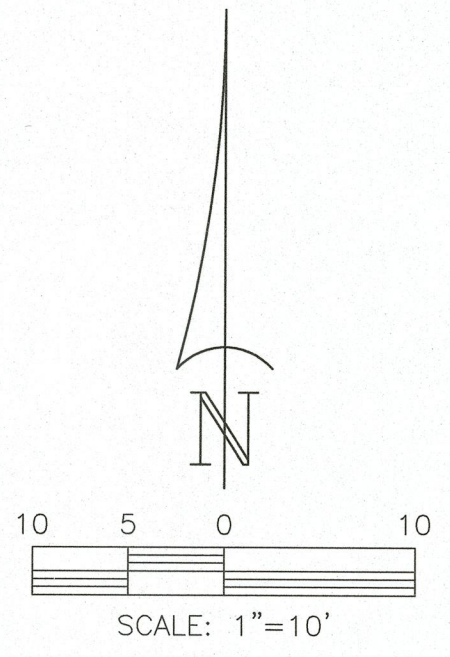
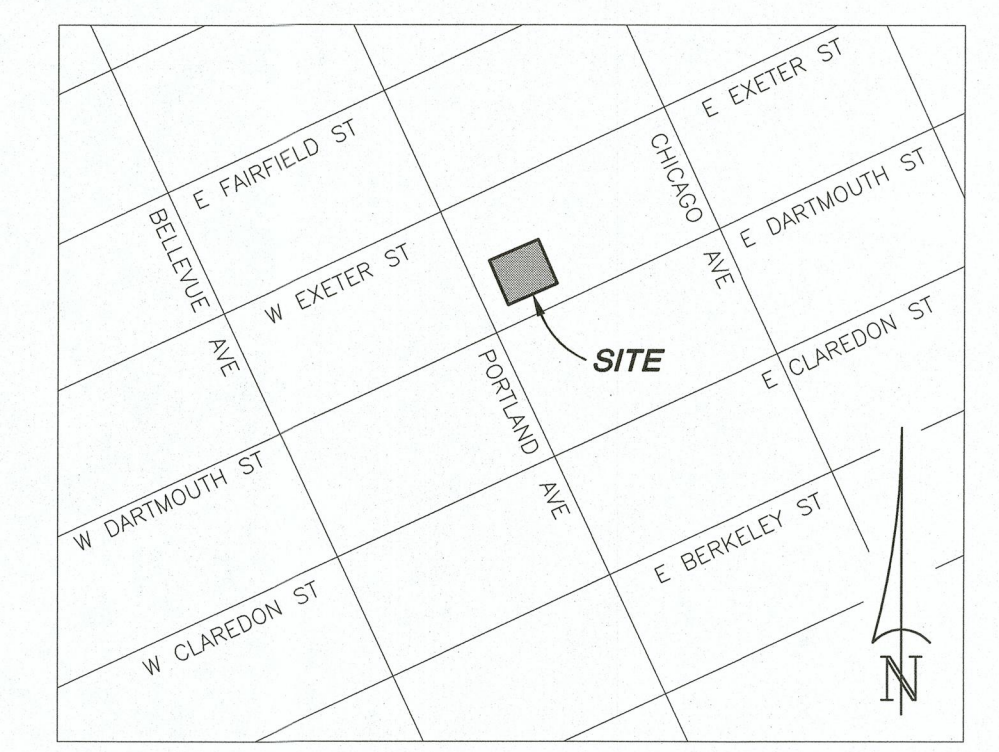


NST	12-17-19
Calculated	Date
NST/MDR	12-17-19
Drawn	Date
MDS	11-14-19
Checked	Date

REVISIONS


**ALTA/NSPS LAND TITLE SURVEY**  
 GLADSTONE CITY HALL  
 NE 1/4 OF SW 1/4 OF SECTION 20, T.2S., R.2E., W.M.  
 CITY OF GLADSTONE, CLACKAMAS COUNTY, OREGON  
 DECEMBER 2019



#1  
▲ 1-1/8" COPPER DISK STAMPED "OTAK CONTROL"  
60.83

**SURVEYOR'S NOTES**

- THIS SURVEY IS BASED UPON A PORTION OF THE PROPERTY DESCRIBED IN THE PRELIMINARY REPORT ISSUED BY CHICAGO TITLE, ORDER NO. 472519006193, 2ND SUPPLEMENT, WITH AN EFFECTIVE DATE OF NOVEMBER 8, 2019. ACCORDING TO REPORT THE PROPERTY IS VESTED IN "CITY OF GLADSTONE, A MUNICIPAL CORPORATION".
- OTAK, INC. PERFORMED THE FIELD WORK ON NOVEMBER 5-6, 2019.
- THE BASIS OF BEARINGS ARE NORTH AMERICAN DATUM OF 1983, OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD)83 (2011) EPOCH 2010.00. A SCALE FACTOR OF 0.9999021200 WAS USED TO CONVERT COORDINATES TO GROUND.
- THE NORTHWEST AND SOUTHEAST CORNER OF THE BUILDING LIES OVER THE PROPERTY LINE. DIMENSIONS ARE AS SHOWN.

**DESCRIPTION PER TITLE REPORT**

LOT 9 AND 10, BLOCK 28, GLADSTONE, IN THE CITY OF GLADSTONE, COUNTY OF CLACKAMAS AND STATE OF OREGON.

**TABLE 'A' ITEMS**

- THE PROPERTY ADDRESS IS 525 PORTLAND AVENUE, GLADSTONE, OREGON 97204.
- THE SITE LIES IN FLOOD ZONE CLASSIFICATION "ZONE X, OTHER AREA, UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA FIRM MAP, MAP NUMBER 4100SC0380, WITH AN EFFECTIVE DATE OF JUNE 17, 2008.
- GROSS LAND AREA: 9,000 SQUARE FEET± (0.207 ACRES±)
- ELEVATIONS ARE BASED ON NORTH AMERICAN DATUM OF 1988 FROM GNSS (GLOBAL NAVIGATION SATELLITE SYSTEM) MEASUREMENTS, USING OREGON REAL-TIME GPS NETWORK STATION ID P427. ONE FOOT CONTOURS ARE SHOWN.
- ZONING REPORT NOT REQUIRED BY CLIENT.
- EXTERIOR DIMENSIONS OF THE BUILDING FOOTPRINTS AT GROUND LEVEL ARE AS SHOWN. SQUARE FOOTAGE AND BUILDING HEIGHTS ARE AS NOTED.
- SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE AS SHOWN.
- THERE ARE NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- OBSERVABLE SURFACE UTILITY FEATURES AND UTILITY MARKINGS ARE SHOWN FROM FIELD TIES. RECORD UTILITIES OF STORM, SANITARY AND WATER ARE SHOWN PER CITY OF GLADSTONE GIS DATABASE.
- THE NAMES OF ADJOINING PROPERTY OWNERS ARE AS SHOWN.
- THERE ARE NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF OUR FIELD WORK.
- THERE ARE NO OFFSITE APPURTENANT EASEMENTS WERE DISCLOSED IN THE TITLE REPORT DOCUMENT PROVIDED NOR WAS ANY EVIDENCE THEREOF OBSERVED.

**TITLE EXCEPTIONS**

- TAXES OR ASSESSMENTS... (NOT SURVEY RELATED)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MARKING INQUIRY OF PERSONS IN POSSESSIONS THEREOF. (NOT SURVEY RELATED)
- EASEMENTS, OR CLAIMS OF EASEMENT, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER. (NOT SURVEY RELATED)
- ANY ENCROACHMENT (OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND OR OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND ONTO THE SUBJECT LAND), ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT LAND. (AS PLOTTED HEREON)
- ANY LIEN, OR RIGHT TO A LIEN... (NOT SURVEY RELATED)
- THE SUBJECT PROPERTY IS UNDER PUBLIC, CHARITABLE, FRATERNAL, OR RELIGIOUS ORGANIZATION OWNERSHIP AND IS EXEMPT FROM AD VALOREM TAXATION. ANY CHANGE IN OWNERSHIP PRIOR TO DELIVERY OF THE ASSESSMENT ROLL MAY RESULT IN TAX LIABILITY. (NOT SURVEY RELATED)
- THE LAND LIES WITHIN THE GLADSTONE URBAN RENEWAL AGENCY AND IS SUBJECT TO THE TERMS AND PROVISIONS THEREOF.
- CITY LIENS... (NOT SURVEY RELATED)
- PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
- EXISTING LEASES OR TENANCIES.....(NOT SURVEY RELATED)
- IF REQUESTED TO ISSUE AN EXTENDED COVERAGE ALTA LOAN POLICY, THE FOLLOWING MATTERS MUST BE ADDRESSED.
  - THE RIGHTS OF TENANTS HOLDING UNDER UNRECORDED LEASES OR TENANCIES.
  - MATTERS DISCLOSED BY A STATEMENT AS TO PARTIES IN POSSESSION AND AS TO ANY CONSTRUCTION, ALTERATIONS, OR REPAIRS TO THE LAND WITHIN THE LAST 75 DAYS. THE COMPANY MUST BE NOTIFIED IN THE EVENT THAT ANY FUNDS ARE TO BE USED FOR CONSTRUCTION, ALTERATIONS, OR REPAIRS.
  - ANY FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND.

**SURVEYOR'S CERTIFICATE**

TO: CLACKAMAS COUNTY AND CHICAGO TITLE COMPANY OF OREGON:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 6(A), 6(B), 7(A), (B)(1), (B)(2) AND (C), 8, 10(A), 11, 13, 16, 17, AND 19 OF TABLE A THEREOF.

DATE OF PLAT OR MAP: DECEMBER 17, 2019

NGO SUE TSOI, PLS, REGISTRATION NO. 58569PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Ng Sue Tsoi*

OREGON  
JULY 15, 2003  
NGO SUE TSOI  
58569PLS

RENEWS: 6/30/2020

#2  
▲ 1-1/8" COPPER DISK STAMPED "OTAK CONTROL"  
59.26

**LEGEND**

- ▲ SURVEY CONTROL POINT
- CATCH BASIN
- CLEAN OUT
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GUY ANCHOR
- SANITARY MANHOLE
- STORM MANHOLE
- SIGN
- UTILITY POLE
- WATER METER
- WATER VALVE
- OIL FILL CAP
- FLAG POLE
- SANITARY CLEAN OUT
- CONCRETE
- RECORD DATA
- DECIDUOUS TREE
- SS — SANITARY LINE
- SD — STORM LINE
- G — GAS LINE
- OHL — OVER HEAD UTILITY LINE
- W — WATER LINE
- P — POWER LINE
- — BUILDING OVERHANG
- — PROPERTY LINE