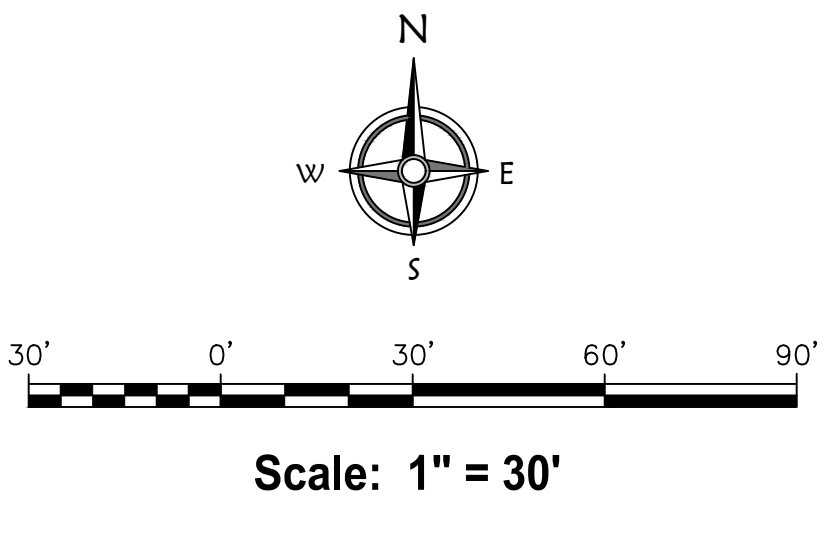


- NOTES**
1. SITE ADDRESS: 3811 SE CONCORD ROAD, MILWAUKIE, OREGON 97227
 2. BASIS OF BEARINGS: THE LINE BETWEEN THE FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "CLACKAMAS COUNTY DIT" AT ENGINEERS STATION 6411.50, 30 FEET LEFT (CONCORD ROAD), AS SHOWN ON SURVEY NUMBER 27900, CLACKAMAS COUNTY SURVEY RECORDS, AND THE FOUND 3/4" BRASS DIX AT THE NORTHEAST CORNER OF THE STEPHEN G. WALKER DONATION LAND CLAIM, D.L.C. NO. 25, RE-MONUMENTED BY U.S.E.T. ENTRY 2003-125, WAS DETERMINED TO HAVE A BEARING OF N27°47'51"W, DERIVED FROM OBSERVATIONS TIED TO THE OREGON REAL-TIME GNS NETWORK (ORGN), NAD 83 (DOW), EPOCH 2010.00, OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, AND WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
 3. AREA IS 258,045 SQUARE FEET MORE OR LESS (5.92 ACRES)
 4. FLOOD ZONE CLASSIFICATION: BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP NUMBER 41050C000, BEING DEFINED AS AN AREA WITH MINIMAL FLOOD HAZARD, WITH AN EFFECTIVE DATE OF JUNE 17, 2008.
 5. BASIS OF ELEVATION: NAVD '88, DERIVED FROM GPS OBSERVATION, TIED TO THE OREGON REAL-TIME GPS REFERENCE NETWORK (ORGN).



- LEGEND**
- CURB
 - - - DITCH
 - - - EDGE OF PAVEMENT
 - G GAS
 - OP OVERHEAD POWER
 - SS SANITARY SEWER
 - ST STORM SEWER
 - T UNDERGROUND TELECOMMUNICATIONS
 - TEL OVERHEAD TELECOMMUNICATIONS
 - USP UNDERGROUND POWER
 - TV UNDERGROUND TV
 - W WATER
 - DENOTES FOUND 5/8" IRON ROD, UNLESS NOTED OTHERWISE
 - DENOTES FOUND 3/4" IRON ROD WITH YELLOW PLASTIC CAP MARKED "CLACKAMAS COUNTY DIT", UNLESS NOTED OTHERWISE
 - CLEANOUT
 - FIRE HYDRANT
 - GAS VALVE
 - SANITARY SEWER
 - IRRIGATION VALVE
 - ⊗ LIGHT POLE
 - ⊗ MAILBOX
 - ⊗ ROOF DRAIN
 - ⊗ SIGN
 - ⊗ SANITARY SEWER MANHOLE
 - ⊗ STORM SEWER MANHOLE
 - ⊗ STORM SEWER CATCH BASIN
 - ⊗ UTILITY POLE
 - ⊗ UTILITY POLE ANCHOR
 - ⊗ WATER METER
 - ⊗ WATER VALVE

- TITLE EXCEPTIONS**
- ITEMS DESCRIBED BELOW REFERS TO EXCEPTIONS AS LISTED IN CHICAGO TITLE COMPANY OF OREGON ORDER NO. 472519006477, HAVING AN EFFECTIVE DATE OF NOVEMBER 4, 2019.
1. REFERS TO TAX ASSESSMENT. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
 2. REFERS TO STATUTORY AND ASSESSMENT POWER OF THE OAK LODGE SANITARY DISTRICT BUT IS NOT PLOTTABLE.
 3. REFERS TO RIGHTS OF THE PUBLIC LYING WITHIN AREAS KNOWN AS STREETS OR ROADS WHICH ARE AS PLOTTED.
 4. REFERS TO ROAD VACATIONS OF A PORTION OF OLIVE AND SPAULDING AVENUE. RESERVES RIGHTS OF WAY OR EASEMENTS FOR EXISTING UTILITIES OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHT OF WAY VACATED BY RESOLUTION OF ORDINANCE RECORDED OCTOBER 31, 1966 AS ORDER NUMBER 1966-1088, COMMISSIONERS JOURNAL BOOK 20, PAGE 846, RECORDED IN DEED BOOK 681, PAGE 770, CLACKAMAS COUNTY DEED RECORDS; SAID VACATION ORDER WAS VOIDED BY COURT ORDER 1967-1088 AND IS NOT PLOTTED ON THIS SURVEY.
 5. REFERS TO VACATED PORTIONS OF OLIVE AND SPAULDING AVENUE. RESERVES ANY EASEMENT OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY VACATED BY ORDER NO. 1963-1, RECORDED AS DOCUMENT NO. 69-123, JANUARY 6, 1969 IN BOOK 73, PAGE 500, CLACKAMAS COUNTY DEED RECORDS, AND IS PLOTTED HEREON.
 6. REFERS TO A SEMER EASEMENT OVER A PORTION OF LOT 2, "SPAULDING ACRES" IN FAVOR OF HART'S HOMES INC., RECORDED JULY 14, 1969 AS DOCUMENT NO. 69-1328. THIS EASEMENT IS PLOTTED.
 7. REFERS TO A SEMER EASEMENT OVER A PORTION OF LOT 2, "SPAULDING ACRES" IN FAVOR OF OAK LODGE SANITARY DISTRICT, RECORDED SEPTEMBER 8, 1969 AS DOCUMENT NO. 69-1853. THIS EASEMENT IS PLOTTED.
 8. REFERS TO VACATED OLIVE AVENUE. RESERVES ANY RIGHTS OF WAY OR EASEMENTS FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHT OF WAY VACATED BY ORDER NO. 77-899, RECORDED AS DOCUMENT NO. 77-23737, RECORDED JUNE 20, 1977 IN VOLUME 91, PAGE 79, CLACKAMAS COUNTY DEED RECORDS, AND IS PLOTTED HEREON.
 9. REFERS TO A SEMER EASEMENT OVER A PORTION OF LOT 2, "SPAULDING ACRES", IN FAVOR OF ELBERT E. PIPLES AND ESTHER PIPLES, RECORDED OCTOBER 30, 1979 AS DOCUMENT NO. 79-4836, CLACKAMAS COUNTY DEED RECORDS, AND IS PLOTTED HEREON.
 10. REFERS TO A TELECOMMUNICATION FACILITY EASEMENT OVER A PORTION OF LOT 7, "SPAULDING ACRES", IN FAVOR OF U.S. WEST COMMUNICATIONS INC., RECORDED JULY 3, 1996 AS DOCUMENT NO. 96-048709, CLACKAMAS COUNTY DEED RECORDS, AND IS PLOTTED HEREON.
 11. REFERS TO AN ELECTRICAL AERIAL LINE EASEMENT OVER A PORTION OF LOT 7, "SPAULDING ACRES", IN FAVOR OF PORTLAND GENERAL ELECTRIC COMPANY, RECORDED AUGUST 23, 2005, AS DOCUMENT NO. 2005-087038, CLACKAMAS COUNTY DEED RECORDS. SAID DOCUMENT DESCRIBES THE EXACT LOCATION AS BEING SITUATED ON LOT 7, "SPAULDING ACRES". THE PROVIDED INFORMATION ON PAGE 2 OF THE RECORDING DOCUMENT DICTATES THE EASEMENT AS BEING LOCATED ON LOT 7 "SPAULDING ACRES". THE EXISTING AERIAL ELECTRIC LINE IS LOCATED ON SAID LOT 7. THIS EASEMENT IS PLOTTED HEREON AS SHOWN ON PAGE 2 OF THE RECORDING DOCUMENT.

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER CHICAGO TITLE COMPANY OF OREGON:

PARCEL I

LOTS 2 AND 2, "SPAULDING ACRES", IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

TOGETHER WITH THOSE PORTIONS OF OLIVE AVENUE AND SPAULDING AVENUE WHICH HAD BEEN THEREBY BY VACATION ORDINANCES RECORDED OCTOBER 31, 1966 IN BOOK 681, PAGE 770 AND JUNE 20, 1977 AS RECORDING NOS. 77023737.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLACKAMAS COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED JULY 23, 1997 AS RECORDING NOS. 97054539 AND 97054540.

PARCEL II

A PORTION OF LOT 1, "SPAULDING ACRES", IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE WHICH MARKS THE MOST SOUTHWEST CORNER OF THE ORIN KELLOGG DONATION LAND CLAIM NO. 53 IN TOWNSHIP 2 SOUTH RANGE 1 EAST OF THE MERIDIAN, AND WHICH ALSO MARKS THE MOST SOUTHWEST CORNER OF TRACT 1, "SPAULDING ACRES"; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT 1 OF SAID "SPAULDING ACRES", 50.20 FEET TO A STONE AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY AND AT RIGHT ANGLES TO THE LINE JUST MENTIONED, 132.00 FEET TO THE WESTERLY SIDE OF OLIVE AVENUE, ACCORDING TO THE PLAT OF "SPAULDING ACRES"; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID OLIVE AVENUE, TO A POINT WHERE THE LINE FIRST RECORDED HEREON WOULD INTERSECT, IF EXTENDED; THE EASTERLY LINE OF SAID OLIVE AVENUE, THENCE WESTERLY, ALONG SAID LINE EXTENDED, TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE PORTIONS OF OLIVE AVENUE AND SPAULDING AVENUE WHICH HAD BEEN THEREBY BY VACATION ORDINANCES RECORDED OCTOBER 31, 1966 IN BOOK 681, PAGE 770 AND JUNE 20, 1977 AS RECORDING NOS. 77023737.

PARCEL III

THAT TRACT OF LAND CONVEYED TO THE SCHOOL DISTRICT OF CLACKAMAS COUNTY, OREGON BY DEED RECORDED JUNE 12, 1969 IN BOOK 36, PAGE 311, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 EAST, MERIDIAN IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON AND LYING EASTERLY OF THE EAST BOUNDARY OF THE STEPHEN WALKER DONATION LAND CLAIM, 500 FEET "X" OF THE SOUTH LINE OF LOT 1, "SPAULDING ACRES", WEST OF THE WEST LINE OF OLIVE AVENUE AND NORTHERLY OF THE NORTH LINE OF CONCORD ROAD.

TOGETHER WITH THOSE PORTIONS OF OLIVE AVENUE AND SPAULDING AVENUE WHICH HAD BEEN THEREBY BY VACATION ORDINANCES RECORDED OCTOBER 31, 1966 IN BOOK 681, PAGE 770 AND JUNE 20, 1977 AS RECORDING NOS. 77023737.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLACKAMAS COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED JULY 23, 1997 AS RECORDING NOS. 97054539 AND 97054540.

SURVEYOR'S CERTIFICATION

TO NORTH CLACKAMAS PARKS AND RECREATION DISTRICT:

THIS IS TO CERTIFY THAT THIS MAP WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), 7 (B), 8, 11, 13, 14, AND 19 OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON DECEMBER 15, 2019

REGISTERED PROFESSIONAL LAND SURVEYOR

ALTA/ACSM

OSCEOLA, OREGON

FEBRUARY 8, 2020

JOSEPH C. MALLISTER

50895

DATE OF SIGNATURE: _____

EXPRES: 12/31/2020

DATE	NO.	REVISION	PLAN	8294-ALTA.dwg
			DRAWN	MSD
			CHECK	DH, DVD
			SCALE	1" = 30'
			DATE	FEBRUARY 2020

COMPASS Land Surveys
 4107 SE International Way, Suite 705
 Milwaukie, Oregon 97222 503-653-9093

NORTH CLACKAMAS PARKS & RECREATION DISTRICT
 150 BEAVERCREEK ROAD
 OREGON CITY, OREGON 97045

CONCORD ELEMENTARY SCHOOL
 3811 SE CONCORD ROAD
 MILWAUKIE, OREGON 97267

ALTA/ACSM LAND TITLE SURVEY