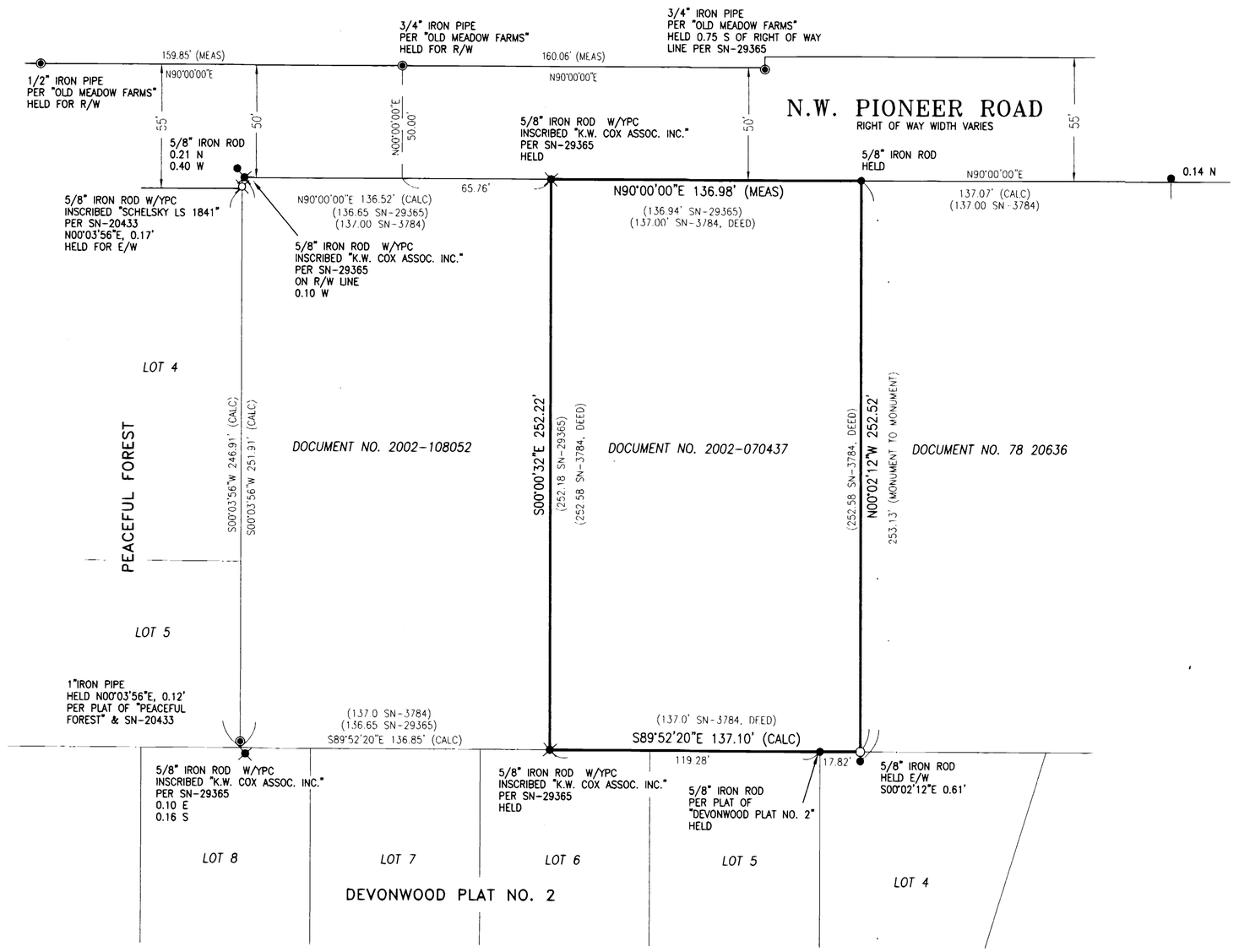
RECORD OF SURVEY

OF

A PORTION OF LOT 76 OF THE PLAT OF "OLD MEADOW FARMS" LOCATED IN THE SW 1/4 OF SECTION 33 TOWNSHIP 1 NORTH, RANGE 1 WEST, W. M. WASHINGTON COUNTY, OREGON



NARRATIVE:

29,945

PURPOSE:
THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND MONUMENT THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN THAT DOCUMENT RECORDED JUNE 20, 2002 IN DOCUMENT NO. 2002-070437, DEED RECORDS OF WASHINGTON COUNTY FOR A FUTURE SUBDIVISION.

PROCEDURE:
THE RIGHT OF WAY OF N.W PIONEER ROAD WAS HELD AS RESOLVED IN SN-29365. MONUMENTS SET IN SN-29365 ALONG THE WEST BOUNDARY OF THE SUBJECT PARCEL WERE HELD.

THE LEGAL DESCRIPTION OF THE SUBJECT PARCEL (AS RECORDED IN DOCUMENT NO. 2002-070437) AND THE PARCELS ADJOINING TO THE EAST (DOCUMENT NO. 78 20636) AND WEST (DOCUMENT NO.2002-108052) APPEAR TO HAVE BEEN WRITTEN IN REFERENCE TO SN-3784. THESE LEGAL DESCRIPTIONS CALL FOR IRON PIPES AT THE CORNERS. SN-3784 SHOWS IRON PIPES FOUND AT THE CORNERS OF LOTS 75 & 76 OF "OLD MEADOW FARMS" AND INDICATES THAT MONUMENTS WERE SET AT THE NEW PARCEL CORNERS, BUT DOES NOT INDICATE THE CHARACTER OF MONUMENTS SET. I BELIEVE THAT THE REFERENCE TO IRON PIPES IN THE DEEDS IS A SCRIVENERS ERROR AND THAT THE MONUMENTS SET IN SN-3784 WERE THE UNMARKED 5/8" IRON RODS FOUND AT SEVERAL POINTS IN THIS SURVEY. THEREFORE THE 5/8" IRON RODS ARE HELD AS THE MONUMENTS CALLED FOR IN THE DEEDS.

MONUMENTS FOUND ON THE EAST BOUNDARY OF THE SUBJECT PARCEL PER SN-3784 WERE HELD FOR LINE.

A 1" IRON PIPE FOUND AT THE SW CORNER OF DOCUMENT NO. 2002-108052 WAS HELD AS 0.12' NORTH OF THE NORTH LINE OF THE PLAT OF "DEVONWOOD PLAT NO. 2" PER SN-20433 AND THE PLAT OF "PEACEFUL FOREST". A 5/8" IRON ROD FOUND AT THE NE CORNER OF LOT 5 OF "DEVONWOOD PLAT NO. 2" WAS ALSO HELD FOR SAID NORTH LINE, AND THE LINE EXTENDED TO ITS INTERSECTION WITH THE EAST LINE OF THE SUBJECT PROPERTY.

BASIS OF BEARINGS:
N 90°00'00"E ALONG N.W. PIONEER ROAD PER THE PLAT OF "OLD MEADOW FARMS"

REFERENCE DOCUMENTS:
DEED RECORDED MAY 5, 1978 IN DOCUMENT NO. 78 20636
DEED RECORDED JUNE 20, 2002 IN DOCUMENT NO. 2002-070437
DEED RECORDED SEPTEMBER 17, 2002 IN DOCUMENT NO. 2002-108052

FILED SURVEY NUMBERS SN-3784, SN-20433, SN-22761, SN-29365

PLAT OF "OLD MEADOW FARMS" RECORDED SEPTEMBER 13, 1941
IN PLAT BOOK 10, PAGE 9

PLAT OF "DEVONWOOD PLAT No. 2" RECORDED DECEMBER 22, 1960
IN PLAT BOOK 20, PAGE 10

PLAT OF "PEACEFUL FOREST" RECORDED MARCH 23, 1984
IN PLAT BOOK 56, PAGE 37

LEGEND:

- ○ 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "BLUEDOT GROUP" SET JANUARY 31, 2005
- ● 5/8" IRON ROD, UNMARKED, FOUND PER SN-3784 UNLESS OTHERWISE NOTED
- ⊠ 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND INSCRIBED "K.W. COX ASSOC. INC." PER SN-29365
- ⊠ 5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND INSCRIBED "SCHELSKY LS 1841" PER SN-20433
- ◉ IRON PIPE FOUND AS NOTED.

SN=FILED SURVEY NUMBER W/YPC=WITH YELLOW PLASTIC CAP
CALC=CALCULATED DIMENSION MEAS=MEASURED DIMENSION
DEED=RECORD DATA FROM DOCUMENT NO. 2002-070437

SURVEYED FOR:
JAMES PETERSEN CONSTRUCTION
18410 S.W. BETHEL COURT
BEAVERTON, OREGON 97007

GRAPHIC SCALE
0 20 40 80
(IN FEET)
SCALE: 1" = 40'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Mark Mayer
OREGON
JULY 14, 1998
MARK J. MAYER
2887
RENEWAL: 12-31-06

WASHINGTON COUNTY SURVEYOR'S OFFICE

ACCEPTED FOR FILING: 5-24-05

bluedot group
land surveying & mapping
6665 hampton st, suite 101
portland, or 97223
v. 503.624.0108
f. 503.620.2771

DRAWN: DKH, MJM DATE: 01/27/2005 DWG: 04015ROS.dwg SHEET 1 OF 1