

CRANDALL TOWNHOUSES

A REPLY OF PARCEL 2, PARTITION PLAT 1992-027
 AND A PORTION OF LOT 146
 JOHNSON ESTATE ADDITION TO BEAVERTON-REEDVILLE ACREAGE
 SITUATED IN THE SW 1/4 OF SECTION 7,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, WILAMETTE MERIDIAN,
 WASHINGTON COUNTY, OREGON
 OCTOBER 1, 1998

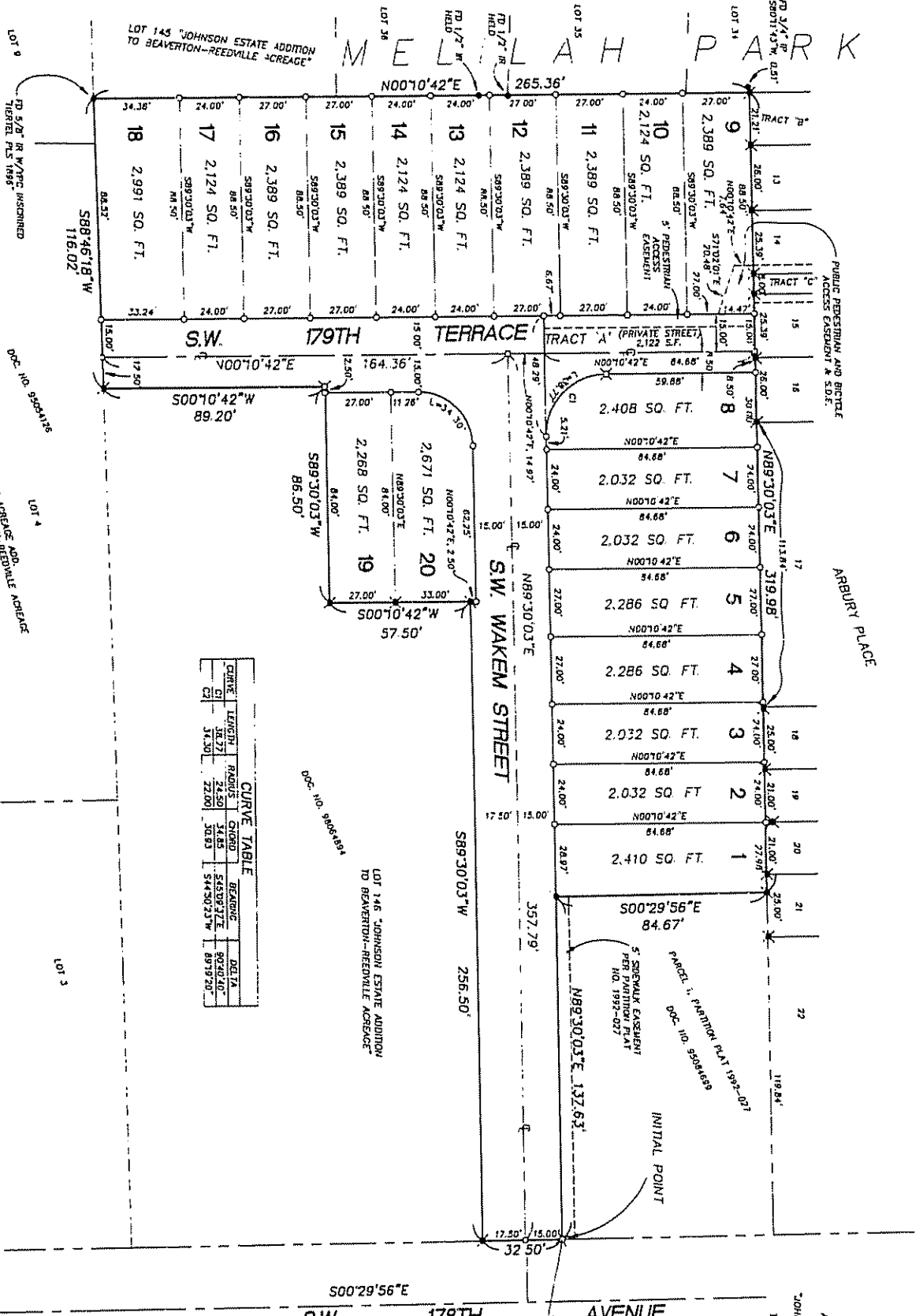
PREPARED BY:
LDC DESIGN GROUP, INC.
 233 SE WASHINGTON STREET
 HILLSBORO, OREGON 97123
 (503) 646-4061
 LDC JOB NO. 2204

PL 7" DIAMETER BRASS CAP IN
 WORK BOX MARKED "LDC GROUP"
 SURVEYED DEC 4, DEC 27, 1981
 PER USER: BR 1, PG 310-313
 RE: GENERAL CONTROL POINT
 519 OF SURVEY DC-14



LEGEND:

- DENOTES A FOUND MONUMENT AS NOTED
- * DENOTES A FOUND 5/8" IR W/PPC INSCRIBED "LAND DEV. CRANDALL TOWNH." SET.
- DENOTES A 5/8" 30" IR W/PPC INSCRIBED "LDC DESIGN GROUP" SET.
- ⊗ DENOTES A BRASS SPOKE W/ WASHER INSCRIBED "LDC LS 2000" SET
- DENOTES A 5/8" IR W/ALUMINUM CAP INSCRIBED "LDC DESIGN GROUP" SET
- ✕ DENOTES A FOUND 5/8" IR W/PPC INSCRIBED "WESTLAND CONSULTANTS"
- IR DENOTES IRON ROD
- PP DENOTES IRON PIPE
- ⊕ DENOTES CENTERLINE OF RIGHT-OF-WAY
- ⊖ DENOTES CENTERLINE OF RIGHT-OF-WAY
- W/PPC DENOTES WITH YELLOW PLASTIC CAP
- S.O.E. DENOTES STUMP BRUSH EXEMPT TO UNITED STATES FOREST



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DEL. TA.
C1	38.77	24.50	14.85	S45°08'37"E	92°28'40"
C2	34.50	22.00	10.83	S44°50'23"W	89°19'20"

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAN.
 MARGRET QUONST
 F.L.S. NO. 2004

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 MARGRET QUONST
 2008
 EXPIRES 12/31/00

SURVEYOR'S CERTIFICATE:

L. ROBERT OQUIST, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF CRANDALL TOWNSHIP, WASHINGTON COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF PARCEL 1, PARTITION PLAT 1992-022, WASHINGTON COUNTY RECORDS, SAID POINT ALSO BEING ON THE WEST 1/4 OF SECTION 7, T. 15. N. 1. W., W. 1/4, WASHINGTON COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS PER O.R.S. 92.070 (PAR 2), I ALSO CERTIFY THAT THE POST AND BEACONS PLACED WITHIN OR CALLED FOR BY THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.080.

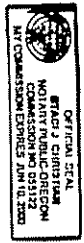
- 1. THIS SUBDIVISION IS SUBJECT TO CONDITIONS OF APPROVAL CASE FILE NUMBER 99-003-57(07)/DIR/NEW WASHINGTON COUNTY DEPARTMENT OF LAND USE AND TRAFFIC ORIENTATION.
2. AN 8.00 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS ABUTTING SW WAKEN STREET, SW 179th TERRACE (INCLUDING TRACT X), BAYS OF BERMINGS AND BOUNDARY DETERMINATION PER SURVEY NO. 272311
3. TRACT X IS SUBJECT TO A PUBLIC PEDESTRIAN AND BICYCLE EASEMENT OVER ITS ENTIRETY AND SHALL BE OWNED BY THE OWNERS TO BE RECORDED IN DOCUMENT NUMBER 99077398 IN WASHINGTON COUNTY RECORDS.
4. TRACT Y IS SUBJECT TO A PUBLIC UTILITY EASEMENT AND A SANITARY SEWER AND STORM DRAINAGE EASEMENT TO THE URBED SEWERAGE AGENCY, OVER ITS ENTIRETY.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARK L. CRANDALL AND ANGELA N. CRANDALL ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP OF CRANDALL TOWNSHIP, WASHINGTON COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE. HAVE CAUSED THE SAME TO BE SURVEYED AND SUBMITTED TO THE PUBLIC FOR THE USE OF THE PUBLIC THE ADDITIONAL RIGHT OF WAY AS SHOWN AND GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON.

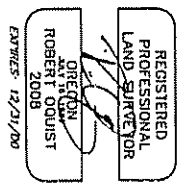
Mark L. Crandall, Angela N. Crandall, Mark L. Crandall, Angela N. Crandall

ACKNOWLEDGEMENT: STATE OF OREGON COUNTY OF WASHINGTON



Notary Public Signature: Robert Oquist

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT. ROBERT OQUIST P.L.S. NO. 2008



CRANDALL TOWNHOUSES

A REPLAT OF PARCEL 2, PARTITION PLAT 1992-077 AND A PORTION OF LOT 146 JOHNSON ESTATE ADDITION TO BEAVERTON-REEDVILLE ACRES, SITUATED IN THE SW 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

PREPARED BY: LDC DESIGN GROUP, INC. 213 SE WASHINGTON STREET WILSONVILLE (503) 648-4051 LDC JOB NO. 2204

WASHINGTON COUNTY APPROVALS

APPROVED THIS 25th DAY OF JUNE 1999 BY: Kenneth A. Stahl

APPROVED THIS 25th DAY OF JUNE 1999 BY: Steven E. Metzger

APPROVED THIS 15th DAY OF JUNE 1999 BY: Tim Rinn

ATTEST THIS 25th DAY OF JUNE 1999 BY: Pamela Hargory, Deputy County Clerk



STATE OF OREGON COUNTY OF WASHINGTON I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED TO ME BY THE SURVEYOR OF THIS SUBDIVISION PLAT, TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT, AND RECORDED IN THE COUNTY RECORDS ON THE 25th DAY OF JUNE 1999 AT 9:00 O'CLOCK P.M., AND RECORDED IN THE COUNTY CLERK'S OFFICE BY: Pamela Hargory, Deputy County Clerk

STATE OF OREGON COUNTY OF WASHINGTON I DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS RECORDED IN THE COUNTY RECORDS ON THE 25th DAY OF JUNE 1999 AT 9:00 O'CLOCK P.M., AND RECORDED IN THE COUNTY CLERK'S OFFICE BY: Pamela Hargory, Deputy County Clerk

INTERIOR CORNER MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN ATTENDANT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO. 99077398 IN WASHINGTON COUNTY DEED RECORDS.

WASHINGTON COUNTY SURVEYOR