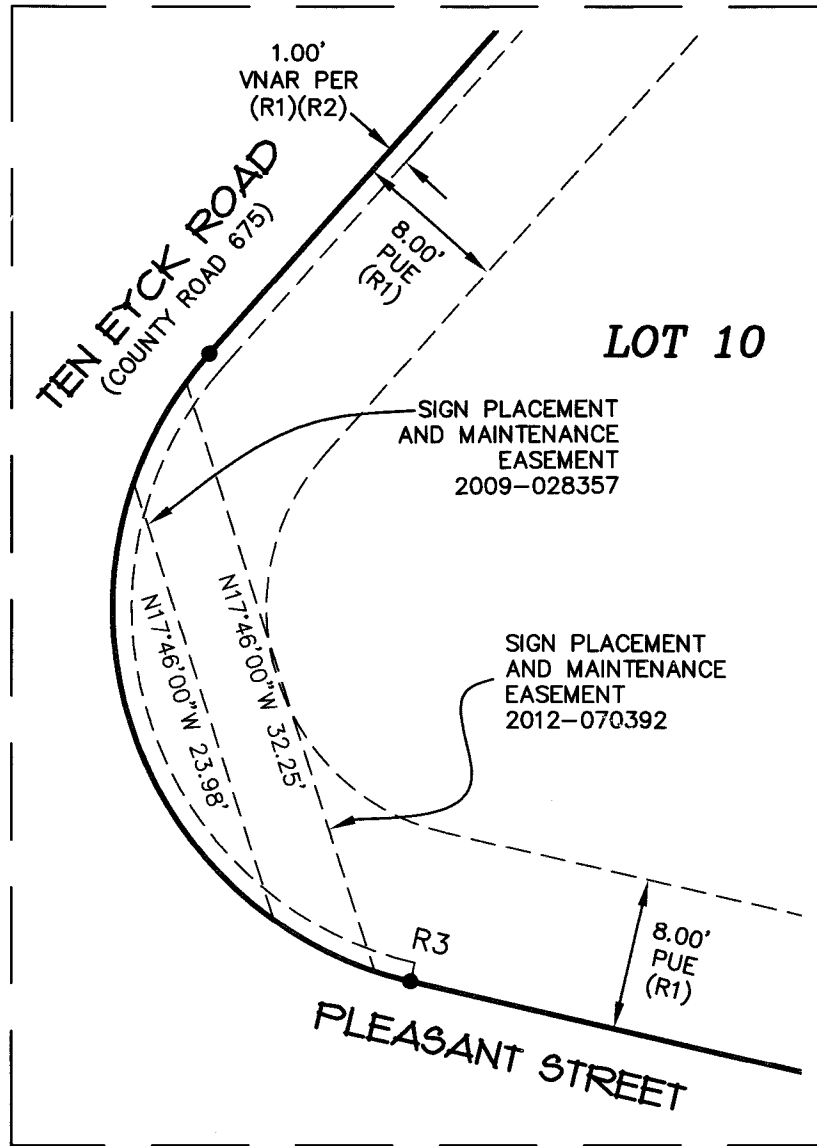


TEN EYCK RIM MIDDLE HOUSING

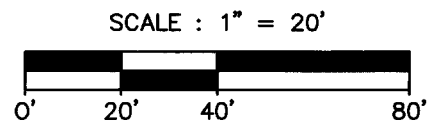
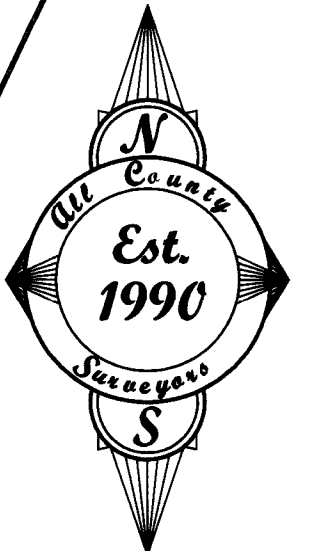
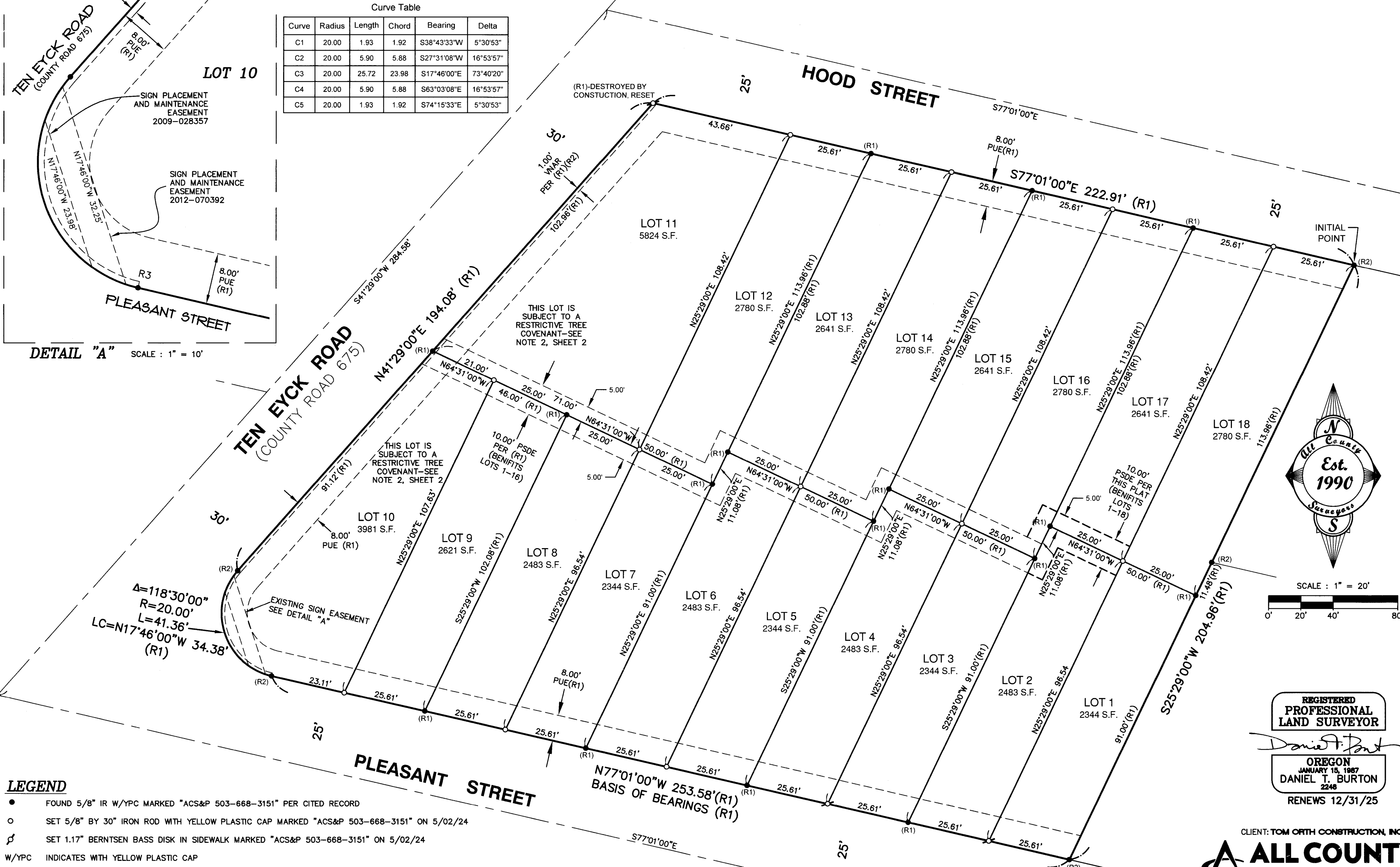
A REPLAT OF TEN EYCK RIM, PLAT NO. 4704
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF SANDY, CLACKAMAS COUNTY, OREGON
 MAY 2, 2024 SCALE: 1" = 20'

BOOK 155 PAGE 029
 PLAT NO. 4738

Curve	Radius	Length	Chord	Bearing	Delta
C1	20.00	1.93	1.92	S38°43'33"W	5°30'53"
C2	20.00	5.90	5.88	S27°31'08"W	16°53'57"
C3	20.00	25.72	23.98	S17°46'00"E	73°40'20"
C4	20.00	5.90	5.88	S63°03'08"E	16°53'57"
C5	20.00	1.93	1.92	S74°15'33"E	5°30'53"



DETAIL "A" SCALE: 1" = 10'



- LEGEND**
- FOUND 5/8" IR W/YPC MARKED "ACS&P 503-668-3151" PER CITED RECORD
 - SET 5/8" BY 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ACS&P 503-668-3151" ON 5/02/24
 - ♁ SET 1.17" BERNTSEN BASS DISK IN SIDEWALK MARKED "ACS&P 503-668-3151" ON 5/02/24
- W/YPC INDICATES WITH YELLOW PLASTIC CAP
 PSDE INDICATES PRIVATE STORM DRAIN EASEMENT
 PUE INDICATES PUBLIC EASEMENT FOR SIGNS, SLOPES, SIDEWALKS AND PUBLIC UTILITIES
 VNAR VEHICLE NON-ACCESS RESERVE STRIP
 (R1) INDICATES RECORD DATA PER TEN EYCK RIM, PLAT NO. 4704, CLACKAMAS COUNTY PLAT RECORDS
 (R2) INDICATES RECORD DATA PER PARTITION PLAT NO. 2019-041, CLACKAMAS COUNTY PLAT RECORDS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Daniel T. Burton
 OREGON
 JANUARY 15, 1987
 DANIEL T. BURTON
 2248
 RENEWS 12/31/25

CLIENT: TOM ORTH CONSTRUCTION, INC.



ALL COUNTY SURVEYOR & PLANNERS, INC.
 PO BOX 955 SANDY, OR 97055
 Phone: 503.668.3151
 Email: danb@allcountysurveyors.com

SHEET 1 OF 2

DRAWN: DTB CHECKED: RLM APPROVED: DTB

DWG NUMBER: 23-199-PLAT.dwg
 DATE OF PLOT: 5/03/24

TEN EYCK RIM MIDDLE HOUSING

A REPLAT OF TEN EYCK RIM, PLAT NO. 4704
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13
TOWNSHIP 2 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF SANDY, CLACKAMAS COUNTY, OREGON
MAY 2, 2024

BOOK 155 PAGE 029

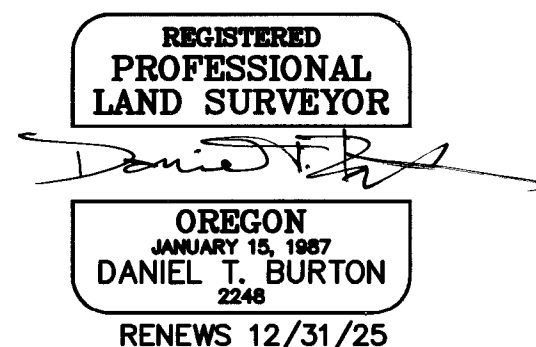
PLAT NO. 4738

PLAT NOTES

- THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL AS STATED IN THE CITY OF SANDY PLANNING FILE NO. 24-004 MHL.
- THIS PLAT IS SUBJECT TO A TREE PROTECTION COVENANT RECORDED AS DOCUMENT NO. 2023-018349, AND REVISED TO UPDATE LOT NUMBERS PER DOCUMENT NO. 2024-010314, CLACKAMAS COUNTY DEED RECORDS. THE INTENT IS TO LIMIT REMOVAL OF TREES WITHOUT CITY APPROVAL.
- THIS PLAT IS SUBJECT TO A PGE EASEMENT PER DOC. NO. 2022-044835. THIS IS A BLANKET-TYPE EASEMENT, OVER "EXISTING CONSTRUCTED AND/OR TO BE CONSTRUCTED" SYSTEMS, AND CANNOT BE PLOTTED.
- LOTS 10 AND 11 DO NOT HAVE VEHICULAR ACCESS TO TEN EYCK ROAD.
- THESE LOTS WERE APPROVED THROUGH A MIDDLE HOUSING LAND DIVISION AND CANNOT BE FURTHER DIVIDED. THE APPROVAL OF THE LAND DIVISION WAS GIVEN UNDER ORS 92.031.
- THE RESULTING LOTS CANNOT CONTAIN AN ACCESSORY DWELLING UNIT.
- NEITHER AN HOA NOR RECORDED CC&R'S CAN PROHIBIT MIDDLE HOUSING LAND DIVISIONS.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AND REPLAT LOTS 1 THROUGH 9 OF TEN EYCK RIM, PLAT NO. 4704. THE BOUNDARY RESOLUTION IS PER SAID PLAT OF TEN EYCK RIM, CLACKAMAS COUNTY PLAT RECORDS, PLAT NO. 4704. THE BASIS OF BEARING IS ALONG THE SOUTH LINE OF TEN EYCK RIM AS SHOWN.



SURVEYOR'S CERTIFICATE

I, DANIEL T. BURTON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PLAT, BEING A REPLAT OF TEN EYCK RIM, CLACKAMAS COUNTY PLAT RECORDS, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF SANDY, COUNTY OF CLACKAMAS, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ACS&P 503-668-3151" AT THE NORTHEAST CORNER OF TEN EYCK RIM; THENCE ALONG THE BOUNDARY LINES OF SAID TEN EYCK RIM PLAT THE FOLLOWING COURSES: S25°29'00"W 204.96 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N77°01'00"W ALONG THE SOUTH LINE OF TEN EYCK RIM 253.58 FEET; THENCE NORTHWESTERLY, ON THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 118°30'00", AN ARC DISTANCE OF 41.36 FEET (THE LONG CHORD OF WHICH BEARS N17°46'00"W 34.38 FEET), TO A POINT OF TANGENCY ON THE WEST LINE OF TEN EYCK RIM; THENCE N41°29'00"E ALONG SAID WEST LINE (AND THE EAST RIGHT OF WAY OF TEN EYCK ROAD) 194.08 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S77°01'00"E ALONG THE NORTH LINE OF TEN EYCK RIM (AND THE SOUTH RIGHT OF WAY OF HOOD STREET) 222.91 FEET TO THE INITIAL POINT; CONTAINS AN AREA OF 50,778 SQUARE FEET (1.17 ACRES), MORE OR LESS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT TOM ORTH AND JOHN HOLMLUND (AS TENANTS IN COMMON) ARE THE OWNERS OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THIS PLAT OF TEN EYCK RIM MIDDLE HOUSING TO BE PREPARED AND THE PROPERTY DIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS SHOWN ON THE ANNEXED MAP, WITH EXISTING PUBLIC AND PRIVATE EASEMENTS AS NOTED. THE PROPERTY PLATTED HEREIN IS SUBJECT TO ANY EXISTING EASEMENTS AND RESTRICTIONS SHOWN AND TO OTHER MATTERS CREATED OR EXISTING AS NOTED IN THE PLAT NOTES HEREON. THE DECLARANTS DO NOT CLAIM OWNERSHIP BEYOND THE PLAT BOUNDARIES.

TOM ORTH

JOHN HOLMLUND

ACKNOWLEDGMENT

COUNTY OF CLACKAMAS SS
STATE OF OREGON

KNOW ALL MEN BY THESE PRESENTS THAT ON May 8, 2024 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JOHN HOLMLUND, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

NOTARY SIGNATURE

WILFRED E. PETERSON III
NOTARY PUBLIC - OREGON
COMMISSION NO. 1032887
MY COMMISSION EXPIRES: JANUARY 25, 2027

ACKNOWLEDGMENT

COUNTY OF CLACKAMAS SS
STATE OF OREGON

KNOW ALL MEN BY THESE PRESENTS THAT ON May 8, 2024 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED TOM ORTH, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

NOTARY SIGNATURE

WILFRED E. PETERSON III
NOTARY PUBLIC - OREGON
COMMISSION NO. 1032887
MY COMMISSION EXPIRES: JANUARY 25, 2027

APPROVALS

CITY OF SANDY

CITY OF SANDY FILE NO. 24-004 MHL
APPROVED THIS 8th DAY OF MAY, 2024

BY:
CITY OF SANDY DEVELOPMENT SERVICES

APPROVED THIS 8th DAY OF MAY, 2024

BY:
CITY OF SANDY ENGINEER

CLACKAMAS COUNTY

APPROVED THIS 9th DAY OF May, 2024

BY:
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH

JUNE 30, 2024

APPROVED THIS 09 DAY OF May, 2024

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY:
DEPUTY

STATE OF OREGON

COUNTY OF CLACKAMAS S.S

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE

9th DAY OF May, 2024

AT 2:09 O'CLOCK P.M

AS PLAT NUMBER 4738

DOCUMENT NO. 2024-016313

CATHERINE McMULLEN, CLACKAMAS COUNTY CLERK

BY:
DEPUTY

CLIENT: TOM ORTH CONSTRUCTION, INC.



ALL COUNTY SURVEYOR & PLANNERS, INC
PO BOX 955 SANDY, OR 97055
Phone: 503.668.3151
Email: danb@allcountysurveyors.com

SHEET 2 OF 2

DRAWN: DTB CHECKED: RLM APPROVED: DTB

DWG NUMBER: 23-199-PLAT.dwg
DATE OF PLOT: 5/03/24