

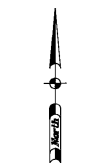
LAND TECH, INC.
8835 S.W. CANYON LANE
SUITE 402
PORTLAND, OREGON 97225
(503) 291-9386
(FAX) 291-1613

TERWILLIGER SOUTH NO. 2

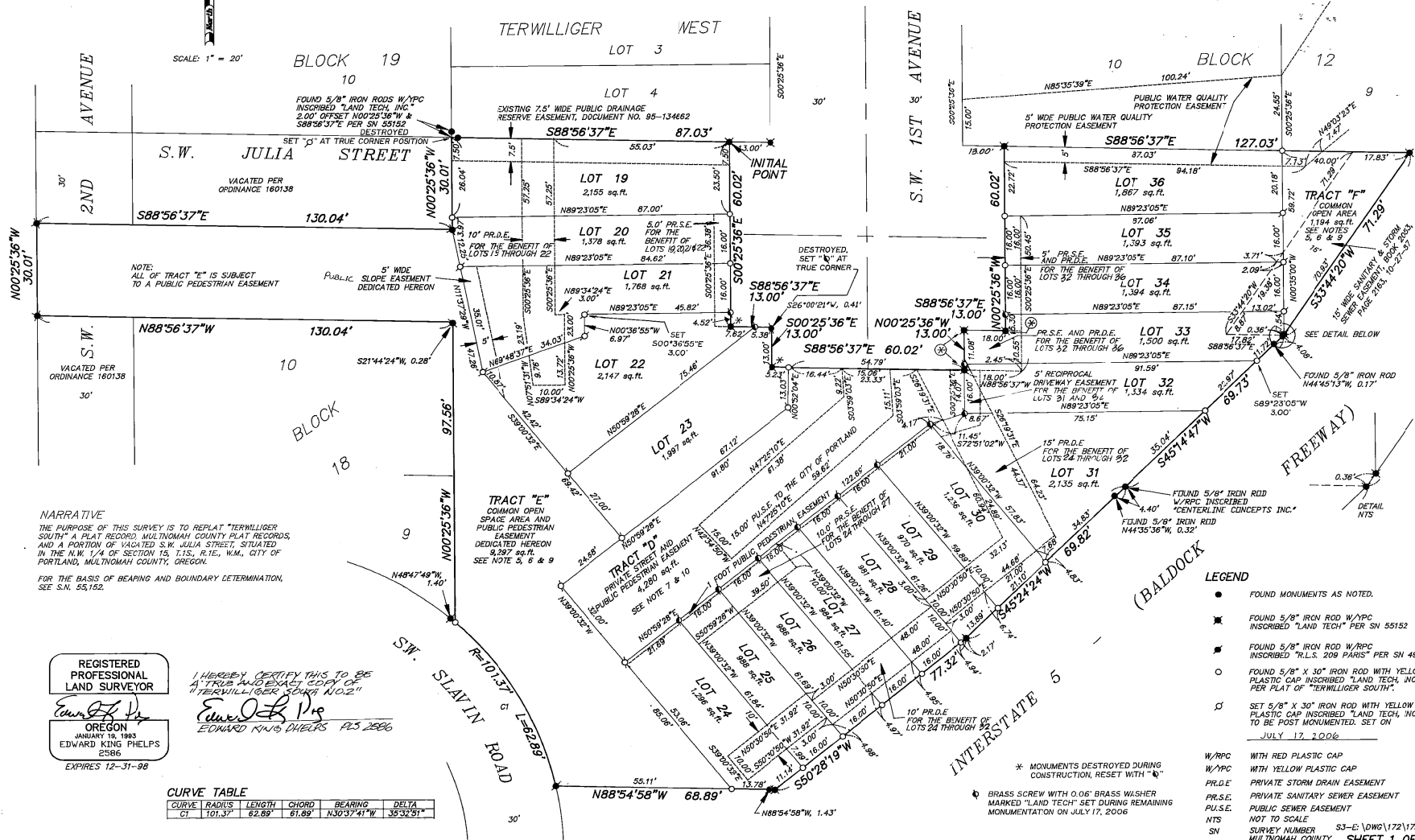
A REPLAT OF "TERWILLIGER SOUTH" AND A PORTION OF VACATED S.W. JULIA STREET,
SITUATED IN THE NW 1/4 OF SECTION 15, T.1S., R.1E., W.M., CITY OF PORTLAND,
MULTNOMAH COUNTY, OREGON

PLAT BOOK 1238 PAGE 21

CITY OF PORTLAND
CASE FILE NUMBER LUR 95-00583



SCALE: 1" = 20'



Public Record

3529
(21)

LAND TECH, INC.
8635 S.W. CANYON LANE
SUITE 402
PORTLAND, OREGON 97225
(503) 291-9386
(FAX) 291-1613

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT GRANITE DEVELOPMENT COMPANY, L.L.C. AND SCOTT M. ESPEDAL AND LORI A. ESPEDAL, HAVE CAUSED THIS SUBDIVISION TO BE PREPARED AND THE PROPERTY TO BE SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND DO HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED MAP OF "TERWILLIGER SOUTH" DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND ACCURATE MAP AND PLAT THEREOF, ALL LOTS BEING THE DIMENSIONS SHOWN AND GRANT ALL EASEMENTS AS SHOWN FOR PURPOSE STATED OR NOTED HEREON.

Scott Espedal
SCOTT ESPEDAL, MANAGER
GRANITE DEVELOPMENT COMPANY

Ray Farmer
RAY FARMER, MANAGER
GRANITE DEVELOPMENT COMPANY

Scott M. Espedal
SCOTT M. ESPEDAL

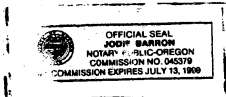
Lori A. Espedal
LORI A. ESPEDAL

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF MULTNOMAH }

THIS IS TO CERTIFY THAT ON THE 16th DAY OF April, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SCOTT ESPEDAL AND LORI A. ESPEDAL, WHO BEING FIRST DULY SWORN, DID HEREBY STATE THAT THEY ARE THE MANAGERS OF GRANITE DEVELOPMENT COMPANY, L.L.C., AN ACTIVE OREGON LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY THE AUTHORITY OF ITS MANAGERS, AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Ali Bar
NOTARY PUBLIC

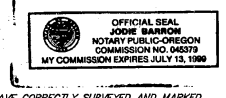


ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF MULTNOMAH }

THIS IS TO CERTIFY THAT ON THE 16th DAY OF April, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SCOTT ESPEDAL AND LORI A. ESPEDAL, WHO BEING FIRST DULY SWORN, DID HEREBY STATE THAT THEY ARE THE PERSONS HEREIN NAMED AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Ali Bar
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, EDWARD KING PHELPS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS OF THE LANDS REPRESENTED ON THE ANNEXED MAP OF "TERWILLIGER SOUTH NO. 2", BEING SITUATED IN THE N.W. QUARTER OF SECTION 18, T. 1 S., R. 1 E., W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, THAT AS THE INITIAL POINT I BEGAN AT A POINT N.88°58'37"W, 13.00 FEET FROM A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LAND TECH" SET AT THE S.E. CORNER OF LOT 4, "TERWILLIGER WEST" SAID INITIAL POINT BEING A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LAND TECH", THENCE S.00°25'36"E, 60.02 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 18, "TERWILLIGER HOMESTEAD"; THENCE ALONG SAID NORTH LINE S.88°25'36"E, 13.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, S.00°25'36"E, 13.00 FEET; THENCE S.88°58'37"E, 60.02 FEET TO A POINT ON THE WEST LINE OF LOT 10, BLOCK 13, "TERWILLIGER HOMESTEAD"; THENCE ALONG THE WEST LINE OF SAID LOT 10, N.00°25'36"E, 13.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE NORTH LINE OF SAID LOT 10, S.88°58'37"E, 13.00 FEET; THENCE N.00°25'36"E, 60.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 10, BLOCK 12, "TERWILLIGER HOMESTEAD"; THENCE ALONG THE SOUTH LINE OF SAID LOT 10 AND THE SOUTH LINE OF LOT 9, SAID BLOCK 12, S.88°58'37"E, 127.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 5 (BALDLOCK TREEWAY); THENCE ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES AND DISTANCES: S.33°44'20"W, 71.29 FEET; S.45°14'47"W, 69.73 FEET; S.45°24'24"W, 69.82 FEET; S.80°28'19"W, 77.32 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 16, "TERWILLIGER HOMESTEAD"; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, N.88°54'58"W, 68.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S.W. SLAVIN ROAD AND A POINT OF NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A 101.37 FOOT RADIUS; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°32'51" (CHORD BEARS N.30°37'41"W, 61.89 FEET) AN ARC LENGTH OF 62.89 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 18, "TERWILLIGER HOMESTEAD"; THENCE ALONG THE EAST LINE OF SAID LOT 9 AND A NORTHERN EXTENSION THEREOF N.00°25'36"W, 97.56 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 18, "TERWILLIGER HOMESTEAD"; THENCE ALONG THE NORTHERLY LINE THEREOF, N.88°56'37"W, 130.04 FEET ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF VACATED S.W. 2ND AVENUE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, N.00°25'36"W, 30.01 FEET TO THE CENTERLINE OF VACATED S.W. JULIA STREET; THENCE ALONG SAID CENTERLINE, S.88°56'37"E, 130.04 FEET; THENCE N.00°25'36"W, 30.01 FEET TO THE SOUTHWEST CORNER OF LOT 4, "TERWILLIGER WEST" THENCE ALONG THE SOUTH LINE OF SAID LOT 4, S.88°56'37"E, 87.03 FEET TO THE INITIAL POINT, CONTAINING 41,279 SQUARE FEET OR 0.95 ACRES.

AS PER O.R.S. 92.070 (PAR. 2), I ALSO CERTIFY THAT THE POST-MONUMENTATION OF THE INTERIOR MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDECTION WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.066.

TERWILLIGER SOUTH NO. 2

A REPLAT OF "TERWILLIGER SOUTH" AND A PORTION OF VACATED S.W. JULIA STREET, SITUATED IN THE NW 1/4 OF SECTION 15, T.1S., R.1E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
SURVEYED AUGUST 10, 1997

NOTES

- 1) THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN PLANNING BUREAU FILE NO. 95-00583 SU EN.
- 2) THERE IS NO OCCUPIABLE GEODETIC CONTROL MONUMENT WITHIN ONE HALF MILE OF THIS PLAT.
- 3) ALL SEWER EASEMENTS GRANTED TO THE PUBLIC ARE EXCLUSIVE EASEMENTS. NO OTHER UTILITIES, FACILITIES, OR EASEMENTS ARE TO BE LOCATED WITHIN THE BOUNDARIES OF PUBLIC SEWER EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF THE BUREAU OF ENVIRONMENTAL SERVICES.
PUBLIC SEWER EASEMENTS INCLUDE THE RIGHT OF ACCESS FOR CONSTRUCTION, INSPECTION, MAINTENANCE, OR OTHER SEWERAGE SYSTEM ACTIVITIES.
NO BUILDING CONSTRUCTION, MATERIAL STORAGE, GRADE REDUCTION, OR TREE PLANTING SHALL BE PERMITTED WITHIN PUBLIC SEWER EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF THE BUREAU OF ENVIRONMENTAL SERVICES, LANDSCAPING WHICH BY ITS NATURE IS SHALLOW ROOTED AND MAY BE EASILY REMOVED TO PERMIT ACCESS TO THE SEWER LINES SHALL NOT REQUIRE CONSENT.
- 4) THE STORM DRAINAGE RESERVE EASEMENT TO THE CITY OF PORTLAND IS A PERPETUAL EASEMENT FOR THE PURPOSE OF STORM WATER DRAINAGE, FLOOD CONTROL, WATER QUALITY, AND FOR PROTECTION OF A NATURAL DRAINAGE RESERVE. THE STORM DRAINAGE RESERVE EASEMENT AREA SHALL REMAIN IN NATURAL TOPOGRAPHIC CONDITION; NO PRIVATE STRUCTURES, CULVERTS, EXCAVATIONS OR FILLS WILL BE CONSTRUCTED WITHIN THE STORM DRAINAGE RESERVE EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF THE BUREAU OF ENVIRONMENTAL SERVICES.
- 5) TRACTS "E" AND "F" ARE TO BE OPEN SPACE, ACTIVITY IS LIMITED TO NATURAL RESOURCE PROTECTION AND ENHANCEMENT, AND PEDESTRIAN ACCESS.
- 6) A MAINTENANCE AND OWNERSHIP AGREEMENT FOR TRACTS "E" AND "F" (OPEN SPACE AREA) WAS RECORDED _____, 19____, DOCUMENT NO. _____.
- 7) A MAINTENANCE AND OWNERSHIP AGREEMENT FOR TRACT "D" (PRIVATE STREET) AND THE SIDEWALK EASEMENT WAS RECORDED _____, 19____, DOCUMENT NO. _____.
- 8) ALL WATER QUALITY PROTECTION EASEMENTS TO THE CITY OF PORTLAND ARE EXCLUSIVE EASEMENTS. NO OTHER UTILITIES, FACILITIES, OR EASEMENTS ARE TO BE LOCATED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF BUREAU OF ENVIRONMENTAL SERVICES.

THE WATER QUALITY PROTECTION EASEMENT INCLUDES THE RIGHT OF ACCESS FOR CONSTRUCTION, INSPECTION, MAINTENANCE, AND OTHER SEWERAGE SYSTEM ACTIVITIES RELATED TO STORMWATER DETENTION, FLOOD CONTROL, AND WATER QUALITY IMPROVEMENTS.

NO BUILDING CONSTRUCTION, MATERIAL STORAGE, GRADE REDUCTION, OR TREE PLANTING SHALL BE PERMITTED WITHIN THE WATER QUALITY PROTECTION EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF THE BUREAU OF ENVIRONMENTAL SERVICES.

- 9) TRACTS "E" AND "F" ARE TO BE OWNED AND MAINTAINED BY THE TERWILLIGER SOUTH HOMEOWNERS ASSOCIATION.
- 10) ALL OF TRACT "D" WILL BE COVERED BY A PUBLIC STORM DRAINAGE EASEMENT OVER ITS ENTIRETY.

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM NORTHERN BANK OF COMMERCE, A TRUST DEED BENEFICIARY HAS BEEN RECORDED AS DOCUMENT NO. 97-57392 MULTNOMAH COUNTY DEED RECORDS.

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM LIBERTY FEDERAL BANK, S.B., A TRUST DEED BENEFICIARY HAS BEEN RECORDED AS DOCUMENT NO. 97-57393 & 97-51814 MULTNOMAH COUNTY DEED RECORDS.

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AND AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO. 2006-182607 MULTNOMAH COUNTY DEED RECORDS.

Robert A. Hovden
MULTNOMAH COUNTY SURVEYOR

August 30, 2006
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Edward King Phelps
OREGON
JANUARY 18, 1993
EDWARD KING PHELPS
2556
EXPIRES 12-31-98

I HEREBY CERTIFY THIS TO BE
A TRUE AND EXACT COPY OF
"TERWILLIGER SOUTH NO. 2"

Edward King Phelps
EDWARD KING PHELPS PLS 2556

PLAT BOOK 1238 PAGE 22

RECORDED AS DOCUMENT NO. 98-068226

CITY OF PORTLAND APPROVALS

APPROVED THIS 8th DAY OF April, 1998
CITY OF PORTLAND PLANNING DIRECTOR DELEGATE

BY: *Marguerite J. Jansing*

APPROVED THIS 4th DAY OF SEPT., 1997
CITY OF PORTLAND CITY ENGINEER

BY: *Glen R. Pierce for*

APPROVED THIS 2nd DAY OF April, 1998
CITY OF PORTLAND HEARINGS OFFICER

BY: *Elizabeth A. Leonard*

COUNTY OF MULTNOMAH APPROVALS

APPROVED THIS 23rd DAY OF April, 1998
CHAIR, BOARD OF COMMISSIONERS
MULTNOMAH COUNTY, OREGON

Mervyn Stein

APPROVED THIS 23rd DAY OF April, 1998
COUNTY SURVEYOR
MULTNOMAH COUNTY, OREGON

BY: *Robert A. Hovden*

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY ORS 92.085 HAVE BEEN PAID AS OF APRIL 23, 1998

DIRECTOR
DIVISION OF ASSESSMENT AND TAXATION
MULTNOMAH COUNTY, OREGON

BY: *Sam R. Bism*
DEPUTY

STATE OF OREGON } SS
COUNTY OF MULTNOMAH }

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD AND RECORDED April 23, 1998 AT 3:47 O'CLOCK P. M., IN BOOK 1238, PAGES 21, 22

COUNTY RECORDING OFFICE, MULTNOMAH COUNTY, OREGON

BY: *Cindy Swick*
DEPUTY

DOCUMENT NO. 98-068226