

SURVEYOR'S CERTIFICATE

I, JOSEPH C McALLISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN AND REPRESENTED ON THE ATTACHED PARTITION PLAT, THE BOUNDARY OF WHICH BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING PARCEL 1 OF PARTITION PLAT NO. 2019-047, CLACKAMAS COUNTY PLAT RECORDS AND THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 99-052396, CLACKAMAS COUNTY DEED RECORDS, THE OUTBOUNDS THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

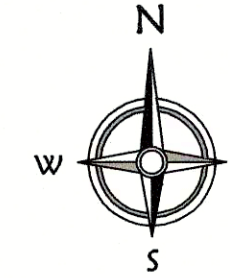
BEGINNING AT A FOUND 5/8 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "OTAK INC" ON THE NORTH RIGHT OF WAY LINE OF BOECKMAN ROAD (COUNTY ROAD NO. 80, 30.00 FEET FROM CENTERLINE), BEING THE SOUTHWEST CORNER OF "STAFFORD MEADOWS", PLAT NO. 4558, CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S.89°48'27"W., 503.17 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" AT THE SOUTHEAST CORNER OF DEDICATION DOCUMENT 2019-010342, CLACKAMAS DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID DOCUMENT NO. 2019-010342, BEING 28.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF "MORGAN FARM", PLAT NO. 4566, CLACKAMAS COUNTY PLAT RECORDS, N.00°03'30"E., 827.88 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" ON THE NORTH LINE OF AFORESAID DOCUMENT NO. 99-052396; THENCE, ALONG SAID NORTH LINE OF SAID DOCUMENT, N.89°47'54"E., 449.02 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" AT THE NORTHWEST CORNER OF DEDICATION DOCUMENT NO. 2022-047267, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE WEST LINE OF SAID DOCUMENT, S.00°21'07"E., 41.77 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" AT THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE THEREOF AND ITS EASTERLY EXTENSION, BEING THE SOUTH LINE OF DEDICATION DOCUMENT NO. 2020-064209, CLACKAMAS COUNTY DEED RECORDS, N.89°38'53"E., 430.33 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" AT THE SOUTHEAST CORNER OF SAID DOCUMENT NO. 2020-064209, BEING ON THE EAST LINE OF PARCEL 1 OF SAID PARTITION PLAT NO. 2019-047; THENCE, ALONG THE EAST LINE OF SAID PARCEL 1, S.00°04'03"W., 358.13 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL 1, S.89°48'47"W., 376.31 FEET TO THE SOUTHERLY REENTRANT CORNER OF SAID PARCEL 1; THENCE ALONG THE EAST LINE OF THE FLAG PORTION OF SAID PARCEL 1, S.00°04'23"W., 429.29 FEET TO THE POINT OF BEGINNING, CONTAINING 548,961 SQUARE FEET (12.60 ACRES), MORE OR LESS.

NARRATIVE

- CLIENT: WEST LINN-WILSONVILLE SCHOOL DISTRICT
- PURPOSE: THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT A PROPERTY LINE ADJUSTMENT BY PARTITION PLAT, BETWEEN THAT TRACT OF LAND DESCRIBED IN DEED NO. 99-052396, CLACKAMAS COUNTY DEED RECORDS AND PARCEL 1, PARTITION PLAT NO. 2019-047, CLACKAMAS COUNTY PLAT RECORDS PER CLACKAMAS COUNTY PLANNING FILE XX-XXX-XX.
- BASIS OF BEARINGS: THE EAST LINE OF "MORGAN FARM", PLAT NO. 4566, CLACKAMAS COUNTY PLAT RECORDS, BETWEEN THE FOUND 5/8 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PIONEER DESIGN" AT THE NORTHEAST CORNER AND THE FOUND 5/8 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PIONEER DESIGN" AT THE SOUTHEAST CORNER THEREOF, WAS HELD TO BE S.00°03'30"W., AS DETERMINED BY GPS OBSERVATIONS TIED TO THE OREGON REAL-TIME GNSS NETWORK (ORGN) (OREGON COORDINATE REFERENCE SYSTEM NAD 83 (2011), PORTLAND ZONE EPOCH 2010). THE WEST LINE OF DOCUMENT NO. 99-052396 BEING ESTABLISHED 28.00 FEET EAST OF AND PARALLEL WITH SAID LINE PER DEDICATION DOCUMENT 2019-010342, CLACKAMAS COUNTY DEED RECORDS.
- THE EASTERLY SUBJECT TRACT, BEING PARCEL 1, OF AFORESAID PARTITION PLAT NO. 2019-047, WAS HELD TO THE MONUMENTS THEREOF, BEING FOUND AND HELD AS SHOWN. THE WEST LINE OF SAID PARCEL 1 BEING THE EAST LINE OF AFORESAID DOCUMENT NO. 99-052396.
- THE NORTH LINE OF THE DOCUMENT NO. 99-052396, WAS HELD TO THE LINE BETWEEN THE FOUND MONUMENT AT THE NORTHEAST CORNER OF "MORGAN FARMS" TO THE FOUND MONUMENT AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARTITION PLAT 2019-047.
- THE SOUTH LINE OF DOCUMENT NO. 99-052396, BEING THE NORTH RIGHT OF WAY LINE OF SW BOECKMAN ROAD (COUNTY ROAD NO. 80, 30.00 FEET FROM CENTERLINE), WAS HELD TO THE LINE BETWEEN THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF "MORGAN FARMS" TO THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT NO. 2019-047.
- THE PROPERTY LINE WAS ADJUSTED AND THE PROPERTIES PARTITIONED AT THE CLIENTS DIRECTION IN ACCORDANCE WITH CLACKAMAS COUNTY PLANNING FILE NO. XX-XXX-XXX.

PARTITION PLAT NO. 2022-_____
LOCATED IN SOUTHEAST 1/4 SECTION 12, T.3S., R.1W., W.M.
CLACKAMAS COUNTY, OREGON

CLACKAMAS COUNTY PLANNING AND ZONING CASE FILE NO.
SEPTEMBER 2022 SHEET 1 OF 3
SCALE: 1" = 100'



INDEX

- SHEET 1 OVERALL SITE, SURVEYOR'S CERTIFICATE, NARRATIVE, PLAT RESTRICTIONS, DECLARATION, ACKNOWLEDGMENT, APPROVALS
- SHEET 2 NORTH HALF OF SITE
- SHEET 3 SOUTH HALF OF SITE

APPROVALS

APPROVED THIS _____ DAY OF _____, 2022

CLACKAMAS COUNTY PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____, 2022

CLACKAMAS COUNTY SURVEYOR; AND
 CLACKAMAS COUNTY BOARD OF COMMISSIONERS DELEGATE
 PER COUNTY CODE CHAPTER 11.02

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED
 BY ORS 92.095 HAVE BEEN PAID THRU JUNE 30, _____

APPROVED THIS _____ DAY OF _____, 2022

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: _____
 DEPUTY

STATE OF OREGON } SS
 COUNTY OF CLACKAMAS }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED
 FOR RECORD ON THE _____ DAY OF _____, 2022

AT _____ O'CLOCK _____ M.

AS PARTITION PLAT NO. _____

DOCUMENT NO. _____

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: _____
 DEPUTY

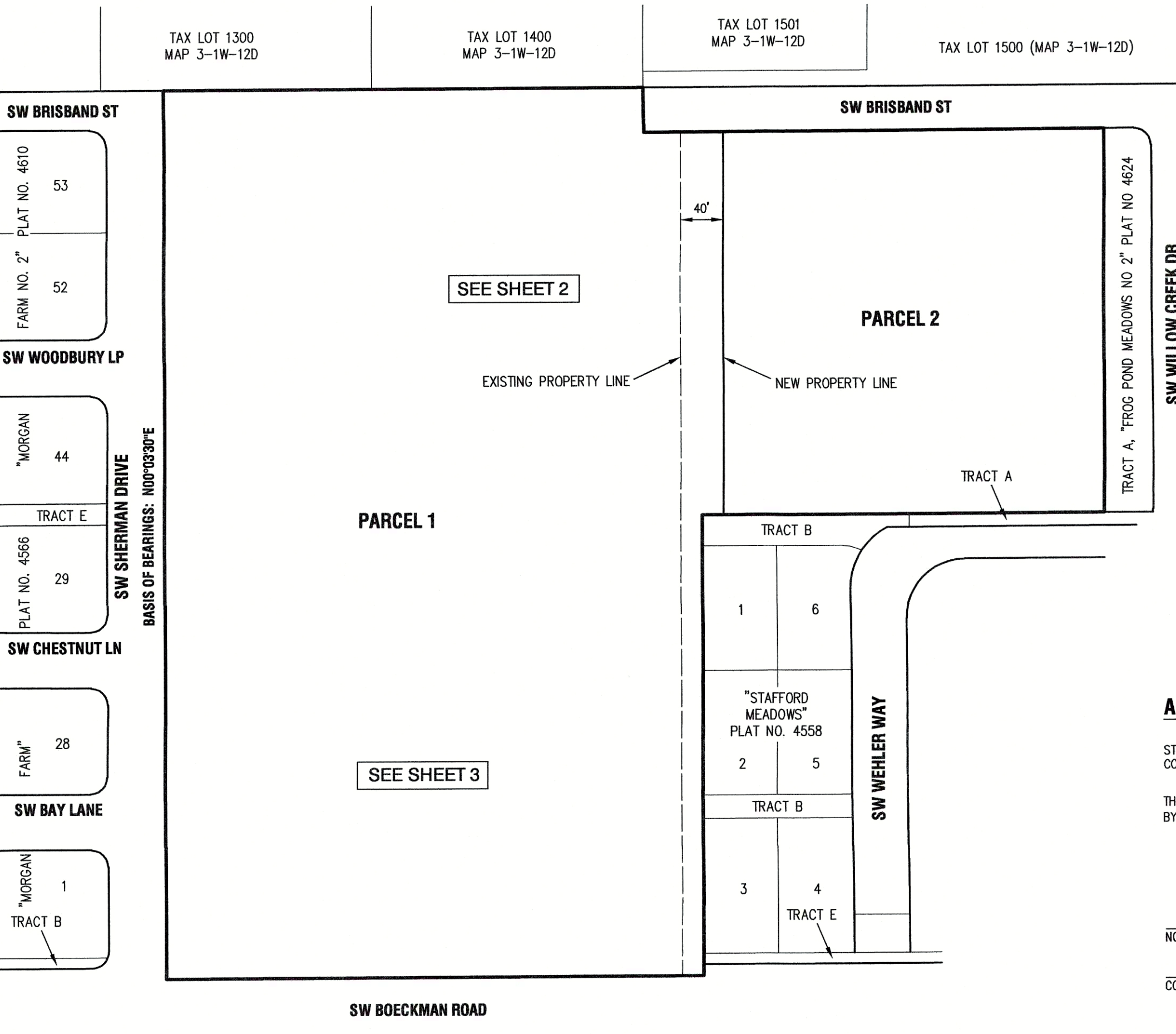
PLAT RESTRICTIONS

- THIS PARTITION IS SUBJECT TO CONDITIONS OF APPROVAL PER CLACKAMAS COUNTY PLANNING AND ZONING CASE FILE NO. _____.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT THAT WEST LINN-WILSONVILLE SCHOOL DISTRICT NO. 3, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND THAT IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO PARCELS WITH EASEMENTS AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES. THE PLATTED PROPERTY HEREON IS SUBJECT TO RESTRICTIONS AS NOTED HEREON. THE DECLARANT MAKES NO CLAIM TO LAND BEYOND THE BOUNDARY AS PLATTED AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

KATHLEEN LUDWIG, SUPERINTENDENT
 WEST LINN-WILSONVILLE SCHOOL DISTRICT NO. 3



ACKNOWLEDGMENT

STATE OF OREGON }
 COUNTY OF CLACKAMAS } SS

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON _____, 2022
 BY KATHLEEN LUDWIG, SUPERINTENDENT, WEST LINN-WILSONVILLE SCHOOL DISTRICT NO. 3.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO.

MY COMMISSION EXPIRES

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 FEBRUARY 8, 2000
 JOSEPH C. McALLISTER
 49695

SURVEYED BY:

COMPASS LAND SURVEYORS
 4107 INTERNATIONAL WAY, SUITE 705
 MILWAUKIE, OREGON 97222
 PHONE: (503) 653-9093
 8334 Part.dwg

DATE OF SIGNATURE: 11/22/22
 EXPIRES: 12/31/2022

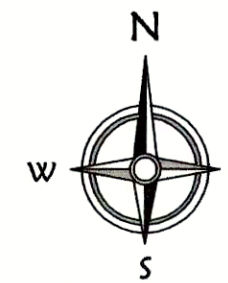
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LOCATED IN SOUTHEAST 1/4 SECTION 12, T.3S., R.1W., W.M. CLACKAMAS COUNTY, OREGON

CLACKAMAS COUNTY PLANNING AND ZONING CASE FILE NO.

NOVEMBER 2022 SHEET 2 OF 3

SCALE: 1" = 60'

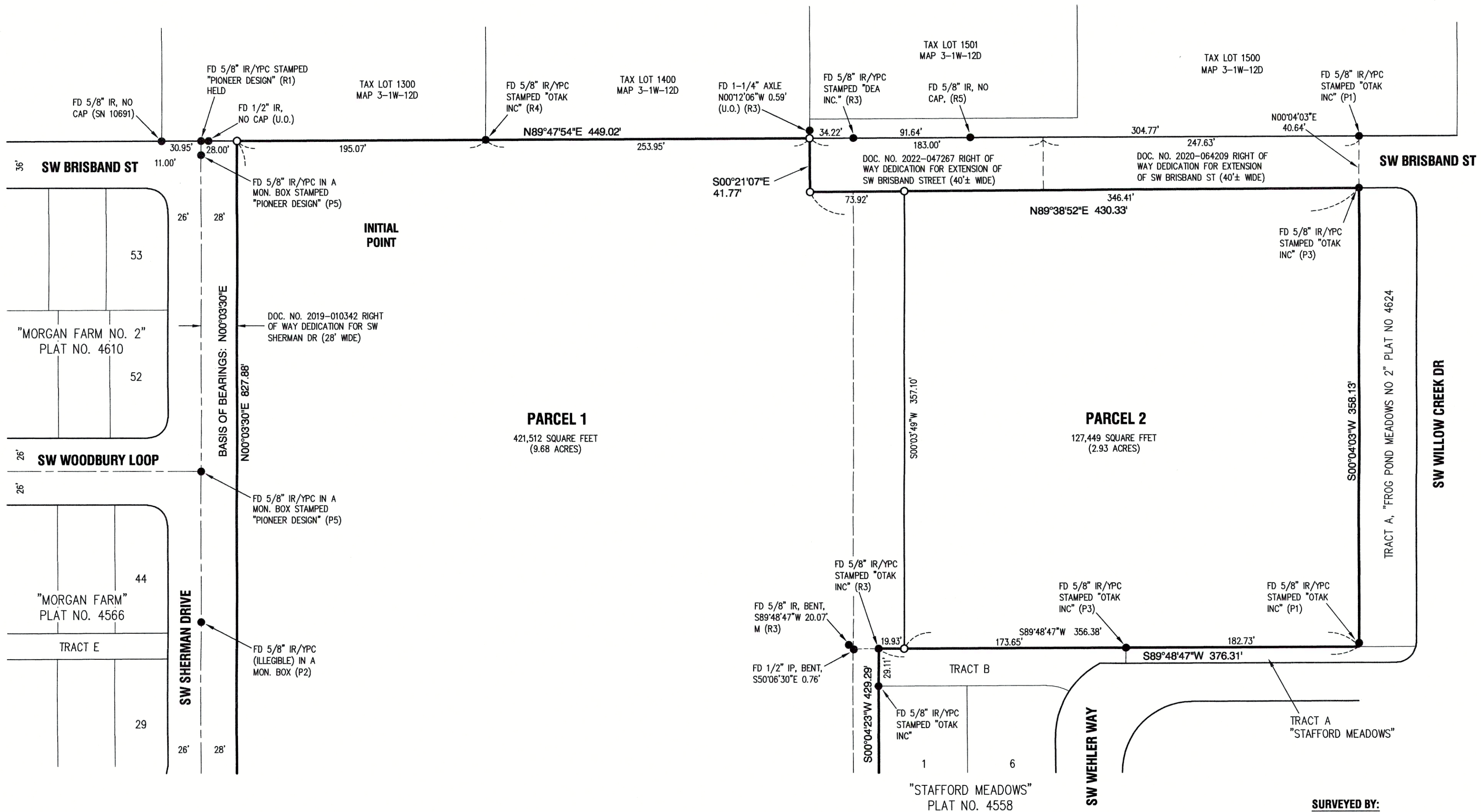


LEGEND:

- DENOTES 5/8" DIAMETER BY 30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" SET ON _____
- DENOTES FOUND MONUMENT AS NOTED
- FD FOUND
- IP IRON PIPE
- IR IRON ROD
- R DENOTES RECORD DIMENSION, SEE REFERENCE SURVEYS
- P DENOTES PLAT DIMENSION, SEE REFERENCE SURVEYS
- M DENOTES MEASURED DIMENSION
- SN SURVEY NUMBER ON FILE WITH CLACKAMAS COUNTY SURVEY RECORDS
- DOC. NO. DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
- U.O. UNKNOWN ORIGIN

REFERENCE SURVEYS

- P1 PARTITION PLAT 2019-047
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- P3 "STAFFORD MEADOWS", PLAT NO. 4558
- P4 "FROG POND MEADOWS NO. 2", PLAT NO. 4624
- P5 "MORGAN FARM NO. 2", PLAT NO. 4610
- R1 SN 2018-077
- R2 SN 2018-255
- R3 SN 22446
- R4 SN 22841
- R5 SN 5673
- SN 2021-116
- SN 21710
- SN 10691



CONTINUED ON SHEET 3

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MILWAUKIE, OREGON 97222
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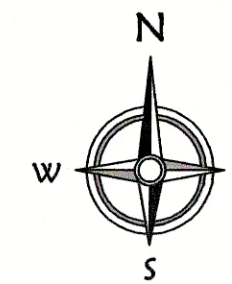
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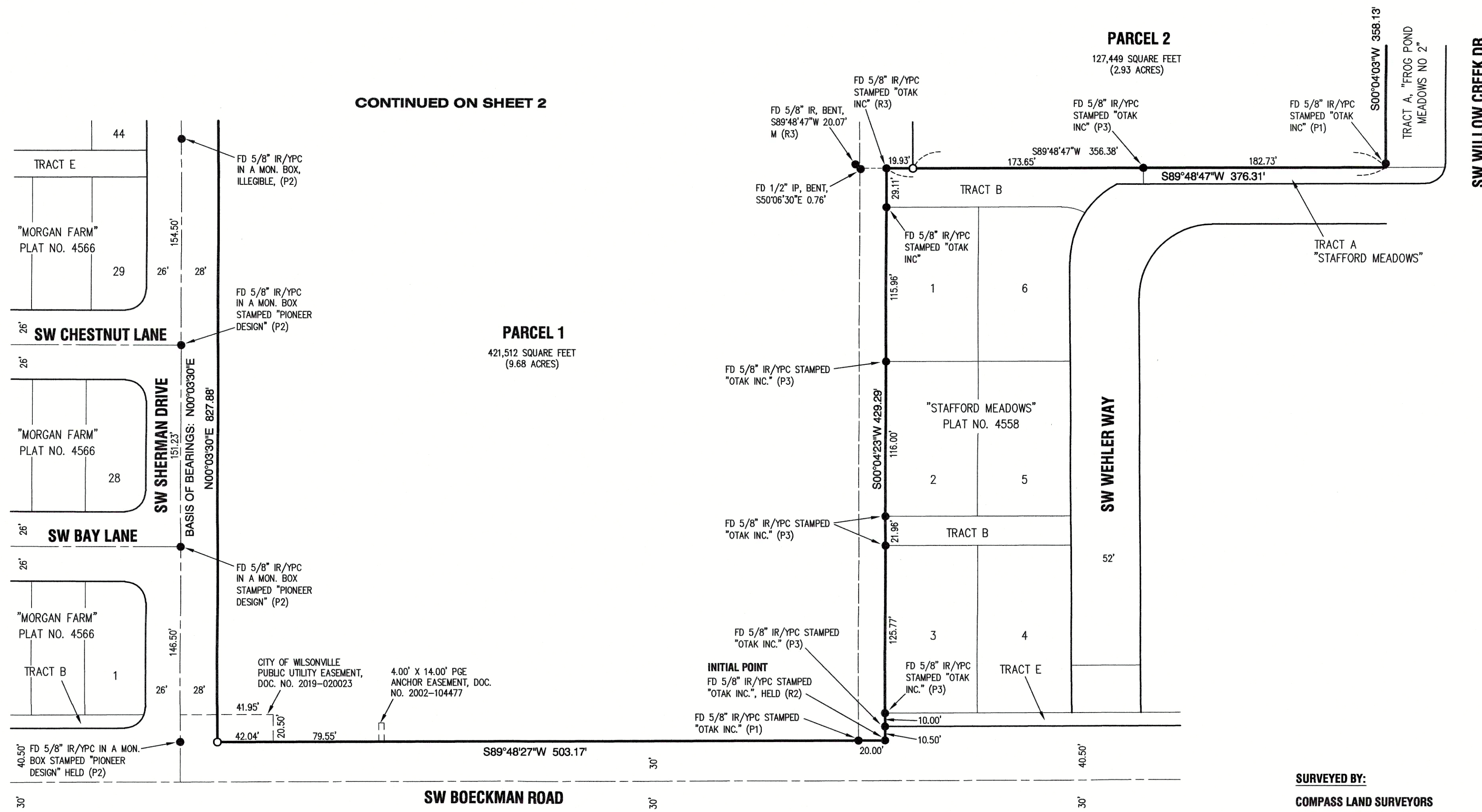
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