



Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	15.82	9.00	100°43'31"	13.86	S40°16'24"E
C2	150.63	857.44	10°03'56"	150.44	S05°03'23"W
C3	149.02	847.44	10°04'32"	148.83	S05°03'06"W
C4	33.40	19.00	100°43'31"	29.26	N40°16'24"W
C5	25.88	19.00	78°02'44"	23.93	S50°20'29"W
C6	158.09	797.44	11°21'31"	157.83	S05°38'22"W
C7	156.27	787.44	11°22'13"	156.01	S05°38'01"W
C8	12.26	9.00	78°02'44"	11.33	S50°20'29"W
C9	131.83	822.44	9°11'02"	131.69	S04°35'01"W
C10	63.37	275.62	13°10'22"	63.23	N03°05'42"E
C11	124.02	847.44	8°23'06"	123.91	S05°53'48"W
C12	25.00	847.44	1°41'26"	25.00	S00°51'32"W
C13	55.44	797.44	3°59'00"	55.43	S01°57'06"W
C14	102.65	797.44	7°22'31"	102.58	S07°37'52"W
C15	8.98	144.45	3°33'42"	8.98	N88°38'22"W
C16	3.00	275.62	0°37'27"	3.00	N03°10'46"W

- LEGEND**
- FOUND MONUMENT AS NOTED HEREON
 - FND 5/8" REBAR WITH A YELLOW PLASTIC CAP SCRIBED: "FIRWOOD DESIGN", HELD PER PLAT OF "REGAN HILLS ACRES NO. 2"
 - ▲ FND 5/8" REBAR WITH A YELLOW PLASTIC CAP SCRIBED: "AKS ENGR", HELD PER PLAT OF "VISTA NOEL"
 - ▲ FND 5/8" REBAR WITH A YELLOW PLASTIC CAP SCRIBED: "WESTLAKE CONSULTANTS, INC", HELD PER PLAT OF "STRAIGHTLINE ESTATES"
 - FND 5/8" X 30" REBAR WITH WITH A YELLOW PLASTIC CAP SCRIBED: "S&K INC LS447 LS548" HELD PER PLAT OF "REGAN HILL HEIGHTS"
 - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP SCRIBED "FIRWOOD DESIGN" ON FEBRUARY 27-28, 2019
 - SET 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP IN A MONUMENT BOX SCRIBED: "FIRWOOD DESIGN" ON APRIL 23, 2019
 - SET 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP SCRIBED: "FIRWOOD DESIGN" ON APRIL 23, 2019
 - FND FOUND
 - W/YPC WITH YELLOW PLASTIC CAP
 - IR IRON ROD (REBAR)
 - IP IRON PIPE
 - (1) RECORD MEASUREMENT PER PLAT NO. 4366 "VISTA NOEL"
 - (2) RECORD MEASUREMENT PER PLAT NO. 4075 "STRAIGHTLINE ESTATES"
 - (3) RECORD MEASUREMENT PER PLAT NO. 4005 "REGAN HILLS HEIGHTS"
 - (4) RECORD MEASUREMENT PER PLAT NO. 4451 "REGAN HILLS ACRES NO. 2"
 - (5) RECORD MEASUREMENT PER PLAT NO. 4541 "REGAN HILLS ACRES 3"
 - (6) RECORD MEASUREMENT PER SN2007-066
 - (7) RECORD MEASUREMENT PER SN2016-119
 - CL CENTERLINE
 - PUE PUBLIC UTILITY EASEMENT
 - NO. NUMBER
 - NTS NOT TO SCALE
 - SF SQUARE FEET
 - SFNF SEARCHED FOR, NOT FOUND
 - BLA BOUNDARY LINE AGREEMENT
 - FNC FENCE
 - — — EXISTING FENCE

REGISTERED PROFESSIONAL LAND SURVEYOR
Samantha Kay Tanner
OREGON MAY 26, 2015 SAMANTHA KAY TANNER 90079
RENEWS 6/30/20

FDG
Firwood Design Group, LLC
SURVEYING + ENGINEERING + PLANNING

CLIENT: S & J DEVELOPMENT
359 E HISTORIC COLUMBIA HWY.
TROUTDALE, OREGON 97060
BUS: (503) 668-3737 + FAX: (503) 668-3788

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
CITY OF ESTACADA, COUNTY OF CLACKAMAS, STATE OF OREGON
DATE: APRIL 29, 2019

CLACKAMAS COUNTY APPROVALS

CITY OF ESTACADA PLANNING FILE NO. 2017-03-S

APPROVED THIS 21st DAY OF MAY, 2019.

BY: Ben W
PLANNING COMMISSION CHAIR

APPROVED THIS 28th DAY OF May, 2019.

Chak Riff
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 O.R.S. 92.095 HAVE BEEN PAID THRU JUNE 30, 2019.

APPROVED THIS 28 DAY OF May, 2019.

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR
BY: Nancy Neigel
DERUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT
WAS RECEIVED FOR RECORD ON THE
28 DAY OF May, 2019.

AT 2:37 O'CLOCK P.M.

AS PLAT NO. Book 130 Pg 019 No 4578

DOCUMENT NO. 2019-029087

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: Sherry Hall
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Samantha K Tanner
OREGON
MAY 26, 2015
SAMANTHA KAY TANNER
90079

RENEWS 6/30/20

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SURVEYING ♦ ENGINEERING ♦ PLANNING

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AND MONUMENT THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2017-046137, AS ESTABLISHED PER BOUNDARY LINE AGREEMENTS PER DOCUMENT NUMBERS 2006-096453 AND 2006-064755, CLACKAMAS COUNTY DEED RECORDS PER ESTACADA CITY COUNCIL FILE NO. 2017-03-S. THE BASIS OF BEARINGS IS PER "VISTA NOEL" (PLAT NO. 4366).

THE WEST BOUNDARY LINE WAS DETERMINED BY HOLDING THE MONUMENTS IN THE BOUNDARY LINE AGREEMENT RECORDED AS DOCUMENT NO. 2018-076133, CLACKAMAS COUNTY RECORDS.

THE NORTH BOUNDARY LINE WAS DETERMINED BY HOLDING THE TOWNSHIP SURVEY MONUMENT PER SAID BOUNDARY LINE AGREEMENT AT THE WEST END AND THE 1-1/2 INCH ALUMINUM FIRWOOD CAP ON THE WEST BOUNDARY OF REGAN HILLS 3 PLAT NO. 4541, CLACKAMAS COUNTY PLAT RECORDS PER VISTA NOEL PLAT NO. 4366, CLACKAMAS COUNTY PLAT RECORDS.

THE EAST BOUNDARY LINE WAS DETERMINED BY HOLDING THE 1-1/2 INCH ALUMINUM FIRWOOD CAP ON THE WEST BOUNDARY OF SAID REGAN HILLS 3 PLAT NO. 4541 AND THE 3/4" IRON PIPE AT THE NORTHEAST CORNER OF LOT 1 OF REGAN HILLS HEIGHTS PLAT NO. 4005, CLACKAMAS COUNTY PLAT RECORDS PER SAID PLAT OF REGAN HILLS ACRES 3 PLAT NO. 4541.

THE SOUTH BOUNDARY LINE WAS DETERMINED BY HOLDING SAID 3/4" IRON PIPE AT THE NORTHEAST CORNER OF LOT 1 OF SAID REGAN HILLS HEIGHTS PLAT NO. 4005, THE 5/8" IRON ROD WITH YELLOW PLASTIC CAP AT THE NORTHWEST CORNER OF LOT 2 OF SAID REGAN HILLS HEIGHTS PLAT NO. 4005, AND THE 5/8" IRON ROD WITH YELLOW PLASTIC CAP AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2006-005961, CLACKAMAS COUNTY DEED RECORDS.

MONUMENTS ON THE CENTERLINE OF EAST 1ST AVENUE AND THE NORTH BOUNDARY LINE OF THE SUBJECT PLAT THAT WERE DESTROYED DURING ROAD IMPROVEMENTS WERE REPLACED AS SHOWN IN THEIR ORIGINAL LOCATION.

SURVEYOR'S CERTIFICATE

I, SAMANTHA K. TANNER, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED SUBDIVISION PLAT OF "BYRD NEST ESTATES", SITUATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ESTACADA, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, MARKED BY A 3/4 INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 1 OF PLAT NO. 4005 "REGAN HILL HEIGHTS", CLACKAMAS COUNTY PLAT RECORDS;

THENCE NORTH 89°33'24" WEST 172.39 FEET ALONG THE NORTH LINE OF SAID PLAT NO. 4005 TO A 5/8" REBAR WITH YELLOW PLASTIC CAP SCRIBED "S&K INC" AT THE NORTHWEST CORNER OF LOT 2 OF SAID PLAT NO. 4005;

THENCE NORTH 89°07'49" WEST 351.50 FEET ALONG THE NORTH LINE OF PLAT NO. 4075 "STRAIGHTLINE ESTATES", CLACKAMAS COUNTY PLAT RECORDS TO A 5/8" REBAR WITH YELLOW PLASTIC CAP SCRIBED "WESTLAKE CONSULTANTS, INC" AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2006-005961;

THENCE NORTH 06°40'01" EAST 186.82 FEET ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2015-085137, CLACKAMAS COUNTY SURVEY RECORDS TO THE SOUTHWEST CORNER OF PLAT NO. 4366 "VISTA NOEL", CLACKAMAS COUNTY PLAT RECORDS MARKED BY A 5/8" REBAR WITH 1 1-2 INCH ALUMINUM CAP SCRIBED: "TOWNSHIP SURVEY";

THENCE NORTH 89°21'51" EAST 521.76 FEET ALONG THE SOUTH LINE OF SAID PLAT NO. 4366 TO THE SOUTHEAST CORNER THEREOF MARKED BY A 5/8" REBAR WITH 1 1-2 INCH ALUMINUM CAP SCRIBED: "FIRWOOD DESIGN" IN A MONUMENT BOX ON THE WEST BOUNDARY OF PLAT NO. 4541 "REGAN HILLS ACRES 3", CLACKAMAS COUNTY PLAT RECORDS;

THENCE SOUTH 05°38'49" WEST 198.98 FEET ALONG THE WEST LINE OF "REGAN HILLS ACRES 3" PLAT NO. 4541 AND PLAT NO. 4451 "REGAN HILLS ACRES 2", CLACKAMAS COUNTY PLAT RECORDS, TO SAID INITIAL POINT.

CONTAINING 2.31 ACRES MORE OR LESS.

PLAT NOTES AND RESTRICTIONS

1. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOUND IN THE CITY OF ESTACADA PLANNING FILE NO. 2017-03-S.
2. THIS PLAT IS SUBJECT TO A 10-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONTAGES OF OAKVIEW LANE AND EAST 1ST AVENUE.
3. THIS PLAT IS SUBJECT TO A 15-FOOT WIDE WATER LINE EASEMENT RECORDED OCTOBER 19, 2006 AS DOCUMENT NO. 2006-096921. THIS EASEMENT IS GRAPHICALLY DEPICTED ONLY SINCE IT FALLS WITHIN THE RIGHT-OF-WAY DEDICATION.
4. THIS PLAT IS SUBJECT TO AN 8-FOOT WIDE PUBLIC UTILITY EASEMENT BENEFITING THE CITY OF ESTACADA, AN OREGON MUNICIPAL CORPORATION RECORDED OCTOBER 12, 2012 AS DOCUMENT NO. 2012-066853. THIS EASEMENT IS GRAPHICALLY DEPICTED ONLY SINCE IT FALLS WITHIN THE RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT.

DECLARATION

KNOW ALL MEN AND WOMEN BY THESE PRESENTS, THAT S & J DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND AS REPRESENTED ON THE ANNEXED MAP OF "BYRDS NEST ESTATES" AS DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS AND DEDICATE STREETS TO THE PUBLIC FOR PUBLIC USE FOREVER, AND DO HEREBY GRANT THE EASEMENTS AS SHOWN AND NOTED FOR THE PURPOSES AS SHOWN ON THE ANNEXED MAP. THIS PLAT CONFORMS TO THE PROVISIONS OF CHAPTER 92, O.R.S. WITH RESTRICTIONS AS NOTED. THE DECLARANT MAKES NO CLAIM TO PROPERTY OUTSIDE THE BOUNDARY AS MONUMENTED AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

Nicholas Mueller

NICHOLAS MUELLER
MEMBER

Scott Wymore

SCOTT WYMORE
MEMBER

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

KNOW ALL MEN AND WOMEN BY THESE PRESENTS THAT ON THIS 14th DAY OF May, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED SCOTT WYMORE, MEMBER OF S & J DEVELOPMENT, LLC AND NICHOLAS MUELLER, MEMBER OF S & J DEVELOPMENT LLC, WHOM BEING FIRST DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

Sherice D. Burch Snee
NOTARY SIGNATURE

Sherice D. Burch Snee
NOTARY PUBLIC OREGON

COMMISSION NO. 969966

MY COMMISSION EXPIRES: December 28, 2021

Station: 2

Cashier: STEPHEN

Receipt Name: S&J DEVELOPMENT LLC

Comments:

RECORDING *BYRDS NEST ESTATES*

Document #	Recording Date	Doc Type	Recording	A&T Fee	PLC Fee	NonStd	Surveyor	OLCC	Housing	Other	Total
2019-029087	05/28/2019 02:37:59 PM	PD-SUB	45.00	16.00	10.00				62.00		\$133.00
Totals:			\$45.00	\$16.00	\$10.00	\$0.00	\$0.00	\$0.00	\$62.00	\$0.00	\$133.00

Thank You
Retain this receipt for your records

Receipt Total		\$133.00
CHECK	1180	\$133.00