

Buyer: _____ Date: _____

Seller: _____ Date: _____

HOOD VIEW HEIGHTS PHASE 2

A REPLAT OF PARCEL 3 OF PARTITION PLAT NO. 2021-036
LOCATED IN THE NE 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, W.M.,
CITY OF SANDY, CLACKAMAS COUNTY OREGON
JANUARY 5, 2023 SCALE: 1" = 100'

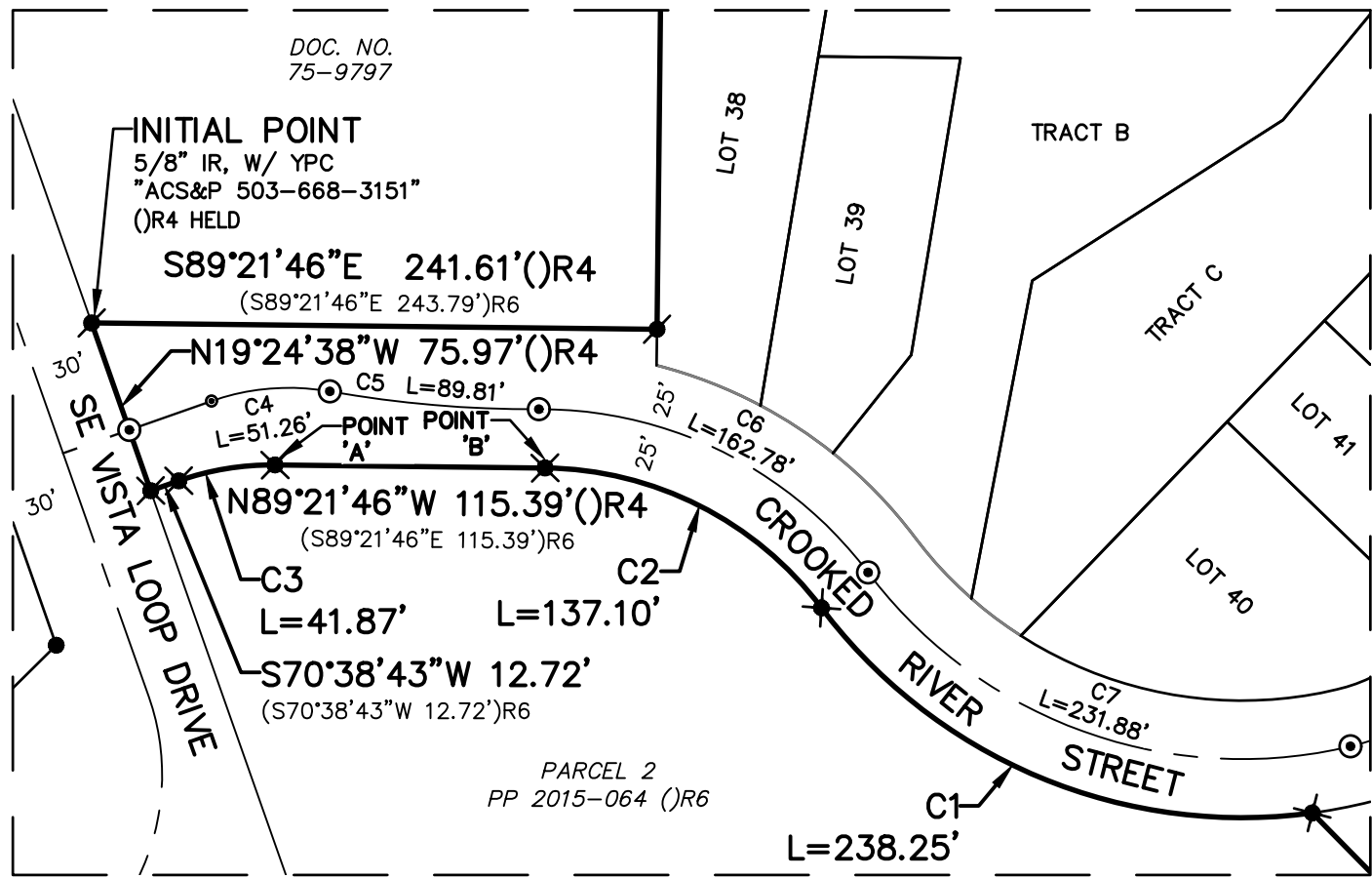
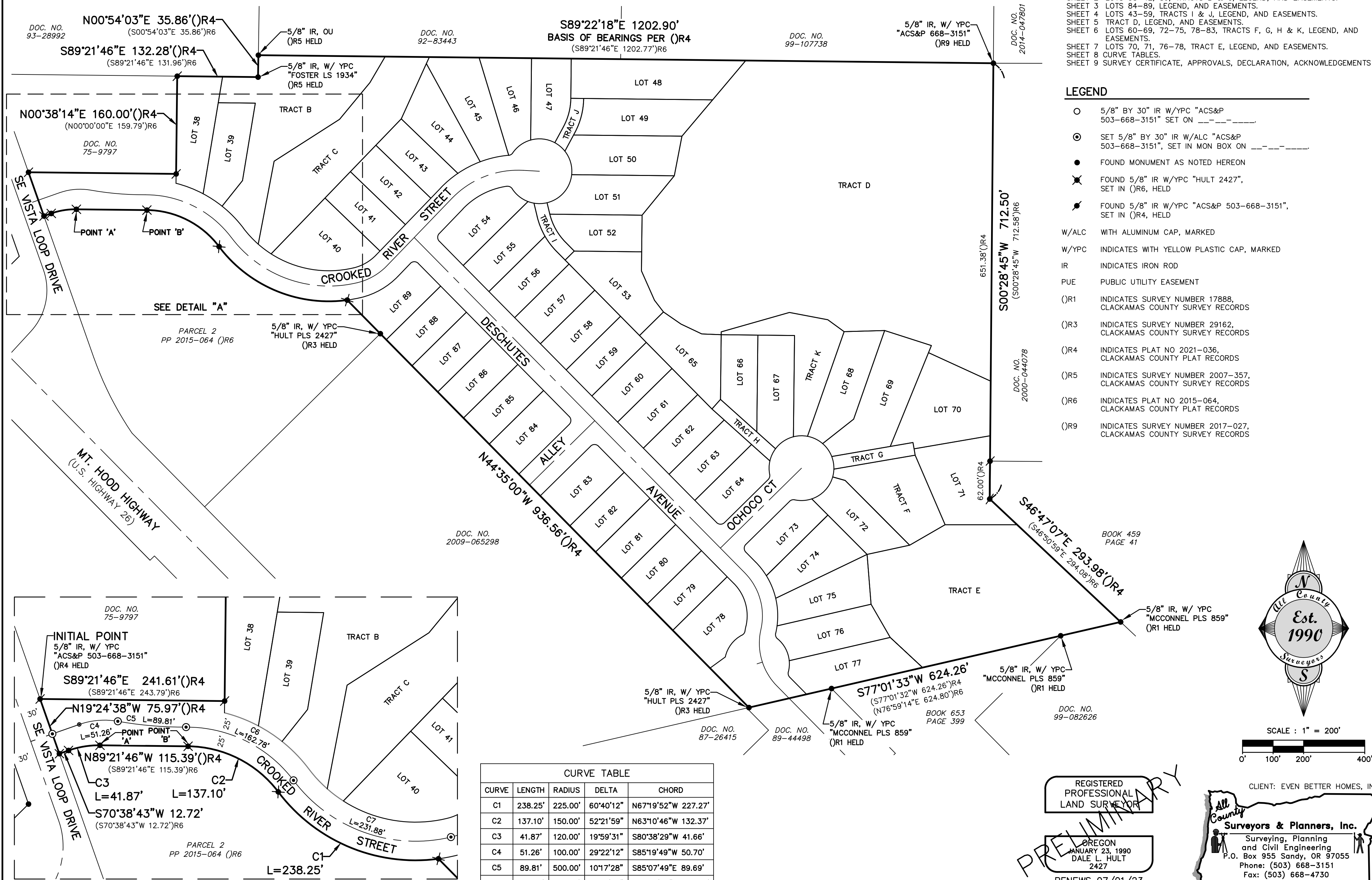
BOOK _____ PAGE _____

INDEX

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- SHEET 2 LOTS 38-42, 89, TRACTS B & C, LEGEND, AND EASEMENTS.
- SHEET 3 LOTS 84-89, LEGEND, AND EASEMENTS.
- SHEET 4 LOTS 43-59, TRACTS I & J, LEGEND, AND EASEMENTS.
- SHEET 5 TRACT D, LEGEND, AND EASEMENTS.
- SHEET 6 LOTS 60-69, 72-75, 78-83, TRACTS F, G, H & K, LEGEND, AND EASEMENTS.
- SHEET 7 LOTS 70, 71, 76-78, TRACT E, LEGEND, AND EASEMENTS.
- SHEET 8 CURVE TABLES.
- SHEET 9 SURVEY CERTIFICATE, APPROVALS, DECLARATION, ACKNOWLEDGEMENTS

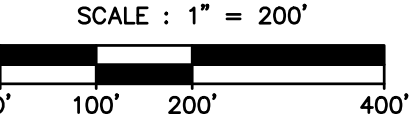
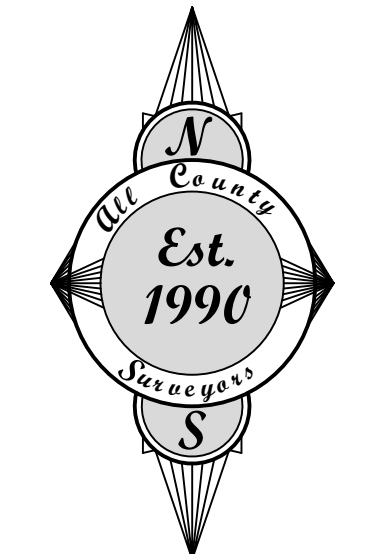
LEGEND

- 5/8" BY 30" IR W/ YPC "ACS&P 503-668-3151" SET ON _____
- ⊙ SET 5/8" BY 30" IR W/ALC "ACS&P 503-668-3151", SET IN MON BOX ON _____
- FOUND MONUMENT AS NOTED HEREON
- ✕ FOUND 5/8" IR W/YPC "HULT 2427", SET IN (R)6, HELD
- ⦿ FOUND 5/8" IR W/YPC "ACS&P 503-668-3151", SET IN (R)4, HELD
- W/ALC WITH ALUMINUM CAP, MARKED
- W/YPC INDICATES WITH YELLOW PLASTIC CAP, MARKED
- IR INDICATES IRON ROD
- PUE PUBLIC UTILITY EASEMENT
- (R)1 INDICATES SURVEY NUMBER 17888, CLACKAMAS COUNTY SURVEY RECORDS
- (R)3 INDICATES SURVEY NUMBER 29162, CLACKAMAS COUNTY SURVEY RECORDS
- (R)4 INDICATES PLAT NO 2021-036, CLACKAMAS COUNTY PLAT RECORDS
- (R)5 INDICATES SURVEY NUMBER 2007-357, CLACKAMAS COUNTY SURVEY RECORDS
- (R)6 INDICATES PLAT NO 2015-064, CLACKAMAS COUNTY PLAT RECORDS
- (R)9 INDICATES SURVEY NUMBER 2017-027, CLACKAMAS COUNTY SURVEY RECORDS



DETAIL "A"
SCALE: 1" = 80'

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	238.25'	225.00'	60°40'12"	N67°19'52"W 227.27'
C2	137.10'	150.00'	52°21'59"	N63°10'46"W 132.37'
C3	41.87'	120.00'	19°59'31"	S80°38'29"W 41.66'
C4	51.26'	100.00'	29°22'12"	S85°19'49"W 50.70'
C5	89.81'	500.00'	10°17'28"	S85°07'49"E 89.69'
C6	162.78'	175.00'	53°17'46"	N63°37'40"W 156.98'
C7	231.88'	200.00'	66°25'39"	S70°11'36"E 219.11'



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 23, 1990
DALE L. HULT
2427

RENEWS 07/01/23

CLIENT: EVEN BETTER HOMES, INC.

All County Surveyors & Planners, Inc.

Surveying, Planning and Civil Engineering
P.O. Box 955 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4730
Subject to General Conditions 2006 ©

DRAWN: JTD CHECKED: LKF APPROVED: DLH

DWG NUMBER: 19-071 - PHASE 2 PLAT.dwg
SHEET 1 OF 4 DATE OF PLOT: 1-5-23

HOOD VIEW HEIGHTS PHASE 2

A REPLAT OF PARCEL 3 OF PARTITION PLAT NO. 2021-036
 LOCATED IN THE NE 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, W.M.,
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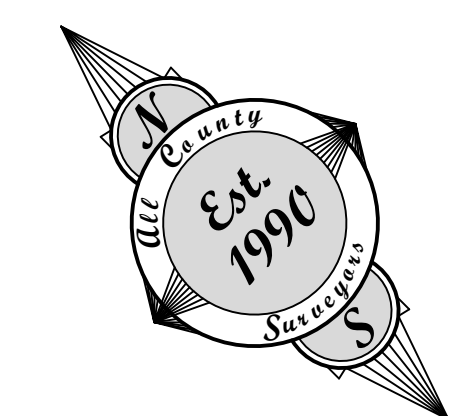
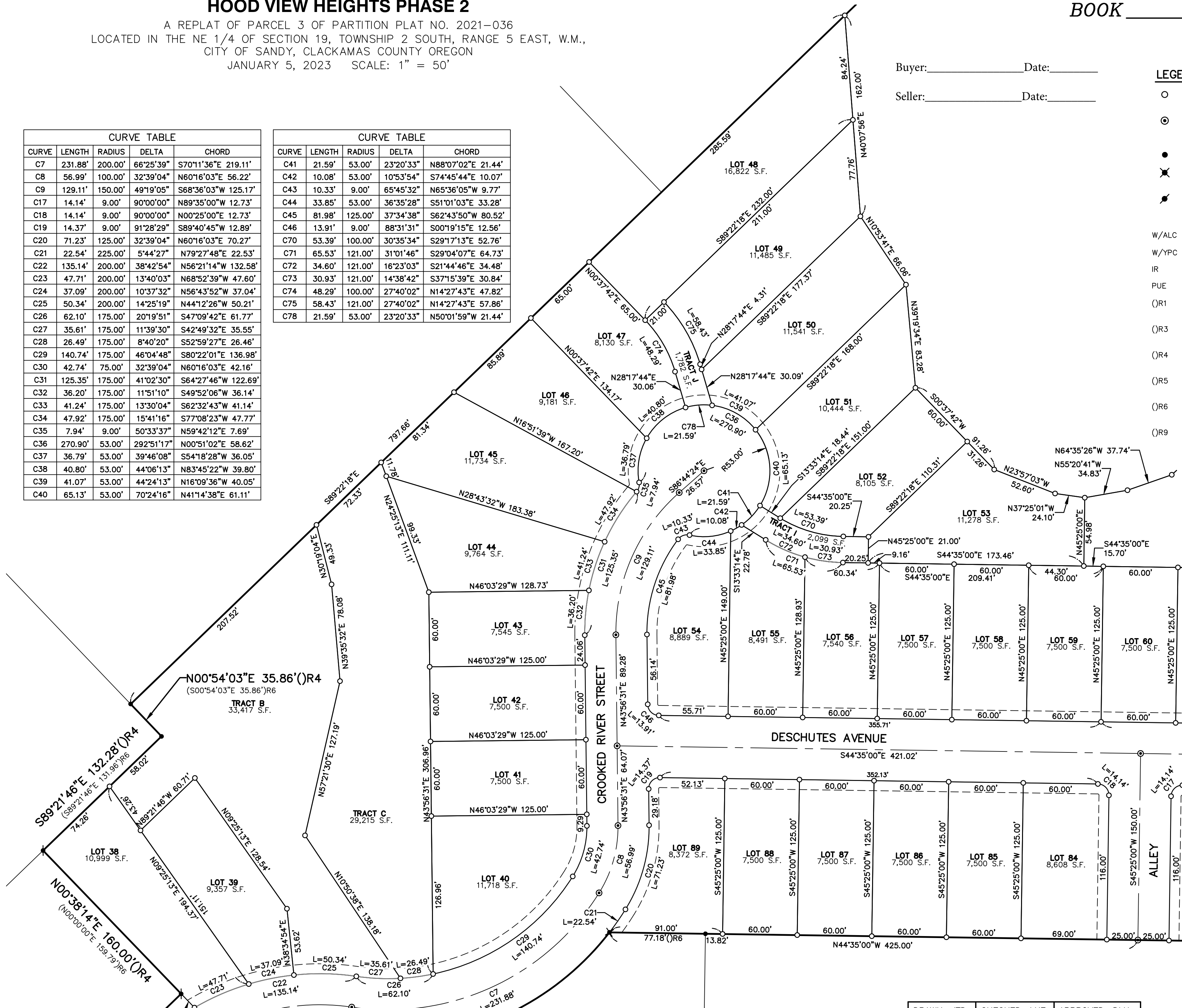
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- ⚡ FOUND 5/8" IR W/YPC "ACS&P 503-668-3151", SET IN ()R4, HELD

- W/ALC WITH ALUMINUM CAP, MARKED
- W/YPC INDICATES WITH YELLOW PLASTIC CAP, MARKED
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- ()R9 INDICATES SURVEY NUMBER 2017-027, CLACKAMAS COUNTY SURVEY RECORDS

CURVE	LENGTH	RADIUS	DELTA	CHORD
C7	231.88'	200.00'	66°25'39"	S70°11'36"E 219.11'
C8	56.99'	100.00'	32°39'04"	N60°16'03"E 56.22'
C9	129.11'	150.00'	49°19'05"	S68°36'03"W 125.17'
C17	14.14'	9.00'	90°00'00"	N89°35'00"W 12.73'
C18	14.14'	9.00'	90°00'00"	N00°25'00"E 12.73'
C19	14.37'	9.00'	91°28'29"	S89°40'45"W 12.89'
C20	71.23'	125.00'	32°39'04"	N60°16'03"E 70.27'
C21	22.54'	225.00'	5°44'27"	N79°27'48"E 22.53'
C22	135.14'	200.00'	38°42'54"	N56°21'14"W 132.58'
C23	47.71'	200.00'	13°40'03"	N68°52'39"W 47.60'
C24	37.09'	200.00'	10°37'32"	N56°43'52"W 37.04'
C25	50.34'	200.00'	14°25'19"	N44°12'26"W 50.21'
C26	62.10'	175.00'	20°19'51"	S47°09'42"E 61.77'
C27	35.61'	175.00'	11°39'30"	S42°49'32"E 35.55'
C28	26.49'	175.00'	8°40'20"	S52°59'27"E 26.46'
C29	140.74'	175.00'	46°04'48"	S80°22'01"E 136.98'
C30	42.74'	75.00'	32°39'04"	N60°16'03"E 42.16'
C31	125.35'	175.00'	41°02'30"	S64°27'46"W 122.69'
C32	36.20'	175.00'	11°51'10"	S49°52'06"W 36.14'
C33	41.24'	175.00'	13°30'04"	S62°32'43"W 41.14'
C34	47.92'	175.00'	15°41'16"	S77°08'23"W 47.77'
C35	7.94'	9.00'	50°33'37"	N59°42'12"E 7.69'
C36	270.90'	53.00'	292°51'17"	N00°51'02"E 58.62'
C37	36.79'	53.00'	39°46'08"	S54°18'28"W 36.05'
C38	40.80'	53.00'	44°06'13"	N83°45'22"W 39.80'
C39	41.07'	53.00'	44°24'13"	N16°09'36"W 40.05'
C40	65.13'	53.00'	70°24'16"	N41°14'38"E 61.11'

CURVE	LENGTH	RADIUS	DELTA	CHORD
C41	21.59'	53.00'	23°20'33"	N88°07'02"E 21.44'
C42	10.08'	53.00'	10°53'54"	S74°45'44"E 10.07'
C43	10.33'	9.00'	65°45'32"	N65°36'05"W 9.77'
C44	33.85'	53.00'	36°35'28"	S51°01'03"E 33.28'
C45	81.98'	125.00'	37°34'38"	S62°43'50"W 80.52'
C46	13.91'	9.00'	88°31'31"	S00°19'15"E 12.56'
C70	53.39'	100.00'	30°35'34"	S29°17'13"E 52.76'
C71	65.53'	121.00'	31°01'46"	S29°04'07"E 64.73'
C72	34.60'	121.00'	16°23'03"	S21°44'46"E 34.48'
C73	30.93'	121.00'	14°38'42"	S37°15'39"E 30.84'
C74	48.29'	100.00'	27°40'02"	N14°27'43"E 47.82'
C75	58.43'	121.00'	27°40'02"	N14°27'43"E 57.86'
C78	21.59'	53.00'	23°20'33"	N50°01'59"W 21.44'



SCALE: 1" = 50'
 0' 25' 50' 100'

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY
 OREGON
 JANUARY 23, 1990
 DALE L. HULT
 2427
 RENEWS 07/01/23

CLIENT: EVEN BETTER HOMES, INC.

All County
Surveyors & Planners, Inc.
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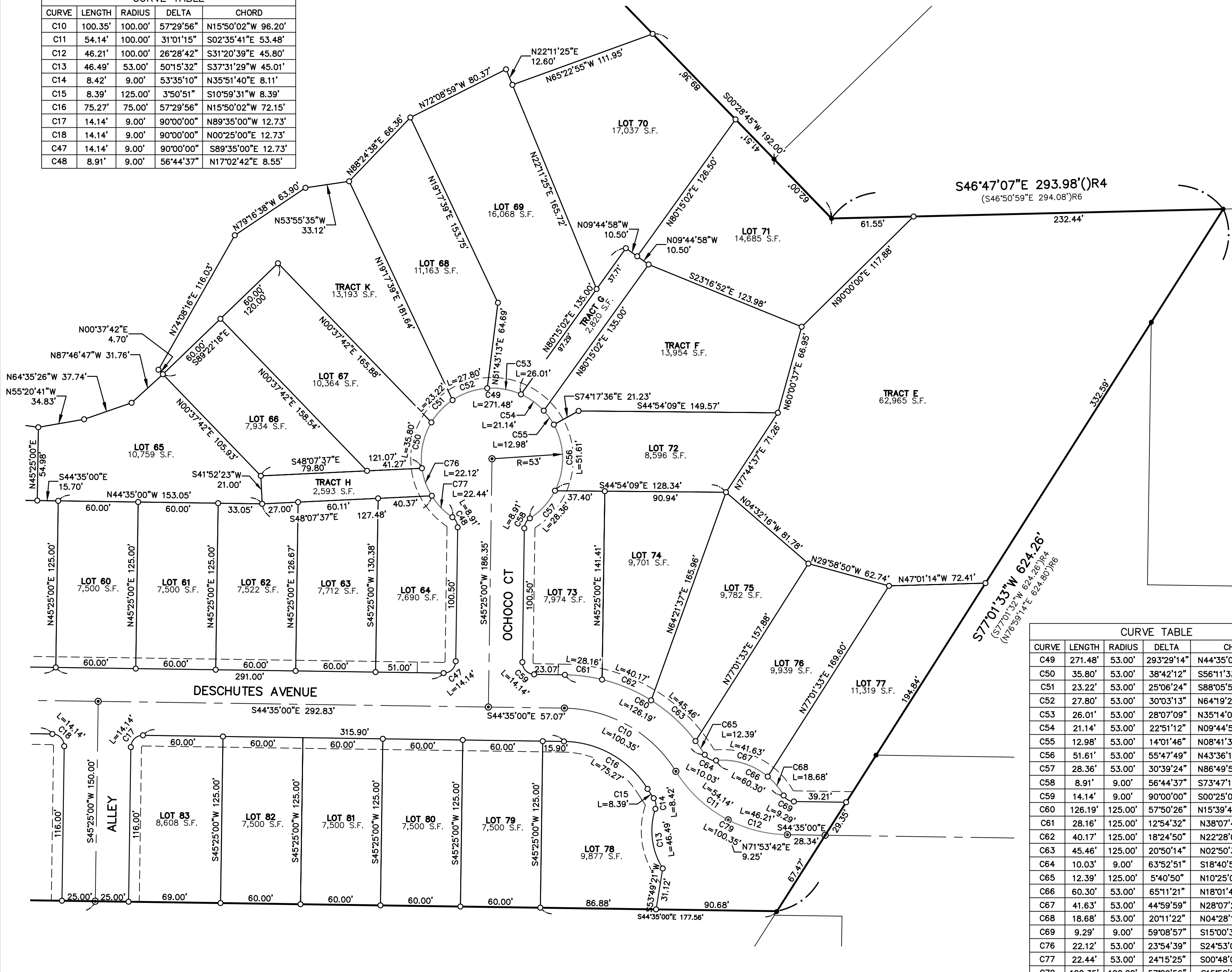
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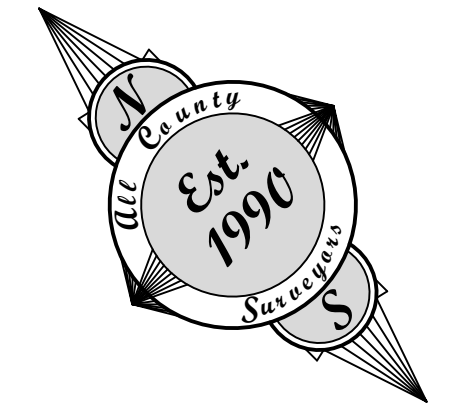
CURVE	LENGTH	RADIUS	DELTA	CHORD
C10	100.35'	100.00'	57°29'56"	N15°50'02"W 96.20'
C11	54.14'	100.00'	31°01'15"	S02°35'41"E 53.48'
C12	46.21'	100.00'	26°28'42"	S31°20'39"E 45.80'
C13	46.49'	53.00'	50°15'32"	S37°31'29"W 45.01'
C14	8.42'	9.00'	53°35'10"	N35°51'40"E 8.11'
C15	8.39'	125.00'	3°50'51"	S10°59'31"W 8.39'
C16	75.27'	75.00'	57°29'56"	N15°50'02"W 72.15'
C17	14.14'	9.00'	90°00'00"	N89°35'00"W 12.73'
C18	14.14'	9.00'	90°00'00"	N00°25'00"E 12.73'
C47	14.14'	9.00'	90°00'00"	S89°35'00"E 12.73'
C48	8.91'	9.00'	56°44'37"	N17°02'42"E 8.55'

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- 5/8" BY 30" IR W/YPC "ACS&P 503-668-3151" SET ON _____
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- ()R9 INDICATES SURVEY NUMBER 2017-027, CLACKAMAS COUNTY SURVEY RECORDS



CURVE	LENGTH	RADIUS	DELTA	CHORD
C49	271.48'	53.00'	293°29'14"	N44°35'00"W 58.13'
C50	35.80'	53.00'	38°42'12"	S56°11'33"W 35.12'
C51	23.22'	53.00'	25°06'24"	S88°05'52"W 23.04'
C52	27.80'	53.00'	30°03'13"	N64°19'20"W 27.48'
C53	26.01'	53.00'	28°07'09"	N09°44'58"W 21.00'
C54	21.14'	53.00'	22°51'12"	N08°41'31"E 12.95'
C55	12.98'	53.00'	14°01'46"	N43°36'19"E 49.60'
C56	51.61'	53.00'	55°47'49"	N86°49'55"E 28.02'
C57	28.36'	53.00'	30°39'24"	S73°47'18"W 8.55'
C58	8.91'	9.00'	56°44'37"	S73°47'18"W 8.55'
C59	14.14'	9.00'	90°00'00"	S00°25'00"W 12.73'
C60	126.19'	125.00'	57°50'26"	N15°39'47"W 120.90'
C61	28.16'	125.00'	12°54'32"	N38°07'44"W 28.10'
C62	40.17'	125.00'	18°24'50"	N22°28'03"W 40.00'
C63	45.46'	125.00'	20°50'14"	N02°50'31"W 45.21'
C64	10.03'	9.00'	63°52'51"	S18°40'59"E 9.52'
C65	12.39'	125.00'	5°40'50"	N10°25'01"E 12.39'
C66	60.30'	53.00'	65°11'21"	N18°01'44"W 57.10'
C67	41.63'	53.00'	44°59'59"	N28°07'25"W 40.56'
C68	18.68'	53.00'	20°11'22"	N04°28'16"E 18.58'
C69	9.29'	9.00'	59°08'57"	S15°00'32"E 8.88'
C76	22.12'	53.00'	23°54'39"	S24°53'08"W 21.96'
C77	22.44'	53.00'	24°15'25"	S00°48'06"W 22.27'
C79	100.35'	100.00'	57°29'56"	S15°50'02"E 96.20'



SCALE: 1" = 50'
 0' 25' 50' 100'

REGISTERED PROFESSIONAL LAND SURVEYOR
 DALE L. HULT 2427
 RENEWS 07/01/23

PRELIMINARY

CLIENT: EVEN BETTER HOMES, INC.

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LOCATED IN THE NE 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, W.M.,
CITY OF SANDY, CLACKAMAS COUNTY OREGON
JANUARY 5, 2023

APPROVALS

CITY OF SANDY FILE NO. 21-012 SUB/FSH/TREE
HOOD VIEW HEIGHTS SUBDIVISION

APPROVED THIS _____ DAY OF _____, 20____.

BY: _____
CITY OF SANDY
ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT EVEN BETTER HOMES, INC., IS THE OWNER OF THE LAND DEPICTED HEREON AND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THIS REPLAT TO BE PREPARED AND THE PROPERTY PLATTED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S CHAPTER 92. FURTHERMORE, THE DECLARANT HEREBY DEDICATES TO THE PUBLIC AS PUBLIC WAYS FOREVER THE RIGHTS-OF-WAY AS SHOWN HEREIN, AND DOES HEREBY GRANT ALL EASEMENTS FOR PUBLIC AND PRIVATE USE AS SHOWN AND NOTED HEREIN. THE PLATTED PROPERTY IS SUBJECT TO RESTRICTIONS AND CONDITIONS NOTED HEREON.

MICHELE EVEN - PRESIDENT
EVEN BETTER HOMES, INC

SURVEYOR'S CERTIFICATE

I DALE L. HULT, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS MAP, BEING A REPLAT OF PARCEL 3 OF PARTITION PLAT NO. 2021-036, CLACKAMAS COUNTY PLAT RECORDS, SITUATED IN THE NE 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SANDY, COUNTY OF CLACKAMAS AND STATE OF OREGON. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE **INITIAL POINT**, A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "ACS&P 503-668-3151", FOUND ON THE EAST RIGHT OF WAY LINE OF SE VISTA LOOP DRIVE (60 FOOT ROW WIDTH), SAID POINT ALSO BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL 3 OF SAID PARTITION PLAT NO. 2021-036, CLACKAMAS COUNTY PLAT RECORDS; THENCE LEAVING THE SAID EAST RIGHT OF WAY LINE OF SAID SE VISTA LOOP DRIVE, S89°21'46"E, A DISTANCE OF 241.61 FEET; THENCE N00°38'14"E, A DISTANCE OF 160.00'; THENCE S89°21'46"E, A DISTANCE OF 132.28 FEET; THENCE N00°54'03"E, A DISTANCE OF 35.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 3 OF SAID PARTITION PLAT NO. 2021-036; THENCE S89°22'18"E ALONG THE SAID NORTH LINE OF SAID PARCEL 3 OF SAID PARTITION PLAT NO. 2021-036, A DISTANCE OF 1,202.90 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3 OF SAID PARTITION PLAT NO. 2021-036; THENCE S00°28'45"W, A DISTANCE OF 712.50 FEET TO AN ANGLE POINT ON THE EAST LINE OF SAID PARCEL 3 OF SAID PARTITION PLAT NO. 2021-036; THENCE S46°47'07"E, A DISTANCE OF 293.98 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3 OF SAID PARTITION PLAT NO. 2021-036; THENCE S77°01'33"W, A DISTANCE OF 624.26 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 3 OF SAID PARTITION PLAT NO. 2021-036; THENCE N44°35'00"W, A DISTANCE OF 936.56 FEET, TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A 225.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 238.25 FEET, THROUGH A CENTRAL ANGLE OF 60°40'12" (LONG CHORD BEARS NORTH 67°19'52" WEST 227.27 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 150.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 137.10 FEET, THROUGH A CENTRAL ANGLE OF 52°21'59" (LONG CHORD BEARS NORTH 63°10'46" WEST 132.37 FEET) TO A POINT OF TANGENCY; THENCE N89°21'46"W, A DISTANCE OF 115.39 FEET, TO A POINT OF TANGENT CURVATURE; THENCE ALONG A 120.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 41.87 FEET, THROUGH A CENTRAL ANGLE OF 19°59'31" (LONG CHORD BEARS SOUTH 80°38'29" WEST 41.66 FEET) TO A POINT OF TANGENCY; THENCE S70°38'43"W, A DISTANCE OF 12.72 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF SAID SE VISTA LOOP DRIVE; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE OF SAID SE VISTA LOOP DRIVE, N19°24'38"W, A DISTANCE OF 75.97 FEET TO THE **INITIAL POINT**.

CONTAINING AN AREA OF 23.32 ACRES, MORE OR LESS.

NOTES AND RESTRICTIONS:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY OF SANDY PLANNING FILE NO. 21-012 SUB/FSH/TREE.

NOTES AND RESTRICTIONS:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY OF SANDY PLANNING FILE NO. 21-012 SUB/FSH/TREE.
2. TRACT "A" IS CONVEYED TO THE CITY OF SANDY RECORDED IN DOCUMENT NO. _____ CLACKAMAS COUNTY DEED RECORDS, FOR PUBLIC STORM WATER DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE CITY OF SANDY.

APPROVED THIS _____ DAY OF _____, 20____.

BY: _____
CLACKAMAS COUNTY SURVEYOR; AND
CLACKAMAS COUNTY BOARD OF
COMMISSIONERS DELEGATE PER COUNTY
CODE 11.02

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 3 OF PARTITION PLAT NUMBER 2021-036, CLACKAMAS COUNTY PLAT RECORDS. LOCATED IN THE NE 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, W.M., CITY OF SANDY, CLACKAMAS COUNTY OREGON INTO LOTS, TRACTS AND PUBLIC ROADWAYS. THE BASIS OF BEARING WAS ESTABLISHED BY HOLDING MONUMENTS "A" AND "B", HAVING A RECORD BEARING OF N89°21'46"W PER SAID PARTITION PLAT NO. 2021-036.

ACKNOWLEDGMENT

COUNTY OF CLACKAMAS
STATE OF OREGON

KNOW ALL MEN BY THESE PRESENTS THAT ON _____, 20____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED MICHELE EVEN, WHOM BEING FIRST DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED ON BEHALF OF EVEN BETTER HOMES, INC. AS A PRESIDENT FREELY AND VOLUNTARILY.

NOTARY SIGNATURE

NOTARY PUBLIC- OREGON
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH _____, 20____.

APPROVED THIS _____ DAY OF _____, 20____.

RAY ERLAND, CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: _____
DEPUTY

STATE OF OREGON
S.S.
COUNTY OF CLACKAMAS

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

_____ DAY OF _____, 20____.

AT _____ O'CLOCK ____M.

AS PLAT NO. _____

DOCUMENT NO. _____

SHERRY HALL, CLACKAMAS COUNTY CLERK

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