

CLACKAMAS COUNTY APPROVALS

APPROVED THIS 30 DAY OF December 2022
 CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THRU JUNE 30, 2022.

APPROVED THIS 30 DAY OF November 2022
 CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: Nancy Walsh DEPUTY

STATE OF OREGON)) SS
 COUNTY OF CLACKAMAS))

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 5th DAY OF December 2022 AT 11:34 O'CLOCK A.M. AS PARTITION PLAT NO. 2022-072 DOCUMENT NO. 2022-011452

SHERRY HALL, CLACKAMAS COUNTY CLERK
 BY: Sherry Hall DEPUTY

PLAT NOTES AND RESTRICTIONS

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN ESTACADA PLANNING FILE NO. 2022-01-LP.
- THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS AS SHOWN OR NOTED ON THE PLAT OF ESTACADA INDUSTRIAL CAMPUS NO. 2 (PLAT NO. 4383).
- THIS PLAT IS SUBJECT TO A 10-FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) ALONG THE FRONTAGE OF NW CAMPUS DRIVE PER THE PLAT OF ESTACADA INDUSTRIAL CAMPUS NO. 2 (PLAT NO. 4383).
- PARCEL 1 IS SUBJECT TO A 10-FOOT WIDE PRIVATE STORM AND SANITARY SEWER EASEMENT FOR THE BENEFIT OF PARCEL 2, AND A MAINTENANCE AGREEMENT RECORDED AS DOC. NO. 2022-0261834.
- THIS PLAT IS SUBJECT TO A NEW 15-FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT AND A MAINTENANCE AGREEMENT RECORDED AS DOC. NO. 2022-0261835.
- THIS PLAT IS THE BOUNDARY OF AN EXISTING 30-FOOT WIDE PRIVATE STORM DRAINAGE AND SANITARY SEWER EASEMENT OVER LOTS 26 AND 27.
- THIS PLAT IS SUBJECT TO A TREE CUTTING EASEMENT OVER THE AREA WITHIN 250 FEET OF THE RAILROAD RIGHT-OF-WAY CENTERLINE AS RECORDED IN BOOK 96 PAGE 336 ON AUGUST 4, 1906.

SURVEYOR CERTIFICATE

I, SAMANTHA KAY TANNER, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPERTY MONUMENTS THE LAND REPRESENTED ON THE ATTACHED REPEAT OF LOT 28 OF ESTACADA INDUSTRIAL CAMPUS NO. 2 (PLAT NO. 4383), CLACKAMAS COUNTY, OREGON, SITUATED IN THE HUGH CURRIAN ALC NO. 40, IN THE NW 1/4 AND THE SW 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF ESTACADA, COUNTY OF CLACKAMAS, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INITIAL POINT, MARKED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." AT THE NORTHWESTERLY CORNER OF LOT 28 OF SAID PLAT NO. 4383;
 THENCE SOUTH 20°21'12" EAST 174.41 FEET ALONG THE SOUTHWESTERLY LINE OF LOT 26 OF SAID PLAT NO. 4383, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." AT THE SOUTHWESTERLY CORNER THEREOF;
 THENCE NORTH 69°37'48" EAST 367.04 FEET ALONG THE NORTH LINES OF LOTS 25, 26, AND 27 OF SAID PLAT NO. 4383 TO A 5/8" IRON ROD WITH PINK PLASTIC CAP MARKED "OR 90079PLS WA 20100535" AT THE SOUTHEASTERLY CORNER OF SAID LOT 28;
 THENCE NORTH 50°54'28" WEST 202.48 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF NW CAMPUS DRIVE TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR.";

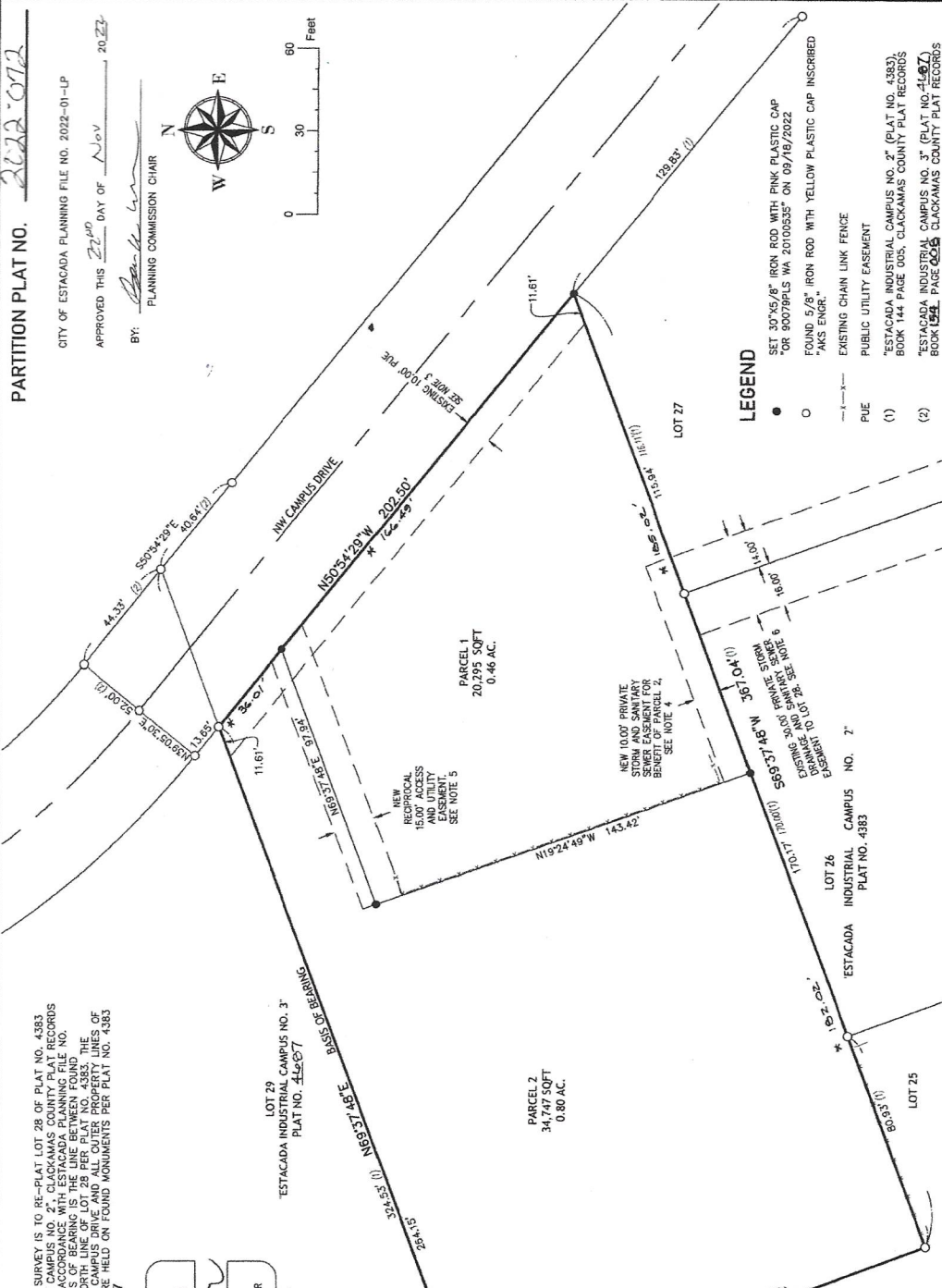
THENCE SOUTH 69°37'48" WEST 264.15 FEET ALONG THE SOUTH LINE OF LOT 29 OF "ESTACADA INDUSTRIAL CAMPUS NO. 3" (PLAT NO. 44627) TO SAID INITIAL POINT.
 CONTAINING 55,042 SQUARE FEET MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT LOT 28 OF PLAT NO. 4383 INTO TWO PARCELS IN ACCORDANCE WITH ESTACADA PLANNING FILE NO. 2022-01-LP. THE BASIS OF BEARING IS THE LINE BETWEEN FOUND MONUMENTS ON THE NORTH LINE OF LOT 28 PER PLAT NO. 4383. THE SURVEY WAS HELD ON FOUND MONUMENTS PER PLAT NO. 4383 AND PLAT NO. 44627.

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 MAY 26, 2015
 SAMANTHA KAY TANNER
 REVIEWS 6/30/2024

APPROVED THIS 22nd DAY OF Nov 2022
 CITY OF ESTACADA PLANNING FILE NO. 2022-01-LP
 BY: Becky Linn PLANNING COMMISSION CHAIR



ACKNOWLEDGMENT

STATE OF Florida) SS
 COUNTY OF Collier)
 KNOW ALL MEN AND WOMEN BY THESE PRESENTS THAT ON THIS 17th DAY OF October 2022, HENRY MANAGER ROD INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

Beth Ellen Smoke COMMISSION NO. HH 0111819
 NOTARY SIGNATURE
 MY COMMISSION EXPIRES June 25, 2024
 NOTARY PUBLIC OF Florida

DECLARATION

KNOW ALL MEN AND WOMEN BY THESE PRESENTS, I, SAMANTHA KAY TANNER, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPERTY MONUMENTS THE LAND REPRESENTED ON THE ATTACHED REPEAT OF LOT 28 OF ESTACADA INDUSTRIAL CAMPUS NO. 2 (PLAT NO. 4383), CLACKAMAS COUNTY, OREGON, SITUATED IN THE HUGH CURRIAN ALC NO. 40, IN THE NW 1/4 AND THE SW 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF ESTACADA, COUNTY OF CLACKAMAS, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INITIAL POINT, MARKED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." AT THE NORTHWESTERLY CORNER OF LOT 28 OF SAID PLAT NO. 4383;
 THENCE SOUTH 20°21'12" EAST 174.41 FEET ALONG THE SOUTHWESTERLY LINE OF LOT 26 OF SAID PLAT NO. 4383, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." AT THE SOUTHWESTERLY CORNER THEREOF;
 THENCE NORTH 69°37'48" EAST 367.04 FEET ALONG THE NORTH LINES OF LOTS 25, 26, AND 27 OF SAID PLAT NO. 4383 TO A 5/8" IRON ROD WITH PINK PLASTIC CAP MARKED "OR 90079PLS WA 20100535" AT THE SOUTHEASTERLY CORNER OF SAID LOT 28;
 THENCE NORTH 50°54'28" WEST 202.48 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF NW CAMPUS DRIVE TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR.";

Becky Linn MANAGER
 CLACKAMAS COUNTY PLANNING COMMISSION
 N20 Investments, LLC
 2800 DAVIS BLVD, STE 200
 NAPLES, FL 34104

45th PARALLEL GEOMATICS, LLC
 P.O. BOX 1863, HOOD RIVER, OREGON 97031
 SAMANTHA.TANNER@45GEOMATICS.COM

SCALE: 1" = 30' ON 18"X24" SHEET	
FIELD: SKT	FIELD DATE: 09/07/2022
PLANNING: BKT	PLAT DATE: 9/29/2022
RECORDS: BKT	RECORDS: BKT
2023 LOT 28 PARTITION	

A REPEAT OF LOT 28 "ESTACADA INDUSTRIAL CAMPUS NO. 2"
 LOCATED IN NW 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF ESTACADA, CLACKAMAS COUNTY, OREGON

N20 Investments, LLC
 2800 DAVIS BLVD, STE 200
 NAPLES, FL 34104