

# EDGEFIELD

A RESUBDIVISION OF PORTIONS OF LOTS 9, 10, 11, 12, 13, 14, AND 15, JOLLY ACRES, IN THE S.E. 1/4 OF SECTION 19, THE S.W. 1/4 OF SECTION 20, THE N.W. 1/4 OF SECTION 29, AND THE N.E. 1/4 OF SECTION 30, T1N, R2W, W.M., AND IN THE J. S. GRIFFIN D.L.C. NO. 56, CITY OF HILLSBORO, WASHINGTON COUNTY, OREGON

Date of Survey : August 4, 1995

Scale : 1" = 60'

BOUNDARY AND BASIS OF BEARINGS PER S.N. 25,963

I hereby certify this tracing is a true copy of the plat of EDGEFIELD.

R.E. Bancroft

REGISTERED PROFESSIONAL LAND SURVEYOR

R.E. Bancroft  
 OREGON  
 RICHARD F. BANCROFT  
 1124

Expires 12-31-95

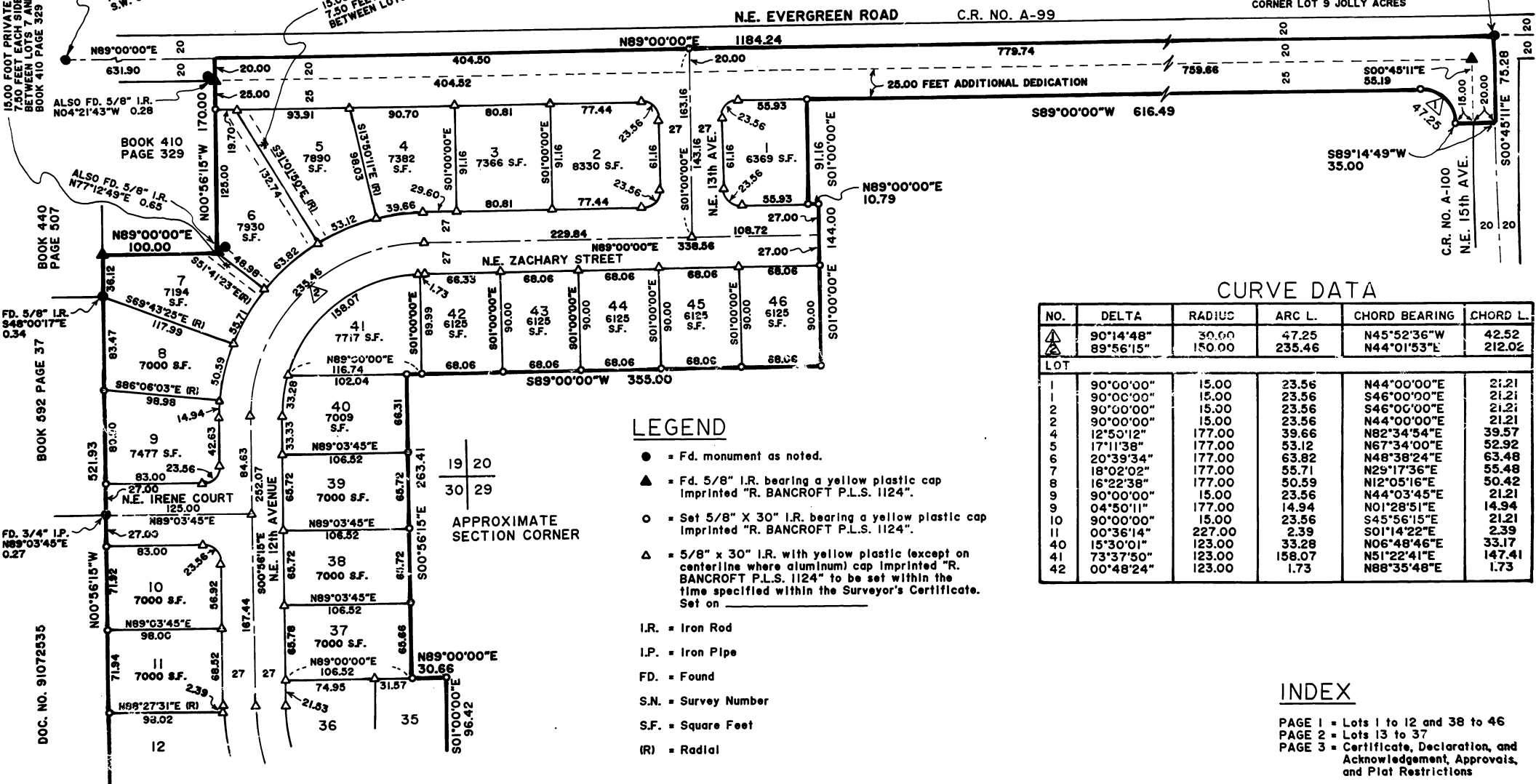


15.00 FOOT PRIVATE SANITARY SEWER EASEMENT BETWEEN LOTS 7 AND 8 FOR THE BENEFIT OF BOOK 410 PAGE 329

FD. 2" BRASS DISK IN MON. BOX - GEODETIC CONTROL MONUMENT POINT NO. 190 OF SURVEY NO. GC-14, WASHINGTON COUNTY HORIZONTAL CONTROL DATA STATION NAME S-120 S.W. CORNER W. BALDRA D.L.C. NO. 56

15.00 FOOT PUBLIC STORM DRAINAGE EASEMENT 7.50 FEET EACH SIDE OF COMMON LOT LINE BETWEEN LOTS 5 AND 6

INITIAL POINT FD. 5/8" I.R. WITH YELLOW PLASTIC CAP IMPRINTED "J. PETERSON PLS 1856" AT N.E. CORNER LOT 9 JOLLY ACRES



### CURVE DATA

NO.	DELTA	RADIUS	ARC L.	CHORD BEARING	CHORD L.
1	90°14'48"	30.00	47.25	N45°52'36"W	42.52
2	89°56'15"	150.00	235.46	N44°01'53"W	212.02
LOT					
1	90°00'00"	15.00	23.56	N44°00'00"E	21.21
1	90°00'00"	15.00	23.56	S46°00'00"E	21.21
2	90°00'00"	15.00	23.56	S46°00'00"E	21.21
2	90°00'00"	15.00	23.56	N44°00'00"E	21.21
4	12°50'12"	177.00	39.66	N82°34'54"E	39.57
5	17°11'38"	177.00	53.12	N67°34'00"E	52.92
6	20°39'34"	177.00	63.82	N48°38'24"E	63.48
7	18°02'02"	177.00	55.71	N29°17'36"E	55.48
8	16°22'38"	177.00	50.59	N12°05'16"E	50.42
9	90°00'00"	15.00	23.56	N44°03'45"E	21.21
9	04°50'11"	177.00	14.94	N01°28'51"E	14.94
10	90°00'00"	15.00	23.56	S45°56'15"E	21.21
11	00°36'14"	227.00	2.39	S01°14'22"E	2.39
40	15°30'01"	123.00	33.28	N06°48'46"E	33.17
41	73°37'50"	123.00	158.07	N51°22'41"E	147.41
42	00°48'24"	123.00	1.73	N88°35'48"E	1.73

### LEGEND

- = Fd. monument as noted.
- ▲ = Fd. 5/8" I.R. bearing a yellow plastic cap imprinted "R. BANCROFT P.L.S. 1124".
- = Set 5/8" X 30" I.R. bearing a yellow plastic cap imprinted "R. BANCROFT P.L.S. 1124".
- △ = 5/8" x 30" I.R. with yellow plastic (except on centerline where aluminum) cap imprinted "R. BANCROFT P.L.S. 1124" to be set within the time specified within the Surveyor's Certificate. Set on \_\_\_\_\_
- I.R. = Iron Rod
- I.P. = Iron Pipe
- FD. = Found
- S.N. = Survey Number
- S.F. = Square Feet
- (R) = Radial

### INDEX

PAGE 1 = Lots 1 to 12 and 38 to 46  
 PAGE 2 = Lots 13 to 37  
 PAGE 3 = Certificate, Declaration, and Acknowledgement, Approvals, and Plat Restrictions

# EDGEFIELD

A RESUBDIVISION OF PORTIONS OF LOTS 9, 10, 11, 12, 13, 14, AND 15 JOLLY ACRES, IN THE S.E. 1/4 OF SECTION 19, THE S.W. 1/4 OF SECTION 20, THE N.W. 1/4 OF SECTION 29, AND THE N.E. 1/4 OF SECTION 30, T1N, R2W, W.M., AND IN THE J. S. GRIFFIN D.L.C. NO. 56, CITY OF HILLSBORO, WASHINGTON COUNTY, OREGON

Date of Survey : August 4, 1995 Scale : 1" = 60'

R. E. BANCROFT & ASSOCIATES, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
 140 N. E. 3rd Ave., Hillsboro, Oregon 97124  
 648-4101

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*R.E. Bancroft*  
 OREGON  
 887-0000  
 RICHARD E. BANCROFT  
 1124

Expires 12-31-95

I hereby certify this tracing is a true copy of the plat of EDGEFIELD.

*R.E. Bancroft*

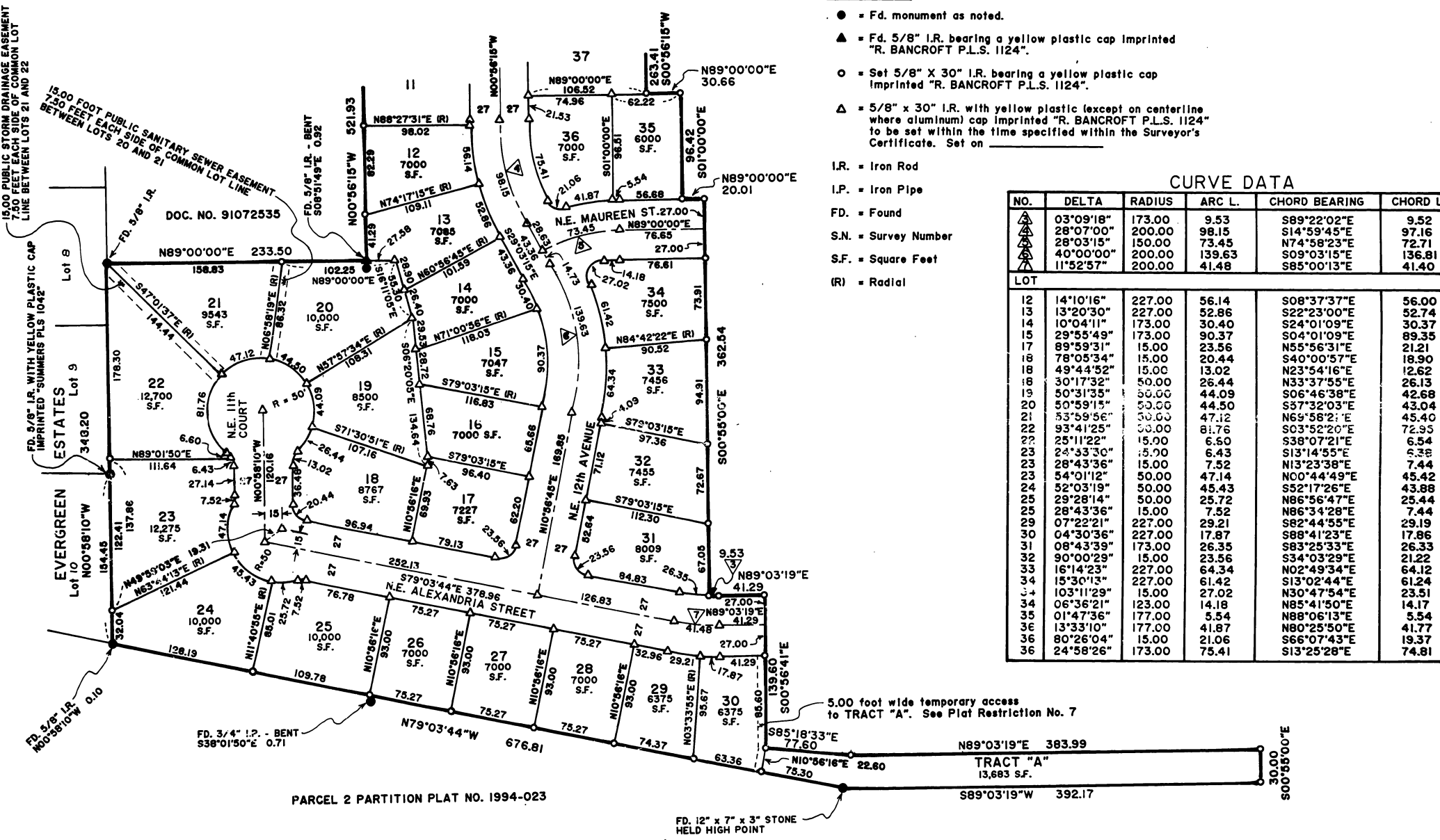


## LEGEND

- = Fd. monument as noted.
- ▲ = Fd. 5/8" I.R. bearing a yellow plastic cap imprinted "R. BANCROFT P.L.S. 1124".
- = Set 5/8" X 30" I.R. bearing a yellow plastic cap imprinted "R. BANCROFT P.L.S. 1124".
- △ = 5/8" x 30" I.R. with yellow plastic (except on centerline where aluminum) cap imprinted "R. BANCROFT P.L.S. 1124" to be set within the time specified within the Surveyor's Certificate. Set on \_\_\_\_\_
- I.R. = Iron Rod
- I.P. = Iron Pipe
- FD. = Found
- S.N. = Survey Number
- S.F. = Square Feet
- (R) = Radial

## CURVE DATA

NO.	DELTA	RADIUS	ARC L.	CHORD BEARING	CHORD L.
1	03°09'18"	173.00	9.53	S89°22'02"E	9.52
2	28°07'00"	200.00	98.15	S14°59'45"E	97.16
3	28°03'15"	150.00	73.45	N74°58'23"E	72.71
4	40°00'00"	200.00	139.63	S09°03'15"E	136.81
5	11°52'57"	200.00	41.48	S85°00'13"E	41.40
LOT					
12	14°10'16"	227.00	56.14	S08°37'37"E	56.00
13	13°20'30"	227.00	52.86	S22°23'00"E	52.74
14	10°04'11"	173.00	30.40	S24°01'09"E	30.37
15	29°55'49"	173.00	90.37	S04°01'09"E	89.35
17	89°59'31"	15.00	23.56	N55°56'31"E	21.21
18	78°05'34"	15.00	20.44	S40°00'57"E	18.90
18	49°44'52"	15.00	13.02	N23°54'16"E	12.62
18	30°17'32"	50.00	26.44	N33°37'55"E	26.13
19	50°31'35"	50.00	44.09	S06°46'38"E	42.68
20	50°59'15"	50.00	44.50	S37°32'03"E	43.04
21	53°59'56"	50.00	47.12	N69°58'21"E	45.40
22	93°41'25"	50.00	81.76	S03°52'20"E	72.95
22	25°11'22"	15.00	6.60	S38°07'21"E	6.54
23	24°33'30"	15.00	6.43	S13°14'55"E	6.38
23	28°43'36"	15.00	7.52	N13°23'38"E	7.44
23	54°01'12"	50.00	47.14	N00°44'49"E	45.42
24	52°03'19"	50.00	45.43	S52°17'26"E	43.88
25	29°28'14"	50.00	25.72	N86°56'47"E	25.44
25	28°43'36"	15.00	7.52	N86°34'28"E	7.44
29	07°22'21"	227.00	29.21	S82°44'55"E	29.19
30	04°30'36"	227.00	17.87	S88°41'23"E	17.86
31	08°43'39"	173.00	26.35	S83°25'33"E	26.33
32	09°00'29"	15.00	23.56	S34°03'29"E	21.22
33	16°14'23"	227.00	64.34	N02°49'34"E	64.12
34	15°30'13"	227.00	61.42	S13°02'44"E	61.24
34	103°11'29"	15.00	27.02	N30°47'54"E	23.51
34	06°36'21"	123.00	14.18	N85°41'50"E	14.17
35	01°47'36"	177.00	5.54	N88°06'13"E	5.54
36	13°33'10"	177.00	41.87	N80°25'50"E	41.77
36	80°26'04"	15.00	21.06	S66°07'43"E	19.37
36	24°58'26"	173.00	75.41	S13°25'28"E	74.81



PARCEL 2 PARTITION PLAT NO. 1994-023

FD. 12" x 7" x 3" STONE  
 HELD HIGH POINT

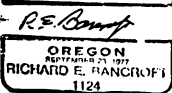
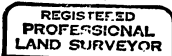
SURVEYOR'S CERTIFICATE

I, RICHARD E. BANCROFT, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that during August, 1995, I accurately surveyed and marked with proper monuments the lands shown on the annexed map of "EDGEFIELD" containing 12.37 acres, more or less, the boundary of which is described as follows :

Beginning at the Initial Point, a 5/8" Iron rod found at the Northeast corner of Lot 9 JOLLY ACRES, said point being also the centerline intersection of N.E. 15th Avenue and N.E. Evergreen Road, and running thence South 00°45'11" East along the centerline of N.E. 15th Avenue 75.28 feet; thence South 89°14'49" West 35.00 feet to a point 35.00 feet Westery, when measured at right-angles from said centerline; thence along the arc of a 30.00 foot radius curve to the left, the long chord of which bears North 45°52'36" West 42.52 feet, 47.25 feet to a point 45.00 feet Southerly, when measured at right-angles, from the centerline of N.E. Evergreen Road; thence South 89°00'00" West 616.49 feet; thence South 01°00'00" East 91.16 feet; thence North 89°00'00" East 10.79 feet; South 01°00'00" East 144.00 feet; South 89°00'00" West 355.00 feet; thence South 00°56'15" East 263.41 feet; thence North 89°00'00" East 30.66 feet; South 01°00'00" East 96.42 feet; thence North 89°00'00" East 20.01 feet; thence South 00°55'00" East 362.54 feet; thence along the arc of a 173.00 foot radius curve to the left, the long chord of which bears South 89°22'02" East 9.52 feet, 9.53 feet; thence North 89°03'19" East 41.29 feet; thence South 00°56'41" East 139.60 feet; thence South 85°18'33" East 77.60 feet; thence North 89°03'19" East 383.99 feet; thence South 00°55'00" East 30.00 feet to the North line of PARCEL 2 PARTITION PLAT NO. 1994-023; thence along the boundary of said PARCEL 2 South 89°03'19" West 392.17 feet and North 79°03'44" West 676.81 feet to the Southeast corner of EVERGREEN ESTATES; thence North 00°58'10" West along the East line of EVERGREEN ESTATES 348.20 feet; thence North 89°00'00" East 233.50 feet; thence North 00°56'15" West 521.93 feet; thence North 89°00'00" East 100.00 feet; thence North 00°56'15" West 170.00 feet to the centerline of N.E. Evergreen Road; thence North 89°00'00" East 1184.24 feet to the point of beginning.

And that the annexed map is a true and correct representation of the Lots and Streets as staked upon the ground.

As per O.R.S. 92.070(2), I, RICHARD E. BANCROFT, also say the post-mentumentation of the interior monuments within this planned development shall be accomplished within 90 calendar days following the completion of the improvements, or within one year following the original plat recordation, whichever comes first, in accordance with C.R.S. 92.060.



Expires 12-31-95

In accordance with O.R.S. 92.070, the interior corners of this subdivision have been correctly set with proper monuments. An affidavit has been prepared regarding the setting of said monuments and is recorded in Document No. \_\_\_\_\_ of the Washington County Deed Records.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_

Washington County Surveyor

I hereby certify this tracing is a true copy of the plat of EDGEFIELD.

R.E. Bancroft

DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Susan J. Rae, Curtis Trent and Grace Trent, and Eugene O. Zurbrugg and Launa L. Zurbrugg, are the titled owners of the lands shown on the annexed map and particularly described in the accompanying Surveyor's Certificate, and that we have caused the same to be surveyed, subdivided, and platted into lots, tracts, and streets as shown on said map and to be designated "EDGEFIELD" and that we do hereby dedicate all streets as set forth on said map, to the public for public use forever. We hereby grant all easements as shown or noted on said map. Tract "A" is hereby dedicated to the City of Hillsboro for storm water treatment. There is no water right appurtenant to this property.

Susan J. Rae

Curtis Trent

By Susan J. Rae Attorney in fact

Curtis Trent

By Susan J. Rae Attorney in fact

Eugene O. Zurbrugg

Grace Trent

By Grace Trent Attorney in fact

Grace Trent

By Susan J. Rae Attorney in fact

Launa L. Zurbrugg

ACKNOWLEDGEMENT

STATE OF OREGON )
COUNTY OF WASHINGTON ) SS

This is to certify that on this 29th day of November 1995, before me, a notary public in and for said County and State, personally appeared Susan J. Rae, Eugene O. Zurbrugg, and Launa L. Zurbrugg who are known to me to be the identical persons named in and who executed the foregoing instrument and they acknowledged to me that they executed the same freely and voluntarily, in witness whereof, I have hereunto set my hand and affixed my stamp, the day and year last above written.

Heidi Van Nock exp. 6-13-97



A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM THE COMMERCIAL BANK, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED IN DOC. NO. 96033286 WASHINGTON COUNTY DEED RECORDS.

PLAT RESTRICTIONS

- 1. All lots are subject to PROTECTIVE COVENANTS, CONDITIONS, and RESTRICTIONS recorded as Document No. 96033287 in the Washington County Deed Records.
2. An 8.00 foot wide public utility easement shall exist along all lot lines abutting public streets.
3. Tract "A" is subject to a public sanitary sewer and storm sewer easement over its entirety to the City of Hillsboro.
4. Lots 1 to 6 are prohibited direct vehicular access to N.E. Evergreen Road.
5. All lots are subject to a NOISE DISCLOSURE STATEMENT recorded as Doc. No. 96033287 in the Washington County Deed Records.
6. Tract "A" shall be owned by the declarant, their successors or assigns.
7. Lot 30 is subject to a 5.00 foot wide temporary access easement abutting the entire Eastern boundary thereof for benefit of the Declarant for access to TRACT "A". Said easement shall expire upon provision of alternate access to a public road.

EDGEFIELD

A RESUBDIVISION OF PORTIONS OF LOTS 9, 10, 11, 12, 13, 14, AND 15, JOLLY ACRES, IN THE S.E. 1/4 OF SECTION 19, THE S.W. 1/4 OF SECTION 20, THE N.W. 1/4 OF SECTION 29, AND THE N.E. 1/4 OF SECTION 30, T1N, R2W, W.M., AND IN THE J. S. GRIFFIN D.L.C. NO. 56, CITY OF HILLSBORO, WASHINGTON COUNTY, OREGON

R. E. BANCROFT & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
140 N. E. 3rd Ave., Hillsboro, Oregon 97124
648-4101

APPROVALS

Approved this 10th day of April, 1996
City of Hillsboro Planning Commission

By: [Signature]

Approved this 15th day of APRIL, 1996
Director of Assessment and Taxation
(Washington County Assessor)

By: [Signature]

Approved this 15 day of April, 1996
Washington County Surveyor

By: [Signature]

Approved this 9th day of APRIL, 1996
Washington County Board of Commissioners

By: [Signature]

By: [Signature]

By: [Signature]

By: [Signature]

By: [Signature]

Attest this 15 day of April, 1996
Director of Assessment and Taxation
Ex-Officio County Clerk

By: [Signature]

Deputy County Clerk

STATE OF OREGON )
COUNTY OF WASHINGTON ) SS

I do hereby certify that this subdivision plat was received for record on this 16 day of April, 1996 at 9:37 o'clock A.M., and recorded in the County Clerks Records.

By: [Signature]

Deputy County Clerk

STATE OF OREGON )
COUNTY OF WASHINGTON ) SS

I do hereby certify that this tracing is a copy certified to me, by the surveyor of this subdivision plat, to be a true and exact copy of the original, and that it was recorded on the 16 day of April, 1996, at 9:37 o'clock A.M., and recorded in the County Clerks Records.

By: [Signature]

Deputy County Clerk

PLAT BOOK 107 PAGE 27  
 RECORDED AS DOC. NO. 96097299

# EDGEFIELD NO. 2

A REPLAT OF PORTIONS OF LOTS 9, 10, 11, 12, 13, AND 14, JOLLY ACRES, IN THE S.W. 1/4 OF SECTION 20 AND THE N.W. 1/4 OF SECTION 29, T1N, R2W, W.M., AND IN THE J. S. GRIFFIN D.L.C. NO. 56, CITY OF HILLSBORO, WASHINGTON COUNTY, OREGON

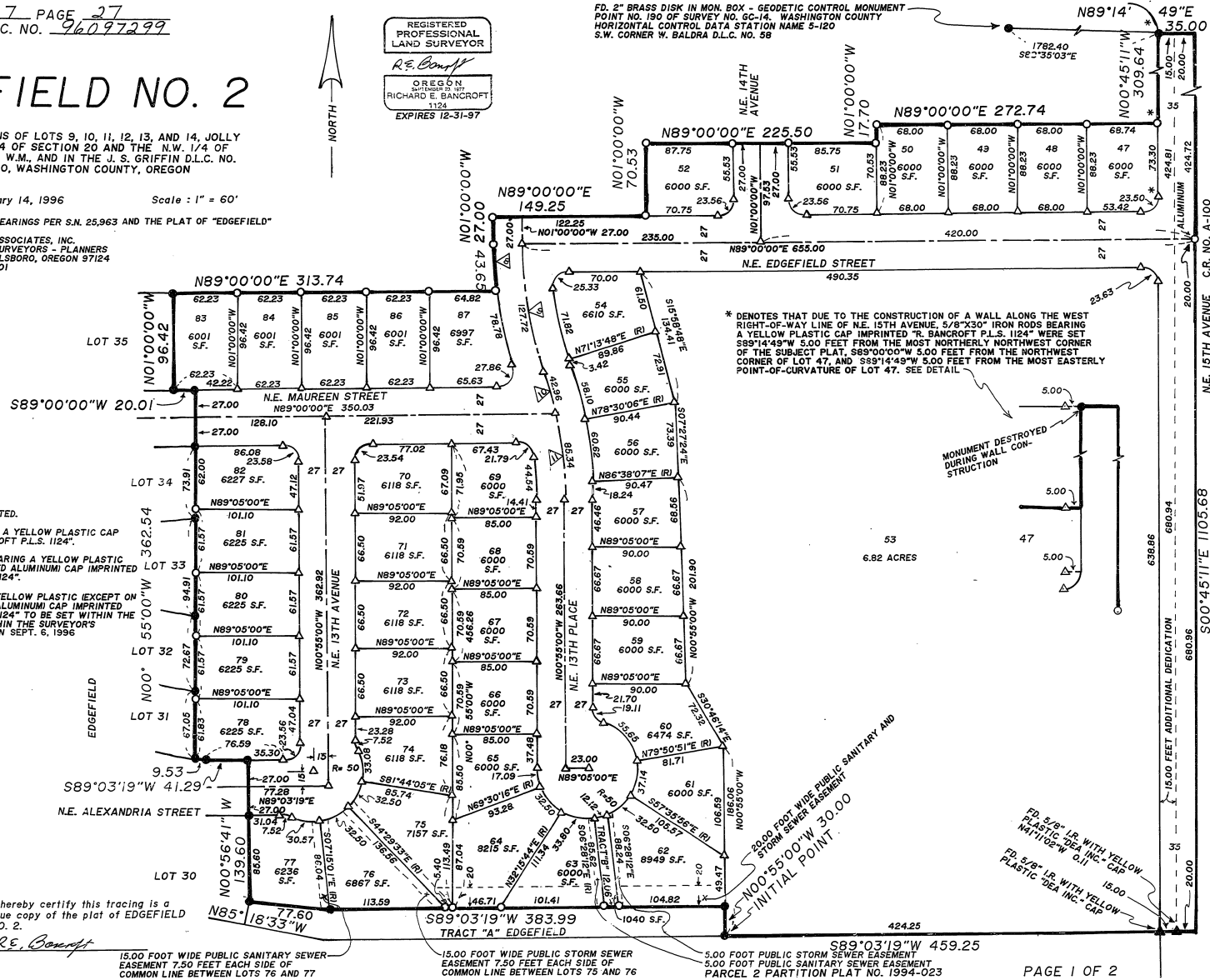
Date of Survey: February 14, 1996 Scale: 1" = 60'

BOUNDARY AND BASIS OF BEARINGS PER S.N. 25,963 AND THE PLAT OF "EDGEFIELD"

R. E. BANCROFT & ASSOCIATES, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
 140 N. E. 3RD AVE., HILLSBORO, OREGON 97124  
 646-4101

REGISTERED PROFESSIONAL LAND SURVEYOR  
*R.E. Bancroft*  
 OREGON LICENSE NO. 1124  
 RICHARD E. BANCROFT  
 1124  
 EXPIRES 12-31-97

FD. 2" BRASS DISK IN MON. BOX - GEODETIC CONTROL MONUMENT  
 POINT NO. 190 OF SURVEY NO. 62-14, WASHINGTON COUNTY  
 HORIZONTAL CONTROL DATA STATION NAME 5-120  
 S.W. CORNER W. BALDRA D.L.C. NO. 58



I hereby certify this tracing is a true copy of the plat of EDGEFIELD NO. 2.

*R.E. Bancroft*

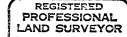
**SURVEYOR'S CERTIFICATE**

I, RICHARD E. BANCROFT, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that during January, 1996, I accurately surveyed and marked with proper monuments the lands shown on the annexed map of "EDGEFIELD NO. 2" containing 16.07 acres, more or less, the boundary of which is described as follows:

Beginning at the Initial Point, a 5/8" Iron rod found at the Southeast corner of Tract "A", EDGEFIELD, said point being the Southwest corner of Lot 53 of this subdivision, and running thence along the boundary of EDGEFIELD North 00°55'00" West 30.00 feet, South 89°03'19" West 363.99 feet, North 85°18'33" West 77.60 feet, North 00°56'41" West 139.60 feet and South 89°03'19" West 41.29 feet; thence along the arc of a 173.00 foot radius curve to the right, the long chord of which bears North 89°22'02" West 9.52 feet, 9.53 feet to the Southeast corner of Lot 31, EDGEFIELD; thence along the boundary of EDGEFIELD North 00°55'00" West 362.54 feet, South 89°00'00" West 20.01 feet and North 01°00'00" West 96.42 feet; thence North 89°00'00" East 313.74 feet; thence along the arc of a 427.00 foot radius curve to the right, the long chord of which bears North 03°55'42" West 43.63 feet, 43.65 feet; thence North 01°00'00" West 27.00 feet; thence North 89°00'00" East 149.25 feet; thence North 01°00'00" West 70.53 feet; thence North 89°00'00" East 225.50 feet; thence North 01°00'00" West 17.70 feet; thence North 89°00'00" East 272.74 feet to a point which is 35.00 feet West of the centerline of N.E. 15th Avenue; thence South 00°45'11" East along said centerline 1105.68 feet to a point on the Easterly extension of the North Line of PARTITION PLAT NO. 1994-023; thence South 89°03'19" West along said North Line 459.25 feet to the point of beginning.

And that the annexed map is a true and correct representation of the Lots and Streets as staked upon the ground.

As per O.R.S. 92.070(2), I, RICHARD E. BANCROFT, also say the post-mentumation of the interior monuments within this planned development shall be accomplished within 90 calendar days following the completion of the improvements, or within one year following the original plat recordation, whichever comes first, in accordance with O.R.S. 92.060.



REGISTERED PROFESSIONAL LAND SURVEYOR  
R.E. Bancroft  
OREGON  
RICHARD E. BANCROFT  
1124  
Expires 12-31-97

In accordance with O.R.S. 92.070, the interior corners of this subdivision have been correctly set with proper monuments. An affidavit has been prepared regarding the setting of said monuments and is recorded in Document No. 96033287 of the Washington County Deed Records.

Approved this 29 day of Oct, 1996

*[Signature]*  
Washington County Surveyor

**PLAT RESTRICTIONS**

- All lots are subject to PROTECTIVE COVENANTS, CONDITIONS, and RESTRICTIONS recorded as Document No. 96033287 and amended in Doc. No. 96097302 in the Washington County Deed Records.
- An 8.00 ft. wide utility easement shall exist along all lot and tract lines abutting public streets.
- Tract "B" is subject to a public utility easement over its entirety to the City of Hillsboro.
- Lot 47 is prohibited direct vehicular access to N.E. 15th Avenue.
- All lots are subject to a NOISE DISCLOSURE STATEMENT recorded as Document No. 96033288 in the Washington County Deed Records.
- Tract "B" shall be owned by the declarants, their successors or assigns.
- The temporary access easement described in Plat Restriction No. 7 EDGEFIELD affecting Lot 30 thereof shall expire with the recording of this plat.
- Lot 53 is subject to special development restrictions as specified in the PROTECTIVE COVENANTS, CONDITIONS, and RESTRICTIONS noted in 1 above and in the Hillsboro Planning Dept. Casefile No. SUB 16-95.

**DECLARATION**

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM THE COMMERCIAL BANK, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED AS DOC. NO. 96097302 IN THE WASHINGTON COUNTY DEED RECORDS

PLAT BOOK 107 PAGE 28  
RECORDED AS DOC. NO. 96097299

KNOW ALL MEN BY THESE PRESENTS: That we, Susan J. Roe, Curtis Trent and Grace Trent, and Eugene O. Zurbrugg and Launa L. Zurbrugg are the titled owners of the lands shown on the annexed map and particularly described in the accompanying Surveyor's Certificate, and that we have caused the same to be surveyed, subdivided, and plotted into lots, tracts, and streets as shown on said map and to be designated "EDGEFIELD NO. 2" and that we do hereby dedicate all streets as set forth on said map, to the public for public use forever. We hereby grant all easements as shown or noted on said map. There is no water right appurtenant to this property.

*[Signatures]*  
Susan J. Roe  
Curtis Trent  
Grace Trent  
Eugene O. Zurbrugg  
Launa L. Zurbrugg  
By Susan J. Roe  
By Susan J. Roe  
By Susan J. Roe  
By Eugene O. Zurbrugg  
By Launa L. Zurbrugg  
Attorney in Fact  
Attorney in Fact  
Attorney in Fact  
Attorney in Fact

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
COUNTY OF WASHINGTON )  
This is to certify that on this 29th day of October, 1996, before me, a notary public in and for said County and State, personally appeared Susan J. Roe, Eugene O. Zurbrugg, and Launa L. Zurbrugg who are known to me to be the identical persons named in and who executed the foregoing instrument and they acknowledged to me that they executed the same freely and voluntarily, in witness whereof, I have hereunto set my hand and affixed my stamp, the day and year last above written.



**CURVE DATA**

CURVE	DELTA	RADIUS	ARC L	CHORD BEARING	CHORD L
Δ	05°51'24"	427.00	43.65	S03°55'42"E	43.63
Δ	18°17'42"	400.00	127.72	S10°06'00"E	127.18
Δ	06°09'12"	400.00	42.96	S16°13'05"E	42.94
Δ	12°13'29"	400.00	85.34	S07°01'44"E	85.18
LOT					
47	89°45'12"	15.00	23.50	N44°07'24"E	21.17
51	90°00'00"	15.00	23.56	S48°00'00"E	21.21
52	90°00'00"	15.00	23.56	N44°00'00"E	21.21
53	90°14'48"	15.00	23.63	S45°52'36"E	21.26
54	96°44'15"	15.00	25.33	N40°37'53"E	22.42
54	11°01'57"	373.00	71.82	S13°15'15"E	71.71
55	00°31'30"	373.00	3.42	S18°01'56"E	3.42
55	07°47'47"	427.00	58.10	S15°23'47"E	58.06
56	08°08'00"	427.00	30.62	S07°28'34"E	60.56
57	02°26'53"	427.00	18.24	S02°08'27"E	18.24
60	73°00'14"	15.00	19.11	S37°25'07"E	17.84
60	63°46'05"	50.00	55.65	S48°02'11"E	52.89
61	42°33'13"	50.00	37.14	N11°07'28"E	36.29
62	37°14'32"	50.00	32.50	N51°01'20"E	31.93
62	13°33'12"	50.00	12.16	N78°38'12"E	12.09
63	38°43'57"	50.00	33.80	S77°05'14"E	33.16
64	37°14'32"	50.00	32.50	S79°07'00"E	31.93
65	18°34'44"	50.00	17.09	S10°32'22"E	17.00
69	06°50'30"	373.00	44.54	S04°20'15"E	44.51
69	83°14'30"	15.00	21.79	S49°22'45"E	18.53
70	89°59'00"	15.00	23.54	N44°02'30"E	21.20
74	28°43'36"	15.00	7.52	S15°16'48"E	7.44
74	37°54'31"	50.00	33.08	S10°14'20"E	32.48
76	37°14'32"	50.00	32.50	N64°07'43"E	31.93
77	35°01'35"	50.00	30.57	S78°44'03"E	30.10
77	28°43'36"	15.00	7.52	S76°34'53"E	7.44
78	03°09'18"	173.00	9.53	S89°22'02"E	9.52
78	89°59'19"	15.00	23.56	N44°04'09"E	21.21
82	90°05'00"	15.00	23.58	S45°57'30"E	21.23
87	106°25'38"	15.00	27.86	N35°47'11"E	24.03
87	10°34'14"	427.00	76.78	S12°06'30"E	78.87



**EDGEFIELD NO. 2**

A REPLAT OF PORTIONS OF LOTS 9, 10, 11, 12, 13, AND 14, JOLLY ACRES, IN THE S.W. 1/4 OF SECTION 20 AND THE N.W. 1/4 OF SECTION 29, T1N, R2W, W.M., AND IN THE J. S. GRIFFIN D.L.C. NO. 56, CITY OF HILLSBORO, WASHINGTON COUNTY, OREGON

R. E. BANCROFT & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
140 N. E. 3rd Ave., Hillsboro, Oregon 97124  
648-4101

**APPROVALS**

Approved this 26th day of June, 1996  
City of Hillsboro Planning Commission

By: *[Signature]*  
Approved this 29th day of October, 1996  
Director of Assessment and Taxation  
(Washington County Assessor)

By: *[Signature]*  
Approved this 29 day of October, 1996  
Washington County Surveyor

By: *[Signature]*  
Approved this 15th day of October, 1996  
Washington County Board of Commissioners

By: *[Signature]*  
By: *[Signature]*  
By: *[Signature]*

Attest this 30 day of October, 1996  
Director of Assessment and Taxation  
Ex-Officio County Clerk

By: *[Signature]*  
Deputy County Clerk

STATE OF OREGON )  
COUNTY OF WASHINGTON )

I do hereby certify that this subdivision plat was received for record on this 30 day of October, 1996 at 4:43 o'clock A.M., and recorded in the County Clerks Records.

By: *[Signature]*  
Deputy County Clerk

STATE OF OREGON )  
COUNTY OF WASHINGTON )

I do hereby certify that this tracing is a copy certified to me, by the surveyor of this subdivision plat, to be a true and exact copy of the original, and that it was recorded on the 30 day of October, 1996, at 4:43 o'clock A.M., and recorded in the County Clerks Records.

By: *[Signature]*  
Deputy County Clerk

I hereby certify this tracing is a true copy of the plat of EDGEFIELD NO. 2  
*[Signature]*  
9. Tract "B" is subject to an access easement, to the City of Hillsboro and to Tract "A", over its entirety.

**LEGEND**

- - FD. MONUMENT AS NOTED.
- ▲ - FD. 5/8" I.R. BEARING A YELLOW PLASTIC CAP IMPRINTED "R. BANCROFT P.L.S. 1124".
- - SET 5/8"x30" I.R. BEARING A YELLOW PLASTIC CAP IMPRINTED "R. BANCROFT P.L.S. 1124".
- △ - SET 5/8"x30" I.R. WITH YELLOW PLASTIC EXCEPT ON CENTERLINE WHERE ALUMINUM CAP IMPRINTED "R. BANCROFT P.L.S. 1124". SET ON OCT. 23, 1997.

- I.R. - IRON ROD
- FD. - FOUND
- S.N. - SURVEY NUMBER
- S.F. - SQUARE FEET
- RI - RADIAL
- P.C. - POINT OF CURVATURE
- ⊕ - FOUND 5/8" I.R. WITH YELLOW PLASTIC CAP MARKED "DCS LS 1836".
- P.P. - PARTITION PLAT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*R.E. Bancroft*  
OREGON  
RICHARD E. BANCROFT  
1121  
EXPIRES 12-31-99

PLAT BOOK 117 PAGE 15  
RECORDED AS DOC. NO. 98036294

**EDGEFIELD NO. 3**

A REPLAT OF PORTIONS OF LOTS 9, 10, 11, 12, 13, AND 14, AMENDED PLAT OF JOLLY ACRES, IN THE S.W. 1/4 OF SECTION 20 AND THE N.W. 1/4 OF SECTION 29, T1N, R2W, W.M., AND IN THE J. S. GRIFFIN D.L.C. NO. 56, CITY OF HILLSBORO, WASHINGTON COUNTY, OREGON

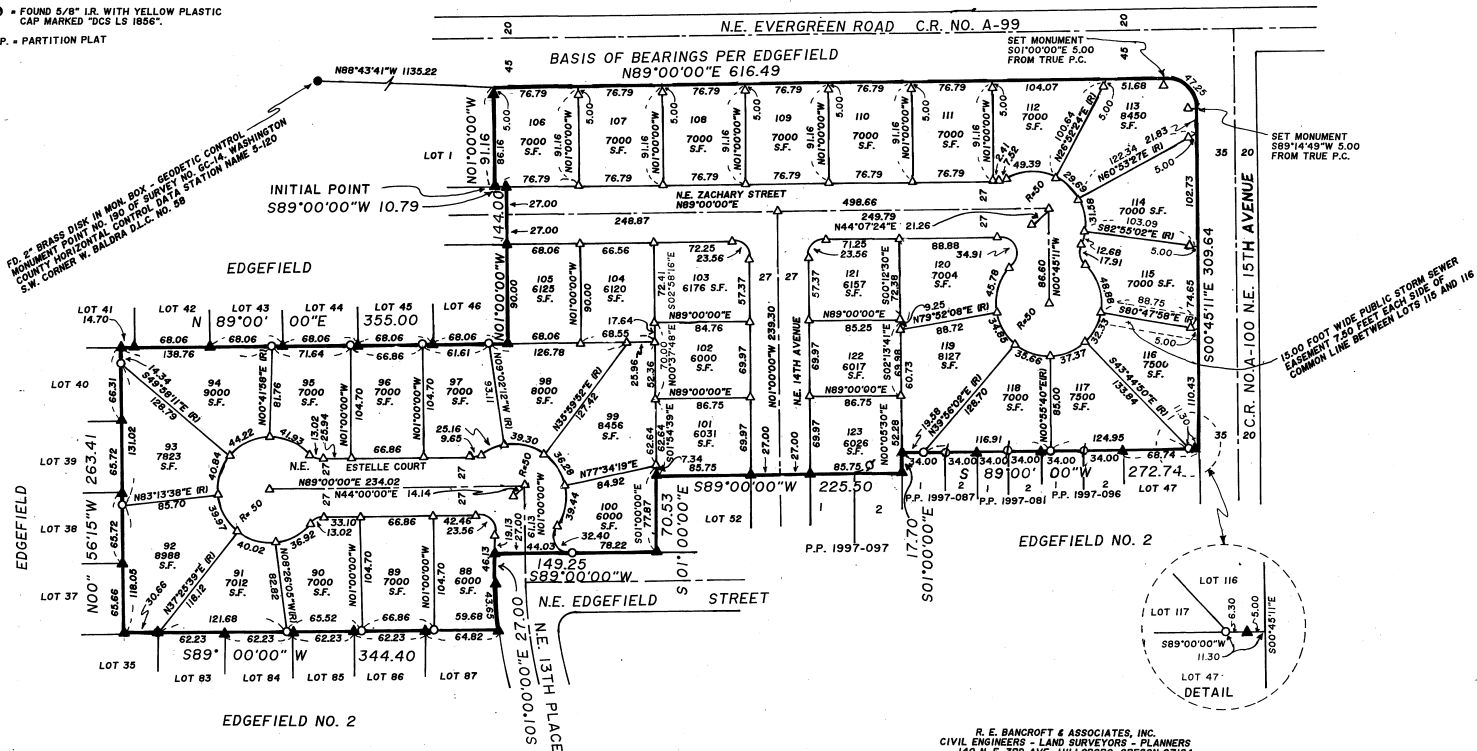
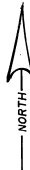
Date of Survey : October 23, 1997

Scale : 1" = 60'

BOUNDARY AND BASIS OF BEARINGS PER S.N. 25,963, PLATS OF EDGEFIELD AND EDGEFIELD NO. 2.

I hereby certify this tracing is a true copy of the plat of EDGEFIELD NO. 3.

*R.E. Bancroft*



R. E. BANCROFT & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
140 N. E. 3RD AVE., HILLSBORO, OREGON 97124  
648-4101

**SURVEYOR'S CERTIFICATE**

I, RICHARD E. BANCROFT, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that during January, 1996, I accurately surveyed and marked with proper monuments the lands shown on the annexed map of "EDGEFIELD NO. 3" containing 7.47 acres, more or less, the boundary of which is described as follows:

Beginning at the Initial Point, a 5/8" Iron rod found at the Southeast corner of Lot 1 EDGEFIELD, said point being the Southwest corner of Lot 106 of this subdivision and being on the North line of N.E. Zachary Street, and running thence North 01°00'00" West 91.16 feet to the South line of N.E. Evergreen Road; thence along said South line North 89°00'00" East 616.49 feet; thence along the arc of a 30.00 foot radius curve to the right, the long chord of which bears South 45°52'36" East 42.52 feet, 47.25 feet to a point on the West line of N.E. 15th Avenue; thence South 00°45'11" East along said West line 309.64 feet to the Northeast corner of Lot 47 EDGEFIELD NO. 2; thence along the boundary of EDGEFIELD NO. 2 South 89°00'00" West 272.74 feet, South 01°00'00" East 17.70 feet, South 89°00'00" West 226.50 feet, South 01°00'00" East 70.83 feet, South 89°00'00" West 149.25 feet, and South 01°00'00" East 27.00 feet; thence along the arc of a 127.00 foot radius curve to the left, the long chord of which bears South 03°50'42" East 43.63 feet, 43.65 feet to the Northeast corner of Lot 87 EDGEFIELD NO. 2; thence along the boundary of EDGEFIELD NO. 2 and EDGEFIELD South 89°00'00" West 344.40 feet to the Southeast corner of Lot 37 EDGEFIELD; thence along the boundary of EDGEFIELD North 00°56'18" West 263.41 feet, North 89°00'00" East 355.00 feet, North 01°00'00" West 144.00 feet, and South 89°00'00" West 10.79 feet to the point of beginning.

And that the annexed map is a true and correct representation of the Lots and Streets as staked upon the ground.



REGISTERED PROFESSIONAL LAND SURVEYOR  
 R.E. Bancroft  
 OREGON  
 RICHARD E. BANCROFT  
 1124  
 Expires 12-31-99

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM U. S. BANK, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED AS DOC. NO. 98036295 IN THE WASHINGTON COUNTY DEED RECORDS.

I hereby certify this tracing is a true copy of the plat of EDGEFIELD NO. 3.

R.E. Bancroft

**PLAT RESTRICTIONS**

- All lots are subject to PROTECTIVE COVENANTS, CONDITIONS, and RESTRICTIONS recorded as Document No. 98036295 in the Washington County Deed Records.
- An 8.00 foot wide public utility easement shall exist along all lot lines abutting public streets.
- Lots 106 to 113 are prohibited direct vehicular access to N.E. Evergreen Road.
- Lots 113 to 116 are prohibited direct vehicular access to N.E. 15th Avenue.
- All lots are subject to a NOISE DISCLOSURE STATEMENT recorded as Document No. 96033288 in the Washington County Deed Records.
- This subdivision is subject to the conditions of approval per City of Hillsboro Casefile No. SUB 16-95.

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS: That WILLAMETTE GENERAL, INC., AN OREGON CORPORATION, is the titled owner of the lands shown on the annexed map and particularly described in the accompanying Surveyor's Certificate, and that we have caused the same to be surveyed, subdivided, and platted into lots, and streets as shown on said map and to be designated "EDGEFIELD NO. 3" and that we hereby dedicate all streets as set forth on said map, to the public for public use forever. We hereby grant all easements as shown or noted on said map. There is no water right appurtenant to this property.

Susan J. Rae  
 Susan J. Rae, President  
 Willamette General, Inc.

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
 COUNTY OF WASHINGTON ) ss

This is to certify that on this 10th day of December, 1997 before me, a notary public in and for said County and State personally appeared SUSAN J. RAE, PRESIDENT OF WILLAMETTE GENERAL, INC. known to be the identical person named in and who executed the foregoing instrument and she acknowledged to me she executed the same freely and voluntarily. In witness whereof, I have hereunto set my hand and affixed my stamp, the day and year last above written.

Kelli S. Dotson



**CURVE DATA**

LOT	DELTA	RADIUS	ARC L.	CHORD BEARING	CHORD L.
88	05°51'24"	427.00	43.65	S03°55'42"E	43.63
88	90°00'00"	15.00	23.56	S46°00'00"E	21.21
90	49°44'52"	15.00	13.02	N64°00'34"E	12.62
90	42°18'47"	50.00	36.92	N60°24'32"E	36.09
91	45°51'44"	50.00	40.02	S75°30'13"E	38.96
92	45°47'59"	50.00	39.97	S29°40'22"E	38.91
93	46°48'11"	50.00	40.84	N16°37'44"E	39.72
94	50°40'09"	50.00	44.22	N65°21'54"E	42.79
95	48°02'54"	50.00	41.93	S65°16'35"E	40.71
95	49°44'52"	15.00	13.02	S66°07'34"E	12.62
97	36°02'12"	15.00	9.65	N70°33'34"E	9.49
97	28°49'59"	50.00	25.16	N66°32'48"E	24.90
98	45°02'04"	50.00	39.30	S76°31'10"E	38.30
99	41°34'27"	50.00	36.28	S33°12'53"E	35.49
100	45°11'59"	50.00	39.44	N10°10'19"E	38.43
100	123°46'18"	15.00	32.40	S29°06'51"E	26.46
103	90°00'00"	15.00	23.56	S46°00'00"E	21.21
112	29°43'36"	15.00	7.52	N74°38'12"E	7.44
112	56°35'29"	50.00	49.39	N89°34'24"E	47.41
113	90°14'48"	30.00	47.25	S45°52'36"E	42.52
113	34°01'03"	50.00	29.69	S46°07'05"E	29.25
114	36°11'32"	50.00	31.58	S11°00'47"E	31.06
115	14°32'06"	50.00	12.68	N14°21'01"E	12.65
115	68°25'33"	15.00	17.91	S12°35'42"E	16.87
115	56°00'31"	50.00	48.88	S18°48'13"E	46.95
116	37°03'08"	50.00	32.33	N27°43'36"E	31.77
117	42°49'10"	50.00	37.37	N67°39'45"E	36.50
118	40°51'43"	50.00	35.66	S70°29'49"E	34.91
119	39°55'06"	50.00	34.85	S30°03'59"E	34.15
120	52°27'42"	50.00	45.78	N16°05'59"E	44.20
120	133°19'49"	15.00	34.91	S24°20'05"E	27.55
121	90°00'00"	15.00	23.56	N44°00'00"E	21.21

PLAT BOOK 117 PAGE 16  
 RECORDED AS DOC. NO. 98036295

**EDGEFIELD NO. 3**

A REPLAT OF PORTIONS OF LOTS 9, 10, 11, 12, 13, AND 14, AMENDED PLAT OF JOLLY ACRES, IN THE S.W. 1/4 OF SECTION 20 AND THE N.W. 1/4 OF SECTION 29, T1N, R2W, W.M., AND IN THE U. S. GRIFFIN D.L.C. NO. 56, CITY OF HILLSBORO, WASHINGTON COUNTY, OREGON.

R. E. BANCROFT & ASSOCIATES, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
 140 N. E. 3rd Ave., Hillsboro, Oregon 97124  
 648-4101

Date: OCTOBER 23, 1997

**APPROVALS**

Approved this 22nd day of March, 1998  
 City of Hillsboro Planning Commission

By: Walter Rauer

Approved this 24th day of March, 1998  
 Director of Assessment and Taxation  
 (Washington County Assessor)

By: Paul J. Payne

Approved this 22nd day of March, 1998  
 Washington County Surveyor

By: Vicki

Approved this 24th day of March, 1998  
 Washington County Board of Commissioners

By: Lyndy Christy

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Attest this 10th day of April, 1998  
 Director of Assessment and Taxation  
 Ex-Officio County Clerk

By: Steve M. Ekin  
 Deputy County Clerk



STATE OF OREGON )  
 COUNTY OF WASHINGTON ) ss

I do hereby certify that this subdivision plat was received for record on this 10th day of April, 1998 at 2:53 o'clock P.M., and recorded in the County Clerks Records.

By: Steve M. Ekin  
 Deputy County Clerk

STATE OF OREGON )  
 COUNTY OF WASHINGTON )

I do hereby certify that this tracing is a copy certified to me, by the surveyor of this subdivision plat, to be a true and exact copy of the original, and that it was recorded on the 10th day of April, 1998, at 2:53 o'clock P.M., and recorded in the County Clerks Records.

By: Steve M. Ekin  
 Deputy County Clerk