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'

OREGON
JULY 13, 1979
RICHARD E. BANCROFT
1124
Expires 12-31-95

NORTH

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

FD. 3" BRASS DISK IN HDK. BOX - GEODETIC CONTROL MONUMENT POINT NO. 1,106 OF SURVEY NO. SC-16 WASHINGTON COUNTY HORIZONTAL CONTROL DATA STATION NAME S-170
S.W. CORNER W. BALDWA D.L.C. NO. 58

15.00 FOOT PRIVATE SANITARY SEWER EASEMENT 7.50 FEET EACH SIDE OF COMMON LOT LINE BETWEEN LOTS 7 AND 8 FOR THE BENEFIT OF BOOK 440 PAGE 329

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 5 JOLLY ACRES

N.E. EVERGREEN ROAD C.R. NO. A-99

N89°00'00"E 1184.24

AL.50 FD. 5/8" I.R. N04°21'43"W 0.28

AL.00 FD. 5/8" I.R. N77°18'48"E 0.66

BOOK 410 PAGE 329

BOOK 440 PAGE 307

BOOK 692 PAGE 37

FD. 5/8" I.R. S89°59'45"E 0.34

FD. 3/4" I.P. N89°03'48"E 0.27

FD. 5/8" I.R. S89°51'49"E 0.82

FD. 5/8" I.R. N74°17'18"E 0.82

FD. 5/8" I.R. WITH YELLOW PLASTIC CAP IMPRINTED "J. PETERSON PLS 1042" N00°56'10"W 340.20

FD. 3/4" I.P. - BENT S38°01'30"E 0.71

FD. 5/8" I.R. N00°56'10"W 0.10

N78°03'44"W 676.81

S89°03'19"W 392.17

TRACT "A" 13,693 S.F.

N00°55'00"W 30.00 INITIAL POINT.

FD. 5/8" I.R. WITH YELLOW PLASTIC TEA INC. CAP N41°10'00"W 0.17

FD. 5/8" I.R. WITH YELLOW PLASTIC TEA INC. CAP

S00°45'11"E 1105.68

N.E. 15TH AVENUE C.R. NO. A-100

S00°45'11"E 309.84

B.C.R. NO. A-100 N.E. 15TH AVENUE

N.E. ZACHARY STREET

N.E. 13TH AVENUE

N.E. 12TH AVENUE

N.E. IRENE COURT

N.E. ESTELLE COURT

N.E. MAUREEN STREET

N.E. EDGEFIELD STREET

N.E. 11TH COURT

N.E. 13TH PLACE

N.E. ALEXANDRIA STREET

EVERGREEN ESTATES Lot 6 Lot 5

DOC. NO. 91072535

15.00 PUBLIC STORM DRAINAGE EASEMENT 7.50 FEET EACH SIDE OF COMMON LOT LINE BETWEEN LOTS 20 AND 21 JOLLY ACRES

15.00 FOOT PUBLIC SANITARY SEWER EASEMENT 7.50 FEET EACH SIDE OF COMMON LOT LINE BETWEEN LOTS 21 AND 22

15.00 FOOT WIDE PUBLIC SANITARY AND STORM SEWER EASEMENT

* DENOTES THAT DUE TO THE CONSTRUCTION OF A WALL ALONG THE WEST RIGHT-OF-WAY LINE OF N.E. 15TH AVENUE, 5/8"ϕ30" IRON RODS BEARING A YELLOW PLASTIC CAP IMPRINTED "R. BANCROFT P.L.S. 1124" WERE SET S89°14'49"W 5.00 FEET FROM THE MOST NORTHERLY NORTHWEST CORNER OF THE SUBJECT PLAT, S89°00'00"W 5.00 FEET FROM THE NORTHWEST CORNER OF LOT 47, AND S89°14'49"W 5.00 FEET FROM THE MOST EASTERLY POINT-OF-CURVATURE OF LOT 47. SEE DETAIL

MONUMENT DESTROYED DURING WALL CONSTRUCTION

6.82 ACRES

53

47

50 FEET ADDITIONAL DEDICATION

S00°45'11"E 76.28

S00°45'11"E 55.19

55.00 FEET ADDITIONAL DEDICATION