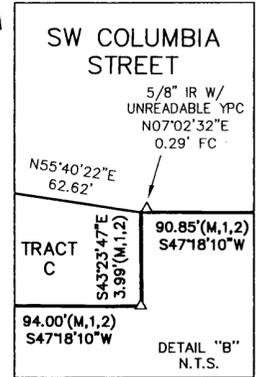
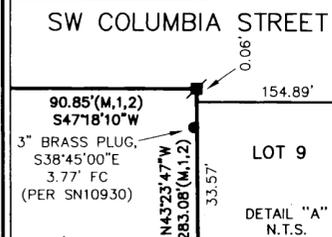
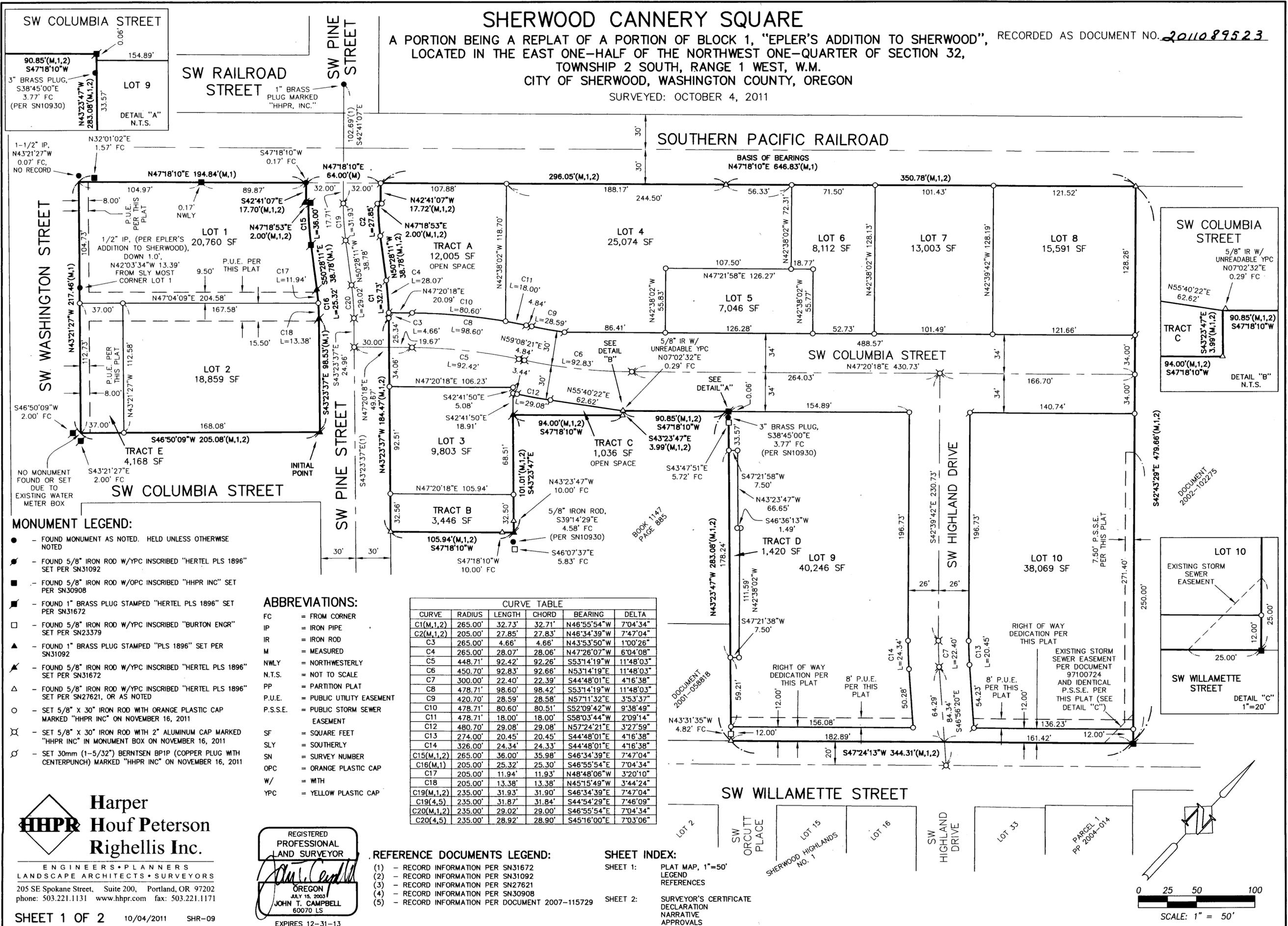


SHERWOOD CANNERY SQUARE

A PORTION BEING A REPLAT OF A PORTION OF BLOCK 1, "EPLER'S ADDITION TO SHERWOOD", RECORDED AS DOCUMENT NO. 2011089523
 LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 32,
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.
 CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON
 SURVEYED: OCTOBER 4, 2011



- MONUMENT LEGEND:**
- - FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED
 - ⦿ - FOUND 5/8" IRON ROD W/YPC INSCRIBED "HERTEL PLS 1896" SET PER SN31092
 - - FOUND 5/8" IRON ROD W/OPC INSCRIBED "HHPR INC" SET PER SN30908
 - ▲ - FOUND 1" BRASS PLUG STAMPED "HERTEL PLS 1896" SET PER SN31672
 - - FOUND 5/8" IRON ROD W/YPC INSCRIBED "BURTON ENGR" SET PER SN23379
 - ▲ - FOUND 1" BRASS PLUG STAMPED "PLS 1896" SET PER SN31092
 - ▲ - FOUND 5/8" IRON ROD W/YPC INSCRIBED "HERTEL PLS 1896" SET PER SN31672
 - ▲ - FOUND 5/8" IRON ROD W/YPC INSCRIBED "HERTEL PLS 1896" SET PER SN27621, OR AS NOTED
 - - SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "HHPR INC" ON NOVEMBER 16, 2011
 - ⊗ - SET 5/8" X 30" IRON ROD WITH 2" ALUMINUM CAP MARKED "HHPR INC" IN MONUMENT BOX ON NOVEMBER 16, 2011
 - ⊙ - SET 30mm (1-5/32") BERNTSEN BPIP (COPPER PLUG WITH CENTERPUNCH) MARKED "HHPR INC" ON NOVEMBER 16, 2011

- ABBREVIATIONS:**
- FC = FROM CORNER
 - IP = IRON PIPE
 - IR = IRON ROD
 - M = MEASURED
 - NWLY = NORTHWESTERLY
 - N.T.S. = NOT TO SCALE
 - PP = PARTITION PLAT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.S.S.E. = PUBLIC STORM SEWER EASEMENT
 - SF = SQUARE FEET
 - SLY = SOUTHERLY
 - SN = SURVEY NUMBER
 - OPC = ORANGE PLASTIC CAP
 - W/ = WITH
 - YPC = YELLOW PLASTIC CAP

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1(M,1,2)	265.00'	32.73'	32.71'	N46°55'54"W	7°04'34"
C2(M,1,2)	205.00'	27.85'	27.83'	N46°34'39"W	7°47'04"
C3	265.00'	4.66'	4.66'	N43°53'50"W	1°00'26"
C4	265.00'	28.07'	28.06'	N47°26'07"W	6°04'08"
C5	448.71'	92.42'	92.26'	S53°14'19"W	11°48'03"
C6	450.70'	92.83'	92.66'	N53°14'19"E	11°48'03"
C7	300.00'	22.40'	22.39'	S44°48'01"E	4°16'38"
C8	478.71'	98.60'	98.42'	S53°14'19"W	11°48'03"
C9	420.70'	28.59'	28.58'	N57°11'32"E	3°53'37"
C10	478.71'	80.60'	80.51'	S52°09'42"W	9°38'49"
C11	478.71'	18.00'	18.00'	S58°03'44"W	2°09'14"
C12	480.70'	29.08'	29.08'	N57°24'21"E	3°27'59"
C13	274.00'	20.45'	20.45'	S44°48'01"E	4°16'38"
C14	326.00'	24.34'	24.33'	S44°48'01"E	4°16'38"
C15(M,1,2)	265.00'	36.00'	35.98'	S46°34'39"E	7°47'04"
C16(M,1)	205.00'	25.32'	25.30'	S46°55'54"E	7°04'34"
C17	205.00'	11.94'	11.93'	N48°48'06"W	3°20'10"
C18	205.00'	13.38'	13.38'	N45°15'49"W	3°44'24"
C19(M,1,2)	235.00'	31.93'	31.90'	S46°34'39"E	7°47'04"
C19(4,5)	235.00'	31.87'	31.84'	S44°54'29"E	7°46'09"
C20(M,1,2)	235.00'	29.02'	29.00'	S46°55'54"E	7°04'34"
C20(4,5)	235.00'	28.92'	28.90'	S45°16'00"E	7°03'06"

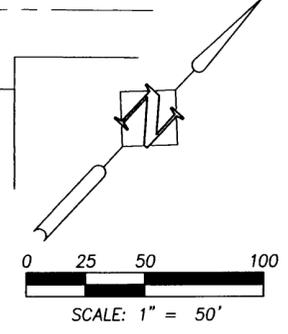
- REFERENCE DOCUMENTS LEGEND:**
- (1) - RECORD INFORMATION PER SN31672
 - (2) - RECORD INFORMATION PER SN31092
 - (3) - RECORD INFORMATION PER SN27621
 - (4) - RECORD INFORMATION PER SN30908
 - (5) - RECORD INFORMATION PER DOCUMENT 2007-115729

- SHEET INDEX:**
- SHEET 1: PLAT MAP, 1"=50' LEGEND REFERENCES
- SHEET 2: SURVEYOR'S CERTIFICATE DECLARATION NARRATIVE APPROVALS

Harper Houf Peterson Righellis Inc.
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 205 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REGISTERED PROFESSIONAL LAND SURVEYOR

 JOHN T. CAMPBELL
 JULY 15, 2003
 60070 LS
 EXPIRES 12-31-13



SHERWOOD CANNERY SQUARE

A PORTION BEING A REPLAT OF A PORTION OF BLOCK 1, "EPLER'S ADDITION TO SHERWOOD",
LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

RECORDED AS DOCUMENT NO. 2011089523

SURVEYED: OCTOBER 4, 2011

APPROVALS:

APPROVED THIS 30th DAY OF November, 2011,
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF SHERWOOD

BY: [Signature]

APPROVED THIS 16th DAY OF Dec, 2011,
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY: [Signature]
County Surveyor

APPROVED THIS 16th DAY OF Dec, 2011,
WASHINGTON COUNTY SURVEYOR

BY: [Signature]

ATTEST THIS 16th DAY OF DECEMBER, 2011
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK



BY: [Signature]
DEPUTY

APPROVED THIS 16th DAY OF DECEMBER, 2011,
DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY: [Signature]

STATE OF OREGON }
COUNTY OF WASHINGTON } S.S.

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS
RECEIVED FOR RECORD ON THIS 16th DAY OF
DECEMBER, 2011, AT 2:55 O'CLOCK P.M.,
AND RECORDED IN THE COUNTY CLERK RECORDS.

[Signature]
DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, JOHN T. CAMPBELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON. SAID SUBDIVISION BEING A REPLAT OF A PORTION OF BLOCK 1, "EPLER'S ADDITION TO SHERWOOD" AND A SUBDIVISION OF OTHER LANDS, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" AT THE EASTERLY MOST CORNER OF BLOCK 1, "EPLER'S ADDITION TO SHERWOOD"; THENCE SOUTH 46°50'09" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID BLOCK 1, AS WELL AS THE NORTHWESTERLY RIGHT OF WAY LINE OF S.W. COLUMBIA STREET, A DISTANCE OF 205.08 FEET TO THE SOUTHERLY MOST CORNER OF SAID BLOCK 1, FROM WHICH A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 43°21'27" EAST A DISTANCE OF 2.00 FEET AND A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 46°50'09" WEST A DISTANCE OF 2.00 FEET; THENCE NORTH 43°21'27" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 1 AND ITS NORTHWESTERLY EXTENSION, AS WELL AS THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. WASHINGTON STREET, A DISTANCE OF 217.46 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, FROM WHICH A 1-1/2" IRON PIPE BEARS NORTH 43°21'27" WEST A DISTANCE OF 0.07 FEET AND A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "HHPR INC." BEARS NORTH 32°01'02" EAST A DISTANCE OF 1.57 FEET; THENCE NORTH 47°18'10" EAST ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 194.84 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF S.W. PINE STREET, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" BEARS SOUTH 47°18'10" WEST A DISTANCE OF 0.17 FEET; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF S.W. PINE STREET THE FOLLOWING FOUR (4) COURSES AND TWO (2) CURVES; SOUTH 42°41'07" EAST A DISTANCE OF 17.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE NORTH 47°18'53" EAST A DISTANCE OF 2.00 FEET TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896"; THENCE ALONG THE ARC OF A NON-TANGENT, 265.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 36.00 FEET THROUGH A CENTRAL ANGLE OF 07°47'04" (THE LONG CHORD BEARS SOUTH 46°34'39" EAST A DISTANCE OF 35.98 FEET) TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 50°28'11" EAST A DISTANCE OF 38.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 25.32 FEET THROUGH A CENTRAL ANGLE OF 07°04'34" (THE LONG CHORD BEARS SOUTH 46°55'54" EAST A DISTANCE OF 25.30 FEET) TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 43°23'37" EAST A DISTANCE OF 98.53 FEET TO THE INITIAL POINT.

TOGETHER WITH:

COMMENCING AT SAID INITIAL POINT; THENCE SOUTH 46°50'09" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID BLOCK 1, AS WELL AS THE NORTHWESTERLY RIGHT OF WAY LINE OF S.W. COLUMBIA STREET, A DISTANCE OF 205.08 FEET TO THE SOUTHERLY MOST CORNER OF SAID BLOCK 1, FROM WHICH A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 43°21'27" EAST A DISTANCE OF 2.00 FEET AND A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 46°50'09" WEST A DISTANCE OF 2.00 FEET; THENCE NORTH 43°21'27" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 1 AND ITS NORTHWESTERLY EXTENSION, AS WELL AS THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. WASHINGTON STREET, A DISTANCE OF 217.46 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, FROM WHICH A 1-1/2" IRON PIPE BEARS NORTH 43°21'27" WEST A DISTANCE OF 0.07 FEET AND A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "HHPR INC." BEARS NORTH 32°01'02" EAST A DISTANCE OF 1.57 FEET; THENCE NORTH 47°18'10" EAST ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 194.84 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF S.W. PINE STREET, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" BEARS SOUTH 47°18'10" WEST A DISTANCE OF 0.17 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, NORTH 47°18'10" EAST A DISTANCE OF 64.00 FEET TO A 1-5/32" COPPER PLUG INSCRIBED "HHPR INC." AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, NORTH 47°18'10" EAST A DISTANCE OF 646.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 42°43'29" EAST A DISTANCE OF 479.66 FEET TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896" AT THE NORTHWESTERLY RIGHT OF WAY LINE OF S.W. WILLAMETTE STREET; THENCE SOUTH 47°24'13" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF S.W. WILLAMETTE STREET, A DISTANCE OF 344.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE NORTH 43°23'47" WEST A DISTANCE OF 283.08 FEET TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 47°18'10" WEST A DISTANCE OF 90.85 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP (UNREADABLE) BEARS NORTH 07°02'32" EAST A DISTANCE OF 0.29 FEET; THENCE SOUTH 43°23'47" EAST A DISTANCE OF 3.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 47°18'10" WEST A DISTANCE OF 94.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 43°23'47" EAST A DISTANCE OF 101.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 47°18'10" WEST A DISTANCE OF 105.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" AT THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. PINE STREET; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY OF S.W. PINE STREET THE FOLLOWING FOUR (4) COURSES AND TWO (2) CURVES: NORTH 43°23'37" WEST A DISTANCE OF 184.47 FEET TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC."; THENCE ALONG THE ARC OF A 265.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 32.73 FEET THROUGH A CENTRAL ANGLE OF 07°04'34" (THE LONG CHORD BEARS NORTH 46°55'54" WEST A DISTANCE OF 32.71 FEET) TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC."; THENCE NORTH 50°28'11" WEST A DISTANCE OF 38.78 FEET TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC."; THENCE ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 27.85 FEET THROUGH A CENTRAL ANGLE OF 07°47'04" (THE LONG CHORD BEARS NORTH 46°34'39" WEST A DISTANCE OF 27.83 FEET) TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC." AND POINT OF NON-TANGENCY; THENCE NORTH 47°18'53" EAST A DISTANCE OF 2.00 FEET TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC."; THENCE NORTH 42°41'07" WEST A DISTANCE OF 17.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.41 ACRES MORE OR LESS.

NOTES

- TRACTS A AND C ARE OPEN SPACE TRACTS.
- TRACTS B, D AND E ARE SUBJECT TO STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENTS OVER THEIR ENTIRETY FOR THE BENEFIT OF CLEAN WATER SERVICES.
- TRACTS A, B, C, D AND E SHALL BE OWNED AND MAINTAINED BY THE CITY OF SHERWOOD.
- THIS PLAT IS SUBJECT TO A STORM SEWER EASEMENT PER DOCUMENT NO. 97100724, THE WIDTH OF WHICH IS INDETERMINATE.
- THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL PER CITY OF SHERWOOD CASE FILE NO. SUB 09-02.

NARRATIVE

WE WERE RETAINED BY THE CITY OF SHERWOOD URBAN RENEWAL AGENCY TO SUBDIVIDE THAT PROPERTY ACQUIRED BY SAID CITY OF SHERWOOD URBAN RENEWAL AGENCY, AS DESCRIBED BY DEED DOCUMENTS 2008-041103, 2009-079566 AND 2010-004456, WASHINGTON COUNTY DEED RECORDS. SAID PROPERTY IS LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (E1/2 NW1/4) OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M., CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

SAID PROPERTY WAS RECENTLY SURVEYED BY ALBERT HERTEL AND FILED AS SN31672, WASHINGTON COUNTY SURVEY RECORDS. ALL BEARINGS AND DISTANCES SHOWN ALONG THE BOUNDARY WERE FOUND TO BE CONSISTENT WITH RECORD DATA AS SHOWN.

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN THE FOUND 1" BRASS DISC STAMPED "HERTEL PLS 1896" AND THE FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, AS NORTH 47°18'10" EAST.

THIS SURVEY SHALL ALSO SERVE AS A RECORD OF THE MONUMENTS REPLACED ON THE CENTERLINE AND RIGHT OF WAY LINES OF S.W. PINE STREET AS SET PER SN30908 WHICH WERE SUBSEQUENTLY DESTROYED BY CONSTRUCTION.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF SHERWOOD URBAN RENEWAL AGENCY, IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AS SHOWN ON THE PLAT MAP OF "SHERWOOD CANNERY SQUARE" IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED STATUTES, AND HEREBY DEDICATES ALL RIGHT-OF-WAY SHOWN HEREON TO THE PUBLIC, FOR PUBLIC USE, AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED. TRACTS A, B, C, D AND E ARE HEREBY CONVEYED TO THE CITY OF SHERWOOD.

BY: [Signature]
TOM PESSEMIER,
CITY MANAGER PRO-TEM

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF WASHINGTON) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 30, 2011
BY TOM PESSEMIER AS CITY MANAGER PRO-TEM OF CITY OF SHERWOOD.

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY PUBLIC - OREGON

COMMISSION NUMBER 430402

MY COMMISSION EXPIRES June 23, 2012



Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171