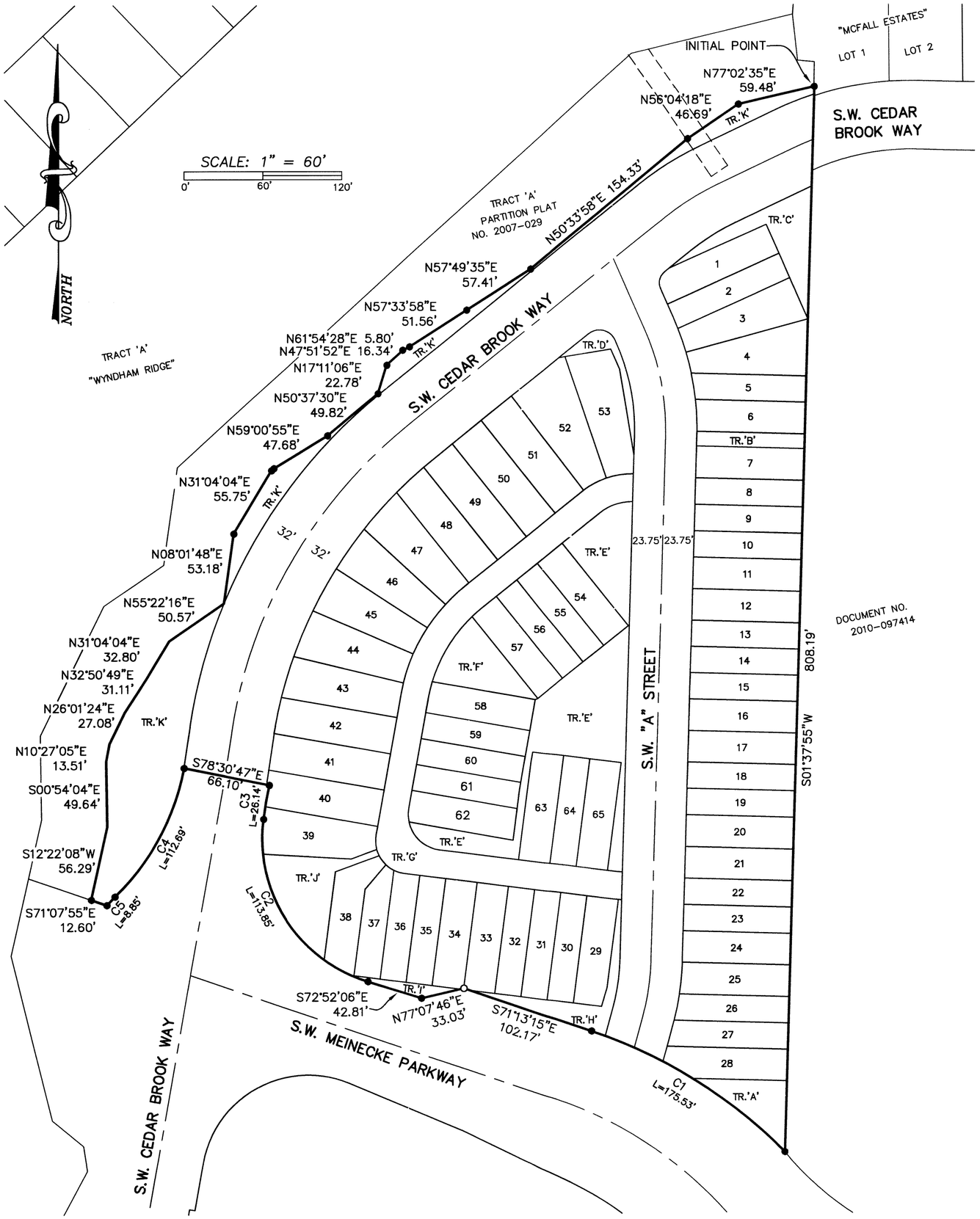
RECORDED AS DOCUMENT NO. _____

CEDAR BROOK

A REPLAT OF PARCEL 1, PARTITION PLAT NO. 2007–029
LOCATED IN THE
S.E. 1/4 OF SEC. 30, T.2S., R.1W., W.M.
CITY OF SHERWOOD, WASHINGTON COUNTY OREGON
OCTOBER 8, 2014



LEGEND

- ○ SET 5/8" X 30" LONG IRON ROD WITH YPC MARKED "EMERIO DESIGN"
- ■ SET 5/8" IR X 30" IR WITH AC MARKED "EMERIO DESIGN"
- ◥ FOUND 5/8" IR WITH YPC MARKED "L. MACDONALD & ASSOC. LLC" SET IN R3, R4
- ● FOUND 5/8" IR WITH YPC MARKED "AKS ENGR" SET IN R1
- ▲ FOUND 5/8" IR WITH YPC MARKED "G & L LAND SURVEYING INC." SET IN R2

R2	REFERENCE NUMBER
( )R2	RECORD OR CALCULATED DATA PER REFERENCE INDICATED
(H)	HELD MONUMENT POSITION
IR	IRON ROD
YPC	YELLOW PLASTIC CAP
AC	ALUMINUM CAP
SN	SURVEY NUMBER, WASHINGTON CO. SURVEY RECORDS
[ ]	MONUMENT FALLING
PUE	PUBLIC UTILITY EASEMENT
TR.	TRACT

REGISTERED PROFESSIONAL LAND SURVEYOR
10/23/14
OREGON
JANUARY 15, 1987
JON T. FEIGION
2252
EXPIRES 12–31–15

REFERENCES

R1 PARTITION PLAT NO. 2007–029
R2 SN 29571
R3 SN 31401
R4 PLAT OF "MCFALL ESTATES"
R5 PUE PER DOCUMENT NO. 2014–053204

NOTE

THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER PARTITION PLAT NO. 2007–029, WASHINGTON COUNTY SURVEY RECORDS.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°56'02"	373.39'	175.53'	N57°45'14"W	173.91'
C2	80°15'40"	113.85'	159.48'	S32°44'13"E	146.76'
C3	4°05'34"	365.88'	26.14'	S09°26'25"W	26.13'
C4	35°38'24"	181.16'	112.69'	N28°20'12"E	110.88'
C5	6°06'33"	83.04'	8.85'	N43°06'03"E	8.85'

SHEET INDEX

SHEET 1 OVERALL BOUNDARY, BOUNDARY MONUMENTS, LOT LAYOUT, STREET NAMES

SHEET 2 NORTHERLY PORTION, MONUMENTS, EASEMENTS

SHEET 3 CENTRAL PORTION, MONUMENTS, EASEMENTS

SHEET 4 SOUTHERLY PORTION, MONUMENTS, EASEMENTS

SHEET 5 DETAIL DRAWINGS

SHEET 6 SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGEMENT, PLAT NOTES, APPROVALS

EMERIO Design
8285 SW NIMBUS AVE, SUITE 180
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TEL: (503) 746–8812
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- (H) HELD MONUMENT POSITION
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- SN SURVEY NUMBER, WASHINGTON CO. SURVEY RECORDS
- [ ] MONUMENT FALLING
- PUE PUBLIC UTILITY EASEMENT
- TR. TRACT

REFERENCES

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R3 SN 31401
R4 PLAT OF "MCFALL ESTATES"
R5 PUE PER DOCUMENT NO. 2014-053204

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 15, 1987 JON T. FEIGION 2252
EXPIRES 12-31-15
10/23/14

NOTE

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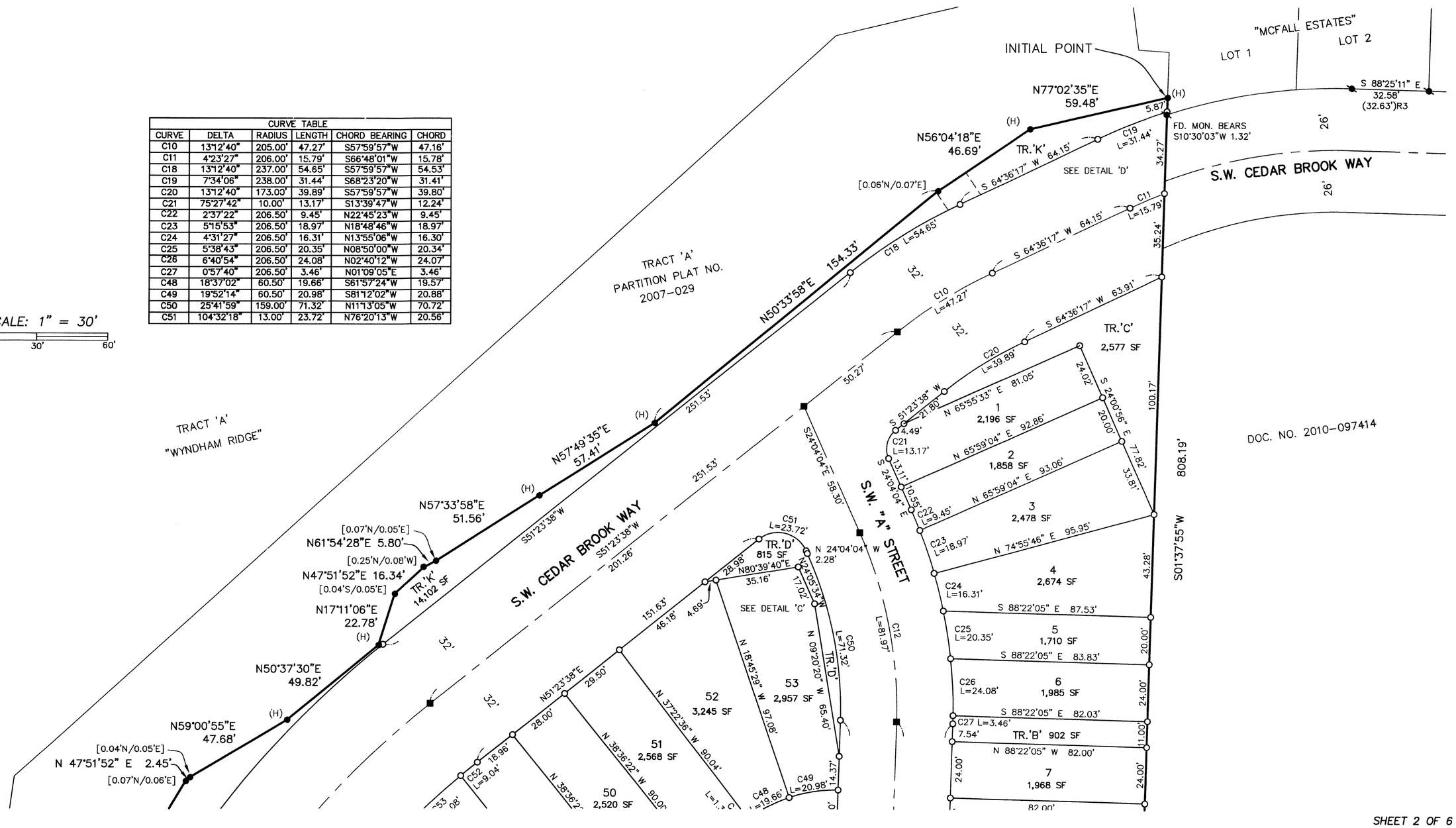
NORTH

SCALE: 1" = 30'
0' 30' 60'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C10	13°12'40"	205.00'	47.27'	S57°59'57"W	47.16'
C11	4°23'27"	206.00'	15.79'	S66°48'01"W	15.78'
C18	13°12'40"	237.00'	54.65'	S57°59'57"W	54.53'
C19	7°34'06"	238.00'	31.44'	S68°23'20"W	31.41'
C20	13°12'40"	173.00'	39.89'	S57°59'57"W	39.80'
C21	75°27'42"	10.00'	13.17'	S13°39'47"W	12.24'
C22	2°37'22"	206.50'	9.45'	N22°45'23"W	9.45'
C23	5°15'53"	206.50'	18.97'	N18°48'46"W	18.97'
C24	4°31'27"	206.50'	16.31'	N13°55'06"W	16.30'
C25	5°38'43"	206.50'	20.35'	N08°50'00"W	20.34'
C26	6°40'54"	206.50'	24.08'	N02°40'12"W	24.07'
C27	0°57'40"	206.50'	3.46'	N01°09'05"E	3.46'
C48	18°37'02"	60.50'	19.66'	S61°57'24"W	19.57'
C49	19°52'14"	60.50'	20.98'	S81°12'02"W	20.88'
C50	25°41'59"	159.00'	71.32'	N11°13'05"W	70.72'
C51	104°32'18"	13.00'	23.72'	N76°20'13"W	20.56'



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- PUE PUBLIC UTILITY EASEMENT
- TR. TRACT

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NOTE

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CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C9	4°49'14"	333.00'	28.02'	S11°31'43"W	28.01'
C17	42°59'42"	397.00'	297.91'	S29°53'47"W	290.97'
C26	6°40'54"	206.50'	24.08'	N02°40'12"W	24.07'
C27	0°57'40"	206.50'	3.46'	N01°09'05"E	3.46'
C42	3°39'15"	135.50'	8.64'	S11°53'59"W	8.64'
C43	9°49'49"	135.50'	23.25'	S18°38'31"W	23.22'
C44	9°35'07"	135.50'	22.67'	S28°20'59"W	22.64'
C45	9°35'06"	135.50'	22.67'	S37°56'06"W	22.64'
C46	8°39'59"	135.50'	20.50'	S47°03'38"W	20.48'
C47	1°15'15"	60.50'	1.32'	S52°01'15"W	1.32'
C48	18°37'02"	60.50'	19.66'	S61°57'24"W	19.57'
C49	19°52'14"	60.50'	20.98'	S81°12'02"W	20.88'
C52	1°33'22"	333.00'	9.04'	S50°36'57"W	9.04'
C53	4°49'50"	333.00'	28.08'	S47°25'21"W	28.07'
C54	6°23'28"	333.00'	37.14'	S41°48'41"W	37.13'
C55	6°18'16"	333.00'	36.64'	S35°27'49"W	36.62'
C56	6°17'03"	333.00'	36.52'	S29°10'10"W	36.50'
C57	6°30'32"	333.00'	37.83'	S22°46'22"W	37.81'
C58	5°34'46"	333.00'	32.43'	S16°43'43"W	32.42'
C59	0°43'10"	333.00'	4.18'	S08°45'30"W	4.18'
C62	2°35'00"	365.88'	16.50'	S10°11'42"W	16.49'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C63	1°30'34"	365.88'	9.64'	S08°08'55"W	9.64'
C69	22°07'38"	27.00'	10.43'	S00°59'27"E	10.36'
C70	6°43'46"	114.50'	13.45'	S13°26'15"W	13.44'
C71	29°18'22"	114.50'	58.57'	S31°27'19"W	57.93'
C72	5°17'08"	114.50'	10.56'	S48°45'04"W	10.56'
C73	39°28'41"	39.50'	27.22'	S71°07'58"W	26.68'
C74	3°40'28"	373.39'	23.95'	N67°39'28"W	23.94'
C75	3°42'45"	373.39'	24.19'	N63°57'52"W	24.19'
C76	14°48'04"	113.85'	29.41'	S01°30'11"W	29.33'
C77	92°48'22"	25.00'	40.49'	S36°19'49"E	36.21'

REGISTERED PROFESSIONAL LAND SURVEYOR
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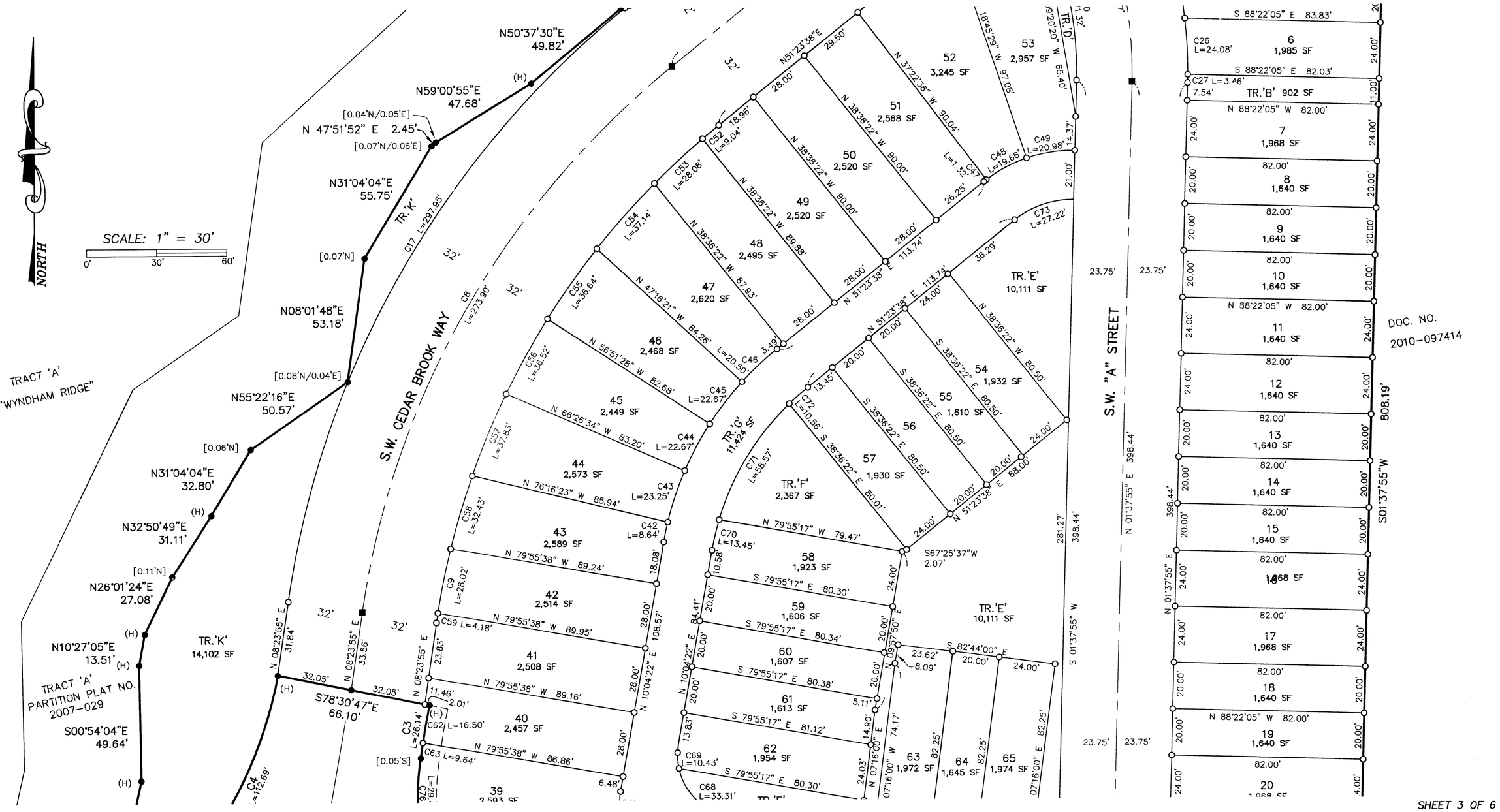

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CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°56'02"	373.39'	175.53'	N57°45'14"W	173.91'
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C3	4°05'34"	365.88'	26.14'	S09°26'25"W	26.13'
C4	35°38'24"	181.16'	112.69'	N28°20'12"E	110.88'
C5	6°06'33"	83.04'	8.85'	N43°06'03"E	8.85'
C30	5°38'01"	206.50'	20.30'	N11°25'38"E	20.30'
C31	0°51'08"	206.50'	3.07'	N14°40'13"E	3.07'
C32	3°58'49"	373.39'	25.94'	N60°07'05"W	25.93'
C33	13°50'27"	373.39'	90.20'	N51°12'26"W	89.98'
C34	13°27'52"	159.00'	37.36'	N08°21'51"E	37.28'
C35	2°24'33"	60.50'	2.54'	S87°35'53"E	2.54'
C36	3°39'36"	60.50'	3.86'	S84°33'48"E	3.86'
C37	19°10'58"	25.00'	8.37'	S73°08'31"E	8.33'
C38	17°01'19"	25.00'	7.43'	S55°02'23"E	7.40'
C39	19°36'51"	25.00'	8.56'	S36°43'18"E	8.52'
C40	11°28'50"	25.00'	5.01'	S21°10'27"E	5.00'
C41	25°30'24"	25.00'	11.13'	S02°40'50"E	11.04'
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CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C63	1°30'34"	365.88'	9.64'	S08°08'55"W	9.64'
C64	61°31'11"	113.85'	122.24'	S23°21'58"E	116.46'
C65	11°56'01"	113.85'	23.71'	S60°05'34"E	23.67'
C66	6°48'29"	113.85'	13.53'	S69°27'49"E	13.52'
C67	6°18'01"	39.50'	4.34'	S85°53'01"E	4.34'
C68	70°40'44"	27.00'	33.31'	S47°23'38"E	31.23'
C69	22°07'38"	27.00'	10.43'	S00°59'27"E	10.36'
C77	92°48'22"	25.00'	40.49'	S36°19'49"E	36.21'
C78	1°43'33"	373.39'	11.25'	N70°21'29"W	11.25'
C79	19°35'33"	232.00'	79.33'	S81°47'03"W	78.95'

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C39	19°36'51"	25.00'	8.56'	S36°43'18"E	8.52'
C40	11°28'50"	25.00'	5.01'	S21°10'27"E	5.00'
C41	25°30'24"	25.00'	11.13'	S02°40'50"E	11.04'
C50	25°41'59"	159.00'	71.32'	N11°13'05"W	70.72'
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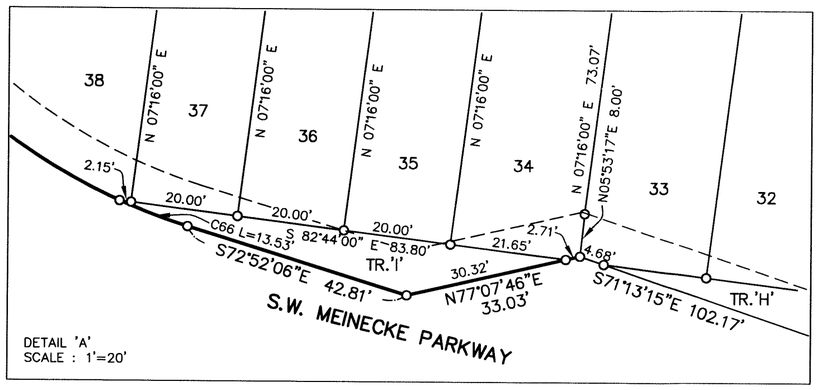
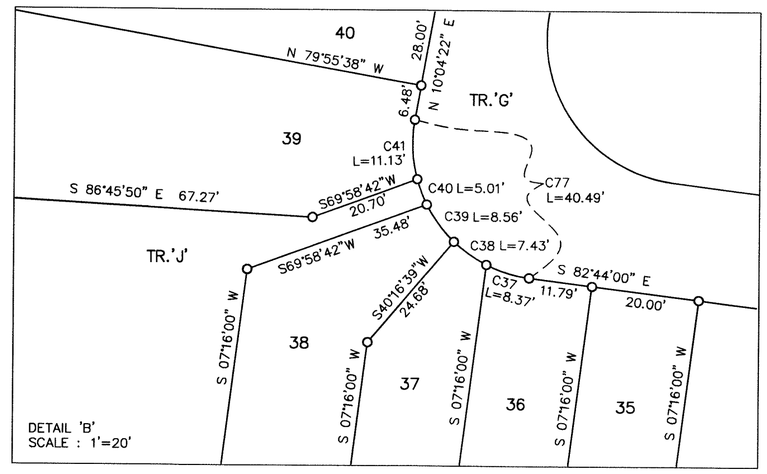
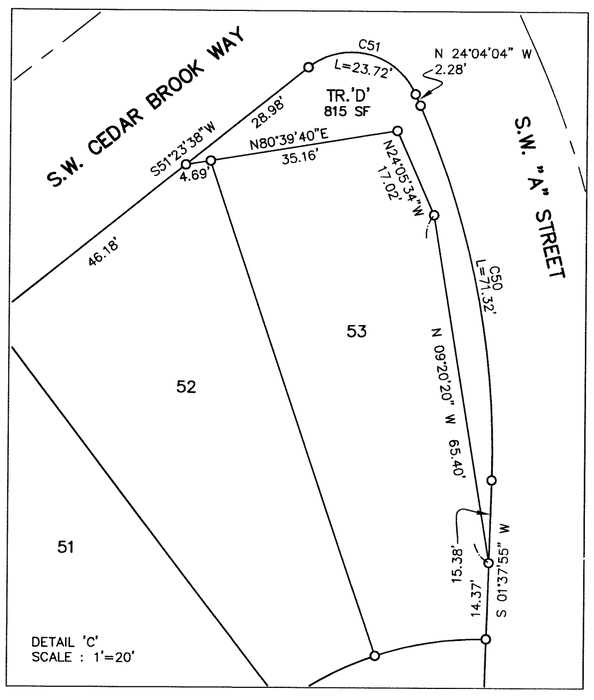


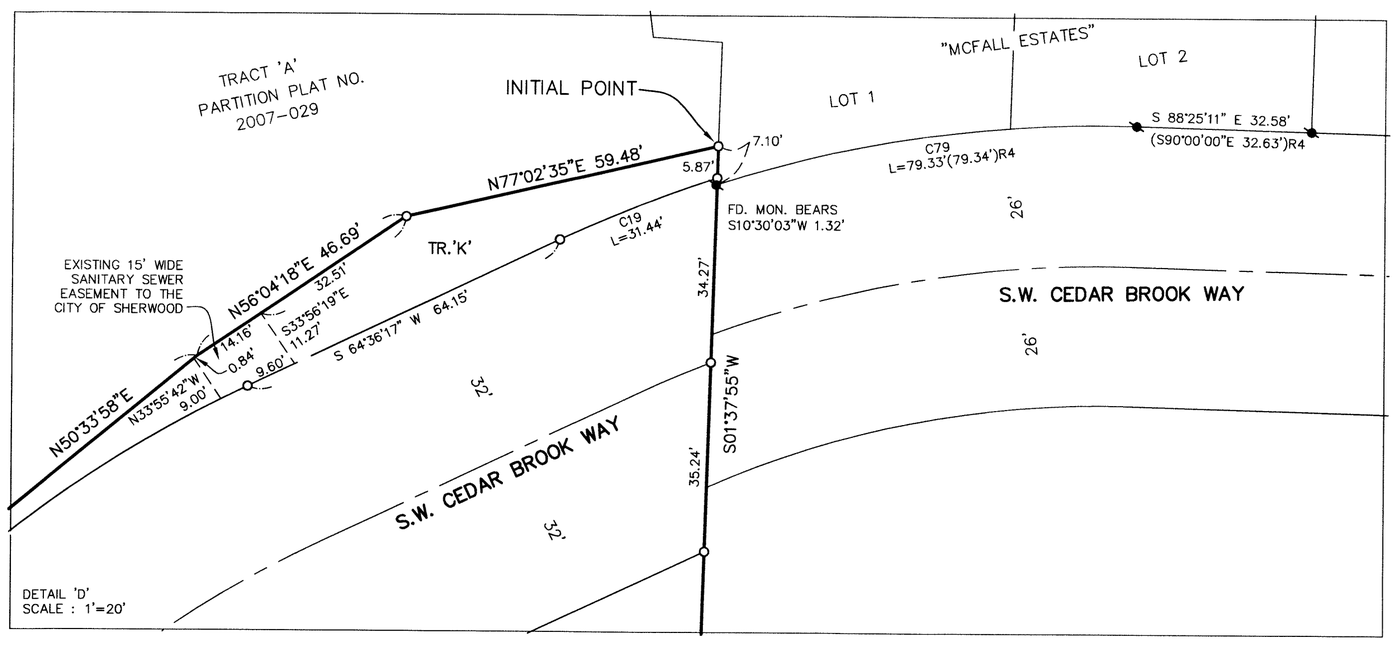
DETAIL 'A'
SCALE : 1'=20'



DETAIL 'B'
SCALE : 1'=20'



DETAIL 'C'
SCALE : 1'=20'



DETAIL 'D'
SCALE : 1'=20'

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OCTOBER 8, 2014

SURVEYOR'S CERTIFICATE

I, JON T. FEIGION, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE PLAT OF "CEDAR BROOK", BEING LOCATED IN THE SW 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, PARTITION PLAT NO. 2007-029, WASHINGTON COUNTY PLAT RECORDS

THE INITIAL POINT OF THIS PLAT IS A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AKS ENGR." AT THE NORTHEAST CORNER OF SAID PARCEL 1.

CONTAINING 5.77 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jon T. Feigion 10/23/14
OREGON
JANUARY 15, 1987
JON T. FEIGION
2252
EXPIRES 12-31-15

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT D.R. HORTON, INC.-PORTLAND, A DELAWARE CORPORATION, IS THE OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAS CAUSED THE SUBDIVISION TO BE PREPARED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AND DOES HEREBY DEDICATE THE RIGHT OF WAY TO THE PUBLIC FOR PUBLIC USE AND GRANT ALL EASEMENTS AS SHOWN OR NOTED.

D.R. HORTON, INC.-PORTLAND, A DELAWARE CORPORATION

BY: _____
SCOTT CLARK, DIVISION PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON)
)SS
COUNTY OF WASHINGTON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY SCOTT CLARK, WHO IS THE DIVISION PRESIDENT OF D.R. HORTON, INC.-PORTLAND, A DELAWARE CORPORATION

_____
NOTARY SIGNATURE

_____
NOTARY PUBLIC-OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

PLAT NOTES

1. AN 8.00 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL LOT AND TRACT LINES ABUTTING PUBLIC STREETS AND TRACT 'G'.

2. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS, AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____, WASHINGTON COUNTY DEED RECORDS.

3. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF SHERWOOD CASE FILE SUB 14-01.

4. TRACTS 'A' THROUGH 'J' SHALL BE OWNED AND MAINTAINED BY THE DECLARANT, ITS SUCCESSORS OR ASSIGNS.

5. TRACT 'G' SHALL HAVE A PUBLIC UTILITY EASEMENT OVER ITS ENTIRETY.

6. A MAINTENANCE AGREEMENT FOR PRIVATE UTILITIES, COMMON DRIVEWAYS, AND PERIMETER FENCING HAS BEEN RECORDED AS DOCUMENT NO. _____, WASHINGTON COUNTY DEED RECORDS.

CITY OF SHERWOOD APPROVAL

APPROVED THIS _____ DAY OF _____, 2014.
CITY OF SHERWOOD

BY: _____
COMMUNITY DEVELOPMENT DIRECTOR

WASHINGTON COUNTY APPROVALS

APPROVED THIS _____ DAY OF _____, 20____
WASHINGTON COUNTY SURVEYOR

BY _____

APPROVED THIS _____ DAY OF _____, 20____
DIRECTOR, DEPARTMENT OF LAND USE AND TRANSPORTATION

BY _____

APPROVED THIS _____ DAY OF _____, 20____
DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY _____

APPROVED THIS _____ DAY OF _____, 20____
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY_____

ATTEST THIS _____ DAY OF _____, 20____
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK

BY _____
DEPUTY

STATE OF OREGON)
)SS
COUNTY OF WASHINGTON)

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED

FOR RECORD ON THIS _____ DAY OF _____, 20____

AT _____ O'CLOCK ____ M, AND RECORDED IN THE COUNTY CLERK RECORDS.

_____
DEPUTY COUNTY CLERK