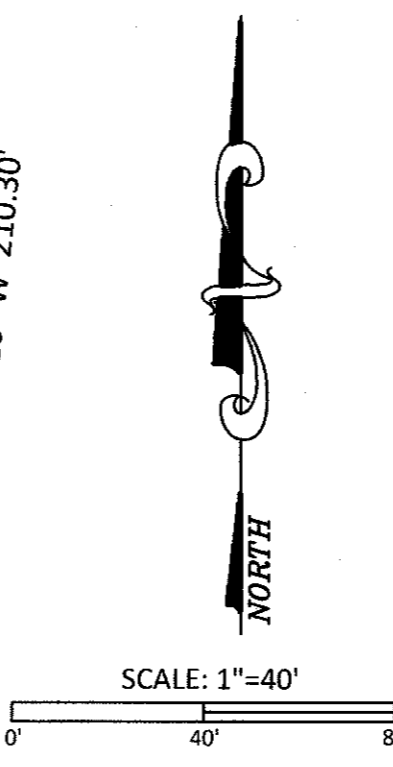
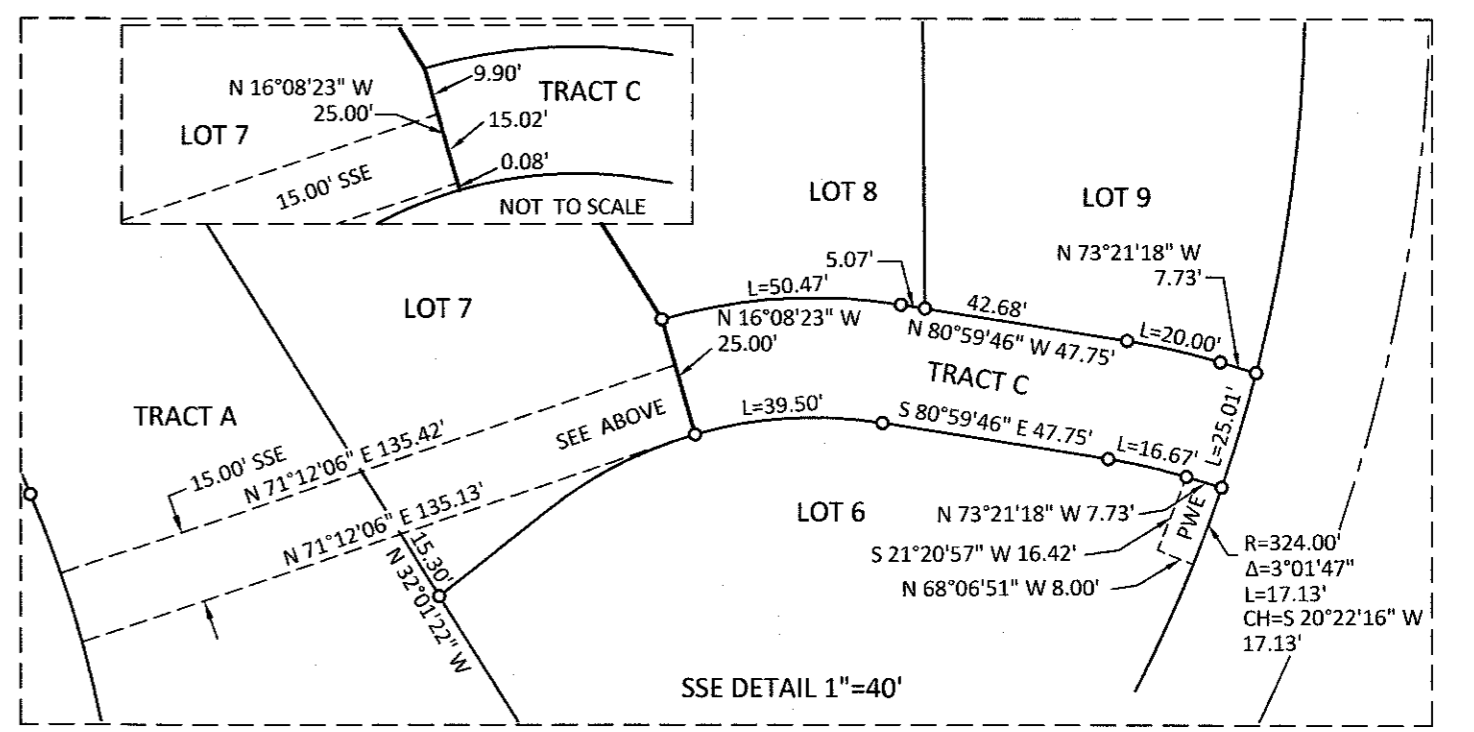
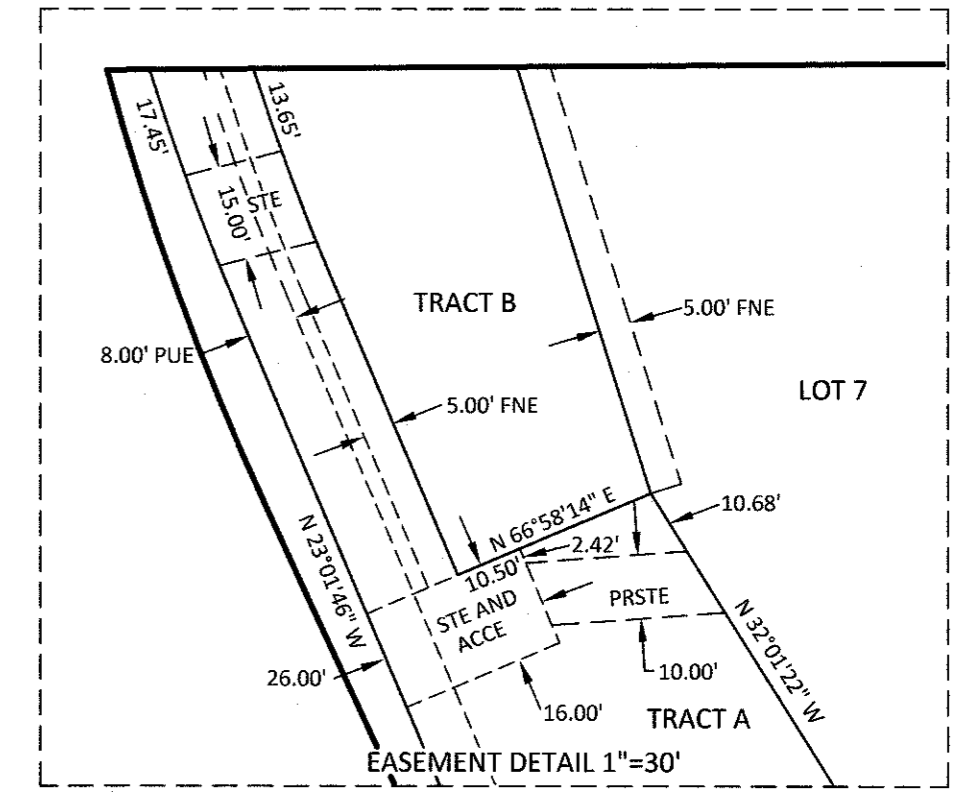
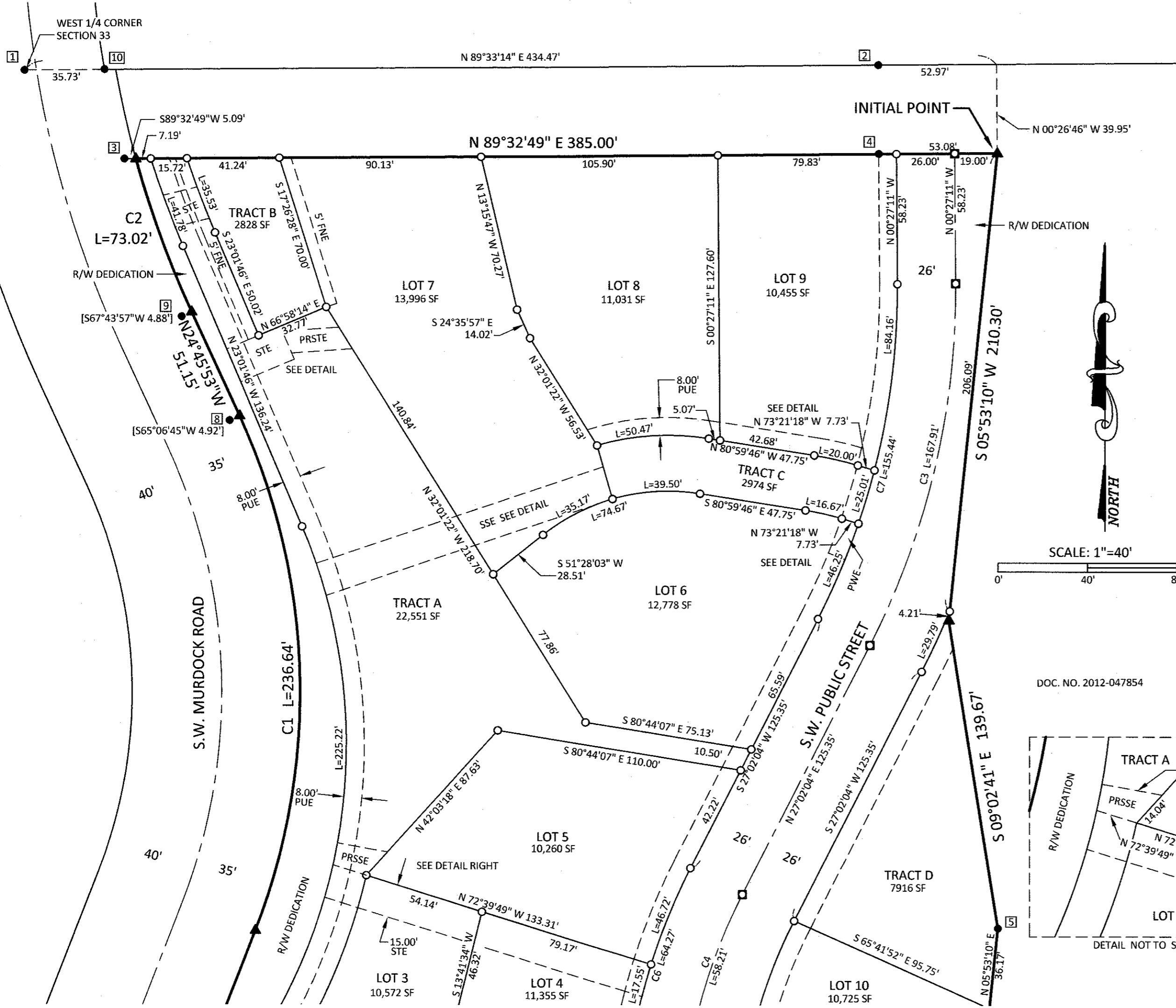


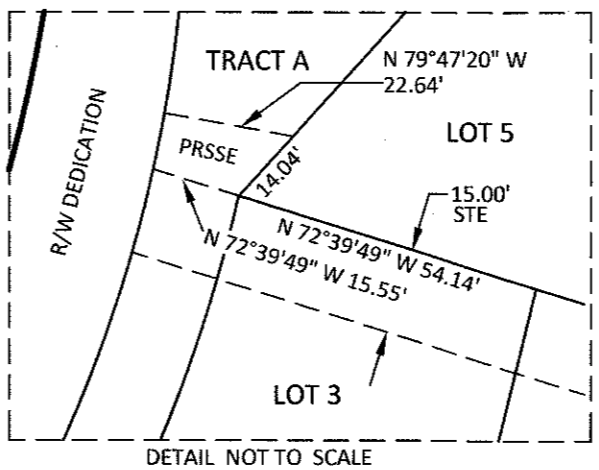
DENALI MEADOWS LOCATED IN THE S.W. 1/4 OF SECTION 33, T.2S., R.1W., W.M. CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

JANUARY 29, 2020
PREPARED FOR:
J.T. ROTH CONSTRUCTION, INC.

- LEGEND**
- SET 5/8" X 30" IR WITH YPC MARKED "EMERIO DESIGN"
 - SET 5/8" X 30" IR WITH YPC MARKED "EMERIO DESIGN" IN MONUMENT BOX
 - ▲ FOUND 5/8" IR WITH YPC MARKED "EMERIO DESIGN" SET IN R6
 - FOUND MONUMENT AS DESCRIBED IN MONUMENT REFERENCE TABLE
 - [3] MONUMENT REFERENCE NUMBER
 - (H) HELD MONUMENT POSITION
 - [] MONUMENT FALLING
 - YPC YELLOW PLASTIC CAP
 - IR IRON ROD
 - R/W RIGHT OF WAY
 - PUE PUBLIC UTILITY EASEMENT
 - FNE FENCE EASEMENT TO BENEFIT TRACT B
 - ACCE ACCESS EASEMENT TO BENEFIT TRACT B
 - STE STORM SEWER EASEMENT TO BENEFIT THE CITY OF SHERWOOD
 - SSE SANITARY SEWER EASEMENT TO THE CITY OF SHERWOOD
 - PWE PRIVATE WATER EASEMENT TO BENEFIT LOTS 7 AND 8
 - PRSTE PRIVATE STORM SEWER EASEMENT TO BENEFIT LOT 7
 - PRSSSE PRIVATE SANITARY SEWER EASEMENT TO BENEFIT LOT 5
 - DOC. NO. DOCUMENT NUMBER, WASHINGTON COUNTY DEED RECORDS



DOC. NO. 2012-047854



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH BRG	CHORD
C1	236.64'	295.43'	45°53'38"	N01°49'04"W	230.36'
C2	73.02'	442.46'	9°27'21"	S20°02'13"E	72.94'
C3	167.91'	350.00'	27°29'15"	N13°17'26"E	166.31'
C4	58.21'	250.00'	13°20'30"	S20°21'49"W	58.08'
C7	155.44'	324.00'	27°29'15"	N13°17'26"E	153.95'
LOT 4	17.55'	276.00'	3°38'37"	S15°30'52"W	17.55'
LOT 5	46.72'	276.00'	9°41'53"	S22°11'07"W	46.66'
LOT 6	46.25'	324.00'	8°10'42"	N22°56'43"E	46.21'
LOT 6	74.67'	90.00'	47°32'11"	S75°14'09"W	72.55'
LOT 6	16.67'	125.00'	7°38'28"	N77°10'32"W	16.66'
LOT 7	35.17'	90.00'	22°23'34"	S62°39'50"W	34.95'
LOT 8	50.47'	115.00'	25°08'37"	S86°25'56"W	50.06'
LOT 9	84.18'	324.00'	14°53'14"	N06°59'26"E	83.95'
LOT 9	20.00'	150.00'	7°38'28"	N77°10'32"W	19.99'
LOT 10	52.16'	224.00'	13°20'30"	S20°21'49"W	52.04'
TRACT A	41.78'	433.50'	5°31'21"	S20°16'05"E	41.77'
TRACT A	225.22'	249.00'	51°49'26"	N02°52'57"E	217.62'
TRACT C	16.67'	125.00'	7°38'28"	N77°10'32"W	16.66'
TRACT C	39.50'	90.00'	25°08'37"	S86°25'56"W	39.18'
TRACT C	44.98'	102.50'	25°08'37"	S86°25'56"W	44.62'
TRACT C	18.34'	137.50'	7°38'28"	N77°10'32"W	18.32'
TRACT C	20.00'	150.00'	7°38'28"	N77°10'32"W	19.99'
TRACT C	50.47'	115.00'	25°08'37"	S86°25'56"W	50.06'
TRACT C	25.01'	324.00'	4°25'19"	N16°38'42"E	25.00'

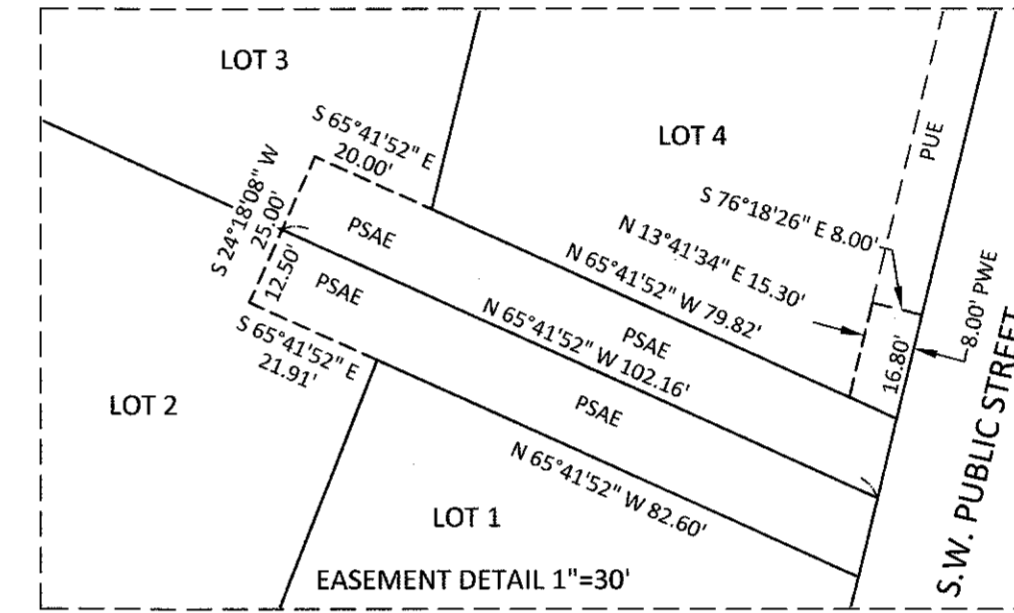
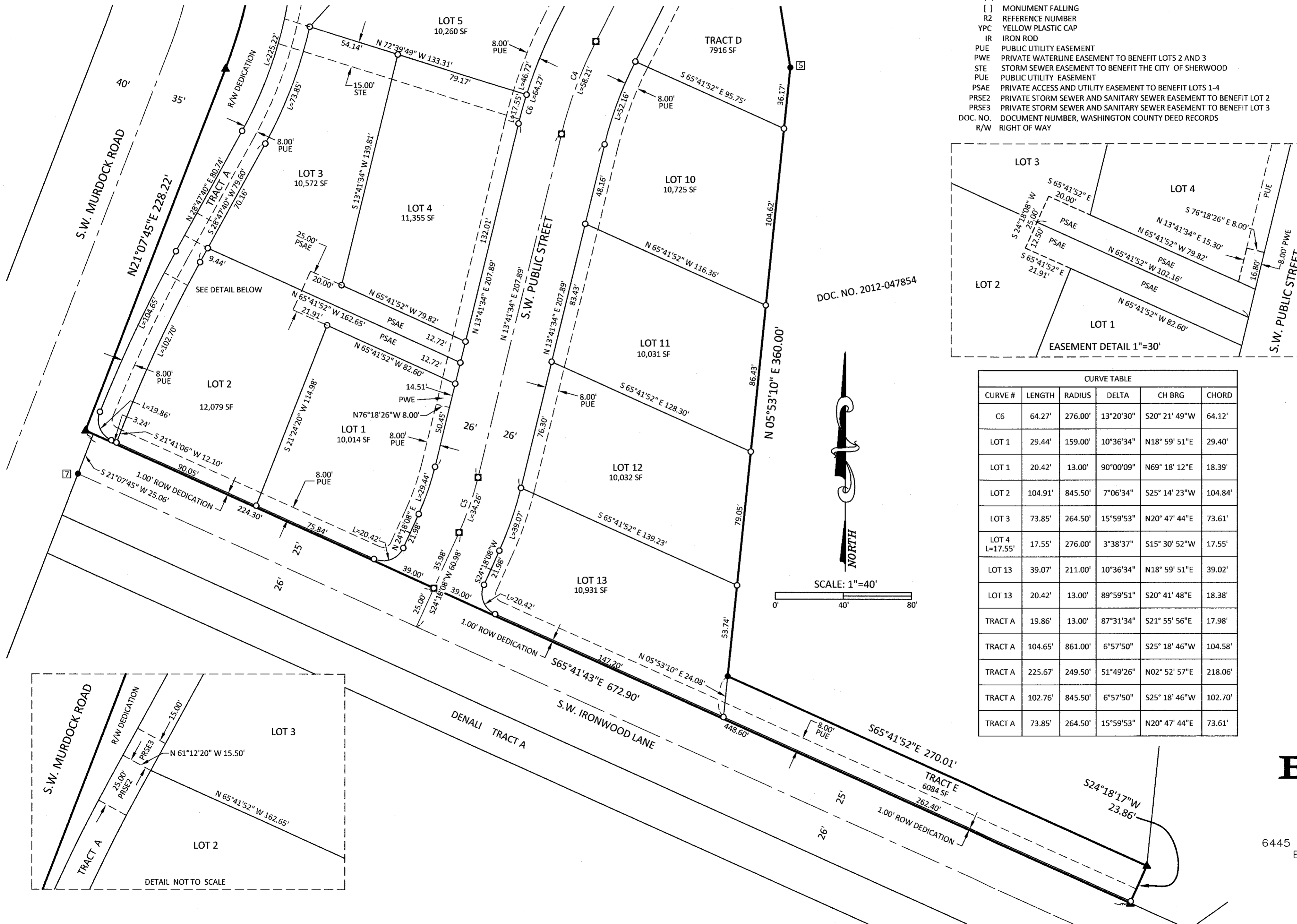
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jon T. Feigion 1/29/20
OREGON
JANUARY 15, 1987
JON T. FEIGION
2252

RENEWAL 12-31-21

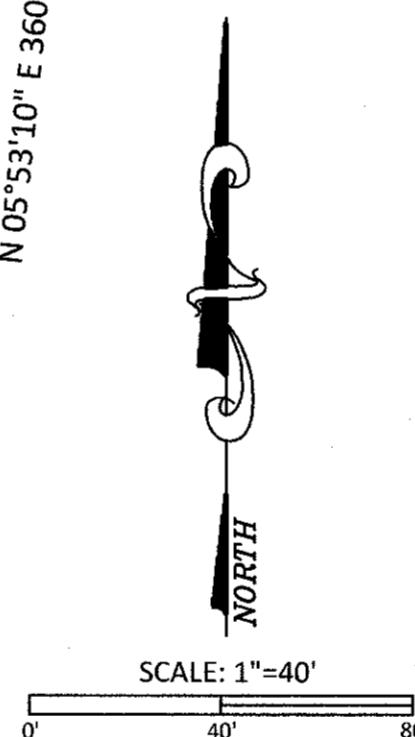
DENALI MEADOWS
 LOCATED IN THE
 S.W. 1/4 OF SECTION 33, T.2S., R.1W., W.M.
 CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

JANUARY 29, 2020
 PREPARED FOR:
 J.T. ROTH CONSTRUCTION, INC.

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 - R2 REFERENCE NUMBER
 - YPC YELLOW PLASTIC CAP
 - IR IRON ROD
 - PUE PUBLIC UTILITY EASEMENT
 - PWE PRIVATE WATERLINE EASEMENT TO BENEFIT LOTS 2 AND 3
 - STE STORM SEWER EASEMENT TO BENEFIT THE CITY OF SHERWOOD
 - PUE PUBLIC UTILITY EASEMENT
 - PSAE PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 1-4
 - PRSE2 PRIVATE STORM SEWER AND SANITARY SEWER EASEMENT TO BENEFIT LOT 2
 - PRSE3 PRIVATE STORM SEWER AND SANITARY SEWER EASEMENT TO BENEFIT LOT 3
 - DOC. NO. DOCUMENT NUMBER, WASHINGTON COUNTY DEED RECORDS
 - R/W RIGHT OF WAY



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH BRG	CHORD
C6	64.27'	276.00'	13°20'30"	S20° 21' 49"W	64.12'
LOT 1	29.44'	159.00'	10°36'34"	N18° 59' 51"E	29.40'
LOT 1	20.42'	13.00'	90°00'09"	N69° 18' 12"E	18.39'
LOT 2	104.91'	845.50'	7°06'34"	S25° 14' 23"W	104.84'
LOT 3	73.85'	264.50'	15°59'53"	N20° 47' 44"E	73.61'
LOT 4 L=17.55'	17.55'	276.00'	3°38'37"	S15° 30' 52"W	17.55'
LOT 13	39.07'	211.00'	10°36'34"	N18° 59' 51"E	39.02'
LOT 13	20.42'	13.00'	89°59'51"	S20° 41' 48"E	18.38'
TRACT A	19.86'	13.00'	87°31'34"	S21° 55' 56"E	17.98'
TRACT A	104.65'	861.00'	6°57'50"	S25° 18' 46"W	104.58'
TRACT A	225.67'	249.50'	51°49'26"	N02° 52' 57"E	218.06'
TRACT A	102.76'	845.50'	6°57'50"	S25° 18' 46"W	102.70'
TRACT A	73.85'	264.50'	15°59'53"	N20° 47' 44"E	73.61'



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jon T. Feigion 1/29/20

OREGON
 JANUARY 15, 1987
 JON T. FEIGION
 2252

RENEWAL 12-31-21

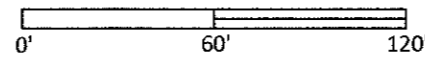
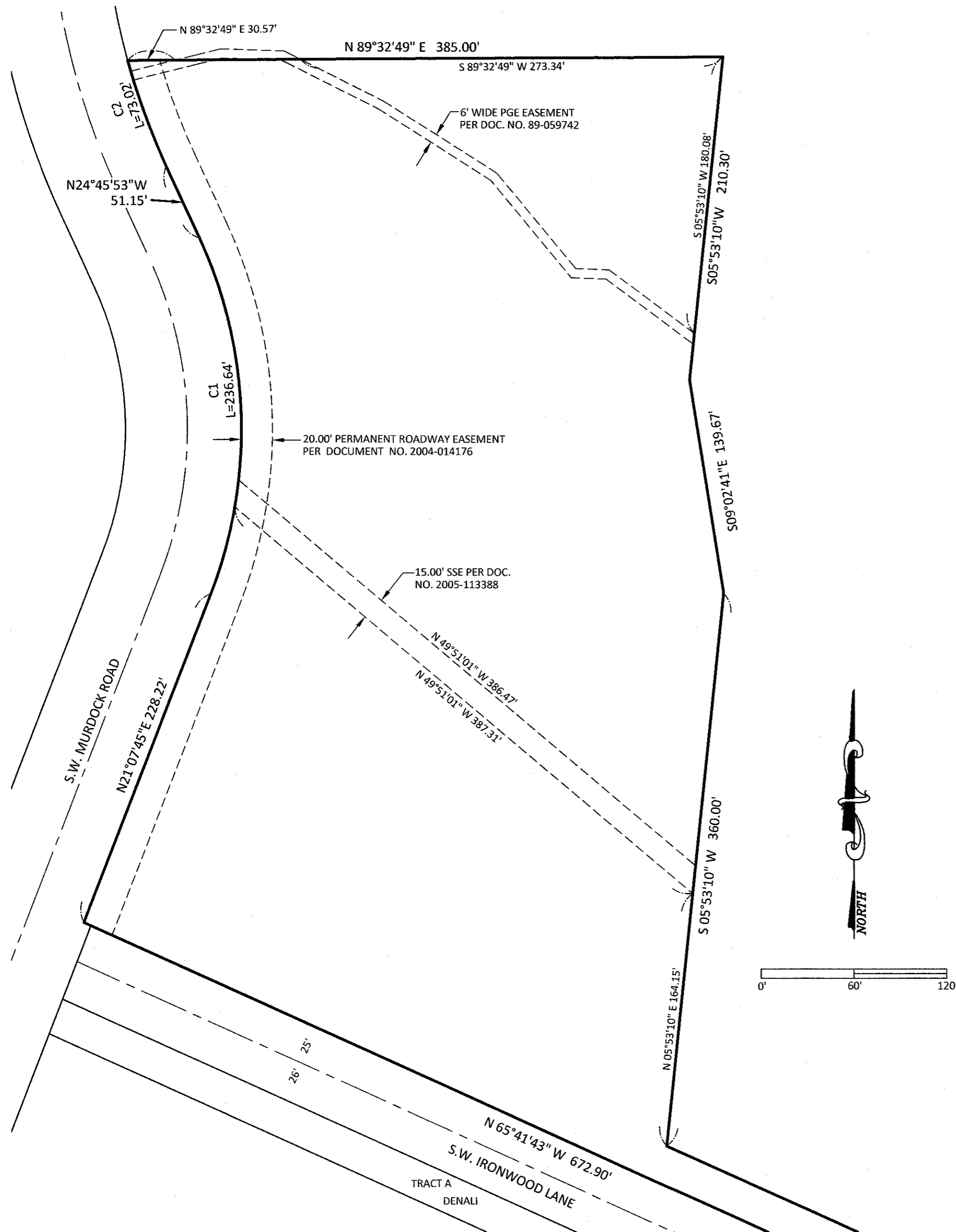
EMERIO
Design

6445 SW FALLBROOK PLACE, STE. 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com
 JOB NO. 0200-008

DENALI MEADOWS
 LOCATED IN THE
 S.W. 1/4 OF SECTION 33, T.2S., R.1W., W.M.
 CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

JANUARY 29, 2020

PREPARED FOR:
 J.T. ROTH CONSTRUCTION, INC.



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 LOCATED IN THE
 S.W. 1/4 OF SECTION 33, T.2S., R.1W., W.M.
 CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

JANUARY 29, 2020

PREPARED FOR:
 J.T. ROTH CONSTRUCTION, INC.

SURVEYOR'S CERTIFICATE

I, JON T. FEIGION HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "DENALI MEADOWS", LOCATED IN THE S.W. 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHERE I FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "EMERIO DESIGN" WHICH BEARS NORTH 89°33'14" EAST, 434.47 FEET AND SOUTH 00°26'46" EAST, 39.95 FEET FROM A 2" BRASS DISK FOUND AT THE WEST 1/4 CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, SAID INITIAL POINT BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO J.T. ROTH CONSTRUCTION, INC. BY DEED RECORDED AS DOCUMENT NO. 2020-XXXXXX, WASHINGTON COUNTY DEED RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID J.T. ROTH TRACT THE FOLLOWING FIVE COURSES:
 SOUTH 05°53'10" WEST, 210.30 FEET, SOUTH 09°02'41" EAST, 139.67 FEET, SOUTH 05°53'10" WEST, 360.00 FEET, SOUTH 65°41'52" EAST, 270.01 FEET, AND SOUTH 24°18'17" WEST, 23.86 FEET TO THE SOUTHEAST CORNER OF SAID J.T. ROTH TRACT;

THENCE ALONG THE SOUTH LINE OF SAID J.T. ROTH TRACT, NORTH 65°41'43" WEST, 672.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S.W. MURDOCK ROAD (COUNTY ROAD NO. 2257, 35.0 FEET FROM CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 21°07'45" EAST, 228.22 FEET TO A POINT OF CURVATURE; THENCE 236.64 FEET ALONG THE ARC OF A 295.43 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°53'38" (THE CHORD BEARS NORTH 01°49'04" WEST, 230.36 FEET) TO A POINT OF TANGENCY; THENCE NORTH 24°45'53" WEST, 51.15 FEET TO A POINT OF CURVATURE; THENCE 73.02 FEET ALONG THE ARC OF A 442.46 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°27'21" (THE CHORD BEARS NORTH 20°02'13" WEST, 72.94 FEET TO THE NORTH LINE OF SAID J.T. ROTH TRACT; THENCE ALONG SAID NORTH LINE, NORTH 89°32'49" EAST, 385.00 FEET TO THE INITIAL POINT.

CONTAINING 228,656 SQUARE FEET, MORE OR LESS.



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT J.T. ROTH CONSTRUCTION, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED MAP AND PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AND TRACTS AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC ALL RIGHTS OF WAY.

J.T. ROTH CONSTRUCTION, INC., AN OREGON CORPORATION

BY: _____
 J.T. ROTH, JR., PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON)
)SS
 COUNTY OF WASHINGTON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY J.T. ROTH JR. AS PRESIDENT OF J.T. ROTH CONSTRUCTION, INC., AN OREGON CORPORATION.

 NOTARY SIGNATURE

PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF SHERWOOD CASE FILE NO. PUD 19-02.
2. TRACT A IS AN OPEN SPACE TRACT
3. TRACT B IS A WATER QUALITY TRACT
4. TRACT C IS A PRIVATE STREET TRACT AND IS SUBJECT TO A PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 6-9 OVER ITS ENTIRETY. TRACT C IS ALSO SUBJECT TO STORM SEWER AND SANITARY SEWER EASEMENTS TO BENEFIT THE CITY OF SHERWOOD OVER ITS ENTIRETY.
5. TRACT D IS AN OPEN SPACE TRACT
6. A SHARED MAINTENANCE AGREEMENT FOR TRACT C HAS BEEN RECORDED AS DOCUMENT NO. _____, WASHINGTON COUNTY DEED RECORDS.
6. A SHARED MAINTENANCE AGREEMENT FOR THE ACCESS EASEMENT BENEFITING LOTS 1-4 HAS BEEN RECORDED AS DOCUMENT NO. _____, WASHINGTON COUNTY DEED RECORDS.
7. TRACT E IS SUBJECT TO A NON-REMONSTRANCE AGREEMENT FOR FUTURE DEDICATION OF RIGHT-OF-WAY AND PUBLIC SANITARY SEWER, STORM SEWER, WATER LINE AND UTILITY EASEMENTS.

CITY OF SHERWOOD APPROVALS

APPROVED THIS _____ DAY OF _____, 20____

COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF SHERWOOD

BY: _____

WASHINGTON COUNTY APPROVALS

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

BY: _____

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

BY: _____

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095
 HAVE BEEN PAID AS OF THIS _____ DAY OF _____, 20____
 DIRECTOR OF ASSESSMENT AND TAXATION
 (WASHINGTON COUNTY ASSESSOR)

BY: _____
 DEPUTY

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



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