



# PARKWAY PLAZA

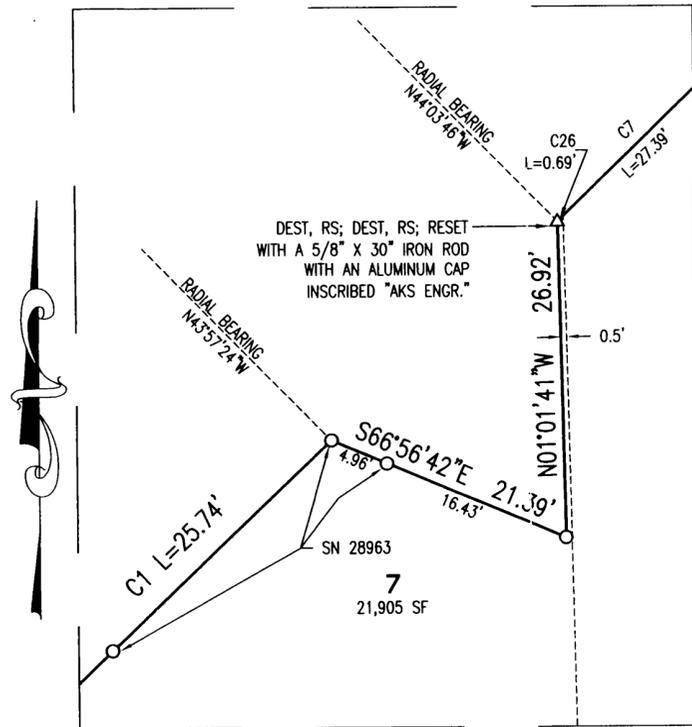
A PORTION BEING A REPLAT OF PARCEL 3 OF PARTITION PLAT 2003-023, AND PORTIONS OF PARCELS 1 AND 2 OF PARTITION PLAT 1992-013; LOCATED IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 31, AND THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON  
DATE: FEBRUARY 19, 2008

RECORDED AS DOCUMENT NO. 2008036043

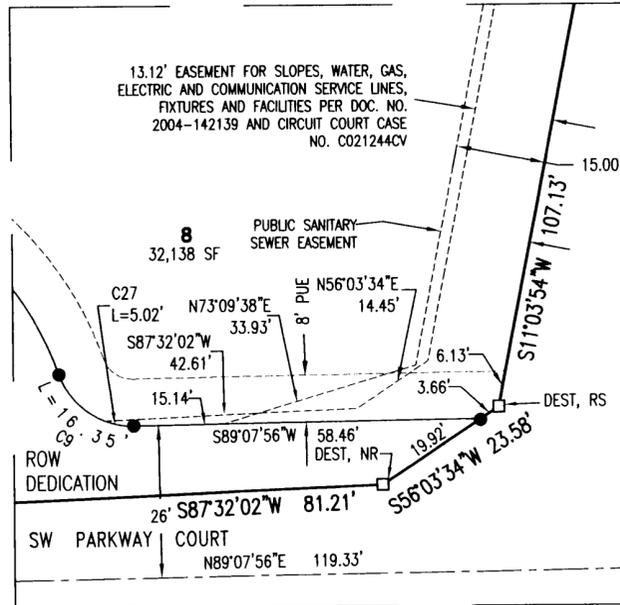
SHEET 2 OF 3

PREPARED FOR

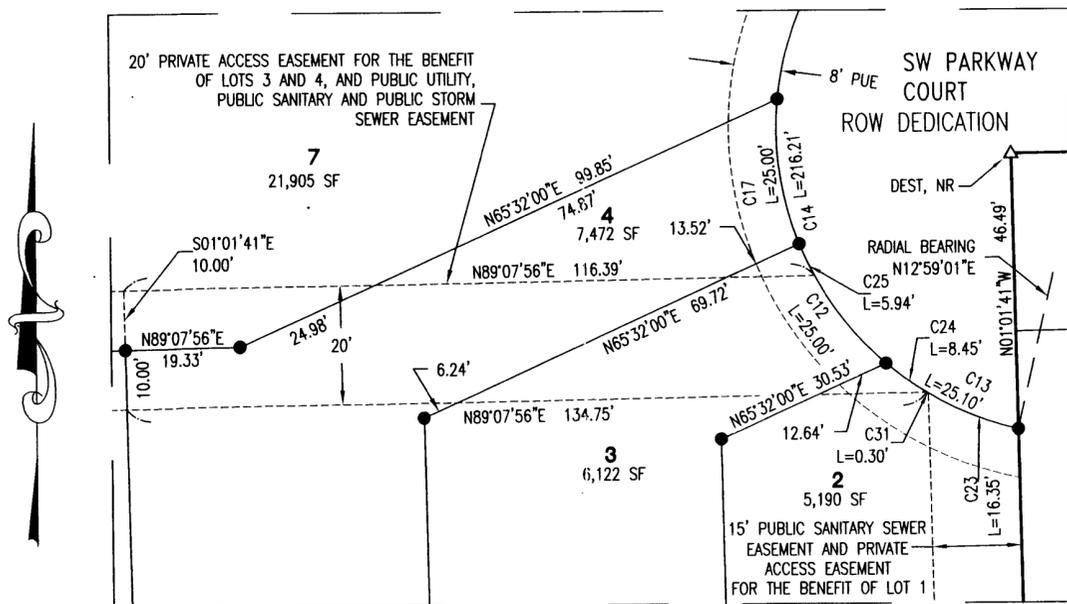
JOSEPH BROADHURST & MARA BROADHURST  
28440 SW LADD HILL RD  
SHERWOOD, OR 97140



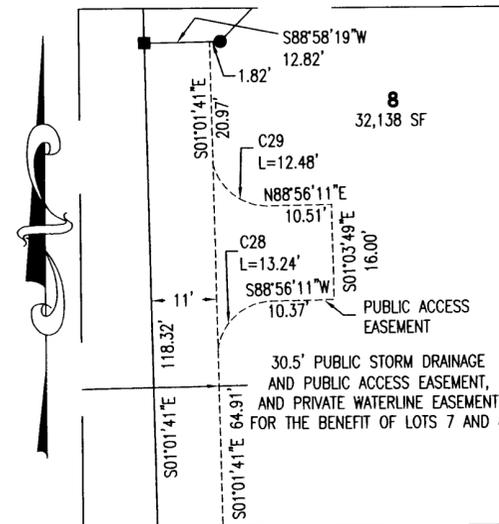
DETAIL A  
(1"=10 FEET)



DETAIL C  
(1"=20 FEET)



DETAIL B  
(1"=20 FEET)



DETAIL D  
(1"=20 FEET)

## CURVES

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BRG.
C1	14383.94'	25.74'	00°06'09"	25.74'	N46°05'41"E
C7	14383.94'	27.39'	00°06'33"	27.39'	N45°52'57"E
C9	13.00'	16.35'	72°04'47"	15.30'	S54°49'41"E
C12	52.00'	25.00'	27°32'35"	24.76'	S35°35'03"E
C13	52.00'	25.10'	27°39'39"	24.86'	S63°11'09"E
C14	52.00'	216.21'	238°13'42"	90.86'	S42°05'52"W
C17	52.00'	25.00'	27°32'29"	24.76'	S08°02'30"E
C23	52.00'	16.35'	18°01'34"	16.29'	S68°00'12"E
C24	52.00'	8.45'	9°18'29"	8.44'	S54°00'35"E
C25	52.00'	5.94'	6°32'30"	5.93'	S25°05'00"E
C26	14383.94'	0.69'	0°00'10"	0.69'	N45°56'09"E
C27	13.00'	5.02'	22°06'44"	4.99'	S79°48'43"E
C28	9.50'	13.24'	79°50'48"	12.19'	S49°00'47"W
C29	9.50'	12.48'	75°17'33"	11.60'	S53°25'02"E
C31	52.00'	0.30'	0°19'36"	0.30'	S58°49'37"E

## LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
- SET 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR."
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "G&L LAND SURVEYING INC."; PER SN 29571; HELD
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER SN 30705, UNLESS NOTED OTHERWISE; HELD
- △ FOUND 5/8" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR."; PER SN 30705; HELD
- ▲ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER THE PLAT "NOTTINGHAM NO. 2"; HELD
- ▣ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER PP NO. 2003-023; HELD
- ⊙ DENOTES FOUND MONUMENT AS NOTED, HELD UNLESS NOTED OTHERWISE
- DEST, RS DESTROYED DURING CONSTRUCTION, REPLACED WITH A SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." UNLESS NOTED OTHERWISE
- DEST, NR DESTROYED DURING CONSTRUCTION, NOT REPLACED
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
- IR IRON ROD
- PUE PUBLIC UTILITY EASEMENT
- PP NO. PARTITION PLAT NUMBER PER WASHINGTON COUNTY RECORDS
- ROW RIGHT-OF-WAY
- SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- W/YPC WITH A YELLOW PLASTIC CAP
- O.D.O.T. OREGON DEPARTMENT OF TRANSPORTATION

3-17-08  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

J.A.M.C.  
OREGON  
JULY 11, 2008  
HAYES A. MCCOY  
65686LS  
RENEWAL DATE: 12/31/08

JOB NAME:	PARKWAY PLAZA
JOB NUMBER:	1373
DRAWN BY:	HBT
CHECKED BY:	HAM
DRAWING NO.:	1373PLAT

ENGINEERING · PLANNING · SURVEYING · FORESTRY  
LICENSED IN OR & WA



13910 SW GALBREATH  
DRIVE, SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969

E-MAIL: aks@aks-eng.com

# PARKWAY PLAZA

RECORDED AS DOCUMENT NO. 2008036043

SHEET 3 OF 3

## PREPARED FOR

JOSEPH BROADHURST & MARA BROADHURST  
28440 SW LADD HILL RD  
SHERWOOD, OR 97140

A PORTION BEING A REPLAT OF PARCEL 3 OF PARTITION PLAT 2003-023, AND PORTIONS OF PARCELS 1 AND 2 OF PARTITION PLAT 1992-013; LOCATED IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 31, AND THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON  
DATE: FEBRUARY 19, 2008

## APPROVALS

APPROVED THIS 17<sup>th</sup> DAY OF April, 2008.  
CITY OF SHERWOOD COMMUNITY DEVELOPMENT DIRECTOR

BY: [Signature]

APPROVED THIS 21<sup>st</sup> DAY OF April, 2008.  
WASHINGTON COUNTY SURVEYOR

BY: [Signature]

APPROVED THIS 21<sup>st</sup> DAY OF April, 2008.  
DIRECTOR OF ASSESSMENT AND TAXATION  
(WASHINGTON COUNTY ASSESSOR)

BY: [Signature]

APPROVED THIS 21<sup>st</sup> DAY OF April, 2008.  
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY: [Signature], County Surveyor

ATTEST THIS 21<sup>st</sup> DAY OF APRIL, 2008.  
DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK

BY: [Signature]  
DEPUTY



STATE OF OREGON }  
COUNTY OF WASHINGTON } ss

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THIS 21<sup>st</sup> DAY OF APRIL, 2008.

AT 3:56 O'CLOCK P M  
AND RECORDED IN THE COUNTY CLERK RECORDS.

[Signature]  
DEPUTY COUNTY CLERK

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT JOSEPH BROADHURST AND MARA BROADHURST, WHO TOOK TITLE OF A PORTION OF THE PROPERTY AS JOSEPH M. BROADHURST AND MARA J. BROADHURST, ARE THE OWNERS OF THE LAND DESCRIBED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS, A TRACT, AND A STREET AS SHOWN ON SAID MAP AND TO BE DESIGNATED AS "PARKWAY PLAZA," AND DO HEREBY DEDICATE ALL RIGHT-OF-WAY AS SET FORTH ON SAID MAP TO THE PUBLIC FOR PUBLIC USE, AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED ON SAID PLAT. TRACT A IS HEREBY CONVEYED TO THE CITY OF SHERWOOD.

[Signature]  
JOSEPH BROADHURST

[Signature]  
MARA BROADHURST

## ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF WASHINGTON } ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 18<sup>th</sup> Day of March, 2008  
BY JOSEPH BROADHURST AND MARA BROADHURST.

NOTARY SIGNATURE [Signature]

NOTARY PUBLIC - OREGON ESTHER D. RUEHL

COMMISSION NO. 399983

MY COMMISSION EXPIRES November 30, 2009

## SUBDIVISION PLAT CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM COMMUNITY FINANCIAL CORPORATION, AN OREGON CORPORATION, A TRUST DEED BENEFICIARY UNDER DEED OF TRUST RECORDED IN DOCUMENT NUMBER 2007-008892, HAS BEEN RECORDED AS DOCUMENT NUMBER 2008036044, WASHINGTON COUNTY DEED RECORDS.

## PLAT NOTES

1. THIS PLAT IS SUBJECT TO EIGHT-FOOT WIDE PUBLIC UTILITY EASEMENTS AS SHOWN.
2. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF SHERWOOD CASE FILE NUMBER SUB 06-02.
3. THERE SHALL BE NO DIRECT MOTOR VEHICLE ACCESS TO OR FROM LOT 1 ONTO SW DEWEY DRIVE, UNLESS AUTHORIZED BY THE GOVERNING BODY HAVING JURISDICTION OF SAID ROAD.
4. THE BOUNDARY RESOLUTION AND BASIS OF BEARINGS FOR THIS PLAT ARE PER SURVEY NUMBER 30705, WASHINGTON COUNTY SURVEY RECORDS.
5. TRACT A SHALL BE OWNED AND MAINTAINED BY THE CITY OF SHERWOOD.
6. LOTS 2-4, AND LOT 7 ARE SUBJECT TO A PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 3 AND 4, AS SHOWN.
7. LOTS 2-7 ARE SUBJECT TO A 20 FOOT PUBLIC UTILITY, SANITARY SEWER, AN STORM SEWER EASEMENT, AS SHOWN.

## SURVEYOR'S CERTIFICATE

I, HAYES A. MCCOY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS MAP AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION BEING A REPLAT OF PARCEL 3 OF PARTITION PLAT 2003-023 AND PORTIONS OF PARCELS 1 AND 2 OF PARTITION PLAT 1992-013, ALONG WITH A PORTION OF SW MEINECKE ROAD VACATED DESCRIBED IN DOCUMENT NUMBER 2003-203802; LOCATED IN THE NORTHEAST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 31, AND THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR.", SAID INITIAL POINT BEING THE MOST NORTHERLY CORNER OF LOT 26 OF THE PLAT "NOTTINGHAM"; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SW PACIFIC HIGHWAY ALONG A 60 FOOT OFFSET FROM A CENTERLINE SPIRAL COMING OFF A CURVE HAVING A RADIUS OF 14,323.94 FEET, THE CENTERLINE SPIRAL HAS A LENGTH OF 400.00 FEET, AN "S" VALUE OF 00'48", AND SAID OFFSET OF SPIRAL HAS A CHORD THAT BEARS N46°36'10"E, AND A LENGTH OF 308.64 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A TANGENTIAL CURVE TO THE LEFT, WITH A RADIUS OF 14,383.94 FEET, LENGTH OF 25.74 FEET, CENTRAL ANGLE OF 0°06'09", AND A CHORD OF N46°05'41"E 25.74 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S66°56'42"E 21.39 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

N01°01'41"W 26.92 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 14,383.94 FEET, LENGTH OF 75.43 FEET, CENTRAL ANGLE OF 0°18'02", AND A CHORD OF N45°47'13"E 75.43 FEET, N01°01'41"W 18.69 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WAY LINE, ALONG A NON-TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 2,824.79 FEET, LENGTH OF 83.10 FEET, CENTRAL ANGLE OF 1°41'08", AND CHORD OF N49°53'18"E 83.10 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SW PACIFIC HIGHWAY AND THE WESTERLY RIGHT-OF-WAY LINE OF SW MEINECKE PARKWAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A NON TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 55.74 FEET, LENGTH OF 53.78 FEET, CENTRAL ANGLE OF 55°16'47", AND CHORD OF S54°14'04"E 51.72 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G&L LAND SURVEYING"; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 231.27 FEET, LENGTH OF 152.01 FEET, CENTRAL ANGLE OF 37°39'35", AND CHORD OF S07°45'53"E 149.29 FEET TO A SET 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S11°03'54"W 107.13 FEET TO A SET 5/8" IRON ROD WITH A YELLOW CAP INSCRIBED "AKS ENGR."; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, S56°03'34"W 23.58 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G&L LAND SURVEYING"; THENCE S87°32'02"W 81.21 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE N01°01'41"W 2.14 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE S89°07'56"W 35.00 FEET TO 5/8" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR."; THENCE S01°01'41"E 242.27 FEET TO 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR.", BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW DEWEY DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S79°45'11"W 26.36 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S88°58'19"W 23.98 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." LOCATED AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 2003-023; THENCE ALONG THE EAST LINE OF SAID PARCEL 2, N01°01'41"W 103.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTHERLY LINES OF PARCELS 1 AND 2 OF SAID PARTITION PLAT, S88°58'19"W 100.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED, "AKS ENGR." AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1, S01°01'41"E 103.34 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW DEWEY DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S88°58'19"W 25.00 FEET TO A 5/8" IRON ROD WITH AN ILLEGIBLE YELLOW PLASTIC CAP AT THE SOUTHEAST CORNER OF LOT 48 OF THE PLAT "NOTTINGHAM NO. 2"; THENCE ALONG THE EASTERLY LINE OF SAID LOT 48, N01°01'41"W 103.34 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." AT THE NORTHEAST CORNER OF SAID LOT 48; THENCE ALONG THE NORTHERLY LINES OF SAID LOT 48 AND LOT 49 OF SAID PLAT, S88°58'19"W 65.79 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG THE EASTERLY LINE OF LOT 26 OF THE PLAT "NOTTINGHAM", N02°20'00"W 20.76 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 26, N41°40'40"W 69.33 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED PROPERTY CONTAINS 2.38 ACRES, MORE OR LESS.

3-17-08  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
[Signature]  
OREGON  
JULY 11, 2008  
HAYES A. MCCOY  
65686LS  
RENEWAL DATE: 12/31/08

JOB NAME:	PARKWAY PLAZA	ENGINEERING • PLANNING • SURVEYING • FORESTRY
JOB NUMBER:	1373	LICENSED IN OR & WA
DRAWN BY:	HBT	<b>AKS</b> ENGINEERING & FORESTRY
CHECKED BY:	HAM	13910 SW GALBREATH DRIVE, SUITE 100 SHERWOOD, OR 97140 PHONE: (503) 925-8799 FAX: (503) 925-8969
DRAWING NO.:	1373PLAT	E-MAIL: aks@aks-eng.com