

PARTITION PLAT

A REPLAT OF LOT 8 OF "PARKWAY PLAZA"
 LOCATED IN THE NORTHEAST 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
 DECEMBER 5, 2011

NARRATIVE

THE PURPOSE OF THIS PARTITION PLAT WAS TO PARTITION LOT 8 OF "PARKWAY PLAZA". THE OUTER BOUNDARY AND BASIS OF BEARINGS FOR THIS PLAT IS PER THE PLAT OF "PARKWAY PLAZA".

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." ON: 12/05/11
 - 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 W/YPC INSCRIBED "AKS ENGR."; PER THE PLAT "PARKWAY PLAZA"; HELD
 - ▣ FOUND 5/8" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR."; PER THE PLAT "PARKWAY PLAZA"; HELD
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
- PUE PUBLIC UTILITY EASEMENT
- SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- W/YPC WITH A YELLOW PLASTIC CAP
- () RECORD INFORMATION PER PLAT OF "PARKWAY PLAZA"

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	37.00'	37°21'19"	24.12'	N25°40'20"E 23.70'
	(37.00')1	(37°21'19")1	(24.12')1	(N25°40'20"E 23.70')1
C2	13.00'	43°02'45"	9.77'	N28°31'03"E 9.54'
	(13.00')1	(43°02'45")1	(9.77')1	(N28°31'03"E 9.54')1
C3	55.74'	28°14'43"	27.48'	S40°43'02"E 27.20'
	(55.74')1	(28°14'43")1	(27.48')1	(S40°43'02"E 27.20')1
C4	231.27'	37°39'35"	152.01'	S07°45'53"E 149.29'
	(231.27')1	(37°39'35")1	(152.01')1	(S07°45'53"E 149.29')1
C5	13.00'	72°04'47"	16.35'	N54°49'41"W 15.30'
	(13.00')1	(72°04'47")1	(16.35')1	(N54°49'41"W 15.30')1
C6	52.00'	86°15'06"	78.28'	N61°54'50"W 71.09'
	(52.00')1	(86°15'06")1	(78.28')1	(N61°54'50"W 71.09')1
C7	231.27'	17°48'06"	71.86'	N17°41'37"W 71.57'
	(231.27')1	(17°48'06")1	(71.86')1	(N17°41'37"W 71.57')1
C8	231.27'	19°51'28"	80.15'	N01°08'10"E 79.75'
	(231.27')1	(19°51'28")1	(80.15')1	(N01°08'10"E 79.75')1
C9	14383.94'	00°06'33"	27.39'	N45°52'57"E 27.39'
	(14383.94')1	(00°06'33")1	(27.39')1	(N45°52'57"E 27.39')1
C10	14383.94'	00°11'29"	48.04'	N45°43'56"E 48.04'
	(14383.94')1	(00°11'29")1	(48.04')1	(N45°43'56"E 48.04')1
C11	2824.79'	01°41'08"	83.10'	S49°53'18"W 83.10'
	(2824.79')1	(01°41'08")1	(83.10')1	(S49°53'18"W 83.10')1
C12	55.74'	27°02'04"	26.30'	N68°21'25"W 26.06'
	(55.74')1	(27°02'04")1	(26.30')1	(N68°21'25"W 26.06')1
C13	32.16'	65°50'21"	36.96'	S57°56'54"E 34.96'
	(32.16')1	(65°50'21")1	(36.96')1	(S57°56'54"E 34.96')1
C14	9.50'	75°17'33"	12.48'	S53°25'02"E 11.60'
	(9.50')1	(75°17'33")1	(12.48')1	(S53°25'02"E 11.60')1
C15	9.50'	79°50'48"	13.24'	S49°00'47"W 12.19'
	(9.50')1	(79°50'48")1	(13.24')1	(S49°00'47"W 12.19')1
C16	52.00'	12°15'55"	11.13'	S81°05'34"W 11.11'
	(52.00')1	(12°15'55")1	(11.13')1	(S81°05'34"W 11.11')1
C17	52.00'	12°49'05"	11.63'	N86°21'56"W 11.61'
	(52.00')1	(12°49'05")1	(11.63')1	(N86°21'56"W 11.61')1
C18	52.00'	26°41'05"	24.22'	N66°36'51"W 24.00'
	(52.00')1	(26°41'05")1	(24.22')1	(N66°36'51"W 24.00')1
C19	52.00'	34°29'02"	31.30'	N36°01'48"W 30.83'
	(52.00')1	(34°29'02")1	(31.30')1	(N36°01'48"W 30.83')1
C20	13.00'	22°06'44"	5.02'	S79°48'43"E 4.99'
	(13.00')1	(22°06'44")1	(5.02')1	(S79°48'43"E 4.99')1
C21	231.27'	03°05'28"	12.48'	N09°31'10"E 12.48'
	(231.27')1	(03°05'28")1	(12.48')1	(N09°31'10"E 12.48')1

PREPARED FOR

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

62-09-12

REGISTERED PROFESSIONAL LAND SURVEYOR

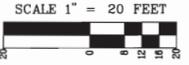
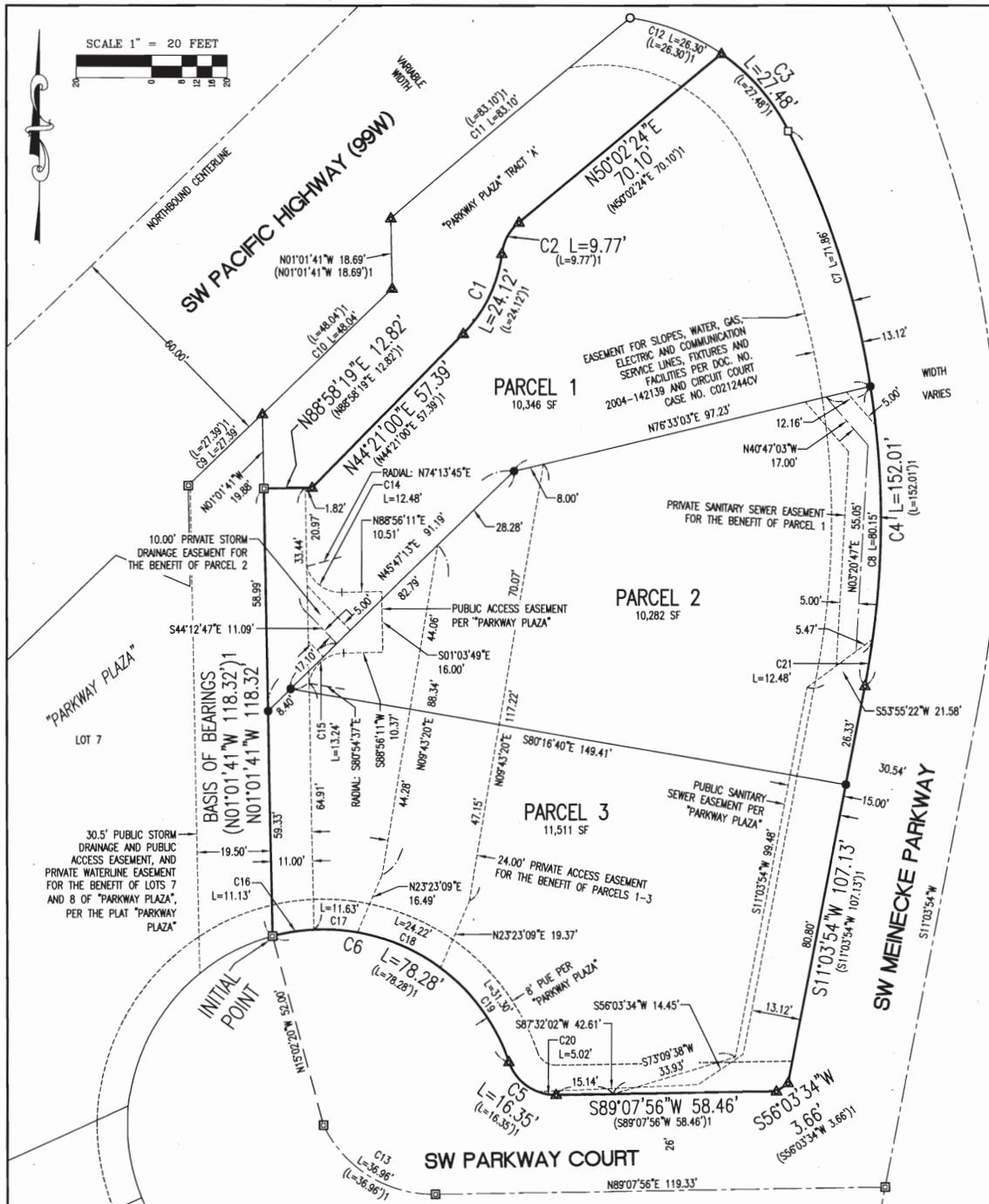
AKS
 OREGON
 JANUARY 11, 2005
 ROBERT D. REITIG
 60124LS
 RENEWS: 12/31/12

JOB NAME:	PARKWAY PLAZA
JOB NUMBER:	1373
DRAWN BY:	MSK
CHECKED BY:	RDR
DRAWING NO.:	1373PARTITION

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



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PREPARED FOR

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

PARTITION PLAT

A REPLAT OF LOT 8 OF "PARKWAY PLAZA"
LOCATED IN THE NORTHEAST 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
DECEMBER 5, 2011

PARTITION PLAT NO. 2012-011

RECORDED AS DOCUMENT NO. 2012020906

SHEET 2 OF 2

APPROVALS

APPROVED THIS 23rd DAY OF February, 2012
CITY OF SHERWOOD COMMUNITY DEVELOPMENT DIRECTOR

BY: Ton Pessemier

APPROVED THIS 20th DAY OF MARCH, 2012
WASHINGTON COUNTY SURVEYOR

BY: Julia K. Regitt D.C.S.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS
PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF
20th MARCH 2012

DIRECTOR OF ASSESSMENT AND TAXATION
WASHINGTON COUNTY, OREGON

BY: [Signature]
DEPUTY

STATE OF OREGON }
COUNTY OF WASHINGTON } SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS
RECORDED FOR RECORD ON THIS 20th DAY OF
March, 2012
AT 4:14 O'CLOCK P M
AND RECORDED IN THE COUNTY CLERK RECORDS.

Jamie Gregory
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 LANDS SHOWN ON
THE ANNEXED MAP AND PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND
HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE
PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES, AND GRANTS ALL EASEMENTS AS SHOWN
OR NOTED ON SAID MAP.

Joseph Broadhurst
JOSEPH BROADHURST

Mara Broadhurst
MARA BROADHURST

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Washington } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 10, 2012
BY JOSEPH BROADHURST AND MARA BROADHURST.

NOTARY SIGNATURE Constance E. Hansen

NOTARY PUBLIC - OREGON CONSTANCE E. HANSEN

COMMISSION NO. 441021

MY COMMISSION EXPIRES July 14, 2013

PLAT NOTES

- 1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF SHERWOOD CASE FILE NUMBER SP 09-04 MLP 09-03 PARKWAY PLAZA

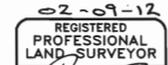
SURVEYOR'S CERTIFICATE

I, ROBERT D. RETTIG, 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 REPLAT OF LOT 8 OF THE PLAT "PARKWAY PLAZA"; LOCATED IN THE NORTHEAST 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 AN ALUMINUM CAP INSCRIBED "AKS ENGR.", SAID INITIAL POINT BEING THE MOST
EASTERLY SOUTHEAST CORNER OF LOT 7 OF THE PLAT "PARKWAY PLAZA"; THENCE ALONG THE EAST LINE OF SAID LOT 7 NORTH 01°01'41" WEST
118.32 FEET TO A 5/8" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR." AT THE MOST WESTERLY SOUTHWEST CORNER OF TRACT 'A'
OF SAID PLAT; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID TRACT 'A' ALONG THE FOLLOWING COURSES: NORTH 86°58'19" EAST
12.82 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE NORTH 44°21'00" EAST 57.39 FEET TO A
5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF
37.00 FEET, DELTA OF 37°21'19", LENGTH OF 24.12 FEET, AND A CHORD OF NORTH 25°40'20" EAST 23.70 FEET TO A 5/8" IRON ROD WITH
A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, DELTA OF
43°02'45", LENGTH OF 9.77 FEET, AND A CHORD OF NORTH 28°31'03" EAST 9.54 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP
INSCRIBED "AKS ENGR."; THENCE NORTH 50°02'24" EAST 70.10 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS
ENGR." AT THE MOST EASTERLY CORNER OF SAID TRACT 'A' ON THE WESTERLY RIGHT-OF-WAY LINE OF SW WENECKE PARKWAY; THENCE ALONG
THE WESTERLY RIGHT-OF-WAY LINE OF SW WENECKE PARKWAY ALONG A NON-TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 55.74 FEET, DELTA
OF 28°14'43", LENGTH OF 27.48 FEET, AND A CHORD OF SOUTH 40°43'02" EAST 27.20 FEET TO A 5/8" IRON ROD WITH A YELLOW
PLASTIC CAP INSCRIBED "G&L LAND SURVEYING INC."; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 231.27 FEET, DELTA
OF 37°39'35", LENGTH OF 152.01 FEET, AND A CHORD OF SOUTH 07°45'53" EAST 149.29 FEET TO A 5/8" IRON ROD WITH A YELLOW
PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE SOUTH 11°03'54" WEST 107.13 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP
INSCRIBED "AKS ENGR."; THENCE SOUTH 56°03'34" WEST 3.66 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS
ENGR." ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW PARKWAY COURT (26.00 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHERLY
RIGHT-OF-WAY LINE SOUTH 89°07'56" WEST 58.46 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, DELTA OF 72°04'47", LENGTH OF 16.35 FEET, AND A CHORD
OF NORTH 54°49'41" WEST 15.30 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE ALONG A
TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 52.00 FEET, DELTA OF 86°15'06", LENGTH OF 78.28 FEET, AND A CHORD OF NORTH
61°54'50" WEST 71.09 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED PROPERTY CONTAINS 32,138 SQUARE FEET, MORE OR LESS.



JOB NAME:	PARKWAY PLAZA
JOB NUMBER:	1373
DRAWN BY:	MSK
CHECKED BY:	RDR
DRAWING NO.:	1373PARTITION

ENGINEERING • PLANNING • SURVEYING • FORESTRY
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