

VICINITY MAP  
N.T.S.



AERIAL IMAGE  
N.T.S.

**SITE DATA/ANALYSIS:**

**LEGAL DESCRIPTION:** TAX LOT 400 (FORMERLY 500)  
MAP # 2S1 28BD

**ZONING:** GI - GENERAL INDUSTRIAL

**PROPOSED USES:** SELF-SERVICE STORAGE LOCKERS  
RETAIL/SHOWROOM MERCANTILE AREA

**SITE AREA:** 3.25 ACRES (141,773 S.F.)

**SITE COVERAGE:** 38.1% (54,024 S.F. - BLDG. FOOTPRINT)

**LANDSCAPE (EXIST.):** 13.3% (18,878 S.F.)

**BLDG. TYPE:** III-N (EXIST.)

**BLDG. FOOTPRINT:** 54,024 S.F. GFA (EXIST., FULLY SPRINKLED)

**BLDG. FLOOR AREA:** 92,396 S.F. GFA (PROPOSED)

**BLDG. HGT.:** 50'-0" MAX (35'-5" EXIST.)

**USES:** PHASE I:  
RETAIL SHOWROOM (M OCCUPANCY): 3,724 S.F. GFA  
D&R BAY (S1 OCCUPANCY): 2,095 S.F. GFA  
FUTURE USE (S1 OCCUPANCY): 82,327 S.F. GFA  
EXISTING TENANTS: 4,250 S.F. GFA  
**TOTAL 92,396 S.F. GFA**

**PARKING:** GENERAL RETAIL: 4.1 SPACES/1,000 S.F. GFA  
3,724/1,000=3.72x4.1=15.25  
16 SP REQUIRED  
WAREHOUSE: .3 SPACES/1,000 S.F. GFA  
88,626/1,000=88.62x.3=26.59  
27 SP REQUIRED  
TOTAL PARKING SPACES:  
43 SP REQUIRED, 56 SP PROVIDED (INCLUDING 2 HANDICAPPED)  
BICYCLE: (2) or 1 PER 20 AUTO SPACES  
2 REQUIRED, 2 PROVIDED

**NOTE:** ALL SPACES SHALL MEET THE "DIMENSIONAL AND GENERAL CONFIGURATION STANDARDS" PER SECTION 16.94.020 (B) (1-7) WHICH INCLUDE LAYOUT, WHEEL STOPS AND SERVICE DRIVES.

**LANDSCAPING:** EXISTING AREA: 19,302 S.F.  
NEW AREA: 510 S.F.  
TOTAL PROPOSED AREA: 19,812 S.F.

NOTE: (A) - (3) EXST'G TREES NOTED SHALL BE REMOVED IN ORDER TO MEET FIRE DEPT. ACCESS REQUIREMENT.

# U-HAUL SHERWOOD

13921 SW Tualatin-Sherwood Rd, Sherwood, OR 97140

- MAJOR MODIFICATION TO A SITE PLAN - TYPE IV PROCESS
- CONDITIONAL USE PERMIT "OUTDOOR SALES AND MERCHANDISE DISPLAY" - TYPE III PROCESS

**PROJECT DESCRIPTION:**

RE-USE DEVELOPMENT, CONVERTING AN EXISTING WAREHOUSE BUILDING INTO A U-HAUL TRUCK AND EQUIPMENT RENTAL CENTER WITH A RETAIL SHOWROOM, INTERIOR TWO LEVEL SELF-SERVICE STORAGE UNITS AND OUTDOOR DISPLAY OF MERCHANDISE.

**SHEET INDEX:**

- SP1 DEVELOPMENT SITE PLAN
- SHT1 ALTA/LAND TITLE SURVEY
- SHT2 ALTA/LAND TITLE SURVEY
- A1.1 DEVELOPMENT FLOOR PLAN - FIRST LEVEL
- A1.2 DEVELOPMENT FLOOR PLAN - SECOND LEVEL
- A2 EXTERIOR ELEVATIONS

**LEGAL DESCRIPTION:**

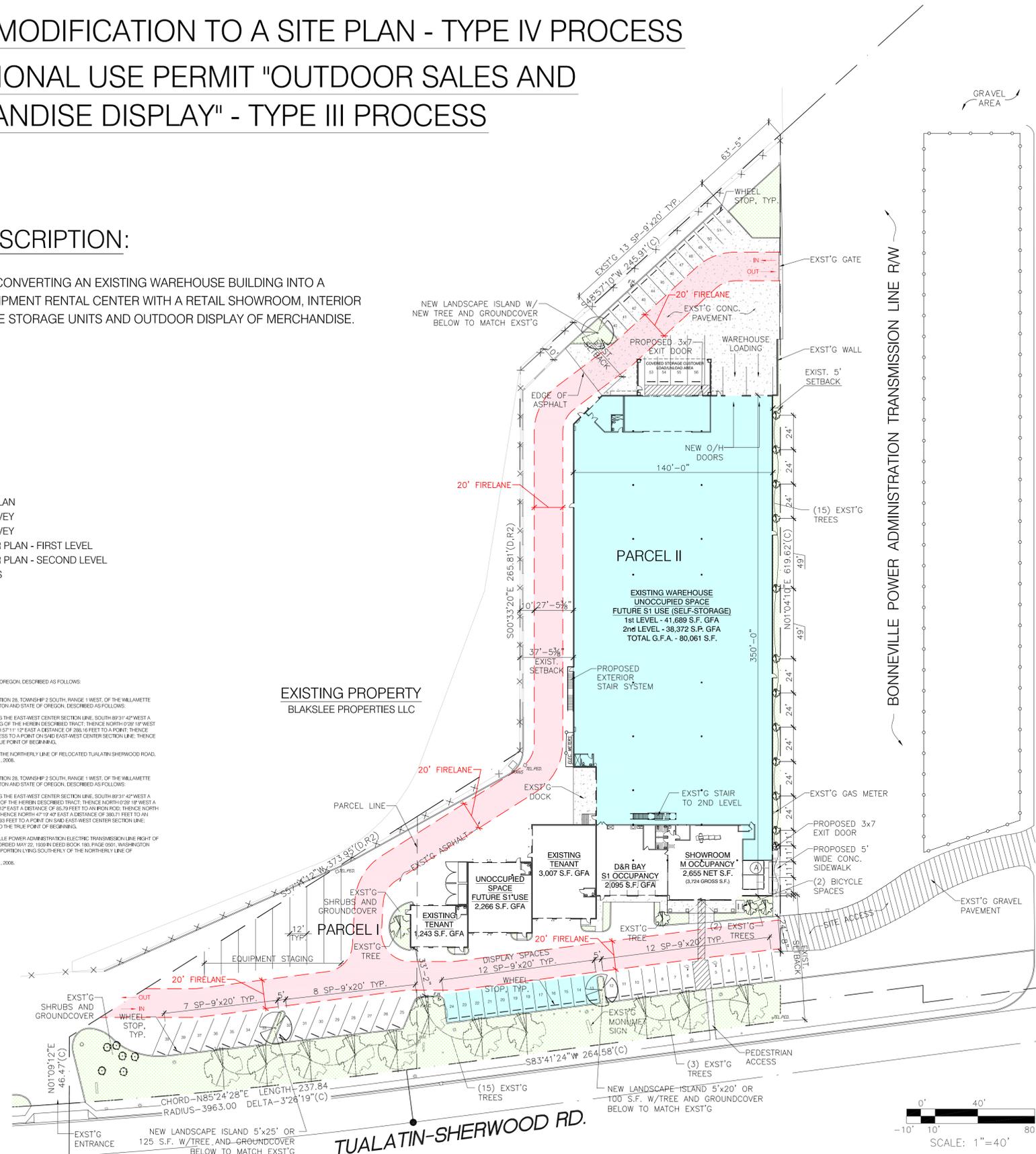
REAL PROPERTY IN THE COUNTY OF WASHINGTON, STATE OF OREGON, DESCRIBED AS FOLLOWS:

**PARCEL I**  
A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER OF SAID SECTION; THENCE ALONG THE EAST-WEST CENTER SECTION LINE, SOUTH 89°31'42" WEST A DISTANCE OF 107.34 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 20°18'18" WEST A DISTANCE OF 107.34 FEET TO AN IRON ROD; THENCE NORTH 57°11'12" EAST A DISTANCE OF 288.16 FEET TO A POINT; THENCE SOUTH 12°26'18" EAST A DISTANCE OF 361.49 FEET MORE OR LESS TO A POINT ON SAID EAST-WEST CENTER SECTION LINE; THENCE SOUTH 89°31'42" WEST A DISTANCE OF 243.46 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF RELOCATED TUALATIN-SHERWOOD ROAD, THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

**PARCEL II**  
A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER OF SAID SECTION; THENCE ALONG THE EAST-WEST CENTER SECTION LINE, SOUTH 89°31'42" WEST A DISTANCE OF 107.34 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 10°26'18" WEST A DISTANCE OF 361.49 FEET TO A POINT; THENCE NORTH 57°11'12" EAST A DISTANCE OF 288.16 FEET TO AN IRON ROD; THENCE NORTH 0°33'20" WEST A DISTANCE OF 265.81 FEET TO AN IRON ROD; THENCE NORTH 47°19'47" EAST A DISTANCE OF 380.71 FEET TO AN IRON ROD; THENCE SOUTH 12°26'18" EAST A DISTANCE OF 361.49 FEET TO A POINT ON SAID EAST-WEST CENTER SECTION LINE; THENCE SOUTH 89°31'42" WEST A DISTANCE OF 355.34 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION WITHIN THE BONNEVILLE POWER ADMINISTRATION ELECTRIC TRANSMISSION LINE RIGHT OF WAY, 100 FEET IN WIDTH, AS DESCRIBED IN INSTRUMENT RECORDED MAY 22, 1959 IN DEED BOOK 100, PAGE 5501, WASHINGTON COUNTY DEED RECORDS, ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF RELOCATED TUALATIN-SHERWOOD ROAD, THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/19/12	BLC	CITY SUBMITTAL
2	12/10/12	BLC	CITY SUBMITTAL
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004

P: (602) 263-6502  
F: (602) 277-1026

SITE ADDRESS:  
U-Haul Moving & Storage of Sherwood  
13921 SW Tualatin-Sherwood Rd  
Sherwood, OR 97140

SHEET CONTENTS:  
Development Siteplan

**704024**

DRAWN: BLC  
CHECKED: DP  
DATE: 10/03/12

704024\_sited/vlp\_SP1

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Commercial Real Estate  
Due Diligence Management  
4125 State Route 43  
Kent, OH 44240  
866.290.8121  
www.amnational.net

## ALTA/ACSM LAND TITLE SURVEY

13921 SW TUALATIN-SHERWOOD ROAD  
SHERWOOD, OR  
COUNTY OF WASHINGTON

TO: AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY, U-HAUL COMPANY OF PORTLAND; AND AMERICAN NATIONAL, LLC, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 7B1, 7C, 8, 9, 11B, 13, 16, 17, 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 2, 2012

REGISTRATION NO. 57847  
WITHIN THE STATE OF OREGON  
DATE OF LAST REV.: MAY 3, 2012

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

 5/8/12  
DATE

MICHAEL A. HOFFMANN, P.L.S. 57847  
EXP. JUNE 30, 2013  
MKEH@TERRAMARKINC.COM

OREGON  
FEBRUARY 19, 1999  
MICHAEL A. HOFFMANN  
57847LS  
EXPIRES: 30 JUNE, 2013

## GENERAL NOTES

- THE LOCATION OF UTILITIES SERVING THE SUBJECT PROPERTY CAN ONLY BE DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH PLANS AND MARKINGS PROVIDED BY CLIENT, UTILITY COMPANIES, AND OTHER APPROPRIATE SOURCES. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY FOR THIS SURVEY WAS DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE.
- THE BUILDING FOOTINGS WERE NOT EASILY ACCESSIBLE AND THEREFORE THE BUILDING LIMITS SHOWN HEREON, AND THE BUILDING SQUARE FOOT CALCULATIONS, WERE MEASURED ALONG THE BUILDING FASCIA.
- ITEM NUMBERS SHOWN HEREON ARE STATED AS MATTERS OF REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.
- THE SUBJECT PARCEL IS LANDSCAPED WITH TREES/SHRUBS. THIS SURVEY REFLECTS MEASUREMENTS OF HARDSCAPE ONLY AND THEREFORE LANDSCAPING, LANDSCAPE LIGHTING AND IRRIGATION SYSTEMS ARE NOT SHOWN HEREON.
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES, EITHER COMPLETED OR PROPOSED, WITHIN RECENT MONTHS.
- THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO/FROM TUALATIN-SHERWOOD HIGHWAY, A PUBLIC DEDICATED RIGHT OF WAY.

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TUALATIN-SHERWOOD ROAD AS SHOWN ON RECORD OF SURVEY FILED AS BK.25 PG.092 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF OREGON, BEING SOUTH 83°41'24" WEST.

## LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF WASHINGTON, STATE OF OREGON, DESCRIBED AS FOLLOWS:

PARCEL I:

A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION; THENCE ALONG THE EAST-WEST CENTER SECTION LINE, SOUTH 89°31' 42" WEST A DISTANCE OF 1,081.45 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 0°28' 18" WEST A DISTANCE OF 107.34 FEET TO AN IRON ROD; THENCE NORTH 57°11' 12" EAST A DISTANCE OF 288.16 FEET TO A POINT; THENCE SOUTH 0°28' 18" EAST A DISTANCE OF 261.49 FEET MORE OR LESS TO A POINT ON SAID EAST-WEST CENTER SECTION LINE; THENCE SOUTH 89°31' 42" WEST A DISTANCE OF 243.46 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF RELOCATED TUALATIN SHERWOOD ROAD. THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II:

A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION; THENCE ALONG THE EAST-WEST CENTER SECTION LINE, SOUTH 89°31' 42" WEST A DISTANCE OF 837.90 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 0°28' 18" WEST A DISTANCE OF 261.49 FEET TO A POINT; THENCE NORTH 57°11' 12" EAST A DISTANCE OF 85.79 FEET TO AN IRON ROD; THENCE NORTH 0°33' 20" WEST A DISTANCE OF 265.81 FEET TO AN IRON ROD; THENCE NORTH 47°19' 40" EAST A DISTANCE OF 380.71 FEET TO AN IRON ROD; THENCE SOUTH 0°33' 20" EAST A DISTANCE OF 828.93 FEET TO A POINT ON SAID EAST-WEST CENTER SECTION LINE; THENCE SOUTH 89°31' 42" WEST A DISTANCE OF 355.34 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION WITHIN THE BONNEVILLE POWER ADMINISTRATION ELECTRIC TRANSMISSION LINE RIGHT OF WAY, 100 FEET IN WIDTH, AS DESCRIBED IN INSTRUMENT RECORDED MAY 22, 1939 IN DEED BOOK 180, PAGE 0501, WASHINGTON COUNTY DEED RECORDS; ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF RELOCATED TUALATIN SHERWOOD ROAD. THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL III:

AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED TO JERRY BULLOCK AS RECORDED DECEMBER 20, 1988 AS FEE NO. 88-056659, AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE- QUARTER, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8-INCH IRON ROD AT THE CENTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 28, SOUTH 89°31' 42" WEST A DISTANCE OF 357.24 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG SAID EAST-WEST CENTERLINE OF SECTION 28, SOUTH 89°31' 42" WEST A DISTANCE OF 125.41 FEET, SAID POINT BEING SOUTH 00°33' 20" EAST A DISTANCE OF 18.52 FEET FROM A 5/8-INCH IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF EDY ROAD, ALSO KNOWN AS ROCK CREEK ROAD; THENCE LEAVING SAID EAST-WEST CENTERLINE OF SECTION 28, NORTH 00°33' 20" WEST A DISTANCE OF 737.30 FEET TO A POINT, SAID POINT BEARS SOUTH 00°33' 20" EAST A DISTANCE OF 280.36 FEET FROM A 5/8-INCH IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC COMPANY; THENCE NORTH 89°34' 51" EAST A DISTANCE OF 127.17 FEET TO A POINT ON THE EAST LINE OF THAT PORTLAND GENERAL ELECTRIC COMPANY TRANSMISSION LINE EASEMENT RECORDED MARCH 26, 1963 IN BOOK 483, PAGE 0289, WASHINGTON COUNTY DEED RECORDS, SAID POINT BEARS NORTH 00°25' 09" WEST A DISTANCE OF 718.28 FEET FROM A 5/8-INCH IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF EDY ROAD; THENCE SOUTH 00°25' 09" EAST ALONG SAID PORTLAND GENERAL ELECTRIC COMPANY EAST LINE A DISTANCE OF 737.19 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL IV:  
AN EASEMENT FOR INGRESS AND EGRESS FOR CUSTOMARY AGRICULTURAL PURPOSES AND WATER LINES, EXCEPT AS THEREIN LIMITED AS SET FORTH IN EASEMENT DEED TO A. S. PETERSON AND EFFLE PETERSON, HUSBAND AND WIFE DATED SEPTEMBER 03, 1940 AND RECORDED JANUARY 14, 1969 IN BOOK 729, PAGE 0903, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL THAT PORTION OF THAT PROPERTY LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28, WHICH SAID BEGINNING POINT BEARS 405.7 FEET SOUTH 89°44' WEST FROM THE CENTER OF SAID SECTION 28; THENCE RUNNING ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28 NORTH 0°10' EAST 1101.0 FEET TO THE SOUTHERLY BOUNDARY OF THE P. AND W. V. RY. (NOW SOUTHERN PACIFIC) RIGHT-OF-WAY BOUNDARY; THENCE ALONG SAID RIGHT- OF-WAY BOUNDARY SOUTH 47°18' WEST 1633.5 FEET TO INTERSECTION OF SAID RIGHT-OF-WAY BOUNDARY WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 89°44' EAST 1197.3 FEET TO THE PLACE OF BEGINNING, WHICH LIES WITHIN A STRIP OF LAND 100 FEET IN WIDTH OF WHICH 75.0 FEET LIE ON THE WESTERLY SIDE OF AND 25.0 FEET LIE ON THE EASTERLY SIDE OF THE VANCOUVER-EUGENE TRANSMISSION LINE SURVEY, SAID SURVEY LINE BEING LOCATED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF SAID SURVEY LINE WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28, SAID POINT BEING SOUTH 89°30'30" WEST ALONG SAID NORTH LINE, A DISTANCE OF 524.12 FEET FROM THE QUARTER SECTION CORNER COMMON TO SECTIONS 21 AND 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE RUNNING SOUTH 0°31'30" EAST A DISTANCE OF 313.5 FEET TO AN ANGLE POINT; THENCE SOUTH 44°34' 00" EAST A DISTANCE OF 2987.49 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28, SAID POINT BEING SOUTH 89°25' 45" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1037.27 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 28, 27, 33 AND 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN.

THE LEGAL DESCRIPTION SHOWN ABOVE DESCRIBES ALL THAT PROPERTY IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "FIRST AMERICAN TITLE INSURANCE COMPANY", ORDER NUMBER NCS-526484-ATL, WITH AN DATED AS OF JANUARY 27, 2012.

## LAND AREA

THE LAND AREA OF THE SUBJECT PROPERTY IS 141,774 SQ. FT. (3.25 ACRES) AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.

## CURRENT SITE RESTRICTIONS

ACCORDING TO WWW.SHERWOODOREGON.GOV ON FEBRUARY 22, 2012, THE SUBJECT PROPERTY IS ZONED "G" (GENERAL INDUSTRIAL) AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

HEIGHT RESTRICTION: 50'  
LOT COVERAGE: NONE  
STREET SETBACK: 0'  
SIDE/REAR SETBACK: 0'  
PARKING RESTRICTIONS:  
INDUSTRIAL: 1.6 SPACES PER 1000 SQ.FT. GFA

EXISTING PARKING: (ON-SITE)  
REGULAR PARKING: 60 SPACES  
HANDICAP PARKING: 0 SPACES  
TOTAL PARKING: 60 SPACES

BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF SHERWOOD, AND THE APPLICABLE ZONING CODES.

## LEGEND

BLD.	BUILDING	OBS.	OBSERVED		BLOCK/CONCRETE WALL
(C)	CALCULATED DATA	Q.H.	OVERHANG		CONCRETE
C.F.	CURB FACE	P.L.	PROPERTY LINE		EDGE OF PAVEMENT
C.L.F.	CHAIN LINK FENCE	P.S.	PARKING SPACE		BUILDING LINE
(D)	DEED	(R1)	BK.25 PG.092		HANDICAP PARKING
D.I.	DRAIN INLET	(R2)	BK.17 PG.302		CHAIN LINK FENCE
E	EAST	(R3)	BK.29 PG.720		LIGHT POLE
E.V.L.T.	ELECTRIC VAULT	R.S.R.	RISER		OVERHEAD WIRE
E.Q.	EQUIPMENT	S	SOUTH		SEWER LINE
F.H.	FIRE HYDRANT	S.M.H.	SEWER MANHOLE		GAS LINE
F.H.C.	FIRE HOSE CONNECTOR	SE	SOUTHEAST		WATER LINE
F.S.V.	FIRE SERVICE VALVE	SW	SOUTHWEST		STORM DRAIN LINE
G.V.	GAS VALVE	TEL.PED.	TELEPHONE PEDESTAL		
I.R.	IRON ROD	TRANS.	TRANSFORMER		
(M)	MEASURED DATA	(TYP)	TYPICAL		
N	NORTH	U.V.	UTILITY VAULT		
NB.BLD.	NEIGHBORING BUILDING	W	WEST		
NE	NORTHEAST	W.V.	WATER VALVE		
NW	NORTHWEST	Y.P.C.	YELLOW PLASTIC CAP		

## NOTES CORRESPONDING TO SCHEDULE B

FIRST AMERICAN TITLE INSURANCE COMPANY: 6 CONCORSE PARKWAY, STE 2000, ATLANTA, GA 30328  
ORDER NO.: NCS-526484-ATL; DATED AS OF: JANUARY 27, 2012; TITLE OFFICER: MARGIE POOLE PH: 770/390-6505

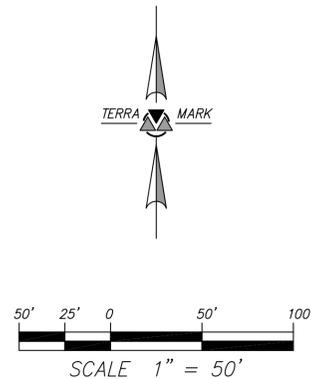
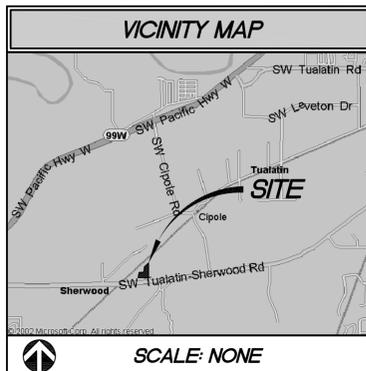
THE FOLLOWING SURVEY RELATED ITEMS WERE FOUND IN SAID TITLE REPORT AND ARE REFERENCED ON THIS MAP.

- AN EASEMENT FOR ELECTRIC TRANSMISSION LINE PURPOSES RECORDED MAY 22, 1939 IN BK 180, PG 0501. SAID ITEM IS ILLEGIBLE. WE ARE THEREFORE UNABLE TO DETERMINE IF/HOW SAID ITEM AFFECTS THE SUBJECT PROPERTY.
- AN EASEMENT FOR PIPELINE PURPOSES RECORDED FEBRUARY 28, 1962 IN BK 458, PG 0221. SAID ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON FOR REFERENCE PURPOSES ONLY.
- AN EASEMENT FOR ELECTRIC TRANSMISSION LINE PURPOSES RECORDED MARCH 26, 1963 IN BK 483, PG 0289. SAID ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON FOR REFERENCE PURPOSES ONLY.
- AN EASEMENT FOR INGRESS, EGRESS AND WATER PIPELINE PURPOSES RECORDED JAN 14, 1969 IN BK 729, PG 0903. SAID ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
- AN EASEMENT FOR ELECTRIC POWER LINE PURPOSES RECORDED MAY 3, 1978 AS FEE #78020050. SAID ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
- AN EASEMENT FOR SEWER PURPOSES RECORDED OCT 28, 1981 AS FEE #81036553. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- "EASEMENT AGREEMENT" RECORDED JULY 26, 1985 AS FEE #85028361. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- AN EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED DECEMBER 20, 1988 AS FEE #88056659. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
- AN EASEMENT FOR DRAINAGE PURPOSES RECORDED DECEMBER 18, 1990 AS FEE #90069329. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- "UTILITY AGREEMENT" RECORDED JUNE 30, 1995 AS FEE #95045775. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
- "EASEMENT AND ROAD IMPROVEMENT AND MAINTENANCE AGREEMENT" RECORDED JUNE 18, 1996 AS FEE #96054819. SAID ITEM GRANTS ACCESS TO/FROM TUALATIN-SHERWOOD ROAD VIA A DRIVEWAY LOCATED ON THE PROPERTY TO THE EAST. SAID ITEM ALSO ALLOWS FOR ACCESS TO THE DRIVEWAY OVER THE NORTHERLY PORTION OF THE IMMEDIATELY ADJACENT (EASTERLY) PROPERTY; HOWEVER, THE EXACT LOCATION OF THE ACCESS AREA IS NOT SPECIFICALLY DESCRIBED - THEREFORE WE HAVE SHOWN IT IN ITS APPROXIMATE LOCATION, BASED ON THE EXHIBIT RECORDED WITH SAID ITEM AND OUR FIELD OBSERVATIONS AND IT IS SUBJECT TO CHANGE.

## ENCROACHMENT STATEMENT

THIS LIST DOES NOT CONSTITUTE A LIST OF ALL ENCROACHMENTS. ADDITIONAL ENCROACHMENTS MAY BE FOUND BY A MAP REVIEW.

- APPARENT USE OF THE NEIGHBORING PROPERTY FOR PARKING AND ACCESS PURPOSES WITHOUT THE BENEFIT OF AN EASEMENT.
- CHAIN LINK FENCE ENCROACHES UP TO 5.4' SOUTHEASTERLY IN TO THE SUBJECT PROPERTY.
- PAVEMENT AND CHAIN LINK FENCE ENCROACH UP TO 1.7' EASTERLY IN TO THE NEIGHBORING PROPERTY.



**FLOOD NOTE:** By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 4102730001A, which bears an effective date of JANUARY 6, 1982 and is not in a Special Flood Hazard Area.

**LEGEND**

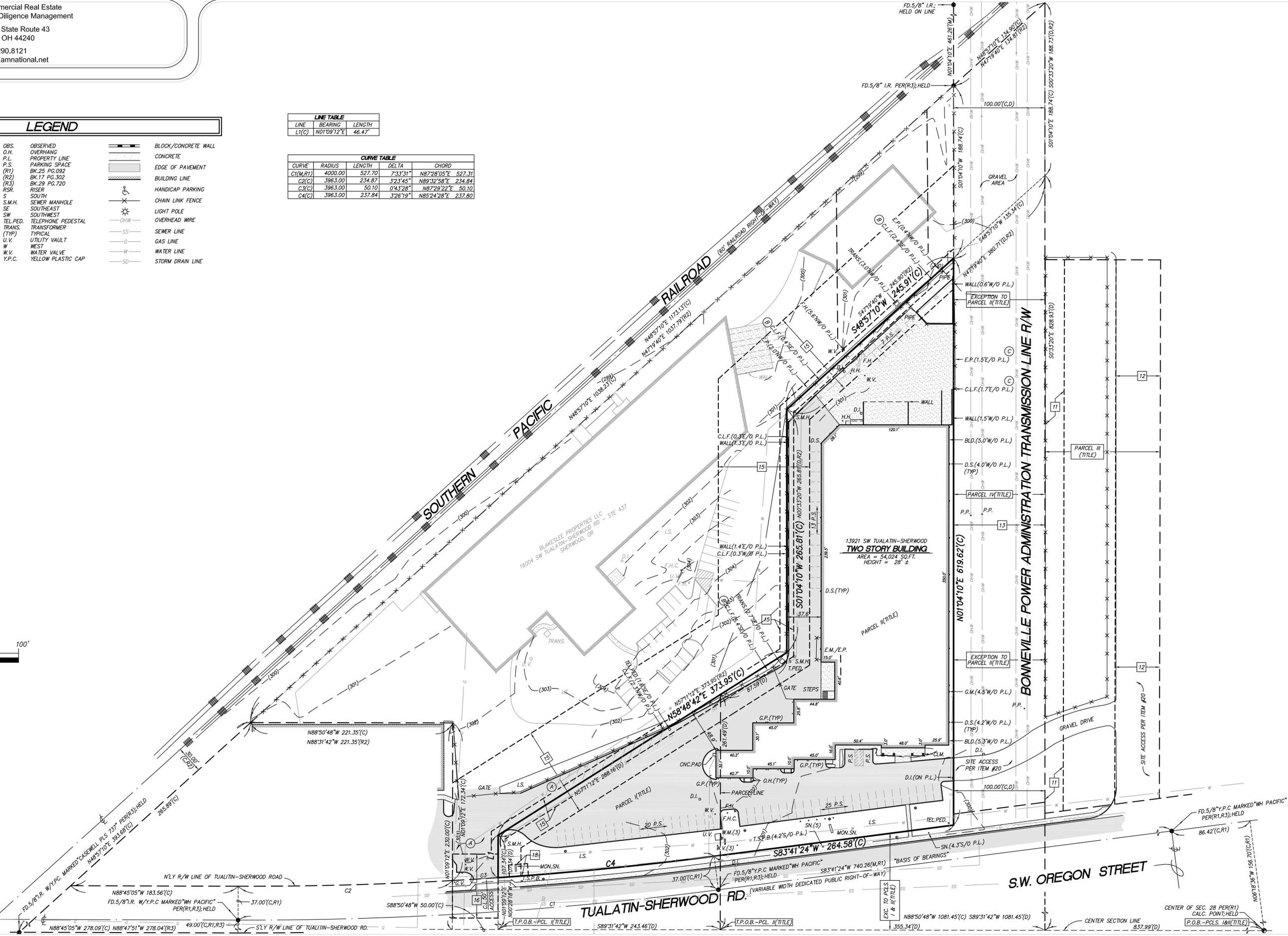
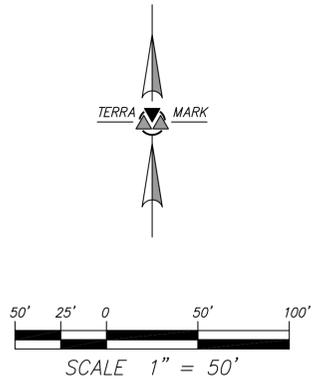
BLD.	BUILDING	OBS.	OBSERVED		BLOCK/CONCRETE WALL
(C)	CALCULATED DATA	O.H.	OVERHANG		CONCRETE
C.F.	CURB FACE	P.L.	PROPERTY LINE		EDGE OF PAVEMENT
C.L.F.	CHAIN LINK FENCE	P.S.	PARKING SPACE		BUILDING LINE
(D)	DEED	(R1)	BK.25 PG.092		HANDICAP PARKING
D.I.	DRAIN INLET	(R2)	BK.17 PG.302		CHAIN LINK FENCE
E	EAST	(R3)	BK.29 PG.720		LIGHT POLE
E.V.T.	ELECTRIC VAULT	RSR.	RISE		OVERHEAD WIRE
EQ.	EQUIPMENT	S	SOUTH		SEWER LINE
F.H.	FIRE HYDRANT	S.M.H.	SEWER MANHOLE		GAS LINE
F.H.C.	FIRE HOSE CONNECTOR	SE	SOUTHWEST		WATER LINE
F.S.V.	FIRE SERVICE VALVE	SW	SOUTHWEST		STORM DRAIN LINE
G.V.	GAS VALVE	TEL.PED.	TELEPHONE PEDESTAL		
I.R.	IRON ROD	TRANS.	TRANSFORMER		
(M)	MEASURED DATA	(TYP)	TYPICAL		
N	NORTH	U.V.	UTILITY VAULT		
NB.BLD.	NEIGHBORING BUILDING	W	WEST		
NE	NORTHEAST	W.V.	WATER VALVE		
NW	NORTHWEST	Y.P.C.	YELLOW PLASTIC CAP		

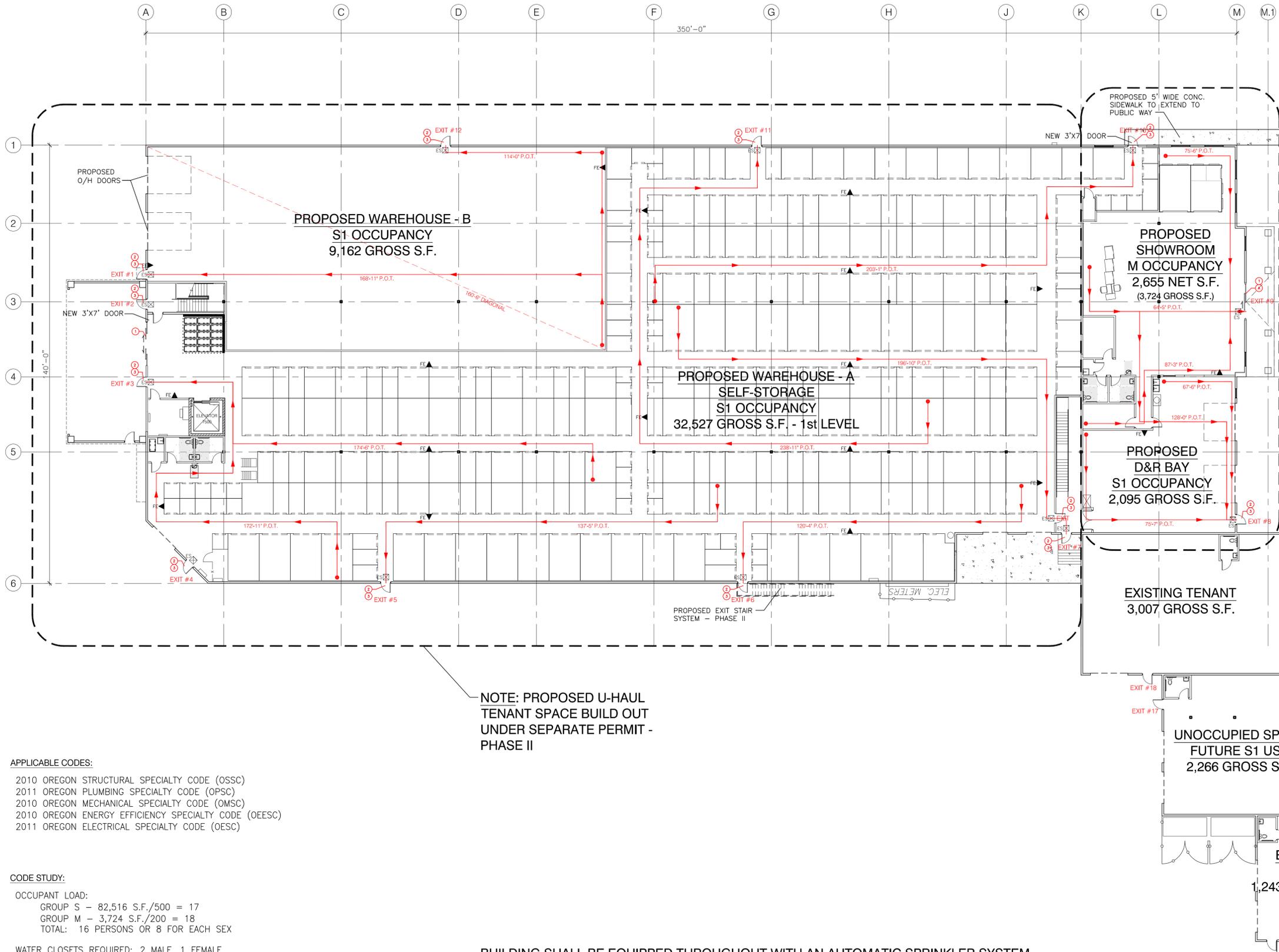
**LINE TABLE**

LINE	BEARING	LENGTH
L1(C)	N01°09'12"E	46.47'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1(M,R1)	4000.00	527.70	7°33'31"	N87°28'05"E 527.31'
C2(C)	3963.00	234.87	3°23'45"	N89°32'58"E 234.84'
C3(C)	3963.00	50.10	0°43'28"	N87°29'22"E 50.10'
C4(C)	3963.00	237.84	3°26'19"	N85°24'28"E 237.80'





- PLAN NOTES:**
- 1 AUTOMATIC SLIDING DOORS w/ EMERGENCY BREAKOUT PANELS.
  - 2 EGRESS DOOR w/ PUSH TYPE EMERGENCY HARDWARE.
  - 3 THE MEANS OF EGRESS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES WHILE THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN (1) FOOT-CANDLE (11 Lux) @ THE WALKING SURFACE.
- ES ILLUMINATED EXIT SIGN w/ EMERGENCY LIGHTS.  
 PB FIRE ALARM PULL STATION.  
 FE FIRE EXTINGUISHER (TYPE 2A 10-B).  
 PATH OF TRAVEL.  
 (A) DOORS TO REMAIN UNLOCKED & OPERABLE DURING BUSINESS HOURS, U.N.O.  
 • BUILDING SHALL BE FULLY SPRINKLERED.

NOTE: PROPOSED U-HAUL TENANT SPACE BUILD OUT UNDER SEPARATE PERMIT - PHASE I

NOTE: PROPOSED U-HAUL TENANT SPACE BUILD OUT UNDER SEPARATE PERMIT - PHASE II

BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

**APPLICABLE CODES:**  
 2010 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
 2011 OREGON PLUMBING SPECIALTY CODE (OPSC)  
 2010 OREGON MECHANICAL SPECIALTY CODE (OMSC)  
 2010 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)  
 2011 OREGON ELECTRICAL SPECIALTY CODE (OESC)

**CODE STUDY:**  
 OCCUPANT LOAD:  
 GROUP S - 82,516 S.F./500 = 17  
 GROUP M - 3,724 S.F./200 = 18  
 TOTAL: 16 PERSONS OR 8 FOR EACH SEX

WATER CLOSETS REQUIRED: 2 MALE, 1 FEMALE  
 WATER CLOSETS PROVIDED: 2 MALE, 2 FEMALE  
 LAVATORIES REQUIRED: 2 MALE, 2 FEMALE  
 LAVATORIES PROVIDED: 2 MALE, 2 FEMALE  
 MAX. EXIT TRAVEL DISTANCE = 238'-11"

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/19/12	BLC	CITY SUBMITTAL
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

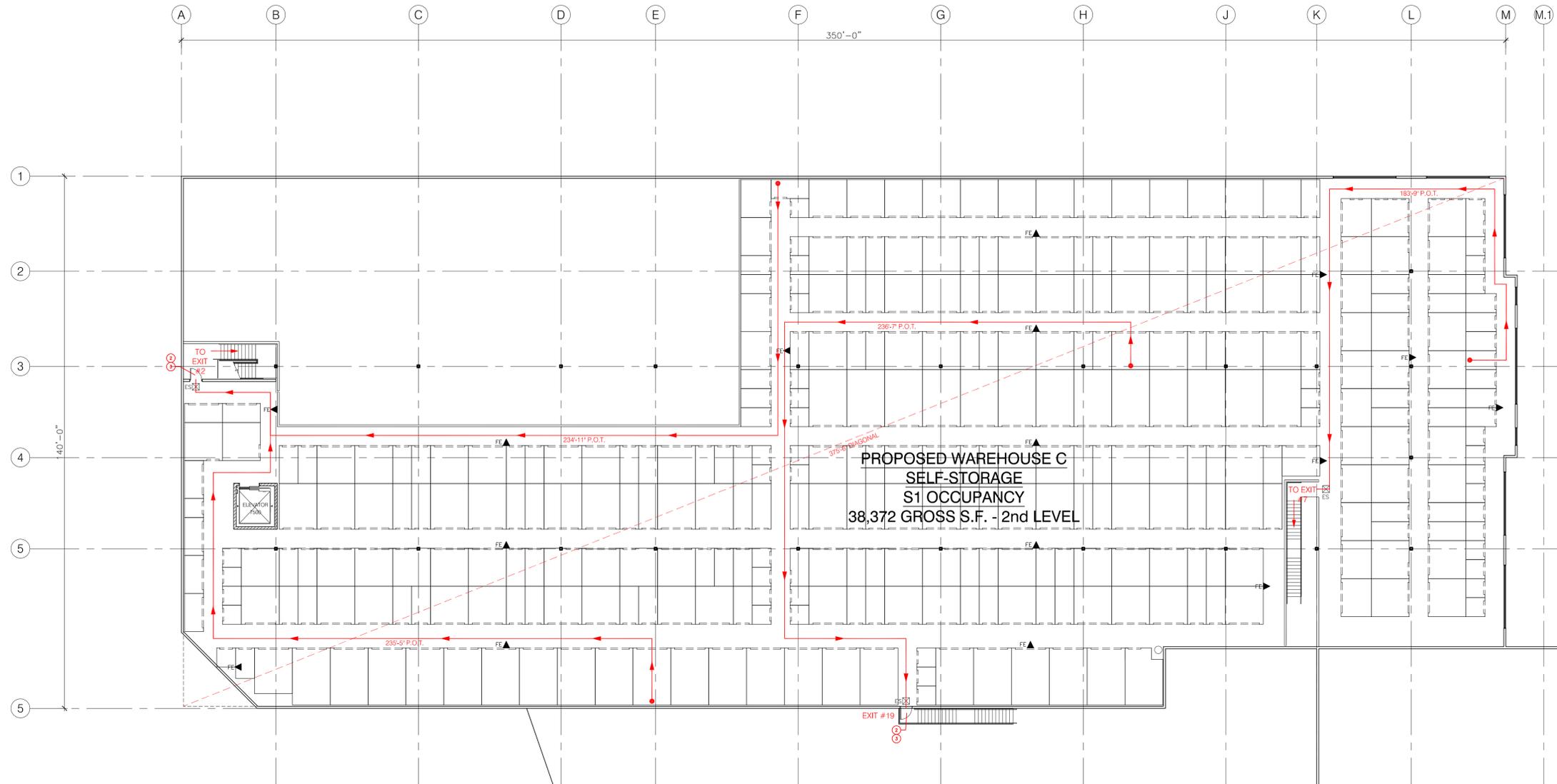
AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502  
 F: (602) 277-1026

SITE ADDRESS:  
 U-Haul Moving & Storage of Sherwood  
 13921 SW Tualatin-Sherwood Rd  
 Sherwood, OR 97140

SHEET CONTENTS:  
 Development Floor Plan First Level

704024  
 DRAWN: BLC  
 CHECKED: DP  
 DATE: 10/03/12  
 A1.1  
 704024\_sitedvlp\_A1



- PLAN NOTES:**
- 1 AUTOMATIC SLIDING DOORS w/ EMERGENCY BREAKOUT PANELS.
  - 2 EGRESS DOOR w/ PUSH TYPE EMERGENCY HARDWARE.
  - 3 THE MEANS OF EGRESS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES WHILE THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN (1) FOOT-CANDLE (11 Lux) @ THE WALKING SURFACE.
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 PB FIRE ALARM PULL STATION.  
 FE FIRE EXTINGUISHER (TYPE 2A 10-B).  
 PATH OF TRAVEL.  
 (A) DOORS TO REMAIN UNLOCKED & OPERABLE DURING BUSINESS HOURS, U.N.O.  
 • BUILDING SHALL BE FULLY SPRINKLERED.

NOTE: PROPOSED U-HAUL TENANT SPACE BUILD OUT UNDER SEPARATE PERMIT - PHASE II

BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

**APPLICABLE CODES:**  
 2010 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
 2011 OREGON PLUMBING SPECIALTY CODE (OPSC)  
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 2011 OREGON ELECTRICAL SPECIALTY CODE (OESC)

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 WATER CLOSETS PROVIDED: 2 MALE, 2 FEMALE  
 LAVATORIES REQUIRED: 2 MALE, 2 FEMALE  
 LAVATORIES PROVIDED: 2 MALE, 2 FEMALE

MAX. EXIT TRAVEL DISTANCE = 236'-7"

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/19/12	BLC	CITY SUBMITTAL
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**  
 CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502  
 F: (602) 277-1026

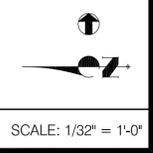
SITE ADDRESS:  
 U-Haul Moving & Storage  
 of Sherwood  
 13921 SW  
 Tualatin-Sherwood Rd  
 Sherwood, OR 97140

SHEET CONTENTS:  
 Development  
 Floor Plan  
 Second Level

**704024**

DRAWN: BLC  
 CHECKED: DP  
 DATE: 10/03/12

704024\_sitedvp\_A1



SCALE: 1/32" = 1'-0"

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NO.	DATE	INITIALS	NOTES
1	10/19/12	BLC	CITY SUBMITTAL
2			
3			
4			
5			
6			
7			
8			

**AMERCO**  
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
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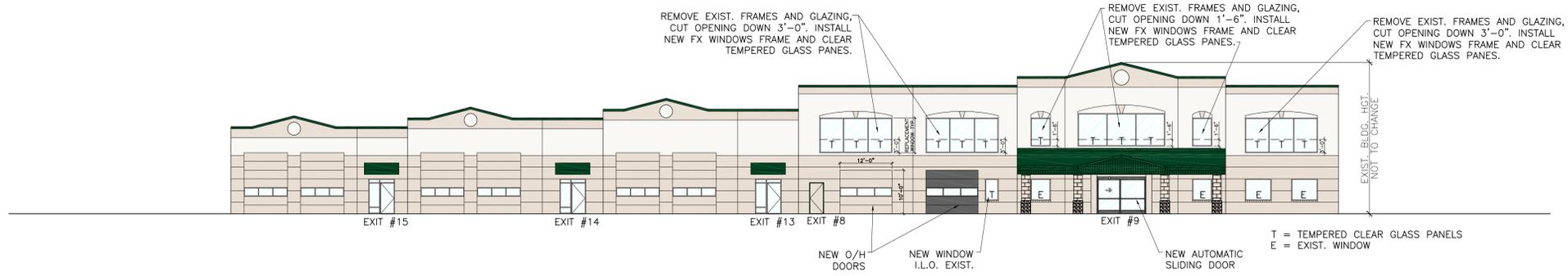
SITE ADDRESS:  
U-Haul Moving & Storage  
of Sherwood  
13921 SW  
Tualatin-Sherwood Rd  
Sherwood, OR 97140

SHEET CONTENTS:  
Proposed Elevations

704024

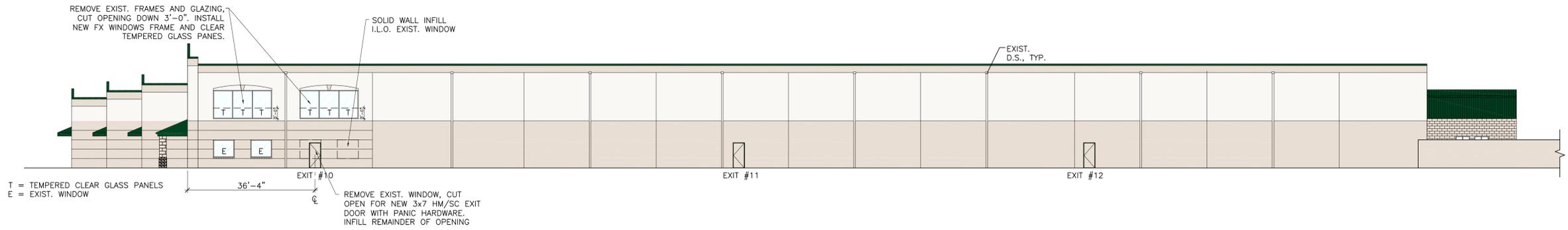
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DATE: 10/03/12

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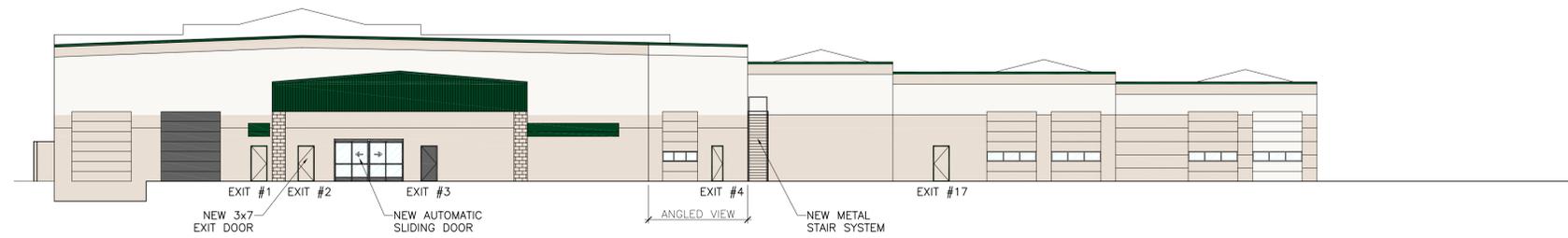
SOUTH ELEVATION

SCALE: 1/16"=1'-0"



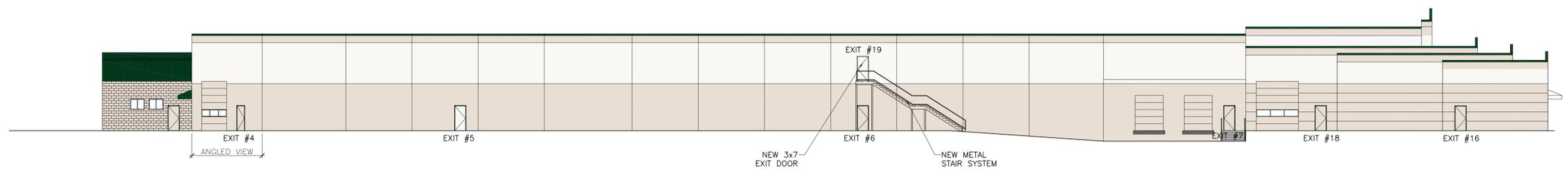
EAST ELEVATION

SCALE: 1/16"=1'-0"



NORTH ELEVATION

SCALE: 1/16"=1'-0"



WEST ELEVATION

SCALE: 1/16"=1'-0"