

PARTITION PLAT NO. 2011-024  
 RECORDED AS DOCUMENT NO. 2011053337

SHEET 1 OF 2

PREPARED FOR

SFP LEVETON, LLC,  
 AN OREGON LIMITED LIABILITY COMPANY  
 15325 SW BEAVERTON CREEK CT.  
 BEAVERTON, OR 97006

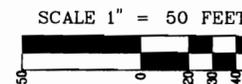
LENGTH = 62.48'  
 RADIUS = 40.00'  
 DELTA = 89°29'20"  
 CHORD BEARING = S44°59'58"E  
 CHORD LENGTH = 56.32'

# PARTITION PLAT

A REPLAT OF A PORTION OF LOT 13 AND  
 A PORTION OF LOT 10 OF "GLENMORAG PARK"  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 22,  
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
 CITY OF TUALATIN, WASHINGTON COUNTY, OREGON  
 DATE: SEPTEMBER 11, 2009

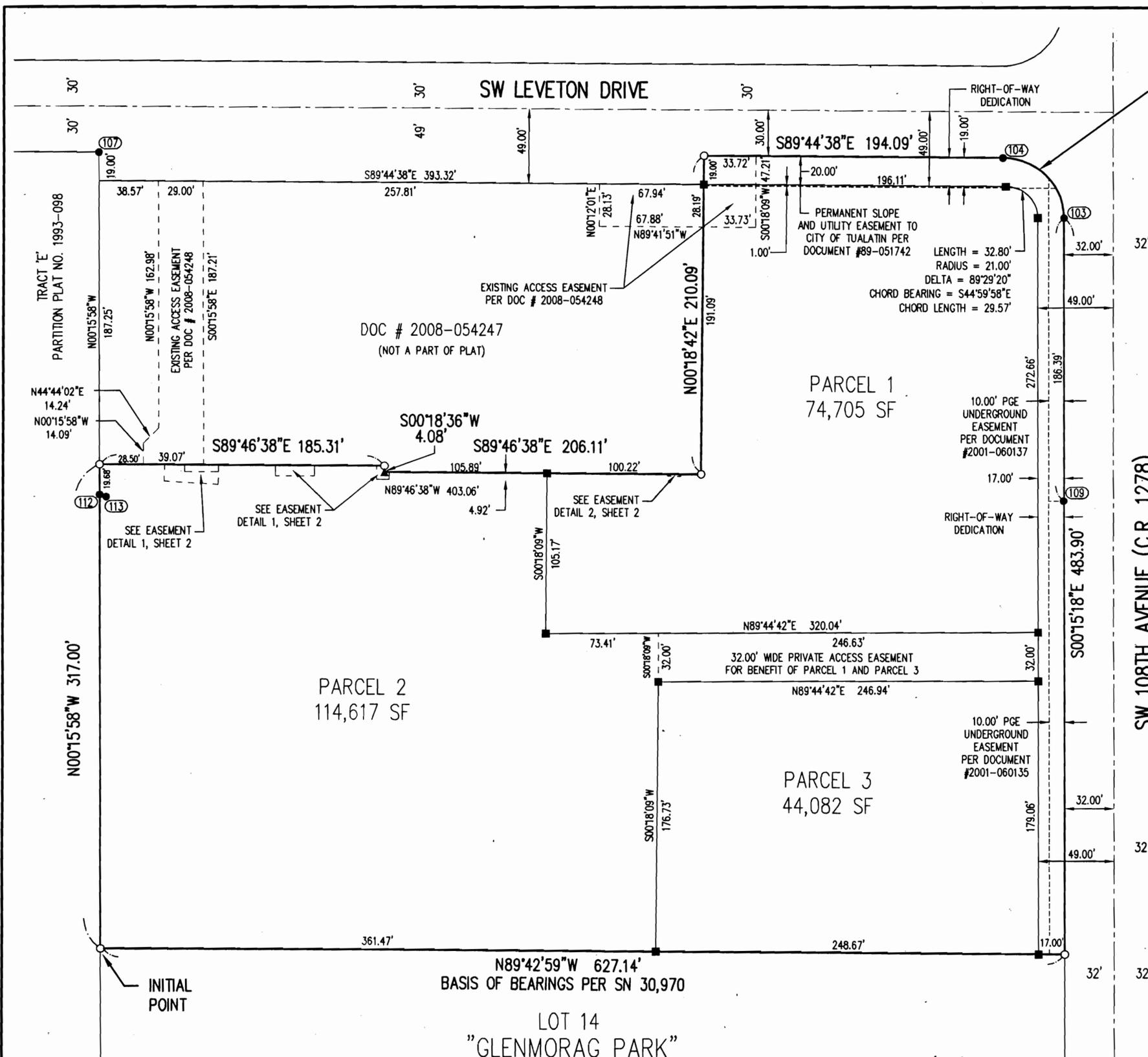
### LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "NORTHWEST SURVEYING, INC."
- FOUND MONUMENT AS NOTED IN TABLE
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "NORTHWEST SURVEYING INC."; PER SN 30,970; HELD
- ▲ FOUND 1-1/16" COPPER DISK STAMPED "STUBBS LS55469"; PER SN 30,970; HELD
- SF SQUARE FEET
- SN SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS
- DOC # DOCUMENT NUMBER, WASHINGTON COUNTY DEED RECORDS
- PGE PORTLAND GENERAL ELECTRIC



### FOUND MONUMENTS

- 103 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 2351"; PER SN 23,991; HELD
- 104 FOUND BRASS SCREW WITH 3/4" BRASS WASHER STAMPED "PLS 2351"; PER SN 23,991; HELD
- 107 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 2351"; PER SN 23,991; HELD
- 109 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 2351"; PER SN 23,663; BEARS S89°44'42"W 0.33' FROM RIGHT-OF-WAY LINE
- 112 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 2351"; PER SN 23,663; HELD
- 113 FOUND 1/2" INSIDE DIAMETER IRON PIPE; PER SN 3253; BEARS S76°41'49"E 0.21' FROM 112



### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2008-009855, EXCEPTING THAT PORTION DESCRIBED IN DOCUMENT NUMBER 2008-054247, DEED RECORDS WASHINGTON COUNTY.  
 MY BASIS OF BEARINGS IS BETWEEN FOUND MONUMENTS AT THE SOUTHWEST AND SOUTHEAST PROPERTY CORNERS, PER SURVEY NUMBER 30,970.  
 I HELD ALL OF THE FOUND MONUMENTS, BOUNDARY DIMENSIONS AND BOUNDARY RESOLUTION FROM SURVEY NUMBER 30,970 TO ESTABLISH THE EXTERIOR BOUNDARY OF THE PROPERTY.

9/22/09  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 JANUARY 15, 2002  
 CLINTON H. STUBBS JR.  
 55469LS  
 RENEWAL DATE: 06/30/10

JOB NAME:	SPECHT-LEVETON DRIVE
JOB NUMBER:	232
DRAWN BY:	CHS
CHECK BY:	SFF
DRAWING NO.:	232 PLAT

BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL

**NORTHWEST**

1815 NW 169TH PLACE, SUITE 2090  
 BEAVERTON, OR 97007  
 PHONE: 503-848-2127 FAX: 503-848-2179  
 EMAIL: nwsurveying@nwsrvy.com

**SURVEYING, Inc.**

**SURVEYOR'S CERTIFICATE**

I, CLINTON H STUBBS JR., CERTIFY THAT: I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND AS REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING A PORTION OF LOT 10 AND A PORTION OF LOT 13 FROM THE PLAT OF "GLENMORAG PARK", LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, WASHINGTON COUNTY, OREGON. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "NORTHWEST SURVEYING, INC." LOCATED AT THE NORTHWEST CORNER OF LOT 14 OF "GLENMORAG PARK"; THENCE ALONG THE WEST LINE OF SAID "GLENMORAG PARK", NORTH 00°15'58" WEST 317.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "NORTHWEST SURVEYING INC." AT THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DEED TO WHOLESALE STONE, LLC, BY DOCUMENT NUMBER 2008-054247, DEED RECORDS OF WASHINGTON COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID WHOLESALE STONE, LLC PROPERTY, SOUTH 89°46'38" EAST 185.31 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "NORTHWEST SURVEYING INC."; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, SOUTH 00°18'36" WEST 4.08 FEET TO A 1-1/16 INCH COPPER DISK STAMPED "STUBBS LS55469"; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°46'38" EAST 206.11 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "NORTHWEST SURVEYING INC." AT THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID WHOLESALE STONE, LLC PROPERTY, NORTH 00°18'42" EAST 210.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SW LEVETON DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°44'38" EAST 194.09 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351" LOCATED AT A POINT OF CURVATURE ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 89°29'20", A LONG CHORD BEARING SOUTH 44°59'58" EAST 56.32 FEET AND A LENGTH OF 62.48 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351" LOCATED AT A POINT OF TANGENCY WITH THE WESTERLY RIGHT-OF-WAY LINE OF SW 108TH AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°15'18" EAST 483.90 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "NORTHWEST SURVEYING INC." LOCATED ON THE SOUTH LINE OF SAID LOT 13 AND THE NORTH LINE OF SAID LOT 14; THENCE ALONG SAID NORTH LINE, NORTH 89°42'59" WEST 627.14 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT CONTAINS 246,180 SQUARE FEET, MORE OR LESS.

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT SFP LEVETON LLC, AN OREGON LIMITED LIABILITY COMPANY, THE OWNER, AND UMPQUA BANK, A TRUST DEED BENEFICIARY, OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AS SHOWN ON THE ANNEXED PARTITION PLAT, AND DOES HEREBY GRANT ALL EASEMENTS SET FORTH FOR THE USES STATED AND AS INDICATED HEREON, AND DOES HEREBY DEDICATE THE ADDITIONAL RIGHTS-OF-WAY TO THE PUBLIC.

SFP LEVETON, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: SPECHT INVESTMENTS INC.,  
ITS MANAGER

BY: Gregory L. Specht  
GREGORY L. SPECHT, PRESIDENT

BY: UMPQUA BANK

BY: Brian Buchnoff  
BRIAN BUCHNOFF, VICE PRESIDENT

**ACKNOWLEDGMENT**

STATE OF OREGON )  
COUNTY OF Washington ) S.S

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 12, 2009, BY GREGORY L. SPECHT, AS PRESIDENT OF SPECHT INVESTMENTS, INC., MANAGER OF SFP LEVETON LLC.

NOTARY SIGNATURE Robin M Fryberger

NOTARY PUBLIC OREGON Robin M Fryberger

COMMISSION NO. 455902

MY COMMISSION EXPIRES April 08, 2015

**ACKNOWLEDGMENT**

STATE OF OREGON )  
COUNTY OF Multnomah ) S.S

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 22, 2009, BY BRIAN BUCHNOFF, AS VICE PRESIDENT OF UMPQUA BANK.

NOTARY SIGNATURE Jennifer Schultz

NOTARY PUBLIC OREGON Jennifer Schultz

COMMISSION NO. 401039

MY COMMISSION EXPIRES January 8, 2010

PARTITION PLAT NO. 2011-024  
RECORDED AS DOCUMENT NO. 2011053337  
SHEET 2 OF 2  
PREPARED FOR

**PARTITION PLAT**

A REPLAT OF A PORTION OF LOT 13 AND A PORTION OF LOT 10 OF "GLENMORAG PARK" LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF TUALATIN, WASHINGTON COUNTY, OREGON  
DATE: SEPTEMBER 11, 2009

SFP LEVETON, LLC,  
AN OREGON LIMITED LIABILITY COMPANY  
15325 SW BEAVERTON CREEK CT.  
BEAVERTON, OR 97006

**WASHINGTON COUNTY APPROVALS**

APPROVED THIS 2<sup>nd</sup> DAY OF Aug., 2009  
WASHINGTON COUNTY SURVEYOR

BY: [Signature]

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF 2<sup>nd</sup> Aug., 2011.

DIRECTOR OF ASSESSMENT AND TAXATION WASHINGTON COUNTY, OREGON.

BY: [Signature]  
DEPUTY

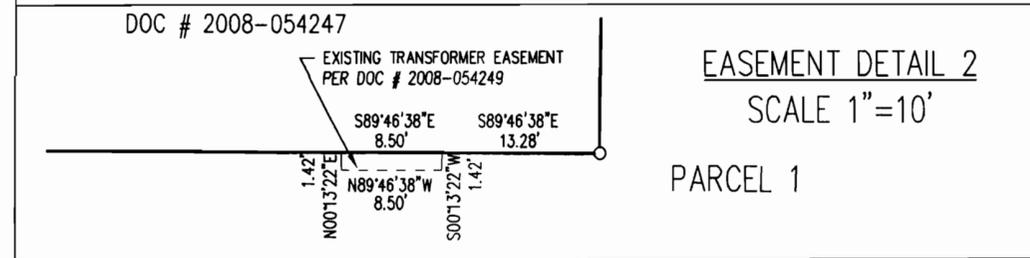
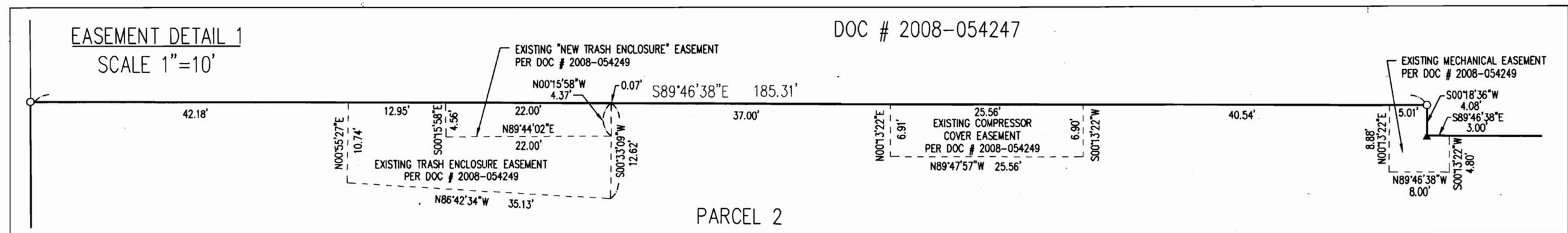
STATE OF OREGON )  
COUNTY OF WASHINGTON ) S.S

I, DO HEREBY CERTIFY THAT THIS PARTITION PLAT, WAS RECEIVED FOR RECORD ON THIS 2<sup>nd</sup> DAY OF August, 2009 AT 2:25 O'CLOCK P. M, AND RECORDED IN THE COUNTY CLERK RECORDS.

Jamie Gregory  
DEPUTY COUNTY CLERK

**PLAT NOTES**

1) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF TUALATIN CASE FILE NUMBER PAR 09-03.



7/22/09  
REGISTERED PROFESSIONAL LAND SURVEYOR  
Clinton H. Stubbs Jr.  
OREGON  
JANUARY 15, 2002  
CLINTON H. STUBBS JR.  
55469LS  
RENEWAL DATE: 06/30/10

JOB NAME:	SPECHT-LEVETON DRIVE
JOB NUMBER:	232
DRAWN BY:	CHS
CHECK BY:	SFF
DRAWING NO:	232 PLAT

**NORTHWEST SURVEYING, Inc.**  
BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL  
1815 NW 169TH PLACE, SUITE 2090  
BEAVERTON, OR 97007  
PHONE: 503-848-2127 FAX: 503-848-2179  
EMAIL: nwsurveying@nwsrvy.com