



SCALE: 1"=100'

LEVETON COMMONS NO. 2  
SITUATED IN THE NORTHEAST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 22,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON  
DECEMBER 14, 2005

RECORDED AS DOCUMENT NO. 2006001387

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
GARY R. ANDERSON  
OREGON  
NOV 25 1980  
2424

12-31-07  
RENEWAL DATE

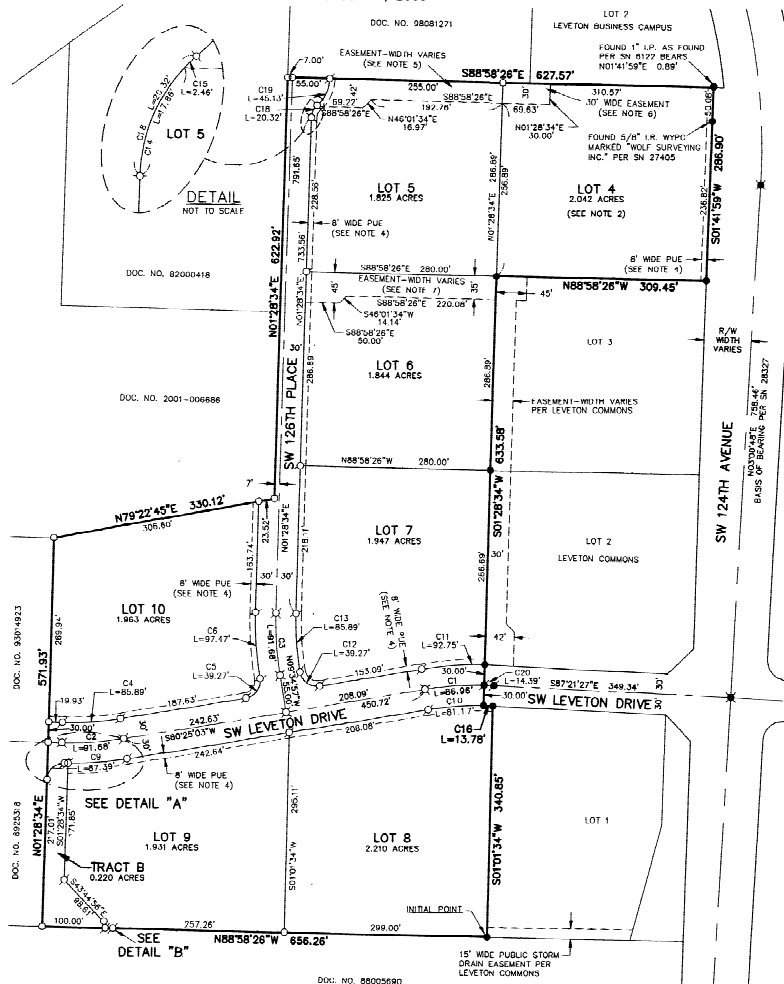
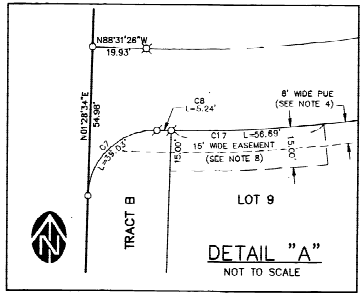
I HEREBY CERTIFY THIS TO BE A TRUE AND  
EXACT COPY OF THE ORIGINAL PLAT  
GARY R. ANDERSON P.L.S. NO. 2434

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY AS SHOWN. THE EXTERIOR BOUNDARY IS BASED ON SN 28337 AND THE PLAT OF LEVETON COMMONS. MY BASIS OF BEARING IS BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF SW 124TH AVENUE AS SHOWN AND NOTED, HOLDING THE RECORD BEARING PER SN 28327.

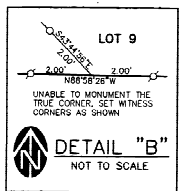
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	475.00'	102°21'	86.96'	S85°39'44"W	86.84'
C2	475.00'	110°33'	91.66'	N85°58'48"E	91.54'
C3	475.00'	110°33'	91.66'	S04°03'12"E	91.54'
C4	445.00'	110°33'	85.89'	N85°58'48"E	85.75'
C5	25.00'	90°00'00"	38.27'	N35°25'03"E	35.36'
C6	505.00'	110°33'	97.47'	S04°03'12"E	97.32'
C7	25.00'	89°27'05"	39.03'	S46°12'08"W	35.19'
C8	505.00'	0°35'40"	5.24'	S89°22'12"E	5.24'
C9	505.00'	9°54'55"	87.39'	N85°22'31"E	87.28'
C10	445.00'	102°21'03"	81.17'	S85°38'35"W	81.06'
C11	505.00'	89°27'05"	39.03'	S46°12'08"W	35.19'
C12	25.00'	90°00'00"	39.27'	S54°34'57"E	35.36'
C13	445.00'	110°33'	85.89'	S04°03'12"E	85.75'
C14	25.00'	40°55'34"	17.86'	N21°56'20"E	17.48'
C15	25.00'	5°38'29"	2.44'	N45°13'22"E	2.46'
C16	445.00'	146°27'	13.78'	S88°14'41"E	13.78'
C17	505.00'	6°25'56"	56.69'	N87°07'01"E	56.66'
C18	25.00'	46°34'03"	20.32'	N24°45'35"E	18.76'
C19	55.00'	47°01'03"	45.13'	N24°32'05"E	43.88'
C20	475.00'	144°09'	14.39'	N88°12'31"W	14.39'



LEGEND

- SET 5/8" X 30" IRON ROD WYPC MARKED "WESTLAKE CONSULTANTS"
- ⊗ SET 5/8" X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "WESTLAKE CONSULTANTS, INC." TO BE POST-MONUMENTED WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE SET ON
- ⊕ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS" TO BE POST-MONUMENTED WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE SET ON
- FOUND 5/8" IRON ROD WYPC MARKED "WESTLAKE CONSULTANTS" PER LEVETON COMMONS, UNLESS NOTED OTHERWISE
- ⊗ FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "CH2MHILL PLS 2692" PER SN 28125
- ⊕ FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "WESTLAKE CONSULTANTS" PER LEVETON COMMONS
- WYPC WITH YELLOW PLASTIC CAP
- R/W RIGHT-OF-WAY
- SN SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS
- PUE PUBLIC UTILITY EASEMENT



SURVEYED BY:  
WESTLAKE CONSULTANTS, INC.  
15115 S.W. SEQUOIA PARKWAY, SUITE 150  
TIGARD, OREGON 97224  
(503) 684-0652

LEVETON COMMONS NO. 2

SITUATED IN THE NORTHEAST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON COUNTY, OREGON DECEMBER 14, 2005

RECORDED AS DOCUMENT NO. 2006001889

SURVEYOR'S CERTIFICATE

I, GARY R. ANDERSON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "LEVETON COMMONS NO. 2," THE BOUNDARIES OF WHICH BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, WASHINGTON COUNTY, OREGON, BEING A PORTION OF THOSE TRACTS OF LAND CONVEYED TO HENRIKSEN PROPERTIES, LLC, BY DEED DOCUMENT NUMBERS 87085000 AND 99010643, WASHINGTON COUNTY DEED RECORDS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS" SET AT THE SOUTHWEST CORNER OF LOT 1, LEVETON COMMONS, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO GRIMM'S FUEL CO., AN OREGON CORPORATION, BY DEED DOCUMENT NO. 8805680; THENCE ALONG SAID NORTHERLY LINE NORTH 88°58'26" WEST, 656.29 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO R.S. GRIMM, M.D. GRIMM AND D.F. GRIMM BY DEED DOCUMENT NO. 8925318; THENCE ALONG THE WESTERLY LINE OF SAID GRIMM TRACT AND THE WESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO CONSTRUCTION EQUIPMENT COMPANY BY DEED DOCUMENT NO. 83014923, NORTH 01°28'34" EAST, 571.93 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO G.L. INGRAM BY DEED DOCUMENT NO. 2001-008888; THENCE ALONG THE SOUTH LINE OF SAID INGRAM TRACT, NORTH 49°22'09" EAST, 330.12 FEET TO THE EASTERLY LINE OF SAID INGRAM TRACT; THENCE ALONG SAID EASTERLY LINE, AND THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO L.G. & M.I. SPEIGHT BY DEED DOCUMENT NO. 82000418, NORTH 01°28'34" EAST, 622.92 FEET; THENCE SOUTH 88°58'26" EAST, 627.57 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SW 124TH AVENUE (VARIABLE WIDTH); THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 01°41'59" WEST, 286.90 FEET TO THE NORTHEAST CORNER OF LOT 3, LEVETON COMMONS; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3, NORTH 88°58'26" WEST, 308.45 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID LOT 3 AND THE SOUTHERLY EXTENSION THEREOF SOUTH 01°28'34" WEST, 633.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SW LEVETON DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 13.78 FEET THROUGH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 01°48'27", A CHORD BEARING OF SOUTH 88°44'41" EAST AND A CHORD DISTANCE OF 13.78 FEET TO THE NORTHWEST CORNER OF LOT 1, LEVETON COMMONS; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 SOUTH 01°01'34" WEST, 340.85 FEET TO THE SOUTHWEST CORNER THEREOF AND THE INITIAL POINT.

CONTAINS 15.825 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070 (2), I ALSO CERTIFY THAT THE POSTMONUMENTATION OF THE REMAINING CORNERS SHALL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE RECORDATION OF THE PLAT, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.



12-31-07 RENEWAL DATE

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT GARY R. ANDERSON P.L.S. NO. 2434

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO. WASHINGTON COUNTY DEED RECORDS.

APPROVED THIS DAY OF 2005 WASHINGTON COUNTY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT HENRIKSEN PROPERTIES, LLC, AN OREGON LIMITED LIABILITY CORPORATION, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP OF "LEVETON COMMONS NO. 2," AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED INTO LOTS AND TRACTS, AND HEREBY DEDICATES ADDITIONAL RIGHT-OF-WAY TO THE PUBLIC FOR PUBLIC USE AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED HEREON. TRACT "B" IS HEREBY CONVEYED TO THE CITY OF TUALATIN.

LYNN S. HENRIKSEN MANAGER ACKNOWLEDGMENT

STATE OF OREGON COUNTY OF WASHINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-15-05 BY LYNN S. HENRIKSEN AS MANAGER OF HENRIKSEN PROPERTIES, LLC.

NOTARY SIGNATURE Vicki Gillespie

COMMISSION NO. 386760

MY COMMISSION EXPIRES: 12-8-08 December 08, 2008

NOTES

- 1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE CITY OF TUALATIN, CASE FILE NUMBER SB-03-01 FOR LEVETON COMMONS, DATED JULY 18, 2003.
2. THERE SHALL BE NO DIRECT MOTOR VEHICLE ACCESS TO OR FROM LOT 1 ONTO SW 124TH AVENUE UNLESS AUTHORIZED BY THE GOVERNING BODY HAVING JURISDICTION OF SAID ROAD.
3. TRACT "B" IS DESIGNATED AS A STORM WATER FACILITY AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF TUALATIN.
4. THERE SHALL BE AN 8.0 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN AND NOTED.
5. LOT 5 IS SUBJECT TO AN EASEMENT OF VARIABLE WIDTH, AS SHOWN, FOR THE PURPOSE OF PUBLIC UTILITIES, EMERGENCY VEHICLE ACCESS AND ACCESS BENEFITING LOT 4 OF THIS PLAT AND LOT 2 OF LEVETON BUSINESS CAMPUS.
6. LOT 4 IS SUBJECT TO A 30.0 FOOT WIDE EASEMENT, AS SHOWN, FOR THE PURPOSE OF PUBLIC UTILITIES, EMERGENCY VEHICLE ACCESS AND ACCESS BENEFITING LOT 2 OF LEVETON BUSINESS CAMPUS.
7. LOT 6 IS SUBJECT TO AN EASEMENT OF VARIABLE WIDTH, AS SHOWN, FOR THE PURPOSE OF PUBLIC UTILITIES, EMERGENCY VEHICLE ACCESS AND ACCESS BENEFITING LOT 7 OF THIS PLAT AND LOTS 2 AND 3 OF LEVETON COMMONS.
8. LOT 9 IS SUBJECT TO A 15.0 FOOT WIDE ACCESS EASEMENT AS SHOWN. SAID EASEMENT BENEFITS THE CITY OF TUALATIN FOR ACCESS TO TRACT "B".

CITY OF TUALATIN APPROVALS

APPROVED THIS 21st DAY OF December, 2005

ATTEST THIS 21st DAY OF December 2005

WASHINGTON COUNTY APPROVALS

APPROVED THIS 27th DAY OF Dec. 2005

APPROVED THIS 27th DAY OF Dec. 2005

APPROVED THIS 5th DAY OF Jan., 2006

ATTEST THIS 5th DAY OF JAN., 2006



DEPUTY

STATE OF OREGON COUNTY OF WASHINGTON

I DO HEREBY CERTIFY THAT THIS SUBMISSION PLAT WAS RECEIVED FOR RECORD ON THIS DAY OF 2006 AT 3:10 O'CLOCK P.M., AND RECORDED IN THE COUNTY CLERK RECORDS.

JENNIFER HARGREAVES DEPUTY COUNTY CLERK

STATE OF OREGON COUNTY OF WASHINGTON

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED TO ME BY THE SURVEYOR OF THIS SUBDIVISION PLAT TO BE A TRUE AND EXACT COPY OF THE ORIGINAL AND THAT IT WAS RECORDED ON THE 5th DAY OF JAN 2006 AT 3:10 O'CLOCK P.M., IN THE COUNTY CLERK RECORDS.

JENNIFER HARGREAVES DEPUTY COUNTY CLERK

SURVEYED BY: WESTLAKE CONSULTANTS, INC. 15115 S.W. SEQUOIA PARKWAY, SUITE 150 TIGARD, OREGON 97224 (503) 684-0652