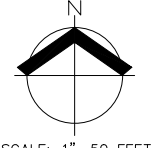


MATCH LINE: SEE SHEET PO-01



SCALE: 1" = 50 FEET

NOTE: SEE SHEET PO-03 FOR LEGEND, NOTES AND TREE INFORMATION

**EXISTING CONDITIONS PLAN NORTH
 SW NORWOOD ROAD PARTITION
 TUALATIN, OREGON**

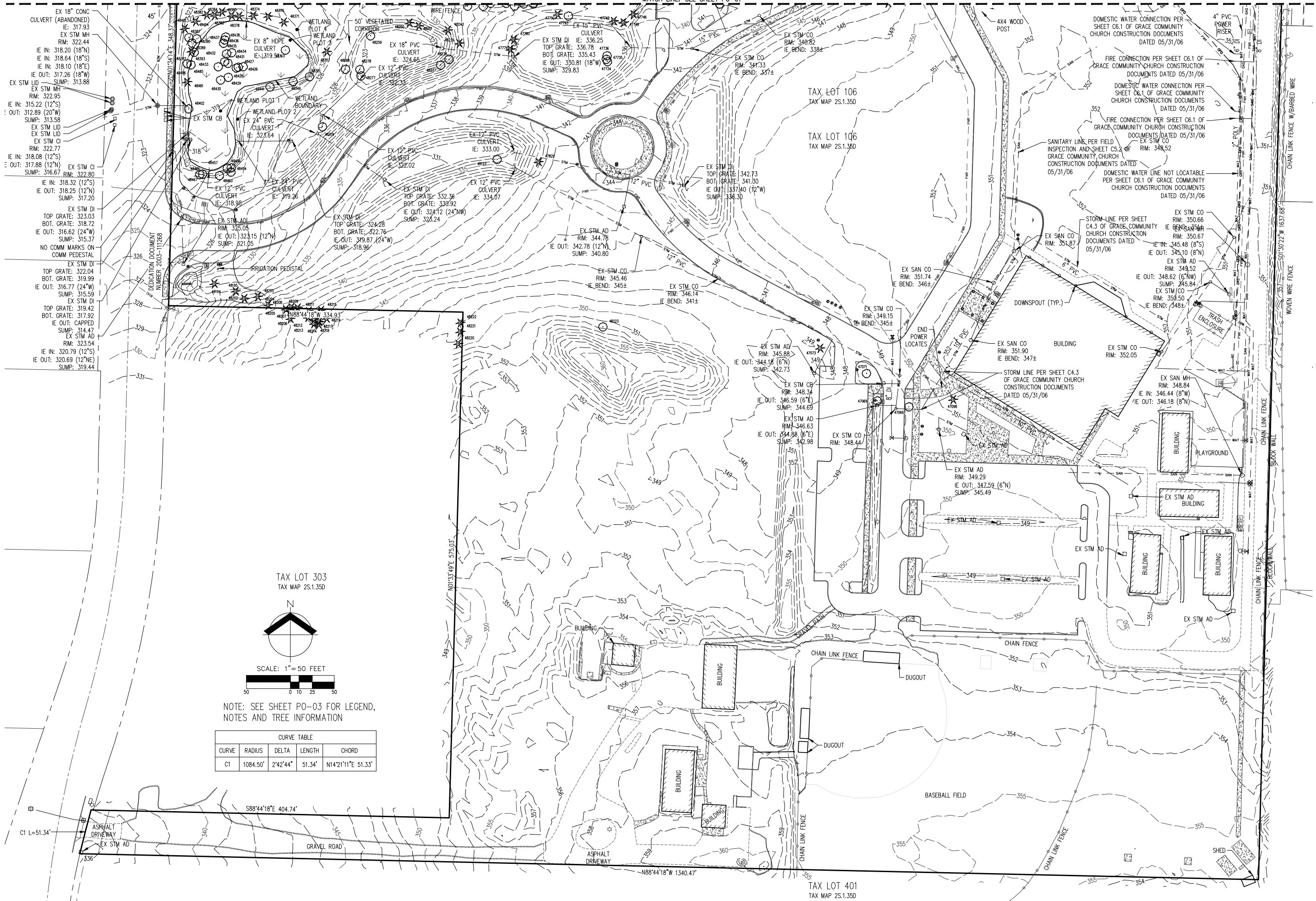
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS
 RENEWS: 6/30/24

JOB NUMBER: 8723
 DATE: 10/28/2022
 DESIGNED BY:
 DRAWN BY: MSD
 CHECKED BY: NSW

PO-01

MATCH LINE: SEE SHEET PO-01



EX 18" CONC
CULVERT (ABANDONED)
IE: 317.93
EX STM MH
RIM: 322.44
IE IN: 318.20 (18" N)
IE IN: 318.64 (18" S)
IE IN: 318.10 (18" E)
IE OUT: 317.26 (18" W)
EX STM LID
SUMP: 313.88

EX STM MH
RIM: 322.95
IE IN: 315.22 (12" S)
IE OUT: 312.89 (20" W)
SUMP: 313.58
EX STM LID
EX STM LID
EX STM CI
RIM: 322.77
IE IN: 318.08 (12" S)
IE IN: 317.88 (12" N)
SUMP: 316.67

EX STM CI
RIM: 322.80
IE IN: 318.32 (12" S)
IE OUT: 318.25 (12" N)
SUMP: 317.20

EX STM DI
TOP GRATE: 323.03
BOT. GRATE: 318.72
IE OUT: 316.62 (24" W)
SUMP: 315.37
NO COMM MARKS ON
COMM PEDESTAL

EX STM DI
TOP GRATE: 322.04
BOT. GRATE: 319.99
IE OUT: 316.77 (24" W)
SUMP: 315.59
EX STM DI
TOP GRATE: 319.42
BOT. GRATE: 317.92
IE OUT: CAPPED
SUMP: 314.47
EX STM AD
RIM: 323.54
IE IN: 320.79 (12" S)
IE OUT: 320.69 (12" NE)
SUMP: 319.44

TAX LOT 303
TAX MAP 25.1.350

SCALE: 1" = 50 FEET

NOTE: SEE SHEET PO-03 FOR LEGEND,
NOTES AND TREE INFORMATION

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1084.50'	2'42"44"	51.34'	N14°21'11"E 51.33'

588°44'18"E 404.74'

ASPHALT DRIVEWAY
EX STM AD

GRAVEL ROAD

ASPHALT DRIVEWAY

N88°44'18" W 1340.47'

AKS
AKS ENGINEERING & FORESTRY, LLC
12905 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**EXISTING CONDITIONS PLAN SOUTH
SW NORWOOD ROAD PARTITION
TUALATIN, OREGON**

REGISTERED PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/24

JOB NUMBER: 8723
DATE: 10/28/2022
DESIGNED BY:
DRAWN BY: MSD
CHECKED BY: NSW

PO-02

EXISTING CONDITIONS PLAN NOTES
SW NORWOOD ROAD PARTITION

TUALATIN, OREGON

NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 22081507, 22081536, 22081556, 22081569, 22081589, 22081609, 22081623, AND BY PACIFIC NORTHWEST LOCATING, LLC. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED APRIL 4-8 AND OCTOBER 17-21, 2022.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 452. LOCATED AT THE NORTHWEST CORNER OF THE BRIDGE ON NORWOOD ROAD OVER INTERSTATE 5 FREEWAY ON TOP OF A 1.00 FOOT CONCRETE FELLOW CURB. ELEVATION = 342.76 FEET (NGVD 29).
- HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE NORTH 3601 NAD83(2011) EPOCH 2010.0000 BY HOLDING A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001131881 AT A CALCULATED CENTRAL PROJECT POINT WITH GRID VALUES OF NORTH 623231.202 AND EAST 7620017.148. WITH A MERIDIAN CONVERGENCE ANGLE OF -1'36"22". THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.
- THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS WERE MEASURED BY AERIAL UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- EXCEPTIONS PER TITLE REPORT ORDER NO 7000-3991535:
EXCEPTION 12: EASEMENT FOR POLES, LINES, AND ANCHORS PER VOLUME 288, PAGE 14 IS NOT MAPPABLE, REFERENCE DOCUMENTS DO NOT FALL IN THE SURVEYED AREA.
EXCEPTION 15: RIGHT-OF-WAY DEDICATION PER DOCUMENT NUMBER 2003-111268 IS SHOWN ON MAP
EXCEPTION 19: EASEMENT FOR PRIVATE SEWER/DRAINFIELD, EASEMENT TERMINATES IF SEPTIC/DRAINFIELD IS NO LONGER IN USE.
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON MAY 31, 2022. FEATURES WERE LOCATED USING A HANDHELD TRIMBLE GE07X RECEIVER WITH SUBMETER ACCURACY, AND ARE CONSIDERED APPROXIMATE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/24

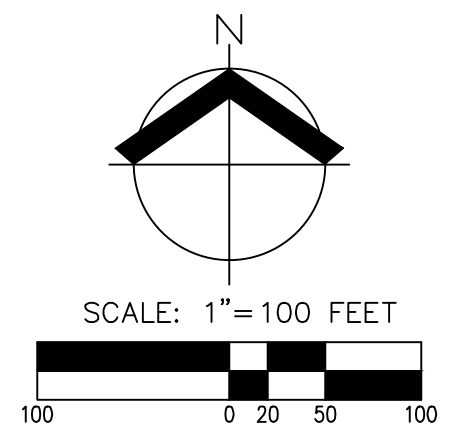
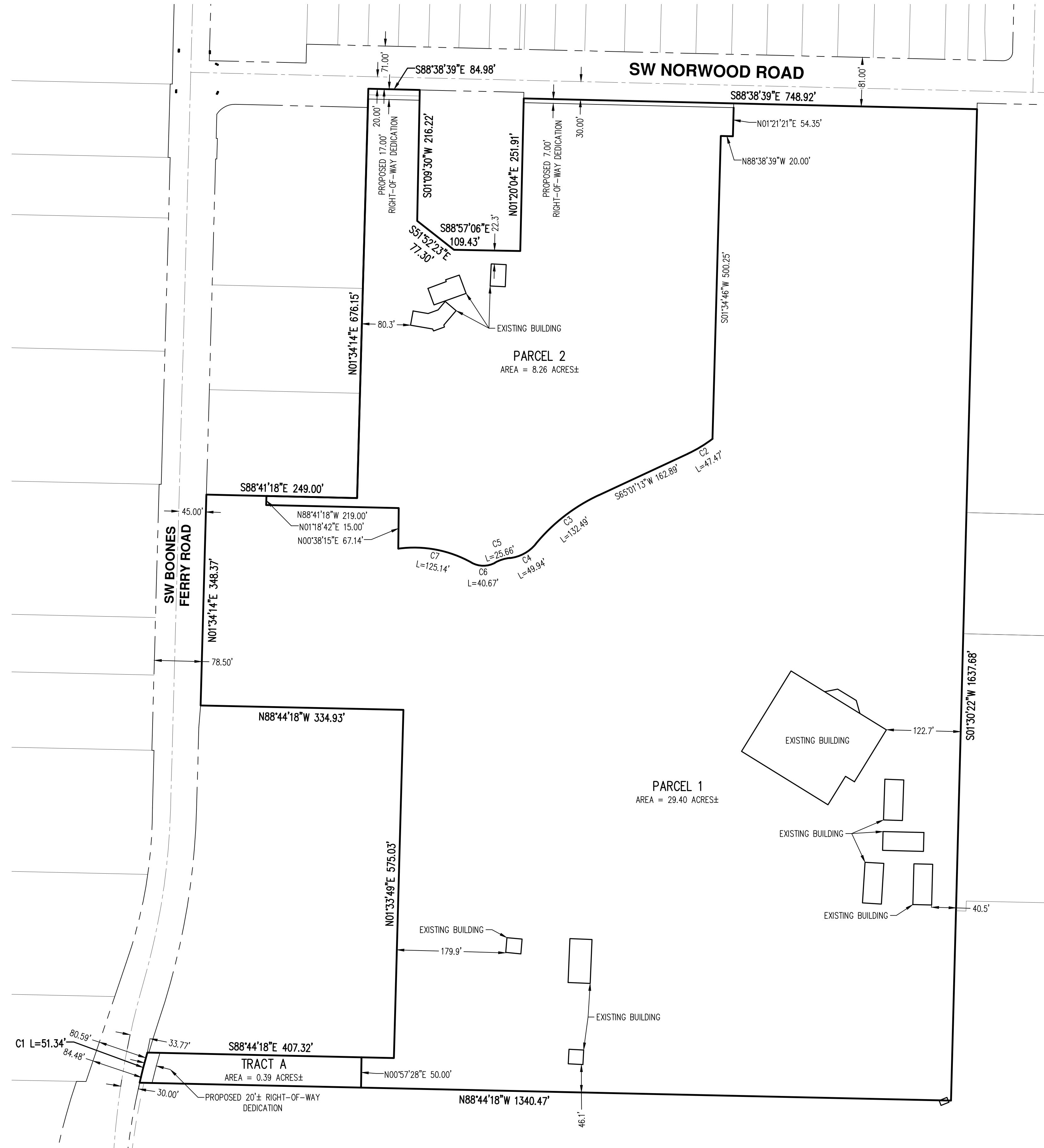
JOB NUMBER: 8723
DATE: 10/28/2022
DESIGNED BY:
DRAWN BY: MSD
CHECKED BY: NSW

PO-03

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	1084.50'	2°42'44"	51.34' N14°21'11"E 51.33'
C2	220.50'	12°20'05"	47.47' S58°51'11"W 47.38'
C3	297.00'	25°33'33"	132.49' S52°14'27"W 131.39'
C4	64.50'	44°21'28"	49.94' S61°38'25"W 48.70'
C5	64.50'	22°47'30"	25.66' S72°25'24"W 25.49'
C6	40.00'	58°15'43"	40.67' N89°50'30"W 38.94'
C7	194.00'	36°57'36"	125.14' N79°11'26"W 122.99'

GENERAL NOTES:

1. THE PURPOSE OF THIS PRELIMINARY PARTITION PLAT IS TO PROVIDE THE LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES ONLY. THIS IS NOT AN OFFICIAL RECORDED FINAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. ALL DIMENSIONS ARE SUBJECT TO CHANGE.
2. TRACT A WILL BE USED FOR FUTURE PARK, ACCESS, AND UTILITIES.



**PRELIMINARY PARTITION PLAT
 SW NORWOOD ROAD PARTITION
 TUALATIN, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY
 OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS
 RENEWS: 6/30/24

JOB NUMBER: 8723
 DATE: 3/24/2023
 DESIGNED BY:
 DRAWN BY: MSD
 CHECKED BY: NSW

PO-04