

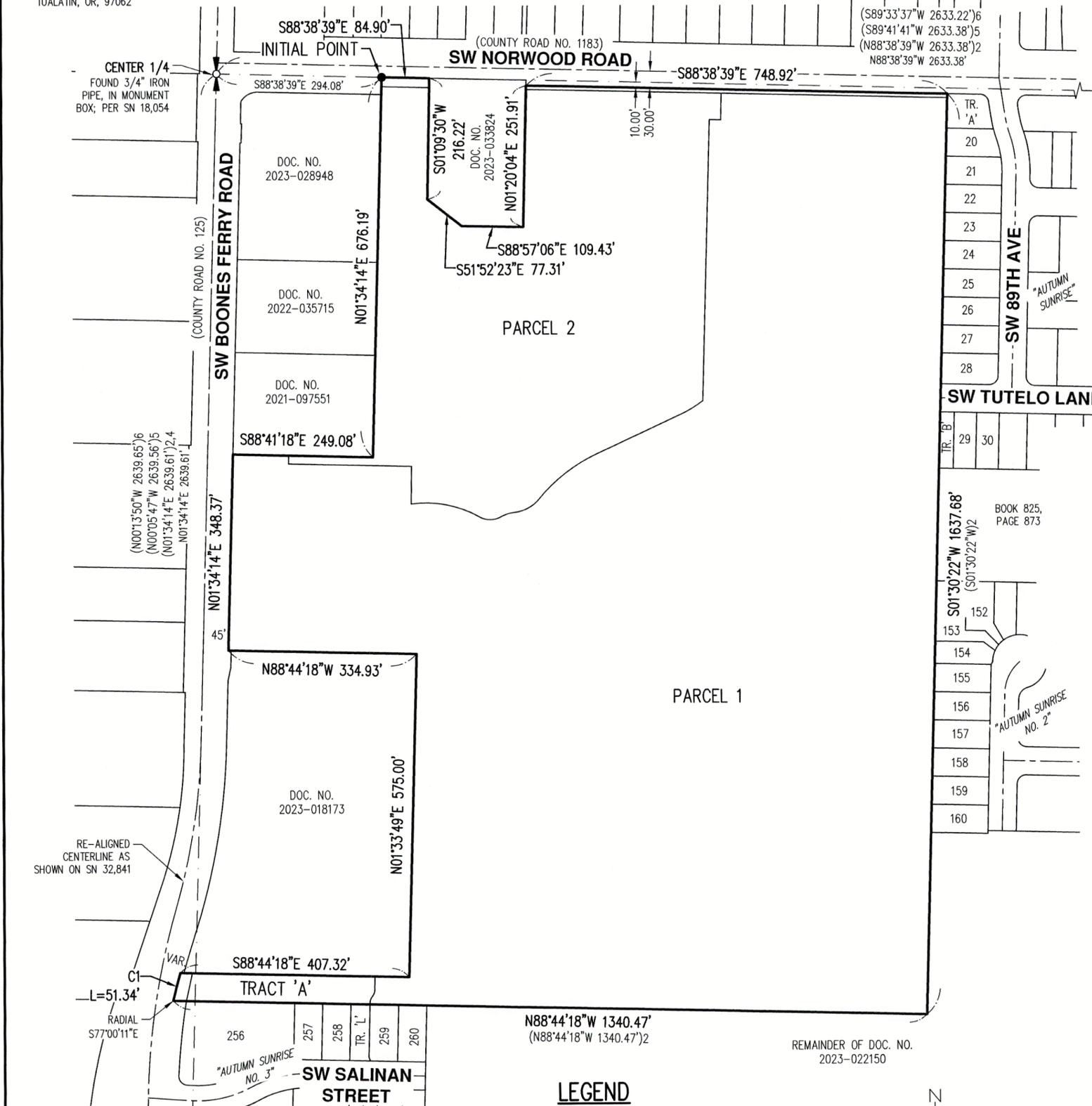
**PREPARED FOR**

HORIZON COMMUNITY CHURCH  
23620 SW BOONES FERRY RD.  
TUALATIN, OR, 97062

PARTITION PLAT NO. \_\_\_\_\_

RECORDED AS DOC. NO. \_\_\_\_\_

SHEET 1 OF 5



EAST 1/4 CORNER  
PERPETUATED LOCATION OF 1-1/2"  
ALUMINUM PLUG IN IP, PER SN 34,139;  
CORNER IS ON SHOULDER OF  
INTERSTATE 5; PER USBT 2013-008

**PARTITION PLAT**  
LOCATED IN THE SE 1/4 AND SW 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, MICHAEL S. KALINA, 89558PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED PARTITION PLAT, SITUATED IN THE SOUTHEAST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR.", LOCATED ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 AT THE NORTHERLY NORTHWEST CORNER OF DOCUMENT NUMBER 2015-081254, WASHINGTON COUNTY RECORDS, WHICH BEARS SOUTH 88°38'39"E 294.08 FEET FROM A 3/4-INCH IRON PIPE AT THE CENTER ONE-QUARTER OF SAID SECTION 35; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 88°38'39" EAST 84.90 FEET TO THE WESTERLY LINE OF DOCUMENT NUMBER 2023-033824, WASHINGTON COUNTY RECORDS; THENCE ALONG SAID WESTERLY LINE, SOUTH 01°09'30" WEST 216.22 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 51°52'23" EAST 77.31 FEET TO THE SOUTHERLY LINE OF SAID DOCUMENT NUMBER 2023-033824; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 88°57'06" EAST 109.43 FEET TO THE EASTERLY LINE OF SAID DOCUMENT NUMBER 2023-033824; THENCE ALONG SAID EASTERLY LINE NORTH 01°20'04" EAST 251.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW NORWOOD ROAD (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°38'39" EAST 748.92 FEET TO THE NORTHWEST CORNER OF TRACT 'A' OF THE PLAT OF "AUTUMN SUNRISE", RECORDED AS DOCUMENT NUMBER 2023-017776, WASHINGTON COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID PLAT, THE WESTERLY LINE OF DEED BOOK 825 PAGE 873, WASHINGTON COUNTY RECORDS, THE WESTERLY LINE OF THE PLAT OF "AUTUMN SUNRISE NO. 2", RECORDED AS DOCUMENT NUMBER 2023-045383, WASHINGTON COUNTY RECORDS, AND THE NORTHERLY WEST LINE OF THE REMAINDER OF DOCUMENT NUMBER 2023-022150, WASHINGTON COUNTY RECORDS, SOUTH 01°30'22" WEST 1637.68 FEET TO THE WESTERLY NORTH LINE OF SAID REMAINDER OF DOCUMENT NUMBER 2023-022150; THENCE ALONG SAID WESTERLY NORTH LINE AND THE WESTERLY NORTH LINE OF THE PLAT OF "AUTUMN SUNRISE NO. 3", RECORDED AS DOCUMENT NUMBER 2024-024210, WASHINGTON COUNTY RECORDS, NORTH 88°44'18" WEST 1340.47 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW BOONES FERRY ROAD (VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ON A NON-TANGENT CURVE TO THE RIGHT (WITH A RADIAL BEARING OF S77°00'11"E) WITH A RADIUS OF 1084.50 FEET, A CENTRAL ANGLE OF 2°42'44", AN ARC LENGTH OF 51.34 FEET, AND A CHORD OF NORTH 14°21'11" EAST 51.33 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF DOCUMENT NUMBER 2023-018173, WASHINGTON COUNTY RECORDS; THENCE ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF SAID DOCUMENT NUMBER 2023-018173, SOUTH 88°44'18" EAST 407.32 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID DOCUMENT NUMBER 2023-018173, NORTH 01°33'49" EAST 575.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID DOCUMENT NUMBER 2023-018173, NORTH 88°44'18" WEST 334.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW BOONES FERRY ROAD (45.00 FEET FROM CENTERLINE); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01°34'14" EAST 348.37 FEET TO THE SOUTH LINE OF DOCUMENT NUMBER 2021-097551, WASHINGTON COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE, SOUTH 88°41'18" EAST 249.08 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID DOCUMENT NUMBER 2021-097551 AND THE EAST LINES OF DOCUMENT NUMBERS 2022-035715 AND 2023-028948, WASHINGTON COUNTY RECORDS, NORTH 01°34'14" EAST 676.19 FEET TO THE INITIAL POINT. CONTAINS 38.16 ACRES, MORE OR LESS.

MICHAEL S. KALINA  
REGISTERED PROFESSIONAL LAND SURVEYOR, 89558PLS

**BASIS OF BEARINGS/  
HORIZONTAL DATUM:**

BASIS OF BEARINGS: STATE PLANE GRID BEARING.  
HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011) EPOCH: 2010.0000. STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.

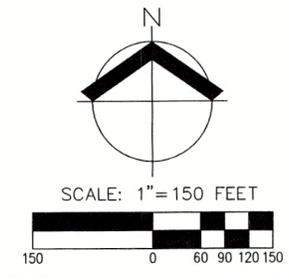
**PLAT NOTES**

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN CITY OF TUALATIN CASE FILE NUMBER PAR22-0002.
- TRACT 'A' IS AN OPEN SPACE TRACT.
- AN EASEMENT EXISTS FOR POLES, LINES, AND ANCHORS PER VOLUME 288, PAGE 14 AND IS NOT MAPPABLE, REFERENCE DOCUMENTS DO NOT FALL IN THE SURVEYED AREA.
- PARCELS 1 AND 2 ARE SUBJECT TO A RESTRICTIVE COVENANT FOR MOTOR VEHICLE ACCESS RECORDED IN DOCUMENT NUMBER 2003-111269.

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

**LEGEND**

- 5/8" X 30" IRON ROD W/IPC INSCRIBED "AKS ENGR." SET
- ONE-QUARTER SECTION CORNER AS NOTED; HELD
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
- IP IRON PIPE
- W/IPC WITH A YELLOW PLASTIC CAP
- SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- ROW RIGHT-OF-WAY
- VAR. VARIABLE



**REVIEW COPY**

8/1/2024  
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Michael S. Kalina*  
OREGON JANUARY 12, 2016  
MICHAEL S. KALINA 89558PLS  
RENEWS: 6/30/25

JOB NAME:	HORIZON CC
JOB NUMBER:	9349
DRAWN BY:	MSD
CHECKED BY:	MSK
DRAWING NO.:	9349PLAT

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM

**AKS**

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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

**REFERENCES**

- (1) RECORD INFORMATION PER SN 34,606
- (2) RECORD INFORMATION PER SN 34,139

SOUTH 1/4 CORNER  
FOUND 2" BRASS DISK IN  
CONCRETE, DOWN 1.4", MARKED  
AS SHOWN; PER USBT BOOK 2,  
PAGE 241, ENTRY 333

RE-ALIGNED  
CENTERLINE AS  
SHOWN ON SN 32,841

RADIAL  
S77°00'11"E

L=51.34'

C1

VAR

"AUTUMN SUNRISE  
NO. 3"

SW SALINAN  
STREET

256

257

258

TR. 'L'

259

260

REMAINDER OF DOC. NO.  
2023-022150

SW TUTELO LANE

TR. 'B'

29

30

BOOK 825,  
PAGE 873

S01°30'22" W 1637.68'  
(S01°30'22" W)2

152

153

154

155

156

157

"AUTUMN SUNRISE  
NO. 2"

158

159

160

SW TUTOLO LANE

TR. 'A'

20

21

22

23

24

25

26

27

28

SW 89TH AVE

"AUTUMN  
SUNRISE"

10.00'

30.00'

S01°09'30"W  
216.22'  
DOC. NO.  
2023-033824

N01°20'04"E 251.91'

S88°57'06"E 109.43'

S51°52'23"E 77.31'

S88°38'39"E 294.08'

S88°38'39"E 84.90'

INITIAL POINT

(S89°33'37"W 2633.22')6  
(S89°41'41"W 2633.38')5  
(N88°38'39"W 2633.38')2  
N88°38'39"W 2633.38'

(COUNTY ROAD NO. 1183)

SW NORWOOD ROAD

CENTER 1/4

FOUND 3/4" IRON  
PIPE, IN MONUMENT  
BOX; PER SN 18,054

(COUNTY ROAD NO. 125)

SW BOONES FERRY ROAD

DOC. NO.  
2023-028948

DOC. NO.  
2022-035715

DOC. NO.  
2021-097551

S88°41'18"E 249.08'

N01°34'14"E 676.19'

PARCEL 2

PARCEL 1

N88°44'18"W 334.93'

DOC. NO.  
2023-018173

N01°33'49"E 575.00'

45'

N01°34'14"E 348.37'

(N00°13'50"W 2639.65')6  
(N00°05'47"W 2639.56')5  
(N01°34'14"E 2639.61')2,4  
N01°34'14"E 2639.61'

RE-ALIGNED  
CENTERLINE AS  
SHOWN ON SN 32,841

VAR

TRACT 'A'

S88°44'18"E 407.32'

N88°44'18"W 1340.47'  
(N88°44'18"W 1340.47')2

REMAINDER OF DOC. NO.  
2023-022150

SW SALINAN  
STREET

TR. 'L'

256

257

258

259

260

SCALE: 1" = 150 FEET

150 0 60 90 120 150

TR. 'A'

20

21

22

23

24

25

26

27

28

SW 89TH AVE

"AUTUMN  
SUNRISE"

10.00'

30.00'

S01°09'30"W  
216.22'  
DOC. NO.  
2023-033824

N01°20'04"E 251.91'

S88°57'06"E 109.43'

S51°52'23"E 77.31'

S88°38'39"E 294.08'

S88°38'39"E 84.90'

INITIAL POINT

(S89°33'37"W 2633.22')6  
(S89°41'41"W 2633.38')5  
(N88°38'39"W 2633.38')2  
N88°38'39"W 2633.38'

(COUNTY ROAD NO. 1183)

SW NORWOOD ROAD

CENTER 1/4

FOUND 3/4" IRON  
PIPE, IN MONUMENT  
BOX; PER SN 18,054

(COUNTY ROAD NO. 125)

SW BOONES FERRY ROAD

DOC. NO.  
2023-028948

DOC. NO.  
2022-035715

DOC. NO.  
2021-097551

S88°41'18"E 249.08'

N01°34'14"E 676.19'

PARCEL 2

PARCEL 1

N88°44'18"W 334.93'

DOC. NO.  
2023-018173

N01°33'49"E 575.00'

45'

N01°34'14"E 348.37'

(N00°13'50"W 2639.65')6  
(N00°05'47"W 2639.56')5  
(N01°34'14"E 2639.61')2,4  
N01°34'14"E 2639.61'

RE-ALIGNED  
CENTERLINE AS  
SHOWN ON SN 32,841

VAR

TRACT 'A'

S88°44'18"E 407.32'

N88°44'18"W 1340.47'  
(N88°44'18"W 1340.47')2

REMAINDER OF DOC. NO.  
2023-022150

SW SALINAN  
STREET

TR. 'L'

256

257

258

259

260

SCALE: 1" = 150 FEET

150 0 60 90 120 150

TR. 'A'

20

21

22

23

24

25

26

27

28

SW 89TH AVE

"AUTUMN  
SUNRISE"

10.00'

30.00'

S01°09'30"W  
216.22'  
DOC. NO.  
2023-033824

N01°20'04"E 251.91'

S88°57'06"E 109.43'

S51°52'23"E 77.31'

S88°38'39"E 294.08'

S88°38'39"E 84.90'

INITIAL POINT

(S89°33'37"W 2633.22')6  
(S89°41'41"W 2633.38')5  
(N88°38'39"W 2633.38')2  
N88°38'39"W 2633.38'

(COUNTY ROAD NO. 1183)

SW NORWOOD ROAD

CENTER 1/4

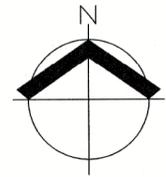
FOUND 3/4" IRON  
PIPE, IN MONUMENT  
BOX; PER SN 18,054

PREPARED FOR  
HORIZON COMMUNITY CHURCH  
23620 SW BOONES FERRY RD.  
TUALATIN, OR, 97062

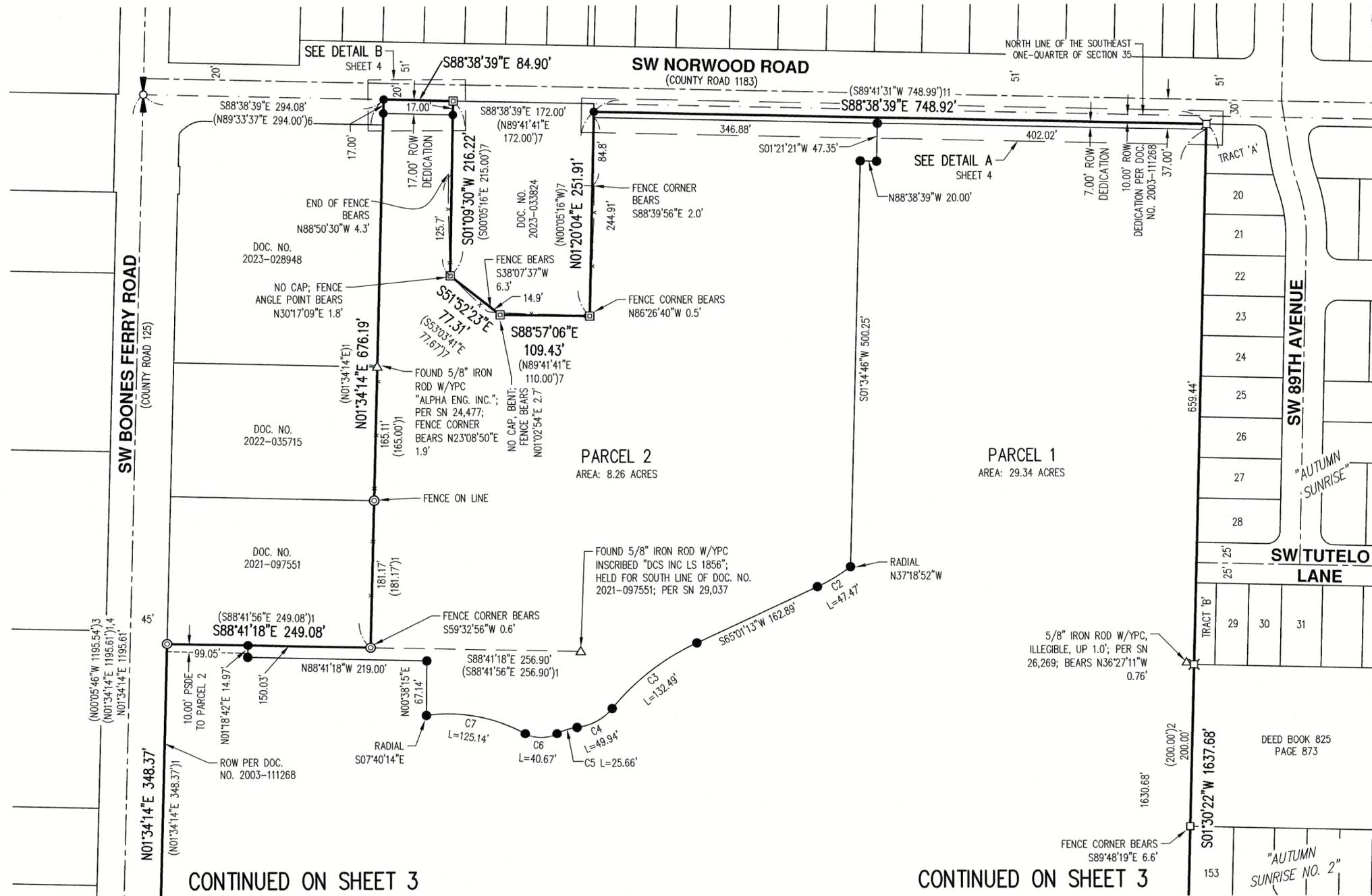
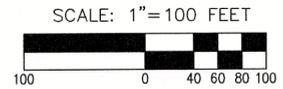
# PARTITION PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH,  
RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON  
DATE: \_\_\_\_\_

PARTITION PLAT NO. \_\_\_\_\_  
RECORDED AS DOC. NO. \_\_\_\_\_



SHEET 2 OF 5



### LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
- ◻ FOUND 5/8" IRON ROD W/YPC, ILLEGIBLE; PER SN 18,645; HELD UNLESS NOTED OTHERWISE
- ◻ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER SN 34,139; HELD
- ⊠ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER PLAT OF "AUTUMN SUNRISE"; HELD
- ⊙ FOUND 5/8" IRON ROD W/YPC INSCRIBED "RAJ LS 2725"; PER SN 34,606; HELD UNLESS NOTED OTHERWISE
- △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- ONE-QUARTER SECTION CORNER AS NOTED; HELD
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
- W/YPC WITH A YELLOW PLASTIC CAP
- SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- ROW RIGHT-OF-WAY

### REFERENCES

- ( ) 1 RECORD INFORMATION PER SN 34,606
- ( ) 2 RECORD INFORMATION PER SN 34,139
- ( ) 3 RECORD INFORMATION PER SN 34,110
- ( ) 4 RECORD INFORMATION PER SN 32,841
- ( ) 5 RECORD INFORMATION PER SN 26,269
- ( ) 6 RECORD INFORMATION PER SN 24,477
- ( ) 7 RECORD INFORMATION PER SN 18,645
- ( ) 8 RECORD INFORMATION PER PLAT OF "AUTUMN SUNRISE"
- ( ) 9 RECORD INFORMATION PER PLAT OF "AUTUMN SUNRISE NO. 2"
- ( ) 10 RECORD INFORMATION PER PLAT OF "AUTUMN SUNRISE NO. 3"
- ( ) 11 RECORD INFORMATION PER DOC. NO. 2012-076373

CONTINUED ON SHEET 3

CONTINUED ON SHEET 3

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
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'

REVIEW COPY

8/1/2024  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*unthe*  
OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/25

JOB NAME:	HORIZON CC
JOB NUMBER:	9349
DRAWN BY:	MSD
CHECKED BY:	MSK
DRAWING NO.:	9349PLAT

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM



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PREPARED FOR  
HORIZON COMMUNITY CHURCH  
23620 SW BOONES FERRY RD.  
TUALATIN, OR, 97062

# PARTITION PLAT

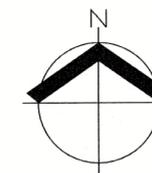
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH,  
RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

DATE: \_\_\_\_\_

PARTITION PLAT NO. \_\_\_\_\_

RECORDED AS DOC. NO. \_\_\_\_\_

SHEET 3 OF 5



SCALE: 1" = 100 FEET

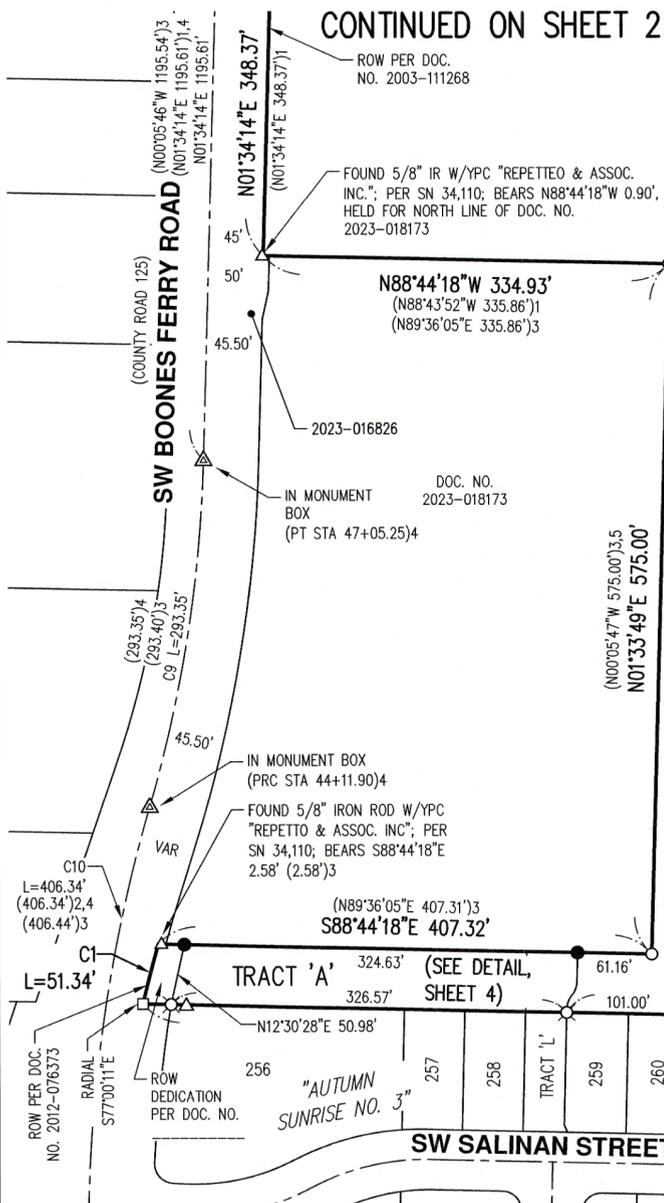


## LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER SN 34,139; HELD
- ✕ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER PLAT OF "AUTUMN SUNRISE NO. 2"; HELD
- ⊗ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER PLAT OF "AUTUMN SUNRISE NO. 3"; HELD
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "REPETTO LS 657"; PER SN 26,269; HELD UNLESS NOTED OTHERWISE
- ▲ FOUND 5/8" IRON ROD W/YPC "MCGRATH 79419PLS"; PER SN 32,841; HELD UNLESS NOTED OTHERWISE
- △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
- W/YPC WITH A YELLOW PLASTIC CAP
- SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- ROW RIGHT-OF-WAY

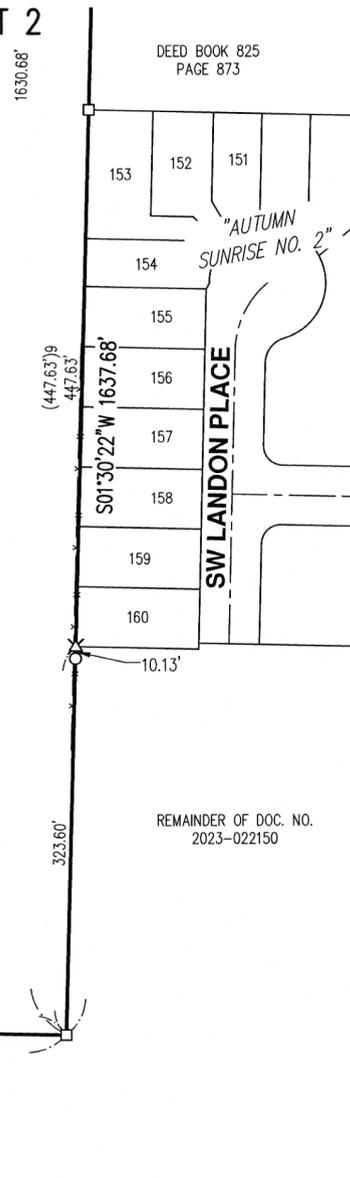
## REFERENCES

- ( )1 RECORD INFORMATION PER SN 34,606
- ( )2 RECORD INFORMATION PER SN 34,139
- ( )3 RECORD INFORMATION PER SN 34,110
- ( )4 RECORD INFORMATION PER SN 32,841
- ( )5 RECORD INFORMATION PER SN 26,269
- ( )6 RECORD INFORMATION PER SN 24,477
- ( )7 RECORD INFORMATION PER SN 18,645
- ( )8 RECORD INFORMATION PER PLAT OF "AUTUMN SUNRISE"
- ( )9 RECORD INFORMATION PER PLAT OF "AUTUMN SUNRISE NO. 2"
- ( )10 RECORD INFORMATION PER PLAT OF "AUTUMN SUNRISE NO. 3"
- ( )11 RECORD INFORMATION PER DOC. NO. 2012-076373



PARCEL 1  
AREA: 29.34 ACRES

CONTINUED ON SHEET 2



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1084.50'	2°42'44"	51.34'	S14°21'11"W 51.33'
( )11	1084.50'			
C9	1150.00'	14°36'56"	293.35'	N08°52'42"E 292.56'
( )3	1150.00'	14°37'04"	293.40'	N07°12'46"E 292.60'
( )4	1150.00'	14°36'56"	293.35'	N08°52'42"E 292.56'
C10	1300.00'	17°54'32"	406.34'	N07°13'54"E 404.69'
( )3	1300.00'	17°54'49"	406.44'	N05°33'53"E 404.79'
( )4	1300.00'	17°54'32"	406.34'	N07°13'54"E 404.69'

REVIEW  
COPY

8/1/2024  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/25

JOB NAME:	HORIZON CC
JOB NUMBER:	9349
DRAWN BY:	MSD
CHECKED BY:	MSK
DRAWING NO.:	9349PPLAT

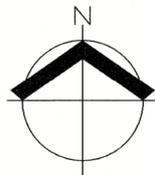
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**PREPARED FOR**

HORIZON COMMUNITY CHURCH  
23620 SW BOONES FERRY RD.  
TUALATIN, OR, 97062



# PARTITION PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH,  
RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

DATE: \_\_\_\_\_

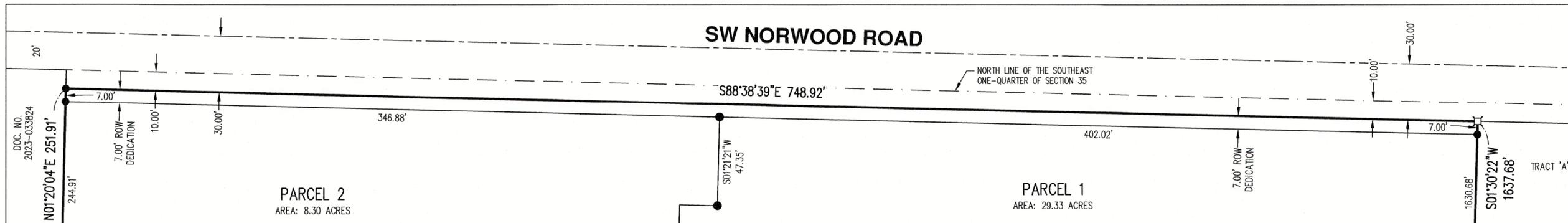
PARTITION PLAT NO. \_\_\_\_\_

RECORDED AS DOC. NO. \_\_\_\_\_

SHEET 4 OF 5

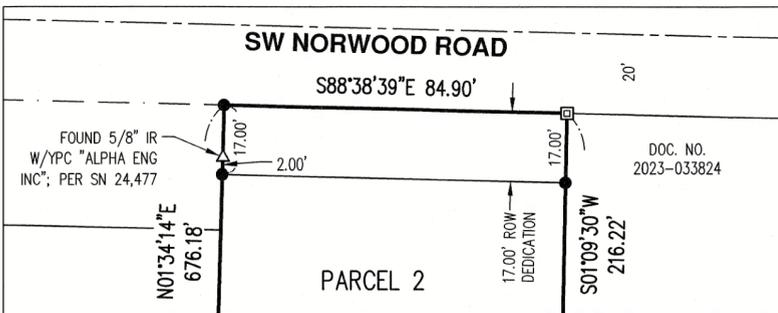
**DETAIL A**

SCALE: 1" = 40 FEET



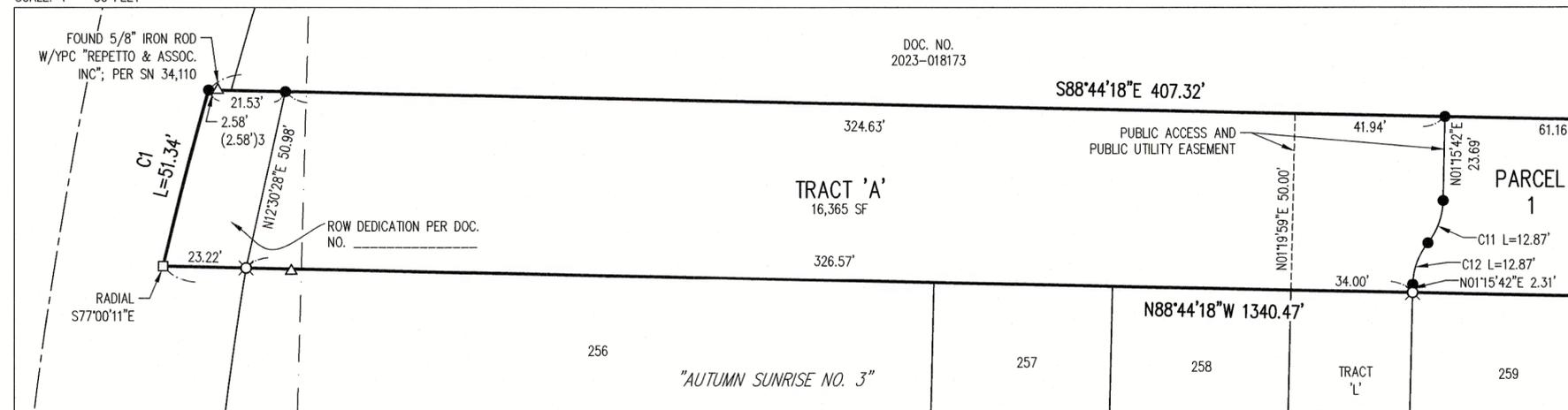
**DETAIL B**

SCALE: 1" = 30 FEET



**TRACT 'A'**

SCALE: 1" = 30 FEET



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1084.50'	2°42'44"	51.34'	S14°21'11"W 51.33'
C11	20.00'	36°52'11"	12.87'	N19°41'48"E 12.65'
C12	20.00'	36°52'11"	12.87'	N19°41'48"E 12.65'

**LEGEND**

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
- ⊠ FOUND 5/8" IRON ROD W/YPC, ILLEGIBLE; PER SN 18,645; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER SN 34,139; HELD
- ⊞ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER PLAT OF "AUTUMN SUNRISE"; HELD
- ⊗ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER PLAT OF "AUTUMN SUNRISE NO. 3"; HELD
- △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
- W/YPC WITH A YELLOW PLASTIC CAP
- SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- ROW RIGHT-OF-WAY

**REVIEW COPY**

8/1/2024  
REGISTERED PROFESSIONAL LAND SURVEYOR  
*msk*  
OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/25

JOB NAME: HORIZON CC  
JOB NUMBER: 9349  
DRAWN BY: MSD  
CHECKED BY: MSK  
DRAWING NO.: 9349PPLAT

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM



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

**PREPARED FOR**

HORIZON COMMUNITY CHURCH  
23620 SW BOONES FERRY RD.  
TUALATIN, OR, 97062

# PARTITION PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH,  
RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

DATE: \_\_\_\_\_

PARTITION PLAT NO. \_\_\_\_\_

RECORDED AS DOC. NO. \_\_\_\_\_

SHEET 5 OF 5

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT STAN RUSSELL, PRESIDENT OF HORIZON COMMUNITY CHURCH, AN OREGON NONPROFIT CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED MAP AND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO TWO PARCELS ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92, BOTH PARCELS BEING OF THE DIMENSIONS SHOWN, AND DOES HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS ALL RIGHTS OF WAY AND DOES HEREBY GRANT THE EASEMENT AS SHOWN.

STAN RUSSELL, PRESIDENT  
HORIZON COMMUNITY CHURCH, AN OREGON NONPROFIT CORPORATION

**ACKNOWLEDGMENT**

STATE OF OREGON )  
 ) SS  
COUNTY OF WASHINGTON )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY STAN RUSSELL AS PRESIDENT OF HORIZON COMMUNITY CHURCH, AN OREGON NONPROFIT CORPORATION.

NOTARY SIGNATURE \_\_\_\_\_

NOTARY PUBLIC - OREGON (PRINTED NAME) \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**CONSENT AFFIDAVIT**

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY HAYMAN HOLDINGS, LLC AN OREGON LIMITED LIABILITY COMPANY, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED IN DOCUMENT NUMBER \_\_\_\_\_, WASHINGTON COUNTY RECORDS.

**CONSENT AFFIDAVIT**

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY CHURCH EXTENSION PLAN, LLC AN OREGON NONPROFIT COMPANY, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED IN DOCUMENT NUMBER \_\_\_\_\_, WASHINGTON COUNTY RECORDS.

**NARRATIVE**

THE PURPOSE OF THIS PARTITION PLAT IS TO PARTITION THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2015-081254, WASHINGTON COUNTY RECORDS, INTO 2 PARCELS AND 1 TRACT AS SHOWN PER CITY OF TUALATIN CASE FILE NUMBER PAR22-0002.

THE WESTERLY NORTH LINE OF THE SUBJECT PROPERTY, ALSO BEING A PORTION OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, WAS ESTABLISHED BY HOLDING THE FOUND IRON PIPE PER SURVEY NUMBER 18,054 AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 35, THE FOUND IRON ROD PER SURVEY NUMBER 18,645, AND BY HOLDING THE PERPETUATED LOCATION OF THE EAST ONE-QUARTER CORNER OF SAID SECTION 35 PER SURVEY NUMBER 34,139.

THE WEST, SOUTH, AND EAST LINES OF DOCUMENT NUMBER 2023-033824 WERE ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER 18,645 AND BY HOLDING A RECORD DISTANCE OF 172.00 FEET PER SURVEY NUMBER 18,645 AND SAID DOCUMENT NUMBER 2023-033824 ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35.

THE EASTERLY NORTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SW NORWOOD ROAD, WAS ESTABLISHED BY HOLDING THE A LINE PARALLEL TO AND 10.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35.

THE EAST LINE OF THE SUBJECT PROPERTY, A PORTION OF WHICH IS ALSO THE WESTERLY BOUNDARIES OF THE PLATS OF "AUTUMN SUNRISE" AND "AUTUMN SUNRISE NO. 2", WAS ESTABLISHED BY HOLDING THE FOUND IRON ROD LOCATED AT THE NORTHWEST CORNER OF TRACT 'A' PER THE PLAT OF "AUTUMN SUNRISE", AND BY HOLDING THE FOUND IRON ROD PER SURVEY NUMBER 34,139 AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.

THE SOUTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND IRON RODS PER SURVEY NUMBER 34,139 AT THE SOUTHEAST AND SOUTHWEST CORNERS.

THE RE-ALIGNED CENTERLINE OF SW BOONES FERRY ROAD AS SHOWN ON SURVEY NUMBER 32,841, WAS ESTABLISHED BY HOLDING THE FOUND IRON PIPE AT THE CENTER ONE-QUARTER, BY HOLDING THE FOUND IRON RODS IN MONUMENT BOXES AT RECORD STATIONS 47+05.25 AND 44+11.90, AND BY HOLDING RECORD CURVE INFORMATION PER SURVEY NUMBER 32,841.

THE SOUTHERLY WESTERLY LINE OF THE SUBJECT PROPERTY, BEING A PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SW BOONES FERRY ROAD, WAS ESTABLISHED BY HOLDING THE FOUND IRON ROD PER SURVEY NUMBER 34,139 AT THE NORTHWEST CORNER OF "AUTUMN SUNRISE NO. 3", AND BY HOLDING RECORD CURVE RADI PER DOCUMENT NUMBER 2012-076373

THE SOUTH, EAST, AND NORTH LINES OF DOCUMENT NUMBER 2023-018173 WERE ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBERS 26,269 AND 34,110, AND BY PROJECTING THE SOUTH LINE WESTERLY TO THE EASTERLY RIGHT-OF-WAY LINE OF SW BOONES FERRY ROAD.

THE WESTERLY LINE OF THE SUBJECT PROPERTY, BEING A PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SW BOONES FERRY ROAD, WAS ESTABLISHED BY HOLDING A LINE PARALLEL TO AND 45.00 FEET EASTERLY FROM THE CENTERLINE OF SAID ROAD PER RIGHT-OF-WAY DEDICATION DOCUMENT NUMBER 2003-111268. THIS AGREES WITH THE FOUND IRON ROD PER SURVEY NUMBER 34,606 AT THE SOUTHWEST CORNER OF DOCUMENT NUMBER 2021-097551.

THE SOUTH LINE OF DOCUMENT NUMBER 2021-097551 WAS ESTABLISHED BY HOLDING THE FOUND IRON RODS PER SURVEY NUMBER 34,606.

THE NORTHERLY WEST LINE OF THE SUBJECT PROPERTY, BEING THE EAST LINES OF DOCUMENT NUMBERS 2021-097551, 2022-035715, AND 2023-028948, WAS ESTABLISHED BY HOLDING THE FOUND IRON ROD PER SURVEY NUMBER 34,606 AT THE SOUTHEAST CORNER OF DOCUMENT NUMBER 2021-097551, BY HOLDING THE FOUND IRON ROD PER SURVEY NUMBER 24,477, AND BY HOLDING A LINE PARALLEL TO THE CENTERLINE OF SW BOONES FERRY ROAD PER SURVEY NUMBER 34,606.

**BASIS OF BEARINGS/HORIZONTAL DATUM:**

BASIS OF BEARINGS: STATE PLANE GRID BEARING.

HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011) EPOCH: 2010.0000. STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.

**APPROVALS**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF TUALATIN

BY: \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
WASHINGTON COUNTY SURVEYOR

BY: \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY: \_\_\_\_\_

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DIRECTOR OF ASSESSMENT AND TAXATION  
(WASHINGTON COUNTY ASSESSOR)

BY: \_\_\_\_\_  
DEPUTY

ATTEST THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK

BY: \_\_\_\_\_  
DEPUTY

STATE OF OREGON )  
 ) SS  
COUNTY OF WASHINGTON )

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_ O'CLOCK \_\_M, AND RECORDED IN THE COUNTY CLERK RECORDS.

DEPUTY COUNTY CLERK \_\_\_\_\_

REVIEW COPY

2/1/2024  
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/25

JOB NAME:	HORIZON CC
JOB NUMBER:	9349
DRAWN BY:	MSD
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