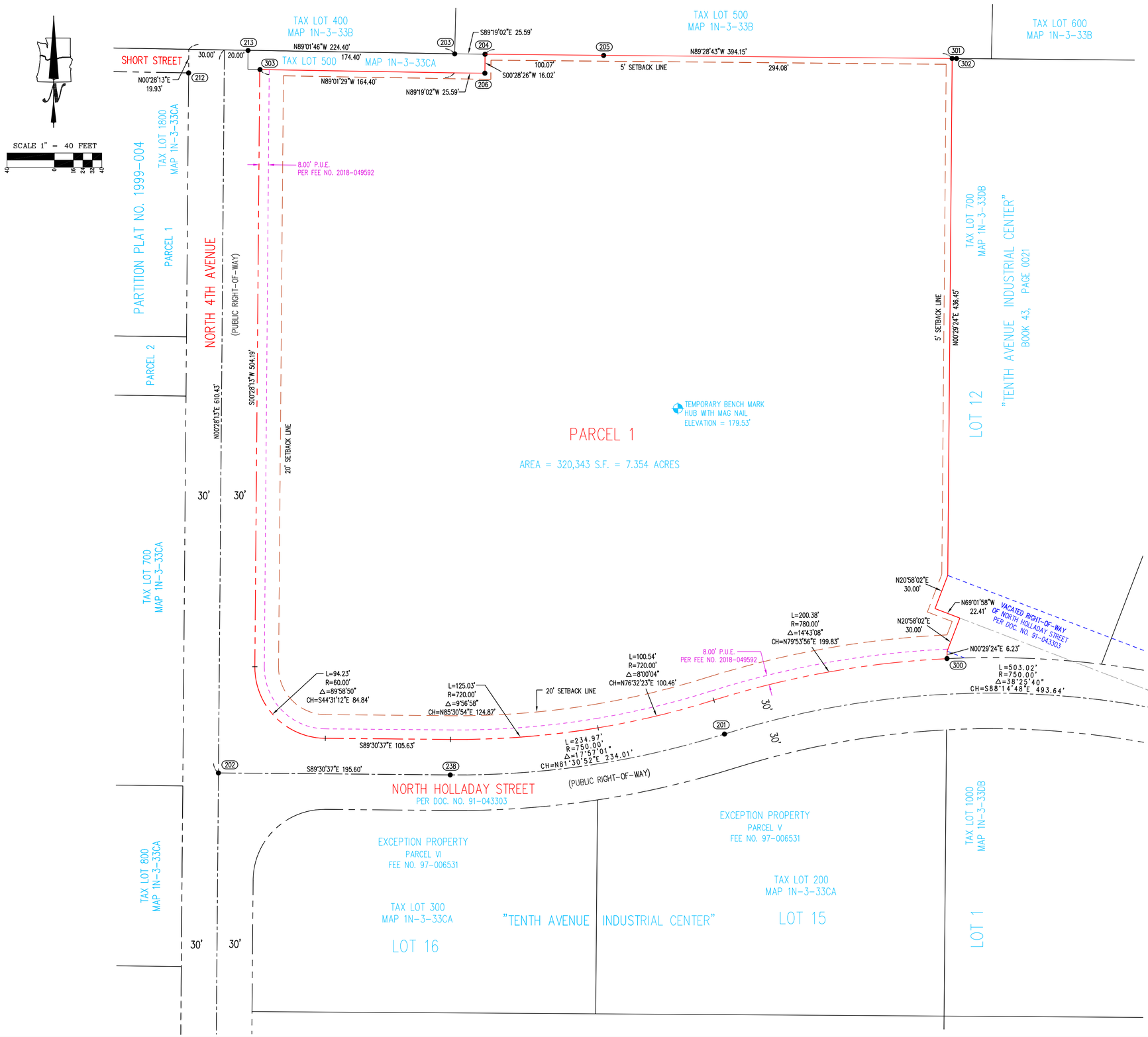
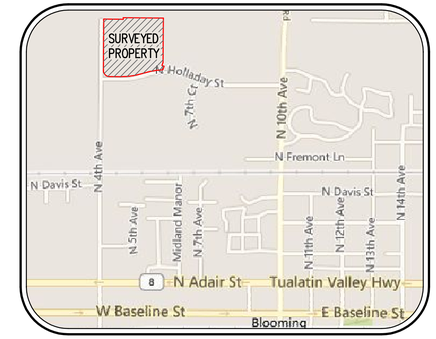




VICINITY MAP

NOT TO SCALE

NOTES

1) ANY EXISTING EASEMENTS WITHIN THE VACATED RIGHT-OF-WAY OF NORTH HOLIDAY STREET WILL BE EXTINGUISHED BY THE NEW PLAT.

FOUND MONUMENT DESCRIPTIONS

(200) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "THOMAS/WRIGHT, INC."; HELD
(201) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "THOMAS/WRIGHT, INC."; HELD
(202) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "THOMAS/WRIGHT, INC."; HELD
(203) 3" BRASS DISK, THE SE CORNER OF D.L.C. NO. 63; HELD
(204) 2" IRON PIPE; HELD
(205) 5/8" IRON ROD WITH NO CAP; HELD
(206) 5/8" IRON ROD WITH NO CAP; HELD
(212) 5/8" IRON ROD WITH NO CAP; HELD
(213) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 737 CASWELL"; HELD
(228) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "THOMAS/WRIGHT, INC."; HELD
(238) 5/8" IRON ROD WITH NO CAP; HELD
(300) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "AKS ENGR."; HELD
(301) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "AKS ENGR."; HELD
(302) 5/8" IRON ROD WITH NO CAP; BEARS N82°30'00"E 0.36' FROM (301)
(303) 5/8" IRON ROD WITH NO CAP; HELD

NORTHWEST SURVEYING, INC.
1815 NW 169th PLACE, SUITE 2090
BEAVERTON, OR 97006
PH:(503) 848-2127 FAX:(503) 848-2179
EMAIL: nwsurveying@nwsrvy.com

LOCATED IN THE SW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST, W.M., CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON

PRELIMINARY PLAT

CORNELIUS, OREGON
TAX LOTS 100 AND 400
TAX MAP 1N-3-33CA

DRAWING NO.:	2422 ALTA
SCALE:	AS NOTED
DRAWING GENERATED BY LD2004	
DRAWN BY:	CDW
CHECKED BY:	CHS

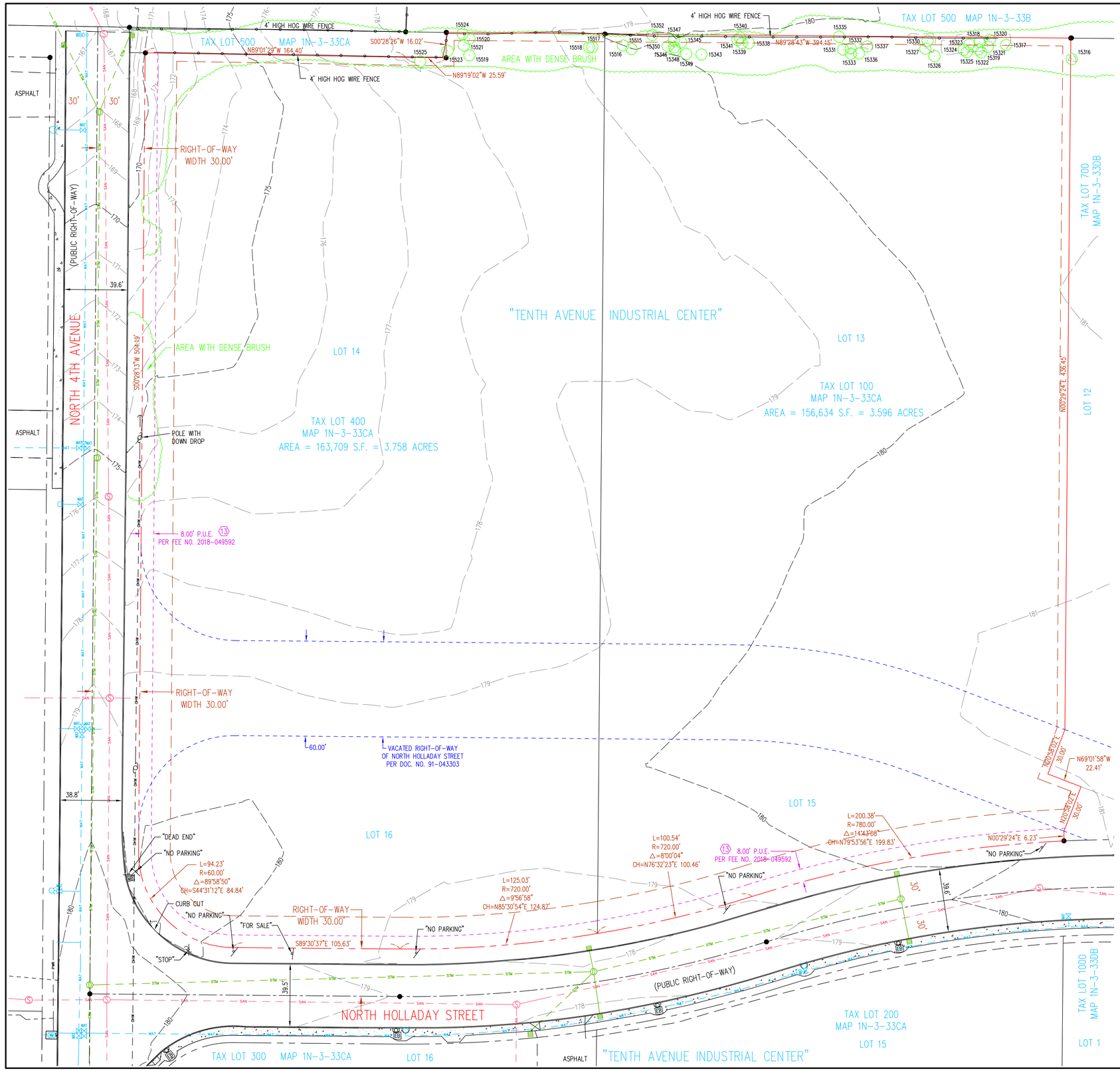
PREPARED FOR:
ALTABIRD INVESTMENTS
1411 N. CEDAR STREET
TACOMA, WA 98406

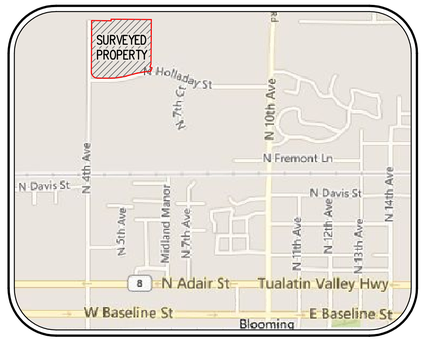
REVISIONS:
PRELIM RELEASE: AUG. 3, 2022

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS
RENEWS: 06/30/24

JOB NUMBER
2422

SHEET
1 OF 1





VICINITY MAP

NOT TO SCALE

NOTES

1. THE GROSS PROPERTY AREA IS 7.354 ACRES, MORE OR LESS.
2. THERE IS NO PHYSICAL ADDRESS FOR THE SURVEYED PROPERTY.
3. THE PROPERTY HAS FRONTAGE ALONG THE PUBLIC RIGHTS-OF-WAY OF NORTH 4TH AVENUE AND NORTH HOLLADAY STREET. THERE IS NO EXISTING VEHICULAR ACCESS TO THE SURVEYED PROPERTY.
4. ELEVATIONS AND CONTOURS ARE BASED ON WASHINGTON COUNTY GEODETIC CONTROL POINT 154. THE BENCHMARK IS A BRASS DISK LOCATED AT THE SOUTHEAST CORNER OF DLC 63. IT HAS AN ELEVATION OF 177.9 FEET ON THE NGVD 1929 DATUM.
5. THE RIGHT-OF-WAY WIDTHS ARE BASED ON PLATS, MULTIPLE SURVEYS AND THE COUNTY TAX ASSESSOR'S MAP.
6. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 41067C0314E WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2016. THE SURVEYED PROPERTY IS LOCATED WITHIN THE UNSHADED ZONE 'X' DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBERS 22056893 AND 22056903.

TREE INFORMATION

15316	SPLIT 2-11" DECIDUOUS
15317	30" DECIDUOUS CLUSTER
15318	6" DECIDUOUS
15319	6" DECIDUOUS
15320	7" DECIDUOUS
15321	6" DECIDUOUS
15322	9" DECIDUOUS
15323	21" DECIDUOUS
15324	6" DECIDUOUS
15325	6" DECIDUOUS
15326	7" DECIDUOUS
15327	SPLIT 4" & 7" DECIDUOUS
15330	8" DECIDUOUS
15332	12" DECIDUOUS
15333	SPLIT 4" & 7" DECIDUOUS
15335	SPLIT 5" & 8" DECIDUOUS
15336	8" DECIDUOUS
15337	SPLIT 2-3" & 8" DECIDUOUS
15338	SPLIT 3", 5" & 6" DECIDUOUS
15339	SPLIT 6" & 14" DECIDUOUS
15340	8" DECIDUOUS
15341	7" DECIDUOUS
15343	SPLIT 3" & 6" DECIDUOUS
15345	SPLIT 2-6" & 7" DECIDUOUS
15346	10" DECIDUOUS
15347	SPLIT 4" & 7" DECIDUOUS
15348	6" DECIDUOUS
15349	9" DECIDUOUS
15350	9" DECIDUOUS
15352	24" DECIDUOUS
15515	SPLIT 6" & 9" DECIDUOUS
15516	9" DECIDUOUS
15517	SPLIT 4", 6" & 7" DECIDUOUS
15518	SPLIT 3" & 2-6" DECIDUOUS
15519	SPLIT 5", 3-6" & 8" DECIDUOUS
15520	6" DECIDUOUS
15521	7" DECIDUOUS
15523	14" DECIDUOUS
15524	SPLIT 6" & 7" DECIDUOUS
15525	9" DECIDUOUS

LEGEND

- DECIDUOUS TREE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER BLOWOFF VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER CURB INLET
- STORM SEWER MANHOLE
- GUY WIRE ANCHOR
- UTILITY POLE
- POWER JUNCTION BOX
- STREET LIGHT
- SIGN
- MAILBOX
- FOUND SURVEY MONUMENT
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- CURB
- EDGE OF PAVEMENT
- EASEMENT
- FENCE LINE
- GRAVEL EDGE
- OVERHEAD WIRE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER LINE

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SCALE 1" = 30 FEET

NORTHWEST SURVEYING, INC.
1815 NW 169th PLACE, SUITE 2090
BEAVERTON, OR. 97006
PH:(503) 848-2127 FAX:(503) 848-2179
EMAIL: nwsurveying@nwsrvy.com

LOCATED IN THE SW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST, W.M., CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON

EXISTING CONDITIONS

CORNELIUS, OREGON
TAX LOTS 100 AND 400
TAX MAP 1N-3-33CA

DRAWING NO.:	2422 ALTA
SCALE:	AS NOTED
DRAWING GENERATED BY LD2004	
DRAWN BY:	CDW
CHECKED BY:	CHS

PREPARED FOR:
ALTABIRD INVESTMENTS
1411 N. CEDAR STREET
TACOMA, WA 98406

REVISIONS:
PRELIM RELEASE: AUG. 3, 2022

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 15, 2002 CLINTON H. STUBBS JR. 55469LS
RENEWS: 06/30/24

JOB NUMBER
2422

SHEET
1 OF 1