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CLACKAMAS COUNTY APPROVALS

# TARALON EAST

Plat  
RECORDED AS DOCUMENT NO. 4387  
BK 144 Pg 009

A REPLAT OF LOTS 33-35 AND LOTS 38-40 OF "TARALON"  
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,  
CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, STATE OF OREGON  
SURVEYED: MAY 15, 2014

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP  
INSCRIBED "PACIFIC COMMUNITY DESIGN"  
SET ON: MAY 15, 2014
- △ SET 1" DIAMETER BRASS DISK IN CONCRETE  
INSCRIBED "PACIFIC 57751LS"  
SET ON: MAY 15, 2014
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP  
INSCRIBED "WRG DESIGN INC."  
HELD PER PLAT OF "TARALON"
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP  
INSCRIBED "WRG DESIGN INC."  
HELD PER PLAT OF "TARALON COMMONS"
- 1 FOUND 5/8" IRON ROD W/ ALUMINUM CAP IN MONUMENT BOX  
INSCRIBED "WRG DESIGN INC."  
HELD PER PLAT OF "TARALON"
- 2 FOUND 5/8" IRON ROD W/ ALUMINUM CAP IN MONUMENT BOX  
INSCRIBED "WRG DESIGN INC."  
HELD PER PLAT OF "TARALON COMMONS"
- ▲ FOUND BRASS DISK IN CONCRETE  
INSCRIBED "WRG DESIGN INC."  
HELD PER PLAT OF "TARALON"
- E1 SIDEWALK & PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF  
THE PUBLIC
- ➔ RADIAL BEARING DIRECTION, SEE BEARING AT PC ON MAP

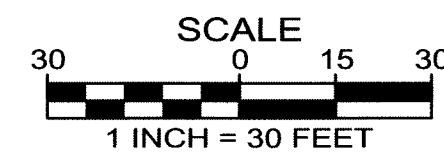
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 33-35 AND LOTS 38-40 OF "TARALON", PER CITY OF HAPPY VALLEY CASE FILE NO. PUDA-02-14.

THE BOUNDARY DETERMINATION IS PER PLAT OF "TARALON", HOLDING FOUND MONUMENTS AS SHOWN.

THE BASIS OF BEARINGS IS THE CENTERLINE OF SE KESTREL DRIVE PER PLAT OF "TARALON", BEING NORTH 44°59'25" WEST, HOLDING FOUND MONUMENTS AS NOTED.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	56.00'	78.78'	80°36'13"	72.44'	N07°48'39"W
C2	433.00'	160.27'	21°12'24"	159.35'	S56°22'05"E
C3	9.00'	13.44'	85°35'18"	12.23'	S24°10'39"E
C4	225.00'	85.54'	21°46'55"	85.02'	S07°43'32"W
C5	175.00'	100.67'	32°57'40"	99.29'	S13°18'55"W
C6	56.00'	22.14'	22°39'23"	22.00'	N21°09'46"E
C7	56.00'	29.66'	30°20'33"	29.31'	N05°20'12"W
C8	56.00'	26.98'	27°36'17"	26.72'	N34°18'37"W
C9	433.00'	71.00'	9°23'44"	70.92'	S50°27'45"E
C10	433.00'	89.26'	11°48'40"	89.10'	S61°03'57"E
C11	225.00'	44.55'	11°20'40"	44.48'	S12°56'40"W
C12	225.00'	40.99'	10°26'15"	40.93'	S02°03'12"W
C13	175.00'	50.36'	16°29'16"	50.19'	S05°04'43"W
C14	175.00'	50.31'	16°28'24"	50.13'	S21°33'33"W
C15	50.00'	37.75'	43°15'46"	36.86'	N23°22'42"E
C16	200.00'	76.03'	21°46'55"	75.58'	S07°43'33"W
C17	200.00'	195.34'	55°57'44"	187.67'	S24°48'57"W
C18	200.00'	42.07'	12°03'12"	42.00'	S46°46'13"W
C19	400.00'	355.07'	50°51'38"	343.53'	S45°57'11"E
C20	175.00'	17.18'	5°37'28"	17.17'	S16°08'15"W



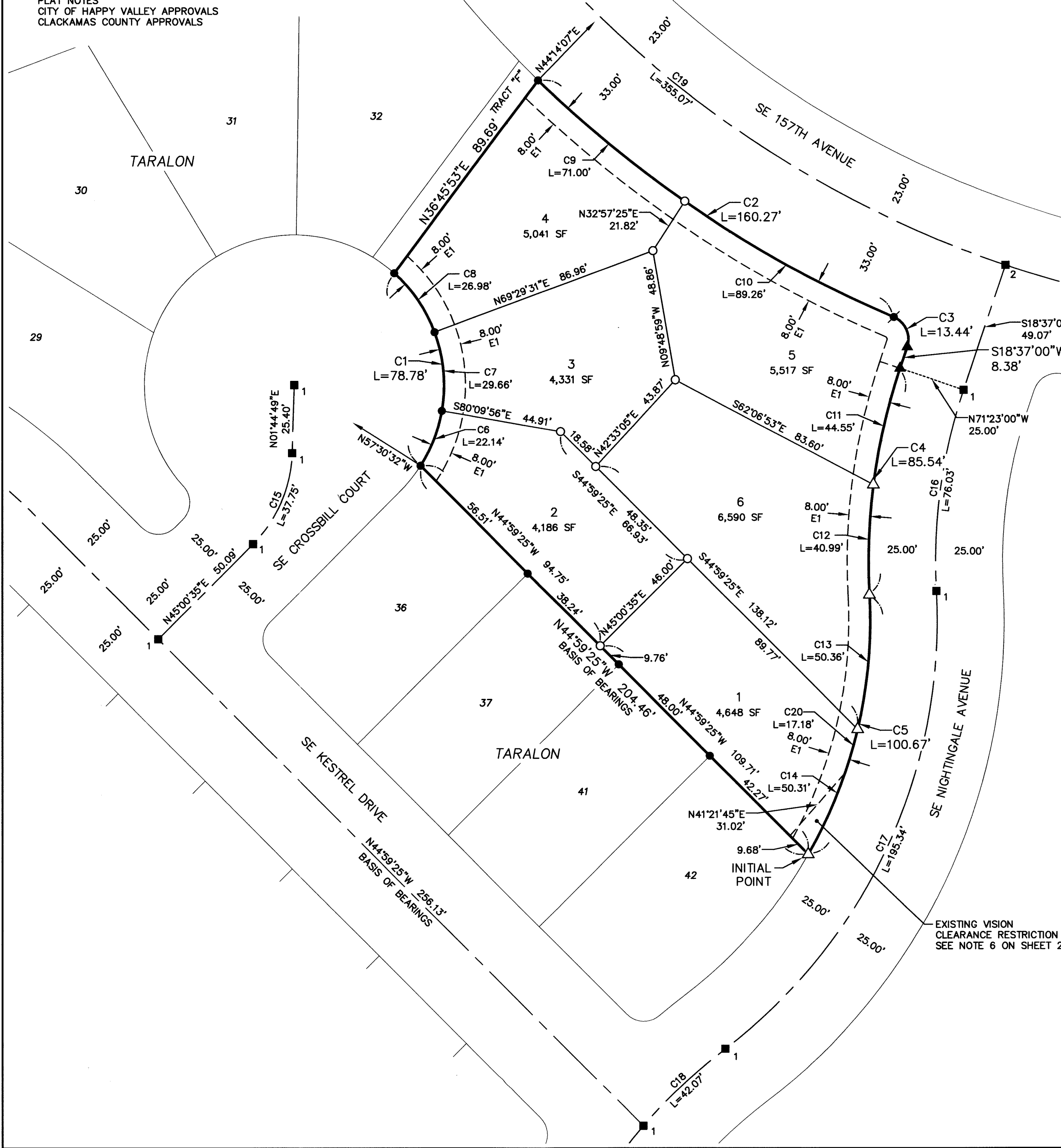
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Travis C. Jansen*  
OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.  
12564 SW MAIN STREET  
TIGARD, OR 97223  
(503) 941-9484

JOB NO. 101-034  
SHEET 1 OF 2



# TARALON EAST

RECORDED AS <sup>Plat</sup> DOCUMENT NO. 4387  
BK 144 PG 009

A REPLAT OF LOTS 33-35 AND LOTS 38-40 OF "TARALON"  
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,  
CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, STATE OF OREGON  
SURVEYED: MAY 15, 2014

### SURVEYOR'S CERTIFICATE

I, TRAVIS C. JANSEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS ANNEXED MAP OF "TARALON EAST", BEING A REPLAT OF LOTS 34-35 AND LOTS 38-40 OF "TARALON", LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, STATE OF OREGON.

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "WRG DESIGN, INC." AT THE MOST EASTERLY PROPERTY CORNER OF LOT 42, PLAT OF "TARALON";

THENCE ALONG THE NORTHEASTERLY PROPERTY LINES OF LOT 42, LOT 41, LOT 37, AND LOT 36, SAID PLAT, NORTH 44°59'25" WEST, A DISTANCE OF 204.46 FEET TO THE MOST NORTHERLY PROPERTY CORNER OF SAID LOT 36;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SE CROSSBILL COURT, ALONG A 56.00 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE WESTERLY, WITH A RADIUS POINT BEARING NORTH 57°30'32" WEST, ARC LENGTH OF 78.78 FEET, CENTRAL ANGLE OF 80°36'13", CHORD DISTANCE OF 72.44 FEET, AND CHORD BEARING OF NORTH 07°48'39" WEST TO THE MOST SOUTHERLY PROPERTY CORNER OF TRACT "F" OF SAID PLAT;

THENCE ALONG THE EASTERLY PROPERTY LINE OF SAID TRACT, NORTH 36°45'53" EAST, A DISTANCE OF 89.69 FEET TO THE NORTHEAST PROPERTY CORNER OF SAID TRACT;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SE 157TH AVENUE, ALONG A 433.00 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE NORTHEASTERLY, WITH A RADIUS POINT BEARING NORTH 44°14'07" EAST, ARC LENGTH OF 160.27 FEET, CENTRAL ANGLE OF 21°12'24", CHORD DISTANCE OF 159.35 FEET, AND CHORD BEARING OF SOUTH 56°22'05" EAST TO A POINT OF REVERSE CURVATURE;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG A 9.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, ARC LENGTH OF 13.44 FEET, CENTRAL ANGLE OF 85°35'18", CHORD DISTANCE OF 12.23 FEET, AND CHORD BEARING OF SOUTH 24°10'39" EAST TO A POINT OF TANGENCY ON THE WESTERLY RIGHT-OF-WAY LINE OF SE NIGHTINGALE AVENUE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 18°37'00" WEST, A DISTANCE OF 8.37 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A 225.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, ARC LENGTH OF 85.54 FEET, CENTRAL ANGLE OF 21°46'55", CHORD DISTANCE OF 85.02 FEET, AND CHORD BEARING OF SOUTH 07°43'32" WEST TO A POINT OF REVERSE CURVATURE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A 175.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, ARC LENGTH OF 100.67 FEET, CENTRAL ANGLE OF 32°57'40", CHORD DISTANCE OF 99.29 FEET, AND CHORD BEARING OF SOUTH 13°18'55" WEST TO THE POINT OF BEGINNING.

CONTAINING 30,313 SQUARE FEET, MORE OR LESS.

### CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY DRH ENERGY, INC., A COLORADO CORPORATION, HOLDER OF THOSE CERTAIN RIGHTS RECORDED IN INSTRUMENT NO. 2013-057161, HAS BEEN EXECUTED AND RECORDED IN INSTRUMENT NO. 2014-031822 OF THE CLACKAMAS COUNTY RECORDS.

### DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DR HORTON, INC.-PORTLAND, A DELAWARE CORPORATION, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT PLAT THEREOF, ALL LOTS BEING THE DIMENSIONS SHOWN, WITH RESTRICTIONS AND EASEMENTS GRANTED AS NOTED ALL ACCORDING WITH THE PROVISIONS OF ORS CHAPTER 92.

D.R. HORTON, INC.-PORTLAND, A DELAWARE CORPORATION

BY: [Signature]  
M. SCOTT CLARK

VICE PRESIDENT AND DIVISION PRESIDENT  
D.R. HORTON, INC.-PORTLAND

### ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF Multnomah ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE June 6, 2014,  
BY M. SCOTT CLARK, WHO IS THE VICE PRESIDENT AND DIVISION PRESIDENT OF D.R. HORTON,  
INC.-PORTLAND, A DELAWARE CORPORATION, ON BEHALF OF SAID CORPORATION.

[Signature]  
NOTARY SIGNATURE

COMMISSION NO. 928071

[Signature]  
NOTARY PUBLIC - OREGON

MY COMMISSION EXPIRES: 4/30/2018

### PLAT NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HAPPY VALLEY CASE FILE NO. PUDA-02-14.
2. THIS SUBDIVISION IS SUBJECT TO THE CLACKAMAS COUNTY SERVICE DISTRICT #1 (CCSD #1) RULES AND REGULATIONS, AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER EXISTING FEE NO. 2006-011411, CLACKAMAS COUNTY DEED RECORDS.
3. THIS PLAT IS SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS FOR "TARALON COMMONS" AS RECORDED IN DOCUMENT NO. 2006-011412, DATED FEBRUARY 7, 2006, AND MODIFIED BY ASSIGNMENT OF DECLARANT RIGHTS BY INSTRUMENT IN DOCUMENT NO. 2013-056477, DATED AUGUST 8, 2013, CLACKAMAS COUNTY DEED RECORDS.
4. THIS PLAT IS SUBJECT TO RESTRICTIONS AS SHOWN ON "TARALON COMMONS".
5. INTERIOR MONUMENTS FOR LOTS 33-35 AND LOTS 38-40, PLAT OF "TARALON", WERE REMOVED ON MAY 15, 2014 IN ACCORDANCE WITH ORS 209.150(2).
6. LOT 1 IS SUBJECT TO AN EXISTING VISION CLEARANCE RESTRICTION, AS SHOWN HEREON. THE VISION CLEARANCE RESTRICTION IS AS DEFINED IN THE CITY OF HAPPY VALLEY LAND DEVELOPMENT ORDINANCE SECTION 3.106(D) #4 & #6 AND A CITY OF HAPPY VALLEY NOTICE OF DECISION DATED OCTOBER 13, 2004, ITEM #39, AND SHALL BE MAINTAINED BY THE TARALON RESIDENTIAL HOMEOWNERS' ASSOCIATION.
7. THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF MINERAL DEED AGREEMENT PER DOCUMENT NO. 2013-057161, RECORDED ON AUGUST 12, 2013, CLACKAMAS COUNTY RECORDS.

### CITY OF HAPPY VALLEY APPROVALS

APPROVED THIS 13th DAY OF JUNE, 2014

BY: [Signature]  
ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR

~ \*\*\* ~

### CLACKAMAS COUNTY APPROVALS

APPROVED THIS 30th DAY OF JUNE, 2014

[Signature]  
CLACKAMAS COUNTY SURVEYOR; AND  
CLACKAMAS COUNTY BOARD OF COMMISSIONERS  
DELEGATE PER CLACKAMAS COUNTY CODE CHAPTER 11.02

~ \*\*\* ~

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095  
HAVE BEEN PAID THROUGH JUNE 30, 2014.

APPROVED THIS 30 DAY OF June, 2014.

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: [Signature]  
DEPUTY

~ \*\*\* ~

STATE OF OREGON )  
COUNTY OF CLACKAMAS ) SS

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED  
FOR RECORD ON THIS 30th DAY OF June, 2014

AT 3:36 O'CLOCK P.M.

AS PLAT NO. 4387

DOCUMENT NO. 2014-031823

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: [Signature]  
DEPUTY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWALS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.  
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JOB NO. 101-034  
SHEET 2 OF 2