

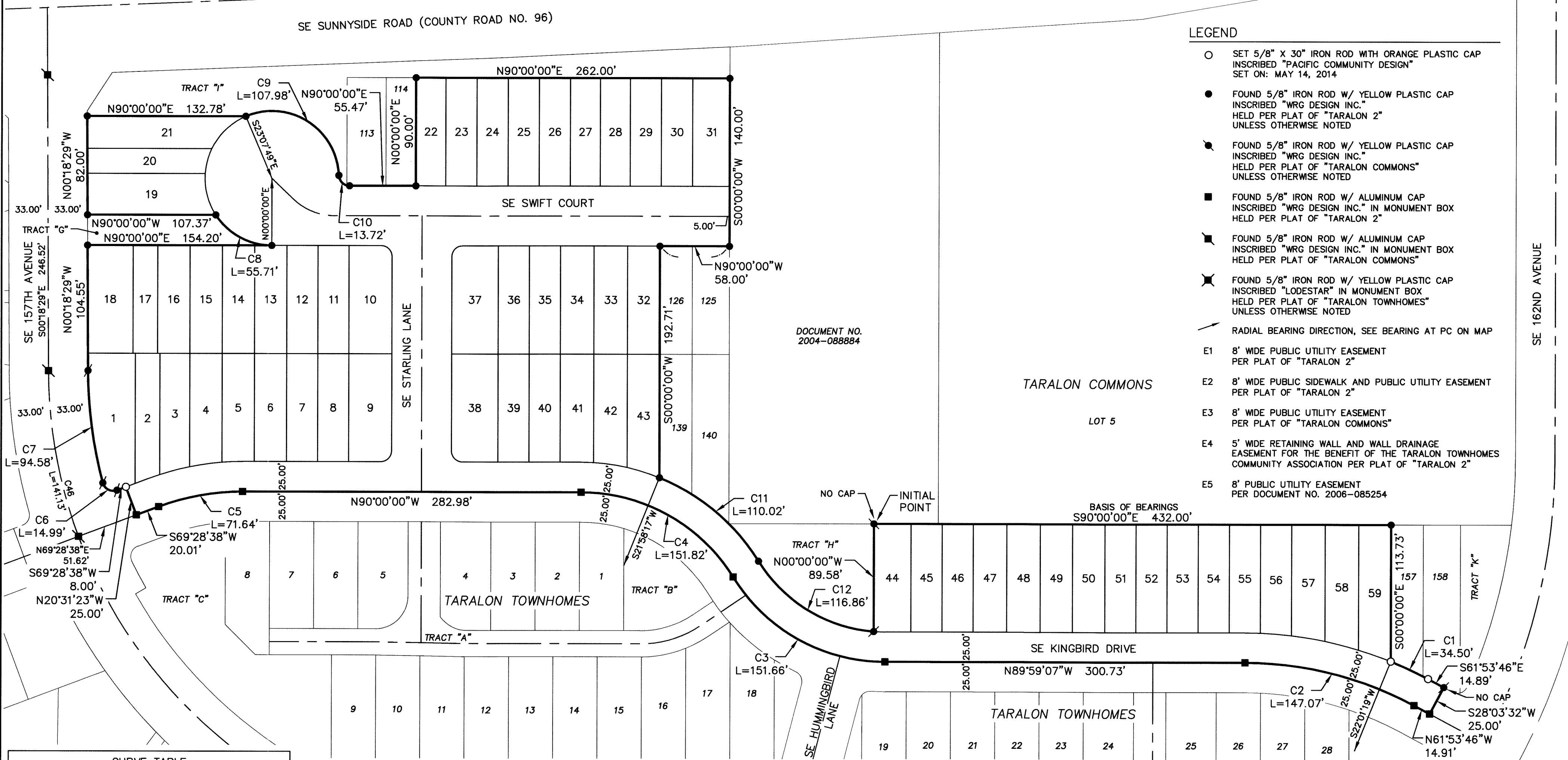
TARALON NORTH

RECORDED AS DOCUMENT NO. BK144 PG008 NO4386

A REPLAT OF LOTS 92-112, LOTS 115-124, LOTS 127-138, AND LOTS 141-156 OF "TARALON 2"
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
 CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: MAY 14, 2014

SE SUNNYSIDE ROAD (COUNTY ROAD NO. 96)



LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: MAY 14, 2014
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP INSCRIBED "WRG DESIGN INC." HELD PER PLAT OF "TARALON 2" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP INSCRIBED "WRG DESIGN INC." HELD PER PLAT OF "TARALON COMMONS" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD W/ ALUMINUM CAP INSCRIBED "WRG DESIGN INC." IN MONUMENT BOX HELD PER PLAT OF "TARALON 2"
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- ✱ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP INSCRIBED "LODESTAR" IN MONUMENT BOX HELD PER PLAT OF "TARALON TOWNHOMES" UNLESS OTHERWISE NOTED
- RADIAL BEARING DIRECTION, SEE BEARING AT PC ON MAP
- E1 8' WIDE PUBLIC UTILITY EASEMENT PER PLAT OF "TARALON 2"
- E2 8' WIDE PUBLIC SIDEWALK AND PUBLIC UTILITY EASEMENT PER PLAT OF "TARALON 2"
- E3 8' WIDE PUBLIC UTILITY EASEMENT PER PLAT OF "TARALON COMMONS"
- E4 5' WIDE RETAINING WALL AND WALL DRAINAGE EASEMENT FOR THE BENEFIT OF THE TARALON TOWNHOMES COMMUNITY ASSOCIATION PER PLAT OF "TARALON 2"
- E5 8' PUBLIC UTILITY EASEMENT PER DOCUMENT NO. 2006-085254

DOCUMENT NO.
2004-088884

TARALON COMMONS

LOT 5

BASIS OF BEARINGS
S90°00'00"E 432.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	325.00'	34.50'	6°04'55"	34.48'	S64°56'14"E
C2	300.00'	147.07'	28°05'22"	145.61'	N75°56'26"W
C3	149.88'	151.66'	57°58'33"	145.27'	N60°59'49"W
C4	150.00'	151.82'	57°59'28"	145.42'	N61°00'16"W
C5	200.00'	71.64'	20°31'22"	71.26'	N79°44'19"E
C6	9.00'	14.99'	95°26'59"	13.32'	N62°47'52"W
C7	367.00'	94.58'	14°45'54"	94.31'	N07°41'26"W
C8	56.00'	55.71'	56°59'57"	53.44'	N61°30'01"W
C9	56.00'	107.98'	110°28'50"	92.01'	S57°53'08"E
C10	9.00'	13.72'	87°21'17"	12.43'	S46°19'22"E
C11	175.00'	110.02'	36°01'11"	108.21'	S50°01'08"E
C12	124.88'	116.86'	53°37'03"	112.64'	S58°49'02"E
C46	400.00'	141.13'	20°12'53"	140.39'	S10°24'56"E

NARRATIVE

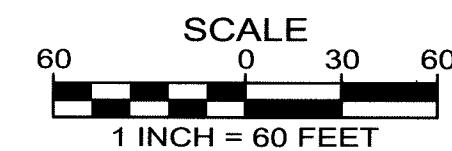
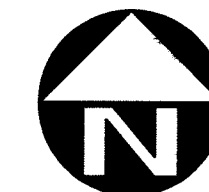
THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 92-112, LOTS 115-124, LOTS 127-138, AND LOTS 141-156 OF "TARALON 2", PER CITY OF HAPPY VALLEY CASE FILE NO. PUDA-02-04.

THE BOUNDARY DETERMINATION IS PER PLAT OF "TARALON 2", HOLDING FOUND MONUMENTS AS SHOWN, AND HOLDING RECORD BEARINGS AND DISTANCES OF SAID PLAT TO RESET MISSING MONUMENTS.

THE BASIS OF BEARINGS IS THE NORTHERLY LINE OF PLAT OF "TARALON 2", BEING NORTH 90°00'00" EAST, HOLDING FOUND MONUMENTS AT THE NORTHEAST CORNER OF TRACT "H" AND NORTHWEST CORNER OF LOT 157.

SHEET INDEX

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2. LOTS 1-43
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3. LOTS 44-59
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ACKNOWLEDGEMENT
PLAT NOTES
CITY OF HAPPY VALLEY APPROVALS
CLACKAMAS COUNTY APPROVALS
DECLARATION
CONSENT AFFIDAVIT



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

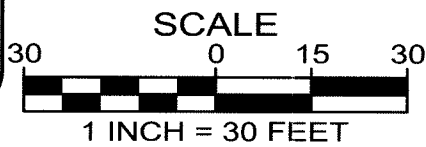
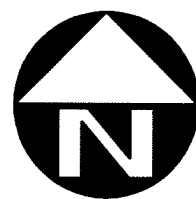
JOB NO. 101-034
SHEET 1 OF 4

REGISTERED
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LAND SURVEYOR

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OREGON
JULY 9, 2002
TRAVIS C. JANSEN
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RENEWS: 6/30/2015

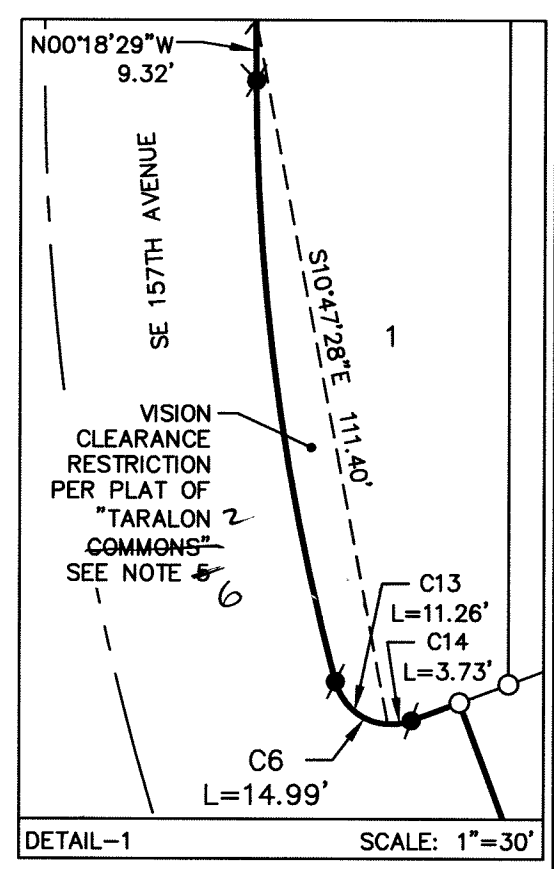
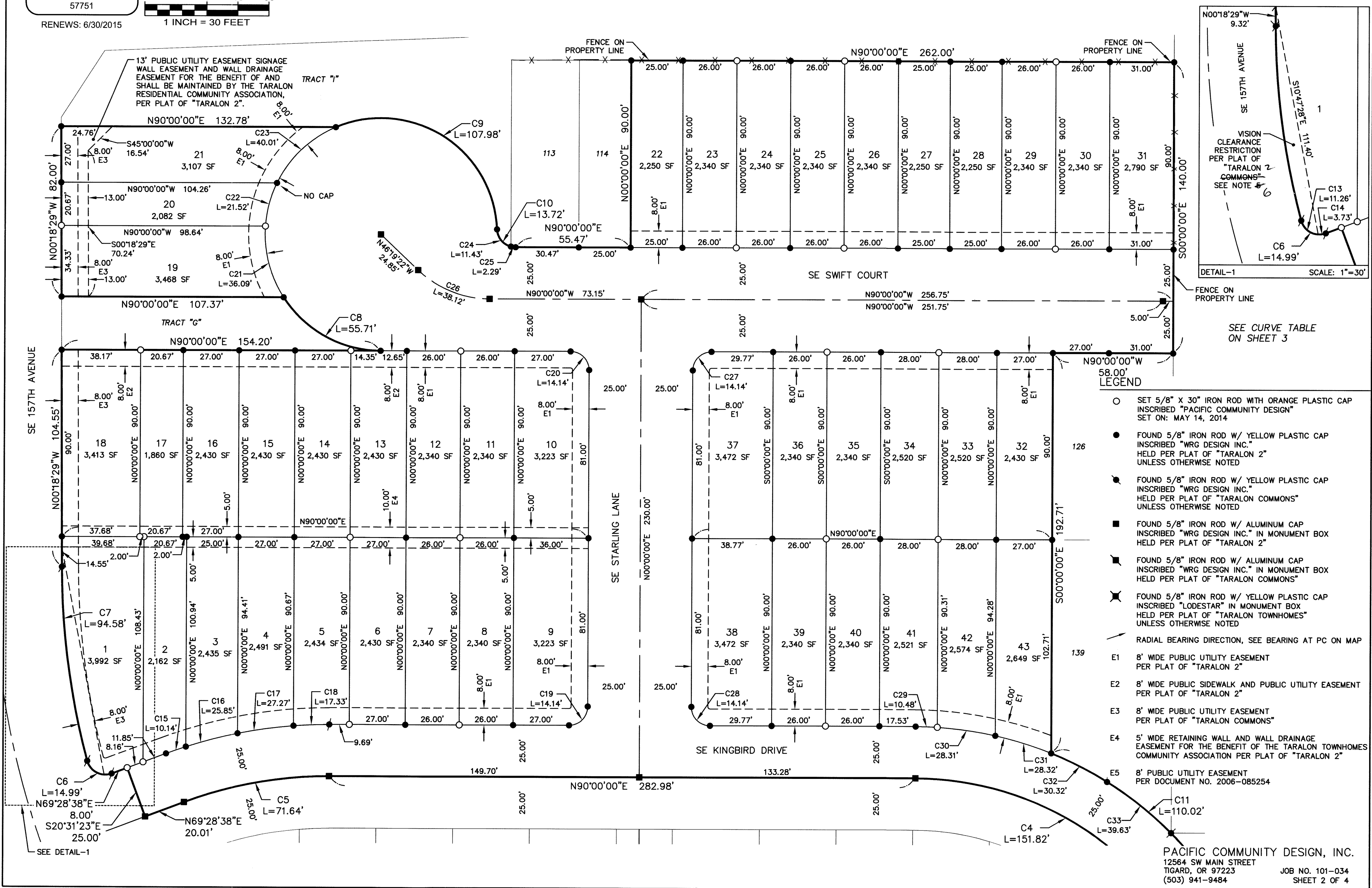


TARALON NORTH

A REPLAT OF LOTS 92-112, LOTS 115-124, LOTS 127-138, AND LOTS 141-156 OF "TARALON 2"
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: MAY 14, 2014

RECORDED AS DOCUMENT NO. BK144 #PF-008 NO4386



- SEE CURVE TABLE
ON SHEET 3
- LEGEND
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PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
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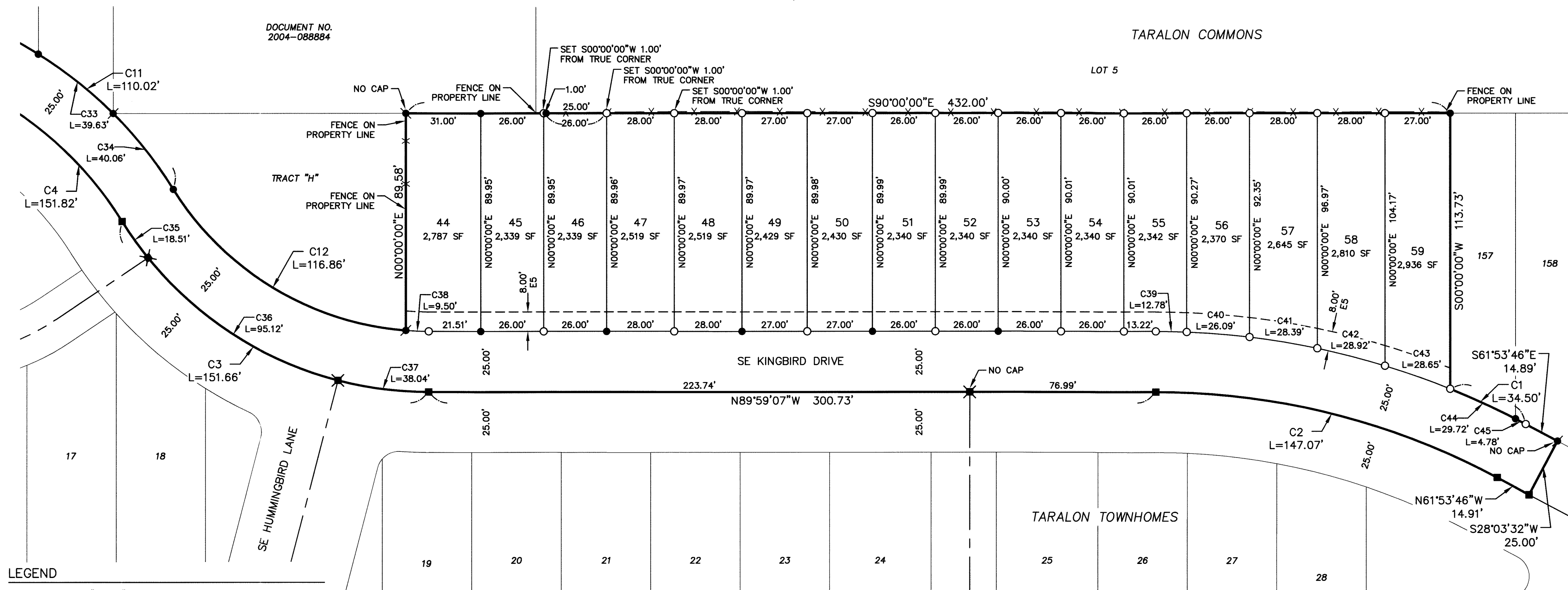
JOB NO. 101-034
SHEET 2 OF 4

TARALON NORTH

RECORDED AS DOCUMENT NO. BK144 PG008 NO. 4386

A REPLAT OF LOTS 92-112, LOTS 115-124, LOTS 127-138, AND LOTS 141-156 OF "TARALON 2"
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
 CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: MAY 14, 2014



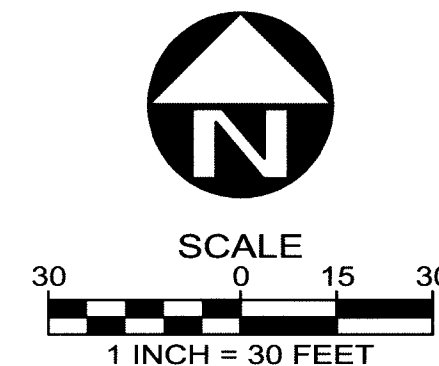
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	325.00'	34.50'	6°04'55"	34.48'	S64°56'14"E
C2	300.00'	147.07'	28°05'22"	145.61'	N75°56'26"W
C3	149.88'	151.66'	57°58'33"	145.27'	N60°59'49"W
C4	150.00'	151.82'	57°59'28"	145.42'	N61°00'16"W
C5	200.00'	71.64'	20°31'22"	71.26'	N79°44'19"E
C6	9.00'	14.99'	95°26'59"	13.32'	N62°47'52"W
C7	367.00'	94.58'	14°45'54"	94.31'	N07°41'26"W
C8	56.00'	55.71'	56°59'57"	53.44'	N61°30'01"W
C9	56.00'	107.98'	110°28'50"	92.01'	S57°53'08"E
C10	9.00'	13.72'	87°21'17"	12.43'	S46°19'22"E
C11	175.00'	110.02'	36°01'11"	108.21'	S50°01'08"E
C12	124.88'	116.86'	53°37'03"	112.64'	S58°49'02"E
C13	9.00'	11.26'	71°42'51"	10.54'	S50°55'49"E
C14	9.00'	3.73'	23°44'08"	3.70'	N81°20'42"E
C15	225.00'	10.14'	2°34'52"	10.14'	S70°46'04"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C16	225.00'	25.85'	6°35'01"	25.84'	S75°21'01"W
C17	225.00'	27.27'	6°56'43"	27.26'	S82°06'53"W
C18	225.00'	17.33'	4°24'45"	17.32'	S87°47'38"W
C19	9.00'	14.14'	90°00'00"	12.73'	S45°00'00"W
C20	9.00'	14.14'	90°00'00"	12.73'	S45°00'00"E
C21	56.00'	36.09'	36°55'29"	35.47'	S14°32'18"E
C22	56.00'	21.52'	22°01'09"	21.39'	S14°56'01"W
C23	56.00'	40.01'	40°55'52"	39.16'	S46°24'31"W
C24	9.00'	11.42'	72°41'48"	10.67'	S38°59'37"E
C25	9.00'	2.30'	14°39'29"	2.30'	S82°40'15"E
C26	50.00'	38.12'	43°40'38"	37.20'	S68°09'41"E
C27	9.00'	14.14'	90°00'00"	12.73'	N45°00'00"E
C28	9.00'	14.14'	90°00'00"	12.73'	N45°00'00"W
C29	175.00'	10.48'	3°25'54"	10.48'	N88°17'03"W
C30	175.00'	28.31'	9°16'09"	28.28'	N81°56'02"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C31	175.00'	28.32'	9°16'15"	28.28'	N72°39'51"W
C32	175.00'	30.32'	9°55'41"	30.29'	N63°03'53"W
C33	175.00'	39.63'	12°58'35"	39.55'	N51°36'45"W
C34	175.00'	40.06'	13°06'56"	39.97'	S38°34'00"E
C35	149.88'	18.51'	7°04'30"	18.50'	S35°32'34"E
C36	149.88'	95.12'	36°21'50"	93.54'	S57°15'44"E
C37	149.88'	38.04'	14°32'28"	37.94'	S82°42'53"E
C38	124.88'	9.50'	4°21'32"	9.50'	N87°48'21"W
C39	325.00'	12.78'	2°15'12"	12.78'	N88°51'31"W
C40	325.00'	26.09'	4°35'58"	26.08'	N85°25'56"W
C41	325.00'	28.39'	5°00'17"	28.38'	N80°37'48"W
C42	325.00'	28.92'	5°05'55"	28.91'	N75°34'43"W
C43	325.00'	28.65'	5°03'04"	28.64'	N70°30'13"W
C44	325.00'	29.72'	5°14'19"	29.71'	S65°21'32"E
C45	325.00'	4.78'	0°50'36"	4.78'	S62°19'04"E



REGISTERED PROFESSIONAL LAND SURVEYOR

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 3 OF 4

TARALON NORTH

RECORDED AS DOCUMENT NO. BK 144 PG 008 NO. 4386

A REPLAT OF LOTS 92-112, LOTS 115-124, LOTS 127-138, AND LOTS 141-156 OF "TARALON 2"
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: MAY 14, 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 NORTH", BEING A REPLAT OF LOTS 92-112, LOTS 115-124, LOTS 127-138, AND LOTS 141-156 OF "TARALON 2", LOCATED IN THE 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 NORTHEAST CORNER OF TRACT "H", PLAT OF "TARALON 2";

THENCE ALONG THE NORTHERLY PLAT BOUNDARY OF SAID PLAT OF "TARALON 2", SOUTH 90°00'00" EAST, A DISTANCE OF 432.00 FEET TO THE NORTHWEST CORNER OF LOT 157 OF SAID PLAT;

THENCE ALONG THE WESTERLY PROPERTY LINE OF SAID LOT 157, SOUTH 00°00'00" EAST, A DISTANCE OF 113.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 157;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE KINGBIRD DRIVE ALONG A 325.00 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIUS POINT BEARING SOUTH 22°01'19" WEST, ARC LENGTH OF 34.50 FEET, CENTRAL ANGLE OF 06°04'55", CHORD DISTANCE OF 34.48 FEET, AND CHORD BEARING OF SOUTH 64°56'14" EAST;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 61°53'46" EAST, A DISTANCE OF 14.89 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 28°03'32" WEST, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF SAID SE KINGBIRD DRIVE;

THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING 8 COURSES:

NORTH 61°53'46" WEST, A DISTANCE OF 14.91 FEET,

ALONG A 300.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, ARC LENGTH OF 147.07 FEET, CENTRAL ANGLE OF 28°05'22", CHORD DISTANCE OF 145.61 FEET, AND CHORD BEARING OF NORTH 75°56'26" WEST,

NORTH 89°59'07" WEST, A DISTANCE OF 300.73 FEET,

ALONG A 149.88 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 151.66 FEET, CENTRAL ANGLE OF 57°58'33", CHORD DISTANCE OF 145.27 FEET, AND CHORD BEARING OF NORTH 60°59'49" WEST,

ALONG A 150.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, ARC LENGTH OF 151.82 FEET, CENTRAL ANGLE OF 57°59'28", CHORD DISTANCE OF 145.42 FEET, AND CHORD BEARING OF NORTH 61°00'16" WEST,

NORTH 90°00'00" WEST, A DISTANCE OF 282.98 FEET,

ALONG A 200.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, ARC LENGTH OF 71.64 FEET, CENTRAL ANGLE OF 20°31'22", CHORD DISTANCE OF 71.26 FEET, AND CHORD BEARING OF SOUTH 79°44'19" WEST,

SOUTH 69°28'38" WEST, A DISTANCE OF 20.01 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 20°31'23" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SE KINGBIRD DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 69°28'38" WEST, A DISTANCE OF 8.00 FEET;

THENCE ALONG A 9.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 14.99 FEET, CENTRAL ANGLE OF 95°26'59", CHORD DISTANCE OF 13.32 FEET, AND CHORD BEARING OF NORTH 62°47'52" WEST TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SE 157TH AVENUE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG A 367.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, ARC LENGTH OF 94.58 FEET, CENTRAL ANGLE OF 14°45'54", CHORD DISTANCE OF 94.31 FEET, AND CHORD BEARING OF NORTH 07°41'26" WEST;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°18'29" WEST, A DISTANCE OF 104.55 FEET TO THE SOUTHWEST PROPERTY CORNER OF TRACT "G", PLAT OF "TARALON 2";

THENCE ALONG THE SOUTHERLY PROPERTY LINE OF SAID TRACT "G", NORTH 90°00'00" EAST, A DISTANCE OF 154.20 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID TRACT "G";

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SE SWIFT COURT ALONG A 56.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 55.71 FEET, CENTRAL ANGLE OF 56°59'57", CHORD DISTANCE OF 53.44 FEET, AND CHORD BEARING OF NORTH 61°30'01" WEST TO THE NORTHEAST PROPERTY CORNER OF SAID TRACT "G";

THENCE ALONG THE NORTHERLY PROPERTY LINE OF SAID TRACT "G", NORTH 90°00'00" WEST, A DISTANCE OF 107.37 FEET TO THE NORTHWEST CORNER OF SAID TRACT "G";

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SE 157TH AVENUE, NORTH 00°18'29" WEST, A DISTANCE OF 82.00 FEET TO THE SOUTHWEST CORNER OF TRACT "I", PLAT OF "TARALON 2";

THENCE ALONG THE SOUTHERLY PROPERTY LINE OF SAID TRACT "I", NORTH 90°00'00" EAST, A DISTANCE OF 132.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE SWIFT COURT;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A 56.00 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIUS POINT BEARING SOUTH 23°07'49" EAST, ARC LENGTH OF 107.98 FEET, CENTRAL ANGLE OF 110°28'50", CHORD DISTANCE OF 92.01 FEET, AND CHORD BEARING OF SOUTH 57°53'08" EAST;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A 9.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, ARC LENGTH OF 13.72 FEET, CENTRAL ANGLE OF 87°21'17", CHORD DISTANCE OF 12.43 FEET, AND CHORD BEARING OF SOUTH 46°19'22" EAST;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 90°00'00" EAST, A DISTANCE OF 55.47 FEET TO THE SOUTHEAST PROPERTY CORNER OF LOT 114, PLAT OF "TARALON 2";

THENCE ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 114, NORTH 00°00'00" EAST, A DISTANCE OF 90.00 FEET TO THE NORTHEAST PROPERTY CORNER OF SAID LOT 114;

THENCE ALONG THE SOUTHERLY PROPERTY LINE OF SAID TRACT "I", NORTH 90°00'00" EAST, A DISTANCE OF 262.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "I";

THENCE ALONG THE PLAT LINE OF "TARALON 2", SOUTH 00°00'00" WEST, A DISTANCE OF 140.00 FEET TO THE NORTHEAST PROPERTY CORNER OF LOT 125, PLAT OF "TARALON 2";

THENCE ALONG THE NORTHERLY PROPERTY LINE OF LOT 125 AND LOT 126, PLAT OF "TARALON 2", NORTH 90°00'00" WEST, A DISTANCE OF 58.00 FEET TO THE NORTHWEST PROPERTY CORNER SAID LOT 126;

THENCE ALONG THE WESTERLY PROPERTY LINE OF LOT 126 AND LOT 139, PLAT OF "TARALON 2", SOUTH 00°00'00" WEST, A DISTANCE OF 192.71 FEET TO THE SOUTHWEST PROPERTY CORNER OF SAID LOT 139;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE KINGBIRD DRIVE ALONG A 175.00 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE SOUTHWESTERLY, WITH A RADIUS POINT BEARING SOUTH 21°58'17" WEST, ARC LENGTH OF 110.02 FEET, CENTRAL ANGLE OF 36°01'11", CHORD DISTANCE OF 108.21 FEET, AND CHORD BEARING OF SOUTH 50°01'08" EAST;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A 124.88 FOOT RADIUS REVERSE CURVE TO THE LEFT, ARC LENGTH OF 116.86 FEET, CENTRAL ANGLE OF 53°37'03", CHORD DISTANCE OF 112.64 FEET, AND CHORD BEARING OF SOUTH 58°49'02" EAST TO THE SOUTHEAST PROPERTY CORNER OF SAID TRACT "H";

THENCE ALONG THE EASTERLY PROPERTY LINE OF SAID TRACT "H", NORTH 00°00'00" WEST, A DISTANCE OF 89.58 FEET TO THE INITIAL POINT.

CONTAINING 4.937 ACRES, MORE OR LESS.

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.

Kristina Lynn Hosea
NOTARY SIGNATURE

COMMISSION NO. 928071

Kristina Lynn Hosea
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-02-04.
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 WITH MODIFICATION AND AGREEMENTS IN DOCUMENT NO. 2008-007974, CLACKAMAS COUNTY DEED RECORDS.
3. THIS PLAT IS SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2006-015935, AND BY LAWS IN DOCUMENT NOS. 2006-015936, DATED FEBRUARY 22, 2006, AND MODIFICATIONS FROM DOCUMENT NOS. 2007-067828 AND 2007-080136, CLACKAMAS COUNTY DEED RECORDS.
4. 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 NOS. 2008-008891, 2012-017065, AND 2013-056477, CLACKAMAS COUNTY DEED RECORDS.
5. CLACKAMAS COUNTY SERVICE DISTRICT #1 (CCSD #1), ITS SUCCESSORS OR ASSIGNS IS HEREBY GRANTED THE RIGHT TO LAY DOWN, CONSTRUCT, RECONSTRUCT, REPLACE, OPERATE, INSPECT AND PERPETUALLY MAINTAIN SEWERS, WASTEWATER, STORM DRAINAGE OR SURFACE WATER PIPELINES, AND ALL RELATED FACILITIES. NO PERMANENT STRUCTURE SHALL BE ERRECTED UPON SAID EASEMENT WITHOUT THE WRITTEN CONSENT OF THE CCSD #1. GRANTORS AGREE TO UNDERTAKE NO ACTIVITY THAT WOULD HARM OR IMPAIR THE PROPER FUNCTIONING OF THE SANITARY AND STORM SEWER SYSTEM.
6. LOT 1 IS SUBJECT TO AN EXISTING VISION CLEARANCE RESTRICTION, AS SHOWN HEREON. PER TARALON COMMONS, PLAT NO. 4012, THE VISION CLEARANCE RESTRICTION IS AS DEFINED IN CITY OF HAPPY VALLEY MUNICIPAL CODE SECTION 16.52.030 (15) AND A CITY OF HAPPY VALLEY NOTICE OF DECISION DATED OCTOBER 13, 2004 ITEM #39, AND SHALL BE MAINTAINED BY THE TARALON RESIDENTIAL COMMUNITY ASSOCIATION.
7. INTERIOR MONUMENTS FOR LOTS 92-112, LOTS 115-124, LOTS 127-138, AND LOTS 141-156, PLAT OF "TARALON 2", WERE REMOVED ON MAY 14, 2014 IN ACCORDANCE WITH ORS 209.150(2).
8. 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: M. David D. Walker
ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR

~ *** ~

CLACKAMAS COUNTY APPROVALS

APPROVED THIS 19TH DAY OF JUNE, 2014

Carl R. Pente
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 19 DAY OF June, 2014.

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: Jay Neigel
DEPUTY

~ *** ~

STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED
FOR RECORD ON THIS 19TH DAY OF JUNE, 2014

AT 2:32 O'CLOCK P. M.

AS PLAT NO. BK 144 PG 008 NO 4386

DOCUMENT NO. 2014-029729

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: Sherry Hall
DEPUTY

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 PARCELS 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: M. Scott Clark
M. SCOTT CLARK

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

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. 2014-029728 OF THE CLACKAMAS COUNTY RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 4 OF 4