

# TARALON TOWNHOMES

A REPLAT OF LOTS 7, 8 AND A PORTION OF 3, TRACTS "J", "M" AND "R", A PORTION OF SE 157TH AVENUE AND SE 162ND AVENUE OF THE PLAT OF "TARALON COMMONS", AND A PORTION OF SE NIGHTINGALE AVENUE OF THE PLAT OF "TARALON" LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, OREGON  
DECEMBER 18, 2007

NOTES AND PLAT RESTRICTIONS: No. 4276

LOT	DELTA	RADIUS	LENGTH	CHORD BNG	CHORD
C1	41°29'57"	200.00'	144.86'	N32°02'51"E	141.71'
C2	55°57'44"	200.00'	195.35'	N24°48'57"E	187.67'
C3	21°46'55"	200.00'	76.03'	N07°43'32"E	75.58'
C4	50°51'38"	400.00'	355.07'	N45°57'11"W	343.53'
C7	10°35'37"	700.00'	129.43'	S30°59'34"W	129.24'
C9	78°20'48"	60.00'	82.04'	S53°04'54"W	75.80'
C10	25°41'47"	450.00'	201.82'	N85°33'10"W	200.13'
C22	5°13'16"	700.00'	63.79'	N13°03'29"W	63.77'
C37	20°31'22"	200.00'	71.64'	N79°44'19"E	71.26'
C38	57°58'48"	149.88'	151.67'	S60°59'43"E	145.28'
C39	57°59'41"	150.00'	151.83'	S61°00'10"E	145.43'
C65	28°05'21"	300.00'	147.07'	S75°56'27"E	145.61'
C83	8°12'06"	500.00'	71.57'	S32°11'20"W	71.51'
C159	29°26'45"	200.00'	102.79'	N26°01'15"E	101.66'
C160	12°03'12"	200.00'	42.07'	N46°46'13"E	42.00'

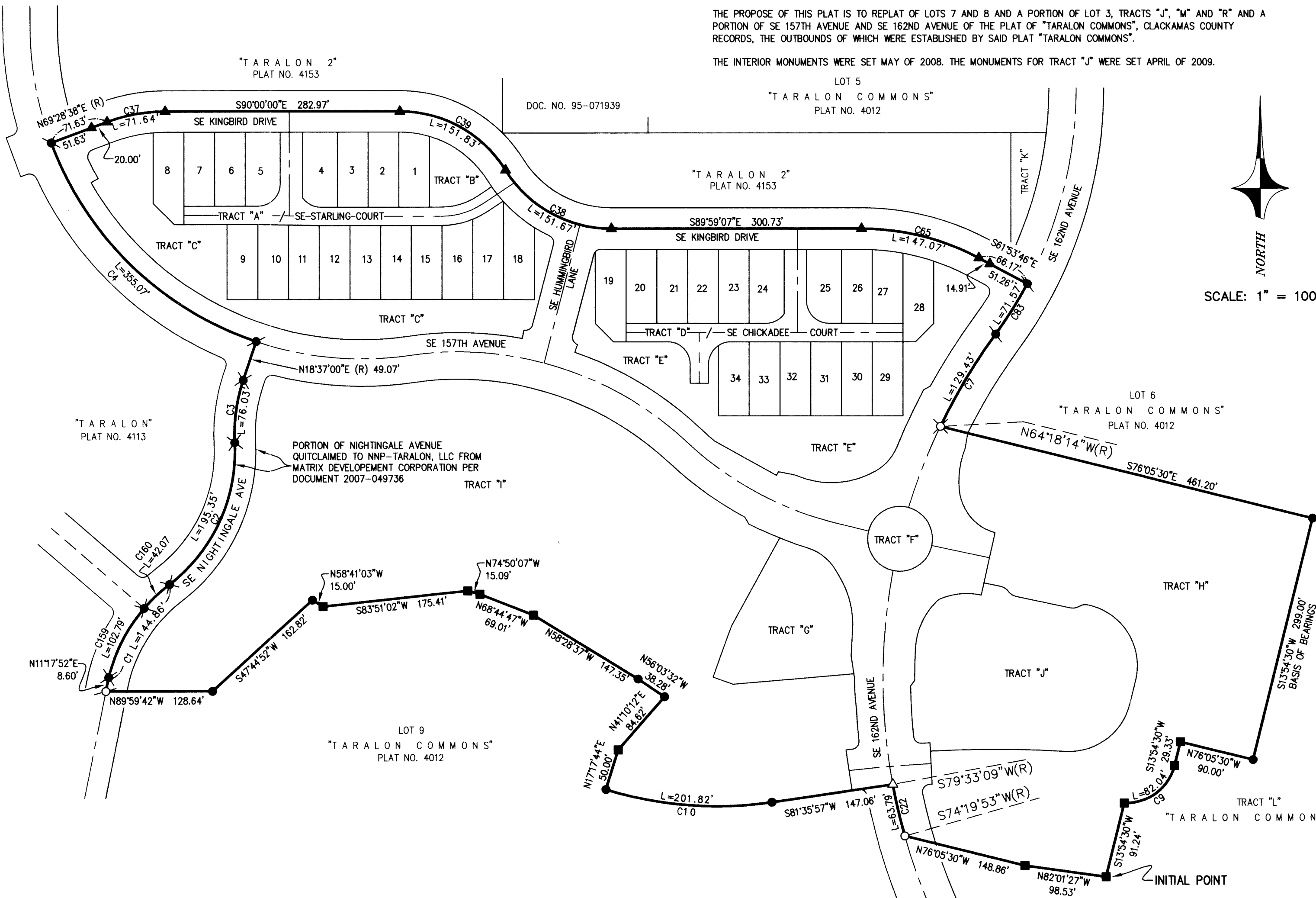
**SHEET INDEX:**

- SHEET 1: NOTES AND PLAT RESTRICTIONS, NARRATIVE, SHEET INDEX, EXTERIOR BOUNDARY, CURVE TABLE AND LEGEND
- SHEET 2: LOTS 2 THROUGH 14, TRACT "A", PORTION OF TRACT "C", CURVE TABLE AND LEGEND
- SHEET 3: LOTS 1, 14 THROUGH 22, TRACT "B", PORTIONS OF TRACTS "A", "C", "D" AND "E", CURVE TABLE AND LEGEND
- SHEET 4: LOTS 23 THROUGH 29, PORTIONS OF TRACTS "D" AND "E", CURVE TABLE AND LEGEND
- SHEET 5: TRACTS "F" AND "G", PORTIONS OF TRACTS "H" AND "I", CURVE TABLE AND LEGEND
- SHEET 6: TRACT "J", CURVE TABLE AND LEGEND
- SHEET 7: TRACT "H" AND "J" CURVE TABLE AND LEGEND
- SHEET 8: APPROVALS, SURVEYOR'S CERTIFICATE, SUBDIVISION PLAT CONSENT AFFIDAVIT, DECLARATION, ACKNOWLEDGMENT AND REMAINING MONUMENTATION STATEMENT

**NARRATIVE:**

THE PROPOSE OF THIS PLAT IS TO REPLAT OF LOTS 7 AND 8 AND A PORTION OF LOT 3, TRACTS "J", "M" AND "R" AND A PORTION OF SE 157TH AVENUE AND SE 162ND AVENUE OF THE PLAT OF "TARALON COMMONS", CLACKAMAS COUNTY RECORDS, THE OUTBOUNDS OF WHICH WERE ESTABLISHED BY SAID PLAT "TARALON COMMONS".

THE INTERIOR MONUMENTS WERE SET MAY OF 2008. THE MONUMENTS FOR TRACT "J" WERE SET APRIL OF 2009.



1. THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION FOR THIS PLAT IS PER THE PLAT OF "TARALON COMMONS", CLACKAMAS COUNTY RECORDS.
2. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HAPPY VALLEY CASE FILE NUMBERS CPA-03-06/LDO-07-06/ MPA-01-06/PUDA-05-06/DR-08-06.
3. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN FEE NO. 2007-080136, CLACKAMAS COUNTY DEED RECORDS AND ALL SUBSEQUENT AMENDMENTS.
4. THE RIGHT OF WAY VACATION FOR PORTIONS OF SE 157TH AND SE 162ND THAT WERE PLATTED IN "TARALON COMMONS", IS RECORDED IN DOCUMENT NO. 2008-022664 CLACKAMAS COUNTY DEED RECORDS.
5. THIS PLAT IS SUBJECT TO CCSD#1 RULES AND REGULATIONS AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER FEE NO. 2006-011411, CLACKAMAS COUNTY DEED RECORDS.
6. TRACTS "A", "B", "C", "D", "E", "F" AND "G" SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. TRACTS "A" AND "D" ARE PRIVATE STREETS AND SUBJECT TO A PUBLIC ACCESS EASEMENT, WATER EASEMENT TO SUNRISE WATER AUTHORITY, SANITARY AND STORM DRAINAGE EASEMENT TO CCSD#1 AND PEDESTRIAN ACCESS EASEMENT TO THE CITY OF HAPPY VALLEY OVER THEIR ENTIRETY.
8. TRACTS "C", "E", AND "F" ARE FOR OPEN SPACE AND SUBJECT TO WATER EASEMENT TO SUNRISE WATER AUTHORITY, SANITARY AND STORM DRAINAGE EASEMENT GRANTED TO CCSD#1 OVER THEIR ENTIRETY AND PEDESTRIAN ACCESS EASEMENT TO THE CITY OF HAPPY VALLEY OVER THEIR ENTIRETY.
9. TRACTS "H" AND "I" SHALL BE OWNED AND MAINTAINED BY NNP-TARALON, LLC AND ARE FOR FUTURE DEVELOPMENT. TRACT "J" SHALL BE OWNED AND MAINTAINED BY NNP-TARALON, LLC AND IS THE LOCATION OF THE TARALON COMMUNITY CENTER.
10. TRACT "G" IS FOR OPEN SPACE AND SHALL HAVE A STORM DRAINAGE EASEMENT GRANTED TO CCSD#1 OVER ITS ENTIRETY.
11. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN FEE NO. 2006-015935 AND THE PLAT OF "TARALON COMMONS", PLAT NO.4012.
12. THE VISION CLEARANCE RESTRICTION IS AS DEFINED IN THE CITY OF HAPPY VALLEY MUNICIPAL CODE SECTION 16.52.030(15) AND A CITY OF HAPPY VALLEY NOTICE OF DECISION FOR PUDA 05-06, DATED JANUARY 23, 2007, ITEM #46, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. 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 ERECTED UPON SAID EASEMENT WITHOUT THE 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.
14. CITY OF HAPPY VALLEY REQUIREMENTS HAVE BE MET FOR THE RELEASE OF DEVELOPMENT RESTRICTIONS EFFECTING LOTS 7 AND 8 OF TARALON COMMONS AS SHOWN ON SAID PLAT AS "DEVELOPMENT RESTRICTION AREA" AND ARE BEING ELIMINATED BY REPLAT CONFIRMED BY THE SIGNATURES OF THE CITY OF HAPPY VALLEY HERE ON.

**LEGEND:**

- - DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WRG DESIGN, INC.", PER "TARALON COMMONS", CLACKAMAS COUNTY RECORDS, UNLESS OTHERWISE NOTED
- ⊙ - DENOTES FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "WRG DESIGN, INC.", IN MONUMENT BOX, PER "TARALON COMMONS", CLACKAMAS COUNTY RECORDS
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- DOC. NO. - DENOTES DOCUMENT NUMBER, CLACKAMAS COUNTY RECORDS
- HOA - DENOTES HOME OWNERS ASSOCIATION
- PUE - DENOTES PUBLIC UTILITY EASEMENT
- CCSD#1 - DENOTES CLACKAMAS COUNTY SERVICE DISTRICT NUMBER 1
- (R) - DENOTES RADIAL BEARING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Mark A. Lichtenhaler*  
OREGON  
JANUARY 18, 1994  
MARK A. LICHTENTHALER  
2645

SHEET 1 OF 8  
JOB NO. 3277\_DAV  
LODESTAR SURVEYING

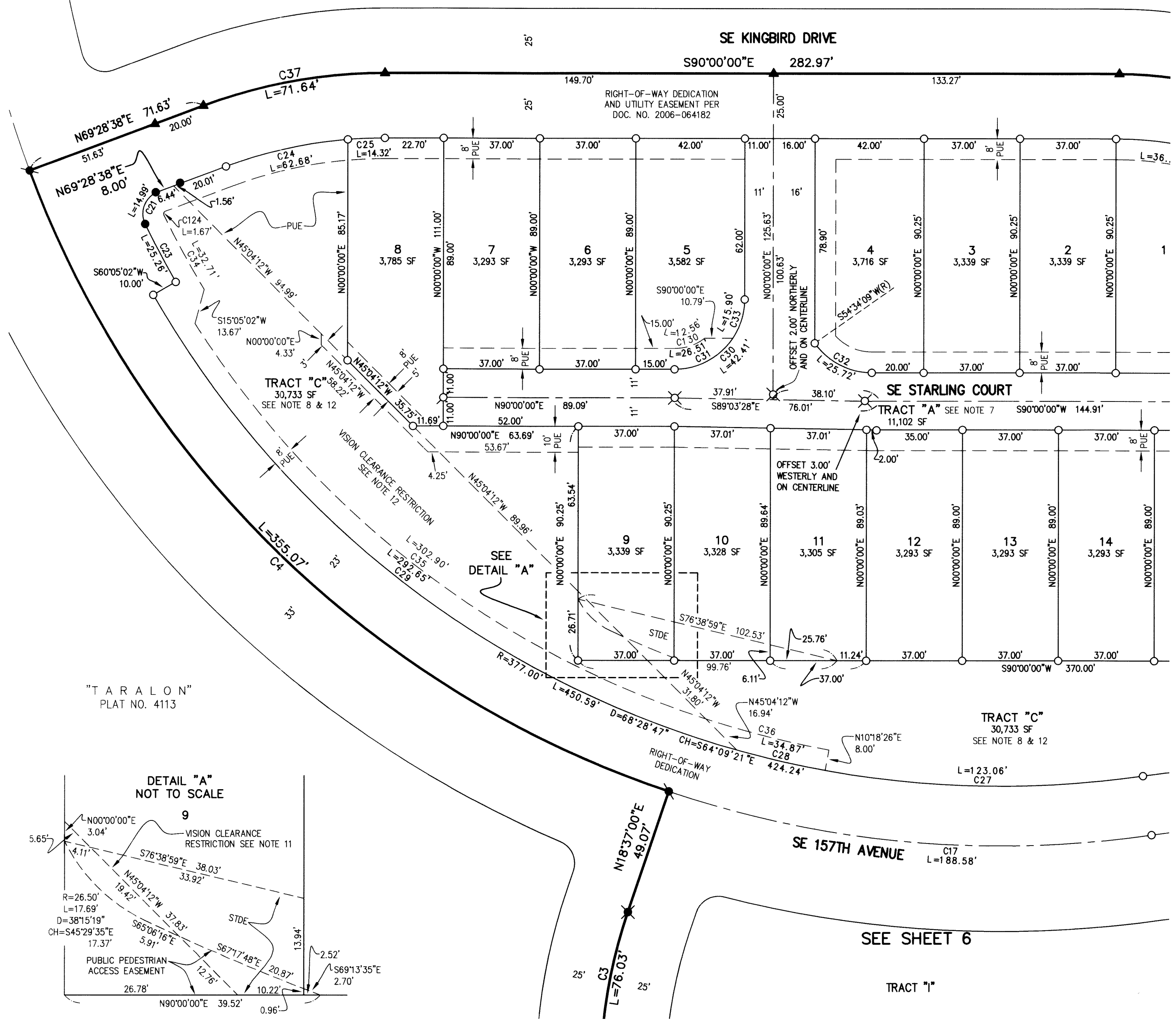
RENEWAL: 12-31-10

PO BOX 80247  
PORTLAND, OREGON 97280  
503.577.8797

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 CLACKAMAS COUNTY, OREGON  
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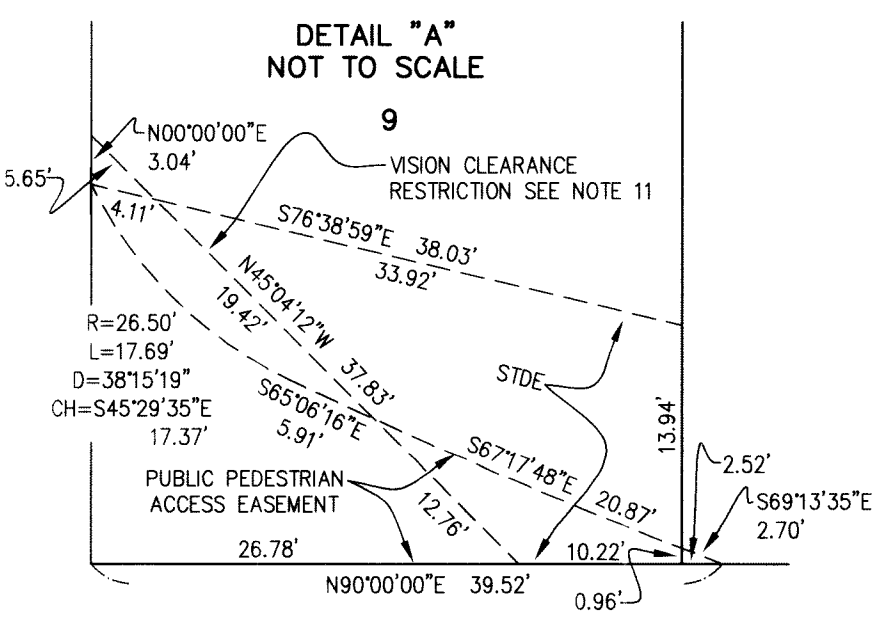
BOOK 140 PAGE 018  
 No. 4276

"TARALON 2"  
 PLAT NO. 4153



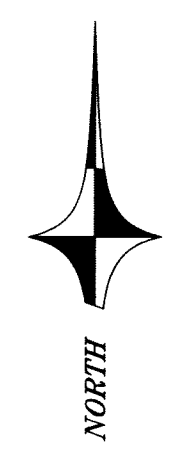
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  - SSE - DENOTES SANITARY SEWER EASEMENT TO CCSD#1
  - CCSD#1 - DENOTES CLACKAMAS COUNTY SERVICE DISTRICT NUMBER 1
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CURVE TABLE					
LOT	DELTA	RADIUS	LENGTH	CHORD BNG	CHORD
C3	21°46'55"	200.00'	76.03'	S07°43'32"W	75.58'
C4	50°51'38"	400.00'	355.07'	S45°57'11"E	343.53'
C17	27°00'45"	400.00'	188.58'	S84°53'22"E	186.84'
C21	95°26'59"	9.00'	14.99'	S21°45'09"W	13.32'
C23	3°56'37"	367.00'	25.26'	S27°56'39"E	25.25'
C24	15°50'06"	175.00'	48.36'	S77°23'41"W	48.21'
C25	4°41'16"	175.00'	14.32'	S87°39'22"W	14.31'
C27	18°42'11"	377.00'	123.06'	S89°02'40"E	122.52'
C28	5°18'00"	377.00'	34.87'	S77°02'34"E	34.86'
C29	44°28'36"	377.00'	292.65'	S52°09'16"E	285.36'
C30	90°00'00"	27.00'	42.41'	N45°00'00"E	38.18'
C31	56°15'01"	27.00'	26.51'	N61°52'29"E	25.46'
C32	54°34'09"	27.00'	25.72'	S62°42'56"E	24.75'
C33	33°44'59"	27.00'	15.90'	N16°52'29"E	15.68'
C34	5°13'14"	359.00'	32.71'	S28°34'58"E	32.70'
C35	39°26'20"	369.00'	254.00'	S52°22'46"E	249.01'
C36	7°35'38"	369.00'	48.91'	S75°53'45"E	48.87'
C37	20°31'22"	200.00'	71.64'	S79°44'19"W	71.26'
C124	95°26'59"	1.00'	1.67'	S21°45'09"W	1.48'
C130	37°51'45"	19.00'	12.56'	N71°04'07"E	12.33'



SEE SHEET 3

SEE SHEET 6



SCALE: 1" = 30'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Mark A. Lichtenthaler*

OREGON  
 JANUARY 18, 1994  
 MARK A. LICHTENTHALER  
 2645

RENEWAL: 12-31-10

SHEET 2 OF 8  
 JOB NO. 3277\_DAV

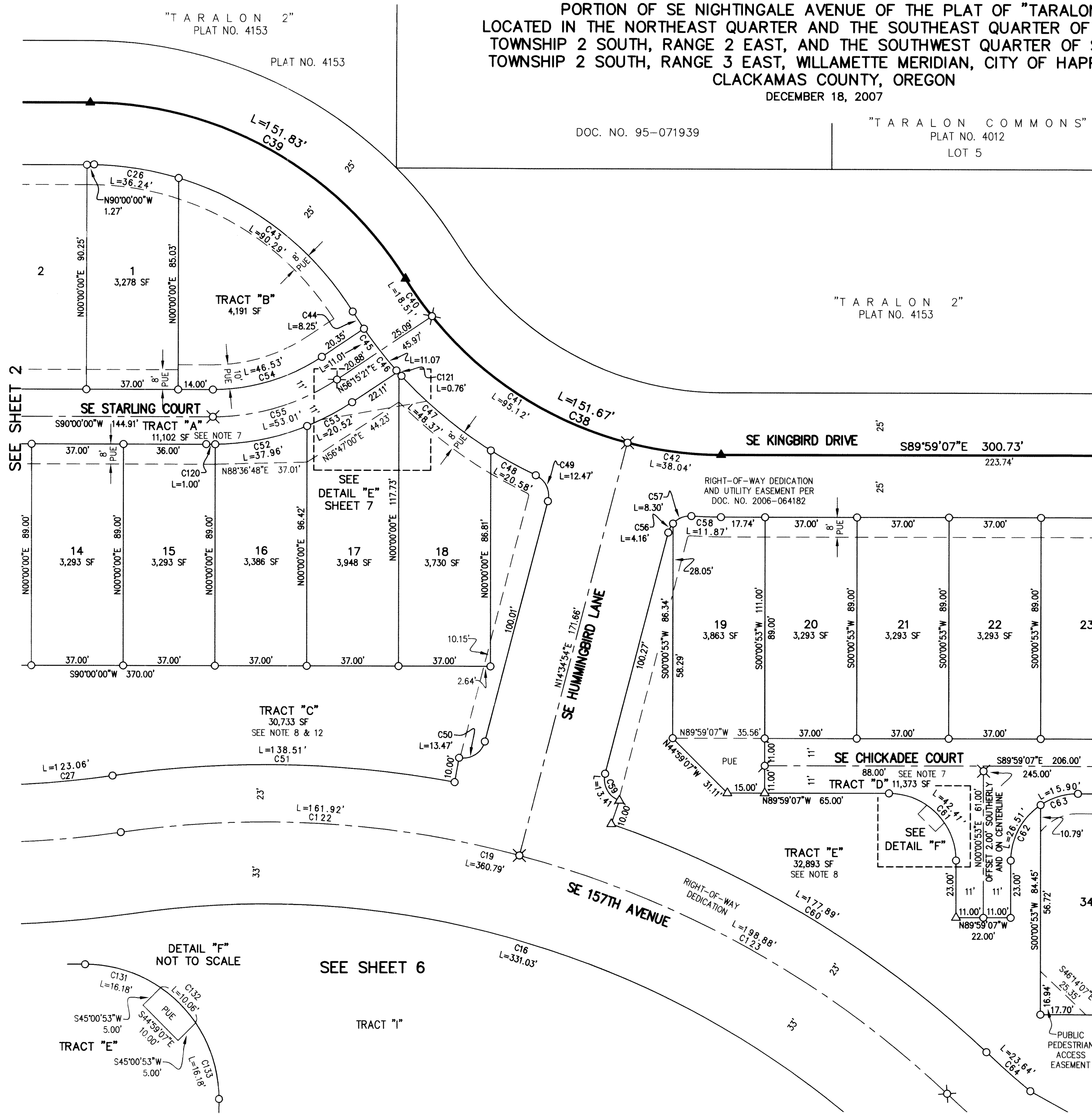
LODESTAR SURVEYING

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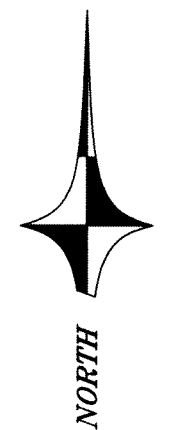
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BOOK 140 PAGE 018  
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CURVE TABLE					
LOT	DELTA	RADIUS	LENGTH	CHORD BNG	CHORD
C16	51°40'48"	367.00'	331.03'	N72°33'21"W	319.92'
C19	51°40'48"	400.00'	360.79'	N72°33'21"W	348.69'
C26	16°36'32"	125.00'	36.24'	N81°41'44"W	36.11'
C27	18°42'11"	377.00'	123.06'	S89°02'40"E	122.52'
C38	57°58'48"	149.88'	151.67'	S60°59'43"E	145.28'
C39	57°59'41"	150.00'	151.83'	N61°00'10"W	145.43'
C40	7°04'30"	149.88'	18.51'	S35°32'34"E	18.50'
C41	36°21'50"	149.88'	95.12'	S57°15'44"E	93.54'
C42	14°32'28"	149.88'	38.04'	S82°42'53"E	37.94'
C43	41°23'08"	125.00'	90.29'	N52°41'54"W	88.34'
C44	2°42'06"	174.88'	8.25'	S33°21'22"E	8.25'
C45	3°36'31"	174.88'	11.01'	S36°30'41"E	11.01'
C46	3°37'37"	174.88'	11.07'	S40°07'45"E	11.07'
C47	15°50'53"	174.88'	48.37'	S50°06'58"E	48.22'
C48	6°44'39"	174.88'	20.58'	S61°24'44"E	20.57'
C49	79°21'58"	9.00'	12.47'	N25°06'05"W	11.49'
C50	85°47'01"	9.00'	13.47'	N57°28'25"E	12.25'
C51	18°45'40"	423.00'	138.51'	N89°00'55"W	137.89'
C52	21°32'01"	101.00'	37.96'	N78°39'57"E	37.74'
C53	11°38'36"	101.00'	20.52'	N62°04'39"E	20.49'
C54	33°44'39"	79.00'	46.53'	N73°07'41"E	45.86'
C55	33°44'39"	90.00'	53.01'	N73°07'40"E	52.24'
C56	26°29'37"	9.00'	4.16'	S27°49'43"W	4.12'
C57	52°49'46"	9.00'	8.30'	S67°29'24"W	8.01'
C58	3°53'24"	174.88'	11.87'	S88°02'25"E	11.87'
C59	85°23'34"	9.00'	13.41'	S28°06'53"E	12.21'
C60	24°05'43"	423.00'	177.89'	N58°45'49"W	176.58'
C61	90°00'00"	27.00'	42.41'	N44°59'07"W	38.18'
C62	56°15'04"	27.00'	26.51'	S28°08'25"W	25.46'
C63	33°44'56"	27.00'	15.90'	S73°08'25"W	15.67'
C64	3°35'35"	377.00'	23.64'	S48°30'45"E	23.64'
C120	0°34'02"	101.00'	1.00'	N89°42'59"E	1.00'
C121	0°14'58"	174.88'	0.76'	S42°04'03"E	0.76'
C122	23°11'34"	400.00'	161.92'	N86°47'58"W	160.81'
C123	28°29'14"	400.00'	198.88'	N60°57'34"W	196.84'
C131	34°19'41"	27.00'	16.18'	N72°49'16"W	15.94'
C132	21°20'38"	27.00'	10.06'	N44°59'07"W	10.00'
C133	34°19'41"	27.00'	16.18'	N17°08'57"W	15.94'



SCALE: 1" = 30'

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*Mark A. Lichtenthaler*

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RENEWAL: 12-31-10  
SHEET 3 OF 8  
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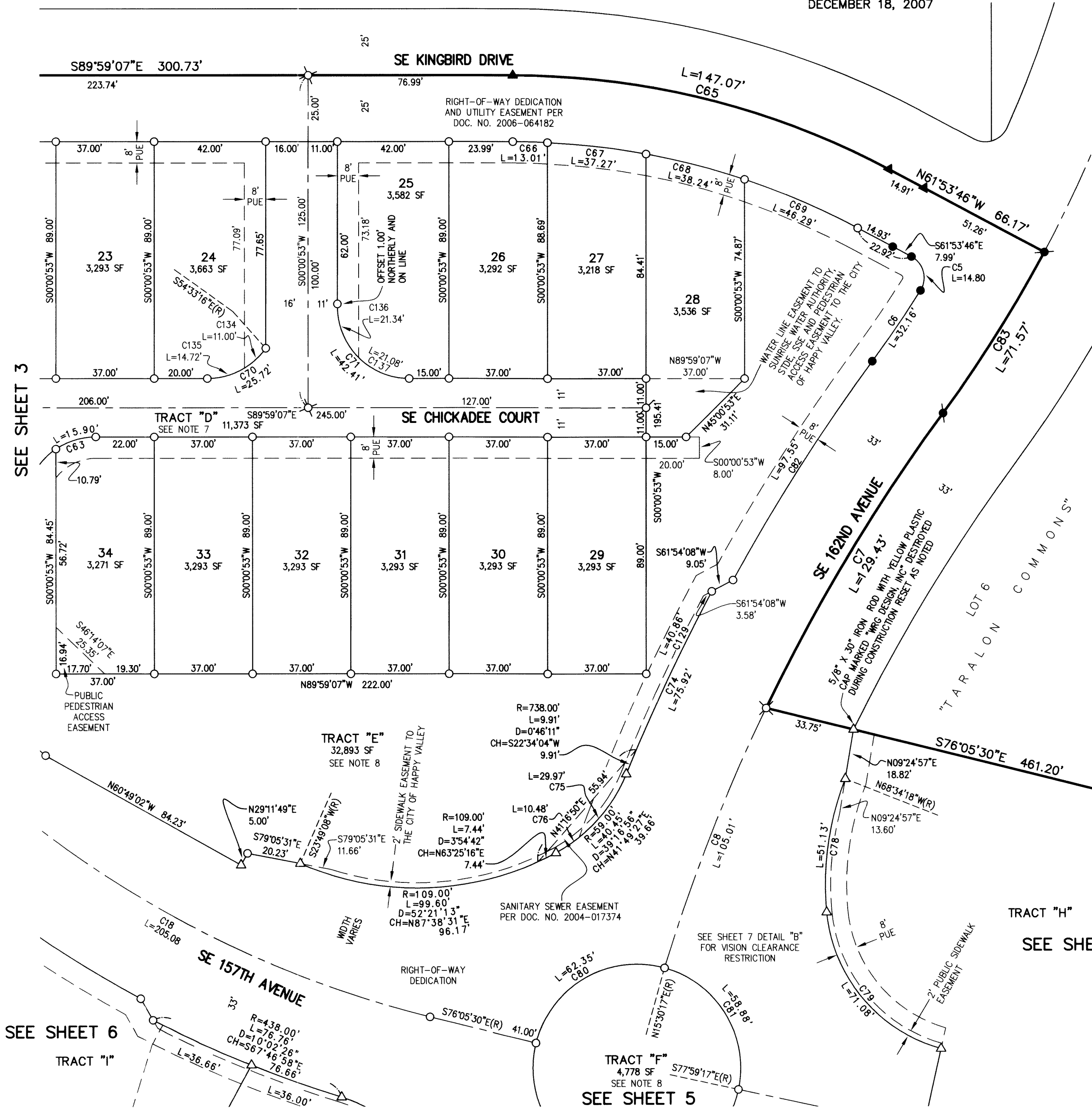


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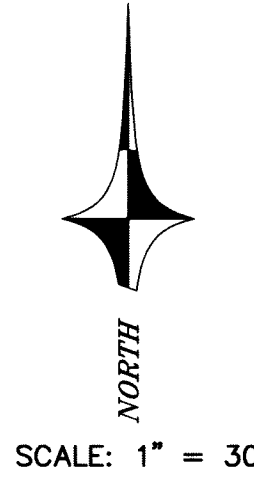
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"TARALON 2"  
PLAT NO. 4153



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- ▲ - DENOTES FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "WRG DESIGN, INC.", IN MONUMENT BOX, PER "TARALON 2", CLACKAMAS COUNTY RECORDS
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- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LODESTAR"
- ⊗ - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LODESTAR" IN MONUMENT BOX
- △ - DENOTES SET 1-1/4" BRASS DISK MARKED "LODESTAR"
- ⊗ - DENOTES SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED "LODESTAR"
- DOC. NO. - DENOTES DOCUMENT NUMBER, CLACKAMAS COUNTY RECORDS
- HOA - DENOTES HOME OWNERS ASSOCIATION
- PUE - DENOTES PUBLIC UTILITY EASEMENT
- STDE - DENOTES STORM DRAINAGE EASEMENT TO CCSD#1
- SSE - DENOTES SANITARY SEWER EASEMENT TO CCSD#1
- CCSD#1 - DENOTES CLACKAMAS COUNTY SERVICE DISTRICT NUMBER 1
- (R) - DENOTES RADIAL BEARING



CURVE TABLE					
LOT	DELTA	RADIUS	LENGTH	CHORD BNG	CHORD
C5	94°14'24"	9.00'	14.80'	N14°46'34"W	13.19'
C6	3°56'45"	467.00'	32.16'	N34°19'01"E	32.15'
C7	10°35'37"	700.00'	129.43'	S30°59'34"W	129.24'
C8	8°35'42"	700.00'	105.01'	S21°23'55"W	104.91'
C18	29°22'33"	400.00'	205.08'	S61°24'13"E	202.84'
C63	33°44'56"	27.00'	15.90'	S73°08'25"W	15.67'
C65	28°05'21"	300.00'	147.07'	N75°56'27"W	145.61'
C66	2°42'40"	275.00'	13.01'	N88°37'47"W	13.01'
C67	7°45'58"	275.00'	37.27'	N83°23'27"W	37.25'
C68	7°58'03"	275.00'	38.24'	N75°31'27"W	38.21'
C69	9°38'39"	275.00'	46.29'	N66°43'06"W	46.23'
C70	54°34'09"	27.00'	25.72'	N62°43'49"E	24.75'
C71	90°00'00"	27.00'	42.41'	S44°59'07"E	38.18'
C74	5°53'39"	738.00'	75.92'	S25°07'49"W	75.89'
C75	29°06'04"	59.00'	29.97'	N36°44'01"E	29.65'
C76	10°10'52"	59.00'	10.48'	N56°22'29"E	10.47'
C77	40°06'32"	109.00'	76.30'	S86°14'08"E	74.75'
C78	26°52'38"	109.00'	51.13'	S07°59'23"W	50.66'
C79	69°01'42"	59.00'	71.08'	S39°57'48"E	66.86'
C80	91°35'47"	39.00'	62.35'	S59°42'23"W	55.92'
C81	86°30'26"	39.00'	58.88'	N31°14'30"W	53.45'
C82	7°37'29"	733.00'	97.55'	S32°28'39"W	97.47'
C127	12°14'41"	109.00'	23.29'	N67°35'16"E	23.25'
C128	2°43'20"	738.00'	35.06'	S23°32'39"W	35.06'
C129	31°0'19"	738.00'	40.86'	S26°29'28"W	40.85'
C134	23°20'10"	27.00'	11.00'	N47°06'49"E	10.92'
C135	31°3'59"	27.00'	14.72'	N74°23'54"E	14.54'
C136	45°16'30"	27.00'	21.34'	S22°37'22"E	20.78'
C137	44°43'29"	27.00'	21.08'	S67°37'22"E	20.55'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Mark A. Lichtenthaler*  
OREGON  
JANUARY 18, 1994  
MARK A. LICHTENTHALER  
2645

RENEWAL: 12-31-10

SHEET 4 OF 8  
JOB NO. 3277\_DAV

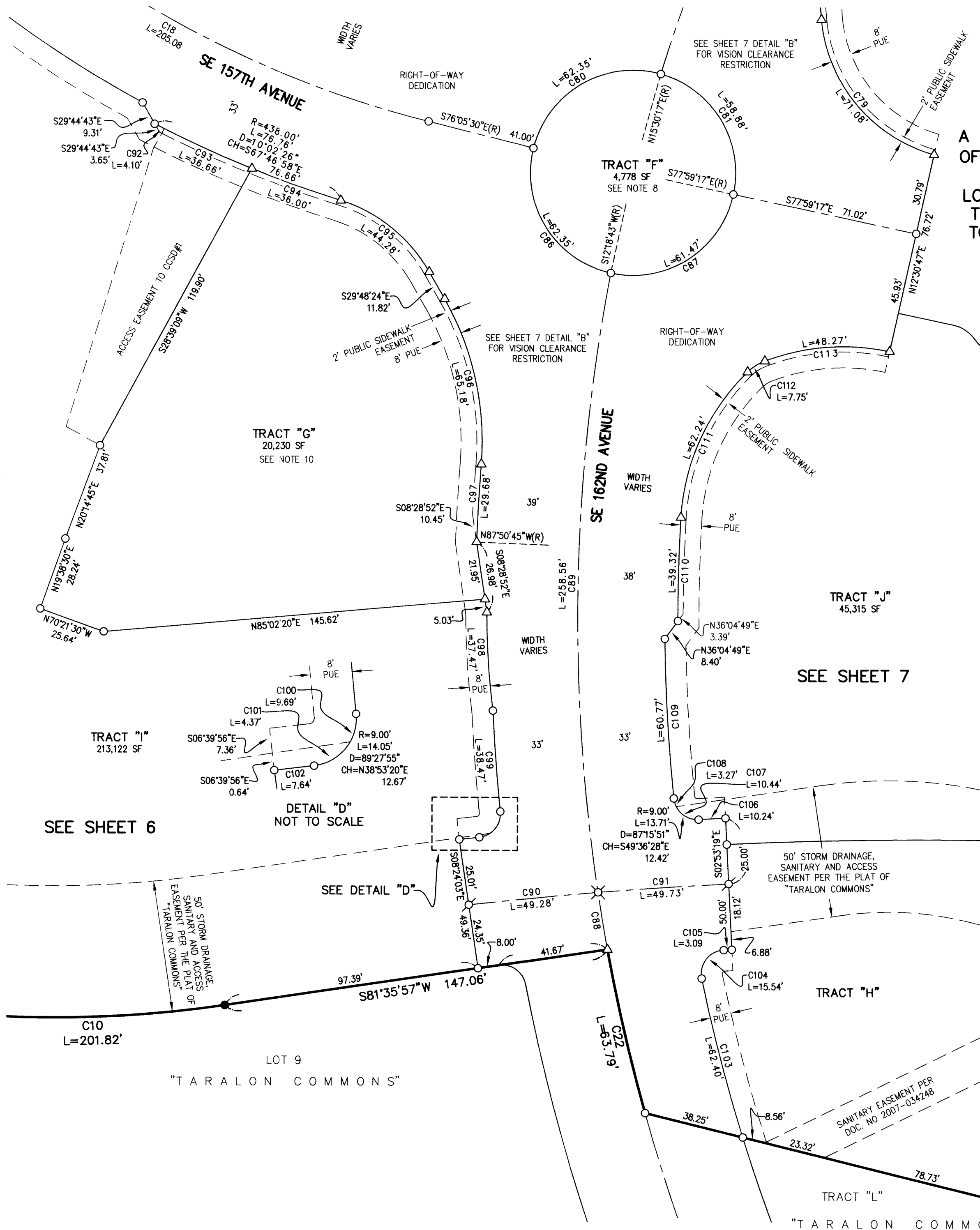


PO BOX 80247  
PORTLAND, OREGON 97280  
503.577.8797

**TARALON TOWNHOMES**

A REPLAT OF LOTS 7, 8 AND A PORTION OF 3, TRACTS "J", "M" AND "R", A PORTION OF SE 157TH AVENUE AND SE 162ND AVENUE OF THE PLAT OF "TARALON COMMONS", AND A PORTION OF SE NIGHTINGALE AVENUE OF THE PLAT OF "TARALON" LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, OREGON

DECEMBER 18, 2007



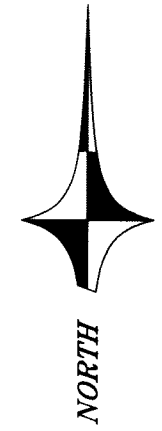
- LEGEND:**
- - DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WRG DESIGN, INC.", PER THE PLAT OF "TARALON COMMONS", CLACKAMAS COUNTY RECORDS, UNLESS OTHERWISE NOTED
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  - ▲ - DENOTES FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "WRG DESIGN, INC.", IN MONUMENT BOX, PER "TARALON 2", CLACKAMAS COUNTY RECORDS
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  - SSE - DENOTES SANITARY SEWER EASEMENT TO CCSD#1
  - CCSD#1 - DENOTES CLACKAMAS COUNTY SERVICE DISTRICT NUMBER 1
  - (R) - DENOTES RADIAL BEARING

CURVE TABLE					
LOT	DELTA	RADIUS	LENGTH	CHORD BNG	CHORD
C18	29°22'33"	400.00'	205.08'	S61°24'13"E	202.84'
C22	5°13'16"	700.00'	63.79'	S13°03'29"E	63.77'
C79	69°01'42"	59.00'	71.08'	S39°57'48"E	66.86'
C80	91°35'47"	39.00'	62.35'	S59°42'23"W	55.92'
C81	86°30'26"	39.00'	58.88'	N31°14'30"W	53.45'
C86	91°35'47"	39.00'	62.35'	S31°53'23"E	55.92'
C87	90°18'00"	39.00'	61.47'	N57°09'43"E	55.30'
C88	1°48'11"	700.00'	22.03'	S09°32'46"E	22.03'
C89	19°21'37"	700.00'	236.53'	S01°02'08"W	235.41'
C90	1°52'57"	1500.00'	49.28'	S84°18'16"W	49.28'
C91	1°53'58"	1500.00'	49.73'	S86°11'44"W	49.73'
C92	0°32'10"	438.00'	4.10'	S63°01'50"E	4.10'
C93	4°47'44"	438.00'	36.66'	S65°41'47"E	36.65'
C94	4°42'32"	438.00'	36.00'	S70°26'55"E	35.99'
C95	42°59'47"	59.00'	44.28'	N51°18'17"W	43.24'
C96	34°15'43"	109.00'	65.18'	N12°40'33"W	64.21'
C97	2°18'04"	739.00'	29.68'	S03°18'17"W	29.68'
C98	7°29'39"	286.50'	37.47'	S03°40'14"E	37.45'
C99	3°00'26"	733.00'	38.47'	S04°20'24"E	38.47'
C100	61°40'09"	9.00'	9.69'	N24°59'27"E	9.23'
C101	27°47'47"	9.00'	4.37'	N69°43'25"E	4.32'
C102	0°17'14"	1525.00'	7.64'	S83°28'41"W	7.64'
C103	5°21'37"	667.00'	62.40'	S14°36'38"E	62.38'
C104	98°57'24"	9.00'	15.54'	S37°32'52"W	13.68'
C105	0°07'12"	1475.00'	3.09'	S87°05'09"W	3.09'
C106	0°23'05"	1525.00'	10.24'	S86°57'09"W	10.24'
C107	66°26'38"	9.00'	10.44'	S60°01'05"E	9.86'
C108	20°49'13"	9.00'	3.27'	S16°23'10"E	3.25'
C109	5°13'13"	667.00'	60.77'	S03°21'56"E	60.75'
C110	3°24'10"	662.00'	39.32'	S01°31'39"W	39.31'
C111	42°27'23"	84.00'	62.24'	S24°27'26"W	60.83'
C112	23°22'54"	19.00'	7.75'	S57°22'34"W	7.70'
C113	32°55'26"	84.00'	48.27'	S85°31'44"W	47.61'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JANUARY 18, 1994  
 MARK A. LICHTENTHALER  
 2645

RENEWAL: 12-31-10

SHEET 5 OF 8  
 JOB NO. 3277\_DAV



LODESTAR SURVEYING

SCALE: 1" = 30'

PO BOX 80247  
 PORTLAND, OREGON 97280  
 503.577.8797

# TARALON TOWNHOMES

A REPLAT OF LOTS 7, 8 AND A PORTION OF 3, TRACTS "J", "M" AND "R", A PORTION OF SE 157TH AVENUE AND SE 162ND AVENUE OF THE PLAT OF "TARALON COMMONS", AND A PORTION OF SE NIGHTINGALE AVENUE OF THE PLAT OF "TARALON"

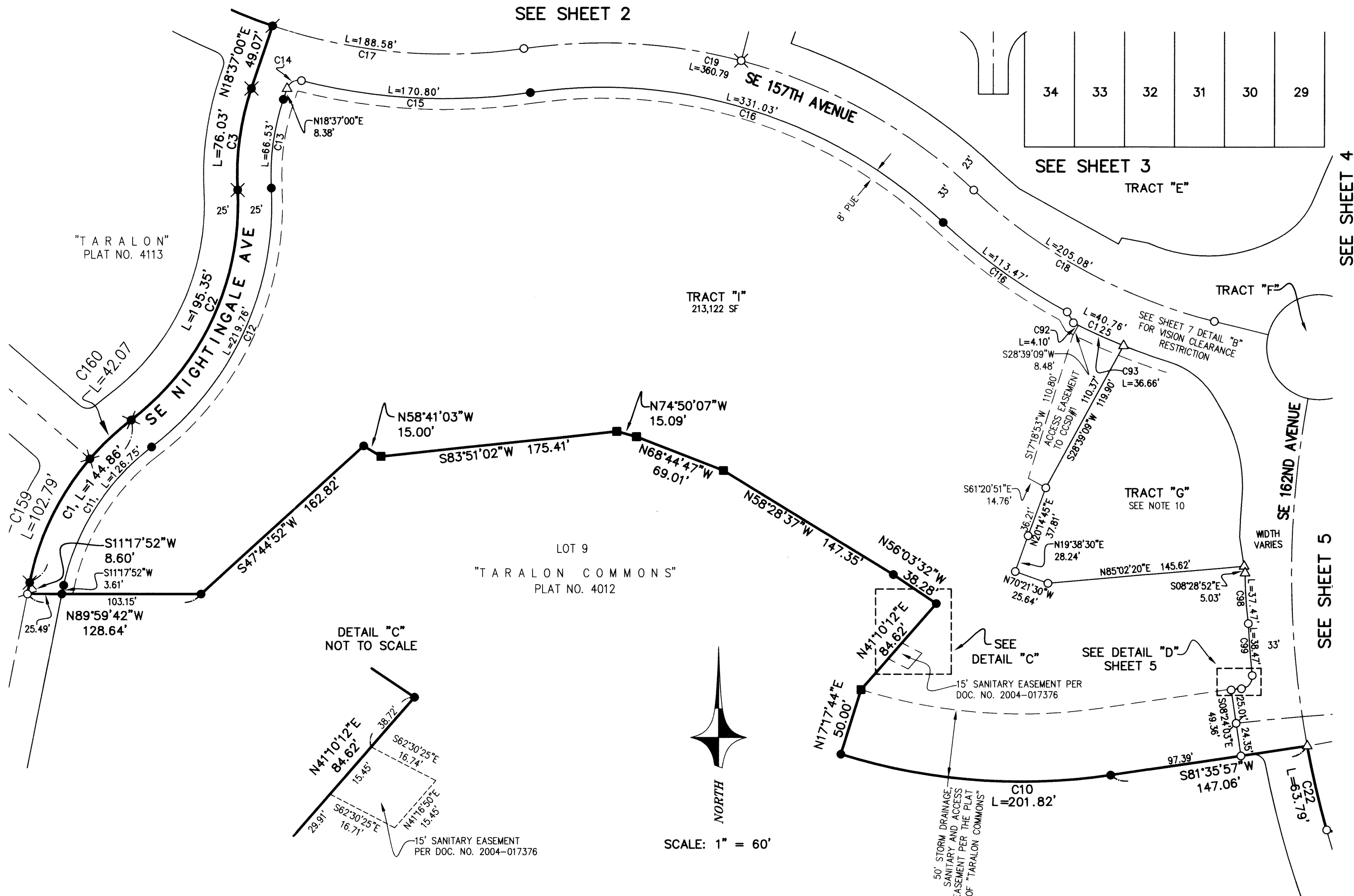
LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, OREGON

DECEMBER 18, 2007

BOOK 140 PAGE 018  
NO. 4276

**LEGEND:**

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- CCSD#1 - DENOTES CLACKAMAS COUNTY SERVICE DISTRICT NUMBER 1
- (R) - DENOTES RADIAL BEARING



CURVE TABLE					
LOT	DELTA	RADIUS	LENGTH	CHORD BNG	CHORD
C1	41°29'57"	200.00'	144.86'	S32°02'51"W	141.71'
C2	55°57'44"	200.00'	195.35'	N24°48'57"E	187.67'
C3	21°46'55"	200.00'	76.03'	S07°43'32"W	75.58'
C10	25°41'47"	450.00'	201.82'	S85°33'10"E	200.13'
C11	41°29'57"	175.00'	126.75'	S32°02'51"W	124.00'
C12	55°57'44"	225.00'	219.76'	N24°48'57"E	211.13'
C13	21°46'55"	175.00'	66.53'	S07°43'32"W	66.13'
C14	85°35'18"	9.00'	13.44'	S61°24'39"W	12.23'
C15	22°36'03"	433.00'	170.80'	S87°05'44"E	169.70'
C16	51°40'48"	367.00'	331.03'	N72°33'21"W	319.92'
C17	27°00'45"	400.00'	188.58'	S84°53'22"E	186.84'
C18	29°22'33"	400.00'	205.08'	S61°24'13"E	202.84'
C19	51°40'48"	400.00'	360.79'	N72°33'21"W	348.69'
C22	51°31'16"	700.00'	63.79'	S13°03'29"E	63.77'
C92	0°32'10"	438.00'	4.10'	S63°01'50"E	4.10'
C93	4°47'44"	438.00'	36.66'	S65°41'47"E	36.65'
C98	7°29'39"	286.50'	37.47'	S03°40'14"E	37.45'
C99	3°00'26"	733.00'	38.47'	S04°20'24"E	38.47'
C100	61°40'09"	9.00'	9.69'	N24°59'27"E	9.23'
C101	27°47'47"	9.00'	4.37'	N69°43'25"E	4.32'
C102	0°17'14"	1525.00'	7.64'	S83°28'41"W	7.64'
C116	15°00'51"	433.00'	113.47'	S54°13'22"E	113.14'
C159	29°26'45"	200.00'	102.79'	N26°01'15"E	101.66'
C160	12°03'12"	200.00'	42.07'	N46°46'13"E	42.00'

SHEET 6 OF 8  
JOB NO. 3277\_DAV

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Mark A. Lichtenhaler*

OREGON  
JANUARY 18, 1994  
MARK A. LICHTENTHALER  
2645

RENEWAL: 12-31-10

LODESTAR SURVEYING

PO BOX 80247  
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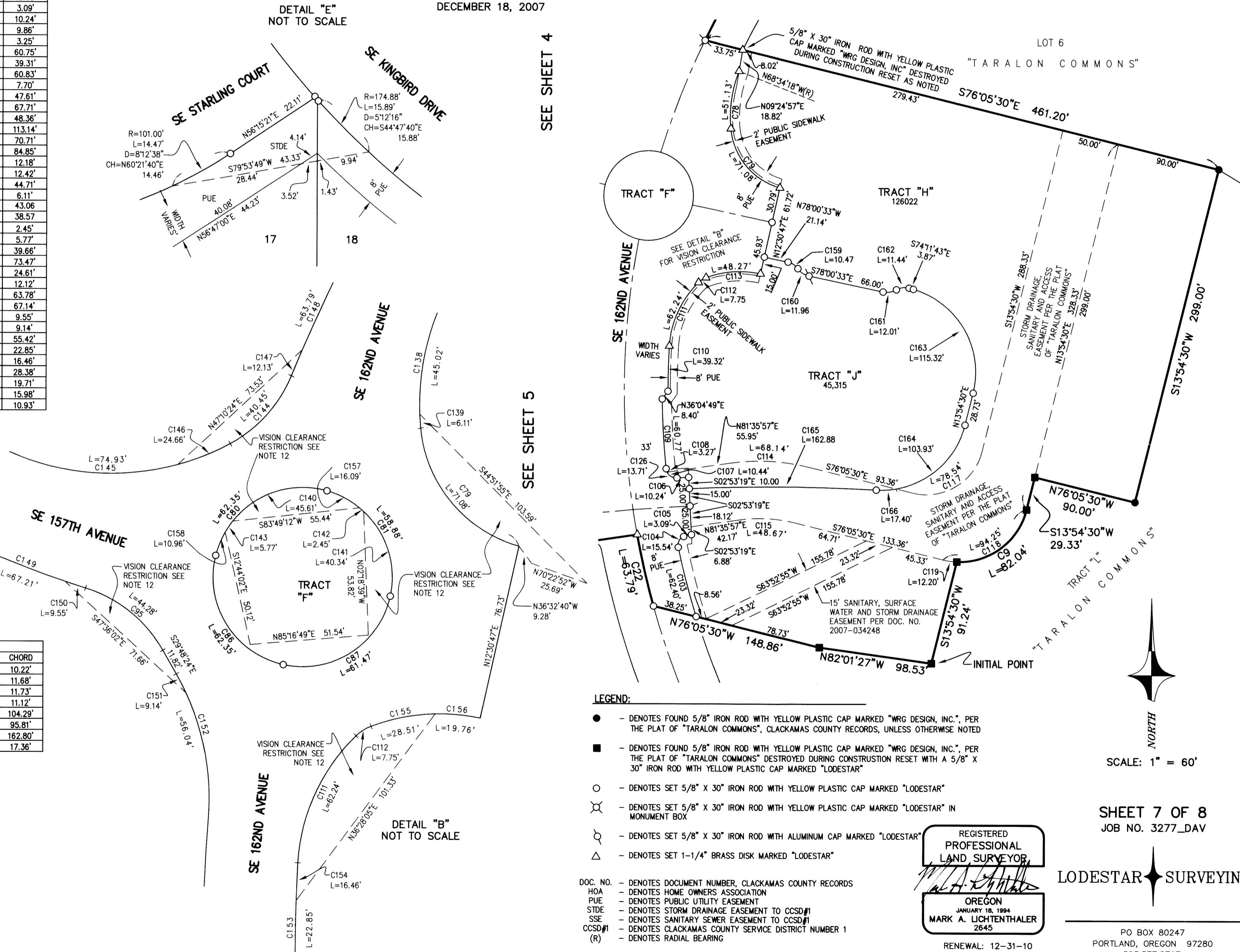
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DECEMBER 18, 2007

BOOK 140 PAGE 018  
NO. 4276

CURVE TABLE					
LOT	DELTA	RADIUS	LENGTH	CHORD BNG	CHORD
C9	78°20'48"	60.00'	82.04'	N53°04'54"E	75.80'
C22	51°3'16"	700.00'	63.79'	S13°03'29"E	63.77'
C78	26°52'38"	109.00'	51.13'	S07°59'23"W	50.66'
C79	69°01'42"	59.00'	71.08'	S39°57'48"E	66.86'
C86	91°35'47"	39.00'	62.35'	S31°53'23"E	55.92'
C87	90°18'00"	39.00'	61.47'	N57°09'43"E	55.30'
C95	42°59'47"	59.00'	44.28'	N51°18'17"W	43.24'
C103	5°21'37"	667.00'	62.40'	S14°36'38"E	62.38'
C104	98°57'24"	9.00'	15.54'	S37°32'52"W	13.68'
C105	0°07'12"	1475.00'	3.09'	S87°05'09"W	3.09'
C106	0°23'05"	1525.00'	10.24'	S86°57'09"W	10.24'
C107	66°26'38"	9.00'	10.44'	S60°01'05"E	9.86'
C108	20°49'13"	9.00'	3.27'	S16°23'10"E	3.25'
C109	5°13'13"	667.00'	60.77'	S03°21'56"E	60.75'
C110	3°24'10"	662.00'	39.32'	S01°31'39"W	39.31'
C111	42°27'23"	84.00'	62.24'	S24°27'26"W	60.83'
C112	23°22'54"	19.00'	7.75'	S57°22'34"W	7.70'
C113	32°55'26"	84.00'	48.27'	S85°31'44"W	47.61'
C114	22°18'33"	175.00'	68.14'	N87°14'47"W	67.71'
C115	22°18'33"	125.00'	39.32'	N87°14'47"W	48.36'
C116	15°00'51"	433.00'	113.47'	S54°13'22"E	113.14'
C117	90°00'00"	50.00'	78.54'	N58°54'30"E	70.71'
C118	90°00'00"	60.00'	94.25'	N58°54'30"E	84.85'
C119	11°39'12"	60.00'	12.20'	S81°55'06"E	12.18'
C126	87°15'51"	9.00'	13.71'	S49°36'28"E	12.42'
C138	23°40'01"	109.00'	45.02'	S09°35'41"W	44.71'
C139	3°12'37"	109.00'	6.11'	S03°50'38"E	6.11'
C140	67°00'35"	39.00'	45.61'	N72°00'00"E	43.06'
C141	59°16'13"	39.00'	40.34'	N17°37'23"W	38.57'
C142	3°35'47"	39.00'	2.45'	N49°03'24"W	2.45'
C143	8°28'53"	39.00'	5.77'	S34°15'15"W	5.77'
C144	39°16'56"	59.00'	40.45'	N41°49'27"E	39.66'
C145	39°23'20"	109.00'	74.93'	S85°52'32"E	73.47'
C146	12°57'53"	109.00'	24.66'	N67°56'51"E	24.61'
C147	0°56'29"	738.00'	12.13'	S22°39'13"W	12.12'
C148	4°57'10"	738.00'	63.79'	S25°36'03"W	63.78'
C149	8°47'29"	438.00'	67.21'	S67°09'29"E	67.14'
C150	1°14'57"	438.00'	9.55'	S72°10'42"E	9.55'
C151	4°48'18"	109.00'	9.14'	N27°24'15"W	9.14'
C152	29°27'25"	109.00'	56.04'	N10°16'24"W	55.42'
C153	1°58'40"	662.00'	22.85'	S00°48'54"W	22.85'
C154	1°25'30"	662.00'	16.46'	S02°30'59"W	16.46'
C155	19°26'53"	84.00'	28.51'	S78°47'28"W	28.38'
C156	13°28'33"	84.00'	19.76'	N84°44'49"W	19.71'
C157	23°38'26"	39.00'	16.09'	N62°40'30"W	15.98'
C158	16°06'19"	39.00'	10.96'	N21°57'39"E	10.93'

CURVE TABLE					
LOT	DELTA	RADIUS	LENGTH	CHORD BNG	CHORD
C159	42°49'03"	14.00'	10.47'	S56°35'33"E	10.22'
C160	42°50'00"	16.00'	11.96'	S56°35'33"E	11.68'
C161	42°59'34"	16.00'	12.01'	N80°29'40"E	11.73'
C162	46°48'25"	14.00'	11.44'	N82°24'05"E	11.12'
C163	88°05'47"	75.00'	115.32'	S30°08'36"E	104.29'
C164	79°23'49"	75.00'	103.93'	S53°36'25"W	95.81'
C165	06°09'36"	1515.00'	162.88'	N89°46'29"W	162.80'
C166	13°17'25"	75.00'	17.40'	N86°39'37"E	17.36'



- LEGEND:**
- - DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WRG DESIGN, INC.", PER THE PLAT OF "TARALON COMMONS", CLACKAMAS COUNTY RECORDS, UNLESS OTHERWISE NOTED
  - - DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WRG DESIGN, INC.", PER THE PLAT OF "TARALON COMMONS" DESTROYED DURING CONSTRUCTION RESET WITH A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LODESTAR"
  - - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LODESTAR"
  - ⊗ - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LODESTAR" IN MONUMENT BOX
  - ⊙ - DENOTES SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED "LODESTAR"
  - △ - DENOTES SET 1-1/4" BRASS DISK MARKED "LODESTAR"
- DOC. NO. - DENOTES DOCUMENT NUMBER, CLACKAMAS COUNTY RECORDS  
 HOA - DENOTES HOME OWNERS ASSOCIATION  
 PUE - DENOTES PUBLIC UTILITY EASEMENT  
 STDE - DENOTES STORM DRAINAGE EASEMENT TO CCSD#1  
 SSE - DENOTES SANITARY SEWER EASEMENT TO CCSD#1  
 CCSD#1 - DENOTES CLACKAMAS COUNTY SERVICE DISTRICT NUMBER 1  
 (R) - DENOTES RADIAL BEARING

REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 JANUARY 18, 1994  
 MARK A. LICHTENTHALER  
 2645  
 RENEWAL: 12-31-10

SHEET 7 OF 8  
 JOB NO. 3277\_DAV  
 LODESTAR SURVEYING  
 PO BOX 80247  
 PORTLAND, OREGON 97280  
 503.577.8797

**TARALON TOWNHOMES**  
 A REPLAT OF LOTS 7, 8 AND A PORTION OF 3, TRACTS "J", "M" AND "R", A PORTION OF  
 SE 157TH AVENUE AND SE 162ND AVENUE OF THE PLAT OF "TARALON COMMONS", AND A  
 PORTION OF SE NIGHTINGALE AVENUE OF THE PLAT OF "TARALON"  
 LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 2 SOUTH, RANGE 2 EAST, AND THE SOUTHWEST QUARTER OF SECTION 6,  
 TOWNSHIP 2 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF HAPPY VALLEY,  
 CLACKAMAS COUNTY, OREGON  
 DECEMBER 18, 2007

BOOK 140 PAGE 018  
 NO. 4276

**CITY OF HAPPY VALLEY APPROVALS**

APPROVED THIS 23<sup>rd</sup> OF JULY, 2009

BY: Jean Turc  
 CITY OF HAPPY VALLEY ECONOMIC AND COMMUNITY  
 DEVELOPMENT DIRECTOR

**CLACKAMAS COUNTY APPROVALS**

APPROVED THIS 29 OF JULY, 2009

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

ALL TAXES, FEES, ASSESSMENTS AND OTHER  
 CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN

PAID THROUGH JUNE 30, 2009.

APPROVED THIS July DAY OF 30, 2009

**CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR**

BY: Elaine Haney  
 DEPUTY

STATE OF OREGON )  
 ) SS  
 COUNTY OF CLACKAMAS )

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS  
 RECEIVED FOR RECORD ON THE 30 DAY  
 OF JULY, 2009  
 AT 10:00 O'CLOCK A.M.  
 AS PLAT NO. BK 140 P6018 NO. 4276  
 DOCUMENT NO. 2009-054160  
 SHERRY HALL, CLACKAMAS COUNTY CLERK  
 BY: [Signature]  
 DEPUTY

**SURVEYOR'S CERTIFICATION**

I, MARK A. LICHTENTHALER, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED SUBDIVISION PLAT OF "TARALON TOWNHOMES", A REPLAT OF LOTS 7, 8 AND A PORTION OF 3, TRACTS "J", "M" AND "R" AND A PORTION OF SE 157TH AVENUE AND SE 162ND AVENUE OF THE PLAT OF "TARALON COMMONS", CLACKAMAS COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LODESTAR", THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 7 OF THE PLAT OF "TARALON COMMONS"; THENCE NORTH 82°01'27" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 7, A DISTANCE OF 98.53 FEET; THENCE NORTH 76°05'30" WEST, CONTINUING ALONG SAID SOUTHERLY LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 148.86 FEET TO THE CENTERLINE OF SAID SE 162ND AVENUE AND THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE CONCAVE EASTERLY (THE CHORD OF WHICH BEARS NORTH 13°03'29" WEST, 63.77 FEET), THROUGH A CENTRAL ANGLE OF 5°13'16", AN ARC DISTANCE OF 63.79 FEET TO A POINT OF NON-TANGENCY AND THE INTERSECTION OF SAID CENTERLINE AND THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 8 OF THE PLAT OF TARALON COMMONS; THENCE SOUTH 81°35'57" WEST, ALONG SAID EASTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE, A DISTANCE OF 147.06 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY (THE CHORD OF WHICH BEARS NORTH 85°33'10" WEST, 200.13 FEET), THROUGH A CENTRAL ANGLE OF 25°41'47", AN ARC DISTANCE OF 201.82 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 17°17'44" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 41°10'12" EAST, A DISTANCE OF 84.62 FEET; THENCE NORTH 56°03'32" WEST, A DISTANCE OF 38.28 FEET; THENCE NORTH 58°28'37" WEST, A DISTANCE OF 147.35 FEET; THENCE NORTH 68°44'47" WEST, A DISTANCE OF 69.01 FEET; THENCE NORTH 74°50'07" WEST, A DISTANCE OF 15.09 FEET; THENCE SOUTH 83°51'02" WEST, A DISTANCE OF 175.41 FEET; THENCE NORTH 58°41'03" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 47°44'52" WEST, A DISTANCE OF 162.82 FEET; THENCE NORTH 89°59'42" WEST, A DISTANCE OF 128.64 FEET TO THE CENTERLINE OF SE NIGHTINGALE AVENUE; THENCE NORTH 11°17'52" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 8.60 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY (THE CHORD OF WHICH BEARS NORTH 32°02'51" EAST, 141.71 FEET), THROUGH A CENTRAL ANGLE OF 41°29'57", AN ARC DISTANCE OF 144.86 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE, CONCAVE WESTERLY (THE CHORD OF WHICH BEARS NORTH 24°48'57" EAST, 187.67 FEET), THROUGH A CENTRAL ANGLE OF 55°57'44", AN ARC DISTANCE OF 195.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (THE CHORD OF WHICH BEARS NORTH 07°43'32" EAST, 75.58 FEET), THROUGH A CENTRAL ANGLE OF 21°46'55", AN ARC DISTANCE OF 76.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 18°37'00" EAST, A DISTANCE OF 49.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AT THE INTERSECTION OF SAID CENTERLINE AND THE CENTERLINE OF SE 157TH AVENUE; THENCE ALONG THE CENTERLINE OF SE 157TH AVENUE AND ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY (THE CHORD OF WHICH BEARS NORTH 45°57'11" WEST, 343.53 FEET), THROUGH A CENTRAL ANGLE OF 50°51'38", AN ARC DISTANCE OF 355.07 FEET TO A POINT OF NON-TANGENCY AT THE INTERSECTION OF SAID CENTERLINE AND THE CENTERLINE OF SE KINGBIRD DRIVE; THENCE NORTH 69°28'38" EAST, ALONG THE CENTERLINE OF SE KINGBIRD DRIVE, A DISTANCE OF 71.63 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY (THE CHORD OF WHICH BEARS NORTH 79°44'19" EAST, 71.26 FEET), THROUGH A CENTRAL ANGLE OF 20°31'22", AN ARC DISTANCE OF 71.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 282.97 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY (THE CHORD OF WHICH BEARS SOUTH 61°00'10" EAST, 145.43 FEET), THROUGH A CENTRAL ANGLE OF 57°59'41", AN ARC DISTANCE OF 151.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 149.88 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY (THE CHORD OF WHICH BEARS SOUTH 60°59'43" EAST, 145.28 FEET), THROUGH A CENTRAL ANGLE OF 57°58'48", AN ARC DISTANCE OF 151.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°59'07" EAST, A DISTANCE OF 300.73 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY (THE CHORD OF WHICH BEARS SOUTH 75°56'27" EAST, 145.61 FEET), THROUGH A CENTRAL ANGLE OF 28°05'21", AN ARC DISTANCE OF 147.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61°53'46" EAST, A DISTANCE OF 66.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AT THE INTERSECTION OF SAID CENTERLINE AND THE CENTERLINE OF SE 162ND AVENUE; THENCE ALONG THE CENTERLINE OF SE 162ND AVENUE AND ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY (THE CHORD OF WHICH BEARS SOUTH 32°11'20" WEST, 71.51 FEET), THROUGH A CENTRAL ANGLE OF 8°12'06", AN ARC DISTANCE OF 71.57 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (THE CHORD OF WHICH BEARS SOUTH 30°59'34" WEST, 129.24 FEET), THROUGH A CENTRAL ANGLE OF 10°35'37", AN ARC DISTANCE OF 129.43 FEET TO A POINT OF NON-TANGENCY AT THE INTERSECTION OF SAID CENTERLINE AND THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 76°05'30" EAST, ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 461.20 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 13°54'30" WEST, ALONG THE EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 299.00 FEET; THENCE NORTH 76°05'30" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 13°54'30" WEST, A DISTANCE OF 29.33 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY (THE CHORD OF WHICH BEARS SOUTH 53°04'54" WEST, 75.80 FEET), THROUGH A CENTRAL ANGLE OF 78°20'48", AN ARC DISTANCE OF 82.04 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 13°54'30" WEST, A DISTANCE OF 91.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 767,952 SQUARE FEET OR 17.63 ACRES, MORE OR LESS.

**PLAT CONSENT AFFIDAVIT**

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY FIRST INDEPENDENT BANK, BENEFICIARY UNDER DEED TRUST RECORDED IN INSTRUMENT NO. 2004-081356,

HAS BEEN EXECUTED AND RECORDED IN INSTRUMENT NO. 2009-054158 CLACKAMAS COUNTY DEED RECORDS.

**PLAT CONSENT AFFIDAVIT**

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY FIRST INDEPENDENT BANK, BENEFICIARY UNDER DEED TRUST RECORDED IN INSTRUMENT NO. 2004-115044,

HAS BEEN EXECUTED AND RECORDED IN INSTRUMENT NO. 2009-054159 CLACKAMAS COUNTY DEED RECORDS.

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT NNP-TARALON, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TARALON RESIDENTIAL COMMUNITY ASSOCIATIONS AN OREGON CORPORATION ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP AND THAT THE DECLARANTS HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND TRACTS WITH EASEMENTS AND RESTRICTIONS AS SHOWN IN ACCORDANCE WITH THE PROVISION OF O.R.S. CHAPTER 92, AND HEREBY DEDICATED ALL PUBLIC STREETS SHOWN HEREON TO THE PUBLIC FOR PUBLIC USE AND HEREBY GRANT EASEMENTS AND RESTRICTIONS AS SHOWN HEREON AND DESCRIBED HEREON. TRACTS "A", "B", "C", "D", "E", "F", AND "G" ARE HEREBY CONVEYED TO THE "TARALON RESIDENTIAL COMMUNITY ASSOCIATION".

NNP-TARALON LLC, DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
 DAVIS WOOD JR.

TITLE: VICE-PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF Oregon )  
 ) SS  
 COUNTY OF Clackamas )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22<sup>nd</sup> DAY OF July, 2009 BY DAVIS WOOD JR. AS VICE-PRESIDENT OF NNP TARALON LLC, A DELAWARE LIMITED LIABILITY COMPANY.

Jennifer D. Elson  
 NOTARY SIGNATURE

Jennifer D. Elson  
 NOTARY PUBLIC - WASHINGTON (PRINT NAME)  
Oregon

COMMISSION NO. 415163

MY COMMISSION EXPIRES: 3/18/2011

TARALON RESIDENTIAL COMMUNITY ASSOCIATION  
 AN OREGON CORPORATION

BY: [Signature]  
 DAVIS WOOD JR.

TITLE: PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF Oregon )  
 ) SS  
 COUNTY OF Clackamas )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22<sup>nd</sup> DAY OF July, 2009 BY DAVIS WOOD JR. AS PRESIDENT OF TARALON RESIDENTIAL COMMUNITY ASSOCIATION AN OREGON CORPORATION.

Jennifer D. Elson  
 NOTARY SIGNATURE

Jennifer D. Elson  
 NOTARY PUBLIC - WASHINGTON (PRINT NAME)  
Oregon

COMMISSION NO. 415163

MY COMMISSION EXPIRES: 3/18/2011



RENEWAL: 12-31-10

SHEET 8 OF 8  
 JOB NO. 3277\_DAV



PO BOX 80247  
 PORTLAND, OREGON 97280  
 503.577.8797