

# TARALON TRAILS

A REPLAT OF TRACT M OF "TARALON GREENS"  
 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

SURVEYED: OCTOBER 2, 2015

RECORDED AS DOCUMENT NO. BK 145 PG. 026  
NO. 4434

## LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: UNLESS OTHERWISE NOTED
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON:
- 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/ ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TARALON GREENS" UNLESS OTHERWISE NOTED
- ✱ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP INSCRIBED "FRANK PLS 53854" HELD PER PLAT OF "TARALON COMMONS" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TARALON GREENS"
- ➔ RADIAL BEARING DIRECTION, SEE BEARING AT PC ON MAP
- PUE PUBLIC UTILITY EASEMENT
- CCSD#1 CLACKAMAS COUNTY SERVICE DISTRICT #1

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT TRACT M OF "TARALON GREENS", PER CITY OF HAPPY VALLEY CASE FILE NOS. MPA-01-14/PUDA-03-14 AND MPA-02-14/PUDA-06-14.

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

THE BASIS OF BEARINGS IS THE SOUTHERLY LINE OF TRACT D OF "TARALON GREENS", BEING SOUTH 89°59'42" EAST, HOLDING FOUND MONUMENTS AS NOTED.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	49.00'	177.56'	207°37'07"	95.17'	S65°51'34"W
C2	25.00'	39.03'	89°27'26"	35.19'	S44°43'25"E
C3	49.00'	4.35'	5°05'32"	4.35'	S86°54'22"E
C4	49.00'	39.69'	46°24'37"	38.61'	S61°09'18"E
C5	49.00'	0.88'	1°01'48"	0.88'	S09°48'58"E
C6	27.00'	37.77'	80°09'04"	34.77'	S49°22'36"E
C7	45.00'	70.26'	89°27'26"	63.34'	S44°43'25"E
C8	34.00'	28.27'	47°37'56"	27.46'	S65°38'10"E
C9	49.00'	39.75'	46°28'52"	38.67'	S14°42'33"E

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 CLACKAMAS COUNTY APPROVALS

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

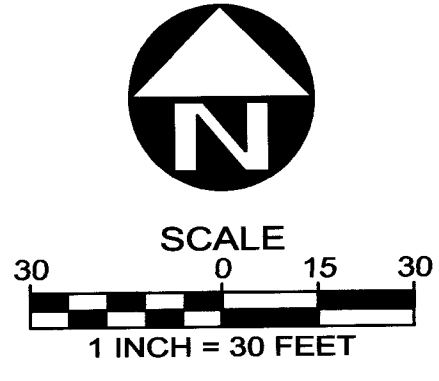
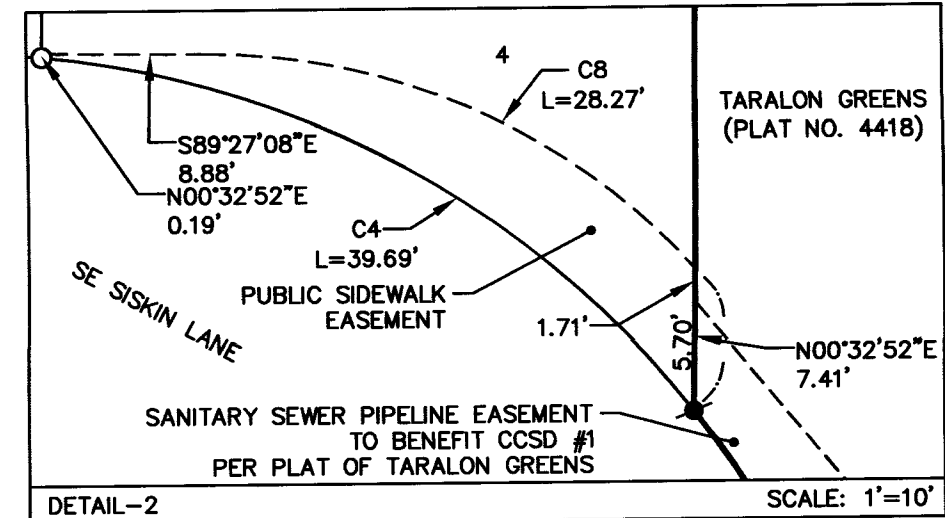
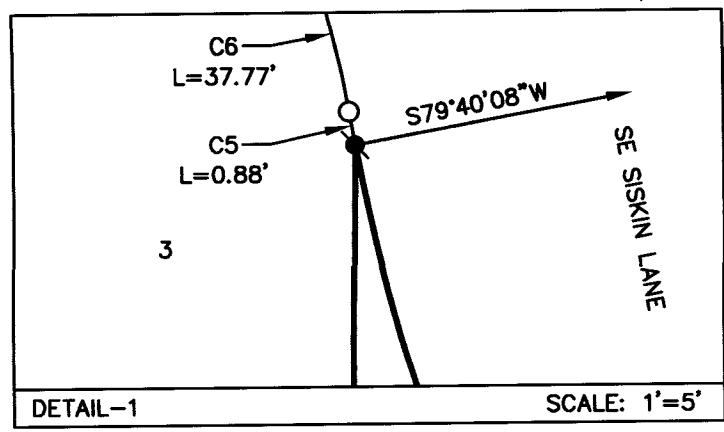
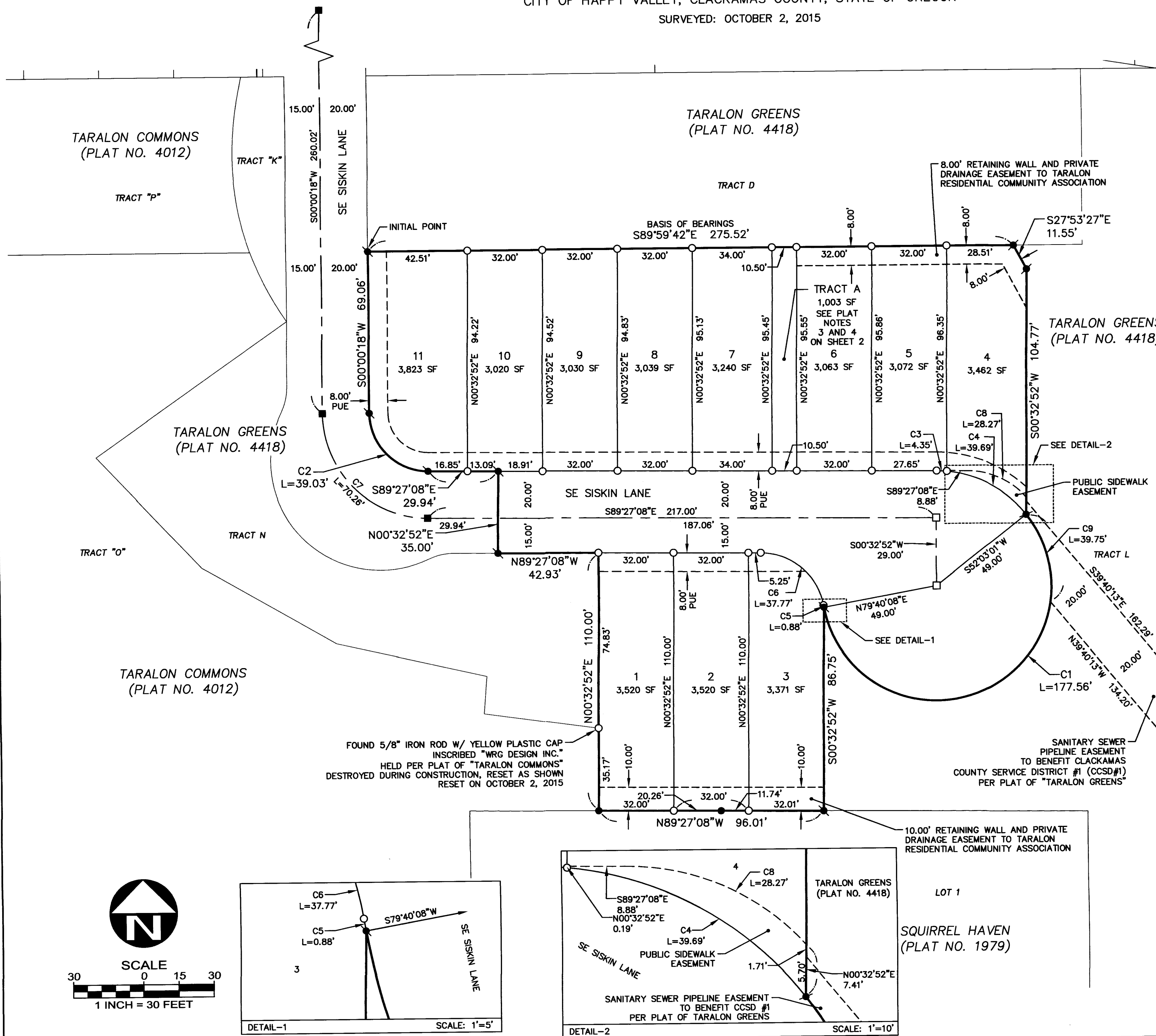
*SM*

OREGON  
 JULY 9, 2002  
 TRAVIS C. JANSEN  
 57751

RENEWS: 6/30/2017

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

JOB NO. 101-034A  
 SHEET 1 OF 2



# TARALON TRAILS

RECORDED AS DOCUMENT NO. BK 145 PG 026  
NO. 4434

A REPLAT OF TRACT M OF "TARALON GREENS"  
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

SURVEYED: OCTOBER 2, 2015

## 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 TRAILS", BEING A REPLAT OF TRACT M OF "TARALON GREENS", 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.

THE INITIAL POINT IS A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" FOUND AT THE SOUTHWEST CORNER OF TRACT "D", PLAT OF "TARALON GREENS".

CONTAINING 1.15 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I TRAVIS C. JANSEN, ALSO SAY THAT THE POST MONUMENTATION OF THE REMAINING CORNERS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING AND IMPROVEMENTS OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

## 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. 2015-073686 OF THE CLACKAMAS COUNTY RECORDS.

## REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND WAS RECORDED IN FEE NO. \_\_\_\_\_, CLACKAMAS COUNTY RECORDS.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CLACKAMAS COUNTY SURVEYOR

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DR HORTON, INC.-PORTLAND, A DELAWARE CORPORATION, OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "TARALON TRAILS" TO BE A TRUE AND CORRECT PLAT THEREOF, ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN, ALL STREETS AND EASEMENTS OF THE WIDTHS THEREIN SET FORTH AND DOES HEREBY DEDICATE TO THE PUBLIC AS PUBLICWAYS FOREVER ALL ADDITIONAL RIGHT-OF-WAY AS SHOWN AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED HEREON, WITH RESTRICTIONS AS NOTED.

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

## ACKNOWLEDGEMENT

STATE OF Multnomah Oregon } SS  
COUNTY OF Multnomah

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE October 16, 2015, 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.

Tracy M. Hayden  
March 16, 2019  
NOTARY SIGNATURE COMMISSION NO. 936807

Tracy M. Hayden  
NOTARY PUBLIC - OREGON MY COMMISSION EXPIRES: March 16, 2019

## PLAT NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HAPPY VALLEY CASE FILE NOS. MPA-01-14/PUDA-03-14 AND MPA-02-14/PUDA-06-14.
2. THIS SUBDIVISION IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TARALON RESIDENTIAL AS RECORDED IN DOCUMENT NO. 2006-011412, AND DECLARATION OF ANNEXATION TO TARALON RESIDENTIAL AS RECORDED IN DOCUMENT NO. 2015-073688 CLACKAMAS COUNTY RECORDS, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING EASEMENTS CONTAINED IN SAID DOCUMENT NO. 2006-011412: 3.3 COMMON EASEMENT AREAS; 3.5 EASEMENT RESERVED BY DECLARANT; 4.2 EASEMENTS RESERVED; 4.2.3 UTILITY EASEMENTS; 6.2.3.4 UTILITY EASEMENT; 13.4 EASEMENTS OF ENCROACHMENT; 13.5 EASEMENTS FOR UTILITIES, ETC; 13.6 EASEMENTS FOR FUTURE DEVELOPMENT, AND BYLAWS IN DOCUMENT NO. 2006-011413, CLACKAMAS COUNTY DEED RECORDS.
3. TRACT A IS HEREBY CONVEYED TO THE TARALON RESIDENTIAL COMMUNITY ASSOCIATION AS RECORDED IN DOCUMENT NO. 2015-073689, CLACKAMAS COUNTY RECORDS, AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS (SEE NOTE 2).
4. TRACT A IS A COMMON OPEN SPACE TRACT AND IS SUBJECT TO PERMANENT PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER ITS ENTIRETY.
5. THIS SUBDIVISION IS SUBJECT TO THE CLACKAMAS COUNTY SERVICE DISTRICT #1 RULES AND REGULATIONS, AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER EXISTING FEE NO. 2006-011411, CLACKAMAS COUNTY DEED RECORDS.
6. THIS PLAT IS SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS FOR "TARALON COMMONS" AS RECORDED IN DOCUMENT NO. 2006-011412, AND MODIFICATIONS PER DOCUMENT NOS. 2008-007974, 2008-00891, 2012-017065, AND 2013-056332, CLACKAMAS COUNTY DEED RECORDS.
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.
8. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLATS OF "TARALON COMMONS" AND "TARALON GREENS", CLACKAMAS COUNTY PLAT RECORDS.
9. A STORM DRAINAGE EASEMENT OVER THE ENTIRETY OF TRACT "N" WAS GRANTED WITH THE PLAT OF "TARALON COMMONS". THE PORTION OF SAID STORM DRAINAGE EASEMENT FALLING WITHIN THE RIGHT-OF-WAY OF SE SISKIN LANE IS HEREBY VACATED WITH THIS REPLAT.

## CITY OF HAPPY VALLEY APPROVALS

APPROVED THIS 29th DAY OF OCTOBER, 2015  
BY: Michael D. Walker  
ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR

~ \*\*\* ~

## CLACKAMAS COUNTY APPROVALS

APPROVED THIS 2nd DAY OF NOVEMBER, 2015  
Carl R. Clinter  
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 THRU JUNE 30, 2016.

APPROVED THIS 02 DAY OF November, 2015  
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: Jany Neigel  
DEPUTY

~ \*\*\* ~

STATE OF OREGON } SS  
COUNTY OF CLACKAMAS

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 11th DAY OF November, 2015 AT 2:45 O'CLOCK P. M.  
AS PLAT NO. BK 145 PG 26 NO. 4434  
DOCUMENT NO. 2015 073687

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: Kamm D. Howc  
DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR  
TCJ  
OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751  
RENEWS: 6/30/2017

PACIFIC COMMUNITY DESIGN, INC.  
12564 SW MAIN STREET  
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SHEET 2 OF 2