

**ZONING INFORMATION**

NO ZONING LETTER WAS PROVIDED

**FLOOD ZONE**

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "X" (UNSHADED) AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 410276 0534 E DATED NOVEMBER 4, 2016 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 11/26/2019 BY TELEPHONE OR EMAIL (www.fema.gov).

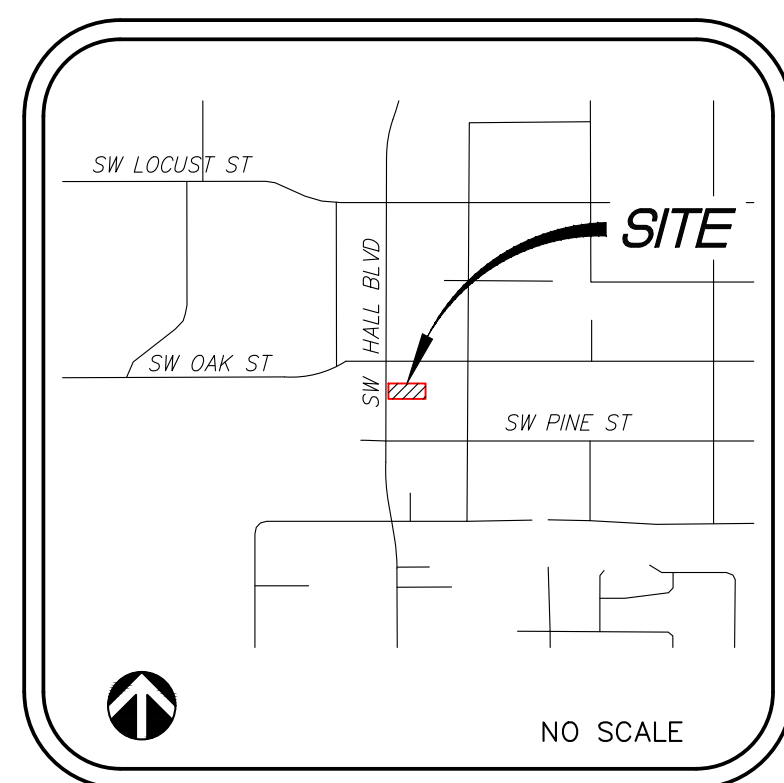
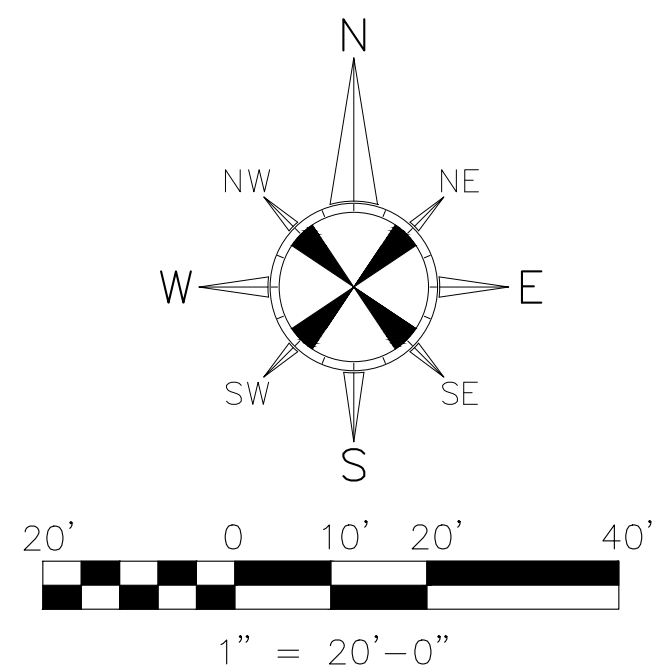
**MISCELLANEOUS NOTES**

- N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON NORTH LINE OF THE SUBJECT PROPERTY AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION. THE BEARING IS DENOTED AS NORTH 89°56'00"EAST
  - N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL
- | PARKING |          |         |         |       |
|---------|----------|---------|---------|-------|
| REGULAR | HANDICAP | TRAILER | PARTIAL | TOTAL |
| 12      | 1        | 0       | 0       | 13    |
- N3 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - N4 THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. IF SUCH INFORMATION HAS BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET OAK STREET IS 110.05' AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.
  - N6 SURVEY PREPARED BY:



**UTILITY NOTE**

- 1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A 811 UTILITY LOCATE OR SIMILAR REQUEST



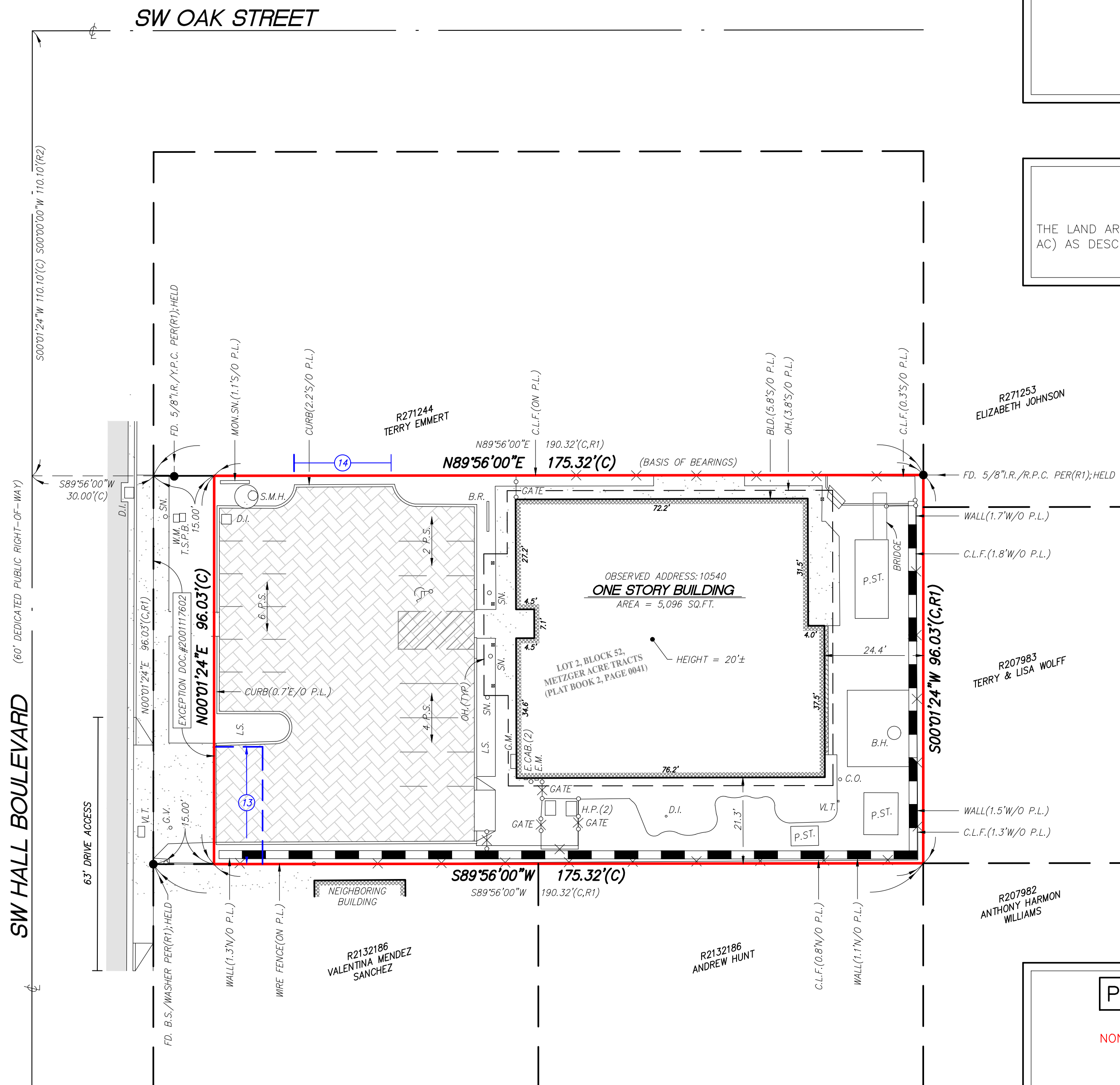
VICINITY MAP

**SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT**

- 12 AN EASEMENT FOR SLOPE PURPOSES RECORDED JANUARY 13, 1987 AS FEE NO. 87002133. SAID ITEM LIES WITHIN THE RIGHT-OF-WAY AND IS NOT SHOWN HEREON.
- 13 AN EASEMENT FOR SHARED ACCESS PURPOSES RECORDED OCTOBER 10, 2001 AS FEE NO. 2001 103329. SAID ITEM LIES ON THE PROPERTY AND IS SHOWN HEREON.
- 14 AN EASEMENT FOR RIGHT-OF-WAY PURPOSES RECORDED OCTOBER 10, 2001 AS FEE NO. 2001 103330. SAID ITEM LIES ON THE PROPERTY AND IS SHOWN HEREON.
- 19 TERMS AND PROVISIONS OF A DOCUMENT RECORDED SEPTEMBER 20, 2002 AS FEE NO. 2002 109659. SAID ITEM IS BLANKET IN NATURE AND IS NOT SHOWN HEREON.

**LAND AREA**

THE LAND AREA OF THE SUBJECT PROPERTY IS 16835 SF (0.38 AC) AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.



- B.H. BASKETBALL HOOP
- B.R. BIKE RACK
- B.S. BRASS SCREW
- B.L.D. BUILDING
- (C) CALCULATED DATA
- C.L. CENTER LINE
- C.L.F. CHAIN LINK FENCE
- C.O. CLEAN OUT
- D.I. DRAIN INLET
- E.CAB. ELECTRIC CABINET
- E.M. ELECTRIC METER
- FD. FOUND
- G.M. GAS METER
- G.V. GAS VALVE
- H.P. HEAT PUMP
- I.R. IRON ROD
- LS. LANDSCAPING
- MON.SN. MONUMENT SIGN
- OH. OVERHANG
- P.L. PROPERTY LINE
- P.S. PARKING SPACE
- P.S.T. PLAY STATION
- R.P.C. RED PLASTIC CAP
- (R1) SURVEY NO. 29012
- (R2) SURVEY NO. 26542
- S.M.H. SEWER MAN HOLE
- SN. SIGN
- T.S.P.B. TRAFFIC SIGNAL PULL BOX
- V.L.T. VAULT
- W.M. WATER METER
- Y.P.C. YELLOW PLASTIC CAP
- BLOCK/CONCRETE WALL
- CONCRETE
- ASPHALTIC CONCRETE
- BUILDING LINE
- HANDICAP PARKING
- CHAIN LINK FENCE
- LIGHT POLE

LEGEND

**POSSIBLE ENCROACHMENTS**

NONE OBSERVED

**TITLE LEGAL DESCRIPTION**

THE SOUTHERLY 96 FEET OF LOT 2, BLOCK 52, METZGER ACRE TRACTS (PLAT BOOK 2, PAGE 0041), IN THE CITY OF TIGARD, COUNTY OF WASHINGTON AND STATE OF OREGON. EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION RECORDED NOVEMBER 15, 2001 AS FEE NO. 2001 117602. THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-981496-SA1, AND COMMITMENT DATE SEPTEMBER 24, 2019.

**ALTA/NSPS LAND TITLE SURVEY**

FOR CHILDREN'S PARK LEARNING CENTER  
PARTNER PROJECT NUMBER 19-255453.7

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-981496-SA1, CONTAINING A COMMITMENT DATE OF SEPTEMBER 24, 2019

**CERTIFICATION**

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; AND PARTNER ENGINEERING AND SCIENCE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON : 11/20/2019  
DATE OF PLAT OR MAP:

PROPERTY ADDRESS: 10540 SW HALL BOULEVARD, TIGARD, OREGON 97223

SURVEYOR: MICHAEL A. HOFFMAN,  
REGISTRATION NUMBER: 57847  
STATE OF REGISTRATION OREGON  
FIELD DATE OF SURVEY: 11/21/2019  
LATEST REVISION DATE:

*M. Hoffman*  
SIGNATURE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON FEBRUARY 19, 1999  
MICHAEL A. HOFFMAN  
57847LS  
EXPIRES: 30 JUNE, 2021

CONDUCTING SURVEYING & SCIENCE. USE OF THIS FORMAT IS WITHOUT WRITTEN CONSENT OF PARTNER ENGINEERING AND SCIENCE, INC.

**PARTNER**  
Engineering and Science, Inc.

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