# THE.

SITUATED SECTION WASHINGTON CITY 30, 9F T.1N, R.1W, HILLSBORO, COUNTY, OR S OREGON **≪**. **≤** 9

### SURVEYED EGAL DESCRIPTION

ANASBOURNE TOWN CENTER SOUTHWEST CORNER OF SAID LOT 4, ALSO BEING THE NORTHWEST CORNER OF LOT 5 OF SAID LOTTH 01'29'54" EAST ALONG THE WEST LINE OF SAID LOT 4, ALSO BEING SAID EAST RIGHT—OF—WAY FOR N.W. 185TH AVENUE; THENCE, IORTH 01'29'54" EAST ALONG THE WEST LINE OF SAID LOT 4, ALSO BEING SAID EAST RIGHT—OF—WAY FOR N.W. 185TH AVENUE, A DISTANCE OF 174.04 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 88'29'02" EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 174.02 FEET TO THE SOUTH LINE OF SAID LOT 4, ALSO BEING THE NORTH INE OF SAID LOT 5; THENCE, NORTH 88'29'23" WEST ALONG SAID SOUTH LINE OF LOT 4, ALSO BEING SAID NORTH INE OF LOT 5, A DISTANCE OF 203.06 FEET TO SAID SOUTHWEST CORNER OF LOT 4; THENCE, NORTH 01'29'54" EAST LONG THE WEST LINE OF SAID LOT 4, ALSO BEING SAID SOUTHWEST CORNER OF LOT 4; THENCE, NORTH 01'29'54" EAST LONG THE WEST LINE OF SAID LOT 4, ALSO BEING SAID SOUTHWEST CORNER OF LOT 4; THENCE, NORTH 01'29'54" EAST LONG THE WEST LINE OF SAID LOT 4, ALSO BEING SAID EAST RIGHT—OF—WAY FOR N.W. 185TH AVENUE, A DISTANCE IF 174.04 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 35,337 SQUARE FEET, OR 0.81 ACRES, MORE IRESS. PORTION OF LOT 4, TANASBOURNE TOWN CENTER SOUTH, WASHINGTON COUNTY PLAT RECORDS, SITUATED IN THE DUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN. SAID PORTION BEING DRE PARTICULARLY DESCRIBED AS FOLLOWS:

PORTION OF LOT 4, TANASBOURNE TOWN CENTER SOUTH, WASHINGTON COUNTY PLAT RECORDS, SITUATED IN THE IUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN. SAID PORTION BEING PRE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, ALSO BEING THE NORTHWEST CORNER OF LOT 5 OF SAID LANASBOURNE TOWN CENTER SOUTH, ALSO BEING ON THE EAST RIGHT—OF—WAY FOR N.W. 185TH AVENUE; THENCE, VORTH 01'29'54" EAST ALONG THE WEST LINE OF SAID LOT 4, ALSO BEING SAID EAST RIGHT—OF—WAY FOR N.W. 185TH AVENUE; THENCE, SOUTH 01'29'47" EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 203.06 FEET; THENCE, SOUTH 01'29'47" WEST PARALLEL WITH THE LINE OF SAID LOT 4 A DISTANCE OF 174.02 FEET TO THE SOUTH LINE OF SAID LOT 4, ALSO BEING THE NORTH LINE OF SAID LOT 5; THENCE, SOUTH 88'30'13" EAST ALONG SAID SOUTH LINE OF LOT 4, ALSO BEING THE NORTH LINE OF SAID LOT 5; THENCE, NORTH 01'29'47" EAST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 32.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, ALSO BEING THE NORTHEAST SORNER OF SAID LOT 5; THENCE, NORTH 01'29'47" EAST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 186.01 THE NORTHEAST CORNER OF SAID LOT 5; THENCE, NORTH BE TO THE NORTHWEST CORNER OF SAID LOT 4 AND SAID EAST RIGHT—OF—WAY FOR N.W. 185TH AVENUE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN VEREA OF 8,482 SQUARE FEET, OR 0.20 ACRES, MORE OR LESS. OF SAID
OF SAID
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OSAID EAST
CONTAINING A

THIS LEGAL DESCRIPTION DESCRIBES THAT SAME PROPERTY FOUND IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-428105-OR1, PREPARED ON JANUARY 28, 2010.

#### SCHEDULE THIS SURVEY IS BASED ON TITLE REPORT FILE NO. NCS-428105-OR1, ON JANUARY В PREPARED BY FIRST AMERICAN TITLE INSURANCE 28, 2010. Ш **EXCEPTION NOTES**

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ITEMS NOT LISTED BELOW ARE STANDARD PERTAIN TO THIS SURVEY. TITLE EXCEPTIONS AND/OR ARE NOT MATTERS 9R ISSUES THAT

- PROVISIONS CONTAINED THEREIN: ECEMBER 31, 1992 AS FEE NO. 92094083 ARL KARCHER INTERPRISES, INC., A CALIFORNIA CORPORATION CCESS AND UTILITIES
- RESTRICTIONS : FOLLOWS: NMOHS RECORDED PLAT OF TANASBOURNE TOWN CENTER SOUTH
- B) NO DIRECT VEHICULAR ACCESS FROM LOTS 3 AND UTILITY EASEMENT PERMITTED. THE PRIVATE ACCESS EASEMENTS AS SHOWN ARE RECIPROCAL OWNERS. EASEMENTS TO ALL THE LOT
- (è) EASEMENTS FOR PRIVATE ACCESS A PLAT OF TANASBOURNE TOWN CENT SURVEYOR'S NOTE: AFFECTS PROPE IRVEYOR'S NOTE: NO DIRECT VEHICULAR ACCESS TO NW 185TH AVENUE AND EXCEPT OVER ACCESS EASEMENTS. AFFECTS PROPERTY AS SHOWN HEREON AND PUBLIC UTILITY PURPOSES ITER SOUTH. ERTY AS SHOWN HEREON. S NMOHS ON THE RECORDED
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JUNE 29, 1994 AS FEE NO. 94062676 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. THEREOF RECORDED FEBRUARY 07, 1996 AS FEE NO.
- DOCUMENT(S) DECLARING MODIFICAT 96011038 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTACTOR CONTROL OF A STABLISHING EASEME 996 AS FEE NO. 96076471 OF O AINED IN THE DOCUMENT ENTITLED "ASSIGNMENT NTS, COVENANTS AND RESTRICTIONS" RECORDED FFICIAL RECORDS. ONS THEREOF RECORDED MAY 22, 1997 AS FEE

ERTY, BLANKET IN NATURE,

### ZONING NO

CITY OF HILLSBORO
150 EAST MAIN STREET
HILLBORO, OR 97123
(503) 681-6100
http://www.hillsboro.ci.or SUBJECT PROPERTY IS ZONED: EVERGREEN AREA

MINIMUM LOT SIZE
MINIMUM LOT SIZE
MAXIMUM LOT COVERAGE
MINIMUM LOT WIDTH
MINIMUM LOT DEPTH
REAR SETBACK
SIDE SETBACK
MAXIMUM BUILDING HEIGHT
MINIMUM LANDSCAPING
MINIMUM REQUIRED PARKING

NW 188th Ave

NW Town Center Di

& SUNSOF HWY

NW 18

NW 178th

VICINITY MAP

NOTES: 1. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY. SERVED PARKING SPACES:
REGULAR
HANDICAP
TOTAL SPACES
42

PERMITTED

ZONING INFORMATION NOT PROVIDED BY INSURER.

A SIDEWALK AND WALL ENCROACH INTO PARCEL 1 WITHIN AN AREA OF A SIDEWALK AND WALL ENCROACH INTO PARCEL 1 WITHIN AN AREA OF 13.5' BY 16.5'.

7.0' BY 6.5'.

PROPERTY

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COUNTY OF

WASHINGTON,

STATE

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OREGON, DESCRIBED AS FOLLOWS

EGAL

DESCRIPTION

NW Cornell Rd

### OTENTIAL **ENCROACHMENT NOTES**

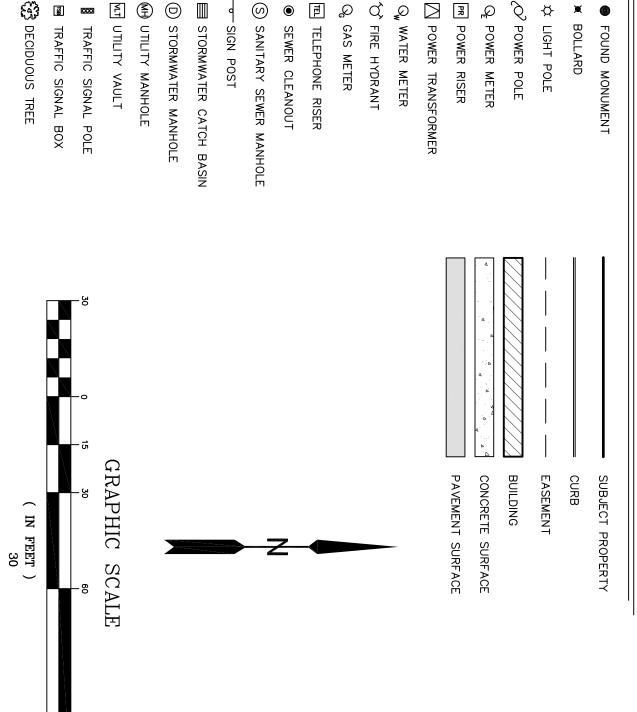
#### GENERAL NOTES

- THE BASIS OF BEARING IS NORTH 01"29"54" EAST ALONG THE WEST LINE SOUTH, ALSO BEING THE EAST LINE OF N.W. 185TH AVENUE. 유
- THE PROPERTY IS DESIGNATED BY WASHINGTON COUNTY, OREGON AS PARCEL LOT NO. 1N130CC00400
- THIS INSTRUMENT DOES NOT SATISFY THE OREGON REVISED STATUTES (209.250 ORC) FOR THE ESTABLISI PROPERTY/LEASE CORNERS. THEREFORE, NO PROPERTY/LEASE CORNERS WERE SET AT THIS TIME.
- THE TOTAL AREA OF THE PROPERTY IS 43,819 SQUARE FEET, OR 1.01 ACRES, MORE OR LESS.
- THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE PROCESS FIELD WORK FOR THE SURVEY. ING THE
- EXCEPT AS SHOWN, THERE WAS NO OBSERVABLE EVIDENCE OF DUMP, SUMP OR SANITARY LANDFILL. USED AS WASTE
- THERE WAS NO OBSERVABLE EVIDENCE OF OF EARTH MOVING WORK, RECENT MONTHS. BUILDING CONSTRUCTION OR ADDITIONS WITHIN
- THERE IS NO EVIDENCE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, AVAILABLE FROM THE CONTROLLING JURISDICTION. EITHER D, OR
- CURRENTLY THERE ARE ONE (1) BUILDINGS ON THE PROPERTY.
- AS OF THE DATE OF THIS SURVEY, CONSTRUCTION OF THE BUILDING, UTILITIES, AND IMPROVEMENTS IS ONGOING, THIS SURVEY SHOWS THE EXISTING CONDITIONS AT TIME OF THE SURVEY, JUNE 16, 2011.

### FLOOD **ZONE NOTES**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITION 100. 4102380361C, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 18, 2005 AND IS NOT IN A SPECIAL FLOO AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGES AGENCY. TY PANEL DD HAZARD BE EMENT

### EGEND



N.W. 185TH AVENUE

PUBLIC ROAD (VARIABLE WIDTH R.O.W.) MADE OF ASPHALT, 97' WIDE

BASIS OF BEARINGS N01'29'54"E 186.04' [N01'29'54"E 186.05']

100.49

1,00.50

8 SPACES

7 SPACES

N.W. TOWN CENTER DRIVE

PRIVATE ROAD MADE OF ASPHALT, 40' WIDE

£33

2225 N.W. TOWN CENTER HILLSBORO, OR 97229

CEL

0

ALUMINUM CAP STAMPED "WAKER

**(** 

<del>{</del>%}

3

ARCEL

£33

£33

LOT 4, TANASBOURNE

£33

£33

174.02

DE PRIVATE ACCESS

5 SPACES

£43-\\

N 01°29'47" E 186.01

S01°29'47"W 186.01'

PEDESTRIAN-ACCESS

(47° W)

 $\overline{\mathbb{X}}$ 

235.55' 235.50']

(y)

93.00' WIDE PRIVATE ACCESS

AND PUBLIC UTILITY EASEMENT

.Z .≪

EVERGREEN
PRIVATE ROAD MADE
ASPHALT, 68' MIDE

PARKWAY

0

ALUMINUM CAP UNREADABLE

## TA/ACSM SURVEY

THIS LEGAL DESCRIPTION DESCRIBES THAT SAME PROPERTY FOUND IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-428105-OR1, PREPARED ON JANUARY 28, 2010.

AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY DECLARATION ESTABLISHED EASEMENTS, COVENANTS RESTRICTIONS FOR "TANASBOURNE TOWN CENTER SOUTH" RECORDED JUNE 29, 1994 AS FEE NO. 94062676.

LOT 4, TANASBOURNE TOWN CENTER SOUTH (PLAT BOOK 91, PAGE 0026), IN THE CITY OF HILLSBORO, COUNTY OF WASHINGTON, STATE OF OREGON.

2225 N.W. TOWN CENTER DRIVE HILLSBORO, OR XXXXX
QUATTRO DEVELOPMENT; FIRST AMERICAN TITLE INSURANCE COMPANY;

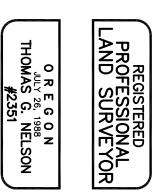
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE DATE SHOWN BELOW OF THE PREMISES DESCRIBED IN TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY ON MAY 13, 2011, AND IN ACCORDANCE "MINIMUM STANDARD DETAIL REQUIREMENTS FOT ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2-4, 6 7(A), 7(C), 8-11(A), 13-18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FURTHER CERTIFIES THAT HIS SURVEY WAS ACTUALLY MADE UPON THE GROUND; THAT IT AND THE INFORMATION, RSES AND DISTANCES SHOWN THEREON ARE ACCURATE; THAT THE PROPERTY DESCRIPTION "CLOSES" BY INEERING CALCULATION; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, DICTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND LICABLE SET—BACKS LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ING OR BUILDING CODES) AFFECTING THE PROPERTY; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALLEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ISED; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY PREMISES, APPEARING FROM AN ECTION OF THE SAME, OTHER THAN THOSE SHOWN THEREON; THAT THERE ARE NO ENCROACHMENTS ON ADJOINING MISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR OR MAY BUILDING, STRUCTURES OR OTHER IMPROVEMENTS ON ADJOINING PREMISES. ALL OF THE FOREGOING IS SUBJECT TO MATTERS OTHER IMPROVEMENT SITUATED UPON ANY DINING PREMISES. ALL OF THE FOREGOING IS SUBJECT TO MATTERS OTHERWISE NOTED ON THE SURVEY.

THE PROPERTY DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AND LIES WITHIN FLOOD ZONE "X" AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY PANEL NO. 4102380361C DATED FEBRUARY 18, 2005. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO N.W. TOWN CENTER DRIVE.

THOMAS G. NELSON

REGISTERED LAND SURVEYOR NO. 23
IN THE STATE OF OREGON
DATE OF SURVEY: JUNE 16, 2011



RENEWAL

12/31/10

TON	CITY: HILLSBORO	SCALE: $1" = 30'$ $D \neq$	DRAWING DATA			3	W		REVISION DATES	
DRAWN BY: SJN. SRX		DATE: JULY 8, 2011		S			T T	I om Neison		
SHEET: 1 OF 1		FILE: 11050/11050-ALTA.dwg		FAX: (503) 230-1962	PHONE: (503) 230-1932	PORTLAND, OREGON 97214	1001 SE WATER AVE, SUITE 390	iom neison & Associates, L.L.C.		