

City of Hillsboro C-G				
Area Regulation	Code (s)	Requirement	Actual	Status
Minimum Front Yard Setback	Table 12.23.260-1	1 Foot	Not Applicable - Vacant Land	Conforming
Minimum Side / Rear Yard Setback	Table 12.23.260-1	1 Foot on Alley's; otherwise None	Not Applicable - Vacant Land	Conforming
Maximum Setbacks	Table 12.23.260-1	None	Not Applicable - Vacant Land	Conforming
Minimum / Maximum Lot Size	Table 12.23.260-1	Minimum: None Maximum: None	1.1108 Acres / 48,388 Square Feet	Conforming
Minimum / Maximum Density	Table 12.23.260-1	Minimum: Not Applicable Maximum: 24 Dwelling Units per Net Acre	Not Applicable - Vacant Land	Conforming
Minimum / Maximum Floor Area Ratio	Table 12.23.260-1	None	Not Applicable - Vacant Land	Conforming
Minimum Lot Width	Table 12.23.260-1	50 Feet (at front of building plane)	161.15 Feet Minimum	Conforming
Minimum Lot Depth	Table 12.23.260-1	None	161.28 Feet	Conforming
Minimum Lot Frontage	Table 12.23.260-1	25 Feet	161.28 Feet	Conforming

Minimum / Maximum Building Height	Table 12.23.260-1	Minimum: None Maximum: 35 Feet	Not Applicable - Vacant Land	Conforming
Maximum Lot Coverage	Table 12.23.260-1	60%	Not Applicable - Vacant Land	Conforming
Minimum Usable Open Space	Table 12.23.260-1	Not Applicable	Not Applicable - Vacant Land	Conforming
Minimum Landscaping	Table 12.23.260-1	15%	Not Applicable - Vacant Land	Conforming

ZONING INFORMATION

ZONING INFORMATION PER PARTNER ENGINEERING AND SCIENCE, INC.
ZONING REPORT NUMBER 21-319353.2 DATED AUGUST 10, 2021.

C-G = COMMERCIAL - GENERAL, PER CITY OF HILLSBORO PLANNING WEBSITE
SEE ZONING TABLE SHOWN HEREON.

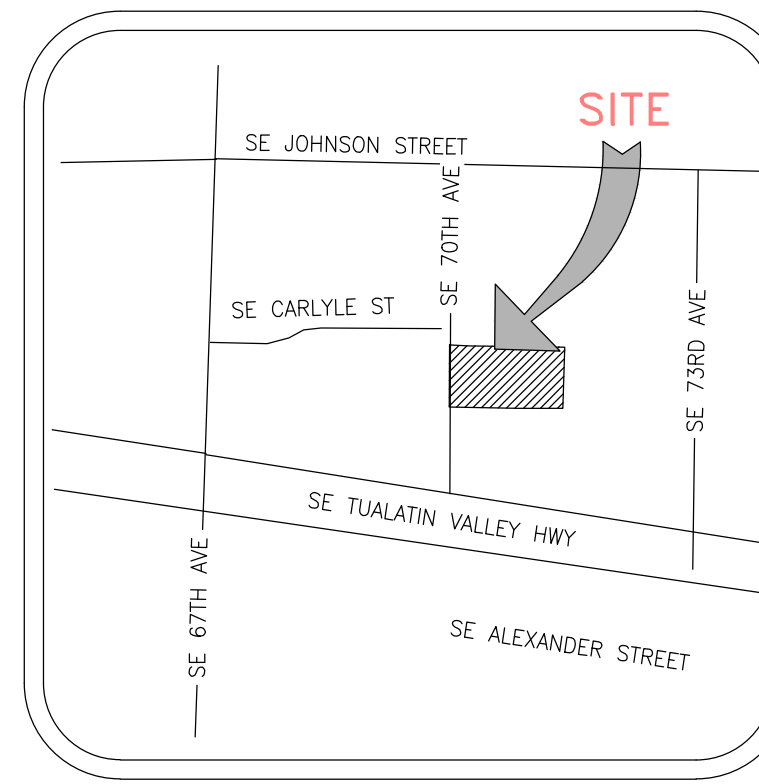
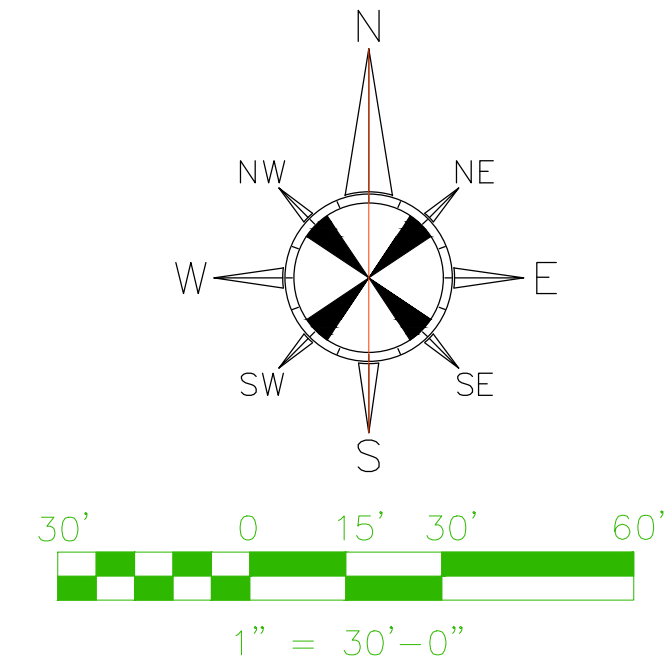
MISCELLANEOUS NOTES

- N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON OREGON COORDINATE REFERENCE SYSTEM PORTLAND ZONE PER ORS 93.312 NORTH AMERICAN DATUM OF NAD83/2011 (EPOCH 2010.0000) UNITS IN INTERNATIONAL FEET
- N2 THE SITE IS VACANT UNDEVELOPED LAND AND NO PARKING STRIPES WERE PAINTED ONSITE.
- N3 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N4 THERE WAS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. 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 IS SHOWN HEREON.
- N6 NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WAS OBSERVED IN THE PROCESS OF CONDUCTION THIS SURVEY.
- N7 SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SE 70TH AVE AS SHOWN HEREON.
- N8 OBSERVED POSSIBLE ENCROACHMENTS LISTED IN THE STATEMENT OF ENCROACHMENTS, ARE FENCES AND SUBJECT TO OREGON REVISED STATUTE 96.10 REGARDING COMMON FENCE LAWS.
- N9 NO OBSERVED GAPS AND/OR GORES BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTIES.
- N10 VERTICAL DATUM: CITY OF HILLSBORO, APPROXIMATE TO NGVD 1929, MEASURED FROM BENCHMARK (BM) E USGS BRASS CAP IN CONC @ SW 239TH AVE & TV HWY 26 FEET SOUTH OF RAILROAD TRACKS. STAMPED: "72 USGS 194.133 1913." CITY OF HILLSBORO ELEVATION: 194.22 FEET
- N11 SURVEY PREPARED BY:

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE
4858 SW SCHOLLS FERRY RD.
SIE A, PORTLAND, OR 97225
(503) 345-0328

WWW.SFLANDS.COM EMAIL: JERED.MCGRATH@SFLANDS.COM



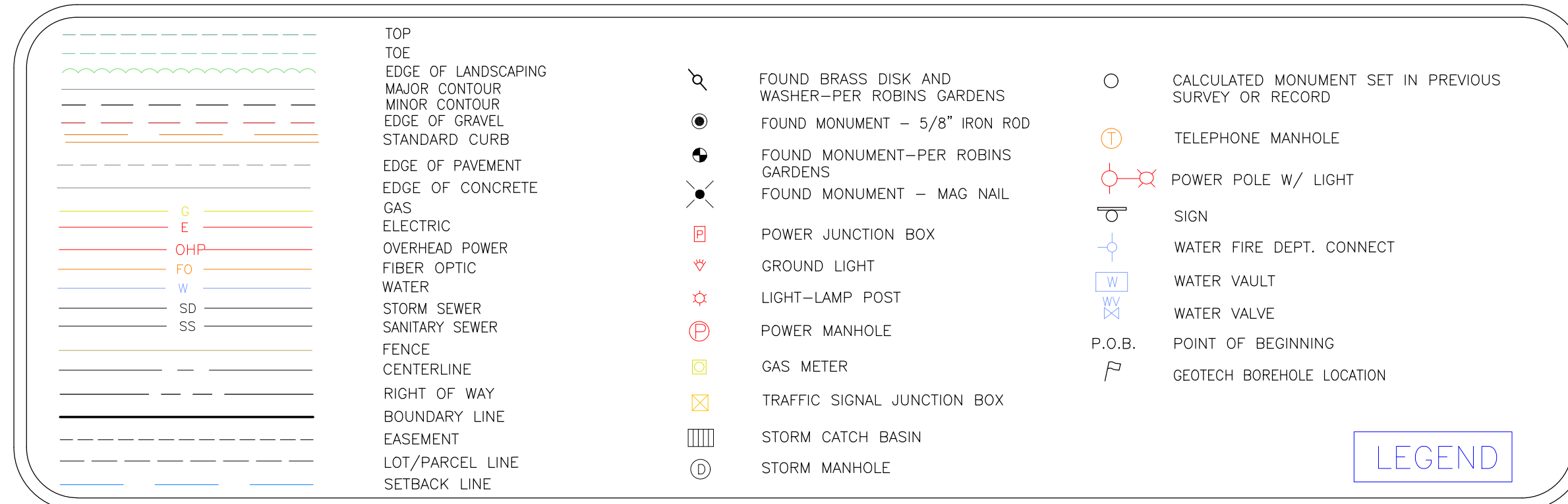
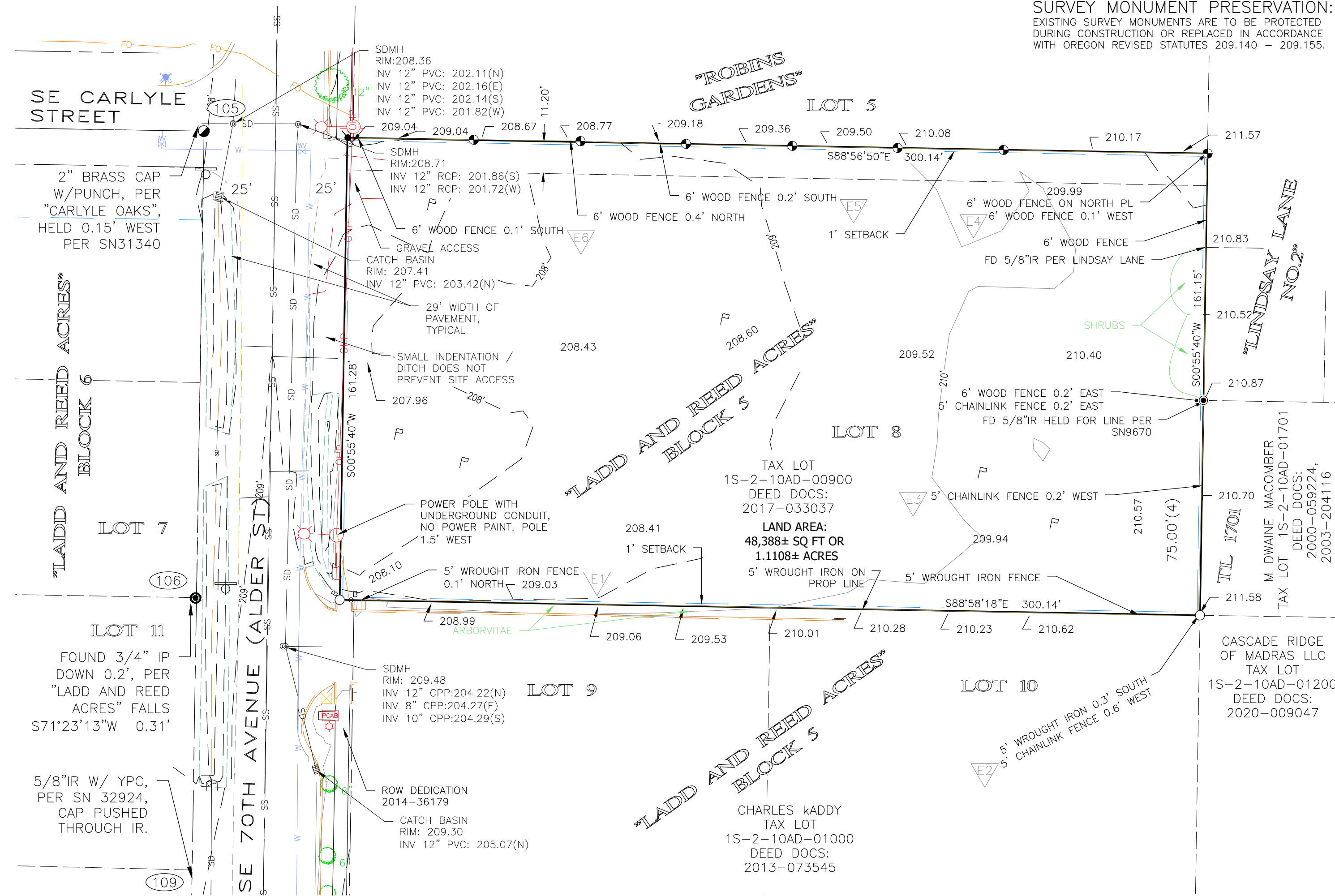
VICINITY MAP

NOT TO SCALE

SURVEY RELATED ITEMS CORRESPONDING TO SUPPLEMENTAL PRELIMINARY TITLE REPORT

- 6 WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD.
- 7 INTENTIONALLY DELETED NOT A SURVEY RELATED ITEM
- 8 CITY LIENS IF ANY, OF THE CITY OF HILLSBORO. NOT A SURVEY RELATED ITEM
- 9 STATUTORY POWERS AND ASSESSMENTS OF CLEAN WATER SERVICES. BLANKET IN NATURE
- 10 INTENTIONALLY DELETED NOT A SURVEY RELATED ITEM
- 11 INTENTIONALLY DELETED NOT A SURVEY RELATED ITEM
- 12 INTENTIONALLY DELETED NOT A SURVEY RELATED ITEM
- 13 INTENTIONALLY DELETED NOT A SURVEY RELATED ITEM
- 14 INTENTIONALLY DELETED NOT A SURVEY RELATED ITEM
- 15 UNRECORDED LEASES, OR PERIODIC TENANCIES, IF ANY. NOT A SURVEY RELATED ITEM
- 16 INTENTIONALLY DELETED NOT A SURVEY RELATED ITEM
- 17 MATTERS DISCLOSED BY THIS SURVEY AS SHOWN HEREON

SURVEY MONUMENT PRESERVATION:
EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED DURING CONSTRUCTION OR REPLACED IN ACCORDANCE WITH OREGON REVISED STATUTES 209.140 - 209.155.



LEGEND

TITLE LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF WASHINGTON, STATE OF OREGON, DESCRIBED AS FOLLOWS:
ALL OF LOT 8 AND THE SOUTH 11.2 FEET OF LOT 5, BLOCK 5, LADD & REED ACRES, IN THE CITY OF HILLSBORO, COUNTY OF WASHINGTON AND STATE OF OREGON.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY SUPPLEMENTAL PRELIMINARY TITLE REPORT ORDER NO. 7016-3785099, CONTAINING AN EFFECTIVE DATE AND TIME OF FEBRUARY 24, 2022 AT 8:00AM

UTILITY NOTE

- 1 PUBLIC LOCATES WERE REQUESTED AS PART OF THIS SURVEY UNDER TICKET NO. 21212943. UTILITY LINES SHOWN HEREON WERE EXISTING AT THE TIME OF THIS SURVEY.

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: AN UNSHADED ZONE X. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLANE AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 41067050506 DATED NOVEMBER 04, 2016 AND IS NOT A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON AUGUST 6, 2021 VIA THEIR WEBSITE.

ALTA/NSPS LAND TITLE SURVEY

FOR SE 70TH AND SE CARLYLE

PARTNER PROJECT NUMBER 21-319353.1

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY SUPPLEMENTAL PRELIMINARY TITLE REPORT ORDER NO. 7016-3785099, CONTAINING AN EFFECTIVE DATE AND TIME OF FEBRUARY 24, 2022 AT 8:00AM

CERTIFICATION

TO: ICE MILLER LLP,
FIRST AMERICAN TITLE INSURANCE COMPANY, QUATTRO DEVELOPMENT, LLC,
PARTNER ENGINEERING AND SCIENCE, INC.,
HILLSBORO EDUCATION, LLC,
AND STEARNS BANK NATIONAL ASSOCIATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 8, 9, 11B (ROADWAY), 13, 14, 16, 17, 18 and 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 4, 2021.

DATE OF PLAT OR MAP: APRIL 19, 2022

PROPERTY ADDRESS: NO SITE ADDRESS,
LOCATION IS ON SE 70TH AVE, NEAR SE
CARLYLE ST, HILLSBORO, OR 97213

REGISTERED
PROFESSIONAL
LAND SURVEYOR

SURVEYOR: JERED MCGRATH
REGISTRATION NUMBER: 79419PLS
STATE OF REGISTRATION: OREGON
FIELD DATE OF SURVEY: AUGUST 4, 2021
LATEST REVISION DATE: APRIL 19, 2022

OREGON
JUNE 13, 2008
JERED MCGRATH
79419

RENEWS: 12/31/2022

SIGNATURE

2800 NORTH DALLAS PARKWAY
SUITE 140
PLANO, TEXAS 75093 714-656-8052
SMcDaniel@partneresi.com

STATEMENT OF ENCROACHMENTS

- E1 NORTH EDGE OF WROUGHT IRON FENCE 0.1 NORTH OF PROP LINE
- E2 WESTERN EDGE OF CHAINLINK FENCE 0.6 WEST OF PROP LINE
- E3 WESTERN EDGE OF CHAINLINK FENCE 0.2 WEST OF PROP LINE
- E4 WESTERN EDGE OF WOOD FENCE 0.1 WEST OF PROP LINE
- E5 SOUTHERN EDGE OF WOOD FENCE 0.2 SOUTH OF PROP LINE
- E6 SOUTHERN EDGE OF WOOD FENCE 0.1 SOUTH OF PROP LINE

<http://www.partneresi.com/>