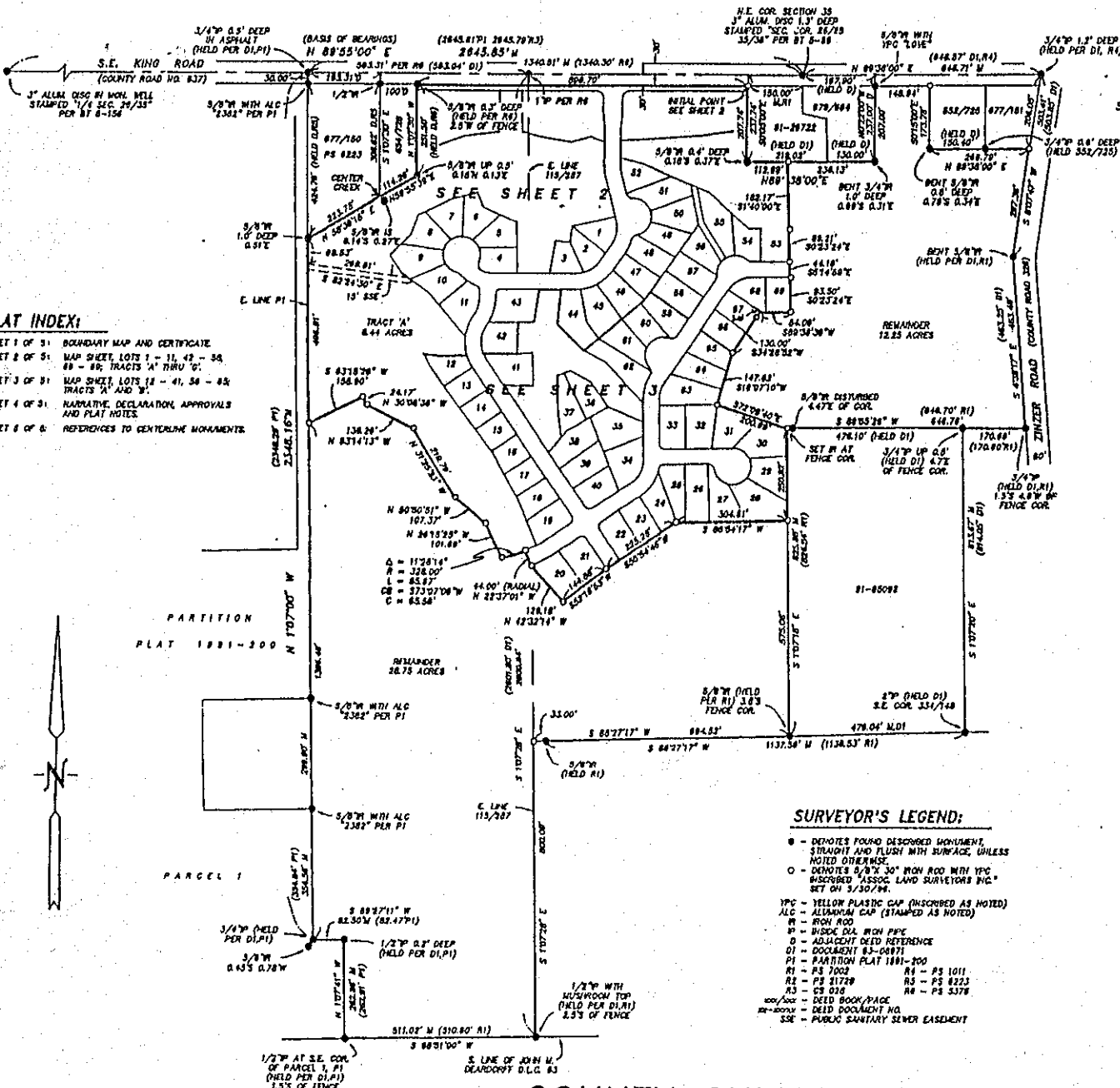


Happy Valley Heights

SITUATED IN THE N.E. 1/4 OF SEC. 35 & N.W. 1/4 OF SEC. 36, T.1S., R.2E., W.M. CLACKANAS COUNTY, OREGON

NOVEMBER 1995

SCALE: 1" = 200'



LAT INDEX:

SHEET 1 OF 5: BOUNDARY MAP AND CERTIFICATE
 SHEET 2 OF 5: MAP SHEET, LOTS 1 - 11, 42 - 58, 69 - 88; TRACTS 'A' THRU 'G'.
 SHEET 3 OF 5: MAP SHEET, LOTS 12 - 41, 54 - 68; TRACTS 'A' AND 'B'.
 SHEET 4 OF 5: NARRATIVE DECLARATION, APPROVALS AND PLAT NOTES.
 SHEET 5 OF 5: REFERENCES TO CENTERLINE MONUMENTS.

I HEREBY CERTIFY THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

Kenneth D. Griffin

OREGON
JULY 28, 1988
KENNETH D. GRIFFIN
2147

PREPARED BY:
ASSOCIATED LAND SURVEYORS, INC.
375 PORTLAND AVE.
CLADSTONE, OREGON 97027
PHONE: (503) 658-9440

SURVEYOR'S CERTIFICATE:

I, KENNETH D. GRIFFIN, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED AND MARKED, OR FOUND TO BE MARKED WITH LAWFUL MONUMENTS, AS NOTED ELSEWHERE HEREON, THE LANDS REPRESENTED ON THE ATTACHED MAP OF 'HAPPY VALLEY HEIGHTS' DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE N.E. 1/4 OF SECTION 35, T.1S., R.2E., W.M., CLACKANAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, A 4" DIA. IRON ROD ON THE WEST LINE OF THAT TRACT DESCRIBED BY DEED TO JOSE RODRIGUEZ, ET UX, RECORDED IN DOCUMENT NO. 81-28723, CLACKANAS COUNTY RECORDS, BEING 83°55'00" W. 148.88 FEET AND S 0°00'00" E. 43.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 35; THENCE ALONG SAID WEST LINE S 0°00'00" E. 182.74 FEET TO THE SOUTHWEST CORNER OF SAID RODRIGUEZ TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT N 88°00'00" E 112.88 FEET; THENCE S 140°00' E. 182.17 FEET; THENCE S 0°33'41" E. 88.21 FEET; THENCE S 81°43'0" E. 44.18 FEET; THENCE S 0°23'14" E. 83.50 FEET; THENCE S 88°00'00" W. 84.00 FEET; THENCE S 84°58'55" W. 130.00 FEET; THENCE S 140°00' W. 147.88 FEET; THENCE S 73°00'40" E. 106.88 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED BY DEED TO GARY W. SARJENT, ET UX, RECORDED IN DOCUMENT NO. 81-18092, CLACKANAS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT, S 19°17'48" E. 256.84 FEET; THENCE S 88°57'14" W. 304.41 FEET; THENCE S 83°54'48" W. 235.18 FEET; THENCE S 83°14'53" W. 144.88 FEET; THENCE N 42°31'14" W. 128.18 FEET; THENCE N 23°37'01" W. 44.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, RADIUS POINT BEARS N 22°17'01" W. 316.00 FEET, THROUGH A CENTRAL ANGLE OF 11°17'14" (CHORD BEARS S 73°07'34" W. 65.54 FEET) A DISTANCE OF 68.87 FEET; THENCE N 24°19'23" W. 101.88 FEET; THENCE N 50°00'01" W. 107.37 FEET; THENCE N 31°23'23" W. 216.78 FEET; THENCE N 83°14'53" W. 138.24 FEET; THENCE N 30°08'38" W. 24.17 FEET; THENCE S 83°18'24" W. 188.80 FEET TO THE EAST LINE OF PARCEL 1, PARTITION PLAT 1881-300, CLACKANAS COUNTY PLAT RECORDS; THENCE ALONG SAID EAST LINE N 10°00'00" W. 496.81 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED BY DEED TO DONALD G. HENRI, ET UX, RECORDED IN DEED BOOK 677, PAGE 150, CLACKANAS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT N 88°00'00" E. 323.78 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF THAT TRACT DESCRIBED BY DEED TO ROBERT H. MONTGOMERY, ET UX, RECORDED IN DEED BOOK 854, PAGE 294, CLACKANAS COUNTY RECORDS, N 88°55'34" E. 114.24 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID TRACT N 10°00'00" W. 351.50 FEET TO THE SOUTH LINE OF S.E. KING ROAD (COUNTY ROAD NO. 837) BEING 30 FEET DISTANT, MEASUREMENT AT RIGHT ANGLES FROM THE CENTERLINE; THENCE ALONG SAID SOUTH LINE N 88°55'00" E. 896.70 FEET TO THE NORTHWEST CORNER OF SAID RODRIGUEZ TRACT; THENCE ALONG SAID WEST LINE, S 88°00'00" E. 18.00 FEET TO THE INITIAL POINT.

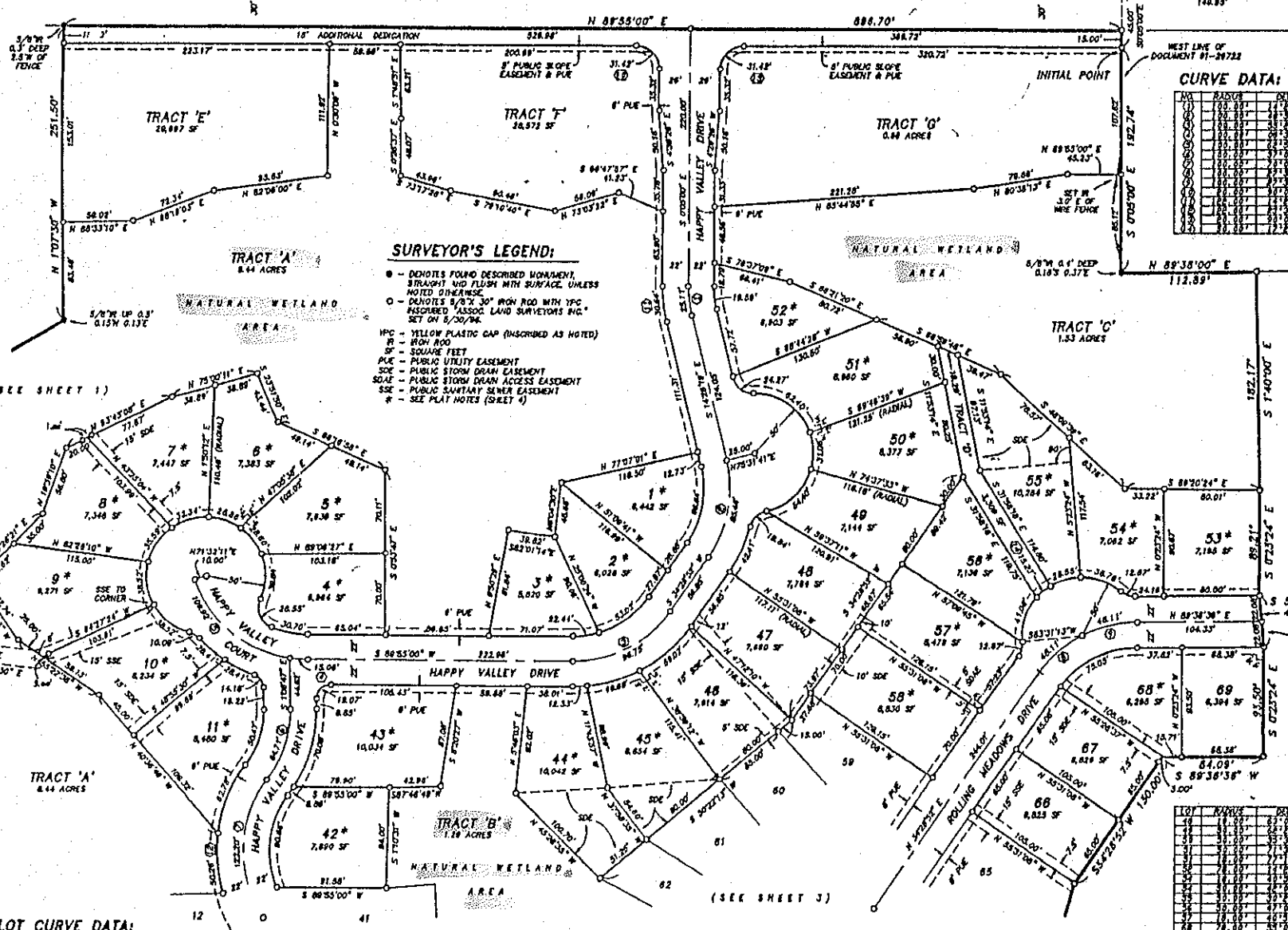
THE LAND HEREIN DESCRIBED CONTAINS 36.38 ACRES.

SURVEYOR'S LEGEND:

- - DENOTES FOUND DESCRIBED MONUMENT, STRAIGHT AND FLUSH WITH SURFACE, UNLESS NOTED OTHERWISE.
- - DENOTES 6" DIA. 30" IRON ROD WITH YPC DESCRIBED 'ASSOC. LAND SURVEYORS INC.' SET ON 5/30/94.
- YPC - YELLOW PLASTIC CAP (INSCRIBED AS NOTED)
- ALC - ALUMINUM CAP (STAMPED AS NOTED)
- IR - IRON ROD
- BI - BIVIDE DIA. IRON PIPE
- D - ADJACENT DEED REFERENCE
- DI - DOCUMENT 83-08971
- PI - PARTITION PLAT 1881-300
- R1 - PS 7002
- R2 - PS 31729
- R3 - CS 016
- DB/DOC - DEED BOOK/PAGE
- DE - DEED DOCUMENT NO.
- SSR - PUBLIC SANITARY SEWER EASEMENT
- R4 - PS 1011
- R5 - PS 8223
- R6 - PS 5378

COUNTY SURVEYORS COPY

3259
(SHEET 1 OF 5)



N.E. COR. SECTION 35
5" ALUM. DISK 1.3" DEEP
STAMPED: SEE C.C. #225
35/24 PER BT 5-98

CURVE DATA:

NO.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEG.	CHORD END.
1
2
3
4
5
6
7
8
9
10

SURVEYOR'S LEGEND:

- - DENOTES FOUND DESCRIBED MONUMENT, STRAIGHT AND FLUSH WITH SURFACE UNLESS NOTED OTHERWISE
- - DENOTES 5/8" X 3/4" IRON ROD WITH TOP INScribed "ASSOC. LAND SURVEYORS INC." SET ON 8/30/86
- HPC - YELLOW PLASTIC CAP (INSCRIBED AS NOTED)
- RI - IRON ROD
- SF - SQUARE FEET
- PUE - PUBLIC UTILITY EASEMENT
- SDR - PUBLIC STORM DRAIN EASEMENT
- SDAE - PUBLIC STORM DRAIN ACCESS EASEMENT
- SSE - PUBLIC SANITARY SEWER EASEMENT
- * - SEE PLAT NOTES (SHEET 4)

I HEREBY CERTIFY THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

Kenneth D. Griffin

OREGON
JULY 24, 1985
KENNETH D. GRIFFIN
2147
VALID THRU 4/30/91
HVI-P2 498-17

(SEE SHEET 1)

(SEE SHEET 3)

LOT CURVE DATA:

LOT	RADIUS	DELTA	LENGTH	CHORD	CHORD BEG.	CHORD END.
1
2
3
4
5
6
7
8
9
10
11
12

LOT	RADIUS	DELTA	LENGTH	CHORD	CHORD BEG.	CHORD END.
13
14
15
16
17
18
19
20
21
22
23
24

LOT	RADIUS	DELTA	LENGTH	CHORD	CHORD BEG.	CHORD END.
25
26
27
28
29
30
31
32
33
34
35
36

LOT	RADIUS	DELTA	LENGTH	CHORD	CHORD BEG.	CHORD END.
37
38
39
40
41
42
43
44
45
46
47
48
49

PREPARED BY:
ASSOCIATED LAND SURVEYORS, INC.
375 PORTLAND AVE.
GLADSTONE, OREGON 97027
PHONE: (503) 658-8440

COUNTY SURVEYORS COPY

Happy Valley Heights

SITUATED IN THE N.E. 1/4 OF SECTION 35, T.1S., R.2E., W.M. CLACKAMAS COUNTY, OREGON

NOVEMBER 1995

SCALE: 1" = 60'

3259
(SHEET 2 OF 5)

7/2/95 6:21 AM

Happy Valley Heights

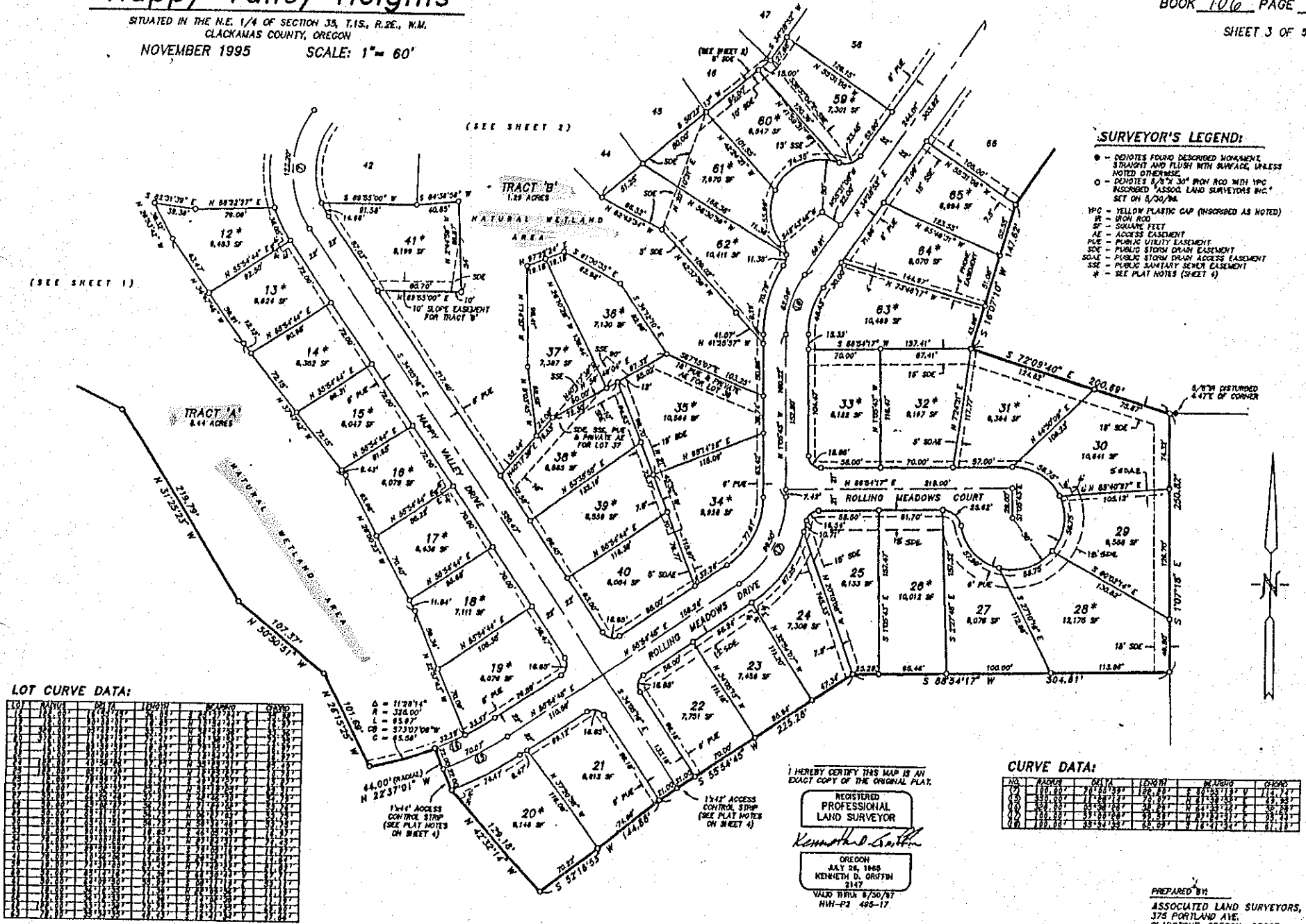
SITUATED IN THE N.E. 1/4 OF SECTION 35, T.15S, R.2E., N.W.M.
CLACKAMAS COUNTY, OREGON

NOVEMBER 1995

SCALE: 1" = 60'

BOOK 106 PAGE 21

SHEET 3 OF 5



SURVEYOR'S LEGEND:

- - DENOTES FOUND DESCRIBED MONUMENT, STRAIGHT AND FLUSH WITH SURFACE, UNLESS NOTED OTHERWISE.
- - DENOTES 5/8" x 3/4" IRON ROD WITH VPC INSCRIBED "ASSOC LAND SURVEYORS INC." SET ON 1/200/94.
- VPC - YELLOW PLASTIC CAP (INSCRIBED AS NOTED)
- IR - IRON ROD
- SF - SQUARE FEET
- AE - ACCESS EASEMENT
- PUE - PUBLIC UTILITY EASEMENT
- SDAE - PUBLIC STORM DRAIN EASEMENT
- SSAE - PUBLIC SANITARY SEWER EASEMENT
- SEE - SEE PLAT NOTES (SHEET 4)

LOT CURVE DATA:

LOT	BEARING	DISTANCE	AREA
10	N 89°54'17" E	103.50'	10,013 SF
11	S 88°54'17" W	304.81'	12,170 SF
12	S 88°54'17" W	304.81'	12,170 SF
13	N 89°54'17" E	103.50'	10,013 SF
14	N 89°54'17" E	103.50'	10,013 SF
15	N 89°54'17" E	103.50'	10,013 SF
16	N 89°54'17" E	103.50'	10,013 SF
17	N 89°54'17" E	103.50'	10,013 SF
18	N 89°54'17" E	103.50'	10,013 SF
19	N 89°54'17" E	103.50'	10,013 SF
20	N 89°54'17" E	103.50'	10,013 SF
21	N 89°54'17" E	103.50'	10,013 SF
22	N 89°54'17" E	103.50'	10,013 SF
23	N 89°54'17" E	103.50'	10,013 SF
24	N 89°54'17" E	103.50'	10,013 SF
25	N 89°54'17" E	103.50'	10,013 SF
26	N 89°54'17" E	103.50'	10,013 SF
27	N 89°54'17" E	103.50'	10,013 SF
28	N 89°54'17" E	103.50'	10,013 SF
29	N 89°54'17" E	103.50'	10,013 SF
30	N 89°54'17" E	103.50'	10,013 SF
31	N 89°54'17" E	103.50'	10,013 SF
32	N 89°54'17" E	103.50'	10,013 SF
33	N 89°54'17" E	103.50'	10,013 SF
34	N 89°54'17" E	103.50'	10,013 SF
35	N 89°54'17" E	103.50'	10,013 SF
36	N 89°54'17" E	103.50'	10,013 SF
37	N 89°54'17" E	103.50'	10,013 SF
38	N 89°54'17" E	103.50'	10,013 SF
39	N 89°54'17" E	103.50'	10,013 SF
40	N 89°54'17" E	103.50'	10,013 SF
41	N 89°54'17" E	103.50'	10,013 SF
42	N 89°54'17" E	103.50'	10,013 SF
43	N 89°54'17" E	103.50'	10,013 SF
44	N 89°54'17" E	103.50'	10,013 SF
45	N 89°54'17" E	103.50'	10,013 SF
46	N 89°54'17" E	103.50'	10,013 SF
47	N 89°54'17" E	103.50'	10,013 SF
48	N 89°54'17" E	103.50'	10,013 SF
49	N 89°54'17" E	103.50'	10,013 SF
50	N 89°54'17" E	103.50'	10,013 SF
51	N 89°54'17" E	103.50'	10,013 SF
52	N 89°54'17" E	103.50'	10,013 SF
53	N 89°54'17" E	103.50'	10,013 SF
54	N 89°54'17" E	103.50'	10,013 SF
55	N 89°54'17" E	103.50'	10,013 SF
56	N 89°54'17" E	103.50'	10,013 SF
57	N 89°54'17" E	103.50'	10,013 SF
58	N 89°54'17" E	103.50'	10,013 SF
59	N 89°54'17" E	103.50'	10,013 SF
60	N 89°54'17" E	103.50'	10,013 SF
61	N 89°54'17" E	103.50'	10,013 SF
62	N 89°54'17" E	103.50'	10,013 SF
63	N 89°54'17" E	103.50'	10,013 SF
64	N 89°54'17" E	103.50'	10,013 SF
65	N 89°54'17" E	103.50'	10,013 SF
66	N 89°54'17" E	103.50'	10,013 SF

CURVE DATA:

LOT	RADIUS	CHORD	ANGLE	AREA
10	103.50'	103.50'	90°	10,013 SF
11	304.81'	304.81'	90°	12,170 SF
12	304.81'	304.81'	90°	12,170 SF
13	103.50'	103.50'	90°	10,013 SF
14	103.50'	103.50'	90°	10,013 SF
15	103.50'	103.50'	90°	10,013 SF
16	103.50'	103.50'	90°	10,013 SF
17	103.50'	103.50'	90°	10,013 SF
18	103.50'	103.50'	90°	10,013 SF
19	103.50'	103.50'	90°	10,013 SF
20	103.50'	103.50'	90°	10,013 SF
21	103.50'	103.50'	90°	10,013 SF
22	103.50'	103.50'	90°	10,013 SF
23	103.50'	103.50'	90°	10,013 SF
24	103.50'	103.50'	90°	10,013 SF
25	103.50'	103.50'	90°	10,013 SF
26	103.50'	103.50'	90°	10,013 SF
27	103.50'	103.50'	90°	10,013 SF
28	103.50'	103.50'	90°	10,013 SF
29	103.50'	103.50'	90°	10,013 SF
30	103.50'	103.50'	90°	10,013 SF
31	103.50'	103.50'	90°	10,013 SF
32	103.50'	103.50'	90°	10,013 SF
33	103.50'	103.50'	90°	10,013 SF
34	103.50'	103.50'	90°	10,013 SF
35	103.50'	103.50'	90°	10,013 SF
36	103.50'	103.50'	90°	10,013 SF
37	103.50'	103.50'	90°	10,013 SF
38	103.50'	103.50'	90°	10,013 SF
39	103.50'	103.50'	90°	10,013 SF
40	103.50'	103.50'	90°	10,013 SF
41	103.50'	103.50'	90°	10,013 SF
42	103.50'	103.50'	90°	10,013 SF
43	103.50'	103.50'	90°	10,013 SF
44	103.50'	103.50'	90°	10,013 SF
45	103.50'	103.50'	90°	10,013 SF
46	103.50'	103.50'	90°	10,013 SF
47	103.50'	103.50'	90°	10,013 SF
48	103.50'	103.50'	90°	10,013 SF
49	103.50'	103.50'	90°	10,013 SF
50	103.50'	103.50'	90°	10,013 SF
51	103.50'	103.50'	90°	10,013 SF
52	103.50'	103.50'	90°	10,013 SF
53	103.50'	103.50'	90°	10,013 SF
54	103.50'	103.50'	90°	10,013 SF
55	103.50'	103.50'	90°	10,013 SF
56	103.50'	103.50'	90°	10,013 SF
57	103.50'	103.50'	90°	10,013 SF
58	103.50'	103.50'	90°	10,013 SF
59	103.50'	103.50'	90°	10,013 SF
60	103.50'	103.50'	90°	10,013 SF
61	103.50'	103.50'	90°	10,013 SF
62	103.50'	103.50'	90°	10,013 SF
63	103.50'	103.50'	90°	10,013 SF
64	103.50'	103.50'	90°	10,013 SF
65	103.50'	103.50'	90°	10,013 SF
66	103.50'	103.50'	90°	10,013 SF

I HEREBY CERTIFY THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

Kenneth D. Gault

OREGON
JULY 26, 1985
KENNETH D. GAULT
2147

VALID THRU 6/30/97
HW-P2 495-17

PREPARED BY:
ASSOCIATED LAND SURVEYORS, INC.
375 PORTLAND AVE.
GLADSTONE, OREGON 97027
PHONE: (503) 658-9440

COUNTY SURVEYORS COPY

3259
(SHEET 3 OF 5)

Happy Valley Heights

SITUATED IN THE N.E. 1/4 OF SEC. 35 & N.W. 1/4 OF SEC. 36, T.1S, R.2E., W.M.
CLACKAMAS COUNTY, OREGON

NOVEMBER 1995

I HEREBY CERTIFY THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR
Kenneth D. Griffin
OREGON
JULY 28, 1966
KENNETH D. GRIFFIN
2152
VALID THRU 1/30/97
NH-PI 495-17

PREPARED BY:
ASSOCIATED LAND SURVEYORS, INC.
375 PORTLAND AVE.
GLADSTONE, OREGON 97027
PHONE: (503) 856-8440

NARRATIVE:

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 36 PER PARTITION PLAT 1991-200 (N 89°55'00" E).
785 SURVEY WAS PERFORMED TO SUBDIVIDE A PORTION OF THAT TRACT DESCRIBED BY DOCUMENT 95-40804, CLACKAMAS COUNTY RECORDS. THE EXTERIOR BOUNDARIES OF SAID TRACT WERE ESTABLISHED AS FOLLOWS:
878/844 AND 811-26733 BOUNDARIES: ESTABLISHED IN A CLOCKWISE DIRECTION FROM THE NE CORNER OF SECTION 36 PER DEED DICTATES.
532/725 AND 877/751 BOUNDARIES: HELD THE MONUMENT AT THE SE CORNER OF 532/725 PER DEED. ESTABLISHED THE COURSES OF THE SOUTH AND WEST LINES PER SAID DEEDS.
DINER ROAD: HELD MONUMENTS ALONG THE WEST LINE OF DINER ROAD PER SUBJECT DEED AND RECORD SURVEYS PS 3378 (R1) AND PS 1001 (R4).
81-85022 BOUNDARIES: MONUMENTS WERE HELD AS DETICED. THE NW CORNER WAS ESTABLISHED AT DEED DISTANCE FROM THE NE CORNER (478.10'). THE SOUTH LINE WAS EXTENDED WESTWARD AND INTERSECTED WITH THE EAST LINE OF 115/267.
EAST LINE 115/267: THE POSITION OF THE MONUMENT AT THE NE CORNER OF 115/267 WAS ESTABLISHED PER PS 3378 (R1) AND HELD PER SUBJECT DEED. THE MONUMENT AT THE SE CORNER WAS HELD PER SUBJECT DEED.
SOUTH LINE: HELD MONUMENTS PER THE SUBJECT DEED AND PARTITION PLAT 1991-200.
WEST LINES: HELD MONUMENTS PER PARTITION PLAT 1991-200 AND SUBJECT DEED.
SOUTH LINE 877/750: THE SW CORNER WAS ESTABLISHED AT RECORD DISTANCE FROM THE NW CORNER (424.78'). THE SE CORNER WAS ESTABLISHED AT RECORD DISTANCE (424.78') FROM THE NE CORNER.
SOUTH AND EAST LINES OF 854/728: THE NE AND SE CORNERS WERE ESTABLISHED PER REFERENCE DEED AND PS 5374 (R6). SAID SE CORNER AND THE SE CORNER OF 877/750 WERE HELD FOR THE SOUTH LINE.

SURVEYORS NOTES:

1. DIMENSIONS SHOWN NOT OTHERWISE CLAIMED BY THE SURVEYOR'S LEGEND ARE MEASURED DATA PER THIS SURVEY.
2. MONUMENT FALLING'S SHOWN ARE CASUALTY BASED ON MAP DATA.
3. NO RECORD OF AN APPROVED GEODETIC MONUMENT (CAPABLE OF OCCUPATION) LIVING WITHIN 1/2 MILE OF THIS PROJECT SITE IS AVAILABLE FROM THE COUNTY SURVEYOR'S OFFICE.
4. REFERENCES, CLACKAMAS COUNTY SURVEY AND PLAT RECORDS PS 1011, 3378, 8223, 7002, 21729; CS 028; PARTITION PLAT 1991-200

PLAT NOTES: (PLAT CONDITIONS AND RESTRICTIONS)

1. TRACTS 'A', 'B' AND 'C' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SAID TRACTS ARE CONSERVATION AND PUBLIC STORM DRAIN EASEMENTS. THE BOUNDARIES OF SAID TRACTS REPRESENT THE LIMITS OF A 15 FOOT BUFFER ENCIRCLING NATURAL WETLANDS.
2. TRACT 'D' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SAID TRACT IS A PUBLIC PEDESTRIAN AND PUBLIC STORM DRAIN EASEMENT.
3. TRACTS 'E', 'F' AND 'G' SHALL BE OWNED AND MAINTAINED BY THE DECLARANT.
4. THE ACCESS CONTROL STRIPS ARE CREATED IN FAVOR OF CLACKAMAS COUNTY. THE RESTRICTION SHALL RELIEVE THEM WHEN A PUBLIC ROAD WITHIN THE ADJACENT PROPERTY ADJOINS THE PLATTED ROAD.
5. THE SLOPE EASEMENT ALONG S.E. KING ROAD IS SUBJECT TO THE FOLLOWING: (A) CLACKAMAS COUNTY IS HEREBY GRANTED THE RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR OR USE THE SLOPE SUPPORTING THE ADJACENT ROADWAY; AND WILL NOT IN ANY WAY, BE HELD RESPONSIBLE FOR REPLACING THE LANDSCAPING, FENCING OR OTHER STRUCTURES, SHRUBS OR TREES THAT MAY EXIST OR BE PLACED WITHIN THE SLOPE EASEMENT. NO BUILDINGS, FOOTINGS OR EXCAVATIONS OF ANY KIND WILL BE PERMITTED WITHIN THE SLOPE EASEMENT. CLACKAMAS COUNTY IS REQUIRED TO GIVE ADEQUATE NOTICE BEFORE ANY SUCH ACTIVITIES ARE COMMENCED AND SHALL LIMIT ACTIVITIES TO THAT NECESSARY TO ACHIEVE THE PURPOSE OF MAINTAINING THE SLOPE SUPPORTING THE ADJACENT ROADWAY.
6. SUBJECT TO CDDP #1 RULES AND REGULATIONS AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER DOCUMENT NO. 95-44256, CLACKAMAS COUNTY DEED RECORDS.
7. HAPPY VALLEY HEIGHTS IS SUBJECT TO APPLICABLE PORTIONS OF PREANNEXATION AGREEMENT RECORDED IN DOCUMENT NO. 88-037475.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT M.V. ROLLING HILLS LIMITED PARTNERSHIP, OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND DEPICTED ON THE ACCOMPANYING MAP OF "HAPPY VALLEY HEIGHTS", HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS AND STREETS WITH DIMENSIONS AS SHOWN ON SAID MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 81 OF OREGON REVISED STATUTES AND DOES HEREBY DEMAND TO THE PUBLIC FOREVER ALL STREETS, AND DOES HEREBY CREATE AND ESTABLISH EASEMENTS. THOSE NOTED AS PUBLIC ARE GRANTED TO CLACKAMAS COUNTY. THE PROPERTY PLATTED HEREON IS SUBJECT TO CONDITIONS AND RESTRICTIONS AS NOTED UNDER "PLAT NOTES" ON SHEET 4 OF A CONCERNING THOSE EASEMENTS NOTED FOR STORM DRAIN FACILITIES. CLACKAMAS COUNTY IS HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE OR ENLARGE THOSE FACILITIES AND WILL IN NO WAY BE HELD RESPONSIBLE FOR REPLACING THE LANDSCAPING, FENCING OR OTHER STRUCTURES, SHRUBS OR TREES THAT MAY EXIST OR BE PLACED WITHIN SAID EASEMENTS. CLACKAMAS COUNTY IS REQUIRED TO GIVE ADEQUATE NOTICE BEFORE ANY SUCH ACTIVITIES ARE COMMENCED AND SHALL LIMIT ACTIVITIES TO THAT NECESSARY TO ACHIEVE THE PURPOSE OF MAINTAINING THE STORM DRAINAGE FEATURES. THERE IS NO WATER RIGHT AFFECTING THIS LAND.

Walter G. Oroske
WALTER G. OROSKA, II, CHAIRMAN AND CEO
OSL PROPERTIES, INC., CO-GENERAL PARTNER
M.V. ROLLING HILLS LIMITED PARTNERSHIP

Keith L. Wilson
KEITH L. WILSON, PRESIDENT
WILSON HOMES & DEVELOPMENT, INC., CO-GENERAL PARTNER
M.V. ROLLING HILLS LIMITED PARTNERSHIP

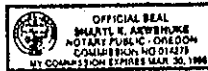
A CONSENT AFFIDAVIT FROM UNITED STATES NATIONAL BANK OF OREGON, BENEFICIARY OF TRUST DEEDS RECORDED IN DOCUMENT NO. 88-40841 AND 88-40843 HAS BEEN RECORDED IN DOCUMENT NO. 95-44256, CLACKAMAS COUNTY DEED RECORDS.

ACKNOWLEDGMENTS:

STATE OF OREGON
COUNTY OF Washington

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON November 21, 1995
BY WALTER G. OROSKA, II AS CHAIRMAN AND CEO OF OSL PROPERTIES, INC.

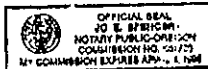
Shirley A. Wenzel
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY
MY COMMISSION EXPIRES 8-30-98



STATE OF OREGON
COUNTY OF Clackamas

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON November 17, 1995
BY KEITH L. WILSON AS PRESIDENT OF WILSON HOMES & DEVELOPMENT, INC.

Jo E. Johnson
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY
MY COMMISSION EXPIRES 2-27-98



- THE FOLLOWING NOTES ARE JURISDICTIONAL AND NOT A PART OF THE PLAT.
- * 8. PURSUANT TO CONDITIONS OF APPROVAL FOR THIS PLAT, LOTS WITHIN 100 FEET OF THE WETLAND AREA CONTAINED IN TRACTS 'A', 'B' AND 'C' ARE SUBJECT TO SITE SPECIFIC DESIGN REVIEW TO ASSURE COMPLIANCE WITH THE WETLAND PROTECTION PROVISIONS OF 201002 AND 1011. THOSE LOTS WITHIN 75 FEET OF SAID TRACTS ARE AFFECTED. SPECIFICALLY AFFECTED ARE LOTS 1 THRU 20, 33 THRU 36, 41 THRU 45, 50 THRU 63 AND 61 THRU 63.
 - * 9. SUBJECT TO CONDITIONS OF APPROVAL IN THE CLACKAMAS COUNTY PLANNING FILE NO. 2010-91-5L.
 - * 10. LOTS 1 THRU 1, 8 THRU 18, 24, 26, 31 THRU 33, 34, 38, 43, 53 THRU 63 AND 68 ARE SUBJECT TO THE APPROVED CONDITIONS AND INSPECTION RESULTS OF CLACKAMAS COUNTY GRADING PERMIT 90000883. DEEPER THAN NORMAL FOUNDATION EXCAVATION OR ADDITIONAL DRAINAGE REQUIREMENTS ARE LIKELY.

APPROVALS:

APPROVED November 28, 1995
CLACKAMAS COUNTY PLANNING COMMISSION
BY *Thomas A. Milne*
DIRECTOR, PLANNING DEPARTMENT

APPROVED May 3rd
IDM VANDERZANDEN
CLACKAMAS COUNTY ROAD OFFICIAL

BY *Frank Iranshad*
DEPUTY

APPROVED June 21
THOMAS A. MILNE
CLACKAMAS COUNTY SURVEYOR

BY *Terry A. Manning*
DEPUTY

APPROVED June 25
CLACKAMAS COUNTY COMMISSIONERS
John Hammett

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 82.090 HAVE BEEN PAID THRU June 30, 1994
APPROVED June 21
CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

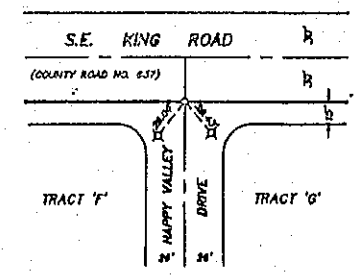
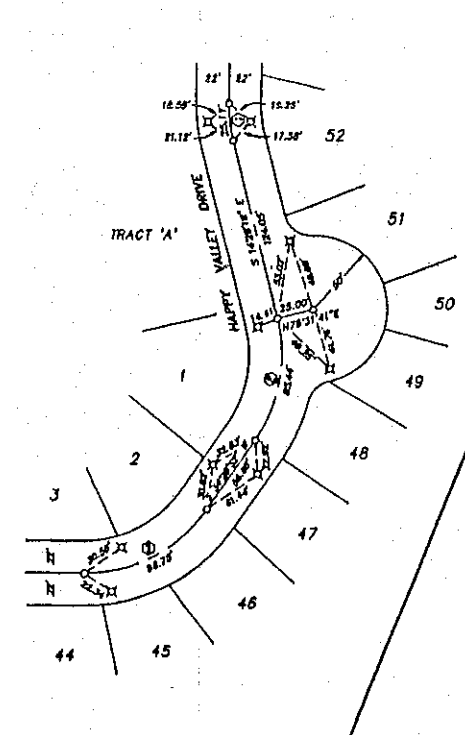
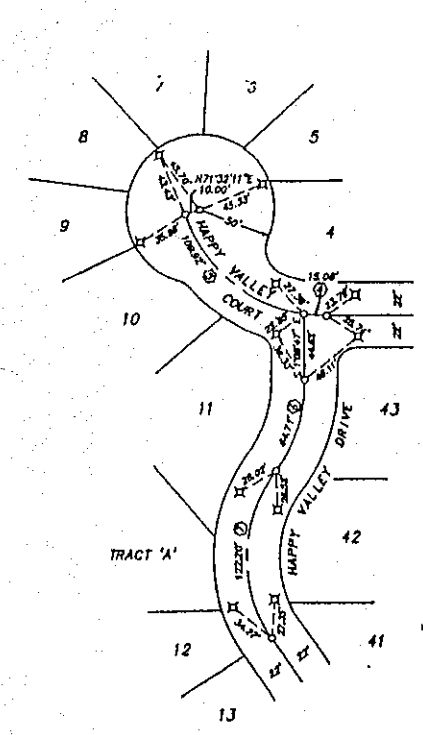
BY *Carol M. Bickel*
DEPUTY

BY *Loan Borden*
DEPUTY

STATE OF OREGON
COUNTY OF CLACKAMAS
I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 22 DAY OF June, 1995.
AT 2:33 O'CLOCK P.M.
John Kayhnan
CLACKAMAS COUNTY CLERK

BY *Melissa Taylor*
DEPUTY

COUNTY SURVEYORS COPY

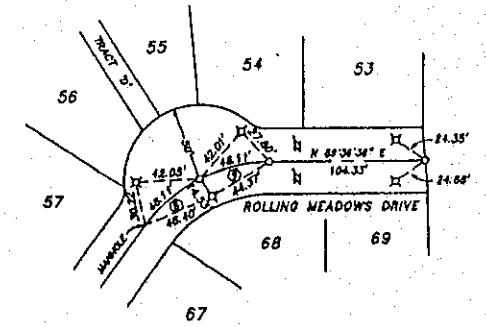
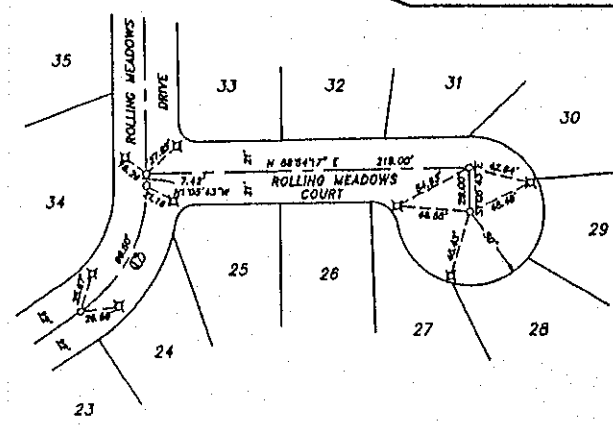
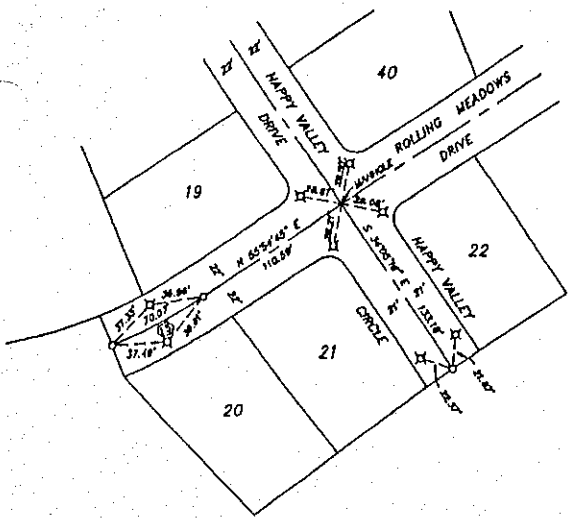


CURVE DATA:

TRAC	MARKER	BEARING	LENGTH	CHORD	ANGLE
1	1	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	2	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	3	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	4	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	5	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	6	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	7	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	8	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	9	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	10	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	11	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	12	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	13	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	14	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	15	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	16	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	17	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	18	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	19	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	20	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	21	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	22	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	23	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	24	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	25	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	26	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	27	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	28	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	29	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	30	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	31	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	32	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	33	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	34	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	35	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	36	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	37	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	38	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	39	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	40	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	41	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	42	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	43	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	44	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	45	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	46	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	47	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	48	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	49	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	50	S 89° 59' 59" W	10.00	10.00	180° 00' 00"
1	51	N 10° 00' 00" E	10.00	10.00	0° 00' 00"
1	52	S 89° 59' 59" W	10.00	10.00	180° 00' 00"

SURVEYOR'S LEGEND:

- - DENOTES 5/8" X 30" IRON ROD WITH YPC INScribed ASSOC LAND SURVEYORS INC. SET ON 4/20/98
- ⊗ - DENOTES BRASS SCREW SET IN LEAD PLUM IN CONCRETE CURB
- YPC - YELLOW PLASTIC CAP (INScribed AS NOTED)



I HEREBY CERTIFY THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

Kenneth D. Griffin

OREGON
JULY 28, 1988
KENNETH D. GRIFFIN
2147
VALS THRU 8/30/91
JWH-PC 486-17

PREPARED BY:
ASSOCIATED LAND SURVEYORS, INC.
372 PORTLAND AVE.
GLADSTONE, OREGON 97027
PHONE: (503) 858-8440

Happy Valley Heights

SITUATED IN THE N.E. 1/4 OF SECTION 33, T.1S., R.2E., W.M.
CLACKAMAS COUNTY, OREGON
NOVEMBER 1995 SCALE: 1" = 60'

COUNTY SURVEYORS COPY

3259
(SHEET 5 OF 5)

TOWN C-21-7C

LEGEND

- BERRIES 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP SET
- SET ON 5/8" x 2 1/2" x 2 1/2" IRON ROD WITH YELLOW PLASTIC CAP
- STAMPED ASSOC. LAND SURVEYORS
- BOUNDARY EASEMENT
- 1-1/2" ALUMINUM CAP
- SQUARE FEET
- PUBLIC UTILITIES EASEMENT
- PUBLIC ROAD EASEMENT
- PUBLIC ROAD FROM DRAIN ACCESS EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- PRIVATE SUBURBAN EASEMENT INTERSECTION
- SET EASEMENT TO CENTERLINE INTERSECTION
- SET EASEMENT NOTES ON SHEET 4 OF 4

REGISTERED
PROFESSIONAL
LAND SURVEYOR
George B. Cathey
OREGON
GEORGE B. CATHEY
RENEWAL DATE 12/31/99

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY



CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
01	100.00	36.96	75.00	N77°41'47"E	272°58'19"
02	121.00	41.37	82.26	N77°41'47"E	272°58'19"
03	130.00	44.13	88.51	N77°41'47"E	272°58'19"
04	150.00	50.97	101.50	N77°41'47"E	272°58'19"
05	160.00	53.97	107.71	N77°41'47"E	272°58'19"
06	170.00	56.97	113.92	N77°41'47"E	272°58'19"
07	180.00	59.97	120.13	N77°41'47"E	272°58'19"
08	200.00	66.96	133.12	N77°41'47"E	272°58'19"
09	220.00	73.95	146.11	N77°41'47"E	272°58'19"
10	240.00	80.94	159.10	N77°41'47"E	272°58'19"
11	260.00	87.93	172.09	N77°41'47"E	272°58'19"
12	280.00	94.92	185.08	N77°41'47"E	272°58'19"
13	300.00	101.91	198.07	N77°41'47"E	272°58'19"
14	320.00	108.90	211.06	N77°41'47"E	272°58'19"
15	340.00	115.89	224.05	N77°41'47"E	272°58'19"
16	360.00	122.88	237.04	N77°41'47"E	272°58'19"
17	380.00	129.87	250.03	N77°41'47"E	272°58'19"
18	400.00	136.86	263.02	N77°41'47"E	272°58'19"
19	420.00	143.85	276.01	N77°41'47"E	272°58'19"
20	440.00	150.84	289.00	N77°41'47"E	272°58'19"
21	460.00	157.83	302.00	N77°41'47"E	272°58'19"
22	480.00	164.82	315.00	N77°41'47"E	272°58'19"
23	500.00	171.81	328.00	N77°41'47"E	272°58'19"
24	520.00	178.80	341.00	N77°41'47"E	272°58'19"
25	540.00	185.79	354.00	N77°41'47"E	272°58'19"
26	560.00	192.78	367.00	N77°41'47"E	272°58'19"
27	580.00	199.77	380.00	N77°41'47"E	272°58'19"
28	600.00	206.76	393.00	N77°41'47"E	272°58'19"
29	620.00	213.75	406.00	N77°41'47"E	272°58'19"
30	640.00	220.74	419.00	N77°41'47"E	272°58'19"
31	660.00	227.73	432.00	N77°41'47"E	272°58'19"
32	680.00	234.72	445.00	N77°41'47"E	272°58'19"
33	700.00	241.71	458.00	N77°41'47"E	272°58'19"
34	720.00	248.70	471.00	N77°41'47"E	272°58'19"
35	740.00	255.69	484.00	N77°41'47"E	272°58'19"
36	760.00	262.68	497.00	N77°41'47"E	272°58'19"
37	780.00	269.67	510.00	N77°41'47"E	272°58'19"
38	800.00	276.66	523.00	N77°41'47"E	272°58'19"
39	820.00	283.65	536.00	N77°41'47"E	272°58'19"
40	840.00	290.64	549.00	N77°41'47"E	272°58'19"
41	860.00	297.63	562.00	N77°41'47"E	272°58'19"
42	880.00	304.62	575.00	N77°41'47"E	272°58'19"
43	900.00	311.61	588.00	N77°41'47"E	272°58'19"
44	920.00	318.60	601.00	N77°41'47"E	272°58'19"
45	940.00	325.59	614.00	N77°41'47"E	272°58'19"
46	960.00	332.58	627.00	N77°41'47"E	272°58'19"
47	980.00	339.57	640.00	N77°41'47"E	272°58'19"
48	1000.00	346.56	653.00	N77°41'47"E	272°58'19"
49	1020.00	353.55	666.00	N77°41'47"E	272°58'19"
50	1040.00	360.54	679.00	N77°41'47"E	272°58'19"
51	1060.00	367.53	692.00	N77°41'47"E	272°58'19"
52	1080.00	374.52	705.00	N77°41'47"E	272°58'19"
53	1100.00	381.51	718.00	N77°41'47"E	272°58'19"
54	1120.00	388.50	731.00	N77°41'47"E	272°58'19"
55	1140.00	395.49	744.00	N77°41'47"E	272°58'19"
56	1160.00	402.48	757.00	N77°41'47"E	272°58'19"
57	1180.00	409.47	770.00	N77°41'47"E	272°58'19"
58	1200.00	416.46	783.00	N77°41'47"E	272°58'19"
59	1220.00	423.45	796.00	N77°41'47"E	272°58'19"
60	1240.00	430.44	809.00	N77°41'47"E	272°58'19"
61	1260.00	437.43	822.00	N77°41'47"E	272°58'19"
62	1280.00	444.42	835.00	N77°41'47"E	272°58'19"
63	1300.00	451.41	848.00	N77°41'47"E	272°58'19"
64	1320.00	458.40	861.00	N77°41'47"E	272°58'19"
65	1340.00	465.39	874.00	N77°41'47"E	272°58'19"
66	1360.00	472.38	887.00	N77°41'47"E	272°58'19"
67	1380.00	479.37	900.00	N77°41'47"E	272°58'19"
68	1400.00	486.36	913.00	N77°41'47"E	272°58'19"
69	1420.00	493.35	926.00	N77°41'47"E	272°58'19"
70	1440.00	500.34	939.00	N77°41'47"E	272°58'19"
71	1460.00	507.33	952.00	N77°41'47"E	272°58'19"
72	1480.00	514.32	965.00	N77°41'47"E	272°58'19"
73	1500.00	521.31	978.00	N77°41'47"E	272°58'19"
74	1520.00	528.30	991.00	N77°41'47"E	272°58'19"
75	1540.00	535.29	1004.00	N77°41'47"E	272°58'19"
76	1560.00	542.28	1017.00	N77°41'47"E	272°58'19"
77	1580.00	549.27	1030.00	N77°41'47"E	272°58'19"
78	1600.00	556.26	1043.00	N77°41'47"E	272°58'19"
79	1620.00	563.25	1056.00	N77°41'47"E	272°58'19"
80	1640.00	570.24	1069.00	N77°41'47"E	272°58'19"
81	1660.00	577.23	1082.00	N77°41'47"E	272°58'19"
82	1680.00	584.22	1095.00	N77°41'47"E	272°58'19"
83	1700.00	591.21	1108.00	N77°41'47"E	272°58'19"
84	1720.00	598.20	1121.00	N77°41'47"E	272°58'19"
85	1740.00	605.19	1134.00	N77°41'47"E	272°58'19"
86	1760.00	612.18	1147.00	N77°41'47"E	272°58'19"
87	1780.00	619.17	1160.00	N77°41'47"E	272°58'19"
88	1800.00	626.16	1173.00	N77°41'47"E	272°58'19"
89	1820.00	633.15	1186.00	N77°41'47"E	272°58'19"
90	1840.00	640.14	1199.00	N77°41'47"E	272°58'19"
91	1860.00	647.13	1212.00	N77°41'47"E	272°58'19"
92	1880.00	654.12	1225.00	N77°41'47"E	272°58'19"
93	1900.00	661.11	1238.00	N77°41'47"E	272°58'19"
94	1920.00	668.10	1251.00	N77°41'47"E	272°58'19"
95	1940.00	675.09	1264.00	N77°41'47"E	272°58'19"
96	1960.00	682.08	1277.00	N77°41'47"E	272°58'19"
97	1980.00	689.07	1290.00	N77°41'47"E	272°58'19"
98	2000.00	696.06	1303.00	N77°41'47"E	272°58'19"
99	2020.00	703.05	1316.00	N77°41'47"E	272°58'19"
100	2040.00	710.04	1329.00	N77°41'47"E	272°58'19"
101	2060.00	717.03	1342.00	N77°41'47"E	272°58'19"
102	2080.00	724.02	1355.00	N77°41'47"E	272°58'19"
103	2100.00	731.01	1368.00	N77°41'47"E	272°58'19"
104	2120.00	738.00	1381.00	N77°41'47"E	272°58'19"
105	2140.00	745.00	1394.00	N77°41'47"E	272°58'19"
106	2160.00	751.99	1407.00	N77°41'47"E	272°58'19"
107	2180.00	758.98	1420.00	N77°41'47"E	272°58'19"
108	2200.00	765.97	1433.00	N77°41'47"E	272°58'19"
109	2220.00	772.96	1446.00	N77°41'47"E	272°58'19"
110	2240.00	779.95	1459.00	N77°41'47"E	272°58'19"
111	2260.00	786.94	1472.00	N77°41'47"E	272°58'19"
112	2280.00	793.93	1485.00	N77°41'47"E	272°58'19"
113	2300.00	800.92	1498.00	N77°41'47"E	272°58'19"
114	2320.00	807.91	1511.00	N77°41'47"E	272°58'19"
115	2340.00	814.90	1524.00	N77°41'47"E	272°58'19"
116	2360.00	821.89	1537.00	N77°41'47"E	272°58'19"
117	2380.00	828.88	1550.00	N77°41'47"E	272°58'19"
118	2400.00	835.87	1563.00	N77°41'47"E	272°58'19"
119	2420.00	842.86	1576.00	N77°41'47"E	272°58'19"
120	2440.00	849.85	1589.00	N77°41'47"E	272°58'19"
121	2460.00	856.84	1602.00	N77°41'47"E	272°58'19"
122	2480.00	863.83	1615.00	N77°41'47"E	272°58'19"
123	2500.00	870.82	1628.00	N77°41'47"E	272°58'19"
124	2520.00	877.81	1641.00	N77°41'47"E	272°58'19"
125	2540.00	884.80	1654.00	N77°41'47"E	272°58'19"
126	2560.00	891.79	1667.00	N77°41'47"E	272°58'19"
127	2580.00	898.78	1680.00	N77°41'47"E	272°58'19"
128	2600.00	905.77	1693.00	N77°41'47"E	272°58'19"
129	2620.00	912.76	1706.00	N77°41'47"E	272°58'19"
130	2640.00	919.75	1719.00	N77°41'47"E	272°58'19"
131	2660.00	926.74	1732.00	N77°41'47"E	272°58'19"
132	2680.00	933.73	1745.00	N77°41'47"E	272°58'19"
133	2700.00	940.72	1758.00	N77°41'47"E	272°58'19"
134	2720.00	947.71	1771.00	N77°41'47"E	272°58'19"
135	2740.00	954.70	1784.00	N77°41'47"E	272°58'19"
136	2760.00	961.69	1797.00	N77°41'47"E	272°58'19"
137	2780.00	968.68	1810.00	N77°41'47"E	272°58'19"
138	2800.00	975.67	1823.00	N77°41'47"E	272°58'19"
139	2820.00	982.66	1836.00	N77°41'47"E	272°58'19"
140	2840.00	989.65	1849.00	N77°41'47"E	272°58'19"
141	2860.00	996.64	1862.00	N77°41'47"E	272°58'19"
142	2880.00	1003.63	1875.00	N77°41'47"E	272°58'19"
143	2900.00	1010.62	1888.00	N77°41'47"E	272°58'19"
144	2920.00	1017.61	1901.00	N77°41'47"E	272°58'19"
145	2940.00	1024.60	1914.00	N77°41'47"E	272°58'19"
146	2960.00	1031.59	1927.00	N77°41'47"E	272°58'19"
147	2980.00	1038.58	1940.00	N77°41'47"E	272°58'19"
148	3000.00	1045.57	1953.00	N77°41'47"E	272°58'19"
149	3020.00	1052.56	1966.00	N77°41'47"E	272°58'19"
150	3040.00	1059.55	1979.00	N77°41'47"E	272°58'19"

LOT CURVE DATA

LOT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
01	100.00	3.696	75.00	2.726	100.00	3.696	75.00	2.726
02	121.00	4.137	82.26	3.085	121.00	4.137	82.26	3.085
03	130.00	4.413	88.51	3.309	130.00	4.413	88.51	3.309
04	150.00	5.097	101.50	3.849	150.00	5		

3590
Book 117 Pg 22

HAPPY VALLEY HEIGHTS 3

NE 1/4 SECTION 35, T.1S., R.2E., W.M.
CITY OF HAPPY VALLEY
CLACKAMAS COUNTY, OREGON
SURVEYED NOVEMBER 6, 1999
SHEET 1 OF 2



12355 S.W. BOONES FERRY ROAD
LAKE OREGON, OREGON 97138
(503) 443-3411 FAX (503) 443-1118

SURVEYOR'S CERTIFICATE

I, GARY E. PAUL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PLAT OF "HAPPY VALLEY HEIGHTS 3" THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8" IRON ROD WITH A YELLOW, PLASTIC CAP DESCRIBED "OTAK, INC.", SAID INITIAL POINT BEING THE NORTHEAST CORNER OF TRACT 'A', "NORTHVIEW AT HAPPY VALLEY HEIGHTS", PLAT NO. 3442, CLACKAMAS COUNTY PLAT RECORDS. FROM SAID INITIAL POINT I RAN 3.882537" W. ALONG THE NORTHERLY LINE OF SAID "NORTHVIEW AT HAPPY VALLEY HEIGHTS", 843.58 FEET TO THE SOUTHWEST CORNER OF LOT 121, "HAPPY VALLEY HEIGHTS 2", PLAT NO. 3373, CLACKAMAS COUNTY PLAT RECORDS; THENCE TRACING THE BOUNDARY OF SAID "HAPPY VALLEY HEIGHTS 2" ALONG THE FOLLOWING COURSES: N 01°32'55" W., 111.09 FEET; AND THENCE N 88°27'17" E., 38.38 FEET; AND THENCE N 01°32'55" W., 102.32 FEET; AND THENCE N 85°20'43" W., 20.94 FEET; AND THENCE N 34°27'51" E., 7.41 FEET; AND THENCE N 26°05'41" W., 32.54 FEET; AND THENCE N 53°01'32" W., 68.87 FEET; AND THENCE N 42°32'14" W., 41.80 FEET TO THE MOST SOUTHERLY CORNER OF LOT 20, "HAPPY VALLEY HEIGHTS", PLAT NO. 3259, CLACKAMAS COUNTY PLAT RECORDS; THENCE TRACING THE BOUNDARY OF SAID "HAPPY VALLEY HEIGHTS" ALONG THE FOLLOWING COURSES: N 52°18'57" W., 144.88 FEET; AND THENCE N 89°34'45" E., 228.28 FEET; AND THENCE N 88°27'17" E., 81 FEET TO THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN FILE NO. 91-085092, CLACKAMAS COUNTY RECORDS; THENCE S 01°07'18" E., ALONG SAID WEST LINE, 878.05 FEET TO THE INITIAL POINT, CONTAINS 8.719 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I, GARY E. PAUL, ALSO SAY THAT THE POSTMONUMENTATION OF THE INTERIOR CORNERS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAYING OF IMPROVEMENTS, OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

Gary E. Paul
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2668

LEGEND

- DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP DESCRIBED "OTAK, INC." FOUND AS SET FOR "NORTHVIEW AT HAPPY VALLEY HEIGHTS" UNLESS OTHERWISE NOTED.
- DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP DESCRIBED "ASSOC. LAND SURVEYOR INC." FOUND AS SET FOR "HAPPY VALLEY HEIGHTS" PLAT.
- ⊠ DENOTES 3/8" x 3/8" IRON ROD WITH YELLOW, PLASTIC CAP DESCRIBED "OTAK, INC." SET.
- DENOTES BRASS SCREW WITH 3/8" BRASS WASHER DESCRIBED "OTAK, INC." SET.
- DENOTES 5/8" x 3/8" IRON ROD WITH YELLOW, PLASTIC CAP DESCRIBED "OTAK, INC." TO BE POSTMONUMENTED WITHIN THE PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON.
- DENOTES 5/8" x 5/8" IRON ROD WITH 1" ALUMINUM CAP DESCRIBED "OTAK, INC." TO BE POSTMONUMENTED WITHIN THE PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON.
- ☐ DENOTES PUBLIC STORM DRAINAGE EASEMENT
- FILE NO. DENOTES DEED NUMBER, CLACKAMAS COUNTY RECORDS

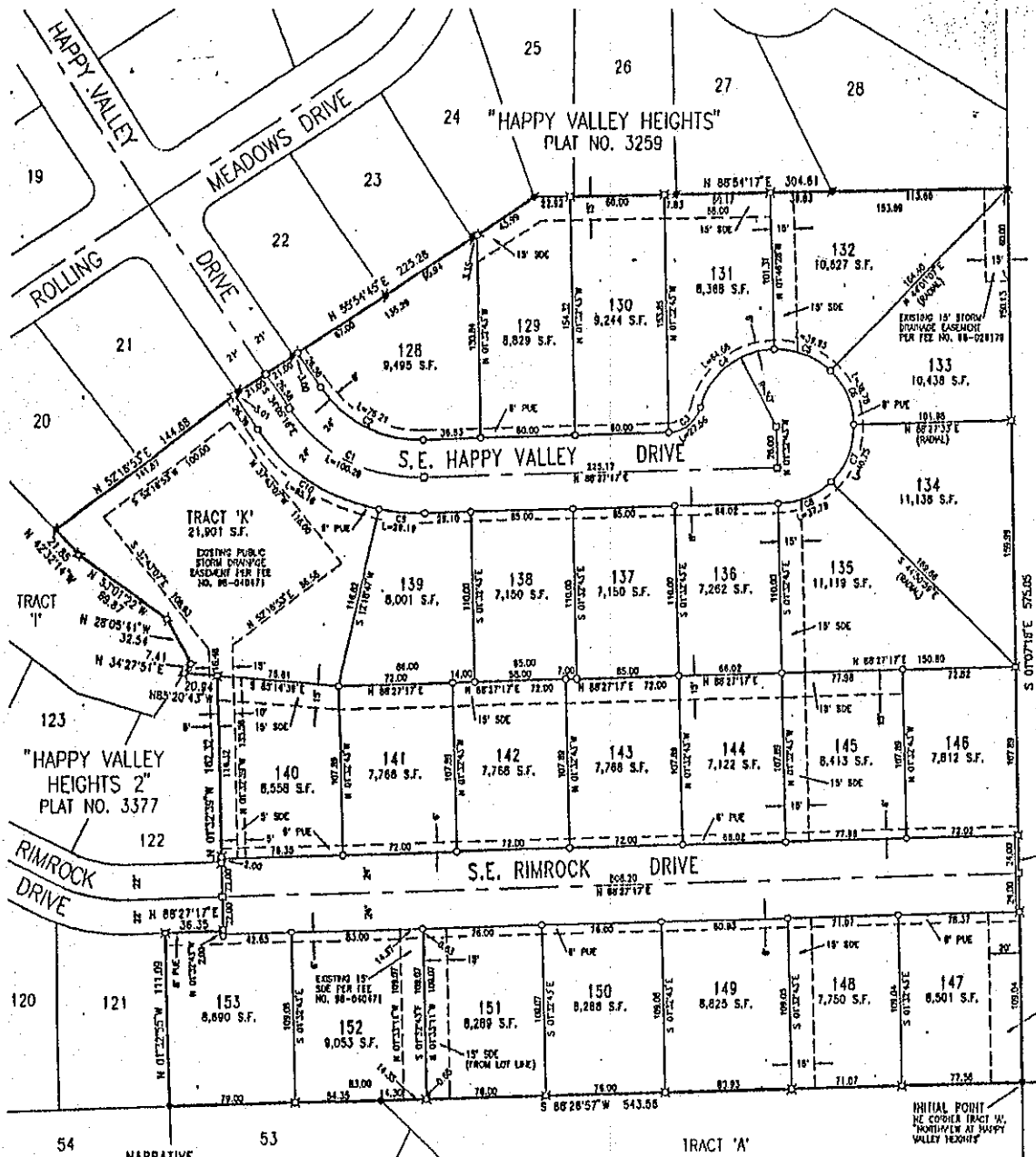
CURVE DATA

CURVE	DEG/A	RADIUS	ARC	CHORD	CHORD B'D
1	87.2117	100.00	100.00	88.13	8.21900'E
2	57.7237	78.00	78.21	73.06	8.47400'E
3	74.1953	21.24	27.58	23.88	8.91720'E
4	74.0156	50.00	81.48	10.18	8.91932'E
5	45.1647	50.00	38.83	38.83	8.92217'E
6	42.2829	50.00	38.78	37.82	8.23424'E
7	48.1017	50.00	48.05	38.63	8.23424'E
8	17.1815	50.00	17.18	39.00	8.23424'E
9	11.2922	124.00	24.19	24.13	8.23424'E
10	43.5806	124.00	95.16	92.91	8.23424'E

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary E. Paul
OREGON
JANUARY 19, 1994
GARY E. PAUL
2588
RENEWAL 12/31/2000

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT "HAPPY VALLEY HEIGHTS 3".
Gary E. Paul
P.L.S. NO. 2668

2000-14988



NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND AS SHOWN, THE BOUNDARY AND BASIS OF BEARINGS IS PER SURVEY NO. 28155, CLACKAMAS COUNTY SURVEY RECORDS.

"NORTHVIEW AT HAPPY VALLEY HEIGHTS"
PLAT NO. 3442

HAPPY VALLEY HEIGHTS 3

NE1/4 SECTION 35, T.1S., R.2E., W.M.

CITY OF HAPPY VALLEY
CLACKAMAS COUNTY, OREGON

SURVEYED NOVEMBER 9, 1999

SHEET 2 OF 2



PLAT RESTRICTIONS AND NOTES

1. THERE IS NO CELESTIAL CONTROL MONUMENT WITHIN ONE-HALF MILE OF THE BOUNDARY OF THIS PLAT.
2. TRACT 'K' IS A PRIVATE OPEN SPACE TRACT AND SHALL BE OWNED AND MAINTAINED BY THE HAPPY VALLEY HEIGHTS HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS.
3. TRACT 'M' SHALL BE SUBJECT TO A PUBLIC ACCESS EASEMENT AND A PUBLIC STORM DRAINAGE EASEMENT OVER ITS ENTIRETY.
4. TRACT 'L' IS A RESERVE STRIP AND IS DEDICATED TO THE CITY OF HAPPY VALLEY BY THE RECORDING OF THIS PLAT. TRACT 'L' SHALL BE AUTOMATICALLY DEDICATED FOR PUBLIC ROAD PURPOSES UPON RECORDING OF A SUBDIVISION OR PARTITION PLAT ON ADJACENT PROPERTY WHICH WILL ACCESS THROUGH THIS TRACT, OR A PUBLIC ROAD DEDICATION (RECORDING) EXTENDING THE ROAD.
5. SUBJECT TO DECLARATION AND MAINTENANCE AGREEMENT FOR ON-SITE STORM WATER FACILITIES RECORDED IN FEE NO. 98-018308, CLACKAMAS COUNTY RECORDS.
6. SUBJECT TO CLACKAMAS COUNTY SERVICE DISTRICT NO. 1 RULES AND REGULATIONS AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER FEE NO. 98-018308, CLACKAMAS COUNTY RECORDS.
7. THE PUBLIC IS HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE OR ENLARGE STORM AND SANITARY FACILITIES ALONG THOSE EASEMENTS AND WILL NOT BE IN ANY WAY RESPONSIBLE FOR REPLACING THE LANDSCAPING, FENCING OR OTHER STRUCTURES, SHRUBS OR TREES THAT MAY EXIST OR BE PLACED WITHIN THOSE EASEMENTS. THE PUBLIC SHALL PROVIDE ADEQUATE NOTICE BEFORE SUCH ACTIVITIES ARE COMMENCED AND LIMIT ACTIVITIES TO THAT NECESSARY TO ACHIEVE THE PURPOSE OF MAINTAINING THE STORM DRAINAGE AND SANITARY FACILITIES.
8. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS FEE NO. 98-048792 AND THE PRELIMINATION AGREEMENT RECORDED IN FEE NO. 99-027473, CLACKAMAS COUNTY RECORDS.
9. SUBJECT TO THE FINDINGS AND DECISION OF THE HEARINGS OFFICER IN CLACKAMAS COUNTY PLANNING FILE NO. 20103-94-SL.

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM U.S. BANK NATIONAL ASSOCIATION, BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED IN FEE NO. 99-074734, CLACKAMAS COUNTY RECORDS AND RE-RECORDED IN FEE NO. 99-087302, CLACKAMAS COUNTY RECORDS, HAS BEEN RECORDED AS FEE NO. 2000-016988, CLACKAMAS COUNTY RECORDS.

INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.060, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN FEE NO. _____ CLACKAMAS COUNTY RECORDS.

APPROVED THIS _____ DAY OF _____, 2000.

CLACKAMAS COUNTY SURVEYOR

BY DEPUTY

2000-16988

STATE OF OREGON }
COUNTY OF CLACKAMAS } 98

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2000, AT 2:44 O'CLOCK P.M.

John Hartman
CLACKAMAS COUNTY CLERK
BY Carol Depina
DEPUTY

3590
Book 117 Pg 22

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT H.V. ROLLING HILLS LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "HAPPY VALLEY HEIGHTS 3" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND WE DO HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS, ALL STREETS AS SHOWN ON SAID MAP, AND WE DO HEREBY GRANT ALL EASEMENTS NOT PREVIOUSLY GRANTED OR CONVEYED AS SHOWN OR NOTED IN THIS PLAT, AND WE DO HEREBY CONVEY TO THE HAPPY VALLEY HEIGHTS HOMEOWNERS' ASSOCIATION TRACT 'K' AS SHOWN ON SAID MAP, AND WE DO HEREBY CONVEY TO THE CITY OF HAPPY VALLEY TRACT 'L' AS SHOWN ON SAID MAP, AND WE DO HEREBY CREATE ALL PLAT RESTRICTIONS AS NOTED IN THIS PLAT.

H.V. ROLLING HILLS LIMITED PARTNERSHIP

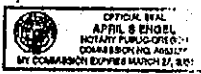
Walter O. Grodahl
WALTER O. GRODHAL, II, CHAIRMAN OF CSL PROPERTIES, INC.
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Clack } 98

THIS IS TO CERTIFY: THAT ON THIS 24th DAY OF Feb, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Walter O. Grodahl, II, WHO BEING FIRST DULY SWORN DO SAY THAT HE IS THE CHAIRMAN OF CSL PROPERTIES, INC., AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID PARTNERSHIP BY THE AUTHORITY AND APPROVAL OF ITS BOARD OF DIRECTORS, AND HE DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE BY HIS OWN FREE ACT AND DEED.

April S Engel
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE



APPROVALS

APPROVED THIS 20th DAY OF February, 2000
BY John G. Nelson
LAWYER, COMMISSION CHAIRMAN, CITY OF HAPPY VALLEY

APPROVED THIS 20th DAY OF February, 2000
BY Alan B. Carter
PUBLIC WORKS DIRECTOR, CITY OF HAPPY VALLEY

APPROVED THIS 22nd DAY OF February, 2000
BY Gregory J. Stevens
MAYOR, CITY OF HAPPY VALLEY

APPROVED THIS 24th DAY OF February, 2000
BY Jim Farley
CLACKAMAS COUNTY SERVICE DISTRICT NO. 1

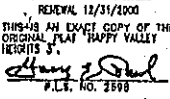
APPROVED THIS 14 DAY OF March, 2000
BY John G. Nelson
CLACKAMAS COUNTY SURVEYOR

APPROVED THIS 16 DAY OF March, 2000
CLACKAMAS COUNTY BOARD OF COMMISSIONERS
BY Earl Cummings

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH March 30, 2000

APPROVED THIS 16th DAY OF March, 2000
BY Ray E. Paul
ASSESSOR & TAX COLLECTOR

BY Carol W. Hardy
DEPUTY
BY Janette Wymann
DEPUTY



3590
(SHEET 2 OF 2)

HAPPY VALLEY HEIGHTS 4

BEING A REPLAT OF TRACT 'J', 'HAPPY VALLEY HEIGHTS 2'
NE 1/4 SECTION 35, T.1S., R.2E., W.M.

CITY OF HAPPY VALLEY
CLACKAMAS COUNTY, OREGON

SURVEYED NOVEMBER 11, 1999
SHEET 1 OF 2



SURVEYOR'S CERTIFICATE

I, GARY E. PAUL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PLAT OF "HAPPY VALLEY HEIGHTS 4", THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "GBC OR 979 WA 21707". SAID INITIAL POINT BEING THE MOST WESTERLY CORNER OF LOT 107, "HAPPY VALLEY HEIGHTS 2", PLAT NO. 3377, CLACKAMAS COUNTY PLAT RECORDS. FROM SAID INITIAL POINT I TRACED THE BOUNDARY OF TRACT 'J', SAID "HAPPY VALLEY HEIGHTS 2" ALONG THE FOLLOWING COURSES: 8.81'40" S 75°21'55" E, 273.15 FEET; AND THENCE N 75°21'55" E, 273.15 FEET; AND THENCE S 03°18'37" W, 173.54 FEET; AND THENCE S 18°48'10" E, 44.00 FEET TO A POINT OF NON-TANGENT CURVATURE; AND THENCE NORTHEASTERLY ALONG THE ARC OF A 847.00 FOOT RADIUS CURVE LEFT (THE RADIUS POINT OF WHICH BEARS N 18°48'10" W) THROUGH A CENTRAL ANGLE OF 41°42' 02.70 FEET (CHORD BEARS N 88°00'44" E, 62.88 FEET); AND THENCE S 01°08'47" E, 177.12 FEET; AND THENCE N 79°41'44" E, 146.00 FEET; AND THENCE S 01°07'22" E, 28.80 FEET; AND THENCE S 88°18'36" W, 82.51 FEET; AND THENCE N 01°07'41" W, 252.89 FEET; AND THENCE S 88°18'36" W, 82.51 FEET; AND THENCE N 01°07'41" W, 318.50 FEET TO THE INITIAL POINT. CONTAINS 0.878 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I, GARY E. PAUL, ALSO SAY THAT THE POSTMONUMENTATION OF THE INTERIOR CORNERS WITHIN THE SUBMISSION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAING OF IMPROVEMENTS, OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHOEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.080.

Gary E. Paul
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2888

LEGEND

- DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK, INC." FOUND AS SET FOR "NORTHVIEW AT HAPPY HEIGHTS" UNLESS OTHERWISE NOTED.
- ▲ DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "WIRE DESIGN, INC." FOUND AS SET FOR "MCKENNA RIDGE" PLAT.
- ✱ DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "GBC OR 979 WA 21707" FOUND AS SET FOR "HAPPY VALLEY HEIGHTS 2" PLAT.
- ⊕ DENOTES 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK, INC." SET.
- DENOTES 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK, INC." TO BE POSITIONMENTED WITHIN THE PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON _____
- DENOTES 5/8" x 30" IRON ROD WITH # ALUMINUM CAP INSCRIBED "OTAK, INC." TO BE POSITIONMENTED WITHIN THE PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON _____
- PUE DENOTES PUBLIC UTILITY EASEMENT
- R DENOTES IRON ROD
- LC DENOTES LOT CORNER

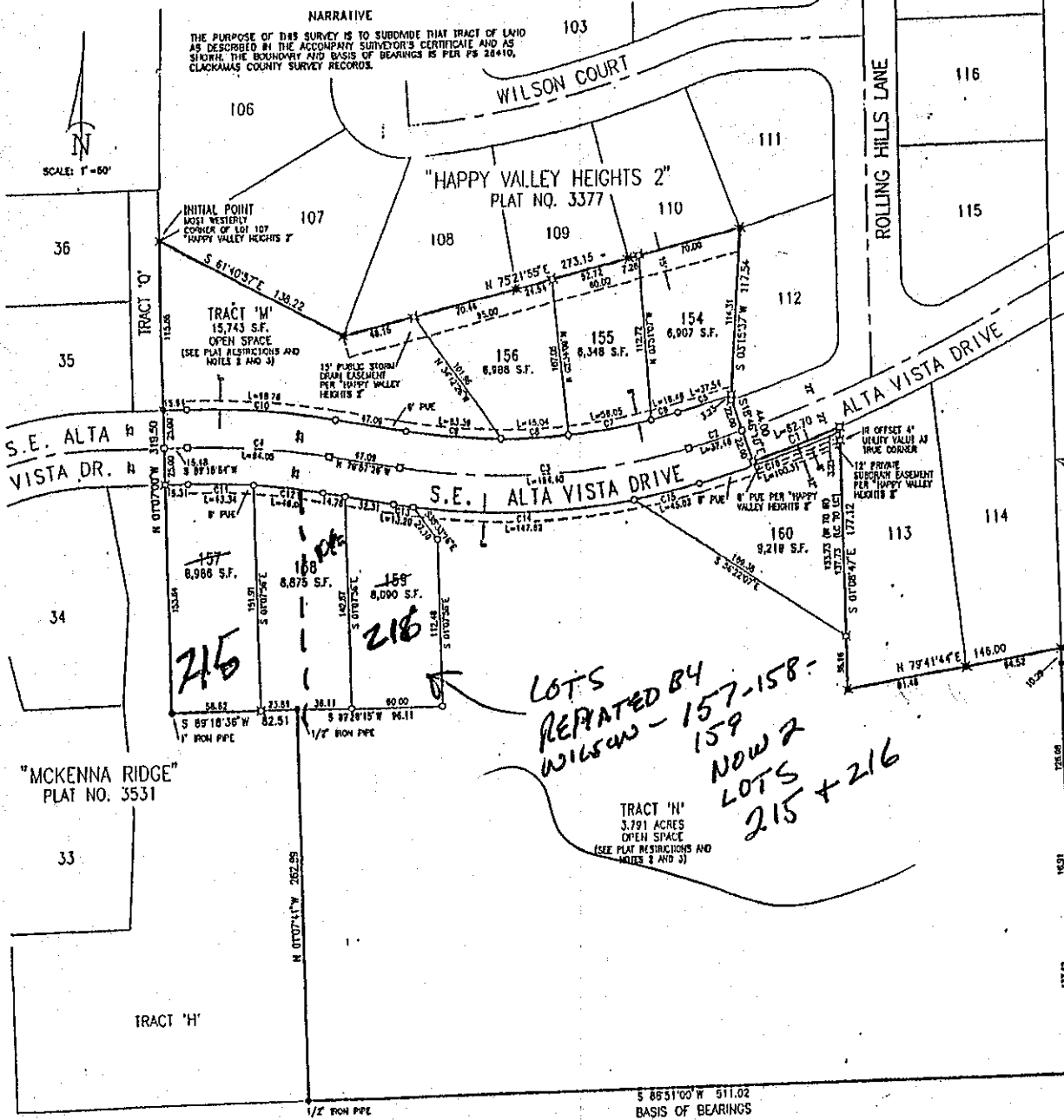
CURVE DATA

CURVE	DELTA	CHORD	ARC	CHORD	CHORD BRG
1	414.28	847.00	82.70	82.80	N 80°04'47" E
2	338.05	828.00	37.48	37.48	N 72°37'01" W
3	2812.35	828.00	191.40	191.71	S 86°58'18" W
4	1016.40	800.00	94.05	93.92	S 82°20'45" W
5	2411.18	800.00	37.51	37.53	N 72°28'25" W
6	2381.69	400.00	18.55	18.48	S 75°09'29" W
7	801.45	400.00	36.03	36.00	S 82°29'44" W
8	827.00	400.00	43.04	43.02	S 82°41'00" W
9	804.50	400.00	63.39	63.33	N 82°41'00" W
10	1016.40	825.00	93.76	93.76	N 82°20'46" W
11	513.30	475.00	43.34	43.32	S 80°07'16" E
12	2330.01	975.00	18.00	18.00	S 82°42'56" E
13	740.50	650.00	13.20	13.20	S 80°42'51" E
14	1847.48	450.00	147.61	146.88	N 86°57'32" E
15	2473.25	450.00	45.02	45.00	N 78°18'35" E
16	245.42	800.00	100.51	100.53	N 70°27'15" E



RENEWAL 12/31/2000
THIS IS AN EXACT COPY OF THE ORIGINAL PLAT "HAPPY VALLEY HEIGHTS 4".
Gary E. Paul
P.L.S. NO. 2888

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN THE ACCOMPANY SURVEYOR'S CERTIFICATE AND AS SHOWN, THE BOUNDARY AND BASIS OF BEARINGS IS PER PS 28410, CLACKAMAS COUNTY SURVEY RECORDS.



LOTS REPEATED BY
WILSONS - 157-158-
159
NOW 2
LOTS
215 + 216

2000-17002

3591
Book 117 Pg 23

HAPPY VALLEY HEIGHTS 4

BEING A REPLAT OF TRACT 'J', 'HAPPY VALLEY HEIGHTS 2'
NE1/4 SECTION 35, T.1S., R.2E., W.M.
CITY OF HAPPY VALLEY
CLACKAMAS COUNTY, OREGON

SURVEYED NOVEMBER 11, 1999
SHEET 2 OF 2

otak OFFICE OF THE
REGISTERED
PROFESSIONAL
LAND SURVEYOR
17155 S.W. BOWEN FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)435-3636 FAX (503)438-5392

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT H.V. ROLLING HILLS LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF 'HAPPY VALLEY HEIGHTS 4' AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND WE DO HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS, ALL STREETS AS SHOWN ON SAID MAP, AND WE DO HEREBY GRANT ALL EASEMENTS NOT PREVIOUSLY GRANTED OR CONVEYED AS SHOWN OR NOTED IN THIS PLAT, AND WE DO HEREBY CONVEY TO THE HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION TRACTS 'M' AND 'N' AS SHOWN ON SAID MAP, AND WE DO HEREBY CREATE ALL PLAT RESTRICTIONS AS NOTED IN THIS PLAT.

H.V. ROLLING HILLS LIMITED PARTNERSHIP

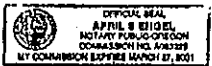
Walter O. Grodzinski
WALTER O. GRODZINSKI, IS CHAIRMAN OF GSL PROPERTIES, INC., GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Multnomah } 55

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF Feb, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WALTER O. GRODZINSKI, HE WHO BEING FIRST ONLY SWORN DID SAY THAT HE IS THE CHAIRMAN OF G.S.L. PROPERTIES, INC., AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID PARTNERSHIP BY THE AUTHORITY AND APPROVAL OF ITS BOARD OF DIRECTORS, AND HE DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE BY HIS OWN FREE ACT AND DEED.

Paul Engel
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



PLAT RESTRICTIONS AND NOTES

1. THERE IS NO GEODEIC CONTROL MONUMENT WITHIN ONE-HALF MILE OF THE BOUNDARY OF THIS PLAT.
2. TRACTS 'M' AND 'N' ARE PRIVATE OPEN SPACE TRACT AND SHALL BE OWNED AND MAINTAINED BY THE HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS.
3. TRACTS 'M' AND 'N' SHALL BE SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT OVER THEIR ENTIRETY.
4. SUBJECT TO DECLARATION AND MAINTENANCE AGREEMENT FOR ON-SITE STORM WATER FACILITIES RECORDED IN FEE NO. 98-018206, CLACKAMAS COUNTY RECORDS.
5. SUBJECT TO CLACKAMAS COUNTY SERVICE DISTRICT NO. 1 RULES AND REGULATIONS AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER FEE NO. ~~98-018206~~ 2000-017003 CLACKAMAS COUNTY RECORDS.
6. THE PUBLIC IS HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE OR ENLARGE STORM AND SANITARY FACILITIES ALONG THOSE EASEMENTS AND WILL NOT BE IN ANY WAY RESPONSIBLE FOR REPLACING THE LANDSCAPING, FENCING OR OTHER STRUCTURES, SHRUBS OR TREES THAT MAY EXIST OR BE PLACED WITHIN THOSE EASEMENTS. THE PUBLIC SHALL PROVIDE ADEQUATE NOTICE BEFORE SUCH ACTIVITIES ARE COMMENCED AND UNIT ACTIVITIES TO THAT NECESSARY TO ACHIEVE THE PURPOSE OF MAINTAINING THE STORM DRAINAGE AND SANITARY FACILITIES.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS FEE NO. 98-048722 AND AS AMENDED IN FEE NO. 98-012307, CLACKAMAS COUNTY RECORDS, AND SUBJECT TO THE PRELIMINATION AGREEMENT RECORDED IN FEE NO. 98-027476, CLACKAMAS COUNTY RECORDS.
8. SUBJECT TO THE FINDINGS AND DECISION OF THE HEARING OFFICER IN CLACKAMAS COUNTY PLANNING FILE NO. 20103-84-SL.

CONSENT AFFIDAVIT

A SUBMISSION PLAT CONSIDER AFFIDAVIT FROM U.S. BANK NATIONAL ASSOCIATION, BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED IN FEE NO. 98-074734, CLACKAMAS COUNTY RECORDS AND RE-RECORDED IN FEE NO. 99-087302, CLACKAMAS COUNTY RECORDS, HAS BEEN RECORDED AS FEE NO. 2000-017001, CLACKAMAS COUNTY RECORDS.

INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.060, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PRUMPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN FEE NO. _____ CLACKAMAS COUNTY RECORDS.

APPROVED THIS _____ DAY OF _____, 20__

CLACKAMAS COUNTY SURVEYOR

BY DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } 55

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 14th DAY OF March, 2000, AT 2:17 O'CLOCK P.M.

John Kaufman
CLACKAMAS COUNTY CLERK
Carol Lynn Kleshner
DEPUTY

2000-17002

APPROVALS

APPROVED THIS 22nd DAY OF February, 2000
BY *John B. Walker*
PLANNING COMMISSION CHAIRMAN, CITY OF HAPPY VALLEY

APPROVED THIS 23 DAY OF February, 2000
BY *Steve Hunter*
PUBLIC WORKS DIRECTOR, CITY OF HAPPY VALLEY

APPROVED THIS 23rd DAY OF February, 2000
BY *Gregory*
MAYOR, CITY OF HAPPY VALLEY

APPROVED THIS 14th DAY OF February, 2000
BY *Tom Lamb*
COUNTY CLERK, DISTRICT NO. 1

THIS 5 DAY OF March, 2000
BY *Paul Engel*
CLACKAMAS COUNTY SURVEYOR

APPROVED THIS 16 DAY OF March, 2000
BY *Bill Coe*
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.008 HAVE BEEN PAID THROUGH CLERK 30, 2000

APPROVED THIS 18th DAY OF MARCH, 2000
BY *Ray Engel*
ASSESSOR & TAX COLLECTOR
BY *James D. Hardy*
DEPUTY
BY *Jeanette Wynne*
DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary E. Paul
OREGON
JANUARY 9, 1991
GARY E. PAUL
2889

RENEWED 11/31/2000
THIS IS AN EXACT COPY OF THE ORIGINAL PLAT 'HAPPY VALLEY HEIGHTS 4'.
Gary E. Paul
P.L.S. NO. 3856

3591
(SHEET 2 OF 2)

3654

HAPPY VALLEY HEIGHTS 5

NE1/4 SECTION 36 AND NW1/4 SECTION 36,
T.1S., R.2E., W.M.
CITY OF HAPPY VALLEY
CLACKAMAS COUNTY, OREGON
SURVEYED SEPTEMBER 28, 2000
SHEET 1 OF 4

TABLE OF CONTENTS

- SHEET 1 PLAT BOUNDARY SURVEYOR'S CERTIFICATE NOTES
- SHEET 2 LOTS 161-196, 199-205, 210-214 TRACT 'C' SHEET 2 CURVE DATA
- SHEET 3 LOTS 170-185, 206-209 SHEET 3 CURVE DATA
- SHEET 4 DECLARATION ACKNOWLEDGMENT CONSENT WITHOUT APPEALS

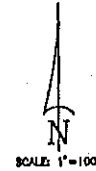
otak SURVEYING ENGINEERS
17355 N.V. BOONER FERRY ROAD
LAKE OSWEGO, OREGON 97031
(503)253-3411 FAX (503)253-3386

SURVEYOR'S CERTIFICATE

I, GARY E. PAUL, HEREBY SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE LOTS REPRESENTED ON THE ANNEXED MAP OF "HAPPY VALLEY HEIGHTS 5", SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36 AND THE NORTHWEST ONE-QUARTER OF SECTION 36, T.1S., R.2E., W.M., CLACKAMAS COUNTY, OREGON, AND THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND A 6/8"-RICH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "OTAK, INC.", SAID POINT BEING N.89°37'57"E., 340.50 FEET AND S.00°18'03"E., 203.80 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 36, FROM SAID INITIAL POINT I RAN N.89°37'57"E., 251.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.E. 145TH AVENUE THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S.14°30'07"W., 59.17 FEET AND THENCE S.03°30'07"W., 150.25 FEET AND THENCE S.03°19'03"E., 491.77 FEET AND THENCE S.12°34'03"E., 90.88 FEET THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND RUNNING S.89°54'43"W., 847.10 FEET TO THE NORTHEAST CORNER OF LOT 30, "HAPPY VALLEY HEIGHTS", PLAT NO. 3250, CLACKAMAS COUNTY PLAT RECORDS, THENCE TRACING THE BOUNDARY OF SAID "HAPPY VALLEY HEIGHTS" ALONG THE FOLLOWING COURSES: N.72°09'40"W., 200.86 FEET, AND THENCE N.10°07'10"E., 147.82 FEET AND THENCE N.3°28'02"E., 130.00 FEET AND THENCE N.89°38'08"E., 84.09 FEET AND THENCE N.00°23'24"W., 83.50 FEET AND THENCE N.01°18'00"W., 44.18 FEET AND THENCE N.00°23'24"W., 89.21 FEET AND THENCE N.01°40'00"W., 182.17 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF TRACT 'C', SAID "HAPPY VALLEY HEIGHTS", THENCE LEAVING SAID BOUNDARY AND RUNNING N.89°37'57"E., 236.82 FEET THENCE N.00°22'03"W., 207.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.E. KING ROAD, THENCE N.89°37'57"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, 148.83 FEET THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND RUNNING S.00°18'03"E., 173.80 FEET TO THE INITIAL POINT, CONTAINS 12.041 ACRES, MORE OR LESS.

AS PER O.R.S. §2.070(3), I, GARY E. PAUL, ALSO SAY THAT THE POSTMONUMENTATION OF THE INTERIOR MONUMENTS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE FINISH OF IMPROVEMENTS, OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDEMENT, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. §2.080.

Gary E. Paul
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2898



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND AS SHOWN, THE EXTERIOR BOUNDARIES WERE DETERMINED BY PS 28230, CLACKAMAS COUNTY SURVEY RECORDS AND SAID SURVEY IS THE BASIS OF BEARING FOR THIS SUBDIVISION.

PLAT RESTRICTIONS AND NOTES

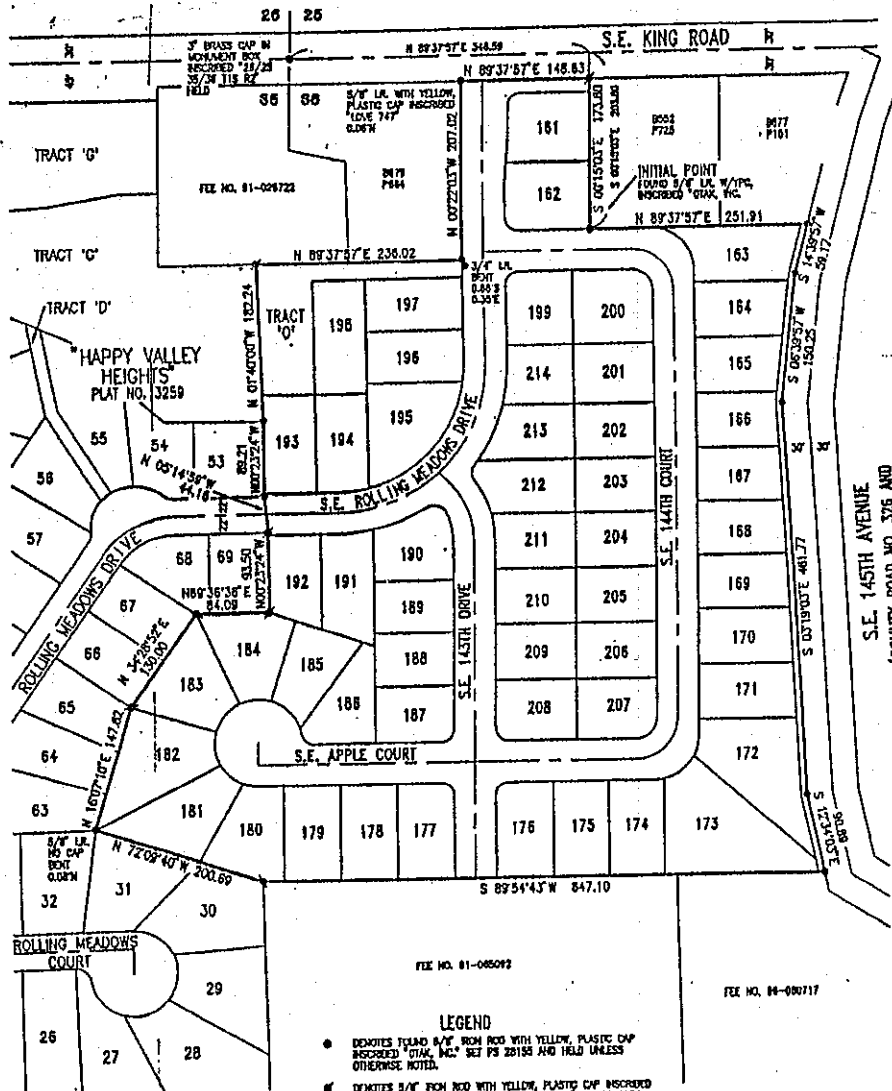
1. THERE IS NO GEODETIC CONTROL MONUMENT WITHIN ONE-HALF MILE OF THE BOUNDARY OF THIS PLAT.
2. TRACT 'D' IS A PRIVATE OPEN SPACE TRACT AND SHALL BE OWNED AND MAINTAINED BY THE HAPPY VALLEY HEIGHTS HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS.
3. TRACT 'C' SHALL BE SUBJECT TO A PUBLIC CONSERVATION EASEMENT AND A PUBLIC STORM DRAINAGE EASEMENT OVER ITS ENTIRETY.
4. ACCESS TO AND FROM LOT 181 SHALL BE RESTRICTED TO S.E. ROLLING MEADOWS DRIVE UNLESS OTHERWISE APPROVED BY THE CITY OF HAPPY VALLEY.
5. SUBJECT TO CLACKAMAS COUNTY SERVICE DISTRICT NO. 1 RULES AND REGULATIONS AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER FEE NO. 2001-011431 CLACKAMAS COUNTY RECORDS.
6. THE PUBLIC IS HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE OR ENLARGE STORM AND SANITARY FACILITIES ALONG THOSE EASEMENTS AND WILL NOT BE IN ANY WAY RESPONSIBLE FOR REPLACING THE LANDSCAPING, FENCING OR OTHER STRUCTURES, SHRUBS OR TREES THAT MAY EXIST OR BE PLACED WITHIN THOSE EASEMENTS, THE PUBLIC SHALL PROVIDE ADEQUATE NOTICE BEFORE SUCH ACTIVITIES ARE COMMENCED AND LIMIT ACTIVITIES TO THAT NECESSARY TO ACHIEVE THE PURPOSE OF MAINTAINING THE STORM DRAINAGE AND SANITARY FACILITIES.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS FEE NO. 98-016787 AND PURSUANT TO A DECLARATION OF AMENDATION RECORDED IN FEE NO. 2001-011431 CLACKAMAS COUNTY RECORDS.
8. SUBJECT TO THE PHONOS AND DECISION OF THE HEARING OFFICER IN CLACKAMAS COUNTY PLANNING FILE NO. 20103-84-8L.

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary E. Paul
OREGON
JANUARY 27, 1908
GARY E. PAUL
2898

RENEWAL 12/31/2000
THIS IS AN EXACT COPY OF THE ORIGINAL PLAT "HAPPY VALLEY HEIGHTS 5".
Gary E. Paul
P.L.S. NO. 2898

3654



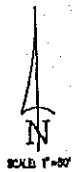
LEGEND

- DENOTES 1/4" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK, INC." SET PS 28155 AND HELD UNLESS OTHERWISE NOTED.
- ⊕ DENOTES 3/4" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "ASSOC. LAND SURVEYORS INC." FOUND FROM "HAPPY VALLEY HEIGHTS" PLAT.
- DENOTES IRON ROD
- DENOTES IRON PIPE
- 8 1/2" P DENOTES DEED BOOK/PAGE, CLACKAMAS COUNTY RECORDS.
- FE NO. DENOTES DEED NUMBER, CLACKAMAS COUNTY RECORDS.
- PS DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS.

11/1/14

HAPPY VALLEY HEIGHTS' 5
 NE1/4 SECTION 35 AND NW1/4 SECTION 36,
 T.19., R.2E., W.M.
 CITY OF HAPPY VALLEY
 CLACKAMAS COUNTY, OREGON
 SURVEYED SEPTEMBER 28, 2000
 SHEET 2 OF 4

otak SURVEYING & ENGINEERING
 17255 S.W. BOONER FERRY ROAD
 LAKE GENEVUE, OREGON 97038
 (503) 655-3818 FAX (503) 655-3116



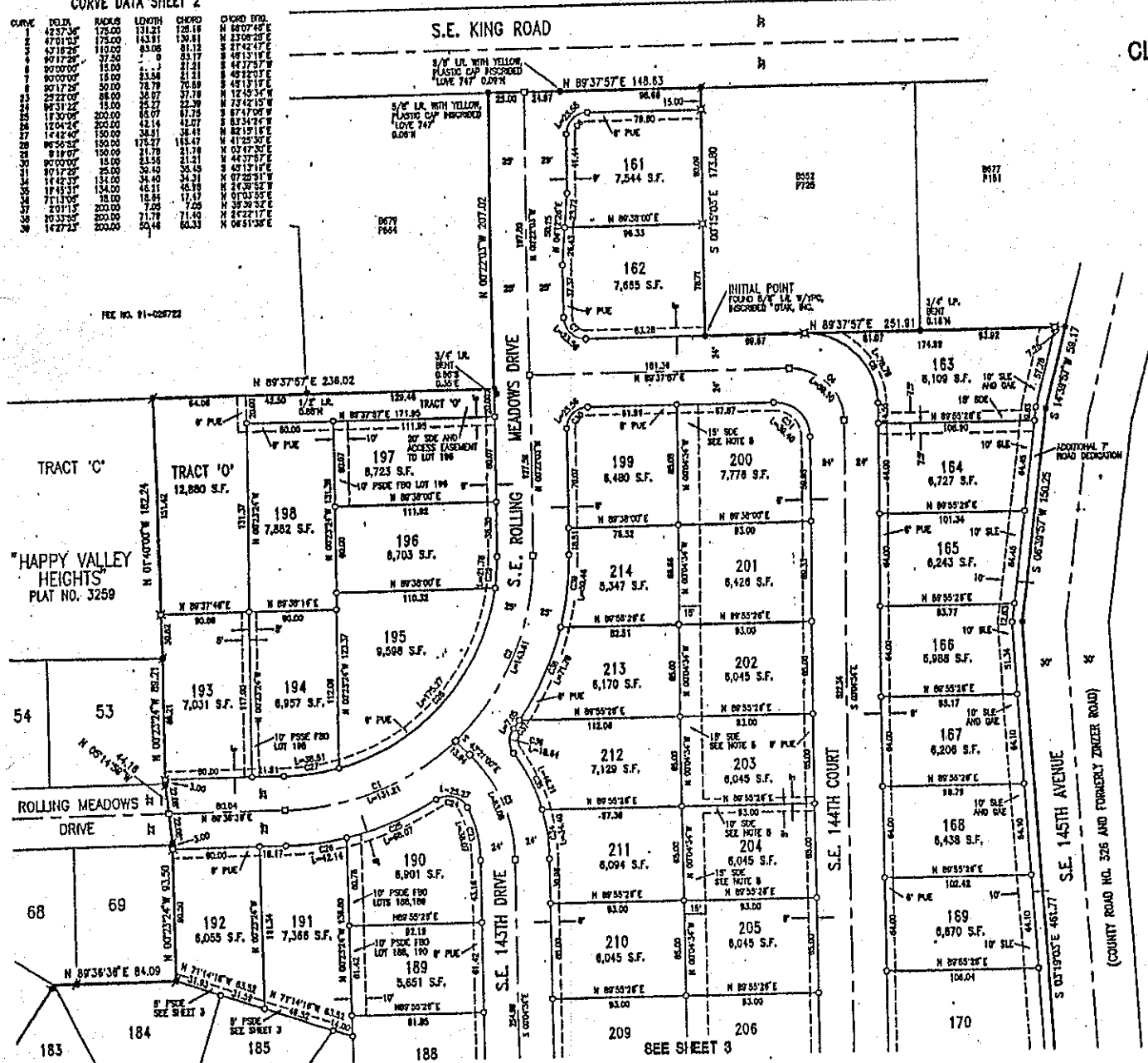
LEGEND

- ⊙ DENOTES SET 5/8" X 1/2" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK, INC." SET 11/18/1999
- DENOTES FOUND 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK, INC." TO BE POSTLOCATED WITHIN THE PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
- DENOTES FOUND 5/8" IRON ROD WITH ALUMINUM CAP INSCRIBED "OTAK, INC." TO BE POSTLOCATED WITHIN THE PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
- DENOTES FOUND 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK, INC." SET PS 28105 AND FIELD UNLESS OTHERWISE NOTED.
- # DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED ASSOC. LAND SURVEYORS INC. FOUND FROM "HAPPY VALLEY HEIGHTS" PLAT.
- LR DENOTES IRON ROD
- LP DENOTES IRON PIPE
- PSSE DENOTES PRIVATE SANITARY SEWER EASEMENT
- SDE DENOTES PUBLIC STORM DRAIN EASEMENT
- PSDE DENOTES PRIVATE STORM DRAIN EASEMENT
- PUE DENOTES PUBLIC UTILITY EASEMENT
- SLE DENOTES PUBLIC SLOPE EASEMENT
- SAE DENOTES PUBLIC DRY WIRE ANCHOR EASEMENT
- FBG DENOTES FOR BENEFIT OF
- FE# NO. DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- BL/P# DENOTES DEED BOOK/PAGE, CLACKAMAS COUNTY RECORDS
- PS DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- S.F. DENOTES SQUARE FEET

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary E. Pall
 OREGON
 JANUARY 7, 1988
 GARY E. PALL
 2599
 EXPIRES 12/31/2000
 THIS IS AN EXACT COPY OF THE ORIGINAL PLAT "HAPPY VALLEY HEIGHTS"
Gary E. Pall
 FILE NO. 2169

CURVE DATA SHEET 2

CURVE	PC	RADIUS	LENGTH	CHORD	CHORD BRG.
4237.36	175.00	131.21	128.16	180.00	89.0748°E
4701.03	175.00	143.81	138.81	180.00	89.0748°E
4718.29	175.00	156.41	149.41	180.00	89.0748°E
4971.25	37.50	33.17	48.13	180.00	89.0748°E
4970.00	18.00	16.58	24.06	180.00	89.0748°E
4971.25	37.50	33.17	48.13	180.00	89.0748°E
5000.00	18.00	16.58	24.06	180.00	89.0748°E
5017.25	37.50	33.17	48.13	180.00	89.0748°E
5222.00	88.00	38.87	37.78	129.34°E	89.0748°E
4931.25	15.00	14.97	22.98	180.00	89.0748°E
1130.00	30.00	30.00	42.42	180.00	89.0748°E
1204.25	30.00	42.14	42.07	180.00	89.0748°E
1442.40	150.00	38.81	38.81	180.00	89.0748°E
4950.25	150.00	113.27	145.47	180.00	89.0748°E
5118.00	150.00	21.78	21.78	180.00	89.0748°E
4970.00	15.00	14.97	22.98	180.00	89.0748°E
4971.25	37.50	33.17	48.13	180.00	89.0748°E
4972.50	75.00	34.21	34.21	180.00	89.0748°E
1748.31	134.00	48.19	48.19	180.00	89.0748°E
2011.25	18.00	17.17	24.38	180.00	89.0748°E
2011.25	18.00	17.17	24.38	180.00	89.0748°E
2033.50	30.00	7.26	7.26	180.00	89.0748°E
2033.50	30.00	7.26	7.26	180.00	89.0748°E
1427.25	30.00	71.40	71.40	180.00	89.0748°E
2033.50	30.00	60.33	60.33	180.00	89.0748°E



FE# NO. 91-028722

SEE SHEET 3

3654

11/12/24

TRACT 'C'

"HAPPY VALLEY HEIGHTS"
PLAT NO. 3259

CURVE DATA SHEET 3

CURVE	BEARS	LENGTH	CHORD	CHORD BEG.	CHORD END
1	000000	37.50	63.03	4550.21' W	4550.21' W
2	000000	50.00	86.47	4550.35' W	4550.35' W
3	000000	50.00	86.47	4550.35' W	4550.35' W
4	000000	50.00	86.47	4550.35' W	4550.35' W
5	000000	50.00	86.47	4550.35' W	4550.35' W
6	000000	50.00	86.47	4550.35' W	4550.35' W
7	000000	50.00	86.47	4550.35' W	4550.35' W
8	000000	50.00	86.47	4550.35' W	4550.35' W
9	000000	50.00	86.47	4550.35' W	4550.35' W
10	000000	50.00	86.47	4550.35' W	4550.35' W
11	000000	50.00	86.47	4550.35' W	4550.35' W
12	000000	50.00	86.47	4550.35' W	4550.35' W
13	000000	50.00	86.47	4550.35' W	4550.35' W
14	000000	50.00	86.47	4550.35' W	4550.35' W
15	000000	50.00	86.47	4550.35' W	4550.35' W
16	000000	50.00	86.47	4550.35' W	4550.35' W
17	000000	50.00	86.47	4550.35' W	4550.35' W
18	000000	50.00	86.47	4550.35' W	4550.35' W
19	000000	50.00	86.47	4550.35' W	4550.35' W
20	000000	50.00	86.47	4550.35' W	4550.35' W
21	000000	50.00	86.47	4550.35' W	4550.35' W
22	000000	50.00	86.47	4550.35' W	4550.35' W
23	000000	50.00	86.47	4550.35' W	4550.35' W
24	000000	50.00	86.47	4550.35' W	4550.35' W
25	000000	50.00	86.47	4550.35' W	4550.35' W
26	000000	50.00	86.47	4550.35' W	4550.35' W
27	000000	50.00	86.47	4550.35' W	4550.35' W
28	000000	50.00	86.47	4550.35' W	4550.35' W
29	000000	50.00	86.47	4550.35' W	4550.35' W
30	000000	50.00	86.47	4550.35' W	4550.35' W
31	000000	50.00	86.47	4550.35' W	4550.35' W
32	000000	50.00	86.47	4550.35' W	4550.35' W
33	000000	50.00	86.47	4550.35' W	4550.35' W

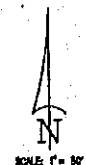
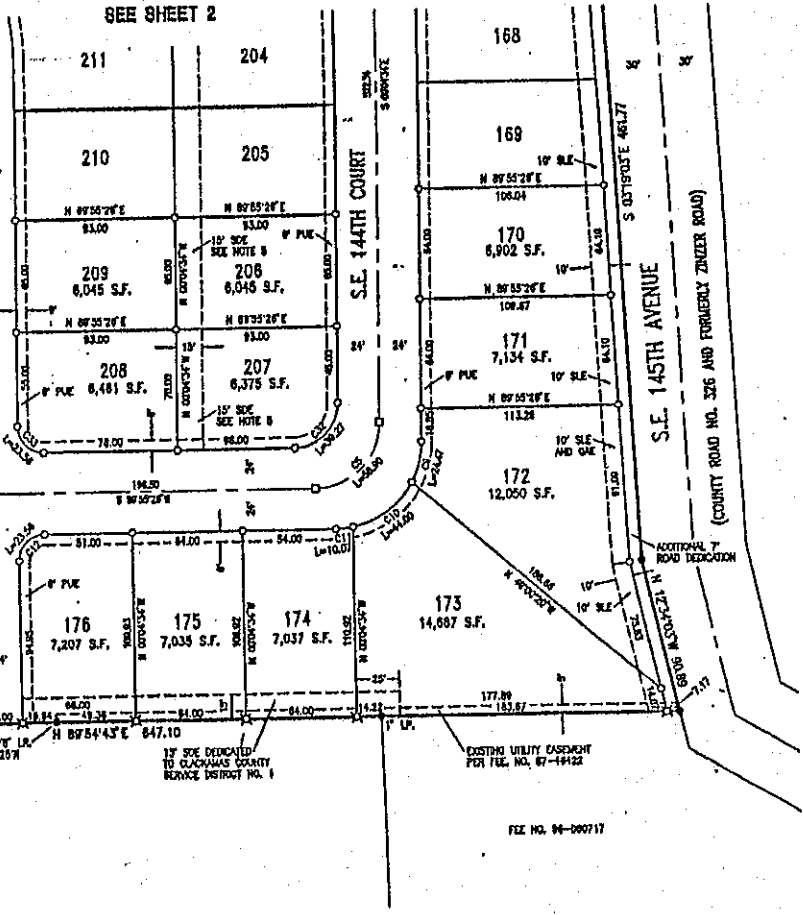
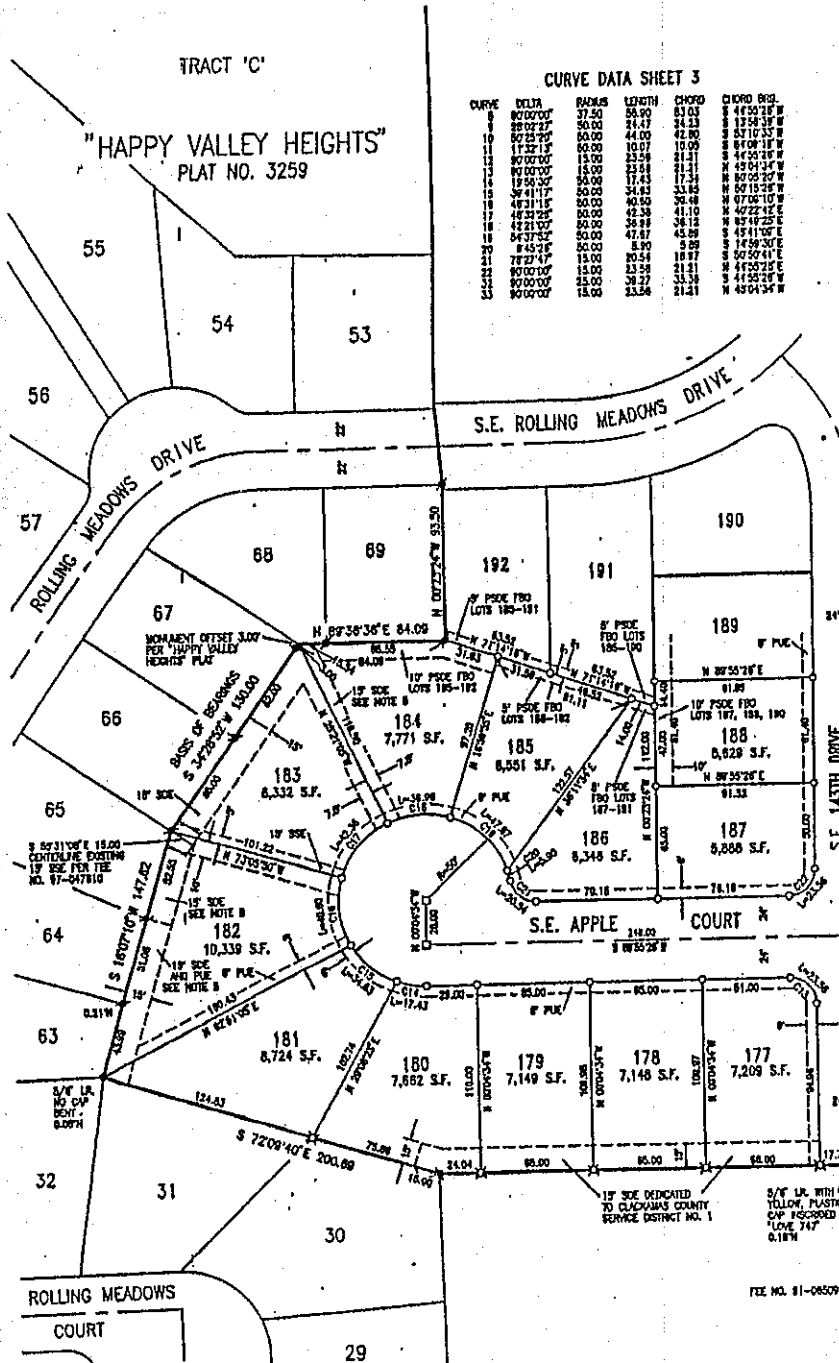
LEGEND

- XX DENOTES 5/8" X 3/4" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK, INC." SET IN PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
- DENOTES FOUND 5/8" X 3/4" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK, INC." TO BE POSTMARKED WITHIN THE PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
- DENOTES FOUND 6/8" X 3/4" IRON ROD WITH ALUMINUM CAP INSCRIBED "OTAK, INC." TO BE POSTMARKED WITHIN THE PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
- DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK, INC." SET IN PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE UNLESS OTHERWISE NOTED.
- ✱ DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "ASSOC. LAND SURVEYORS INC." FOUND FROM "HAPPY VALLEY HEIGHTS" PLAT.
- SEE DENOTES PUBLIC BOUNDARY EASEMENT
- SDC DENOTES PUBLIC STORM DRAIN EASEMENT
- PSDC DENOTES PRIVATE STORM DRAIN EASEMENT
- PUE DENOTES PUBLIC UTILITY EASEMENT
- SLE DENOTES PUBLIC SLOPE EASEMENT
- DAE DENOTES PUBLIC DRY WIRE ANCHOR EASEMENT
- TEE NO. DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS.

HAPPY VALLEY HEIGHTS 5
NE1/4 SECTION 35 AND NW1/4 SECTION 36,
T.1S, R.2E, W.M.
CITY OF HAPPY VALLEY
CLACKAMAS COUNTY, OREGON
SURVEYED SEPTEMBER 28, 2000
SHEET 3 OF 4

otak
PROFESSIONAL
LAND SURVEYOR
17255 S.W. BOMES FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)253-2116 FAX (503)253-8185

- LR DENOTES IRON ROD
- LP DENOTES IRON PIPE
- SF DENOTES SQUARE FEET
- FBO DENOTES FOR BENEFIT OF



SCALE 1" = 80'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary E. Paul
OREGON
JANUARY 9, 1944
GARY E. PAUL
2828
RENEWAL 12/31/2000
THIS IS AN EXACT COPY OF THE
ORIGINAL PLAT "HAPPY VALLEY
HEIGHTS 5".
Gary E. Paul
P.L.S. NO. 2868

TEE NO. 81-08092

TEE NO. 86-000717

3654

119/26

HAPPY VALLEY HEIGHTS 5

NE1/4 SECTION 35 AND NW1/4 SECTION 36,
T.1S., R.2E., W.M.
CITY OF HAPPY VALLEY
CLACKAMAS COUNTY, OREGON
SURVEYED SEPTEMBER 28, 2000
SHEET 4 OF 4

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT H.V. ROLLING HILLS LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE WRITTEN MAP OF "HAPPY VALLEY HEIGHTS" BY AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND WE DO HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS, ALL STREETS AS SHOWN ON SAID MAP, AND WE DO HEREBY GRANT ALL EASEMENTS NOT PREVIOUSLY GRANTED OR CONVEYED AS SHOWN OR NOTED IN THIS PLAT; AND WE DO HEREBY CONVEY TO THE HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION TRACT "A" AS SHOWN ON SAID MAP; AND WE DO HEREBY CREATE ALL PLAT RESTRICTIONS AS NOTED IN THIS PLAT.

H.V. ROLLING HILLS LIMITED PARTNERSHIP

[Signature]
WALTER G. GROOMER, II, CHAIRMAN OF GSL PROPERTIES, INC.
GENERAL PARTNER

[Signature]
KEITH L. WILSON, PRESIDENT OF WILSON HOMES & DEVELOPMENT, INC.
GENERAL PARTNER



CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM U.S. BANK NATIONAL ASSOCIATION, BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED IN FEE NO. 99-074734, CLACKAMAS COUNTY RECORDS AND RE-RECORDED IN FEE NO. 99-287302, CLACKAMAS COUNTY RECORDS, HAS BEEN RECORDED AS FEE NO. 2000-0118-2-1, CLACKAMAS COUNTY RECORDS.

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Clack. } ss

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF Nov, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WALTER G. GROOMER, II, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE CHAIRMAN OF GSL PROPERTIES, INC., AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID PARTNERSHIP BY THE AUTHORITY AND APPROVAL OF ITS BOARD OF DIRECTORS, AND HE DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE BY HIS OWN FREE ACT AND DEED.

[Signature]
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

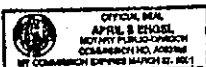


ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Clack. } ss

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF Nov, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEITH L. WILSON, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF WILSON HOMES & DEVELOPMENT, INC., AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID PARTNERSHIP BY THE AUTHORITY AND APPROVAL OF ITS BOARD OF DIRECTORS, AND HE DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE BY HIS OWN FREE ACT AND DEED.

[Signature]
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE



INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 82.060, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS, AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN FEE NO. _____ CLACKAMAS COUNTY RECORDS.

APPROVED THIS _____ DAY OF _____, 20____

CLACKAMAS COUNTY SURVEYOR

BY DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } ss

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 21st DAY OF November, 2001, AT 11:26 O'CLOCK P.M.

[Signature]
CLACKAMAS COUNTY CLERK

BY [Signature]
DEPUTY

APPROVALS

APPROVED THIS 27 DAY OF November, 2000

BY [Signature]
PLANNING COMMISSION CHAIRMAN, CITY OF HAPPY VALLEY

APPROVED THIS 10 DAY OF Nov, 2000

BY [Signature]
PUBLIC WORKS DIRECTOR, CITY OF HAPPY VALLEY

APPROVED THIS 28 DAY OF November, 2000

BY [Signature]
MAYOR, CITY OF HAPPY VALLEY

APPROVED THIS 28 DAY OF December, 2000

BY [Signature]
CLACKAMAS COUNTY SERVICE DISTRICT NO. 1

APPROVED THIS 12th DAY OF January, 2001

BY [Signature]
CLACKAMAS COUNTY ROAD OFFICIAL

APPROVED THIS 22nd DAY OF FEBRUARY, 2001

BY [Signature]
CLACKAMAS COUNTY SURVEYOR

APPROVED THIS 22nd DAY OF February, 2001

BY [Signature]
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

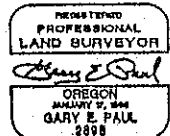
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 82.068 HAVE BEEN PAID THROUGH State P.D. 2001

APPROVED THIS 22 DAY OF February, 2001

BY [Signature]
ASSESSOR & TAX COLLECTOR

BY [Signature]
DEPUTY

BY [Signature]
DEPUTY



RENEWAL 12/31/2000
THIS IS AN EXACT COPY OF THE ORIGINAL PLAT "HAPPY VALLEY HEIGHTS".
[Signature]
P.L.S. NO. 2898

3454

112/24

NORTHVIEW AT HAPPY VALLEY HEIGHTS

NE1/4 SEC. 35 AND NW1/4 SEC. 36

T.1S., R.2E., W.M.

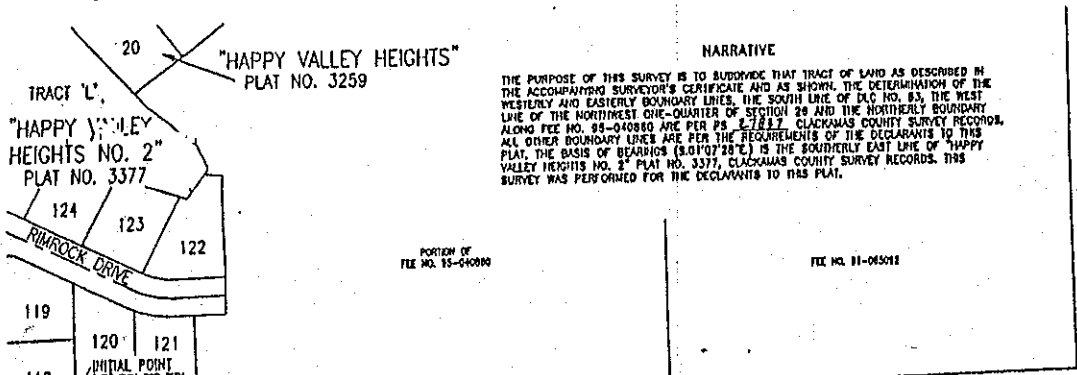
CLACKAMAS COUNTY, OREGON

SURVEYED JUNE 24, 1998

SHEET 1 OF 5



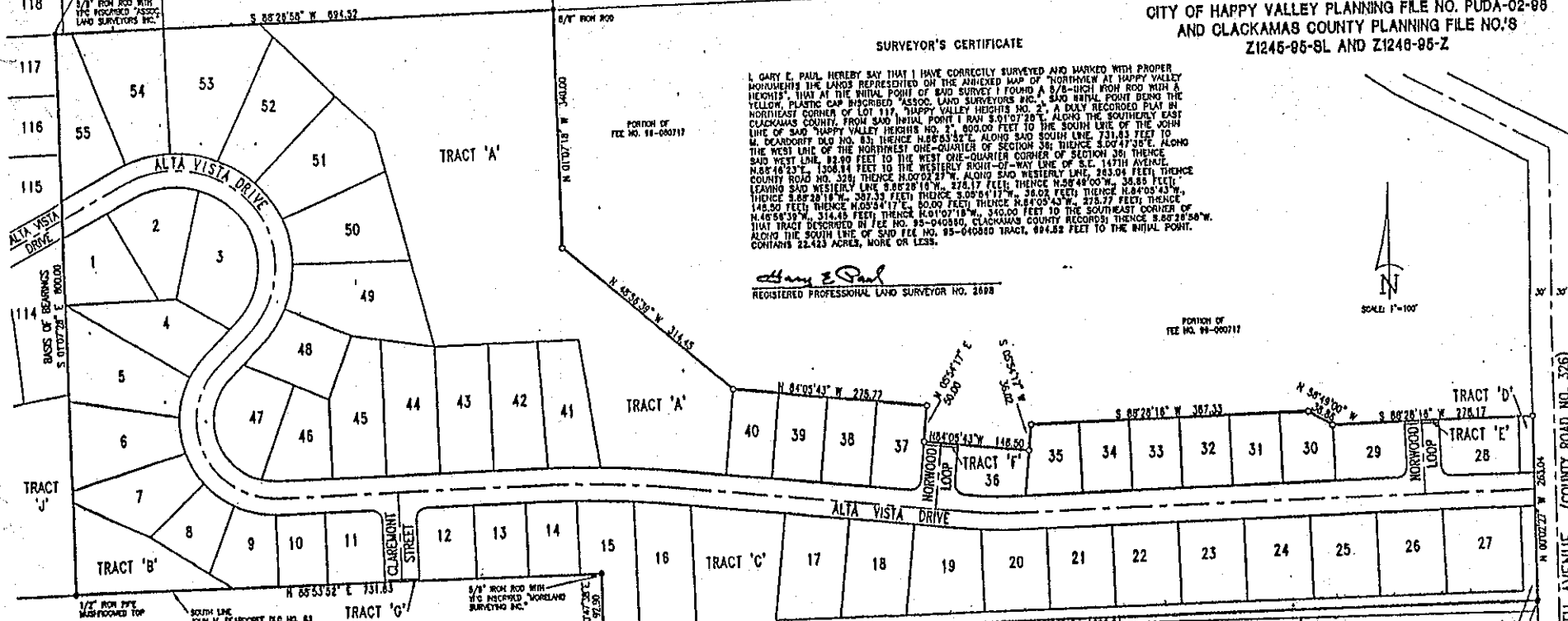
CITY OF HAPPY VALLEY PLANNING FILE NO. PUDA-02-98
AND CLACKAMAS COUNTY PLANNING FILE NO.'S
Z1245-95-5L AND Z1246-95-Z



NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND AS SHOWN, THE DETERMINATION OF THE WESTERLY AND EASTERLY BOUNDARY LINES, THE SOUTH LINE OF D.C. NO. 83, THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 20 AND THE NORTHERLY BOUNDARY ALONG FEE NO. 95-04080 ARE PER PAR. 2, 2.1.1, CLACKAMAS COUNTY SURVEY RECORDS. ALL OTHER BOUNDARY LINES ARE PER THE REQUIREMENTS OF THE DECLARANTS TO THIS PLAT, THE BASIS OF BEARINGS (S.01°07'28"E) IS THE SOUTHERLY EAST LINE OF "HAPPY VALLEY HEIGHTS NO. 2" PLAT NO. 3377, CLACKAMAS COUNTY SURVEY RECORDS. THIS SURVEY WAS PERFORMED FOR THE DECLARANTS TO THIS PLAT.

TABLE OF CONTENTS

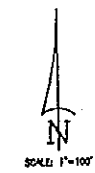
- SHEET 1 PLAT BOUNDARY SURVEYOR'S CERTIFICATE NARRATIVE
- SHEET 2 LOTS 1-18, 40-34 TRACTS W, Y, W PARTIAL TRACT U SHEET 2 CURVE DATA
- SHEET 3 LOTS 19-39, TRACTS W, Y, Y SHEET 3 CURVE DATA DECLARANT ACKNOWLEDGMENT PLAN RESTRICTIONS AND NOTES
- SHEET 4 CONTROL POINT REFERENCES
- SHEET 5 APPROVALS DECLANT AFFIDAVITS



SURVEYOR'S CERTIFICATE

I, GARY E. PAUL, HEREBY SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LINES REPRESENTED ON THE ANNEXED MAP OF "NORTHVIEW AT HAPPY VALLEY HEIGHTS", THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP DESCRIBED "ASSOC. LAND SURVEYORS INC.", SAID INITIAL POINT BEING THE NORTHEAST CORNER OF LOT 119, "HAPPY VALLEY HEIGHTS NO. 2", A DAILY RECORDED PLAT IN CLACKAMAS COUNTY, FROM SAID INITIAL POINT I RAN S.01°07'28"E, ALONG THE SOUTHERLY EAST LINE OF SAID "HAPPY VALLEY HEIGHTS NO. 2", 800.00 FEET TO THE SOUTH LINE OF THE JOHN M. DEARDORFF D.C. NO. 83, THENCE N.88°28'16"W, 307.33 FEET TO THE WEST LINE OF THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36, THENCE S.07°47'39"E, ALONG SAID WEST LINE, 82.90 FEET TO THE WEST ONE-QUARTER CORNER OF SECTION 36, THENCE N.88°40'43"E, 1308.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF S.E. 147TH AVENUE, COUNTY ROAD NO. 328, THENCE S.02°02'27"W, ALONG SAID WESTERLY LINE, 283.04 FEET, THENCE S.88°28'16"W, 278.17 FEET, THENCE N.58°44'00"W, 38.85 FEET, THENCE N.88°40'43"E, 36.02 FEET, THENCE S.88°40'43"W, 278.77 FEET, THENCE N.88°28'16"W, 307.33 FEET, THENCE S.08°04'17"W, 36.02 FEET, THENCE N.88°40'43"W, 148.80 FEET, THENCE N.88°40'43"E, 314.48 FEET, THENCE S.01°07'28"E, 340.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN FEE NO. 95-04080, CLACKAMAS COUNTY RECORDS, THENCE S.88°28'16"W, ALONG THE SOUTH LINE OF SAID FEE NO. 95-04080 TRACT, 694.88 FEET TO THE INITIAL POINT. CONTAINS 22.423 ACRES, MORE OR LESS.

Gary E. Paul
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2898



REGISTERED PROFESSIONAL LAND SURVEYOR
Gary E. Paul
OREGON
JANUARY 17, 1999
GARY E. PAUL
2898

- LEGEND**
- DENOTES 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP DESCRIBED "OTAK, INC." SET ON JUNE 14, 1998.
 - DENOTES MONUMENT FOUND AS NOTED
 - YPC DENOTES YELLOW PLASTIC CAP
 - FEE NO. DENOTES DEED NUMBER, CLACKAMAS COUNTY RECORDS

RECORD 12/31/1998
THIS TRACTING IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF NORTHVIEW AT HAPPY VALLEY HEIGHTS.
Gary E. Paul
P.L. NO. 3168

(Sheet 1 of 5)
3442

S.E. 147TH AVENUE (COUNTY ROAD NO. 328)

112/24

NORTHVIEW AT HAPPY VALLEY HEIGHTS

SE 1/4 SECTION 12, T.2S., R.2E., W.M.
CLACKAMAS COUNTY, OREGON

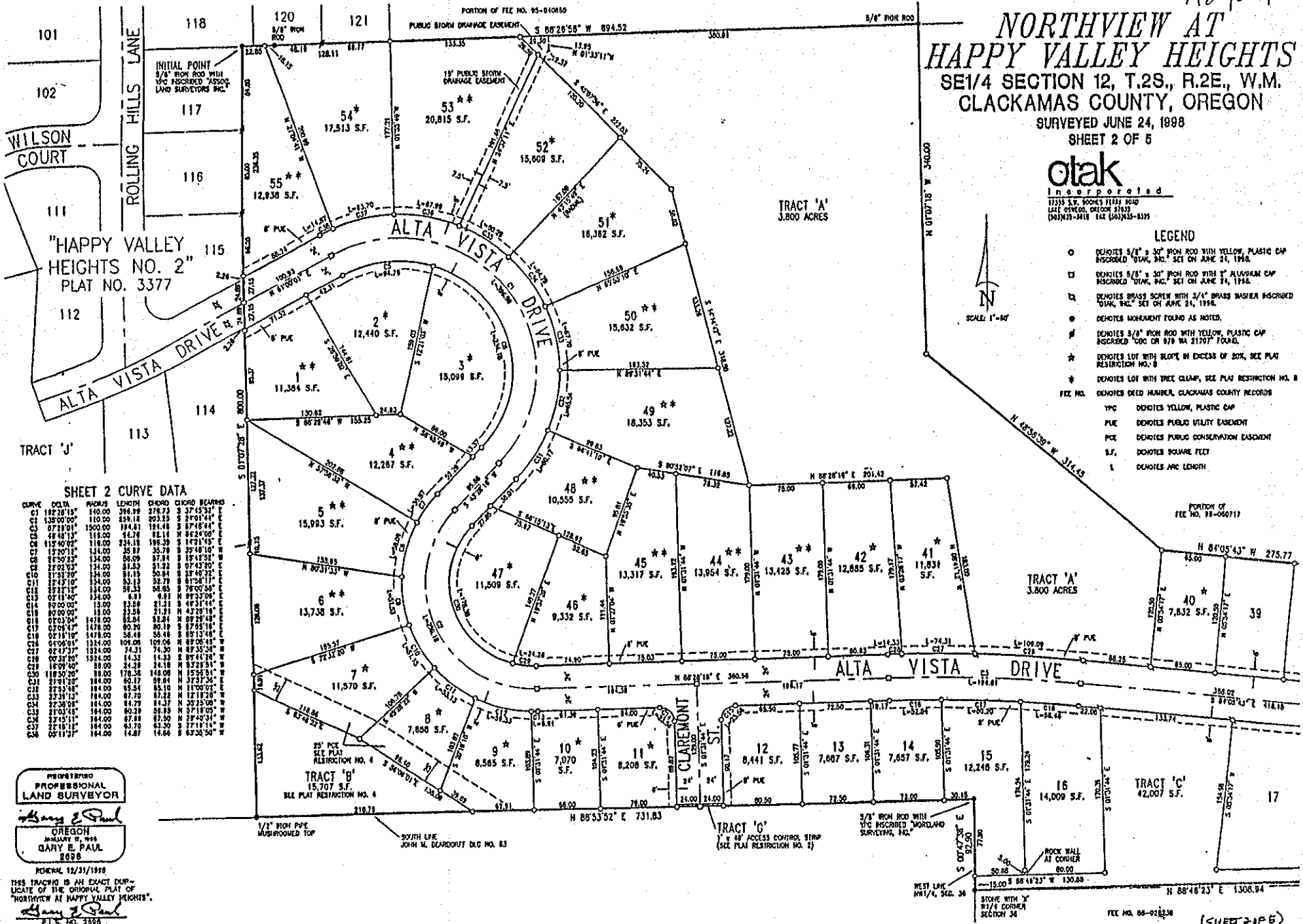
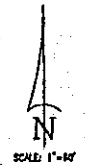
SURVEYED JUNE 24, 1988
SHEET 2 OF 5

otak
Incorporated

1133 S.W. ROCKS FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)731-3111 FAX (503)731-3115

LEGEND

- DENOTES 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK, INC." SET ON JUNE 24, 1988.
- DENOTES 5/8" x 30" IRON ROD WITH 1" ALUMINUM CAP INSCRIBED "OTAK, INC." SET ON JUNE 24, 1988.
- ⊠ DENOTES BRASS SCREEN WITH 3/4" BRASS WASHER INSCRIBED "OTAK, INC." SET ON JUNE 24, 1988.
- DENOTES MONUMENT FOUND AS NOTED.
- ⊞ DENOTES 3/4" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK, INC." SET ON JUNE 24, 1988.
- ★ DENOTES LOT WITH SLOPE IN EXCESS OF 30%, SEE PLS RESTRICTION NO. 4
- ✱ DENOTES LOT WITH TREE CLAMP, SEE PLS RESTRICTION NO. 4
- FE. NO. DENOTES DEED NUMBER, CLACKAMAS COUNTY RECORDS
- YPC DENOTES YELLOW PLASTIC CAP
- PUE DENOTES PUBLIC UTILITY EASEMENT
- PCE DENOTES PUBLIC CONSERVATION EASEMENT
- S.F. DENOTES SQUARE FEET
- L DENOTES ARC LENGTH



"HAPPY VALLEY HEIGHTS NO. 2"
PLAT NO. 3377

SHEET 2 CURVE DATA

CURVE	DELTA	CHORD	LENGTH	CHORD BEARING	CHORD BEARING
C1	182.2813	140.00	384.89	278.73	S 37°45'34" E
C2	135.0000	110.00	256.18	203.25	S 24°01'44" E
C3	87.7191	85.00	184.81	134.48	S 10°58'14" E
C4	48.1413	70.00	124.11	68.24	S 02°42'08" E
C5	117.4002	110.00	234.18	198.39	S 17°21'45" E
C6	87.7191	85.00	184.81	134.48	S 10°58'14" E
C7	117.4002	110.00	234.18	198.39	S 17°21'45" E
C8	117.4002	110.00	234.18	198.39	S 17°21'45" E
C9	117.4002	110.00	234.18	198.39	S 17°21'45" E
C10	117.4002	110.00	234.18	198.39	S 17°21'45" E
C11	117.4002	110.00	234.18	198.39	S 17°21'45" E
C12	117.4002	110.00	234.18	198.39	S 17°21'45" E
C13	117.4002	110.00	234.18	198.39	S 17°21'45" E
C14	117.4002	110.00	234.18	198.39	S 17°21'45" E
C15	117.4002	110.00	234.18	198.39	S 17°21'45" E
C16	117.4002	110.00	234.18	198.39	S 17°21'45" E
C17	117.4002	110.00	234.18	198.39	S 17°21'45" E
C18	117.4002	110.00	234.18	198.39	S 17°21'45" E
C19	117.4002	110.00	234.18	198.39	S 17°21'45" E
C20	117.4002	110.00	234.18	198.39	S 17°21'45" E
C21	117.4002	110.00	234.18	198.39	S 17°21'45" E
C22	117.4002	110.00	234.18	198.39	S 17°21'45" E
C23	117.4002	110.00	234.18	198.39	S 17°21'45" E
C24	117.4002	110.00	234.18	198.39	S 17°21'45" E
C25	117.4002	110.00	234.18	198.39	S 17°21'45" E
C26	117.4002	110.00	234.18	198.39	S 17°21'45" E
C27	117.4002	110.00	234.18	198.39	S 17°21'45" E
C28	117.4002	110.00	234.18	198.39	S 17°21'45" E
C29	117.4002	110.00	234.18	198.39	S 17°21'45" E
C30	117.4002	110.00	234.18	198.39	S 17°21'45" E
C31	117.4002	110.00	234.18	198.39	S 17°21'45" E
C32	117.4002	110.00	234.18	198.39	S 17°21'45" E
C33	117.4002	110.00	234.18	198.39	S 17°21'45" E
C34	117.4002	110.00	234.18	198.39	S 17°21'45" E
C35	117.4002	110.00	234.18	198.39	S 17°21'45" E
C36	117.4002	110.00	234.18	198.39	S 17°21'45" E
C37	117.4002	110.00	234.18	198.39	S 17°21'45" E
C38	117.4002	110.00	234.18	198.39	S 17°21'45" E
C39	117.4002	110.00	234.18	198.39	S 17°21'45" E
C40	117.4002	110.00	234.18	198.39	S 17°21'45" E

PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON
JANUARY 11, 1985
GARY E. PAUL
2028

NOTARIAL 12/31/1988

THIS TRACTING IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF "NORTHVIEW AT HAPPY VALLEY HEIGHTS".

Gary E. Paul

P.L.S. NO. 2095

FE. NO. 88-01834 (SHEET 2 OF 5)
3442

112/24

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT NORTHVIEW LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF NORTHVIEW AT HAPPY VALLEY HEIGHTS AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS AND TRACTS BEING SHOWN AND ALL STREETS AND EASEMENTS OF THE NOTHS THEREON SET FORTH, AND WE DO HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS, ALL STREETS AS SHOWN ON SAID MAP, AND WE DO HEREBY GRANT ALL EASEMENTS NOT PREVIOUSLY GRANTED OR COMVEYED AS SHOWN ON OR NOTED IN THIS PLAT, AND WE DO HEREBY CONVEY TO THE HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION TRACTS 'A' THRU 'D' AS SHOWN ON SAID MAP, AND WE DO HEREBY CREATE ALL PLAT RESTRICTIONS AS NOTED IN THIS PLAT.

NORTHVIEW LIMITED PARTNERSHIP

WALTER O. GROOMAN, JR., CHAIRMAN OF GSL PROPERTIES, INC. GENERAL PARTNER

KETH L. WILSON, PRESIDENT OF WILSON HOMES & DEVELOPMENT, INC. GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF OREGON COUNTY OF CLATSOP

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT ON THIS 28th DAY OF JULY, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WALTER O. GROOMAN, JR., WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE CHAIRMAN OF G.S.L. PROPERTIES, INC., AND KEITH L. WILSON, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF WILSON HOMES & DEVELOPMENT, INC., AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID PARTNERSHIP BY THE AUTHORITY AND APPROVAL OF ITS BOARD OF DIRECTORS, AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE BY THEIR OWN FREE ACT AND DEED.



PLAT RESTRICTIONS AND NOTES

- 1. THERE IS NO GEODETIC CONTROL MONUMENT WITHIN ONE-HALF MILE OF THE BOUNDARY OF THIS PLAT.
2. TRACTS 'E', 'F' AND 'G' ARE ACCESS CONTROL STRIPS GRANTED TO CLACKAMAS COUNTY BY THE RECORDING OF THIS PLAT. THESE TRACTS SHALL BE AUTOMATICALLY DEDICATED FOR PUBLIC ROAD PURPOSES UPON RECORDING OF A SUBDIVISION OR PARTITION PLAT ON ADJACENT PROPERTY WHICH WILL ACCESS THROUGH THIS TRACT, OR A PUBLIC ROAD DEDICATION (RECORDING) EXTENDING THE ROAD.
3. TRACTS 'A' THROUGH 'D' ARE PRIVATE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS. FUTURE DEVELOPMENT WITHIN TRACTS 'A' THROUGH 'D' WHICH REQUIRES REMOVAL OF TREES LARGER THAN 8-INCHES IN DIAMETER SHALL REQUIRE SITE SPECIFIC DESIGN REVIEW APPROVAL AS LISTED UNDER SUBSECTION 1002.04 OF THE CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE.
4. WITHIN TRACT 'G' AND THE 25' PUBLIC CONSERVATION EASEMENT AS SHOWN WITHIN LOTS 8 - 9, NO DEVELOPMENT (INCLUDING BUILDING, EARTH MOVING, REMOVAL OF NATURAL VEGETATION, ETC.) SHALL BE ALLOWED, AND SAID TRACT AND EASEMENT SHALL BE SUBJECT TO SECTION 8.11 OF THE CITY OF HAPPY VALLEY LAND DEVELOPMENT ORDINANCE.
5. THERE SHALL BE NO DIRECT VEHICULAR ACCESS BETWEEN ANY LOT OR TRACT AND S.E. 147TH AVENUE WITHOUT THE APPROVAL OF THE CITY OF HAPPY VALLEY PLANNING COMMISSION OR THEIR ASSIGNS.
6. SUBJECT TO CONDITIONS OF APPROVAL, CLACKAMAS COUNTY PLANNING FILE NO. Z1248-93-5L AND Z1248-93-2.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS FILE NO. 98-87149 CLACKAMAS COUNTY RECORDS.
8. PRIOR TO ANY DEVELOPMENT ON THOSE LOTS CONTAINING SLOPES IN EXCESS OF 20 PERCENT, S (LOTS 1, 4 THROUGH 11, 12, 39 THROUGH 45, 46 THROUGH 80, 83, 88) AND THOSE LOTS WITH TREE CLUMPS, K (LOTS 1 THROUGH 8, AND 43 THROUGH 55), SITE SPECIFIC PLANS FOR THOSE LOTS SHALL BE SUBMITTED FOR DESIGN REVIEW APPROVAL FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE DEVELOPMENT STANDARDS AND LIMITATIONS OF SUBSECTIONS 1002.02(B) AND 1011.03 OF THE CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE, AND THE REVENUE PROVISIONS OF SECTION 1103 OF SAID ORDINANCE.
9. SUBJECT TO CLACKAMAS COUNTY SERVICE DISTRICT NO. 1 RULES AND REGULATIONS AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER FILE NO. 98-87192 CLACKAMAS COUNTY RECORDS.
10. CONCERNING THOSE EASEMENTS NOTED FOR PUBLIC STORM DRAINAGE AND SANITARY SEWER FACILITIES, CLACKAMAS COUNTY SERVICE DISTRICT NO. 1 (CCSD#1) IS HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE OR ENLARGE STORM AND SANITARY FACILITIES WITHIN THOSE EASEMENTS AND WILL NOT BE IN ANY WAY RESPONSIBLE FOR REPLACING THE LANDSCAPING, FENCING OR OTHER STRUCTURES, AND SHRUBS OR TREES WHICH MAY EXIST OR BE PLACED WITHIN THOSE EASEMENTS. CCSD#1 IS REQUIRED TO GIVE ADEQUATE NOTICE BEFORE SUCH ACTIVITIES ARE COMMENCED, AND SHALL LIMIT ACTIVITIES TO THOSE NECESSARY TO ACHIEVE THE PURPOSE OF MAINTAINING, REPLACING OR ENLARGING THE STORM DRAINAGE AND SANITARY SEWER FACILITIES.
11. SUBJECT TO THE APPLICABLE CONDITIONS OF THAT CERTAIN P.U.D. AGREEMENT BETWEEN THE CITY OF HAPPY VALLEY AND NORTHVIEW LIMITED PARTNERSHIP RECORDED AS FILE NO. 97-083048.

NORTHVIEW AT HAPPY VALLEY HEIGHTS NE1/4 SEC. 36 AND NW1/4 SEC. 36 T.1S., R.2E., W.M. CLACKAMAS COUNTY, OREGON SURVEYED JUNE 24, 1998 SHEET 3 OF 5



otak Incorporated 17315 E.W. BOWEN STREET SUITE 100 CLATSOP, OREGON 97135 (503)333-3418 FAX (503)333-3193

- LEGEND
* DENOTES MONUMENT FOUND AS NOTED
O DENOTES 5/8" x 3/4" IRON ROD WITH YELLOW PLASTIC CAP INScribed 'OTAK, INC.' SET ON JUNE 24, 1998.
X DENOTES BRASS BOUNDARY WITH 3/4" BRASS WASHER INScribed 'OTAK, INC.' SET ON JUNE 24, 1998.
D DENOTES 5/8" x 3/4" IRON ROD WITH 1" ALUMINUM CAP INScribed 'OTAK, INC.' SET ON JUNE 24, 1998.
PUE DENOTES PUBLIC UTILITY EASEMENT
S.F. DENOTES SQUARE FEET
L DENOTES AREA LENGTH
YFC DENOTES YELLOW, PLASTIC CAP
FEE NO. DENOTES DEED NUMBER, CLACKAMAS COUNTY RECORDS
* DENOTES LOT WITH SLOPE IN EXCESS OF 20%. SEE PLAT RESTRICTION NO. 8

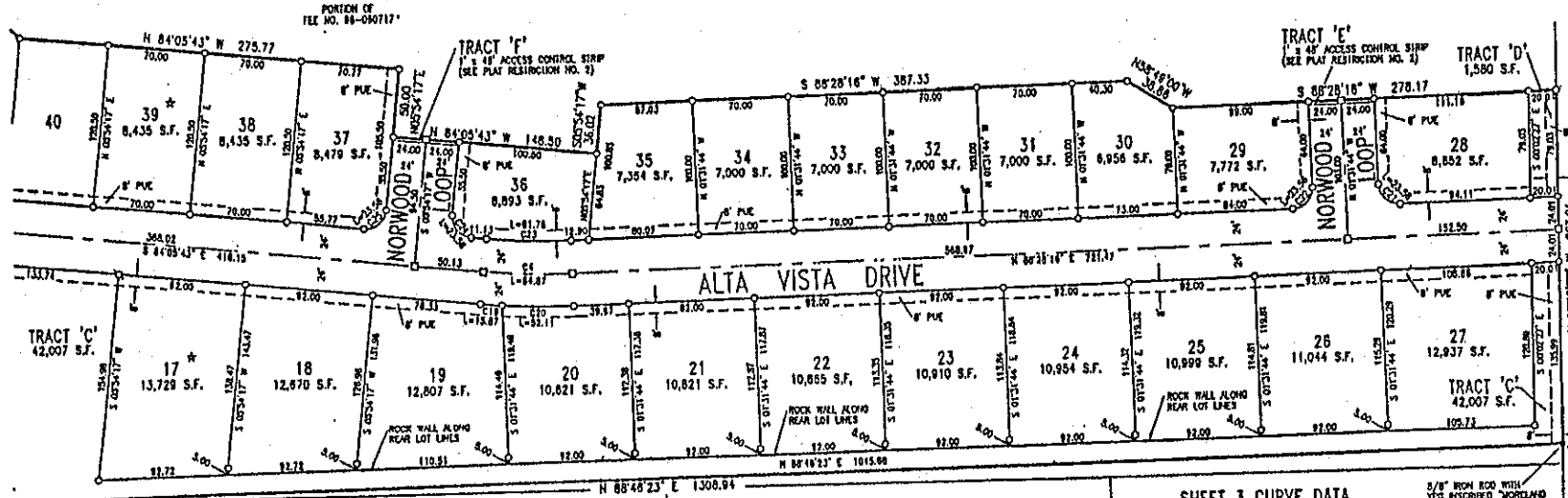


Table with 5 columns: CURVE, DELTA, AREA, LENGTH, CHORD, CHORD BEARING. Contains data for curves C1 through C5.

S.E. 147TH AVE.

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY E. PAUL OREGON JANUARY 9, 1996 GARY E. PAUL 2098

ADHERAL 12/31/1998 THIS TRACT IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF NORTHVIEW AT HAPPY VALLEY HEIGHTS.

GARY E. PAUL P.L.S. NO. 2698

SHEET 3 OF 5 3442

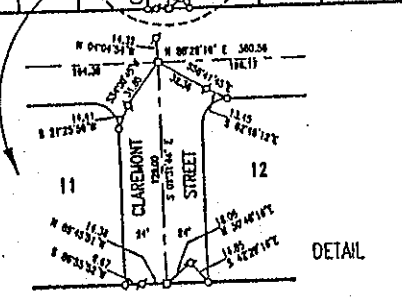
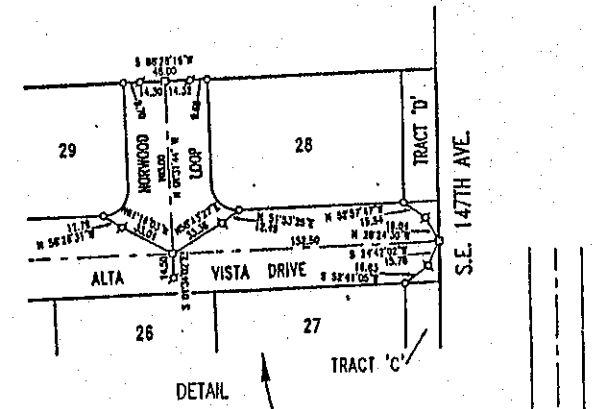
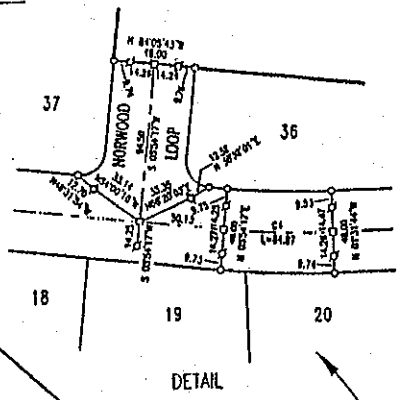
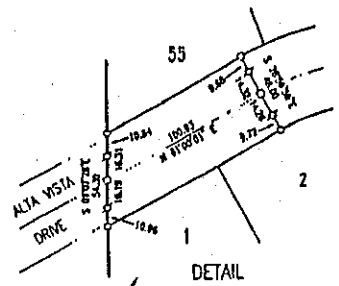
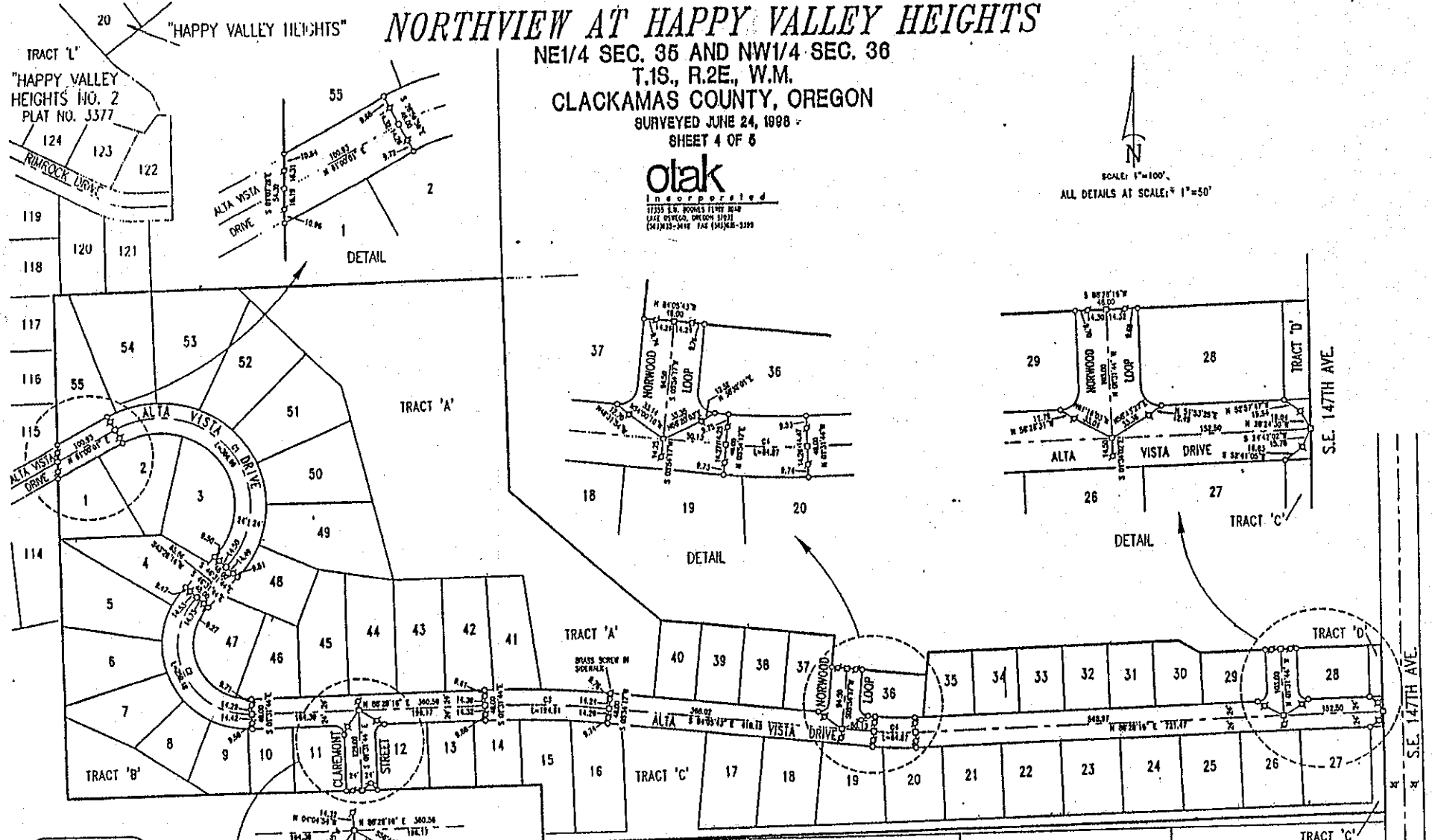
112/24

NORTHVIEW AT HAPPY VALLEY HEIGHTS

NE1/4 SEC. 35 AND NW1/4 SEC. 36
 T.1S., R.2E., W.M.
 CLACKAMAS COUNTY, OREGON
 SURVEYED JUNE 24, 1998
 SHEET 4 OF 6

otak
 Incorporated
 11335 S.W. 300th Street
 Lake Oswego, Oregon 97031
 (503) 233-1419 FAX (503) 233-1339

SCALE: 1"=100'
 ALL DETAILS AT SCALE: 1"=50'



REGISTERED PROFESSIONAL LAND SURVEYOR
 Gary E. Paul
 OREGON
 JANUARY 9, 1996
 GARY E. PAUL
 2098

RENEWED 12/31/1998
 THIS TRACT IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF NORTHVIEW AT HAPPY VALLEY HEIGHTS.
 Gary E. Paul
 P.L.S. NO. 2698

- LEGEND**
- DEMONTS 5/8" x 30" IRON ROD WITH YELLOW, PLASTIC CAP INScribed "OTAK, INC." SET ON JUNE 24, 1998.
 - DEMONTS 5/8" x 30" IRON ROD WITH 2" ALUMINUM CAP INScribed "OTAK, INC." SET ON JUNE 24, 1998.
 - DEMONTS BRASS SCREW WITH 3/4" BRASS WASHER INScribed "OTAK, INC." SET IN CONCRETE CURB ON JUNE 24, 1998 UNLESS OTHERWISE NOTED.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	162°28'15"	140.00	218.79	276.73	S 37°43'51" E
C2	125°00'00"	110.00	204.16	203.16	S 27°01'14" E
C3	07°28'01"	800.00	191.81	186.18	S 37°18'14" E
C4	07°28'01"	800.00	61.87	64.82	S 47°44'42" E

(Sheet 4 of 6)
 3442

NORTHVIEW AT HAPPY VALLEY HEIGHTS

NE1/4 SEC. 35 AND NW1/4 SEC. 36

T.1S., R.2E., W.M.

CLACKAMAS COUNTY, OREGON

SURVEYED JUNE 24, 1988

SHEET 5 OF 5

otak
Incorporated
3133 S.W. BOONVILLE ROAD
DAVE CITY, OREGON 97120
(503)333-3110 FAX (503)333-3115

112/24

APPROVALS

APPROVED THIS 31 DAY OF July 1988
BY James M. Wilm
PLANNING COMMISSION CHAIRMAN, CITY OF HAPPY VALLEY

APPROVED THIS 28 DAY OF July 1988
BY Kevin Hester
PUBLIC WORKS DIRECTOR, CITY OF HAPPY VALLEY

APPROVED THIS 3 DAY OF August 1988
BY B. Nicolson
WATER, CITY OF HAPPY VALLEY

APPROVED THIS 14th DAY OF September 1988
BY John Fisher
CLACKAMAS COUNTY SERVICE DISTRICT NO. 1

APPROVED THIS 24th DAY OF August 1988
CLACKAMAS COUNTY ROAD OFFICIAL
BY Frank Kenschad
DEPUTY

APPROVED THIS 16th DAY OF Sept. 1988
BY R. Charles Pearson ex Paul S. Clark, CLACKAMAS COUNTY SURVEYOR

APPROVED THIS 17 DAY OF September 1988
CLACKAMAS COUNTY BOARD OF COMMISSIONERS
BY Bill Kammann

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 82.095 HAVE BEEN PAID THROUGH June 30, 1989

APPROVED THIS 17 DAY OF September 1988
BY Ray Toland
ASSESSOR & TAX COLLECTOR
DEPUTY
BY James Fisher
DEPUTY

CONSENT AFFIDAVITS

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY UNITED STATES NATIONAL BANK OF OREGON, BENEFICIARY UNDER DEED OF TRUST RECORDED IN DOCUMENT NO. 88-080718, AND MODIFIED IN DOCUMENT NO. 87-098505, HAS BEEN EXECUTED AND RECORDED IN DOCUMENT NO. 88-87187 OF THE CLACKAMAS COUNTY RECORDS.

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY UNITED STATES NATIONAL BANK OF OREGON, BENEFICIARY UNDER DEED OF TRUST RECORDED IN DOCUMENT NO. 88-080718, AND SUBORDINATED IN DOCUMENT NO. 88-081811, HAS BEEN EXECUTED AND RECORDED IN DOCUMENT NO. 88-87187 OF THE CLACKAMAS COUNTY RECORDS.

STATE OF OREGON }
COUNTY OF CLACKAMAS } 33

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 17th DAY OF September 1988, AT 3:00 O'CLOCK P.M.

BY John Kuffner
CLACKAMAS COUNTY CLERK
DEPUTY
Melissa Taylor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul
OREGON
MAY 19, 1988
GARY E. PAUL
2898

GENERAL 12/31/1991

THIS TRACER IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF NORTHVIEW AT HAPPY VALLEY HEIGHTS.

Gary E. Paul
P.L.S. NO. 3398

(SHEET 5 OF 5)

3442

NORTHVIEW AT HAPPY VALLEY HEIGHTS

NE1/4 SEC. 35 AND NW1/4 SEC. 36

T.1S., R.2E., W.M.

CLACKAMAS COUNTY, OREGON

SURVEYED JUNE 24, 1998

SHEET 5 OF 6

otak
Incorporated
1735 S.W. BOONVILLE ROAD
LAKE COXCO, OREGON 97132
(503)335-5110 FAX (503)335-3398

112/24

APPROVALS

APPROVED THIS 31st DAY OF July 1998
BY Domen Wick
PLANNING COMMISSION CHAIRMAN, CITY OF HAPPY VALLEY

APPROVED THIS 30 DAY OF July 1998
BY Kevin Koster
PUBLIC WORKS DIRECTOR, CITY OF HAPPY VALLEY

APPROVED THIS 3 DAY OF August 1998
BY D. Nicolay
MAYOR, CITY OF HAPPY VALLEY

APPROVED THIS 14th DAY OF September 1998
BY Tom Finley
CLACKAMAS COUNTY SERVICE DISTRICT NO. 1

APPROVED THIS 24th DAY OF August 1998
CLACKAMAS COUNTY ROAD OFFICIAL
BY Frank Tomahad
DEPUTY

APPROVED THIS 16th DAY OF SEPT. 1998
BY R. Charles Pearson BY Carl R. Bahr, County
CLACKAMAS COUNTY SURVEYOR

APPROVED THIS 17 DAY OF September 1998
CLACKAMAS COUNTY BOARD OF COMMISSIONERS
BY Bill Kammmer

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS
§2.095 HAVE BEEN PAID THROUGH June 30, 1998

APPROVED THIS 17 DAY OF September 1998
BY Ray Filand
ASSESSOR & TAX COLLECTOR

BY Robert J. Jind
DEPUTY

BY Christine Fisher
DEPUTY

CONSENT AFFIDAVITS

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY UNITED STATES NATIONAL BANK OF OREGON, BENEFICIARY UNDER DEED OF TRUST RECORDED IN DOCUMENT NO. 98-080718, AND MODIFIED IN DOCUMENT NO. 97-098505, HAS BEEN EXECUTED AND RECORDED IN DOCUMENT NO. 98-87127 OF THE CLACKAMAS COUNTY RECORDS.

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY UNITED STATES NATIONAL BANK OF OREGON, BENEFICIARY UNDER DEED OF TRUST RECORDED IN DOCUMENT NO. 98-080718, AND SUBORDINATED IN DOCUMENT NO. 98-083831, HAS BEEN EXECUTED AND RECORDED IN DOCUMENT NO. 98-87127 OF THE CLACKAMAS COUNTY RECORDS.

STATE OF OREGON }
COUNTY OF CLACKAMAS } 55

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 17th DAY OF September 1998 AT 10:00 O'CLOCK P.M.

BY John Kauffman
CLACKAMAS COUNTY CLERK
BY Melissa Taylor
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul
OREGON
JANUARY 6, 1991
GARY E. PAUL
2888

RENEWAL 12/31/1998
THIS TRACKING IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF "NORTHVIEW AT HAPPY VALLEY HEIGHTS".

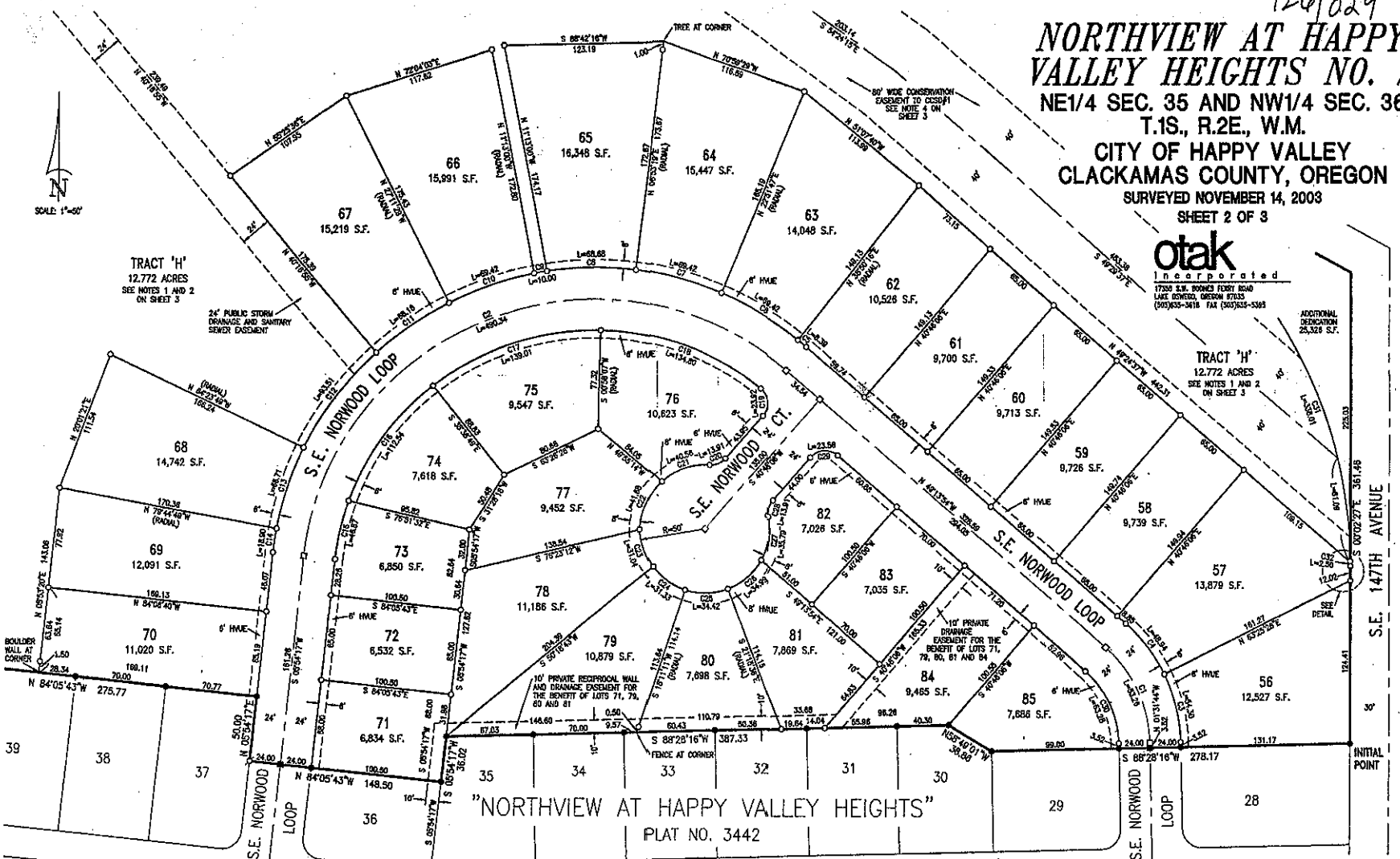
Gary E. Paul
F.I.L.S. NO. 2888
(SHEET 5 OF 6)
3142

1241029

NORTHVIEW AT HAPPY VALLEY HEIGHTS NO. 2

NE1/4 SEC. 35 AND NW1/4 SEC. 36
T.1S., R.2E., W.M.
CITY OF HAPPY VALLEY
CLACKAMAS COUNTY, OREGON
SURVEYED NOVEMBER 14, 2003
SHEET 2 OF 3

otak
Incorporated
17234 S.W. FRODO FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)655-3418 FAX (503)655-3385



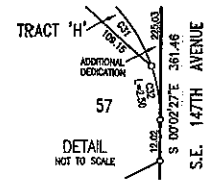
"NORTHVIEW AT HAPPY VALLEY HEIGHTS"
PLAT NO. 3442

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEG	CHORD END
1	47°42'10"	100.00	83.25	80.87	N 25°22'49"W	S 89°29'11"W
2	124°51'48"	220.00	460.34	368.91	N 14°04'14"W	S 77°20'25"W
3	20°03'50"	124.00	54.30	53.88	N 37°20'25"W	N 07°11'48"W
4	22°39'50"	124.00	48.84	48.82	N 37°20'25"W	N 07°11'48"W
5	1°55'50"	248.00	8.39	8.39	N 07°11'48"W	N 07°11'48"W
6	19°58'29"	248.00	89.42	89.20	N 07°11'48"W	N 25°22'49"W
7	19°58'29"	248.00	89.42	89.20	N 25°22'49"W	N 07°11'48"W
8	15°48'12"	248.00	68.68	68.48	N 07°11'48"W	N 37°20'25"W
9	2°18'07"	248.00	10.00	10.00	N 37°20'25"W	N 37°20'25"W
10	15°58'29"	248.00	69.42	69.20	N 37°20'25"W	N 07°11'48"W
11	15°41'16"	248.00	68.16	67.99	N 07°11'48"W	N 37°20'25"W
12	21°31'04"	248.00	83.51	82.97	N 37°20'25"W	N 17°22'41"W
13	15°21'00"	248.00	64.71	64.61	N 07°11'48"W	N 17°22'41"W
14	4°20'54"	248.00	18.90	18.89	N 17°22'41"W	N 07°11'48"W
15	13°21'39"	201.00	46.78	46.78	N 12°55'46"W	N 07°11'48"W
16	32°04'43"	201.00	112.54	111.07	N 35°18'18"W	N 07°11'48"W

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEG	CHORD END
17	39°27'38"	201.00	130.01	130.25	N 71°09'23"E	S 89°49'08"E
18	39°27'38"	201.00	130.01	130.25	S 89°49'08"E	S 89°49'08"E
19	81°22'58"	15.00	23.92	23.47	S 89°49'08"E	S 89°49'08"E
20	83°07'48"	15.00	13.81	13.42	S 89°49'08"E	S 89°49'08"E
21	48°28'46"	50.00	40.66	39.46	S 89°49'08"E	S 70°39'51"W
22	47°49'00"	50.00	41.68	40.48	S 70°39'51"W	S 23°30'53"W
23	35°34'14"	50.00	31.04	30.54	S 23°30'53"W	S 19°07'29"E
24	35°34'14"	50.00	31.04	30.54	S 19°07'29"E	S 19°07'29"E
25	39°19'41"	50.00	34.42	33.76	N 89°27'48"E	N 89°27'48"E
26	40°05'39"	50.00	34.98	34.28	N 89°27'48"E	N 48°41'29"E
27	41°00'28"	50.00	35.78	35.03	N 48°41'29"E	N 09°08'32"E
28	33°07'45"	15.00	13.81	13.42	N 09°08'32"E	N 14°12'12"E
29	30°00'00"	15.00	23.58	23.28	N 14°12'12"E	N 28°22'49"E
30	47°42'10"	70.00	63.28	61.48	S 28°22'49"E	S 07°02'27"E
31	59°20'11"	350.00	339.61	325.04	S 07°02'27"E	S 07°02'27"E
32	07°24'35"	350.00	2.50	2.50	S 07°02'27"E	S 07°02'27"E

ALTA VISTA DRIVE



P23-F

LEGEND

- DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INScribed "OTAK INC." FOUND AS SET IN "NORTHVIEW AT HAPPY VALLEY HEIGHTS"
- DENOTES 5/8" IRON ROD WITH 2" ALUMINUM CAP INScribed "OTAK INC." FOUND AS SET IN "NORTHVIEW AT HAPPY VALLEY HEIGHTS"
- DENOTES 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INScribed "OTAK INC." SET.
- DENOTES 5/8" x 30" IRON ROD WITH 2" ALUMINUM CAP INScribed "OTAK INC." SET.
- ⊕ DENOTES BRASS SCREW WITH 3/4" BRASS WASHER INScribed "OTAK INC." SET.
- L DENOTES ARC LENGTH
- S.F. DENOTES SQUARE FEET
- H.V.E. DENOTES HAPPY VALLEY UTILITY EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary E. Paul

OREGON
JANUARY 07, 1998
GARY E. PAUL
2698

RENEWAL 12/31/2004

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT "NORTHVIEW AT HAPPY VALLEY HEIGHTS NO. 2"

Gary E. Paul

P.L.S. NO. 2698

SCALE: 1"=50'

TRACT 'H'
12,772 ACRES
SEE NOTES 1 AND 2
ON SHEET 3

24" PUBLIC STORM DRAINAGE AND SANITARY SEWER EASEMENT

TRACT 'H'
12,772 ACRES
SEE NOTES 1 AND 2
ON SHEET 3

ADDITIONAL DEDICATION
25,328 S.F.

S.E. 147TH AVENUE

INITIAL POINT

126/029

NORTHVIEW AT HAPPY VALLEY HEIGHTS NO. 2

NE1/4 SEC. 35 AND NW1/4 SEC. 36
T.1S., R.2E., W.M.

CITY OF HAPPY VALLEY CLACKAMAS COUNTY, OREGON

SURVEYED NOVEMBER 14, 2003

SHEET 3 OF 3

otak
INCORPORATED
17355 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)855-3818 FAX (503)855-3395

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT KEITH L. WILSON CONSTRUCTION CO. INC., AN OREGON CORPORATION, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "NORTHVIEW AT HAPPY VALLEY HEIGHTS NO. 2" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND WE DO HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS, ALL STREETS AS SHOWN ON SAID MAP, AND WE DO HEREBY GRANT ALL PUBLIC STORM DRAINAGE AND SANITARY SEWER EASEMENTS TO CLACKAMAS COUNTY SERVICE DISTRICT NO. 1, AND WE DO HEREBY GRANT ALL OTHER EASEMENTS NOT PREVIOUSLY GRANTED OR CONVEYED AS SHOWN OR NOTED IN THIS PLAT; AND WE DO HEREBY CONVEY TO THE HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION TRACT "H" AS SHOWN ON SAID MAP, AND WE DO HEREBY CREATE ALL PLAT RESTRICTIONS AS NOTED IN THIS PLAT.

KEITH L. WILSON CONSTRUCTION CO. INC.,
AN OREGON CORPORATION

Keith L. Wilson
KEITH L. WILSON
PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Clackamas } ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF August, 2004, BY KEITH L. WILSON, AS PRESIDENT OF KEITH L. WILSON CONSTRUCTION CO. INC., AN OREGON CORPORATION.

April S. Engel
NOTARY SIGNATURE

April S. Engel
NOTARY PUBLIC - OREGON

COMMISSION NUMBER 343971

MY COMMISSION EXPIRES March 27, 2005

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 82.070, 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 IS RECORDED IN FEE NO. _____ CLACKAMAS COUNTY RECORDS.

APPROVED THIS _____ DAY OF _____, 20____, AT _____

CLACKAMAS COUNTY SURVEYOR

NOTES

- TRACT "H" IS A PRIVATE OPEN SPACE TRACT AND SHALL BE OWNED AND MAINTAINED BY THE HAPPY VALLEY HEIGHTS HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS.
- TRACT "H" IS SUBJECT TO A PUBLIC PEDESTRIAN EASEMENT OVER ITS ENTIRETY.
- SUBJECT TO THE APPLICABLE PROVISIONS OF THE P.U.D. AGREEMENT BETWEEN THE CITY OF HAPPY VALLEY AND NORTHVIEW LIMITED PARTNERSHIP RECORDED AS FEE NO. 97-083048, CLACKAMAS COUNTY DEED RECORDS.
- THIS PLAT IS SUBJECT TO A CONSERVATION EASEMENT GRANTED TO CCSD#1 AS DESCRIBED IN THE DOCUMENT RECORDED AS FEE NO. 2004-073151, CLACKAMAS COUNTY DEED RECORDS.
- 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 ERRECTED UPON SAID EASEMENT WITHOUT THE WRITTEN 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.
- SUBJECT TO CCSD#1 RULES AND REGULATIONS AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER FEE NO. 2004-073152, CLACKAMAS COUNTY DEED RECORDS.
- ALL PUBLIC STORM DRAINAGE AND SANITARY SEWER EASEMENTS ARE GRANTED TO CCSD#1.
- SUBJECT TO THE CONDITIONS OF APPROVAL IN CLACKAMAS COUNTY PLANNING FILE NO.'S Z1245-95-SL AND Z1246-95-L.
- SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHVIEW AT HAPPY VALLEY HEIGHTS RECORDED AS FEE NO. 98-087149, CLACKAMAS COUNTY DEED RECORDS.

APPROVALS

APPROVED THIS 29th DAY OF July, 2004
BY John De...
PLANNING COMMISSION CHAIRMAN, CITY OF HAPPY VALLEY

APPROVED THIS 29th DAY OF July, 2004
BY Wanda M. K...
PUBLIC WORKS DIRECTOR, CITY OF HAPPY VALLEY

APPROVED THIS 29th DAY OF July, 2004
BY Gregory S. G...
MAYOR, CITY OF HAPPY VALLEY

APPROVED THIS 10th DAY OF August, 2004
CLACKAMAS COUNTY ROAD OFFICIAL
BY Kenneth M. Wilson
DEPUTY

APPROVED THIS 10th DAY OF August, 2004
Ken...
CLACKAMAS COUNTY SURVEYOR

APPROVED THIS 10th DAY OF August, 2004
CLACKAMAS COUNTY BOARD OF COMMISSIONERS
BY Kenneth M. Wilson

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 82.095 HAVE BEEN PAID THROUGH June 30, 2004

APPROVED THIS 10th DAY OF August, 2004
Rat Erlend
ASSESSOR & TAX COLLECTOR

BY ...
DEPUTY
BY Jennifer W...
DEPUTY

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY STERLING SAVINGS BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED IN FEE NO. 2003-111471, HAS BEEN EXECUTED AND RECORDED IN FEE NO. 2004-073159 OF THE CLACKAMAS COUNTY RECORDS.

STATE OF OREGON }
COUNTY OF CLACKAMAS } ss

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 10th DAY OF August, 2004, AT 2:01 O'CLOCK P.M.

Sherry Hall
CLACKAMAS COUNTY CLERK
BY Melissa Taylor
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul
OREGON
JANUARY 12, 2000
GARY E. PAUL
2888

RENEWAL 12/31/2004
THIS IS AN EXACT COPY OF THE ORIGINAL PLAT "NORTHVIEW AT HAPPY VALLEY HEIGHTS NO. 2"
Gary E. Paul
P.L.S. NO. 2888