

TOPOGRAPHIC DESIGN SURVEY

TAX LOT 3300, A PORTION OF LOTS 48 THROUGH 50
HOMESTAKE, SITUATED IN THE NORTHWEST QUARTER OF SECTION
3, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
FOR: REDTAIL NEST LLC

NOTES

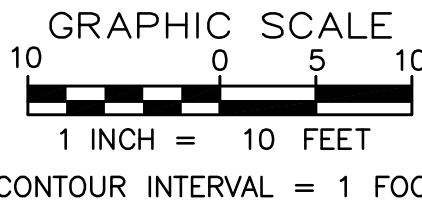
1. BOUNDARY AND BASIS OF BEARINGS FOR THIS SURVEY ARE FROM FOUND MONUMENTS OF RECORDS AND THE PLAT OF HOMESTAKE, MULTNOMAH COUNTY PLAT RECORDS.
2. ELEVATIONS BASED ON CITY OF PORTLAND BENCH MARK NUMBER 1497, ELEVATION 296.727 FEET, CITY OF PORTLAND DATUM, A 2-1/2" COPPER DISK IN THE CURB LINE AT THE SOUTHEAST INTERSECTION OF SE SALMON STREET AND SE 112TH AVENUE.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ALL UNDERGROUND UTILITY LINES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
4. THIS MAP AND SURVEY IT IS BASED ON ARE REPRESENTATIVE OF THE CONDITIONS FOUND ON THE GROUND ON MARCH 30, 2020, THE DATE THE FIELD WORK WAS COMPLETED.
5. ZONING OF THE SUBJECT PROPERTY IS R5, RESIDENTIAL 5,000.
6. THE GROUND AROUND THE CONCRETE WALL ALONG THE WEST AND SOUTHERLY SIDE IS UNSTABLE AND THE WALL IS COLLAPSING. THE AREA INSIDE THE WALL HAS IS HAZARDOUS DUE TO RECENT GROUND MOVEMENT. ELEVATIONS ARE NOT PROVIDED IN THIS AREA AND THE PIT WAS NOT LOCATED. THE GROUND BETWEEN THE WALL AND BUILDING IS RELATIVELY FLAT.
7. THE 6" CHAINLINK FENCE NEAR THE WEST LINE OF THE SUBJECT TRACT IS LEANING AND IN DISREPAIR. T-POSTS ARE LOOSELY IN THE GROUND WITH THE FENCE ATTACHED ALONG THE POSTS. IT APPEARS TO BE A SECURITY TYPE FENCE RATHER THAN A BOUNDARY LINE FENCE. THE LAST POST LOCATED WAS AT THE EDGE OF DENSE BRUSH AND MAY EXTEND NORTHERLY TO THE TOP OF BANK AREA. NO FENCE WAS OBSERVED NEAR THE NORTHWEST CORNER OF THE SUBJECT TRACT OR ALONG THE NORTH PROPERTY LINE.
8. THERE IS A 4" AND 6" CHANLINK FENCE ALONG THE SOUTHERLY LINE OF THE SUBJECT TRACT. OWNERSHIP OF THE FENCE APPEARS TO BELONG TO THE OWNER OF TAX LOTS 3200 AND 3100.
9. THE BUILDINGS ARE IN DISREPAIR AND NOT SQUARE. THE BUILDING DIMENSIONS AS SHOWN HAVE BEEN ROUNDED TO THE NEAREST ONE TENTH OF A FOOT. NO ATAMPT WAS MADE TO MODIFY ANY DIMENSION TO ACCOMMODATE A SQUARE BUILDING.

TREE TABLE

TREE NO.	DIAMETER	SPECIES	COMMENTS
T1	10"	MAPLE	
T2	17"	MAPLE	
T3	17"	MAPLE	
T4	42"	FIR	
T5	10"	MAPLE	
T6	6"	MAPLE	
T7	12"	MAPLE	
T8	9"	MAPLE	
T9	7"	MAPLE	
T10	32"	FIR	
T11	15"	MAPLE	SNAG
T12	17"	MAPLE	
T13	40"	FIR	
T14	30"	FIR	
T15	32"	FIR	
T16	27"	FIR	
T17	20"	FIR	
T18	22"	FIR	
T19	20"	FIR	
T20	13"	FIR	
T21	12"	FIR	
T22	17"	FIR	
T23	20"	FIR	
T24	28"	FIR	
T25	36"	FIR	
T26	15"	FIR	
T27	10"	FIR	
T28	36"	FIR	
T29	36"	FIR	
T30	6"	MAPLE	
T31	30"	FIR	
T32	25"	FIR	
T33	10"	MAPLE	
T34	36"	FIR STUMP	FENCE WRAPS AROUND EAST FACE STUMP
T35	36"	FIR STUMP	

LEGEND

- = MONUMENT FOUND AS NOTED.
- ⊗ = FIRE HYDRANT
- ⊙ = POWER METER
- ⊕ = SANITARY SEWER MANHOLE
- +1000.00 = SPOT ELEVATION AT FINISHED GRADE OR FLOWLINE, UNLESS NOTED OTHERWISE.
- ⊕ = UTILITY POLE
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = CONIFEROUS TREE
- ⊕ = DECIDUOUS TREE
- CLF = CHAIN LINK FENCE
- CO = CLEANOUT
- EC = EDGE OF CONCRETE
- EG = EDGE OF GRAVEL
- EP = EDGE OF PAVEMENT
- FH = FIRE HYDRANT
- G = GAS LINE
- GA = GUY ANCHOR
- IE = INVERT ELEVATION
- MH = MANHOLE
- OHU = OVERHEAD UTILITY LINES
- PM = POWER METER
- RIM = RIM OF MANHOLE ELEVATION
- R1 = SN 55273
- R2 = SN 50206
- R3 = SN 64928
- SD = STORM DRAINAGE LINE
- SF = SQUARE FEET
- SN = SURVEY NO., MULTNOMAH COUNTY SURVEY RECORDS.
- SS = SANITARY SEWER LINE
- W = WATER LINE
- WM = WATER METER
- WV = WATER VALVE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231
RENEWS: 12/31/21

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