McLain West No.6

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF RICHARD WHITE D.L.C. NO. 47 SE 1/4 SEC. 7 & NE 1/4 SEC. 11, T.1S., R.2W., W.M. WASHINGTON COUNTY, OREGON
25.997 ACRES

FEBRUARY 1979
GINTHER ENGINEERING, INC
SCALE: 1" = 100'

SIDE 1 OF 2

47-1

SURVEYOR'S CERTIFICATE

I, GENE T. GINTHER, BEING FIRST DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED MAP OF "MCLAIN WEST NO.6," AND THAT FOR THE INITIAL POINT SET A 2" X 36" GALVANIZED IRON PIPE, 6" BELOW THE SURFACE OF THE GROUND WHICH BEARS NORTH 451.93 FEET AND EAST 328.60 FEET FROM THE NORTHERLY NORTHWEST CORNER OF THE A.J. MASTERS D.L.C. NO. 46 SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6, MCLAIN WEST, A DULY RECORDED SUBDIVISION; THENCE ALONG THE NORTHERLY LINE OF SAID MCLAIN WEST S 89°00'00" W, 793.00 FEET; THENCE S 66°00'00" W, 94.00 FEET; THENCE N 21°42'00" W, 93.52 FEET; THENCE S 69°30'00" W, 207.1 FEET; THENCE N 20°30'00" W, 150.00 FEET; THENCE S 69°30'00" W, 7.98 FEET TO THE SE. CORNER OF LOT 108 MCLAIN WEST NO. 3; THENCE ALONG THE EASTERLY LINE OF SAID MCLAIN WEST NO. 3, N 15°27'09" W, 116.84 FEET; THENCE N 19°17'26" W, 40.08 FEET; THENCE N 35°27'09" W, 106.95 FEET; THENCE N 47°43'30" E, 34.00 FEET; THENCE N 25°30'16" W, 42.00 FEET; THENCE S 82°06'40" W, 69.84 FEET; THENCE N 58°58'36" W, 90.00 FEET; THENCE S 59°13'44" W, 11.39 FEET THENCE N 30°46'16" W, 79.40.00 FEET; THENCE N 23°27'09" W, 100.00 FEET; THENCE N 58°08'58" E, 20.41 FEET; THENCE N 23°27'09" W, 125.01 FEET; THENCE ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N 1°57'32" W, 19.90 FEET) A DISTANCE OF 20.03 FEET; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N 79°43'45" W, 16.64 FEET) A DISTANCE OF 17.44 FEET; THENCE N 23°27'09" W, 40.00 FEET; THENCE N 66°32'51" E, 5.00 FEET; THENCE N 23°27'09" W, 112.00 FEET; THENCE N 66°32'51" E, 100.00 FEET; THENCE N 52°30'26" W, 164.75 FEET; THENCE S 66°32'51" W, 100.00 FEET; THENCE N 23°27'09" W, 355.01 FEET; THENCE ALONG A 979.37 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N 19°11'12" W, 145.70 FEET) A DISTANCE OF 145.84 FEET TO THE SW. CORNER OF LOT 221, MCLAIN WEST NO 4; THENCE N 75°04'46" E, 76.31 FEET TO THE SE. CORNER OF LOT 221; THENCE ALONG THE EASTERLY LINE OF SAID MCLAIN WEST NO. 4, N 6°57'51" W, 1500.0 FEET; THENCE ALONG A 35.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N 84°15'49" E, 19.00 FEET) A DISTANCE OF 19.00 FEET; THENCE N 10°57'54" W, 14.12 AO FEET; THENCE N 10°07'47" E, 70.00 FEET; THENCE N 79°52'13" W, 25.00 FEET; THENCE N 10°07'47" E, 160.85 FEET; THENCE N 89°55'57" E, 90.34 FEET; THENCE S 71°16'57" E, 155.27 FEET; THENCE N 89°56'02" E, 192.97 FEET TO A POINT ON THE SOUTHERLY LINE OF MCLAIN WEST NO. 2; THENCE ALONG SAID SOUTHERLY LINE, S 19°39'24" E, 88.95 FEET; THENCE S 40°41'53" E, 136.00 FEET; THENCE S 59°34'12" E, 127.69 FEET; THENCE N 89°57'24" E, 305.00 FEET TO THE SE. CORNER OF SAID MCLAIN WEST NO. 2 AND A POINT ON THE WEST LINE OF LEEWOOD NO. 2, A DULY RECORDED SUBDIVISION; THENCE ALONG THE WESTERLY LINE OF SAID LEEWOOD NO. 2, S 0°22'57" E, 301.64 FEET TO LEEWOOD; THENCE ALONG THE WESTERLY LINE OF SAID LEEWOOD, S 0°22'57" E, 366.47 FEET TO A 5/8" I.R. AT THE SW CORNER OF SAID LEEWOOD; THENCE S 0°21'23" E, 148.40 FEET TO THE NE CORNER OF TRACT "F" MCLAIN WEST; THENCE S 89°38'37" W, 20.00 FEET; THENCE S 48°38'37" W, 50.00 FEET; THENCE S 41°21'23" E, 72.00 FEET; THENCE S 20°21'23" E, 112.00 FEET; THENCE ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S 42°43'59" E, 37.38 FEET) A DISTANCE OF 38.31 FEET; THENCE N 89°38'37" E, 135.00 FEET; THENCE S 0°21'23" E, 420.00 FEET TO THE INITIAL POINT AND POINT OF BEGINNING.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF MARCH, 1979

Judy L. Lovering
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES JULY 13, 1981

I, GENE T. GINTHER, CERTIFY THAT POST MONUMENTATION OF THE INTERIOR CORNERS WILL BE ACCOMPLISHED WITHIN 90 CALENDER DAYS FOLLOWING COMPLETION OF PAVING IMPROVEMENTS OR, WITHIN 1 YEAR, OF RECORDATION OF ORIGINAL

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
SEPTEMBER 23, 1977
GENE T. GINTHER
1395

3.5.79

BASIS OF BEARING: "MCLAIN WEST NO 1"

NOTES:
1. ○ DENOTES 5/8" x 30" I.R. SET, PER ORS UNLESS OTHERWISE NOTED.
2. ⊙ DENOTES 5/8" x 30" I.R. TO BE SET DURING CONSTRUCTION, WITH A 2" BRASS CAP MONUMENTED.
3. ● DENOTES 5/8" x 30" I.R. W/ CAP TO BE SET AT THE END OF CONSTRUCTION.

NO	RADIUS	DELTA	ARC	CHORD
1	50.00	77-57.11	70.02	19.90
2	15.00	67-22.46	17.64	16.64
3	979.37	8-31.55	145.84	145.70
4	350.00	2-27.26	15.00	15.00
5	50.00	43-54.02	38.31	37.38

LOT	RADIUS	DELTA	ARC	CHORD
306	50.00	44-01.42	40.17	39.13
306	15.00	57-01.12	13.62	13.16
307	500.00	12-54.57	67.62	67.48
308	500.00	10-07.31	84.00	83.78
309	500.00	16-02.54	84.00	83.73
310	15.00	46-11.13	12.09	11.77
310	50.00	45-59.39	40.14	39.07
311	50.00	51-33.56	45.00	43.50
312	50.00	58-51.29	47.00	45.02
313	50.00	45-50.12	40.00	38.94
314	50.00	73-21.12	64.01	59.73
315	500.00	2-21.47	19.78	19.78
316	500.00	2-38.13	24.74	24.19
317	15.00	57-25.16	15.03	14.41
317	50.00	41-50.12	36.60	35.79
318	50.00	45-50.12	40.00	38.94
319	50.00	45-50.12	40.00	38.94
320	50.00	45-50.12	40.00	38.94
321	50.00	45-50.12	40.00	38.94
322	50.00	69-33.31	60.70	57.04
322	15.00	57-25.16	15.03	14.41
323	1800.00	3-26.10	17.61	17.60
324	1800.00	8-27.50	41.04	41.00
326	420.78	5-57.56	44.07	44.00
327	420.78	9-05.46	66.07	66.00
328	420.78	8-01.19	60.03	59.98
328	15.00	57-25.16	15.03	14.41
329	50.00	55-11.51	48.07	46.24
330	50.00	45-50.12	40.00	38.94
331	50.00	51-33.00	44.79	43.48
332	50.00	56-21.52	50.98	48.76
337	15.00	57-25.16	15.03	14.41
337	300.78	2-42.59	16.55	16.54
335	300.78	17-18.29	67.95	67.74
334	300.78	8-02.37	54.57	54.55
336	100.00	12-20.53	21.50	21.51
336	150.00	12-20.53	32.53	32.46
337	525.00	3-25.16	19.40	19.40
338	525.00	11-46.07	66.76	66.64
339	525.00	16-57.15	62.14	62.04
342	275.00	19-50.23	95.22	94.75
343	275.00	6-18.14	30.26	30.24
344	150.00	12-20.53	32.53	32.46
344	100.00	12-20.53	21.55	21.51
C				
A	700.00	23-29.57	287.03	285.07
B	500.00	16-30.00	86.59	86.10
C	500.00	17-30.00	91.63	91.27
D	100.00	10-30.00	18.53	18.50
E	350.00	42-00.00	256.25	248.74
F	300.00	12-00.00	62.83	62.72
G	408.78	23-00.00	164.09	163.00
H	125.00	12-20.53	26.94	26.89
I	125.00	12-20.53	26.94	26.89

LOT	RADIUS	DELTA	ARC	CHORD
248	725.00	1-54.50	20.00	20.00
249	725.00	5-22.26	68.00	67.97
250	725.00	5-22.26	68.00	67.97
251	725.00	5-22.26	68.00	67.97
252	725.00	5-10.50	65.55	65.55
255	725.00	0-36.39	7.73	7.73
254	275.00	8-53.39	18.71	18.71
255	275.00	18-11.45	87.33	86.96
256	275.00	11-54.22	57.15	57.04
257	15.00	90-00.00	23.56	21.21
257	50.00	33-49.56	29.52	29.09
266	50.00	45-50.12	40.00	38.94
269	50.00	45-50.12	40.00	38.94
270	50.00	49-09.48	42.82	41.52
271	50.00	82-05.42	71.64	65.67
271	15.00	76-39.27	20.01	18.61
211	15.00	90-00.00	23.56	21.21
278	325.00	11-35.29	65.15	65.04
279	15.00	84-05.59	22.02	20.08
278	80.00	10-30.00	14.66	14.64
281	15.00	57-25.16	15.03	14.41
281	50.00	49-52.40	43.55	42.17
282	50.00	46-16.46	40.42	39.32
283	50.00	46-18.46	40.42	39.32
284	50.00	46-18.46	40.42	39.32
285	50.00	46-18.46	40.42	39.32
286	50.00	59-42.28	52.11	49.78
288	15.00	57-25.16	15.03	14.41
289	120.00	10-30.00	21.99	21.96
289	15.00	84-05.59	22.02	20.09
287	325.00	10-26.29	60.08	59.99
291	275.00	9-18.22	44.83	44.78
292	675.00	7-20.09	88.39	88.33
293	675.00	7-00.34	82.48	82.43
294	675.00	5-10.30	60.97	60.95
297	350.00	11-27.35	70.00	69.88
298	350.00	11-27.35	70.00	69.88
299	350.00	11-27.35	70.00	69.88
300	350.00	8-10.01	49.85	49.85
301	15.00	57-01.12	13.62	13.16
301	50.00	47-23.36	37.00	36.16
302	50.00	48-32.54	42.37	41.11
303	50.00	48-32.54	42.37	41.11
304	50.00	48-32.54	42.37	41.11

ORIGINAL — **McLain West No. 6** — SIDE 2 OF 2

47-2

DEDICATION.

KNOW ALL MEN BY THESE PRESENT: THAT EDGAR L. STONE AND NEIL E. FOX, A PARTNERSHIP, D.B.A. STONE-FOX INVESTMENT CO. DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "McLAIN WEST NO. 6" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS BEING OF THE DIMENSIONS SET FORTH AND ALL STREETS AND EASEMENTS OF THE WIDTHS HEREON SET FORTH. AND WE DO DEDICATE TO THE USE OF THE PUBLIC WAYS FOREVER, ALL STREETS SHOWN ON SAID MAP AND WE DO HEREBY CONVEY TO WASHINGTON COUNTY TRACT "V" OF THE DIMENSIONS THEREIN SET FORTH.

Edgar L Stone
EDGAR L. STONE

Neil E Fox
NEIL E. FOX

ACKNOWLEDGEMENT

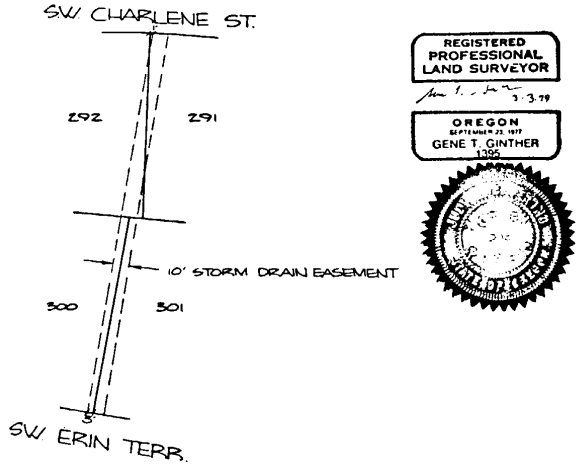
STATE OF OREGON
COUNTY OF WASHINGTON ss

THIS IS TO CERTIFY THAT ON THIS 31 DAY OF May, 1979, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EDGAR L. STONE AND NEIL E. FOX, WHO BEING FIRST DULY SWORN, DID SAY THAT THEY ARE THE SAME PERSONS NAMED AND DESCRIBED IN THE ABOVE INSTRUMENT AND THAT THEIR SIGNATURES AFFIXED THERETO IS HIS OWN FREE ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF May, 1979

Judy L Spurling
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES Nov 13, 1981



REGISTERED PROFESSIONAL LAND SURVEYOR
1-3-79
OREGON
SEPTEMBER 23, 1977
GENE T. GINTHER
1395

APPROVALS

APPROVED THIS 13th DAY OF June, 1979
WASHINGTON COUNTY PLANNING COMMISSION
BY Donald A. Jones

APPROVED THIS 19th DAY OF June, 1979
WASHINGTON COUNTY HEALTH DEPARTMENT
BY Harry Kemp

APPROVED THIS 19th DAY OF June, 1979
WASHINGTON COUNTY SURVEYOR.
BY RCP

APPROVED THIS 26 DAY OF JUNE, 1979
DIRECTOR OF ASSESSMENT AND TAXATION
(COUNTY ASSESSOR) WASHINGTON CO. OREGON
BY Daniel J. Malan

APPROVED THIS 26th DAY OF June, 1979
WASHINGTON COUNTY BOARD OF COMMISSIONERS
Smilen Jon. Dunn
Virginia Jolley

ATTEST THIS 27 DAY OF June, 1979
DIRECTOR OF RECORDS AND ELECTIONS
(COUNTY CLERK) WASHINGTON CO, OREGON
BY Roger Thomssen
DIRECTOR OF RECORDS AND ELECTIONS

STATE OF OREGON
COUNTY OF WASHINGTON ss

I, ROGER THOMSSEN, DIRECTOR OF RECORDS AND ELECTIONS DO HEREBY CERTIFY THAT THE ORIGINAL PLAT WAS RECEIVED FOR RECORD ON THE 27th DAY OF June, 1979 AT 10:00 O'CLOCK A M., AND RECORDED ON PAGE 182 IN BOOK 47 OF RECORDS OF TOWN PLATS OF SAID COUNTY.

BY Eleanor J Cathcart, DEPUTY

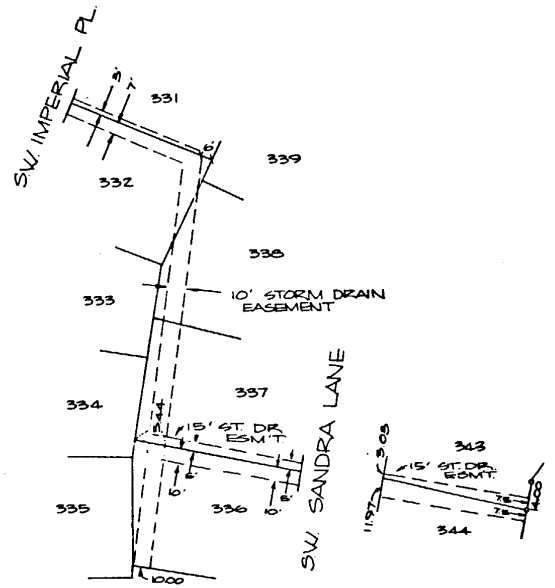
STATE OF OREGON
COUNTY OF WASHINGTON ss

I, ROGER THOMSSEN, DIRECTOR OF RECORDS AND ELECTIONS, DO HEREBY CERTIFY THAT THE POSTMONUMENTATION PLAT OF THE ORIGINAL PLAT WAS RECEIVED FOR RECORD ON THE ____ DAY OF ____, 1979 AT ____ O'CLOCK __ M., AND RECORDED ON PAGE ____ IN BOOK ____ OF RECORDS OF TOWN PLATS OF SAID COUNTY.

BY ____, DEPUTY

BOARD OF COMMISSIONERS WASHINGTON COUNTY, OREGON

PLAT RESTRICTIONS

1) ALL BENEFITS, RIGHTS AND DUTIES OF UNDIVIDED AND COMMON OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE USE AND MAINTENANCE OF ALL COMMON AREAS DESIGNATED IN THIS PLAT AND ENTITLED TRACT "V" SHALL INURE TO THE OWNER OF EACH AND EVERY PLATTED LOT IN THIS PLAT (AND ALL PREVIOUS AND SUBSEQUENT PLAT IN THE McLAIN WEST SERIES) AND SHALL FOREVER RUN AND REMAIN WITH THE OWNERSHIP OF SAID PLATTED LOT. IN THE EVENT OF FAILURE TO FULFILL ANY OR ALL DUTIES AND RESPONSIBILITIES OF RESPONSIBLE OWNERSHIP BY THE SAID LOT OWNERS, AND EACH OF THEM, OR BY THEIR DELEGATED AGENT FOR SUCH, THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, OR ITS SUCCESSORS OR DELEGATES IS HEREBY GRANTED THE RIGHT TO ENFORCE SAID DUTIES OF RESPONSIBLE OWNERSHIP, INCLUDING BUT NOT LIMITED TO REASONABLE MAINTENANCE COMPATABLE WITH THE OTHER AREAS AND LOTS IN THE PLAT, AGAINST THE OWNERS OF SAID LOTS, JOINTLY AND SEVERALLY BY ALL MEANS PROVIDED BY LAW. HOWEVER, SAID AFOREMENTIONED DUTIES AND RESPONSIBILITIES TO MAINTAIN AND THE LIABILITY ARISING THEREFROM SHALL BE RELEASED SUBJECT TO THE RIGHT AND RESPONSIBILITY OF ANY EXISTING OR FUTURE PUBLIC OR PRIVATE ENTITY THAT MAY, WITH THE APPROVAL OF THE WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS, ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE AFOREMENTIONED TRACT "V". TRACT "V" TO BE USED FOR STORM DRAIN PURPOSES.

2) A SIX FOOT EASTMENT SHALL EXIST ALONG ALL FRONT LOT LINES AND A FIVE FOOT EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR DRAINAGE. —— THE DRAINAGE EASEMENT (DRAINAGE CHANNEL) ALONG THE SIDE AND BACK OF ALL LOTS SHALL NOT BE OBSTRUCTED BY INDIVIDUAL PROPERTY OWNERS. FENCES, TREES AND OTHER LANDSCAPING SHALL BE INSTALLED IN SUCH A WAY AS NOT TO BLOCK OR OBSTRUCT ESTABLISHED DRAINAGE WAYS