

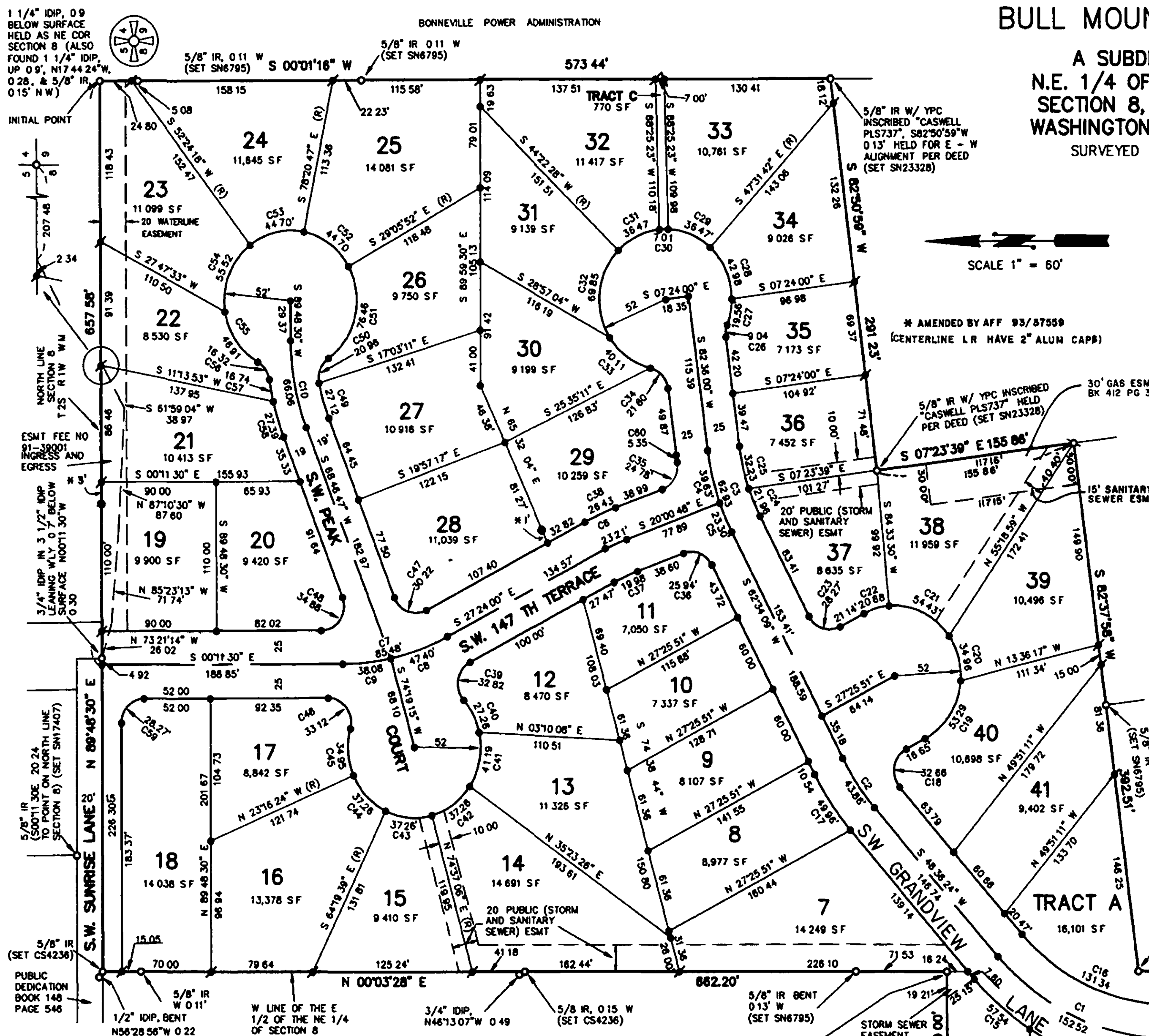
# BULL MOUNTAIN ESTATES

BOOK 83 PAGE 14

A SUBDIVISION IN THE  
N.E. 1/4 OF THE N.E. 1/4 OF  
SECTION 8, T.2S., R.1W., W.M.  
WASHINGTON COUNTY, OREGON  
SURVEYED JUNE 5, 1992

RECORDED AS DOCUMENT NO. 92064138

PAGE 1 OF 2



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	180.00	152.52	148.00	S 24°19'58" W	48°32'58"
C2	180.00	43.86	43.76	S 55°35'17" W	135°7'45"
C3	180.00	82.93	82.81	S 72°35'05" W	20°01'51"
C4	180.00	39.63	39.55	N 76°17'36" E	12°36'48"
C5	180.00	23.30	23.29	S 66°16'40" W	07°25'02"
C6	180.00	23.21	23.19	N 23°42'24" W	07°23'12"
C7	180.00	85.48	84.88	S 13°47'45" E	27°12'30"
C8	180.00	47.40	47.27	N 19°51'21" W	15°05'19"
C9	180.00	38.08	38.00	S 06°19'06" E	12°07'11"
C10	180.00	66.06	65.69	S 79°17'38" W	21°01'43"
C11	18.00	29.30	28.17	S 46°34'03" E	93°15'03"
C12	18.00	27.25	24.72	N 43°28'57" E	86°44'57"
C13	205.00	46.45	46.35	N 06°32'55" E	12°38'53"
C14	205.00	69.72	69.39	N 22°46'57" E	19°29'12"
C15	205.00	57.54	57.35	N 40°33'59" E	16°04'51"
C16	155.00	131.34	127.44	S 24°19'58" W	48°32'58"
C17	205.00	49.98	49.83	S 55°35'17" W	135°7'45"
C18	18.00	32.66	28.36	N 76°24'43" W	103°57'45"
C19	52.00	53.29	50.99	S 56°47'28" E	58°43'15"
C20	52.00	34.96	34.31	N 74°35'12" E	38°31'25"
C21	52.00	54.43	51.98	N 25°20'17" E	59°58'25"
C22	52.00	20.88	20.54	N 16°02'23" W	22°46'55"
C23	18.00	28.27	25.48	S 17°34'09" W	90°00'00"
C24	155.00	21.96	21.94	N 66°37'40" E	08°07'01"
C25	155.00	32.23	32.17	N 76°38'35" E	11°54'50"
C26	18.00	9.04	8.95	N 83°00'18" W	28°47'24"
C27	52.00	19.58	19.45	S 79°23'19" E	21°33'27"
C28	52.00	42.98	41.77	N 66°09'08" E	47°21'39"
C29	52.00	36.47	35.73	N 22°22'36" E	40°11'21"
C30	52.00	7.01	7.00	N 01°34'37" W	07°43'07"
C31	52.00	36.47	35.73	N 25°31'51" W	40°11'21"
C32	52.00	89.85	84.71	N 84°06'24" W	76°37'45"
C33	52.00	40.11	39.12	S 35°18'56" W	44°11'25"
C34	18.00	21.80	20.49	N 47°54'37" E	69°22'45"
C35	18.00	24.78	22.87	S 59°27'17" E	78°52'58"
C36	18.00	25.94	23.78	N 21°16'40" E	82°34'58"
C37	155.00	19.98	19.97	N 23°42'24" W	07°23'12"
C38	205.00	26.43	26.41	N 23°42'24" W	07°23'12"
C39	18.00	32.82	28.48	N 79°37'45" W	104°27'31"
C40	52.00	27.26	26.95	S 63°09'44" W	30°02'29"
C41	52.00	41.19	40.12	N 79°07'35" W	45°22'53"
C42	52.00	37.28	36.47	N 35°54'31" W	41°03'15"
C43	52.00	37.28	36.47	N 05°08'43" E	41°03'15"
C44	52.00	37.28	36.47	N 46°11'58" E	41°03'15"
C45	52.00	34.95	34.29	N 85°58'47" E	38°30'24"
C46	18.00	33.12	28.64	N 52°31'15" E	105°25'29"
C47	18.00	30.22	28.79	S 20°41'23" W	96°10'47"
C48	18.00	34.88	29.67	S 55°42'22" E	111°01'43"
C49	181.00	27.12	27.09	S 73°36'22" W	09°39'10"
C50	18.00	20.95	19.90	N 68°12'35" W	66°42'58"
C51	52.00	76.46	69.76	S 76°58'29" E	84°14'48"
C52	52.00	44.70	43.33	N 38°18'40" E	49°14'55"
C53	52.00	44.70	43.33	N 12°58'15" W	49°14'55"
C54	52.00	55.52	52.92	N 68°11'02" W	61°10'40"
C55	52.00	46.91	45.34	S 55°22'58" W	51°41'19"
C56	18.00	16.32	15.77	N 55°30'42" E	51°56'48"
C57	199.00	16.74	16.74	S 79°04'29" W	04°49'11"
C58	199.00	27.39	27.37	S 72°43'20" W	07°53'07"
C59	18.00	28.27	25.48	N 45°11'30" W	90°00'00"
C60	205.00	5.35	5.35	S 81°51'08" W	01°29'45"

**LEGEND**

- - 5/8" x 30" IR W/ ORANGE PLASTIC CAP INSCRIBED "CONSULTING ENGINEERING SERVICES" TO BE POST MONUMENTED SET JAN 27, 1993
- ⊙ - MONUMENT SET 5/8" x 30" IR W/ ORANGE PLASTIC CAP INSCRIBED "CONSULTING ENGINEERING SERVICES"
- ⊙ - MONUMENT SET IN SURVEY NO 24,281, 5/8" x 30" IR W/ ORANGE PLASTIC CAP INSCRIBED "CONSULTING ENGINEERING SERVICES"
- - DENOTES MONUMENT FOUND AS NOTED
- S.F. - DENOTES SQUARE FEET
- ESMT - DENOTES EASEMENT
- IR - DENOTES IRON ROD
- IDIP - INSIDE DIAMETER IRON PIPE
- (R) - RADIAL BEARING
- RPC - RED PLASTIC CAP
- SN - SURVEY NUMBER

**INDEX**

- SHEET 1 - MAP AND CURVE DATA
- SHEET 2 - ACKNOWLEDGEMENT APPROVALS, DECLARATION, MONUMENT CERTIFICATE, NOTES AND SURVEYOR'S CERTIFICATE

**CONSULTING ENGINEERING SERVICES, INC.**  
14780 SW OSPREY DRIVE SUITE 395  
BEAVERTON, OR 97007 (503) 646-4509

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Carl Boock Jensen, Sr.*  
OREGON  
DECEMBER 18, 1978  
CARL BOOCK JENSEN, SR  
1768

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE PLAT OF BULL MOUNTAIN ESTATES

Non-Order Search Doc: ORWASH:MPLT 83-00014 Page 1 of 3 Requested By: steele, Printed: 6/25/2018 10:07 AM

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# BULL MOUNTAIN ESTATES

A SUBDIVISION IN THE  
N.E. 1/4 OF THE N.E. 1/4 OF  
SECTION 8, T.2S., R.1W., W.M.  
WASHINGTON COUNTY, OREGON  
SURVEYED: JUNE 5, 1992

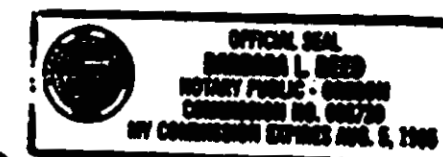
### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT VENTURE PROPERTIES INC., AN OREGON CORPORATION, IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AS SHOWN ON THE PLAT AND HEREBY DEDICATE ALL ROADS SHOWN HEREON TO THE PUBLIC FOR PUBLIC USE. THE ABOVE NAMED DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

*Don Morissette*  
DON MORISSETTE  
PRESIDENT OF "VENTURE PROPERTIES, INC."

ACKNOWLEDGEMENT }  
STATE OF OREGON } S.S.  
COUNTY OF WASHINGTON }

THIS CERTIFIES THAT ON THIS 4th DAY OF Sept, 1992 BEFORE ME PERSONALLY APPEARED DON MORISSETTE, WHO BEING FIRST DULY SWORN, DID SAY THAT HE IS PRESIDENT OF "VENTURE PROPERTIES, INC." AND WHO EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.



### NOTES:

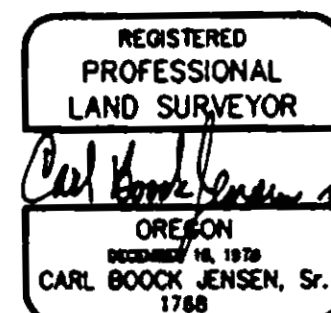
- 1.) A 8' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL LOT AND TRACT LINES ABUTTING PUBLIC STREETS.
- 2.) THERE IS NO KNOWN GEODETIC CONTROL MONUMENT WITHIN ONE-HALF MILE OF THE BOUNDARY OF THIS PLAT.
- 3.) FOR THE BASIS OF BEARING AND BOUNDARY DETERMINATION SEE SURVEY NO. 24281.
- 4.) A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM SECURITY PACIFIC BANK, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED AS DOCUMENT NO. 92064142 WASHINGTON COUNTY, OREGON DEED RECORDS.
- 5.) SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. RECORDED IN DOCUMENT NO. 92064142 WASHINGTON COUNTY, OREGON DEED RECORDS.
- 6.) TRACT 'A' IS SUBJECT TO A STORM, SURFACE WATER DRAINAGE AND DETENTION EASEMENT TO UNIFIED SEWERAGE AGENCY.
- 7.) TRACT 'C' IS SUBJECT TO A PUBLIC PEDESTRIAN EASEMENT.
- 8.) LOTS 1, 7, 14, 20, 24, 25, 33, 38, 40 AND 41 ARE SUBJECT TO THE PROTECTED SOLAR BUILDING LINE ALTERNATIVE PROVISIONS OF THE WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE.
- 9.) MAINTENANCE AND OWNERSHIP OF TRACTS 'A', 'B' AND 'C'. ALL BENEFITS, RIGHTS AND DUTIES OF OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE USE AND MAINTENANCE OF AREAS DESIGNATED IN THIS PLAT AND ENTITLED TRACTS 'A', 'B' AND 'C' SHALL INURE TO VENTURE PROPERTIES INC., THEIR SUCCESSORS OR ASSIGNS, AND SHALL FOREVER RUN AND REMAIN WITH THE OWNERSHIP OF SAID PLATTED TRACTS. IN THE EVENT OF FAILURE TO FULFILL ANY OR ALL DUTIES AND RESPONSIBILITIES OF RESPONSIBLE OWNERSHIP BY SAID TRACT OWNERS, 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 COMPATIBLE WITH THE OTHER AREAS AND LOTS IN THE PLAT, AGAINST THE OWNERS OF SAID TRACTS, JOINTLY AND SEVERALLY BY ALL MEANS PROVIDED BY LAW.
- 10.) THE SECTION CORNER AT THE NORTHEAST CORNER OF LOT 23 IS A PUBLIC LAND CORNER. THE MONUMENT SHALL REMAIN PROTECTED, PRESERVED AND UNDISTURBED AT ALL TIMES. ACCESS ONTO SAID LOT 23 FOR SURVEYING PURPOSES SHALL BE ALLOWED AT ALL TIMES AND WILL CONSTITUTE AN ENCUMBRANCE ON SAID LOT.

### SURVEYOR'S CERTIFICATE

I, CARL BOOCK JENSEN, Sr., HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, SUBDIVIDED, AND PLATTED IN LOTS, TRACTS, AND STREETS, THE LAND SHOWN ON THE ANNEXED MAP OF BULL MOUNTAIN ESTATES, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT OF BEGINNING BEING MONUMENTED WITH A 1-1/4" IRON PIPE 0.9 FEET BELOW THE SURFACE, A 1-1/4" IRON PIPE, STICKING UP ABOVE THE SURFACE 0.9 FEET, WHICH BEARS N 17° 44' 24" W, 0.28 FEET, AND A 5/8" IRON ROD, ALSO, WHICH BEARS NORTHWESTERLY, 0.15 FEET; THENCE, FROM SAID POINT OF BEGINNING, S 00° 01' 18" W, ALONG THE EAST LINE OF SAID SECTION 8, 573.44 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JAMES W. WATSON AND M. LYNNE WATSON BY DEED RECORDED UNDER DOCUMENT NO. 89-40990, WASHINGTON COUNTY, OREGON, DEED RECORDS; THENCE, S 82° 50' 59" W, ALONG THE NORTH LINE OF SAID WATSON TRACT, 291.23 FEET TO THE NORTHWEST CORNER OF SAID WATSON TRACT; THENCE, S 07° 23' 39" E, ALONG THE WEST LINE OF SAID WATSON TRACT, 155.86 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO EGAN AND FRANCES E. EGAN BY DEED RECORDED UNDER BOOK 485, PAGE 317, SAID DEED RECORDS; THENCE, S82° 37' 58" W, ALONG THE NORTH LINE OF SAID EGAN TRACT, 392.91 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT A. BISSETT AND JANET E. BISSETT BY DEED RECORDED UNDER BOOK 485 PAGE 318, SAID DEED RECORDS; THENCE, S 00° 03' 28" W, ALONG THE WEST LINE OF SAID BISSETT TRACT, 303.79 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 147 1/2, ALSO KNOWN AS S.W. BULL MOUNTAIN ROAD, THENCE S 88° 48' 25" W, ALONG THE CENTERLINE OF SAID COUNTY ROAD NO. 147 1/2, 200.32 FEET TO THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT R. HARVEY AND JOAN C. HARVEY BY DEED RECORDED UNDER BOOK 482, PAGE 150, SAID DEED RECORDS; THENCE, N 00° 03' 28" E, ALONG THE EAST LINE OF SAID HARVEY TRACT, 484.47 FEET TO THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO THOMAS MICHOS BY DEED RECORDED UNDER BOOK 421, PAGE 784, SAID DEED RECORDS; THENCE, N 89° 48' 30" E, ALONG THE SOUTH LINE OF SAID MICHOS TRACT, 200.00 FEET TO THE WEST LINE OF SAID BISSETT TRACT; THENCE, N 00° 03' 28" E, ALONG THE WEST LINE OF SAID BISSETT TRACT, 682.20 FEET TO THE NORTH LINE OF SAID SECTION 8; THENCE, N 89° 48' 30" E, ALONG THE NORTH LINE OF SAID SECTION 8, 657.58 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 12.75 ACRES.

AS PER O.R.S. 92.070 (2) I, CARL BOOCK JENSEN, Sr. ALSO SAY THE POST MONUMENTATION OF THE INTERIOR MONUMENTS WITHIN THIS SUB-DIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST IN ACCORDANCE WITH O.R.S. 92.080.



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE PLAT OF BULL MOUNTAIN ESTATES.

### INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH THE PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO. 92/37889 WASHINGTON COUNTY DEED RECORDS.

APPROVED THIS 24 DAY OF June, 1992 3

*Carl Boock Jensen Sr.*  
WASHINGTON COUNTY SURVEYOR

### WASHINGTON COUNTY APPROVALS

APPROVED THIS 24th DAY OF Sept., 1992.

WASHINGTON COUNTY BOARD OF COMMISSIONERS

*D. T. D.*  
*Ernie Christy*  
*Steve Sarance*

ATTEST THIS 16th DAY OF Sept., 1992.  
DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK



BY: *Thomas M. Ekin*  
DEPUTY

APPROVED THIS 15th DAY OF Sept., 1992.

WASHINGTON COUNTY SURVEYOR

*R. P. Jensen*

APPROVED THIS 16th DAY OF Sept., 1992.

DIRECTOR OF ASSESSMENT AND TAXATION  
(WASHINGTON COUNTY ASSESSOR)

BY: *Paul A. Kaffman*

STATE OF OREGON }  
COUNTY OF WASHINGTON } S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON

THIS 16th DAY OF Sept., 1992.

AT 9:40 O'CLOCK A.M. AND RECORDED IN

BOOK 83, PAGES 14 & 15,  
OF RECORDS OF PLATS OF SAID COUNTY.

DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK

BY: *Thomas M. Ekin*  
DEPUTY

STATE OF OREGON }  
COUNTY OF WASHINGTON } S.S.

I DO HEREBY CERTIFY THAT I HAVE COMPARED THE WITHIN PLAT WITH THE ORIGINAL THEREOF, THAT THE SAME IS A FULL, TRUE AND CORRECT TRANSCRIPT THEREOF, AS SAME APPEARS OF RECORD IN PLAT BOOK 83, PAGES 14 & 15 THEREOF.

DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK

BY: *Thomas M. Ekin*  
DEPUTY

