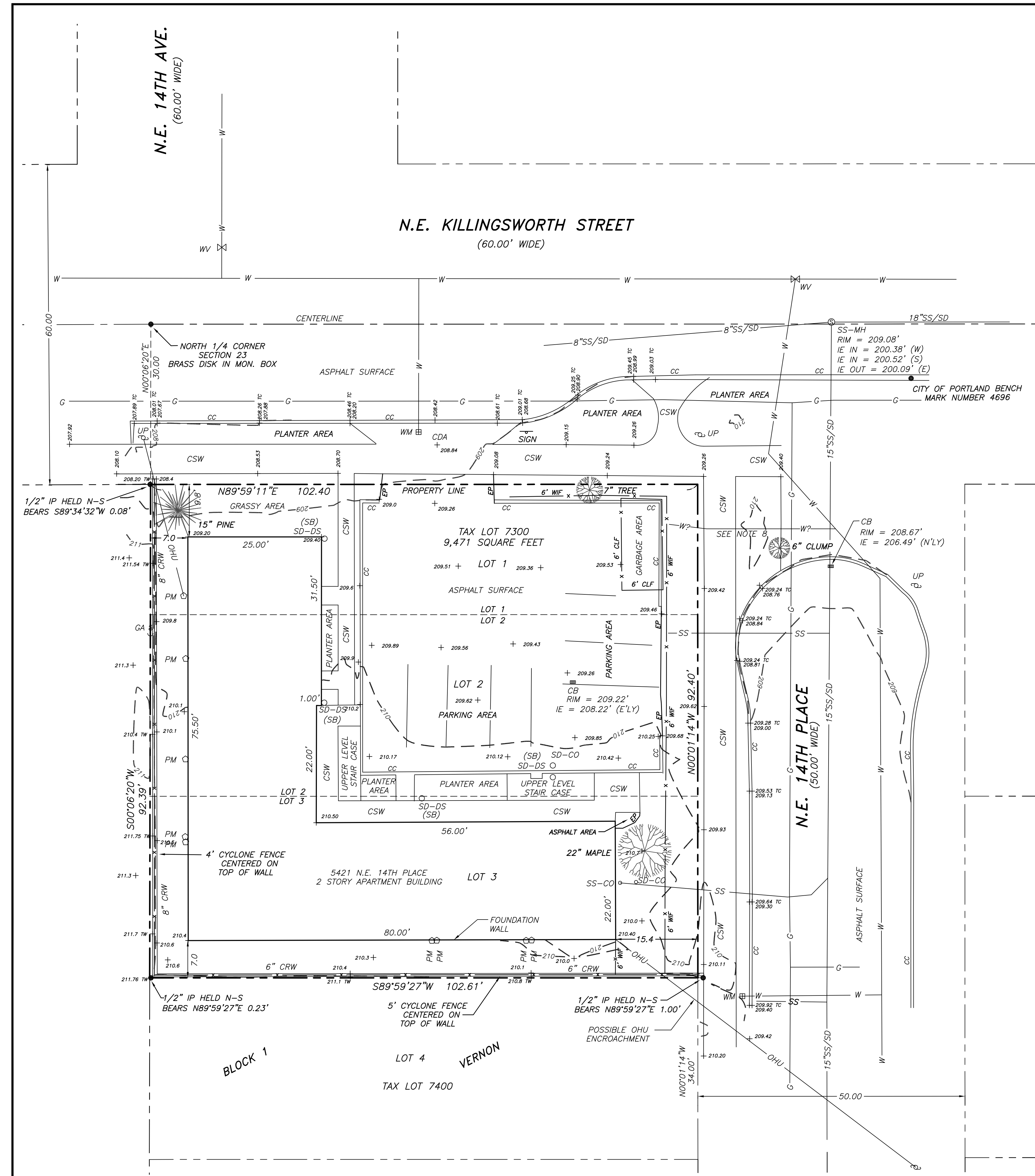


TOPOGRAPHIC SURVEY

LOTS 2 AND 3 AND A PORTION OF LOT 1, BLOCK 1,
VERNON, SITUATED IN THE NORTHEAST QUARTER OF SECTION
23, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE
MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: JANUARY 17, 2017 SCALE: 1"=10'
FOR: SABIN COMMUNITY DEVELOPMENT CORP.



NOTES

1. BOUNDARY AND BASIS OF BEARINGS ARE PER SURVEY NUMBER 56601, MULTNOMAH COUNTY SURVEY RECORDS AND THE PLAT OF VERNON, MULTNOMAH COUNTY PLAT RECORDS.
2. ELEVATIONS BASED ON CITY OF PORTLAND BENCHMARK NUMBER 4696, A 2 INCH BRASS DISK LOCATED AS SHOWN ON THIS SURVEY, ELEVATION 209.608, CITY OF PORTLAND DATUM.
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 JANUARY 3, 2017, THE DATE THE FIELD WORK WAS COMPLETED.
5. THERE ARE NO EASEMENTS THAT AFFECT THE SUBJECT PROPERTY PER A PRELIMINARY REPORT PREPARED BY TICOOR TITLE INSURANCE COMPANY, ORDER NO. M636744-DR, DATED AUGUST 8, 1995.
6. ZONING OF THE SUBJECT PROPERTY IS R1, RESIDENTIAL 1,000.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS AREA OF MINIMAL FLOOD HAZARD, PER FEMA FEDERAL INSURANCE RATE MAP COMMUNITY PANEL NO. 41067C0400E, DATED NOVEMBER 4, 2016
8. UNKNOWN WATER SERVICE LINE OR IRRIGATION LINE LOCATED PER CITY RECORDS AND UTILITY LOCATOR MARKINGS.

LEGEND

- = MONUMENT FOUND AS NOTED.
- ⊠ = CATCH BASIN
- ⊕ = CENTERLINE ROAD
- ⊙ = POWER METER
- ⊗ = SANITARY SEWER MANHOLE
- +100.00 = SPOT ELEVATION AT FINISHED GRADE OR FLOWLINE, UNLESS NOTED OTHERWISE.
- ⊕ = UTILITY POLE
- ⊗ = WATER METER
- ⊕ = WATER VALVE
- ⊗ = CONIFEROUS TREE
- ⊕ = DECIDUOUS TREE
- BS = BRASS SCREW
- CB = CATCH BASIN
- CC = CONCRETE CURB
- CDA = CONCRETE DRIVEWAY APRON
- CO = CLEANOUT
- CRW = CONCRETE RETAINING WALL
- CSW = CONCRETE SIDEWALK
- DS = DOWN SPOUT
- G = NATURAL GAS LINE
- GA = GUY ANCHOR
- IE = INVERT ELEVATION
- IP = IRON PIPE
- MH = MANHOLE
- OHU = OVERHEAD UTILITY LINES
- PM = POWER METER
- RIM = RIM OF MANHOLE ELEVATION
- SB = ON TO SPLASH BLOCK
- SD = STORM DRAINAGE LINE
- SS = SANITARY SEWER LINE
- SS/SD = COMBINED SS AND SD LINE
- T = UNDERGROUND TELEPHONE
- TC = TOP OF CURB ELEVATION
- TW = TOP OF WALL ELEVATION
- UP = UTILITY POLE
- W = WATER LINE
- WIF = WROUGHT IRON FENCE
- WM = WATER METER
- WV = WATER VALVE

REPPETO & ASSOCIATES, INC.
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DATE: JAN. 17, 2017 FILE: S17001.DWG
DRAWN BY: RL/SPD JOB NO. S17001

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS: 12/31/17

