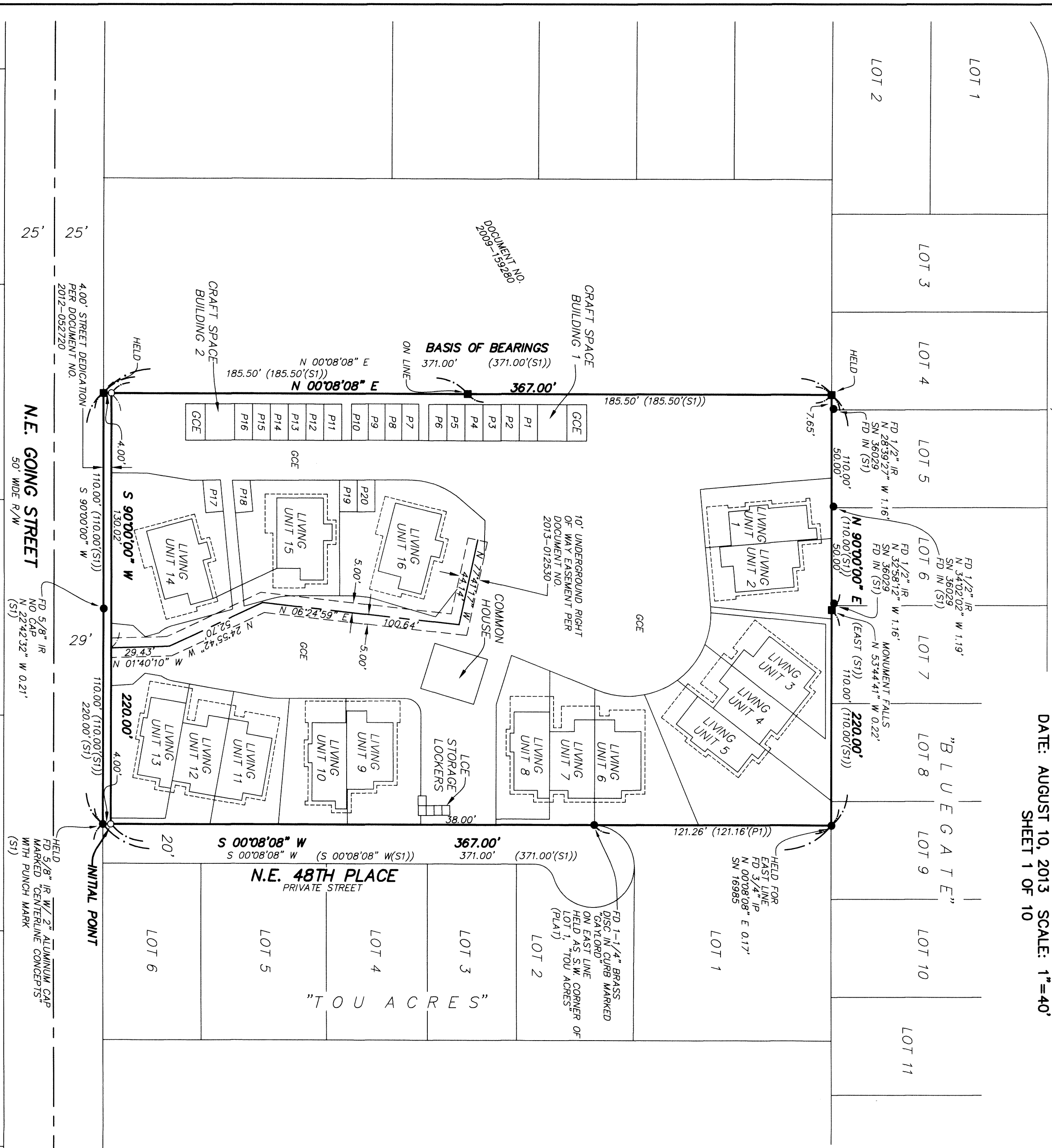


# CULLY GROVE CONDOMINIUM

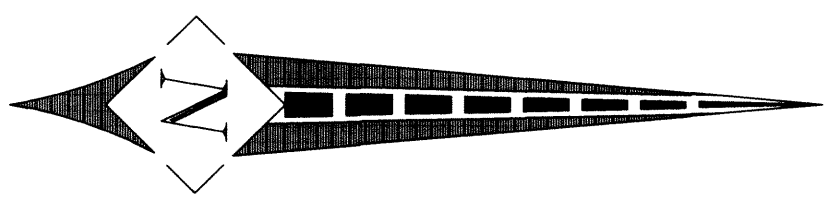
N.E. ALBERTA COURT  
50' WIDE R/W

LOCATED IN THE N.W. 1/4 OF SECTION 19, T.1N., R.2E., W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
DATE: AUGUST 10, 2013 SCALE: 1"=40'  
SHEET 1 OF 10



**INDEX:**

- SHEET 1 OF 10 - SURVEY INFORMATION, LEGEND
- SHEET 2 OF 10 - UNITS 1 AND 2 BOUNDARY, LCE-YARDS SECTION, LCE SOLAR EQUIPMENT
- SHEET 3 OF 10 - UNITS 3, 4, AND 5 BOUNDARY, LCE-YARDS SECTION, LCE SOLAR EQUIPMENT
- SHEET 4 OF 10 - UNITS 6, 7, AND 8 BOUNDARY, LCE-YARDS SECTION, LCE SOLAR EQUIPMENT
- SHEET 5 OF 10 - UNITS 9 AND 10 BOUNDARY, LCE-YARDS SECTION, LCE SOLAR EQUIPMENT  
GCE-COMMON HOUSE
- SHEET 6 OF 10 - UNITS 11, 12, AND 13 BOUNDARY, LCE-YARDS SECTION, LCE SOLAR EQUIPMENT
- SHEET 7 OF 10 - UNIT 14 BOUNDARY, LCE-YARDS SECTION, LCE SOLAR EQUIPMENT  
PARKING UNITS 17 AND 18
- SHEET 8 OF 10 - UNITS 15 AND 16 BOUNDARY, LCE-YARDS SECTION, LCE SOLAR EQUIPMENT  
PARKING UNITS 19 AND 20
- SHEET 9 OF 10 - PARKING UNITS 1-16 ; CRAFT SPACE BUILDINGS 1 AND 2,  
STORAGE LOCKERS 1-5
- SHEET 10 OF 10 - NARRATIVE, SURVEYOR'S CERTIFICATE, DECLARATION, APPROVALS,  
COMPLETION CERTIFICATE, ACKNOWLEDGEMENT AND PLAT RESTRICTIONS



**LEGEND:**

- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "W.B. WELLS & ASSOC. INC." FROM SN 54634
- SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON AUGUST 12, 2013
- ( ) = RECORD DISTANCES & BEARINGS
- IR = IRON ROD IP = IRON PIPE
- FD = FOUND W/ = WITH
- YPC = YELLOW PLASTIC CAP
- R/W = RIGHT OF WAY
- SN = SURVEY NUMBER
- MULTNOMAH COUNTY SURVEY RECORDS
- SI = SN 63323
- PLAT = PLAT OF "TOU ACRES"
- P = PARKING UNIT
- GCE = GENERAL COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT

SIGNED ON: 9-12-2013  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 OREGON  
 NOVEMBER 30, 2007  
 JAMES BURTON BROWN  
 60379

VALID THROUGH DECEMBER 31, 2013  
 I CERTIFY THAT THIS PLAT WAS PREPARED USING HP PRODUCT #916404 ON WMP FILM  
 I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT

**CENTERLINE CONCEPTS**  
 LAND SURVEYING, INC.  
 729. MOLALLA AVE., SUITE 1 & 2  
 OREGON CITY, OREGON 97045  
 PHONE 503.650.0188 FAX 503.650.0189  
 DRAWN BY: CJB CHECKED BY: JBB CLIENT: CULLY GROVE  
 M:\PROJECTS\CULLY GROVE-GOING STREET

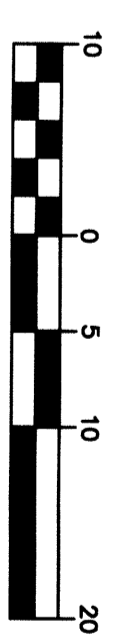
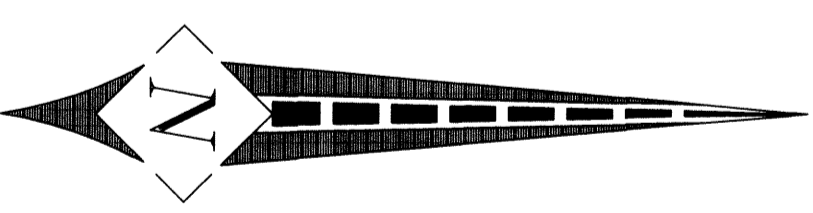
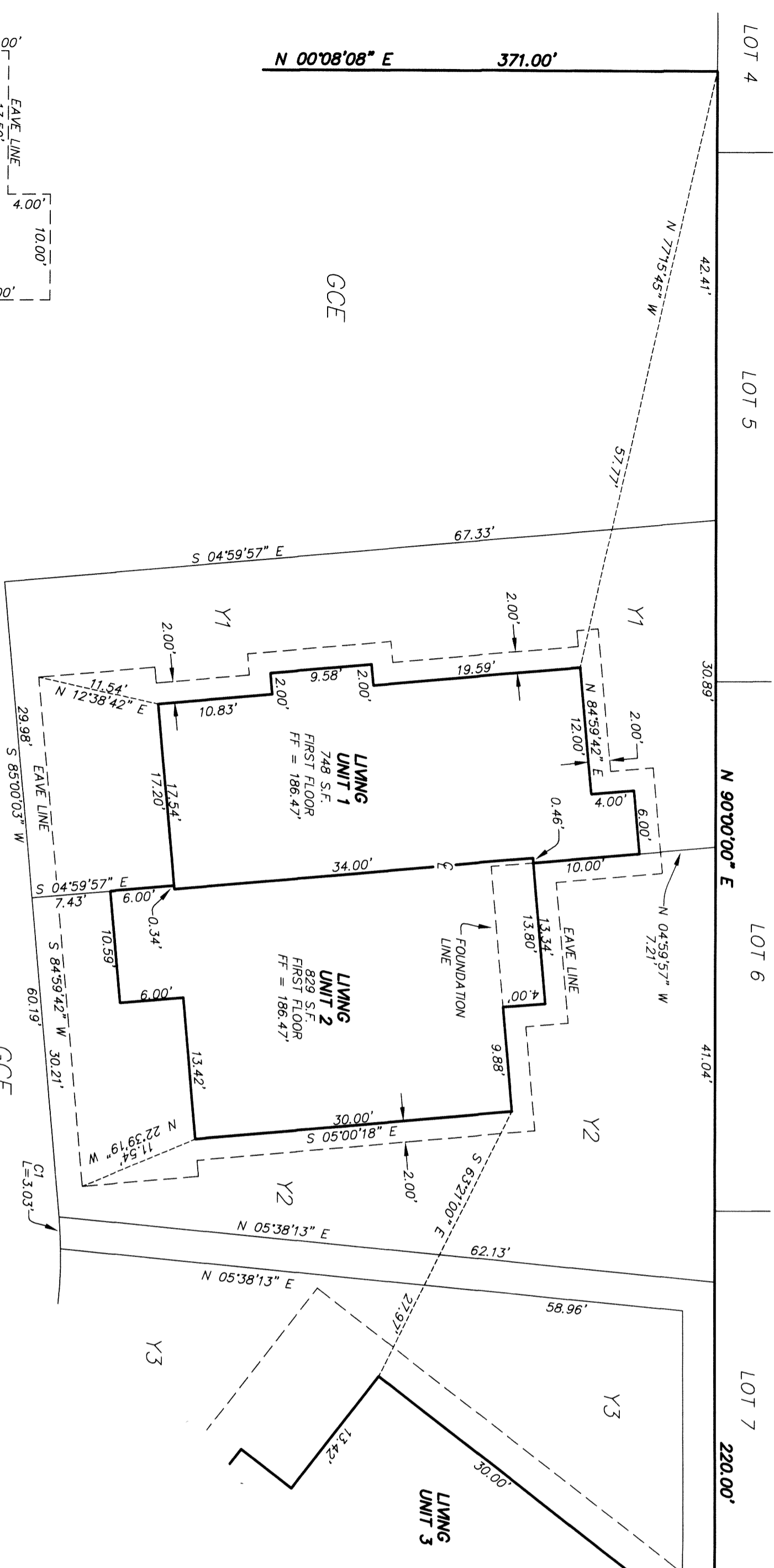
# CULLY GROVE CONDOMINIUM

UNITS 1 & 2

LOCATED IN THE N.W. 1/4 OF SECTION 19, T.1N., R.2E., W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
DATE: AUGUST 10, 2013 SCALE: 1"=10'  
SHEET 2 OF 10

PLAT BOOK 1304 PAGE 54

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA [CHORD BEARING]	CHORD
C1	3.03'	42.00'	408.23" S 87°04'15" W	3.03'



- NOTES:**
1. ALL UNIT AND LCE LINES ARE PARALLEL OR PERPENDICULAR TO EACH OTHER UNLESS NOTED OTHERWISE.
  2. ELEVATIONS SHOWN ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 2880, BEING A 2-1/2" BRONZE DISC BEING ON THE CURB RETURN AT THE SW CORNER OF S.E. 47TH AVENUE AND N.E. GOING STREET. THE ELEVATION = 1963.33, CITY OF PORTLAND DATUM.
  3. SOLAR EQUIPMENT LCE'S ARE REPRESENTED ON A HORIZONTAL PLANE ABOVE THE ACTUAL SOLAR PANELS WHICH ARE ATTACHED TO THE ROOF OF THE UNITS BUILDINGS.
- LEGEND:**
- FF = FINISH FLOOR ELEVATION
  - GCE = GENERAL COMMON ELEMENT
  - P = PARKING UNIT
  - LCE = LIMITED COMMON ELEMENT
  - Y = LIMITED COMMON ELEMENT YARD AND PATIO AREA
  - C = CENTERLINE OF WALL
  - EL. = ELEVATION
  - S.F. = SQUARE FEET
  - SE = SOLAR EQUIPMENT LCE

SIGNED ON: 9-17-2013

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
NOVEMBER 30, 2007  
JAMES BURTON BROWN  
60379

VALID THROUGH DECEMBER 31, 2013  
I CERTIFY THAT THIS PLAT WAS PREPARED USING HP PRODUCT #51640A ON WNF FILM

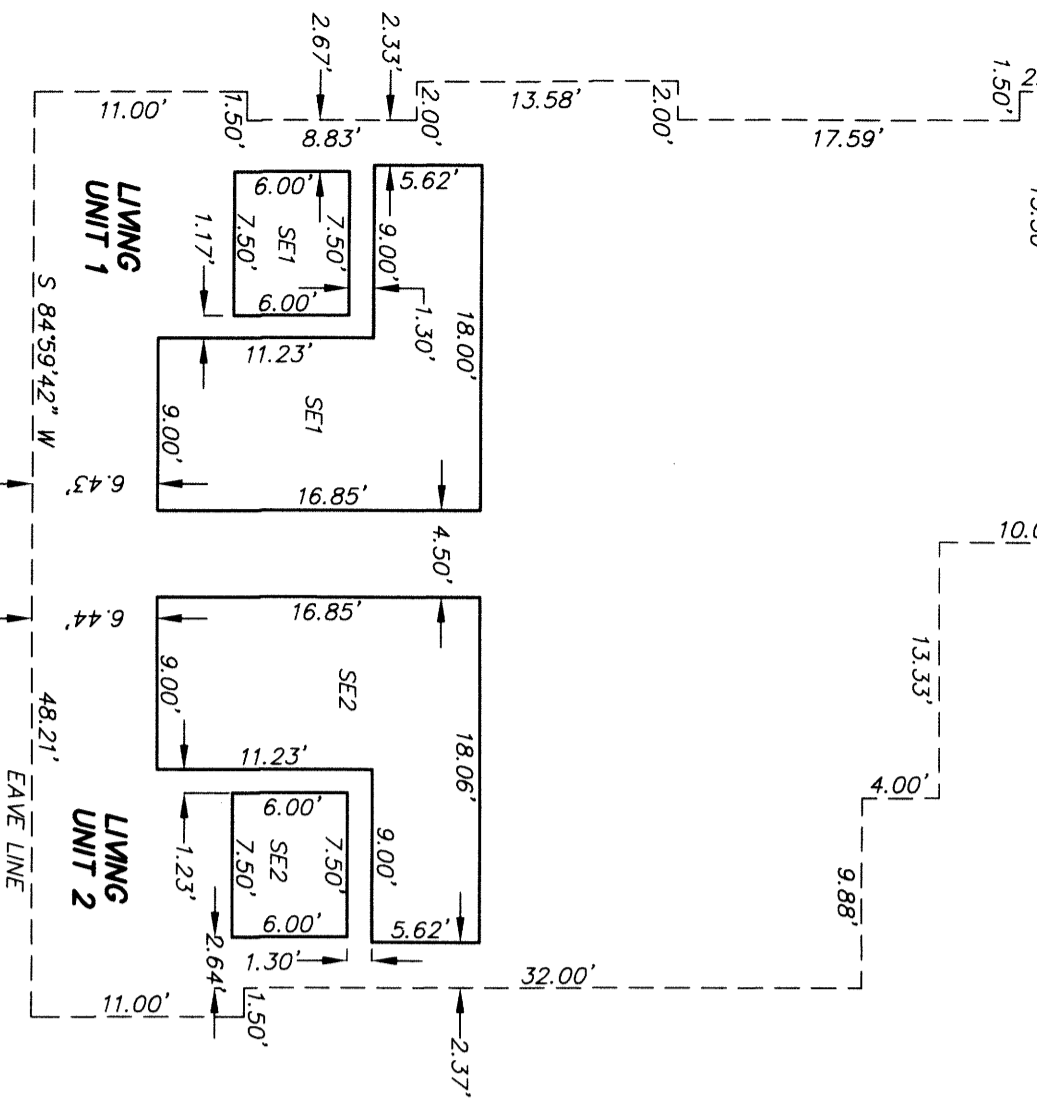
I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT



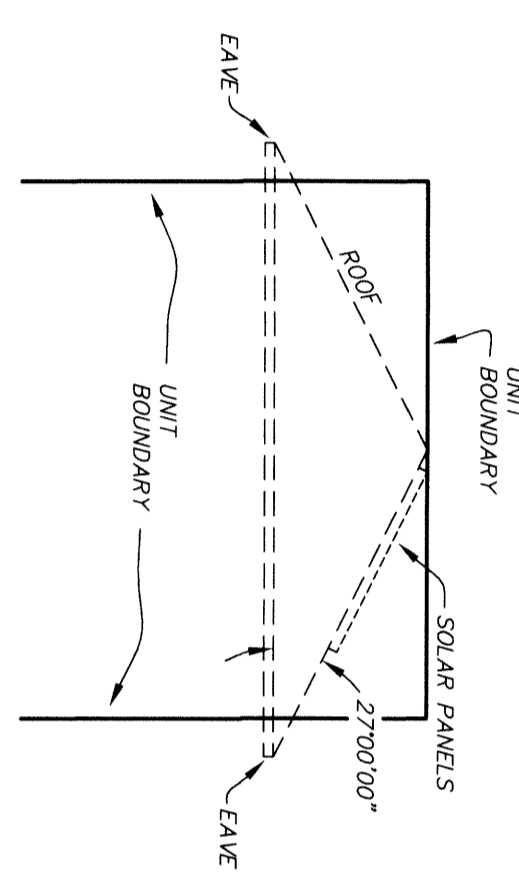
**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.

729 MOLALLA AVE., SUITE 1 & 2  
OREGON CITY, OREGON 97045  
PHONE: 503.650.0188 FAX: 503.650.0189  
DRAWN BY: CJB CHECKED BY: JBB CLIENT: CULLY GROVE  
M:\PROJECTS\CULLY GROVE-GOING STREET

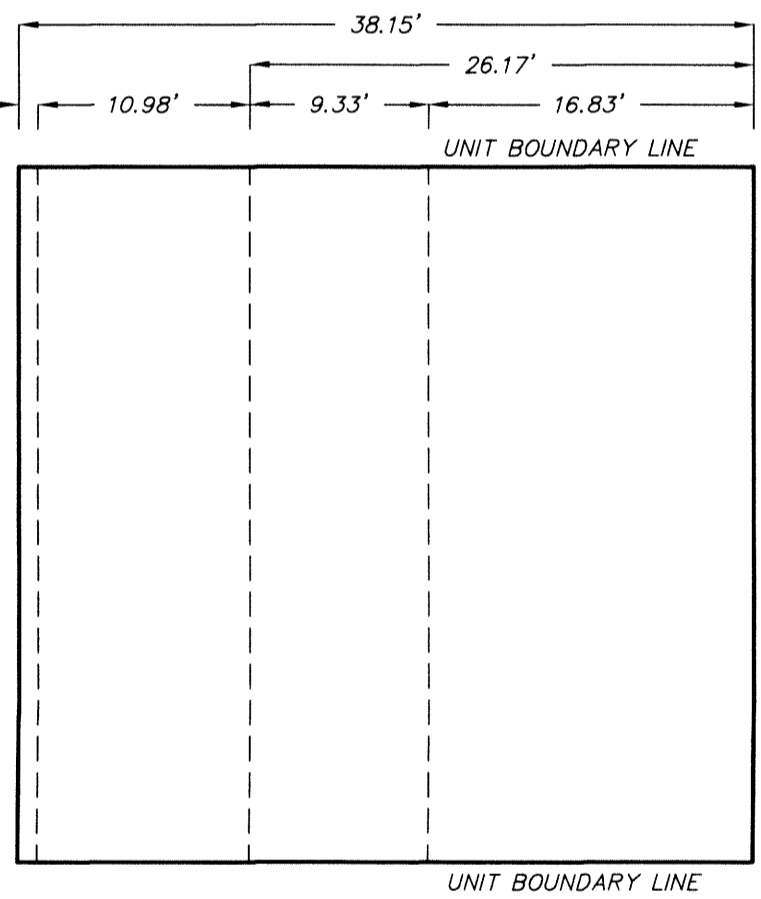
SOLAR PANEL DETAIL  
EAVE LINE / ROOF VIEW



SOLAR PANEL DETAIL  
VERTICAL ELEVATION



SECTION DETAIL



- ROOF RIDGE LINE UPPER VERTICAL BOUNDARY EL.=212.64'
- UPPER FLOOR FINISH FLOOR EL.=195.80'
- FIRST FLOOR FINISH FLOOR EL.=186.47'
- BASEMENT FINISH FLOOR LOWER VERTICAL BOUNDARY EL.=174.49'

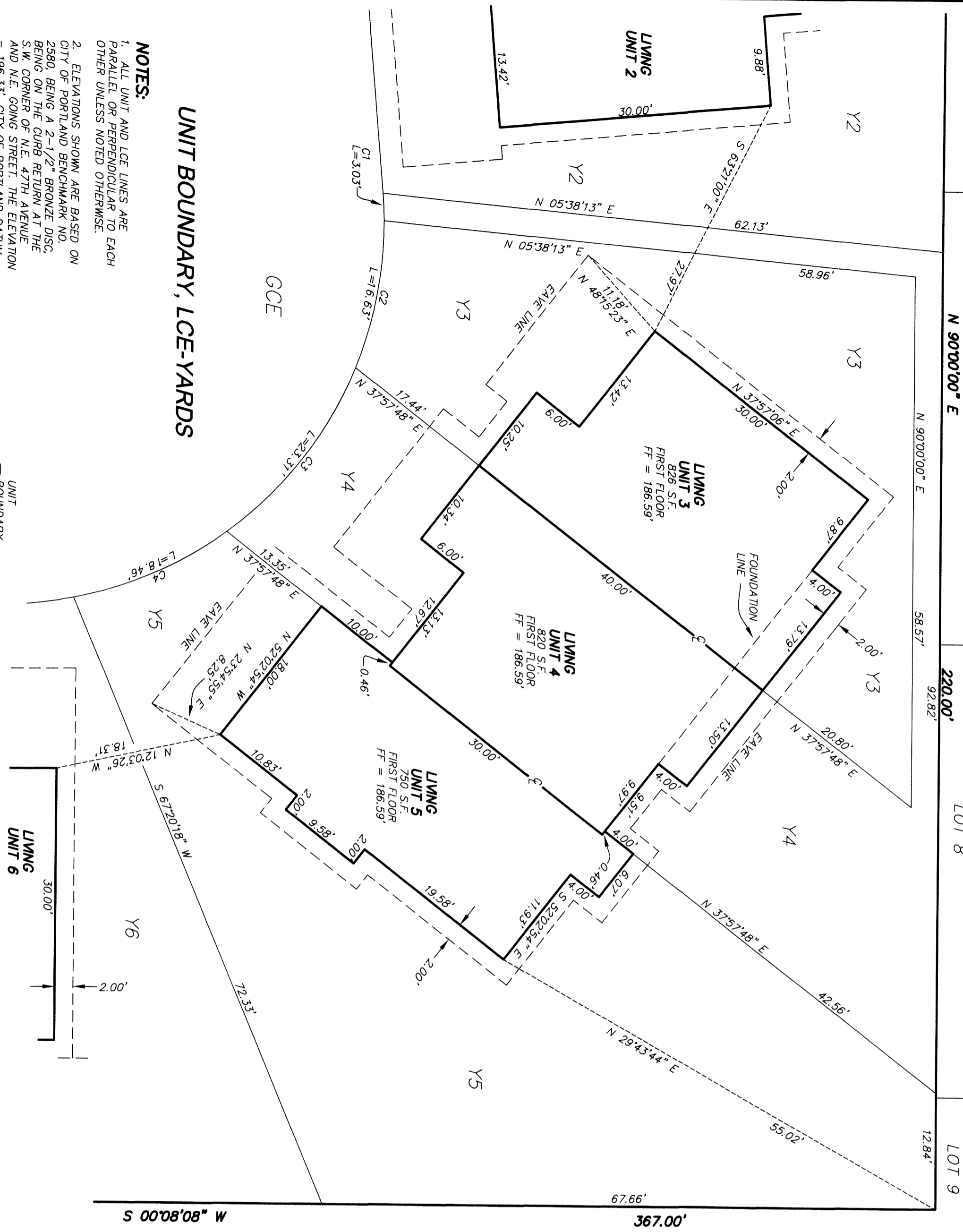
# CULLY GROVE CONDOMINIUM

PLAT BOOK 1304 PAGE 55

## UNITS 3, 4, & 5

LOCATED IN THE N.W. 1/4 OF SECTION 19, T.1N., R.2E., W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
DATE: AUGUST 10, 2013 SCALE: 1"=10'  
SHEET 3 OF 10

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	3.03'	42.00'	4708'23"	S 87°04'15" W	3.03'
C2	16.63'	42.00'	22'41'16"	N 79°30'56" W	16.52'
C3	23.31'	42.00'	31°48'13"	N 52°16'12" W	23.02'
C4	18.46'	42.00'	25°11'08"	N 23°46'31" W	18.31'

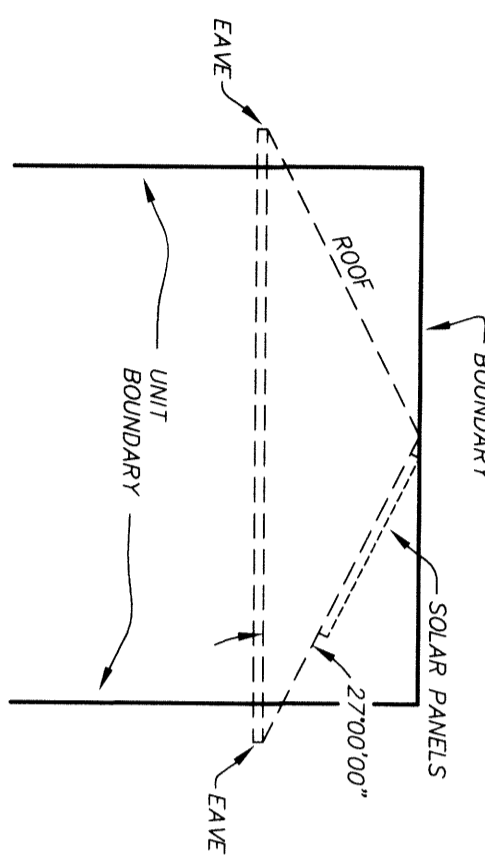


### UNIT BOUNDARY, LCE-YARDS

- NOTES:**
1. ALL UNIT AND LCE LINES ARE PARALLEL OR PERPENDICULAR TO EACH OTHER UNLESS NOTED OTHERWISE.
  2. ELEVATIONS SHOWN ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 2580, BEING A 2-1/2" BRONZE DISC BEING ON THE CURB RETURN AT THE S.W. CORNER OF N.E. 47TH AVENUE AND N.E. GOING STREET. THE ELEVATION = 196.33'. CITY OF PORTLAND DATUM.
  3. SOLAR EQUIPMENT LCE'S ARE REPRESENTED ON A HORIZONTAL PLANE ABOVE THE ACTUAL SOLAR PANELS WHICH ARE ATTACHED TO THE ROOF OF THE UNITS BUILDINGS.

**LEGEND:**

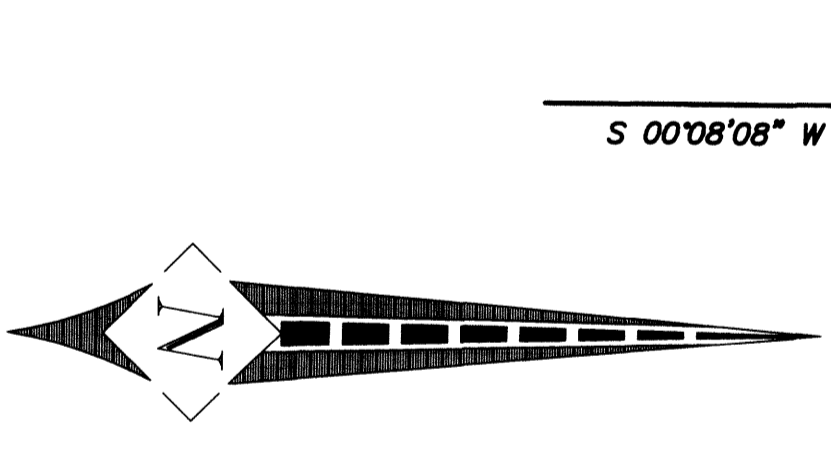
- FF = FINISH FLOOR ELEVATION
- GCE = GENERAL COMMON ELEMENT
- P = PARKING UNIT
- LCE = LIMITED COMMON ELEMENT
- Y = LIMITED COMMON ELEMENT YARD AND PATIO AREA
- C = CENTERLINE OF WALL
- EL. = ELEVATION
- S.F. = SQUARE FEET
- S.E. = SOLAR EQUIPMENT LCE



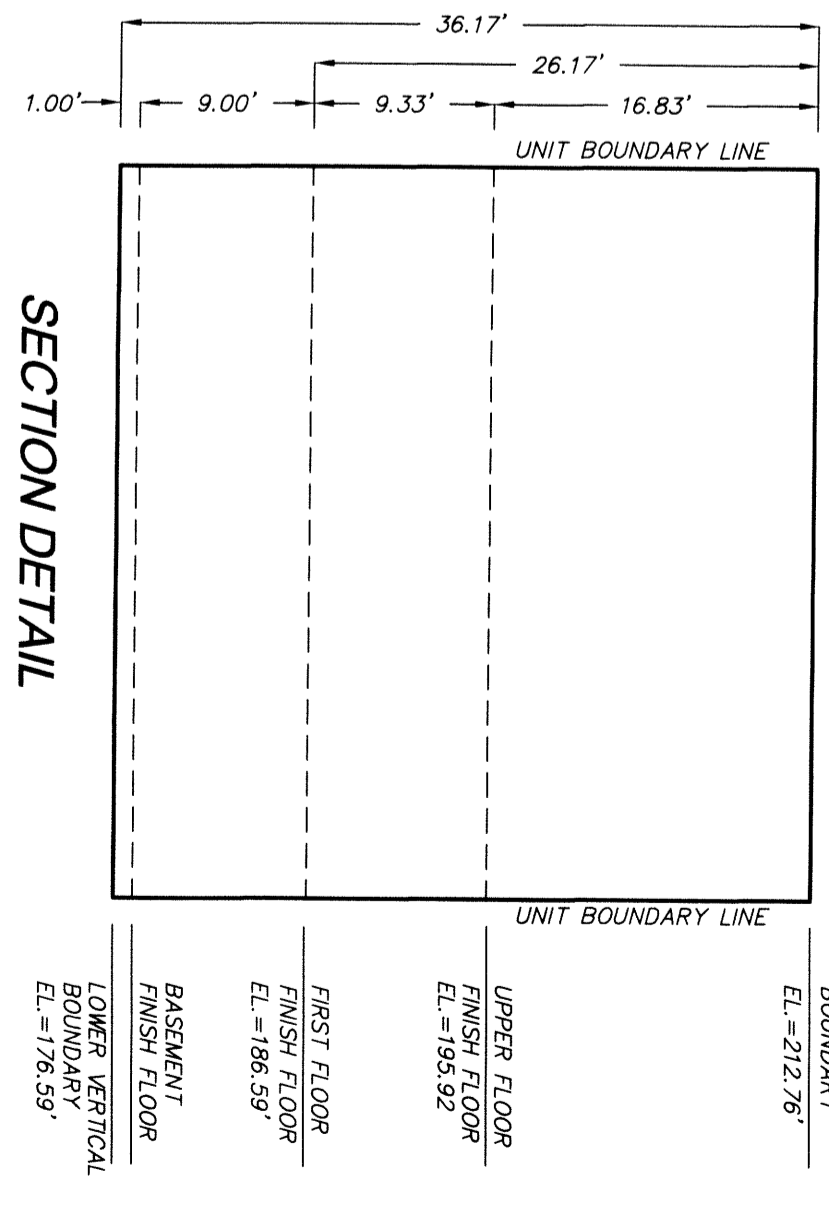
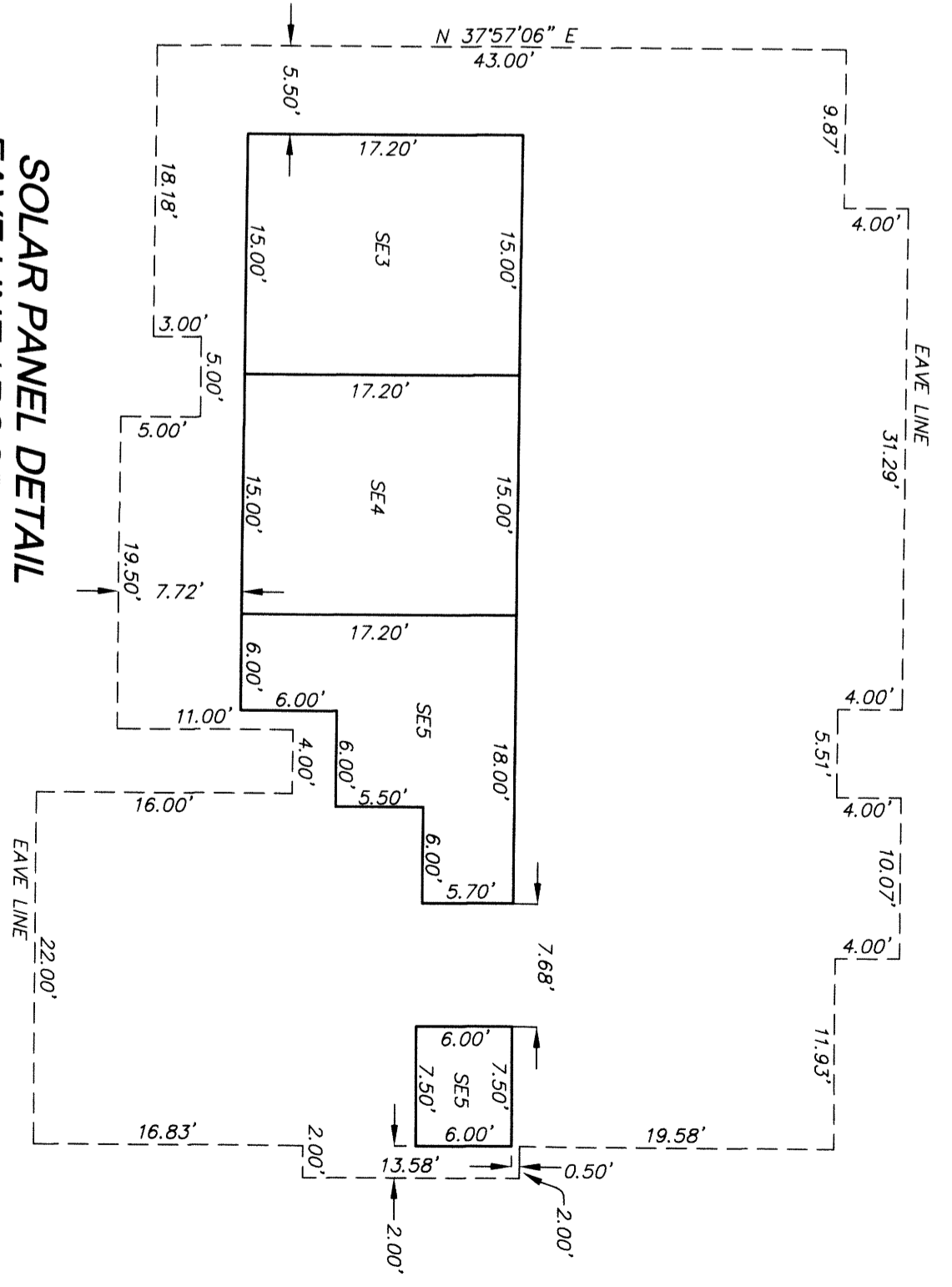
### SOLAR PANEL DETAIL VERTICAL ELEVATION

SIGNED ON: **9-17-2012**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
**JAMES BURTON BROWN**  
NOVEMBER 30, 2007  
OREGON 60379

VALID THROUGH DECEMBER 31, 2013  
I CERTIFY THAT THIS PLAT WAS PREPARED USING THE PRODUCT #516404 ON WNF FILM  
I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT



### SOLAR PANEL DETAIL EAVE LINE / ROOF VIEW



### SECTION DETAIL

**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.  
729 MOLALLA AVE., SUITE 1 & 2  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189  
DRAWN BY: CJB CHECKED BY: JAB CLIENT: CULLY GROVE  
M:\PROJECTS\CULLY GROVE-GOING STREET

# CULLY GROVE CONDOMINIUM

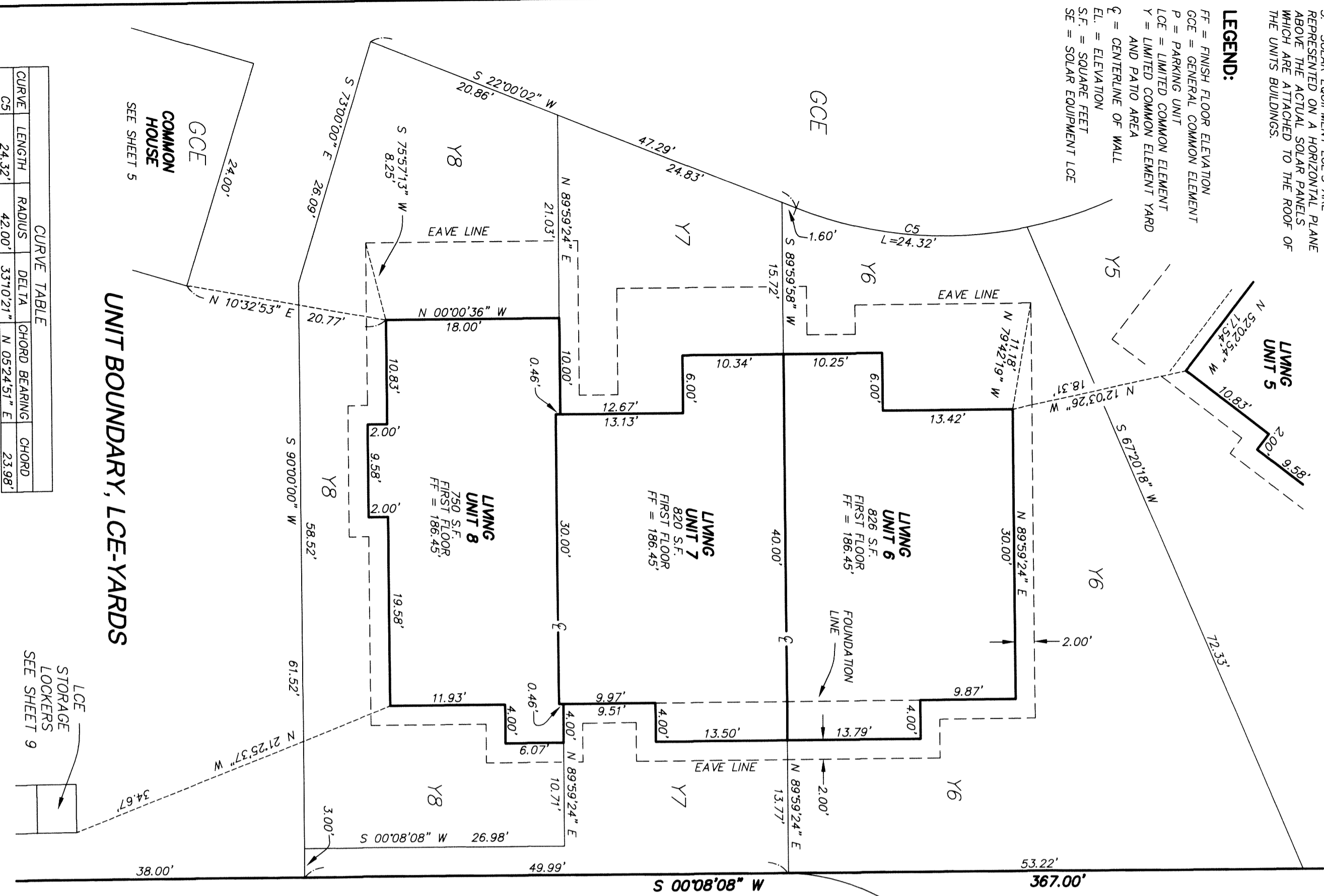
UNITS 6, 7, & 8

LOCATED IN THE N.W. 1/4 OF SECTION 19, T.1N., R.2E., W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
DATE: AUGUST 10, 2013 SCALE: 1"=10'  
SHEET 4 OF 10

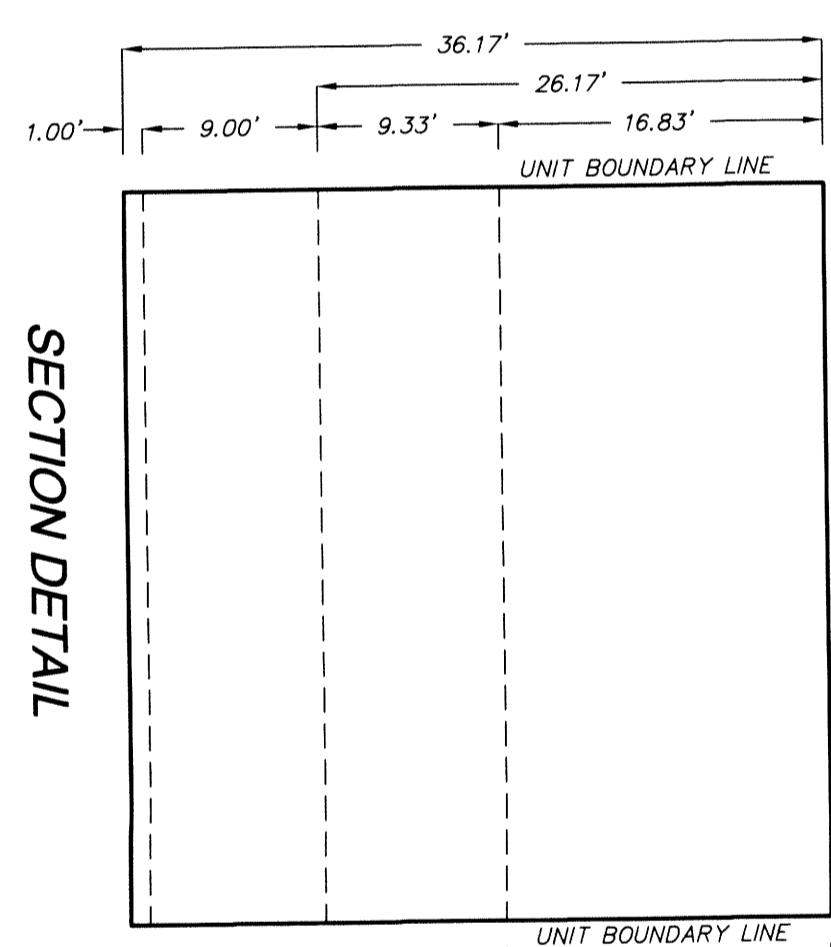
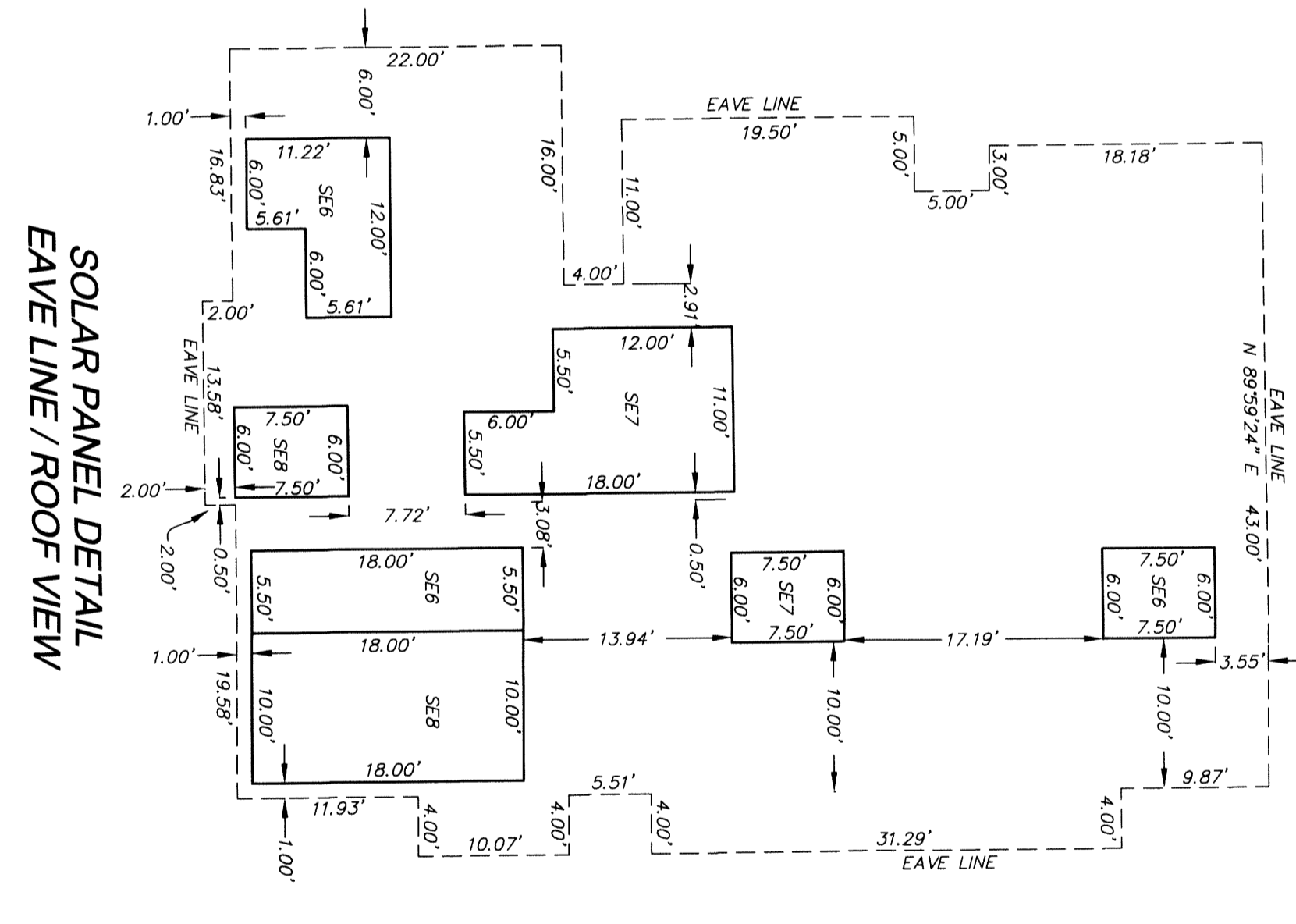
PLAT BOOK 1304 PAGE 56

- NOTES:**
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  2. ELEVATIONS SHOWN ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 2580, BEING A 2-1/2" BRONZE DISC, BEING ON THE CURB RETURN AT THE S.W. CORNER OF N.E. 47TH AVENUE AND N.E. GOING STREET. THE ELEVATION = 196.33', CITY OF PORTLAND DATUM.
  3. SOLAR EQUIPMENT LCE'S ARE REPRESENTED ON A HORIZONTAL PLANE ABOVE THE ACTUAL SOLAR PANELS WHICH ARE ATTACHED TO THE ROOF OF THE UNITS BUILDINGS.

- LEGEND:**
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  - P = PARKING UNIT
  - LCE = LIMITED COMMON ELEMENT YARD AND PATIO AREA
  - Y = CENTERLINE OF WALL
  - EL. = ELEVATION
  - S.F. = SQUARE FEET
  - SE = SOLAR EQUIPMENT LCE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	24.32'	42.00'	33°10'21"	N 05°24'51" E	23.98'

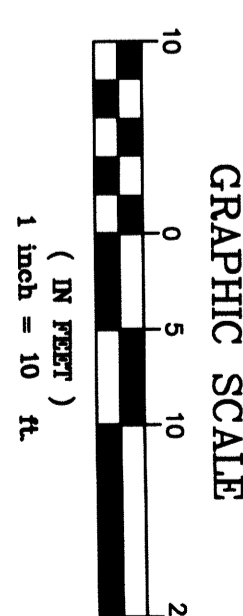
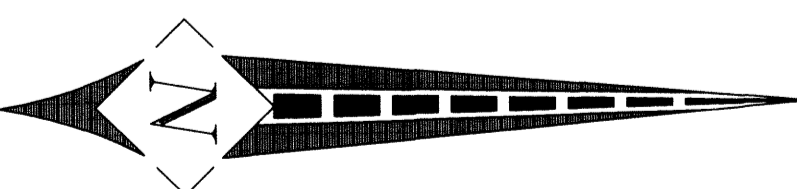
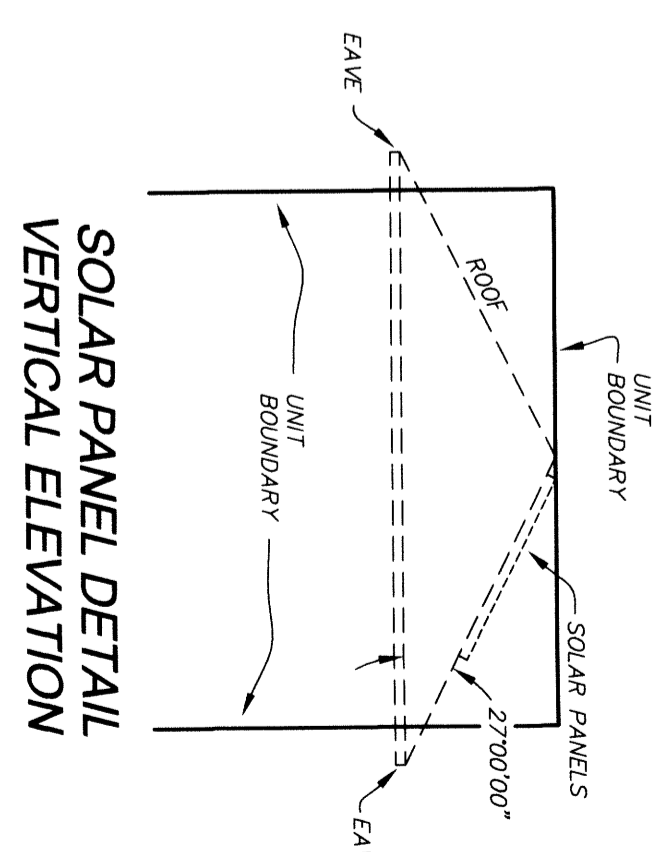


ROOF RIDGE LINE UPPER VERTICAL BOUNDARY EL.=212.62'

UPPER FLOOR FINISH FLOOR EL.=195.78'

FIRST FLOOR FINISH FLOOR EL.=186.45'

BASEMENT FINISH FLOOR LOWER VERTICAL BOUNDARY EL.=176.45'



SIGNED ON: 9-17-2013

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 30, 2007 JAMES BURTON BROWN 60379

VALID THROUGH DECEMBER 31, 2013

I CERTIFY THAT THIS PLAT WAS PREPARED USING HP PRODUCT #516404 ON WMF FILM

I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT

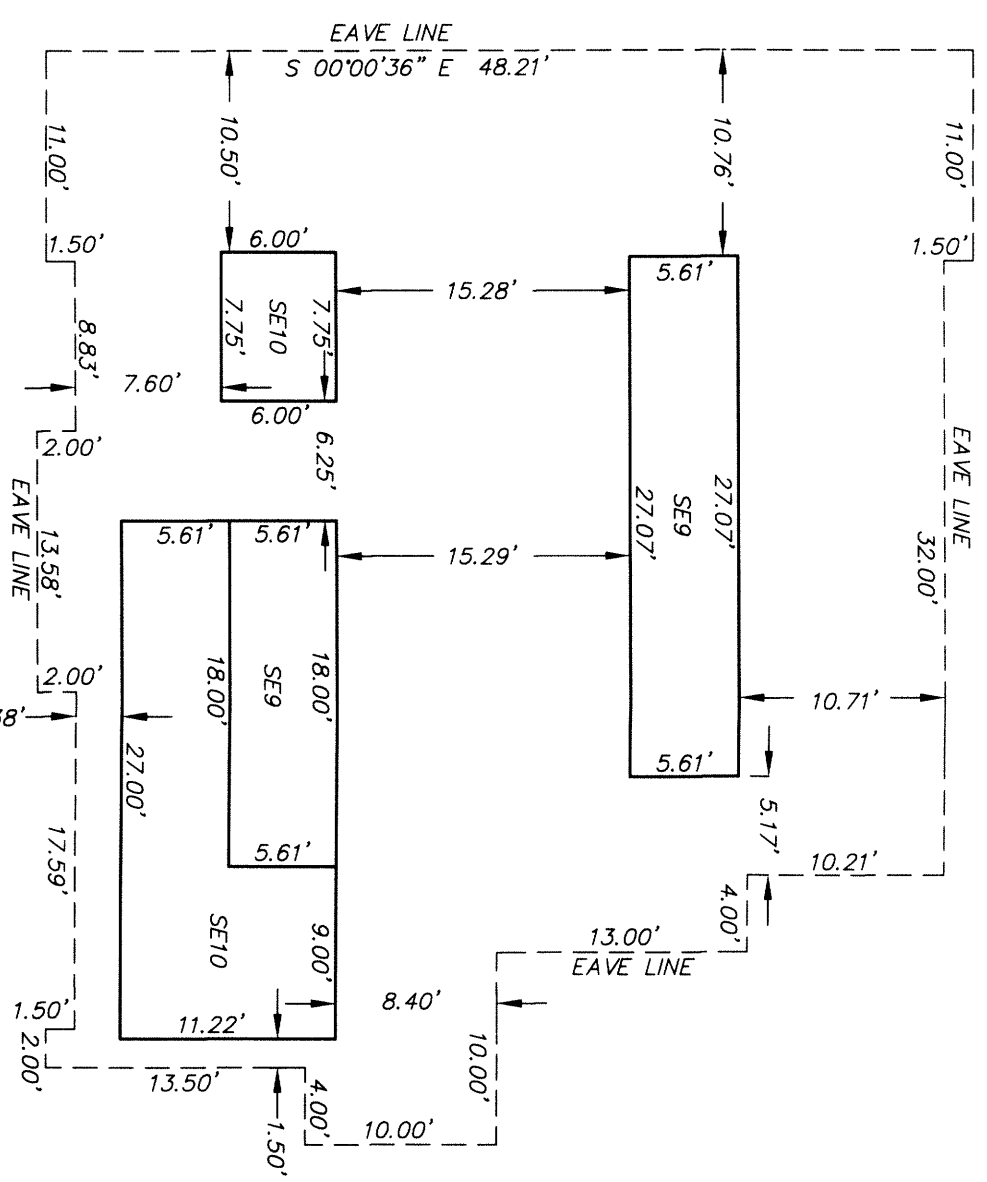
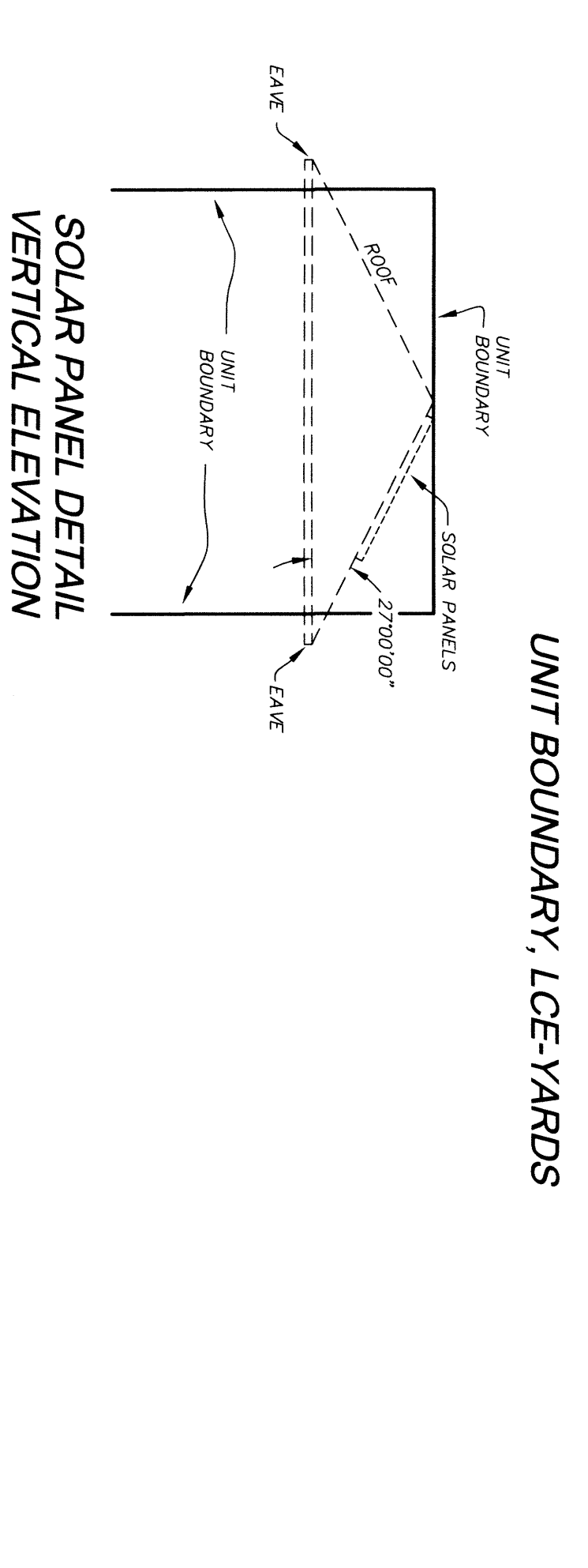
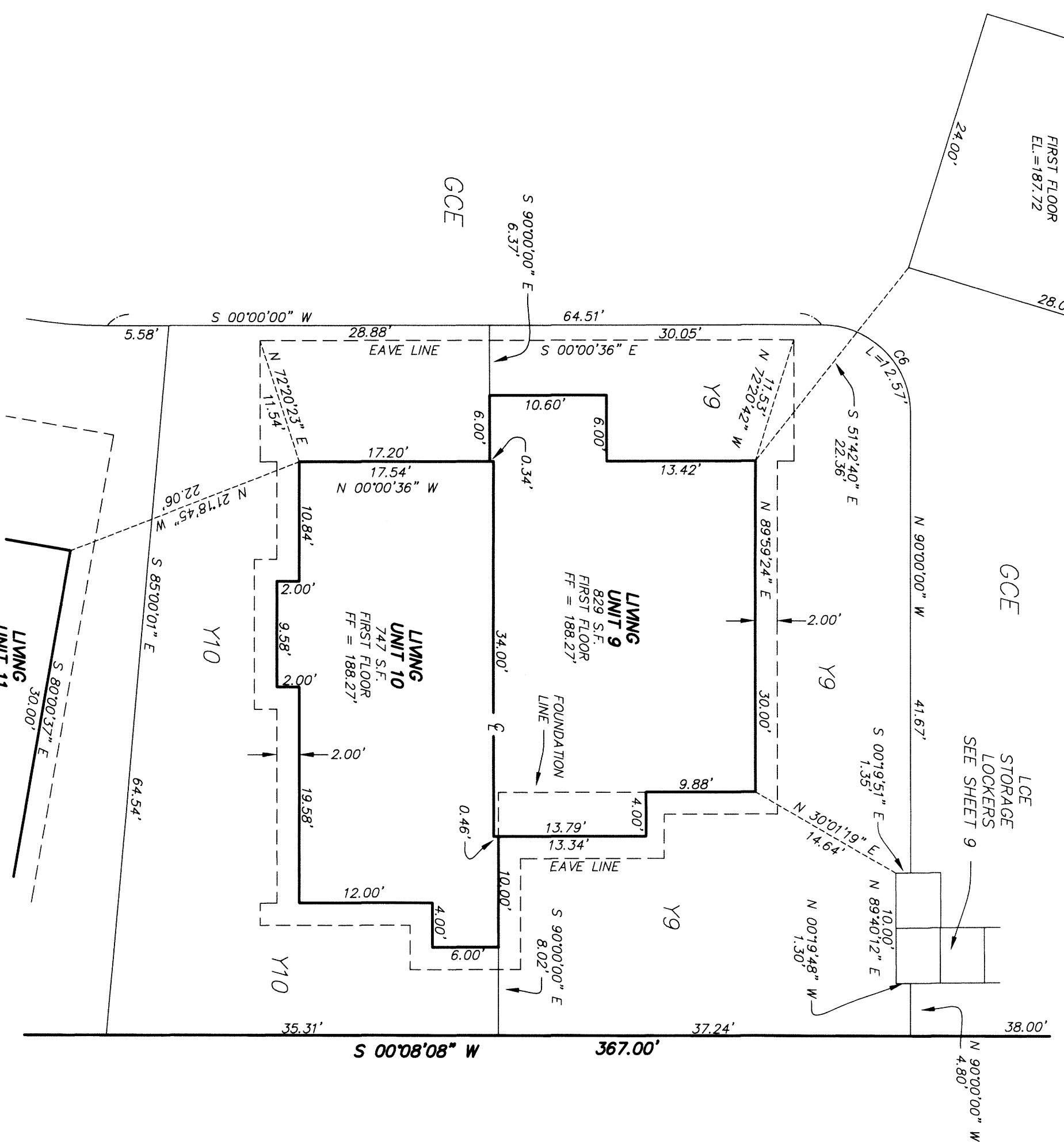


**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.

729 MOLALLA AVE., SUITE 1 & 2  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189  
DRAWN BY: CAB CHECKED BY: JBB CLIENT: CULLY GROVE  
PROJECT: CULLY GROVE - GOING STREET

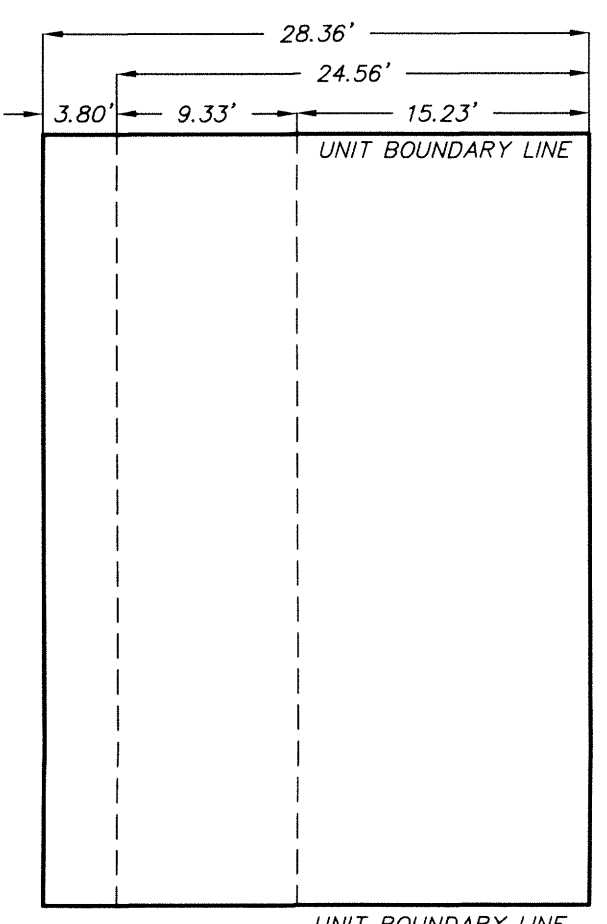
# CULLY GROVE CONDOMINIUM

UNITS 9 & 10, AND COMMON HOUSE  
 LOCATED IN THE N.W. 1/4 OF SECTION 19, T.1N., R.2E., W.M.,  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
 DATE: AUGUST 10, 2013 SCALE: 1"=10'  
 SHEET 5 OF 10



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	12.57'	8.00'	90°00'00"	S 49°00'00" W	11.31'

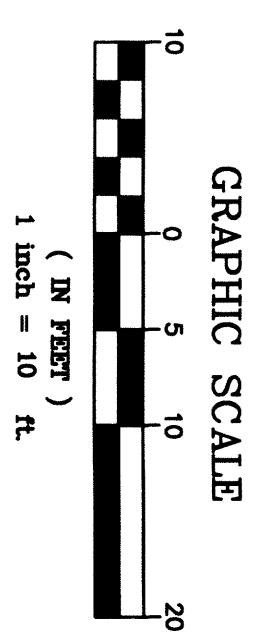
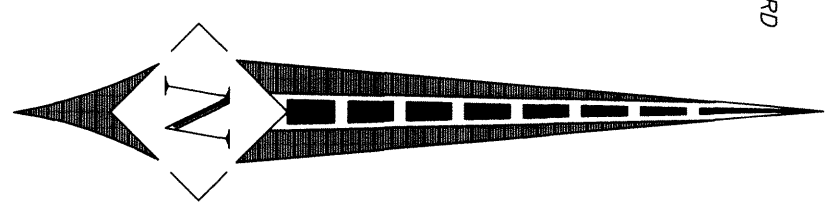
SOLAR PANEL DETAIL  
 EAVE LINE / ROOF VIEW



SECTION DETAIL

- NOTES:**
1. ALL UNIT AND LCE LINES ARE PARALLEL OR PERPENDICULAR TO EACH OTHER UNLESS NOTED OTHERWISE.
  2. ELEVATIONS SHOWN ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 2580 BEING A 2.12" BRONZE DISC BEING ON THE CURB RETURN AT THE SAND DUNING STREET. THE ELEVATION AND N.E. GOING STREET THE ELEVATION = 196.33', CITY OF PORTLAND DATUM.
  3. SOLAR EQUIPMENT LCE'S ARE REPRESENTED ON A HORIZONTAL PLANE ABOVE THE ACTUAL SOLAR PANELS WHICH ARE ATTACHED TO THE ROOF OF THE UNITS BUILDINGS.

- LEGEND:**
- FF = FINISH FLOOR ELEVATION
  - GCE = GENERAL COMMON ELEMENT
  - P = PARKING UNIT
  - LCE = LIMITED COMMON ELEMENT
  - Y = LIMITED COMMON ELEMENT YARD AND PATIO AREA
  - C = CENTERLINE OF WALL
  - EL. = ELEVATION
  - S.F. = SQUARE FEET
  - SE = SOLAR EQUIPMENT LCE



SIGNED ON: 9-17-2013  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 JAMES BURTON BROWN  
 NOVEMBER 30, 2007  
 OREGON 503579

VALID THROUGH DECEMBER 31, 2013  
 I CERTIFY THAT THIS PLAT WAS PREPARED USING HP PRODUCT #51640A ON IMWF FILM  
 I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT

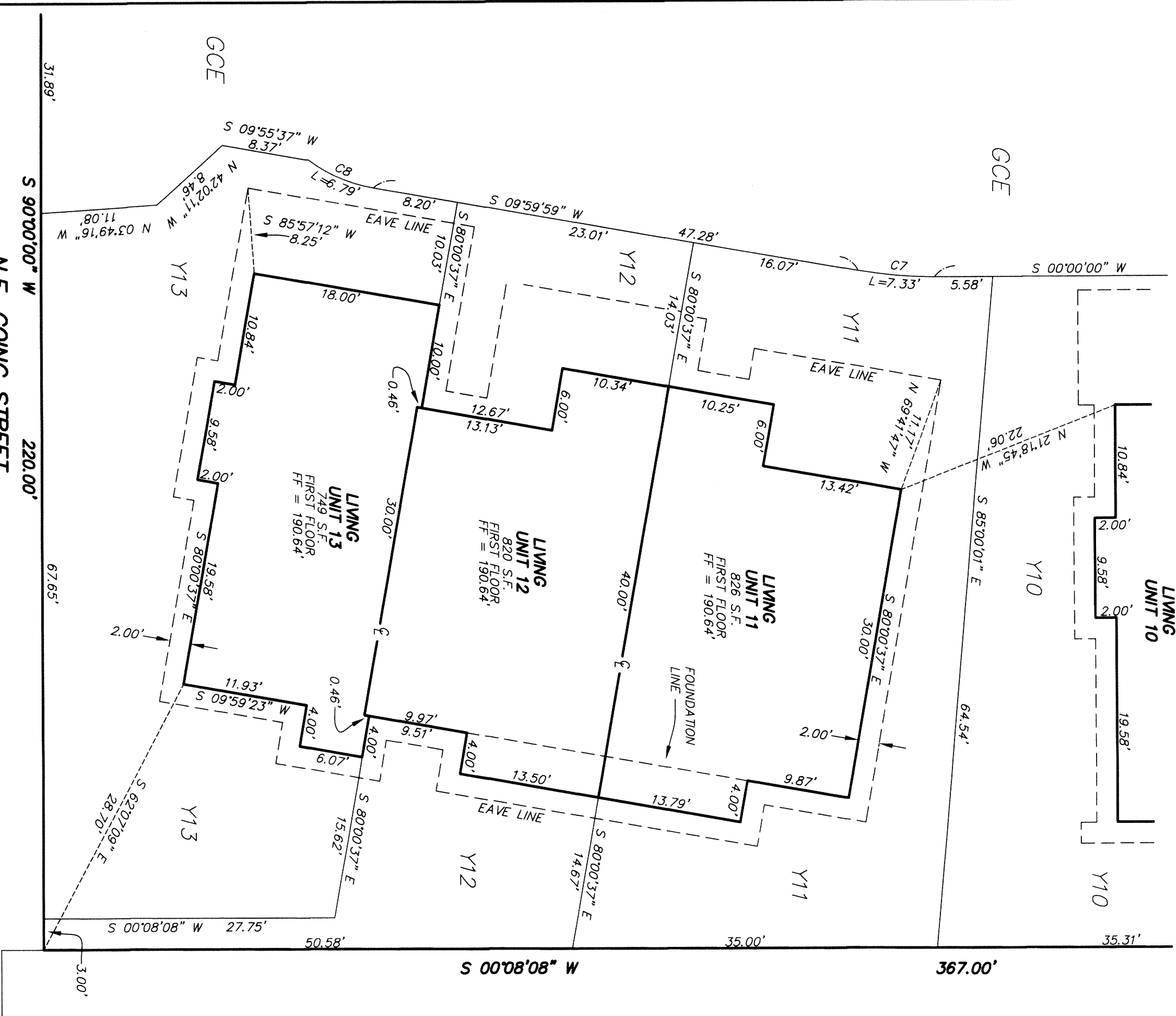


**CENTERLINE CONCEPTS**  
 LAND SURVEYING, INC.  
 729 MOLALLA AVE., SUITE 1 & 2  
 OREGON CITY, OREGON 97045  
 PHONE 503.650.0188 FAX 503.650.0189  
 DRAWN BY: CUB CHECKED BY: JBB CLIENT: CULLY GROVE  
 M:\PROJECTS\CULLY GROVE-GONG STREET

# CULLY GROVE CONDOMINIUM

UNITS 11, 12, & 13

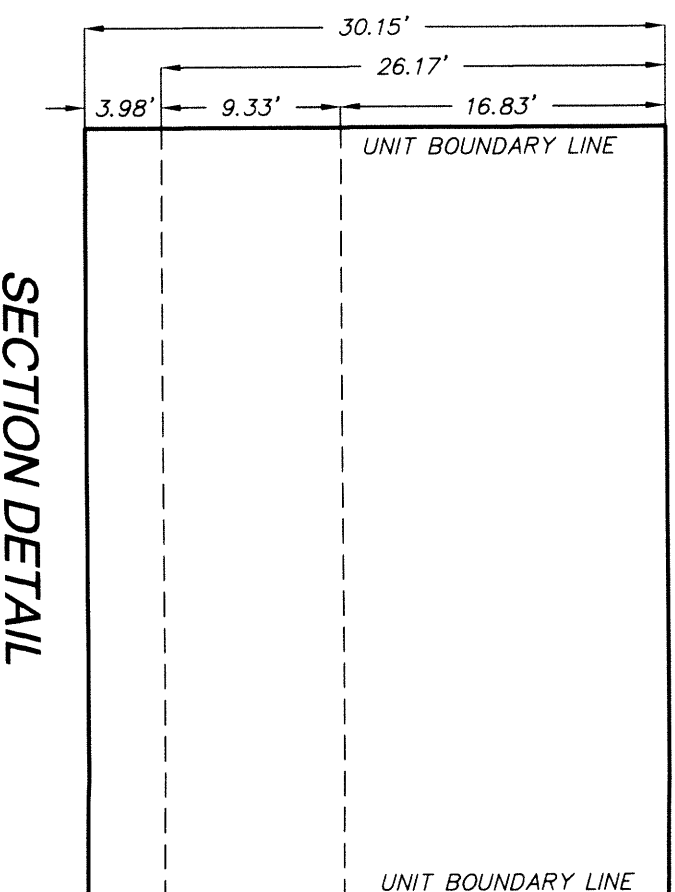
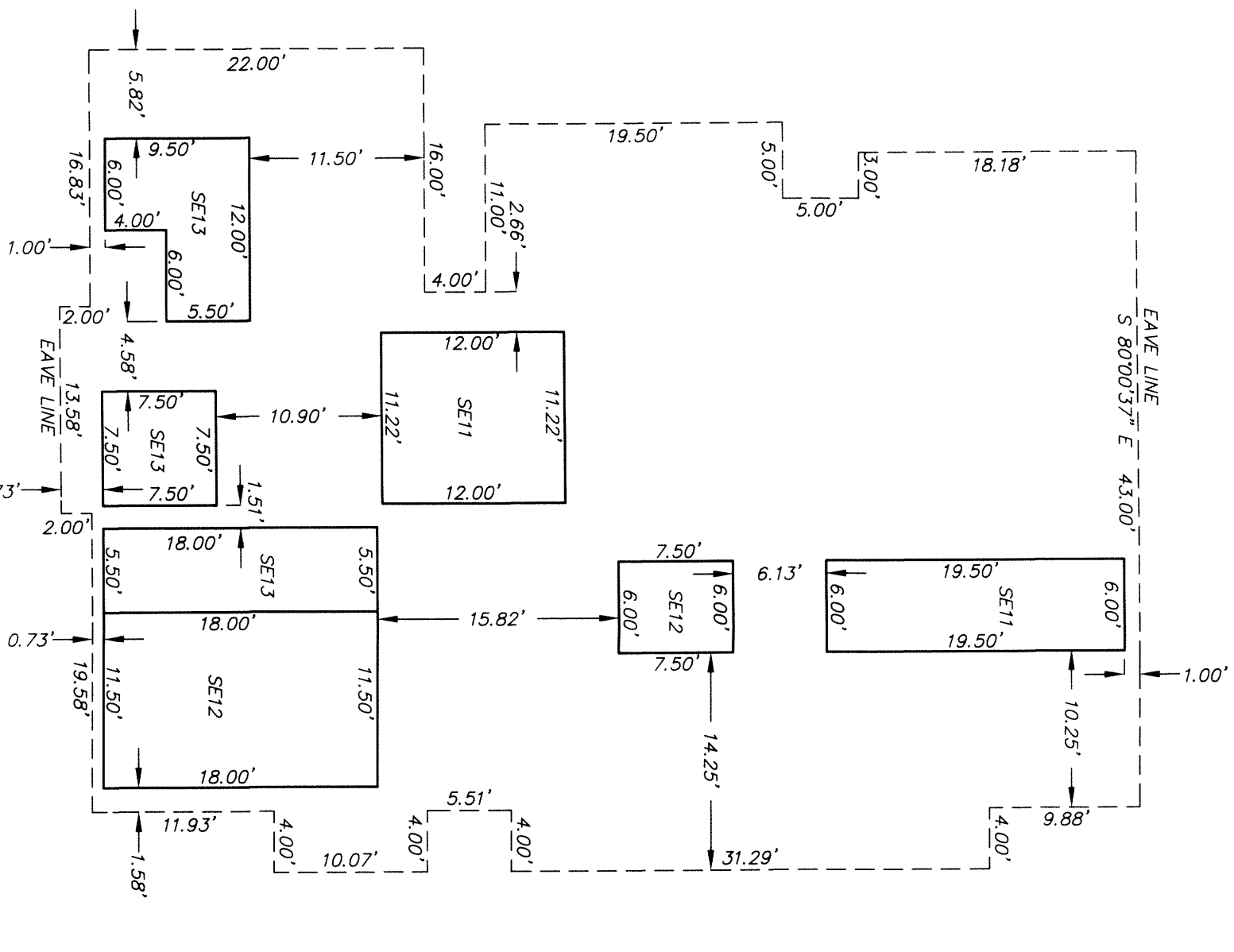
LOCATED IN THE N.W. 1/4 OF SECTION 19, T.1N., R.2E., W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
DATE: AUGUST 10, 2013 SCALE: 1"=10'  
SHEET 6 OF 10



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C7	7.33'	42.00'	9°59'59" E	N 04°59'59" E	7.32'
C8	6.79'	14.50'	26°48'59" E	N 23°24'28" E	6.72'

UNIT BOUNDARY, LCE-YARDS  
N.E. GOING STREET 220.00'

SOLAR PANEL DETAIL  
EAVE LINE / ROOF VIEW



SECTION DETAIL

ROOF RIDGE LINE  
UPPER VERTICAL BOUNDARY  
EL.=216.81'  
UPPER FLOOR  
FINISH FLOOR  
EL.=199.97'  
FIRST FLOOR  
FINISH FLOOR  
EL.=190.84'  
LOWER VERTICAL BOUNDARY  
EL.=186.66'

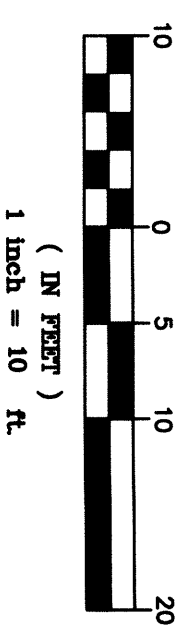
**NOTES:**

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2. ELEVATIONS SHOWN ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 2580, BEING A 2-1/2" BRONZE DISC BEING ON THE CURB RETURN AT THE S.W. CORNER OF N.E. 47TH AVENUE AND N.E. GOING STREET. THE ELEVATION = 196.33', CITY OF PORTLAND DATUM.
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**LEGEND:**

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- Y = LIMITED COMMON ELEMENT YARD AND PATIO AREA
- CL = CENTERLINE OF WALL
- EL. = ELEVATION
- S.F. = SQUARE FEET
- SE = SOLAR EQUIPMENT LCE

GRAPHIC SCALE



SIGNED ON: 7-17-2013

REGISTERED PROFESSIONAL LAND SURVEYOR

NOVEMBER 10, 2007  
JAMES BRITTON BROWN  
60379

VALID THROUGH DECEMBER 31, 2013

I CERTIFY THAT THIS PLAT WAS PREPARED USING HP PRODUCT #516404 ON WMF FILM

I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT



CENTERLINE CONCEPTS  
LAND SURVEYING, INC.

729 MOLALLA AVE., SUITE 1 & 2  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189  
DRAWN BY: CAB CHECKED BY: JBB CLIENT: CULLY GROVE  
M. PROJECTS/CULLY GROVE-GOING STREET

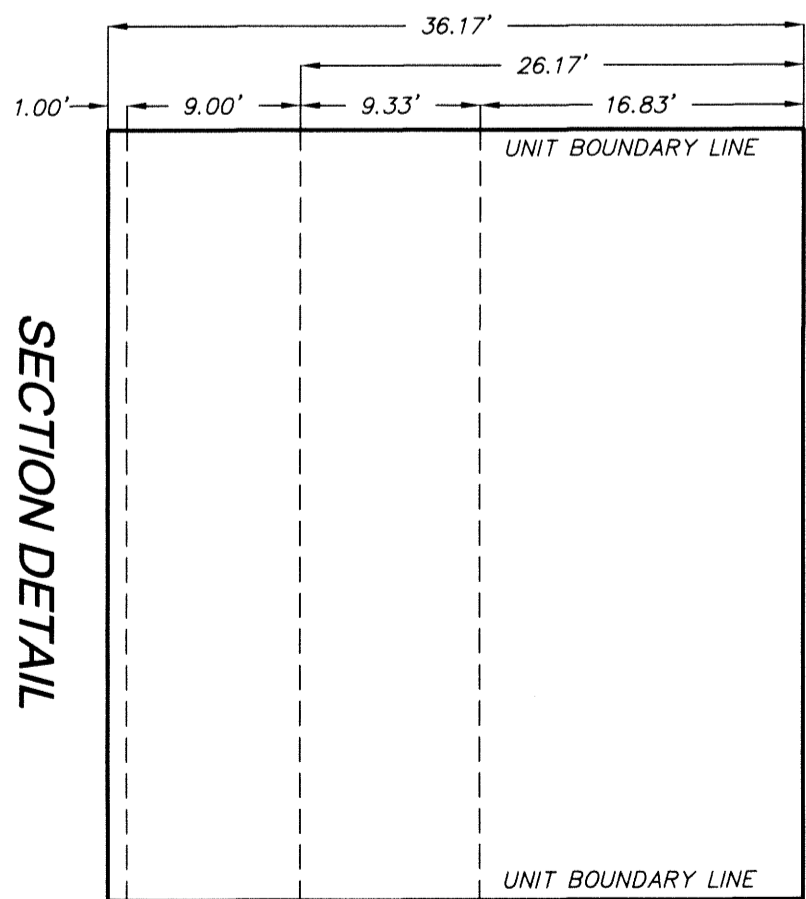
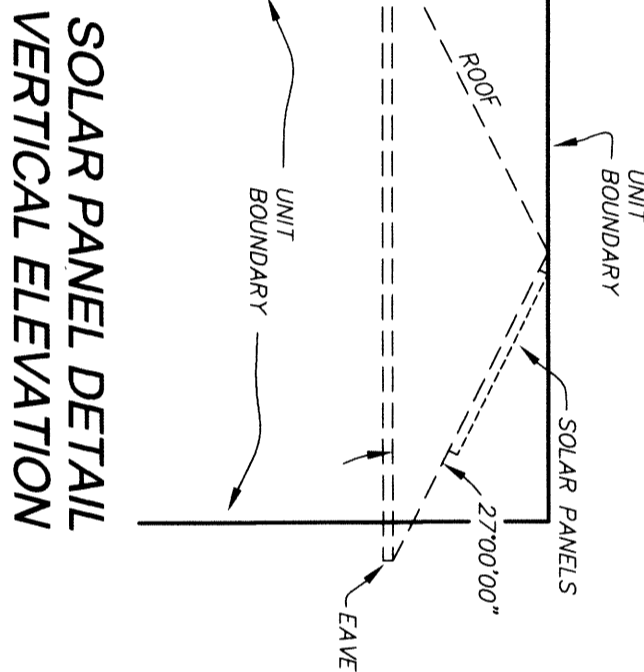
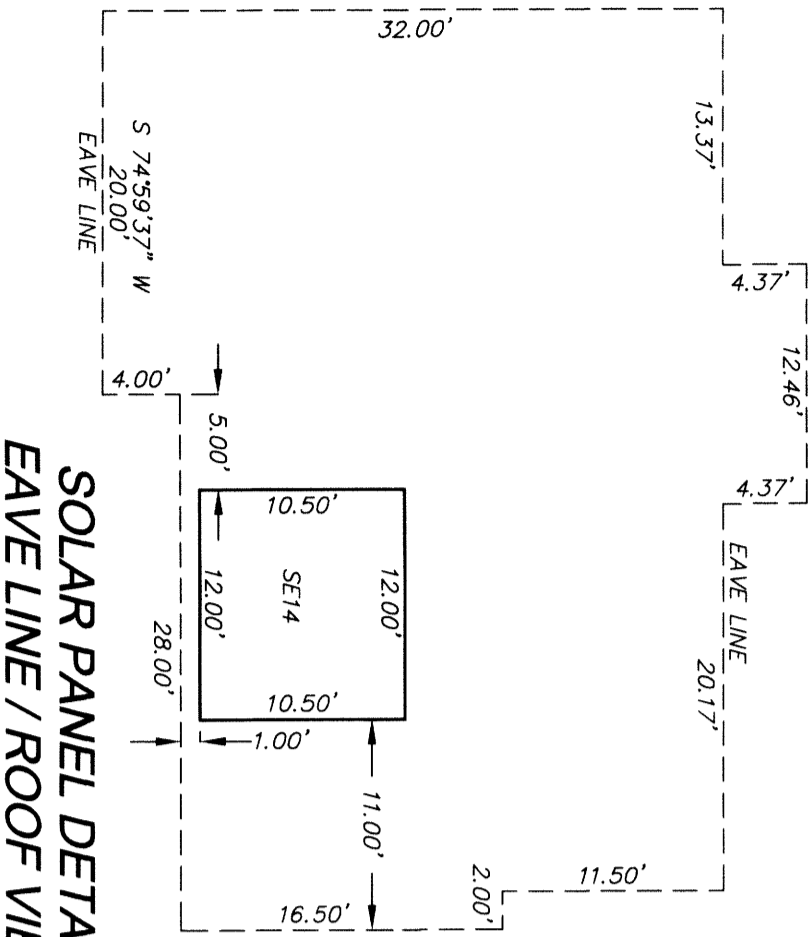
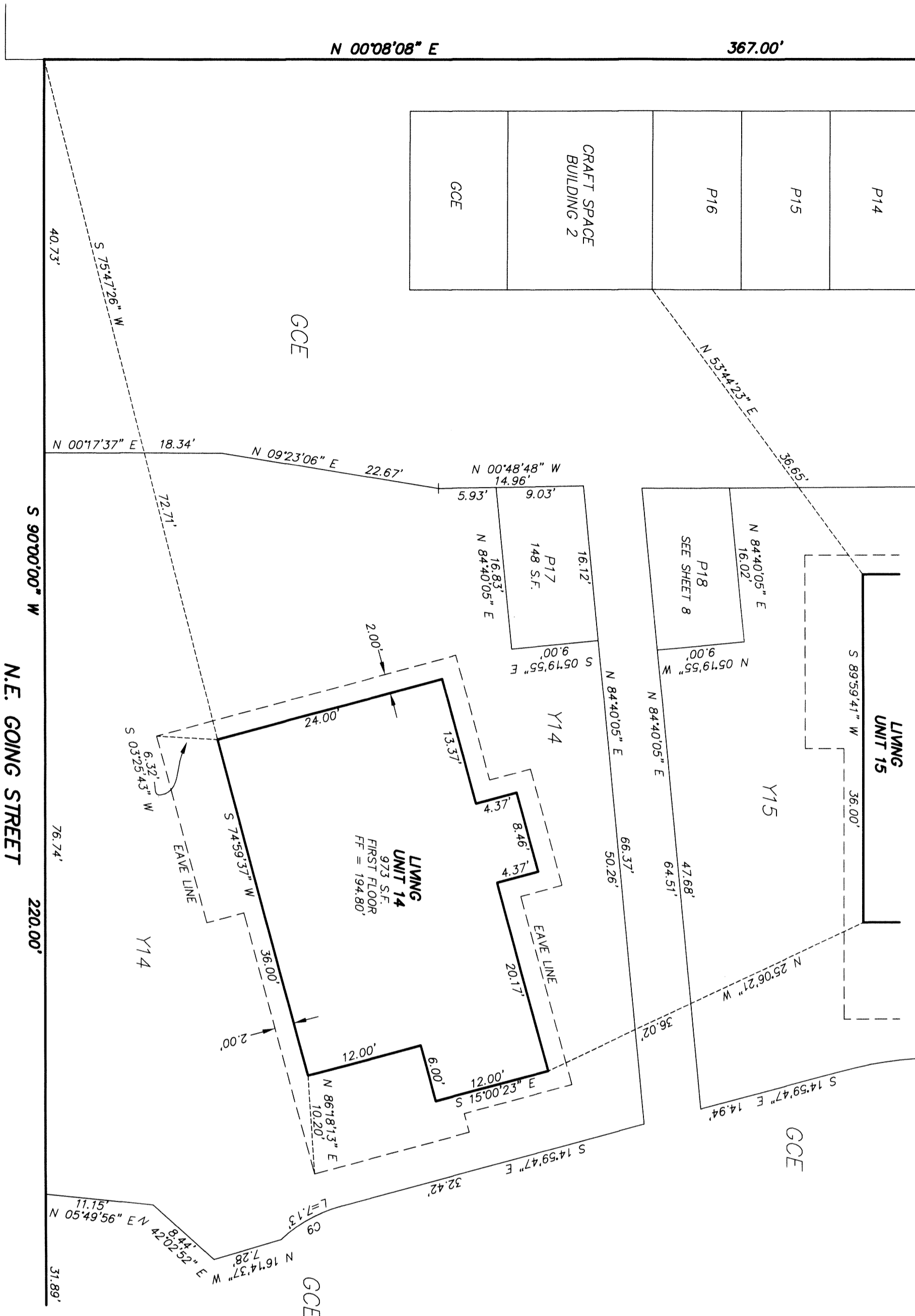
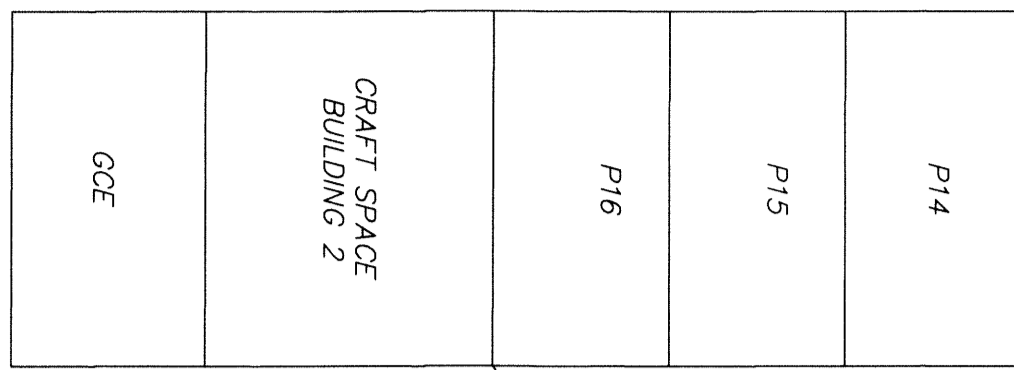
# CULLY GROVE CONDOMINIUM

UNIT 14 / PARKING UNITS 17 AND 18  
 LOCATED IN THE N.W. 1/4 OF SECTION 19, T.1N., R.2E., W.M.,  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
 DATE: AUGUST 10, 2013 SCALE: 1"=10'  
 SHEET 7 OF 10

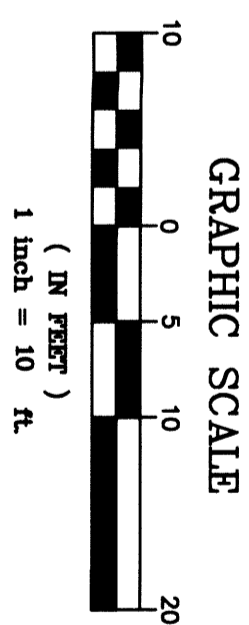
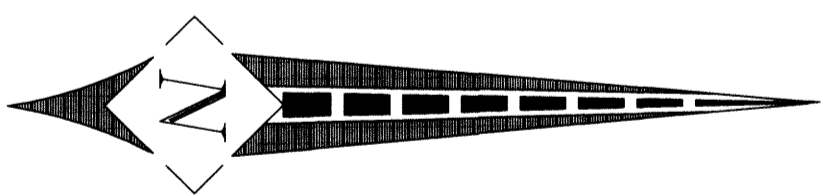
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	7.13'	14.50'	28°11'12"	S 29°05'23" E	7.06'

- NOTES:**
1. ALL UNIT AND LCE LINES ARE PARALLEL OR PERPENDICULAR TO EACH OTHER UNLESS NOTED OTHERWISE.
  2. ELEVATIONS SHOWN ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 2580 BEING A 2-1/2" BRONZE DISC BEING ON THE CURB RETURN AT THE S.W. CORNER OF N.E. 47TH AVENUE AND N.E. GOING STREET THE ELEVATION = 196.33', CITY OF PORTLAND DATUM.
  3. SOLAR EQUIPMENT LCE'S ARE REPRESENTED ON A HORIZONTAL PLANE ABOVE THE ACTUAL SOLAR PANELS WHICH ARE ATTACHED TO THE ROOF OF THE UNITS BUILDINGS.

- LEGEND:**
- FF = FINISH FLOOR ELEVATION
  - GCE = GENERAL COMMON ELEMENT
  - P = PARKING UNIT
  - LOE = LIMITED COMMON ELEMENT
  - Y = LIMITED COMMON ELEMENT YARD AND PATIO AREA
  - CL = CENTERLINE OF WALL
  - EL. = ELEVATION
  - S.F. = SQUARE FEET
  - SF. = SOLAR EQUIPMENT LCE



ROOF RIDGE LINE  
 UPPER VERTICAL BOUNDARY  
 EL.=220.97'  
 UPPER FLOOR FINISH FLOOR EL.=204.13'  
 FIRST FLOOR FINISH FLOOR EL.=194.80'  
 BASEMENT FINISH FLOOR LOWER VERTICAL BOUNDARY EL.=184.80'



I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT

VALID THROUGH DECEMBER 31, 2013

I CERTIFY THAT THIS PLAT WAS PREPARED USING HP PRODUCT #516404 ON WMF FILM

I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR

NOVEMBER 30, 2007  
 JAMES BURTON BROWN  
 60379

SIGNED ON: 9-17-2013



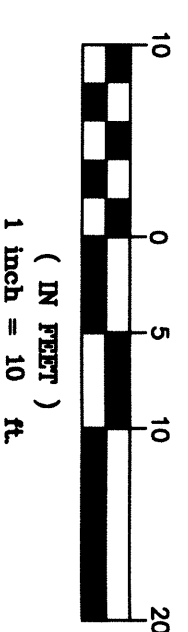
**CENTERLINE CONCEPTS**  
 LAND SURVEYING, INC.

729. MOLALLA AVE., SUITE 1 & 2  
 OREGON CITY, OREGON 97045  
 PHONE 503.650.0188 FAX 503.650.0189  
 DRAWN BY: CJB CHECKED BY: JBB CLIENT: CULLY GROVE  
 M:\PROJECTS\CULLY GROVE-GOING STREET

# CULLY GROVE CONDOMINIUM

UNITS 15 & 16 / PARKING UNITS 19 AND 20  
 LOCATED IN THE N.W. 1/4 OF SECTION 19, T.1N., R.2E., W.M.,  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
 DATE: AUGUST 10, 2013 SCALE: 1"=10'  
 SHEET 8 OF 10

PLAT BOOK 1304 PAGE 60  
 GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10	10.99'	42.00'	1459.47"	S 07°29.53' E	10.96'
C11	12.00'	42.00'	1622.12"	S 08°11.06' W	11.96'
C13	29.19'	40.09'	41°42'58"	S 20°40'12" W	28.55'

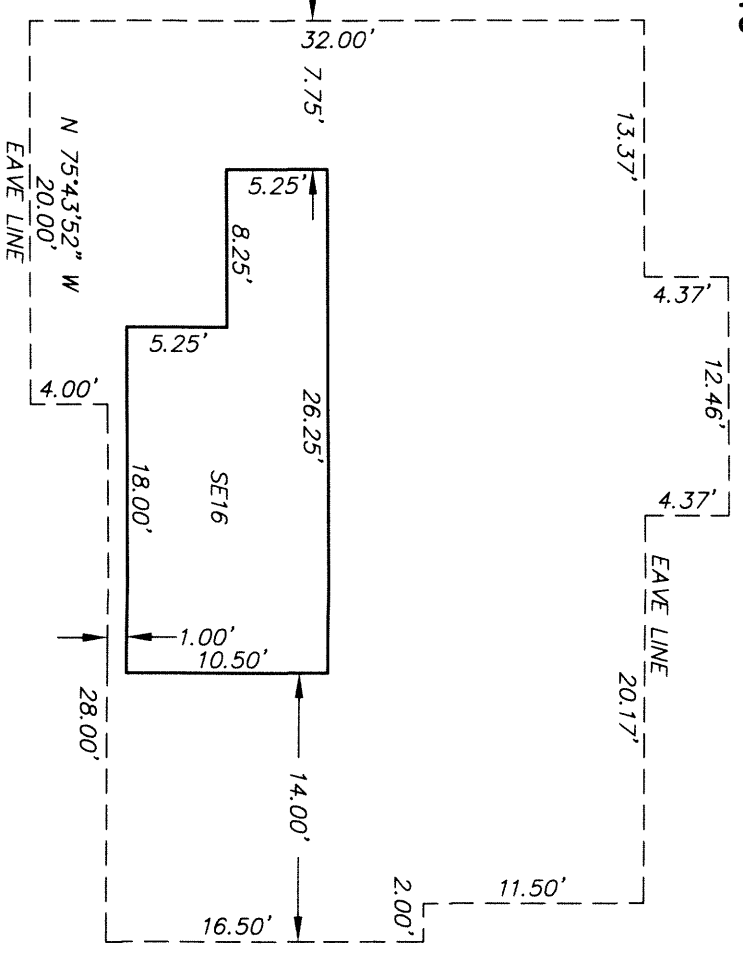
**NOTES:**

1. ALL UNIT AND LOE LINES ARE PARALLEL OR PERPENDICULAR TO EACH OTHER UNLESS NOTED OTHERWISE.
2. ELEVATIONS SHOWN ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 2580, BEING A 2-1/2" BRONZE DISC, BEING ON THE CURB RETURN AT THE SW CORNER OF N.E. 47TH AVENUE AND N.E. GOING STREET. THE ELEVATION = 196.33', CITY OF PORTLAND DATUM.
3. SOLAR EQUIPMENT LOC'S ARE REPRESENTED ON A HORIZONTAL PLANE ABOVE THE ACTUAL SOLAR PANELS WHICH ARE ATTACHED TO THE ROOF OF THE UNITS BUILDINGS.

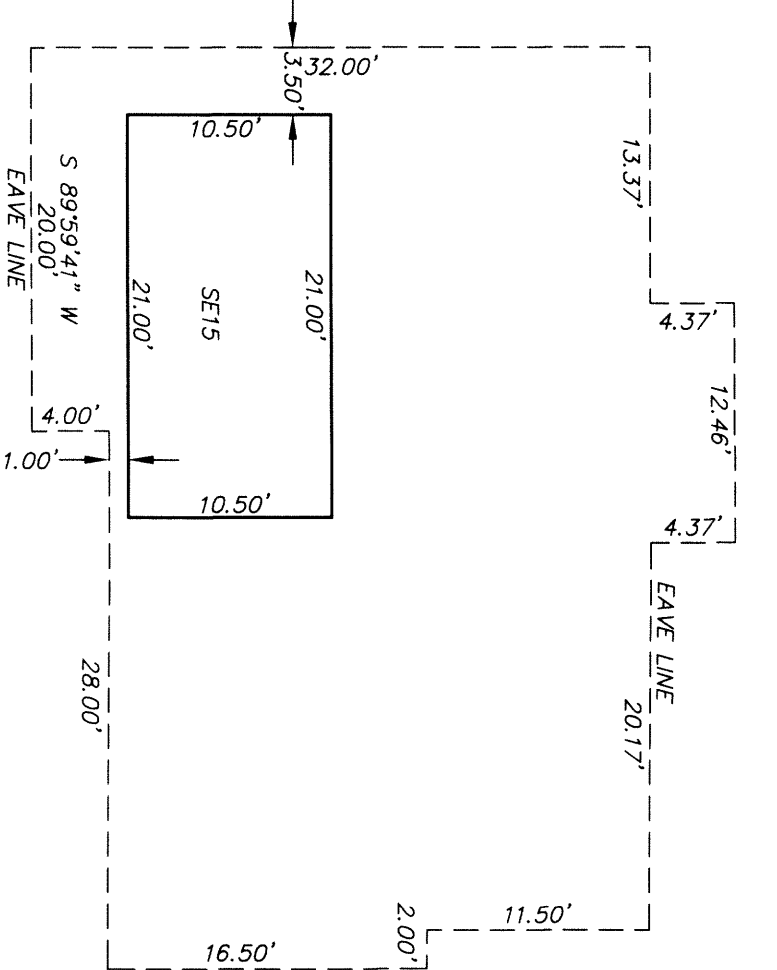
**LEGEND:**

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- GCE = GENERAL COMMON ELEMENT
- P = PARKING UNIT
- Y = LIMITED COMMON ELEMENT YARD AND PATIO AREA
- Q = CENTERLINE OF WALL
- EL. = ELEVATION
- S.F. = SQUARE FEET
- SE = SOLAR EQUIPMENT LOE

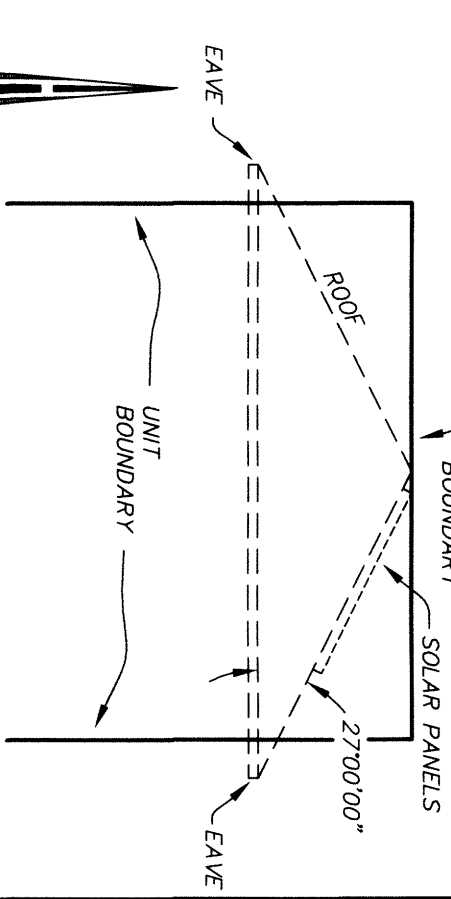
**SOLAR PANEL DETAIL UNIT 16  
 EAVE LINE / ROOF VIEW**



**SOLAR PANEL DETAIL UNIT 15  
 EAVE LINE / ROOF VIEW**



**SOLAR PANEL DETAIL  
 VERTICAL ELEVATION  
 UNITS 15 AND 16**



SIGNED ON: 9-17-2013  
 REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 30, 2007  
 JAMES BURTON BROWN 60379

VALID THROUGH DECEMBER 31, 2013

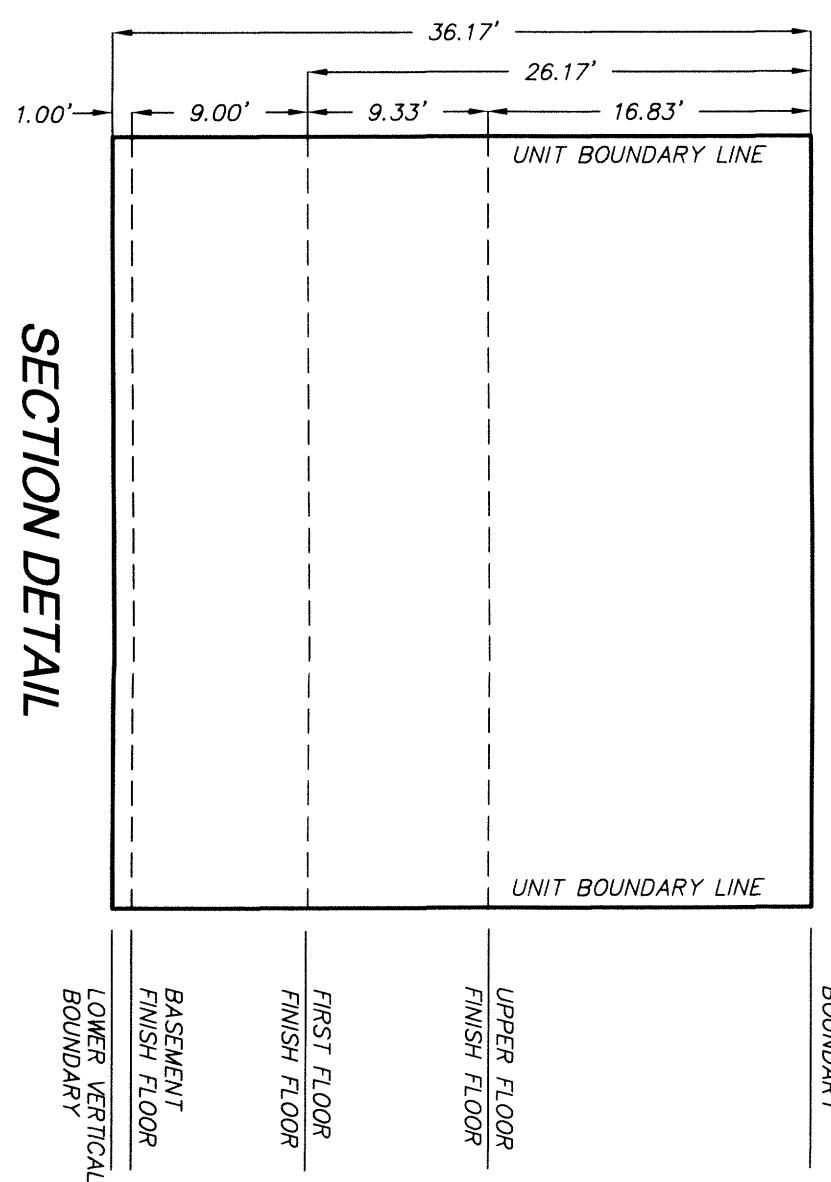
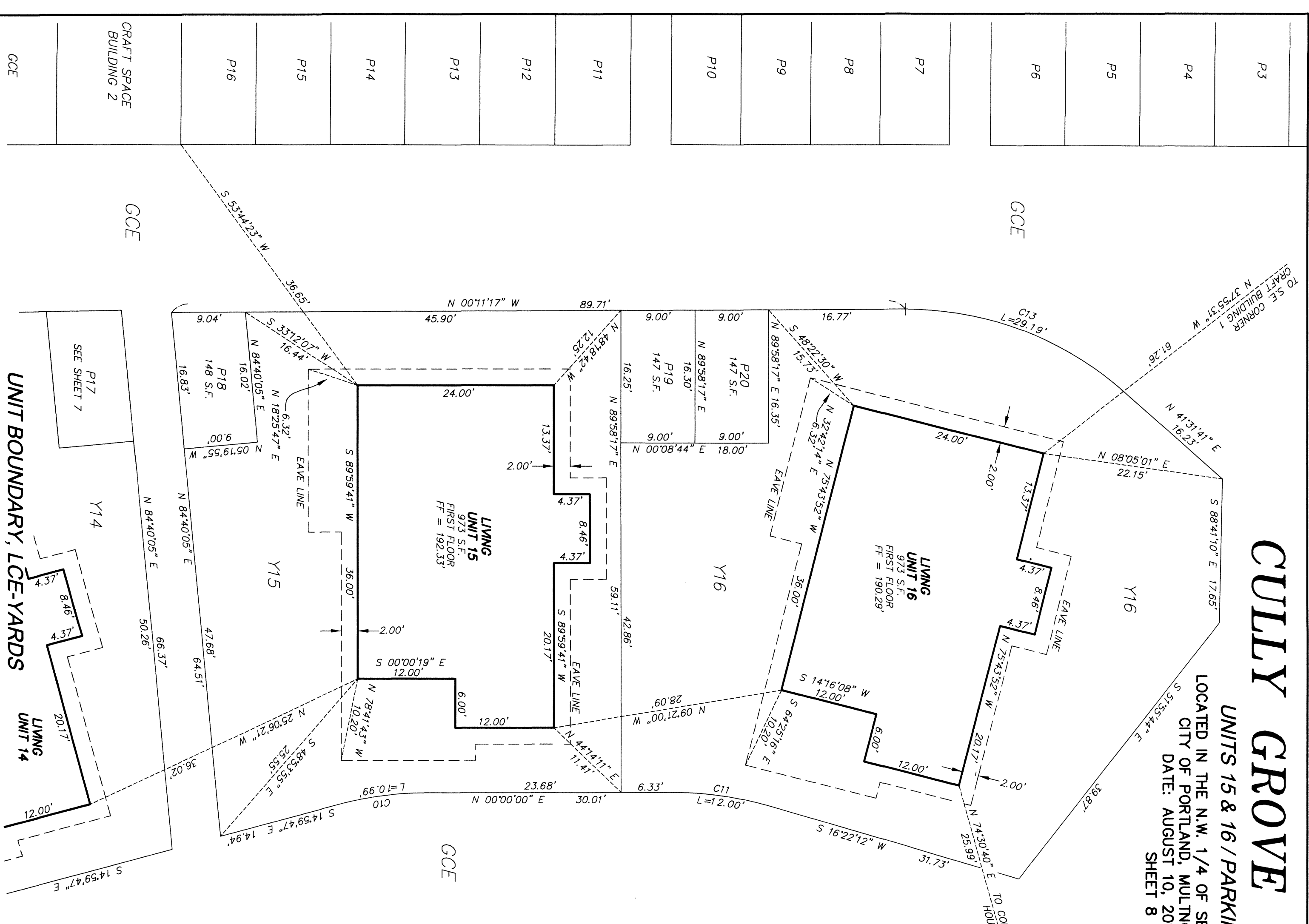
I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT

VERTICAL BOUNDARY TABLE			
	UNIT 15	UNIT 16	
UPPER VERTICAL BOUNDARY ELEVATION	EL.=218.50'	EL.=216.46'	
FIRST FF	EL.=192.33'	EL.=190.29'	
LOWER VERTICAL BOUNDARY ELEVATION	EL.=182.33'	EL.=180.29'	



**CENTERLINE CONCEPTS**  
 LAND SURVEYING, INC.

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 DRAWN BY: CAB CHECKED BY: JBB CLIENT: CULLY GROVE  
 M:\PROJECTS\CULLY GROVE-GOING STREET

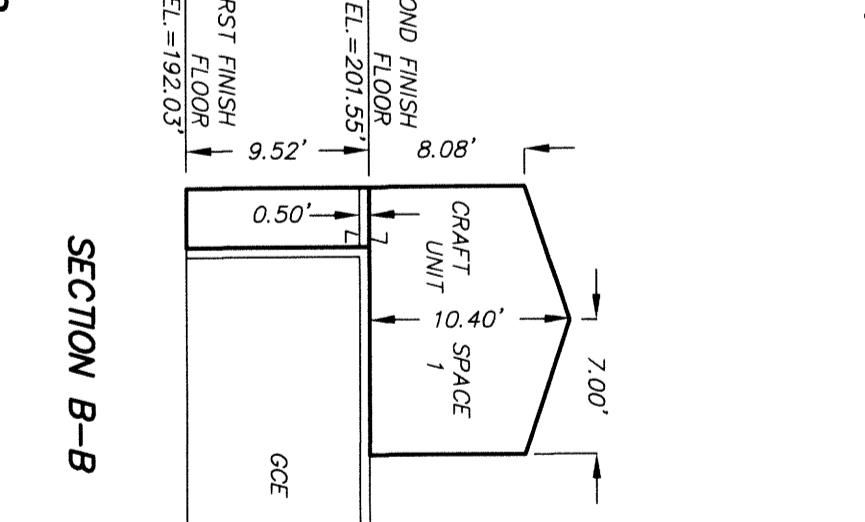
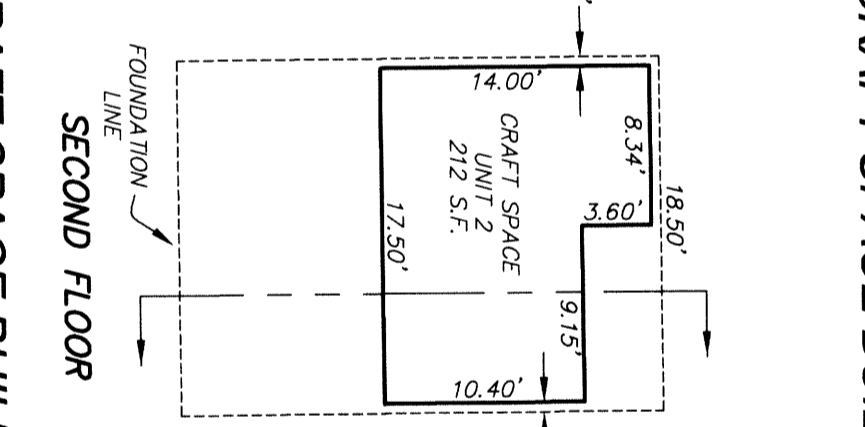
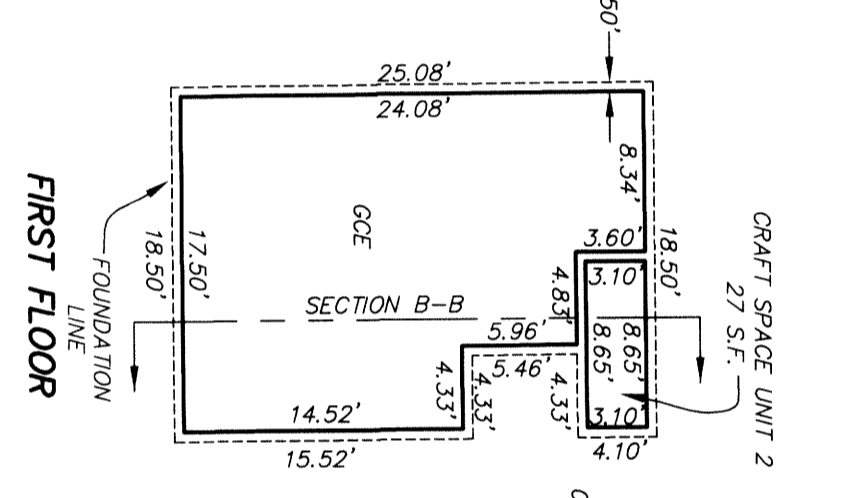
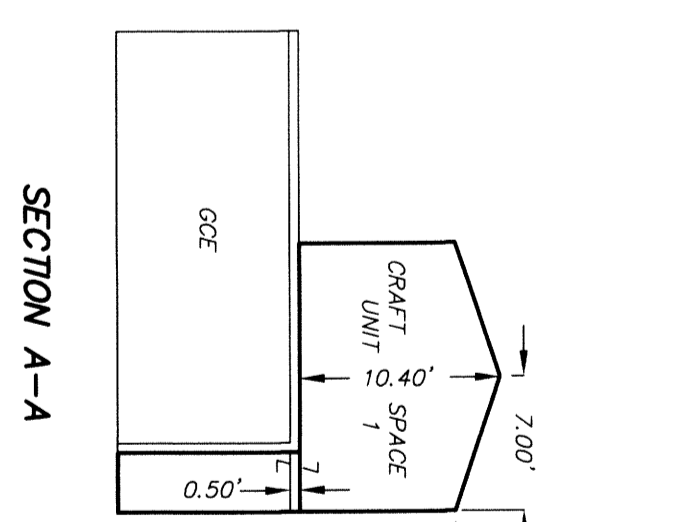
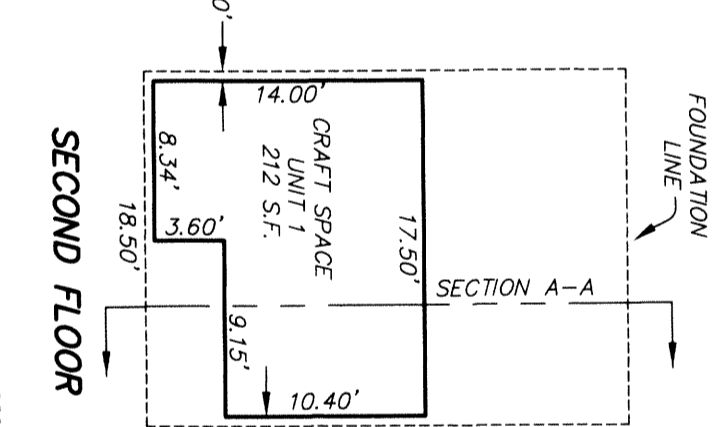
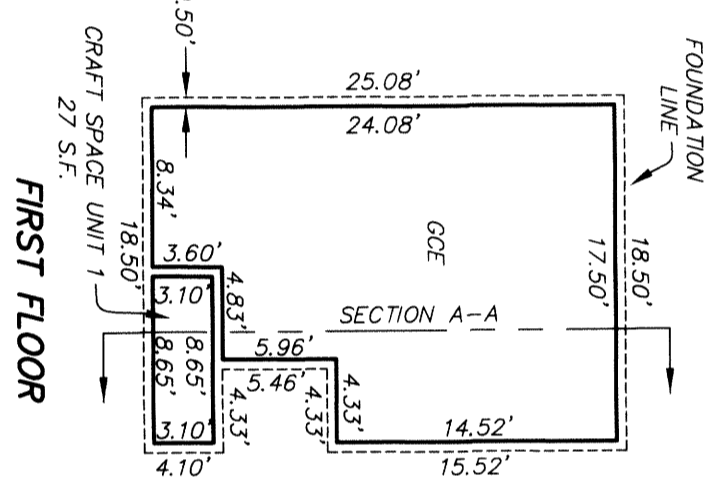
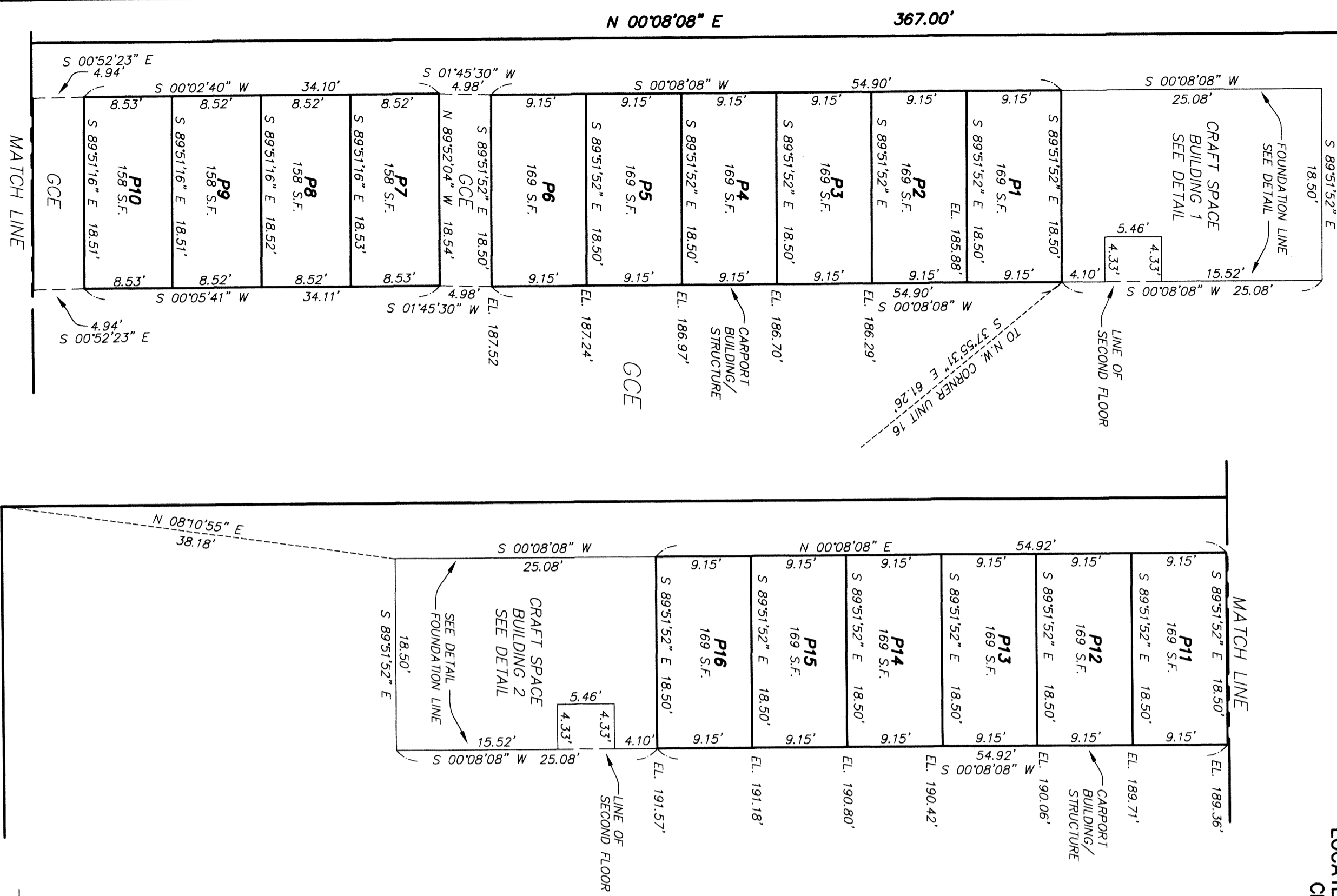




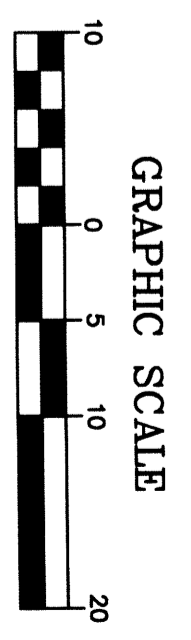
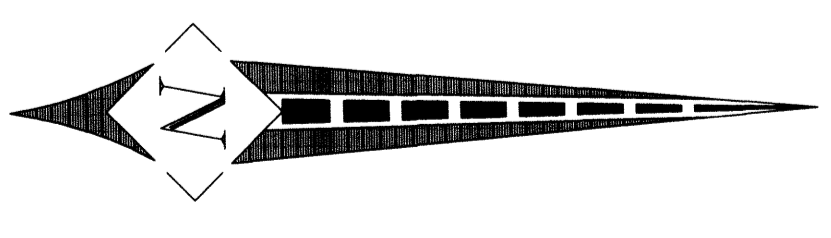
# CULLY GROVE CONDOMINIUM

## PARKING UNITS / CRAFT SPACE BUILDING 1 AND 2 / STORAGE LOCKER

LOCATED IN THE N.W. 1/4 OF SECTION 19, T.1N., R.2E., W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
DATE: AUGUST 10, 2013 SCALE: 1"=10'  
SHEET 9 OF 10



CRAFT SPACE UNIT AREA TOTALS			
	FIRST	SECOND	TOTAL
CRAFT UNIT 1	27 S.F.	212 S.F.	239 S.F.
CRAFT UNIT 2	27 S.F.	212 S.F.	239 S.F.



SIGNED ON: 9-17-2013  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NOVEMBER 30, 2007  
JAMES BURTON BROWN  
60379

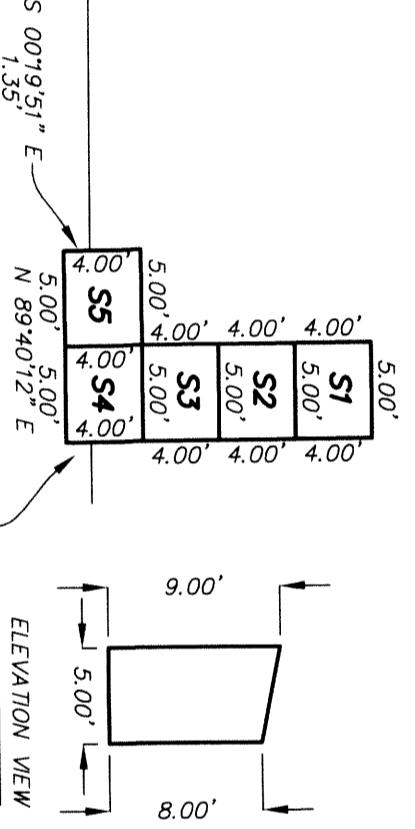
VALID THROUGH DECEMBER 31, 2013  
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED USING HP PRODUCT #516404 ON MMF FILM

I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT



**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.  
729 MOLALLA AVE., SUITE 1 & 2  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189  
DRAWN BY: CJB CHECKED BY: JBB CLIENT: CULLY GROVE  
PROJECTS: CULLY GROVE - GOING STREET

**LCE STORAGE LOCKER**  
SEE SHEET 5 FOR HORIZONTAL LOCATION



**LEGEND:**

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- LCE = LIMITED COMMON ELEMENT
- Y = LIMITED COMMON ELEMENT YARD AND PATIO AREA
- Q = CENTERLINE OF WALL
- EL. = ELEVATION
- S.F. = SQUARE FEET
- SE = SOLAR EQUIPMENT LCE

**NOTES:**

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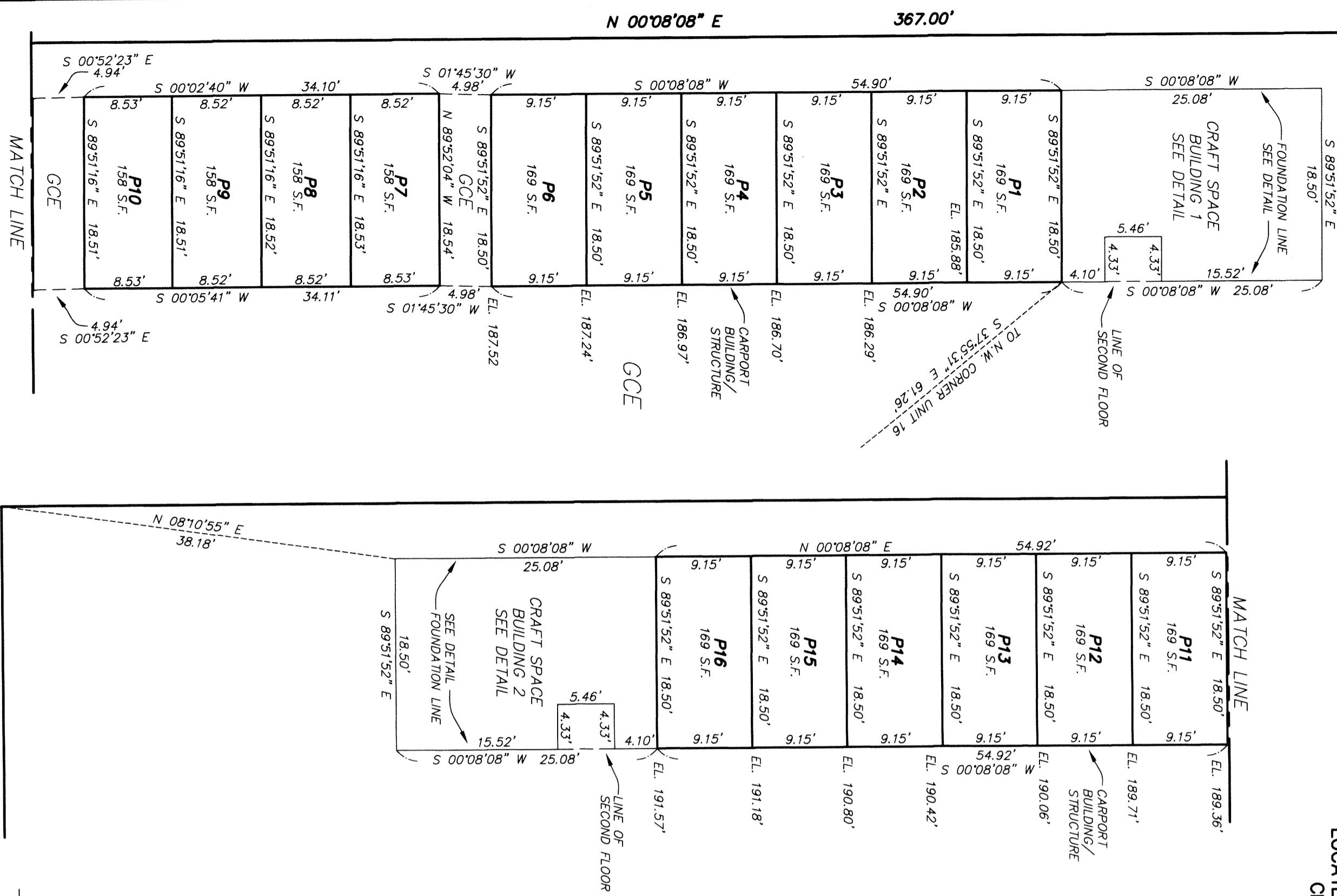
**PARKING UNIT BOUNDARY**

**N.E. GOING STREET**

**S 90°00'00" W**

**MATCH LINE**

**MATCH LINE**



# CULLY GROVE CONDOMINIUM

LOCATED IN THE N.W. 1/4 SECTION 19, T.1N., R.2E., W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
DATE: AUGUST 10, 2013  
SHEET 10 OF 10

### NARRATIVE:

1. THE PURPOSE OF THIS PLAT IS TO CREATE A CONDOMINIUM PLAT OF THAT TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2009-118718, MULTNOMAH COUNTY DEED RECORDS, EXCEPTING STREET DEDICATION AS RECORDED IN DOCUMENT NO. 2012-052720, MULTNOMAH COUNTY DEED RECORDS.
2. THE BOUNDARY DETERMINATION IS PER THE RECORD BOUNDARY OF SN 63323 WITH ALL MONUMENTS FOUND AND HELD.
3. THE BASIS OF BEARINGS IS PER FOUND AND HELD MONUMENTS ON THE NORTH LINE PER SN 63323, TAKEN AS N 00°08'08" E PER SAID SURVEY.
4. THE SOUTH LINE OF THIS PLAT WAS ESTABLISHED BY HOLDING 4.00 FEET NORTH OF THE SOUTH LINE OF SAID DOCUMENT NO. 2009-118718, PER DOCUMENT NO. 2012-052720, MULTNOMAH COUNTY DEED RECORDS.

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CULLY GROVE, LLC, THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, AND DOES HEREBY COMMIT SAID LAND TO THE OPERATION OF THE OREGON CONDOMINIUM ACT AS LAID OUT IN CHAPTER 100 OF THE OREGON REVISED STATUTES, THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES 100.005 TO 100.025.

*Zachariah D. Parrish*  
ZACHARIAH D. PARRISH, MANAGING MEMBER  
CULLY GROVE, LLC. (DECLARANT)

### ACKNOWLEDGEMENT:

STATE OF OREGON )  
COUNTY OF MULTNOMAH ) SS  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18 DAY OF September, 2013, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ZACHARIAH D. PARRISH, WHO BEING DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF CULLY GROVE, LLC, AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY, ON BEHALF OF SAID LLC.

*Robert L. Steinhilber*  
NOTARY SIGNATURE  
ROBERT L. STEINHIHLER  
NOTARY PUBLIC OREGON  
COMMISSION NO.: 449916  
MY COMMISSION EXPIRES: June 2, 2014

### SURVEYOR'S CERTIFICATE:

I, JAMES BURTON BROWN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED CONDOMINIUM PLAT, SAID LAND BEING DESCRIBED AS FOLLOWS:

A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 2009-118718, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE N.W. 1/4 OF SECTION 19, T.1N., R.2E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS", SET ON THE EAST LINE OF SAID DOCUMENT NO. 2009-118718 TRACT, SAID POINT BEING N00°08'08"E, 4.00 FEET FROM A FOUND 5/8" IRON ROD WITH A RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" MARKING THE SOUTHWEST CORNER OF THE PLAT OF "TOU ACRES" MULTNOMAH COUNTY PLAT RECORDS, SAID INITIAL POINT BEING 29.00 FEET NORTH OF THE CENTERLINE OF N.E. GOING STREET WHEN MEASURED AT RIGHT ANGLES, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID N.E. GOING STREET, NORTHERLY OF PARALLEL WITH, AND 29.00 FEET DISTANT FROM SAID CENTERLINE, S90°00'00"W, 220.00 FEET TO A POINT ON THE WEST LINE OF SAID DOCUMENT NO. 2009-118718 TRACT; THENCE ALONG THE WEST LINE OF SAID DOCUMENT NO. 2009-118718 TRACT, N00°08'08"E, 367.00 FEET TO THE N.W. CORNER OF SAID DOCUMENT NO. 2009-118718 TRACT, BEING A POINT ON THE SOUTH LINE OF THE PLAT OF "BLUGGATE," MULTNOMAH COUNTY PLAT RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "BLUGGATE," N90°00'00"E, 220.00 FEET TO THE NORTHWEST CORNER OF SAID "TOU ACRES"; THENCE ALONG THE WEST LINE OF SAID "TOU ACRES" S00°08'08"W, 367.00 FEET TO THE INITIAL POINT.

SAID TRACT OF LAND CONTAINS 80,740 SQUARE FEET OR 1.85 ACRES

SIGNED ON: 9-17-2013  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
NOVEMBER 30, 2007  
JAMES BURTON BROWN  
60379

VALID THROUGH DECEMBER 31, 2013  
I CERTIFY THAT THIS PLAT WAS PREPARED  
USING HP PRODUCT #516404 ON WMF FILM  
I HEREBY CERTIFY, THIS IS A TRUE AND EXACT COPY  
OF THE ORIGINAL SUBDIVISION PLAT

### COMPLETION CERTIFICATION

I, JAMES BURTON BROWN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "CULLY GROVE CONDOMINIUM" FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDINGS, AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SAID PLAT, HAS BEEN COMPLETED.

DATED THIS 17 DAY OF September, 2013  
BY: *James Burton Brown* PLS 60379

### APPROVALS:

APPROVED THIS 16 DAY OF September, 2013  
BY: *Michael J. Swanson* - DEPUTY  
COUNTY SURVEYOR, MULTNOMAH COUNTY, OREGON

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 100.110 HAVE BEEN PAID AS OF September 24, 2013  
DIRECTOR, DIVISION OF ASSESSMENT & TAXATION  
MULTNOMAH COUNTY, OREGON  
BY: *Michael J. Swanson*  
DEPUTY

STATE OF OREGON )  
COUNTY OF MULTNOMAH ) SS  
I DO HEREBY CERTIFY THAT THE ATTACHED CONDOMINIUM PLAT WAS RECEIVED FOR RECORD AND RECORDED September 27, 2013 AT 9:48 O'CLOCK A.M., IN BOOK 1304, PAGES 53-62  
COUNTY RECORDING OFFICE  
BY: *Steph Hurd*  
DEPUTY  
DOCUMENT NO: 2013-130281

**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.  
729. MOLALLA AVE., SUITE 1 & 2  
OREGON CITY, OREGON 97045  
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DRAWN BY: CJB CHECKED BY: JBB CLIENT: CULLY GROVE  
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