

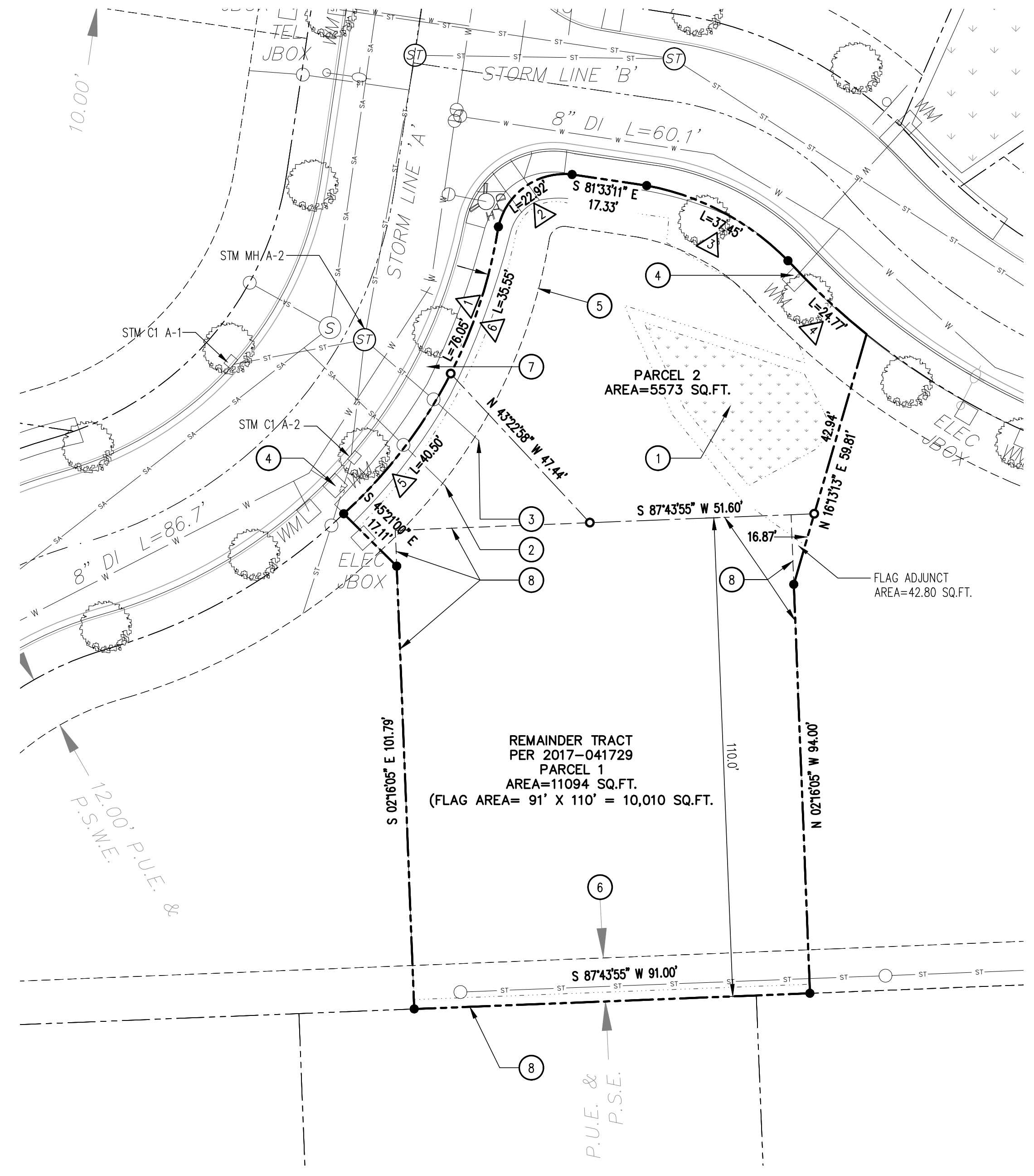
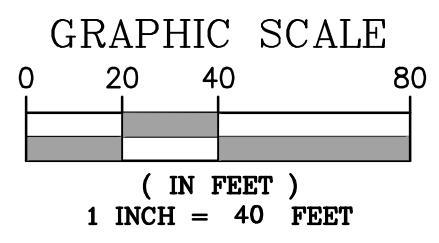
CURVE DATA					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	34°51'34"	125.00'	76.05'	S 28°19'59" W	74.88'
2	87°32'34"	15.00'	22.92'	S 54°40'29" W	20.75'
3	39°01'03"	55.00'	37.45'	N 62°02'40" W	36.73'
4	08°36'04"	165.00'	24.77'	N 46°50'11" W	24.75'
5	18°33'50"	125.00'	40.50'	N 36°28'52" E	40.32'
6	16°17'42"	125.00'	35.55'	N 19°03'06" E	35.43'

**LEGEND:**

- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.W.E. PUBLIC SIDEWALK EASEMENT
- S.T.E. STREET TREE EASEMENT
- PR.S.E. PRIVATE STORM DRAIN EASEMENT

- 1 WETLAND AREA
- 2 EXISTING SEWER LATERAL
- 3 EXISTING STORM LATERAL
- 4 EXISTING WATER SERVICE
- 5 12' P.U.E. P.S.W.E. AND S.T.E. PER DOCUMENT 2021-086454
- 6 10' PR.S.E. PER DOCUMENT 2021-086452
- 7 EXISTING SIDEWALK
- 8 EDGE OF 'FLAG' AREA

REMAINDER OF TRACT PER 2017-041729  
TOTAL AREA = 16,667 SQ.FT.



JOB#:	Y-704-1
DATE:	6-9-21
SCALE:	1"=20'
DRAWN:	SMM
CHKD:	CCF
FILE:	-

**ZTEC ENGINEERS INC.**  
 3880 S.E. 8TH AVE., SUITE 280, PORTLAND, OR. 97202  
 PH: (503) 235-8795 FAX: (503) 233-7889

LOCATED IN THE S.E. 1/4 OF SECTION 21,  
 T.3 S., R.I.E, W.M., IN THE CITY OF CANBY, CLAKAMAS COUNTY, OREGON.


**SEVEN ACRES ESTATES**  
 132-138 S.E. 18TH AVE.

**PROPOSED PARTITION OF REMAINDER TRACT PER 2017-041729**