

STEPHANIE TERRACE CONDOMINIUMS (PHASE II)

REPLAT OF A PORTION OF LOT 368, JOHNSON ESTATE ADDITION TO BEAVERTON REEDVILLE ACREAGE¹⁷ SITUATED IN THE N.E. 1/4 OF SECTION 17, T.1.S., R.1.W., W.B.&M. WASHINGTON COUNTY, OREGON

DECLARATION OCTOBER 15, 1984

SURVEYED

State of Oregon

ACKNOWLEDGMENTS

My Commission Expires 4/13/87

Be it remembered that on this 15th day of October, 1984, before me appeared Henry X. E. Wong, who being duly sworn, did say, under oath, that he is President of Sun-Mar Properties II, Inc., a corporation organized under the laws of the State of Oregon, and that the instrument described in the foregoing instrument and that said instrument was signed on behalf of said limited partnership and he acknowledged said instrument to be his voluntary act and deed.

Sworn and subscribed before me this 22nd day of October, 1984.

Notary Public for the State of Oregon
My commission expires 4/13/87

KNOW ALL MEN BY THESE PRESENTS: Sun-Mar Properties II Oregon, Ltd., an Oregon Ltd partnership, does hereby make, establish and declare the annexed map of "Stephanie Terrace Condominiums (Phase II)" and by the said condominium, the land being more particularly described in the Surveyor's Certificate, hereunto annexed, and they do hereby commit said land to the operation of the Oregon Condominium Act as set forth in Chapter 94 of the Oregon Revised Statutes.

Sun-Mar Properties II Oregon, Ltd.

Henry X. E. Wong, President
SunMar Development Inc. (General Partner)

COUNTY APPROVALS
Approved this 5th day of November, 1984
Washington County Health Department

Approved this 15th day of November, 1984
Washington County Surveyor

Approved this 5th day of November, 1984
Director of Assessment and Taxation



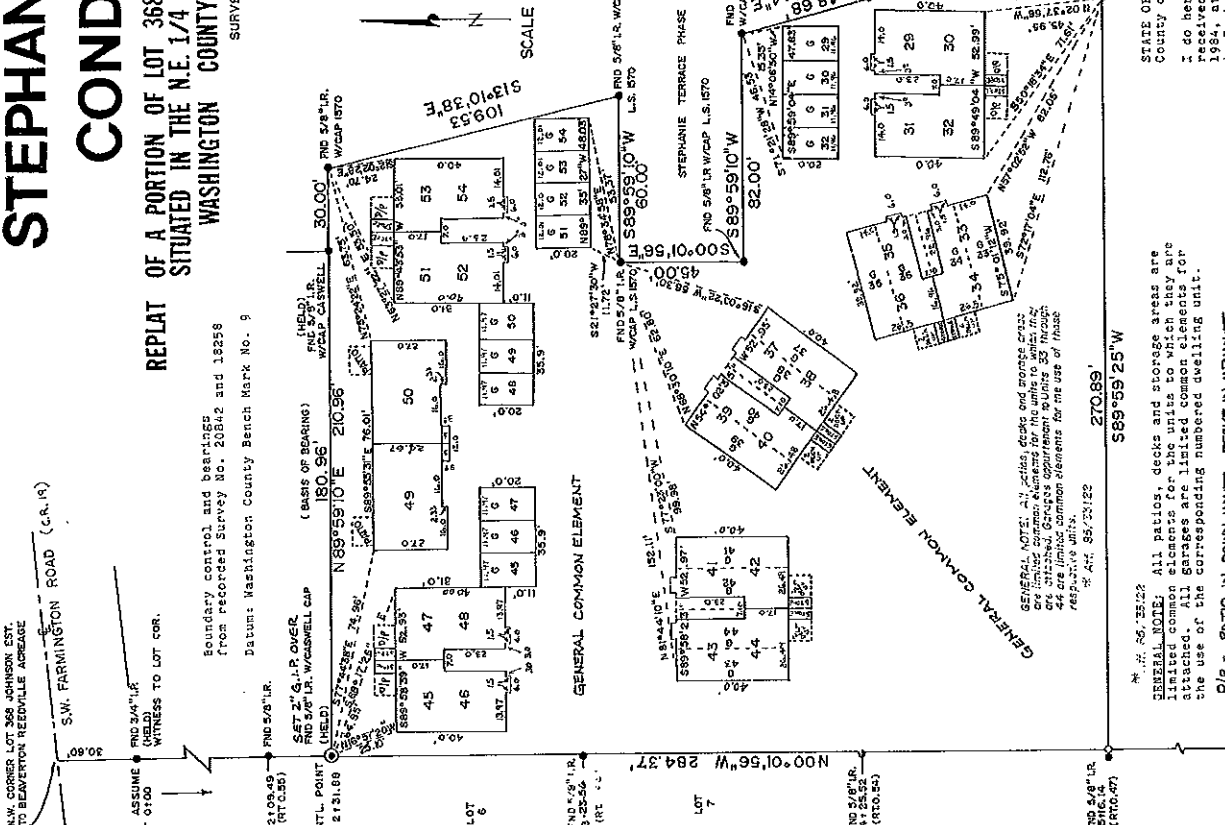
I DO HEREBY CERTIFY THAT I HAVE COMPARED THE WITHIN CONDOMINIUMS WITH THE ORIGINAL THEREOF, AND THE SAME IS A FULL, TRUE, AND CORRECT TRANSCRIPT THEREFROM, AND A TRUE COPY OF AS THE SAME APPEARS ON RECORD IN CONDOMINIUMS BOOK 6, PAGE 31, 40-THEREOF.

ATTEST: THIS 5th day of NOV. 1984
Director of Assessment and Taxation
Washington County Clerk

Sworn and subscribed before me this 22nd day of October, 1984
Notary Public for the State of Oregon
My commission expires 4/13/87

I do hereby certify that the attached condominium plat received for record on the 15th day of November, 1984, is a true and correct copy of the original as recorded on page 39 & 40 of Records of Condominiums of said County.

My Commission Expires 4/13/87



GENERAL NOTE: All patios, decks and storage areas are limited common elements for the units to which they are attached. All garages are limited common elements for the use of the corresponding numbered dwelling unit.

D/P = PATIO IN DOWN UNITS, DECKS IN UPUNITS

LEGEND
● = Denotes found monument as noted
○ = Denotes set 5/8"x30" iron rod with orange cap stamped L.S. 1570

STATE OF OREGON
County of Washington

I do hereby certify that the attached condominium plat received for record on the 15th day of November, 1984, is a true and correct copy of the original as recorded on page 39 & 40 of Records of Condominiums of said County.

Sworn and subscribed before me this 22nd day of October, 1984
Notary Public for the State of Oregon
My commission expires 4/13/87

My Commission Expires 4/13/87

Book 6 Page 38

STEPHANIE TERRACE CONDOMINIUMS (PHASE I)

A REPLAT OF PORTIONS OF LOTS 367 & 368
JOHNSON ESTATE ADDITION TO BEAVERTON REEDVILLE ACREAGE

SITUATED IN THE N.E. 1/4 OF SECTION 17, T.1S., R.1W., W.B.M.
WASHINGTON COUNTY, OREGON.
SURVEYED AUGUST 27TH 1984
PAGE 2 OF 2

R.A. Lawrence & Associates

5001 Willamette Falls Dr. • 655-6804 • West Linn, OR 97088

COUNTY APPROVALS

Approved this 5 day of October, 1984
Washington County Health Department

By Michael J. Folsom
Approved this 4th day of October, 1984
Washington County Surveyor

By R.C.R.
Approved this 5th day of October, 1984
Director of Assessment and Taxation
By Dorothy Melton

STATE OF OREGON
County of Washington s.s.

I do hereby certify that the attached condominium was received for record on the 5th day of October, 1984 at 1:15 o'clock P.M., and recorded on Page 37 & 38 in Book 6 of Records of Condominiums of said County.

Witness my hand hereunto set and seal of office affixed this 5th day of October, A.D., 1984.

Director of Assessment and Taxation
EX-officio County Clerk
By Laura M. Etkin Deputy
Attest: This 5th day of October, 1984
Director of Assessment and Taxation
EX-officio County Clerk
By Laura M. Etkin Deputy

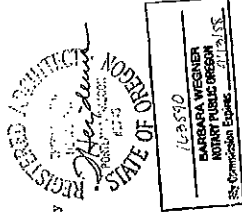


I DO HEREBY CERTIFY THAT I HAVE COMPARED THE WITHIN CONDOMINIUMS THE ORIGINAL THEREOF THAT THE SAME IS FULLY, TRUE AND CORRECT TRANSCRIPT THERE-OF AND THE WHOLE THEREOF, AS THE SAME APPEARS IN CONDOMINIUM BOOK 6 PAGE 37 & 38 THERE OF.

WITNESS MY HAND HEREUNTO SET AND SEAL OF OFFICE AFFIXED, THIS 5th DAY OF October, A.D., 1984

DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK

BY Laura M. Etkin DEPUTY



ARCHITECT'S STATEMENT
Being first duly sworn, I hereby state the attached map fully and accurately depicts the boundaries of the units of the and accurate and that construction of the units and building depicted thereon is complete on the date of my signature.

R.A. Lawrence
Dick Heidemann
Sworn and subscribed before me this 27th day of September, 1984.
Barbara Weener State of Oregon
Notary Public for the State of Oregon
my commission expires 11/30/85

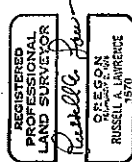
NARRATIVE:

POINTS SET IN THIS SURVEY (EAST/NORTH LINES) WERE ESTABLISHED BY BEARING INTERSECTION SUBORDINATE TO ADJACENT MONUMENTS EXCEPT DISTURBED.

I CERTIFY THIS TO BE A TRUE COPY OF STEPHANIE TERRACE CONDOMINIUMS (PHASE I)

R.A. Lawrence

FLOOR	ELEV'S
1-2	170.15
3-4	170.15
5-6	181.61
7-8	181.61
9	181.61
10	183.76
11	183.76
12	183.27
13-14	188.40
15-16	182.15
17-18	187.86
19-20	187.81
21-22	187.78
23-24	187.77
25-26	188.00
27-28	188.00



STEPHANIE TERRACE CONDOMINIUMS (PHASE I)

A REPLAT OF PORTIONS OF LOTS 367 & 368 JOHNSON ESTATE ADDITION TO BEAVERTON REEDVILLE ACREAGE SITUATED IN THE N.E. 1/4 OF SECTION 17, T1S., R1W., W8BM

R.A. Lawrence & Associates
5001 Wilamette Falls Dr. • 686-6804 • West Linn, OR 97088

WASHINGTON COUNTY, OREGON.
SURVEYED AUGUST 27TH 1984
G-24, and G-25 through G-29 are limited non-iron elements
appurtenant to their respective garage units.
* Att. 837-42376

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: Sun-Mar Properties II Oregon, Ltd. An Oregon Ltd partnership, does hereby make, establish and declare the annexed map of Stephanie Terrace Condominiums (Phase I) to be a true and correct map of the land owned and laid out by them as a Condominium, said land being more particularly described in the Surveyor's Certificate, herewith appended, and they do hereby commit said land to the operation of the Oregon Revised Statutes, as set forth in Chapter 94 of the Oregon Revised Statutes.

Sun-Mar Properties II Oregon, Ltd.

ACKNOWLEDGMENTS

State of Oregon
As it is remembered that on this 27th day of September, 1984, before me appeared Henry T. McNeil, President of Sun-Mar Properties II Oregon, Ltd., and that he is duly sworn, did say, under oath, that he is the President of Sun-Mar Properties II Oregon, Ltd., and that he is the owner of the land described in the foregoing instrument and that said instrument was signed on behalf of said limited partnership and he acknowledged said instrument to be his voluntary act and deed.

Notary Public for the State of Oregon
My commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Russell A. Lawrence
OREGON
RUSSELL A. LAWRENCE
1570

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

IF CERTAIN THIS TO BE A TRUE COPY of
STEPHANIE TERRACE CONDOMINIUMS (PHASE I)

FLOOR ELEVATIONS

UNIT NO.	ELEVATION
113	191.04'
214	200.04'
315	191.42'
416	200.42'
517	191.81'
618	200.81'
719	192.20'
820	201.20'
921	192.59'
1022	201.59'
1123	192.98'
1224	201.98'
1325	193.37'
1426	202.37'
1527	193.76'
1628	202.76'

GENERAL

GENERAL COMMON ELEMENTS
GENERAL COMMON ELEMENTS
GENERAL COMMON ELEMENTS

LEGEND

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 5/8" X 30" IRON ROD WITH ORANGE CAP STAMPED L.S. 1570

BOUNDARY CONTROL AND BEARINGS
FROM RECORDED SURVEY NO. 60842
DATUM: Washington County Bench Mark No. 9

SCALE 1" = 30'
CORNER NOT SET, FALLS IN CONC. FENCE COR. POST BASE.

PLAN REVERSES FOR UNITS 3, 4, 7, 8, 11, 12, 15, 16, 19, 20, 23, 24, 27, 28
ALL LOWER UNITS, ODD NUMBERED
ALL UPPER UNITS, EVEN NUMBERED

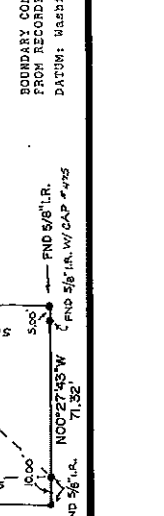
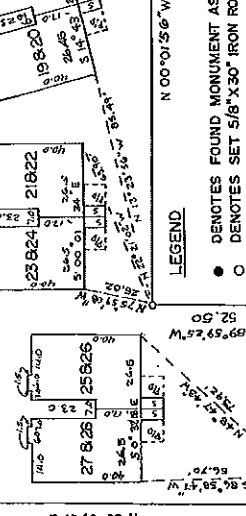
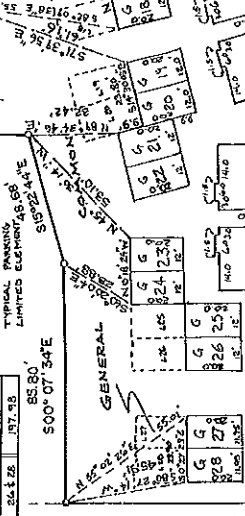
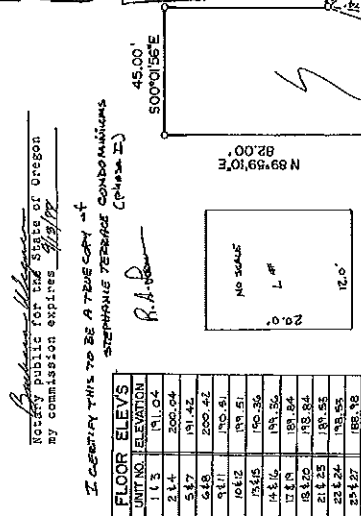
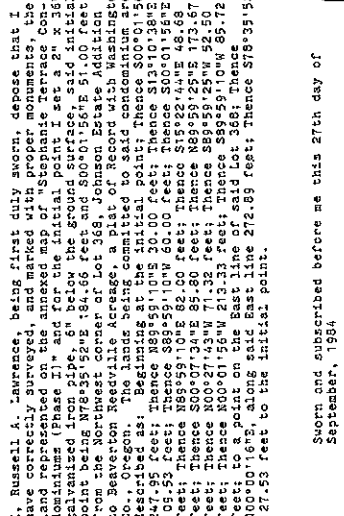
TYPICAL ELEVATION
TYPICAL GARAGE

TYPICAL PARKING LIMITED ELEVATION 88.00'

CHAIN LINK FENCE LIES FROM 4 TO 10 E. OF R#

SCALE 1" = 10'

SCALE 1" = 30'



Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

Notary Public for the State of Oregon
my commission expires 12/31/88
BARBARA WEGNER
NOTARY PUBLIC OREGON
My Commission Expires 3/31/85

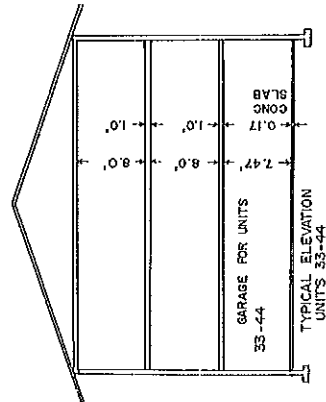
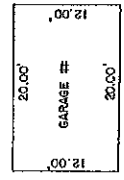
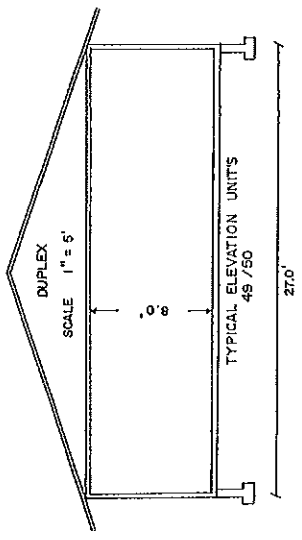
STEPHANIE TERRACE CONDOMINIUMS (PHASE II)

REPLAT OF A PORTION OF LOT 368, "JOHNSON ESTATE ADDITION TO BEAVERTON REEDVILLE ACREAGE"
SITUATED IN THE N.E. 1/4 OF SECTION 17, T.1S., R.1W., W.B. & M.
WASHINGTON COUNTY, OREGON

SURVEYED OCTOBER 15, 1984

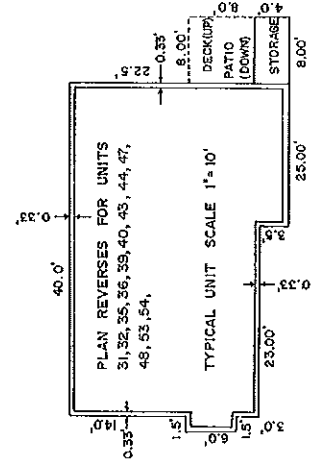
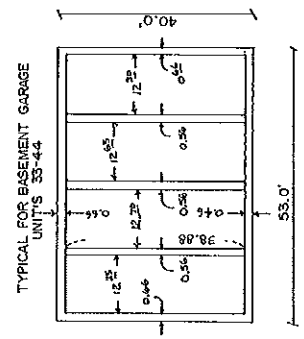
Book 6 Page 40
PAGE 2 OF 2

FLOOR	ELEV'S
GARAGE	ELEVATION
29/30	186.39
31	186.39
32	186.06
33/34	178.78
35/36	178.78
37/38	177.39
39/40	177.39
41/42	176.37
43/44	175.42
45/46	184.94
47	184.82
48/49	185.71
50	185.71
51/52	186.54
53/54	186.54



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Russell A. Lawrence
OREGON
RUSSELL A. LAWRENCE
1570

FOR O.R.S. 92.120, I CERTIFY THIS TO BE AN
EXACT COPY OF STEPHANIE TERRACE CONDOMINIUM
(PHASE II) RAJ 10-22-84



NARRATIVE:
THE WEST LINE OF THIS SURVEY WAS DEVELOPED FROM SURVEY NO. 16226. THE LIONS SHOWN AS HELD APPERTAINED TO HAVE BEEN ESTABLISHED FROM A SURVEY FROM THE NORTH CORNER TO THE SOUTH CORNER OF LOT 548. THE NORTH CORNER OF THIS PART COMES FROM THE SAME SURVEY (ALSO THE BASIS OF BEARINGS IN STEPHANIE TERRACE (PHASE II)). THE EAST LINE ABUTS AND PHASE II AND THE SOUTH LINE IS AN EXTENSION OF THE SOUTH LINE OF PHASE II.

