

MASON STREET CONDOMINIUM
A PORTION OF LOTS 3 AND 4, BLOCK 6, "COMMUNITY ACRES",
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 19, T.1N., R.2E., W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: JANUARY 24, 2018

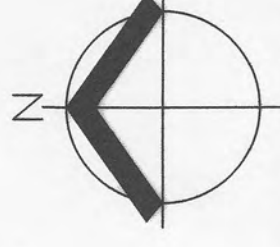
BOOK 1312 PAGE 3
SHEET 1 OF 6

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE THE "MASON STREET CONDOMINIUM", BEING THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2017-009835, MULTNOMAH COUNTY DEED RECORDS, THE BASIS OF BEARINGS (S.89°40'00"E), AND OUTBOUNDS ARE PER SURVEY NO. 65991, MULTNOMAH COUNTY SURVEY RECORDS. I HELD ALL MONUMENTS AND DATA FROM SAID SURVEY TO ESTABLISH THE PLAT BOUNDARY.

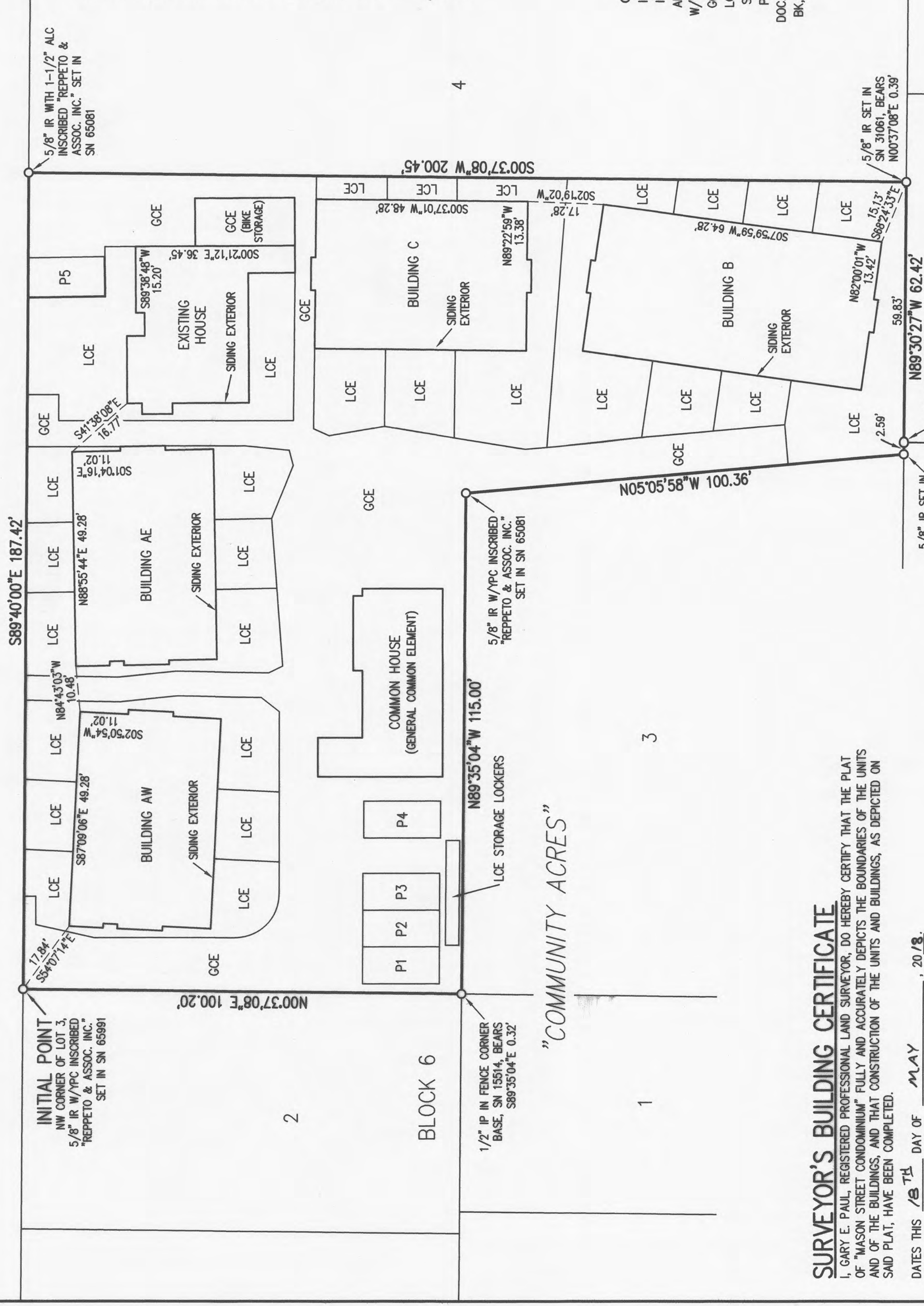
SHEET INDEX

SHEET 1	BOUNDARY, BUILDING LOCATION, SURVEYOR'S CERTIFICATE, NARRATIVE, SURVEYOR'S BUILDING CERTIFICATE
SHEET 2	BUILDINGS AW, AE AND EXISTING HOUSE PLAN VIEWS AND UNIT AREAS
SHEET 3	BUILDINGS B AND C PLAN VIEWS AND UNIT AREAS
SHEET 4	BUILDING SECTIONS
SHEET 5	PARKING UNIT PLANS, ELEVATIONS AND AREAS, LCE STORAGE LOCKERS
SHEET 6	DECLARATION, ACKNOWLEDGMENT, NOTES, APPROVALS



SCALE: 1" = 20 FEET

NE MASON STREET



SURVEYOR'S CERTIFICATE

I, GARY E. PAUL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "MASON STREET CONDOMINIUM", SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING A PORTION OF LOTS 3 AND 4, BLOCK 6, "COMMUNITY ACRES", RECORDED IN BOOK 870, PAGES 19-20, MULTNOMAH COUNTY PLAT RECORDS. THE BOUNDARIES BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, BEING A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "REPPETO & ASSOC. INC." FOUND AT THE NORTHWEST CORNER OF SAID LOT 3, ALSO BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2017-009835, MULTNOMAH COUNTY DEED RECORDS, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF N MASON STREET (30.00 FEET FROM CENTERLINE); THENCE SOUTH 89°40'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 187.42 FEET TO THE NORTHEAST CORNER OF SAID DOCUMENT NO. 2017-009835 TRACT; THENCE SOUTH 00°37'08" WEST ALONG THE EAST LINE OF SAID DOCUMENT NO. 2017-009835 TRACT, 200.45 FEET TO THE SOUTHEAST CORNER OF SAID DOCUMENT NO. 2017-009835 TRACT; THENCE NORTH 89°35'04" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DOCUMENT NO. 2017-009835 TRACT, 100.36 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTH 89°35'04" WEST ALONG SAID WESTERLY LINE, 115.00 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTH 00°37'08" EAST ALONG SAID WESTERLY LINE, 100.20 FEET TO THE INITIAL POINT. CONTAINS 25,542 SQUARE FEET, MORE OR LESS.

* CORNER

GARY E. PAUL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698

GARY E. PAUL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698

LEGEND

O	FOUND MONUMENT AS NOTED
IR	IRON ROD
IP	IRON PIPE
ALC	ALUMINUM CAP
W/YPC	WITH YELLOW PLASTIC CAP
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
SN	SURVEY NO., MULTNOMAH COUNTY SURVEY RECORDS
P#	PARKING UNIT AND NUMBER, SEE SHEET 5
DOC. NO.	DOCUMENT NO., MULTNOMAH COUNTY DEED RECORDS
BK, PG	BOOK, PAGE, MULTNOMAH COUNTY DEED RECORDS

REGISTERED
PROFESSIONAL
LAND
SURVEYOR

GARY E. PAUL
JANUARY 17, 1995
2698

RENEWAL 12/31/2018
THIS IS AN EXACT COPY OF
THE ORIGINAL PLAT "MASON
STREET CONDOMINIUM"

GARY E. PAUL
P.L.S. NO. 2698

GARY E. PAUL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698

SURVEYOR'S BUILDING CERTIFICATE

I, GARY E. PAUL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "MASON STREET CONDOMINIUM" FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND OF THE BUILDINGS, AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SAID PLAT, HAVE BEEN COMPLETED.

DATES THIS 18TH DAY OF MAY, 2018.

GARY E. PAUL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698

PREPARED FOR

ORANGE SPLOT LLC
4751 NE GOING STREET
PORTLAND, OREGON 97218

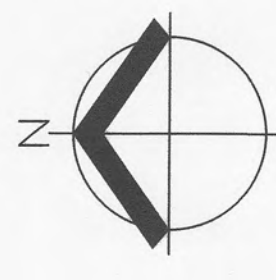
JOB NAME:	MASON ST CONDO
JOB NUMBER:	4837
DRAWN BY:	GEP
CHECKED BY:	HS
DRAWING NO.:	4837CPLAT

AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD STE 100
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F: 503.563.6152
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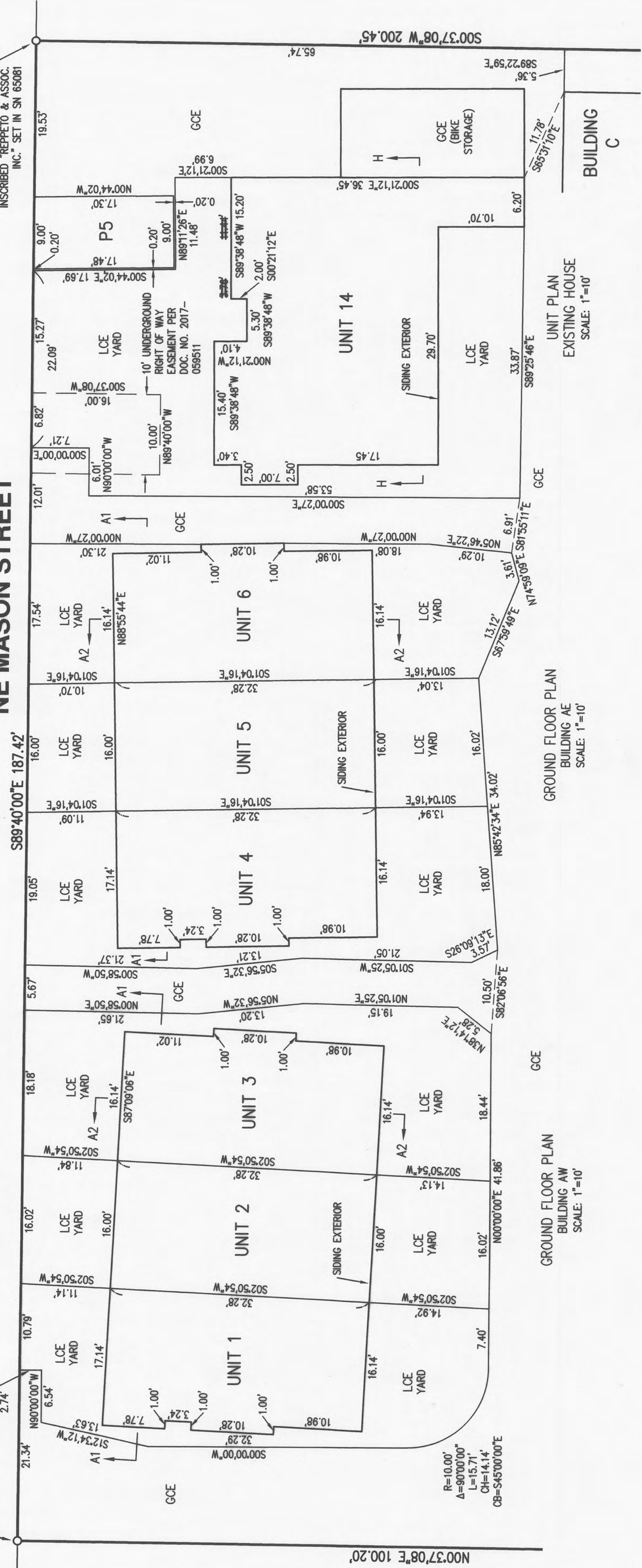
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DATE: JANUARY 24, 2018

LEGEND
O FOUND MONUMENT AS NOTED
GCE GENERAL COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
IR IRON ROD
W/YPC WITH YELLOW PLASTIC CAP
ALC ALUMINUM CAP
S.F. SQUARE FEET
P# PARKING UNIT AND NUMBER



INITIAL POINT
5/8" IR W/YPC INSCRIBED
"REPPETO & ASSOC. INC."
SET IN SN 65991

NE MASON STREET



GROUND FLOOR PLAN
BUILDING AW
SCALE: 1"=10'

GROUND FLOOR PLAN
BUILDING AE
SCALE: 1"=10'

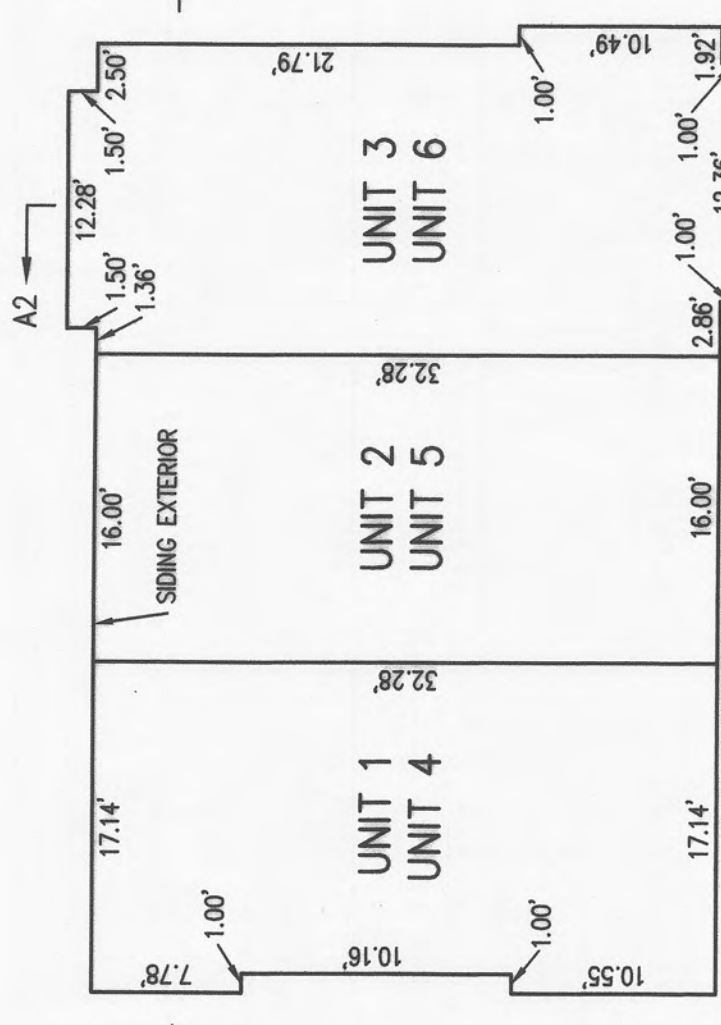
UNIT PLAN
EXISTING HOUSE
SCALE: 1"=10'

NOTES:
ALL UNIT CORNERS ARE AT 90°
SEE SHEET 4 FOR BUILDING SECTIONS A1-A1, A2-A2 AND H-H
SEE SHEET 5 FOR PARKING UNIT DATA

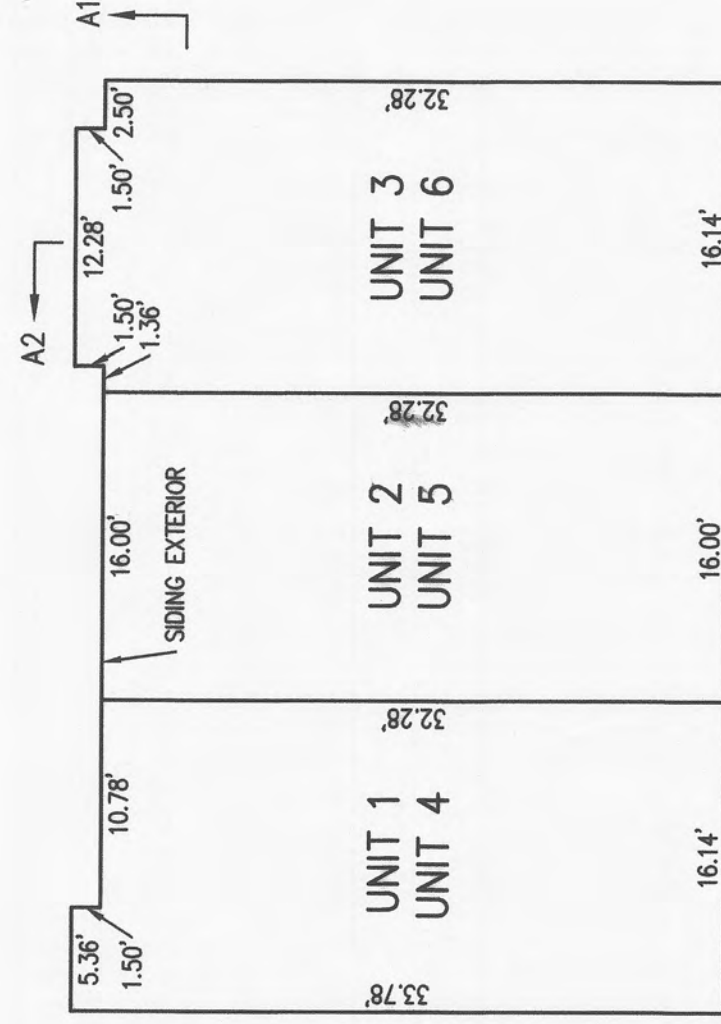
UNIT AREAS

UNIT(S)	FOOTPRINT (UNIT) AREA*
1 AND 4	539 S.F.
2 AND 5	516 S.F.
3 AND 6	531 S.F.
14	1030 S.F.

* UNIT AREAS ARE THE FIRST FLOOR BUILDING FOOTPRINT.



SECOND FLOOR PLAN
BUILDINGS AW AND AE
SCALE: 1"=10'



THIRD FLOOR PLAN
BUILDINGS AW AND AE
SCALE: 1"=10'

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OREGON
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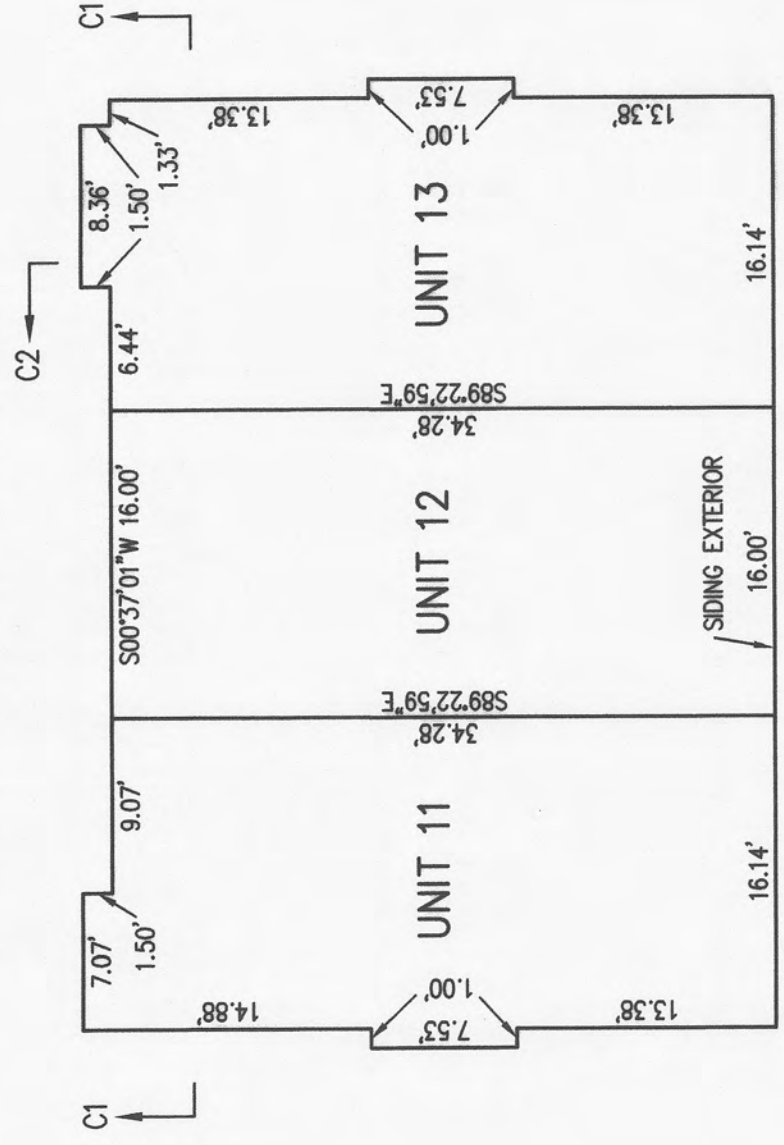
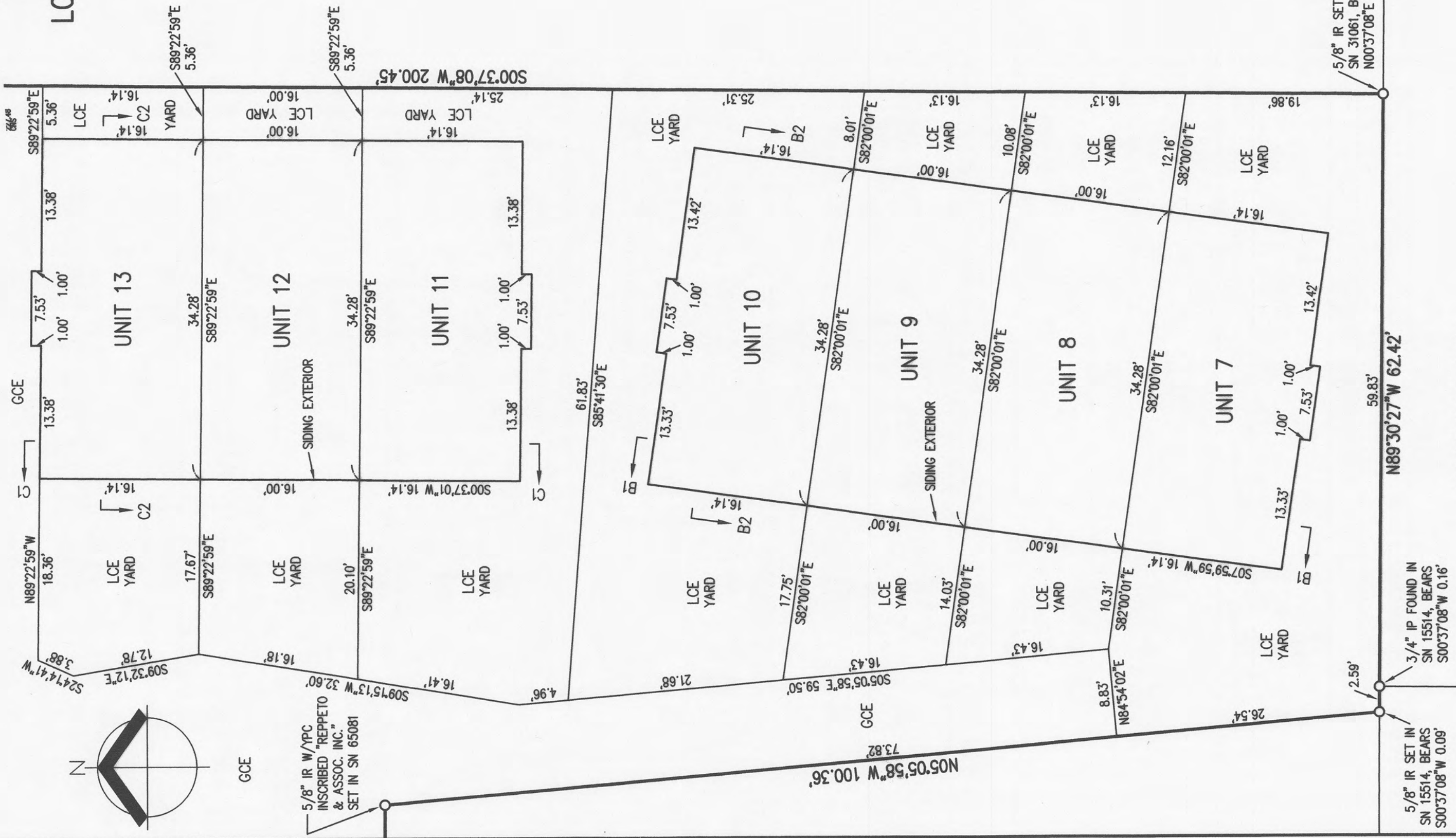
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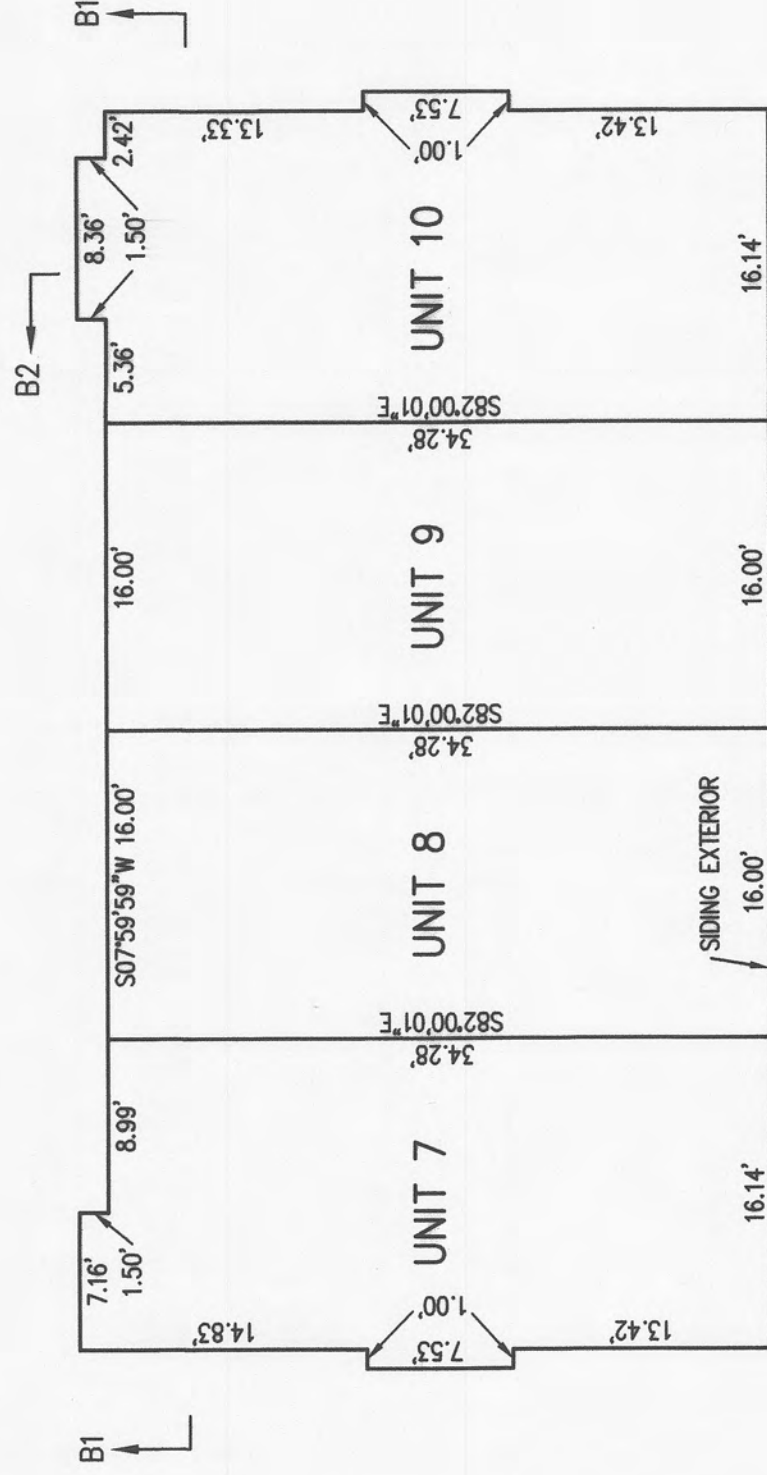
JOB NAME:	MASON ST CONDO
JOB NUMBER:	4837
DRAWN BY:	GEP
CHECKED BY:	HS
DRAWING NO.:	48370PLAT

PREPARED FOR
ORANGE SPLOT LLC
4751 NE GOING STREET
PORTLAND, OREGON 97218

MASON STREET CONDOMINIUM
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DATE: JANUARY 24, 2018



SECOND FLOOR PLAN
BUILDING C
SCALE: 1"=10'



SECOND FLOOR PLAN
BUILDING B
SCALE: 1"=10'

UNIT AREAS

UNIT(S)	FOOTPRINT (UNIT) AREA*
7	560 S.F.
8 AND 9	548 S.F.
10	560 S.F.
11	560 S.F.
12	548 S.F.
13	560 S.F.

* UNIT AREAS ARE THE FIRST FLOOR BUILDING FOOTPRINT.

LEGEND

- FOUND MONUMENT AS NOTED
IR IRON ROD
IP IRON PIPE
W/IPC WITH YELLOW PLASTIC CAP
GCE GENERAL COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
S.F. SQUARE FEET
SN SURVEY NO., MULTNOMAH COUNTY SURVEY RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON 1995
JANUARY 17
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CHECKED BY:	HS
DRAWING NO.:	4837CPLAT

NOTES:
ALL UNIT CORNERS ARE AT 90°
SEE SHEET 4 FOR BUILDING SECTIONS B1-B1, B2-B2,
C1-C1 AND C2-C2

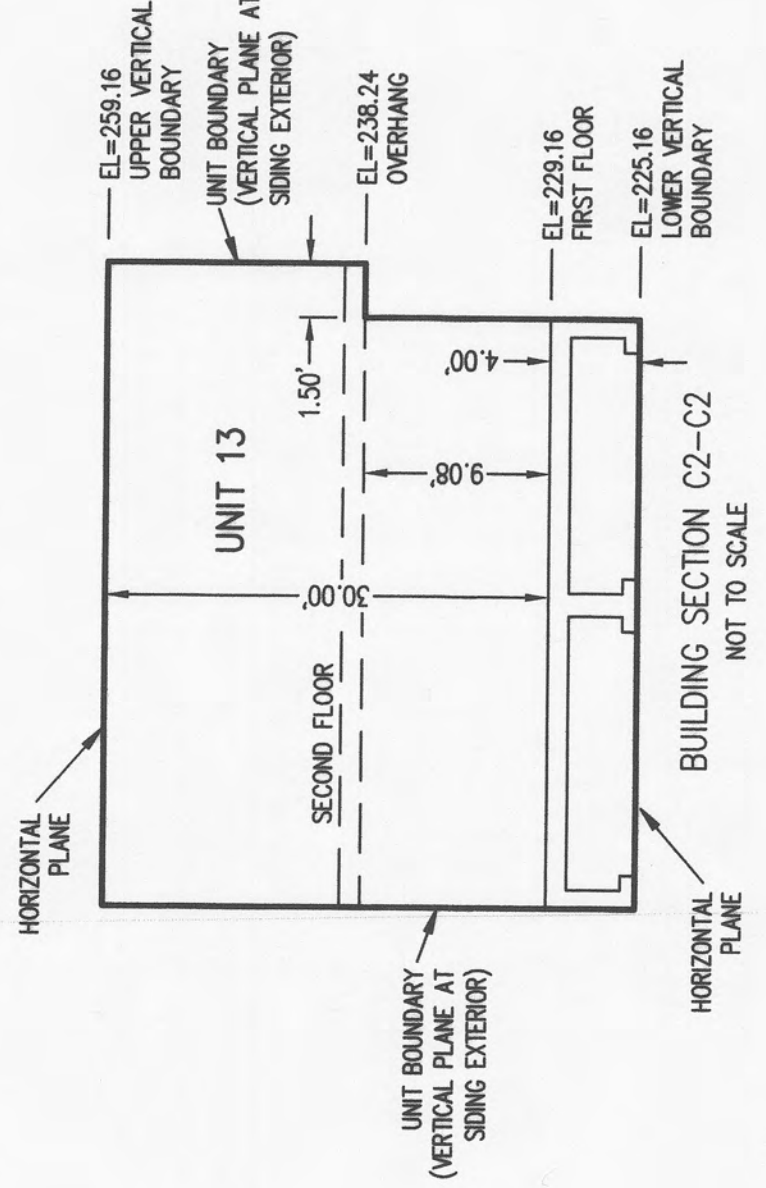
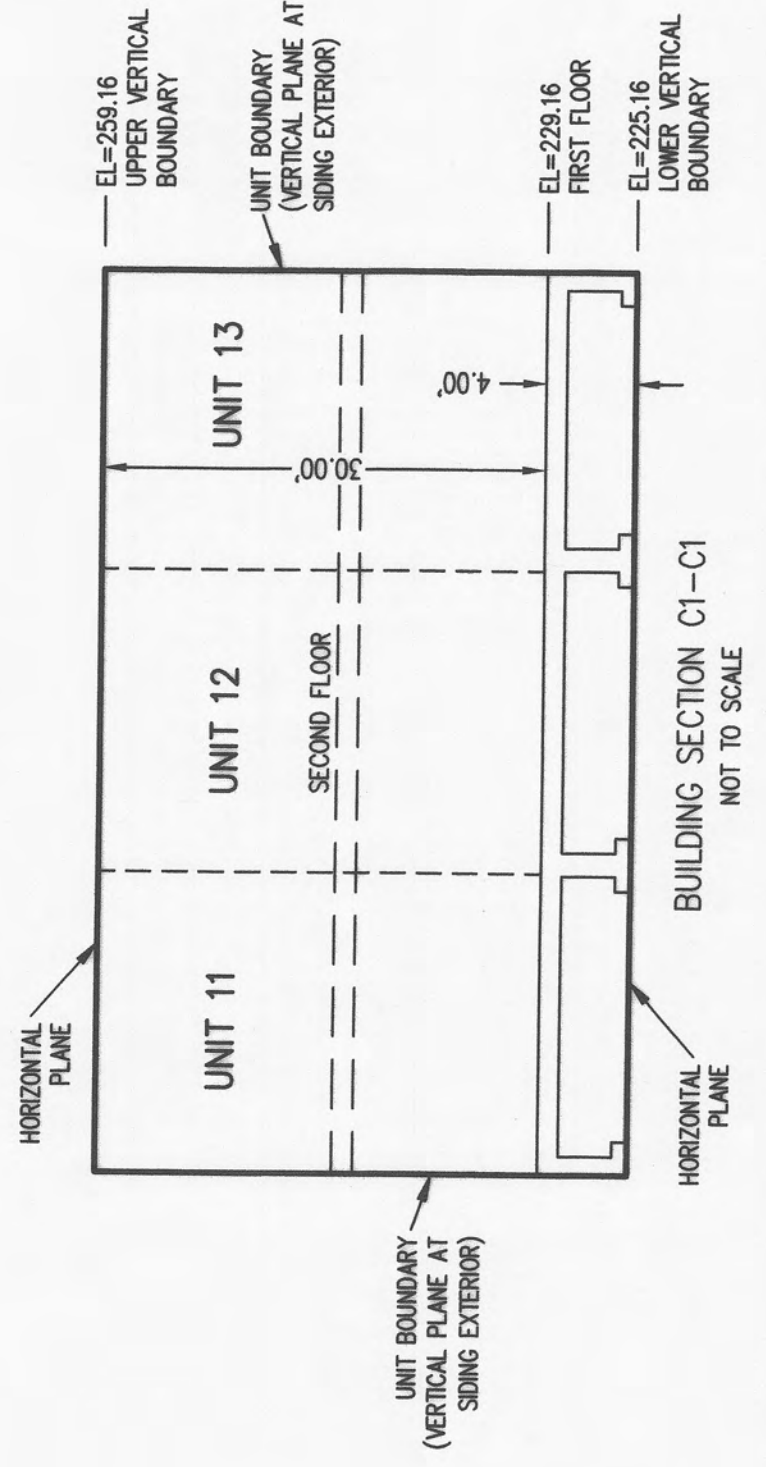
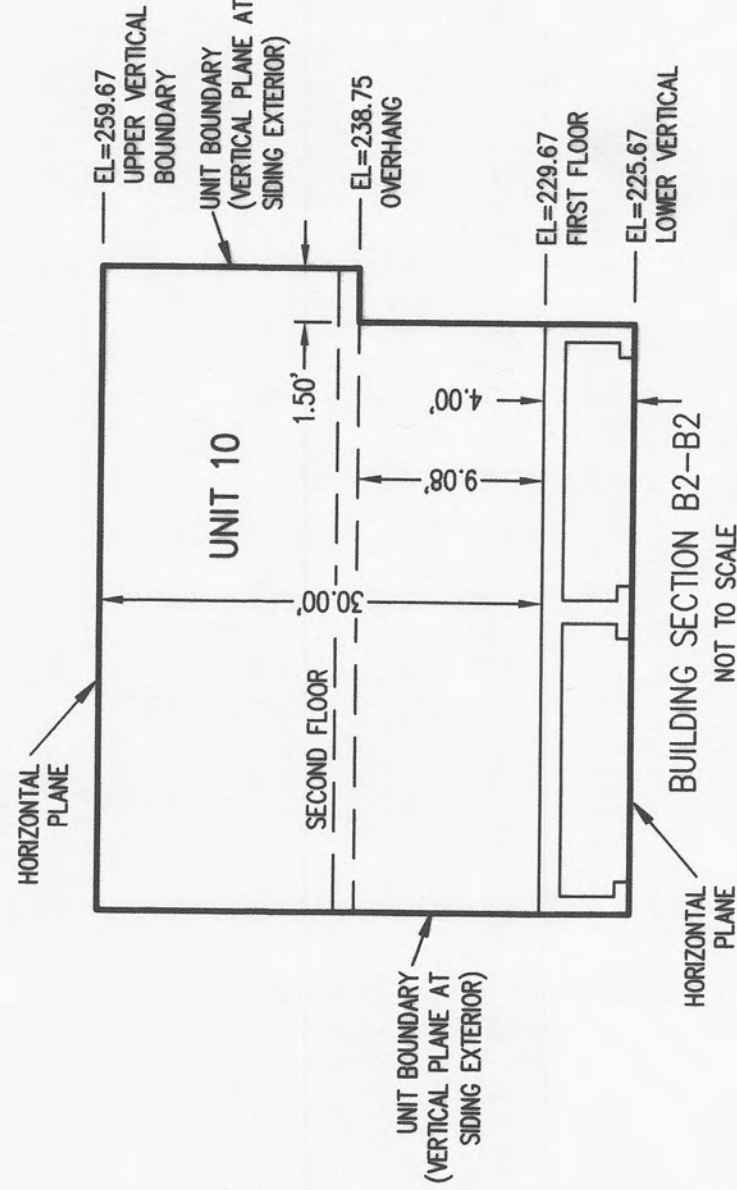
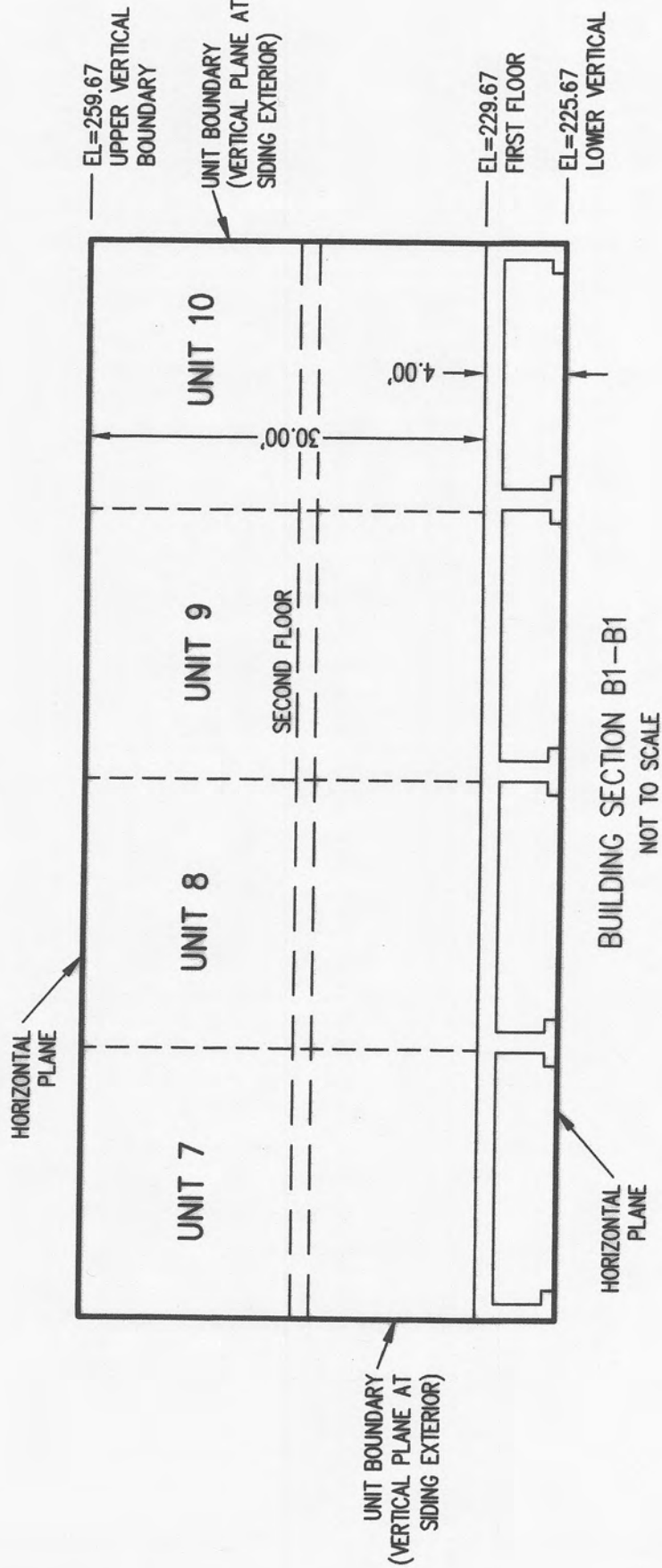
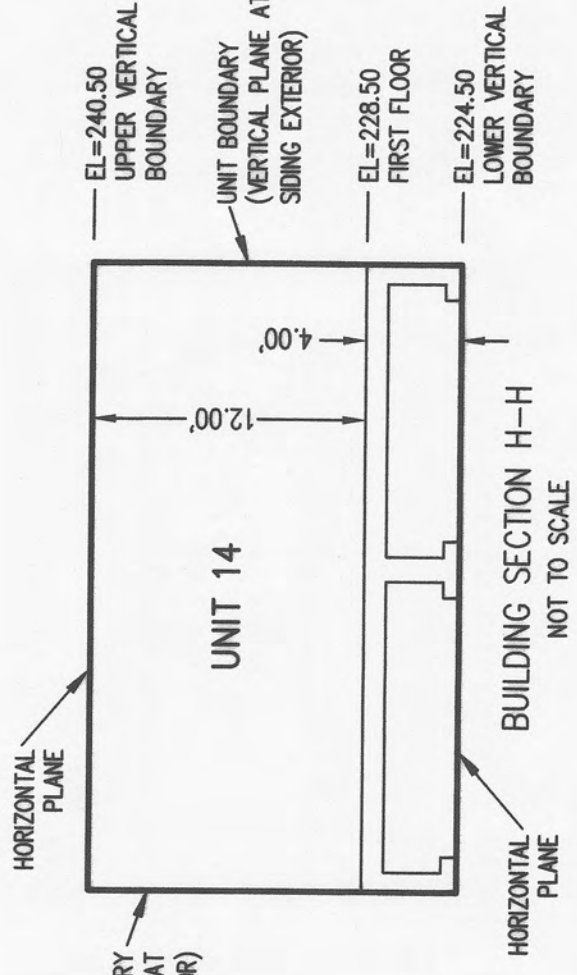
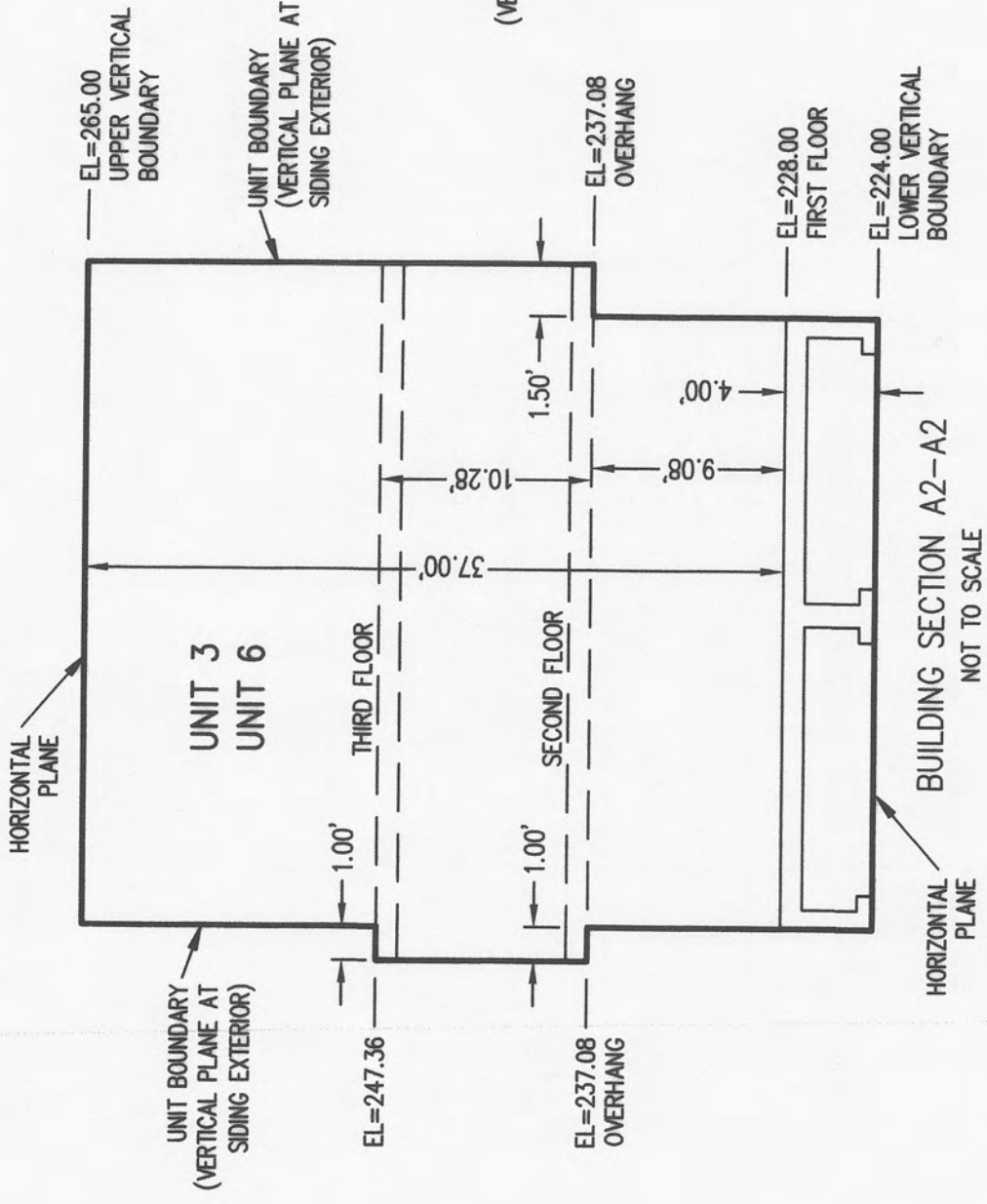
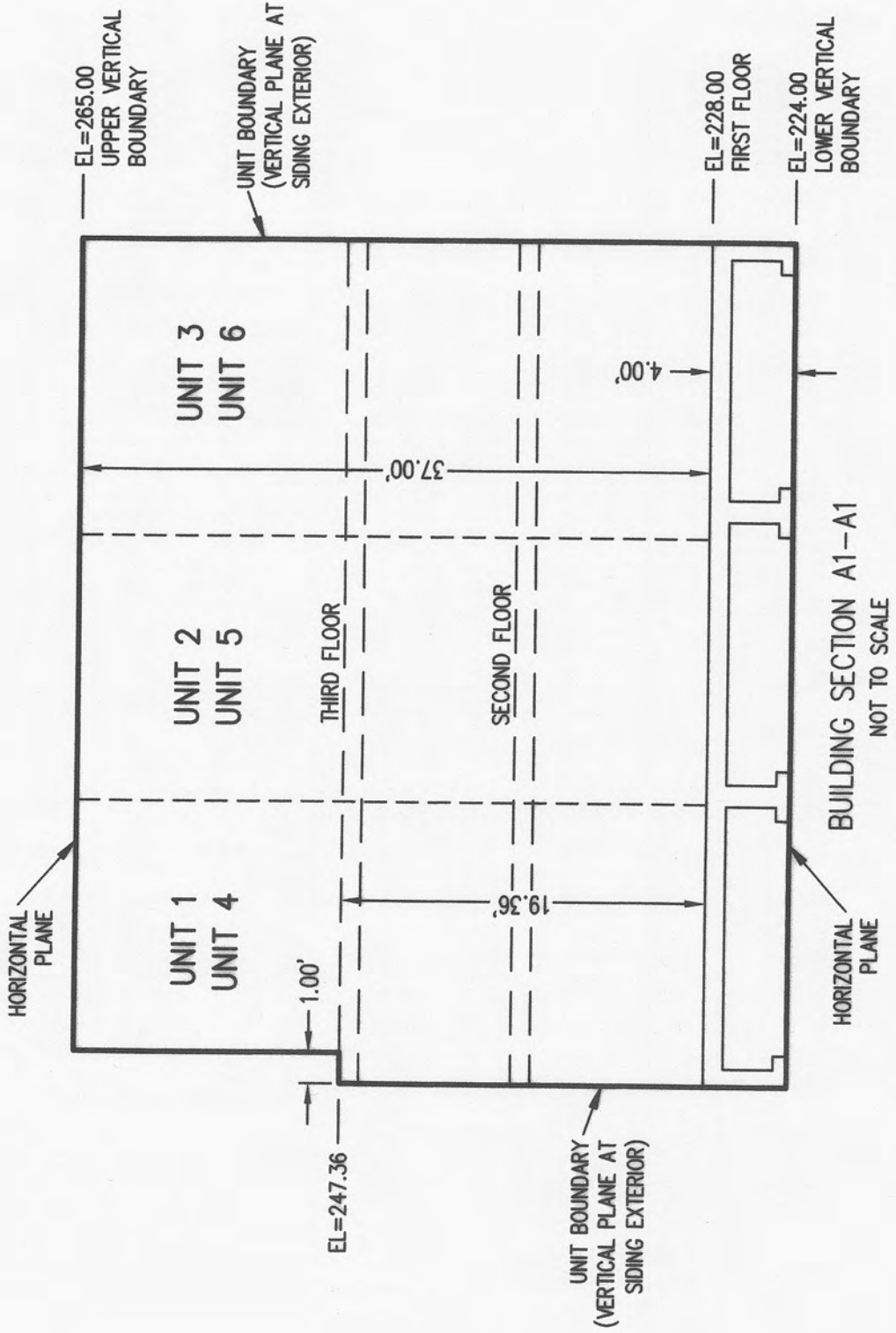
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BOOK 1312 PAGE 6
SHEET 4 OF 6

LEGEND
EL ELEVATION



BASIS OF ELEVATIONS: CITY OF PORTLAND BENCHMARK 1374,
A 2-1/2" BRASS DISC IN THE CURB AT THE SOUTHEAST
CORNER OF THE INTERSECTION OF NE MASON STREET WITH NE
CULLY BLVD. ELEVATION = 225.64', CITY OF PORTLAND DATUM.

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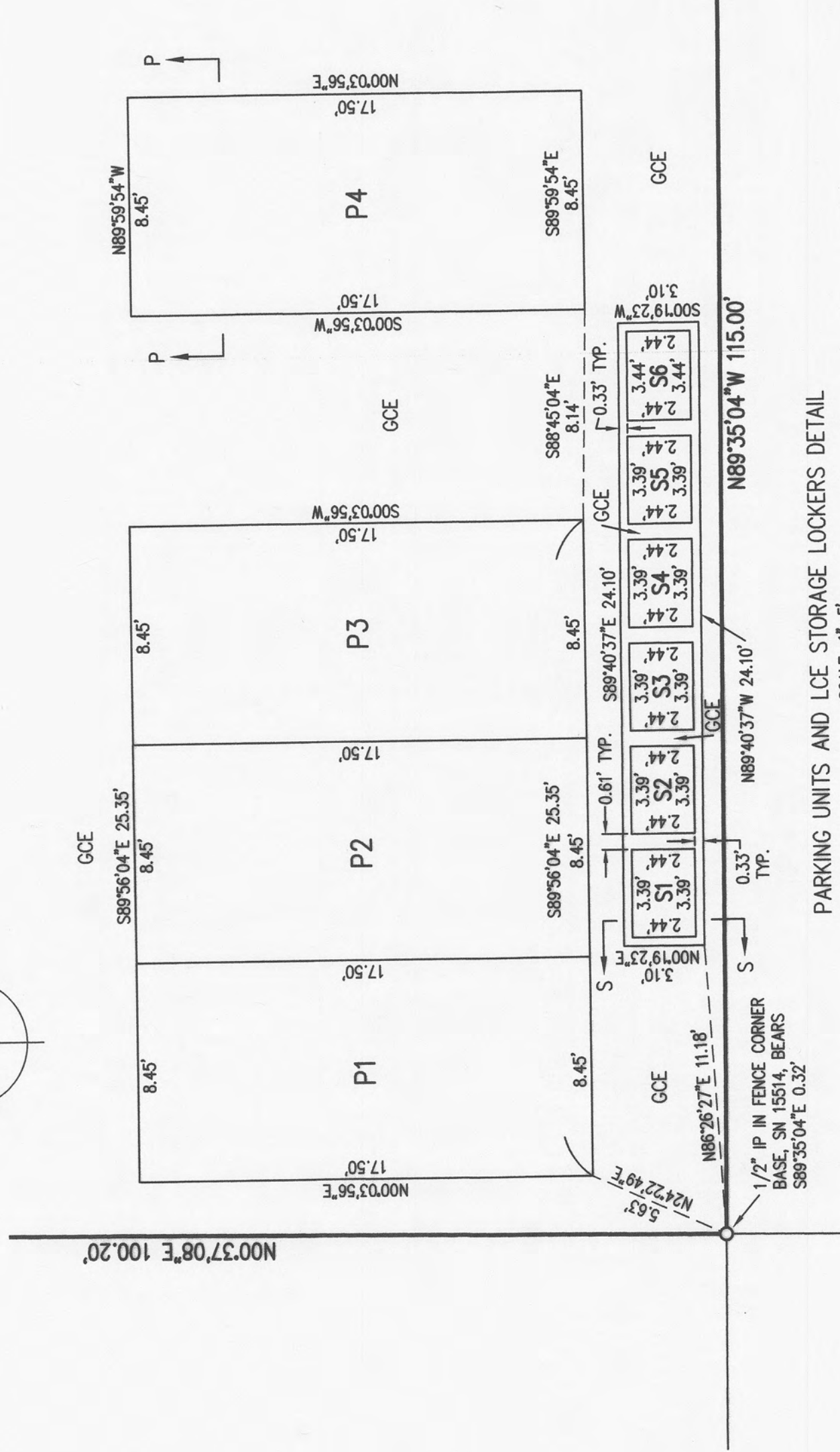
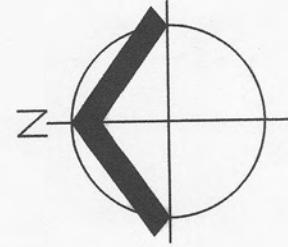
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DATE: JANUARY 24, 2018



PARKING UNITS AND LCE STORAGE LOCKERS DETAIL
SCALE: 1"=5'

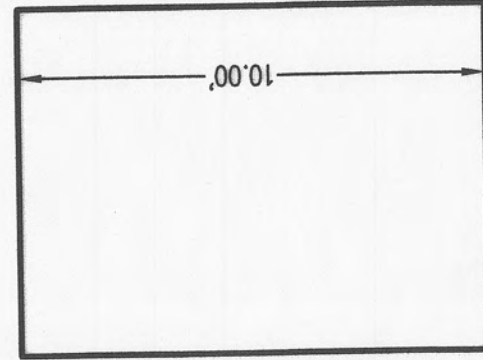
- LEGEND**
- FOUND MONUMENT AS NOTED
- O IR
ALC
S.F.
GCE
LCE
P#
S#
TYP.
SN
- IRON ROD
ALUMINUM CAP
SQUARE FEET
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
PARKING UNIT AND NUMBER
LCE STORAGE LOCKER NUMBER
TYPICAL
SURVEY NO., MULTNOMAH COUNTY
SURVEY RECORDS

PARKING UNIT AREAS

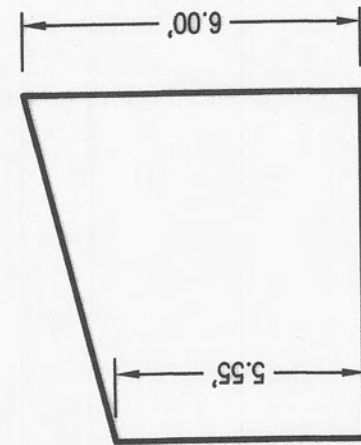
UNIT NO.	AREA (S.F.)
P1	147
P2	147
P3	147
P4	147
P5	156

PARKING UNIT ELEVATIONS

UNIT NO.	ELEVATION
P1	227.44'
P2	227.48'
P3	227.52'
P4	227.56'
P5	225.70'



PARKING SECTION P-P
(TYPICAL FOR ALL PARKING UNITS)
NOT TO SCALE



LCE STORAGE LOCKER SECTION S-S
(TYPICAL FOR ALL STORAGE LOCKERS)
NOT TO SCALE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON 1995
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2018

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DRAWN BY:	GEP
CHECKED BY:	HS
DRAWING NO.:	4837CPLAT

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CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: JANUARY 24, 2018

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ORANGE SPLOT LLC, AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "MASON STREET CONDOMINIUM" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP OF THE LANDS OWNED BY THEM AND LAID OUT AS A CONDOMINIUM, AND IT DOES HEREBY COMMIT SAID LAND TO THE OREGON CONDOMINIUM ACT AS LAID OUT IN CHAPTER 100 OF THE OREGON REVISED STATUTES. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF ORS 100.005 TO 100.627.

ORANGE SPLOT LLC,
AN OREGON LIMITED LIABILITY COMPANY

BY:

ELI SPEVAK,
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 22, 2018,
BY ELI SPEVAK, MANAGING MEMBER OF ORANGE SPLOT LLC, AN OREGON LIMITED LIABILITY COMPANY.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO.

MY COMMISSION EXPIRES

NOTES

1. SEE NARRATIVE ON SHEET 1 FOR BASIS OF BEARINGS AND BOUNDARY DETERMINATION.
2. THIS PLAT IS SUBJECT TO THE "DECLARATION OF CONDOMINIUM OWNERSHIP FOR MASON STREET CONDOMINIUM" RECORDED IN DOCUMENT NO. 2018 - 063255, MULTNOMAH COUNTY DEED RECORDS.
3. BASIS OF ELEVATIONS: CITY OF PORTLAND BENCHMARK 1374, A 2-1/2" BRASS DISC IN THE CURB AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NE MASON STREET WITH NE CULLY BLVD. ELEVATION = 225.641', CITY OF PORTLAND DATUM.

BOOK 1312 PAGE 8
SHEET 6 OF 6

APPROVALS

APPROVED THIS 14th DAY OF JUNE, 2018,
COUNTY SURVEYOR, MULTNOMAH COUNTY, OREGON

BY:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY
O.R.S. 100.110 HAVE BEEN PAID AS OF June 15th, 2018

DIRECTOR,
DIVISION OF ASSESSMENT AND TAXATION, MULTNOMAH COUNTY, OREGON

BY:

Bin 9
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2018

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P.L.S. NO. 2698

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

I DO HEREBY CERTIFY THAT THE ATTACHED CONDOMINIUM PLAT WAS RECEIVED FOR
RECORD AND RECORDED June 15th, 2018 AT 10:42 O'CLOCK
A.M. IN BOOK 1312 ON PAGES 3-8
MULTNOMAH COUNTY RECORDING OFFICE

BY: Adam Z.
DEPUTY

DOCUMENT NO. 2018-063249

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