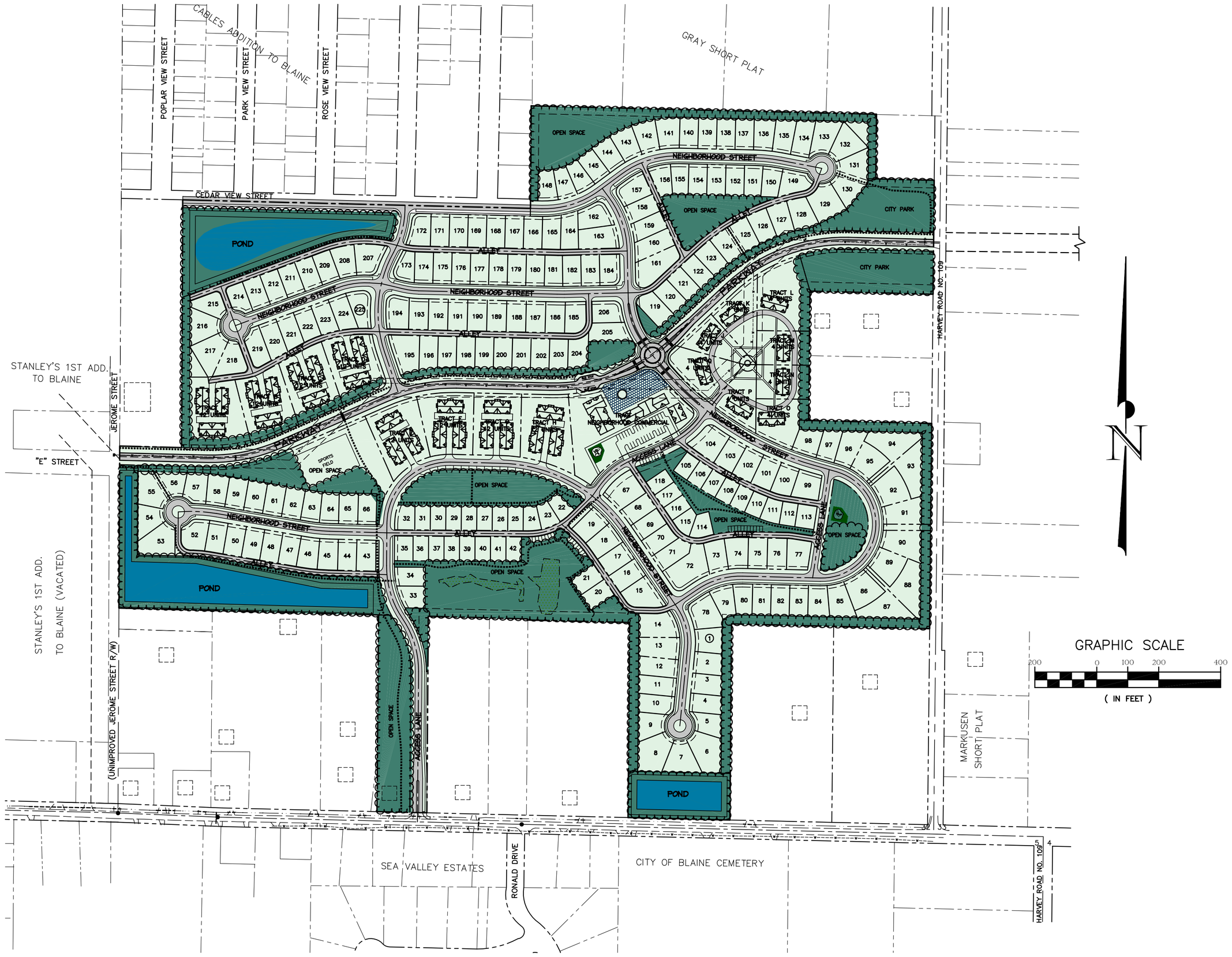
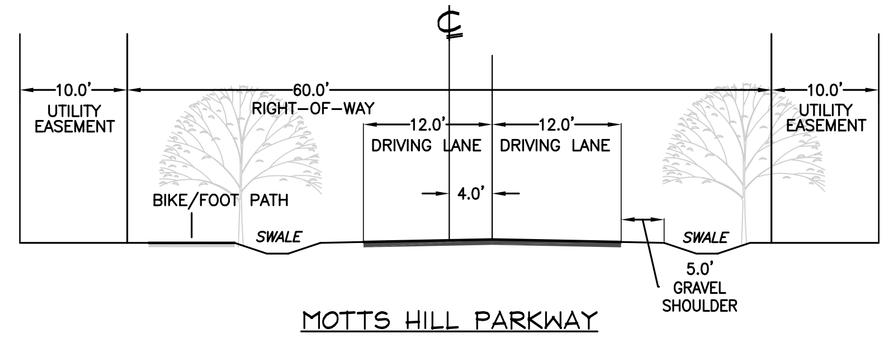
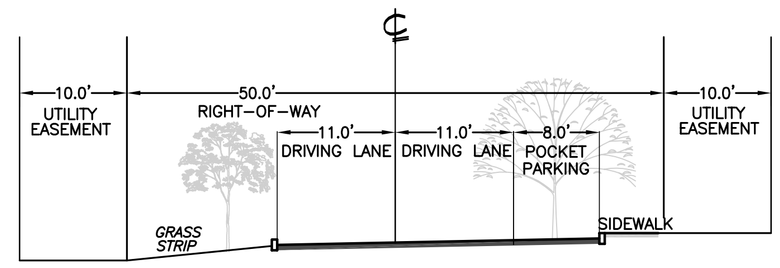
# EAST MAPLE RIDGE PLAT

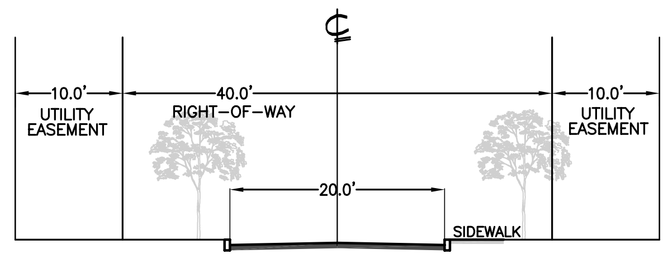


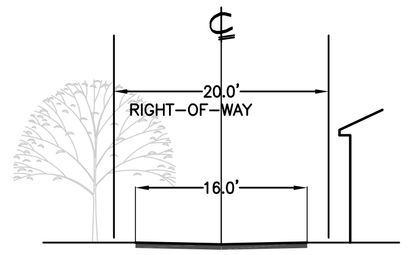

MOTTS HILL PARKWAY




NEIGHBORHOOD STREET




ACCESS LANE




ALLEY

## PROJECT SUMMARY

| | | |
|---|---|---|
| **DWELLING UNITS:** | SINGLE FAMILY DETACHED | 225 |
| | SINGLE FAMILY ATTACHED | 128 |
| | TOTAL | 353 |
| **NON-RESIDENTIAL:** | 24,000 SF | |
| **PARCEL SIZE:** | 88.45 ACRES | |
| **ZONING:** | PLANNED RESIDENTIAL | |
| **OVERALL DENSITY:** | 4 DU / GROSS ACRE | |
| **OPEN SPACE:** | 23.6 ACRES, TOTAL; 9.97 ACRES "USABLE" | |
| **% OPEN SPACE:** | 27% OF GROSS ACREAGE (MINIMUM 20%) | |

## LEGAL DESCRIPTION (ABBREVIATED)

BEGINNING AT THE SOUTH ONE QUARTER CORNER OF SECTION 32 TOWNSHIP 41 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN;

THENCE NORTH 00°15'44" EAST 661.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°28'14" EAST 1319.31 FEET; THENCE SOUTH 00°25'43" WEST 3.76 FEET; THENCE SOUTH 88°38'38" EAST 330.04 FEET; THENCE SOUTH 00°25'43" WEST 630.08 FEET; THENCE SOUTH 88°38'38" EAST 328.71 FEET; THENCE NORTH 00°30'37" EAST 633.38 FEET; THENCE SOUTH 88°36'15" EAST 639.66 FEET; THENCE NORTH 00°35'32" EAST 662.92 FEET; THENCE NORTH 88°33'53" WEST 397.46 FEET; THENCE NORTH 00°35'32" EAST 417.47 FEET; THENCE SOUTH 88°33'53 EAST 397.46 FEET; THENCE NORTH 00°35'32" EAST 368.21 FEET; THENCE NORTH 88°36'20" WEST 188.73 FEET; THENCE NORTH 00°35'32" EAST 208.73 FEET; THENCE NORTH 88°36'20" WEST 1115.33 FEET; THENCE SOUTH 00°25'43" WEST 331.16 FEET; THENCE NORTH 88°35'31" WEST 1123.06 FEET; THENCE SOUTH 00°15'44" WEST 800.16 FEET; THENCE NORTH 88°35'31" WEST 200.04 FEET; THENCE SOUTH 00°15'44" WEST 523.28 FEET TO THE POINT OF BEGINNING;

SUBJECT TO: PERPETUAL EASEMENT FOR WATER LINE IN FAVOR OF CITY OF BLAINE RECORDED UNDER AF# 900809012.

ALSO AND INCLUDING THE EAST 155.00 FEET OF THE WEST ONE HALF OF THE SE ONE QUARTER OF THE SW ONE QUARTER OF THE SE ONE QUARTER OF SAID SECTION 32.

CONTAINS ±88.4 ACRES.

## PLAT REVIEW FILE REFERENCES

PERMIT #: MDR-1-05
PUD-1-05
LOP-1-05
SEP-4-05

DETERMINATION OF COMPLETE APPLICATION DATE: JULY 28, 2005

| REVISION: | DRAWN BY: | DATE: | CHECKED BY: | DATE: |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |


ASSOCIATED PROJECT CONSULTANTS, INC., P.S.
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A·P·C INCORPORATED


SEAL:

HORIZONTAL SCALE: 1"=200'
VERTICAL SCALE: NONE
DRAWN BY: NGR
DATE: 04/20/09
APPROVED BY:
NORTH ROTATION: & BASE POINT:

CLIENT: THE CONNELLY COMPANY
PROJECT: EAST MAPLE RIDGE PLAT
TITLE: P.U.D. SITE PLAN

JOB NO.: 93-167
ACAD FILE:
SHEET: 1
OF: 1


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