



# ESSEX PARK CONDOMINIUM

A PORTION OF LOT 26 "ESSEX PARK", LOCATED IN THE  
S.E. 1/4 SECTION 8, T.1S., R.2E., W.M.  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
JUNE 3, 2025, SHEET 2 OF 2

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

## NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO CREATE A CONDOMINIUM PLAT OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2025-019538, MULTNOMAH COUNTY DEED RECORDS, BEING A PORTION OF LOT 26, "ESSEX PARK", MULTNOMAH COUNTY PLAT RECORDS.

2. THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER SURVEY NO. 69143, MULTNOMAH COUNTY SURVEY RECORDS, HOLDING SOUTH 00°00'00" EAST BETWEEN FOUND MONUMENTS "A" AND "B". SOME OF THE BOUNDARY FENCES SHOWN IN SURVEY NO. 69143 HAVE BEEN REPLACED DURING CONSTRUCTION.

## PLAT RESTRICTIONS

1. THIS PLAT IS SUBJECT TO THE "DECLARATION SUBMITTING ESSEX PARK CONDOMINIUM TO CONDOMINIUM OWNERSHIP" RECORDED IN DOCUMENT NO. \_\_\_\_\_, MULTNOMAH COUNTY DEED RECORDS.

## DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PSM CONSTRUCTION LLC, AN OREGON LIMITED LIABILITY COMPANY, 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 CORRECT MAP OF THE CONDOMINIUM OF SAID PROPERTY AND DOES HEREBY COMMIT THE LAND DESCRIBED HEREON 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 THIS PLAT ARE SUBJECT TO THE PROVISION OF THE OREGON REVISED STATUTES 100.005 TO 100.627.

PAUL SCOTT MANTON - MANAGER  
PSM CONSTRUCTION LLC,  
AN OREGON LIMITED LIABILITY COMPANY

## ACKNOWLEDGEMENT:

STATE OF OREGON )  
COUNTY OF ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PAUL SCOTT MANTON, AS MANAGER OF PSM CONSTRUCTION LLC, AN OREGON LIMITED LIABILITY COMPANY, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY ON BEHALF OF SAID COMPANY.

NOTARY SIGNATURE \_\_\_\_\_

NOTARY PUBLIC - OREGON [PRINTED NAME] \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I, TOBY G. BOLDEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED CONDOMINIUM MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2025-019538, MULTNOMAH COUNTY DEED RECORDS, BEING A PORTION OF LOT 26, "ESSEX PARK", MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE S.E. 1/4 OF SECTION 8, T.1S., R.2E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH A RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 26; THENCE ALONG THE NORTH LINE OF LOT 25 OF SAID "ESSEX PARK", NORTH 89°59'21" WEST, 255.75 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE EAST LINE OF LOT 7 OF SAID "ESSEX PARK", NORTH 00°00'00" EAST, 49.67 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2004-171088, MULTNOMAH COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2004-171088, SOUTH 89°59'21" EAST, 255.75 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SE 76TH AVENUE, BEING 25.00 FEET WEST OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, SOUTH 00°00'00" EAST, 49.67 FEET TO THE INITIAL POINT.

CONTAINING 12,702 SQUARE FEET

SIGNED ON: 05 JUN 25

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
TOBY G. BOLDEN  
60377LS

RENEWS: DECEMBER 31, 2025

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

## CERTIFICATE OF COMPLETION

I, TOBY G. BOLDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "ESSEX PARK 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

BY: \_\_\_\_\_

## APPROVALS:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
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 \_\_\_\_\_, 2025  
DIRECTOR, DIVISION OF ASSESSMENT & TAXATION  
MULTNOMAH COUNTY, OREGON

BY: \_\_\_\_\_  
DEPUTY

STATE OF OREGON )  
COUNTY OF MULTNOMAH ) SS

I DO HEREBY CERTIFY THAT THE ATTACHED CONDOMINIUM PLAT WAS  
RECEIVED FOR RECORD AND RECORDED \_\_\_\_\_, 2025

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN BOOK \_\_\_\_\_, PAGES \_\_\_\_\_,  
COUNTY RECORDING OFFICE

BY: \_\_\_\_\_  
DEPUTY

DOCUMENT NO. \_\_\_\_\_



**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189

PLOTTED: M: \PROJECTS\PSM CONSTRUCTION-76TH AVE-SE-3829\DWG\CONDO.dwg