

# NEIGHBORHOOD FEATURES

3815 SE 76th Ave  
Portland OR 97206

Disclaimer: All data is provided via ListReports.com and GreatSchools. It is intended for reference only. Buyers to verify data, including contacting the school district directly to verify enrollment eligibility.

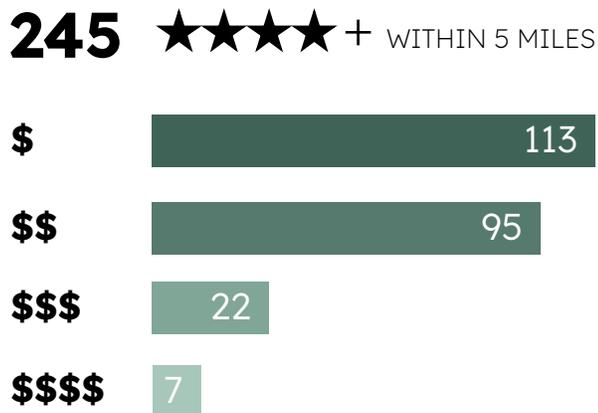
## AREA SERVICES

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



## RESTAURANTS

This home is located near **208** moderately priced restaurants and has an **above average** variety of cuisines.



## WALKSCORE.com



**Very Walkable**  
Most errands can be accomplished on foot.



**Biker's Paradise**  
Daily errands can be accomplished on a bike.

## SCHOOLS

The assigned schools are **average** for the area. There are also **41** private schools and **8** charter schools within **5** miles.



## OUTDOOR RECREATION

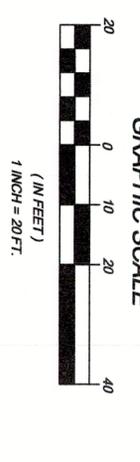


# ESSEX PARK

## CONDOMINIUM

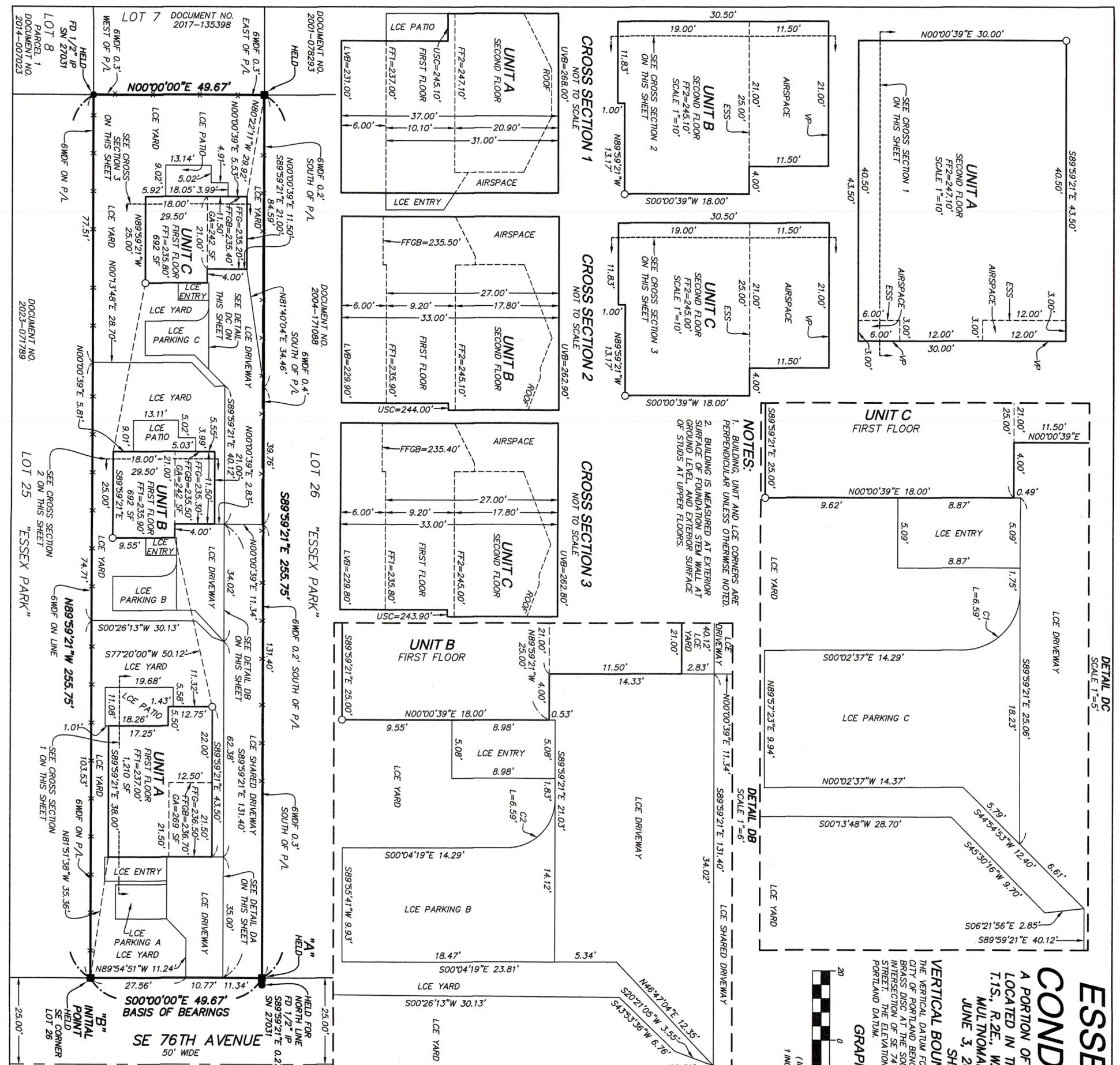
A PORTION OF LOT 26 "ESSEX PARK",  
 LOCATED IN THE S.E. 1/4 SECTION 8,  
 T.1S, R.2E, W.M., CITY OF PORTLAND,  
 MULTNOMAH COUNTY, OREGON  
 JUNE 3, 2025, SCALE 1"=20',  
 SHEET 1 OF 2

VERTICAL DATUM FOR THIS SURVEY IS BASED UPON  
 CITY OF PORTLAND BENCHMARK 2990, BEING A 2 1/4"  
 BRASS DISC AT THE SOUTHEAST CORNER OF THE  
 INTERSECTION OF SE 74TH AVENUE AND SE CENTER  
 STREET. THE ELEVATION IS 231.686 FEET, CITY OF  
 PORTLAND DATUM.



CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	6.59'	4.20'	89°56'44"	N45°00'59"W	5.94'
C2	6.59'	4.20'	89°55'01"	N45°01'50"W	5.94'

- LEGEND:**
- FOUND 5/8" IRON ROD W/ RED PLASTIC CAP MARKED
  - CENTERLINE CONCEPTS FROM SN 69143
  - FOUND MONUMENT AS NOTED
  - O = COMMON POINT BETWEEN FLOORS
  - IP = IRON PIPE
  - FD = FOUND
  - SF = SQUARE FEET
  - GCE = GENERAL COMMON ELEMENT
  - LCE = LIMITED COMMON ELEMENT
  - UVB = UPPER VERTICAL BOUNDARY
  - LVB = LOWER VERTICAL BOUNDARY
  - FT1 = FINISHED FLOOR ELEVATION OF FIRST FLOOR
  - FT2 = FINISHED FLOOR ELEVATION AT FRONT OF GARAGE
  - FTG = FINISHED FLOOR ELEVATION AT BACK OF GARAGE
  - USC = ELEVATION AT UNDERSIDE OF CANTILEVER
  - DOCUMENT NO. = DOCUMENT NUMBER MULTNOMAH COUNTY DEED RECORDS
  - SN = SURVEY NUMBER MULTNOMAH COUNTY SURVEY RECORDS
  - MCR = MULTNOMAH COUNTY PLAT RECORDS
  - ESS = EXTERIOR SURFACE OF STUDS
  - VP = VERTICAL PROJECTION FROM FLOOR BELOW
  - P/L = PROPERTY LINE
  - GA = GARAGE AREA
  - 6WDF = 6" WOOD FENCE



**REGISTERED PROFESSIONAL LAND SURVEYOR**

**OREGON**  
 JUL 13, 2004  
**TOBY G. BOLDEN**  
 60577/DS

SIGNED ON: **6/25/25**

RENEWS: DECEMBER 31, 2025  
 I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL CONDOMINIUM PLAT PLOTTED IN: \PROJECTS\PSM CONSTRUCTION-76TH AVE-SE-38291\DWG\CONDO.DWG

**CENTERLINE CONCEPTS**  
**LAND SURVEYING, INC.**

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