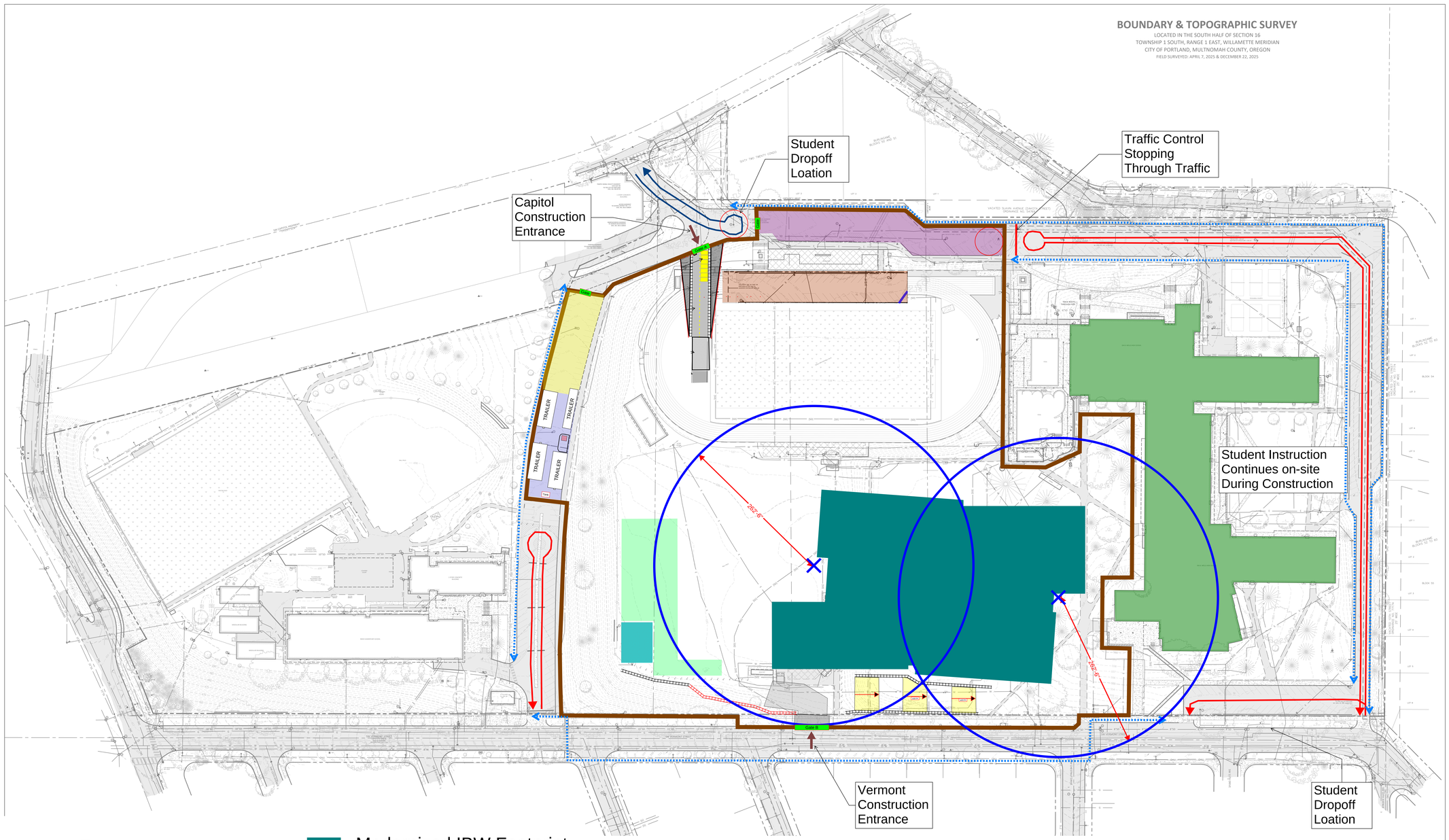


NOTES:

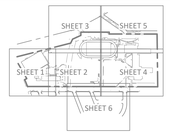
1.) VERTICAL DATUM: CITY OF PORTLAND
BENCHMARK: 2-1/2 INCH BRASS DISK AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SW VERMONT STREET AND SW BERTHA AVENUE
BENCHMARK NO: 4350 ELEVATION = 450.926'

2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF SW VERMONT STREET IS SOUTH 89°55'13" EAST.

3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON LOT BOOK SERVICES NCS-985973-OR1 EFFECTIVE DATE OCTOBER 23, 2019 AND NCS-1219944-OR1 EFFECTIVE DATE MAY 14, 2024

4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

KEY MAP:



SEE SHEETS 2 & 3 FOR STORM/SANITARY TABLES

NORTH

SCALE 1 INCH = 60 FEET
60 0 60 120

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1151 SW VERMONT ST. PORTLAND, OR 97219

MARK	DATE	DESCRIPTION
Issued:		AUGUST 10, 2026
Scale:		SEE SCALE BAR
Drawn By:		SB/JK
Reviewed By:		AB/DP
File:		File Path
Copyright		30210

CONSTRUCTION DOCUMENTS - PERMIT 1

OVERALL EXISTING CONDITIONS PLAN

C100

File: N:\x\p\2023\2300371-Ida-Wells-HS\CAD\PLOT\0371-C100-EXST.dwg TAB:C100
Plotted: 7/31/26 at 5:39pm By: scott
7/31/2026 5:39:21 PM