

**Clackamas County  
Surveyor's Office**  
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**THE FORE SITE**  
**NEWS LETTER FROM THE**  
**CLACKAMAS COUNTY SURVEYOR'S OFFICE**



**July 16, 1999**

*Part of our continuing efforts to keep the surveying community working in Clackamas County informed of policy procedures and changes in the County.*

If you have issues that you would like to see addressed in future editions please put them in writing and send to our office to the attention of Chuck Pearson or Carl Clinton.

**THE STAFF** *Members of our staff are:*

County Surveyor: Chuck Pearson, PLS

Deputy: Carl Clinton, PLS

Public Assistance: Carol Borhman, Debbie Bell

Development Review: Terry Martinson PLS, Gina Venice, Mike Hoge PLS, and Wayne Olson PLS

Public Land Corner Teams: Chuck Haylock PLS, Tom Milne PLS, Jerry Anderson PLS, Ray Pike, Greg Radinovich PLS, Jim Thewes, John Richmond PLS, and new to our staff Blaine Schmeer PLS and Matt McComb PLS

**ASSISTANCE**

As you will note from the employee list above, we currently have 12 licensed land surveyors working in the County Surveyor's Office. We are always ready to assist you in the resolution of surveying problems. Working with the private sector in a positive, proactive manner will help to assure that any problems with future developments have been resolved.

**INK JET MAPS**

In concert with other counties, Clackamas County will begin accepting ink jet maps and plats subject to the following criteria. The only acceptable combination of inkjet ink and polyester film that is acceptable is as follows: Inks – HP product #51640A or HP product #1892A (UV). Polyester film: Continental JPC4M1 or JPC4M2. Of course, original archival ink on archival quality polyester film or silver halide permanent photocopy will continue to be acceptable. You must place a statement on the face of the map or plat such as:

"I certify that this plat (survey) was prepared using HP Product #\_\_\_\_ on Continental #\_\_\_\_ polyester film." The statement may be placed under your seal. If placed on another part of the map, it must be signed.

**E-MAIL ADDRESSES**

Please send us your E-mail addresses. We are trying to assemble a list of E-mail addresses for our Surveyor contacts and Title Company contacts to assist us in our communication efforts.

**POST MONUMENT POLICY CHANGE**

With the advent of the new narrow street subdivisions we have seen significant problems in establishing and preserving the interior plat monuments. Additionally, many of the sidewalks being constructed are encroaching onto the private lots without benefit of an easement. As a result if you have a new subdivision with narrow streets (40 ft wide or less) that will have sidewalks that abut or encroach upon the lots you may need to add a sidewalk easement. **Also**, the Interior Monumentation will not be approved and the Guaranty will not be released until all sidewalks are complete and property corner monuments are set at the surface, either in the sidewalk or at the back of the sidewalk depending on circumstances. The setting of an offset monument to avoid setting the true corner in the future will generally not be approved. As a result, it will become necessary for you to identify those specific areas and bring them to our attention so we can work out a solution to the final monumentation.

## **PLATS AND SURVEYS**

GOOD NEWS – In Development Review our backlog is continuing to be less than three weeks. However we are now seeing an increase in plat submittals. PUBLIC LAND CORNERS and PLATS: if you have a partition, subdivision, condominium or cemetery that has a Public Land Corner within the plat or on the boundary please notify us. This will put that corner in the system to assure that it is referenced and reset after the project is finished. You may be required to place a plat restriction requiring that the monument be protected and that access for surveying purposes be allowed. In some cases, the developer may be charged the costs of referencing and resetting the monument. Also, in the design of the plat, remember that the Public Land Corner cannot move and that you will need to take steps to assure that the corner will not be in the middle of a house or other obstacle.

A very important item to remember is that the individuals involved in the review of plats may place a comment on your plat that seems incorrect or inappropriate. If that happens and you cannot resolve the issue with the plat reviewer, please feel free to contact Chuck Pearson directly (650-3510). Usually, the issue can be resolved to the satisfaction of both the county and yourself. Bringing problems to Chuck's attention allows us to better standardize our procedures and will help preclude problems in the future.

Recent Problems:

CENTER LINE MONUMENTS monument boxes are the preferred method (many jurisdictions now require them), but if your jurisdiction allows surface monuments on center line points ALUMINUM CAPS are REQUIRED. The County Surveyor does not consider plastic caps on center line to be a durable monument identification unless it is in a Monument Box.

ON PLATS, please make measured bearings and distances on the plat exterior bold and place them outside of the plat boundary. Also, show overall distances (not pieces that need to be added up).

ON CONDOMINIUMS, be sure that at least a copy of the proposed final declaration is submitted with the plat documentation for review; we have not received these and it is a continuing problem. Since the condo plat review and the review of consistency with the declaration are so integral, we will no longer begin the condo plat review until we receive at least a preliminary copy of the final declaration. Also, please check the declaration yourself; we have found many times that what the attorney prepared and the surveyor prepared are in conflict or are very different from each other.

### **FEE SCHEDULE UPDATE:**

Our last fee schedule adjustment occurred in November 1994. A proposed fee schedule is attached. At this time, we are proposing to have it become effective September 1, 1999.

### **SURVEY INDEX BLOCK (NEW)**

In our efforts to standardize and to eliminate rubber stampings on drawings, we now request and soon will require that a index block be placed in the upper right corner (see shaded area on map replica) of all Record of Survey maps. This location is required as part of our filing system for our new vault file cabinets. Block and location on map should be as follows:

## **CLACKAMAS COUNTY SURVEYOR**

RECEIVED: \_\_\_\_\_

ACCEPTED FOR FILING: \_\_\_\_\_

SURVEY NUMBER: \_\_\_\_\_

