

KEYNOTES

- 1 PADDLE SIGN WITH "STATE LAW STOP FOR PEDESTRIAN CROSSING"
- 2 SIGN WITH "STOP"
- 3 SIGN WITH "SCHOOL SPEED 20"
- 4 SIGN WITH "SAFE ZONE NO DROP OFF OR PICK UP"
- 5 SIGN WITH "RESERVED FOR DISTRICT OFFICE"
- 6 SIGN WITH PEDESTRIAN CROSSING SYMBOL AND "NO PARKING"
- 7 SIGN WITH NO PARKING TO SOUTH ARROW SYMBOL
- 8 4' HIGH WOOD SIGN WITH "RIVERDALE GRADE SCHOOL"
- 9 SIGN WITH "NO DROP OFF"
- 10 SIGN WITH PEDESTRIANS CROSSING SYMBOL
- 11 POLE WITH NO SIGN
- 12 SIGN WITH PEDESTRIAN CROSSING SYMBOL
- 13 3' HIGH METAL HAND RAILING
- 14 ±3.5' HIGH BRICK BENCH
- 15 BRICK AND CONCRETE STAIRS
- 16 CONCRETE STAIRS
- 17 ADA RAMP
- 18 STOP BAR (TYPICAL)
- 19 VARIABLE HEIGHT 8" WIDE BRICK WALL
- 20 8' HIGH 8" WIDE BRICK WALL

SANITARY SEWER INFORMATION

SS1 MANHOLE
RIM = 301.45'
8" IN (SW) = 297.2*
8" OUT (NE) = 297.2*

SS2 MANHOLE
RIM = 287.71'
8" IN (SW) = 281.4*
8" OUT (NE) = 281.4*

SS3 MANHOLE
RIM = 277.07'
8" I.E. IN (SW) = 271.8*
8" I.E. OUT (N) = 271.8*

SS4 MANHOLE
RIM = 277.11'
8" IN (S) = 268.6*
8" IN (NW) = 268.6*
8" OUT (NE) = 268.6*

SS5 MANHOLE
RIM = 269.74'
IN (NW)
8" IN (SE) = 258.7*
8" OUT (E) = 258.7*

STORM SEWER INFORMATION

SD1 STORM CULVERT
12" CONC (S) = 274.65'

SD2 STORM CULVERT
12" CONC (N) = 274.31'

SD3 CATCH BASIN
RIM = 275.72'
12" I.E. IN (S) = 274.0'
12" I.E. IN (N) = 274.0'
12" I.E. OUT (SE) = 273.9'

SD4 CATCH BASIN
RIM = 273.91'
6" I.E. IN (SW) = 271.4'
12" I.E. IN (NW) = 271.4'
12" I.E. OUT (SE) = 271.0'

SD5 CATCH BASIN
RIM = 269.66'
8" I.E. OUT (SE) = 268.0'

SD6 MANHOLE
RIM = 279.26'
10" I.E. IN (NW) = 268.6'
10" I.E. IN (SW) = 268.4'
12" I.E. OUT (SE) = 268.2'

SD7 LYNCH STYLE
CATCH BASIN
RIM = 280.10'
TRAP OUT (SE)

SD8 STORM OUTLET
4" PVC OUT (SE) = 295.73'

SD9 STORM OUTLET
4" PVC OUT (SE) = 292.60'

SD10 STORM OUTLET
4" PVC OUT (SE) = 287.85'

* RECORD INFORMATION PER WWW.PORTLANDMAPS.COM
(NOT MEASURED DUE TO TRAFFIC OR OTHER CONDITION
NOTED IN INFORMATION TABLES ABOVE)

LEGEND

DECIDUOUS TREE	STORM SEWER CATCH BASIN
CONIFEROUS TREE	STORM SEWER MANHOLE
FIRE HYDRANT	GAS VALVE
FIRE DEPARTMENT CONNECTION	GUY WIRE ANCHOR
WATER METER	UTILITY POLE
WATER VALVE	STREET LIGHT
WATER VAULT	TELEPHONE/TELEVISION RISER
SANITARY SEWER CLEAN OUT	SIGN
SANITARY SEWER MANHOLE	BOLLARD
STORM SEWER CLEAN OUT	3.5' HIGH BOLLARD LIGHT
	MAILBOX
	FOUND SURVEY MONUMENT

RIGHT-OF-WAY LINE

BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	

TREE INFORMATION

10254	40" OAK
10300	7" DECIDUOUS
10305	7" DECIDUOUS
10306	6" DECIDUOUS
10307	SPLIT (2) 6", 7" CEDAR
10396	8" DECIDUOUS
10407	6" DECIDUOUS
10434	6" DECIDUOUS
10471	SPLIT 3", 6" DECIDUOUS

NOTES

- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JANUARY 30, 2026.
- 2) ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND BENCHMARK #3509. THE BENCHMARK IS A BRASS DISK AT THE SOUTHWEST CORNER OF THE INTERSECTION OF S BREYMAN AVENUE AND S MILITARY ROAD, AND HAS AN ELEVATION OF 274.001 FEET ON THE CITY OF PORTLAND DATUM.
- 3) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF S BREYMAN AVENUE PER SURVEY NUMBER 52142.
- 4) THE RIGHT-OF-WAY WIDTHS WERE ESTABLISHED USING INFORMATION FROM RECORD SURVEYS AND THE TAX ASSESSOR'S MAP.
- 5) THE SURVEYOR WAS NOT PROVIDED WITH A TITLE REPORT FOR THE PROPERTY. IT IS UNKNOWN IF ANY EASEMENTS ENCUMBER OR BENEFIT THE PROPERTY.
- 6) THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBERS 26014795, 26014808, AND 26014830.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ORTHWEST
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LOCATED IN THE NW AND SW
ONE-QUARTER OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 1 EAST, W.M.,
CITY OF PORTLAND,
MULTNOMAH COUNTY, OREGON

1733 S BREYMAN AVENUE
TOPOGRAPHIC SURVEY
PORTLAND OREGON
TAX MAP 1S-1E-35

DRAWING NO.: 3005 TOPO
SCALE: AS NOTED
DRAWING GENERATED BY: LD2004
DRAWN BY: ARS
CHECKED BY: CHS
PREPARED FOR:
RIVERDALE SCHOOL DISTRICT
1733 S BREYMAN AVENUE
PORTLAND, OREGON 97219

REVISIONS:
INITIAL RELEASE: FEB. 17, 2026

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Clinton H. Stubbs Jr.
OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS
RENEWS: 06/30/26

JOB NUMBER
3005

SHEET
1 OF 1