

A-1078

PARTITION PLAT No. 2016-13
IN THE NW 1/4 OF SECTION 4
T4N, R4W, W.M.
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
SCALE 1" = 100' SEPTEMBER 1, 2016

REFERENCE SURVEYS:

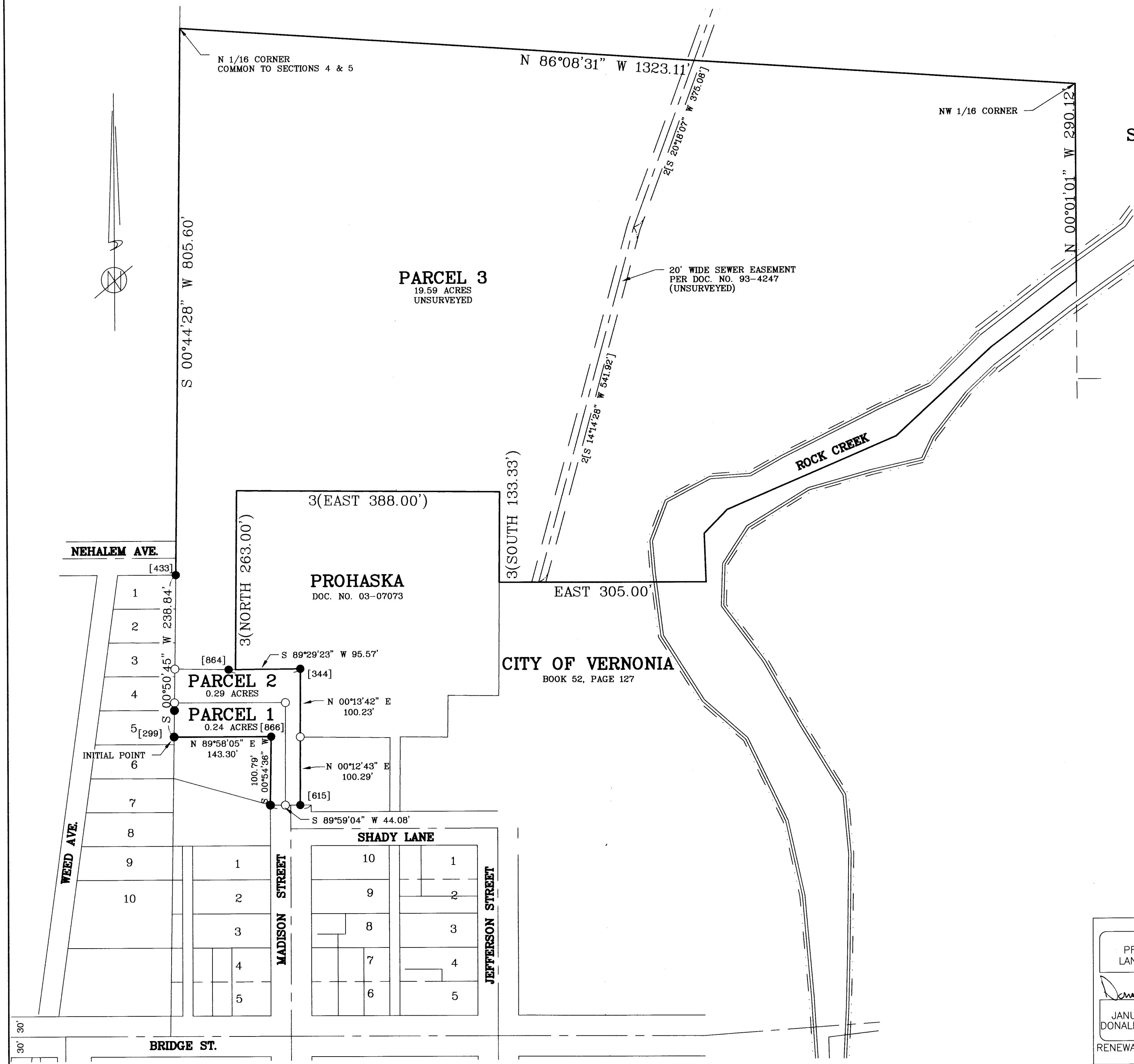
- 1 = CS NO. 129
- 2 = CS NO. 2889
- 3 = CS NO. 3136
- 4 = CS NO. 3806
- 5 = CS NO. 4260
- 6 = CS NO. 4573
- 7 = CS NO. 4774
- 8 = CS NO. 4894
- 9 = CS NO. 5250
- 10 = CS NO. 5648
- 11 = CS NO. 5990
- 12 = CS NO. L-438
- 13 = CS NO. L-1501
- 14 = CS NO. L-1845
- 15 = PARTITION PLAT 2001-17
- 16 = PLAT OF VERNONIA DV J/116

DEEDS

- 1 = BOOK 52 PAGE 127
- 2 = DOC. NO. 93-4247
- 3 = DOC. NO. 03-07073
- 4 = DOC. NO. 2015-001301
- 4 = DOC. NO. 2015-010632

LEGEND:

- = MONUMENT FOUND AS NOTED
- = SET 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC"
- () = RECORD SURVEY DATA
- [] = RECORD DEED DATA
- CS NO. = RECORD SURVEY NUMBER
- Y.P.C. = YELLOW PLASTIC CAP
- [] = MONUMENT POINT NUMBER (SEE MONUMENT NOTES)



REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 19, 1993 DONALD D. WALLACE JR. 2601 RENEWAL DATE 6/30/18	 K.L.S. SURVEYING INC. 1224 ALDER STREET VERNONIA, OR 97064 (503) 429-6115	SHEET 1 OF 3 JOB No. 15-286 PROJECT No. VERNONIA DRAWN BY: DDW FIELD: MM/JM/SM EQUIPMENT: GTS300/TDS48 REVISED: 9/14/2016
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PARTITION PLAT No. 2016-13
IN THE NW 1/4 OF SECTION 4
T4N, R4W, W.M.
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
SCALE 1" = 30' SEPTEMBER 1, 2016

MONUMENT NOTES:

[90]
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING
INC" PER CS NO. 6210. (HELD)

[299]
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING
INC" PER CS NO. 6210. (HELD)

[300]
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING
INC" PER CS NO. 6210. (HELD)

[310]
SE CORNER OF LOT 5, BLOCK 1, CENTRAL ADDITION TO VERNONIA
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING
INC" PER CS NO. 6210. (HELD)

[314]
NE CORNER OF LOT 5, BLOCK 1, CENTRAL ADDITION TO VERNONIA
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING
INC" PER CS NO. 6210. (HELD)

[344]
FOUND A 1" IRON PIPE PER CS NO. 3136. (HELD)

[433]
NE CORNER OF BLOCK 1, CENTRAL ADDITION
FOUND A 1" IRON BAR (HELD)

[615]
FOUND A BENT 1/2" IRON ROD PER CS NO. 3136, N 00°43' E 0.60'.
(HELD FOR EASTING)

[864]
FOUND A 1" ALUMINUM PIPE PER CS NO. 3136. (HELD)

[866]
FOUND A BENT 1/2" IRON ROD, CS NO 3136 NOTES SETTING A 1"
IRON PIPE. (HELD)

LEGEND:

● = MONUMENT FOUND AS NOTED

○ = SET 5/8" X 30" IRON ROD WITH A Y.P.C.
MARKED "K.L.S. SURVEYING INC"

() = RECORD SURVEY DATA

[] = RECORD DEED DATA

CS NO.= RECORD SURVEY NUMBER

Y.P.C. = YELLOW PLASTIC CAP

[X] = MONUMENT POINT NUMBER (SEE MONUMENT NOTES)

PARCEL 3
19.59 ACRES
UNSURVEYED

PROHASKA
DOC. NO. 03-07073

PARCEL 2
0.29 ACRES

PARCEL 1
0.24 ACRES

NORMAND
DOC. NO. 2015-001301

RIDE INN LLC
DOC. NO. 2015-010632

LAWRENCE
DOC. NO. 2005-008596

VERNONIA

ACCESS AND UTILITIES
EASEMENT FOR THE
BENEFIT OF PARCEL 1.

ACCESS AND UTILITIES
EASEMENT FOR THE
BENEFIT OF PARCEL 2.

WEED AVE.

CENTRAL ADDITION

MADISON AVE.

SHADY LANE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald D. Wallace Jr.
OREGON
JANUARY 19, 1993
DONALD D. WALLACE JR
2601
RENEWAL DATE 6/30/18

KLS
Surveying
Inc.
1224 ALDER STREET
VERNONIA, OR 97064
(503)429-6115

SHEET 2 OF 3

JOB No. 15-286

PROJECT No. VERNONIA

DRAWN BY: DDW

FIELD: MM, JM, SMJ

EQUIPMENT: GTS300/TDS48

REVISED: 9/14/2016

PARTITION PLAT No. 2016-13
IN THE NW 1/4 OF SECTION 4
T4N, R4W, W.M.
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
SEPTEMBER 1, 2016

SURVEYOR'S CERTIFICATE:

I, DONALD D. WALLACE, JR., DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1 AND 2, PARCEL 3 IS UNSURVEYED, IN ACCORDANCE WITH ORS CHAPTER 92, IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC" LYING N 00°50'45" E 11.18 FEET FROM THE SOUTHEAST CORNER OF LOT 5, BLOCK 1, CENTRAL ADDITION TO VERNONIA; THENCE N 89°58'05" E 143.30 FEET; THENCE S 00°54'36" W 100.79 FEET; THENCE S 89°59'04" E 44.08 FEET; THENCE N 00°12'43" E 100.29 FEET; THENCE N 00°13'42" E 100.23 FEET; THENCE S 89°29'23" W 95.57 FEET TO THE SOUTHWEST CORNER OF THAT TRACT CONVEYED TO THE ROBERT F PROHASKA AND JULIE H. PROHASKA JOINT REVOCABLE LIVING TRUST DATED MAY 6, 2003; THENCE ALONG SAID PROHASKA TRACT THE FOLLOWING 3 COURSES NORTH 263.00 FEET; THENCE EAST 388.00 FEET; THENCE SOUTH 133.33 FEET TO THE NORTHEAST CORNER OF THE CITY OF VERNONIA TRACT DESCRIBED IN DEED BOOK 18, PAGE 235; THENCE EAST ALONG THE NORTH LINE OF THE CITY OF VERNONIA TRACT 305.00 FEET MORE OR LESS TO THE CENTER OF ROCK CREEK; THENCE NORTHEASTERLY ALONG THE CENTER OF ROCK CREEK 740.00 FEET MORE OR LESS TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE ALONG SAID EAST LINE NORTH 290.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER N 86°08'31" W 1323.11 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SECTION 4 S 00°44'28" W 805.60 FEET; THENCE S 00°50'45" W 238.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.12 ACRES MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DENNIS PAUL WELLER, DIANNE RENE WELLER AND JOYCE MARIE WELLER ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND WE HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS 1, 2 & 3 AS SHOWN ON THE ANNEXED PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, AND HEREBY GRANT THE EASEMENT AS SHOWN FOR THE PURPOSES INDICATED.

Dennis Paul Weller Dianne Renee Weller
DENNIS PAUL WELLER DIANNE RENEE WELLER

Joyce Marie Weller
JOYCE MARIE WELLER

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF COLUMBIA }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19th
DAY OF September, 2016 BY DENNIS PAUL WELLER, DIANNE
RENEE WELLER AND JOYCE MARIE WELLER.

Joshua B. Johnston
SIGNATURE NOTARY PUBLIC FOR OREGON
PRINT NAME
COMMISSION NO. 943312
MY COMMISSION EXPIRES 9/29/19

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 88-03440, COLUMBIA COUNTY DEED RECORDS INTO PARCELS 1, 2 & 3 AS SHOWN AT THE REQUEST OF DENNIS WELLER.

--THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT COLUMBIA 02, HAVING A OF LATITUDE 45°51'25.28" NORTH, LONGITUDE 123°10'24.80" WEST. THE CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE) AT SAID POINT IS -01°53'45.78". DISTANCES SHOWN ARE GROUND DISTANCES.

--PARCEL 3 IS UNSURVEYED. FOR THE BOUNDARIES OF PARCELS 1 & 2 I HELD THE RESOLUTION PER CS NO. 6210.

NOTES:

1. THIS PLAT IS SUBJECT OF THE TERMS AND CONDITIONS OF CITY OF VERNONIA CASE FILE MLP 16-01.

APPROVALS:

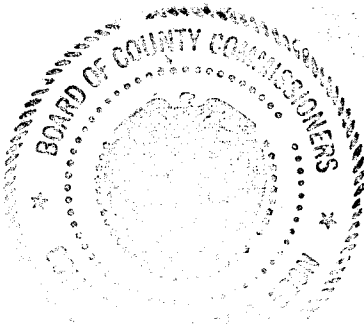
APPROVED THIS 3rd DAY OF October, 2016
CITY OF VERNONIA PLANNING DEPARTMENT
BY Joseetta Mitchell

APPROVED THIS 19 DAY OF OCTOBER, 2016
COLUMBIA COUNTY SURVEYOR
BY Donald D. Wallace Jr.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.085 HAVE BEEN PAID FROM June 30, 2016 THROUGH July 1, 2016
COLUMBIA COUNTY TAX COLLECTOR
BY Matthew J. Guen

STATE OF OREGON }
COUNTY OF COLUMBIA }SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 19th DAY OF October, 2016, AT 1:21 O'CLOCK, P.M., AND RECORDED AS INSTRUMENT NUMBER 2016-9145, AND AS PARTITION PLAT NUMBER 2016-13, COLUMBIA COUNTY RECORDS.
BY Debbie Klug, Deputy
COLUMBIA COUNTY CLERK



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald D. Wallace Jr.
OREGON
JANUARY 19, 1993
DONALD D WALLACE JR
2601
RENEWAL DATE 6/30/18



SHEET 3 OF 3
JOB No. 15-286
PROJECT No. VERNONIA
DRAWN BY: DDW
FIELD: MM/JM/SMJ
EQUIPMENT: GTS300/TDS48
REVISED: 9/14/16