

2301
11-7

ROSEVIEW HEIGHTS

of Vernonia
a portion of the NE1/4, of the NE1/4,
Sec. 5, T4N, R4W, W.M.
Columbia County, Oregon

Scale 1" = 80'

Nov. 2, 1991

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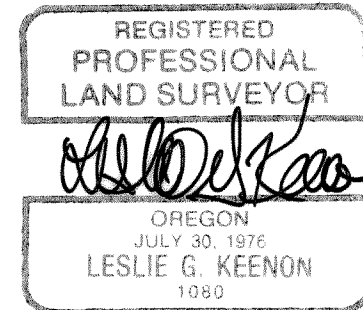
A-192

LEGEND

- - Found Monument as noted and described.
- - Set, a 5/8" x 30" Iron Rod with yellow Plastic Cap marked 'KEENON LS 1080'.
- - a 5/8" x 30" Iron Rod with yellow Plastic Cap marked 'KEENON LS 1080' to be set during post monumentation.
- ~ - ON OR BEFORE MARCH 1, 1992.
- ^ - Degrees of angle
- R - Radius of curve
- A - Arc Length in feet
- C - Chord (long chord) Bearing and distance

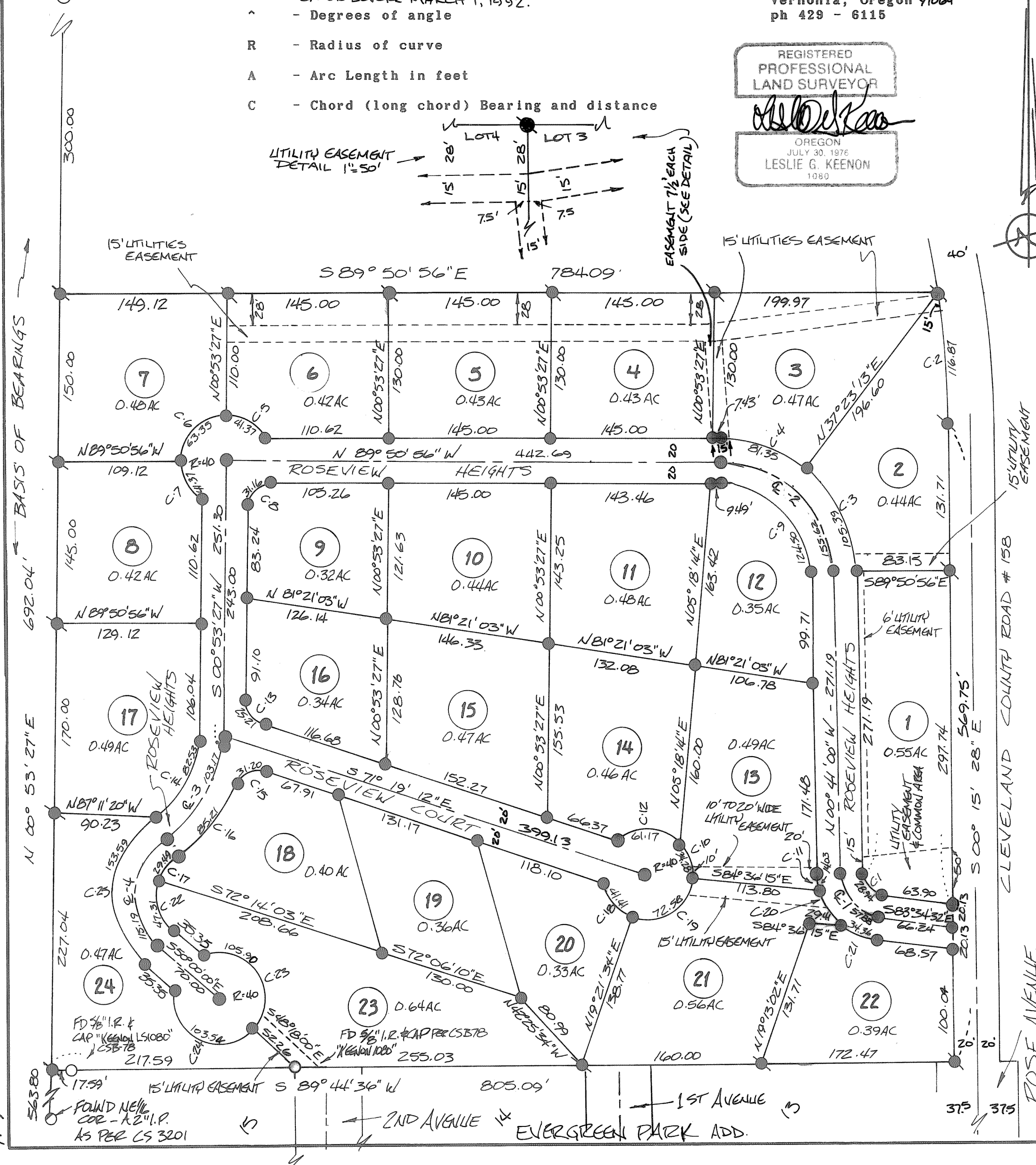
FOUND E 1/4 COR S5, NORTH LINE:
3" BRASS CAP AS SET
IN CS 3201

Survey by: KEENON LAND SERVICES, INC.
Leslie Jerry Keenon
1311 Alder St.
Vernonia, Oregon 97064
ph 429 - 6115



UTILITY EASEMENT
DETAIL 1" = 50'

EASEMENT 7 1/2' EACH
SIDE (SEE DETAIL)



CIRCULAR CURVE DATA (SEE CURVE DATA - PAGE 2)

Curve #	Component data
1	delta = 82°53'32" R = 20.00' A = 28.94' C = N 42°07'46"W, 26.48'
2	delta = 7°00'43" R = 955.00' A = 116.87' C = S 3°45'49"E, 116.80'
3	delta = 50°19'17" R = 120.00' A = 105.39' C = N 25°50'38"W, 102.04'
4	delta = 38°50'39" R = 120.00' A = 81.35' C = N 70°25'37"W, 79.81'
5	delta = 59°15'37" R = 40.00' A = 41.37' C = N 59°28'44"W, 39.55'
6	delta = 90°44'23" R = 40.00' A = 63.35' C = S 45°31'15"W, 56.93'
7	delta = 59°15'37" R = 40.00' A = 41.37' C = S 29°28'44"E, 39.55'
8	delta = 89°15'37" R = 20.00' A = 31.16' C = N 45°31'16"E, 28.10'
9	delta = 89°09'56" R = 80.00' A = 124.50' C = S 45°15'58"E, 112.31'
10	delta = 49°05'49" R = 40.00' A = 34.28' C = N 19°09'09"W, 33.24'
11	delta = 13°24'02" R = 60.00' A = 14.03' C = S 7°23'01"E, 14.00'
12	delta = 87°37'09" R = 40.00' A = 61.17' C = N 87°30'38"W, 55.38'
13	delta = 72°12'39" R = 20.00' A = 25.21' C = N 35°12'53"W, 23.57'
14	delta = 59°06'33" R = 80.00' A = 82.53' C = S 30°26'44"W, 78.92'
15	delta = 89°21'59" R = 20.00' A = 31.20' C = N 63°59'48"E, 28.13'

NARRATIVE

This survey was accomplished at the request on Western States Development Corporation, to Subdivide and Plat the tract as shown on the annexed map. Exterior boundary survey was done using control recovered along the North line, and the West line of the NE1/4 of the NE1/4. Recovered monuments are described also on the annexed map. My client purchased an identified 'gap' along his South boundary to accommodate the utilities for the subdivision through the platted Evergreen Park (see Deed Bk. 32, Pg. 356, Bk. 201, Pg. 837, and County Doc. 89-2058).
The basis of bearings is the West line of the NE 1/4 of the NE 1/4, also defined on the map. (CS B-78.)

16	delta = 40°41'11" R = 120.00' A = 85.21' C = N 39°39'25"E, 83.43'
17	delta = 42°14'03" R = 40.00' A = 29.49' C = N 38°52'58"E, 28.82'
18	delta = 59°19'14" R = 40.00' A = 41.41' C = S 40°58'49"E, 39.59'
19	delta = 103°57'49" R = 40.00' A = 72.58' C = N 57°22'40"E, 63.03'
20	delta = 36°41'26" R = 60.00' A = 38.42' C = S 32°25'45"E, 37.77'
21	delta = 32°48'04" R = 60.00' A = 34.35' C = S 67°10'30"E, 33.85'
22	delta = 67°45'57" R = 40.00' A = 47.31' C = N 16°07'02"W, 44.60'
23	delta = 151°41'28" R = 40.00' A = 105.90' C = N 34°08'45"W, 77.57'
24	delta = 148°18'32" R = 40.00' A = 103.54' C = S 64°08'45"E, 76.96'
25	delta = 110°00'00" R = 80.00' A = 153.59' C = S 05°00'00"W, 131.06'

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ROSEVIEW HEIGHTS

of Vernonia
a portion of the NE1/4, of the NE1/4,
Sec. 5, T4N, R4W, W.M.
Columbia County, Oregon

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Nov. 2, 1991

SURVEYORS CERTIFICATE

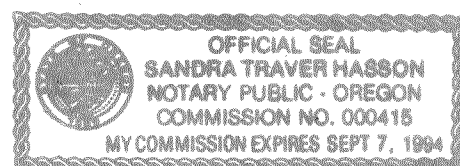
I Leslie G. Keenon, a registered professional land surveyor, do depose and say that I have correctly surveyed and marked or arranged to mark, with proper monuments, the land represented on the attached plat. Said land boundaries being more particularly described as follows;

A tract of land in the NE1/4 of the NE1/4 of, Section 5, T4N, R4W, W. M., Columbia County, Oregon. Beginning at a point on the West line of the NE1/4 of the NE1/4, which point lies S 00°53'27"W, 300.00 feet from the E1/16 Corner, on the North Section line of said Section 5. Thence S 89°50'56"E, 784.09 feet, to the West Right-of-Way line of Cleveland County Road #158. Thence following said Right-of-Way boundary, along the arc of a curve Right, having a delta angle = 7°00'43", an R = 955.00 feet, and a long chord which bears S 03°45'49"E, 116.80 feet, for an Arc length of 116.87 feet. Thence following Cleveland Road Right-of-Way, S 00°15'28"E, 569.48 feet, to the North line of the platted 'EVERGREEN PARK'. Thence along said North line, S 89°44'36"W, 805.09 feet, to the West line of the NE1/4 of the NE1/4. Thence N 00°53'27"E, 692.04 feet, to the true point-of-beginning.

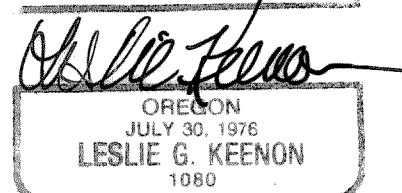
Leslie G. Keenon
Leslie G. Keenon, P.L.S.
Oregon # 1080

Subscribed and sworn before me this 5th day of Nov., 1991.

Dandra Traver Hasson
Notary Public for Oregon
my commission expires 9-7-1994



Survey by: KEENON LAND SERVICES, INC.
Leslie Jerry Keenon
1311 Alder St.
Vernonia, Oregon 97064
ph 429 - 6115



INTERIOR CORNER MONUMENTATION

In accordance with O.R.S. 92.070, the interior corners of this subdivision have been correctly set with proper monuments. An affidavit has been prepared regarding the setting of said monuments and is recorded in Columbia County Records Document #, SEE CD. SURVEYOR PERMANENT FILE

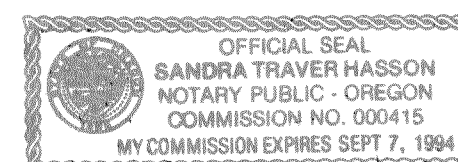
Leslie G. Keenon, 12/1/2008
Columbia County Surveyor

DECLARATION

Know all men by these presents that Fred H. Bender, President, and Kevin G. Bender, Secretary, of Western States Development Corporation, owner of the land represented on the annexed map, being more particularly described in the accompanying Surveyors Certificate, have caused the same to be platted as shown and to be known as 'ROSEVIEW HEIGHTS', and that they hereby dedicate the streets shown thereon to the use of the public forever, and that they dedicate the easements shown for the purposes as indicated.

There are no Water Rights appertenant to this property. In witness whereof we hereunto set our hand and seal.

Fred H. Bender
Fred H. Bender, President
Kevin G. Bender
Kevin G. Bender, Secretary



ACKNOWLEDGEMENT

State of Oregon)

County of Washington)

On this 5th day of Nov., 1991, before me personally appeared the President and the Secretary of said Corporation, to me known to be the identical persons described in, and who executed, the foregoing declaration, and they acknowledged that they executed the same as their own free and voluntary act.

Dandra Traver Hasson
Notary Public for Oregon

STREET CENTERLINE CURVES

Curve #	curve data
1	delta = 82°53'32" R = 40.00' A = 57.88' C = N 42°07'46"W, 52.96'
2	delta = 89°09'56" R = 100.00' A = 155.62' C = N 45°15'58"W, 140.39'
3	delta = 59°06'33" R = 100.00' A = 103.17' C = S 30°26'43"W, 98.65'
4	delta = 110°00'00" R = 60.00' A = 115.19' C = S 05°00'00"W, 98.30'

APPROVALS

Vernonia Planning Commission ;

Approved the 16th day of DEC., 1991,

Stephen Mitchell
chairman

Vernonia Public Works Department ;

Approved the 16th day of DEC., 1991,

Robert L. Bassett
director

Vernonia City Council ;

Approved this 16th day of DEC., 1991,

Walter Ford
mayor

Columbia County Assessor ;

Approved this 19 day of Dec., 1991,

[Signature]
assessor

Columbia County Tax Collector ;

All taxes, fees, assessments or other charges as approved by ORS 92.095 have been paid as of 12-19-91

by: Don C. Blair
tax collector

Columbia County Surveyor ;

Approved this 19th day of DEC., 1991,

Walter Ford
county surveyor

Columbia County Board of Commissioners ;

Approved this 19th day of Dec., 1991,

Michael J. Pyles
commissioner
D. B. Heinicke
commissioner
not present
commissioner

I, Leslie Keenon, registered land surveyor, do hereby certify that this copy is a true and exact duplicate of the original platted "ROSEVIEW HEIGHTS", pages 1 & 2.

Leslie G. Keenon

State of Oregon)

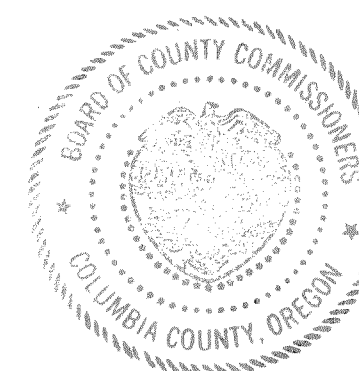
County of Columbia)

ss Fee # 92-0027

I hereby certify that the within instrument and plat was received for recording on the 2nd day of January, 1991, 1992, at 2:57 o'clock P.M., and is recorded in the Book 4 Page 11-12, Records of Plats of Columbia County.

Witness my hand and seal affixed; Columbia County Clerk

Elizabeth E. Huser by P. Benham deputy



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