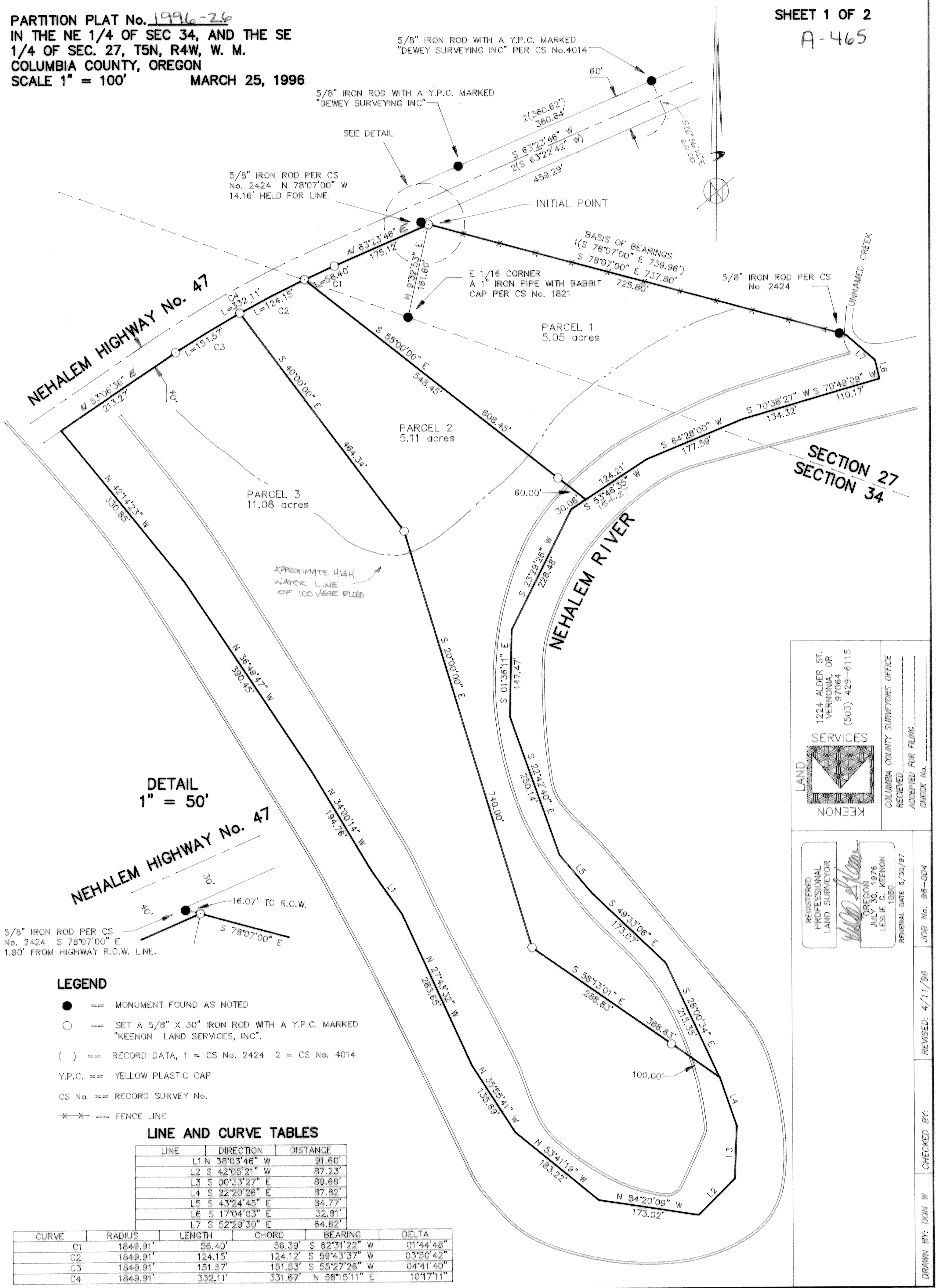


PARTITION PLAT No. 1996-26
 IN THE NE 1/4 OF SEC 34, AND THE SE
 1/4 OF SEC. 27, T5N, R4W, W. M.
 COLUMBIA COUNTY, OREGON
 SCALE 1" = 100' MARCH 25, 1996

SHEET 1 OF 2

A-465



PARTITION PLAT No. 1996-26
IN THE NE 1/4 OF SEC 34, AND THE SE
1/4 OF SEC. 27, T5N, R4W, W. M.
COLUMBIA COUNTY, OREGON
SCALE 1" = 100' MARCH 25, 1996

THIS PLAT MAY BE SUBJECT TO:

THOSE RIGHTS, IF ANY, CREATED BY DEED BOOK 8, PAGE 514
COLUMBIA COUNTY RECORDS. THE ONLY RAILROAD GRADE IN THIS
AREA LIES ON THE EAST SIDE OF THE NEHALEM RIVER.

NOTES:

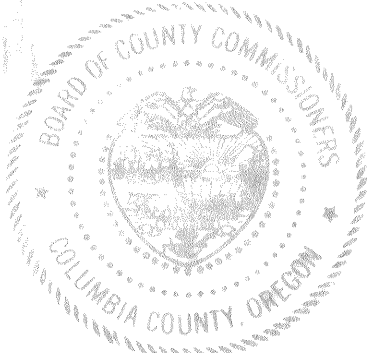
NO GEODETIC MONUMENTS WERE FOUND OR TIED WITHIN 1/2 MILE OF
THIS PROPERTY.
AN ADEQUATE WATER SUPPLY, OR SEWER SYSTEM HAS NOT BEEN
PROVIDED FOR PARCELS 2 & 3.

SURVEYORS CERTIFICATE:

I, LESLIE G. KEENON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY
SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND
REPRESENTED ON THE ANNEXED PARTITION MAP, THE BOUNDARIES
BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8" X 30" IRON ROD WITH A Y.P.C.
MARKED "KEENON LAND SERVICES" SAID POINT BEING ON THE
SOUTHEASTERLY RIGHT OF WAY LINE OF NEHALEM HIGHWAY
N 9°32'53" E 161.60 FEET FROM THE SOUTHEAST CORNER OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, T. 5 N., R. 4 W.,
OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE
S 78°07'00" E ALONG AN OLD FENCE LINE 737.80 FEET TO THE
CENTER OF AN UNNAMED CREEK; THENCE S 52°29'30" E 64.82 FEET;
THENCE S 17°04'03" E 32.81 FEET TO THE CENTER OF THE NEHALEM
RIVER; THENCE ALONG THE CENTER OF THE NEHALEM RIVER THE
FOLLOWING COURSES AND DISTANCES S 70°49'09" W 110.17 FEET;
THENCE S 70°38'27" W 134.32 FEET; THENCE S 64°28'00" W
177.59 FEET; THENCE S 53°46'35" W 154.27 FEET; THENCE
S 23°29'26" W 228.48 FEET; THENCE S 1°36'11" E 147.47 FEET;
THENCE S 22°42'40" E 250.14 FEET; THENCE S 43°24'45" E 84.77
FEET; THENCE S 49°33'06" E 173.07 FEET; THENCE S 28°00'34" E
215.35 FEET; THENCE S 22°20'26" E 87.82 FEET; THENCE
S 00°33'27" E 89.69 FEET; THENCE S 42°05'21" W 87.23 FEET;
THENCE N 84°20'09" W 173.02 FEET; THENCE N 53°41'19" W
183.22 FEET; THENCE N 35°55'41" W 135.69 FEET; THENCE
N 27°43'32" W 283.65 FEET; THENCE N 38°03'46" W 91.60 FEET;
THENCE N 34°00'14" W 194.76 FEET; THENCE N 36°49'47" W
390.45 FEET; THENCE N 42°14'23" W 330.85 FEET TO THE
SOUTHEASTERLY RIGHT OF WAY LINE OF THE NEHALEM HIGHWAY;
THENCE N 53°06'36" E 213.27 FEET; THENCE 332.11 FEET ALONG THE
ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°17'11", A
RADIUS OF 1849.91 FEET AND A LONG CHORD WHICH BEARS
N 58°15'11" E 331.67 FEET; THENCE N 63°23'46" E 175.12 FEET TO
THE POINT OF BEGINNING.


LESLIE G. KEENON



STATE OF OREGON } SS 96-07533
COUNTY OF COLUMBIA }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS
RECEIVED FOR RECORD ON THIS 18th DAY OF July, 1996 AT
12:26 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO.
1996-26, COLUMBIA COUNTY RECORDS.


COLUMBIA COUNTY CLERK

TAXES FROM June 30, 1997 1996 THROUGH 1996
HAVE BEEN PAID.


COLUMBIA COUNTY TAX COLLECTOR

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT AS
DESCRIBED IN DEED DOCUMENT 96-01015, COLUMBIA COUNTY
RECORDS, INTO PARCELS 1, 2 AND 3 AS SHOWN.

THE BASIS OF BEARINGS IS FROM CS No. 2424
FOR THE NORTHERLY LINE OF THE TRACT I HELD THE MONUMENTS AS
CALLED FOR IN THE DEED AND NOTED IN CS No. 2424. THE UNNAMED
CREEK AND THE CENTER OF THE NEHALEM RIVER WERE HELD FOR THE
EASTERLY AND SOUTHWESTERLY LINES. THE NORTHWESTERLY PROPERTY LINE IS
THE SOUTHEASTERLY LINE OF NEHALEM HWY. No. 47. THE CENTER OF NEHALEM
HWY. WAS DETERMINED USING THE AS TRAVELED CENTER LINE
LOCATION PER CS No. 4014. THE DEEDED LOCATION OF THE HWY. FOLLOWS THE
OREGON STATE HIGHWAY DEPARTMENT MAPS WHICH DO NOT FIT
THE AS TRAVELED ROADWAY.

APPROVALS

APPROVED THIS 19th DAY OF June, 1996


COLUMBIA COUNTY PLANNING DIRECTOR

APPROVED THIS 20th DAY OF June, 1996


COLUMBIA COUNTY SURVEYOR

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT, JOHN K. HANSON
AND MARY A. HANSON ARE THE OWNERS OF THE LAND REPRESENTED
ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE
ACCOMPANYING SURVEYORS CERTIFICATE, AND THAT THEY HAVE
CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS
1, 2 AND 3 IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS SHOWN ON
THE ANNEXED PARTITION PLAT.

 
JOHN K. HANSON MARY A. HANSON

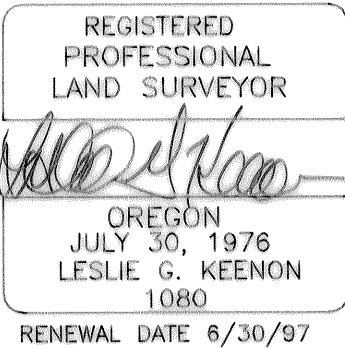
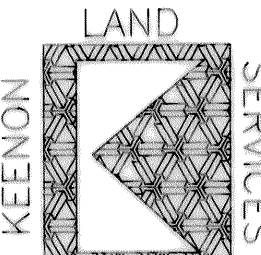
ACKNOWLEDGEMENT:

STATE OF OREGON }
COUNTY OF COLUMBIA } SS

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 12 DAY
OF April, 1996, BEFORE ME, A NOTARY PUBLIC FOR OREGON,
PERSONALLY APPEARED JOHN K. HANSON AND MARY A. HANSON WHO
DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE
FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID
INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT.


NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES, 1-21-99



		 1224 ALDER ST. VERNONIA, OR 97064 (503) 429-6115	
COLUMBIA COUNTY SURVEYORS OFFICE RECEIVED _____ ACCEPTED FOR FILING _____ CHECK No. _____			
DRAWN BY: DON W	CHECKED BY:	REVISED: 4/11/96	JOB No. 96-004