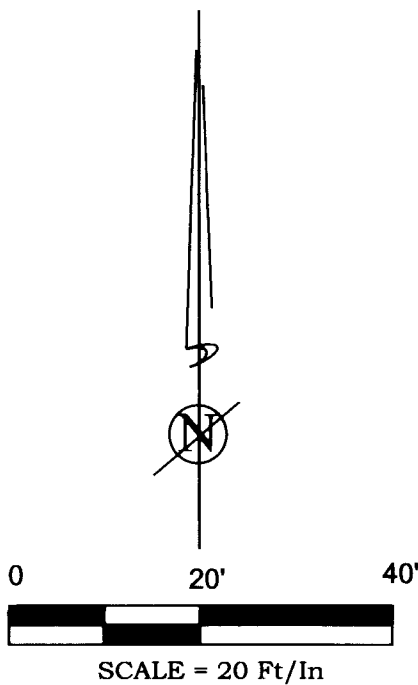


PARTITION PLAT NO. 2019-15
INSTRUMENT NO. 2019-10664
IN THE NE 1/4 OF SECTION 4
T4N, R4W, W.M.,
CITY OF VERNONIA
COLUMBIA COUNTY, OREGON
MARCH 8, 2019

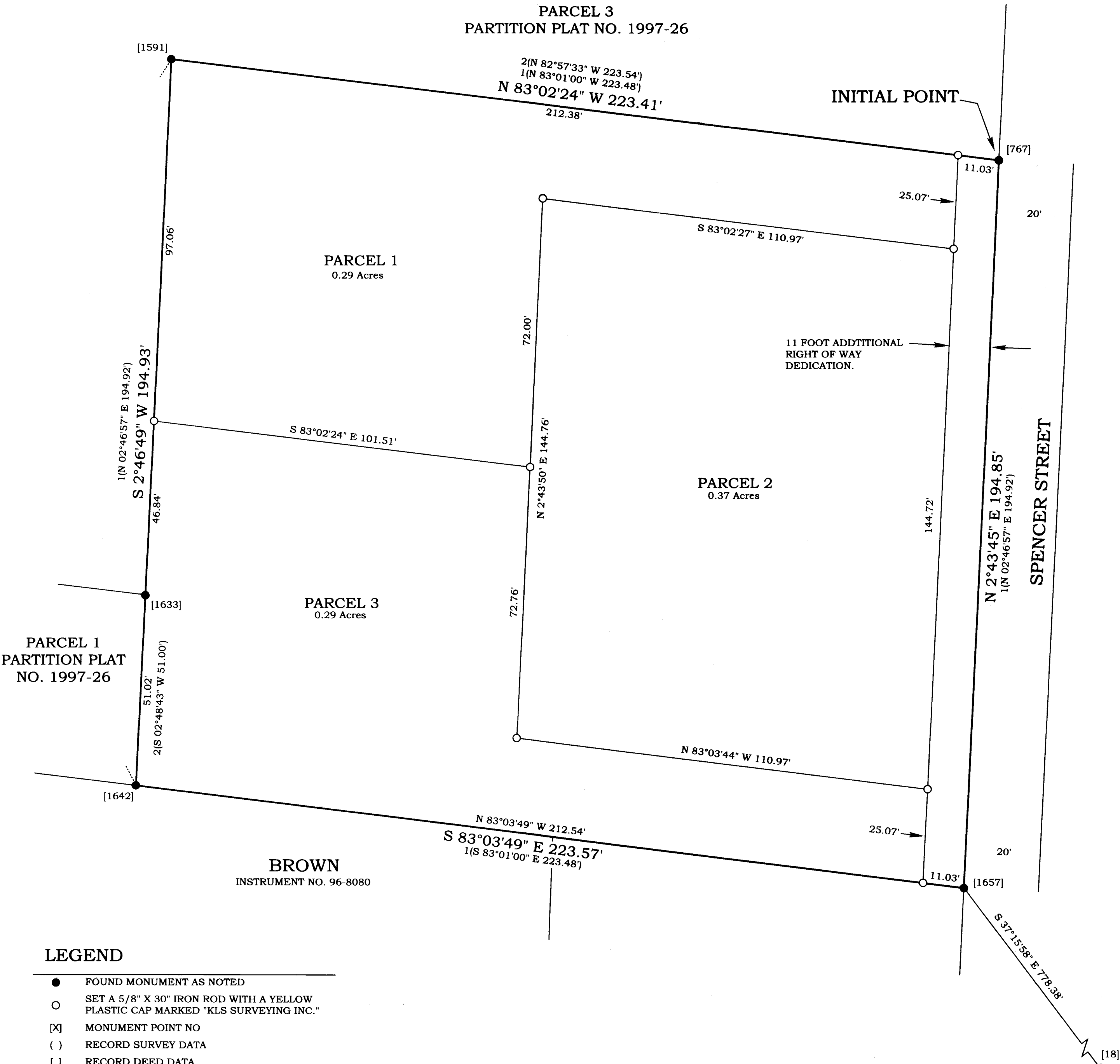


MONUMENT NOTES:

- [18]
COLUMBIA 02
FOUND A 3/4" IRON PIPE WITH A 2 1/2" BRASS CAP PER CS 4269.
- [767]
FOUND A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED
"KEENON LS 1080" PER CS NO. B-9 (HELD)
- [1591]
FOUND A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED
"KEENON LS 1080" PER CS NO. B-9 (HELD)
- [1633]
FOUND A 5/8" IRON ROD PER PARTITION PLAT NO. 1997-26 (HELD)
- [1642]
FOUND A 5/8" IRON ROD PER CS NO. B-9 (HELD)
- [1657]
FOUND A 5/8" IRON ROD PER CS NO. B-9 (HELD)

REFERENCES:

- SURVEYS:
1 = CS NO. B-9
2 = PARTITION PLAT NO. 1997-26



LEGEND

- FOUND MONUMENT AS NOTED
- SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."
- [X] MONUMENT POINT NO
- () RECORD SURVEY DATA
- [] RECORD DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald D. Wallace, Jr.
OREGON
JANUARY 19, 1993
DONALD D. WALLACE, JR
2601
RENEWS 6/30/20

K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115

SHEET 1 OF 2

JOB No. Vernonia
DRAWING NAME: 18-154 S1
DRAWN BY: DDW
FIELD: SWM/MDM
EQUIPMENT: GTS300/HIPER
REVISED: 11-19-2019

PARTITION PLAT NO. 2019 -15
INSTRUMENT NO. 2019- 10664
IN THE NE 1/4 OF SECTION 4
T4N, R4W, W.M.,
CITY OF VERNONIA
COLUMBIA COUNTY, OREGON
MARCH 8, 2019

SURVEYOR'S CERTIFICATE:

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

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LS 1080" AT THE SOUTHEAST CORNER OF PARCEL 3, PARTITION PLAT 1997-26, BEING THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO JONATHAN R. SWART AND NATALIE B. SWART AS DESCRIBED IN INSTRUMENT NO. 2018-04250; THENCE NORTH 83°02'24" WEST ALONG THE NORTH LINE OF SAID SWART TRACT, 223.41 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02°46'49" WEST ALONG THE WEST LINE OF SAID SWART TRACT 194.93 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 83°03'49" EAST ALONG THE SOUTH LINE OF SAID SWART TRACT 223.57 FEET TO 5/8" IRON ROD AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 02°43'45" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SPENCER STREET 194.85 FEET TO THE INITIAL POINT.

CONTAINING 1.00 ACRE MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JONATHAN R SWART AND NATALIE B. SWART, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND 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 DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID PLAT AND HEREBY DEDICATE THE ADDITIONAL RIGHT OF WAY TO THE PUBLIC.

Jonathan R. Swart
JONATHAN R. SWART
Natalie B. Swart
NATALIE B. SWART

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF COLUMBIA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
Nov. 20, 2019 BY JONATHAN R SWART AND NATALIE B. SWART

Riley Woodall
NOTARY SIGNATURE
Riley Woodall
NOTARY PUBLIC - OREGON



COMMISSION NO. 986928
MY COMMISSION EXPIRES Apr 28, 2023

NARRATIVE:

--THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2018-04250 INTO PARCELS 1, 2, & 3 AT THE REQUEST OF JON SWART.

--FOR CONTROL I HELD THE MONUMENTS AS SHOWN IN THE MONUMENT NOTES.

---THE BEARINGS ARE GEODETIC AND ARE BASED ON GPS OBSERVATIONS TAKEN AT COLUMBIA 02, HAVING A LATITUDE OF 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 DISTANCE.

--FOR CONTROL I HELD THE MONUMENTS OF RECORD AS NOTED IN THE MONUMENT NOTES. THE NEW LINES WERE ESTABLISHED AT THE REQUEST OF THE CLIENT.

NOTES:

THIS PLAT IS SUBJECT TO CITY OF VERNONIA CASEFILE MLP 19-01.

THIS PLAT IS SUBJECT A WAIVER OF REMONSTRANCE RECORDED AS INSTRUMENT NO. 2019-009814, COLUMBIA COUNTY DEED RECORDS.

APPROVALS:

APPROVED THIS 12 DAY OF December, 2019
CITY OF VERNONIA PLANNING DEPARTMENT
BY Emily Polack

DEDICATION ACCEPTED UNDER ORS 92.175 (1)(b)
THIS 12 DAY OF December, 2019

BY Jessica M. Mitchell

APPROVED THIS 18 DAY OF DECEMBER, 2019
COLUMBIA COUNTY SURVEYOR
BY Nath A. Woodman

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF THIS 18 DAY OF December, 2019

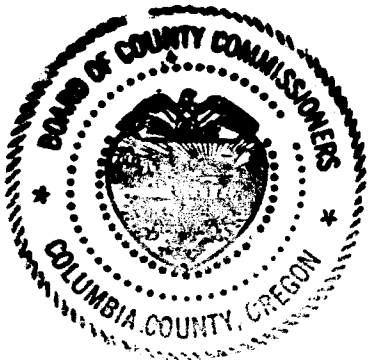
COLUMBIA COUNTY TAX COLLECTOR

BY Kathleen J. Kelly, Deputy

STATE OF OREGON)
COUNTY OF COLUMBIA) SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 19 DAY OF December, 2019, AT 10:45 O'CLOCK AM AND RECORDED AS INSTRUMENT NO. 2019-10664 AND AS PARTITION PLAT NUMBER 2019-15, COLUMBIA COUNTY RECORDS

BY Debbie Kling, Deputy
COLUMBIA COUNTY CLERK



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace, Jr.
OREGON
JANUARY 19, 1993
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SHEET 2 OF 2

JOB No. Vernonia
DRAWING NAME: 18-154 S2
DRAWN BY: DDW
FIELD: SWM/MDM
EQUIPMENT: GTS300/HIPER
REVISED: 11-19-2019