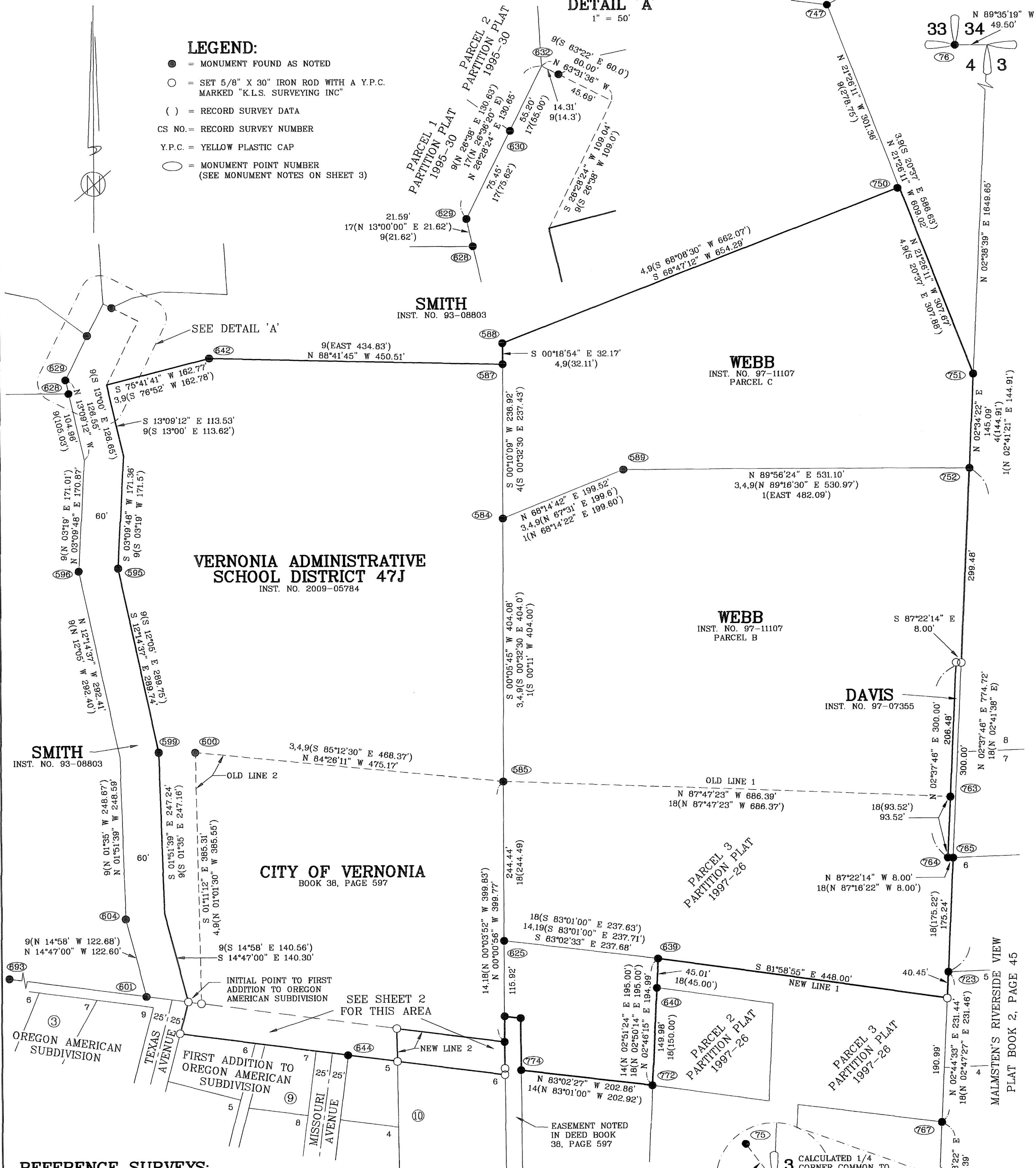


LEGEND:

- = 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
- CS NO. = RECORD SURVEY NUMBER
- Y.P.C. = YELLOW PLASTIC CAP
- = MONUMENT POINT NUMBER (SEE MONUMENT NOTES ON SHEET 3)

DETAIL 'A'

1" = 50'



REFERENCE SURVEYS:

- 1 = CS NO. L-139
- 2 = CS NO. L-380
- 3 = CS NO. L-627
- 4 = CS NO. L-784
- 5 = CS NO. L-1004
- 6 = CS NO. B-145
- 7 = CS NO. 129
- 8 = CS NO. 2641
- 9 = CS NO. 2669
- 10 = CS NO. 2735
- 11 = CS NO. 3605
- 12 = CS NO. 3908
- 13 = CS NO. 4166
- 14 = CS NO. 4192
- 15 = CS NO. 4322
- 16 = CS NO. 4404
- 17 = PARTITION PLAT 1995-30
- 18 = PARTITION PLAT 1997-26
- 19 = OREGON AMERICAN (PLAT BOOK 3, PAGE 1)
- 20 = 1ST ADDITION TO OREGON AMERICAN (PLAT BOOK 3, PAGE 15)
- 21 = CS NO. 5707BT
- 22 = BEARING TREE BOOK D, PAGE 34

REGISTERED PROFESSIONAL LAND SURVEYOR

Donald D. Wallace

OREGON JANUARY 19, 1993

DONALD D. WALLACE JR

2601

RENEWAL DATE 6/30/12

DRAWN BY: DDW/BTF

K.L.S. SURVEYING INC.

1224 ALDER STREET

VERNONIA, OR 97064

(503) 429-6115

BOUNDARY SURVEY & PROPERTY LINE ADJUSTMENT FOR

VERNONIA SCHOOL DISTRICT 47J

IN THE NE 1/4 OF SECTION 4,

T4N, R4W, W.M.,

CITY OF VERNONIA,

COLUMBIA COUNTY, OREGON

SCALE 1" = 100' NOVEMBER 17, 2010

SHEET 1 OF 3

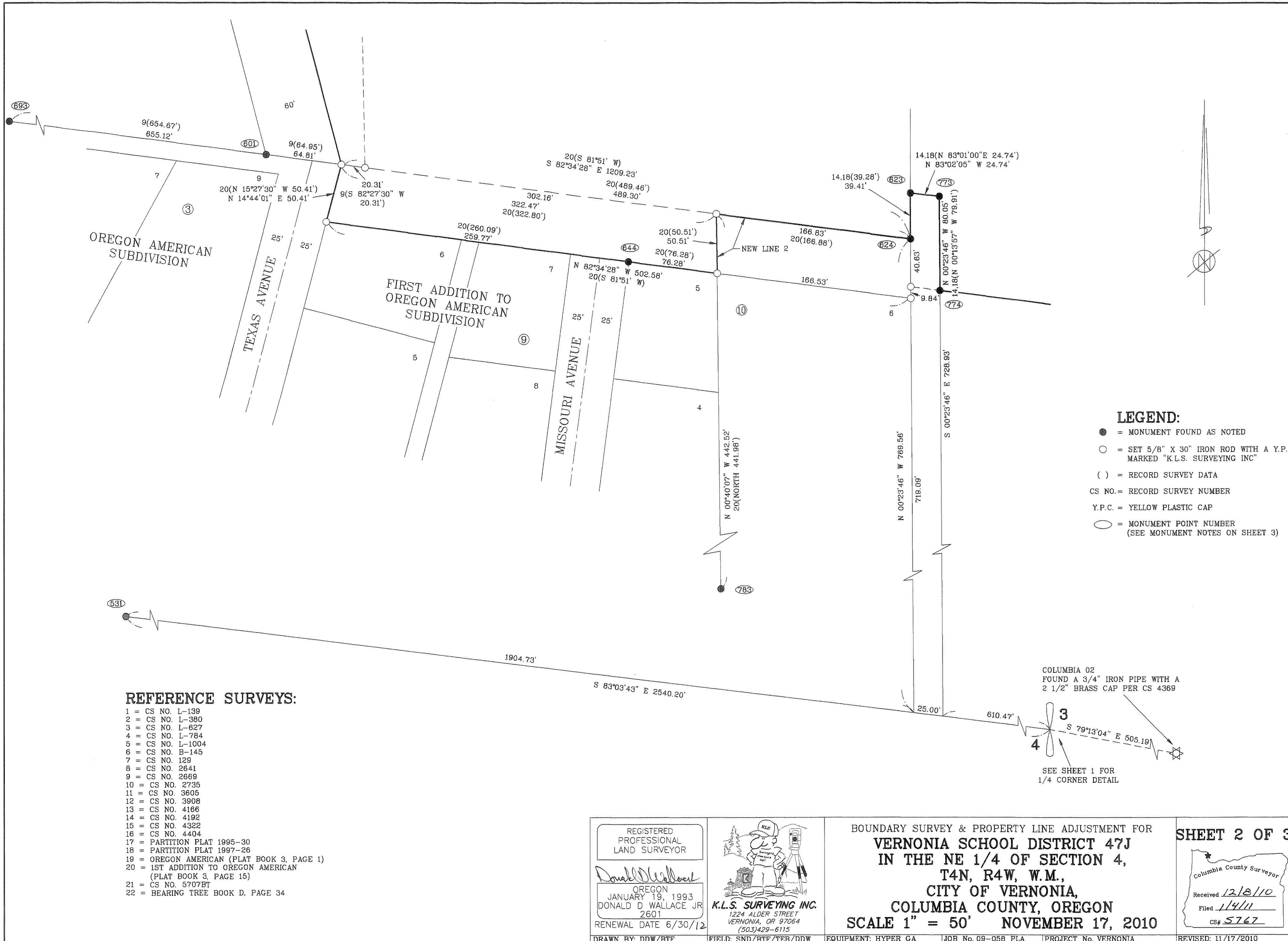
Columbia County Surveyor

Received 12/8/10

Filed 1/4/11

CS# 5767

REVISED: 11/17/2010



NARRATIVE:

--THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THOSE TRACTS OF LAND WHERE VERNONIA ADMINISTRATIVE SCHOOL DISTRICT 47J IS PREPARING TO BUILD A NEW SCHOOL AND TO MONUMENT TWO PROPERTY LINE ADJUSTMENTS AS PART OF THE PROCESS OF CONSTRUCTING SAID SCHOOL AT THE REQUEST OF DR. KENNETH COX. THE PROPERTY LINE ADJUSTMENT ON THE WEBB PROPERTY IS IN ACCORDANCE WITH THE CITY OF VERNONIA PLANNING FILE LLA 10-02 AND COLUMBIA COUNTY PLANNING FILE PLA-17. THE PROPERTY LINE ADJUSTMENT BETWEEN THE VERNONIA SCHOOL DISTRICT PROPERTY AND THE CITY OF VERNONIA PROPERTY IS IN ACCORDANCE WITH THE CITY OF VERNONIA PLANNING FILE LLA 10-05.

--THE BEARINGS ARE GEODETIC AND WERE 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°53'45.8". DISTANCES SHOWN ARE GROUND DISTANCES.

--FOR CONTROL I HELD THE MONUMENT OF RECORD AS SHOWN AND NOTED IN THE MONUMENTS NOTES.

OREGON AMERICAN SUBDIVISION AND 1ST ADDITION TO OREGON AMERICAN SUBDIVISION:
--I HELD MONUMENT NO. 624 FOR THE NORTHEAST CORNER OF 1ST ADDITION TO OREGON AMERICAN. I HELD MONUMENT NO. 601 AND 693 FOR THE NORTH LINE OF OREGON AMERICAN SUBDIVISION. I REESTABLISHED THE INITIAL POINT TO FIRST ADDITION BASED ON CS 2669 BEING AT THE INTERSECTION OF THE ABOVE DESCRIBED NORTH LINE AND A LINE 60' FROM AND PARALLEL WITH A LINE BETWEEN MONUMENTS 601 AND 624. I REESTABLISHED THE NW CORNER OF LOT 6, BLOCK 9 HOLDING THE PLATTED ANGLE BETWEEN THE NORTH LINE AND THE EAST LINE OF TEXAS AVE AND THE PLAT DISTANCE FROM THE INITIAL POINT TO FIRST ADDITION TO OREGON AMERICAN SUBDIVISION. FOR THE NORTHWEST CORNER OF LOT 5, BLOCK 10 I HELD MONUMENT NO. 644 AND REESTABLISHED THE NORTHEAST CORNER OF LOT 5 HOLDING THE PLATTED DISTANCE (76.28') FROM THE NW CORNER. I REESTABLISHED THE NORTHEAST CORNER OF LOT 6, BLOCK 10 AT THE INTERSECTION OF A LINE 50' SOUTH OF AND PARALLEL WITH THE NORTH LINE AND THE WEST LINE OF THE EASEMENT RESERVED IN DEED BOOK 38, PAGE 597, COLUMBIA COUNTY DEED RECORDS.

DAVIS TRACT DESCRIBED IN INSTRUMENT NO. 97-07355:
--I HELD MONUMENT NO. 765 AND 764 FOR THE SOUTHEAST AND SOUTHWEST CORNERS. I ESTABLISHED THE NE CORNER AT THE DEEDED DISTANCE [300.00'] NORTHERLY ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER. I ESTABLISHED THE NORTHWEST CORNER AT THE DEEDED DISTANCE [300.00'] NORTH OF MONUMENT NO. 764 ON A LINE PARALLEL WITH THE SECTION LINE.

--THE SET MONUMENT WESTERLY OF MONUMENT NO. 774 WAS ESTABLISHED FOR A FUTURE PROPERTY LINE ADJUSTMENT.

MONUMENT NOTES:

- ⁷⁴ FOUND A 1" BRASS DISC IN CURB PER BEARING TREE BOOK D, PAGE 34. (HELD TO COMPUTE 1/4 CORNER)
⁷⁵ FOUND A 1" BRASS DISC IN CURB PER BEARING TREE BOOK D, PAGE 34. (HELD TO COMPUTE 1/4 CORNER)
⁷⁶ STANDARD SECTION CORNER COMMON TO SECTION 4, T4N R4W AND SECTIONS 33 & 34, T5N R4W
FOUND A 1 1/4" GALVANIZED IRON PIPE WITH 3 1/4" ALUMINUM CAP PER CS NO. 5707BT. (HELD)
⁵³¹ CENTER 1/4 SECTION 4
FOUND A NAIL IN CONCRETE FILLED 2 1/2" IRON PIPE IN CONCRETE PER CS NO. 129. (HELD)
⁵⁸⁴ FOUND A 1" IRON PIPE PER CS NO. L-139. (HELD)
⁵⁸⁵ FOUND A 1" IRON PIPE OVER A 1/2" IRON PIPE, ORIGIN UNKNOWN, (HELD)
⁵⁸⁷ FOUND A 1/2" IRON ROD PER CS 2669. (HELD)
⁵⁸⁸ FOUND A 3/4" IRON ROD PER CS 2669. (HELD)
⁵⁸⁹ FOUND A 1 3/8" IRON PIPE WITH PINCHED TOP PER CS L-139, (HELD)
⁵⁹⁵ FOUND A 5/8" IRON ROD PER CS 2669. (HELD)
⁵⁹⁸ FOUND A 5/8" IRON ROD PER CS 2669. (HELD)
⁵⁹⁹ FOUND A 5/8" IRON ROD PER CS 2669. (HELD)
⁶⁰⁰ FOUND A 5/8" IRON ROD PER CS 2669. (HELD)
⁶⁰¹ FOUND A 5/8" IRON ROD PER CS 2669. (HELD)
⁶⁰⁴ FOUND A 5/8" IRON ROD PER CS 2669. (HELD)
⁶²³ FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC" PER CS NO. 4192. (HELD)
⁶²⁴ NORTHEAST CORNER OF 1ST ADDITION TO OREGON AMERICAN SUBDIVISION
FOUND A BENT 3/4" SQUARE IRON ROD IN CONCRETE PER PLAT OF 1ST ADDITION TO OREGON AMERICAN SUBDIVISION. (HELD)
⁶²⁵ FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER CS 4192. (HELD)
⁶²⁸ FOUND A 5/8" IRON ROD PER CS 2669. (HELD)
⁶²⁹ FOUND A 5/8" IRON ROD PER CS 2669. (HELD)
⁶³⁰ FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER PARTITION PLAT NO. 1995-30. (HELD)
⁶³² FOUND A 5/8" IRON ROD PER CS 2669. (HELD)
⁶³⁹ FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER CS 4192. (HELD)
⁶⁴⁰ NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT 1997-26
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER PARTITION PLAT 1997-26. (HELD)
⁶⁴² FOUND A 5/8" IRON ROD PER CS 2669. (HELD)
⁶⁴⁴ NW CORNER LOT 5, BLOCK 10, 1ST ADDITION TO OREGON AMERICAN SUBDIVISION
FOUND A 5/8" IRON ROD PER 1ST ADDITION TO OREGON AMERICAN SUBDIVISION. (HELD)
⁶⁹³ FOUND A 5/8" IRON ROD PER CS 2669. (HELD FOR NORTH LINE OF OREGON AMERICAN SUBDIVISION)
⁷²³ SW CORNER OF LOT 6, MALMSTEN'S RIVERSIDE VIEW
FOUND A 1/2" IRON ROD AS NOTED ON PARTITION PLAT 1997-26. (HELD)
⁷⁴⁷ FOUND A 1/2" IRON PIPE PER CS NO. L-627. (HELD)
⁷⁵⁰ FOUND A 1/2" IRON PIPE PER CS NO. 2669, HELD FOR ALIGNMENT E-W. THE PIPE LIES S 68 47'12" W 2.75' FROM THE TRUE CORNER.
⁷⁵¹ FOUND A 1" IRON PIPE, ORIGIN UNKNOWN. (HELD AS NOTED ON PARTITION PLAT 1997-26).
⁷⁵² FOUND A 1" IRON PIPE, ORIGIN UNKNOWN. (HELD AS NOTED ON PARTITION PLAT 1997-26).
⁷⁶³ NE CORNER OF PARCEL 3, PARTITION PLAT 1997-26
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER PARTITION PLAT 1997-26. (HELD)
⁷⁶⁴ FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER PARTITION PLAT 1997-26. (HELD)
⁷⁶⁵ FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER PARTITION PLAT 1997-26. (HELD)
⁷⁶⁷ SOUTHEAST CORNER OF PARCEL 3, PARTITION PLAT 1997-26
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS 1080" PER CS B-9. (HELD)
⁷⁷² FOUND A 1/2" IRON PIPE OF UNKNOWN ORIGIN 4" BELOW GRAVEL SURFACE AS NOTED ON CS NO. 4192 & PARTITION PLAT NO. 1997-26. (HELD)
⁷⁷³ FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC" PER CS NO. 4192. (HELD)
⁷⁷⁴ FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC" PER CS NO. 4192. (HELD)
⁷⁸³ SW CORNER LOT 1, BLOCK 10, 1ST ADDITION TO OREGON AMERICAN SUBDIVISION
FOUND A 5/8" IRON ROD PER 1ST ADDITION TO OREGON AMERICAN SUBDIVISION. (HELD)

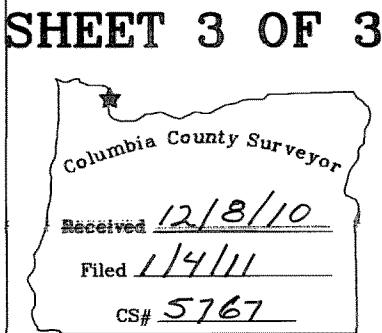
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D Wallace Jr

OREGON
JANUARY 19, 1993
DONALD D WALLACE JR
2601
RENEWAL DATE 6/30/12



BOUNDARY SURVEY & PROPERTY LINE ADJUSTMENT FOR
VERNONIA SCHOOL DISTRICT 47J
IN THE NE 1/4 OF SECTION 4,
T4N, R4W, W.M.,
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
NOVEMBER 17, 2010



DRAWN BY: DDW/BTF

FIELD: SND/BTF/TEB/DDW

EQUIPMENT: HYPER GA

JOB No. 09-058 BBASE

PROJECT No. VERNONIA

REVISED: 11/17/2010