

PARTITION PLAT No. 2008-14
AND A PROPERTY LINE ADJUSTMENT
IN THE NW 1/4 OF SECTION 4
T4N, R4W, W.M.
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
SCALE 1" = 40' MAY 13, 2008

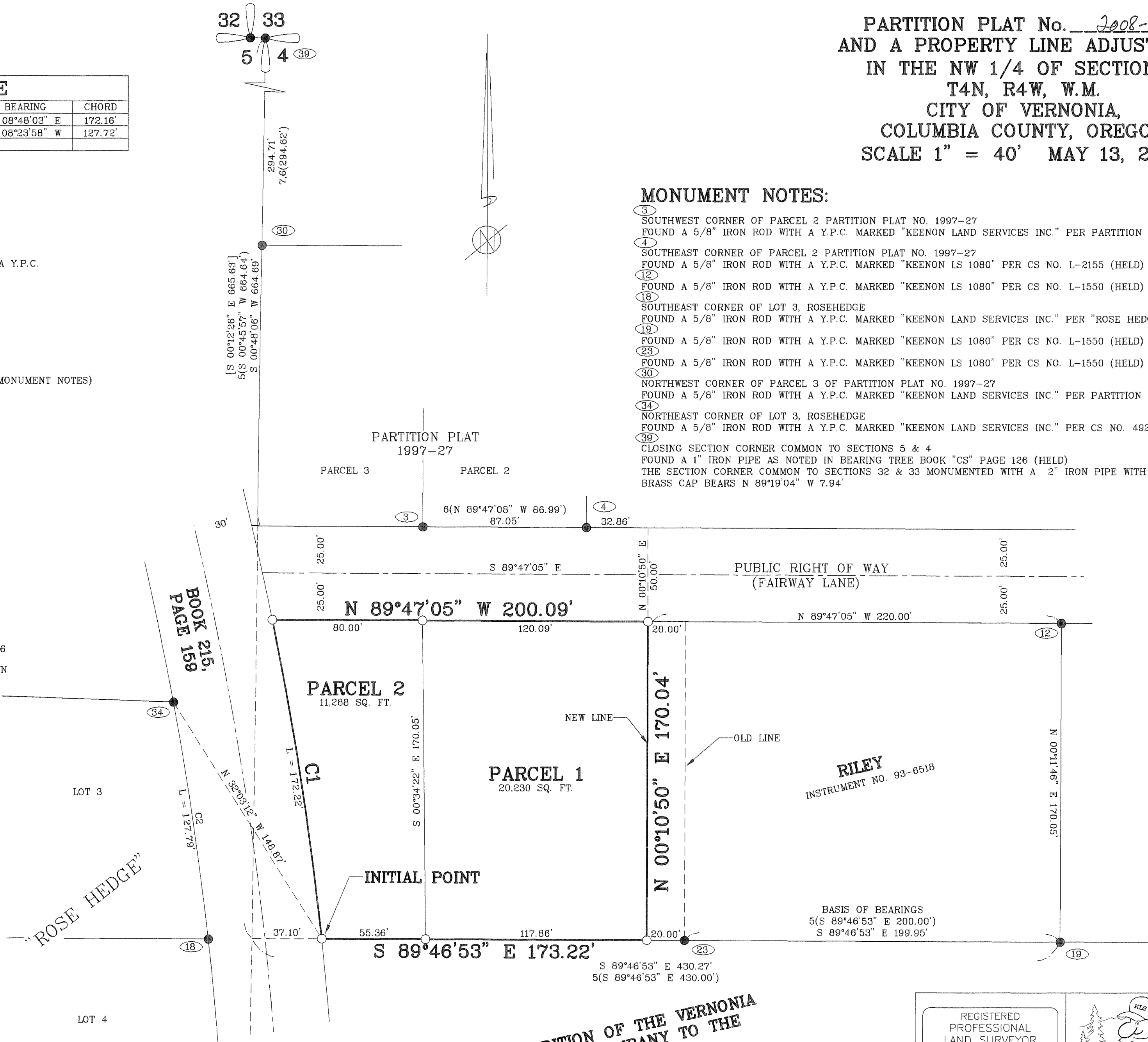
CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	5°05'10"	172.22'	1940.08'	S 08°48'03" E	172.16'
C2	3°53'35"	127.75'	1880.08'	N 08°23'58" W	127.72'
B(C2)	3°53'38"	127.77'	1880.08'		

- 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)

- REFERENCE DEEDS:**
- 1 = BOOK 195, PAGE 598
 - 2 = BOOK 215, PAGE 159
 - 3 = INSTRUMENT NO. 88-2663
 - 4 = INSTRUMENT NO. 93-06518
 - 5 = INSTRUMENT NO. 94-0155
 - 6 = INSTRUMENT NO. 2003-08251

- REFERENCE SURVEYS:**
- 1 = CS NO. L-1504
 - 2 = CS NO. L-1550
 - 3 = CS NO. 3806
 - 4 = CS NO. 4929
 - 5 = PARTITION PLAT NO. 1993-16
 - 6 = PARTITION PLAT NO. 1997-27
 - 7 = PARTITION PLAT NO. 2005-18
 - 8 = ROSE HEDGE, PLAT BOOK 6, PAGE 96
 - 9 = SECOND ADDITION OF THE VERNONIA IMPROVEMENT COMPANY TO THE TOWN OF VERNONIA DV L-397

- MONUMENT NOTES:**
- 31 SOUTHWEST CORNER OF PARCEL 2 PARTITION PLAT NO. 1997-27 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER PARTITION PLAT NO. 1997-27 (HELD)
 - 4 SOUTHEAST CORNER OF PARCEL 2 PARTITION PLAT NO. 1997-27 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS 1080" PER CS NO. L-2155 (HELD)
 - 12 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS 1080" PER CS NO. L-1550 (HELD)
 - 18 SOUTHEAST CORNER OF LOT 3, ROSEHEDGE FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER "ROSE HEDGE"
 - 19 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS 1080" PER CS NO. L-1550 (HELD)
 - 23 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS 1080" PER CS NO. L-1550 (HELD)
 - 30 NORTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT NO. 1997-27 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER PARTITION PLAT NO. 1997-27
 - 34 NORTHEAST CORNER OF LOT 3, ROSEHEDGE FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER CS NO. 4929 (HELD)
 - 39 CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 4 FOUND A 1" IRON PIPE AS NOTED IN BEARING TREE BOOK "CS" PAGE 126 (HELD) THE SECTION CORNER COMMON TO SECTIONS 32 & 33 MONUMENTED WITH A 2" IRON PIPE WITH A 3" CROWN ZELLERBACH BRASS CAP BEARS N 89°19'04" W 7.94'



SECOND ADDITION OF THE VERNONIA
IMPROVEMENT COMPANY TO THE
TOWN OF VERNONIA

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald D. Wallace Jr.
OREGON
JANUARY 19, 1993
DONALD D. WALLACE JR
2601
RENEWAL DATE 6/30/08



SHEET 1 OF 2

JOB No. 07-192
PROJECT No. 07-192
DRAWN BY: SND
FIELD: TBM/TSB
EQUIPMENT: GTS300/TDS48
REVISED: 6/18/08

PARTITION PLAT No. 2008-14
AND PROPERTY LINE ADJUSTMENT
IN THE NW 1/4 OF SECTION 4
T4N, R4W, W.M.
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
MAY 13, 2008

SURVEYOR'S CERTIFICATE:

I, DONALD D. WALLACE, JR., DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND ON THE ANNEXED PARTITION PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT 5/8" x 30" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC." AT THE INTERSECTION OF THE NORTH LINE OF SECOND ADDITION TO VERNONIA, AND THE EASTERLY RIGHT OF WAY LINE FOR THE FORMER RAILROAD GRADE DESCRIBED IN BOOK 215, PAGE 159, COLUMBIA COUNTY DEED RECORDS WHICH LIES S 00°48'06" W 664.69 FEET AND S 89°46'53" E 37.10 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 5 & 4 TOWNSHIP 4 NORTH, RANGE 4, WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY OREGON, THENCE; S 89°46'53" E ALONG THE NORTH LINE OF "SECOND ADDITION TO VERNONIA" 173.22 FEET TO A 5/8" X 30" IRON ROD WITH Y.P.C. MARKED "K.L.S. SURVEYING INC."; THENCE N 00°10'50" E 170.04 FEET TO A 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED K.L.S SURVEYING INC. ON THE SOUTH RIGHT OF WAY LINE OF THE 50' PUBLIC RIGHT OF WAY, THENCE N 89°47'05" W 200.09 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE FORMER RAILROAD GRADE DESCRIBED IN BOOK 215, PAGE 159, COLUMBIA COUNTY DEED RECORDS; THENCE 172.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1940.08 FEET, A DELTA ANGLE OF 05°05'10" AND A LONG CHORD WHICH BEARS S 08°48'03" E 172.16 FEET TO THE INITIAL POINT.

CONTAINING 0.72 ACRES MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT I MURRAY CARTER AM THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND I HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS 1 & 2 AS SHOWN IN THE ANNEXED PARTITION PLAT.

Murray M. Carter
MURRAY CARTER

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF COLUMBIA }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23
DAY OF June, 2008 BY MURRAY CARTER.
Joann M Glass
SIGNATURE NOTARY PUBLIC FOR OREGON
Joann M Glass
PRINT NAME
COMMISSION NO. 386910
MY COMMISSION EXPIRES November 12, 2008

NARRATIVE:

--THE PURPOSE OF THIS PLAT IS TO PARTITION THAT TRACT OF LAND OF DESCRIBED IN CLERKS INSTRUMENT NO. 2003-00521, COLUMBIA COUNTY DEED RECORDS, AND TO MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN SAID INSTRUMENT NO. 2003-00521 & CLERKS INSTRUMENT NO. 93-6518, COLUMBIA COUNTY DEED RECORDS.

--THE BASIS OF BEARINGS IS BETWEEN MONUMENT NUMBERS 23 & 19 PER PARTITION PLAT NO. 1993-16.

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

SUBJECT TRACT:

--NORTH LINE

I HELD THE SOUTH LINE OF THE 50' PUBLIC RIGHT OF WAY PER PARTITION PLAT 1993-16 HOLDING MONUMENTS 3 AND 4 FOR FOR THE NORTH RIGHT OF WAY AND MONUMENT 12 FOR A POINT ON THE SOUTH RIGHT OF WAY.

--EAST LINE

I ESTABLISHED THE EAST LINE AT THE NEW LOCATION AS PART OF THE PROPERTY LINE ADJUSTMENT AS DIRECTED BY MURRAY CARTER.

--SOUTH LINE

I HELD THE NORTH LINE OF SECOND ADDITION AS MONUMENTED IN CS L-1550 AND SUBSEQUENTLY HELD IN VARIOUS OTHER SURVEYS.

--WEST LINE

I HELD THE EASTERLY LINE OF THAT TRACT AS DESCRIBED IN BOOK 215, PAGE 159 HOLDING THE RESOLUTION AND MONUMENTATION FROM THE PLAT OF "ROSE HEDGE" HOLDING MONUMENT NUMBERS 18 & 34 AND THE RECORD RADIUS.

NOTES:

THIS PLAT IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

1. MINERAL RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 28, 1974 IN BOOK 195, PAGE 598 COLUMBIA COUNTY DEED RECORDS.

2. EASEMENT FOR INGRESS AND EGRESS ABOVE AND BELOW THE SURFACE OF THE LAND AS IMPLIED BY RESERVATION OF MINERAL RIGHT IN DEED TO MYRTLE COLEMAN AND FRED VAN BLARICOM, WILLIAM G. OSTRANDER AND CAROL R. OSTRANDER AND JOHN J. TOBIN AND ELLEN M. TOBIN RECORDED MARCH 28, 1974 IN BOOK 195, PAGE 598 COLUMBIA COUNTY DEED RECORDS.

3. EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF WEST OREGON ELECTRIC COOPERATIVE FOR RIGHT OF WAY DATED DECEMBER 29, 1993 RECORDED JANUARY 6, 1994 IN INSTRUMENT NO. 94-0155 COLUMBIA COUNTY DEED RECORDS. EXACT LOCATION NOT DISCLOSED.

APPROVALS:

APPROVED THIS 24 DAY OF JUNE, 2008
CITY OF VERNONIA PLANNING DEPARTMENT
BY [Signature]

APPROVED THIS 26 DAY OF JUNE, 2008
COLUMBIA COUNTY SURVEYOR
BY [Signature]

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID FROM July 1, 2007 THROUGH June 30, 2008
COLUMBIA COUNTY DIRECTOR OF ASSESSMENT AND TAXATION
BY [Signature]

STATE OF OREGON }
COUNTY OF COLUMBIA }SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 26th DAY OF June, 2008, AT 1:03 O'CLOCK, P.M., AND RECORDED AS INSTRUMENT NUMBER 2008-6594 AND AS PARTITION PLAT NUMBER 2008-14, COLUMBIA COUNTY RECORDS.
BY Dale Ann Garner, deputy
COLUMBIA COUNTY CLERK



REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 19, 1993 DONALD D WALLACE JR 2601 RENEWAL DATE 6/30/08		SHEET 2 OF 2 JOB No. 07-192 PROJECT No. 07-192 DRAWN BY: SND FIELD: TBM/TSM EQUIPMENT: GTS300/TDS48 REVISED: 6/18/08
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