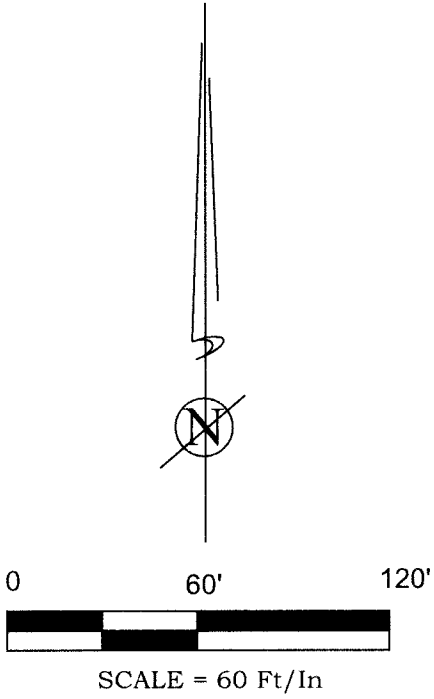


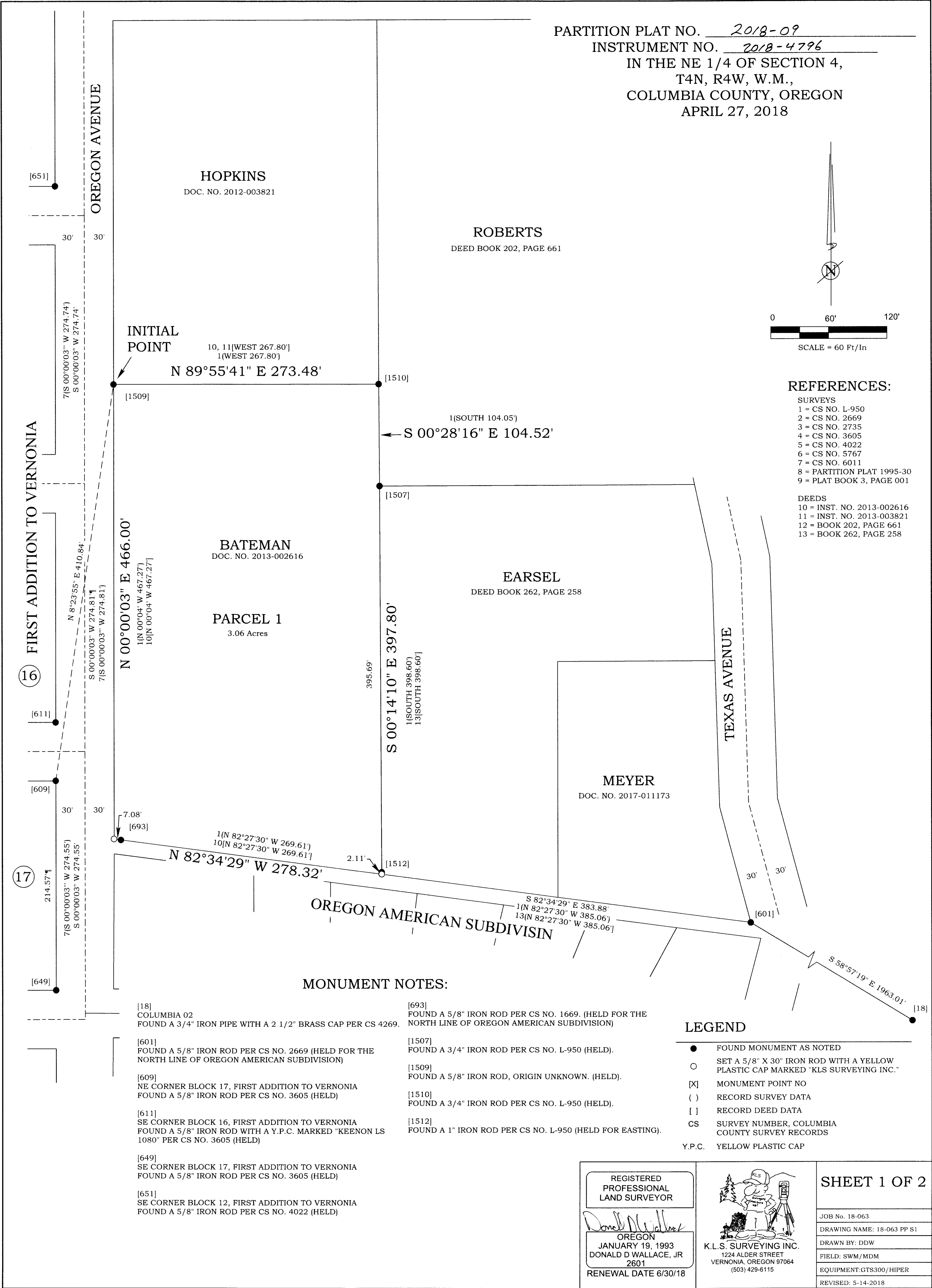
PARTITION PLAT NO. 2018-09
INSTRUMENT NO. 2018-4796
IN THE NE 1/4 OF SECTION 4,
T4N, R4W, W.M.,
COLUMBIA COUNTY, OREGON
APRIL 27, 2018



REFERENCES:

- SURVEYS
1 = CS NO. L-950
2 = CS NO. 2669
3 = CS NO. 2735
4 = CS NO. 3605
5 = CS NO. 4022
6 = CS NO. 5767
7 = CS NO. 6011
8 = PARTITION PLAT 1995-30
9 = PLAT BOOK 3, PAGE 001

- DEEDS
10 = INST. NO. 2013-002616
11 = INST. NO. 2013-003821
12 = BOOK 202, PAGE 661
13 = BOOK 262, PAGE 258



MONUMENT NOTES:

- [18] COLUMBIA 02
FOUND A 3/4" IRON PIPE WITH A 2 1/2" BRASS CAP PER CS 4269.
- [601] FOUND A 5/8" IRON ROD PER CS NO. 2669 (HELD FOR THE NORTH LINE OF OREGON AMERICAN SUBDIVISION)
- [609] NE CORNER BLOCK 17, FIRST ADDITION TO VERNONIA
FOUND A 5/8" IRON ROD PER CS NO. 3605 (HELD)
- [611] SE CORNER BLOCK 16, FIRST ADDITION TO VERNONIA
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS 1080" PER CS NO. 3605 (HELD)
- [649] SE CORNER BLOCK 17, FIRST ADDITION TO VERNONIA
FOUND A 5/8" IRON ROD PER CS NO. 3605 (HELD)
- [651] SE CORNER BLOCK 12, FIRST ADDITION TO VERNONIA
FOUND A 5/8" IRON ROD PER CS NO. 4022 (HELD)
- [693] FOUND A 5/8" IRON ROD PER CS NO. 1669. (HELD FOR THE NORTH LINE OF OREGON AMERICAN SUBDIVISION)
- [1507] FOUND A 3/4" IRON ROD PER CS NO. L-950 (HELD).
- [1509] FOUND A 5/8" IRON ROD, ORIGIN UNKNOWN. (HELD).
- [1510] FOUND A 3/4" IRON ROD PER CS NO. L-950 (HELD).
- [1512] FOUND A 1" IRON ROD PER CS NO. L-950 (HELD FOR EASTING).

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 2601 RENEWAL DATE 6/30/18	 K.L.S. SURVEYING INC. 1224 ALDER STREET VERNONIA, OREGON 97064 (503) 429-6115	SHEET 1 OF 2 JOB No. 18-063 DRAWING NAME: 18-063 PP S1 DRAWN BY: DDW FIELD: SWM/MDM EQUIPMENT: GTS300/HIPER REVISED: 5-14-2018
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PARTITION PLAT NO. 2018-09
INSTRUMENT NO. 2018-4796
IN THE NE 1/4 OF SECTION 4,
T4N, R4W, W.M.,
COLUMBIA COUNTY, OREGON
APRIL 27, 2018

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, PARCEL 1, IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2013-002616, COLUMBIA COUNTY DEED RECORDS, SAID POINT LIES N 08°23'55" E 410.84 FEET FROM THE NORTHEAST CORNER OF BLOCK 17, FIRST ADDITION TO VERNONIA; THENCE NORTH 89°55'41" EAST 273.48 FEET; THENCE SOUTH 00°28'16" EAST 104.52 FEET; THENCE SOUTH 00°14'10" EAST 397.80 FEET TO THE NORTH LINE OF OREGON AMERICAN SUBDIVISION; THENCE NORTH 82°34'29" WEST ALONG THE SOUTH LINE OF SAID TRACT 278.32 FEET TO THE EAST LINE OF OREGON AVENUE; THENCE NORTH 00°00'03" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF OREGON AVENUE 466.00 FEET TO THE INITIAL POINT.

CONTAINING 3.06 ACRES MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STEVEN T. BATEMAN AND DIANE G. BATEMAN, 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 PARCEL 1 AS SHOWN ON THE ANNEXED PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Steven T. Bateman
STEVEN T. BATEMAN
DIANE G. BATEMAN

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF COLUMBIA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

May 21, 2018 BY STEVEN T. BATEMANS AND DIANE G. BATEMAN

Cassandra R Budge
NOTARY SIGNATURE

Cassandra R Budge
NOTARY PUBLIC - OREGON

COMMISSION NO. 951856
MY COMMISSION EXPIRES 7/5/2020

NARRATIVE:

--THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A 1 PARCEL PARTITION PER COLUMBIA COUNTY LAND DEVELOPMENT SERVICES CASEFILE NO. 18-06 AT THE REQUEST OF STEVE AND DIANE BATEMAN.

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

OREGON AVENUE:

--FOR OREGON AVE I HELD THE RESOLUTION SHOWN IN CS NO. 6011, HOLDING MONUMENTS, NO. 509, 611, 649 & 651 FOR THE WEST RIGHT OF WAY LINE. I HELD THE EAST RIGHT OF WAY LINE 60' FROM THE WEST RIGHT OF WAY LINE.

OREGON AMERICAN SUBDIVISION:

--FOR THE NORTH LINE OF I HELD MONUMENTS NO. 601 AND 693 PER CS NO. 2669.

BATEMAN TRACT:

--FOR THE NORTH AND EAST LINES I HELD THE MONUMENTS PER CS NO. L-950. I FOUND A 5/8" IRON ROD OF UNKNOWN ORIGIN AT THE NORTHWEST CORNER WHICH I HELD AS THE BEST EVIDENCE OF THE CORNER. FOR THE SOUTH LINE I HELD THE NORTH LINE OF OREGON AMERICAN SUBDIVISION. FOR THE WEST LINE I HELD THE EAST RIGHT OF WAY LINE OF OREGON AVENUE.

NOTES:

--THIS PLAT IS SUBJECT TO A RIGHT OF WAY EASEMENT TO WEST OREGON ELECTRIC AS RECORDED IN INSTRUMENT NO.89-4346, COLUMBIA COUNTY DEED RECORDS. THE EXACT LOCATION IS NOT DISCLOSED.

REFERENCES:

- 1 = CS NO. L-950
- 2 = CS NO. 2669
- 3 = CS NO. 2735
- 4 = CS NO. 3605
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COLUMBIA COUNTY APPROVALS:

APPROVED THIS 30 DAY OF MAY, 2018
COLUMBIA COUNTY PLANNING DEPARTMENT

BY Scott Oughdale

APPROVED THIS 30 DAY OF MAY, 2018
COLUMBIA COUNTY SURVEYOR

BY John A. Muller

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF THIS 30 DAY OF

May, 2018

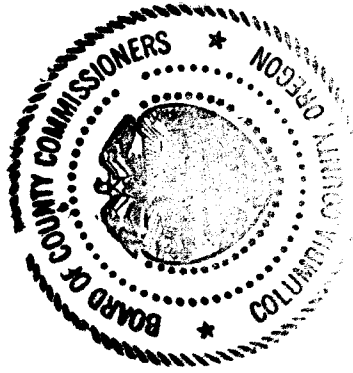
COLUMBIA COUNTY TAX COLLECTOR

BY John Muller-Smith

STATE OF OREGON)
COUNTY OF COLUMBIA) SS

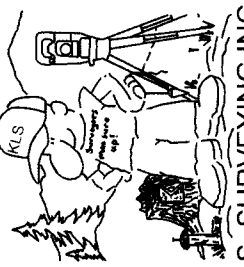
I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 17 DAY OF June, 2018, AT 11:04 O'CLOCK AM AND RECORDED AS INSTRUMENT NO. 2018-4796 AND AS PARTITION PLAT NUMBER 2018-09 COLUMBIA COUNTY RECORDS

BY Debbie Kleg, Deputy
COLUMBIA COUNTY CLERK



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace, Jr.
OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601
RENEWAL DATE 6/30/18



SHEET 2 OF 2

JOB No. 18-063

DRAWING NAME: 18-063 PF S2

DRAWN BY: DDW

FIELD: SWM/MDM

EQUIPMENT: GTSS300 / HIPER

REVISED: 5-14-2018