

PARTITION PLAT No. 2008-6
A REPLAT OF VACATED BLOCK 8, EVERGREEN PARK
IN THE NE 1/4 OF SECTION 5,
T4N, R4W, W.M.
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
SCALE 1" = 20' SEPTEMBER 10, 2007

MONUMENT NOTES:

- (3) FOUND A 5/8" IRON ROD WITH Y.P.C. MARKED "KEENON PLS 1080" PER CS NO. 3960 (HELD)
(4) FOUND A 5/8" IRON ROD WITH Y.P.C. MARKED "KEENON PLS 1080" PER CS NO. B-78 (HELD)
(6) FOUND A 5/8" IRON ROD WITH Y.P.C. MARKED "KEENON PLS 1080" PER CS NO. B-78 (HELD)
(9) FOUND A 5/8" IRON ROD WITH Y.P.C. MARKED "KEENON PLS 1080" PER CS NO. 3960 (HELD)

REFERENCE SURVEYS:

- 1 = EVERGREEN PARK
2 = CS NO. B-78
3 = CS NO. 3960

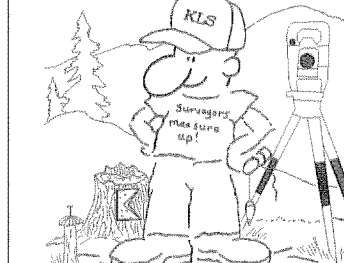
LEGEND:

- = 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)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace Jr.

OREGON
JANUARY 19, 1993
DONALD D. WALLACE JR
2601
RENEWAL DATE 6/30/08

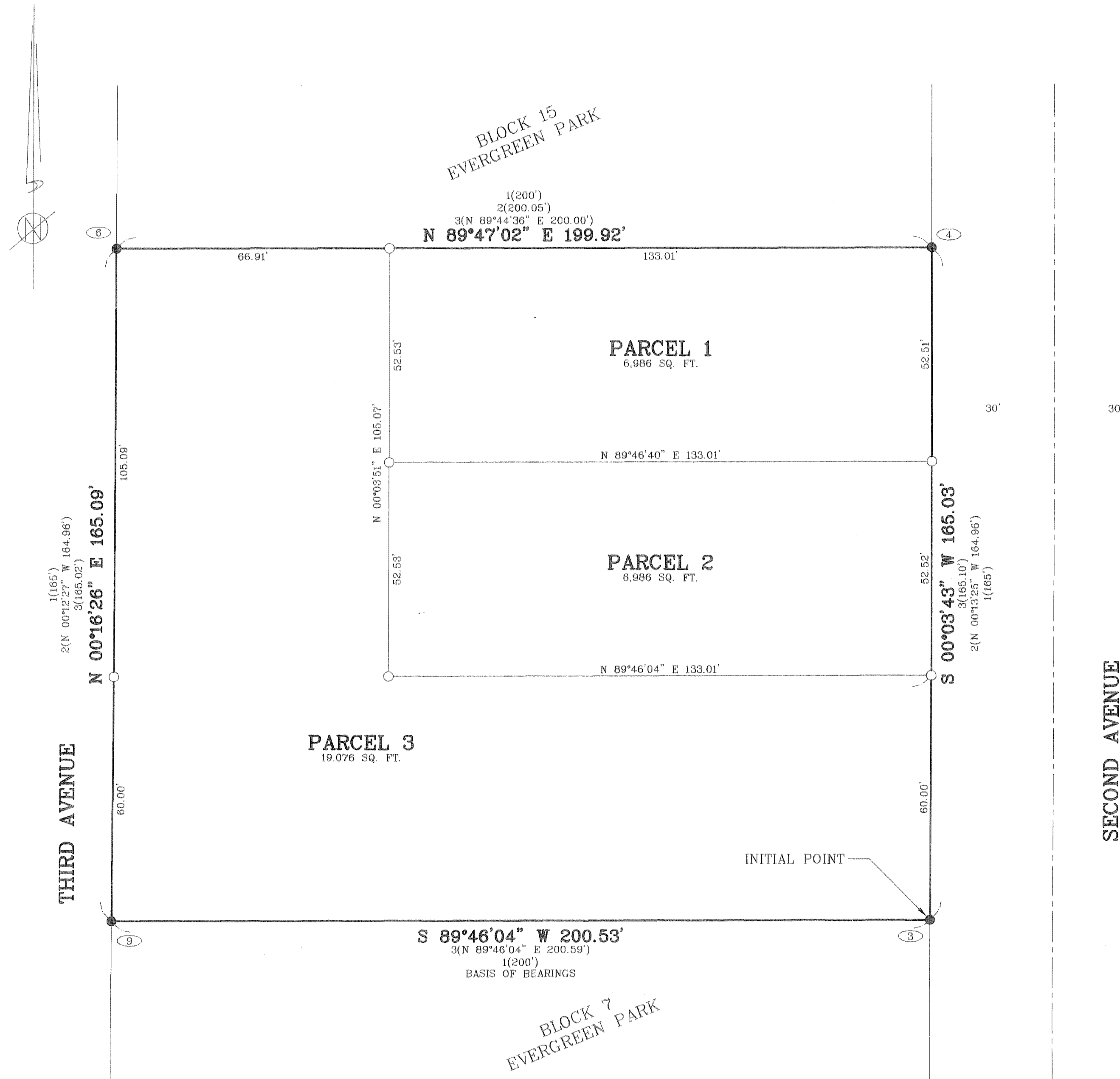


K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OR 97064
(503) 429-6115

SHEET 1 OF 2

JOB No. 07-100
PROJECT No. 07-100
DRAWN BY: BTF
FIELD: TBM/TSM
EQUIPMENT: GTS300/TDS48
REVISED: 10/18/07

THIS PLAT WAS PREPARED
USING HEWLETT-PACKARD
PRODUCT # 4844A ON
CONTINENTAL IMAGING #
JPC-4M2 POLYESTER FILM.



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CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
SEPTEMBER 10, 2007

SURVEYOR'S CERTIFICATE:

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

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON PLS 1080" AT THE SOUTHEAST CORNER OF VACATED BLOCK 8 EVERGREEN PARK ADDITION TO VERNONIA; THENCE S 89°46'04" W 200.53 FEET TO THE SOUTHWEST CORNER OF SAID VACATED BLOCK 8; THENCE N 00°16'26" E 165.09 FEET TO THE NORTHWEST CORNER OF SAID VACATED BLOCK 8; THENCE N 89°47'02" E 199.92 FEET; THENCE S 00°03'43" W 165.03 FEET TO THE INITIAL POINT.

CONTAINING 0.76 ACRES MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BD HOLDINGS LLC IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND THAT IT HAS 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.

Warren L. Dow
WARREN L. DOW
MEMBER, BD HOLDINGS LLC

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF COLUMBIA } SS

KNOW, ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 29 DAY OF October, 2007 BEFORE ME, A NOTARY PUBLIC FOR OREGON, PERSONALLY APPEARED WARREN L. DOW WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT OF HIS OWN FREE AND VOLUNTARY ACT.

Joann M. Glass
NOTARY PUBLIC FOR OREGON
Joann M. Glass
PRINT NAME

COMMISSION NO. 386910

MY COMMISSION EXPIRES November 17, 2008

NARRATIVE:

--THE PURPOSE OF THIS SURVEY IS TO PARTITION VACATED BLOCK 8, EVERGREEN PARK ADDITION TO VERNONIA INTO PARCELS 1, 2, & 3 AS SHOWN ON THE ANNEXED PARTITION PLAT.

--THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SUBJECT TRACT BETWEEN MONUMENT NO. 3 & 9 PER CS NO. 3960.

SUBJECT TRACT:

--I HELD THE BOUNDARY SURVEY AND MONUMENTS PER CS NO. B-78 AND CS NO. 3960 FOR THE CORNERS OF VACATED BLOCK 8, EVERGREEN ADDITION TO VERNONIA.

NOTES:

THIS PLAT IS SUBJECT TO:

1. MINERAL RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED DECEMBER 11, 1939 IN BOOK 65, PAGE 191, RECORDS OF COLUMBIA COUNTY OREGON.
2. AN EASEMENT FOR INGRESS AND EGRESS ABOVE AND BELOW THE SURFACE OF THE THE LAND AS IMPLIED BY RESERVATION OF MINERAL RIGHTS IN DEED, FROM COLUMBIA COUNTY TO EARL DIAL ET UX, DATED DECEMBER 11, 1939 IN BOOK 65, PAGE 191 RECORDS OF COLUMBIA COUNTY OREGON.
4. A WAIVER OF REMONSTRANCE REGARDING THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT FOR STREET IMPROVEMENTS ON SECOND AVENUE RECORDED AS INSTRUMENT NO. 2008-1627, COLUMBIA COUNTY RECORDS.

APPROVALS:

APPROVED THIS 29 DAY OF November, 2007
CITY OF VERNONIA PLANNING DEPARTMENT

BY William N. Howard
Planning Director

APPROVED THIS 22 DAY OF JANUARY, 2008
COLUMBIA COUNTY SURVEYOR

BY John S. Koon

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID FROM June 30, 2007 THROUGH July 1, 2007

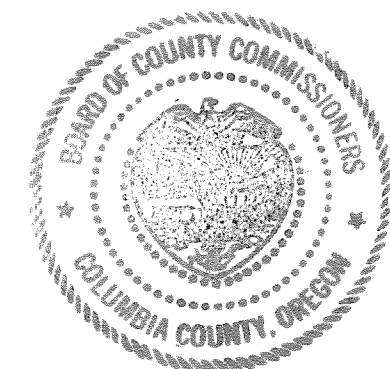
COLUMBIA COUNTY DIRECTOR OF ASSESSMENT AND TAXATION

BY Margaret Jones, Deputy

STATE OF OREGON }
COUNTY OF COLUMBIA } SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 30th DAY OF February, 2008, AT 1:13 O'CLOCK, P. M. AND RECORDED AS INSTRUMENT NUMBER 2008-1628 AND AS PARTITION PLAT NUMBER 2008-6 COLUMBIA COUNTY RECORDS.

BY Shirley Ann Gaudin, Deputy
COLUMBIA COUNTY CLERK



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JPC-4M2 POLYESTER FILM.

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**SHEET 2 OF 2**

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