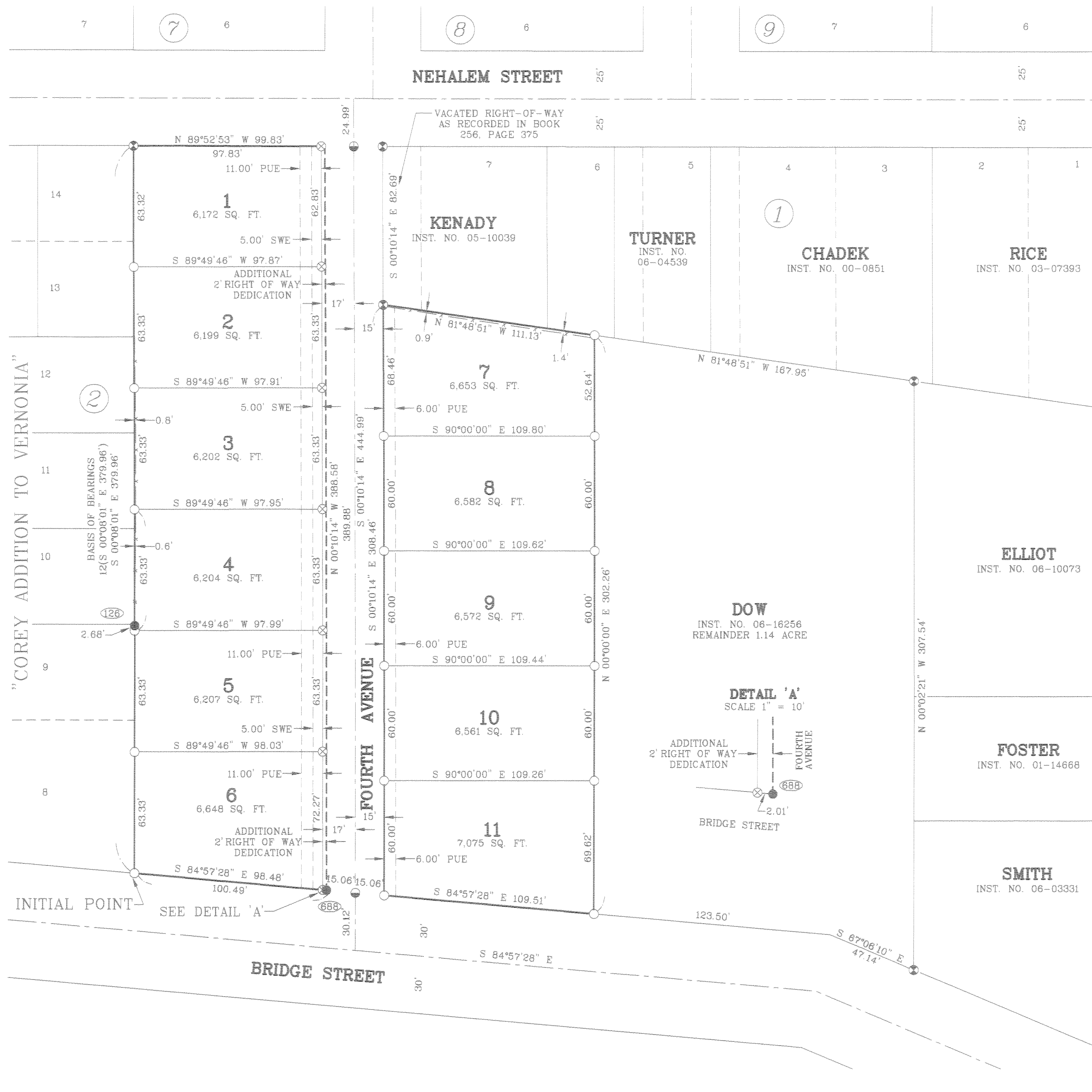


LINCOLN PARK

PLAT BOOK 7, PAGE 38

B-73-A

A SUBDIVISION INCLUDING A REPLAT OF LOTS 1-7, BLOCK 2, COREY ADDITION TO VERNONIA IN THE NE 1/4 OF SECTION 5 T4N, R4W, W.M. CITY OF VERNONIA, COLUMBIA COUNTY, OREGON SCALE 1" = 40' JULY 19, 2007



LEGEND:

- = MONUMENT FOUND AS NOTED
- ⊗ = FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC" SET IN CS NO. 5448
- = SET A 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC"
- ⊗ = SET A 1" BERNTSEN MONUMENT MARKED "KLS SURVEYING" 0.20' EASTERLY ON THE EXTENSION OF PROPERTY LINE IN TOP OF CONCRETE CURB
- = SET A 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP MARKED "K.L.S. SURVEYING INC"
- CS NO. = RECORD SURVEY NUMBER
- Y.P.C. = YELLOW PLASTIC CAP
- = MONUMENT POINT NUMBER (SEE MONUMENT NOTES)
- x — = FENCE
- PUE = PUBLIC UTILITY EASEMENT
- SWE = SIDEWALK EASEMENT

MONUMENT NOTES:

- 126 FOUND A 1/2" IRON PIPE PER CS NO. L-1192
- 688 THE 1" IRON PIPE PER CS NO. L-1192 IN ORIGINAL 2 1/2" BOILER TUBE WAS DESTROYED DURING CONSTRUCTION. (NOT RESET)

REFERENCE SURVEYS:

- 1 = PLAT OF COREY ADDITION (BOOK 2, PAGE 36)
- 2 = PLAT OF CENTRAL ADDITION (BOOK 2, PAGE 25)
- 3 = CS NO. B-63
- 4 = CS NO. B-67
- 5 = CS NO. B-81
- 6 = CS NO. L-1192
- 7 = CS NO. L-1217
- 8 = CS NO. L-1393
- 9 = CS NO. 2811
- 10 = CS NO. 3996
- 11 = CS NO. 4130
- 12 = CS NO. 5271
- 13 = CS NO. 5448

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

REGISTERED PROFESSIONAL LAND SURVEYOR DONALD D. WALLACE JR. OREGON JANUARY 19, 1993 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. 07-003 PROJECT No. 07-003 DRAWN BY: BTF FIELD: TBM/TSM EQUIPMENT: GTS300/TDS48 REVISED: 8/15/07
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LINCOLN PARK

PLAT BOOK 7, PAGE 39
B-73-A

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 MAP OF "LINCOLN PARK", THE BOUNDARY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1-7, BLOCK 2, COREY ADDITION TO VERNONIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 2 OF "COREY ADDITION TO VERNONIA", MARKED WITH A 5/8"X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "K.L.S. SURVEYING INC"; THENCE S 84°57'28" E ALONG THE NORTHERLY RIGHT OF WAY LINE OF BRIDGE STREET 100.49 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF FOURTH AVE. STREET; THENCE N 00°10'14" W ALONG SAID WESTERLY RIGHT OF WAY LINE 388.58 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NEHALEM STREET; THENCE N 89°52'53" W ALONG SAID SOUTHERLY RIGHT OF WAY LINE 99.83 FEET TO THE NORTHEAST CORNER OF LOT 14, BLOCK 2, COREY ADDITION TO VERNONIA; THENCE S 00°08'01" E ALONG THE EAST LINES OF LOTS 8-14, BLOCK 2, COREY ADDITION TO VERNONIA 379.96 FEET TO THE INITIAL POINT;

ALSO BEGINNING AT THE INITIAL POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 2, COREY ADDITION TO VERNONIA, MARKED WITH A 5/8"X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "K.L.S. SURVEYING INC"; THENCE S 84°57'28" E 130.61 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRIDGE STREET AND THE EASTERLY RIGHT OF WAY LINE OF FOURTH AVE. STREET; THENCE S 84°57'28" E ALONG SAID NORTHERLY RIGHT OF WAY LINE 109.51 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE N 00°00'00" E 302.26 FEET TO THE SOUTH LINE OF BLOCK 1, COREY ADDITION TO VERNONIA; THENCE N 81°48'51" W ALONG SAID SOUTH LINE 111.13 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FOURTH STREET; THENCE LEAVING SAID SOUTH LINE S 00°10'14" E ALONG SAID EASTERLY RIGHT OF WAY LINE 308.46 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.65 ACRES MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, WARREN L. DOW AM THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT OF "LINCOLN PARK", AS DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS 1-11 AS SHOWN IN THE ANNEXED SUBDIVISION PLAT, AND HEREBY GRANT THE EASEMENTS FOR THE PURPOSES INDICATED, AND HEREBY DEDICATE THE ADDITIONAL RIGHT OF WAY TO THE PUBLIC.

Warren L. Dow
WARREN L. DOW

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF COLUMBIA } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16th DAY

OF August, 2007 BY WARREN L. DOW

James M. Glass
NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. 386910

MY COMMISSION EXPIRES, 11-17-2008

NARRATIVE:

--THIS SURVEY WAS ACCOMPLISHED AT THE REQUEST OF WARREN L. DOW TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NO. 06-16256 INTO LOTS 1-11 AS SHOWN ON THIS THE ANNEXED SUBDIVISION PLAT OF LINCOLN PARK.

--THE BASIS OF BEARINGS IS WEST LINE OF THE SUBJECT TRACT BETWEEN THE SOUTHEAST CORNER OF LOT 8 AND THE NORTHEAST CORNER OF LOT 14 BLOCK 2 COREY ADDITION TO VERNONIA PER CS NO. 5448.

FOR CONTROL I HELD THE BOUNDARY RESOLUTION AND MONUMENTATION PER CS NO. 5448.

NOTES:

THIS PLAT IS SUBJECT TO:

1. THE TERMS AND CONDITIONS OF CITY OF VERNONIA PLANNING CASEFILE NO. SU 07-04

2. MINERAL RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 4, 1938 IN BOOK 63, PAGE 237, COLUMBIA COUNTY DEED RECORDS

3. AN EASEMENT FOR INGRESS AND EGRESS ABOVE AND BELOW THE SURFACE OF THE LAND AS IMPLIED BY RESERVATION OF MINERAL RIGHTS IN DEED, FROM COLUMBIA COUNTY, TO ERWIN WOOD, DATED SEPTEMBER 26, 1938, RECORDED OCTOBER 4, 1938, RECORDED IN BOOK 63, PAGE 237, COLUMBIA COUNTY DEED RECORDS

4. THIS PLAT IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED 9-7-07, 2007 IN INSTRUMENT NUMBER 2007-11614, COLUMBIA COUNTY DEED RECORDS.

A SUBDIVISION INCLUDING A REPLAT OF LOTS
1-7, BLOCK 2, COREY ADDITION TO VERNONIA
IN THE NW 1/4 OF SECTION 5
T4N, R4W, W.M.
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
JULY 19, 2007

APPROVALS:

APPROVED THIS 16 DAY OF August, 2007
CITY OF VERNONIA PLANNING DEPARTMENT
BY Warren L. Dow

APPROVED THIS 16th DAY OF August, 2007
CITY OF VERNONIA MANAGER
BY M. R. Kline

APPROVED THIS 21 DAY OF August, 2007
COLUMBIA COUNTY SURVEYOR
BY Donald D. Wallace, Jr.

APPROVED THIS 7th DAY OF September, 2007
COLUMBIA COUNTY COMMISSIONERS
BY Steve M. Varnhurst
COMMISSIONER

Not Present
COMMISSIONER
Joe Caraglia
COMMISSIONER

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 Robert K. Williamson, Deputy
Shirley Blackenshall, Deputy Tax Collector

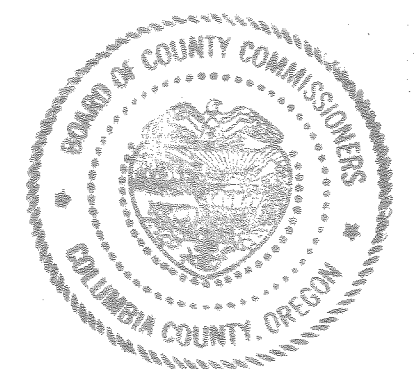
STATE OF OREGON }
COUNTY OF COLUMBIA } SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD
ON THIS 7th DAY OF September, 2007, AT 2:02 PM.

O'CLOCK, P.M., AND RECORDED AS INSTRUMENT NUMBER
2007-11615, AND AS PARTITION PLAT NUMBER Book 7

Pages 38+39 COLUMBIA COUNTY RECORDS.

BY Shirley Ann Turner, deputy
COLUMBIA COUNTY CLERK



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

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



SHEET 2 OF 2
JOB No. 07-003
PROJECT No. 07-003
DRAWN BY: BTF
FIELD: TBM/TSM
EQUIPMENT: GTS300/TDS48
REVISED: 8/15/07