

## 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, PARCELS 1, 2, & 3, IN THE EAST HALF OF SECTION 8, 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 WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC." AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT, WHICH LIES NORTH 00°51'06" EAST 2573.24 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 00°51'06" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 8, 343.77 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC." ON THE NORTHERLY RIGHT OF WAY LINE OF SHEELY CREEK ROAD, COUNTY ROAD NUMBER P-178; THENCE 22.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 261.49 FEET, A DELTA ANGLE OF 4°52'21", A CHORD BEARING OF SOUTH 83°42'15" EAST AND A LONG CHORD OF 22.23 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE SOUTH 86°08'25" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SHEELY CREEK ROAD, 34.60 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE 100.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 261.49 FEET, A DELTA ANGLE OF 22°00'04", A CHORD BEARING OF NORTH 82°51'37" EAST, AND A LONG CHORD OF 99.79 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE NORTH 71°51'35" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID SHEELY CREEK ROAD, 689.64 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE NORTH 00°11'46" WEST 406.10 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC.": THENCE NORTH 56°32'39" EAST 138.69 FEET TO A 5/8" IRON ROD WITH A BLANK YELLOW PLASTIC CAP; THENCE SOUTH 74°18'19" EAST 476.04 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC." ON THE EAST LINE OF THE SOUTHWEST OUARTER OF THE NORTHEAST OUARTER OF SAID SECTION 8; THENCE SOUTH 01°29'42" WEST ALONG SAID EAST LINE, 565.27 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC." ON THE NORTHERLY RIGHT OF WAY LINE OF NEHALEM HIGHWAY NUMBER 47: THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 44°31'51" WEST 178.07 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 55°50'27" WEST 50.99 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 44°31'51" WEST 100.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 58° 34'02" WEST 123.69 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 44°31'51" WEST 158.10 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 62°04'23" WEST 125.19 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 79°23'10" WEST 187.26 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 76°19'31" WEST 193.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE 330.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1175.88 FEET, A DELTA ANGLE OF 16°06'22", A CHORD BEARING OF NORTH 84°22'42" WEST, AND A LONG CHORD OF 329.46 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 87°40'16" WEST 110.40 FEET TO THE INITIAL POINT.

CONTAINING 18.53 ACRES MORE OR LESS.

# DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TREHARNE, INC IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND IT HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS 1, 2 & 3 AS SHOWN ON THE ANNEXED PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92.

MARK PETERSON, PRESIDENT TREHARNE, INC.

# ACKNOWLEDGEMENT:

STATE OF OREGON )

COUNTY OF Wasco

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

<u>December 22</u>, 2020 BY MARK PETERSON, PRESIDENT, TREHARNE, INC.

Unity the Kts
NOTARY SIGNATURE

Christine Ann Kurtz NOTARY PUBLIC - OREGON

COMMISSION NO. 1003927

MY COMMISSION EXPIRES 09102024

### NARRATIVE:

- --THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NO. 2019-002972 COLUMBIA COUNTY DEED RECORDS INTO PARCELS 1, 2, & 3 AT THE REQUEST OF MARK PETERSON.
- --THE BASIS OF BEARINGS IS BETWEEN MONUMENT NUMBERS 331 AND 219 PER CS NO. 5232
- --FOR CONTROL I HELD THE MONUMENTS OF RECORD AS SHOWN AND NOTED IN THE MONUMENT NOTES.

#### SHEELY CREEK ROAD:

-- FOR THE CENTER OF SHEELY CREEK ROAD I HELD THE RECORD DATA PER CS M-151 ROTATED 00°01'25" CLOCKWISE TO FIT THE AS TRAVELED LOCATION OF THE ROAD.

#### SUBJECT TRACT:

NORTH LINE

--FOR THE NORTHERLY LINE I HELD MONUMENT NUMBER 571 AND THOSE MONUMENTS SET IN COUNTY SURVEY 6480 AS SHOWN.

#### EAST LINE

--I HELD THE MONUMENT AT THE NORTHEAST CORNER OF SAID TRACT FROM COUNTY SURVEY NUMBER 6840 AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO A POINT OF INTERSECT ALONG THE NORTHERLY RIGHT OF WAY LINE OF NEHALEM HIGHWAY NO 47.

#### SOUTHERLY LIN

--I HELD THE NORTHERLY RIGHT OF WAY LINE OF NEHALEM HIGHWAY NUMBER 47. PER COUNTY SURVEY NUMBER 3789 AS ROTATED 2°06'30" TO MATCH BASIS OF BEARINGS.

#### WEST LINE

--I HELD MONUMENTS 331 AND 219 ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8. AT THE ESTABLISHED INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF SHEELY ROAD AND THE ESTABLISHED INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF NEHALEM HIGHWAY 47.

# NOTES:

- 1, THIS PARTITION PLAT IS SUBJECT TO COLUMBIA COUNTY LAND DEVELOPMENT SERVICES FILE NUMBER MP 19-13.
- 2. THIS PLAT IS SUBJECT TO EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. AS RECORDED IN BOOK 187,PAGE 164 COLUMBIA COUNTY DEED RECORDS.
- 3. THIS PLAT IS SUBJECT TO AN OIL AND GAS LEASE. AS RECORDED IN BOOK 228, PAGE 794 COLUMBIA COUNTY DEED RECORDS.
- 4, THIS PLAT IS SUBJECT TO AN OIL AND GAS LEASE. AS RECORDED IN BOOK 228, PAGE 797 COLUMBIA COUNTY DEED RECORDS.
- 5, THIS PLAT IS SUBJECT TO AN EASEMENT GRANTED TO WEST OREGON ELECTRIC COOPERATIVE, INC. AS RECORDED IN INSTRUMENT NO. 89-04329 COLUMBIA COUNTY DEED RECORDS. EXACT LOCATION NOT DISCLOSED.

# PARTITION PLAT NO. 2021-01

INSTRUMENT NO. 2021- 535
IN THE NORTHEAST 1/4 & THE
SOUTHEAST 1/4 OF SECTION 8,
T4N, R4W, W.M.,
COLUMBIA COUNTY, OREGON
NOVEMBER 16, 2020

### COLUMBIA COUNTY APPROVALS:

APPROVED THIS 6th DAY OF January , 20 2 COLUMBIA COUNTY PLANNING DEPARTMENT

APPROVED THIS 6 DAY OF JANUARY COLUMBIA COUNTY SURVEYOR

BY Nathan a. Woodward

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF THIS 141TH DAY OF JANUALY, 2021

COLUMBIA COUNTY TAX COLLECTOR

BY Katherine of Kelly Deputy

STATE OF OREGON )

COUNTY OF COLUMBIA )

i do hereby certify that this partition plat was received for record on this 4th day of January \_\_\_\_\_,2021, at 1.50 o'clock PM, and recorded as instrument no. 2021 - 535 and as partition plat number 2021 - 1, columbia county records

BY Deffu Kluz, Deputy



THIS IS A TRUE AND EXACT DUPLICATE OF THE ORIGINAL PARTITION PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601
RENEWAL DATE 6/30/22

K.L.S. SURVEYING INC.

1224 ALDER STREET

VERNONIA OREGON 97064

(503) 429-6115

SHEET 2 OF 2

JOB No. 16-291

REVISED: 12-16-2020

DRAWING NAME: 18-125 PP S2
DRAWN BY: JDT

FIELD: SWM JR / DJL
EQUIPMENT:GTS300/HIPER