

PARTITION PLAT No. 2014-1  
A REPLAT OF A PORTION OF BLOCK 8,  
ROSE ADDITION TO TOWN OF VERNONIA,  
IN THE SE 1/4 OF SECTION 5  
T4N, R4W, W.M.  
CITY OF VERNONIA,  
COLUMBIA COUNTY, OREGON  
SCALE 1" = 40' FEBRUARY 18, 2014

EASEMENT  
CENTERLINE  
LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°01'41" W	6.03'
[L1]	N 00°01'41" W	6.03'
L2	S 89°58'06" E	173.86'
[L2]	S 89°58'06" E	173.86'
L3	N 66°33'30" E	20.94'
[L3]	N 66°33'30" E	20.94'
L4	N 66°33'30" E	11.71'
L5	N 66°33'30" E	1.91'

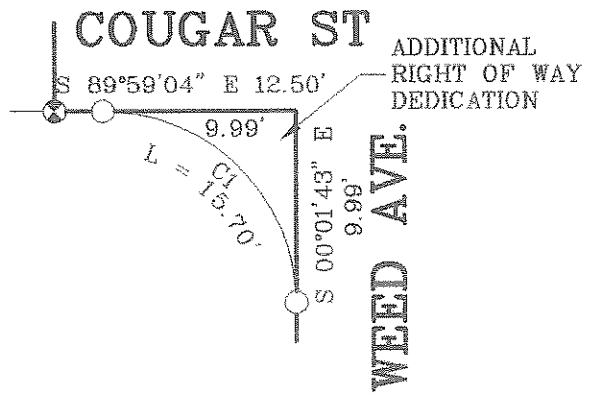
CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	89°57'21"	15.70'	10.00'	N 45°00'24" W	14.14'
C2	27°03'39"	11.81'	25.00'	N 76°30'05" E	11.70'
[C2]	27°03'39"	11.81'	25.00'	N 76°30'05" E	11.70'
C3	23°28'27"	40.97'	100.00'	N 78°17'41" E	40.68'
[C3]	23°28'27"	40.97'	100.00'	N 78°17'41" E	40.68'

LEGEND:

- = MONUMENT FOUND AS NOTED
- ⊗ = FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC." PER CS NO. 5990 (HELD)
- = 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

DETAIL "A"  
NOT TO SCALE



REFERENCE DEEDS:

- BOOK 33, PAGE 614
- BOOK 44, PAGE 61
- BOOK 194, PAGE 397 ORD. NO. 58
- BOOK 214, PAGE 636
- BOOK 231, PAGE 542
- BOOK 261, PAGE 979
- INST. NO. 2011-003427
- INST. NO. 2011-003779
- INST. NO. 2013-006613
- INST. NO. 2013-009578

REFERENCE SURVEYS:

- 1 = CS NO. M-12
- 2 = PLAT OF ROSE ADDITION (K/390)
- 3 = CS NO. 176
- 4 = CS NO. 3415
- 5 = CS NO. 3793
- 6 = CS NO. 3967
- 7 = CS NO. 4321
- 8 = CS NO. 4755
- 9 = CS NO. 5648
- 10 = CS NO. 5990

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>Donald D. Wallace Jr.</p> <p>OREGON JANUARY 19, 1993 DONALD D. WALLACE JR. 2601 RENEWAL DATE 6/30/14</p>	<p>K.L.S. SURVEYING INC. 1224 ALDER STREET VERNONIA, OR 97064 (503)429-6115</p>	<p>SHEET 1 OF 2</p> <p>JOB No. 13-042 PART</p> <p>PROJECT No. 13-042</p> <p>DRAWN BY: DDW</p> <p>FIELD: SM/MM</p> <p>EQUIPMENT: GTS300/RECON</p> <p>REVISED: 3/03/2014</p>
--	---	--

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, A PORTION OF BLOCK 8 ROSE ADDITION TO THE TOWN OF VERNONIA, IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, CITY OF VERNONIA, COLUMBIA COUNTY, OREGON, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8" 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "K.L.S. SURVEYING INC." AT THE NORTHWEST CORNER OF LOT 14, BLOCK 8 ROSE ADDITION TO THE TOWN OF VERNONIA; THENCE S 89°59'16" E 83.13 FEET; THENCE N 07°46'35" E 85.77 FEET TO THE SOUTH LINE OF BLOCK 5 SAID ROSE ADDITION TO VERNONIA; THENCE S 89°59'04" E ALONG SAID SOUTH LINE 149.51 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 00°01'43" E 60.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 8; THENCE S 89°59'04" E ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 8, 12.50 FEET TO THE NORTHEAST CORNER OF VACATED WEED AVENUE PER ORDINANCE 892, RECORDED AS INSTRUMENT NO. 2013-006613, COLUMBIA COUNTY DEED RECORDS; THENCE S 00°01'43" E ALONG THE EAST LINE OF SAID VACATION 279.93 FEET; THENCE N 89°58'44" W 12.50 FEET; THENCE S 00°01'43" E 30.00 FEET TO THE NORTHEAST CORNER OF BLOCK 11, ROSE ADDITION; THENCE N 89°58'44" W ALONG THE NORTH LINE OF SAID BLOCK 11 244.29 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 11; THENCE N 00°01'41" W 284.92 FEET TO THE INITIAL POINT.

CONTAINING 1.98 ACRES MORE OR LESS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF VERNONIA 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 IN TO PARCELS 1, 2 & 3 AS SHOWN ON THE ANNEXED PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND DOES HEREBY GRANT ALL EASEMENTS FOR THE PURPOSES INDICATED AS SHOWN AND HEREBY DEDICATE TO THE PUBLIC THAT PORTION OF COUGAR STREET AND THE ADDITIONAL RIGHT OF WAYS AS SHOWN.

JoSette Mitchell  
JOSETTE MITCHELL - MAYOR

ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF COLUMBIA }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF March, 2014 BY JOSETTE MITCHELL.

Angie Handegard  
SIGNATURE NOTARY PUBLIC FOR OREGON  
Angie Handegard  
PRINT NAME

COMMISSION NO. 451283  
MY COMMISSION EXPIRES August 4, 2014

NARRATIVE:

--THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF VERNONIA TO PARTITION THAT TRACT OF LAND DESCRIBE IN INSTRUMENT NO. 2013-009578 COLUMBIA COUNTY DEED RECORDS INTO PARCEL 1, 2 & 3 AS SHOWN ON THE ANNEXED PARTITION PLAT.

--FOR CONTROL I HELD THE BOUNDARY RESOLUTION AND MONUMENTATION PER CS NO. 5990.

--THE BASIS OF BEARING IS PER CS NO. 5990.

RIGHT OF WAY EASEMENT (INSTRUMENT NO. 2011-003427)  
--I HELD THE RECORD INFORMATION FROM INSTRUMENT NO. 2011-003427 AS IT IS ON THE SAME BASIS OF BEARINGS.

NOTES:

THIS PLAT IS SUBJECT TO:

1. PROSPECTIVE PURCHASER AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN: OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY AND WEST OREGON ELECTRIC COOPERATIVE, INC. RECORDED NOVEMBER 8, 2010 IN INSTRUMENT NO. 2010-009332.
2. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS AND INCIDENTALS THERETO AS RESERVED IN DOCUMENT: RESERVED BY: STATE OF OREGON, ACTING THROUGH THE OREGON PARKS AND RECREATION DEPARTMENT PURPOSE: INGRESS AND EGRESS ABOVE AND BELOW THE SURFACE OF THE LAND AS IMPLIED BY RESERVATION OF MINERAL DEED RECORDED MAY 20, 2011 IN INSTRUMENT NO. 2011-003779.

PARTITION PLAT No. 2014-1  
A REPLAT OF A PORTION OF BLOCK 8,  
ROSE ADDITION TO TOWN OF VERNONIA,  
IN THE SE 1/4 OF SECTION 5  
T4N, R4W, W.M.  
CITY OF VERNONIA,  
COLUMBIA COUNTY, OREGON  
FEBRUARY 18, 2014

APPROVALS:

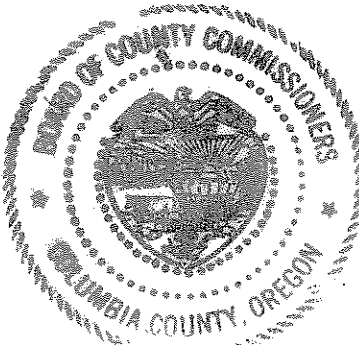
APPROVED THIS 6 DAY OF March, 2014  
CITY OF VERNONIA PLANNING DEPARTMENT  
BY Carlo Connell City Planner

APPROVED THIS 11 DAY OF MARCH, 2014  
COLUMBIA COUNTY SURVEYOR  
BY Therese A. Woodward

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID FROM June 30, 2014 July 1, 2013 THROUGH June 30, 2014 July 1, 2013 THROUGH  
COLUMBIA COUNTY DIRECTOR OF ASSESSMENT AND TAXATION  
BY Alison Davis

STATE OF OREGON }  
COUNTY OF COLUMBIA }SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 11th DAY OF March, 2014, AT 11:20 O'CLOCK, A.M., AND RECORDED AS INSTRUMENT NUMBER 2014-1431, AND AS PARTITION PLAT NUMBER 2014-1 COLUMBIA COUNTY RECORDS.  
BY Debbie Kuy Deputy  
COLUMBIA COUNTY CLERK



REGISTERED PROFESSIONAL LAND SURVEYOR <u>Donald D. Wallace</u> OREGON JANUARY 19, 1993 DONALD D. WALLACE JR 2601 RENEWAL DATE 6/30/14	 K.L.S. SURVEYING INC. 1224 ALDER STREET VERNONIA, OR 97064 (503)429-6115	SHEET 2 OF 2 JOB No. 13-042 PROJECT No. 13-042 DRAWN BY: SND/DDW FIELD: SWM/MDM EQUIPMENT: GTS300/TDS48 REVISED: 3/03/2014
---	---	--