

A-367

PARTITION PLAT No. 1994-31

IN THE NW 1/4 OF SEC. 30, T4N, R4W

WILLAMETTE MERIDIAN

COLUMBIA COUNTY, OREGON

SCALE 1"=100'

APRIL 11, 1994

NOTE: THIS PARTITION ACCOMPLISHED BY THE HOMESTEAD PARTITION PROCEDURE, NO FURTHER HOMESTEAD PARTITION IS ALLOWABLE.

STATE OF OREGON)
COUNTY OF COLUMBIA) SS # 94-08650

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 8th DAY OF September, 1994 AT 9:36 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. 1994-31, COLUMBIA COUNTY RECORDS.

TAXES FROM June 30, 1995 July 1, 1994 THROUGH June 30, 1995 HAVE BEEN PAID.

SURVEYORS CERTIFICATE:
I, LESLIE G. KEENON, DO HEREBY SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 1 REPRESENTED ON THE ANNEXED PARTITION MAP, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

THE NW 1/4 OF SEC. 30, T4N, R4W, W.M., COLUMBIA COUNTY, OREGON, EXCEPTING THE SOUTH 1200' OF THE NW 1/4 LYING EAST OF STATE HIGHWAY NO. 47, THE NORTH LINE OF WHICH IS PARALLEL WITH THE SOUTH LINE OF THE NW 1/4. ALSO EXCEPTING THAT TRACT AS DESCRIBED IN DEED BOOK 141 PAGE 366 OF COLUMBIA COUNTY DEED RECORDS; FURTHER EXCEPTING ANY PORTION LYING WITHIN STATE HIGHWAY NO. 47, AND THE BANKS / VERNONIA LINEAR PARK. TOGETHER WITH, A TRACT BEGINNING AT A POINT ON THE EAST LINE OF THE NW 1/4, 1200' NORTH OF THE CENTER OF SECTION 30 THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NE 1/4 TO THE WEST LINE OF THE BANKS / VERNONIA LINEAR PARK, THENCE NORTH ALONG THE WEST LINE OF THE BANKS / VERNONIA LINEAR PARK TO THE EAST LINE OF THE NW 1/4.

NOTES: NO GEODETIC MONUMENTS WERE FOUND OR TIED WITHIN 1/2 MILE OF THIS PROPERTY.
PARCEL 2 HAS NOT BEEN APPROVED FOR SEPTIC SYSTEM.
KEENON LAND SERVICES
L. JERRY KEENON
1224 ALDER STREET
VERNONIA, OREGON 97064
PH # 429-6115

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A 2 ACRE PARCEL FROM THAT TRACT AS DESCRIBED IN DEED BOOK 227 PAGE 422, COLUMBIA COUNTY DEED RECORDS. THE BASIS OF BEARINGS IS THE NORTH LINE OF SECTION 30 FROM RS 3841.

PROCEDURE:

1. FOR THE EAST LINE I HELD THE WEST LINE OF STATE HIGHWAY NO. 47 AS DETERMINED FROM THE TRAVELLED CENTERLINE.
2. THE SOUTH LINE IS THE CENTER OF A SMALL CREEK.

LEGEND

- == MONUMENT FOUND AS NOTED
- == SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LS 1080".
- RS == RECORD SURVEY #
- () == RECORD DATA1=RS # 3841

APPROVED THIS DAY OF 23 August, 1994

Se. C. Green Ar. Wm. Green
COLUMBIA COUNTY PLANNING DIRECTOR

APPROVED THIS DAY OF 23 August, 1994

Mike Denny
COLUMBIA COUNTY SURVEYOR
STATE OF OREGON)
COLUMBIA COUNTY) SS

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 14 DAY OF April, 1994, BEFORE ME, A NOTARY PUBLIC FOR OREGON, PERSONALLY APPEARED WILLIAM AND CAROL OSTRANDER, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT.



Notary Public for Oregon
MY COMMISSION EXPIRES, 1-21-95

DECLARATION:

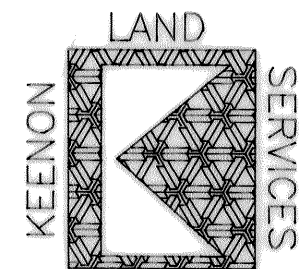
KNOW ALL PEOPLE BY THESE PRESENTS THAT, WILLIAM AND CAROL OSTRANDER ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS 1 AND 2 AS SHOWN ON THE ANNEXED PARTITION PLAT. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

William Ostrander Carol Ostrander
WILLIAM OSTRANDER CAROL OSTRANDER

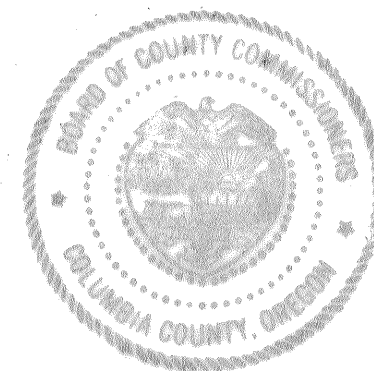
5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "OREGON STATE PARKS" PER RS 3827

1/4 CORNER
A 2" BRASS CAP ON
A 1" IRON PIPE PER
RS 3250

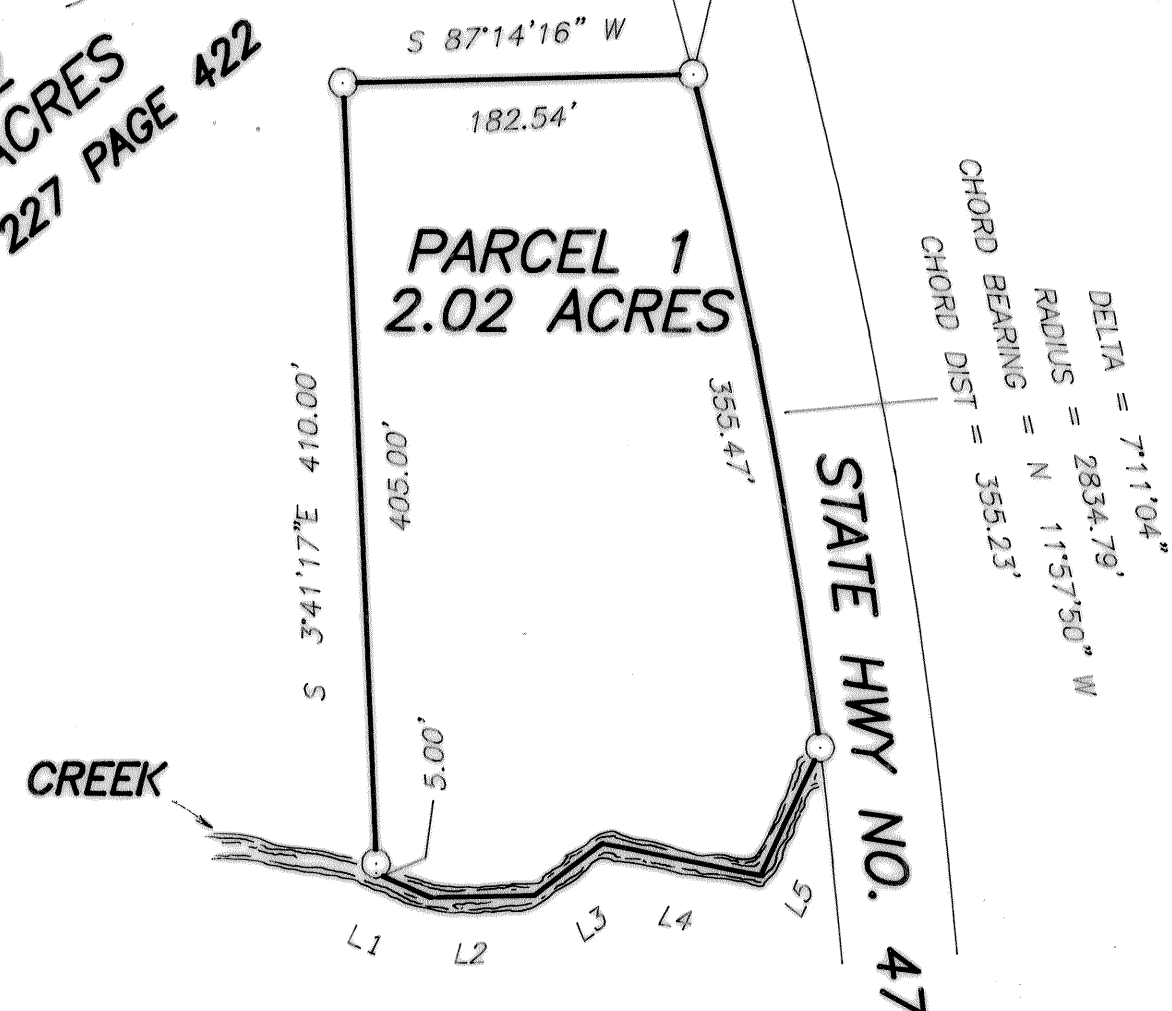
BASIS OF BEARINGS
S 89°07'15" W 409.33'
1(S 89°07'15" W 409.31)



1224 ALDER ST.
VERNONIA, OR
97064
(503) 429-6115



PARCEL 2
+ 119.5 ACRES
DEED BOOK 227 PAGE 422



LINE SEGMENTS	
L1-S 66°58'11" E	30.42'
L2-N 87°37'15" E	54.37'
L3-N 51°12'30" E	44.43'
L4-S 79°40'19" E	84.12'
L5-N 23°56'33" E	73.66'

NOTE: SUBJECT TO RIGHTS GRANTED FOR RIGHT OF WAY, TO LONGVIEW FIBER CO., PER BOOK 136, PG. 438, AND TO PORTLAND ASTORIA & PACIFIC R/R, PER BOOK 83, PG. 118, OF CO. CO. CLERKS RECORDS.
ALSO RIGHTS TO TAYLOR LUMBER & TREATING, PER BOOK 263, PG. 250, AND THE PIPELINE EASEMENT TO W.D. SMITH PER RECORDED BOOK 70, PG. 192.

