

A-1068

PARTITION PLAT NO. 2016-3

A PARTITION OF LOTS 3 AND 4, BLOCK 3, "SCAPPOOSE HEIGHTS NO. 2"
LOCATED IN THE
N.E. 1/4 SECTION 11, T.3N., R.2W., W.M.,
CITY OF SCAPPOOSE, COUNTY OF COLUMBIA, OREGON
FEBRUARY 3, 2016 SCALE 1"=20'

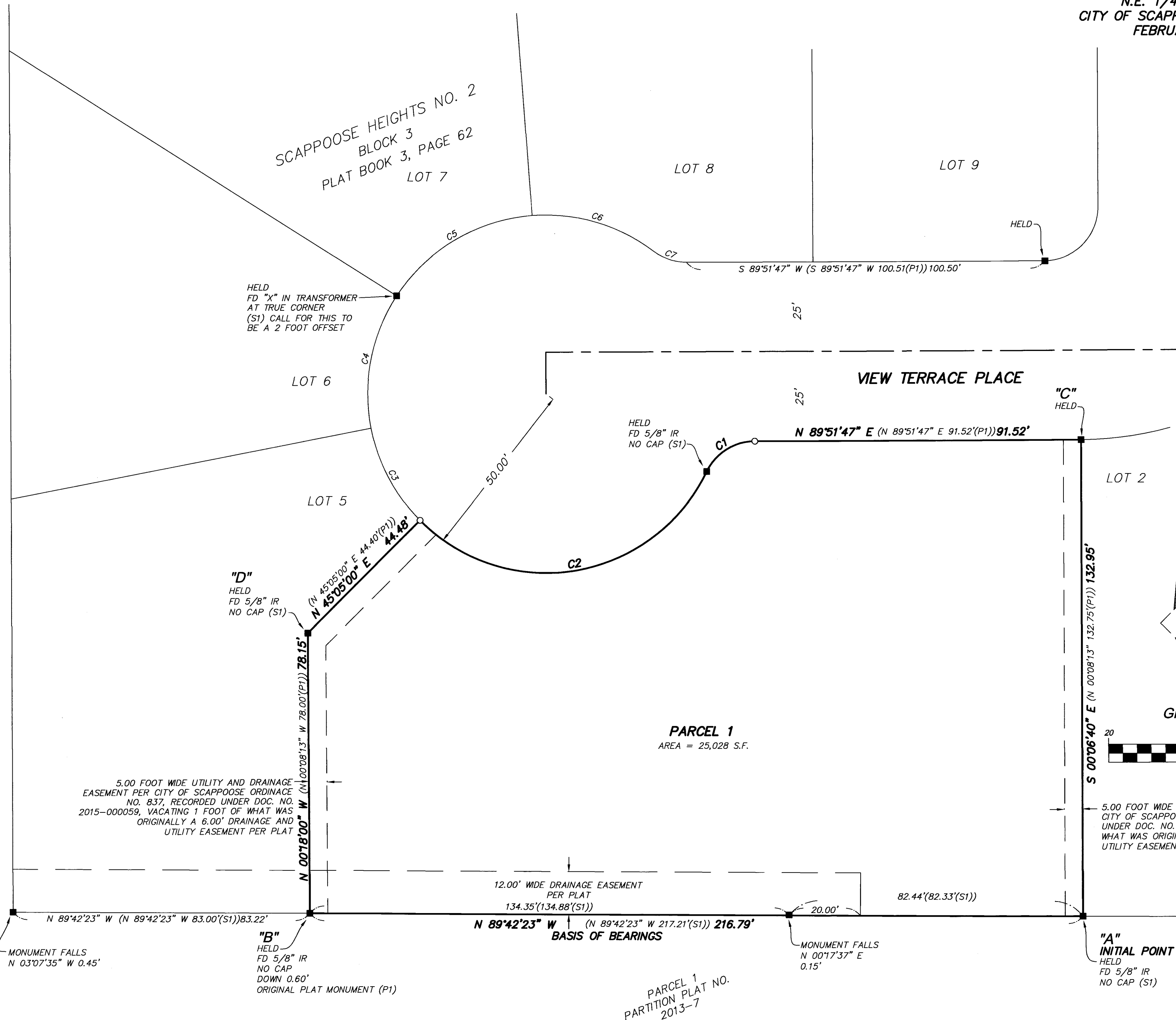
SHEET 1 OF 2

LEGEND:

- SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON FEBRUARY 3, 2016
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "W.B. WELLS AND ASSOC. INC" FROM COUNTY SURVEY 4057 (S1) UNLESS OTHERWISE NOTED
- () = RECORD DISTANCES & BEARINGS
- IR = IRON ROD
- FD = FOUND
- W/ = WITH
- YPC = YELLOW PLASTIC CAP
- SN = SURVEY NUMBER
- COLUMBIA COUNTY SURVEYOR'S OFFICE
- S.F. = SQUARE FEET
- S1 = SN 4057
- P1 = "SCAPPOOSE HEIGHTS NO. 2"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	16.79'	15.00'	64°07'09"	S 57°48'12" W	15.92'
C2	95.42'	50.00'	109°20'12"	N 80°24'46" E	81.58'
C3	29.57'	50.00'	33°53'07"	S 27°58'27" E	29.14'
C4	38.24'	50.00'	43°49'03"	S 10°52'39" W	37.31'
C5	46.16'	50.00'	52°53'26"	S 59°13'53" W	46.16'
C6	36.30'	50.00'	41°35'59"	N 73°31'24" W	35.51'
C7	9.79'	15.00'	37°24'48"	S 71°25'49" E	9.62'

CURVE TABLE (P1)					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	16.79'	15.00'	64°07'09"	S 57°48'12" W	15.92'
C2	95.42'	50.00'	NA	NA	NA
C3	29.57'	50.00'	33°53'07"	S 27°58'27" E	29.14'
C4	38.24'	50.00'	43°49'03"	S 10°52'39" W	37.31'
C5	46.16'	50.00'	52°53'26"	S 59°13'53" W	46.16'
C6	36.30'	50.00'	41°35'59"	N 73°31'24" W	35.51'
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LOCATED IN THE
N.E. 1/4 SECTION 11, T.3N., R.2W., W.M.,
CITY OF SCAPPOOSE, COUNTY OF COLUMBIA, OREGON
FEBRUARY 3, 2016

SHEET 2 OF 2

NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE LOTS 3 AND 4, BLOCK 3, PER THE PLAT OF SCAPPOOSE HEIGHTS NO. 2, RECORDED IN DEED DOCUMENT NUMBERS 2004-009891 (LOT 3) AND 2004-014287 ((LOT 4) CREATING A 1 PARCEL PARTITION PLAT
2. FOR THE BASIS OF BEARINGS AND THE SOUTH LINE OF THE SUBJECT PROPERTY, I HELD MONUMENTS "A" AND "B" (SET IN IN COUNTY SURVEY 4057, AS RE-MONUMENTED PLAT CORNERS PER SAID SURVEY).
3. FOR THE EAST LINE OF LOT 3, BEING THE EAST LINE OF THE SUBJECT PROPERTY, I HELD MONUMENTS "A" AND "C" PER SAID SURVEY 4057.
4. FOR THE NORTH LINE OF LOTS 3 AND 4, I HELD MONUMENTS SET IN SAID SURVEY 4057 ON THE SOUTH AND NORTH RIGHT OF WAY OF VIEW TERRACE ALONG WITH PLAT DATA AS SHOWN HEREON.
5. FOR THE WEST LINE OF LOT 4, BEING THE WEST LINE OF THE SUBJECT PROPERTY, I HELD MONUMENTS "B" AND "D" PER SAID SURVEY 4057, I THEN WENT PLAT BEARING NORTHEASTERLY FROM MONUMENT "D" TO THE ESTABLISHED RIGHT OF WAY OF SAID VIEW TERRACE.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, JEREMY BARNABY AND HEIDI BARNABY, THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION OF SAID PROPERTY AND THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES AND FURTHERMORE DOES NOT CLAIM ANY PROPERTY BEYOND THE BOUNDARY AS SHOWN HEREON. THIS PLAT IS SUBJECT TO RESTRICTIONS AS NOTED HEREON.

Jeremy Barnaby
JEREMY BARNABY - OWNER

Heidi Barnaby
HEIDI BARNABY - OWNER

ACKNOWLEDGEMENT:

STATE OF OREGON } SS
COUNTY OF COLUMBIA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
February 22 2016 BY JEREMY BARNABY AND HEIDI BARNABY.

Sy L. Hendrix
NOTARY SIGNATURE

NOTARY PUBLIC - OREGON
COMMISSION NO.: 925778
MY COMMISSION EXPIRES: March 09 2018

SURVEYOR'S CERTIFICATE:

I, JAMES BURTON BROWN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

LOTS 3 AND 4, BLOCK 3, "SCAPPOOSE HEIGHTS NO. 2"
LOCATED IN THE N.E. 1/4 OF SECTION 11, T.3N., R.2W., W.M.,
CITY OF SCAPPOOSE, COUNTY OF COLUMBIA, OREGON, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°42'23" WEST, 216.79 FEET ALONG THE SOUTH LINE OF SAID LOT 3, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00°18'00" WEST, 78.15 FEET ALONG THE WEST LINE OF SAID LOT 4 TO AN ANGLE POINT IN SAID LINE; THENCE CONTINUING ALONG SAID LINE, NORTH 45°05'00" EAST, 44.48 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF VIEW POINT TERRACE; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET (THE CHORD OF WHICH BEARS NORTH 80°24'46" EAST 81.58 FEET), AN ARC DISTANCE OF 95.42 FEET THROUGH A CENTRAL ANGLE OF 109°20'16" TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15 FEET (THE CHORD OF WHICH BEARS NORTH 57°48'12" EAST 15.92 FEET), AN ARC DISTANCE OF 16.79 FEET THROUGH A CENTRAL ANGLE OF 64°07'09" TO A POINT OF TANGENCY; THENCE NORTH 89°51'47" EAST, 91.52 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°06'40" EAST, 132.95 FEET ALONG THE EAST LINE OF SAID LOT 3 TO THE INITIAL POINT.

SAID TRACT OF LAND CONTAINS 25,028 SQUARE FEET

APPROVALS:

APPROVED THIS 25th DAY OF February, 2016
Janice Oliver
CITY OF SCAPPOOSE PLANNING DEPARTMENT

APPROVED THIS 7 DAY OF MARCH, 2016
Math A. Woodward
COLUMBIA COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED FOR BY O.R.S. 92.095 HAVE BEEN PAID THROUGH

March 7, 2016
Sarah Spauls
COLUMBIA COUNTY TAX COLLECTOR

STATE OF OREGON)
COUNTY OF COLUMBIA) S.S.

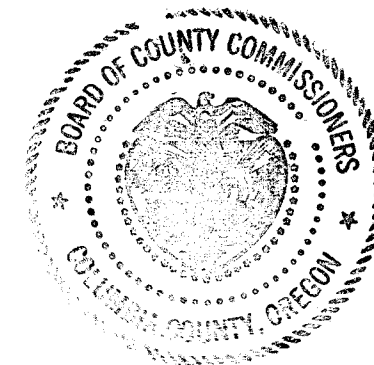
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT
WAS RECEIVED FOR RECORDING ON THE 7th DAY OF

March, 2016 AT 2:03 O'CLOCK P.M.,

INSTRUMENT NO. 2016-1563

AND RECORDED AS PARTITION PLAT NO. 2016-3

BY: Debbie Klug, Deputy
COLUMBIA COUNTY CLERK



PLAT NOTES:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF CITY OF SCAPPOOSE PLANNING DEPARTMENT CASE FILE NO. PLA1-16.
2. THIS PARTITION IS SUBJECT TO THE TERMS AND PROVISIONS OF MINERAL RESERVATIONS PER DEED BOOK L, PAGE 578, RECORDED JUNE 11, 1891. APPEARS TO BE BLANKET IN NATURE.
3. THIS PARTITION IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR INGRESS AND EGRESS ABOVE AND BELOW THE SURFACE OF THE THE LAND PER DEED BOOK L, PAGE 578, RECORDED JUNE 11, 1891. APPEARS TO BE BLANKET IN NATURE.
4. THIS PARTITION IS SUBJECT TO THE TERMS AND PROVISIONS OF MINERAL RESERVATIONS PER DEED BOOK Q OF PATENTS, PAGE 304, RECORDED MARCH 4, 1896. APPEARS TO BE BLANKET IN NATURE.
5. THIS PARTITION IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR INGRESS AND EGRESS ABOVE AND BELOW THE SURFACE OF THE THE LAND PER DEED BOOK Q OF PATENTS, PAGE 304, RECORDED MARCH 4, 1896. APPEARS TO BE BLANKET IN NATURE.
6. THIS PARTITION IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION SYSTEM AND APPURTENANCES THERETO PER DEED BOOK 124, PAGE 463, RECORDED DECEMBER 29, 1954, EXACT LOCATION INDETERMINATE
7. THIS PARTITION IS SUBJECT TO A DEVELOPMENT AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF PER DEED DOCUMENT NO. 1992-007250
8. THIS PARTITION IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DEED DOCUMENT NO. 1996-008372
9. PER THE PLAT OF SCAPPOOSE HEIGHTS NO. 2, A 6 FOOT WIDE UTILITY AND DRAINAGE EASEMENT EXISTED ON THE ABUTTING PROPERTY LINE BETWEEN LOT 3 AND 4. THAT EASEMENT IS HEREBY VACATED BY THIS REPLAT.

SIGNED ON: 2-5-2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
60379

RENEWES: DECEMBER 31, 2017

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
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OREGON CITY, OREGON 97045
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