

PARTITION PLAT No. 1995-30
IN THE NE 1/4 OF SEC 4, T4N, R4W, W. M.
COLUMBIA COUNTY, OREGON
SCALE 1" = 100' JULY 5, 1995

A-414.

SURVEYORS CERTIFICATE:

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

BEGINNING AT THE INITIAL POINT, A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES INC." SAID POINT BEING N 82°27'30" W 719.62 FEET AND N 00°04'00" W 840.16 FEET FROM THE INITIAL POINT OF FIRST ADDITION TO OREGON AMERICAN SUBDIVISION AND ON THE EAST LINE OF OREGON AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED BOOK 202, PAGE 658, COLUMBIA COUNTY RECORDS; THENCE N 00°07'00" E 610.83 FEET TO THE SOUTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED BOOK 178, PAGE 346, COLUMBIA COUNTY RECORDS; THENCE S 89°59'57" E 202.43 FEET; THENCE N 89°58'02" E 360.10 FEET TO THE SOUTHEAST CORNER OF THAT TRACT AS DESCRIBED IN DEED BOOK 180, PAGE 432; THENCE S 00°42'37" E 474.52 FEET TO A 60 FOOT ROAD EASEMENT AS DESCRIBED IN DEED BOOK 217, PAGE 895; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD EASEMENT S 26°36'20" W 130.62 FEET; THENCE S 13°16'57" E 21.56 FEET; THENCE LEAVING SAID ROAD EASEMENT WEST 540.92 FEET TO THE INITIAL POINT.


LESLIE G. KEENON

STATE OF OREGON }
COUNTY OF COLUMBIA } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 15th DAY OF August, 1995 AT 10:03 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. 1995-30, COLUMBIA COUNTY RECORDS, INST. # 95-06892.


COLUMBIA COUNTY CLERK

TAXES FROM June 30, 1996 July 1, 1995 THROUGH June 30, 1996 HAVE BEEN PAID.


COLUMBIA COUNTY TAX COLLECTOR

NOTES:

NO GEODETIC MONUMENTS WERE FOUND OR TIED WITHIN 1/2 MILE OF THIS PROPERTY.

SUBJECT TO:

1. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE OREGON STATE BOARD OF FORESTRY RECORDED IN BOOK 1, PAGE 229, COLUMBIA COUNTY RECORDS.
2. EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF AS RECORDED IN BOOK 217, PAGE 895, COLUMBIA COUNTY RECORDS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT AS DESCRIBED IN DEED DOCUMENT 93-3469, COLUMBIA COUNTY RECORDS, INTO PARCELS 1 AND 2 AS SHOWN.

THE BASIS OF BEARINGS IS FROM CS No. 2669.

PROCEDURE:

1. FOR THE NORTH LINE OF THE TRACT I HELD THE MONUMENTS SET IN CS No. 2641 AND 2669. THE IRON ROD AT THE NORTHWEST CORNER WAS HELD FOR ALIGNMENT ONLY.
2. FOR THE EAST AND SOUTH LINES OF THE TRACT I HELD THE MONUMENTS SET IN CS No. 2669. THE IRON ROD AT THE SOUTHWEST CORNER WAS HELD FOR ALIGNMENT ONLY.
3. I HELD THE MONUMENTS AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 8 AND THE NORTHEAST CORNER OF LOT 1, BLOCK 12, FIRST ADDITION TO VERNONIA FOR THE WEST LINE OF OREGON AVENUE. THE WEST LINE OF THE TRACT IS THE EAST LINE OF OREGON AVENUE.

LEGEND

- == MONUMENT FOUND AS NOTED
- == SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES, INC."
- == A 5/8" X 30" IRON ROD PER CS No. 2669
- () == RECORD DATA, 1 = CS No. 2641, 2 = CS No. 2669
- Y.P.C. == YELLOW PLASTIC CAP

APPROVALS

APPROVED THIS DAY 2nd OF August, 1995


COLUMBIA COUNTY PLANNING DIRECTOR

APPROVED THIS DAY 2nd OF August, 1995


COLUMBIA COUNTY SURVEYOR

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT, KENNETH P. MOORE AND DOROTHY H. MOORE 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.

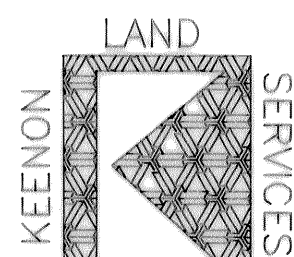
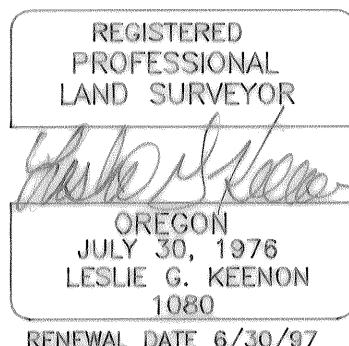
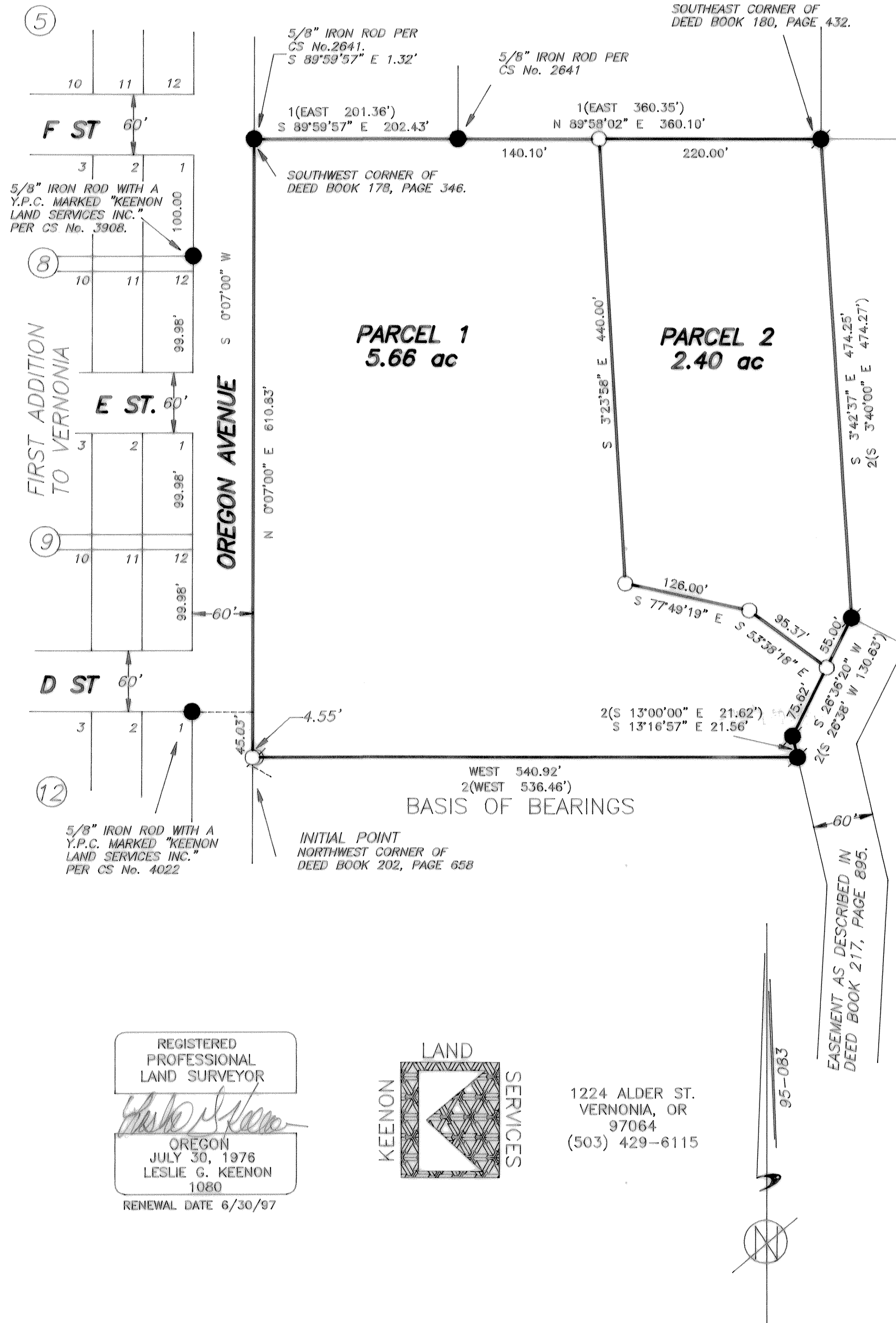
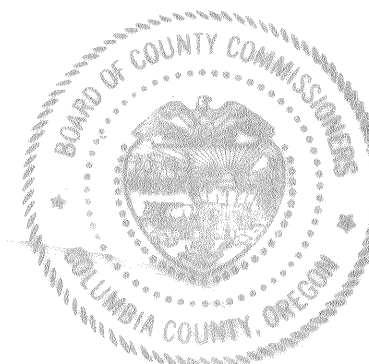
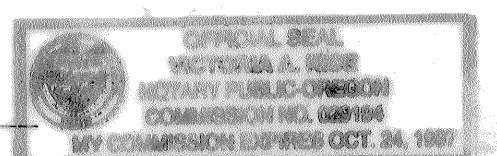
 
KENNETH P. MOORE DOROTHY H. MOORE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF COLUMBIA } SS

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 21st DAY OF July, 1995, BEFORE ME, A NOTARY PUBLIC FOR OREGON, PERSONALLY APPEARED KENNETH P. MOORE AND DOROTHY H. MOORE 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, 10-24-97



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