

9677

LEGEND

- = MONUMENT FOUND AS NOTED
- = FOUND A 5/8" x 30" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC."
- = SET A 5/8" x 30" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC."
- () = RECORD SURVEY DATA
- [] = RECORD DEED DATA
- CS = RECORD SURVEY No.
- Y.P.C. = YELLOW PLASTIC CAP

SUNSET SLOPE

IN THE CITY OF VERNONIA
IN THE NW 1/4 OF SECTION. 3
TWN. 4 N., RNG. 4 W., W.M.
COLUMBIA COUNTY, OREGON
SCALE 1" = 50' MAY 22, 1997

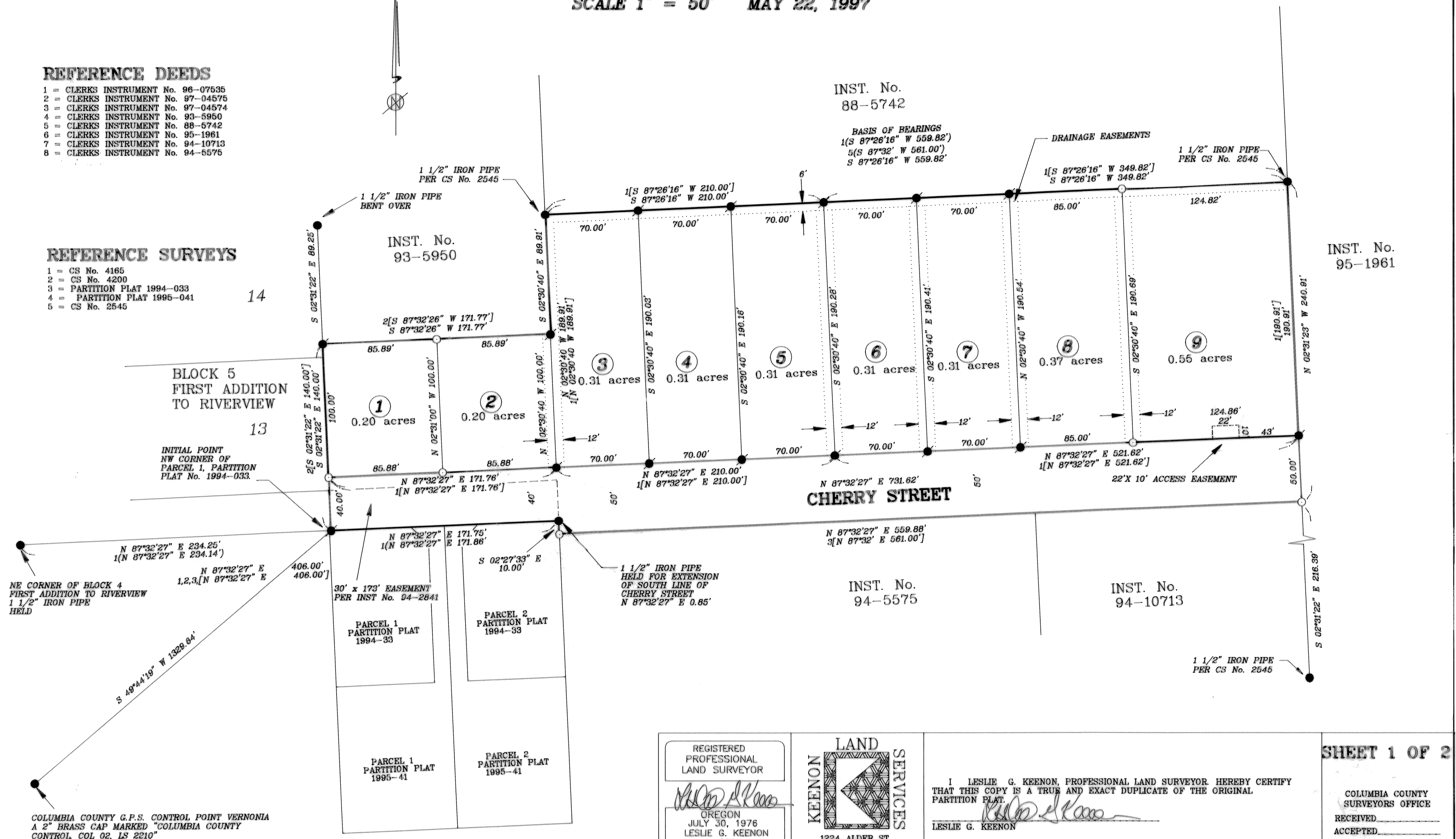
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REFERENCE DEEDS

- 1 = CLERKS INSTRUMENT No. 96-07535
- 2 = CLERKS INSTRUMENT No. 97-04575
- 3 = CLERKS INSTRUMENT No. 97-04574
- 4 = CLERKS INSTRUMENT No. 93-5950
- 5 = CLERKS INSTRUMENT No. 88-5742
- 6 = CLERKS INSTRUMENT No. 95-1961
- 7 = CLERKS INSTRUMENT No. 94-10713
- 8 = CLERKS INSTRUMENT No. 94-5575

REFERENCE SURVEYS

- 1 = CS No. 4165
- 2 = CS No. 4200
- 3 = PARTITION PLAT 1994-033
- 4 = PARTITION PLAT 1995-041
- 5 = CS No. 2545



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Leslie G. Keenon
OREGON
JULY 30, 1976
LESLIE G. KEENON
1080
RENEWAL DATE 6/30/97

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

I, LESLIE G. KEENON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY
THAT THIS COPY IS A TRUE AND EXACT DUPLICATE OF THE ORIGINAL
PARTITION PLAT.

LESLIE G. KEENON

SHEET 1 OF 2

COLUMBIA COUNTY
SURVEYORS OFFICE
RECEIVED _____
ACCEPTED _____
CHECK # _____

DRAWN BY: DDW FIELD: MM/SD EQUIPMENT: GTS300/TDS48 JOB No. 97-046 PROJECT No. 96-008 REVISED: 6/25/97

4-90

SUNSET SLOPE

IN THE CITY OF VERNONIA
IN THE NW 1/4 OF SECTION. 3
TWN. 4 N., RNG. 4 W., W.M.
COLUMBIA COUNTY, OREGON
MAY 22, 1997

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NARRATIVE:

--THIS SURVEY WAS ACCOMPLISHED AT THE REQUEST OF LOREN AND ROBIN DENNIS TO SUBDIVIDE THOSE TRACTS OF LAND AS DESCRIBED IN CLERKS INSTRUMENT No. 96-0724, 96-07535, AND 97-04574 INTO SUNSET SUBDIVISION AS SHOWN.

--THE BASIS OF BEARINGS IS FROM CS No. 4165

--FOR CONTROL I HELD THE NORTH, EAST AND WEST BOUNDARIES PER CS No. 4165 AND CS No. 4200. I HELD THE SOUTH LINE OF THAT TRACT DESCRIBED IN CLERKS INSTRUMENT No. 97-04574, 50' FROM AND PARALLEL TO THE SOUTH LINE THAT TRACT DESCRIBED IN CLERKS INSTRUMENT No. 96-07535. SAID SOUTH LINE ALSO BEING THE NORTH LINE OF 97-04574

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" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC. THAT IS N 87°32'37" E 234.25 FEET FROM THE NORTHEAST CORNER OF BLOCK 4, FIRST ADDITION TO RIVERVIEW LOTS; THENCE N 87°32'27" E 171.75 FEET TO A POINT THAT IS 406.00 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 4; THENCE S 2°27'33" E 10.00 FEET; THENCE N 87°32'27" E 559.88 FEET; THENCE N 2°31'23" W 240.91 FEET; THENCE S 87°26'16" W 559.82 FEET; THENCE S 02°30'40" E 89.91 FEET; THENCE S 87°32'26" W 171.77 FEET; THENCE S 02°31'22" E 140.00 FEET TO THE INITIAL POINT.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT, LOREN J. DENNIS AND ROBIN S. DENNIS ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND TO BE KNOWN AS "SUNSET SLOPE", AND THAT WE HEREBY DEDICATE THE STREETS SHOWN THEREON TO THE USE OF THE PUBLIC FOREVER, AND THAT WE DEDICATE THE EASEMENTS SHOWN FOR THE PURPOSES AS INDICATED.

Loren J. Dennis Robin S. Dennis
LOREN J. DENNIS ROBIN S. DENNIS

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF ~~CLATSOP~~ Columbia

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 9th DAY OF July, 1997, BEFORE ME, A NOTARY PUBLIC FOR OREGON, PERSONALLY APPEARED LOREN J. DENNIS AND ROBIN S. DENNIS 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.

Carole A. Paul
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES, 4-27-98

NOTES:

SUBJECT TO:

- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED BOOK 34, PAGE 391 AND BOOK 48, PAGE 214 FOR A PIPE LINE FOR CONVEYING WATER. THE EXACT LOCATION NOT DISCLOSED.
- AN EASEMENT FOR INGRESS AND EGRESS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CREATED IN CLERKS INSTRUMENT No. 94-2841 AND SHOWN ON PARTITION PLAT No. 1994-033. THIS EASEMENT LIES WITHIN THAT PORTION OF CLERKS INSTRUMENT No. 93-6950 BEING DEDICATED AS CHERRY STREET.
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CREATED IN CLERKS INSTRUMENT No. 96-11931. THIS EASEMENT LIES WITHIN CLERKS INSTRUMENT No. 95-1961 NOW BEING DEDICATED AS CHERRY STREET.
- AN EASEMENT TO WEST OREGON ELECTRIC INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CREATED BY CLERKS INSTRUMENT No. 97-04596. THE EXACT LOCATION UNKNOWN BUT IS ACROSS CLERKS INSTRUMENT No. 96-07535.
- AN EASEMENT DISCLOSED BY INSTRUMENT 91-5147 FOR THE RIGHT TO TAKE WATER AND TO LAY AND MAINTAIN A WATERLINE. THE EXACT LOCATION NOT DISCLOSED.

APPROVALS:

VERNONIA CITY MANAGER
APPROVED THIS DAY 21 OF Aug., 1997

John M. Tamm
MAYOR

COLUMBIA COUNTY ASSESSOR
APPROVED THIS DAY 2nd OF September, 1997

Gale A. Farmer, deputy
ASSESSOR

COLUMBIA COUNTY TAX COLLECTOR
APPROVED THIS DAY 21 OF August, 1997

Minnie McCreary, Deputy
TAX COLLECTOR

COLUMBIA COUNTY SURVEYOR
APPROVED THIS DAY 27 OF August, 1997

Leslie G. Keenon
SURVEYOR

COLUMBIA COUNTY COMMISSIONERS
APPROVED THIS DAY 2nd OF September, 1997

not present
COMMISSIONER

Gale A. Farmer
COMMISSIONER

John M. Tamm
COMMISSIONER

STATE OF OREGON } SS 97-09599
COUNTY OF COLUMBIA }

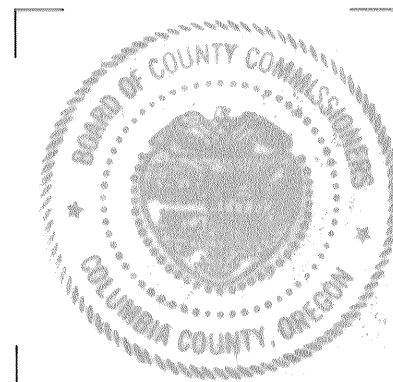
I DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT AND PLAT WAS RECEIVED FOR RECORDING ON THIS 24th DAY OF September, 1997 AT 12:56 O'CLOCK P.M., AND IS RECORDED IN BOOK 4 PAGE 90, RECORDS OF PLATS OF COLUMBIA COUNTY.

WITNESS MY HAND AND SEAL AFFIXED:

John M. Tamm
COLUMBIA COUNTY CLERK

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 30, 1998, 1997

Minnie McCreary, Deputy Tax Collector
COLUMBIA COUNTY ASSESSOR AND TAX COLLECTOR



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Leslie G. Keenon
OREGON
JULY 30, 1976
LESLIE G. KEENON
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SHEET 2 OF 2

COLUMBIA COUNTY
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DRAWN BY: DDW FIELD: MM/SD EQUIPMENT: GTS300/TDS48 JOB No. 97-046 PROJECT No. 96-008 REVISED: 6/25/97

4-90