

REFERENCE DEEDS

- 1 = DEED BOOK 152, PAGE 621
- 2 = INST. No. 96-8080
- 3 = DEED BOOK 138, PAGE 277
- 4 = INST. No. 96-10772
- 5 = INST. No. 91-7295
- 6 = INST. No. 96-00594
- 7 = DEED BOOK 204, PAGE 106
- 8 = DEED BOOK 119, PAGE 141
- 9 = DEED BOOK 261, PAGE 967

REFERENCE SURVEYS

- | | |
|-------------------|-----------------------------------|
| 1 = CS No. L-139 | 11 = CS No. 129 |
| 2 = CS No. L-1002 | 12 = CS No. 762 |
| 3 = CS No. L-1022 | 13 = CS No. 1353 |
| 4 = CS No. L-1001 | 14 = CS No. 2669 |
| 5 = CS No. 3413 | 15 = CS No. 3126 |
| 6 = CS No. L-784 | 16 = CS No. L-1015 |
| 7 = CS No. L-1257 | 17 = CS No. 3868 |
| 8 = CS No. B-9 | 18 = MALMSTEN'S RIVERVIEW |
| 9 = CS No. B-123 | 19 = BLOCK 4 MALMSTEN'S RIVERVIEW |
| 10 = CS No. L-627 | 20 = PARTITION PLAT 1996-16 |
| | 21 = CS No. 4192 |

PARTITION PLAT No. 1997-26
NE 1/4 OF SEC. 4, IN T4N, R4W, W.M.
IN THE CITY OF VERNONIA
COLUMBIA COUNTY, OREGON
SCALE 1" = 80' APRIL 21, 1997

DEED BOOK 119,
PAGE 141

BOOK 138, PAGE 277
BOOK 38, PAGE 597

MONUMENTATION NOTES:

- 7 1/4 CORNER
A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP IN SOUTH
LANE OF HWY No. 47 PER CS No. 3413. (CAP UNREADABLE)
- 16 CR 1/16 CORNER
A 0.5" x 0.15" BAR 0.5 DEEP IN CONCRETE FILLED PIPE.
- 17 CENTER 1/4 CORNER
CALCULATED FROM CS No. 3413.
- 24 1/2" IRON PIPE IN GRAVEL DRIVE PER CS No. L-762.
- 25 5/8" IRON ROD IN GRAVEL DRIVE PER CS No. L-1022.
NO CAP.
- 26 5/8" IRON ROD WITH A Y.P.C. MARKED SUMMERS
PLS 1042 PER CS No. L-1002.
- 28 1 1/4" SQUARE BOLT HEAD IN GRAVEL DRIVE
ORIGIN UNKNOWN. S 89°53'35" W 0.37
- 29 1/2" IRON PIPE 4 DOWN IN GRAVEL DRIVE.
ORIGIN UNKNOWN, HELD FOR SOUTHEAST
CORNER OF SUBJECT TRACT.
- 32 1" OUTSIDE DIAMETER CONDUIT OVER A 3/4" IRON PIPE.
HELD FOR NORTHEAST CORNER OF DEED BOOK 38.
PAGE 597.
- 33 A 3/4" SQUARE IRON ROD IN CONCRETE. IRON IS BENT.
HELD FOR SOUTHEAST CORNER OF DEED BOOK 38,
PAGE 597.
- 34 A 1" IRON PIPE IN A 1 1/4" IRON PIPE UP 4'. ORIGIN
UNKNOWN. S 6°45'W 1.17' FROM SOUTHWEST
CORNER OF SUBJECT TRACT.
- 41 A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS
1080" PER CS No. 4192. HELD FOR NE CORNER OF 96-10,772.
- 42 A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS
1080" PER CS No. 4192. HELD FOR NW CORNER OF 96-10,772.
- 52-53-54 A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS
1080" PER CS No. 4192. HELD FOR SW CORNERS OF 96-10,772.
- 60 1/2" IRON ROD UP 0.5' 1' EAST OF FENCE CORNER
HELD FOR SW CORNER OF LOT 6, MALMSTEN'S
RIVERSIDE VIEW AND SECTION LINE.
- 79 SECTION CORNER COMMON TO SECTIONS 33 & 34,
T5N, R4W, W.M. A 1 1/2" IRON PIPE DOWN 0.2'
- 87 A 5/8" IRON ROD IN N-S FENCE LINE. PER CS No L-1257
- 90 A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS
1080" PER CS No. B-9. HELD FOR NW CORNER OF BOOK 204,
PAGE 106.
- 94 A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS
1080" PER CS No. B-123. HELD FOR SW CORNER OF INST.
No. 96-8080.
- 96 A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS
1080" PER CS No. B-9. HELD FOR SW CORNER OF BOOK 204,
PAGE 106.
- 97 A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS
1080" PER CS No. B-9. HELD FOR NW CORNER OF INST.
No. 96-8080.
- 133 A 1" IRON PIPE IN OLD DOWNED N-S FENCE LINE.
HELD FOR SECTION LINE.
- 134 A 1" IRON PIPE IN OLD N-S FENCE LINE.
HELD FOR SECTION LINE.
- 151 A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS
1080" PER CS No. B-9. HELD FOR NE CORNER OF BOOK 204,
PAGE 106.
- 032-041-047 5/8" IRON ROD'S WITH Y.P.C. MARKED "KEENON
LAND SERVICES INC." PER PARTITION PLAT 1996-16
- 127 COLUMBIA COUNTY GPS CONTROL POINT VERNONIA
A 2" BRASS CAP MARKED "COLUMBIA COUNTY CONTROL,
COL 02, 1997, LS 2210"
- 043 A 5/8" IRON ROD WITH Y.P.C. MARKED SUMMERS LS
1042" PER CS No. L-1001

LEGEND

- ◆ = CALCULATED POINT
- = MONUMENT FOUND AS NOTED
- = 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
- = CONTROL POINT No.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 30, 1976
LESLIE G. KEENON
1080
RENEWAL DATE 6/30/97

LAND
SERVICES

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

DRAWN BY: DDW

FIELD: VSS/NS

EQUIPMENT: GTS300/TDS48

JOB No. 97-045

PROJECT No. 96-120

REVISED: 6/12/97

SHEET 1 OF 2

COLUMBIA COUNTY
SURVEYORS OFFICE
RECEIVED _____
ACCEPTED _____
CHECK # _____



A-516

PARTITION PLAT No. 1997-26
NE 1/4 OF SEC. 4, IN T4N, R4W, W.M.
IN THE CITY OF VERNONIA
COLUMBIA COUNTY, OREGON
APRIL 21, 1997

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 Y.P.C. MARKED "KEENON LAND SERVICES INC." SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED BOOK 204, PAGE 106 AND LYING N 2°46'56" E 360.58 FEET AND N 2°47'27" E 389.68 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 3 AND 4; THENCE ALONG THE NORTH LINE OF THAT TRACT DESCRIBED IN DEED BOOK 204, PAGE 106 N 82°57'33" W 223.54 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT S 2°48'43" W 195.00 FEET TO THE SW CORNER OF SAID TRACT LYING ON THE NORTH LINE OF THAT TRACT DESCRIBED IN CLERKS INSTRUMENT No. 96-8080; THENCE ALONG THE NORTH LINE OF SAID TRACT N 82°57'54" W 44.42 FEET TO A 5/8" IRON ROD AT THE NW CORNER OF THAT TRACT DESCRIBED IN CLERK INSTRUMENT No. 96-8080; THENCE S 9°03'24" W 169.60 FEET TO A 5/8" IRON ROD AT THE SW CORNER OF SAID TRACT; THENCE N 83°01'00" W 161.27 FEET TO THE EAST LINE OF DEED BOOK 49, PAGE 333; THENCE ALONG N 2°50'14" E ALONG SAID EAST LINE AND IT'S NORTHERLY EXTENSION 564.28 FEET; THENCE N 83°01'00" W 237.63 FEET TO THE EAST LINE OF DEED BOOK 38, PAGE 597; THENCE N 00°03'52" E 244.49 FEET TO THE NE CORNER OF DEED BOOK 38, PAGE 597; THENCE S 87°43'56" E ALONG THE SOUTH LINE OF DEED BOOK 119, PAGE 141, 686.37 FEET TO THE WEST LINE OF THAT TRACT DESCRIBED IN DEED BOOK 261, PAGE 967; THENCE S 2°41'38" W 93.52' FEET TO THE SW CORNER OF SAID TRACT THENCE S 87°18'22" E 8.00 FEET TO THE SE CORNER OF SAID TRACT; THENCE S 2°41'38" W 175.22 FEET THENCE S 2°47'27" W 231.46 FEET TO THE POINT OF BEGINNING.


LESLIE G. KEENON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT, DONALD R. WEBB AND DELORES WEBB 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, 2 AND 3 IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS SHOWN ON THE ANNEXED PARTITION PLAT.

 DONALD R. WEBB
 DELORES WEBB

ACKNOWLEDGEMENT:

STATE OF OREGON } SS
COUNTY OF COLUMBIA }
KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 20 DAY OF June, 1997 BEFORE ME, A NOTARY PUBLIC FOR OREGON, PERSONALLY APPEARED DONALD R. WEBB AND DELORES WEBB 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, 7-24-99

NOTES:

- SUBJECT TO:
1. A 25' WIDE COMMON ROADWAY EASEMENT AS RECORDED IN BOOK 253, PAGE 556.
 2. A 25' WIDE EASEMENT AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF AS RECORDED IN FEE No. 97-03938.

NARRATIVE:

--THIS SURVEY WAS ACCOMPLISHED AT THE REQUEST OF DONALD R. WEBB AND DELORES WEBB FOR THE PURPOSE OF PARTITIONING THAT TRACT OF LAND DESCRIBED IN DEED BOOK 152, PAGE 621, COLUMBIA COUNTY RECORDS INTO PARCELS 1, 2, AND 3 AS SHOWN ON THE ANNEXED PLAT.
--THE BASIS OF BEARINGS IS FROM CS No. 3413.

--I SEARCHED THE RECORDS AND COULD NOT FIND A SURVEY THAT SET POINTS ALONG THE EAST LINE OF THE NE 1/4, THAT ALSO TIED THE NE SECTION CORNER, (NOW MISSING) AND THE 1/4 CORNER COMMON TO SECTIONS 3 AND 4, (REESTABLISHED IN CS No. 3413). PREVIOUS SURVEYS HAVE HELD SEVERAL POINTS ALONG THIS LINE AND BENT THE SECTION LINE ACCORDINGLY. BECAUSE OF THE REESTABLISHED LOCATION OF THE 1/4 CORNER I BELIEVE THAT BENDING THE SECTION LINE THROUGH THESE HISTORIC POINTS IS THE BEST EVIDENCE OF THE ORIGINAL SECTION LINE. THEREFORE FOR THE EAST LINE OF THE NE 1/4 I HELD POINTS No. 7, 043, THE SW CORNER OF BLOCK 4, MALMSTEN'S RIVERSIDE VIEW (NOW MISSING), 151, 87, 60, 133, 134 AND THE COMPUTED LOCATION OF THE OF THE NE CORNER OF SECTION 4.

SUBJECT TRACT:

--PARCEL 1
FOR THE NORTH LINE I HELD THE SOUTH LINE OF THAT TRACT DESCRIBED IN DEED BOOK 119, PAGE 141. I COMPUTED THE NORTHEAST CORNER OF THE SUBJECT TRACT, BEING THE SOUTHEAST CORNER OF DEED BOOK 119, PAGE 141, ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4 AT THE DEEDED DISTANCE [2300.8'] FROM THE NORTHEAST CORNER OF SECTION 4. CS No. L-139, CS No. 2669 AND CS No. L-627 HELD A 1/2" IRON PIPE APPROXIMATELY 100' NORTH OF THE NE CORNER, CALLING IT THE POINT OF BEGINNING FOR DEED BOOK 119, PAGE 141. IT SHOULD BE NOTED THAT THE COMPUTED LOCATION OF THE NE CORNER FITS CLOSELY WITH DEEDED DISTANCE [S 2°41' W 650.9'] FROM THE 1" IRON PIPE 134 CALLED FOR IN DEED BOOK 119, PAGE 141. FOR THE NORTHWEST CORNER I HELD THE 1" OUTSIDE DIAMETER CONDUIT OVER A 3/4" IRON PIPE 32 AT THE NORTHEAST CORNER OF DEED BOOK 38, PAGE 597. FOR THE EAST LINE I HELD THE SECTION LINE AS NOTED.

TRACT DESCRIBED IN DEED BOOK 204, PAGE 106.

--FOR THE NORTH AND WEST LINES I HELD THE MONUMENTS NOTED AS SET IN CS B-9.


TRACT DESCRIBED IN CLERKS INSTRUMENT No. 96-8080.


--HELD THE MONUMENTS SET IN CS No. B-9 AND B-123 FOR THE NORTH AND WEST LINES OF THE TRACT.

TRACT DESCRIBED IN CLERKS INSTRUMENT No. 96-10,772.

--HELD THE MONUMENTS SET AND NOTED IN CS No. 4192 FOR THE NORTH AND EAST LINES.

APPROVALS:

APPROVED THIS 19th DAY OF June, 1997

TONY C. PATTON, EXEC. ADMINISTRATOR
CITY OF VERNONIA PLANNING DIRECTOR

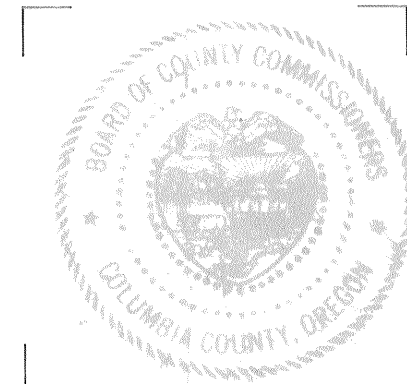
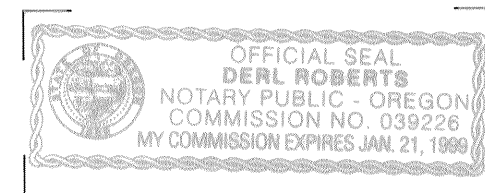
APPROVED THIS 20th DAY OF June, 1997

COLUMBIA COUNTY SURVEYOR


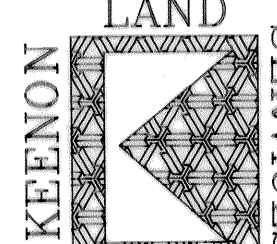
STATE OF OREGON } SS
COUNTY OF COLUMBIA }
I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 30th DAY OF June, 1997, AT 3:09 O'CLOCK, P.M., AND RECORDED AS PARTITION PLAT NUMBER 1997-26, COLUMBIA COUNTY RECORDS.

BY 
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, 1997


MICHAEL MCCARTY, DEPUTY
COLUMBIA COUNTY ASSESSOR AND TAX COLLECTOR



<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p>  <p>OREGON JULY 30, 1976 LESLIE G. KEENON 1080 RENEWAL DATE 6/30/97</p>	<p>LAND SERVICES</p>  <p>1224 ALDER ST. VERNONIA, OR 97064 (503) 429-6115</p>	SHEET 2 OF 2			
		<p>COLUMBIA COUNTY SURVEYORS OFFICE</p> <p>RECEIVED _____</p> <p>ACCEPTED _____</p> <p>CHECK # _____</p>			
DRAWN BY: DDW	FIELD: VSS/NS	EQUIPMENT: GTS300/TDS46	JOB No. 97-046	PROJECT No. 96-120	REVISED: 6/12/97