

8445

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### LEGEND:

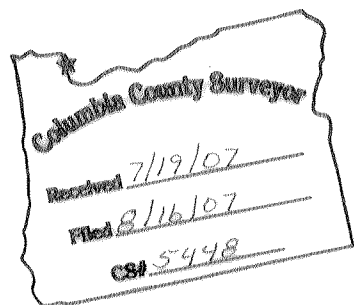
- = MONUMENT FOUND AS NOTED
- = SET A 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC."
- ( ) = RECORD SURVEY DATA
- [ ] = RECORD DEED DATA
- CS NO. = RECORD SURVEY NO.
- Y.P.C. = YELLOW PLASTIC CAP
- = MONUMENT POINT NO. (SEE MONUMENT NOTES)
- X — = FENCE LINE

### REFERENCE SURVEYS:

- 1 = PLAT OF COREY ADDITION (BOOK 2, PAGE 36)
- 2 = PLAT OF CENTRAL ADDITION (BOOK 2, PAGE 25)
- 3 = CS NO. B-63
- 4 = CS NO. B-67
- 5 = CS NO. B-81
- 6 = CS NO. L-1192
- 7 = CS NO. L-1217
- 8 = CS NO. L-1393
- 9 = CS NO. 2811
- 10 = CS NO. 3996
- 11 = CS NO. 4130
- 12 = CS NO. 5271

### MONUMENT NOTES:

- (A) FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC" PER CS NO. 4130 (HELD)
- (B) FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC" PER CS NO. 5271 (HELD)
- (C) FOUND A 1/2 IRON PIPE PER CS NO. L-1192
- (D) FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON PLS 1080" PER CS NO. B-81
- (475) FOUND A 1 1/4" IRON ROD AS NOTED IN CS NO. 4130 AT THE SOUTHWEST CORNER OF CENTRAL ADDITION TO VERNONIA
- (478) FOUND A 3/4" IRON PIPE AS NOTED IN CS NO. 2811 LIES N 03°26'49" W 3.58'
- (685) FOUND A 1" IRON PIPE UP 4" PER CS NO. L-1192 IN ORIGINAL 2 1/2" BOILER TUBE (HELD)
- (972) E 1/16 CORNER COMMON TO SECTIONS 5 & 32 FOUND A 2" IRON PIPE WITH A 3" BRASS CAP 2" UP PER CS NO. 3201
- (978) FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON PLS 1080" PER CS NO. B-87 LIES N 85°36'07" W 4.45'



### NARRATIVE:

--THIS SURVEY WAS ACCOMPLISHED AT THE REQUEST OF WARREN DOW TO MONUMENT THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NO. 06-16256 FOR A FUTURE SUBDIVISION.

--BASIS OF BEARINGS IS THE WEST LINE OF 4TH STREET BETWEEN THE 5/8" IRON ROD WITH Y.P.C. MARKED "KEENON LAND SERVICES INC. AT THE SOUTHEAST CORNER OF BLOCK 11, COREY ADDITION AND 1" IRON PIPE IN A 2 1/2" BOILER TUBE AT THE SOUTHWEST CORNER OF BLOCK 2, COREY ADDITION.

FOR CONTROL I HELD THE MONUMENTS OF RECORD AS NOTED IN THE MONUMENT NOTES.

COREY ADDITION:  
FOR THE EXTERIOR OF BLOCKS 2 AND 7 I HELD THE BOUNDARY RESOLUTION PER CS NO. 4130 AND 5271. BLOCKS 1, 9 & 10 WERE PROPORTIONED ALONG 3RD STREET AS SHOWN. I COMPUTED THE LOCATION OF THE SOUTHWEST CORNER OF BLOCK 1 AT THE PLATTED DISTANCE (137.70') FROM THE NORTHEAST CORNER. I ESTABLISHED THE SOUTHWEST CORNER AT THE PLATTED DISTANCE (85.56') FROM THE NORTHWEST CORNER OF BLOCK 1.

SUBJECT TRACT:  
THE EAST LINE OF THE SUBJECT TRACT CALLS FOR THE WEST LINE OF THAT TRACT DESCRIBED IN DEED BOOK 31, PAGE 467, COLUMBIA COUNTY DEED RECORDS.

BOOK 31, PAGE 467:  
THE POINT OF BEGINNING IS "A STONE MARKED X ON THE NORTH LINE OF THE COUNTY ROAD AND ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5..." THE DESCRIPTION THEN RUNS WEST ALONG THE COUNTY ROAD FOR 139 FEET THENCE NORTH 312 3/4 FEET THENCE EAST 139 FEET THENCE SOUTH TO THE POINT OF BEGINNING. IN 1923 L.J. VANORSHOVEN, COUNTY SURVEYOR, PERFORMED SURVEY NO. 176 IN WHICH HE DELINEATES THE WEST LINE OF BOOK 31, PAGE 467 AT A LOCATION BEING 159.9 FEET WEST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF 3RD AVENUE. THE ELLIOT AND SMITH DESCRIPTIONS BOTH FOLLOW THE LINE PER CS NO. 176. THE FOSTER DEED STILL HAS CALLS FROM THE 1/16 LINE. IT IS MY OPINION THAT THE WEST LINE OF DEED BOOK 31, PAGE 467 SHOULD BE ESTABLISHED 159.90' (20.9' + 139') FROM AND PARALLEL WITH THE EAST LINE OF 3RD AVENUE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
DONALD D. WALLACE JR.  
JANUARY 19, 1993  
2601  
RENEWAL DATE 6/30/08

K.L.S. SURVEYING INC.  
1224 ALDER STREET  
VERNONIA, OR 97064  
(503) 429-6115

SURVEY FOR  
**WARREN DOW AND LARRY HILTON**  
IN THE CITY OF VERNONIA  
IN THE NE 1/4 OF SECTION 5,  
T4N, R4W, W.M.  
**COLUMBIA COUNTY, OREGON**  
SCALE 1" = 60' JULY 12, 2007

THIS SURVEY WAS PREPARED  
USING HEWLETT-PACKARD  
PRODUCT # 4844A ON  
CONTINENTAL IMAGING #  
JPC-4M2 POLYESTER FILM.

COLUMBIA COUNTY  
SURVEYORS OFFICE

RECEIVED  
ACCEPTED

REVISED: 7/12/07

DRAWN BY: DDW/BTF

FIELD: MWM/TBM

EQUIPMENT: GTS300/TDS48

JOB No. 07-003 BNDY

PROJECT No. 07-003

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