

A-450.

PARTITION PLAT No. 1996-11
 IN THE NW 1/4 OF SEC 3, T4N, R4W, W. M.
 IN THE CITY OF VERNONIA, OREGON
 COLUMBIA COUNTY, OREGON
 SCALE 1" = 50' NOV 21, 1995

CHERRY STREET

NORTHEAST CORNER OF BLOCK 4,
 1 ST ADD. TO RIVERVIEW LOTS.
 A 1 1/2" IRON PIPE.

BLOCK 4, 1 ST ADD.
 TO RIVERVIEW LOTS

STATE HIGHWAY No. 47

S 16°02'00" E 176.00'

1/2" IRON PIPE,
 N 41°49' E 0.98'

N 83°29'59" E 190.62'
 1(N 83°29'59" E 190.62')

1/2" IRON PIPE,
 N 33° 46' E 1.19'

1(N 87°32'00" E 168.00')
 N 87°32'00" E 168.00'

BIRCH STREET (FIRST ST.)

PARCEL 3
 0.421 Ac.

PARCEL 2
 0.301 Ac.

PARCEL 1
 0.218 Ac.

BASIS OF BEARINGS

ACCESS AND UTILITIES
 EASEMENT FOR ALL
 PARCELS

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 INTERSECTION OF THE NORTHERLY LINE OF FIRST
 STREET IN FIRST ADDITION TO RIVERVIEW LOTS, IN THE CITY OF
 VERNONIA, COLUMBIA COUNTY, OREGON, WITH THE EASTERLY RIGHT-
 OF-WAY LINE OF THE NEHALEM HIGHWAY No. 47; THENCE ALONG THE
 NORTH LINE OF FIRST STREET (NOW KNOWN AS BIRCH ST.) N 87°32'00"E
 168.00 FEET, TO A 5/8" IRON ROD AT THE INITIAL POINT; THENCE
 CONTINUING ALONG THE NORTH LINE OF FIRST STREET N 87°32'00" E,
 168.00 FEET, TO A 5/8" IRON ROD; THENCE N 2°28'00" W, 222.58 FEET,
 TO A 5/8" IRON ROD AT THE NORTH LINE OF THAT TRACT OF LAND AS
 CONVEYED TO WILLIAM AND EVELYN HEATH AND DESCRIBED IN DEED
 BOOK 62, PAGE 436; THENCE S 87°28'54" W, 100.79 FEET, TO A 5/8" IRON
 ROD AT AN ANGLE POINT IN THE NORTH LINE OF SAID HEATH TRACT;
 THENCE N 2°30'58" W, ALONG THE BOUNDARY OF SAID HEATH TRACT
 26.72 FEET, TO A 5/8" IRON ROD, AT THE SOUTH LINE OF BLOCK 4, FIRST
 ADDITION TO RIVERVIEW LOTS; THENCE S 87°27'49" W, ALONG THE
 SOUTH LINE OF SAID BLOCK 4, 99.92 FEET, TO A 5/8" IRON ROD AT THE
 NORTHEAST CORNER OF THE TRACT OF LAND AS DESCRIBED IN DEED
 BOOK 59, PAGE 576; THENCE S 16°02'07" E, PARALLEL WITH THE
 EASTERLY RIGHT-OF-WAY LINE OF THE NEHALEM HIGHWAY No. 47,
 170.28 FEET, TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THAT
 TRACT AS DESCRIBED IN DEED BOOK 193, PAGE 118; THENCE
 S 1°06'25" W, 83.72 FEET TO THE INITIAL POINT.

LESLIE G. KEENON

STATE OF OREGON } SS
 COUNTY OF COLUMBIA)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS
 RECEIVED FOR RECORD ON THIS 28 DAY OF May, 1996 AT
11:36 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO.
1996-11, COLUMBIA COUNTY RECORDS. Inst. # 96-04502.

COLUMBIA COUNTY CLERK

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

Missie McCarry
 COLUMBIA COUNTY TAX COLLECTOR

NOTES:

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

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT AS
 DESCRIBED IN DEED DOCUMENT 95-3469, COLUMBIA COUNTY RECORDS,
 INTO PARCELS 1, 2 AND 3 AS SHOWN.
 THE BASIS OF BEARINGS IS FROM CS No. 4093.
 FOR THE BOUNDARY I HELD THE MONUMENTS AS SET AND NOTED IN
 CS No. 4093.

LEGEND

- == MONUMENT FOUND AS NOTED
- == FOUND A 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED
 "KEENON LAND SERVICES, INC". PER CS No. 4093.
- == SET A 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED
 "KEENON LAND SERVICES, INC".
- () == RECORD DATA, 1 = CS No. 4093
- Y.P.C. == YELLOW PLASTIC CAP

APPROVALS

APPROVED THIS 12 DAY OF December, 1995

Shirley H. Allen
 CITY OF VERNONIA ADMINISTRATOR

APPROVED THIS 31st DAY OF January, 1996

Leslie G. Keenon
 COLUMBIA COUNTY SURVEYOR

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT, WILLIAM G.
 OSTRANDER AND CAROL R. OSTRANDER 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 PER ORS 92.075 & 92.076
 THE ANNEXED PARTITION PLAT, AND THAT WE HEREBY DEDICATE
 THE EASEMENTS AS SHOWN ON THE ANNEXED PLAT.

William G. Ostrander
 WILLIAM G. OSTRANDER

Carol R. Ostrander
 CAROL R. OSTRANDER

ACKNOWLEDGMENT:

STATE OF OREGON } SS
 COUNTY OF COLUMBIA)

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 12 DAY
 OF December, 1995, BEFORE ME, A NOTARY PUBLIC FOR OREGON,
 PERSONALLY APPEARED WILLIAM G. OSTRANDER AND CAROL R.
 OSTRANDER 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.

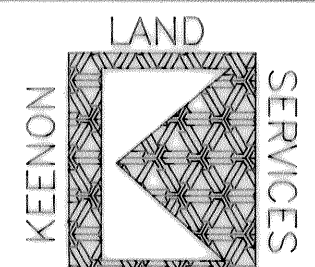
Shirley H. Allen
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES, 1-21-97



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 30, 1976
 LESLIE G. KEENON
 1080

RENEWAL DATE 6/30/97



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

COLUMBIA COUNTY SURVEYORS OFFICE

RECEIVED

ACCEPTED FOR FILING

CHECK No.

DRAWN BY: DON W

CHECKED BY:

REVISED:

JOB No. 95-156