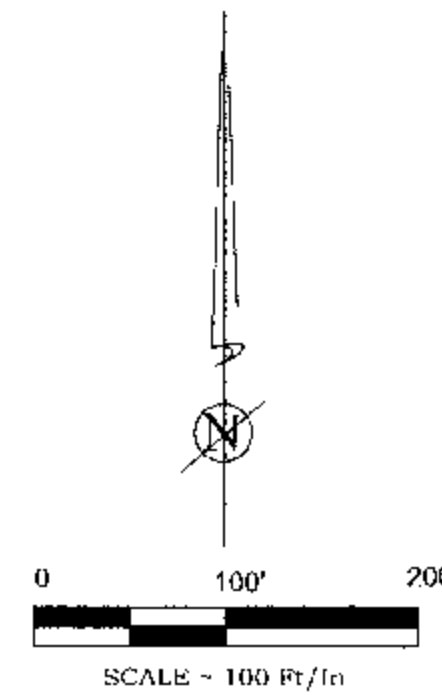


PARTITION PLAT NO. 2018-01
INSTRUMENT NO. 2018-00790
IN THE SE 1/4 OF SECTION 5
T4N, R4W, W.M.,
COLUMBIA COUNTY, OREGON
NOVEMBER 22, 2017



MONUMENT NOTES:

[2]
1/4 CORNER COMMON TO SECTIONS 5 & 8
FOUND A 5/8" IRON ROD WITH A YELLOW PLASTIC
CAP MARKED "JERRY KEENON LS 1080", PER CS NO.
5009, (HELD)

[803]
FOUND A 3/4" IRON ROD, AS SHOWN PER CS NO. L-
0778, (HELD)

[805]
FOUND A 1/2" IRON PIPE, AS SHOWN PER CS NO. L
0778, (HELD)

[1000]
FOUND A 5/8" IRON ROD WITH A YELLOW PLASTIC
CAP MARKED "KLS SURVEYING INC", PER PARTITION
PLAT 2014-06, (HELD)

[2111]
FOUND A 1" IRON PIPE, AS SHOWN PER CS NO. L-0778,
(HELD)

LEGEND

- FOUND MONUMENT AS NOTED
- SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."
- [X] MONUMENT POINT NO
- () RECORD SURVEY DATA
- [] RECORD DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	55.02'	188.71'	16°42'20"	N23°53'09"E	54.83'
C2	43.61'	188.71'	13°14'29"	N8°54'44"E	43.51'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace, Jr.
OREGON
JANUARY 19, 1993
DONALD D. WALLACE, JR.
2601
RENEWAL DATE 6/30/18

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

SHEET 1 OF 2

JOB No. 16-022
DRAWING NAME: 17 180 S1
DRAWN BY: DOW
FIELD: SWM/MDM
EQUIPMENT: GINS300/HIPER
REVISED: 12-28-2017

PARTITION PLAT NO. 2018-01
INSTRUMENT NO. 2018-00790
IN THE SE 1/4 OF SECTION 5
T4N, R4W, W.M.,
COLUMBIA COUNTY, OREGON
NOVEMBER 22, 2017

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
JANUARY 5, 2018 BY KATHY SWANK,
AS A TRUSTEE UNDER LIVING TRUST DATE OCTOBER 8, 2014

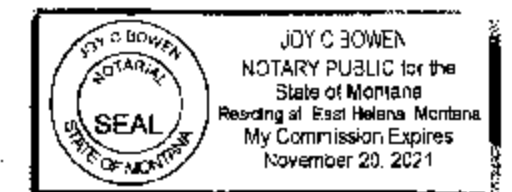
GARY M. KREAGER
NOTARY SIGNATURE
GARY M. KREAGER
NOTARY PUBLIC -

COMMISSION NO. _____
MY COMMISSION EXPIRES 5/7/2020

STATE OF Montana)
COUNTY OF Lewis & Clark) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
January 16th, 2018 BY JACQUELINE DUSCHANEK,
AS A TRUSTEE UNDER LIVING TRUST DATE OCTOBER 8, 2014

Joy C. Bowen
NOTARY SIGNATURE
JOY C. BOWEN
NOTARY PUBLIC -



COMMISSION NO. _____
MY COMMISSION EXPIRES 11/20/2021

STATE OF Oregon)
COUNTY OF Columbia) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
January 19, 2018 BY MARY ANNE ODAM,
AS A TRUSTEE UNDER LIVING TRUST DATE OCTOBER 8, 2014

Teresa E. Bruckner
NOTARY SIGNATURE
TERESA E. BRUCKNER
NOTARY PUBLIC -



COMMISSION NO. 946075
MY COMMISSION EXPIRES 01/07/2020

SURVEYOR'S CERTIFICATE:

I, DONALD D. WALLACE JR., DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, PARCEL 1, PARCEL 2, AND PARCEL 3, IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 4, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "JERRY KRENON LS 1080", BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE NORTH 85°52'29" EAST 676.99 FEET TO A 5/8" IRON ROD; THENCE NORTH 1°13'45" EAST 1147.92 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 89°39'52" WEST 639.13 FEET TO THE EAST RIGHT OF WAY LINE OF D.F. BAKER COUNTY ROAD; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 01°19'04" WEST 110.48 FEET; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 02°17'27" WEST 379.95 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY 98.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 188.71, A DELTA ANGLE OF 29°56'49", AND A CHORD WHICH BEARS SOUTH 17°15'54" WEST 97.51 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH 01°19'21" WEST 609.55 FEET TO THE INITIAL POINT.

CONTAINING 17.70 ACRES MORE OR LESS

NOTES:

1. THIS PLAT IS SUBJECT TO COLUMBIA COUNTY LAND DEVELOPMENT SERVICES FILE NO. MP 18-01.
2. APPROVAL OF THIS PLAT DOES NOT WARRANT THAT SEWER & SEPTIC TANK APPROVAL IS OR WILL BE AVAILABLE FOR PARCELS 1, 2 & 3.
3. APPROVAL OF THIS PLAT DOES NOT WARRANT THAT WATER IS OR WILL BE AVAILABLE FOR PARCELS 1, 2 & 3.
4. THIS PLAT IS SUBJECT A WATER LINE AGREEMENT AS RECORDED IN DOCUMENT NUMBER 89-1703, APRIL 5, 1989, EXACT LOCATION NOT DISCLOSED.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KATHY SWANK, JACQUELINE DUSCHANEK, AND MARY ANNE ODAM ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND IT HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS 1, 2 & 3 AS SHOWN ON THE ANNEXED PARTITION PLAT.

Kathy Swank
KATHY SWANK

Jacqueline Duschaneck
JACQUELINE DUSCHANEK

Mary Anne Odam
MARY ANNE ODAM

NARRATIVE:

--THIS SURVEY WAS ACCOMPLISHED AT THE REQUEST OF KATHY SWANK TO PARTITION THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2014-006680 OF THE COLUMBIA COUNTY DEED RECORDS INTO LOTS AND TRACTS AS SHOWN.

--THE BASIS OF BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT COLUMBIA 02, HAVING A LATITUDE OF 45° 51'25.28" NORTH, LONGITUDE 123°10'24.80" WEST. THE CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE) AT SAID POINT IS -01°53'45.8". DISTANCES SHOWN ARE GROUND DISTANCES.

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

D.F. BAKER COUNTY ROAD:
--I HELD A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE AND A 60' WIDE RIGHT OF WAY.

SUBJECT TRACT
--I HELD MONUMENTS NO. 803 AND 805 AS ESTABLISHED IN CS NO. L-778 FOR THE EAST LINE. I HELD THE WEST LINE OF THE SOUTHEAST QUARTER BETWEEN MONUMENTS 2 AND 2111 FOR THE WEST LINE ALONG WITH THE EAST RIGHT OF WAY LINE OF D.F. BAKER COUNTY ROAD. THE NORTHWEST CORNER AS ESTABLISHED IN CS NO. L-778 IS MISSING. I REESTABLISHED THE CORNER BY HOLDING THE ANGLE AT THE NORTHEAST CORNER (88° 26'07") PER CS NO. L-778 AND INTERSECTING THE EAST RIGHT OF WAY LINE OF D.F. BAKER COUNTY ROAD.

COLUMBIA COUNTY APPROVALS:

APPROVED THIS 23 DAY OF January, 2018
COLUMBIA COUNTY PLANNING DEPARTMENT
BY [Signature]

APPROVED THIS 25 DAY OF JANUARY, 2018
COLUMBIA COUNTY SURVEYOR
BY [Signature]

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF THIS 30th DAY OF June, 2018

COLUMBIA COUNTY TAX COLLECTOR
BY [Signature]

STATE OF OREGON)
COUNTY OF COLUMBIA) SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 29th DAY OF January, 2018, AT 1:05 O'CLOCK P.M. AND RECORDED AS INSTRUMENT NO. 2018-790 AND AS PARTITION PLAT NUMBER 2018-01 COLUMBIA COUNTY RECORDS

BY [Signature]
COLUMBIA COUNTY CLERK



REGISTERED PROFESSIONAL LAND SURVEYOR <u>Donald D. Wallace Jr.</u> OREGON JANUARY 19, 1993 DONALD D. WALLACE, JR. 2601 RENEWAL DATE 6/30/18	 K.L.S. SURVEYING INC. 1224 ALDER STREET VERNONIA, OREGON 97064 (503) 429-6116	SHEET 2 OF 2 JOB No. 16-022 DRAWING NAME: 17-180-82 DRAWN BY: DDW FIELD: SWM/MJM EQUIPMENT: GTS300/HIPER2 REVISION: 13 28 2017
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