

5-60

CURVE	LOT	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	12	125.0'	20.20'	20.18'	N 04°06'49" W	09°15'36"
C2	13	125.0'	49.46'	49.14'	N 20°04'42" W	22°40'10"
C3	11	75.00'	41.80'	41.26'	N 15°26'54" W	31°55'46"
C4	16	125.00'	26.80'	26.75'	N 37°33'17" W	12°17'00"
C5	17	125.00'	58.53'	58.00'	N 57°06'41" W	26°49'47"
C6	18	125.00'	41.43'	41.24'	N 80°01'15" W	18°59'21"
C7	8	75.00'	76.06'	72.84'	N 60°27'51" W	58°06'08"
C8		100.00'	55.73'	55.01'	N 15°26'54" W	31°55'46"
C9		100.00'	101.41'	97.12'	N 60°27'51" W	58°06'08"

5-60



# NICKERSON RIDGE ESTATES

PLAT BOOK 5, PAGE 61  
A B-35-A

IN THE SW 1/4 OF SECTION 34  
T5N, R4W, W.M.  
CITY OF VERNONIA  
COLUMBIA COUNTY, OREGON  
OCT 8, 1999

## 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 YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES INC." AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO RAYMOND O. MINCHUE ET UX BY DEED RECORDED FEBRUARY 5, 1996 IN CLERKS INSTRUMENT No. 96-01322, COLUMBIA COUNTY RECORDS, SAID POINT LYING N 89°35'16" E 1850.36 FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE N 00°29'05" E ALONG THE EAST LINE OF SAID MINCHUE TRACT 150.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES INC."; THENCE N 89°29'00" W ALONG THE NORTH LINE OF SAID MINCHUE TRACT 100.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES INC." ON THE EAST BOUNDARY LINE OF THAT TRACT OF LAND CONVEYED TO ELMER SCHRADER ET UX IN CLERKS INSTRUMENT No. 94-5974, COLUMBIA COUNTY RECORDS; THENCE N 00°29'05" E ALONG THE EAST LINE OF SAID SCHRADER TRACT 350.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES INC."; THENCE S 89°29'00" E 320.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES INC."; THENCE S 34°25'27" E 609.95 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES INC." ON THE NORTH LINE OF KENOWSKE COUNTY ROAD No. 96; THENCE N 89°29'00" W ALONG THE NORTH LINE OF SAID COUNTY ROAD 569.06 FEET TO THE INITIAL POINT.

Leslie G. Keenon  
LESLIE G. KEENON

## NARRATIVE:

--I HELD CS No. 4678 FOR THE BOUNDARY RESOLUTION OF THE SUBJECT TRACT.  
--THE BASIS OF BEARINGS IS FROM CS No. 4212 ALONG THE SOUTH LINE OF SECTION 34.

## DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, JAMES A. SMEJKAL AM THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND TO BE KNOWN AS "NICKERSON RIDGE ESTATES", AND THAT I HEREBY DEDICATE THE STREETS SHOWN THEREON TO THE USE OF THE PUBLIC FOREVER, AND THAT I FURTHER DEDICATE THE EASEMENTS SHOWN FOR THE PURPOSES AS INDICATED.

James A. Smekal  
JAMES A. SMEJKAL

## ACKNOWLEDGEMENT:

STATE OF OREGON

COUNTY OF COLUMBIA } SS

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 24 DAY OF October, 1999, BEFORE ME, A NOTARY PUBLIC FOR OREGON, PERSONALLY APPEARED JAMES A. SMEJKAL WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT OF HIS OWN FREE AND VOLUNTARY ACT.

Debra Roberts  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES, 1-21-03

## NOTES:

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

THIS PLAT SUBJECT TO:

--AN EASEMENT TO JACK CHRISTIANSEN CREATED IN DEED BOOK 66, PAGE 300 FOR USE OF WATER SUPPLY FOR DOMESTIC PURPOSES, THE EXACT LOCATION NOT DISCLOSED.  
--AN EASEMENT TO DELBERT AND LEONA L. ASHFORD CREATED IN DEED BOOK 92, PAGE 203 FOR USE OF WATER SUPPLY FOR DOMESTIC PURPOSES, THE EXACT LOCATION NOT DISCLOSED.  
--AN EASEMENT TO WEST OREGON ELECTRIC COOPERATIVE, INC AS CREATED IN CLERKS INSTRUMENT No. 98-14151 FOR UTILITY PURPOSES OVER LOTS 1-18 NICKERSON RIDGE ESTATES. THE EXACT LOCATION NOT DISCLOSED.  
--A 10' WIDE EASEMENT TO WEST OREGON ELECTRIC COOPERATIVE, INC AS CREATED IN CLERKS INSTRUMENT No. 98-14152 FOR UTILITY PURPOSES THE CENTERLINE BEING THE PROPERTY LINE BETWEEN LOTS 5 AND 6, NICKERSON RIDGE ESTATES.

## APPROVALS:

APPROVED THIS DAY 20 OF April, 2000.  
VERNONIA PLANNING DIRECTOR

Julie A. Condy

APPROVED THIS DAY 20 OF April, 2000.  
VERNONIA CITY ENGINEER

BY Ken France

APPROVED THIS DAY 20 OF April, 2000.  
MANAGER, CITY OF VERNONIA

BY Michael J. Dybb

APPROVED THIS DAY 26 OF May, 2000.  
COLUMBIA COUNTY SURVEYOR

BY Robert D. ...

APPROVED THIS DAY 31 OF June, 2000.  
COLUMBIA COUNTY COMMISSIONERS

By: Jack H. Peterson  
COMMISSIONER

By: Debra M. Berchard  
COMMISSIONER

By: not available  
COMMISSIONER

APPROVED THIS DAY 20 OF June, 2000.  
COLUMBIA COUNTY ASSESSOR

BY Linda Hooring, Deputy

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID FROM July 1, 1999 THROUGH June 30, 2000  
COLUMBIA COUNTY DIRECTOR OF ASSESSMENT AND TAXATION

BY Pam Benham, Deputy

STATE OF OREGON

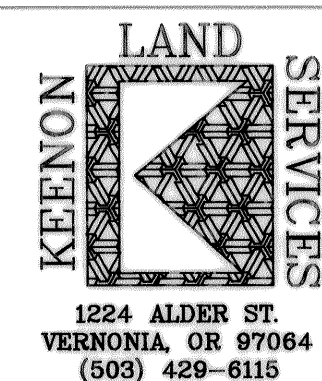
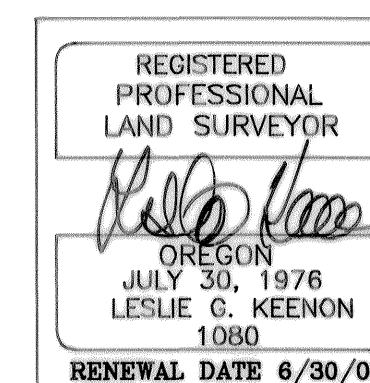
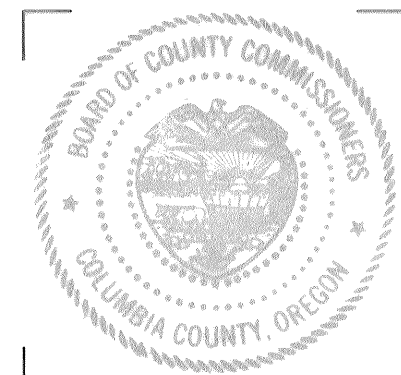
COUNTY OF COLUMBIA } SS

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED FOR RECORD ON THIS 23rd DAY OF June, 2000, AT 10:43 O'CLOCK, A.M., AND RECORDED AS INSTRUMENT NUMBER 20-06174 AND IN PLAT BOOK 5, PAGE 60 & 61, COLUMBIA COUNTY RECORDS.

BY Gale Ann Farmer  
COLUMBIA COUNTY CLERK

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  
LESLIE G. KEENON



SHEET 2 OF 2	
JOB No. 98-099G	
PROJECT No. 98-099F	
DRAWN BY: DDW	
FIELD: VSS/MWM/JDB	
EQUIPMENT: GTS300/TDS48	
REVISED: 11/15/99	