

PARTITION PLAT No. 1995-51 A-435  
IN THE SW 1/4 OF SEC 34, T5N, R4W, W. M.  
IN THE CITY OF VERNONIA, OREGON  
COLUMBIA COUNTY, OREGON  
SCALE 1" = 200' SEPT 28, 1995

APPROVALS

APPROVED THIS 27 DAY OF Nov., 1995

Frank C. H. Abbe  
CITY OF VERNONIA ADMINISTRATOR

APPROVED THIS 5<sup>th</sup> DAY OF December, 1995

Philip Dumas  
COLUMBIA COUNTY SURVEYOR

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT, BARTHOLOMY CONSTRUCTION, INC. IS THE OWNER 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 AS SHOWN ON THE ANNEXED PARTITION PLAT, ALSO CREATING THE ACCESS AND UTILITIES EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AS SHOWN.

Ed Bartholomy  
ED BARTHOLOMY  
PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON } SS

COUNTY OF COLUMBIA )

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 16<sup>th</sup> DAY OF November, 1995, BEFORE ME, A NOTARY PUBLIC FOR OREGON, PERSONALLY APPEARED ED BARTHOLOMY, PRESIDENT OF BARTHOLOMY CONSTRUCTION INC., 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.

Katherine L. Stephen  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES, March 3, 1996

STATE OF OREGON } SS Ins. # 95-10357  
COUNTY OF COLUMBIA )

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 5th DAY OF DEC, 1995 AT 12:11 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 1995-51, COLUMBIA COUNTY RECORDS.

Chadman Jordan, Deputy  
COLUMBIA COUNTY CLERK

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

Michael Thea Curry, Deputy  
COLUMBIA COUNTY TAX COLLECTOR

A CONSENT AFFIDAVIT FROM HAROLD UNEY, AN OWNER IN FEE SIMPLE HAS BEEN RECORDED DECEMBER 4, 1995, AS CLERKS INSTRUMENT NO. 95-10288.

A consent affidavit from Administration Services Company, an owner in fee simple, has been recorded December 5, 1995, as Clerk's Instrument No. 95-10343.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT AS DESCRIBED IN COLUMBIA COUNTY CLERKS INSTRUMENT No. 95-7689, COLUMBIA COUNTY RECORDS, INTO PARCELS 1, 2 AND 3 AS SHOWN.

THE BASIS OF BEARINGS IS FROM CS No. 2992  
THE EASEMENT ALONG THE LINE BETWEEN PARCELS 1 AND 2 IS CENTERED ON THE PROPERTY LINE AND EXTENDS TO A POINT 50' FROM THE EAST LINE OF THE SW 1/4 OF THE SW 1/4

TRACT DESCRIBED IN DEED BOOK 63, PAGE 41.

FOR THE NE CORNER I HELD THE DEEDED DISTANCE SOUTHERLY ALONG THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 FROM THE NE CORNER OF THE SW 1/4 OF THE SW 1/4. I HELD THE 1/2" IRON PIPE FOR THE NW CORNER. COMPUTED THE SW CORNER AT THE DEEDED DISTANCE FROM THE 1/2" IRON PIPE AT THE NW CORNER ALONG THE EASTERLY LINE OF STATE HIGHWAY No. 47. I HELD THE SOUTH LINE PARALLEL TO THE NORTH LINE AND COMPUTED THE SE CORNER AT INTERSECTION OF THIS LINE AND THE EAST LINE OF THE SW 1/4 OF THE SW 1/4.

TRACT DESCRIBED IN DEED DOCUMENT 95-7689

FOR THE NORTH LINE I HELD SOUTH LINE OF THAT TRACT DESCRIBED IN DEED BOOK 63, PAGE 41. THE WEST LINE IS THE EAST LINE OF STATE HIGHWAY No. 47. THE EAST LINE IS THE EAST LINE OF THE SW 1/4 OF THE SW 1/4. THE SOUTH LINE IS THE NORTH LINE OF THE TRACT DESCRIBED IN DEED BOOK 230, PAGE 908.

TRACT DESCRIBED IN DEED BOOK 230, PAGE 908

FOR THE NORTHEAST CORNER I HELD THE DEEDED DISTANCE FROM THE W 1/16 CORNER. THE NORTHWEST CORNER WAS ESTABLISHED AT THE DEEDED DISTANCE FROM THE INTERSECTION OF THE SOUTH LINE OF THE SECTION AND THE EAST LINE OF HIGHWAY No. 47 AND ON THE EAST LINE OF HIGHWAY No. 47. THE ANGLE POINT CORNER ON THE THE NORTH LINE WAS ESTABLISHED AT THE DEEDED DISTANCE FROM THE NORTHWEST CORNER OF TRACT 3.

LEGEND

- == MONUMENT FOUND AS NOTED
- == SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES, INC."
- ( ) == RECORD DATA, 1 = CS No. 2992, 2 = CS No. L-538
- Y.P.C. == YELLOW PLASTIC CAP

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 YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES, INC." SAID POINT BEING N 00°29'05" E 180.00 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34; THENCE N 89°29'00" W 584.90 FEET TO A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES, INC."; THENCE N 72°42'32" W 254.19 FEET TO A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES, INC." ON THE EAST LINE OF STATE HIGHWAY No. 47; THENCE N 17°33'43" E ALONG SAID EAST LINE OF HIGHWAY No. 47 790.56 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN DEED BOOK 63, PAGE 41, COLUMBIA COUNTY RECORDS; THENCE S 89°19'08" E ALONG THE SOUTH LINE OF SAID TRACT 596.07 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 00°29'05" W 827.49 FEET TO THE POINT OF BEGINNING.

Leslie G. Keenon  
LESLIE G. KEENON

NOTES:

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

- ① A 5/8" IRON ROD PER CS No. L-538  
N 89°30'55" W 1.03'
- ③ A 5/8" IRON ROD PER CS No. L-538  
N 00°29'05" E 21.79' AND S 89°30'05" E 0.43'  
FROM THE W 1/16 CORNER
- ④ A 5/8" IRON ROD PER CS No. 2992  
S 62°17'48" E 1.51'
- ⑤ A 5/8" IRON ROD, ORIGIN UNKNOWN  
S 89°30'55" E 1.03'
- ⑥ A 5/8" IRON ROD PER CS No. 2992  
N 17°32'51" E 0.69'

CW 1/16 CORNER  
A 5/8" IRON ROD INSIDE A  
1 1/2" IRON PIPE.

SW 1/16 CORNER

PARCEL 3  
9.16

PARCEL 2  
2.21 ac

PARCEL 1  
2.16 ac

BOOK 193,  
PAGE 974

KENOWSKE COUNTY  
3 ROAD No. 96

W 1/16 CORNER SEC. 34  
A 5/8" IRON BAR 14" DOWN

SECTION CORNER SEC 33 AND 34  
A 1 1/2" IRON PIPE

410.75'  
60'  
906.05'  
N 89°29'00" W 1316.80'  
1(N 89°29'00" W 1316.05')  
BASIS OF BEARINGS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Leslie G. Keenon  
OREGON  
JULY 30, 1976  
LESLIE G. KEENON  
1080  
RENEWAL DATE 6/30/97

LAND  
SERVICES  
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. 95-139