

INGRESS AND EGRESS EASEMENT
FOR THE BENEFIT OF PARCEL 2.

64.00'

12

13.16'

5.00'

1.4

5.00'

27.50'

5' WIDE UNDERGROUND POWER
LINE AND PHONE LINE EASEMENT

NARRATIVE:
THIS SURVEY WAS ACCOMPLISHED AT THE REQUEST OF JON RUBY
THE PURPOSE OF PARTITIONING LOT 13, HEATHER PARK 2 INTO
CELS 1, AND 2 AS SHOWN ON THE ANNEXED PLAT.
THE BASIS OF BEARINGS FROM THE PLAT OF HEATHER PARK 2.
CEDURE:
HELD THE BOUNDARY OF THE SUBJECT TRACT AS MONUMENTED IN
PLAT OF HEATHER PARK 2 AND CS 3907.

---THIS SURVEY WAS ACCOMPLISHED AT THE REQUEST OF JON RUBY FOR THE PURPOSE OF PARTITIONING LOT 13, HEATHER PARK 2 INTO PARCELS 1, AND 2 AS SHOWN ON THE ANNEXED PLAT.

PROCEDURE:
---I HELD THE BOUNDARY OF THE SUBJECT TRACT AS MONUMENTED IN
THE PLAT OF HEATHER PARK 2 AND CS 3907.

APPROVED THIS 20 DAY OF June, 2000
CITY OF VERNONIA, PLANNING DEPARTMENT

APPROVED THIS 30TH DAY OF JUNE, 2000
COLUMBIA COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S.
92.095 HAVE BEEN PAID FROM July 1, 199 2000
THROUGH June 30, 2000 2001
COLUMBIA COUNTY DIRECTOR OF ASSESSMENT AND TAXATION

BY Pam Benham, Deputy

COUNTY OF COLUMBIA
I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD
ON THIS 9th DAY OF August, 2000, AT 12:18 O'CLOCK P.M., AND
RECORDED AS INSTRUMENT NUMBER 00-0715, AND AS
PARTITION PLAT NUMBER 2000-30, COLUMBIA COUNTY RECORDS.

BY [Signature]
COLUMBIA COUNTY CLERK

HEATHER LANE

SOUTHERLY LIMIT OF INGRESS AND EGRESS EASEMENT.

5' WIDE GAS LINE EASEMENT

NE CORNER OF LOT 13
FOUND A 5/8" IRON ROD WITH Y.P.C
MARKED "KEENON LS 1080" PER PLAT
OF HEATHER PARK 2

SW CORNER OF LOT 14
FOUND A 5/8" IRON ROD WITH Y.P.C
MARKED "KEENON LS 1080" PER PLAT
OF HEATHER PARK 2

SE CORNER OF LOT 14
FOUND A 5/8" IRON ROD WITH Y.P.C
MARKED "KEENON LS 1080" PER PLAT
OF HEATHER PARK 2

INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF PARCEL 2.

CENTER LINE OF STREAM

SEE DETAIL

PARCEL 2
14,407 sq.ft.

PARCEL 1
20,037sq.ft.

BASIS OF BEARINGS
N 87°32'06" E 363.65'
(N 87°32'06" E 363.64')

BOUNDARY DATA:

- Parcel 2 North Boundary: S 28°46'29" E 138.54'; S 10°04'29" W 46.33'; S 32°20'57" E 49.76'
- Parcel 2 East Boundary: N 27°20'15" W 206.55'; N 27°22'55" W 201.49'; N 27°22'55" W 204.49'
- Parcel 2 South Boundary: S 04°30'49" W 54.76'; S 10°04'29" W 46.33'; S 32°20'57" E 49.76'
- Parcel 1 West Boundary: N 27°20'15" W 206.55'; N 27°22'55" W 201.49'; N 27°22'55" W 204.49'
- Parcel 1 East Boundary: S 88°30'30" W 150.00'; S 88°30'30" W 150.00'
- Parcel 1 South Boundary: N 87°32'06" E 214.08'; N 01°26'00" E 96.79'; (N 01°26'00" E 199.76')
- Parcel 1 North Boundary: 64.00'; 52.23'; 27.50'; 59.23'

Other Measurements:

- Heather Lane Width: 50'
- Gas Line Easement: 5' WIDE
- Stream Center Line: Indicated by a dashed line
- Lot Dimensions: 32.74' C1, 25.28' C2

I, LESLIE G. KEENON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, LOT 13, HEATHER PARK 2, CITY OF VERNONIA, COLUMBIA COUNTY, OREGON.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT I JON LINCOLN RUBY 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 PARTITIONED INTO PARCELS 1, AND 2 IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS SHOWN ON THE ANNEXED PARTITION PLAT AND I DO HEREBY DEDICATE THE EASEMENTS AS SHOWN FOR THE PURPOSES AS INDICATED.

Jon Lincoln Ruby
JON LINCOLN RUBY

ACKNOWLEDGEMENT:

STATE OF OREGON

SS
COUNTY OF COLUMBIA
KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 20th DAY OF
JUNE, 2000 BEFORE ME, A NOTARY PUBLIC FOR OREGON,
PERSONALLY APPEARED JON LINCOLN RUBY 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.

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES, 02-09-02

OFFICIAL SEAL
KATHERINE A MORRISON
NOTARY PUBLIC - OREGON
COMMISSION NO. 308971
MY COMMISSION EXPIRES FEB. 9, 2002

NOTES:

NOTES.

--NO GEODETIC CONTROL MONUMENTS WERE FOUND OR TIED TO WITHIN 1/2 MILE OF THE BOUNDARY OF THIS PARTITION PLAT IN THIS SURVEY.

LOT 13, HEATHER PARK 2 IS SUBJECT TO:
 A MAINTENANCE AGREEMENT INCLUDING THE TERMS AND
 PROVISIONS THEREOF AS RECORDED IN BOOK 236, PAGE 677,
 COLUMBIA COUNTY RECORDS.
 --COVENANTS AND RESTRICTIONS, INCLUDING THE TERMS AND
 RESTRICTIONS THEREOF AS RECORDED IN CLERKS INSTRUMENT No.
 94-05691, COLUMBIA COUNTY RECORDS.
 --A RIGHT OF WAY EASEMENT FOR ELECTRICAL FACILITIES INCLUDING
 THE TERMS AND PROVISIONS THEREOF AS RECORDED IN CLERKS
 INSTRUMENT No. 96-00734, COLUMBIA COUNTY RECORDS.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	160.00'	32.74'	32.68'	N 64°17'25" E	11°43'23"
C2	160.00'	25.28'	25.25'	N 53°54'08" E	09°03'10"
LINE	BEARING	LENGTH			
L1	N 27°20'13" W	18.16'			
L2	N 62°37'07" E	25.12'			
L3	S 26°46'13" W	31.00'			
L4	S 69°22'07" W	63.28'			

LEGEND

- = FOUND A 5/8" x 30" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER CS No. 3902.
- = MONUMENT FOUND AS NOTED
- = SET A 5/8" x 30" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC."
- () = RECORD SURVEY DATA: PLAT OF HEATHER PARK 2
- CS = RECORD SURVEY No.
- Y.P.C. = YELLOW PLASTIC CAP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 30, 1976
LESLIE G. KEENON
1080
RENEWAL DATE 6/30/01

KEENON LAND

**1224 ALDER ST.
VERNONIA, OR 97066**

(503) 429-6115

JOB No. 00-045
PROJECT No. 00-045
DRAWN BY: DDW
FIELD: MWM/JDB
EQUIPMENT: GTS300/TDS48
REVISED: 6/20/00