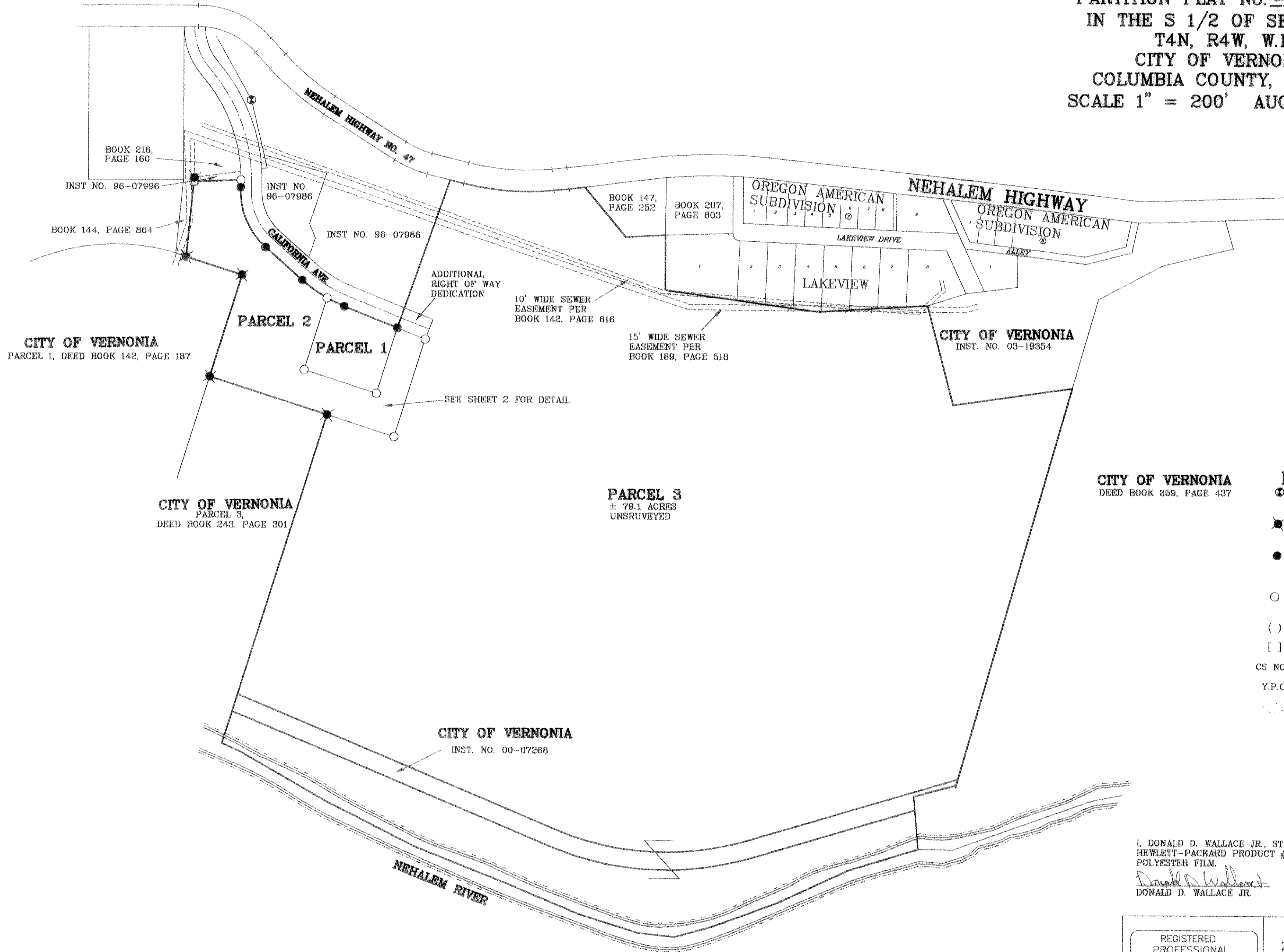


PARTITION PLAT No. 2005-29
IN THE S 1/2 OF SECTION 4
T4N, R4W, W.M.
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
SCALE 1" = 200' AUG 12, 2004

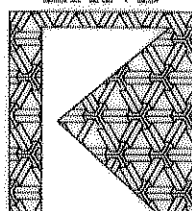


LEGEND

- ⊕ = C 1/4 CORNER, FOUND A 2 1/4" IRON PIPE IN 10" PIPE UP 9"
- ✱ = FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "RUSSELL PLS 707" PER CS NO. 3413
- = FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER CS NO. 4190.
- = SET A 5/8" X 36" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC."
- () = RECORD SURVEY DATA
- [] = RECORD DEED DATA, (1 = CS 3413, 2 = CS 4190)
- CS NO. = RECORD SURVEY NO.
- Y.P.C. = YELLOW PLASTIC CAP

I, DONALD D. WALLACE JR., STATE THAT THIS PLAT WAS PREPARED USING HEWLETT-PACKARD PRODUCT # 4844A ON CONTINENTAL IMAGING # JPC-4M2 POLYESTER FILM.

Donald D. Wallace Jr. 9-3-04
DONALD D. WALLACE JR. DATE

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Donald D. Wallace Jr.</i></p> <p>OREGON JANUARY 19, 1993 DONALD D WALLACE JR 2601</p> <p>RENEWAL DATE 6/30/06</p>	<p>LAND SERVICES</p> <p>KEENON</p>  <p>1224 ALDER ST. VERNONIA, OR 97064 (503) 429-6115</p>	<p>SHEET 1 OF 2</p> <p>JOB No. 104-084</p> <p>PROJECT No. 04-084</p> <p>DRAWN BY: DDW</p> <p>FIELD: MWM/TBM</p> <p>EQUIPMENT: GTS300/TDS48</p> <p>REVISED: 8/16/04</p>
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PARTITION PLAT No. 2005-29
IN THE S 1/2 OF SECTION 4
T4N, R4W, W.M.
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
SCALE 1" = 100' AUG 12, 2004

NOTES:

THIS PLAT SUBJECT TO:

1. A 10' WIDE EASEMENT TO THE CITY OF VERNONIA FOR SEWER LINE AS RECORDED IN DEED BOOK 142, PAGE 616, COLUMBIA COUNTY DEED RECORDS, THE APPROXIMATE LOCATION SHOWN.
2. A 40' WIDE EASEMENT TO WEST OREGON ELECTRIC FOR ELECTRIC TRANSMISSION OF DISTRIBUTION LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF AS RECORDED IN DEED BOOK 150, PAGE 143, COLUMBIA COUNTY DEED RECORDS, THE EXACT LOCATION UNKNOWN.
3. A 15' WIDE EASEMENT TO THE CITY OF VERNONIA FOR SEWER LINE AS RECORDED IN DEED BOOK 189, PAGE 518, COLUMBIA COUNTY DEED RECORDS, THE APPROXIMATE LOCATION SHOWN.
4. THE RESERVATION OF MINERALS INCLUDING AN IMPLIED EASEMENT FOR INGRESS AND EGRESS ABOVE AND BELOW THE SURFACE OF THE GROUND AS RECORDED IN INSTRUMENT NO. 88-01236, COLUMBIA COUNTY RECORDS.

NO GEODETIC MONUMENTS WERE FOUND OR TIED WITHIN 1/2 MILE OF PARCELS 1 AND 2 OF THIS PLAT.

NARRATIVE:

THIS SURVEY WAS DONE AT THE REQUEST OF NEHALEM VALLEY DEVELOPMENT CORP TO PARTITION THAT TRACT OF LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE INTO PARCELS 1, 2 AND 3. PARCEL 3 BEING OVER 10 ACRES WAS NOT SURVEYED.

THE BASIS OF BEARINGS IS FROM CS NO. 4190 AS SHOWN

FOR CONTROL I HELD THE MONUMENTS OF RECORD PER CS NO. 3413 AND 4190 AS SHOWN AND NOTED IN THE MONUMENT NOTES.

APPROVALS:

APPROVED THIS 3rd DAY OF September, 2004
CITY OF VERNONIA PLANNING DEPARTMENT

BY Julie Staffer

APPROVED THIS 2nd DAY OF November, 2004
COLUMBIA COUNTY SURVEYOR

BY Philip R. Rasmussen

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID FROM June 30, 2005 THROUGH July 1, 2005 2004/5
COLUMBIA COUNTY DIRECTOR OF ASSESSMENT AND TAXATION

BY Margaret A. Kuss, Deputy

APPROVED THIS DAY 6th OF September, 2004
COLUMBIA COUNTY COMMISSIONERS

By: [Signature]
COMMISSIONER

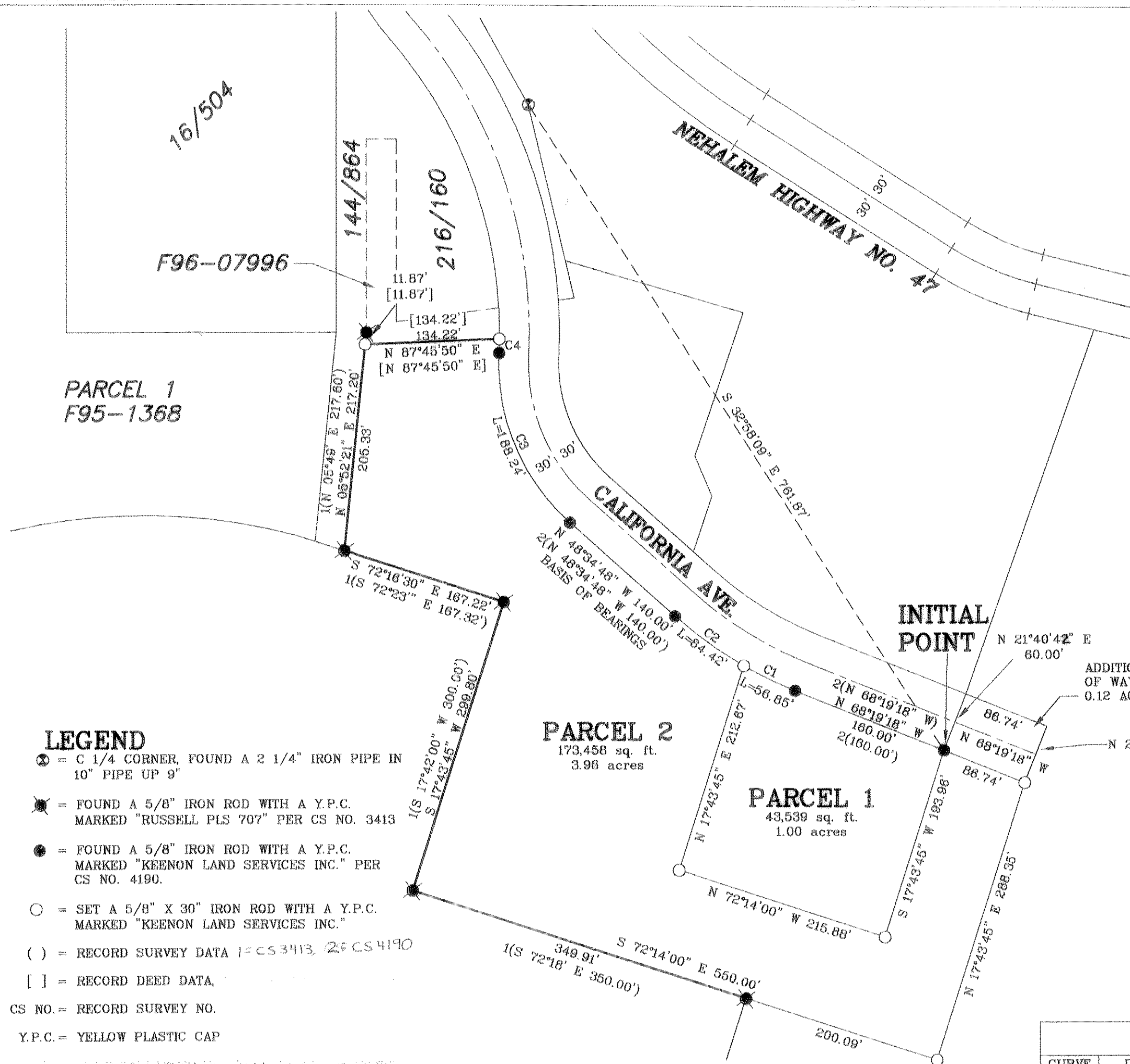
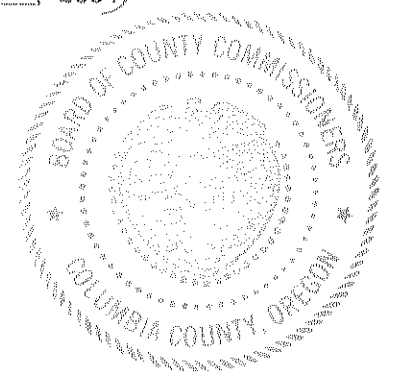
By: [Signature]
COMMISSIONER

By: [Signature]
COMMISSIONER

STATE OF OREGON } SS
COUNTY OF COLUMBIA

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 8th DAY OF September, 2004 AT 12:32 O'CLOCK, P.M., AND RECORDED AS INSTRUMENT NUMBER 2005-12032, AND AS PARTITION PLAT NUMBER 2005-29, COLUMBIA COUNTY RECORDS.

BY [Signature]
COLUMBIA COUNTY CLERK



LEGEND

- ⊙ = C 1/4 CORNER, FOUND A 2 1/4" IRON PIPE IN 10" PIPE UP 9"
- ⊙ = FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "RUSSELL PLS 707" PER CS NO. 3413
- ⊙ = FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER CS NO. 4190.
- = SET A 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC."
- () = RECORD SURVEY DATA 1=CS 3413, 2=CS 4190
- [] = RECORD DEED DATA.
- CS NO. = RECORD SURVEY NO.
- Y.P.C. = YELLOW PLASTIC CAP

DECLARATION:

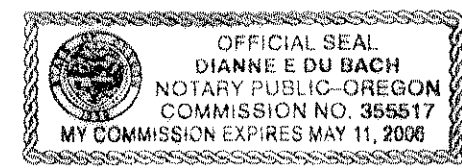
KNOW ALL PEOPLE BY THESE PRESENTS THAT NEHALEM VALLEY DEVELOPMENT COMPANY IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS 1, 2, AND 3 IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS SHOWN ON THE ANNEXED PARTITION PLAT AND THAT WE HEREBY DEDICATE THE ADDITIONAL RIGHT OF WAY SHOWN THEREON TO THE USE OF THE PUBLIC FOREVER

Casey Mitchell President
CASEY MITCHELL
PRESIDENT, NEHALEM VALLEY DEVELOPMENT COMPANY

ACKNOWLEDGEMENT:

STATE OF OREGON } SS
COUNTY OF COLUMBIA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON SEPTEMBER 21, 2004 BY CASEY MITCHELL, PRESIDENT
NEHALEM VALLEY DEVELOPMENT COMPANY

Dianne E. DuBach
SIGNATURE
DIANNE E. DuBach
PRINTED



NOTARY PUBLIC FOR OREGON
COMMISSION No. 355517
MY COMMISSION EXPIRES, MAY 11, 2006

SURVEYORS CERTIFICATE:

I, DONALD D. WALLACE JR., DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1 AND 2 AS REPRESENTED ON THE ANNEXED PARTITION MAP, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE S 1/2 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL NUMBER 2, 3, 6, AND 7 OF THAT TRACT CONVEYED TO NEHALEM VALLEY DEVELOPMENT COMPANY RECORDED IN INSTRUMENT NO. 95-01368, COLUMBIA COUNTY RECORDS.
EXCEPTING THEREFROM:
1. THAT TRACT DESCRIBED IN DEED BOOK 147, PAGE 252, COLUMBIA COUNTY DEED RECORDS.
2. THAT TRACT DESCRIBED IN DEED BOOK 207, PAGE 603, COLUMBIA COUNTY DEED RECORDS.
3. THAT TRACT DESCRIBED IN DEED BOOK 216, PAGE 160, COLUMBIA COUNTY DEED RECORDS.
4. THAT TRACT DESCRIBED IN DEED BOOK 243, PAGE 361, COLUMBIA COUNTY DEED RECORDS.
5. THAT TRACT DESCRIBED IN DEED BOOK 259, PAGE 437, COLUMBIA COUNTY DEED RECORDS.
6. THAT TRACT DESCRIBED IN INSTRUMENT NO. 96-07986, COLUMBIA COUNTY DEED RECORDS.
7. THAT TRACT DESCRIBED IN INSTRUMENT NO. 96-07996, COLUMBIA COUNTY DEED RECORDS.
8. THAT TRACT DESCRIBED IN INSTRUMENT NO. 00-07268, COLUMBIA COUNTY DEED RECORDS.
9. THAT TRACT DESCRIBED IN INSTRUMENT NO. 03-19354, COLUMBIA COUNTY DEED RECORDS.
10. THAT PORTION LYING WITHIN THE PLAT OF OREGON AMERICAN SUBDIVISION.
11. THAT PORTION LYING WITHIN THE PLAT OF LAKEVIEW.

CONTAINING 84.26 ACRES MORE OR LESS.

Donald D. Wallace Jr.
DONALD D. WALLACE JR.

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	7°56'39"	56.85	410.00	S 64°20'58" E	56.80
C2	11°47'51"	84.42	410.00	S 54°26'43" E	84.27
C3	51°21'31"	186.24	210.00	S 22°54'03" E	182.00
C4	1°50'41"	14.17	440.00	N 01°51'23" E	14.17

REGISTERED PROFESSIONAL LAND SURVEYOR <u>Donald D. Wallace Jr.</u> OREGON JANUARY 19, 1993 DONALD D. WALLACE JR 2601 RENEWAL DATE 6/30/06	LAND SERVICES KEENON 1224 ALDER ST. VERNONIA, OR 97064 (503) 429-6115	SHEET 2 OF 2
		JOB No. 104-084
		PROJECT No. 04-084
		DRAWN BY: DDW
		EQUIPMENT: GTS300/TDS48
		REVISD: 8/11/04