PARTITION PLAT No. 95-41

PARCEL 3, PARTITION PLAT 1994-033

IN THE NW 1/4 OF SEC. 3, T4N, R4W,

WILLAMETTE MERIDIAN

COLUMBIA COUNTY, OREGON

SCALE 1"=50' AUG 28, 1995

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 30, 1976
LESLIE G. KEENON
1080

RENEWAL DATE 6/30/95



1224 ALDER ST. VERNONIA, OR 97064 (503) 429-6115 NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 3 OF PARTITION PLAT 1994—033 INTO PARCELS 1 AND 2 AS SHOWN.
THE BASIS OF BEARINGS IS FROM PARTITION PLAT 1994—033.
FOR CONTROL I HELD THE MONUMENTS AS SET IN PARTITION PLAT 1994—033.

LEGEND

== MONUMENT FOUND AS NOTED

== FOUND A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED " KEENON LS 1080", PER PARTITION PLAT 1994-033.

RS == RECORD SURVEY # 1 = FIRST ADDITION TO RIVERVIEW $2 = CS \ No \ B-149 \ 3 = DEED$

() == RECORD DATA

NOTES:

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

SUBJECT TO A RIGHT OF WAY EASEMENT FOR A WATER PIPELINE, THE EXACT LOCATION NOT BEING DISCLOSED, PER DEED BOOK 34, PAGE 391 COLUMBIA COUNTY RECORDS.

\$ 0.76	RON ROD - SE CORNER BLOCK 5 F TO RIVERVI 30' 1(24.98') PER INST	FIRST ADD.		
CHERRY ST.	8 - 3(N 87°	32'00" E 173.00')		00
BASIS OF BEAR!	NGS	L5 L4 60.68'	OLD 1" IRON	196
1/N 87'32'00" E 233	5.00')	53,	PIPE, N 87°32'00" E 0.85'	
2(N 87°32'00" E 234		104.4 104.4		
NE CORNER BLOCK 4, FIRST ADDITION TO	8 189	7.00 W TON		
RIVERVIEW 1 1/2" IRON PIPE	227.00° 117.0 ARCE RTITIO 994	28'00" E 142.00 28'00" 28'00" 7471710 1994-	,00	
HELD	2 AAA	27.00 Z7.00 PAF	227	OF COUNTY COMMISSION
'	\$ 87°32'00" W	νη N Z S 87°32'00" W		
INITIAL	POINT 73.67'	73.18'	2.28,000	
A 5/8 WITH P AS NO	KEENON CAP BENEFIT OF PARC	HE SELS ≥	2.5	
AS NO	.00	8	Z	MANA CUSALA
	PARCEL 0.25	1 8 PARCEL 2 9 0.25 ac		
	0.25	Z		, H
LINE BEARING DIS	TANCE 86.15'	85.70'	.	
2 N 42'32'00" F 1	7.64', 7.71' S 87'3	52'00" W 171.85'	7 - 10-1	
4 S 87°32'00" W 25	5.00' 5.00'			

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:

PARCEL 3 OF PARTITION PLAT 1994—033.

LESLIE G. KEENON

APPROVALS:
APPROVED THIS 15 DAY OF SEPTEMBER, 1995
hefel alge
CITY OF VERNONIA ADMINISTRATOR
OTT OF VERNOVIA ADMINISTRATOR
APPROVED THIS 2 DAY OF October, 1995
Ahili Dun
COLUMBIA COUNTY SURVEYOR
STATE OF OREGON)
COLUMBIA COUNTY) SS
ACKNOWLEDGEMENT:
KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS DAY OF SECON, 1995, BEFORE ME, A NOTARY PUBLIC FOR OREGON,
PERSONALLY APPEARED STEVE LANDERS AND MARILYN LANDERS WHO
DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID
INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT.
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES, 10-24-97 EN COMMISSION EXPIRES OCT. 24 1987
INT COMMISSION EXPIRES,
DECLARATION: KNOW ALL PEOPLE BY THESE PRESENTS THAT, STEVE AND
MARILYN LANDERS ARE THE OWNERS 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, AND 2 AS SHOWN ON THE ANNEXED PARTITION PLAT.
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY
WE HEREBY DEDICATE THE EASEMENT SHOWN FOR THE BENEFIT OF PARCELS 142.
STEVE LANDERS MARILYN LANDERS
MARILIN LANDERS
STATE OF OREGON)
STATE OF OREGON) COUNTY OF COLUMBIA)
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 9 DAY OF OCTOBER, 1995 AT
1.40 UCLOCK 1. M., AND RECORDED AS PARTITION PLAT NO
1995-41 , COLUMBIA COUNTY RECORDS, I NST. \$95-08516.
COLUMBIA COUNTY CLERK
COLUMBIA COUNTY CLERK
TAXES FROM Quy 1, 1995 THROUGH Quae 30, 1996
HAVE BEEN PAID.