

PARTITION PLAT No. 2002-09
IN TRACTS 3 AND 4 OF
MALMSTEN'S RIVERSIDE VIEW
IN THE NW 1/4 OF SECTION 3,
T4N, R4W, W.M.
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
SCALE 1" = 40' SEPTEMBER 6, 2001

TRACT 6

TRACT 5

MALMSTEN'S RIVERSIDE VIEW

TRACT 4

TRACT 3

TRACT 2

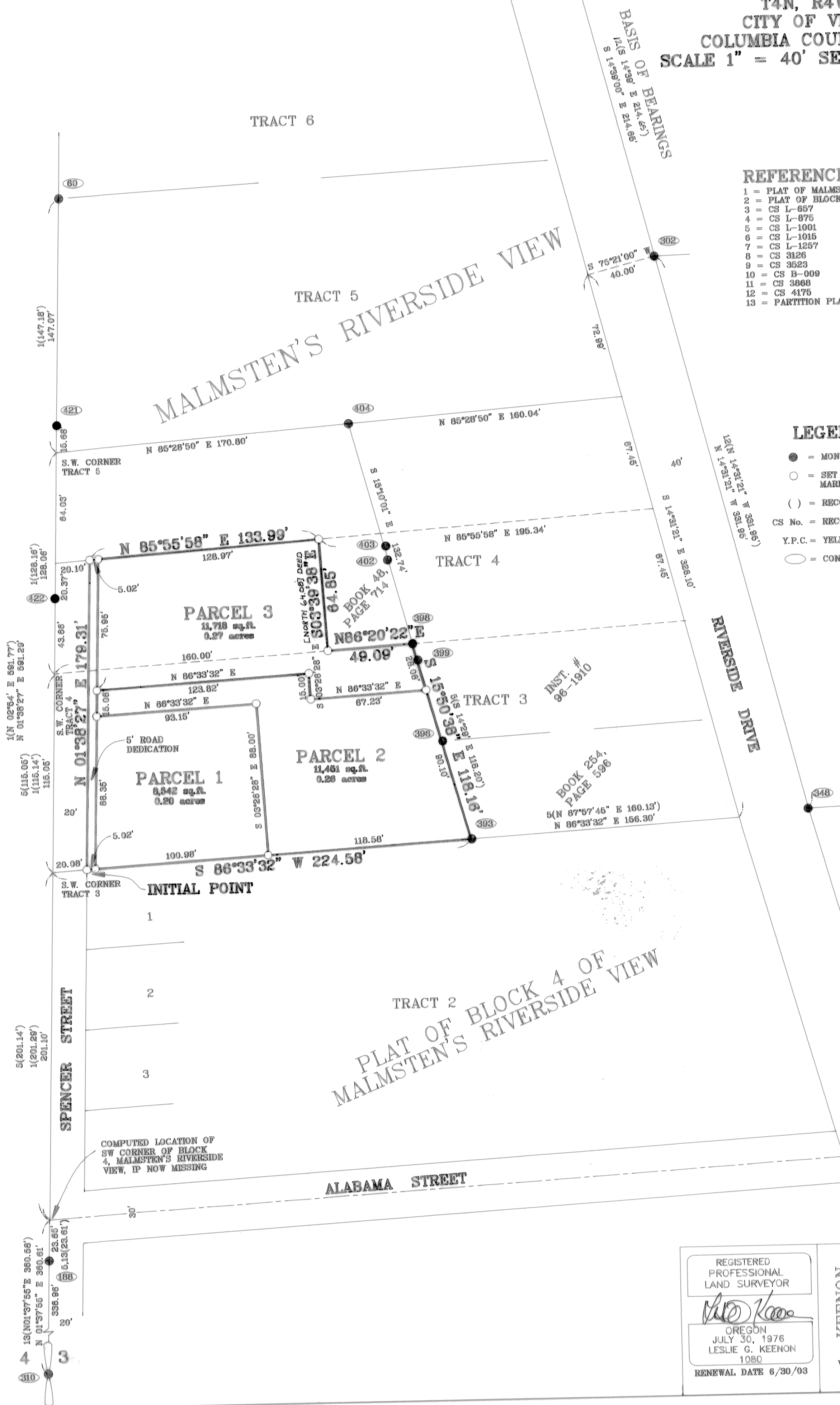
PLAT OF BLOCK 4 OF
MALMSTEN'S RIVERSIDE VIEW

REFERENCE SURVEYS

- 1 = PLAT OF MALMSTEN'S RIVERSIDE VIEW
- 2 = PLAT OF BLOCK 4, MALMSTEN'S RIVERSIDE VIEW
- 3 = CS L-657
- 4 = CS L-875
- 5 = CS L-1001
- 6 = CS L-1015
- 7 = CS L-1257
- 8 = CS 3126
- 9 = CS 3523
- 10 = CS B-009
- 11 = CS 3868
- 12 = CS 4175
- 13 = PARTITION PLAT 1997-026

LEGEND

- = 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
- CS No. = RECORD SURVEY No.
- Y.P.C. = YELLOW PLASTIC CAP
- = CONTROL POINT No.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 30, 1976
LESLIE G. KEENON
1080
RENEWAL DATE 6/30/03

KEENON LAND SERVICES
1224 ALDER ST.
VERNONIA, OR 97064
(503) 429-6115

SHEET 1 OF 2

JOB No. 01-081
PROJECT No. 01-081
DRAWN BY: DDW
FIELD: MWM/JW
EQUIPMENT: GTS300/TDS48
REVISED: 8/14/01

A-739

PARTITION PLAT No. 2002-09
IN TRACTS 3 AND 4 OF
MALMSTEN'S RIVERSIDE VIEW
IN THE NW 1/4 OF SECTION 3,
T4N, R4W, W.M.
CITY OF VERNONIA,
COLUMBIA COUNTY, OREGON
SEPTEMBER 6, 2001

SURVEYORS CERTIFICATE:

I, LESLIE G. KEENON, DO HEREBY CERTIFY 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." ON THE EAST RIGHT-OF-WAY LINE OF SPENCER STREET, LOCATED N 01°37'55" E 360.61 FEET, N 01°38'27" E 201.10 FEET AND N 86°33'32" E 20.08 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 3 AND 4; THENCE ALONG SAID RIGHT-OF-WAY LINE N 01°38'27" E 179.31 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES INC."; THENCE N 85°55'58" E 133.99 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES INC."; THENCE S 03°39'38" E 64.85 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES INC."; THENCE N 86°20'22" E 49.09 FEET TO A 5/8" IRON ROD WITH A Y.P.C. MARKED "SUMMERS PLS 1042"; THENCE S 15°50'38" E 118.16 FEET TO A 5/8" IRON ROD; THENCE S 86°33'32" W 224.58 FEET TO THE POINT OF BEGINNING.


LESLIE G. KEENON

DECLARATION:

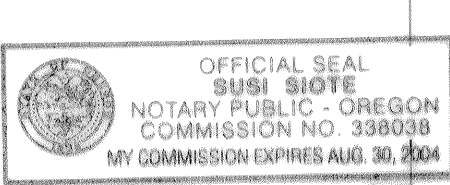
KNOW ALL PEOPLE BY THESE PRESENTS THAT I, THOMAS M. FLAHERTY JR. AM THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS 1, 2, AND 3 IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS SHOWN ON THE ANNEXED PARTITION PLAT AND I DO HEREBY DEDICATE THE ADDITIONAL 5.00' ALONG SPENCER STREET AS SHOWN TO THE PUBLIC FOREVER FOR ROAD PURPOSES.


THOMAS M. FLAHERTY JR.

ACKNOWLEDGEMENT:

STATE OF OREGON }
COUNTY OF COLUMBIA }
KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 29 DAY OF October, 2001 BEFORE ME, A NOTARY PUBLIC FOR OREGON, PERSONALLY APPEARED THOMAS M. FLAHERTY JR. WHO DID SAY THAT HE IS THE IDENTICAL PERSONS 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, 8/30/2004








APPROVALS:

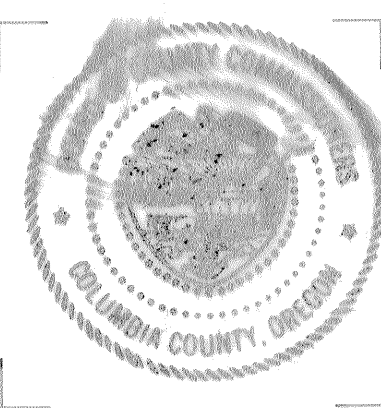
STATE OF OREGON }
COUNTY OF COLUMBIA }
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 16th DAY OF June, 2001 AT 2:41 O'CLOCK P.M., AND RECORDED AS INSTRUMENT No. 02-01120, AND PARTITION PLAT NO. 2002-09, COLUMBIA COUNTY RECORDS.


COLUMBIA COUNTY CLERK
TAXES FROM July 1, 2001 THROUGH June 30, 2002 HAVE BEEN PAID.


COLUMBIA COUNTY DIRECTOR OF ASSESSMENT AND TAXATION
APPROVED THIS 14 DAY OF November, 2001


CITY OF VERNONIA PLANNING DEPARTMENT
APPROVED THIS 14th DAY OF November, 2001
423 December, 2001

COLUMBIA COUNTY SURVEYOR

APPROVED THIS DAY 2nd OF January, 2001
COLUMBIA COUNTY COMMISSIONERS
COMMISSIONER 
COMMISSIONER 
COMMISSIONER 



NARRATIVE:

---THIS SURVEY WAS ACCOMPLISHED AT THE REQUEST OF THOMAS FLAHERTY FOR THE PURPOSE OF PARTITIONING THAT TRACT OF LAND DESCRIBED IN CLERK'S INSTRUMENT No. 99-15384, COLUMBIA COUNTY DEED RECORDS INTO PARCELS 1, 2 AND 3 AS SHOWN ON THE ANNEXED PLAT.

---THE BASIS OF BEARINGS FROM CS No. 4175.

PROCEDURE:
MALMSTEN'S RIVERSIDE VIEW:
--- SEE THE MONUMENT NOTES FOR THE MONUMENTS HELD.
FOR THE CORNERS ON WEST LINE OF TRACTS 2-4 MALMSTEN'S RIVERSIDE VIEW I HELD PROPORTIONED DISTANCES BETWEEN THE SW CORNER OF BLOCK 4 AND THE NW CORNER OF TRACT 5 AS NOTED.

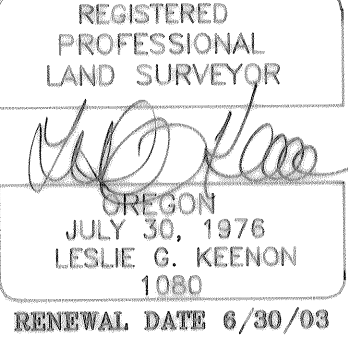

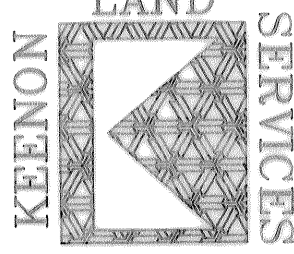
SUBJECT TRACT:
---FOR THE SOUTH LINE I HELD THE SOUTH LINE OF TRACT 3. FOR THE NORTH LINE I HELD THE NORTH LINE OF THE SOUTH 1/2 OF TRACT 4. THE WEST LINE IS THE EAST LINE OF SPENCER STREET. FOR THE EAST LINES SEE BELOW

TRACT DESCRIBED IN DEED BOOK 48, PAGE 714:
---THE SOUTH LINE IS THE SOUTH LINE OF TRACT 4. I ESTABLISHED THE SW CORNER AT THE DEEDED DISTANCE [160.0'] FROM THE SW CORNER OF TRACT 4 ALONG THE SOUTH LINE OF SAID TRACT 4. I HELD THE WEST LINE PERPENDICULAR TO THE SOUTH LINE OF TRACT 4 AND INTERSECTED THE NORTH LINE OF THE SOUTH 1/2 OF TRACT 4 FOR THE NW CORNER.

TRACTS DESCRIBED IN DEED INST. #96-1910 AND BOOK 254, PAGE 597:
---I HELD THE WEST LINE AS MONUMENTED IN CS No. L-1001.

MONUMENT NOTES:

- (80) FOUND A 1/2" IRON ROD AS NOTED IN PARTITION PLAT 1997-026. HELD FOR NORTHWEST CORNER OF TRACT 5.
- (188) FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "SUMMERS PLS 1042" PER CS L-1001. HELD FOR ALIGNMENT OF SPENCER STREET.
- (302) FOUND A 5/8" IRON ROD PER CS L-657. HELD FOR ALIGNMENT OF RIVERSIDE STREET AND FOR BASIS OF BEARINGS.
- (310) QUARTER CORNER COMMON TO SECTIONS 3 AND 4. FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "RUSSELL PLS 707" PER CS 3413.
- (318) FOUND A 5/8" IRON ROD WITH NO CAP AS NOTED IN CS 4175. HELD FOR ALIGNMENT OF RIVERSIDE STREET AND FOR BASIS OF BEARINGS.
- (348) FOUND A 1" IRON PIPE AS NOTED IN CS 4175. HELD FOR ALIGNMENT OF RIVERSIDE STREET.
- (393) FOUND A 5/8" IRON ROD WITH NO CAP PER CS L-1001, HELD FOR THE SOUTH LINE OF TRACT 3. HELD FOR SOUTHEAST CORNER SUBJECT TRACT.
- (396) FOUND A 1 1/2" IRON PIPE IN CONCRETE, UNKNOWN ORIGIN, S 15°50'38" E 59.06' AND N 74°09'22" E 0.31' FROM POINT (398).
- (398) FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "SUMMERS PLS 1042" PER CS L-1001. HELD FOR THE SOUTH LINE OF TRACT 4.
- (399) FOUND A 1" IRON PIPE IN CONCRETE, UNKNOWN ORIGIN, S 15°50'38" E 9.98' AND N 74°09'22" E 0.18' FROM POINT (398).
- (402) FOUND A 1" IRON PIPE, UNKNOWN ORIGIN. S 15°10'01" E 82.11' AND S 74°49'59" W 0.31' FROM POINT (404).
- (403) FOUND A 1 1/2" IRON PIPE WITH A PLUMBERS CAP, UNKNOWN ORIGIN, 36" ABOVE GROUND IN FENCE S 15°10'01" E 74.14' AND N 74°49'59" E 0.93' FROM POINT (404).
- (404) FOUND A 1" IRON PIPE, HELD FOR THE NORTH LINE OF TRACT 4.
- (421) FOUND A 5/8" IRON ROD WITH NO CAP PER CS L-1257.
- (422) FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LS 1080" PER CS B-009.

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|  REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JULY 30, 1976 LESLIE G. KEENON 1080 RENEWAL DATE 6/30/03 |  KEENON LAND SERVICES 1224 ALDER ST. VERNONIA, OR 97064 (503) 429-6115 | SHEET 2 OF 2 |
| | | JOB No. 01-081 PROJECT No. 01-081 DRAWN BY: DDW FIELD: MWM/JW EQUIPMENT: GTS300/TDS48 REVISED: 8/14/01 |