

A-459

1/4 CORNER
A 1 1/2" IRON PIPE WITH A 3"
BRASS CAP ON TOP
REFERENCES FOUND:
1904
A ROTTED 36" FIR STUMP S 54 E 13.2' TO CENTER
1961
A 26" FIR S 44 E 41.77'
A 26" FIR S 50 W 40.15'
A 13" CHERRY N 50 W 7.33' TO SPIKE
A 9" MAPLE S 80 E 33.55' TO SPIKE

1/4 CORNER
A 1 1/2" IRON PIPE WITH A 2 1/2" COLUMBIA
COUNTY BRASS CAP ON TOP
REFERENCES FOUND:
1895
BROKEN FRUIT JAR AT CORNER 20" DOWN
S 60 E 5.0' BROKEN CROCKERY 6"-10" DOWN
1948
A 1 1/2" IRON PIPE N 60 W 5.0'
1968
A 1 1/4" IRON PIPE N 20 W 7.17'
A 26" FIR STUMP S 50 W 24'
1993
A 13" FIR N 60 E 56.52' TO SPIKE
A 7" GRAND FIR S 79 W 34.25' TO SPIKE
A 10" CEDAR S 26 E 50.89' TO SPIKE
A 6" BOAT SPIKE IN CL OF CO. RD N 32 W 46.16'

PARTITION PLAT No. 1996-20
IN THE NE 1/4 AND THE SE 1/4 OF SEC 7,
T4N, R4W, W. M.
COLUMBIA COUNTY, OREGON
SCALE 1" = 200'
APRIL 25, 1996

SECTION CORNER
A 2 1/2" COLUMBIA COUNTY
BRASS CAP IN MONUMENT
BOX

1/4 CORNER
A 5/8" IRON ROD WITH AN OREGON
STATE PARKS ALUMINUM CAP
REFERENCES FOUND:
1904
REMAINS OF A 36" FIR STUMP WITH OLD
AXE MARKS S 12°45' W 67.3'
A 2" IRON PIPE UP 4' NORTH 2' ORIGIN UNKNOWN
CORNER LIES IN A N-S FENCE LINE

SECTION CORNER
A 9" X 6" STONE

NOTE: COUNTY ROAD No. 3
EACH OF THE PARCELS 1, 2, AND 3 MAY BE SUBJECT
TO THE RIGHTS OF THE PUBLIC ON A COUNTY ROAD
RIGHT OF WAY IDENTIFIED AS COUNTY ROAD No. 3,
OVER AN UNDETERMINED LOCATION IN THIS VICINITY.

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 B-75 2 = CS 3099
3 = CS 3891 4 = CS 3805
- CS = RECORD SURVEY No.
- Y.P.C. = YELLOW PLASTIC CAP

DRAWN BY: DON W. CHECKED BY: REVISED: JOB No. 96-006

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. _____

A-459

PARTITION PLAT No. 1996-20
IN THE NE 1/4 AND THE SE 1/4 OF SEC 7,
T4N, R4W, W. M.
COLUMBIA COUNTY, OREGON
APRIL 25, 1996

SHEET 2 OF 2

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT AS DESCRIBED IN DEED DOCUMENT 93-2827, COLUMBIA COUNTY RECORDS, INTO PARCELS 1, 2 AND 3 AS SHOWN.

THE BASIS OF BEARINGS IS FROM CS No. 3891.

FOR CONTROL HELD THE SUBDIVISION OF SECTION 7 PER SC No. 3891.
SOUTH LINE:

THE SOUTH LINE THE TRACT IS THE NORTH LINE OF THE COUNTY ROAD AS DETERMINED FROM THE POINT OF BEGINNING, SOUTH 737.90 FEET AND WEST 599.80 FEET FROM THE E 1/4 CORNER, AND THE 5/8" IRON ROD SET ON THE NORTH R.O.W LINE IN CS No. 3805.

WEST LINE:

WEST LINE IS DESCRIBED AS THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER.

NORTH LINE:

THE NORTH LINE IS THE SOUTH LINE OF THE NEHALEM RIVER.

EAST LINE:

THE DEED CALLS LOCATE THIS LINE "ALONG THE SOUTHERLY LINE OF THE NEHALEM RIVER TO A POINT OF INTERSECTION (B) WITH A LINE DRAWN S 89°01'00" E 723.00' AND NORTH FROM THE NW CORNER OF THE NE 1/4 OF THE SE 1/4; THENCE SOUTH TO POINT OF INTERSECTION OF A LINE DRAWN S 89°01'00" E 723.00' FROM THE NW CORNER OF THE NE 1/4 OF THE SE 1/4; THENCE SOUTH 748.2' TO THE PLACE OF BEGINNING". I HELD THE POINT OF BEGINNING BEING SOUTH 737.90 FEET AND WEST 599.80 FEET FROM THE E 1/4 CORNER. I INTERPRETED THE DEED CALL "FROM THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 S 89°01'00" E 723.00" TO BE A CALL ALONG THE NORTH LINE OF SAID NE 1/4 OF THE SE 1/4. I ESTABLISHED "A" 723.00' FROM THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 ALONG SAID NORTH LINE. I ESTABLISHED "B" ON THE SOUTH BANK OF THE NEHALEM RIVER ON A LINE EXTENDING FROM THE POINT OF BEGINNING THROUGH "A". KEEPING WITH THE INTENT THAT THE EAST BOUNDARY BE A STRAIGHT LINE BETWEEN THE RIVER AND THE POINT OF BEGINNING, WITH THE POINT OF BEGINNING AND "A" BEING THE DEFINING POINTS OF THIS BOUNDARY, RESULTING IN A 1°38" FLATTER INTERIOR ANGLE AT "A".

APPROVALS

APPROVED THIS 24th DAY OF May, 1996

James L. Holycross (for Director)
COLUMBIA COUNTY PLANNING DIRECTOR

APPROVED THIS 28th DAY OF May, 1996

Mike Perry
COLUMBIA COUNTY SURVEYOR

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT, JEFFERY A. YOUNG AND DONNA ANN YOUNG 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, 2 AND 3 IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS SHOWN ON THE ANNEXED PARTITION PLAT.

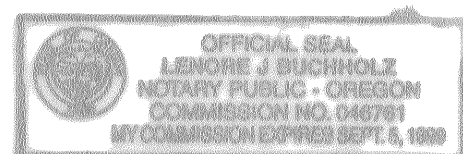
Jeffery A. Young Donna Ann Young
JEFFERY A. YOUNG DONNA ANN YOUNG

ACKNOWLEDGMENT:

STATE OF OREGON } SS

COUNTY OF COLUMBIA }
KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 20th DAY OF May, 1996, BEFORE ME, A NOTARY PUBLIC FOR OREGON, PERSONALLY APPEARED JEFFERY A. YOUNG AND DONNA ANN YOUNG 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.

Lenore J. Buchholz
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES, Sept. 5th '99



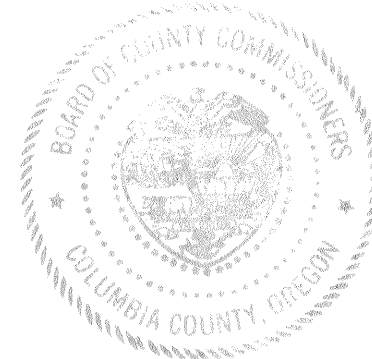
STATE OF OREGON }
COUNTY OF COLUMBIA } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 28th DAY OF May, 1996 AT 10:59 O'CLOCK A. M., AND RECORDED AS PARTITION PLAT NO. 1996-20, COLUMBIA COUNTY RECORDS.

Carol Denny Deputy
COLUMBIA COUNTY CLERK

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

William McCarty Deputy
COLUMBIA COUNTY TAX COLLECTOR



NOTES:

NO GEODETIC MONUMENTS WERE FOUND OR TIED WITHIN 1/2 MILE OF THIS PROPERTY. AN ADEQUATE WATER SUPPLY OR SEWAGE DISPOSAL HAS NOT BEEN PROVEN FOR PARCELS 1 AND 2.

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:

THAT TRACT OF LAND DESCRIBED IN CLERKS INSTRUMENT No. 93-2827 SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES" SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF UPPER NEHALEM COUNTY ROAD SAID POINT BEING SOUTH 737.90 FEET AND WEST 599.80 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE S 87°52'45" W 409.42 FEET TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DEED BOOK 231, PAGE 503; THENCE N 1°20'14" E 264.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S 87°52'45" W 330.00 FEET ALONG THE NORTH LINE OF SAID TRACT AND THAT TRACT DESCRIBED IN CLERKS INSTRUMENT No. 93-6100 TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE N 1°20'14" E ALONG WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER 527.76 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE N 1°03'19" E 151.38 FEET TO THE SOUTHERLY LINE OF THE NEHALEM RIVER; THENCE ALONG THE SOUTHERLY LINE OF THE NEHALEM RIVER N 73°03'53" E 754.01 FEET TO THE EAST LINE OF THAT TRACT DESCRIBED IN CLERKS INSTRUMENT No. 93-2827; THENCE S 00°11'06" W 1135.18 FEET TO THE INITIAL POINT.

Leslie G. Keenon
LESLIE G. KEENON

REGISTERED PROFESSIONAL LAND SURVEYOR <u>Leslie G. Keenon</u> OREGON JULY 30, 1976 LESLIE G. KEENON 1080 RENEWAL DATE 6/30/97		 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. 96-006