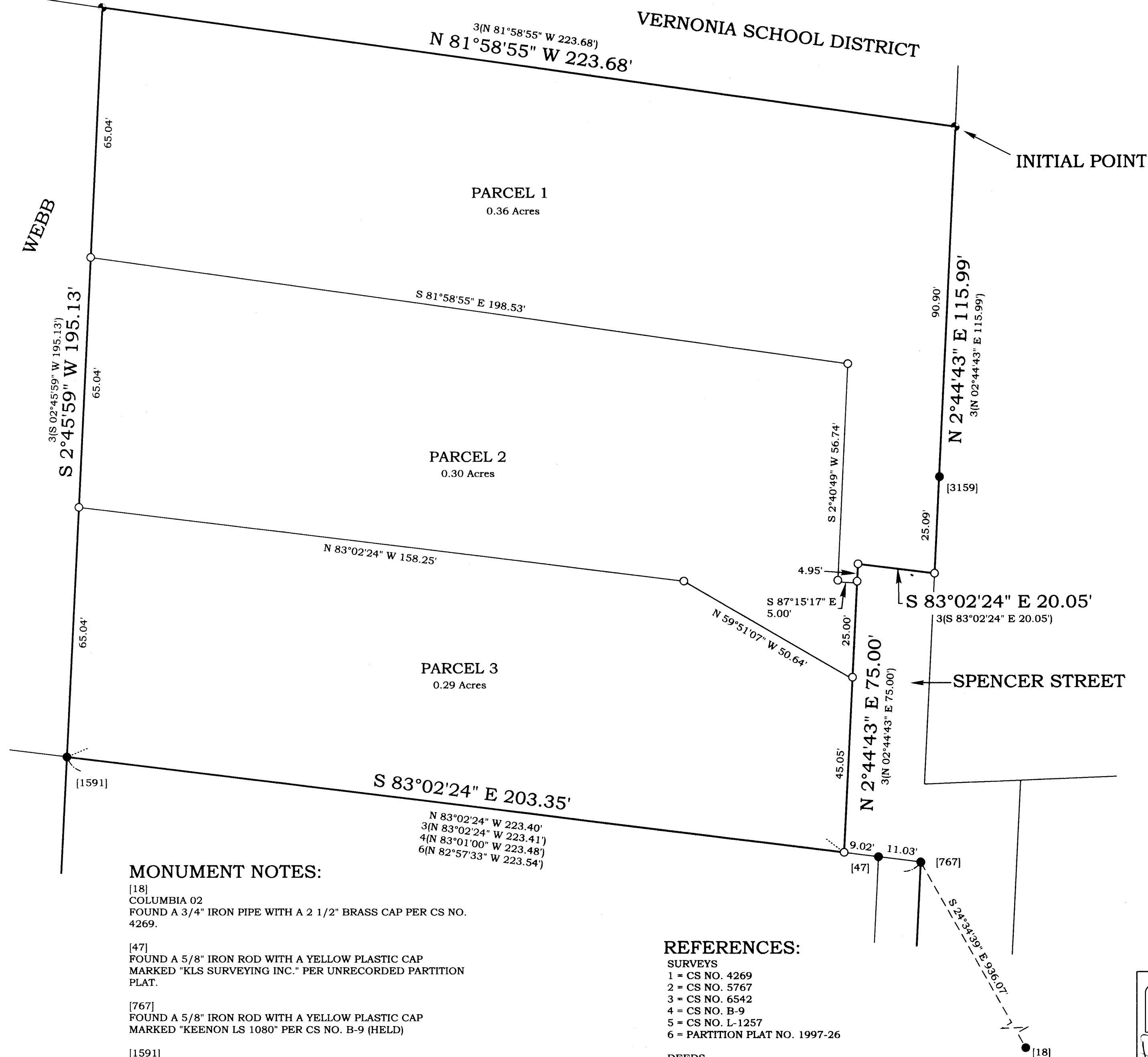


PARTITION PLAT NO. 2019-16  
INSTRUMENT NO. 2019-10682  
IN THE NE 1/4 OF SECTION 4  
T4N, R4W, W.M.,  
CITY OF VERNONIA,  
COLUMBIA COUNTY, OREGON  
OCTOBER 10, 2019



REGISTERED PROFESSIONAL LAND SURVEYOR  DONALD D WALLACE, JR. OREGON JANUARY 19, 1993 1224 ALDER STREET VERNONIA, OREGON 97064 2601 RENEWES 6/30/20	 K.L.S. SURVEYING INC. 1224 ALDER STREET VERNONIA, OREGON 97064 (503) 429-6115	SHEET 1 OF 2  JOB No. Vernonia DRAWING NAME: 19-225 PP S1 DRAWN BY: DDW FIELD: SWM/MDM EQUIPMENT: GTS300/HIPER REVISED: 10-21-2019
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PARTITION PLAT NO. 2019-16  
INSTRUMENT NO. 2019-10682  
IN THE NE 1/4 OF SECTION 4  
T4N, R4W, W.M.,  
CITY OF VERNONIA,  
COLUMBIA COUNTY, OREGON  
OCTOBER 10, 2019

SURVEYOR'S CERTIFICATE:

I, DONALD D. WALLACE, JR., DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, PARCELS 1, 2, AND 3, IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, CITY OF VERNONIA, COLUMBIA COUNTY, OREGON, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC" AT THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO BRIDGE OF THE GODS ACQUISITIONS, INC. IN INSTRUMENT NO. 2019-06648; THENCE NORTH 81°58'55" WEST ALONG THE NORTH LINE OF SAID TRACT, 223.68 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC." AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 2°45'59" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND, 195.13 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LS 1080" AT THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 83°02'24" EAST ALONG THE SOUTH LINE OF SAID TRACT OF LAND, 203.35 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC" ON THE WEST RIGHT OF WAY LINE OF SPENCER STREET; THENCE NORTH 02°44'43" EAST ALONG SAID WEST RIGHT OF WAY LINE 75.00 FEET; THENCE SOUTH 83°02'24" EAST 20.05 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC." ON THE EAST LINE OF SAID TRACT OF LAND; THENCE NORTH 02°44'43" EAST ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, 115.99 FEET TO THE INITIAL POINT.

CONTAINING 0.95 ACRES MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BRIDGE OF THE GODS ACQUISITIONS, INC., IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND IT HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS 1, 2, & 3 AS SHOWN ON THE ANNEXED PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID PLAT AND HEREBY DEDICATE THE ADDITIONAL RIGHT OF WAY TO THE PUBLIC

Mimi Morissette  
BRIDGE OF THE GODS ACQUISITIONS, INC.  
MIMI MORISSETTE, MEMBER

ACKNOWLEDGEMENT:

STATE OF OREGON )  
 ) SS  
COUNTY OF COLUMBIA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

December 19<sup>th</sup>, 2019 BY MIMI MORISSETTE

Kelsey Mason  
NOTARY SIGNATURE

Kelsey Mason  
NOTARY PUBLIC - OREGON

COMMISSION NO. 980744

MY COMMISSION EXPIRES November 07, 2022

NARRATIVE:

--THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A 3 PARCEL PARTITION AS SHOWN ON THAT TRACT OF LAND CONVEYED TO BRIDGE OF THE GODS ACQUISITIONS, INC. IN INSTRUMENT NO. 2019-06648, COLUMBIA COUNTY DEED RECORDS, AT THE REQUEST OF MIMI MORISSETTE.

--THE BEARINGS ARE GEODETIC AND ARE BASED ON GPS OBSERVATIONS TAKEN AT COLUMBIA 02, HAVING A LATITUDE OF 45°51'25.28" NORTH, LONGITUDE 123°10'24.80" WEST. THE CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE) AT SAID POINT IS -01°53'45. 78". DISTANCES SHOWN ARE GROUND DISTANCE.

SPENCER STREET:

--I HELD THE WEST LINE 20.00' FROM AND PARALLEL WITH THE EAST LINE. I HELD THE NORTH LINE 75.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE.

NOTES:

1. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CITY OF VERNONIA CASE FILE NO. MLP 19-01.

2. A WAIVER OF REMONSTRANCE AND CONSENT TO LOCAL IMPROVEMENT DISTRICT FOR THE PURPOSE OF STREET IMPROVEMENT AS RECORDED IN INSTRUMENT NO. 2004-015013 ON DECEMBER 3, 2004.

COLUMBIA COUNTY APPROVALS:

APPROVED THIS 12 DAY OF December, 2019  
CITY OF VERNONIA PLANNING DEPARTMENT

BY Erika Palach

APPROVED THIS 19 DAY OF DECEMBER, 2019  
COLUMBIA COUNTY SURVEYOR

BY Mark A. Woodman

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF THIS 19 DAY OF December, 2019

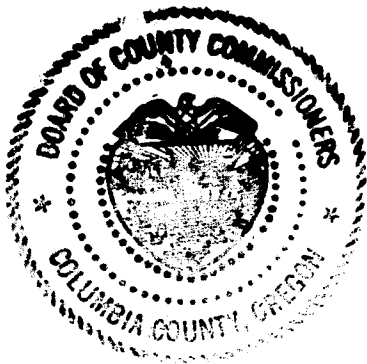
COLUMBIA COUNTY TAX COLLECTOR

BY Kath J Kelly, Deputy

STATE OF OREGON )  
 ) SS  
COUNTY OF COLUMBIA )

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 19 DAY OF December, 2019, AT 3:03 O'CLOCK PM, AND RECORDED AS INSTRUMENT NO. 2019-10682 AND AS PARTITION PLAT NUMBER 2019-16, COLUMBIA COUNTY RECORDS

BY Debbie Klieg, Deputy  
COLUMBIA COUNTY CLERK



REGISTERED PROFESSIONAL LAND SURVEYOR  <u>Donald D. Wallace</u> OREGON JANUARY 19, 1993 DONALD D WALLACE, JR 2601 RENEWS 6/30/20	 K.L.S. SURVEYING INC. 1224 ALDER STREET VERNONIA, OREGON 97064 (503) 429-8115	SHEET 2 OF 2  JOB No. Vernonia DRAWING NAME: 19-225 PP S2 DRAWN BY: DDW FIELD: SWM/MDM EQUIPMENT: GTS300/HIPER REVISED: 10-21-2019
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