

# ROSE HEDGE

SECTION CORNER  
A 2" IRON PIPE

PLAT BOOK 6, PAGE 96  
A-363 B

IN THE NE 1/4 OF SECTION 5  
T4N, R4W, W.M.  
IN THE CITY OF VERNONIA  
COLUMBIA COUNTY, OREGON  
SCALE 1" = 40' JULY 25, 2006

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	69°44'40"	60.86	50.00	S 54°13'00" W	57.17
C2	47°32'49"	41.49	50.00	N 67°08'16" W	40.31
C3	40°06'26"	35.00	50.00	N 23°18'38" W	34.29
C4	35°31'25"	31.00	50.00	N 14°30'17" E	30.51
C5	37°15'34"	32.51	50.00	N 50°53'47" E	31.94
C6	38°56'06"	33.98	50.00	N 88°59'37" E	33.33
C7	28°59'56"	25.31	50.00	S 57°02'22" E	25.04
C8	4°24'07"	144.45	1880.08	N 00°59'54" E	144.41
C9	5°17'31"	173.64	1880.08	N 03°50'55" W	173.58
C10	3°15'33"	106.94	1880.08	N 08°07'27" W	106.93
C11	0°28'51"	15.78	1880.08	N 09°59'38" W	15.78
C12	0°09'14"	5.05	1880.08	N 10°18'41" W	5.05

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	24.80	S65°04'34"E	L28	20.12	S32°13'53"W
L2	34.39	N83°06'47"E	L29	149.09	N05°15'34"E
L3	21.60	S82°24'03"E	L30	53.22	N00°35'33"E
L4	19.84	S42°51'06"E	L31	43.03	N12°51'29"W
L5	27.80	S03°41'37"E	L32	58.94	N06°00'01"E
L6	19.14	S86°55'02"E	L33	37.06	N08°54'36"W
L7	28.09	S68°08'36"E	L34	20.86	N05°57'55"E
L8	31.05	S30°48'47"E	L35	59.10	N11°42'59"W
L9	40.19	S64°14'25"E	L36	12.81	N14°32'33"E
L10	46.65	S45°16'52"E	L37	60.55	N52°56'53"E
L11	32.77	S50°18'53"E	L38	60.02	N22°35'11"E
L12	34.97	S08°30'10"E	L39	27.30	N51°31'07"E
L13	54.07	S73°15'11"E	L40	97.34	N11°57'00"W
L14	68.73	S20°14'48"E	L41	79.09	N02°46'11"W
L15	15.98	N65°51'59"E	L42	80.99	N07°55'47"W
L16	45.86	N76°05'01"E	L43	11.87	N09°52'05"W
L17	24.35	N79°01'13"E	L44	131.37	N47°17'43"E
L18	44.62	S18°08'24"W	L45	117.93	S86°50'00"W
L19	26.13	S01°34'45"W	L46		
L20	24.71	S12°57'57"E	L47	136.09	N47°17'43"E
L21	82.66	S04°01'05"W	L48	119.89	N88°06'48"W
L22	39.31	S00°20'44"W	L49		
L23	43.19	S03°54'28"E	L50	6.03	N88°06'48"W
L24	47.07	S08°58'40"W	L51	60.56	S89°38'23"E
L25	64.32	S07°42'04"E	L52	10.00	S00°21'37"W
L26	13.90	S84°44'16"W	L53	59.94	N89°38'23"W
L27	22.45	S48°05'17"W			

## LEGEND

- = MONUMENT FOUND AS NOTED
- ⊙ = FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC." PER CS NO. 4929
- = SET A 5/8" x 30" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES INC."
- ⊗ = SET A 5/8" x 30" IRON ROD WITH AN ALUMINUM CAP MARKED "KEENON LAND SERVICES INC."
- ⊕ = SET A BRASS SCREW & WASHER MARKED "PLS 2601"

CS.NO. = RECORD SURVEY NO.  
Y.P.C. = YELLOW PLASTIC CAP

THIS SURVEY WAS PREPARED  
USING HEWLETT-PACKARD  
PRODUCT # 4844A ON  
CONTINENTAL IMAGING #  
JPC-4M2 POLYESTER FILM.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
DONALD D. WALLACE JR.  
JANUARY 19, 1993  
2601  
6/30/08

K.L.S.  
SURVEYING  
INC.

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

SHEET 1 OF 2

JOB No. 98-019  
PROJECT No. VERN-NW  
DRAWN BY: DDW  
FIELD: MWM/JJW  
EQUIPMENT: GTS300/TDS48  
REVISED: 8/21/06

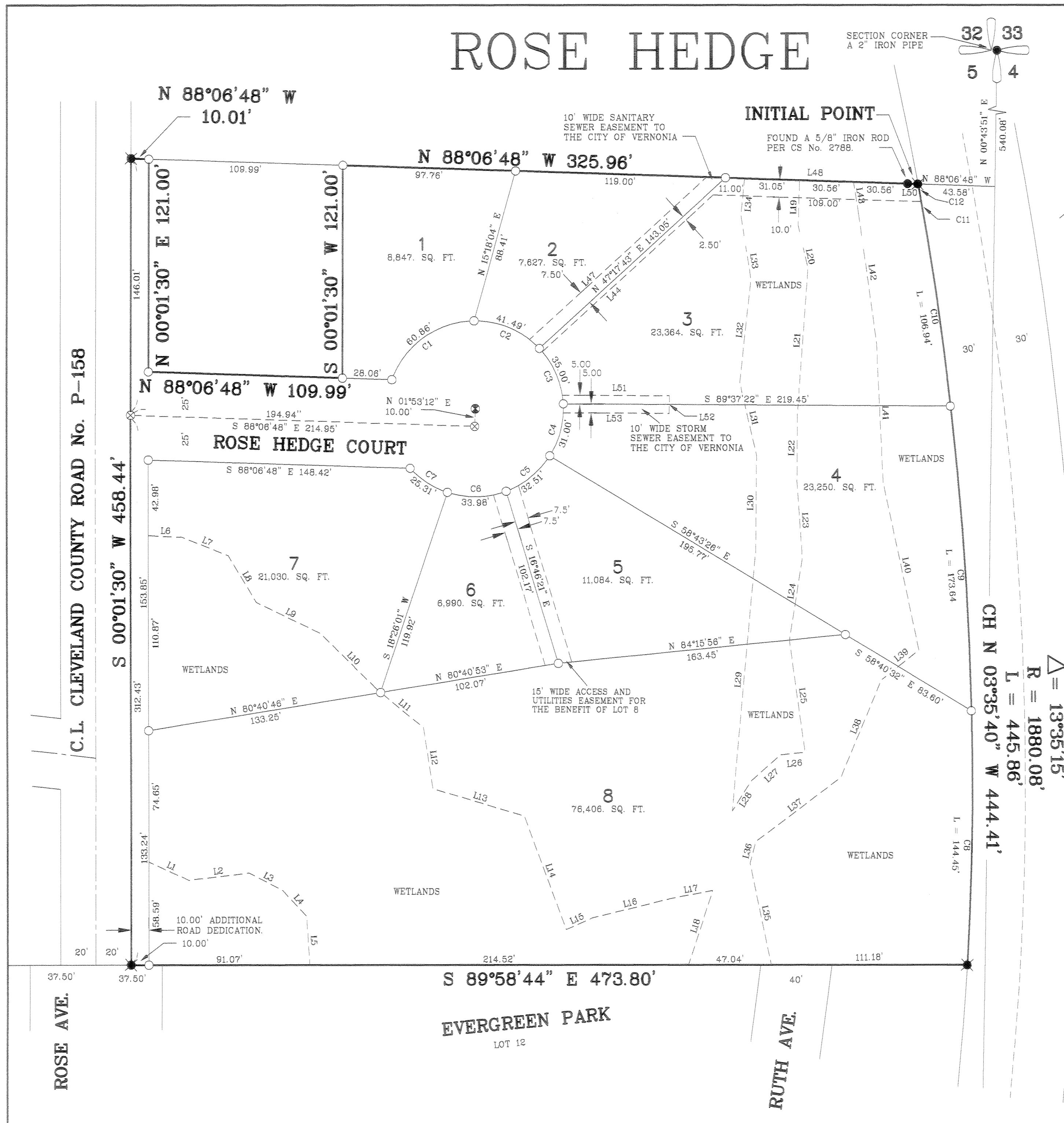
C.L. CLEVELAND COUNTY ROAD No. P-158

ROSE AVE.

RUTH AVE.

EVERGREEN PARK  
LOT 12

CH N 03°35'40" W 444.41'  
L = 445.86'  
R = 1880.08'  
Δ = 13°35'15'



# ROSE HEDGE

PLAT BOOK 6, PAGE 97  
A- B63 B

## SURVEYORS CERTIFICATE:

I, DONALD D. WALLACE JR., DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, IN ACCORDANCE WITH OREGON REVISED STATUTES, THE LAND REPRESENTED ON THIS SUBDIVISION PLAT IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, 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." AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED CONVEYED TO JAMES A. SMEJKAL IN CLERKS INSTRUMENT No. 97-08646, COLUMBIA COUNTY DEED RECORDS, SAID POINT BEING S 00°43'51" W 540.08 FEET AND N 88°06'48" W 43.58 FEET FROM THE NORTHEAST CORNER OF SECTION 5; THENCE N 88°06'48" W ALONG THE NORTH LINE OF THE SMEJKAL TRACT 325.96 FEET TO A POINT THAT IS S 88°06'48" E 120.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE S 00°01'30" W PARALLEL WITH THE EAST LINE OF CLEVELAND COUNTY ROAD 121.00 FEET; THENCE N 88°06'48" W 109.99 FEET; THENCE N 00°01'30" E PARALLEL WITH AND 10.01 FEET FROM THE EAST LINE OF C.L. CLEVELAND COUNTY ROAD 121.00 FEET TO THE NORTH LINE OF SAID SMEJKAL TRACT; THENCE N 88°06'48" W ALONG THE NORTH LINE OF SAID SMEJKAL TRACT 10.01 FEET TO THE WEST LINE OF C.L. CLEVELAND COUNTY ROAD; THENCE S 00°01'30" W 458.44 FEET TO THE NORTH LINE OF EVERGREEN ACRES; THENCE S 89°58'44" E ALONG THE NORTH LINE OF EVERGREEN ACRES AND IT'S EASTERLY EXTENSION 473.80 TO THE WEST LINE OF THE FORMER RAILROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 242, PAGE 795; THENCE FOLLOWING SAID WEST LINE 445.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 13°35'15", A RADIUS OF 1880.08 FEET AND A CHORD WHICH BEARS N 03°35'40" W 444.41 FEET TO THE INITIAL POINT.

CONTAINING 4.54 ACRES MORE OR LESS

## NARRATIVE:

--THIS SURVEY WAS ACCOMPLISHED AT THE REQUEST OF JAMES A. SMEJKAL TO SUBDIVIDE THE TRACT OF LAND DESCRIBED IN CLERKS INSTRUMENT No. 97-08646, EXCEPTING THAT TRACT DESCRIBED IN CLERKS INSTRUMENT No. 98-11115 INTO ROSE HEDGE SUBDIVISION.

--THE BASIS OF BEARINGS AND BOUNDARY RESOLUTION IS PER CS NO. 4929.

## DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT I JAMES A. SMEJKAL AM THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED SUBDIVISION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, DO HEREBY MAKE, ESTABLISH AND DECLARE THE SUBDIVISION PLAT OF ROSE HEDGE TO BE A TRUE AND CORRECT PLAT THEREOF, ALL LOT LINES BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENT OF THE WIDTHS THEREIN SET FORTH, AND HEREBY DEDICATE ALL EASEMENTS AS SHOWN FOR THE PURPOSES INDICATED, AND HEREBY GRANT ROSE HEDGE COURT ALONG WITH 10.00 FEET ALONG THE EAST RIGHT OF WAY LINE OF C.L. CLEVELAND COUNTY ROAD TO THE PUBLIC FOR ROAD PURPOSES FOREVER.

JAMES A. SMEJKAL

## ACKNOWLEDGEMENT:

STATE OF OREGON

COUNTY OF COLUMBIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 22, 2006 BY JAMES A. SMEJKAL.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. 363421

MY COMMISSION EXPIRES, January 2, 2007

## NOTES:

THIS PLAT IS SUBJECT TO:  
--AN EASEMENT FOR INGRESS AND EGRESS ABOVE AND BELOW THE SURFACE OF THE LAND AS CREATED OR IMPLIED BY RESERVATION OF MINERAL RIGHTS IN DEED BOOK 60, PAGE 240, COLUMBIA COUNTY RECORDS.

--A 10' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CREATED IN CLERKS INSTRUMENT No. 98-11115, COLUMBIA COUNTY RECORDS. THIS EASEMENT FALLS ENTIRELY WITHIN ADDITIONAL THE 10 FOOT ROAD DEDICATION ALONG THE EASTERLY LINE OF CLEVELAND COUNTY ROAD.

## APPROVALS:

APPROVED THIS DAY 05 OF October, 2006  
VERNONIA PLANNING COMMISSION

CITY PLANNER

APPROVED THIS DAY 10 OF OCTOBER, 2006  
VERNONIA CITY ENGINEER

BY

APPROVED THIS DAY 10 OF October, 2006  
MANAGER, CITY OF VERNONIA

BY

APPROVED THIS DAY 13 OF OCTOBER, 2006  
COLUMBIA COUNTY SURVEYOR

BY

APPROVED THIS DAY 13 OF October, 2006  
COLUMBIA COUNTY COMMISSIONERS

COMMISSIONER

COMMISSIONER

COMMISSIONER

APPROVED THIS DAY 16<sup>th</sup> OF October, 2006  
COLUMBIA COUNTY ASSESSOR

BY

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID FROM July 1, 2006 THROUGH June 30, 2007 2007  
COLUMBIA COUNTY DIRECTOR OF ASSESSMENT AND TAXATION

BY

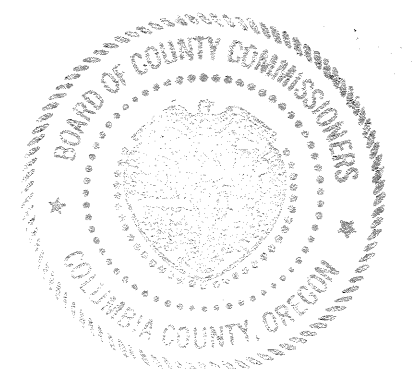
STATE OF OREGON

COUNTY OF COLUMBIA

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED FOR RECORD ON THIS 16<sup>th</sup> DAY OF October, 2006, AT 2:59 O'CLOCK, A.M. AND RECORDED AS INSTRUMENT NUMBER 2006-13480 AND IN PLAT BOOK 6 PAGE 96-97 COLUMBIA COUNTY RECORDS.

BY

COLUMBIA COUNTY CLERK



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Donald D. Wallace Jr.  
OREGON  
JANUARY 19, 1993  
DONALD D. WALLACE JR.  
2601  
6/30/08

K.L.S.  
SURVEYING  
INC.

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

SHEET 2 OF 2

JOB No. 98-019

PROJECT No. VERN-NW

DRAWN BY: DDW

FIELD: MWM/JJW

EQUIPMENT: GTS300/TDS48

REVISED: 8/21/06

THIS SURVEY WAS PREPARED  
USING HEWLETT-PACKARD  
PRODUCT # 4844A ON  
CONTINENTAL IMAGING #  
JPC-4M2 POLYESTER FILM.