PARTITION PLAT No. 2006-15 IN THE NW 1/4 OF SECTION 3 T4N, R4W, W.M. CITY OF VERNONIA, COLUMBIA COUNTY, OREGON SCALE 1" = 40' JUNE 13, 2006 SUNSET SLOPE 8 7 N 87°32'27" E 731.59' 6(N 87°32'27" E 731.62') BASIS OF BEARINGS CHERRY STREET N 87°32'27" E 360.00' N 87°32'27" E 199.66' N 02°27'13" W [N 87°32' E 201.00'] 155.00 50.00 N 87°32'27" E 171.85' 155.00 2(N 87°32'27" E 171.86') 6(N 87°32'27" E 171.75') N 87°34'24" E 234.15' 2(N 87°32'27" E 234.14') 6(N 87°32'27" E 234.25') INITIAL POINT PARCEL 2
PARTITION PLAT
1994-33 N 87°33'34" E 406.00' NE CORNER OF BLOCK 4 PARCEL 2 [N 87°32' E 406.00'] 6(N 87°32'27" E 406.00') FIRST ADDITION TO RIVERVIEW (1111) PARCEL 1 18,088 sq. ft. 0.42 ACRES FOUND A 1 1/2" IRON PIPE, 18,104 sq. ft. 00 0.42 acres WALLACE INSTRUMENT NO. S 87°30'44" W 155.00' 12.3' 01 - 08673S 87°30'44" W 155.00' PARCEL 3 PARCEL 2 41,838 sq. ft. 0.96 ACRES PARTITION PLAT 1995 - 41[N 87°32' E 201.00'] S 87°30'44" W 199.52' FOUND A 1 1/2" IRON PIPE PER CS NO. 2545, HELD. S 87°30'44" W 360.00' [N 87°32' E 360.00'] FOUND A 5/8" IRON ROD — WITH A Y.P.C. MARKED GARDNER DAILEY KEENON LS 1080", HELD. INSTRUMENT NO. BOOK 258, PAGE 821 04 - 03812LEGEND REFERENCE SURVEYS = MONUMENT FOUND AS NOTED 1 = CS NO. 2545 2 = CS NO. 4165 = FOUND A 5/8" IRON ROD WITH A Y.P.C. 3 = CS NO. 4200MARKED "KEENON LAND SERVICES INC." PER 4 = PARTITION PLAT 1994-33SUNSET SLOPE 5 = PARTITION PLAT 1995-416 = SUNSET SLOPE \bigcirc = SET A 5/8" X 30" IRON ROD WITH A Y.P.C. SHEET 1 OF 2 REGISTERED MARKED "KLS SURVEYING INC." PROFESSIONAL K.L.S. LAND SURVEYOR () = RECORD SURVEY DATA JOB No. 06-080 SURVEYING [] = RECORD DEED DATA PROJECT No. 06-080 CS NO. = RECORD SURVEY NO. OREGON JANUARY 19, 1993 DRAWN BY: DDW THIS PLAT WAS PREPARED USING HEWLETT-PACKARD Y.P.C. = YELLOW PLASTIC CAP FIELD: MWM/TBM/CS DONALD D WALLACE JR 2601 PRODUCT # 4844A ON 1224 ALDER ST. VERNONIA, OR 97064 CONTINENTAL IMAGING # EQUIPMENT: GTS300/TDS48 FENCE LINE RENEWAL DATE 6/30/08 JPC-4M2 POLYESTER FÏLM. REVISED: 5/20/06 (503) 429-6115

PARTITION PLAT No. 2006-15 IN THE NW 1/4 OF SECTION 3 T4N, R4W, W.M. CITY OF VERNONIA. COLUMBIA COUNTY, OREGON JUNE 13, 2006

SURVEYORS CERTIFICATE:

I, DONALD D. WALLACE JR., 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 Y.P.C. MARKED "KLS SURVEYING INC.", SAID POINT BEING ON THE SOUTH LINE OF CHERRY STREET, LYING N 87°33'34" E 406.00 FEET AND S 02°27'13" E 10.00 FEET FROM THE NORTHEAST CORNER OF BLOCK 4, FIRST ADDITION TO RIVERVIEW LOTS; THENCE ALONG THE SOUTH LINE OF CHERRY STREET N 87°32'27" E 360.00 FEET; THENCE S 02°27'13" E 216.66 FEET; THENCE S 87°30'44" W 360.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT 1995-41; THENCE N 02°27'13" W 216.84 FEET TO THE INITIAL POINT.

CONTAINING 1.79 ACRES MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, BRIAN R. TUCKER AM THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PARTITION PLAT AS DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN.

BRIAN R. TUCKER

ACKNOWLEDGEMENT:

STATE OF ORGEN

COUNTY OF Closes

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF 2006 BY BRIAN R. TUCKER.

NOTARY SIGNATURE PUBLIC FOR OREGON

NOTARY PUBLIC - OREGON

COMMISSION NO. 396000

MY COMMISSION EXPIRES, Quality 15,2006

NOTES:

THIS PLAT SUBJECT TO:

1. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED BOOK 34, PAGE 391 AND BOOK 48, PAGE 214 FOR A WATER PIPELINE, THE EXACT LOCATION NOT DISCLOSED. ALSO REFERENCED IN INSTRUMENT NO. 94-05575 COLUMBIA COUNTY DEED RECORDS.

NARRATIVE:

-- THIS SURVEY WAS ACCOMPLISHED AT THE REQUEST OF BRIAN TUCKER TO PARTITION THAT TRACT OF LAND DESCRIBED IN CLERKS INSTRUMENT NO. 2005-17492, COLUMBIA COUNTY RECORDS INTO "PARCELS 1, 2, AND 3 AS SHOWN.

--THE BASIS OF BEARINGS IS THE NORTH LINE OF CHERRY STREET PER THE PLAT OF SUNSET

--FOR CONTROL I HELD THE MONUMENTS OF RECORD AS SHOWN AND NOTED. THE 1 1/2" IRON PIPE AND 5/8" IRON ROD 10' SOUTHERLY OF THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT 1994-33 ARE MISSING. I COMPUTED THE LOCATION OF THE NE CORNER OF SAID PARCEL 2, 406 FEET EASTERLY OF THE NORTHEAST CORNER OF BLOCK 4, FIRST ADDITION TO RIVERVIEW LOTS AND 40' SOUTH OF THE NORTH LINE OF CHERRY STREET. I ESTABLISHED THE NW CORNER OF THE SUBJECT TRACT 10' SOUTHERLY AND ON THE EAST LINE OF SAID PARCEL 2. I ESTABLISHED THE NORTHEAST CORNER AT THE DEEDED DISTANCE [360.00'] FEET FROM THE NW CORNER. I HELD THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT 1994-33 FOR THE SOUTHWEST CORNER OF THE SUBJECT TRACT. I ESTABLISHED THE SOUTHEAST CORNER AT THE DEEDED DISTANCE [360.00'] FROM THE SOUTHWEST CORNER ON LINE WITH THE 1 1/2" IRON PIPE SET IN SET IN CS NO. 2545.

APPROVALS:

APPROVED THIS 16 DAY OF JUNE CITY OF VERNONIA PLANNING DEPARTMENT

APPROVED THIS / DAY OF

2006

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID FROM THROUGH)ulz /

COLUMBIA COUNTY DIRECTOR OF ASSESSMENT AND TAXATION

STATE OF OREGON COUNTY OF COLUMBIA-

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS THE DAY OF TURE, 2006, AT 3.34 O'CLOCK, M., AND RECORDED AS INSTRUMENT NUMBER 2006-8057, AND AS PARTITION PLAT NUMBER 2006-805, COLUMBIA COUNTY RECORDS.



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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 19, 1993 DONALD D WALLACE JR 2601 RENEWAL DATE 6/30/06

K.L.S. SURVEYING

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

SHEET 2 OF 2

JOB No. 06-080 PROJECT No. 06-080

DRAWN BY: DDW

FIELD: MWM/TBM/CS EQUIPMENT: GTS300/TDS48

REVISED: 5/20/06