

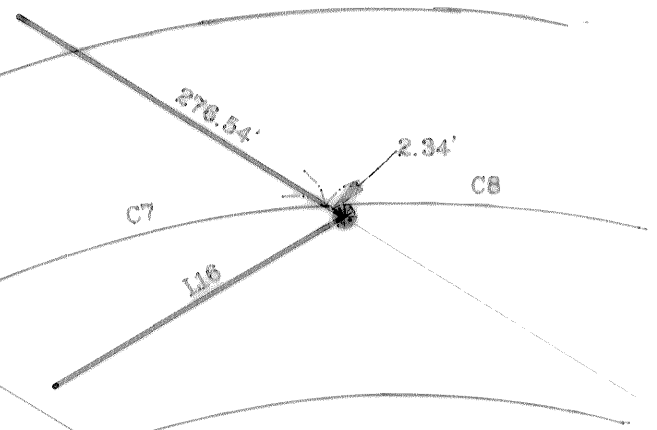
**PARTITION PLAT No. 1997-06**  
**PARCEL 1, PARTITION PLAT 1991-8**  
**IN THE NE 1/4 AND SE 1/4 OF**  
**SECTION 28, T4N, R2W, W. M.**  
**COLUMBIA COUNTY, OREGON**  
**SCALE 1" = 100' NOV. 18, 1996**  
**SHEET 1 OF 2**

**CURVE AND LINE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1145.82'	85.67'	32.84'	85.68'	S 44°21'30" E	03°17'00"
C2	112.35'	153.50'	91.44'	141.83'	S 88°08'30" E	78°17'00"
C3	114.58'	75.40'	39.12'	74.05'	N 36°52'00" E	37°42'00"
C4	143.24'	142.56'	77.83'	136.77'	N 10°30'00" W	57°02'00"
C5	114.58'	163.03'	98.77'	149.63'	S 01°44'30" W	81°31'00"
C6	672.96'	175.67'	88.53'	174.88'	S 51°17'00" W	17°34'00"
C7	114.58'	52.13'	26.53'	51.69'	S 73°06'01" W	26°04'01"
C8	114.58'	51.20'	26.03'	50.77'	N 51°03'59" W	25°35'59"

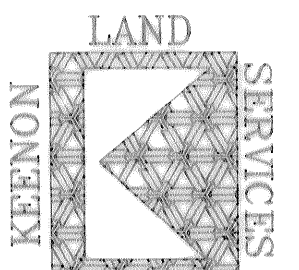
LINE	DIRECTION	DISTANCE
L1	N 42°43'00" W	81.63'
L2	N 42°43'00" W	178.57'
L3	N 46°00'00" W	57.16'
L4	N 46°00'00" W	96.84'
L5	S 18°01'00" W	40.00'
L6	S 39°01'00" E	213.91'
L7	S 39°01'00" E	84.29'
L8	S 42°30'00" W	55.92'
L9	S 42°30'00" W	70.68'
L10	N 68°16'00" W	100.00'
L11	N 17°16'48" W	88.36'
L12	N 17°16'48" W	17.68'
L13	S 14°00'41" W	52.58'
L14	N 18°07'35" E	77.11'
L15	N 42°30'57" E	109.93'
L16	N 60°03'50" E	148.57'

**DETAIL**  
**SCALE 1" = 20'**



**SEE DETAIL**

EASEMENT  
P.O.B. N 74°29' W 1388.10'  
FROM THE 1/4 CORNER  
COMMON TO SECTIONS 27 & 28



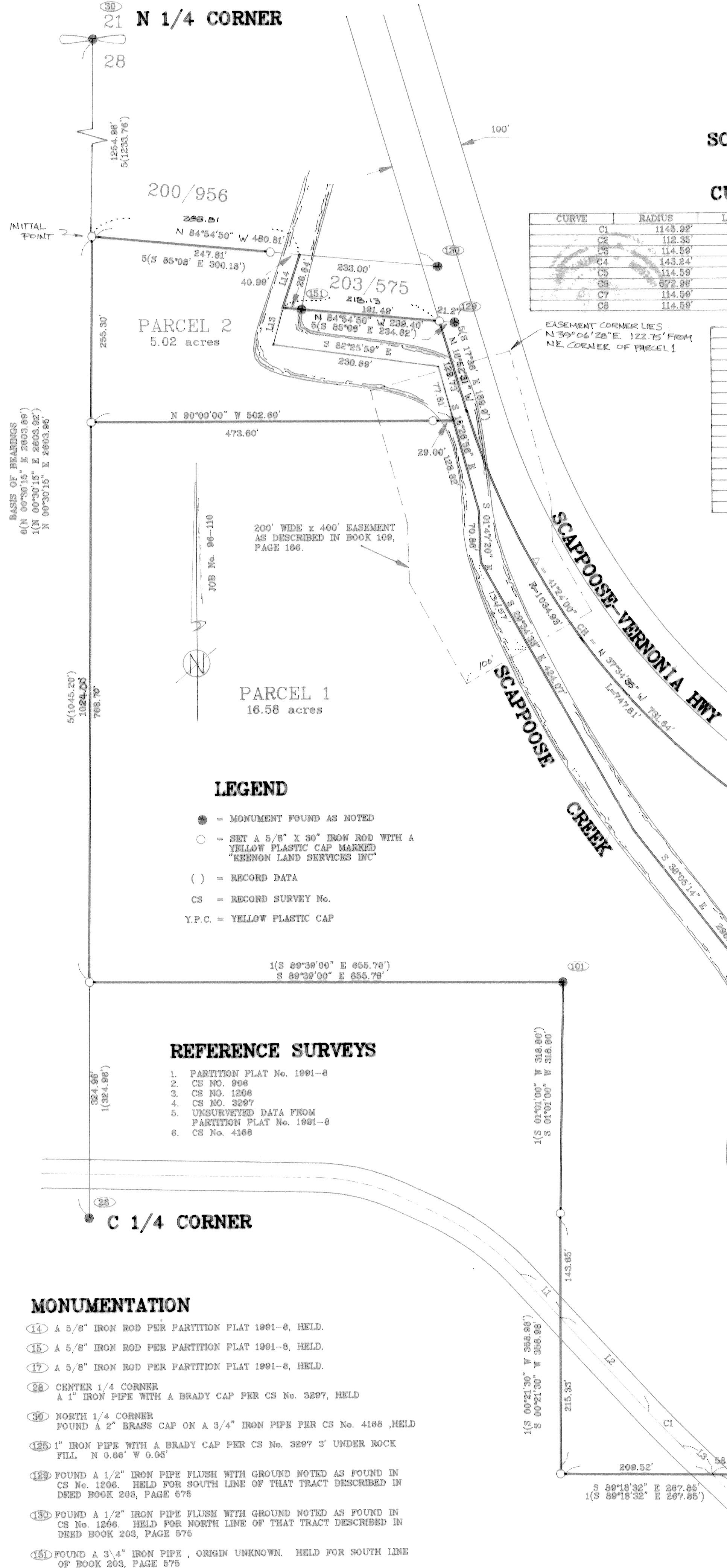
1224 ALDER ST  
VERNONIA, OR  
97064  
(503) 429-6115

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Leslie G. Keenon*  
OREGON  
JULY 30, 1976  
LESLIE G. KEENON  
1080  
RENEWAL DATE 6/30/97

40' ROAD EASEMENT PER  
PER BOOK 129, PAGE 197.

**PARCEL II**  
**PARTITION PLAT**  
**1991-8**



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

**REFERENCE SURVEYS**

- PARTITION PLAT No. 1991-8
- CS No. 906
- CS No. 1206
- CS No. 3297
- UNSURVEYED DATA FROM PARTITION PLAT No. 1991-8
- CS No. 4166

**MONUMENTATION**

- A 5/8" IRON ROD PER PARTITION PLAT 1991-8, HELD.
- A 5/8" IRON ROD PER PARTITION PLAT 1991-8, HELD.
- A 5/8" IRON ROD PER PARTITION PLAT 1991-8, HELD.
- CENTER 1/4 CORNER  
A 1" IRON PIPE WITH A BRADY CAP PER CS No. 3297, HELD
- NORTH 1/4 CORNER  
FOUND A 2" BRASS CAP ON A 3/4" IRON PIPE PER CS No. 4166, HELD
- 1" IRON PIPE WITH A BRADY CAP PER CS No. 3297 3' UNDER ROCK FILL N 0.66' W 0.05'
- FOUND A 1/2" IRON PIPE FLUSH WITH GROUND NOTED AS FOUND IN CS No. 1206. HELD FOR SOUTH LINE OF THAT TRACT DESCRIBED IN DEED BOOK 203, PAGE 575
- FOUND A 1/2" IRON PIPE FLUSH WITH GROUND NOTED AS FOUND IN CS No. 1206. HELD FOR NORTH LINE OF THAT TRACT DESCRIBED IN DEED BOOK 203, PAGE 575
- FOUND A 3/4" IRON PIPE, ORIGIN UNKNOWN. HELD FOR SOUTH LINE OF BOOK 203, PAGE 575

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SECTION 28, T4N, R2W, W. M.  
COLUMBIA COUNTY, OREGON  
SCALE 1" = 100' NOV. 18, 1996  
SHEET 2 OF 2

NARRATIVE:

---THIS SURVEY WAS ACCOMPLISHED AT THE REQUEST OF CURTIS E. JOHNSON TO PARTITION PARCEL 1, PARTITION PLAT 1991-8 INTO PARCELS 1 AND 2 AS SHOWN ON THE ANNEXED PARTITION PLAT.  
---THE BASIS OF BEARINGS IS FROM PARTITION PLAT 1991-8, BETWEEN THE C 1/4 CORNER AND THE NORTH 1/4.  
---THE WEST AND SOUTHERLY LINES OF THE PARCEL 1 PARTITION PLAT 1991-8 WERE HELD PER SAID PARTITION PLAT. THE EASTERLY LINE IS THE WESTERLY LINE OF SCAPPOOSE-VERNONIA HIGHWAY. THE NORTH LINES WERE UNSURVEYED IN PARTITION PLAT 1991-8.

DEED BOOK 203, PAGE 575

---THE POINT OF BEGINNING IS DEEDED AS BEING SOUTH 1289.8 FEET AND EAST 490.4 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28. THIS WAS CHANGED FROM SOUTH 1273.5 FEET AND EAST 490.4 IN DEED BOOK 200, PAGE 956. ALTHOUGH THE MONUMENTS WERE NOT SPECIFICALLY CALLED FOR IN THE DEED IT APPEARS THE INTENT WAS TO DEFINE THE LINE ESTABLISHED BY THE MONUMENTS CALLED FOR IN CS No. 1206. THE DEEDED INVERSE DISTANCE FROM THE NORTH 1/4 CORNER TO THE POINT OF BEGINNING IS 1379.88 FEET AND OUR MEASURED INVERSE TO THE FOUND 1/2" IRON PIPE IS 1379.34 FEET. I HELD THE 1/2" IRON PIPE FOR THE NORTHEAST CORNER. I HELD THE FOUND 1/2" IRON PIPE AT THE SOUTHEAST CORNER AS IT IS WITHIN ACCEPTABLE LIMITS OF THE DEED CALLS. HELD THE NORTH AND SOUTH LINES PARALLEL TO THE NORTH LINE OF THE NORTHEAST 1/4 PER CS No. 1206. THE EAST LINE IS THE CENTER OF SCAPPOOSE CREEK.

DEED BOOK 200, PAGE 956

---HELD THE NORTHEAST CORNER OF BOOK 203, PAGE 575 FOR THE SOUTHEAST CORNER AND ESTABLISHED THE SOUTH LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 PER CS No. 1206.

REFERENCE SURVEYS

1. PARTITION PLAT No. 1991-8
2. CS NO. 906
3. CS NO. 1206
4. CS NO. 3297

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:

PARCEL 1, PARTITION PLAT 1991-8

Leslie G. Keenon  
LESLIE G. KEENON

THIS PROPERTY SUBJECT TO:

1. THE RESERVATION OF MINERAL RIGHTS AS RESERVED BY COLUMBIA COUNTY IN DEED BOOK 76, PAGE 465, COLUMBIA COUNTY CLERKS RECORDS.
2. AN EASEMENT 200 FEET WIDE PER BOOK 109, PAGE 166 FOR THE CONSTRUCTION, USE, MAINTENANCE AND REPAIR OF A FISHWAY ON SCAPPOOSE CREEK.
3. A 40' WIDE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF PER BOOK 129, PAGE 197.
4. AN EASEMENT FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE, THE EXACT LOCATION NOT DISCLOSED PER CLERKS INSTRUMENT No. 89-4386.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT, WE CURTIS E. JOHNSON AND CAROLYN J. JOHNSON ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND WE THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS 1, AND 2 IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS SHOWN ON THE ANNEXED PARTITION PLAT.

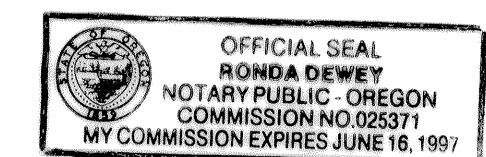
Curtis E. Johnson  
CURTIS E. JOHNSON

Carolyn J. Johnson  
CAROLYN J. JOHNSON

ACKNOWLEDGMENT:

STATE OF OREGON } SS  
COUNTY OF COLUMBIA }  
KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 4th DAY OF February, 1997, BEFORE ME, A NOTARY PUBLIC FOR OREGON, PERSONALLY APPEARED CURTIS E. JOHNSON AND CAROLYN J. JOHNSON WHO DID SAY THAT THEY ARE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT.

Ronda Dewey  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES, 6/16/97



STATE OF OREGON } SS  
COUNTY OF COLUMBIA } Fec # 97-02488

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 11th DAY OF March, 1997 AT 2:17 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 1997-06, COLUMBIA COUNTY RECORDS.

Elizabeth E. Huser  
by P. Benham, Deputy  
COLUMBIA COUNTY CLERK

TAXES FROM July 1, 1996 THROUGH June 30, 1997 HAVE BEEN PAID.

Michael P. Canady, Deputy  
COLUMBIA COUNTY TAX COLLECTOR



NOTES:

NO GEODETIC MONUMENTS WERE FOUND OR TIED WITHIN 1/2 MILE OF THIS PROPERTY.  
PARCEL 1 HAS NO PROVEN WATER OR SEPTIC DISPOSAL SYSTEM PREVIOUS.

APPROVALS:

APPROVED THIS 18th DAY OF February, 1997

La. C. Huser  
COLUMBIA COUNTY PLANNING DIRECTOR

APPROVED THIS 11th DAY OF March, 1997

Philip D. Dumas  
COLUMBIA COUNTY SURVEYOR

<div>REGISTERED PROFESSIONAL LAND SURVEYOR <u>Leslie G. Keenon</u> OREGON JULY 30, 1976 LESLIE G. KEENON 1080 RENEWAL DATE 6/30/97</div>		<div>LAND SERVICES KEENON 1224 ALDER ST VERNONIA, OR 97064 (503) 429-6115</div>	
			<div>COLUMBIA COUNTY SURVEYORS OFFICE RECEIVED ACCEPTED FOR FILING CHECK No. _____</div>
DRAWN BY: DON W.	CHECKED BY:	REVISED:	JOB No. 96-110