

5301
65-9

65-9
103

STEINFELD ACRES

PARCEL 2 OF PARTITION PLAT NO. 2005-14, SITUATED IN
THE SE 1/4 OF SECTION 12, T. 3 N., R. 2 W., W.M.,
CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON
JUNE 20, 2005

PLAT BOOK 6 PAGE 59
B 56-A

INDEX MAP

SCALE: 1" = 200'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott F. Field
OREGON
JUNE 30, 1997
SCOTT F. FIELD
2844

12-31-2005
RENEWAL DATE

I HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF THE ORIGINAL
SUBDIVISION PLAT

Scott F. Field
SCOTT F. FIELD PLS 2844

LEGEND

- FOUND 5/8" I.R. WYPC MARKED "WESTLAKE CONSULTANTS" PER PP 2005-14, UNLESS NOTED OTHERWISE
- FOUND BRASS SCREW WITH 3/4" BRASS WASHER MARKED "LS 2844" PER PP 2005-14
- SET 5/8" X 30" I.R. WYPC MARKED "WESTLAKE CONSULTANTS" UNLESS NOTED OTHERWISE
- ⊗ 5/8" X 30" I.R. WITH ALUMINUM CAP MARKED "WESTLAKE CONSULTANTS" TO BE POST-MONUMENTED WITHIN THE TIME SPECIFIED ON THE SURVEYOR'S CERTIFICATE, SET ON OCT. 4, 2005
- ⊘ 5/8" X 30" I.R. WYPC MARKED "WESTLAKE CONSULTANTS" TO BE POST-MONUMENTED WITHIN THE TIME SPECIFIED ON THE SURVEYOR'S CERTIFICATE, SET ON OCT. 4, 2005
- I.R. IRON ROD
- WYPC WYPC WITH BRASS WASHER 3/4" MARKED LS 2844
- PP PARTITION PLAT
- PUE PUBLIC UTILITY AND STREET TREE EASEMENT
- SN SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- { } RECORD INFORMATION PER SN 1599

CURVE TABLE

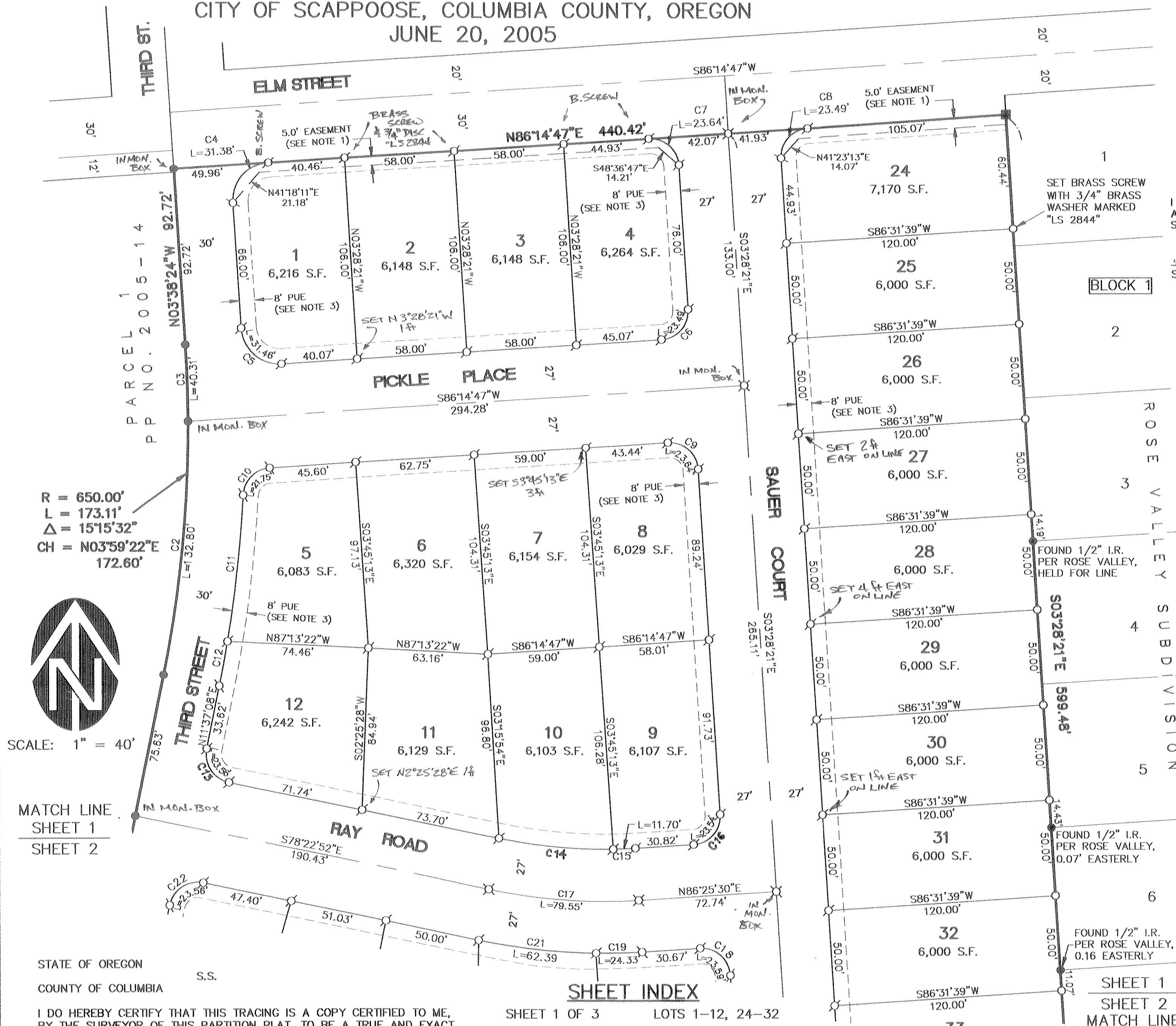
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C2	650.00	11°42'21"	132.80	N05°45'57"E	132.57
C3	650.00	3°33'11"	40.31	N01°51'49"W	40.30
C4	20.00	89°53'11"	31.38	S41°18'11"W	28.26
C5	20.00	90°06'49"	31.46	S48°41'49"W	28.31
C6	15.00	89°43'08"	23.49	N41°23'13"E	21.16
C7	15.00	90°16'52"	23.64	N48°36'47"W	21.27
C8	15.00	89°43'08"	23.49	S41°23'13"W	21.16
C9	15.00	90°16'52"	23.64	N48°36'47"W	21.27
C10	15.00	83°05'38"	21.75	S44°41'57"W	19.90
C11	680.00	6°27'46"	76.70	N06°23'01"E	76.66
C12	680.00	2°00'14"	23.78	N10°37'01"E	23.78
C13	15.00	90°00'00"	23.56	S33°22'52"E	21.21
C14	273.00	12°44'19"	60.70	S84°45'02"E	60.57
C15	273.00	2°27'18"	11.70	N87°39'09"E	11.70
C16	15.00	89°53'51"	23.54	N41°28'34"E	21.19
C17	300.00	15°11'38"	79.55	S85°58'41"E	79.32
C18	15.00	90°06'09"	23.59	N48°31'26"W	21.23
C19	327.00	4°28'59"	25.59	N88°39'59"E	25.58
C20	327.00	10°13'57"	58.40	S83°58'33"E	58.32
C21	327.00	0°28'42"	2.73	S78°37'13"E	2.73
C22	15.00	90°00'00"	23.56	S56°37'08"W	21.21

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652

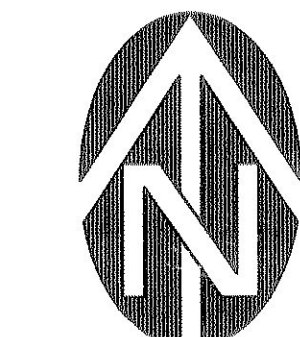
SHEET 1 OF 3

1670-02

65-9
103



R = 650.00'
L = 173.11'
Δ = 15°15'32"
CH = N03°59'22"E
172.60'



SCALE: 1" = 40'

MATCH LINE
SHEET 1
SHEET 2

STATE OF OREGON
COUNTY OF COLUMBIA

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED TO ME,
BY THE SURVEYOR OF THIS PARTITION PLAT, TO BE A TRUE AND EXACT
COPY OF THE ORIGINAL, AND THAT IT WAS RECORDED ON THE 30th
DAY OF June, 2005, AT 12:01 O'CLOCK A.M., IN THE COUNTY
CLERK RECORDS.

BY *[Signature]*

SHEET 1 OF 3 LOTS 1-12, 24-32
SHEET 2 OF 3 LOTS 13-23, 31-43
SHEET 3 OF 3 TRACTS A & B
NARRATIVE
CERTIFICATE, DEDICATION,
ACKNOWLEDGMENT AND APPROVALS

SHEET INDEX

167001PLT.DWG

65-9
103

2-302
09-9

REGISTERED
PROFESSIONAL
LAND SURVEYOR

SCOTT F. FIELD

OREGON
JUNE 30, 1997
SCOTT F. FIELD
2844

I HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF THE ORIGINAL
SUBDIVISION PLAT

SCOTT F. FIELD
SCOTT F. FIELD PLS 2844

STEINFELD ACRES

PARCEL 2 OF PARTITION PLAT NO. 2005-14, SITUATED IN
THE SE 1/4 OF SECTION 12, T. 3 N., R. 2 W., W.M.,
CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON
JUNE 20, 2005

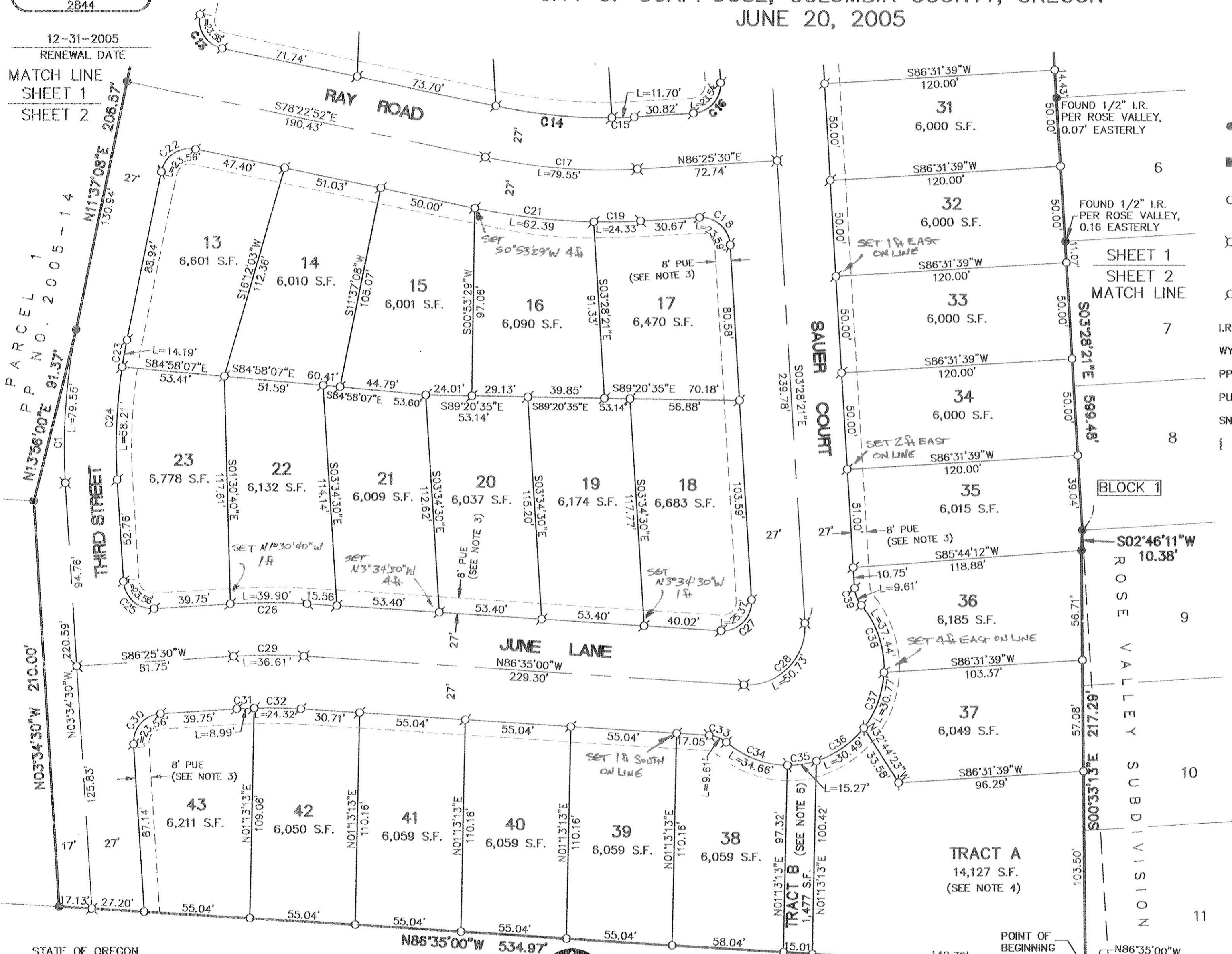
PLAT BOOK 6 PAGE 60
B 56-A

6-60
20F3

12-31-2005
RENEWAL DATE

MATCH LINE
SHEET 1
SHEET 2

PARCEL 1
PP NO. 2005-14



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 2 OF PARTITION PLAT NO. 2005-14. THE BASIS OF BEARING IS BETWEEN FOUND MONUMENTS AS SHOWN, HOLDING THE RECORD BEARING FROM SN 1599. THE EXTERIOR BOUNDARY WAS ESTABLISHED BY SAID PARTITION. THE PROPERTY WAS THEN SUBDIVIDED WITH MONUMENTS BEING SET AT APPROPRIATE POINTS.

LEGEND

- FOUND 5/8" I.R. WYPC MARKED "WESTLAKE CONSULTANTS" PER PP 2005-14, UNLESS NOTED OTHERWISE
- FOUND BRASS SCREW WITH 3/4" BRASS WASHER MARKED "LS 2844" PER PP 2005-14
- SET 5/8" X 30" I.R. WYPC MARKED "WESTLAKE CONSULTANTS" UNLESS NOTED OTHERWISE
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- ⊘ 5/8" X 30" I.R. WYPC MARKED "WESTLAKE CONSULTANTS" TO BE POST-MONUMENTED WITHIN THE TIME SPECIFIED ON THE SURVEYOR'S CERTIFICATE, SET ON OCT. 4, 2005
- I.R. IRON ROD
- WYPC WYPC
- PP PARTITION PLAT
- PUE PUBLIC UTILITY AND STREET TREE EASEMENT
- SN SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- { } RECORD INFORMATION PER SN 1599

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00	15°11'38"	79.55	S04°01'19"W	79.32
C13	15.00	90°00'00"	23.56	S33°22'52"E	21.21
C14	273.00	12°44'19"	60.70	S84°45'02"E	60.57
C15	273.00	2°27'18"	11.70	N87°39'09"E	11.70
C16	15.00	89°53'51"	23.54	N41°28'34"E	21.19
C17	300.00	15°11'38"	79.55	S85°58'41"E	79.32
C18	15.00	90°06'09"	23.59	N48°31'26"W	21.23
C19	327.00	4°15'46"	24.33	N88°33'23"E	24.32
C20	327.00	10°13'57"	58.40	S83°58'33"E	58.32
C21	327.00	10°55'52"	62.39	S83°50'48"E	62.29
C22	15.00	90°00'00"	23.56	S56°37'08"W	21.21
C23	273.00	3°11'16"	15.19	S10°01'30"W	15.19
C24	273.00	12°00'22"	57.21	S02°25'41"W	57.10
C25	15.00	90°00'00"	23.56	S48°34'30"E	21.21
C26	327.00	6°59'30"	39.90	S89°55'15"W	39.88
C27	15.00	96°53'21"	25.37	N44°58'19"E	22.45
C28	30.00	96°53'21"	50.73	N44°58'19"E	44.90
C29	300.00	6°59'30"	36.61	S89°55'15"W	36.59
C30	15.00	90°00'00"	23.56	S41°25'30"W	21.21
C31	273.00	1°53'14"	8.99	S87°22'07"W	8.99
C32	273.00	5°06'16"	24.32	N89°08'08"W	24.31
C33	15.00	36°43'23"	9.61	N68°13'18"W	9.45
C34	50.00	39°43'15"	34.66	S69°43'14"E	33.97
C35	50.00	17°29'54"	15.27	N81°40'11"E	15.21
C36	50.00	34°56'38"	30.49	N55°26'56"E	30.02
C37	50.00	35°15'51"	30.77	N20°20'41"E	30.29
C38	50.00	42°54'31"	37.44	N18°44'30"W	36.58
C39	15.00	36°43'23"	9.61	S21°50'03"E	9.45

STATE OF OREGON

COUNTY OF COLUMBIA

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED TO ME, BY THE SURVEYOR OF THIS PARTITION PLAT, TO BE A TRUE AND EXACT COPY OF THE ORIGINAL, AND THAT IT WAS RECORDED ON THE 30TH DAY OF JUNE, 2005, AT 12:00 O'CLOCK P.M., IN THE COUNTY CLERK RECORDS.

BY [Signature]



SCALE: 1" = 40'

SOUTHWEST CORNER
WM. WATTS DLC NO. 40,
FOUND 2" IRON PIPE (NO CAP)

N72°40'08"E 943.79' {944.62'}
BASIS OF BEARING - CALC'D PER SN 1599

POINT OF BEGINNING
FOUND 1/2" I.R. PER ROSE VALLEY

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652

1670-02

SHEET 2 OF 3

6-60
20F3

5-308
19-9

CITY OF SCAPPOOSE APPROVALS

APPROVED THIS 22 DAY OF JUNE, 2005
CITY OF SCAPPOOSE, CITY ENGINEER

BY: Eugene L Smith

APPROVED THIS 22nd DAY OF JUNE, 2005
CITY OF SCAPPOOSE, PLANNING SERVICES MANAGER

BY: The Benkehdorf Associates Corp.

APPROVED THIS 22nd DAY OF JUNE, 2005
CITY OF SCAPPOOSE, CITY MANAGER

BY: Jon A. Tomber

COLUMBIA COUNTY APPROVALS

APPROVED THIS 28th DAY OF JUNE, 2005
COLUMBIA COUNTY SURVEYOR

BY: Philip Dunning

APPROVED THIS 28th DAY OF JUNE, 2005
COLUMBIA COUNTY BOARD OF COMMISSIONERS

BY: Joe Cosiglies

BY: John M. Clelland

APPROVED THIS 28th DAY OF JUNE, 2005
COLUMBIA COUNTY ASSESSOR

BY: Linda Johnson

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS
PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF
June 28th, 2005

DIRECTOR,
DIVISION OF ASSESSMENT & TAXATION,
COLUMBIA COUNTY, OREGON

BY: Ruth M. Baker

DEPUTY

STATE OF OREGON } ss
COUNTY OF COLUMBIA }

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED FOR RECORD
ON THIS 30th DAY OF JUNE, 2005, AT 12:00 O'CLOCK, PM, AND
RECORDED AS INSTRUMENT NUMBER 2005-8729 AND IN
PLAT BOOK 6, PAGES 59-61, COLUMBIA COUNTY RECORDS.

BY: William R. Keenan
COLUMBIA COUNTY CLERK



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6-61
3083

STEINFELD ACRES

PARCEL 2 OF PARTITION PLAT NO. 2005-14, SITUATED IN
THE SE 1/4 OF SECTION 12, T. 3 N., R. 2 W., W.M.,
CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON
JUNE 20, 2005

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT J.P. STEINFELD INVESTMENT CO, LLC AN
OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LAND REPRESENTED ON THE ANNEXED
MAP OF "STEINFELD ACRES" AND BEING MORE PARTICULARLY DESCRIBED IN THE
ACCOMPANYING SURVEYOR'S CERTIFICATE, HAS CAUSED THE PROPERTY TO BE SUBDIVIDED IN
ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND DOES HEREBY DEDICATE ALL
RIGHTS-OF-WAY TO THE PUBLIC FOR PUBLIC USE FOREVER AND HEREBY GRANTS ALL
EASEMENTS AS SHOWN OR NOTED ON SAID MAP FOR THE PURPOSES INDICATED HEREON.

J.P. STEINFELD INVESTMENT CO., LLC

BY: James P. Steinfeld
JAMES P. STEINFELD, MEMBER

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Washington } s.s.

THIS CERTIFIES THAT ON THE 21st DAY OF June, 2005,
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
PERSONALLY APPEARED JAMES P. STEINFELD, WHO BEING FIRST DULY SWORN,
DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING
INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED BY HIM ON BEHALF
OF J.P. STEINFELD INVESTMENT CO., LLC, AND HEREBY ACKNOWLEDGED SAID
INSTRUMENT TO BE HIS OWN FREE ACT AND DEED.

Lynn A. Dunn LYNN A. DUNN
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: August 16, 2007
My Commission No. 369685

NOTES

1. LOTS 1-4 INCLUSIVE, AND LOT 24 ARE SUBJECT TO A PUBLIC ACCESS EASEMENT
ADJACENT TO THE ELM STREET RIGHT-OF-WAY AS SHOWN AND NOTED. SAID
EASEMENT IS TO BE 5.0 FEET WIDE EXCEPT WHERE SHOWN OTHERWISE.

~~2. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED
AS FEE NO. 05, RECORDS OF COLUMBIA COUNTY, OREGON.~~

3. THERE SHALL BE AN EIGHT (8) FOOT WIDE EASEMENT ADJACENT TO ALL PUBLIC
RIGHTS-OF-WAY FOR PUBLIC UTILITIES AND STREET TREES AS SHOWN AND NOTED.

4. TRACT A IS SUBJECT TO A PUBLIC STORMWATER EASEMENT OVER ITS ENTIRETY.
TRACT A SHALL BE OWNED AND MAINTAINED BY THE STEINFELD ACRES HOMEOWNERS'
ASSOCIATION OR THEIR ASSIGNS.

5. TRACT B IS SUBJECT TO A PUBLIC ACCESS EASEMENT OVER ITS ENTIRETY. TRACT
B SHALL BE OWNED AND MAINTAINED BY THE STEINFELD ACRES HOMEOWNERS'
ASSOCIATION OR THEIR ASSIGNS.

6. RESIDENTIAL DRIVEWAY ACCESS TO ELM STREET FROM LOTS 1-4 INCLUSIVE, AND
LOT 24 IS PROHIBITED UNLESS APPROVED BY THE CITY OF SCAPPOOSE.

REMAINING CORNER MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING MONUMENTS SHOWN TO BE
POST-MONUMENTED WITH THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH
PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE
SETTING OF SAID MONUMENTS AND WAS RECORDED ON JAN 25, 2006 IN
RECORDER'S FEE NO. 2006-00981, COLUMBIA COUNTY RECORDS.

APPROVED THIS 26 DAY OF JAN., 2006.

William R. Keenan
COLUMBIA COUNTY SURVEYOR

PLAT BOOK 6 PAGE 61
B 56-A

SURVEYOR'S CERTIFICATE

I, SCOTT F. FIELD, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED
WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ANNEXED MAP OF
"STEINFELD ACRES", THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARTITION PLAT NO. 2005-14, BEING LOCATED IN THE SOUTHEAST 1/4
OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF
SCAPPOOSE, COLUMBIA COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WILLIAM WATTS DONATION LAND
CLAIM NO. 40, SAID POINT BEING MARKED WITH A 2 INCH IRON PIPE; THENCE NORTH
72°40'08" EAST A DISTANCE OF 943.79 FEET TO THE SOUTHWEST CORNER OF LOT 11,
BLOCK 1, ROSE VALLEY SUBDIVISION, SAID POINT BEING MARKED WITH A 5/8 INCH
IRON ROD; THENCE NORTH 86°35'00" WEST A DISTANCE OF 12.28 FEET TO THE
SOUTHEAST CORNER OF SAID PARCEL 2, SAID POINT BEING MARKED WITH A 5/8 INCH
IRON ROD AND BEING THE POINT OF BEGINNING. THENCE ALONG THE SOUTHERLY
BOUNDARY OF SAID PARCEL 2 NORTH 86°35'00" WEST A DISTANCE OF 534.97 FEET
TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING MARKED WITH A 5/8 INCH
IRON ROD; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2 NORTH
03°34'30" WEST A DISTANCE OF 210.00 FEET TO A 5/8 INCH IRON ROD; THENCE
CONTINUING ALONG SAID WESTERLY BOUNDARY NORTH 13°56'00" EAST A DISTANCE OF
91.37 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID WESTERLY
BOUNDARY NORTH 11°37'08" EAST A DISTANCE OF 206.57 FEET TO A 5/8 INCH IRON
ROD; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY 173.11 FEET THROUGH
THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF
650.00 FEET, A CENTRAL ANGLE OF 15°15'32", A CHORD BEARING OF NORTH
03°59'22" EAST AND A CHORD LENGTH OF 172.60 FEET TO A 5/8 INCH IRON ROD;
THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY NORTH 03°38'24" WEST A
DISTANCE OF 92.72 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE
ALONG THE NORTHERLY LINE OF SAID PARCEL 2 NORTH 86°14'47" EAST A DISTANCE
OF 440.42 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING MARKED
WITH A BRASS SCREW AND WASHER; THENCE ALONG THE EASTERLY BOUNDARY OF
SAID PARCEL 2 SOUTH 03°28'21" EAST A DISTANCE OF 599.48 FEET TO A 5/8 INCH
IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY SOUTH 02°46'11"
WEST A DISTANCE OF 10.38 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING
ALONG SAID EASTERLY BOUNDARY SOUTH 00°33'13" EAST A DISTANCE OF 217.29
FEET TO THE POINT OF BEGINNING.

CONTAINING 9.00 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I ALSO CERTIFY THAT THE POST-MONUMENTATION OF THE
REMAINING CORNERS SHALL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING
COMPLETION OF IMPROVEMENTS OR ONE YEAR FOLLOWING THE RECORDATION OF THE
PLAT, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.



12-31-2005
RENEWAL DATE

I HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF THE ORIGINAL
SUBDIVISION PLAT

Scott F. Field
SCOTT F. FIELD PLS 2844

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
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1670-01

SHEET 3 OF 3

6-61
3083