STEINFELD WEST

PLAT BOOK _____ PAGE 40

B 138

A REPLAT OF PARCEL 1 OF PARTITION PLAT 2006-028 SITUATED IN THE SE 1/4 OF SECTION 12, T. 3 N., R. 2 W., W.M.
CITY OF SCAPPOOSE COLUMBIA COUNTY OREGON

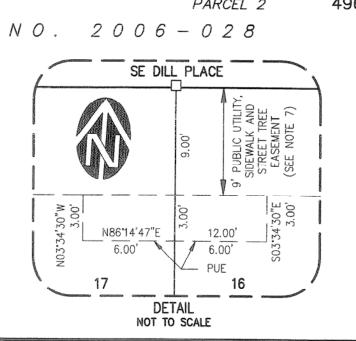


O SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS"

SCALE: 1'' = 30'

- SET 5/8" x 30" IRON ROD WITH ALUMINUM CAP MARKED "WESTLAKE CONSULTANTS"
- ☐ 1-1/8" COPPER DISK MARKED "WESTLAKE CONSULTANTS" SET AS WITNESS CORNER ON 0.60' OFFSET ON LOT LINE EXTENSION
- △ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED "WESTLAKE CONSULTANTS" IN MONUMENT BOX
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS" PER PP 2005-14
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS" PER PP 2006-28
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "WESTLAKE CONSULTANTS" PER PP 2006-28
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS" IN MONUMENT BOX PER PP 2006-28
- PP PARTITION PLAT
- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT PSE PUBLIC SIDEWALK EASEMENT
- STE STREET TREE EASEMENT

		BURL	30,				181.00'		_		
			1,-			S86	°14'47"	'W	PAR	PCEL 3	7
								THE STATE OF THE S	P	ARTIT	TION
	4 5 TO A										
	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
CURVE C1	RADIUS 15.00	DELTA 90°10'43"	23.61	BEARING N48'39'52"W	LENGTH 21.25	C12	RADIUS 14.00	DELTA 90'10'43"	LENGTH 22.03		
CURVE C1 C2	RADIUS 15.00 7.00	DELTA 90°10'43" 89°49'17"	23.61 10.97	BEARING N48*39'52"W S41*20'08"W	21.25 9.88					BEARING	LENGTH
CURVE C1 C2 C3	RADIUS 15.00 7.00 9.00	DELTA 90°10'43" 89°49'17" 90°10'43"	23.61 10.97 14.17	BEARING N48'39'52"W S41'20'08"W N48'39'52"W	21.25 9.88 12.75	C12 C13 C14	14.00 19.00 620.00	90°10'43" 89°49'17" 6°59'23"	22.03 29.79 75.64	BEARING S48*39'52"E	LENGTH 19.83
CURVE C1 C2 C3 C4	RADIUS 15.00 7.00 9.00 9.00	DELTA 90°10'43" 89°49'17" 90°10'43" 89°49'17"	23.61 10.97 14.17 14.11	BEARING N48'39'52"W S41'20'08"W N48'39'52"W S41'20'08"W	21.25 9.88 12.75 12.71	C12 C13 C14 C15	14.00 19.00 620.00 15.00	90°10'43" 89°49'17"	22.03 29.79	BEARING S48*39'52"E S41*20'08"W	19.83 26.83
CURVE C1 C2 C3 C4 C5	RADIUS 15.00 7.00 9.00 9.00 7.00	DELTA 90°10'43" 89°49'17" 90°10'43" 89°49'17" 90°10'43"	23.61 10.97 14.17 14.11 11.02	BEARING N48'39'52"W S41'20'08"W N48'39'52"W S41'20'08"W N48'39'52"W	21.25 9.88 12.75 12.71 9.91	C12 C13 C14 C15 C16	14.00 19.00 620.00 15.00 230.00	90°10'43" 89°49'17" 6°59'23" 88°29'36" 3°12'40"	22.03 29.79 75.64 23.17 12.89	BEARING S48'39'52"E S41'20'08"W N02'34'01"E N50'18'31"E N87'03'01"W	19.83 26.83 75.59
CURVE C1 C2 C3 C4 C5 C6	RADIUS 15.00 7.00 9.00 9.00 7.00 15.00	DELTA 90'10'43" 89'49'17" 90'10'43" 89'49'17" 90'10'43" 89'49'17"	23.61 10.97 14.17 14.11 11.02 23.52	BEARING N48'39'52"W S41'20'08"W N48'39'52"W S41'20'08"W N48'39'52"W S41'20'08"W	21.25 9.88 12.75 12.71 9.91 21.18	C12 C13 C14 C15 C16 C17	14.00 19.00 620.00 15.00 230.00	90°10'43" 89°49'17" 6°59'23" 88°29'36" 3°12'40" 5°05'52"	22.03 29.79 75.64 23.17 12.89 20.46	BEARING S48*39'52"E S41*20'08"W N02*34'01"E N50*18'31"E	19.83 26.83 75.59 20.93 12.89 20.46
CURVE C1 C2 C3 C4 C5 C6 C7	RADIUS 15.00 7.00 9.00 9.00 7.00 15.00	DELTA 90'10'43" 89'49'17" 90'10'43" 89'49'17" 90'10'43" 89'49'17" 90'06'49"	23.61 10.97 14.17 14.11 11.02 23.52 23.59	BEARING N48'39'52"W S41'20'08"W N48'39'52"W S41'20'08"W N48'39'52"W S41'20'08"W N48'41'49"W	21.25 9.88 12.75 12.71 9.91 21.18 21.23	C12 C13 C14 C15 C16 C17 C18	14.00 19.00 620.00 15.00 230.00 230.00 650.00	90'10'43" 89'49'17" 6'59'23" 88'29'36" 3'12'40" 5'05'52" 1'15'32"	22.03 29.79 75.64 23.17 12.89 20.46 14.28	BEARING S48'39'52"E S41'20'08"W N02'34'01"E N50'18'31"E N87'03'01"W	19.83 26.83 75.59 20.93 12.89
CURVE C1 C2 C3 C4 C5 C6 C7 C8	RADIUS 15.00 7.00 9.00 9.00 7.00 15.00 15.00 14.00	DELTA 90'10'43" 89'49'17" 90'10'43" 89'49'17" 90'10'43" 89'49'17" 90'06'49" 90'10'43"	23.61 10.97 14.17 14.11 11.02 23.52 23.59 22.03	BEARING N48*39'52"W S41*20'08"W N48*39'52"W S41*20'08"W N48*39'52"W S41*20'08"W N48*41'49"W S48*39'52"E	21.25 9.88 12.75 12.71 9.91 21.18 21.23 19.83	C12 C13 C14 C15 C16 C17 C18	14.00 19.00 620.00 15.00 230.00 650.00 650.00	90'10'43" 89'49'17" 6'59'23" 88'29'36" 3'12'40" 5'05'52" 1'15'32" 2'17'39"	22.03 29.79 75.64 23.17 12.89 20.46 14.28 26.03	BEARING S48*39'52"E S41*20'08"W N02*34'01"E N50*18'31"E N87*03'01"W S88*47'43"W	19.83 26.83 75.59 20.93 12.89 20.46
CURVE C1 C2 C3 C4 C5 C6 C7 C8 C9	RADIUS 15.00 7.00 9.00 9.00 7.00 15.00 15.00 14.00 14.00	DELTA 90'10'43" 89'49'17" 90'10'43" 89'49'17" 90'10'43" 89'49'17" 90'06'49" 90'10'43" 89'49'17"	23.61 10.97 14.17 14.11 11.02 23.52 23.59 22.03 21.95	BEARING N48'39'52"W S41'20'08"W N48'39'52"W S41'20'08"W N48'39'52"W S41'20'08"W N48'41'49"W S48'39'52"E N41'20'08"E	21.25 9.88 12.75 12.71 9.91 21.18 21.23 19.83 19.77	C12 C13 C14 C15 C16 C17 C18 C19	14.00 19.00 620.00 15.00 230.00 650.00 650.00 620.00	90'10'43" 89'49'17" 6'59'23" 88'29'36" 3'12'40" 5'05'52" 1'15'32" 2'17'39" 5'33'25"	22.03 29.79 75.64 23.17 12.89 20.46 14.28 26.03 60.13	BEARING S48'39'52"E S41'20'08"W N02'34'01"E N50'18'31"E N87'03'01"W S88'47'43"W N03'00'39"W	19.83 26.83 75.59 20.93 12.89 20.46 14.28
CURVE C1 C2 C3 C4 C5 C6 C7 C8	RADIUS 15.00 7.00 9.00 9.00 7.00 15.00 15.00 14.00	DELTA 90'10'43" 89'49'17" 90'10'43" 89'49'17" 90'10'43" 89'49'17" 90'06'49" 90'10'43"	23.61 10.97 14.17 14.11 11.02 23.52 23.59 22.03	BEARING N48*39'52"W S41*20'08"W N48*39'52"W S41*20'08"W N48*39'52"W S41*20'08"W N48*41'49"W S48*39'52"E	21.25 9.88 12.75 12.71 9.91 21.18 21.23 19.83	C12 C13 C14 C15 C16 C17 C18	14.00 19.00 620.00 15.00 230.00 650.00 650.00	90'10'43" 89'49'17" 6'59'23" 88'29'36" 3'12'40" 5'05'52" 1'15'32" 2'17'39"	22.03 29.79 75.64 23.17 12.89 20.46 14.28 26.03	BEARING S48'39'52"E S41'20'08"W N02'34'01"E N50'18'31"E N87'03'01"W S88'47'43"W N03'00'39"W N01'14'03"W	19.83 26.83 75.59 20.93 12.89 20.46 14.28 26.03



JOHN P. TACCHINI 2267

06-30-08 RENEWAL DATE AND EXACT COPY OF THE ORIGINAL PLAT JOHN P. TACCHINI PLS 2267

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

(503) 684-0652 1959-01(B)

7-40

SHEET 1 OF 2

7-40 10F2

10F2

	VACAT	TED 7/7/08 ORD NO. 801 NO. FO8-007/82 // Q. Wood	-08/2	CITY OF	SCAPP		COLUM E 28, 20		JNTY, (DREGON						I	1
	15,	/-/-/-/-/-/-	//	_/_/				^ _						<u>,</u> 5		-	
	,727	4' PUE/PSE/STE (SEE NOTE 6)		N86°14'47"		4' PUE/ (SEE N	PSE/STE IOTE, 6)	27.00,	ELM STR	EET 520.36'	— 4' PU (SEE	E/PSE/STE NOTE 6)		2 4' PUE/P			
ı	29.00,	74.95' — — — — 30.05' 22 2,560 SF L=23.61'	1 9	C2 L=10.97'	— — — 97.20° — 1 3,368 SF N86°14'47"		C3 , 26 , 27 , 26 , 27 , 27 , 27 , 27 , 27) o	, -21.0	69. C4 L=14.11' 6 2,522 N86*14	C5 L=11.02 2 SF	22.02'	29.95'		C7 /	45.03' ANY ANY ANY ANY ANY ANY ANY ANY	90.72,
AD)	5, 27.00'	23 2,430 SF N86°14'47"E	105.00	O (SEE NOTE 4)	113.21' 2 3,170 SF N86'14'47" 113.21	(SEE NO	.)	2ND STREE N03'34'30"W_ 105.00'	10	' PUE/STE 85.0 (TYP.) SEE NOTE 4) 5 2,380 N8614	AND SIGNAGE SF EASEMENT	28.00'- L_PLACE		(SEE NOTE 5)	88.19' 8 00 2,470 SF % N86°14'47"E	PUBLIC RIGHT-OF-WAY EDICATED PER THIS PLAT	24"E
& S. RAILROAD) 265.00'	7.00° 22.00	24 1,980 SF N86°14'47"E 90.00' 25 2,430 SF	204.6	C12 L=22.03'	3 3,567 SF — — — - 91.19	L='	C11. 12.54'	SE	14.95	85.0 4 10 2,616 =26.76'	SF C9 ¬ L=21.95	-I WI	N03'34'30"W	2,781 SF	(TYP.) (SEE NOTE 9) 0.3, PUE 3, PUE 1	STREET	S03°38'2
σ.	\rightarrow	N8674'47"E 90.00'			155.2	i'		0' OFFSET 5'34'30"E		127.00'				133.1	15,	C18 L=14.28'	
(S. EARINGS]	27.00	26 2,430 SF N86'14'47"E)	13.06'	30.00'	30.00'	30.00′	N86°14'47"E	30.00'	SE DILL	PLACE 30.00'	415.33 30.00'		30.00'	37.80'	C19 -	DIOM 5
AD ASIS OF B	22.00,	90.00' 27 1,980 SF N86'14'47"E	4.30.w	C13 L=29.79'				SEE DETAIL HEREON	PUE/PSE/STE (SEE NOTE 7)							S.E. 3RD	PICKLE PLACE
N RAILROAD		90.00' 28 1,980 SF N8614'47"E	99.95	2,643 SE 00.00 %".00.38 %".00.34.30.00 %".00.334.30 %".00	20 SF 2,550 SF 2,550 SF	19 8 2,550 SF	N03'34'30"W 5'22'34'30"W 5'200'3'8	W.05,45.20 45.20 25,000,28 25,000,28	3'34'30"W 9' PUE/P' (SEE N	N03'34'30"W 2'22 2'22 2'22 2'22 3'20"	M.3334,30,"W 14 2,550 SF 85.00'	W.05.45.20N 2,550 SF	W.35.34,30"W 15 5'220 22 85.00'	W.05, 45.50 11 85.91	M _{202.34,30} , M		Δ=15°15°32° ′, 172.60°
NORTHERN N03°34'30"	,00	90.00° 9° PUE/PSE/STE 29 (SEE NOTE 3) 8 2,610 SF 8 7 15.00°	, 15 00°						16 2,550 SF					L=20.46'7 C17 7-9.56'	L=23.17'- C16 C15 L=12.89'		3°59'22"W,
-		3' PUE (SEE NOTE 7))' <u> 15.00</u> ' ·		3' PUE -		30.00' \86'14'47"E	431.	- <u>- 30.00'</u> 56'	<u> </u>	<u> </u>	30.00' —				PER TH	.H=S03
BURLINGTON	30,	(SEE NOTE 7)			(SEE NOTE 7)		(S	TRACT A SEE NOTE 2, SHEE 25,899 SF	IT 2)					3' PUE/ (TYP. (SEE NOT	/STE OS	DEDICATED PER 1	
ω	30,						(FUTUR	E STREET RIGHT-	OF-WAY)						- // 30°	30	, [
ĺ		181.00'			~					3	315.86'				31.11'	N11'	'37'08"E
	T	S86°14'47"W	1	PARCEL 3	Tich	5 / ^ =			PARCEL .	the state of the s	5.86'					3.38	/
.E	I		Į.	PARII	IION	PLAT	NO.	2 0 0 6 SE DIL	L PLACE	$\overline{}$			STERED SSIONAL URVEYOR		,		
ELTA L 10'43" 49'17"		N48*39'52"W 21.25 C12 14.00 90	0'10'43" 2	CHORD BEARING 2.03 S48*39'52" 9.79 S41*20'08"	E 19.83		CAMPINE CONTRACTOR		9.00' PUBLIC UTILITY SIDEWALK AND	SASE INEE EASEMENT (SEE NOTE 7)	/	The same of the sa	GON 15, 1987 TACCHINI			4/13/6 9/18/ 7-4	07

A REPLAT OF PARCEL 1 OF PARTITION PLAT 2006-028
SITUATED IN THE SE 1/4 OF SECTION 12, T. 3 N., R. 2 W., W.M.
CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON
JUNE 28, 2007

CITY OF SCAPPOOSE APPROVALS	
APPROVED THIS 30th DAY OF August , 2007 CITY OF SCAPPOOSE, CITY ENGINEER	
BY:	
APPROVED THIS 22 nd DAY OF August, 2007 CITY OF SCAPPOOSE, CITY PLANNER BY: Brian Varricchione	
APPROVED THIS 5th DAY OF September, 2007 CITY OF SCAPPOOSE, CITY MANAGER	
	-
COLUMBIA COUNTY APPROVALS	
APPROVED THIS 12 DAY OF SEPTEMBER 2007 COLUMBIA COUNTY SURVEYOR BY:	-
APPROVED THIS DAY OF	-
BY: De Consission	-
APPROVED THIS 3 DAY OF September 2007 COLUMBIA COUNTY ASSESSOR	
Br: Andreas hereit	-
ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PEO.R.S. 92.095 HAVE BEEN PAID AS OF	
DIRECTOR, DIVISION OF ASSESSMENT & TAXATION,	COUNTY COM
DEPUTY DEPUTY	
STATE OF OREGON	A COUNTY OF STREET
COUNTY OF COLUMBIA S.S.	September 1
THE 187 DAY OF September, 20 07 AT 1:35 NO. 2007-12039 AND RECORDED IN PLAT BOOK 7 RECORDS OF COLUMBIA COUNTY.	O'CLOCKM., AS FEE

BY Deshie Klug, Deputy

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CAFFALL CONSTRUCTION CO. INC., AN OREGON CORPORATION, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP OF "STEINFELD WEST" 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.

CAFFALL CONSTRUCTION CO. INC.

BY:

RICHARD S. CAFFALL PRESIDENT

ACKNOWLEDGMENT

COUNTY OF Washing ton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF PLAGES 1. 20 07, BY RICHARD S. CAFFALL WHO IS PRESIDENT OF CAFFALL CONSTRUCTION CO., INC. AN OREGON CORPORATION, ON BEHALF OF THE COMPANY.

NOTARY SIGNATURE

Kimberly A. Bodley

NOTARY PUBLIC OREGON

COMMISSION NO. 408479

MY COMMISSION EXPIRES July 18,201

NOTES

- 1. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS FEE NO. 2007-0 12044 , COLUMBIA COUNTY DEED RECORDS.
- 2. TRACT A IS RESERVED FOR A FUTURE STREET EXPANSION AND SHALL BE OWNED BY THE CITY OF SCAPPOOSE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 3. LOTS 22 THROUGH 29 ARE SUBJECT TO A NINE (9) FOOT WIDE PUBLIC UTILITY, STREET TREE AND SIDEWALK EASEMENT ALONG THEIR EASTERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE.
- 4. LOTS 1 THROUGH 6 ARE SUBJECT TO A THREE (3) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THEIR SE 2ND STREET, SE CABBAGE LANE AND SE EIFALL PLACE FRONTAGE FOR THE BENEFIT OF THE CITY OF SCAPPOOSE.
- 5. LOTS 7 THROUGH 9 ARE SUBJECT TO A NINE (9) FOOT WIDE PUBLIC UTILITY, STREET TREE AND SIDEWALK EASEMENT ALONG THEIR WESTERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE
- 6. LOTS 1, 6, 7 AND 22 ARE SUBJECT TO A FOUR (4) FOOT WIDE PUBLIC UTILITY, STREET TREE AND SIDEWALK EASEMENT ALONG THEIR NORTHERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE. THE EXISTING EIGHT (8) FOOT WIDE EASEMENT AS SHOWN IN PP 2006-28 SHALL BE VACATED THROUGH SAID LOTS WITH THIS PLAT PER O.R.S. 92.185.4.
- 7. LOTS 10 THROUGH 21 ARE SUBJECT TO A NINE (9) FOOT WIDE PUBLIC UTILITY, STREET TREE AND SIDEWALK EASEMENT ALONG THEIR NORTHERLY LINES AND A THREE (3) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THEIR SOUTHERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE. SAID THREE (3) FOOT WIDE PUBLIC UTILITY EASEMENT SHALL ALSO AFFECT THE SOUTHERLY THREE (3) FEET OF LOT 29.
- 8. LOTS 4 THROUGH 6 ARE SUBJECT TO A THREE (3) FOOT WIDE PUBLIC UTILITY, STREET TREE AND SIGNAGE EASEMENT ALONG THEIR EASTERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE.
- 9. LOTS 7 THROUGH 10 AND TRACT "A" ARE SUBJECT TO A THREE (3) FOOT WIDE PUBLIC UTILITY AND STREET TREE EASEMENT ALONG THEIR EASTERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE.
- 10. A Subdivision Consent Affidavit by Benner Bank has been recorded as Fee 110. 2007-012042. Glumbia County Records.
- 11. A Subdivision consent Affidavit by fiving stone Partner ship has been recorded as Fee No. 2007-012043 , colombia County Records.

SURVEYOR'S CERTIFICATE

I, JOHN P. TACCHINI, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ANNEXED MAP OF "STEINFELD WEST", THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT NO. 2006-028, 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:

BEGINNING AT THE INITIAL POINT, BEING THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2006-028 AND THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ELM STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD, SAID POINT BEING MARKED WITH A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS INC."; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 86"14'47" EAST, A DISTANCE OF 520.36 FEET TO A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS INC." AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 03'38'24" EAST, A DISTANCE OF 90.72 FEET TO A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS INC."; THENCE CONTINUING ALONG SAID EASTERLY LINE, 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 SOUTH 03"59'22" WEST AND A CHORD LENGTH OF 172.60 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 11'37'08" WEST, A DISTANCE OF 3.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS INC."; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, SOUTH 86"4'47" WEST, A DISTANCE OF 496.86 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS INC." AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 1, ON THE EASTERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD; THENCE ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 03"34'30" WEST, A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.14 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 1 OF PARTITION PLAT NUMBER 2006-028, SURVEY RECORDS OF COLUMBIA COUNTY, OREGON. THE INTERIOR LINES WERE ESTABLISHED AS DIRECTED BY THE OWNER AND IN ACCORDANCE WITH CITY OF SCAPPOOSE PLANNING DEPARTMENT CASE FILE NUMBER CPA1-05/ZC2-05/SB7-05. THE EXTERIOR LINES WERE ESTABLISHED PER COLUMBIA COUNTY PARTITION PLAT NUMBER 2006-028 AND HOLDING MONUMENTS AS FOUND AND SHOWN. THE BASIS OF BEARING IS BETWEEN FOUND MONUMENTS AS SHOWN ALONG THE WEST LINE, HOLDING THE RECORD BEARING OF NORTH 03°34'30" WEST, FROM SAID PARTITION PLAT.



06-30-08 RENEWAL DATE

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

1959-01(B)

SHEET 2 OF 2