

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

05/20/98

INIT DATE:03/23/1998 ALSO SEE NO.1998.15 NO.:1998.14

HOW INITIALLY RECEIVED:LETTER FROM CITY OF ST HELENS
AFFECTED DISTRICT NAME:CITY OF ST HELENS
DISTRICT ORD. #:2769 EFFECTIVE DATE:
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:DENIED 4/21/98, THE MAP & THE DESCRIPTION
WERE NOT THE SAME.

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION
REMARKS:

F48-03684

D.O.R. APPROVED YES NO.:5-183-98 DATE:04/30/1998

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08
TO:02-11
FROM:
TO:

TOWNSHIPS:	AFFECTED AREA: RANGES:	SECTIONS:
4	1	5-033 PART 701
4	1	5-033 PART 1701

LIST UTILITY, PERS. PROP. MH & BUSINESS ACCT #'S, IF NONE, STATE NONE:

***** DATE COMPLETED:05/22/1998 *****

REMARKS:

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

05/20/98

NO:1998.14 PAGE 1

DISTRICT NAME: CITY OF ST HELENS

TYPE OF ACTION : ANNEXATION

EFFECTIVE DATE:

DIST. ORD. #: 2769

RECORDED:

----- LEGAL DESCRIPTION -----

Parcel 1:

A tract of land in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Parcel 2 of Partition Plat 1996-23 as per Plat on file and of record in the Clerk's Office of Columbia County, Oregon. Excepting therefrom, the Northerly 100 feet more or less which falls within the current boundaries of the City Limits of the City of St. Helens, Oregon.

Parcel 2:

A tract of land in the Southwest quarter of Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of the LB Land Inc Tract as described in Instrument No. 96-00787, Clerk's Records of Columbia County, Oregon, said point being called South 754.30 feet and East 1,193.82 feet from the Northwest corner of the John McNulty Donation Land Claim; thence along the boundaries of said LB Land Inc Tract the following courses; South 04° 11' 22" West a distance of 243.85 feet; thence South 85°48'55" East a distance of 114.99 feet; thence South 36°33'11" East a distance of 133.14 feet; thence North 53°26'49" East a distance of 77.78 feet; thence South 36°33'11" East a distance of 262.21 feet; thence North 53°26'49" East a distance of 159.63 feet; thence North 36°33'11" West a distance of 262.24 feet; thence leaving the boundary of said LB Land Inc Tract, continuing North 36°33'11" West a distance of 17.13 feet; thence along the arc of a 150.00 foot radius curve to the left (the long chord bears North 59°51'13" West 118.67 feet) an arc length of 122.00 feet; thence North 83°09'14" West a distance of 33.78 feet to an angle point on the boundary of said LB Land Inc Tract; thence along the boundaries of said LB Land Inc Tract North 04°15'09" East a distance of 117.46 feet; thence North 85°04'54" West a distance of 227.77 feet to the point of beginning.

2-88
4-1-8-3-3
701

CANCEL & COMB W/ TL701 CODE 2-11

1701 MAKE A TL701 CODE 2-11 AGCT W/

121,526# = 2.80AC

JV 23862 & 23863

1998.14

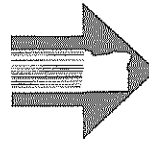
✓
COMPLETE
5/22/98

3.39
2.80

2.59

Notice to Taxing Districts

ORS 308.225



Oregon Department of Revenue
 Cartographic Unit
 955 Center St. NE
 Salem, OR 97310
 (503) 945-8297, fax 945-8737

RECEIVED ON
 MAY 11 1998
 COLUMBIA COUNTY Assessor

City of St. Helens
 Finance Director
 265 Strand St.
 St. Helens, OR 97051

Description and Map Approved
April 30, 1998
 As Per ORS 308.225

☒ Description ☒ Map received from: CITY
 On: 3/23/98, 4/30/98

This is to notify you that your boundary change in Columbia County for

ANNEX TO THE CITY OF ST. HELENS.

ORDINANCE # 2769

has been: ☒ Approved 4/30/98
 ☐ Disapproved

Notes:

THIS ANNEX WAS REVIEWED AND FOUND TO BE CORRECT.

Department of Revenue File Number: 5-183-98

Prepared by: Mike Hughes, 503 945-8287

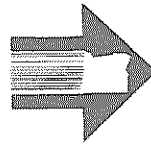
Boundary: ☒ Change ☐ Proposed Change ☐ Planned Change

The change is for:

- ☐ Formation of a new district
- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge

Notice to Taxing Districts

ORS 308.225



Oregon Department of Revenue
Cartographic Unit
955 Center St. NE
Salem, OR 97310
(503) 945-8297, fax 945-8737

RECEIVED ON

APR 21 1998

COLUMBIA COUNTY ASSESSOR

City of St. Helens
Finance Director
265 Strand St.
St. Helens, OR 97051

☒ Description ☒ Map received from: CITY
On: 3/23/98

This is to notify you that your boundary change in Columbia County for

ANNEX TO THE CITY OF ST. HELENS.

ORDINANCE # 2769

has been: ☐ Approved
 ☒ Disapproved

Notes:

THE MAP AND THE DESCRIPTION ARE NOT THE SAME.

Department of Revenue File Number: 5-183-98

Prepared by: Mike Hughes, 503 945-8287

Boundary: ☒ Change ☐ Proposed Change ☐ Planned Change

The change is for:

- ☐ Formation of a new district
- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge

1998.14 2769
15 2770

City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon
97051

March 20, 1998

RECEIVED ON

MAR 23 1998

COLUMBIA COUNTY ASSESSOR

Columbia County Assessor
Columbia County Courthouse
St. Helens, OR 97051

Re: Recent Annexations to the City of St. Helens

Gentlemen:

Enclosed please find copies of Ordinance Nos. 2769 and 2770, including maps, for recent annexations to the City of St. Helens. These ordinances become effective on April 17, 1998.

If you have any questions or if I can be of any further assistance, please call.

Sincerely yours,



Brian Little
City Administrator

BL jb

Enclosures

2-08 4-1-5-3-3 701
1701-ft
After recording return to:

City of St. Helens
PO Box 278
St. Helens, OR 97051

ORDINANCE NO. 2769

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY BETWEEN COLUMBIA BOULEVARD AND SYKES ROAD TO THE CITY OF ST. HELENS.

WHEREAS, applicants L.B. Land, Inc. and James/Roseltha Partnership, L.P. have submitted requests to annex to the City of St. Helens that certain property described as follows, to-wit:

Parcel 1:

A tract of land in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Parcel 2 of Partition Plat No. 1996-23 as per Plat on file and of record in the Clerk's Office of Columbia County, Oregon. Excepting therefrom, the Northerly 100 feet more or less which falls within the current boundaries of the City Limits of the City of St. Helens, Oregon.

Parcel 2:

A tract of land in the Southwest quarter of Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of the L.B. Land, Inc. Tract as described in Instrument No. 96-00787, Clerk's Records of Columbia County, Oregon, said point being called South 754.30 feet and East 1,193.82 feet from the Northwest corner of the John McNulty Donation Land Claim; thence along the boundaries of said L.B. Land, Inc. Tract the following courses; South 04°11'22" West a distance of 243.85 feet; thence South 85°48'55" East a distance of 114.99 feet; thence South 36°33'11" East a distance of 133.14 feet; thence North 53°26'49" East a distance of 77.78 feet; thence South 36°33'11" East a distance of 262.21 feet; thence North 53°26'49" East a distance of 159.63 feet; thence North 36°33'11" West a distance of 262.24 feet; thence, leaving the boundary of said L.B. Land, Inc. Tract, continuing North 36°33'11" West a distance of 17.13 feet; thence along the arc of a 150.00 foot radius curve to the left (the long chord bears North 59°51'13" West 118.67 feet) an arc length of 122.00 feet; thence North 83°09'14" West a distance of 33.78 feet to an angle point on the boundary of said L.B. Land, Inc. Tract;

thence along the boundaries of said L.B. Land, Inc. Tract North 04°15'09" East a distance of 117.46 feet; thence North 85°04'54" West a distance of 227.77 feet to the point of beginning.

WHEREAS, the applicants have consented in writing to the proposed annexation; and

WHEREAS, the applicants constitute (1) all the owners of the property to be annexed, and (2) more than half of the owners of the property to be annexed own more than half of such property representing more than half of the assessed value pursuant to ORS 222.170(1); and

WHEREAS, the City Council must designate the zoning for the property upon annexation; and

WHEREAS, appropriate notice has been given and a public hearing was held February 18, 1998, on the annexation proposal; and

WHEREAS, the Council has considered findings of compliance with criteria and law applicable to the proposal.

NOW THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:


Section 1. The property described above is hereby annexed to the City of St. Helens.


Section 2. The St. Helens Zoning Ordinance Map is hereby amended to reflect the property is zoned as R-7, Moderate Residential.

Section 3. In support of the above annexation and zoning, the Council hereby adopts the Jackson Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated March 18, 1998.

Read the first time:	March 4, 1998
Read the second time:	March 4, 1998
Read the third time and passed:	March 18, 1998
Approved by the Mayor:	March 18, 1998

Attested by:


Brian D. Little, City Recorder


Donald L. Kallberg, Mayor


ORDINANCE NO. 2769 - 2

jb4732

STATE OF OREGON)
County of Columbia,) ss.
City of St. Helens,)

I, Brian D. Little, City Recorder of the above named City, County, and State, do hereby certify that the foregoing copy of Ordinance No. 2769 has been by me compared with the original, and that it is a correct transcript therefore, and of the whole of such original ordinance as the same appears on file in my office and in my care and custody.

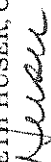
IN TESTIMONY WHEREOF, I have hereunto set my hand this 20th day of March, 1998.


City Recorder

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

03684 '98 APR -7 P3:50



ELIZABETH HUSER, County Clerk
By:  Deputy
Receipt # 0870 # of Pages 2
FEES \$ 10.00

93 11051	33,889.24	0.00	0.00
92 10851	23,615.28	0.00	0.00

16425.89

- END - END - END -

ROBERT JACKSON 366-3710

02-08 2 4105-033-01701 05-19-98 10:19
 OWNER - L B LAND INC
 PO BOX 250 COLUMBIA CITY OR97018

MA 6 NEIGHBORHOOD 61 PROP CLASS 400
 ZONING R10 YR APPRAISED 93 APPRAISER JG
 INST DATE PRICE INST NO
 01-17-96 94,000 F96-00787

- END - END - END -

ANNEX OF ^D 121,526.44# = 2.80 AC.

ORDINANCE NO. 2769

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY BETWEEN COLUMBIA BOULEVARD AND SYKES ROAD TO THE CITY OF ST. HELENS.

WHEREAS, applicants L.B. Land, Inc. and James/Roseltha Partnership, L.P. have submitted requests to annex to the City of St. Helens that certain property described as follows, to-wit:

4105-033-701 ptm
Parcel 1:

A tract of land in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Parcel 2 of Partition Plat No. 1996-23 as per Plat on file and of record in the Clerk's Office of Columbia County, Oregon. Excepting therefrom, the Northerly 100 feet more or less which falls within the current boundaries of the City Limits of the City of St. Helens, Oregon.

Parcel 2: (*PART 1701*) *4105-033-1701 ptm*

A tract of land in the Southwest quarter of Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of the L.B. Land, Inc. Tract as described in Instrument No. 96-00787, Clerk's Records of Columbia County, Oregon, said point being called South 754.30 feet and East 1,193.82 feet from the Northwest corner of the John McNulty Donation Land Claim; thence along the boundaries of said L.B. Land, Inc. Tract the following courses; South 04°11'22" West a distance of 243.85 feet; thence South 85°48'55" East a distance of 114.99¹⁵ feet; thence South 36°33'11" East a distance of 133.14¹² feet; thence North 53°26'49" East a distance of 77.78^{72.49} feet; thence South 36°33'11" East a distance of 262.21²⁵ feet; thence North 53°26'49" East a distance of 159.63¹⁶⁰ feet; thence North 36°33'11" West a distance of 262.24 feet; thence, leaving the boundary of said L.B. Land, Inc. Tract, continuing North 36°33'11" West a distance of 17.13 feet; thence along the arc of a 150.00 foot radius curve to the left (the long chord bears North 59°51'13" West 118.67 feet) an arc length of 122.00 feet; thence North 83°09'14" West a distance of 33.78 feet to an angle point on the boundary of said L.B. Land, Inc. Tract;

ptm

N 84° 22' 5.28" W
230.3190'

thence along the boundaries of said L.B. Land, Inc. Tract North 04°15'09" East a distance of 117.46 feet; thence North 85°04'54" West a distance of 227.77 feet to the point of beginning.

WHEREAS, the applicants have consented in writing to the proposed annexation; and

WHEREAS, the applicants constitute (1) all the owners of the property to be annexed, and (2) more than half of the owners of the property to be annexed own more than half of such property representing more than half of the assessed value pursuant to ORS 222.170(1); and

WHEREAS, the City Council must designate the zoning for the property upon annexation; and

WHEREAS, appropriate notice has been given and a public hearing was held February 18, 1998, on the annexation proposal; and

WHEREAS, the Council has considered findings of compliance with criteria and law applicable to the proposal.

NOW THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:

Section 1. The property described above is hereby annexed to the City of St. Helens.

Section 2. The St. Helens Zoning Ordinance Map is hereby amended to reflect the property is zoned as R-7, Moderate Residential.

Section 3. In support of the above annexation and zoning, the Council hereby adopts the Jackson Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated March 18, 1998.

Read the first time:	March 4, 1998
Read the second time:	March 4, 1998
Read the third time and passed:	March 18, 1998
Approved by the Mayor:	March 18, 1998

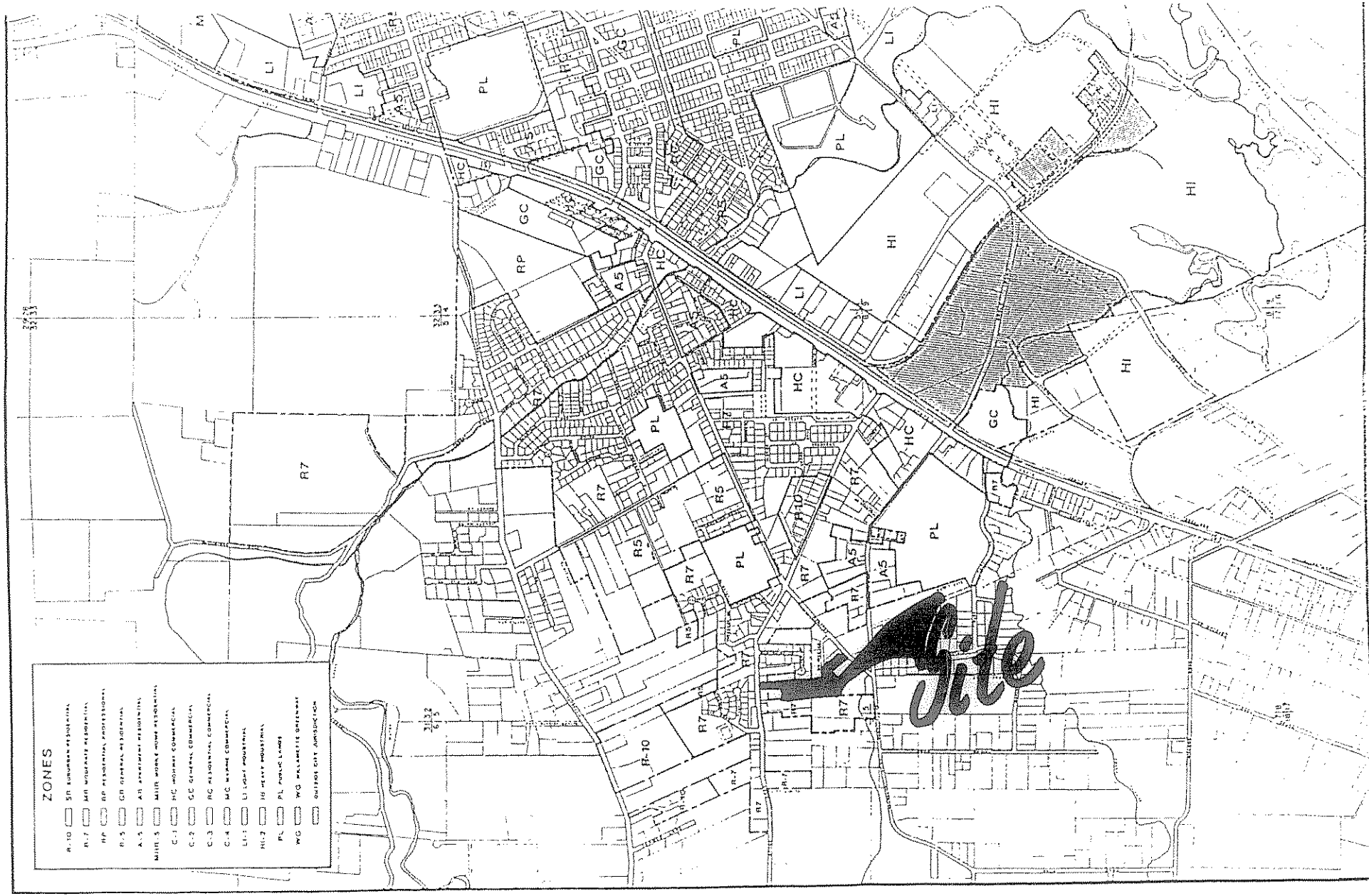
Attested by:


Brian D. Little, City Recorder


Donald L. Kallberg, Mayor



* SEE ATTACHED REVISED MAP



THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY

Scale: 1" = 100'

Current Revision Date: 2 / 6 / 98 C

CITY OF ST. HELENS

SEE MAP 4 1 5 3 2

P. R. NO. 1993-14

SYKES

ROAD

13 14 15 16
CONTRY
D

ARCHER DRIVE

2-08

BACHELOR

GRE

C. N. GABLE

TO: DAVE REYNOLDS LAND SURVEYING, INC
FX: 503-397-5518

FROM: JOE FLORI, COLUMBIA COUNTY ASSESSORS OFFICE
FX: 503-397-5153

RE: CLOSURE OF LEGAL IN CITY OF ST. HELENS ANNEXATION ORDINANCE No. 2769
PARCEL 2. L. B. LAND PORTION

DATE: MAY 20, 1998

PAGES: 3 INCLUDING THIS PAGE.

DAVE, IF YOU HAVE NOT YET TAKEN YOUR FAMILY TO SEE "IMPACT" AT THE COLUMBIA THEATRE, YOU GUYS ARE REALLY MISSING A GREAT MOVIE. I DO NOT KNOW ABOUT THE STORY LINE, BUT THE GRAPHICS WILL MAKE YOU GO AGAIN.

ENCLOSED IS A COPY OF MY CO-ORDINATES FOR THE REFERENCED LEGAL. PLEASE NOTE, AUTOCAD's "X" CO-ORDINATES ARE EASTINGS, AND OF COURSE THE "Y" CO-ORDINATES ARE THE NORTHINGS. MY CO-ORDINATES SHOW YOUR END POINT TO BE 2.2759 FEET EAST AND 3.0746 FEET SOUTH. PLEASE LET ME KNOW WHAT YOU FIND.

LINE Layer: TEMP
 Space: Model space
 Handle = A06C
 from point, X=7603578.7844 Y=810430.3281 Z= 0.0000
 to point, X=7603560.9701 Y=810187.1297 Z= 0.0000
 Length = 243.8500, Angle in XY Plane = S 4d11'22.00" W
 Delta X = -17.8143, Delta Y = -243.1984, Delta Z = 0.0000

LINE Layer: TEMP
 Space: Model space
 Handle = A06D
 from point, X=7603560.9701 Y=810187.1297 Z= 0.0000
 to point, X=7603675.6535 Y=810178.7386 Z= 0.0000
 Length = 114.9900, Angle in XY Plane = S 85d48'55.00" E
 Delta X = 114.6834, Delta Y = -8.3911, Delta Z = 0.0000

LINE Layer: TEMP
 Space: Model space
 Handle = A06E
 from point, X=7603675.6535 Y=810178.7386 Z= 0.0000
 to point, X=7603754.9473 Y=810071.7865 Z= 0.0000
 Length = 133.1400, Angle in XY Plane = S 36d33'11.00" E
 Press ENTER to continue:
 Delta X = 79.2938, Delta Y = -106.9521, Delta Z = 0.0000

LINE Layer: TEMP
 Space: Model space
 Handle = A06F
 from point, X=7603754.9473 Y=810071.7865 Z= 0.0000
 to point, X=7603817.4284 Y=810118.1097 Z= 0.0000
 Length = 77.7800, Angle in XY Plane = N 53d26'49.00" E
 Delta X = 62.4811, Delta Y = 46.3232, Delta Z = 0.0000

LINE Layer: TEMP
 Space: Model space
 Handle = A070
 from point, X=7603817.4284 Y=810118.1097 Z= 0.0000
 to point, X=7603973.5920 Y=809907.4749 Z= 0.0000
 Length = 262.2100, Angle in XY Plane = S 36d33'11.00" E
 Delta X = 156.1636, Delta Y = -210.6348, Delta Z = 0.0000

LINE Layer: TEMP
 Space: Model space
 Handle = A071
 from point, X=7603973.5920 Y=809907.4749 Z= 0.0000
 to point, X=7604101.8237 Y=810002.5452 Z= 0.0000
 Press ENTER to continue:
 Length = 159.6300, Angle in XY Plane = N 53d26'49.00" E
 Delta X = 128.2317, Delta Y = 95.0703, Delta Z = 0.0000

LINE Layer: TEMP
 Space: Model space
 Handle = A072
 from point, X=7604101.8237 Y=810002.5452 Z= 0.0000
 to point, X=7603945.6422 Y=810213.2041 Z= 0.0000
 Length = 262.2400, Angle in XY Plane = N 36d33'11.00" W
 Delta X = -156.1815, Delta Y = 210.6589, Delta Z = 0.0000

LINE Layer: TEMP
 Space: Model space
 Handle = A074
 from point, X=7603945.6422 Y=810213.2041 Z= 0.0000

to point, X=7603935.4402 Y=810226.9647 Z= 0.0000
 Length = 17.1300, Angle in XY Plane = N 36d33'11.00" W
 Delta X = -10.2021, Delta Y = 13.7606, Delta Z = 0.0000

LINE Layer: TEMP
 Space: Model space
 Handle = A075

from point, X=7603935.4402 Y=810226.9647 Z= 0.0000
 Press ENTER to continue:

to point, X=7603832.8209 Y=810286.5621 Z= 0.0000
 Length = 118.6700, Angle in XY Plane = N 59d51'13.00" W
 Delta X = -102.6193, Delta Y = 59.5974, Delta Z = 0.0000

LINE Layer: TEMP
 Space: Model space
 Handle = A076

from point, X=7603832.8209 Y=810286.5621 Z= 0.0000
 to point, X=7603799.2817 Y=810290.5888 Z= 0.0000
 Length = 33.7800, Angle in XY Plane = N 83d9'14.00" W
 Delta X = -33.5391, Delta Y = 4.0267, Delta Z = 0.0000

LINE Layer: TEMP
 Space: Model space
 Handle = A077

from point, X=7603799.2817 Y=810290.5888 Z= 0.0000
 to point, X=7603807.9916 Y=810407.7254 Z= 0.0000
 Length = 117.4600, Angle in XY Plane = N 4d15'9.00" E
 Delta X = 8.7099, Delta Y = 117.1366, Delta Z = 0.0000

LINE Layer: TEMP
 Space: Model space
 Handle = A078

Press ENTER to continue:
 from point, X=7603807.9916 Y=810407.7254 Z= 0.0000
 to point, X=7603581.0603 Y=810427.2534 Z= 0.0000
 Length = 227.7700, Angle in XY Plane = N 85d4'54.00" W
 Delta X = -226.9313, Delta Y = 19.5280, Delta Z = 0.0000

ERROR IN CLOSURE

Command: '_dist First point: _endp of Second point: _endp of
 Distance = 3.8253, Angle in XY Plane = N 36d30'32.98" W, Angle from XY Plane
 = E
 Delta X = -2.2759, Delta Y = 3.0746, Delta Z = 0.0000

Command:
 DIST First point: _endp of Second point: _endp of
 Distance = 230.3190, Angle in XY Plane = N 84d22'5.28" W, Angle from XY Plane
 = E
 Delta X = -229.2072, Delta Y = 22.6027, Delta Z = 0.0000

FIRST AMERICAN TITLE COMPANY OF COLUMBIA COUNTY

240 SOUTH FIRST ST.
ST. HELENS, OR 97051

BUS (503) 397-2587

STATUTORY WARRANTY DEED

DARREL W. GRANT, who acquired title as
DARRELL W. GRANT
, Grantor

conveys and warrants to L. B. LAND, INC., an Oregon Corporation
, Grantee

the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCOUNT #02082 4105-033-01700


This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: THE ATTACHED EXHIBIT "B", WHICH BY THIS REFERENCE IS INCORPORATED HEREIN.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is \$ 94,000.00
(Here comply with the requirements of ORS 93.030)

DATED this 17th day of January, 1996.

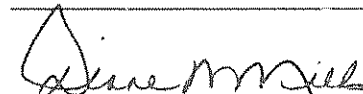

DARREL W. GRANT

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, COUNTY OF Columbia) ss. STATE OF OREGON, COUNTY OF) ss.

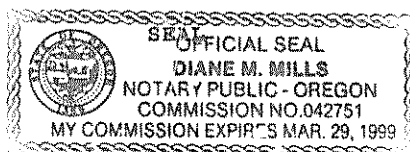
The foregoing instrument was acknowledged before me this 17th day of January, 1996 by Darrel W. Grant

The foregoing instrument was acknowledged before me this ___ day of ___, 19___ by ___, and by ___, of ___, a corporation, on behalf of the corporation.


Notary Public for Oregon
My commission expires: 3.29.99

Notary Public for Oregon
My commission expires: _____

SEAL



Title Order No. 95001042
Escrow No. 10-9511102

After recording return to:

LB LAND, INC.
10941 South Meads Avenue
Orange, CA 92669
NAME, ADDRESS, ZIP

Until a change is requested tax statements shall be sent to the following address.

SAME AS ABOVE

NAME, ADDRESS, ZIP

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

00787 '96 JAN 26 P2:17

Pages 4



ELIZABETH HILSER, County Clerk
Deputy
Receipt # Fees \$50.00
9220

THIS SPACE RESERVED FOR RECORDER'S USE

FIRST AMERICAN TITLE COMPANY ORDER NO. 95-1042

LEGAL DESCRIPTION

BEGINNING at a point which is South 754.30 feet and East 1193.82 feet from the Northwest corner of the John McNulty Donation Land Claim in Section 6, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point being the Northwest corner of the Dudley M. Moore et ux tract as described in Deed Book 173, Page 270, Deed Records of Columbia County, Oregon (Deed Book 173, Page 270 calls said point, South 756.85 feet and East 1191.92 feet from the Northwest corner of the John McNulty Donation Land Claim); Thence South 2 degrees 27'31" West, along the West line of said Dudley M. Moore et ux tract, a distance of 243.85 feet;
Thence South 87 degrees 32'29" East a distance of 115.00 feet;
Thence South 38 degrees 17'00" East a distance of 133.12 feet to a point on the Northwesterly line of the Harry C. Cole et ux tract as described in Deed Book 130, Page 516, Records of Columbia County, Oregon;
Thence North 51 degrees 43'00" East, along said Northwesterly line of the Harry C. Cole et ux tract, a distance of 72.49 feet to the most Northerly corner thereof;
Thence South 38 degrees 17'00" East along the Northeasterly line of said Harry C. Cole et ux tract a distance of 262.25 feet to the Northwesterly right of way line of the County Road;
Thence North 51 degrees 43'00" East, along said Northwesterly right of way line a distance of 160.00 feet to a point on the boundary of said Dudley M. Moore et ux tract;
Thence along the boundaries of said Dudley M. Moore et ux tract North 38 degrees 17'00" West a distance of 262.25 feet;
Thence North 51 degrees 43'00" East a distance of 41.01 feet;
Thence South 87 degrees 28'00" East a distance of 258.08 feet;
Thence South 38 degrees 17'00" East a distance of 93.56 feet to a point on said Northwesterly right of way line;
Thence North 51 degrees 43'00" East, along said Northwesterly right of way line a distance of 58.45 feet;
Thence North 38 degrees 17'00" West a distance of 103.43 feet;
Thence North 87 degrees 28'00" West a distance of 477.14 feet;
Thence North 2 degrees 32'00" East a distance of 120.00 feet;
Thence North 87 degrees 28'00" West a distance of 228.04 feet to the POINT OF BEGINNING.

RESERVING ONTO THE GRANTOR(S) HEREIN, THEIR HEIRS AND/OR ASSIGNS THE FOLLOWING EASEMENTS FOR INGRESS, EGRESS, UTILITIES, DRAINFIELD, AND SEWER....AS FULLY SET FORTH ON FOLLOWING 2 PAGES.....

EASEMENTS RESERVED BY GRANTOR(S) THEIR HEIRS AND OR ASSIGNS AS FOLLOWS:

EASEMENT NO. 1:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, more particularly described as follows:

BEGINNING at a point which is South 754.30 feet and East 1193.82 feet from the Northwest corner of the John McNulty Donation Land Claim in Section 6, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point being the Northwest corner of the Dudley M. Moore et ux tract as described in Deed Book 173, Page 270, Deed Records of Columbia County, Oregon (Deed Book 173, Page 270 calls said point, South 756.85 feet and East 1191.92 feet from the Northwest corner of the John McNulty Donation Land Claim); Thence South 2 degrees 27'31" West, along the West line of said Dudley M. Moore et ux tract, 243.85 feet;
Thence South 87 degrees 32' 29" East, 115.00 feet;
Thence South 38 degrees 17' 00" East, 133.12 feet to a point on the Northwesterly line of the Harry C. Cole et ux tract as described in Deed Book 130, Page 516, Records of Columbia County, Oregon and the TRUE POINT OF BEGINNING of the following described easement;
Thence North 38 degrees 17'00" West a distance of 30.00 feet;
Thence North 51 degrees 43'00" East a distance of 308.65 feet to a point on the boundary of said Dudley M. Moore et ux tract;
Thence along the boundaries of said Dudley M. Moore et ux tract, South 87 degrees 28'00" East a distance of 288.87 feet;
Thence South 38 degrees 17'00" East a distance of 103.43 feet to the Northwesterly right of way line of the County Road;
Thence South 51 degrees 43'00" West, along said Northwesterly right of way line, a distance of 58.45 feet;
Thence North 38 degrees 17'00" West a distance of 93.56 feet;
Thence North 87 degrees 28'00" West a distance of 258.08 feet;
Thence South 51 degrees 43'00" West a distance of 273.50 feet to the TRUE POINT OF BEGINNING.

CONTINUED.....

CONTINUED.....

EASEMENT NO. 2

AN EASEMENT FOR DRAINFIELD AND SEWER LINE, more particularly described as follows:

A drainfield easement being more particularly described as follows:
BEGINNING at a point which is South 754.30 feet and East 1993.82 feet from the Northwest corner of the John McNulty Donation Land Claim in Section 6, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point being the Northwest corner of the Dudley M. Moore et ux tract as described in Deed Book 173, Page 270, Deed Records of Columbia County, Oregon (Deed Book 173 Page 270 calls said point, South 756.85 feet and East 1191.92 feet from the Northwest corner of the John McNulty Donation Land Claim); Thence South 2 degrees 27'31" West, along the West line of said Dudley M. Moore et ux tract, a distance of 243.85 feet;
Thence South 87 degrees 32'29" East a distance of 115.00 feet;
Thence South 38 degrees 17'00" East 4.00 feet;
Thence South 85 degrees 40'10" East 116.86 feet;
Thence South 54 degrees 03'59" East 137.43 feet to the TRUE POINT OF BEGINNING of the following described easement;
Thence North 51 degrees 43'00" East a distance of 89.11 feet;
Thence South 38 degrees 17'00" East a distance of 120.00 feet;
Thence South 51 degrees 43'00" West a distance of 130.00 feet;
Thence North 38 degrees 17'00" West a distance of 120.00 feet;
Thence North 51 degrees 43'00" East a distance of 40.89 feet to the TRUE POINT OF BEGINNING.

TOGETHER with the following described sewer line easement:

A 10 foot wide sewer line easement being 5 feet on each side of the following described line:
BEGINNING at a point which is South 754.30 feet and East 1193.82 feet from the Northwest corner of the John McNulty Donation Land Claim in Section 6, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point being the Northwest corner of the Dudley M. Moore et ux tract as described in Deed Book 173, Page 270, deed records of Columbia County, Oregon (Deed Book 173, Page 270 calls said point, South 756.85 feet and East 1191.92 feet from the Northwest corner of the John McNulty Donation Land Claim); Thence South 2 degrees 27'31" West along the West line of said Dudley M. Moore et ux tract, a distance of 243.85 feet;
Thence South 87 degrees 32'29" East a distance of 115.00 feet;
Thence South 38 degrees 17'00" East 54.00 feet to the TRUE POINT OF BEGINNING of the following described easement;
Thence South 85 degrees 40'10" East a distance of 116.86 feet;
Thence South 54 degrees 03'59" East a distance of 137.43 feet to the Northwesternly line of the above described drainfield easement and the end of the sewer line easement.