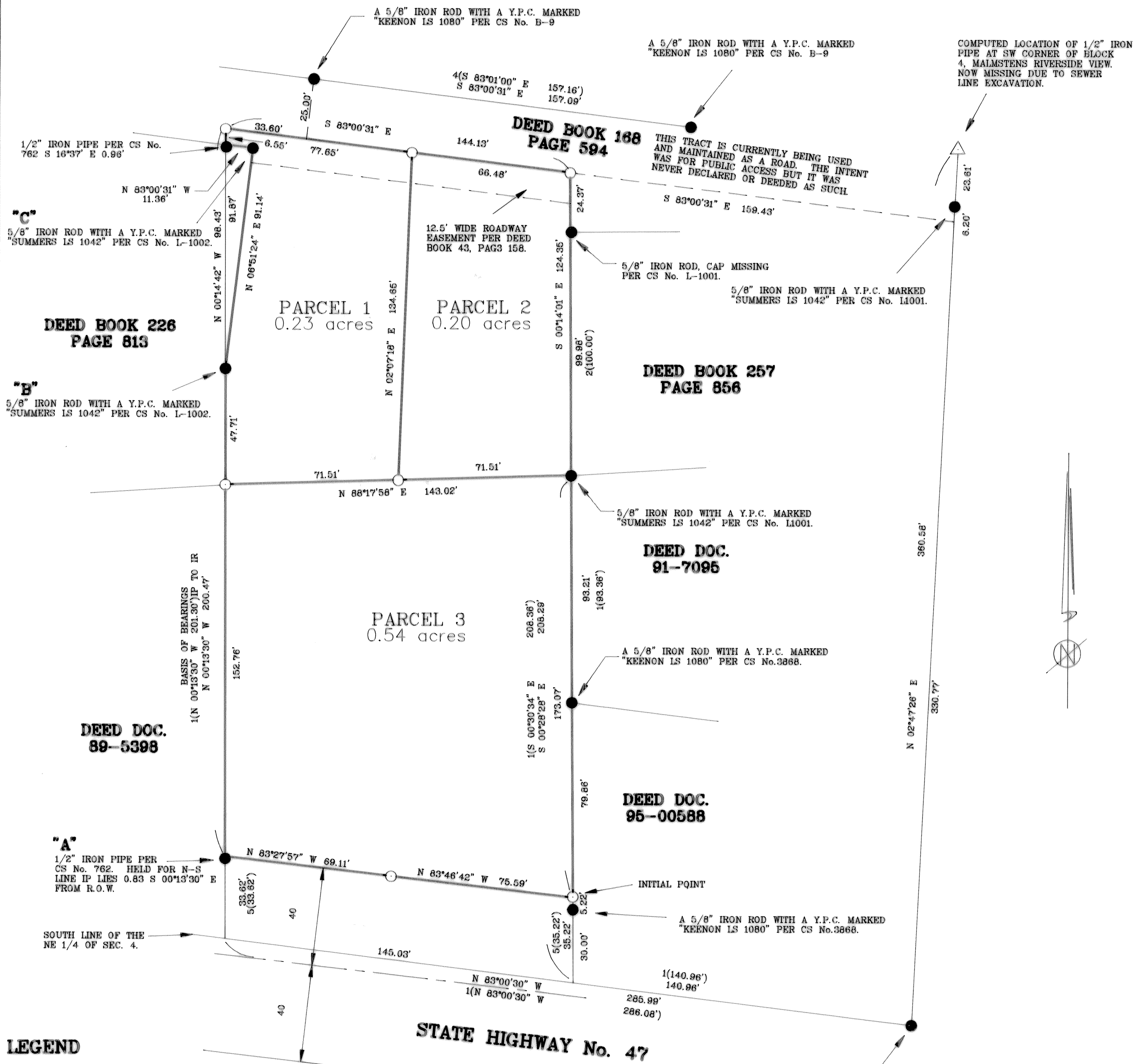


PARTITION PLAT No. 1996-16  
 IN THE CITY OF VERNONIA  
 IN THE NE 1/4 OF SEC 4,  
 T4N, R4W, W. M.  
 COLUMBIA COUNTY, OREGON  
 SCALE 1" = 30' APRIL 23, 1996

SHEET 1 OF 2

A-455



**LEGEND**

- == MONUMENT FOUND AS NOTED
- △ == COMPUTED LOCATION
- == SET A 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "KEENON LAND SERVICES, INC".
- ( ) == RECORD DATA, 1 = CS No. 3868  
2 = CS No. L-1001  
3 = CS No. L-1002  
4 = CS No. B-9  
5 = DEED BOOK 62, PAGE 306

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

REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JULY 30, 1976 LESLIE G. KEENON 1080 RENEWAL DATE 6/30/97		<b>LAND SERVICES</b> 1224 ALDER ST VERNONIA, OR 97064 (503) 429-6115
COLUMBIA COUNTY SURVEYORS OFFICE RECEIVED _____ ACCEPTED FOR FILING _____ CHECK No. _____		
DRAWN BY: DON W.	CHECKED BY:	REVISED: 5/8/96    JOB No. 96-017

PARTITION PLAT No. 1996-16  
IN THE CITY OF VERNONIA  
IN THE NE 1/4 OF SEC 4,  
T4N, R4W, W. M.  
COLUMBIA COUNTY, OREGON  
APRIL 23, 1996

A-455

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT AS DESCRIBED IN DEED BOOK 271, PAGE 489, COLUMBIA COUNTY RECORDS, INTO PARCELS 1, 2 AND 3 AS SHOWN.

THE BASIS OF BEARINGS IS FROM CS No. 3868. THE SURVEY HISTORY OF THIS TRACT OF LAND INCLUDES 2 SURVEYS OF THE WEST BOUNDARY, CS No. 762 AND L-1002. CS No. 762 IS A "MAP OF BOLMEIER PROPERTY" WHICH SETS IP'S AROUND THE BOLMEIER PROPERTY, THE EAST LINE OF WHICH IS THE WEST LINE OF OUR PARTITION. CS No. L-1002 HOLDS THE IP'S FROM CS No. 762 AND PRORATES THE DISTANCES TO FIT THE CS No. 762. NEITHER SURVEY HAD THE SOUTH LINE OF THE NE 1/4 OR THE E 1/4 CORNER OF SECTION 4 WHICH IS WHERE THE DEEDS ARE BASED. THE MONUMENT AT "A" IS 1.04' WESTERLY OF THE DEEDED LOCATION OF THE LINE BUT WAS HELD. THE WEST LINE BETWEEN "B" AND "C" AS MONUMENTED BY CS No. L-1002 DOES NOT FOLLOW THE DEED IN THAT THE POINT OF BEGINNING FOR THE SURVEY AND THE DEED ARE ABOUT 7' APART. IT APPEARS THAT THE DESCRIPTION WAS PREPARED FROM THE SURVEY AND BEGAN AT THE WRONG PLACE. THEREFORE I HELD THE MONUMENTS AT "B" AND "C" FOR THE WEST LINE. THE NW CORNER OF THE SUBJECT TRACT WAS ESTABLISHED 25' SOUTH OF AND PERPENDICULAR TO THE MONUMENTED SOUTH LINE OF THAT TRACT DESCRIBED IN DEED BOOK 168, PAGE 596 AND ON THE EXTENSION OF A LINE BETWEEN "A" AND "B". THE EAST BOUNDARY HAS HAD 3 SURVEYS CS No. 1353, L-1001, AND 3868. CS No. 1353 MONUMENTS THE TRACTS NOW DESCRIBED BY DEED BOOK 257, PAGE 856 AND DEED DOCUMENT 91-7095. THE SURVEY HELD THE DEED DISTANCE (144.96') FROM THE 1/4 CORNER ALONG THE SOUTH LINE OF THE NE 1/4 AND IGNORED THE SENIOR CALL TO THE WEST BOUNDARY OF DEED BOOK 43, PAGE 158, WHICH WOULD MAKE THE DISTANCE 140.96'. CS No. L-1001 MONUMENTED THAT TRACT DESCRIBED IN DEED BOOK 257, PAGE 856 HOLDING DEED DATA AND MONUMENTS FROM CS No. 1353. CS No. 3868 SURVEYED THE TRACT DESCRIBED IN DEED DOCUMENT 95-00588. THEY HELD THE SE CORNER OF DEED BOOK 43, PAGE 158 AND THE 5/8 IRON ROD SET AT THE SW CORNER OF DEED BOOK 257, PAGE 856 IN CS L-1001. THE MONUMENTS NOTED ABOVE WERE HELD FOR TRACT BOUNDARIES.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT, CHARLES E. CRADIT AND SHARLEEN D. CRADIT ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS 1, 2 AND 3 IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS SHOWN ON THE ANNEXED PARTITION PLAT.

Charles E. Cradit  
CHARLES E. CRADIT

Sharleen D. Cradit  
SHARLEEN D. CRADIT

ACKNOWLEDGMENT:

STATE OF OREGON } SS

COUNTY OF COLUMBIA }

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 9th DAY OF May, 1996, BEFORE ME, A NOTARY PUBLIC FOR OREGON, PERSONALLY APPEARED CHARLES E. CRADIT AND SHARLEEN D. CRADIT WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT.

Cynthia M. Baker  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES, 2-15-2000



A CONSENT AFFIDAVIT FROM OREGON PIONEER SAVINGS AND LOAN ASSOCIATION, AN OREGON CORPORATION, AN OWNER IN FEE SIMPLE HAS BEEN RECORDED AS CLERKS INSTRUMENT No. \_\_\_\_\_

APPROVALS

APPROVED THIS 8th DAY OF May, 1996

Vergie L. Ries  
CITY OF VERNONIA ADMINISTRATOR

APPROVED THIS 2nd DAY OF May, 1996

Philip D. Dwyer  
COLUMBIA COUNTY SURVEYOR

STATE OF OREGON } SS  
COUNTY OF COLUMBIA }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 9th DAY OF May, 1996 AT 3:39 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 1996-16, COLUMBIA COUNTY RECORDS. Inst. No. 96-04860.

Carol Dwyer, Deputy  
COLUMBIA COUNTY CLERK

TAXES FROM May 1, 1996 THROUGH 1996 HAVE BEEN PAID.

Mildred McCarty, Deputy  
COLUMBIA COUNTY TAX COLLECTOR

NOTES:

NO GEODETIC MONUMENTS WERE FOUND OR TIED WITHIN 1/2 MILE OF THIS PROPERTY.

SURVEYORS CERTIFICATE:

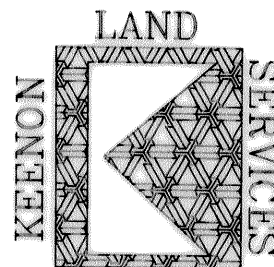
I, LESLIE G. KEENON, DO HEREBY SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ANNEXED PARTITION MAP, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KEENON LAND SERVICES INC." SAID POINT BEING N 69°30'50" W 149.65 FEET FROM THE ONE-QUARTER CORNER COMMON TO SECTIONS 3 AND 4 SAID POINT BEING ON THE NORTH R.O.W LINE OF THE NEHALEM HIGHWAY; THENCE FOLLOWING SAID NORTH LINE OF THE HIGHWAY ALONG THE ARC OF AN UNDEFINED SPIRAL WITH A LONG CHORD WHICH BEARS N 83°46'42" W 75.59 FEET; THENCE N 83°27'57" W 69.11 FEET; THENCE N 00°13'30" W 200.47 FEET; THENCE N 6°51'24" E 91.14 FEET; THENCE N 83°00'31" W 11.36 FEET; THENCE N 00°14'42" W 6.55 FEET; THENCE S 83°00'31" E 144.13 FEET; THENCE S 00°14'01" E 124.35 FEET; THENCE S 00°28'28" E 173.07 FEET TO THE INITIAL POINT.

Leslie G. Keenon  
LESLIE G. KEENON



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Leslie G. Keenon  
OREGON  
JULY 30, 1976  
LESLIE G. KEENON  
1080  
RENEWAL DATE 6/30/97



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

COLUMBIA COUNTY SURVEYORS OFFICE  
RECEIVED  
ACCEPTED FOR FILING  
CHECK No. \_\_\_\_\_

DRAWN BY: DON W. CHECKED BY: JK REVISED: 5/8/96 JOB No. 96-017