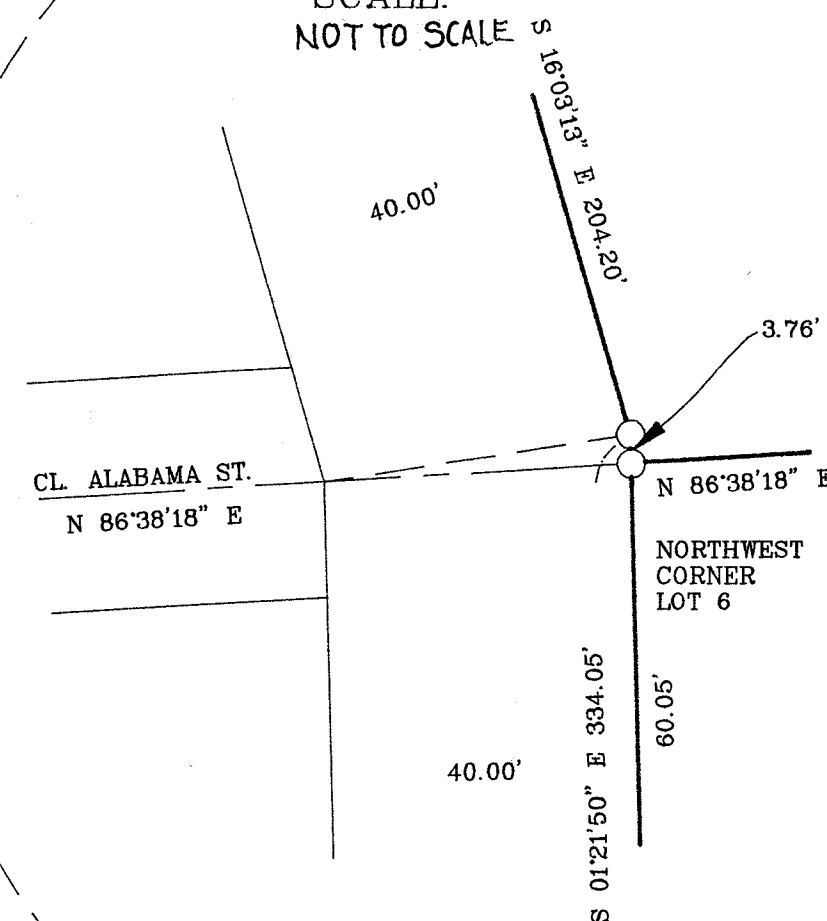


DETAIL

SCALE:
NOT TO SCALE



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 1 = MALMSTEN'S RIVERSIDE VIEW
2 = CS No. 3868
3 = PARTITION PLAT No. 1994-029
- CS = RECORD SURVEY No.
- Y.P.C. = YELLOW PLASTIC CAP

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY LINES FOR LOT 6, BLOCK 2, AND TRACT 21, MALMSTEN'S RIVERSIDE VIEW AS DESCRIBED IN BOOK 150, PAGE 193, AND BOOK 207, PAGE 967, COLUMBIA COUNTY DEED RECORDS.

--THE BASIS OF BEARINGS IS FROM PARTITION PLAT 1994-029.

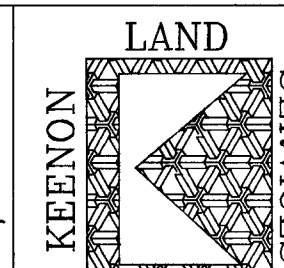
--THE ORIGINAL MALMSTEN'S RIVERSIDE VIEW SUBDIVISION PLAT IS DATED MARCH 1924. IT CONTAINS MANY MATHEMATICAL ERRORS. BECAUSE OF THE ERRORS CONTAINED ON ORIGINAL PLAT, THE MALMSTEN'S AREA HAS A HISTORY OF SURVEYING PROBLEMS. MANY MONUMENTS AGREE WITH OTHERS IN A SMALL AREA, BUT WHEN VIEWED ON A LARGE SCALE, MOST OF THE MONUMENTS WITHIN MALMSTEN'S DO NOT AGREE WITH EACH OTHER OR THE ORIGINAL PLAT. THROUGH CAREFUL OBSERVATIONS AND APPLYING THE RULES FOR SUBDIVISIONS, IT IS POSSIBLE TO DECIDE THE INTENT OF THE ORIGINAL PLAT AND MATHEMATICALLY RECONSTRUCT IT. I HAVE TRIED TO HOLD THE PREVIOUS SURVEYS IN MALMSTEN'S RIVERSIDE VIEW AND PROPORTION THE ERRORS BETWEEN THESE EXISTING MONUMENTS.

I COMPUTED THE SOUTHWEST CORNER OF LOT 1 BLOCK 2 AT A PROPORTIONATE DISTANCE BETWEEN THE 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF LOT 2 BLOCK 2 AND THE SOUTHWEST CORNER OF BLOCK 3. TO ESTABLISH THE COMPUTE THE INTERSECTION OF SPENCER STREET AND ALABAMA STREET, I HELD A RECORD BEARING AND DISTANCE FROM THE FOUND 5/8" IRON ROD WITH SUMMERS Y.P.C. PER CS 3868. THE ANGLE POINT ON THE EAST LINE OF RIVERSIDE DRIVE WAS ESTABLISHED AT A PROPORTIONAL DISTANCE BETWEEN THE SW CORNER OF BLOCK 2 AND THE NW CORNER OF TRACT 21. THE NW CORNER OF LOT 6 BLOCK 2 IS NOT AT THE ANGLE POINT AS IT APPEARS ON THE PLAT. THE CENTER OF ALABAMA ST. WAS DETERMINED BY A LINE FROM THE INTERSECTION OF ALABAMA ST. AND SPENCER ST. TO THE ANGLE POINT ON THE EAST LINE OF RIVERSIDE DR. THE NE CORNER OF LOT 6 WAS ESTABLISHED AT THE INTERSECTION OF THE EAST LINE OF RIVERSIDE DRIVE AND THE EXTENSION OF ALABAMA ST.

**RECORD OF SURVEY
FOR MILDRED ELTON
IN TRACT 21 AND LOT 6 BLOCK 2 OF
MALMSTEN'S RIVERSIDE VIEW
IN THE NW 1/4 OF SECTION 3
T4N, R4W, W.M.
COLUMBIA COUNTY, OREGON
SCALE 1" = 100' JULY 9, 1996**

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 8-9-96
ACCEPTED FOR FILING 10-14-96
CHECK No. 4529 8/19/96

DRAWN BY: VANCE S.	CHECKED BY: DON W.	REVISED:
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JOB No. 96-077
