



CITY OF ST. HELENS PLANNING DEPARTMENT
M E M O R A N D U M

TO: City Council
FROM: Jacob A. Graichen, AICP, City Planner
RE: Authorize Mayor to sign final plat for the Graystone Estates Subdivision
DATE: October 16, 2020 (for the November 4, 2020 meeting)

The final plat is the formal document that is ultimately recorded with the County, making the subdivision official. In addition to meeting many substantive and technical requirements, the final plat also requires several signatures. The City's approval of the final plat is signified by two signatures: the Mayor's and Planning Commission Chair's. Generally, by signing the final plat the City is saying that all requirements have been met, that all applicable improvements are in place (e.g. utilities, streets, etc.) or assured by a financial instrument, and that all improvements, rights-of-way and common areas proposed to be dedicated to the City are accepted by the City.

Staff has determined that all necessary requirements have been met for the purpose of signing the final plat or, will be met by the November 4th Council meetings.

Please authorize the Mayor to sign the final plat for the Graystone Estates Subdivision.

Attached:

Graystone Estates Final Plat sheet 1 of 7

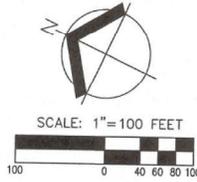
GRAYSTONE ESTATES

A REPLAT OF LOTS 1-6, BLOCK 6, LOTS 5-6, BLOCK 7 OF "GEORGETOWN", PARCEL 2 OF PARTITION PLAT NO. 2003-28, AND OTHER LANDS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF ST. HELENS, COLUMBIA COUNTY, OREGON
AUGUST 25, 2020

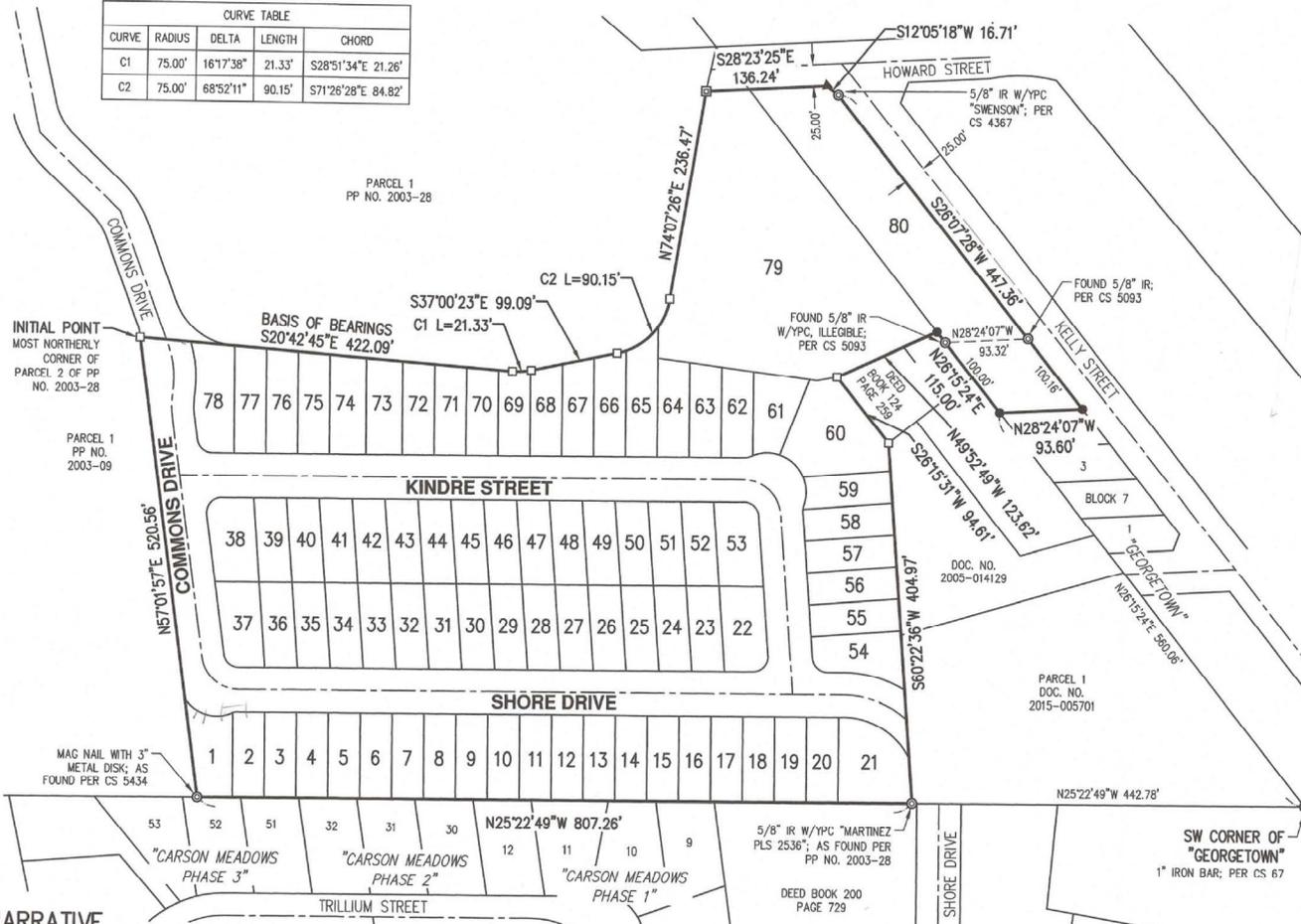
PLAT BOOK _____ PAGE _____
INSTR. NO. _____
SHEET 1 OF 7

PREPARED FOR

LEAHY INVESTMENTS, LLC
PO BOX 489
CORNELIUS, OR 97113



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	75.00'	16°17'38"	21.33'	S28°51'34"E 21.26'
C2	75.00'	68°52'11"	90.15'	S71°26'28"E 84.82'



SHEET INDEX

SHEET 01 - PLAT BOUNDARY, SURVEYOR'S CERTIFICATE, NARRATIVE
SHEET 02 - LOTS 1-11, 28-37
SHEET 03 - LOTS 38-47, 69-78
SHEET 04 - LOTS 12-27, 54-56
SHEET 05 - LOTS 47-53, 57-68
SHEET 06 - LOTS 79-80, DETAIL
SHEET 07 - DECLARATION, PLAT NOTES, ACKNOWLEDGEMENT, DETAIL, APPROVALS, CONSENT AFFIDAVIT

RECEIVED
SEP 11 2020
CITY OF ST. HELENS

CITY COMMENTS

SURVEYOR'S CERTIFICATE

I, MICHAEL S. KALINA, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ACCOMPANYING MAP, BEING LOTS 1-6, BLOCK 6 AND LOTS 5-6, BLOCK 7 OF "GEORGETOWN", PARCEL 2 OF PARTITION PLAT NO. 2003-28, AND OTHER LANDS ALL LOCATED IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF ST. HELENS, COLUMBIA COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "REYNOLDS LAND SURVEYING, INC." AT THE MOST NORTHERLY CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2003-28; THENCE TRACING THE EASTERLY LINE OF SAID PARCEL 2, SOUTH 20°42'45" EAST 422.09 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET, DELTA OF 16°17'38", LENGTH OF 21.33 FEET, AND A CHORD OF SOUTH 28°51'34" EAST 21.26 FEET; THENCE SOUTH 37°00'23" EAST 99.09 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET, DELTA OF 68°52'11", LENGTH OF 90.15 FEET, AND A CHORD OF SOUTH 71°26'28" EAST 84.82 FEET; THENCE NORTH 74°07'26" EAST 236.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HOWARD STREET (25.00 FEET FROM CENTERLINE); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 28°23'25" EAST 136.24 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KELLY STREET (VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 12°05'18" WEST 16.71 FEET TO AN ANGLE POINT (25.00 FEET FROM CENTERLINE); THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 26°07'28" WEST 447.36 FEET TO THE NORTHEASTERLY LINE OF LOT 4, BLOCK 7 OF "GEORGETOWN"; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 28°24'07" WEST 93.60 FEET TO THE NORTHWESTERLY LINE OF SAID "GEORGETOWN"; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 26°15'24" EAST 115.00 FEET TO THE NORTHEASTERLY LINE OF DEED BOOK 124 PAGE 334; THENCE ALONG SAID NORTHEASTERLY LINE AND THE NORTHEASTERLY LINE OF DEED BOOK 124 PAGE 259, NORTH 49°52'49" WEST 123.62 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 28°15'31" WEST 94.61 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 60°22'36" WEST 404.97 FEET TO THE WESTERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID WESTERLY LINE, NORTH 25°22'49" WEST 807.26 FEET TO THE NORTHERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID NORTHERLY LINE, NORTH 57°01'57" EAST 520.56 FEET TO THE INITIAL POINT. CONTAINS 11.45 ACRES, MORE OR LESS.

Michael S. Kalina
MICHAEL S. KALINA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 89558

REVIEW COPY

I, MICHAEL S. KALINA, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

MICHAEL S. KALINA

9/10/2020
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/21

LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
- ▲ 1-1/8" BRASS DISK INSCRIBED "AKS ENGR." SET
- 5/8" IRON ROD W/YPC INSCRIBED "REYNOLDS LAND SURVEYING, INC."; PER PP NO. 2003-28; HELD UNLESS NOTED OTHERWISE
- MAG NAIL WITH 1-1/2" WASHER INSCRIBED "REYNOLDS LAND SURVEYING, INC."; PER PP NO. 2003-28; HELD UNLESS NOTED OTHERWISE
- ⊙ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER COLUMBIA COUNTY DEED RECORDS
- IR IRON ROD
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER COLUMBIA COUNTY SURVEY RECORDS
- CS COUNTY SURVEY NUMBER PER COLUMBIA COUNTY SURVEY RECORDS

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AND MONUMENT THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2019-004120, COLUMBIA COUNTY RECORDS, PER CITY OF ST. HELENS CONDITIONS OF APPROVAL PLAT SUB.2.18.

THE BASIS OF BEARINGS (S20°42'45"E) IS PER COLUMBIA COUNTY SURVEY NUMBER 5434.

THE BOUNDARIES OF PARCEL 2 OF PARTITION PLAT NUMBER 2003-28 ARE PER SURVEY NUMBER 5434.

THE WESTERLY RIGHT-OF-WAY LINE OF HOWARD STREET WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER PARTITION PLAT NUMBER 2003-28, AND BY EXTENDING THIS LINE SOUTHERLY TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF KELLY STREET.

THE CENTERLINE OF KELLY STREET WAS ESTABLISHED BY HOLDING THE FOUND CENTERLINE MONUMENT PER SURVEY NUMBER 4736 AT ENGINEERS STATION 10+05, BY HOLDING THE RECORD DIMENSION OF 25.00 FEET SOUTHEASTERLY FROM THE FOUND MONUMENT AT THE EASTERLY CORNER OF LOT 6, BLOCK 7 OF "GEORGETOWN" PER SURVEY NUMBER 5093, AND THEN EXTENDING THIS LINE SOUTHWESTERLY.

THE NORTHWESTERLY RIGHT-OF-WAY LINE OF KELLY STREET WAS ESTABLISHED BY HOLDING A LINE PARALLEL WITH AND 25.00 FEET NORTHWESTERLY OF THE KELLY STREET CENTERLINE PER DOCUMENT NUMBER 95-02314 AND DOCUMENT NUMBER 95-06398.

THE NORTHEASTERLY LINE OF LOT 4, BLOCK 7, "GEORGETOWN" WAS ESTABLISHED BY HOLDING A LINE PARALLEL WITH THE LINE ESTABLISHED BETWEEN THE TWO FOUND MONUMENTS PER SURVEY NUMBER 5093 SET ON THE NORTHEASTERLY LINE OF LOT 6, BLOCK 7, "GEORGETOWN" AND HOLDING THE RECORD DISTANCE OF 100.00 FEET FROM THE FOUND MONUMENT AT THE MOST NORTHERLY CORNER OF SAID LOT 6, BLOCK 7.

THE NORTHEASTERLY LINES OF DEED BOOK 124 PAGE 334 AND DEED BOOK 124 PAGE 259 WERE ESTABLISHED BY HOLDING A RECORD DISTANCE OF 15.00 FEET NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID "GEORGETOWN" FROM THE FOUND MONUMENT AT THE NORTHERLY CORNER OF LOT 6, BLOCK 7 AND HOLDING THE FOUND MONUMENT PER PARTITION PLAT NUMBER 2003-28.

JOB NAME:	GRAYSTONE EST
JOB NUMBER:	6019
DRAWN BY:	MJ/MK
CHECKED BY:	MK/GP
DRAWING NO.:	6019PLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD STE 100
TUALATIN, OR 97062
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aks-eng.com



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