



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

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**TO:** City Council  
**FROM:** Jacob A. Graichen, AICP, City Planner  
**RE:** Authorize Mayor to sign final plat for the Columbia Commons Subdivision  
**DATE:** July 13, 2022 (for the July 20, 2022 meeting)

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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 will be met or almost met by your July 20, 2022 meeting.**

**I would like to get the authorization of the Mayor's signature so when it is ready, I can get the signature easily, which I do not anticipate being long after the meeting on the 20<sup>th</sup>.**

**Please authorize the Mayor to sign the final plat for the Columbia Commons Subdivision at the regular session.**

**Attached: draft final plat sheet 1**

# COLUMBIA COMMONS

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

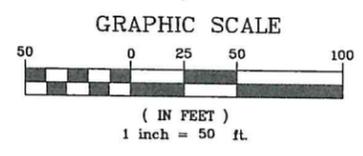
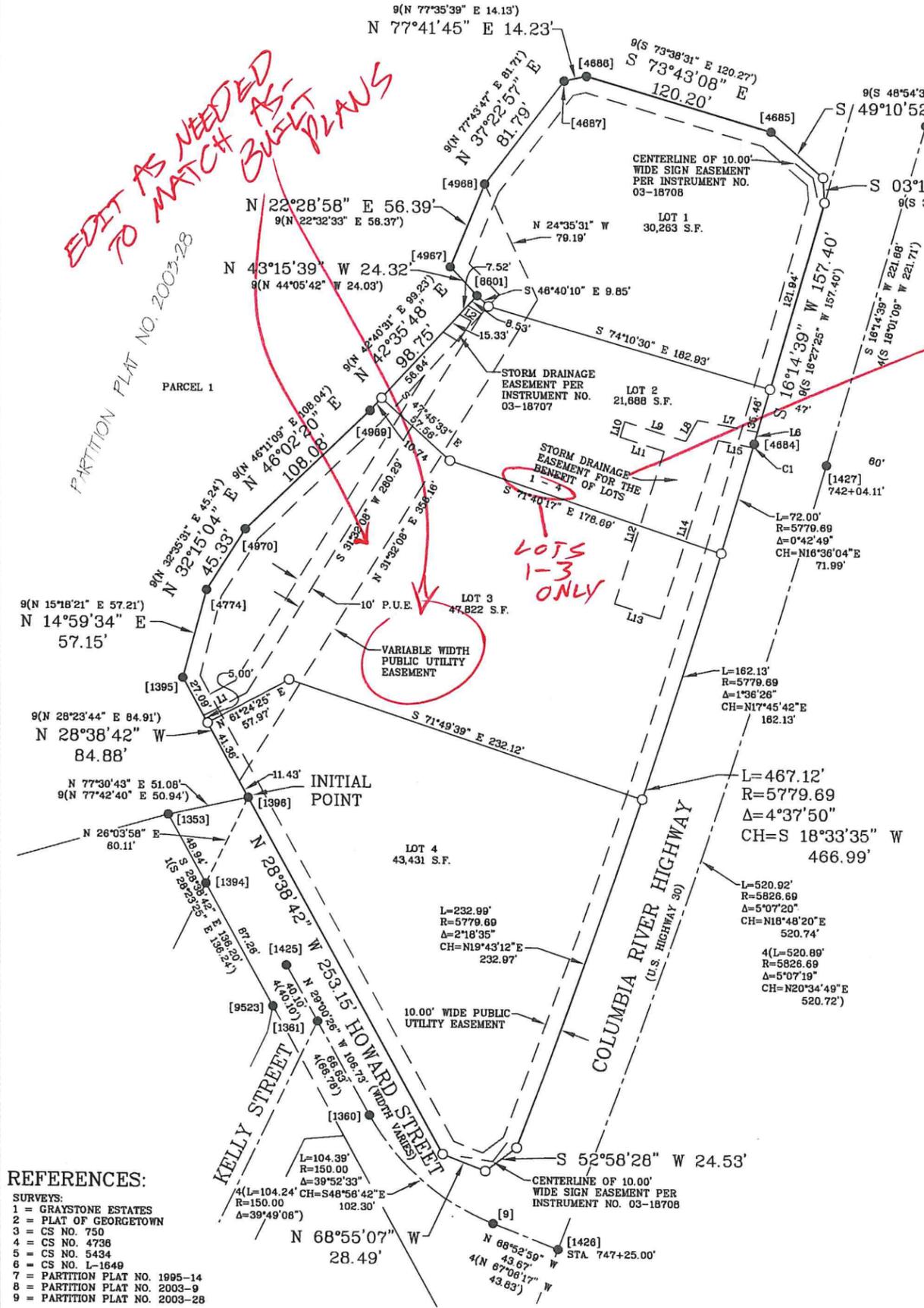
A REPLAT OF A PORTION OF BLOCK 4, BLOCK 5, GEORGETOWN  
& A PORTION OF PARCEL 2, PARTITION PLAT NO. 2003-09  
IN THE NW 1/4 OF SECTION 4, T4N, R1W, W.M.  
CITY OF ST HELENS, COLUMBIA COUNTY, OREGON  
APRIL 18, 2022

*CITY OF ST. HELENS  
REDLINES  
FOR DRAFT #2  
JULY 1, 2022*

*EDIT AS NEEDED  
TO MATCH AS-BUILT  
PLANS*

*REFERENCE  
NOTE 3 ON  
SHEET 2*

*LOTS  
1-3  
ONLY*



### NARRATIVE:

---THIS SURVEY WAS PERFORMED AT THE REQUEST OF BOB MCDONALD TO SUBDIVIDE THOSE TRACTS OF LAND CONVEYED TO ST HELENS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY BY DEED RECORDED JULY 12, 2004 AS INSTRUMENT NO. 2004-014021, COLUMBIA COUNTY DEED RECORDS.

---THE BASIS OF BEARINGS IS OREGON COORDINATE REFERENCE SYSTEM, COLUMBIA RIVER WEST ZONE (6014), NAD83 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.

---FOR CONTROL I HELD THE MONUMENTS AS NOTED IN THE MONUMENT NOTES.

US HIGHWAY 30:

---I HELD MONUMENT NUMBERS 1426, 1427 & 1428 FOR THE CENTERLINE PER CS NO. 4738 AND A 47.00' WESTERLY RIGHT OF WAY WIDTH.

HOWARD STREET

---I HELD MONUMENT NUMBERS 1353, 1394 & 9523 FOR THE SOUTHERLY RIGHT OF WAY LINE OF HOWARD STREET AND I HELD MONUMENT NUMBERS 1395 & 1396 FOR THE NORTHERLY RIGHT OF WAY OF HOWARD STREET. I HELD THE NORTHERLY RIGHT OF WAY LINE PARALLEL TO THE SOUTHERLY RIGHT OF WAY LINE AND PROJECTED SAID LINE SOUTHEASTERLY TO INTERSECT THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 30 AS PREVIOUSLY DESCRIBED.

SUBJECT TRACT:

---I HELD THE MONUMENTATION PER PARTITION PLAT NO. 2003-28, I CALCULATED THE SOUTHEAST PROPERTY CORNERS BY STATION AND OFFSET PER CS NO. 4736 & INSTRUMENT NO. 02-05957, COLUMBIA COUNTY DEED RECORDS.

### LEGEND:

- = FOUND MONUMENT AS NOTED.
- = SET 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC"
- ( ) = RECORD SURVEY DATA
- CS NO. = SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. = YELLOW PLASTIC CAP
- P.U.E. = PUBLIC UTILITY EASEMENT

### REFERENCES:

- SURVEYS:**
- 1 = GRAYSTONE ESTATES
  - 2 = PLAT OF GEORGETOWN
  - 3 = CS NO. 750
  - 4 = CS NO. 4738
  - 5 = CS NO. 5434
  - 6 = CS NO. L-1649
  - 7 = PARTITION PLAT NO. 1995-14
  - 8 = PARTITION PLAT NO. 2003-9
  - 9 = PARTITION PLAT NO. 2003-28
- DEEDS:**
- 1 = INSTRUMENT NO. 2004-014021
  - 2 = INSTRUMENT NO. 02-05957
  - 3 = INSTRUMENT NO. 03-18707
  - 4 = INSTRUMENT NO. 03-18708

### LINE TABLE

LINE	BEARING	LENGTH
L1	S 81°24'25" W	30.61'
L2	NOT USED	
L3	NOT USED	
L4	NOT USED	
L5	N 58°28'12" W	27.18'
L6	N 16°14'39" E	7.62'
L7	S 79°33'23" E	38.07'
L8	N 29°38'13" E	15.24'
L9	S 72°42'56" E	39.85'
L10	N 17°17'04" E	10.00'
L11	S 72°42'56" E	28.82'
L12	N 17°51'28" E	100.70'
L13	N 72°08'34" W	30.00'
L14	N 17°51'28" E	117.73'
L15	S 79°33'23" E	22.24'

### CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	0°01'27"	2.43'	5779.68'	N 16°15'23" E	2.43'

REGISTERED PROFESSIONAL LAND SURVEYOR

**PRELIMINARY**

OREGON  
JANUARY 19, 1993  
DONALD D WALLACE JR  
2601  
RENEWS 6/30/24

K.L.S. SURVEYING INC.  
1224 ALDER STREET  
VERNONIA, OREGON 97064  
(503) 429-6115

**SHEET 1 OF 2**

JOB No. 21-187

PROJECT No. 21-187

DRAWN BY: SWM

FIELD: SWM/R/CAM

EQUIPMENT: FOCUS 35

REVISED: 6/17/2022