

Columbia County Assessors Record of District Boundaries

Tuesday, March 06, 2007

Init Date: 06/21/2006

Also See No.: .

No.: 2007 . 02

How Initially Received: LETTER FROM CITY OF VERNONIA

Affected District Name: VERNONIA CITY

Remarks:

District Ord No: 828

Effective Date: 06/21/2006

Name of Approving Jurisdiction: VERNONIA CITY

Jurisdiction Ord No:

Effective Date:

Legal Description Received: Y

Map Received: Y

If A School Dist, Has OAR 150-330.123 Been Filed: N

If Non-SchoolDist, List LB-50 Valuation:

Type Of Action: A

With Whom

Correction Remarks:

DOR Approved: Y

No: 5-264-2006

Date: 06/29/2006

Recording Information:

1) Col. Co. Deed Records:

Comm Journal:

2) Other : Name:

: Number:

Date:

Code Areas Affected or Changed:

Affected Area:

From Code Area: 04-03

To Code Area: 04-01

Townships	Ranges	Sections
-----------	--------	----------

4	4	03.24.1800
---	---	------------

4	4	03.24.2300 ✓
---	---	--------------

4	4	03.24.1801
---	---	------------

4	4	03.24.1802 ✓
---	---	--------------

4	4	03.24 CHERRY STREET
---	---	---------------------

Date Completed

Remarks:

Columbia County Assessors Record of District Boundaries

Tuesday, March 06, 2007

Init Date: 06/21/2006

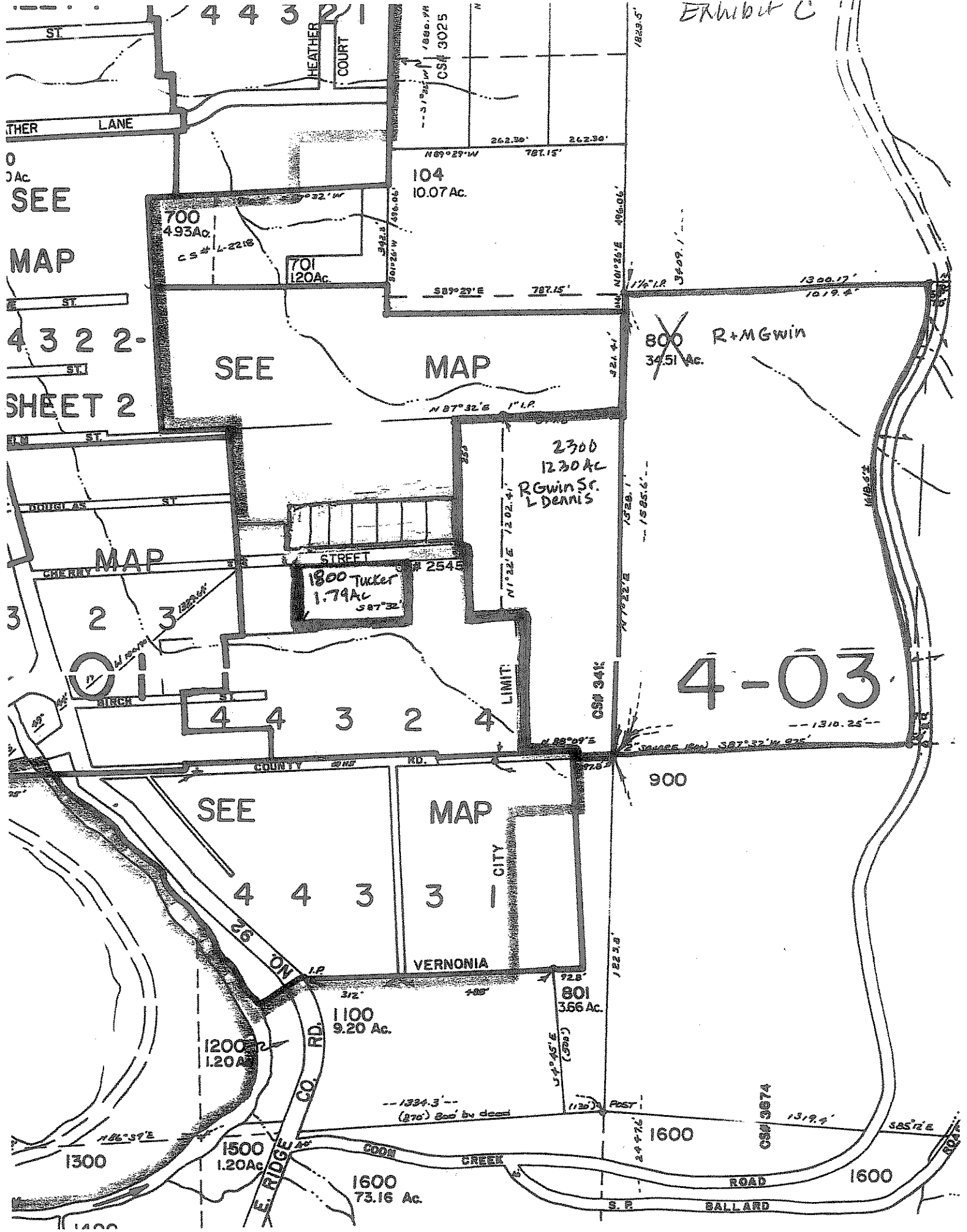
Also See No.:

No.: 2007 . 02

Legal Description

440302401800 Parcel 1 Beginning at a point which lies N 87°32' E 406.00 feet from the Northwest corner of Block 4, First Addition to Riverview Lots, Vernonia, County of Columbia, State of Oregon; thence S 02°28' E 10.00 feet to the true point of beginning; thence S 02°28' E 217.00 feet; thence N 87°32' E 360.00 feet; thence N 02° 28' W 217.00 feet; thence S 87°32' W 360.00 feet to the point of beginning. Parcel 2 Beginning at the center of Section 3, Township 4 North, Range 4 West, of the Willamette Meridian, Columbia County, Oregon; thence North on the quarter section line a distance of 1170 feet to a point on the said quarter section line; thence S 87°32' W a distance of 548.2 feet; thence S 02°22' E a distance of 1170 feet to a point on the quarter section line running East and West, thence East on said quarter section line a distance of 504.8 feet to the point of beginning. Excepting therefrom a tract of land deeded to Arthur Owen and Rava Owen as recorded on March 6, 1942 in Deed Book 69, page 594 Deed records of Columbia County, Oregon. Also excepting therefrom any portion lying with in Lot 16 Riverview Lots and platted in Book 2, page 41, Plat Records of Columbia County, Oregon. Parcel 3 That portion of Cherry Street as Dedicated on the Plat of 'Sunset Slope' a Plat of Record filed in book 4, Page 90, Columbia County Plat Records.

Exhibit C



SEE
MAP

4 3 2 2-
SHEET 2

MAP

SEE
MAP

MAP

4-03

VERNONIA

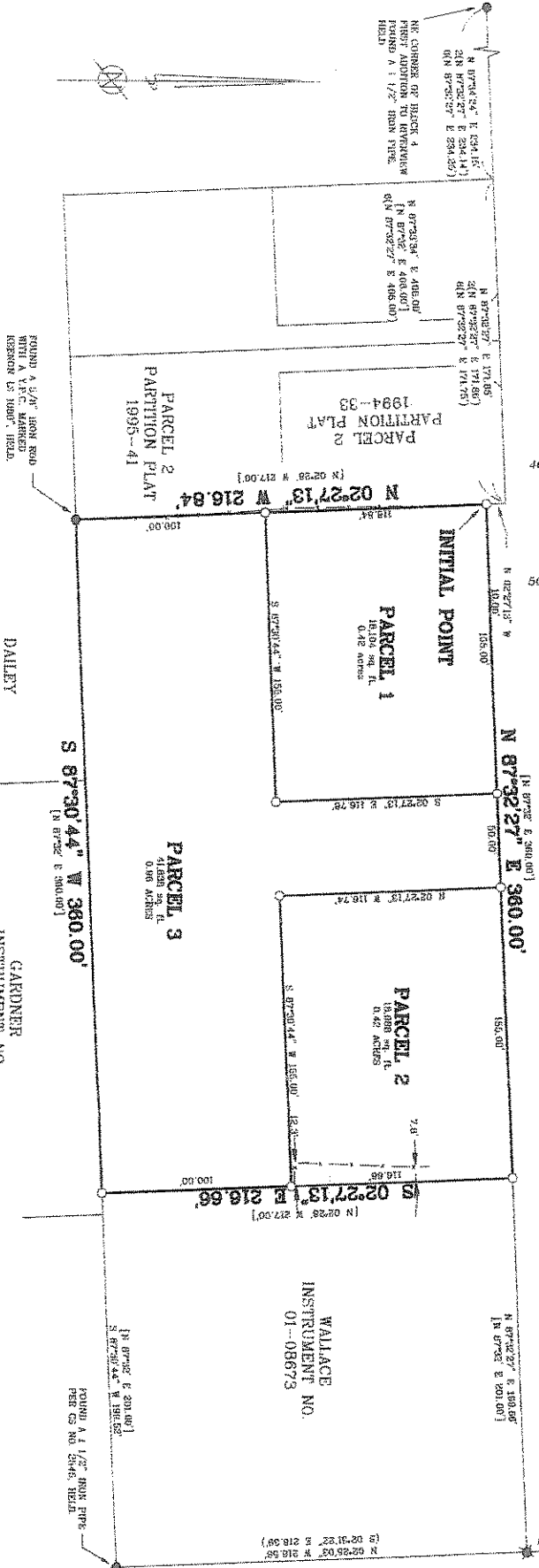
BALLARD

PARTITION PLAT No. 2006-15
 IN THE NW 1/4 OF SECTION 3
 T4N, R4W, W.M.
 CITY OF VERNONIA,
 COLUMBIA COUNTY, OREGON
 SCALE 1" = 40' JUNE 13, 2006

A-85

1
 2
 3
 4
 5
 6
 7
 8
 9
 SUNSET SLOPE

CHERRY STREET



DAILEY
 BOOK 258, PAGE 821
 GARDNER
 INSTRUMENT NO.
 04-03812

LEGEND

- MONUMENT FOUND AS NOTED
- FOUND A 5/8" IRON ROD WITH A V.P.C. MARKED "VERNONIA LAND SERVICES INC." PER STREET SLOPE
- SET A 5/8" X 30" IRON ROD WITH A V.P.C. MARKED "KES SURVEYING INC."
- () RECORD SURVEY DATA
- || RECORD DEED DATA
- CS NO. RECORD SURVEY NO
- V.P.C. VILLAGE PLASTER CAP
- FENCE LINE

REFERENCE SURVEYS

- 1 CS NO. 2045
- 2 CS NO. 1850
- 3 CS NO. 1850
- 4 PARTITION PLAT 1994-33
- 5 PARTITION PLAT 1995-41
- 6 SUNSET SLOPE

THIS PLAT WAS PREPARED
 FROM THE BEST-PACED
 PRODUCT # 4844 ON
 CONTINENTAL IMAGING #
 JFC-142 POLYESTER FILM

REGISTERED PROFESSIONAL LAND SURVEYOR D. Wallace OREGON JANUARY 19, 1993 DENNIS D. WALLACE JR. 6021 RENEWAL DATE 6/30/08	K.L.S. SURVEYING INC. 624 ALDER ST. VERNONIA, OREGON (503) 458-8115	SHEET 1 OF 2 JOB NO. 06-098 PROJECT NO. 06-098 DRAWN BY DIB FIELD: KLM/TW/CS INSTRUMENT: GTS30/TSS40 REVISION: 5/20/06
--	---	---

COLUMBIA COUNTY, OREGON 2006-008051
 DEED-MMP
 Cnt=1 Stn=8 HUSERB 06/19/2006 02:34:14 PM
 \$30.00 \$70.00 Total:\$100.00



00043489200600080510020026

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
 certify that the instrument identified herein was recorded in the Clerk
 records.

Elizabeth E. Huser - County Clerk

RECEIVED
 JUN 21 2006
 LAND DEVELOPMENT SERVICES

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

12/18/06

INIT DATE:06/21/2006

NO.:2007.02

HOW INITIALLY RECEIVED:LETTER FROM CITY OF VERNONIA
AFFECTED DISTRICT NAME:VERNONIA CITY
DISTRICT ORD. #:828 EFFECTIVE DATE:06/21/2006
NAME OF APPROVING JURISDICTION:VERNONIA CITY
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:

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

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-264-2006 DATE:06/29/2006

CODE AREAS AFFECTED OR CHANGED:

FROM:04-03
TO:04-01
FROM:
TO:

TOWNSHIPS:	AFFECTED AREA:
4	RANGES:
4	4
4	4
4	4

SECTIONS:
03.24.1800, 1801 & 1802
03.24.2300
03.24, CHERRY ST.

ANDI?
YOU NEED TO CANCEL
CODE 4-03 PORTION & COMBINE IT
W/ CODE 4-01 PORTION.

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

***** DATE COMPLETED:

REMARKS:

Accto
1800 +
1801.
not in drawer
2/12/07
ay

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

12/18/06

NO:2007.02 PAGE 1

DISTRICT NAME:VERNONIA CITY

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:06/21/2006

DIST. ORD. #:828

RECORDED:

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

440302401800

Parcel 1

1800, 1801, 1802

Beginning at a point which lies N 87°32' E 406.00 feet from the Northwest corner of Block 4, First Addition to Riverview Lots, Vernonia, County of Columbia, State of Oregon; thence S 02°28' E 10.00 feet to the true point of beginning; thence S 02°28' E 217.00 feet; thence N 87°32' E 360.00 feet; thence N 02° 28' W 217.00 feet; thence S 87°32' W 360.00 feet to the point of beginning.

Parcel 2

2300

Beginning at the center of Section 3, Township 4 North, Range 4 West, of the Willamette Meridian, Columbia County, Oregon; thence North on the quarter section line a distance of 1170 feet to a point on the said quarter section line; thence S 87°32' W a distance of 548.2 feet; thence S 02°22' E a distance of 1170 feet to a point on the quarter section line running East and West, thence East on said quarter section line a distance of 504.8 feet to the point of beginning.

Excepting therefrom a tract of land deeded to Arthur Owen and Rava Owen as recorded on March 6, 1942 in Deed Book 69, page 594 Deed⁻⁷⁰⁰ records of Columbia County, Oregon.⁷⁰¹
⁷⁰²

Also excepting therefrom any portion lying within Lot 16 Riverview Lots and platted in Book 2, page 41, Plat Records of Columbia County, Oregon.

Parcel 3

CHERRY ST.

That portion of Cherry Street as Dedicated on the Plat of "Sunset Slope" a Plat of Record filed in book 4, Page 90, Columbia County Plat Records.

4-4-3-2-4

1800 \$ 2300 \$

DOR 5-264-2006

Notice to Taxing Districts

ORS 308.225

Cherry St.

RECEIVED ON

9/14/2006

COLUMBIA COUNTY ASSESSOR



OREGON
DEPARTMENT
OF REVENUE

Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

City of Vernonia
Recorder
1001 Bridge St.
Vernonia, OR 97064

Description and Map Approved
September 11, 2006
As Per ORS 308.225

☒ Description ☒ Map received from: CITY
On: 6/9/2006, 9/1/2006

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

ANNEX TO CITY OF VERNONIA

ORD. #828

has been: ☒ Approved 9/11/2006
☐ Disapproved

Notes:

2007.08

Department of Revenue File Number: 5-264-2006

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: ☒ Change ☐ Proposed 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
- ☐ Establishment of Tax Zone

After Recording,
Return to:
City of Vernonia
1001 Bridge St
Vernonia OR 97064

ORDINANCE NO. _____ 828 _____

**ORDINANCE DECLARING ANNEXATION OF PROPERTY AND ZONE
DESIGNATION OF RESIDENTIAL (R) TO THE CITY OF VERNONIA**

The City Council finds:

1. The City of Vernonia has initiated the annexation of certain property that is contiguous to the city limits and inside the Vernonia Urban Growth Boundary.
2. One hundred percent (100%) of the property owners of the land to be annexed have signed a petition and consent to annex forms and submitted them to the City, and there are no electors residing in the territory.
3. The Planning Commission held a public hearing on April 6, 2006 and received comments of all persons desiring to be heard on the question of annexation. No objections were heard.
4. The Planning Commission voted unanimously to recommend approval of the annexation and designating the subject territory Residential R Zone, based on the findings in the City Staff Report dated March 2006.
5. The City Council held a public hearing on April 17, 2006 and received the comments of all persons desiring to be heard on the question of annexation. No objections were heard.
6. Notice of the public hearings was given by publication in the "Independent Newspaper," by posting in several public places and by mail to all property owners within 250 feet of the boundaries of the two parcels to be annexed.
7. That it would be in the best interest of the City of Vernonia to approve the annexation of the territory described in the application and petition.

The City of Vernonia ordains as follows:

Section 1: The real property as described in Exhibit G Metes and Bounds description, attached hereto and is hereby annexed to, and made a part of, the City of Vernonia, Columbia County, Oregon.

Section 2: The real property described in Exhibit G is hereby zoned Residential R a city zone designation.

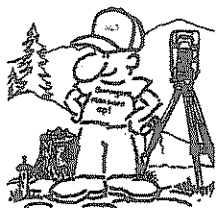
pg 1 of 2

COLUMBIA COUNTY, OREGON 2006-007907
DEED-ORD
Cnt=1 Stn=8 HUSERB 06/16/2006 11:30:01 AM
\$20.00 \$11.00 \$10.00 Total:\$41.00



00043330200600079070040045
I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk



K. L. S. Surveying, Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (503) 429-6115
Email: dwallace_kls@msn.com

Exhibit D

Tax Lot 1800

Beginning at a point which lies N 87°32' E 406.00 feet from the Northwest corner of Block 4, First Addition to Riverview Lots, Vernonia, County of Columbia, State of Oregon; thence S 02°28' E 10.00 feet to the true point of beginning; thence S 02°28' E 217.00 feet; thence N 87°32' E 360.00 feet; thence N 02°28' W 217.00 feet; thence S 87°32' W 360.00 feet to the point of beginning.

Tax Lot 2300

Beginning at the center of Section 3, Township 4 North, Range 4 West, of the Willamette Meridian, Columbia County, Oregon; thence North on the quarter section line a distance of 1170 feet to a point on the said quarter section line; thence S 87°32' W a distance of 548.2 feet; thence S 02°22' E a distance of 1170 feet to a point on the quarter section line running East and West, thence East on said quarter section line a distance of 504.8 feet to the point of beginning.

Excepting therefrom a tract of land deeded to Arthur Owen and Rava Owen as recorded on March 6, 1942 in Deed Book 69, page 594 Deed records of Columbia County, Oregon.

Also Excepting therefrom any portion lying with in Lot 16 Riverview Lots and platted in Book 2, Page 41, Plat Records of Columbia County, Oregon.

Portion of Cherry Street

That portion of Cherry Street as Dedicated on the Plat of "Sunset Slope" a Plat of Record filed in Book 4, Page 90, Columbia County Plat Records.

Section 3: Recorder's Duties: The City Recorder is hereby directed, upon its adoption and authentication, to number this Ordinance as the next adopted ordinance of the City of Vernonia.

Adopted as read in full this 17th day of April, 2006 by the following vote:

Ayes: 5 Nays: Abstain: Absent:

Adopted as read by title only this 1st day of May, 2006 by the following vote:

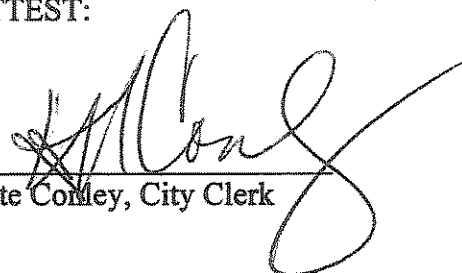
Ayes: 5 Nays: Abstain: Absent:

APPROVED the 1st day of May, 2006

CITY OF VERNONIA


Sally Harrison, Mayor

ATTEST:


Kate Conley, City Clerk

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

08/10/06

INIT DATE:06/21/2006

NO.:2007.02

HOW INITIALLY RECEIVED:LETTER FROM CITY OF VERNONIA
AFFECTED DISTRICT NAME:VERNONIA CITY
DISTRICT ORD. #:828 EFFECTIVE DATE:06/21/2006
NAME OF APPROVING JURISDICTION:VERNONIA CITY
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:

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

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED NO NO.:5-264-2006 DATE:06/29/2006

CODE AREAS AFFECTED OR CHANGED:

FROM:04-03
TO:04-01
FROM:
TO:

TOWNSHIPS:	AFFECTED AREA: RANGES:	SECTIONS:
4	4	04.24.1800
4	4	04.24.2300

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

***** DATE COMPLETED:

REMARKS:

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
 PO Box 14380
 Salem, OR 97309-5075
 (503) 945-8297, fax 945-8737

City of Vernonia
 Recorder
 1001 Bridge St.
 Vernonia, OR 97064

RECEIVED ON

JUL 03 2006

2007.02

COLUMBIA COUNTY ASSESSOR

☒ Description ☒ Map received from: CITY
 On: 6/9/2006

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

ANNEX TO CITY OF VERNONIA

ORD. #828

has been: ☐ Approved
☒ Disapproved 6/29/2006

Notes:

EXC IN DESCR OF TAX LOT 2300 CAN'T BE BY DEED REFERENCE. NOTE ON MAP 4
 4 03 24 SAYS SOUTH LINE OF DV 69 594 IS NORTH LINE OF ALDER ST. IF SO, ALDER
 ST BELOW THIS LINE IS BEING ANNEXED BY DESCR. PLEASE INCLUDE CLEARLY
 HIGHLIGHTED MAP.

Department of Revenue File Number: 5-264-2006

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: ☒ Change ☐ Proposed 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
- ☐ Establishment of Tax Zone



June 8, 2006

CITY OF VERNONIA

1001 BRIDGE STREET, VERNONIA, OR 97064
PHONE (503) 429-5291 • FAX (503) 429-4232
TTY 1-800-735-2900

RECEIVED ON

JUN 09 2006

COLUMBIA COUNTY ASSESSOR

Columbia County Tax Assessor
Columbia County Courthouse
230 Strand St
St Helens OR 97051

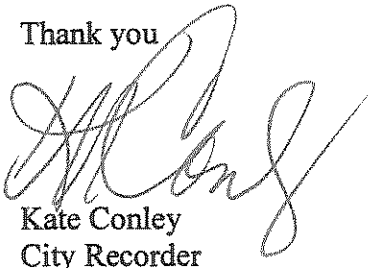
Re: Annexation of the City of Vernonia

Enclosed please find an Ordinance of the City of Vernonia annexing property and designation the zoning of that property. Here is a timeline of the events that led to that annexation:

March 6, 2006 – Received two (2) applications to annex to the City of Vernonia
April 6, 2006 – Public Hearing with Planning Commission
April 17, 2006 – Public Hearing with City Council
May 1, 2006 – Ordinance approved

If you need any additional information please feel free to contact me or our Planning Director, Aldie Howard.

Thank you



Kate Conley
City Recorder

After Recording,
Return to:
City of Vernonia
1001 Bridge St
Vernonia OR 97064

ORDINANCE NO. 828

**ORDINANCE DECLARING ANNEXATION OF PROPERTY AND ZONE
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4. The Planning Commission voted unanimously to recommend approval of the annexation and designating the subject territory Residential R Zone, based on the findings in the City Staff Report dated March 2006.
5. The City Council held a public hearing on April 17, 2006 and received the comments of all persons desiring to be heard on the question of annexation. No objections were heard.
6. Notice of the public hearings was given by publication in the "Independent Newspaper," by posting in several public places and by mail to all property owners within 250 feet of the boundaries of the two parcels to be annexed.
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Section 3: Recorder's Duties: The City Recorder is hereby directed, upon its adoption and authentication, to number this Ordinance as the next adopted ordinance of the City of Vernonia.

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Ayes: 5 Nays: Abstain: Absent:

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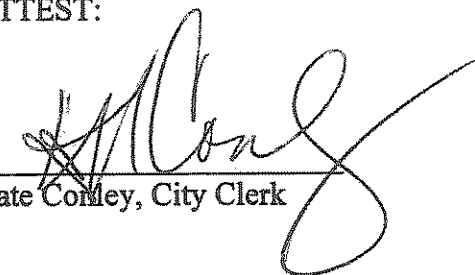
Ayes: 5 Nays: Abstain: Absent:

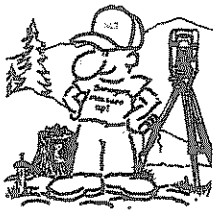
APPROVED the 1st day of May, 2006

CITY OF VERNONIA


Sally Harrison, Mayor

ATTEST:


Kate Conley, City Clerk



K. L. S. Surveying, Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (503) 429-6115
Email: dwallace_kls@msn.com

Edith G

Tax Lot 1800

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Tax Lot 2300

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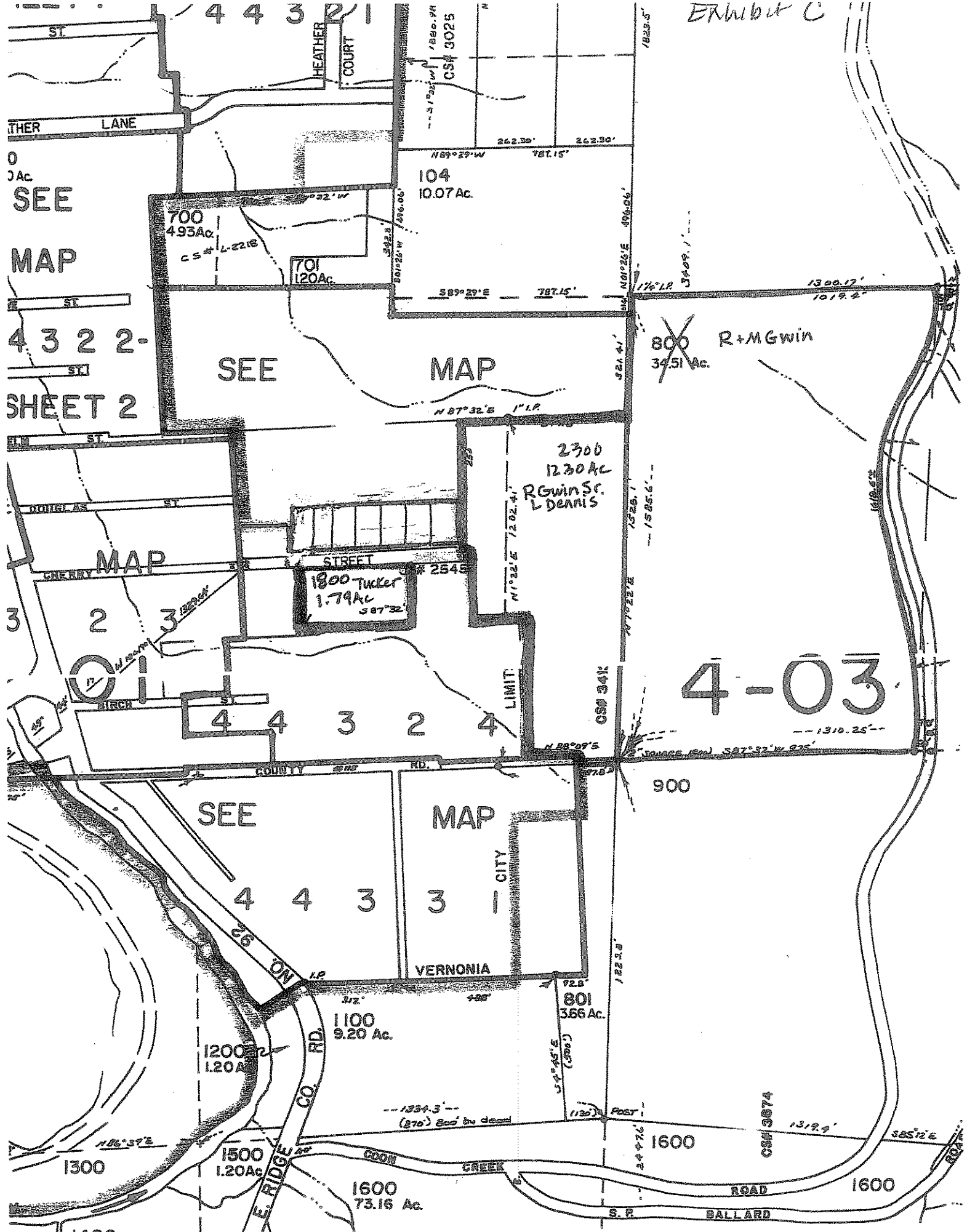
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Also Excepting therefrom any portion lying with in Lot 16 Riverview Lots and platted in Book 2, Page 41, Plat Records of Columbia County, Oregon.

Portion of Cherry Street

That portion of Cherry Street as Dedicated on the Plat of "Sunset Slope" a Plat of Record filed in Book 4, Page 90, Columbia County Plat Records.

Exhibit C



0
3 Ac

SEE

MAP

4 3 2 2-

ST

SHEET 2

ST

DOUGLASS ST

CHERRY ST

MAP

3 2 3

BIRCH ST

4 4 3 2 4

COUNTY ROAD

RD.

SEE

4 4 3

26

ON

RD.

1200

1.20 Ac

1500

1.20 Ac

1300

1600

1400

HEATHER COURT

104
10.07 Ac.

700
4.93 Ac.

701
1.20 Ac.

SEE
MAP

2300
12.30 Ac
R. Gwin Sr.
L. Dennis

1800-Tucker
1.79 Ac
S 87° 32'

MAP

CITY OF
VERNONIA

801
3.66 Ac.

1100
9.20 Ac.

1600
73.16 Ac.

900

4-03

1600

ROAD

BALLARD

1600