

# Columbia County Assessors Record of District Boundaries

Wednesday, March 23, 2011

Init Date: 09/27/10

Also See No.:

No.: 2011 . 07

How Initially Received: Letter from City of Vernonia

Affected District Name: Vernonia City

Remarks:

District Ord No: 869

Effective Date: 10/07/10

Name of Approving Jurisdiction:

Jurisdiction Ord No:

Effective Date:

Legal Description Received: Y

Map Received: Y

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

If Non-SchoolDist, List LB-50 Valuation:

Type Of Action: A

With Whom:

Correction Remarks:

DOR Approved: Y

No: 5-308-2010

Date: 03/01/11

Recording Information:

1) Col. Co. Deed Records:

Comm Journal:

2) Other : Name:

: Number:

Date:

Code Areas Affected or Changed:

Affected Area:

Townships	Ranges	Sections
4N	4W	04-00-00100
4N	4W	04-00-00300
4N	4W	04-00-00400

Date Completed 03/23/11

Remarks: Vernonia City Council approved annexation of this property into their city on 9/7/10 by vote.

## Columbia County Assessors Record of District Boundaries

Wednesday, March 23, 2011

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Init Date: 09/27/10

Also See No.:

No.: 2011 . 07

### Legal Description

A tract of land in the Northeast quarter of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, City of Vernonia, Columbia County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Parcel 3, Partition Plat No. 1997-26, Columbia County Plat Records; thence S 87°47'23" E 686.39 feet; thence N 02°37'46" E feet to the Northwest corner of that tract of land described in Deed Book 261 Page 967, Columbia County Deed Records; thence S 87°22'14" E along the North line of said tract 8.00 feet to the Northeast corner thereof being on the East line of said Section 4; thence along said East line the following two courses, N 02°37'46" E 299.48 feet; thence N 02°34'22" E 145.09 feet to an angle point on the East line of Parcel C as conveyed to the Donald R and Deloris M Webb Family Trust dated June 19, 1997 in Clerk's Instrument No. 97-11107, Columbia County Deed Records; thence N 21°26'11" W along said East line 307.67 feet to the Northeast corner thereof; thence S 68°47'12" W along the North line of said Parcel C tract 654.29 feet to the Northwest corner thereof; thence along the West line of said Parcel C, S 00°18'54" E 32.17 feet to the Northeast corner of that tract of land conveyed to Vernonia Administrative School District 47J in Clerk's Instrument No. 2009-05784, Columbia County Deed Records; thence along the North line of said School District 47J tract the following two courses, N 88°41'45" W 450.51 feet; thence S 75°41'41" W 162.77 feet to an angle point on the East line of a 60 foot wide easement as described as Parcel 2 in Clerk's Instrument No. 99-03861, Columbia County Deed Records; thence along said East line the following five courses, S 13°09'12" E 113.53 feet; thence S 03°09'48" W 171.36 feet; thence S 12°14'37" E 289.74 feet; thence S 01°51'39" E 247.24 feet; thence S 14°47'00" E 140.30 feet to the Initial Point of First Addition to Oregon American Subdivision, Book 3, Page 15, Columbia County Plat Records; thence S 82°34'28" E along the North line of said First Addition to Oregon American Subdivision 20.31 feet to the Southwest corner of that tract of land conveyed to the Vernonia Athletic Association in Book 38, Page 597, Columbia County Deed Records; thence N 01°11'12" W along the West line of said Vernonia Athletic Association tract 385.31 feet to the Northwest corner thereof; thence S 84°26'11" E along the North line of said Vernonia Athletic Association tract 475.17 feet to the point of beginning.

## 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

**Description and Map Approved**  
**March 1, 2011**  
**As Per ORS 308.225**

Description     Map received from: Joann Glass (RECORDER)  
 On: 9/27/2010, 2/2/2011, 2/28/2011

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

### ANNEX TO CITY OF VERNONIA

ORD. #869

has been:     Approved        3/1/2011  
 Disapproved

Notes:

The corrected description & map need to be filed with the required agencies.

The maps, legal descriptions and ordinance must also be filed with the COUNTY ASSESSOR prior to March 31, 2011 per ORS 308.225.

Department of Revenue File Number: 5-308-2010

Prepared by: Elise Bruch 503-945-8344

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



DOR 5-308-2010

**Notice to Taxing Districts**  
ORS 308.225



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

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Description     Map received from: Joann Glass (RECORDER)  
On: 9/27/2010

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

**ANNEX TO CITY OF VERNONIA**

ORD. #869

has been:     Approved  
               Disapproved      10/8/2010

Notes:

See attachment for corrections & notes.

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Department of Revenue File Number: 5-308-2010

Prepared by: Elise Bruch 503-945-8344

Boundary:     Change     Proposed Change  
The change is for:

- Formation of a new district
- Annexation of a territory to a district
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- Dissolution of a district
- Transfer
- Merge

City of Vernonia Annexation ----Ordinance #869----- DOR 5-308-2010  
Corrections & Notes -----10-8-2010

1) Send a survey or map that has the bearings & distances and information that match the legal description. The map should have a north arrow and a title. It should show the adjacent streets. It should be at a scale of 1"=300 feet or larger.

2) The boundary of the area to be annexed should be red-lined or highlighted on the map.

3) The following information should be labeled on the map:

East line of Section 4

60 foot easement

Initial Point of 1<sup>st</sup> Add. To Oregon American Subd

Township, range and section

PP 1997-26, Parcel 3

1<sup>st</sup> Add. To Oregon American Subd.

4) Label the point of beginning on the map.

5) Send or email copies of the following plats and deeds used in the description.

PP 1997-26,

1<sup>st</sup> Add. To Oregon American Subd.

Bk 261, pg 967; 97-11107; 2009-05784; 99-03861; bk 38, 597;

6) Please provide an email address and phone number of the person preparing the map.

7) The maps, legal description, and ordinance must be filed with the COUNTY ASSESSOR and the Dept. of Revenue in final approved form prior to March 31, 2011 per ORS 308.225.

Items for your consideration that do not affect approval:

Are there any withdrawals from other districts as a result of this annexation?

Please record and  
return to City Clerk,  
1201 Bridge St.  
Vernonia OR 97040

ORDINANCE NUMBER 869

AN ORDINANCE OF THE CITY OF VERNONIA, OREGON ANNEXING TAX LOTS 100, 300 AND 400, MAP T4N R4W SECTION 4, AND RE-ZONING SAID PARCELS INSTITUTIONAL PUBLIC IP FOR THE PURPOSE OF RE-LOCATING THE VERNONIA PUBLIC SCHOOL COMPLEX TO THE SITE

The City of Vernonia ordains:

WHEREAS, in 1996 and 2007 the Vernonia School District #47J buildings were extensively flooded and partially destroyed by two separate 100-year flood events, and the Army Corps of Engineers subsequently drafted new flood maps that show the schools are within the 100-year floodplain;

WHEREAS, in April 2008 Oregon Governor Kulongoski designated the Vernonia Schools Project as an Oregon Solutions Project in order to help Vernonia plan for and finance a new school complex, and;

WHEREAS, in 2008 the State of Oregon's Transportation and Growth Management Program (TGM) provided technical assistance to evaluate potential school locations resulting in a team of professionals who prepared planning and design, structural, hydraulic, transportation and utility reports evaluating potential school locations, and;

WHEREAS, in February 2009 the *Vernonia School Siting Comparison Report* was completed and the Vernonia School District #47J Board of Directors, in coordination with the City of Vernonia determined that the subject site is within the preferred site to re-locate the existing schools outside the 100-year floodplain, and that the subject site should be included in the Vernonia City limits for the exclusive use of a public school complex, and;

WHEREAS, on September 7<sup>th</sup>, 2009 the City Council of Vernonia approved Ordinance #862 to include the subject tax lots into the Vernonia Urban Growth Boundary (UGB). Subsequently, the Columbia County Board of Commissioners adopted Ordinance #2009-9 to include said land in the Vernonia UGB and zone said land Community Service CSI, and;

WHEREAS, the Vernonia Planning Commission held a public hearing on July 15, 2010 to consider the annexation and zone change request by the Vernonia School District #47J, and forwarded a recommendation of approval to City Council based on the application, and the findings in the City Planning Staff Report dated July 8, 2010, and;

WHEREAS, the Columbia County Department of Land Development Services responded favorably to the annexation and zone change request in their letter dated June 24, 2010, and;

WHEREAS, on July 19, 2010 the Vernonia City Council held a public hearing to consider the annexation and zone change request, in accordance with Title 9 Vernonia

Ord. 869

Annexation of Tax Map & Lot 4N4W04-100,300, and 400

1

COLUMBIA COUNTY, OREGON 2010-008015  
DEED-ORD 09/27/2010 03:50:14 PM  
Crt=1 Pgs=4 HUSERB = \$161.00  
\$20.00 \$11.00 \$15.00 \$5.00 \$10.00



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

Land Use and Development Code, Section 9-01.02-50 Zoning of Annexed Lands and ORS197.763(2)(a)(A) and ORS 222.110 – 222.183 Annexations and;

WHEREAS, no objections were filed with the City Recorder, and all comments were heard and considered at the public hearings on July 15 and July 19, 2010, and the public interest will benefit, and there is no prejudice to the public; and;

WHEREAS, the Vernonia City Council, upon consideration of all testimony, comments, the staff reports and findings, and other documentation, determined the annexation and zone change is appropriate and necessary to better achieve the goals and policies of the City's Comprehensive Plan by providing a safe site for a new public school.

NOW THEREFORE, the City Council of Vernonia does ordain as follows:

**Section 1.** The City does hereby approve annexation of Tax Lots 100, 300 and 400 of Map T4N R4W Section 4 into the Vernonia City limits and zoning of said lands Institutional Public (IP) for a new public school complex, and;

**Section 2. Effective Date:** Under the provisions of the City of Vernonia Charter of 1998, Chapter VIII, the Council finds it may provide two readings at the same hearing and that this ordinance may take effect in 30 days from the date of decision.

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

(Must be read in full if requested)

Adopted as read by title only this 7th day of September, 2010, by the following vote:

AYES: 3 NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: 2

Adopted as read by title only this <sup>20</sup>7th day of September, 2010 by the following vote:

AYES: 3 NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: 2

Signed by me, Sally Harrison, Mayor in authentication of its adoption this 7th day of September, 2010.

Sally Harrison, Mayor  
Sally Harrison, Mayor

Attest: Jeanne M Glass  
Jeanne M Glass, City Recorder



**KLS Surveying, Inc.**  
1224 Alder Street  
Vernonia, OR 97064

Phone: 503.429.6115  
Fax: 866.297.1402  
Web: [www.klssurveying.com](http://www.klssurveying.com)  
Email: [dwallace\\_kls@msn.com](mailto:dwallace_kls@msn.com)

## **EXHIBIT A**

### **City of Vernonia Annexation**

---

A tract of land in the Northeast quarter of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, City of Vernonia, Columbia County, Oregon, being more particularly described as follows:

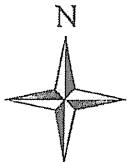
Beginning at the Northwest corner of Parcel 3, Partition Plat No. 1997-26, Columbia County Plat Records; thence S 87°47'23" E 686.39 feet; thence N 02°37'46" E 206.48 feet to the Northwest corner of that tract of land described in Deed Book 261 page 967, Columbia County Deed Records; thence S 87°22'14" E along the North line of said tract 8.00 feet to the Northeast corner thereof being on the East line of said Section 4; thence along said East line the following two courses, N 02°37'46" E 299.48 feet; thence N 02°34'22" E 145.09 feet to an angle point on the East line of Parcel C as conveyed to the Donald R. and Deloris M. Webb Family Trust dated June 19, 1997 in Clerk's Instrument No. 97-11107, Columbia County Deed Records; thence N 21°26'11" W along said East line 307.67 feet to the Northeast corner thereof; thence S 68°47'12" W along the North line of said Parcel C tract 654.29 feet to the Northwest corner thereof; thence along the West line of said Parcel C, S 00°18'54" E 32.17 feet to the Northwest corner of that tract of land conveyed to Vernonia Administrative School District 47J in Clerk's Instrument No. 2009-05784, Columbia County Deed Records; thence along the North line of said School District 47J tract the following two courses, N 88°41'45" W 450.51 feet; thence S 75°41'41" E 162.77 feet to an angle point on the East line of a 60 foot wide easement as described as Parcel 2 in Clerk's Instrument No. 99-03861, Columbia County Deed Records; thence along said East line the following five courses, S 13°09'12" E 113.53 feet; thence S 03°09'48" W 171.36 feet; thence S 12°14'37" E 289.74 feet; thence S 01°51'39" E 247.24 feet; thence S 14°47'00" W 140.33 feet to the Initial Point of First Addition to Oregon American Subdivision, Book 3, Page 15, Columbia County Plat Records; thence S 82°34'28" E along the North line of said First Addition to Oregon American Subdivision 20.31 feet to the Southwest corner of that tract of land conveyed to the Vernonia Athletic Association in Book 38, Page 597, Columbia County Deed Records; thence N 01°11'12" W along the West line of said Vernonia Athletic Association tract 385.31 feet to the Northwest corner thereof; thence S 84°26'11" E along the North line of said Vernonia Athletic Association tract 475.17 feet to the point of beginning.

Containing 21.61 acres more or less.

Exhibit A Annexation

Legend

-  City Limits
-  UGB Outside City Limits
- Residential
- General Residential
- Low Density Residential
- General Commercial
- Downtown
- Light Industrial
- Public Recreation
- County Zoned CS-I
- County Zoned Other



1 inch = 300 feet

**Proposed Annexation  
for School Site**

City of Vernonia GIS  
1224 Alder Street  
Vernonia, OR 97064

Production Date: July 7, 2010

Imagery Date: N/A  
Projection: Oregon State Plane North Intl. Feet (NAD83)  
Vertical Datum: N/A

Vernonia GIS Project No.: 10-001



**Proposed  
Annexation**

4N4W04000100

001000000000

4N4W04000400



**KLS Surveying, Inc.**  
1224 Alder Street  
Vernonia, OR 97064

Phone: 503.429.6115  
Fax: 866.297.1402  
Web: [www.klssurveying.com](http://www.klssurveying.com)  
Email: [dwallace\\_kls@msn.com](mailto:dwallace_kls@msn.com)

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