

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Acquiring an Additional Park Easement from Holce Logging Co., Inc., for the Extension of the Crown-Zellerbach Recreational Trail

ORDER NO. 12-2025

WHEREAS, Holce Logging Co., Inc. (hereinafter, "Grantor"), owns an approximately 106-acre property near Vernonia in Columbia County, Oregon, identified as Tax Map #4403-00-00100, on which Grantor conducts forestry activities; and

WHEREAS, Columbia County (hereinafter, "County") owns and maintains the Crown-Zellerbach Trail, which is a 28-mile recreational trail and transportation facility that extends from Chapman Landing in Scappoose to Grantor's property in Vernonia; and

WHEREAS, the Board of County Commissioners (hereinafter, the "Board") supports the extension of the Crown-Zellerbach Trail through Grantor's property because such extension would provide one of the final links to fully connect that trail to the Banks-Vernonia Trail; and

WHEREAS, the Board also supports the addition of a park with amenities on Grantor's property to serve as a trail head for the Crown-Zellerbach Trail, and to increase the public's use and enjoyment of the Crown-Zellerbach Trail; and

WHEREAS, Consistent with this goal the Parties previously entered into an Easement Agreement recorded as 2022-003916 ("Original Easement Agreement") in the Columbia County Deed Record on April 26, 2022, in which Grantor granted easements to the County for Trail and Park purposes; and

WHEREAS, the County desires to increase the easement area provided for park purposes under the Original Easement Agreement by approximately 15 feet to assist the County with its Park development; and

WHEREAS; Grantor desires to donate the desired additional park land through the Easement Agreement attached hereto as Attachment 1 to which is attached a legal description for the extension as Exhibit A and a diagram showing the extension area as Exhibit B; and

WHEREAS, pursuant to ORS 275.320, the Board may, by order, designate any real property it acquires as a county forest, park or recreational area;

NOW, THEREOFRE, THE BOARD HEREBY ORDERS, as follows:

1. The Easement Agreement, which is attached hereto as Attachment 1 and incorporated herein by this reference is hereby accepted by Columbia County.
2. The easement described in the Easement Agreement shall be designated and declared to be a Recreational Facility of Columbia County, Oregon, subject to the "Columbia County Forest, Parks and Recreation Ordinance."

3. The easement described in the Easement Agreement shall also be designated as a transportation facility, consistent with the remainder of the Crown-Zellerbach Trail and the Columbia County Transportation System Plan, as amended.
4. A certified copy of this Order shall be recorded in the Columbia County Deed Records without costs.
5. The Easement Agreement attached as Attachment 1 shall be recorded in the deed records of the Columbia County Clerk without costs.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_  
Kellie Jo Smith, Chair

By: \_\_\_\_\_  
Casey Garrett, Commissioner

By: \_\_\_\_\_  
Margaret Magruder, Commissioner

Approved as to form

By: \_\_\_\_\_  
Office of County Counsel

ATTACHMENT 1

After recording, return to:  
Columbia County Board of Commissioners  
230 Strand Street  
St. Helens, OR 97051

**EASEMENT AGREEMENT C58-2021-1**  
**BY AND BETWEEN COLUMBIA COUNTY and HOLCE LOGGING CO, INC.**

THIS EASEMENT AGREEMENT (hereinafter referred to as "Agreement") is entered into by and between **HOLCE LOGGING CO, INC.** (hereinafter referred to as "Grantor") and **COLUMBIA COUNTY**, a political subdivision of the State of Oregon, (hereinafter referred to as "County" or "Grantee").

WHEREAS, Grantor owns an approximately 106-acre property near Vernonia in Columbia County, Oregon, identified as Tax Map #4403-00-00100, on which Grantor conducts forestry activities; and

WHEREAS, County owns and maintains the Crown-Zellerbach Trail, which is a 28-mile recreational trail and transportation facility that extends from Chapman Landing in Scappoose to Grantor's property in Vernonia; and

WHEREAS, County intends to connect the Crown-Zellerbach Trail with the 21-mile Banks-Vernonia Trail in Vernonia; and

WHEREAS, the Parties entered into an Easement Agreement recorded as 2022-003916 ("Easement Agreement") in the Columbia County Deed Record on April 26, 2022, in which Grantor granted easements to Grantee for Trail and Park purposes; and

WHEREAS, the Parties desire to extend the easement area of the Park Easement ("Park Easement") by approximately 15 feet to assist the County with its Park development;

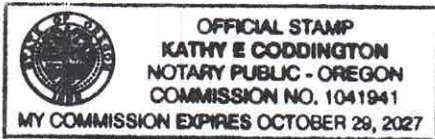
**EASEMENT AGREEMENT**

NOW, THEREFORE, based upon the consideration provided herein, consisting of the parties' mutual promises, the parties hereby agree as follows:

1. The above recitals are incorporated herein.
2. Park Easement Extension Area. The Park Easement area shall be extended to include the property described in Exhibit A and depicted in Exhibit B ("Park Easement Extension Area"). Grantor grants to County a perpetual, non-exclusive easement to construct, reconstruct, install, use, operate, inspect, repair, and maintain a public recreational park, with trail amenities, including but not limited to a trailhead parking lot, informational kiosks, restrooms, picnic tables, benches, and a bike repair station, over, under, upon and across the Park Easement Extension Area as described in Exhibit A and depicted in Exhibit B.

- 3. Terms and Conditions. This Easement Agreement is expressly subject to and granted on the same terms and conditions as set forth in the Easement Agreement recorded as 2022-003916 in the Columbia County Deed Record on April 26, 2022.
- 4. Representations. Grantor expressly represents that it has the legal authority to grant the easement described herein.

IN WITNESS WHEREOF, we have signed this document this 14 day of March, 2025.



GRANTOR:  
HOLCE LOGGING CO., INC.

By: [Signature]  
Name: Randall E. Holce  
Title: Pres.  
Date: 3/14/2025

STATE OF OREGON            )  
  ) ss.  
County of Columbia        )

The foregoing instrument was acknowledged before me this 14 day of March, 2025, by Randall Holce, as President of Holce Logging Co., Inc.

[Signature: Kathy Coddington]  
Notary Public for Oregon  
My commission expires: 10/29/27

ACCEPTED BY GRANTEE:

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_  
Kellie Jo Smith, Chair

By: \_\_\_\_\_  
Casey Garrett, Commissioner

By: \_\_\_\_\_  
Margaret Magruder, Commissioner

## EXHIBIT A

### PARK EASEMENT "B" EXTENSION

An easement for a public park, over a portion of that tract of land conveyed to Holce Logging Co., Inc. by deed recorded as Instrument No. 1993-5651 and an extension of the existing **PARK EASEMENT B** per Instrument No. 2020-12023, Columbia County Deed Records. Located in the NE quarter of Section 3, Township 4 North, Range 4 West, W.M., Columbia County, Oregon being more particularly described as follows:

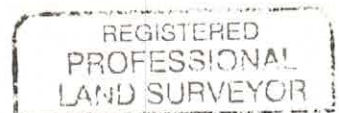
Beginning at the Southwest corner of **PARK EASEMENT "B"**, recorded in Instrument No. 2020-12023, said point being S 80°21'12" E a distance of 786.09 feet from the North Quarter corner of said Section 3;

Thence along the South line of said easement S 87°39'43" E a distance of 160.00 feet to the SE corner thereof;

Thence S 2°20'17" W a distance of 15.00 feet;

Thence N 87°39'43" W a distance of 160.00 feet;

Thence N 2°20'17" E a distance of 15.00 feet to the point of beginning, containing .055 acres more or less.



*Nathan A. Woodward*  
OREGON  
JULY 12, 2005  
NATHAN A. WOODWARD  
65624 LS

*Exp. 6/30/26*

**EXHIBIT B**

**PARK EASEMENT "B" EXTENSION  
LOCATED IN THE  
NE 1/4 OF SECTION 3, T4N, R4W, W.M.  
COLUMBIA COUNTY, OREGON  
FEBRUARY 12, 2025**

**KNOTT STREET**

SECTION LINE

Trail Easement "A"

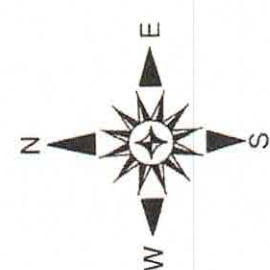
PARK EASEMENT "B"  
Per Inst. No. 2020-12023

POINT OF BEGINNING

CITY LIMITS

HOLCE LOGGING TRACT

Knickerson Creek



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*N.A. Woodward*  
OREGON  
NATHAN A. WOODWARD  
JULY 12, 2005  
65624LS

EXPIRES: 6/30/26

