

BOARD OF COUNTY COMMISSIONERS FOR  
COLUMBIA COUNTY, OREGON

AGENDA REQUEST FORM

DATE: March 24, 2025

REQUESTED MEETING DATE: April 2025 LENGTH OF TIME: 10 minutes

DEPARTMENT DEADLINE: 7/10/2025

NAME: Deborah S. Jacob, Senior Planner

DEPARTMENT: Land Development Services

REVIEW FOR LEGAL SUFFICIENCY OBTAINED: \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_ NA

FINANCE REVIEW: \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_ NA

PROJECT REQUEST FORM SUBMITTED: \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_ NA

AGENDA REQUEST MADE TIMELY: \_\_\_\_\_ YES \_\_\_\_\_ NO (IF NO, DESCRIBE EMERGENCY, BELOW)

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*ITEM REQUEST WILL BE FOR (SELECT ALL THAT APPLY):*

\_\_\_ Information Only

\_\_\_ Discussion/Action

\_\_\_ Executive Session Under

x Public Hearing

\_\_\_ Report

ORS 192.660(2)( )

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Brief Description of Topic To Be Discussed:

Public Road naming Request (LDS File No. Road 38) submitted by Cathryn Abell and Joseph Hiebert that will officially name "Hammerbeck Lane " as the public road that was identified on the Final Plat for Partition Plat 2007-21 as a "50' public right-of-way dedication"

Description of Attached Documents:

Road 38 Application Materials

Comments received from Agencies

Final Order for V 04-06 & MP 04-25

Final Plat for PP 2007-21

Description of Why Agenda Request Made Late (if applicable):

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# BOARD COMMUNICATION

FROM THE LAND DEVELOPMENT SERVICES DEPARTMENT

MEETING DATE: \_\_\_\_\_ **Board Public Hearing**

**TO: BOARD OF COUNTY COMMISSIONERS**

**FROM:** Deborah S. Jacob, Senior Planner, Land Development Services



**SUBJECT: Road Naming Request – Road 38**

Cathryn Abell & Joseph Hiebert, applicant and property owners  
Official Naming of “Hammerbeck Lane” that was dedicated as a 50’ public right of way with the recording of Partition Plat 2007-21

**DATE:** March 25, 2025

## SUMMARY & BACKGROUND:

On February 10, 2025, Cathryn Abell and Joseph Hiebert submitted Road 38 Application to name a public road for an existing 50’ dedicated public right-of-way that is located off Frontage Road in Warren. Although this 50’ public right of way was dedicated as “Hammerbeck Lane” with the recording of Partition Plat 2007-21 (attached) this existing public way has yet to be officially added to the Official Named Roads in Columbia County in accordance with the definition of public ways in Section 5.11 of the Columbia County Rural Addressing System Ordinance.

Condition 4 (E) of the attached Final Order V 04-06 and MP 04-25 specifies that although “Hammerbeck Lane” was dedicated as a new public road, its maintenance would be the responsibility of property owners served by this new public road through a Road Maintenance Agreement with terms and specifications enforced by a majority of affected property owners.

Although the Road 38 application included three road name options of “Springer Lane”, “Trout Lane” and “Hammerbeck Lane”, the third option is the only valid choice for this existing 50’ dedicated public right-of-way identified on the Final Plat of PP 2007-21.

There are currently three other established homes on adjoining properties served by this existing unnamed public right of way. These three resident property owners are Chris & Kimberly Siebers, Anna Steinhart and Thomas Lacamp whose current addresses are 56441, 56445, and 56461 Columbia River Highway as shown on the attached maps. All of these adjacent resident property owners have signed the submitted Road Naming Application for Road 38.

Should the Board of Commissioners approve the applicants' request, Land Development Services will officially re-address and notify these affected properties and county agencies of this decision. All necessary improvements to this newly named public road and related signage shall be inspected and approved by the Columbia River Fire & Rescue (CRF&R); documentation of these improvements shall be submitted to Land Development Services.

Notification of the proposed road naming was sent to Columbia 911, County Public Works Department, the County Cartographer, Columbia River Fire & Rescue, the St. Helens Post Office, and the Columbia River PUD. Columbia County Land Development Services received the attached comments from the County Public Works Department, Columbia River Fire & Rescue(CRF&R), and Columbia 911, none of whom had any concerns with “Hammerbeck Lane” being selected as the new name for this public road. No other comments have been received.

**FINDING:**

The proposed Road 38 Application requesting “Hammerbeck Lane” to be official public road name for the 50’ dedicated public right-of-way meets the criteria in Section 5 and Section 7 of Ordinance 81-6 as amended; specifically Subsection 5.11’s Definition of a Public Way, Subsection 7.03 regarding the Naming of Public Ways, and Subsection 7.05 pertaining to Citizen Request for Road Names.

**RECOMMENDATION:**

Based on the above Summary and Finding, staff recommends that the 50’ dedicated public right-of-way on the Final Plat for PP 2007-21 be officially named to “Hammerbeck Lane” as a new public road consistent with the provisions in Sections 5 and 7 of the Columbia County Rural Addressing Systems Ordinance.

**ATTACHMENTS:**

1. **Road 38 Application**
2. Comments from Public Works, CRF&R, and Columbia 911
3. Final Order for V 04-06 & MP 04-25
4. Partition Plat 2007-21

cc: Scott Toenjes, Columbia County Public Works

Michael Lam  
971-221-8435  
Lamdesignbuild@gmail.com

ROAD # 38

RECEIVED

FEB 10 2025

Fax: (503) 366-3902

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES

Columbia County Courthouse ♦ St. Helens, Oregon 97051 ♦ (503) 397-1501

APPLICATION TO NAME / RENAME A ROAD

Applicant Name <del>Chris Kimberly Siebers</del> <u>Cathryn Abell and Joseph Helbert</u>	Date of Application
Mailing Address 1125 NE Orenco Station Pkwy. Apt. F108.	Applicant Signature <u>Cathryn Abell Joseph Helbert</u>
City, Zip Hillsboro, OR 97124	Phone Number (971) 806-5724

Township, Range, Section(s): 4119-00-0702 / 433 538

General Location: off Frontage Road adjacent to Warren Community Fellowship

Current Road Name: (if any) Frontage Road

Proposed Names: (Please list three)

1<sup>st</sup> Choice: SPRINGER LN

2<sup>nd</sup> Choice: TROUT LN

3<sup>rd</sup> Choice: HAMMERBECK LN

Reason for Name Change: 4<sup>th</sup> house off driveway

Affected Properties: (Attached additional page if necessary)

Owner Name (Print) <u>CHRIS Siebers</u>	Address <u>56441 Columbia River Hwy</u>
Signature <u>[Signature]</u>	Tax Account # / Map ID <u>8853 / 4119-AR-01900</u> Warren OR 97053
Owner Name (Print) <u>Berby Siebers</u>	Address <u>56441 Columbia River Hwy</u>
Signature <u>Berby Siebers</u>	Tax Account # / Map ID <u>8853 / 4119-AR-01900</u> Warren OR 97053
Owner Name (Print) <u>Anna Steinhart</u>	Address <u>56445 Columbia River Hwy</u>
Signature <u>[Signature]</u>	Tax Account # <u>8854 / 4119-AC-01800</u>
Owner Name (Print) <u>Thomas E Adams</u>	Address <u>56461 Columbia River Hwy</u> Warren OR 97053
Signature <u>[Signature]</u>	Tax Account # <u>8682 / 4119-DO-02600</u>

Warren, OR 97053

Applicant: Please return completed application to Land Development Services.

For Office Use Only 81,127.85

Date Rec'd 2/31/25 Receipt # 406173 Check # \_\_\_\_\_ Staff Member EM 2/25

**THIS SIDE FOR OFFICIAL USE ONLY**

**REFERRAL AND ACKNOWLEDGMENT**

- To:
- City of \_\_\_\_\_ (if inside UGB)
  - Columbia 911
  - County Roadmaster
  - Fire District (Name: CRF + R)
  - Post Office (City: St Helens)
  - Cartography
  - Electric Utility CRPD

Planner: Deb Jacobs

Date Mailed: 2/10/25 - Amy H Reply by: 2/20/25

This Application to Name/Rename a Road is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Board of Commissioners in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the decision making process. Please comment below.

1. \_\_\_\_\_ We have reviewed the enclosed application and have no objection to its approval as submitted  
We recommend Choice # \_\_\_\_\_.
2. \_\_\_\_\_ Please see our comments below.
3. \_\_\_\_\_ We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
4. \_\_\_\_\_ Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
5. \_\_\_\_\_ Please contact our office so we may discuss this.
6. \_\_\_\_\_ We recommend denial of the application, for the reasons below:

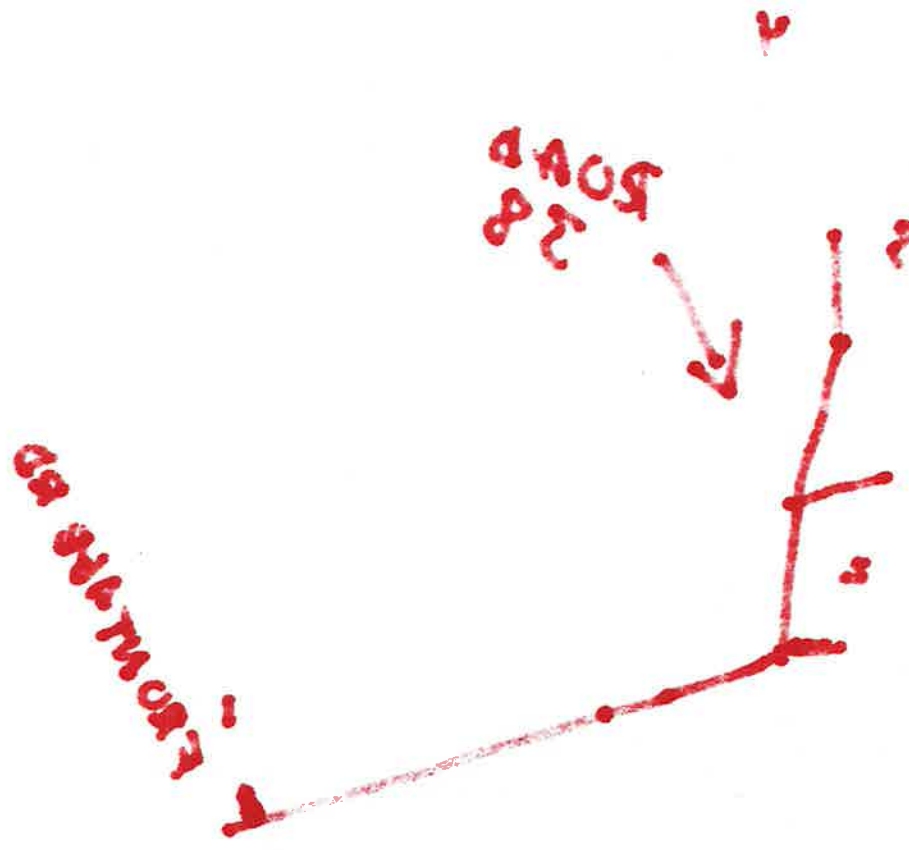
COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Agency:** Please return completed Referral and Acknowledgment to Land Development Services.





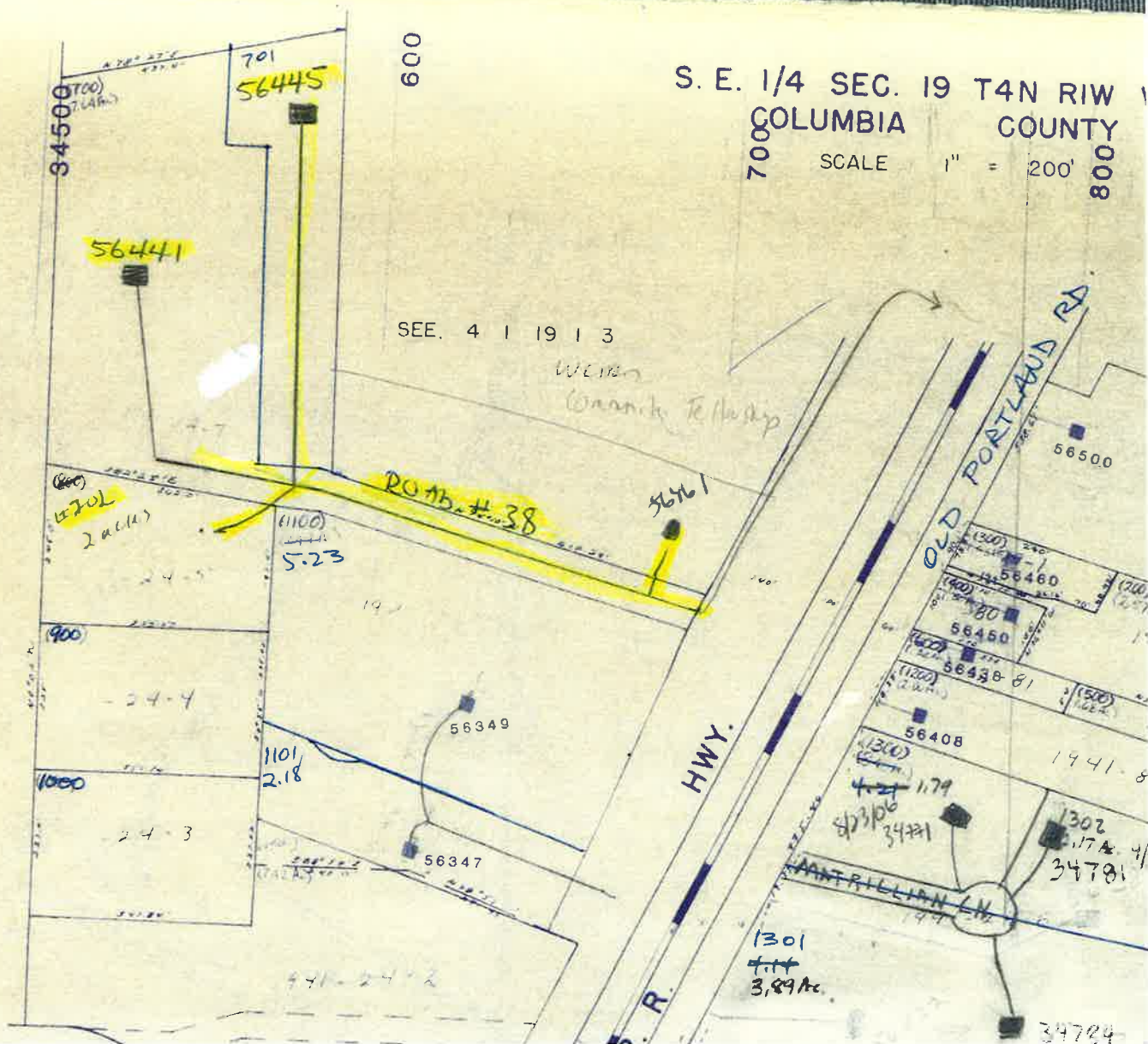
ADDRESS MAP  
R.O.M.B. # 38

S. E. 1/4 SEC. 19 T4N R1W  
COLUMBIA COUNTY

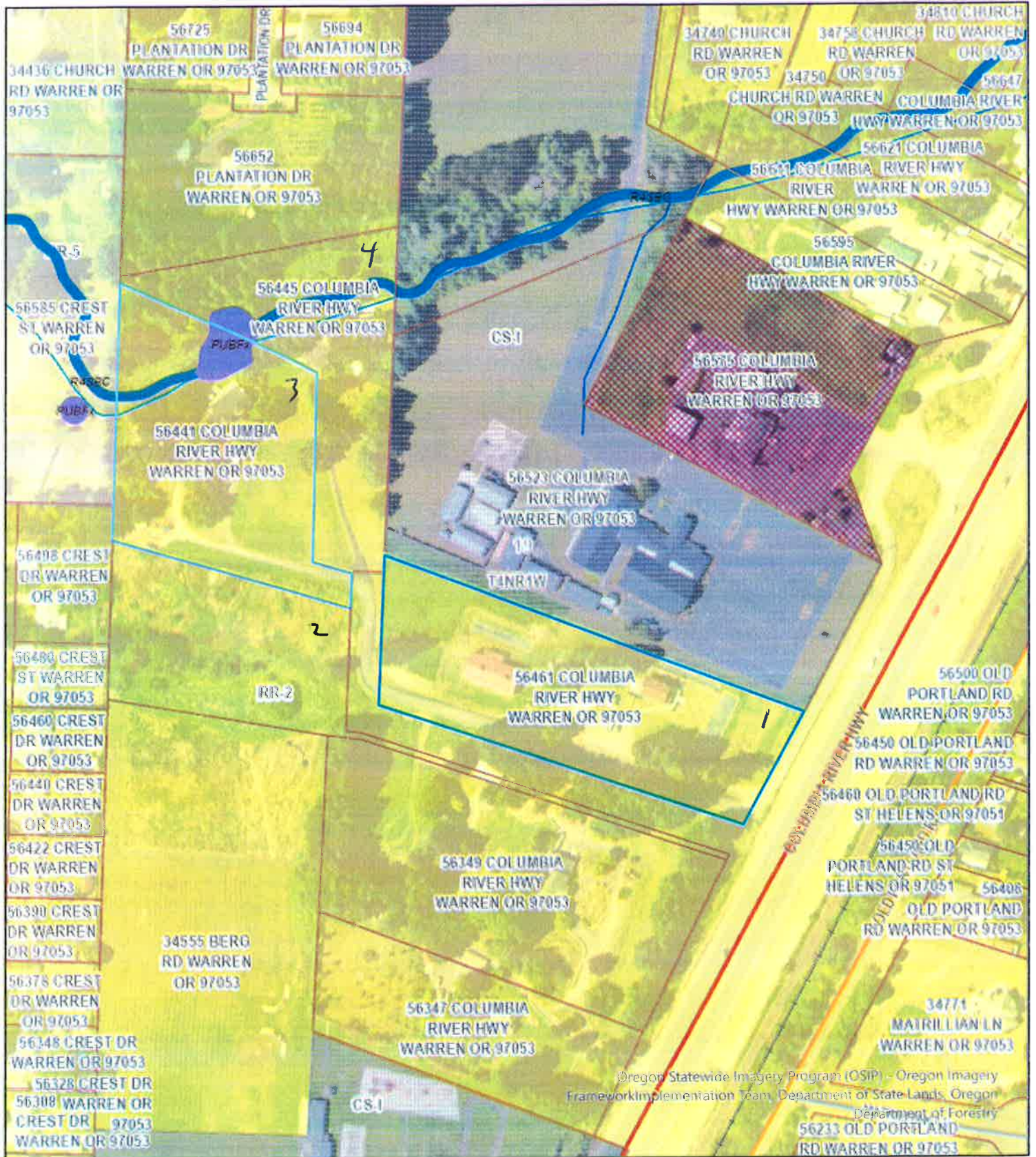
SCALE 1" = 200'

56500

400



# Road 38 Affected Property Owners



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Department of State Lands, Oregon Department of Forestry

2/6/2025 2:22 PM

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**Disclaimer:** This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

## Deborah Jacob

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**From:** Scott Toenjes  
**Sent:** Wednesday, February 19, 2025 1:21 PM  
**To:** Planning Department.UserGroup  
**Cc:** Grant DeJongh; Sara Smith  
**Subject:** Road Naming Application, Cathryn Abell and Joseph Hebert, Road 38  
**Attachments:** 1488\_001.pdf

Here are the Public Works Departments comments for this road naming application:

1. The Public Works Department is okay with any the three proposed choices.
2. The applicant will need to purchase and install a street name sign that meets MUTCD Standards. Signs may be purchased and installed through the Public Works Department.

Thank you.

Scott Toenjes | Engineering Technician | Columbia County Public Works  
1054 Oregon Street, St Helens, OR 97051  
503-366-3963 | F 503-397-7215 | [scott.toenjes@columbiacountyor.gov](mailto:scott.toenjes@columbiacountyor.gov)

**Service ~ Engagement ~ Connection ~ Innovation**

My current schedule is Tuesday – Friday. If you require immediate assistance on Monday, please call the Public Works office at 503-397-5090. For emergencies, call 911.

RECEIVED  
FEB 11 2025

Land Development Services

**Amy Herzog**

**From:** Eric Smythe <smythee@crfr.com>  
**Sent:** Tuesday, February 11, 2025 11:09 AM  
**To:** Amy Herzog; Dannell Hooper; PublicWorks.UserGroup; St Helens Post Office (Crystal.L.McDowall@usps.gov); jroesselet@crpud.org; Brittney Henderson; Robin Gallo  
**Cc:** Deborah Jacob; Teresa Golson  
**Subject:** RE: Road Naming- Agency Comments Requested ROAD 38

**CAUTION:** This email was NOT sent by the Columbia County email system. Do not click links or open attachments unless you are expecting this email and/or know the content is safe. Also, do NOT scan any 'QR' codes in this email.

Amy,

The fire districts only concern is whether the driveway turned to a road meets the county standard. If it is a driveway that serves multiple residence is it wide enough or have turnouts so that vehicles can pass each other in an emergency incident. We are finding more and more "roads" that are not wide enough for even a private vehicle to pass one another.

Eric Smythe  
**Fire Chief**  
**Operations/Prevention/Training**  
**Columbia River Fire and Rescue**  
270 Columbia Blvd  
St Helens OR 97051  
Office: 971-813-4241 Ext 1001  
Cell: (503)396-1180  
[smythee@crfr.com](mailto:smythee@crfr.com)



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**From:** Amy Herzog <Amy.Herzog@columbiacountyor.gov>  
**Sent:** Monday, February 10, 2025 11:27 AM  
**To:** Dannell Hooper <dhooper@columbia911.com>; PublicWorks.UserGroup <publicworks@columbiacountyor.gov>; Eric Smythe <smythee@crfr.com>; St Helens Post Office (Crystal.L.McDowall@usps.gov) <Crystal.L.McDowall@usps.gov>; jroesselet@crpud.org; Brittney Henderson <Brittney.Henderson@columbiacountyor.gov>; Robin Gallo <Robin.Gallo@columbiacountyor.gov>  
**Cc:** Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Teresa Golson <Teresa.Golson@columbiacountyor.gov>  
**Subject:** Road Naming- Agency Comments Requested ROAD 38

Good morning,

We have a road naming application that will need to go to the boards office for approval. Prior to the board meeting, we would like to get your comments, please complete by 2/20/25.

Thank you

*Amy Herzog*

Permit Technician  
Columbia County Land Development  
503-397-1501 ext 8483  
[Amy.Herzog@columbiacountyor.gov](mailto:Amy.Herzog@columbiacountyor.gov)  
[www.columbiacountyor.gov](http://www.columbiacountyor.gov)

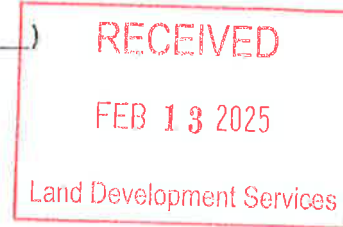


Please note:

Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens. We're available to assist you in person, by phone 503-397-1501 and email: [building@columbiacountyor.gov](mailto:building@columbiacountyor.gov) or [planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov).

REFERRAL AND ACKNOWLEDGMENT

- To:  City of \_\_\_\_\_ (if inside UGB)  
 Columbia 911  
 County Roadmaster  
 Fire District (Name: CRF + R)  
 Post Office (City: St Helens)  
 Cartography  
 Electric Utility CRWD



Planner: Deb Jacobs

Date Mailed: \_\_\_\_\_ Reply by: \_\_\_\_\_

This Application to Name/Rename a Road is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Board of Commissioners in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the decision making process. Please comment below.

- \_\_\_\_\_ We have reviewed the enclosed application and have no objection to its approval as submitted. We recommend Choice # \_\_\_\_\_.
- Please see our comments below.
- \_\_\_\_\_ We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
- \_\_\_\_\_ Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
- \_\_\_\_\_ Please contact our office so we may discuss this.
- \_\_\_\_\_ We recommend denial of the application, for the reasons below:

COMMENTS: If 1<sup>st</sup> choice Springer is selected, please do not use Lane, Loop or Street. Within Columbia County we already have multiple Spring\* streets with these street types

Signed: Dannell L. Hooper

Title: Operations Manager Date: 2/12/2025

Agency: Please return completed Referral and Acknowledgment to Land Development Services.

Michael Lam  
971-221-8435  
Lamdesignbuild@gmail.com

ROAD # 38

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES

Columbia County Courthouse ♦ St. Helens, Oregon 97051 ♦ (503) 397-1501 ♦

RECEIVED

FEB 10 2025

Fax: (503) 366-3902

APPLICATION TO NAME / RENAME A ROAD

Applicant Name <del>Chris Kimberly Siebers</del> <u>Cathryn Abell and Joseph Herbert</u>	Date of Application
Mailing Address 1125 NE Orenco Station Pkwy Apt F108	Applicant Signature <u>Cathryn Abell Joseph Herbert</u>
City, Zip Hillsboro, OR 97124	Phone Number (971) 806-5724

Township, Range, Section(s): 4119-10-0702 / 433 538

General Location: off Frontage Road adjacent to Warren Community Fellowship

Current Road Name: (if any) Frontage Road

Proposed Names: (Please list three)

1<sup>st</sup> Choice: SPRINGER LN  
 2<sup>nd</sup> Choice: TROUT LN  
 3<sup>rd</sup> Choice: HAMMERBECK LN

Reason for Name Change: 4<sup>th</sup> house off driveway

RECEIVED  
FEB 13 2025  
Land Development Services

Affected Properties: (Attached additional page if necessary)

Owner Name (Print) <u>CHRIS Siebers</u>	Address <u>56441 Columbia River Hwy</u>
Signature <u>[Signature]</u>	Tax Account # / map ID <u>8853 / 4119-AC-0190</u> Warren OR 97053
Owner Name (Print) <u>Kimberly Siebers</u>	Address <u>56441 Columbia River Hwy</u>
Signature <u>Kimberly Siebers</u>	Tax Account # / map ID <u>8853 / 4119-AC-0190</u> Warren OR 97053
Owner Name (Print) <u>Anna Steinhart</u>	Address <u>56445 Columbia River Hwy</u>
Signature <u>[Signature]</u>	Tax Account # <u>8854 / 4119-AC-01800</u> Warren OR 97053
Owner Name (Print) <u>Thomas E Adams</u>	Address <u>56461 Columbia River Hwy</u> Warren OR 97053
Signature <u>[Signature]</u>	Tax Account # <u>8682 / 4119-10-02600</u>

Applicant: Please return completed application to Land Development Services.

For Office Use Only 1,127 85

Date Rec'd Y31/25 Receipt # 406173 Check # \_\_\_\_\_ Staff Member EM 2/25

COLUMBIA COUNTY  
**LAND DEVELOPMENT SERVICES**

COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503)397-1501

**APPEAL INFORMATION for FINAL ORDER V 04-06 & MP 04-25** Attached

**Applicant:** WILLIAM HAMMERBECK

**Notice Date:** AUGUST 26, 2004

**Appeal Body:**

- Planning Commission**, for appeal of an administrative decision; file this appeal in the Land Development Services office, ground floor, Courthouse Annex, St. Helens, OR 97051. The appeal must be filed **within 12 calendar days** of the above Notice Date, the date this notice was mailed to the applicant and to other persons entitled to notice. The appeal must be accompanied by the appropriate appeal fee.
- Board of County Commissioners**, for appeal of this Planning Commission decision; file this appeal in the Office of the County Clerk, second floor, Courthouse Annex, St. Helens, OR 97051. The appeal must be filed **within 7 calendar days** of the above Notice Date, the date this notice was mailed to the applicant and to other persons entitled to notice. The appeal must be accompanied by the appropriate appeal fee.
- Land Use Board of Appeals (LUBA)**, for appeal of this Planning Commission or Board of Commissioner decision. File a Notice of Appeal with the Land Use Board of Appeals; PUC Building, 550 Capitol Street NE, Salem, OR 97310. The appeal must be filed with the Land Use Board of Appeals **within 21 calendar days** of the above Notice Date, the date this notice was mailed to the applicant and to other persons entitled to notice.

Attached is the FINAL ORDER on the application listed above. This decision, or any part of it, or any condition attached to it, may be appealed to the **Appeal Body** noted above.

If a local appeal is filed, and after notice is given to those persons entitled to notice, a public hearing will be held by the Appeal Body at its earliest available regular meeting. At the hearing, all interested parties will have an opportunity to appear and be heard.

If a local appeal is not filed, this decision will become final after the appeal period is over, as noted above. A decision appealed to LUBA will be final after all appeals are completed.

Until the appeal period expires, the applicant may not take action on the application.

**PLEASE NOTE:** An appeal may be filed only by persons who appeared in person or in writing before the Planning Department, the Planning Commission or the Board of County Commissioners. You have "appeared" if you supplied information or argument in favor of or opposed to the application listed above.

If any of the above is not clear, or you have questions or require additional information, please contact **SCOTT BRADLEY** at (503) 397-1501, or FAX to his attention at (503) 366-3902.

**BEFORE THE  
COLUMBIA COUNTY PLANNING COMMISSION  
COUNTY COURTHOUSE - ST. HELENS, OREGON**

In the Matter of the Application of )  
William Hammerbeck for a Variance to )  
Public Road Frontage Standards, Creating )  
A Two Acre Residential Lot )

**Final Order V 04-06  
Final Order MP 04-25**

WHEREAS, on June 21, 2004, William Hammerbeck submitted an application for a Variance and a Partition to divide a 2 acre parcel from a 5.57 acre parcel in the Rural Residential (RR-2) zone; and

WHEREAS, the Columbia County Zoning Ordinance (CCZO), Section 624.5(A), requires that all newly created lots or parcels shall have a minimum of 50 feet of usable frontage on a public right-of-way. The entire public-right-of-way adjacent to the property shall be improved in accordance with the requirements of the Columbia County Road Standards; and

WHEREAS, the Applicant proposes to access the newly created parcel from an easement across the parent parcel, which requires a variance to the above standard; and

WHEREAS, the subject property is further described on the Assessor's records as Tax Account Number 4119-040-00700, 5.57 acres, consisting of a 60 ft. x 635 ft. flag portion extending to the US Highway 30 Frontage Road; and

WHEREAS, the Scappoose CPAC members, affected agencies and the adjacent property owners of the area were notified of this variance request and given 10 days in which to submit the comments; and

WHEREAS, the Columbia County Planning Commission held a public hearing on August 16, 2004 on both applications, V 04-06 and MP 04-25; and

WHEREAS, during the hearing, the Staff Report and applicable criteria was received into the record; Dave Reynolds, representing the Applicant, spoke in favor of the applications, also speaking in favor was Mary Ann Hammerbeck and Dean Chappell; testifying in opposition to the variance application was Roger Kadell of the Columbia County Road Department; and

WHEREAS, after having heard the testimony and evidence, the Planning Commission closed the hearing and deliberated on the matter and voted to tentatively deny the application for Variance (V 04-06) to frontage on a public-right-of-way.; and, the Planning Commission separately voted to approve Partition (MP 04-25) with a dedication of 50 feet wide public road right-of-way to serve the partition; the Commission agreed unanimously to recommend to the Board of Commissioners that the Applicant be approved for a Road Standards Modification, whereby, the applicant would be able to improve the newly created public road by adding a 5 foot gravel shoulder to each side of the existing 10 foot paved road, as specified by Roger Kadell of the Road Department. Any parcels gaining access to this public road in the future would need to do additional improvements to bring the public road up to County Public Road Standards;

NOW THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Planning Commission adopts the Findings of Fact and Conclusions of Law in the Staff Report, dated July 28, 2004, for Variance (V 04-06), which is incorporated herein by reference.
2. The Planning Commission adopts the Findings of Fact and Conclusions of Law in the Amended Staff Report, dated August 16, 2004, for MP 04-25, with amendments as discussed by the Commission during deliberations. The Amended Staff Report clarifies that there will be a Public Road dedicated, each parcel created will have frontage on the new public road, adds the comments received by Roger Kadell of the County Road Department and changes recommended conditions.
3. The Application for a Variance (V 04-06) is DENIED.
4. The Application for a Partition (MP 04-25) is APPROVED subject to the following conditions of approval:
  - A) A surveyed final plat must be prepared and submitted to Land Development Services within ONE YEAR of the date of approval of the Preliminary Plat, this Order. If this one year deadline is not met, the Preliminary Plat must be resubmitted for approval under the Subdivision and Partitioning Ordinance that is in effect at the time the plat is submitted.
  - B) The Applicant shall submit a Conceptual Stormwater Plan which addresses all provisions found in Section IV (C) 1, 2 and 3 of the Columbia County Stormwater and Erosion Control Ordinance.
  - C) The Applicant shall dedicate a public road from the Highway Access Road to parcels 1 and 2 as depicted on the preliminary plat. As far as the construction standards of this public road, the Applicant shall submit a Modification of Road Standards to the Board of County Commissioners. The planning Commission recommends approval of a Modification to add 5 feet of gravel shoulder to each side of the existing 10 feet paved portion of the roadway.
  - D) The Applicant shall provide a favorable septic system lot evaluation for the newly created parcel prior to final plat approval. The ends of the existing septic system drainlines, closest to the new property line shall be located and included on a survey map of the new line.
  - E) The Applicant shall provide documentation which shows that each owner of property served by the new road is covered under a Road Maintenance Agreement, which shall as a minimum must state:
    - 1) The Maintenance Agreement shall be enforceable by a majority of the homeowners served by the road; and
    - 2) The owners served by the road, their successors, or assigns shall maintain the road,

either equally of in accordance with a specific formula that is contained in the Maintenance Agreement; and

- 3) Amendments to the Maintenance Agreement shall be allowed by written and recorded agreement and consent of 75% of the property owners served by the road.

F. The Applicant shall make all road improvements as required by conditions of the Road Modification Approval.

**COLUMBIA COUNTY PLANNING COMMISSION**



**DENNIS NELSON , CHAIRMAN PRO TEM**

8/24/04  
DATE

Partition Plat No. 2004-21  
 For Hammerbeck & Morud  
 A Replat of Parcels 1 & 2  
 Of Partition Plat No. 1995-33  
 Situated In The East 1/2  
 Section 19, T.4N., R.1W., W.M.  
 Columbia County, Oregon  
 January 19, 2006



Scale: 1" = 100'

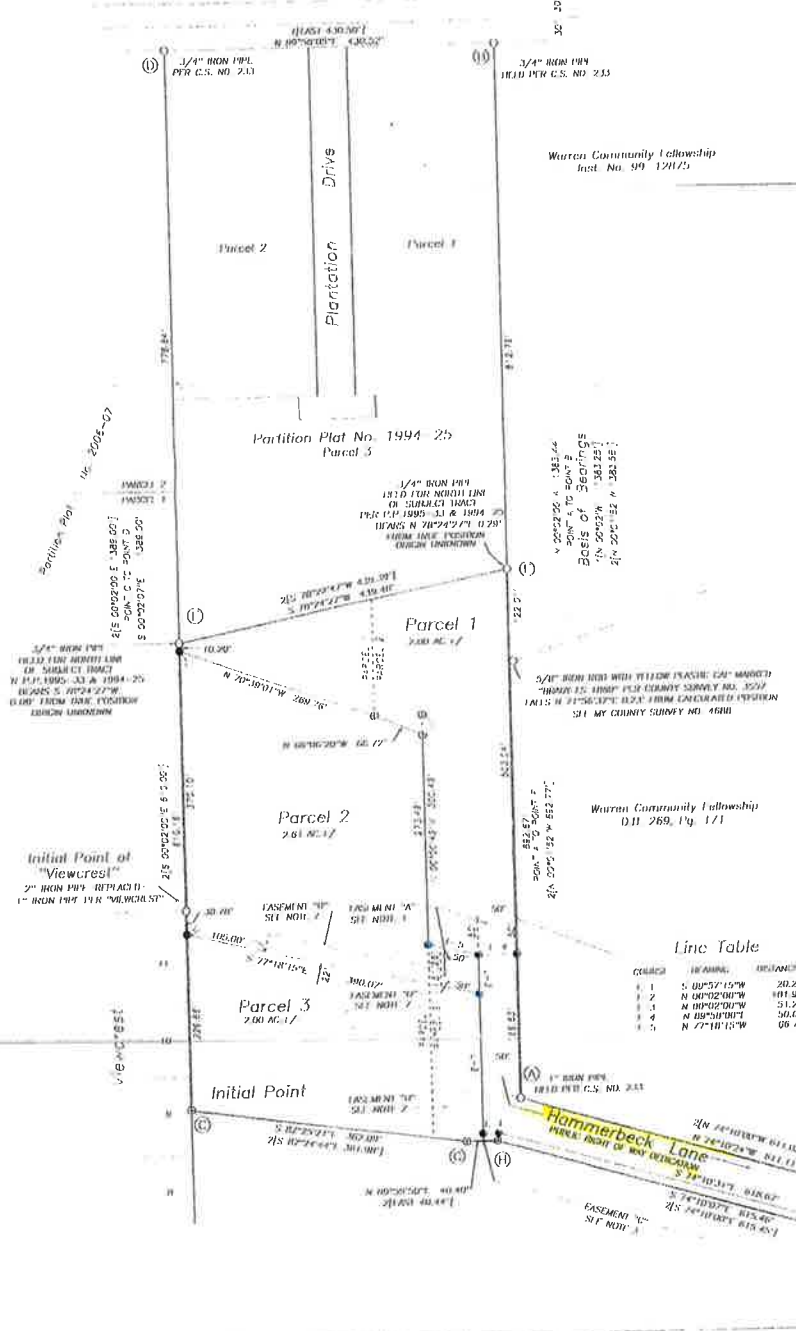
01 99113W  
 S 001130W  
 N 004000H  
 R 077

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 287 76 1985  
 DAVID L. REYNOLDS  
 2157  
 01 NEW DATE: 12 31 2000

Reynolds  
 Land Surveying, Inc.  
 12900 Stone Road  
 Warren, Oregon 97145  
 (503) 867-5516

Martin County Road No. 8  
 Community Known As Church Road



**Narrative**

The purpose of this survey is to facilitate the re-plat partitioning of Parcels 1 and 2 of Partition Plat No. 1995-33.

Basis of bearings for this survey is my County Survey No. 4680 between monuments found at points A and H. I held said monuments to define the East line of the subject tract. I held the monuments at points C and D to define the West line of the subject. I held the monuments found at points I and J to define the North line of the subject tract. I held the monuments found at points G, E, F and J to define the South line of the subject tract. I set partition corners as shown.

**Legend**

- Denotes monument found as noted
- ⊙ Denotes 5/8" iron rod with yellow plastic cap marked "DEADY 15 11860" found per Partition Plat No. 1995-33
- Denotes 5/16"x3/4" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." set.
- ⊕ Denotes 1 1/2" brass nail with 1 1/2" brass washer stamped "REYNOLDS 15 2107" set in asphalt paving.
- ⊥ Denotes record data per County Survey No. 753
- ⊥ Denotes record data per Partition Plat No. 1985-33

**Notes**

1. Easement "A" is hereby granted as a public access easement for turn around.
2. Easement "B" is a road and utility easement which was granted on Partition Plat No. 1995-33 for the benefit of Parcel 2 of said Partition Plat. This easement is hereby released and removed.
3. Easement "C" is hereby granted as a Public Access and Utilities Easement.
4. There are no synthetic control monuments on record in the Columbia County Surveyor's Office within 1/2 mile of this partition.
5. This partition is subject to a Portland General Electric Co. easement per deed bk. 71, pg. 294. Exact location is not disclosed.
6. This partition is subject to limited EGRESS provisions contained in Deed to the State of Oregon, State Highway Commission per deed bk. 209, pg. 409.
7. Easement "D" is hereby granted as a 22' wide easement for ingress, egress & utilities for the benefit of Parcel 3 of this Partition.

**Line Table**

COURSE	BEARING	DISTANCE
1-1	S 00°57'15"W	20.24'
1-2	N 00°02'00"W	101.92'
1-3	N 00°02'00"W	51.26'
1-4	N 00°00'00"E	36.00'
1-5	N 77°10'15"W	68.77'

Partition Plat No. 2007-21  
 For Hammerbeck & Morud  
 A Replat of Parcels 1 & 2  
 Of Partition Plat No. 1995--33  
 Situated In The East 1/2  
 Section 19, T.4N., R.1W., W.M.  
 Columbia County, Oregon  
 January 19, 2006

A 920  
 Sheet 2 of

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 2152

REYNOLDS, INC.

12 31 2006

Reynolds, Inc.  
 Land Surveying, Inc.  
 5290 Stone Road  
 Warren, Oregon 97146  
 (503) 897-5518

Surveyor's Certificate

I, David L. Reynolds, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that I have correctly measured and marked with proper monuments the land represented on the attached Partition Map with the boundaries being described as follows:

Parcels 1 and 2 of Partition Plat No. 1995-33 as per plat on file out of record in the Clerk's Office, Columbia County, Oregon in the Trust book of Section 19, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon. The initial point is a 5/8" iron rod with yellow plastic cap marked "TRADY 15 1860" found at the Southwest corner of said Parcel 1 of Partition Plat No. 1995-33.

Declaration

Know all people by these presents that we, William Hammerbeck, Mary Ann Hammerbeck, James A. Morud and Linda Jean Morud are the owners of the land represented on the annexed partition map and more particularly described in the accompanying Surveyor's Certificate and have consented the same to be partitioned into parcels as shown on the annexed map, in accordance with ORS Chapter 92 and do hereby dedicate the Public Right of Way to the Public as a Public Way forever, and do hereby grant the easements, rights, powers and duties for the purposes as shown and noted herein.

William Hammerbeck *William Hammerbeck*  
 Mary Ann Hammerbeck *Mary Ann Hammerbeck*  
 James A. Morud *James A. Morud*  
 Linda Jean Morud *Linda Jean Morud*

Acknowledgment

State of Oregon }  
 County of Columbia }

Know all people by these presents, on this 19th day of July, 2007, before me, a Notary Public in and for said State and County, personally appeared William Hammerbeck, Mary Ann Hammerbeck, James A. Morud and Linda Jean Morud who acknowledged to me that they are the identical persons described in the foregoing declaration and that said declaration was executed freely and voluntarily by them.

Notary Public: Signat  
 Notary Public: Printed: Vince Coland  
 Notary Public: State of Oregon  
 Commission No. 395048  
 My Commission Expires: August 03, 2008

Consent Affidavits

A Partition Plat Consent Affidavit by GM Mortgage Corporation, beneficiary under Trust recorded in Instrument No. 03-00400 has been recorded in Instrument No. 2007-21, Columbia County Clerk's Records.

A Partition Plat Consent Affidavit by Mortgage Electronic Registration Systems, Inc. ("MERS"), nominee for the beneficiary of that Trust Deed recorded in Instrument No. 2006-009294 has been recorded in Instrument No. 2007-21, Columbia County Clerk's Records.

A Partition Plat Consent Affidavit by Mortgage Electronic Registration Systems, Inc. ("MERS"), successor beneficiary of that Trust Deed recorded in Instrument No. 2006-009295 has been recorded in Instrument No. 2007-069657, Columbia County Clerk's Records.

Approvals:

Approved this 19th day of July, 2007  
 Columbia County Planning Department  
 Approved this 2nd day of July, 2007  
 Columbia County Surveyor

All taxes, fees, assessments, or other charges as provided for by O.R.S. 92.035 have been paid through

July 2007  
 Columbia County Tax Collector  
 Approved this 19th day of July, 2007  
 Columbia County Board of Commissioners

State of Oregon }  
 County of Columbia }

I do hereby certify that the attached Partition Plat was executed for recording on the 19th day of July, 2007 at 3:30 o'clock P. M., Instrument No. 2007-21 and recorded as Partition Plat No. 2007-21  
 Columbia County Clerk  
 By: Signat

