

**LEGEND:**

- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CHASE JONES & ASSOCIATES" ON MAY 3, 2019
- = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP STAMPED "CHASE JONES" ON MAY 3, 2019
- ⊙ = SET 1" DIAMETER COPPER DISC STAMPED "CHASE JONES" ON MAY 3, 2019
- = FOUND MONUMENT AS SHOWN.
- ⊙ = FOUND 1" DIAMETER COPPER DISC STAMPED "CHASE JONES" PER COUNTY SURVEY 6315
- ⊙ = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CHASE JONES & ASSOCIATES" PER COUNTY SURVEY 6315
- FD = FOUND
- IR = IRON ROD
- W/YPC = WITH YELLOW PLASTIC CAP
- SQ FT = SQUARE FEET
- OU = ORIGIN UNKNOWN
- (P) = RECORD VALUE PER RIVER CLUB ESTATES PLAT
- (J1) = RECORD VALUE PER COUNTY SURVEY 4556
- (J2) = RECORD VALUE PER COUNTY SURVEY 5790
- (J3) = RECORD VALUE PER COUNTY SURVEY 6315
- PUE = PUBLIC UTILITY EASEMENT
- (R) = RADIAL

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eric D. Jones*

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

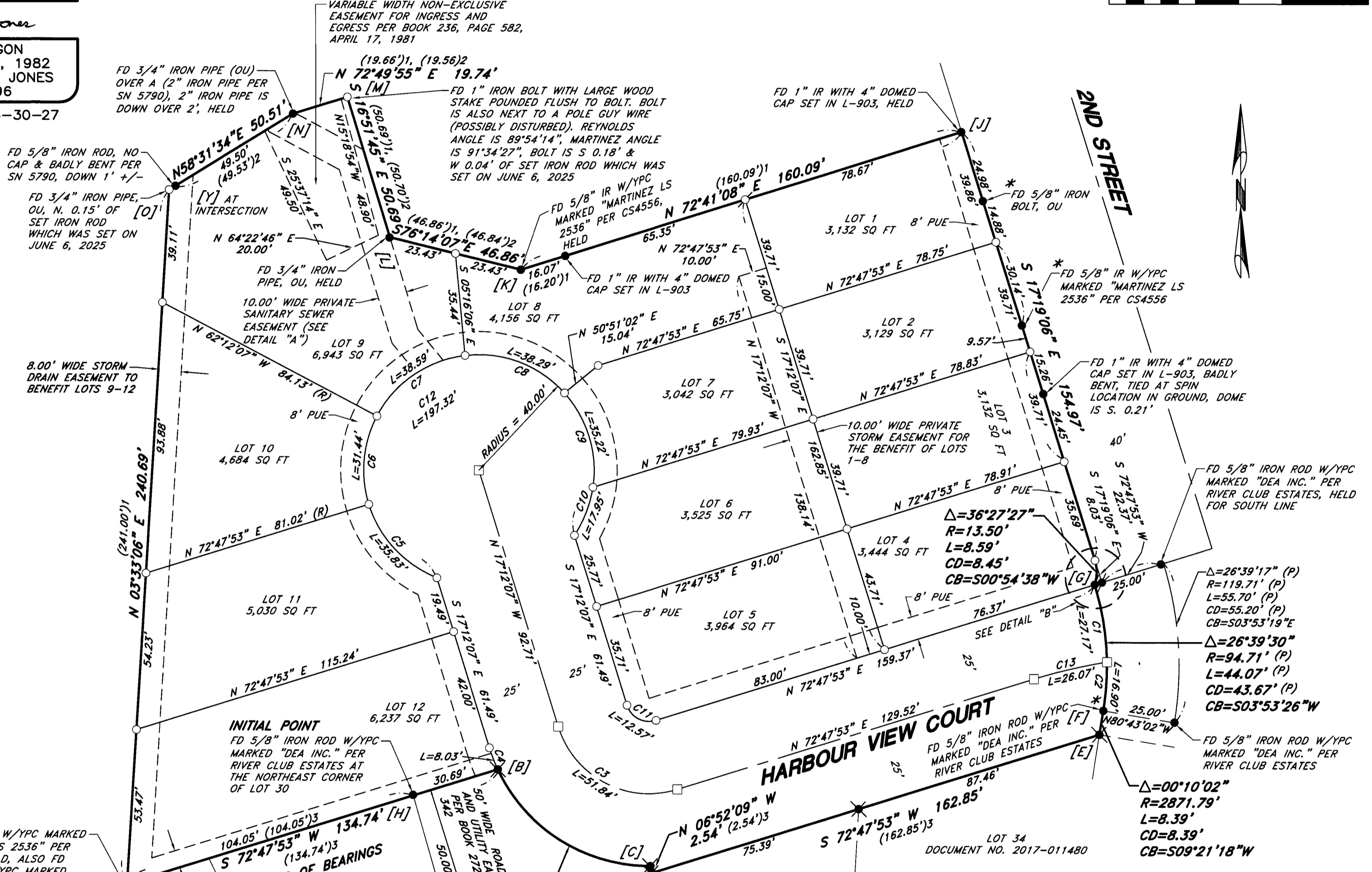
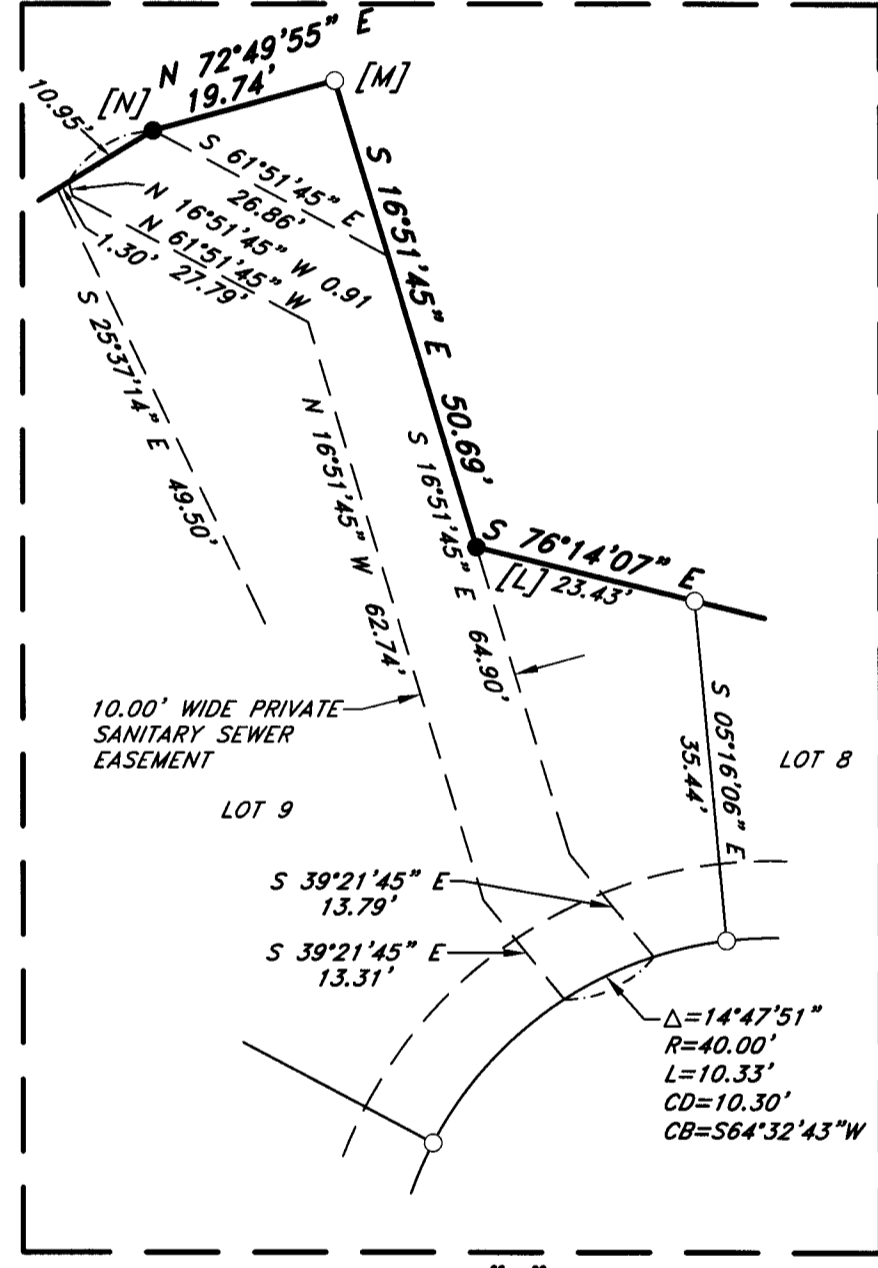
RENEWS: 6-30-27

# SOMMARSTROM SUBDIVISION

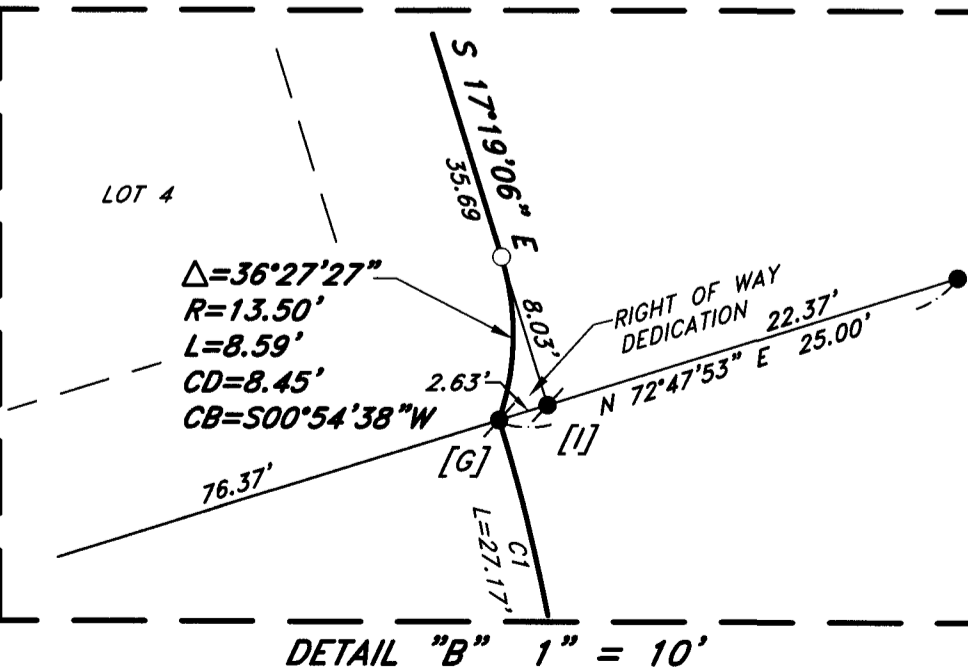
A PORTION OF BLOCK 6AD, "H. CAPLES ADDITION TO COLUMBIA CITY"  
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, T. 5 N., R. 1 W., W.M.,  
CITY OF COLUMBIA CITY, COUNTY OF COLUMBIA, STATE OF OREGON

BY: CHASE, JONES & ASSOCIATES, INC. SURVEYED: MAY 3, 2019  
3410 SE 20TH AVENUE JOB NO.: 14656  
PORTLAND, OREGON 97202 SCALE: 1" = 30'  
PHONE: 503-228-9844 SHEET: 1 OF 2

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_



CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	16°26'04"	94.71'	27.17'	27.07'	S 09°00'09" E
C2	10°13'26"	94.71'	16.90'	16.88'	N 04°19'36" E
C3	90°00'00"	33.00'	51.84'	46.67'	S 62°12'07" E
C4	7°55'41"	58.00'	8.03'	8.02'	N 21°09'58" W
C5	51°19'04"	40.00'	35.83'	34.64'	S 42°51'39" E
C6	45°02'01"	40.00'	31.44'	30.64'	S 05°18'54" W
C7	55°16'41"	40.00'	38.59'	37.11'	S 55°28'15" W
C8	54°50'59"	40.00'	38.29'	36.85'	N 69°27'55" W
C9	50°26'39"	40.00'	35.22'	34.09'	N 16°49'06" W
C10	25°42'44"	40.00'	17.95'	17.80'	S 21°15'35" W
C11	90°00'00"	8.00'	12.57'	11.31'	S 62°12'07" E
C12	282°38'08"	40.00'	197.32'	50.00'	S 72°47'53" W
C13	07°54'28"	188.90'	26.07'	26.05'	S 76°45'07" W



# SOMMARSTROM SUBDIVISION

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

A PORTION OF BLOCK 6AD, "H. CAPLES ADDITION TO COLUMBIA CITY"

INSTRUMENT NO. \_\_\_\_\_

## NARRATIVE:

1. THE PURPOSE OF THE SURVEY IS TO SUBDIVIDE A PORTION OF THOSE TRACTS OF LAND CONVEYED TO COLUMBIA HARBOUR, LLC IN DOCUMENT NO. 2014-000707, 2014-002772, 2017-011480, 2017-011724 AND 2017-011481, COLUMBIA COUNTY DEED RECORDS, INTO THE PLAT OF SOMMARSTROM SUBDIVISION.
2. HELD POINTS [H] TO [A] AS THE BASIS OF BEARINGS AND BEING S 72°47'53" W PER COUNTY SURVEY 6315.
3. FROM [H] I EXTENDED LINE [A] - [H] NORTH 72°47'53" EAST 30.69 FEET PER SN 6315 TO [B].
4. FROM [B] I HELD THE DATA FROM SN 6315 THROUGH POINTS [C], [D], [E], [F], [G] AND [I].
5. FROM [I] I HELD NORTH 17°19'06" WEST PER SN 6315 AND STOPPED THE LINE AT THE IRON ROD FOUND AND HELD AT [J].
6. I HELD THE IRON ROD AT [K] AND HELD THE LINE [J] TO [K] FOR PART OF THE NORTH PROPERTY LINE.
7. I HELD THE IRON ROD AT [L] AND HELD THE LINE [K] TO [L] FOR PART OF THE NORTH PROPERTY LINE.
8. FROM [L] I HELD THE ANGLE OF 120°37'38" PER SN 4556 AND 50.69 FEET PER SAID SURVEY TO [M]. THE BOLT AT [M] APPEARS TO HAVE BEEN DISTURBED.
9. I HELD THE LINE FROM [M] TO THE 2" IRON PIPE AT [N]. I THEN HELD THE LINE FROM [N] TO THE FOUND BENT 5/8" IRON ROD NEAR [O], THE BEARING MEASURING SOUTH 58°31'34" WEST.
10. FROM [A] I HELD THE ANGLE OF 69°14'47" PER SN 4556 TO ESTABLISH THE WEST LINE OF DOCUMENT NO. 2014-011481. THIS AGREED WITH THE IRON PIPE AT [O] BUT THERE IS NO ORIGIN OF SAID PIPE.
11. FROM [N] I HELD SOUTH 58°31'34" WEST AND EXTENDED THIS LINE THROUGH THE BENT 5/8" IRON ROD TO INTERSECT THE LINE [A] TO [O] AT [Y].

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, T. 5 N., R. 1 W., W.M., CITY OF COLUMBIA CITY, COUNTY OF COLUMBIA, STATE OF OREGON

SURVEYED: MAY 3, 2019  
JOB NO.: 14656  
SHEET 2 OF 2

BY: CHASE, JONES & ASSOCIATES, INC.  
3410 SE 20TH AVENUE  
PORTLAND, OREGON 97202  
PHONE: 503-228-9844

## NOTES:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF COLUMBIA CITY STAFF REPORT DATED JUNE 2016.
2. ALL FALLINGS ARE CARDINAL, UNLESS OTHERWISE NOTED.
3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER BOOK 206, PAGE 383, RECORDED JUNE 14, 1976, DOES NOT AFFECT THE SUBJECT PROPERTY.
4. COVENANTS, CONDITIONS AND RESTRICTIONS IN REFERENCE TO THE PLAT OF RIVER CLUB ESTATES DOES NOT AFFECT THE SUBJECT PROPERTY.
5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DOCUMENT NO. 90-5988, RECORDED OCTOBER 17, 1990, AND AMENDED IN DOCUMENT NO. 2013-000400, RECORDED JANUARY 16, 2013, DOES NOT AFFECT THE SUBJECT PROPERTY.
6. EASEMENT FOR SIGNAGE AND LANDSCAPING IN DOCUMENT NO. 91-2665, RECORDED MAY 6, 1991, DOES NOT AFFECT THE SUBJECT PROPERTY.
7. EASEMENT FOR UTILITIES AND SIDEWALK IN DOCUMENT NO. 91-2666, RECORDED MAY 6, 1991, DOES NOT AFFECT THE SUBJECT PROPERTY.
8. DEED AND EASEMENT AGREEMENT IN DOCUMENT NO. 2017-011480, RECORDED DECEMBER 12, 2017, DOES NOT AFFECT THE SUBJECT PROPERTY.
9. DEED AND EASEMENT AGREEMENT IN DOCUMENT NO. 2017-011481, RECORDED DECEMBER 12, 2017, DOES NOT AFFECT THE SUBJECT PROPERTY.
10. DEED AND EASEMENT AGREEMENT IN DOCUMENT NO. 2017-011724, RECORDED DECEMBER 12, 2017, DOES NOT AFFECT THE SUBJECT PROPERTY.
11. EASEMENTS PER BOOK 204, PAGE 246, RECORDED 20, 1976, ARE EXTINGUISHED PER DOCUMENT NO. 2019-001115, RECORDED FEBRUARY 15, 2019 AND DO NOT AFFECT THE SUBJECT PROPERTY.

## APPROVALS:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
COLUMBIA COUNTY BOARD OF COMMISSIONERS

BY: [Signature]

BY: [Signature]

BY: [Signature]

APPROVED THIS 2 DAY OF SEPTEMBER, 2025

BY: Nate A. Woodward  
COLUMBIA COUNTY SURVEYOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
COLUMBIA COUNTY TAX COLLECTOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
COLUMBIA COUNTY ASSESSOR

STATE OF OREGON )  
COUNTY OF COLUMBIA )SS

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION WAS RECEIVED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ .M. AND RECORDED AS INSTRUMENT NO. \_\_\_\_\_ AND RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_.

DEPUTY COUNTY CLERK

BY: \_\_\_\_\_

## CITY OF COLUMBIA CITY APPROVALS

APPROVED THIS 14<sup>th</sup> DAY OF August, 2025

BY: Maundy Reed  
MAYOR OF COLUMBIA CITY

APPROVED THIS 18<sup>th</sup> DAY OF August, 2025

BY: [Signature]  
CITY OF COLUMBIA CITY CITY ENGINEER

## SURVEYOR'S CERTIFICATE:

I, ERIC D. JONES DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A TRACT OF LAND BEING A PORTION OF BLOCK 6AD "H. CAPLES ADDITION TO COLUMBIA CITY", SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF COLUMBIA CITY, COUNTY OF COLUMBIA, STATE OF OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DEA INC." FOUND AT THE NORTHWEST CORNER OF LOT 31, RIVER CLUB ESTATES, COLUMBIA COUNTY SURVEY RECORDS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT TRACT CONVEYED IN DOCUMENT NO. 2017-011481, COLUMBIA COUNTY DEED RECORDS; THENCE SOUTH 72°47'53" WEST ALONG THE SOUTHWESTERLY EXTENSION OF THE NORTH LINE OF SAID DOCUMENT NO. 2017-011481 A DISTANCE OF 104.05 FEET TO THE WEST LINE OF THAT TRACT CONVEYED TO COLUMBIA HARBOUR, LLC IN DOCUMENT NO. 2014-011481, COLUMBIA COUNTY DEED RECORDS; THENCE NORTH 03°33'06" EAST ALONG THE WEST LINE OF SAID COLUMBIA HARBOUR TRACT A DISTANCE OF 240.69 FEET TO THE NORTHERLY LINE THEREOF; THENCE NORTH 58°31'34" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 50.51 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 72°49'55" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 19.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 16°51'45" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 50.69 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 76°14'07" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 46.86 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 72°41'08" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 160.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2ND STREET, SAID POINT BEING 40.00 FEET WESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID 2ND STREET; THENCE SOUTH 17°19'06" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID 2ND STREET A DISTANCE OF 154.97 FEET TO A 13.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND AROUND SAID 13.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°27'27" (THE LONG CHORD OF WHICH BEARS SOUTH 00°54'38" WEST A DISTANCE OF 8.45 FEET) A LENGTH OF 8.59 FEET TO A 94.71 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT HAVING A RADIAL BEARING OF NORTH 72°46'49" EAST INTO SAID CURVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID 94.71 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°39'30" (THE LONG CHORD OF WHICH BEARS SOUTH 03°53'26" WEST A DISTANCE OF 43.67 FEET) A LENGTH OF 44.07 FEET TO A TANGENT 2871.79 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID 2871.79 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°10'02" (THE LONG CHORD OF WHICH BEARS SOUTH 09°21'18" WEST A DISTANCE OF 8.39 FEET) A LENGTH OF 8.39 FEET TO THE SOUTHERLY LINE OF THAT TRACT CONVEYED TO COLUMBIA HARBOUR, LLC IN DOCUMENT NO. 2017-011480, COLUMBIA COUNTY DEED RECORDS; THENCE SOUTH 72°47'53" WEST ALONG THE SOUTHERLY LINE OF SAID COLUMBIA HARBOUR TRACT AND ITS SOUTHWESTERLY EXTENSION A DISTANCE OF 162.85 FEET TO THE EASTERLY LINE OF THAT TRACT CONVEYED TO COLUMBIA HARBOUR, LLC IN DOCUMENT NO. 2017-011481, COLUMBIA COUNTY DEED RECORDS; THENCE NORTH 06°52'09" WEST ALONG THE EASTERLY LINE OF SAID COLUMBIA HARBOUR TRACT A DISTANCE OF 2.54 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING ON A 58.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT HAVING A RADIAL BEARING OF SOUTH 00°19'58" EAST INTO SAID CURVE; THENCE ALONG THE EASTERLY LINE OF SAID COLUMBIA HARBOUR TRACT AND SAID 58.00 FOOT NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65°12'09" (THE LONG CHORD OF WHICH BEARS NORTH 57°43'53" WEST A DISTANCE OF 62.50 FEET) A LENGTH OF 66.00 FEET TO THE NORTH LINE OF SAID DOCUMENT NO. 2017-011481, SAID LINE ALSO BEING THE NORTH LINE OF SAID RIVER CLUB ESTATES; THENCE SOUTH 72°47'53" WEST ALONG THE NORTH LINE OF SAID DOCUMENT NO. 2017-011481 AND SAID PLAT A DISTANCE OF 30.69 FEET TO THE INITIAL POINT.

CONTAINING 68,567 SQUARE FEET OR 1.57 ACRES, MORE OR LESS.

## DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT COLUMBIA HARBOUR LLC, AN OREGON LIMITED LIABILITY CORPORATION, IS THE OWNER OF THE LANDS REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE SUBDIVISION OF SAID PROPERTY, IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92, AND HAS CAUSED THE SUBDIVISION PLAT TO BE PREPARED AND THE PROPERTY DIVIDED AS DEPICTED ON THE ANNEXED MAP, AND HEREBY DEDICATES TO THE PUBLIC AS PUBLIC WAYS FOREVER ALL RIGHTS-OF-WAYS AS SHOWN HEREON AND GRANTS ALL EASEMENTS FOR PUBLIC AS SHOWN OR NOTED.

WILLIAM ALLAN PETERSEN, MANAGER

## ACKNOWLEDGEMENT:

STATE OF OREGON

S.S.

COUNTY OF COLUMBIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 28, 2025, BY WILLIAM ALLAN PETERSEN, MANAGER OF COLUMBIA HARBOUR LLC, AN OREGON LIMITED LIABILITY COMPANY, ON ITS BEHALF.

NOTARY SIGNATURE

HEATHER L. KRAMBERG  
NOTARY PUBLIC - OREGON

COMMISSION NO. 10401160

MY COMMISSION EXPIRES August 31, 2027

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Eric D. Jones

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

RENEWES: 6-30-27