



SCALE: 1" = 30'

LEGEND

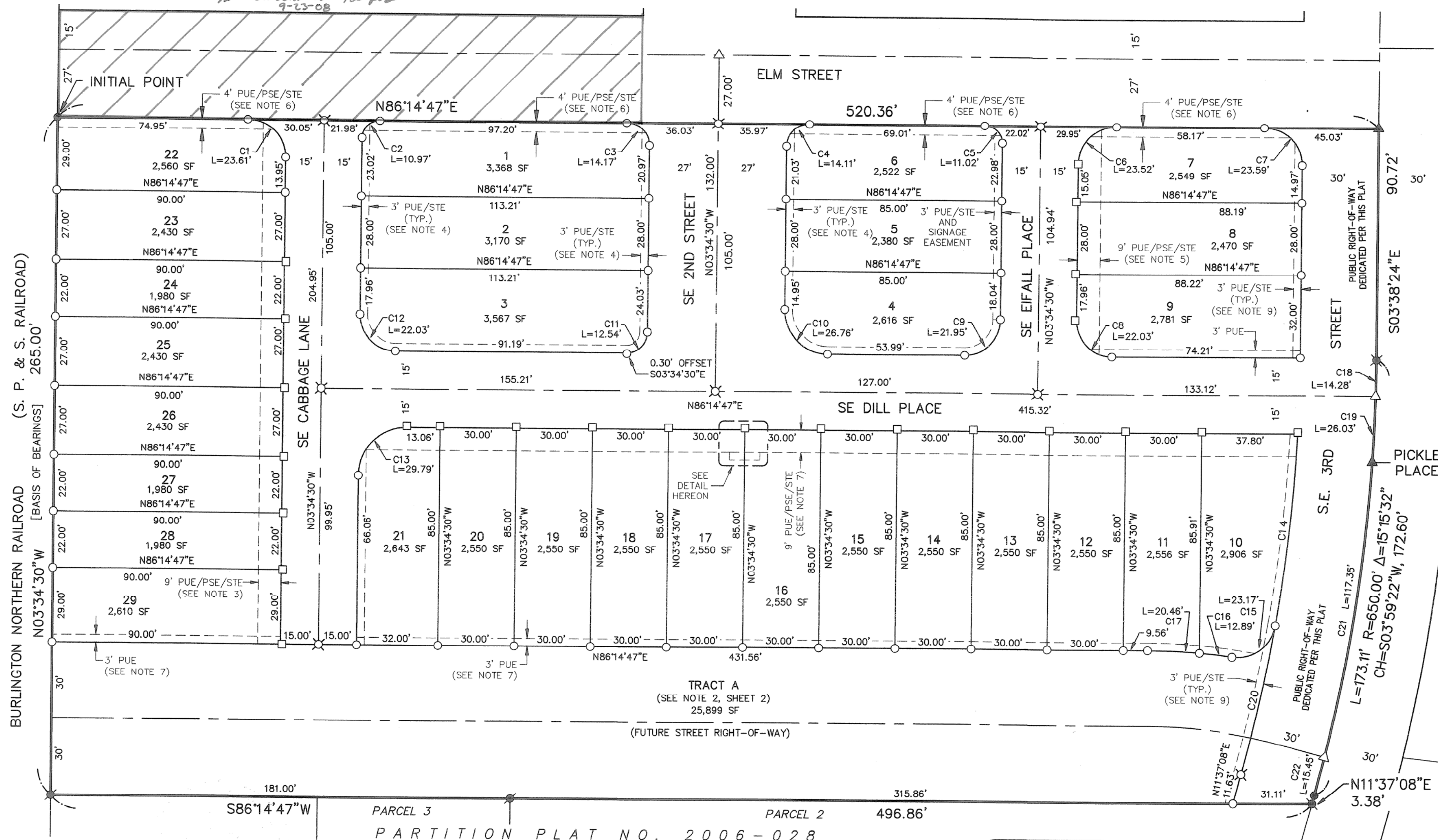
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS"
- ⊗ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED "WESTLAKE CONSULTANTS"
- 1-1/8" COPPER DISK MARKED "WESTLAKE CONSULTANTS" SET AS WITNESS CORNER ON 0.60' OFFSET ON LOT LINE EXTENSION
- △ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED "WESTLAKE CONSULTANTS" IN MONUMENT BOX
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS" PER PP 2005-14
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS" PER PP 2006-28
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "WESTLAKE CONSULTANTS" PER PP 2006-28
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS" IN MONUMENT BOX PER PP 2006-28
- PP PARTITION PLAT
- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT
- PSE PUBLIC SIDEWALK EASEMENT
- STE STREET TREE EASEMENT

STEINFELD WEST

A REPLAT OF PARCEL 1 OF PARTITION PLAT 2006-028
SITUATED IN THE SE 1/4 OF SECTION 12, T. 3 N., R. 2 W., W.M.
CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON
JUNE 28, 2007

PLAT BOOK 7 PAGE 40
B 13B

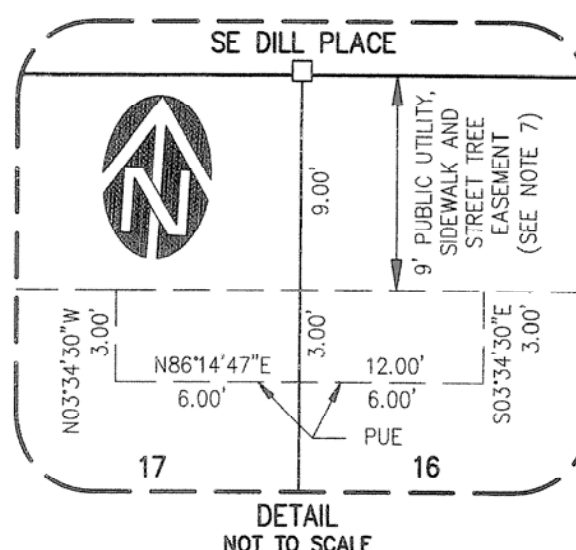
VACATED 7/7/08 ORD NO. 801
INST. NO. F08-00782
A. Woodard, Deputy
9-23-08



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.00	90°10'43"	23.61	N48°39'52"W	21.25
C2	7.00	89°49'17"	10.97	S41°20'08"W	9.88
C3	9.00	90°10'43"	14.17	N48°39'52"W	12.75
C4	9.00	89°49'17"	14.11	S41°20'08"W	12.71
C5	7.00	90°10'43"	11.02	N48°39'52"W	9.91
C6	15.00	89°49'17"	23.52	S41°20'08"W	21.18
C7	15.00	90°06'49"	23.59	N48°41'49"W	21.23
C8	14.00	90°10'43"	22.03	S48°39'52"E	19.83
C9	14.00	89°49'17"	21.95	N41°20'08"E	19.77
C10	17.00	90°10'43"	26.76	S48°39'52"E	24.08
C11	8.00	89°49'17"	12.54	N41°20'08"E	11.30

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C12	14.00	90°10'43"	22.03	S48°39'52"E	19.83
C13	19.00	89°49'17"	29.79	S41°20'08"W	26.83
C14	620.00	6°59'23"	75.64	N02°34'01"E	75.59
C15	15.00	88°29'36"	23.17	N50°18'31"E	20.93
C16	230.00	3°12'40"	12.89	N87°03'01"W	12.89
C17	230.00	5°05'52"	20.46	S88°47'43"W	20.46
C18	650.00	1°15'32"	14.28	N03°00'39"W	14.28
C19	650.00	2°17'39"	26.03	N01°14'03"W	26.03
C20	620.00	5°33'25"	60.13	N08°50'25"E	60.11
C21	650.00	10°20'40"	117.35	N05°05'06"E	117.19
C22	650.00	1°21'41"	15.45	N10°56'17"E	15.45



REGISTERED
PROFESSIONAL
LAND SURVEYOR

John P. Tacchini
OREGON
JANUARY 15, 1987
JOHN P. TACCHINI
2267

06-30-08
RENEWAL DATE

I HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF THE ORIGINAL PLAT

John P. Tacchini
JOHN P. TACCHINI
PLS 2267

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652

1959-01(B)

SHEET 1 OF 2

STEINFELD WEST

PLAT BOOK 7 PAGE 41
B 13 B

A REPLAT OF PARCEL 1 OF PARTITION PLAT 2006-028
SITUATED IN THE SE 1/4 OF SECTION 12, T. 3 N., R. 2 W., W.M.
CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON
JUNE 28, 2007

CITY OF SCAPPOOSE APPROVALS

APPROVED THIS 30th DAY OF August, 2007
CITY OF SCAPPOOSE, CITY ENGINEER

BY: [Signature]

APPROVED THIS 22nd DAY OF August, 2007
CITY OF SCAPPOOSE, CITY PLANNER

BY: Brian Varicchio

APPROVED THIS 5th DAY OF September, 2007
CITY OF SCAPPOOSE, CITY MANAGER

BY: [Signature]

COLUMBIA COUNTY APPROVALS

APPROVED THIS 12 DAY OF SEPTEMBER, 2007
COLUMBIA COUNTY SURVEYOR

BY: [Signature]

APPROVED THIS 18 DAY OF Sept, 2007
COLUMBIA COUNTY BOARD OF COMMISSIONERS

BY: [Signature]

BY: [Signature]

APPROVED THIS 13 DAY OF September, 2007
COLUMBIA COUNTY ASSESSOR

BY: [Signature]

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF June 30, 2008.

DIRECTOR, DIVISION OF ASSESSMENT & TAXATION,
COLUMBIA COUNTY, OREGON

BY: [Signature]

DEPUTY

STATE OF OREGON }
COUNTY OF COLUMBIA } S.S.

I CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON
THE 18th DAY OF September, 2007 AT 1:55 O'CLOCK P.M., AS FEE
NO. 2007-12059 AND RECORDED IN PLAT BOOK 7, PAGE 4044 PLAT
RECORDS OF COLUMBIA COUNTY.

BY: [Signature], Deputy



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CAFFALL CONSTRUCTION CO. INC., AN OREGON CORPORATION, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP OF "STEINFELD WEST" AND BEING MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAS CAUSED THE PROPERTY TO BE SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND DOES HEREBY DEDICATE ALL RIGHTS-OF-WAY TO THE PUBLIC FOR PUBLIC USE FOREVER AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP FOR THE PURPOSES INDICATED HEREON.

CAFFALL CONSTRUCTION CO. INC.

BY: [Signature]
RICHARD S. CAFFALL PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Washington } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY
OF August, 2007, BY RICHARD S. CAFFALL WHO IS PRESIDENT OF CAFFALL
CONSTRUCTION CO., INC. AN OREGON CORPORATION, ON BEHALF OF THE COMPANY.

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY PUBLIC OREGON

COMMISSION NO. 408479

MY COMMISSION EXPIRES July 18, 2010

NOTES

1. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS FEE NO. 2007-012044, COLUMBIA COUNTY DEED RECORDS.
2. TRACT A IS RESERVED FOR A FUTURE STREET EXPANSION AND SHALL BE OWNED BY THE CITY OF SCAPPOOSE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. LOTS 22 THROUGH 29 ARE SUBJECT TO A NINE (9) FOOT WIDE PUBLIC UTILITY, STREET TREE AND SIDEWALK EASEMENT ALONG THEIR EASTERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE.
4. LOTS 1 THROUGH 6 ARE SUBJECT TO A THREE (3) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THEIR SE 2ND STREET, SE CABBAGE LANE AND SE EIFFEL PLACE FRONTAGE FOR THE BENEFIT OF THE CITY OF SCAPPOOSE.
5. LOTS 7 THROUGH 9 ARE SUBJECT TO A NINE (9) FOOT WIDE PUBLIC UTILITY, STREET TREE AND SIDEWALK EASEMENT ALONG THEIR WESTERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE.
6. LOTS 1, 6, 7 AND 22 ARE SUBJECT TO A FOUR (4) FOOT WIDE PUBLIC UTILITY, STREET TREE AND SIDEWALK EASEMENT ALONG THEIR NORTHERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE. THE EXISTING EIGHT (8) FOOT WIDE EASEMENT AS SHOWN IN PP 2006-28 SHALL BE VACATED THROUGH SAID LOTS WITH THIS PLAT PER O.R.S. 92.185.4.
7. LOTS 10 THROUGH 21 ARE SUBJECT TO A NINE (9) FOOT WIDE PUBLIC UTILITY, STREET TREE AND SIDEWALK EASEMENT ALONG THEIR NORTHERLY LINES AND A THREE (3) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THEIR SOUTHERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE. SAID THREE (3) FOOT WIDE PUBLIC UTILITY EASEMENT SHALL ALSO AFFECT THE SOUTHERLY THREE (3) FEET OF LOT 29.
8. LOTS 4 THROUGH 6 ARE SUBJECT TO A THREE (3) FOOT WIDE PUBLIC UTILITY, STREET TREE AND SIGNAGE EASEMENT ALONG THEIR EASTERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE.
9. LOTS 7 THROUGH 10 AND TRACT "A" ARE SUBJECT TO A THREE (3) FOOT WIDE PUBLIC UTILITY AND STREET TREE EASEMENT ALONG THEIR EASTERLY LINES FOR THE BENEFIT OF THE CITY OF SCAPPOOSE.

10. A Subdivision Consent Affidavit by Banner Bank has been
recorded as Fee No. 2007-012042, Columbia County Records.

11. A Subdivision Consent Affidavit by Living Stone Partnership
has been recorded as Fee No. 2007-012043, Columbia County Records.

SURVEYOR'S CERTIFICATE

I, JOHN P. TACCHINI, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ANNEXED MAP OF "STEINFELD WEST", THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT NO. 2006-028, BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2006-028 AND THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ELM STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD, SAID POINT BEING MARKED WITH A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS INC."; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 86°14'47" EAST, A DISTANCE OF 520.36 FEET TO A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS INC." AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 03°38'24" EAST, A DISTANCE OF 90.72 FEET TO A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS INC."; THENCE CONTINUING ALONG SAID EASTERLY LINE, 173.11 FEET THROUGH THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 15°15'32", A CHORD BEARING OF SOUTH 03°59'22" WEST AND A CHORD LENGTH OF 172.60 FEET TO A 5/8" INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 11°37'08" WEST, A DISTANCE OF 3.38 FEET TO A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS INC."; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, SOUTH 86°14'47" WEST, A DISTANCE OF 496.86 FEET TO A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS INC." AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 1, ON THE EASTERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD; THENCE ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 03°34'30" WEST, A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.14 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 1 OF PARTITION PLAT NUMBER 2006-028, SURVEY RECORDS OF COLUMBIA COUNTY, OREGON. THE INTERIOR LINES WERE ESTABLISHED AS DIRECTED BY THE OWNER AND IN ACCORDANCE WITH CITY OF SCAPPOOSE PLANNING DEPARTMENT CASE FILE NUMBER CPA1-05/ZC2-05/SB7-05. THE EXTERIOR LINES WERE ESTABLISHED PER COLUMBIA COUNTY PARTITION PLAT NUMBER 2006-028 AND HOLDING MONUMENTS AS FOUND AND SHOWN. THE BASIS OF BEARING IS BETWEEN FOUND MONUMENTS AS SHOWN ALONG THE WEST LINE, HOLDING THE RECORD BEARING OF NORTH 03°34'30" WEST, FROM SAID PARTITION PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 15, 1987
JOHN P. TACCHINI
2267

06-30-08
RENEWAL DATE

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652

1959-01(B)

SHEET 2 OF 2