COLUMBIA COUNTY
Land Development Services

ST. HELENS, OR 97051
230 Strand St.
Direct (503) 397-1501
columbiacountyor.gov

NOTICE OF LAND USE DECISION and APPEAL INFORMATION for FINAL ORDER MP 26-34

Notice Date: 6/25/2026

Applicant: Weyerhaeuser Timber Holdings

Appeal Due Date: 7/7/2026

[X] **Planning Commission**, for appeal of an administrative decision; file this appeal in the Land Development Services office, 445 Port Ave 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. The local Appeal form may be obtained from the Planning Department at Land Development Services or the County Clerk's office.

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.

The applicant and other interested persons should contact the Planning Department after the applicable appeal period has run to determine whether an Appeal has been filed. Applicants are cautioned against beginning development if an Appeal has been filed.

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 Planning Director, Kate J. McGuire, at (503) 397-7216.

BEFORE THE COLUMBIA COUNTY
DEPARTMENT OF LAND DEVELOPMENT SERVICES
ST. HELENS, OREGON

In the matter of an application of Weyerhaeuser timber Holdings represented by AKS Engineering & Forestry LLC for a 2 Parcel Minor Partition of the subject ~660.03-acre property in the Primary Forest (PF-80)	)))))	**FINAL ORDER MP 26-34**

This matter came before the Columbia County Department of Land Development Services on the application of Weyerhaeuser Timber Holdings for a Minor Partition of an approximately 660.03-acres property in the PF-80 Zone District, pursuant to the provisions in §500 of the Columbia County Zoning Ordinance and Articles VII and X of the Columbia County Subdivision and Partitioning Ordinance. The partition will create one approximately 575.91 acre property and one approximately 84.12 acre property. The subject property is described per the County Assessor's records as Tax Map Identification Numbers 6219-00-00100/6220-00-00900 & Tax Account Numbers 21371/2138.

Notification of this request was sent to the Tide Creek CPAC, affected agencies and surrounding property owners. Those notified were given ten (10) days to submit comments or objections regarding the proposal or to request that the matter be referred to the Planning Commission for review at a public hearing. Receiving no request for a public hearing, Land Development Services Staff has considered the application.

The Columbia County Planning Director hereby adopts the findings, conclusions and conditions as stated in the staff report and incorporates them herein by this reference and **APPROVES** the request for the Minor Partition presented for **MP 26-34** subject to the following **CONDITIONS OF APPROVAL**:

1. **EXPIRATION / SUBMISSION OF FINAL PLAT– CCSPO §208**
   Failure by the developer to submit a final plat within one year of the date of the approval, or conditional approval, of the tentative plan, shall terminate all proceedings. Upon application of the developer in writing, an extension of time not exceeding six calendar months may be granted by the Planning Department for partitions, or by the Commission for subdivisions or planned unit developments.

   In the event the developer's application for extension is denied, the developer may appeal to the next highest governing body. Where proceedings have terminated because of failure to receive extension, a new tentative plan shall be filed in accordance with the provisions of this ordinance.

2. **DECLARATION OF PLANNING DEPARTMENT APPROVAL AND FILE No.**
The face of the plat shall contain the declaration: "*This plat is subject to conditions of approval in Columbia County Planning File No.* ***MP 26-34****, which are on file at the Columbia County Department of Land Development Services.*"

3. **PREPARATION OF FINAL MINOR PARTITION PLAT - CCSPO §708**
   A. Pursuant to ORS 92.080, all plats creating a minor partition in any county in this state, and dedications of streets or roads or public parks and squares and other writings made a part of such minor partition plats offered for record in this county shall be made permanent by black india type ink or silver halide permanent photocopy, upon material that is 18 inches by 24 inches in size that is suitable for copying purposes, and on 7 mil double matted mylar. The minor partition plat shall be of such a scale as required by the county surveyor.

   B. The lettering of the approvals, the dedication, the affidavit of the surveyor, and all other information shall be of such a size or type as will be clearly legible, but no part shall come nearer any edge of the sheet than one inch. The minor partition plat may be placed on as many sheets as necessary, but a face sheet and an index page shall be included for minor partition plats placed upon three or more sheets.

4. **INFORMATION ON FINAL PLAT – CCSPO §710**
   A. No subdivider shall submit a plat of a partition for record until all the requirements of ORS 209.250 and the plat requirements of the partition have been met. *[ORS 92.050 (1)]*

   B. The survey for the plat of the partition shall be of such accuracy that the linear error of closure shall not exceed one foot in 10,000 feet. *[ORS 92.050 (2)]*

   C. The survey and plat of the partition shall be made by a registered professional land surveyor. Unless the Planning Director provides otherwise, created parcels that are 20 acres or greater, but less than 40 acres, need not be surveyed or monumented if zoned Primary Forest, Forest Agriculture or Primary Agriculture. Similarly zoned parcels that are 40 acres or greater need not be surveyed or monumented. *[ORS 92.050 (3) & ORS 92.055 (1)]*

   D. The plat of the partition shall be of such scale that all survey and mathematical information, and all other details may be clearly and legibly shown thereon. Each parcel shall be numbered consecutively. If used, blocks shall be lettered or numbered. The lengths and courses of all boundaries of each parcel shall be shown. Each street shall be named. *[ORS 92.050 (4)]*

   E. The locations and descriptions of all monuments found or set shall be carefully recorded upon all plats and the proper courses and distances of all boundary lines shall be shown. *[ORS 92.050 (5)]*

F. The location, dimensions and purpose of all recorded and proposed public and private easements shall be shown on the partition plat along with the county clerk's recording reference if the easement has been recorded with the county clerk. *[ORS 92.050 (6)]*

G. The area of each lot or parcel shall be shown on the partition plat. *[ORS 92.050 (7)]*

H. In addition to showing bearings in degrees, minutes and seconds of a degree, and distances in feet and hundredths of a foot, the following curve information shall be shown on the partition plat either on the face of the map or in a separate table:

(1) Arc length;
(2) Chord length;
(3) Chord bearing;
(4) Radius; and
(5) Central angle. *[ORS 92.050 (8)]*

I. The surveyor submitting any partition plat that is within one-half mile of an established geodetic control monument, which has been approved by the National Geodetic Survey or has been approved by and filed with the county surveyor, shall, by field survey according to Federal Geodetic Control Committee guidelines for third order class II, show the measured angles and distances from the geodetic control monument to a monumented boundary corner of a partition. If there is an azimuth mark for the geodetic control monument or if there is another geodetic control monument that is intervisible to the primary geodetic control monument, the bearings shall be based, if practicable, on the bearings between the geodetic control monument and the azimuth mark or the intervisible geodetic control monument.

J. Notwithstanding the provisions of subsection (I) of this section, the county surveyor may waive the requirement of a distance and bearing to a geodetic control monument if the partition thereof has previously furnished the required information.

K. Except as otherwise provided in this section, all partition plats designating the location of land in any county in the State of Oregon, offered for record, shall have attached thereon an affidavit of the surveyor having surveyed the land represented on the plat, to the effect that the surveyor has correctly surveyed and marked with proper monuments the lands as represented, and has placed a proper monument as provided in ORS 92.060 indicating the initial point of the survey, and giving the dimensions and kind of monument, and its location in accordance with ORS 92.060(1) and accurately describing the tract of land upon which the lots and blocks or parcels are laid out. *[ORS 92.060]*

L. Unless there is proof of adequate water supply and sewage disposal for each lot pursuant to Section 913 of this ordinance, the final plat shall indicate those lots for which an adequate supply of water or sewage disposal has not been proven. *[ORS 92.090 (4)(c)]*

///

5. **REQUIREMENTS OF THE MINOR PARTITION FINAL PLAT - CCSPO §712**
The following certificates shall appear on the minor partition final plat:

   A. A certificate signed and acknowledged by all parties having any record title interest in the land being partitioned consenting to the preparation and recording of the plat.

   B. A certificate signed and acknowledged by all parties having record title interest in the property partitioned, dedicating or reserving all parcels of land shown on the final plat intended for any public use.

   C. A certificate for execution by the Planning Director.

   D. A certificate for execution by the County Surveyor.

6. **Payment of taxes, interest or penalties before subdivision or partition plat recorded.**
A subdivision or partition plat may not be recorded unless all ad valorem taxes have been paid, including additional taxes, interest and penalties imposed on land disqualified for any special assessment and all special assessments, fees or other charges required by law to be placed upon the tax roll that have become a lien upon the land or that will become a lien during the tax year. [ORS 92.095 (1)]

7. **Prohibition of sale of lot or parcel prior to recordation of plat; waiver**
A person may not sell a lot in a subdivision or a parcel in a partition until the plat of the subdivision or partition has been acknowledged and recorded with the recording officer of the county in which the lot or parcel is situated. [ORS 92.025(1)]

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES

KATE J. MCGUIRE,
PLANNING DIVISION MANAGER

DATE 12/26/28

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES
STAFF REPORT
June 24, 2026
2-Parcel Minor Partition

FILE NUMBER: MP 26-34

APPLICANT: AKS Engineering & Forestry, LLC

OWNER: Weyerhaeuser Timber Holdings, Inc.

LOCATION: The subject tract is located approximately 3.5 miles southwest of the city of Rainier. There is no physical address, however, it is situated on either side of 68660 Whitney Road.

TAX MAP ID: 6219-00-00100/6220-00-00900 – one tract of land with two Tax Map IDs

TAX ACCOUNT: 21371/21381

ZONING: Primary Forest (PF-80)

SIZE: ~ 660.03-acres

REQUEST: To partition the subject tract into two parcels of ~575.91-acres and ~84.12-acres each.

REVIEW CRITERIA:
Columbia County Zoning Ordinance
Section 500 - Primary Forest (PF-80)
Section 511 - Land Division Requirements

Columbia County Subdivision and Partition Ordinance
Article VII - Minor Land Partitioning
Article X - Subdivision & Partition Requirements

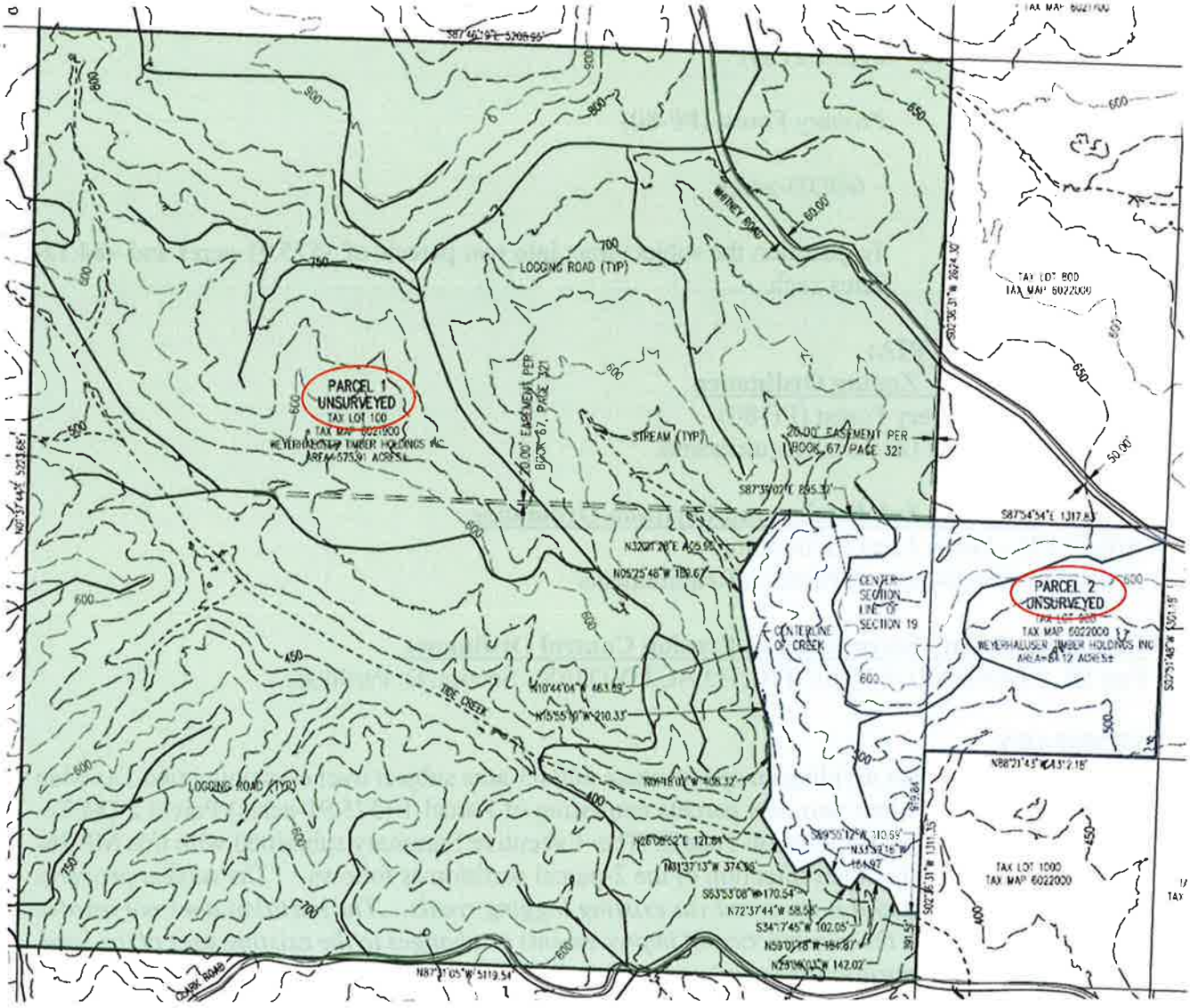
Columbia County Stormwater & Erosion Control Ordinance
Part III. STANDARDS SPECIFIC TO ACTIVITIES - Section D. Partitions

SUMMARY
The applicant proposes dividing an approximate 660.03-acre subject tract containing two Tax Map & Account Numbers into two new parcels consisting of Parcel 1 (575.91-acres) Parcel 2 (84.12-acres) as shown on the Site Plan on Page 3. The Executive Summary submitted with this MP 26-34 application describes their intention of the 2-parcel partition as follows: *"The subject property is used as timberland and is accessed via existing logging roads....The partition does not involve alterations to the site, the construction of improvements or changes to the existing uses of the land. Therefore, after the partition is completed, the site's physical appearance will remain the same."*

The Aerial Map on Page 3 also verifies this statement showing the subject tract's existing forestry uses. This Aerial Map also identifies the location of fish-bearing Tide Creek as well as its tributaries and associated wetlands with these waterways per the Department of State Lands Wetlands Inventory and the Oregon Department of Forestry Statewide Streams. There are no identified flood hazard areas associated with these streams per FEMA FIRM 41009C0325D. Although the Tide Creek CPAC BEAK Map shows the subject property is designated as Peripheral Big Game Habitat, it does not contain any identified threatened or endangered plant or animal species.

The Site Plan and Aerial Maps below identify the location of the existing logging roads off Whitney Road that will be located the NE portion of both proposed parcels. This will, in turn, allow the current and future forestry operations on each parcel to have their own separate access(es) to Whitney Road.

TENTATIVE MAP - 2 PARCEL PARTITION PLAN



2024 STATE OF OREGON AERIAL IMAGERY OF SUBJECT PROPERTY



The subject properties were created prior to countywide land use regulations through the recording of land conveyances in Deed Book 130 Page 125 on September 6, 1956.

Emergency services to the subject tract are provided by the Columbia River Fire & Rescue (CRF&R) and the Columbia County Sheriff. The remainder of this report will discuss the extent to which the proposed 2-parcel minor partition conforms to the applicable standards in the Columbia County Zoning Ordinance and Columbia County Subdivision and Partitioning Ordinance (CCSPO).

REVIEW CRITERIA:

Beginning with the applicable provisions of Section 500 of the Columbia County Zoning Ordinance (CCZO):

Section 500 PRIMARY FOREST ZONE - 80 PF-80

511 Land Division Requirements. No land(s) located within the Primary Forest Zone shall be divided without the expressed approval of Columbia County under the provisions set forth in the Columbia County Subdivision and Partitioning Ordinance. A plat shall be prepared by a registered surveyor to document the land partition. Upon final

approval of the plat, the survey shall be recorded by the Columbia County Clerk. Parcels greater than 40 acres do not require a survey. No land division shall result in the creation of a new split-zoned parcel. Parcels resulting from a foreclosure action are exempted from the partitioning process. A deed or instrument conveying land in lieu of foreclosure shall not constitute a foreclosure action.

.1 Primary Forest (PF) parcels that are 160 acres or larger may be partitioned subject to the following standards for divisions on resource parcels:

A. All parcels are 80 acres or greater in size;

Finding 1: The subject property is approximately 660.03 acres in size. Partitioned "Parcel 1" will be 575.91 +/- acres in size and partitioned "Parcel 2" will be 84.12+/- acres in size. As proposed the partition complies with the minimum 80 acre parcel size requirement of the PF-80 zone district.

B. The primary forest enterprise is appropriate for the area considering other forest enterprises located within 1/4 mile to determine if there are conflicts;

Finding 2: This partition application will partition the subject property into two parcels and will not involve a change of use to existing primary forest enterprise operations onsite or to the property owner's other forest enterprises within ¼ mile along Whitney Road.

C. The additional parcel(s) will not significantly impact identified sensitive fish or wildlife habitat;

Finding 3: Per the Tide Creek C.P.A.C. Beak Consultants "*Threatened, Endangered and Sensitive Wildlife and Plant and Natural Areas Map*" (1995) there are no identified sensitive fish or wildlife habitat located on the subject property. Therefore, the proposal complies with the criteria of this section.

D. The resulting parcels are configured such that they are efficient for forest use employing accepted forest practices;

Finding 4: There is no development proposed as part of this application for Minor Partition. The partitioned properties will utilize existing internal logging roads and both properties will have no less than 50' of road frontage on Whitney Road which will be utilized to remove merchantable timber from the resulting properties. There is no evidence that the proposed partition would change the way the applicant currently manages the existing forest uses and practices occurring on-site. Therefore, staff finds the criteria of this section is met.

E. The division will not result in an appreciable increase in forest management and operating costs; and

Finding 5: There is no development proposed as part of this application for Minor Partition and the partitioning of the subject property will not result in change to the uses that are authorized in the PF-80 zone, and which may occur on the subject property prior to and after the proposed partition. There is no evidence that the proposed partition would result in an appreciable increase in forest management and operating costs. Therefore, staff finds the criteria of this section is met.

F. The division will not materially alter the stability of the land use pattern in the area.

Finding 6: This partition will not materially alter the stability of the land use pattern in the area, as this application does not involve a change of use, updates to any existing access(es) to county roads, propose any physical development or result in any changes to average daily trips along Whitney Road.

Staff also finds that the forest operations on both parcels at this location of Whitney Road occur where large commercial forest operations begin and where residentially developed PF-80 properties further east end. The aerial map on page 3 illustrates how the PF-80 zoned properties to the east are predominantly residentially developed, whereas properties further west are commercial forest operations. Without any evidence to the contrary, staff finds the proposed partition will not materially alter the stability of the land use pattern in this rural area of Whitney Road.

Continuing with the Columbia County Subdivision and Partitioning Ordinance (CCSPO):

ARTICLE X SUBDIVISION AND PARTITION REQUIREMENTS

Section 1003 Lots

The minimum area, width, depth, and frontage of lots and the minimum building setback line from streets shall conform to the requirements of the County Zoning Ordinance, where applicable, and all other applicable regulations. However, in no case shall a lot be approved which is less than 7,000 feet in area, a width of less than 70 feet, a depth of less than 80 feet, or frontage of less than 30 feet. No building setback line from the street of less than 20 feet shall be accepted. A minimum of 50 feet of usable frontage shall be provided for access to each lot created.

For unincorporated areas within the St. Helens urban growth area, lots proposed to be created through subdivision or major or minor partition, shall conform to the size and dimension standards outlined in the City of St. Helens Comprehensive Plan and implementing ordinances.

Finding 7: The subject property is not located within the St. Helens Urban Growth Boundary (UGB). The minimum area (80 acres) and dimensional requirements (100' width, 100' depth) of the PF-80 Zone District are established in CCZO Section(s) 509 and 511. As previously addressed where the criteria of CCZO §511.1 a. were addressed, the resulting properties will both be greater than 80 acres in size. Partitioned "Parcel 1" will be 575.91 +/- acres in size and partitioned "Parcel 2" will be 84.12+/- acres in size and the submitted tentative partition plan identifies that both partitioned properties will be greater in width and length than 100'.

The subject property currently has road frontage on Whitney Road in two locations. Coincidentally, one of those two locations each will serve the two parcels resulting from the proposed partition. Using county GIS and Assessors' maps to measure those existing frontages, "Parcel 1" will retain approximately 2,460 feet of frontage on Whitney Road and "Parcel 2" will retain approximately 166 feet of frontage on Whitney Road. Compliance with the area and dimensional requirements of CCZO §509 and §511, as referred to by this section, and the road frontage requirements of this section and the following §1005 (A), are demonstrated as met.

Section 1005 Streets

A. General Requirements. Except for private streets within Planned Unit Developments approved pursuant to Section 1200 of the Columbia County Zoning Ordinance, no subdivision or partition shall be approved unless the development has at least 50 feet of frontage on an existing public street and otherwise complies with County Road Standards and Specifications in effect at the time of Development or with a more restrictive provision on an applicable Urban Growth Area Management Agreement. [Amended 4-9-97]

Finding 8: Columbia County Department of Public Works were notified of the proposal requested for MP 26-34 and as of the date of this report, has yet to submit any comments. There is no development proposed as part of this partition application. At the time any future development is proposed, compliance with the County Road Standards and Specifications in effect at the time of development will be verified by requiring the developer to obtain road access permits from the County Public Works Department. As addressed in the finding above, "Parcel 1" will retain approximately 2,460 feet of frontage on Whitney Road and "Parcel 2" will retain approximately 166 feet of frontage on Whitney Road. Therefore, the proposal demonstrates compliance with the requirement of this section.

B. Existing Streets. Additional street right-of-way shall be dedicated as per the County Road Standards at the time of subdivision or partition when the following conditions exist:

(1) The subject property is located within an urban growth boundary *and* fronts on a County road; or

Finding 9: The subject property is not within an urban growth boundary. Therefore, the standard of this section is not applicable.

(2) The subject property is subdivided or partitioned to lots or parcels containing 2 acres or less.

Finding 10: As presented previously within this staff report, the resulting properties will all be greater than 2 acres in size, therefore, the requirement of this section is not applicable.

Section 1013 Utilities

B. Sewerage Facilities. The method of sewage disposal for each lot within a subdivision or partition shall be in accordance with the requirements and standards for sewage disposal administered by and under the jurisdiction of the following agencies and political subdivisions when applicable: The Oregon State Department of Environmental Quality, the County, other state or federal agencies which have regulations applicable to septic tank/drainfields, community collection and treatment facilities or other methods of sewage disposal. The subdivider shall be responsible for providing the necessary information required to determine the adequacy of the method of sewage disposal proposed. All methods of sewage disposal shall also meet any additional requirements of the Commission, the Board, or the Sanitarian, whichever is

more restrictive. The method of sewage disposal must be approved for every buildable lot prior to final plat approval.

D. Requirements for Rural Areas.

(1) Water Facilities. If a subdivision or partition proposes to take water from individual wells, the developer must show there is adequate potential for water at the site. This may be done by drilling test wells or by documentation from well drilling logs for the area of the subdivision.

If the subdivision will be served by a community water system, the developer must show there is adequate supply for all dwellings served by the system. Water lines serving the subdivision or partition shall be installed to provide adequate water pressure to serve present and future consumer demand. Materials, sizes, and locations of water mains, valves and hydrants shall be in accordance with the standards of the Fire District, the County, the State and the American Public Works Association.

Finding 11: As already covered, because both parcels future intended uses are for forest enterprises and not for residential, commercial or industrial site development, staff finds requiring the final plat to include a statement that neither parcel has been approved for a potable water supply or for an acceptable method of onsite sewage disposal will be consistent with the provisions of §1013.B & D(1).

Following with the County Stormwater and Erosion Control Ordinance:

III. STANDARDS SPECIFIC TO ACTIVITIES

D. Partitions

1. *Erosion Control*
   Erosion control measures and an erosion control plan are not required for partitions.

2. *Long Term Water Quality Protection*
   a. A Conceptual Stormwater Plan is required for single family and duplex parcels. A Preliminary Stormwater Plan is required for partitions of multifamily, commercial, and industrial parcels.

Finding 12: The subject property is zoned PF-80 and the partitioning of the property does not change the zoning designation or primary uses thereof. Pursuant to CCZO §501 Since MP 26-34 is not intended for any residential, commercial or industrial development, staff finds that neither a Conceptual nor Preliminary Stormwater Plan is necessary to be submitted concurrently with this partition application.

COMMENTS RECEIVED:

Columbia County Surveyor: Has no objections to the approval of this partition as proposed.

LDS has not received any comments from the following county or state departments/agencies:
Columbia County Public Works Department
Oregon Department of Forestry
Columbia River Fire & Rescue
Tide Creek CPAC.
County Assessor

DECISION:

Based on the evaluations and preceding findings in this staff report, the Planning Manager **APPROVES** Minor Partition **MP 26-34** subject to the following **CONDITIONS.**

CONDITIONS OF APPROVAL:

1. **EXPIRATION / SUBMISSION OF FINAL PLAT– CCSPO §208**
   Failure by the developer to submit a final plat within one year of the date of the approval, or conditional approval, of the tentative plan, shall terminate all proceedings. Upon application of the developer in writing, an extension of time not exceeding six calendar months may be granted by the Planning Department for partitions, or by the Commission for subdivisions or planned unit developments.

   In the event the developer's application for extension is denied, the developer may appeal to the next highest governing body. Where proceedings have terminated because of failure to receive extension, a new tentative plan shall be filed in accordance with the provisions of this ordinance.

2. **DECLARATION OF PLANNING DEPARTMENT APPROVAL AND FILE No.**
   The face of the plat shall contain the declaration: "*This plat is subject to conditions of approval in Columbia County Planning File No. **MP 26-34**, which are on file at the Columbia County Department of Land Development Services.*"

3. **PREPARATION OF FINAL MINOR PARTITION PLAT - CCSPO §708**
   A. Pursuant to ORS 92.080, all plats creating a minor partition in any county in this state, and dedications of streets or roads or public parks and squares and other writings made a part of such minor partition plats offered for record in this county shall be made permanent by black india type ink or silver halide permanent photocopy, upon material that is 18 inches by 24 inches in size that is suitable for copying purposes, and on 7 mil double matted mylar. The minor partition plat shall be of such a scale as required by the county surveyor.

   B. The lettering of the approvals, the dedication, the affidavit of the surveyor, and all other information shall be of such a size or type as will be clearly legible, but no part shall come nearer any edge of the sheet than one inch. The minor partition plat may be placed on as many sheets as necessary, but a face sheet and an index page shall be included for minor partition plats placed upon three or more sheets.

4. **INFORMATION ON FINAL PLAT – CCSPO §710**

A. No subdivider shall submit a plat of a partition for record until all the requirements of ORS 209.250 and the plat requirements of the partition have been met. *[ORS 92.050 (1)]*

B. The survey for the plat of the partition shall be of such accuracy that the linear error of closure shall not exceed one foot in 10,000 feet. *[ORS 92.050 (2)]*

C. The survey and plat of the partition shall be made by a registered professional land surveyor. Unless the Planning Director provides otherwise, created parcels that are 20 acres or greater, but less than 40 acres, need not be surveyed or monumented if zoned Primary Forest, Forest Agriculture or Primary Agriculture. Similarly zoned parcels that are 40 acres or greater need not be surveyed or monumented. *[ORS 92.050 (3) & ORS 92.055 (1)]*

D. The plat of the partition shall be of such scale that all survey and mathematical information, and all other details may be clearly and legibly shown thereon. Each parcel shall be numbered consecutively. If used, blocks shall be lettered or numbered. The lengths and courses of all boundaries of each parcel shall be shown. Each street shall be named. *[ORS 92.050 (4)]*

E. The locations and descriptions of all monuments found or set shall be carefully recorded upon all plats and the proper courses and distances of all boundary lines shall be shown. *[ORS 92.050 (5)]*

F. The location, dimensions and purpose of all recorded and proposed public and private easements shall be shown on the partition plat along with the county clerk's recording reference if the easement has been recorded with the county clerk. *[ORS 92.050 (6)]*

G. The area of each lot or parcel shall be shown on the partition plat. *[ORS 92.050 (7)]*

H. In addition to showing bearings in degrees, minutes and seconds of a degree, and distances in feet and hundredths of a foot, the following curve information shall be shown on the partition plat either on the face of the map or in a separate table:

(1) Arc length;
(2) Chord length;
(3) Chord bearing;
(4) Radius; and
(5) Central angle. *[ORS 92.050 (8)]*

I. The surveyor submitting any partition plat that is within one-half mile of an established geodetic control monument, which has been approved by the National Geodetic Survey or has been approved by and filed with the county surveyor, shall, by field survey according to Federal Geodetic Control Committee guidelines for third order class II, show the measured angles and distances from the geodetic control monument to a monumented boundary corner of a partition. If there is an azimuth mark for the geodetic control monument or if there is another geodetic control monument that is intervisible to the primary geodetic control monument, the bearings shall be based, if practicable, on the

bearings between the geodetic control monument and the azimuth mark or the intervisible geodetic control monument.

J. Notwithstanding the provisions of subsection (I) of this section, the county surveyor may waive the requirement of a distance and bearing to a geodetic control monument if the partition thereof has previously furnished the required information.

K. Except as otherwise provided in this section, all partition plats designating the location of land in any county in the State of Oregon, offered for record, shall have attached thereon an affidavit of the surveyor having surveyed the land represented on the plat, to the effect that the surveyor has correctly surveyed and marked with proper monuments the lands as represented, and has placed a proper monument as provided in ORS 92.060 indicating the initial point of the survey, and giving the dimensions and kind of monument, and its location in accordance with ORS 92.060(1) and accurately describing the tract of land upon which the lots and blocks or parcels are laid out. *[ORS 92.060]*

L. Unless there is proof of adequate water supply and sewage disposal for each lot pursuant to Section 913 of this ordinance, the final plat shall indicate those lots for which an adequate supply of water or sewage disposal has not been proven. *[ORS 92.090 (4)(c)]*

5. **REQUIREMENTS OF THE MINOR PARTITION FINAL PLAT - CCSPO §712**
The following certificates shall appear on the minor partition final plat:

A. A certificate signed and acknowledged by all parties having any record title interest in the land being partitioned consenting to the preparation and recording of the plat.

B. A certificate signed and acknowledged by all parties having record title interest in the property partitioned, dedicating or reserving all parcels of land shown on the final plat intended for any public use.

C. A certificate for execution by the Planning Director.

D. A certificate for execution by the County Surveyor.

6. **Payment of taxes, interest or penalties before subdivision or partition plat recorded.**
A subdivision or partition plat may not be recorded unless all ad valorem taxes have been paid, including additional taxes, interest and penalties imposed on land disqualified for any special assessment and all special assessments, fees or other charges required by law to be placed upon the tax roll that have become a lien upon the land or that will become a lien during the tax year. *[ORS 92.095 (1)]*

7. **Prohibition of sale of lot or parcel prior to recordation of plat; waiver**
A person may not sell a lot in a subdivision or a parcel in a partition until the plat of the subdivision or partition has been acknowledged and recorded with the recording officer of the county in which the lot or parcel is situated. *[ORS 92.025(1)]*