



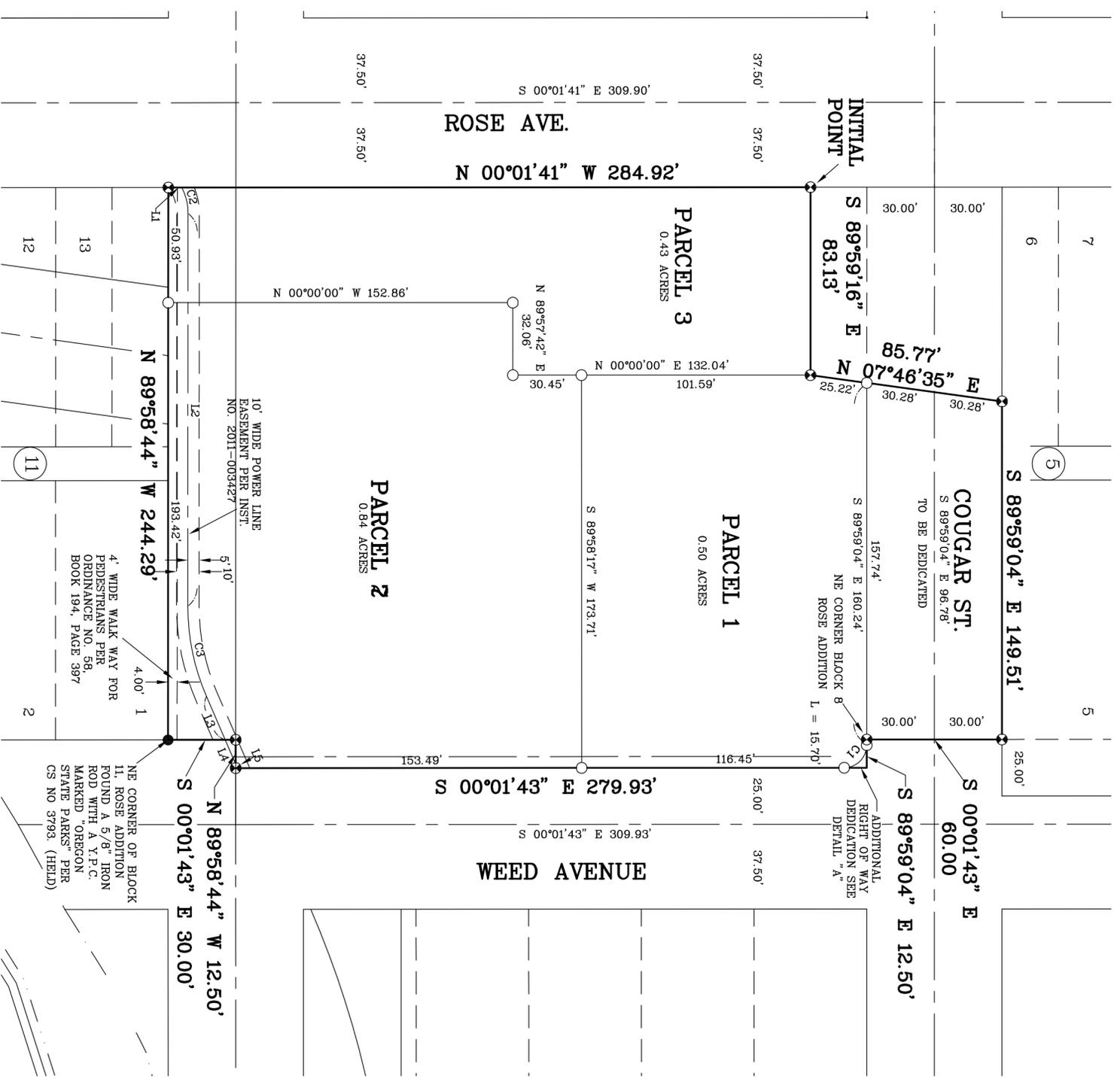
**CITY OF VERNONIA
NON-MANDATORY PRE-SUBMITTAL TOUR**

November 17, 2016

3:00pm - City Hall - 1001 Bridge Street

- Hand out information packets**
- Walking Tour to the Building site**
- Questions**

PARTITION PLAT No. _____
 A REPLAT OF A PORTION OF BLOCK 8,
 ROSE ADDITION TO TOWN OF VERNONIA,
 IN THE SE 1/4 OF SECTION 5
 T4N, R4W, W.M.
 CITY OF VERNONIA,
 COLUMBIA COUNTY, OREGON
 SCALE 1" = 40' FEBRUARY 18, 2014



EASEMENT CENTERLINE LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|---------|
| L1 | N 00°01'41" W | 6.03' |
| [L1] | N 00°01'41" W | 6.03' |
| L2 | S 89°58'06" E | 173.86' |
| [L2] | S 89°58'06" E | 173.86' |
| L3 | N 66°33'30" E | 20.94' |
| [L3] | N 66°33'30" E | 20.94' |
| L4 | N 66°33'30" E | 11.71' |
| L5 | N 66°33'30" E | 1.91' |

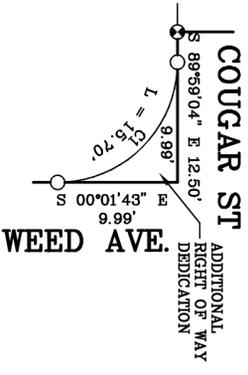
CURVE TABLE

| CURVE | DELTA | LENGTH | RADIUS | BEARING | CHORD |
|-------|-----------|--------|---------|---------------|--------|
| C1 | 89°57'21" | 15.70' | 10.00' | N 45°00'24" W | 14.14' |
| C2 | 27°03'39" | 11.81' | 25.00' | N 76°30'05" E | 11.70' |
| [C2] | 27°03'39" | 11.81' | 25.00' | N 76°30'05" E | 11.70' |
| C3 | 23°28'27" | 40.97' | 100.00' | N 78°17'41" E | 40.68' |
| [C3] | 23°28'27" | 40.97' | 100.00' | N 78°17'41" E | 40.68' |

LEGEND:

- = MONUMENT FOUND AS NOTED
- ⊙ = FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC." PER CS NO. _____ (HELD)
- = SET 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC."
- () = RECORD SURVEY DATA
- [] = RECORD DEED DATA
- CS NO. = RECORD SURVEY NUMBER
- Y.P.C. = YELLOW PLASTIC CAP

DETAIL "A"
NOT TO SCALE



REFERENCE DEEDS:

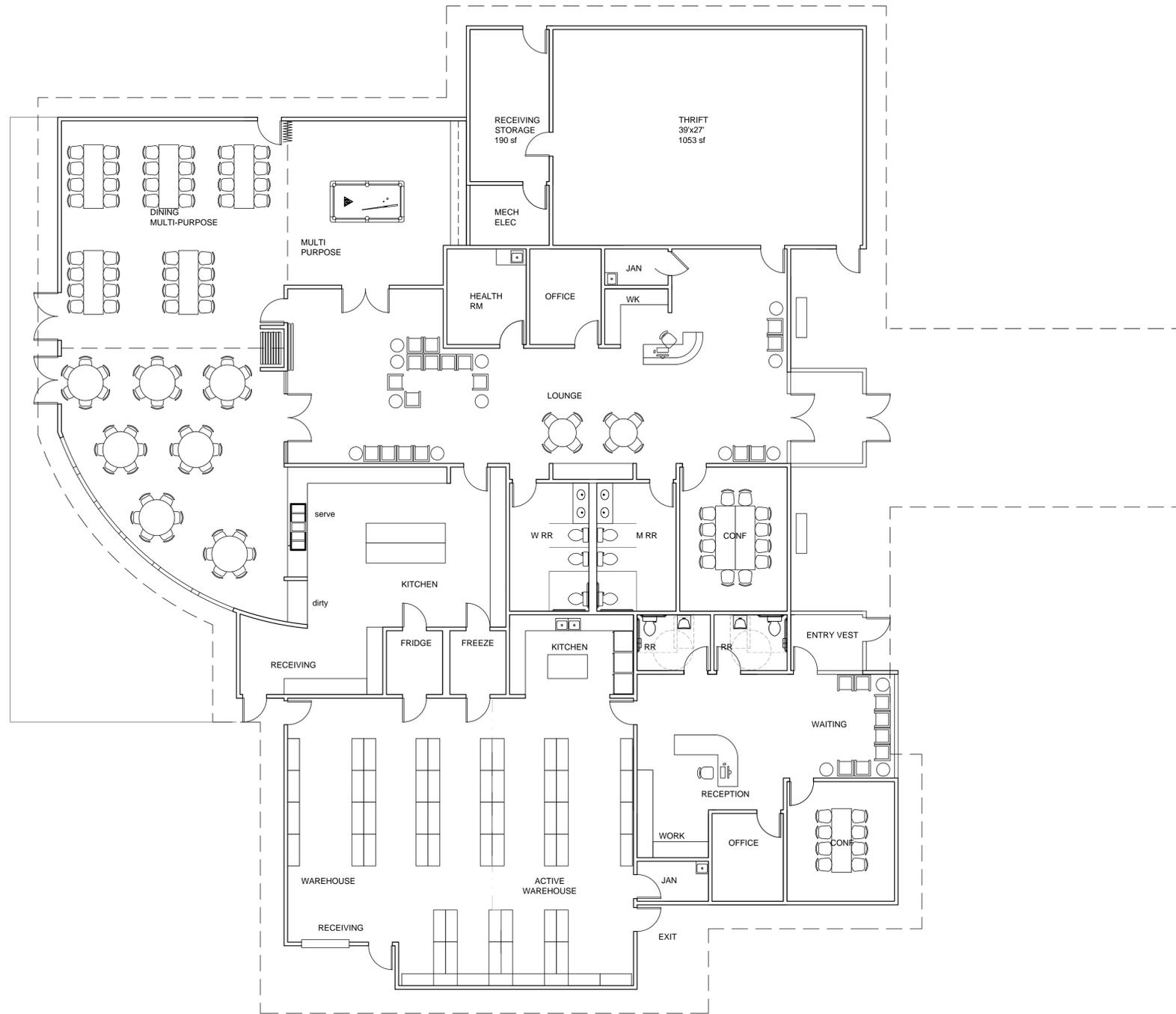
- BOOK 33, PAGE 614
- BOOK 44, PAGE 61
- BOOK 194, PAGE 397 ORD. NO. 58
- BOOK 214, PAGE 636
- BOOK 231, PAGE 542
- BOOK 261, PAGE 979
- INST. NO. 2011-003427
- INST. NO. 2011-003779
- INST. NO. 2013-006613
- INST. NO. 2013-009579

REFERENCE SURVEYS:

- 1 = CS NO. M-12
- 2 = PLAT OF ROSE ADDITION (K/390)
- 3 = CS NO. 176
- 4 = CS NO. 3415
- 5 = CS NO. 3793
- 6 = CS NO. 3967
- 7 = CS NO. 4321
- 8 = CS NO. 4755
- 9 = CS NO. 5648
- 10 = CS NO. _____

THIS IS A TRUE AND EXACT DUPLICATE OF THE ORIGINAL PARTITION PLAT.

| | |
|--|--|
| <p style="text-align: center;">REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p style="text-align: center;">PRELIMINARY</p> <p style="text-align: center;">OREGON JANUARY 19, 1993 DONALD D WALLACE JR 2601</p> <p style="text-align: center;">RENEWAL DATE 6/30/14</p> | <p>K.L.S. SURVEYING, INC. 12240 W. STEEL VERNONIA, OR 97064 (503) 423-6115</p> |
| <p>SHEET 1 OF 2</p> | <p>JOB No. 13-042 PART</p> <p>PROJECT No. 13-042</p> <p>DRAWN BY: DDW</p> <p>FIELD: SM/MM</p> <p>EQUIPMENT: GTS300/RECON</p> <p>REVISED: 2/18/2014</p> |

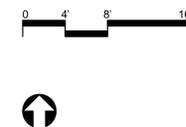


ROSE AVENUE
MASTER PLAN

ROSE AVE
VERNONIA, OREGON

FLOOR PLAN

Job No: 1320
Date: AUGUST 15, 2013



Other Information

Senior Center

- Will serve meals 5 days a week to seniors 60 years and older
- Have activities weekly (cards, crafts, meetings)
- Are interested in flex space
- May want to share commercial fridge/freezer if feasible
- Will need offices for Board Treasurer, Senior Foot care Specialist, etc.
- Have the kitchen equipment already purchased and in storage, will need to incorporate existing pieces into design
- Need building that is easy to clean and maintain

Vernonia Cares Food Bank

- Serve clients 2 times a week
- Will need kitchen approved for repackaging food product
- May want to share commercial fridge/freezer if feasible
- Facility needs to have shopper style warehouse space as clients “shop” for emergency food
- Will need to have part of warehouse facility area able to be blocked off to store excess food product
- Will need to have access into warehouse space for unloading of freight
- Will need offices for Director, and Client Intake, and Meeting area for Board meetings
- Will need small waiting area for clients

Building Site Specifics

The site has had environmental studies done as part of a Brownfields project and has NFA letter from DEQ.

The site will have to have storm water treated onsite, via retention pond or some other system.

The site has certain areas that will need to be “capped” either with building or parking lot surface, per the environmental review.

The site has a Contamination Management Plan that will have to be followed during construction.

Environmental Study documents are available for review at:

City Hall, 1001 Bridge Street, Vernonia, OR 97064

Monday-Friday 8 am-5 pm.