



## 1.95 Acre Vacant Parcel for Sale

### 700 Port Avenue

### St. Helens, Oregon

#### **Description:**

For Sale.....a vacant parcel of land with approximately 266' of frontage on Port Ave. This parcel is the remaining parcel of property from a recently completed partition. The adjacent parcel, also 1.95 acres, will soon be developed as a light warehouse and storage yard.

#### **Zoning:**

Heavy Industrial (HI).

**Price:   \$595,000 (\$7.00 /sq.ft.)**

#### **Agent:**

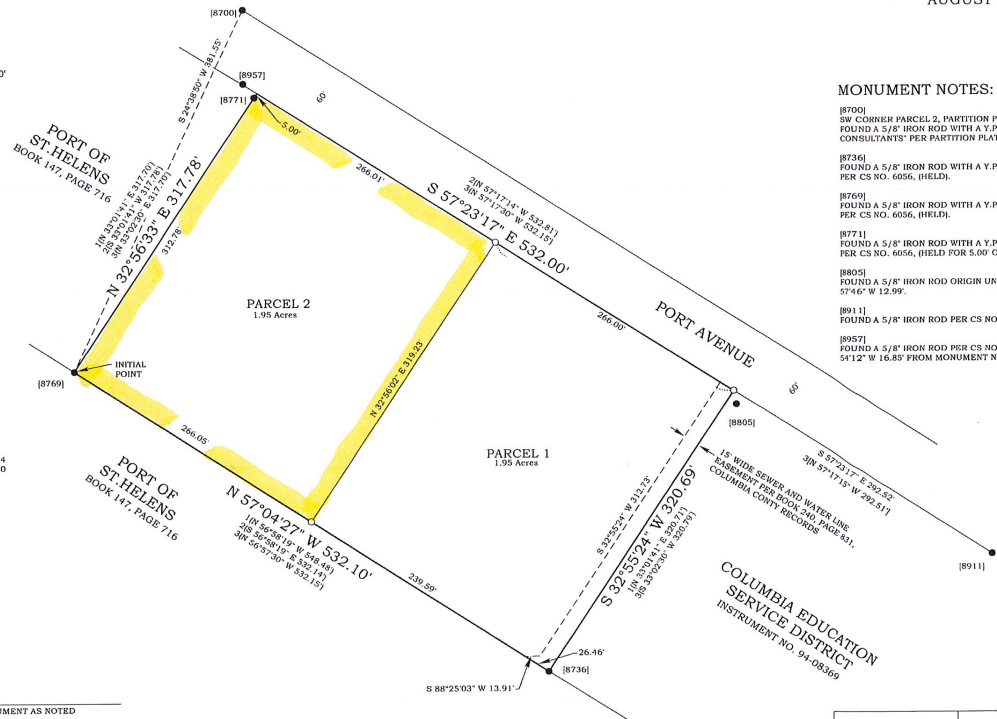
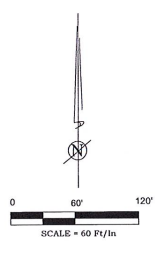
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PARTITION PLAT NO. 2022-09  
 INSTRUMENT NO. 2022-2447  
 IN THE NW 1/4 OF SECTION 9  
 T4N, R1W, W.M.,  
 CITY OF ST. HELENS,  
 COLUMBIA COUNTY, OREGON  
 AUGUST 22, 2022



**MONUMENT NOTES:**

[8700]  
 SW CORNER PARCEL 2, PARTITION PLAT NO. 2008-01  
 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "WESTLAKE CONSULTANTS" PER PARTITION PLAT NO. 2008-01, (HELD).

[8736]  
 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC" PER CS NO. 6056, (HELD).

[8769]  
 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC" PER CS NO. 6056, (HELD).

[8771]  
 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC" PER CS NO. 6056, (HELD FOR 5.00' OFFSET TO SW CORNER).

[8805]  
 FOUND A 5/8" IRON ROD ORIGIN UNKNOWN, MONUMENT BEARS S 10° 57' 46" W 12.99'.

[8911]  
 FOUND A 5/8" IRON ROD PER CS NO. 3016, (HELD).

[8957]  
 FOUND A 5/8" IRON ROD PER CS NO. 3016, MONUMENT BEARS N 38° 54' 12" W 16.85' FROM MONUMENT NO. 8771.

**REFERENCES:**

- SURVEYS**  
 1 = CS NO. L-988  
 2 = CS NO. L-2975  
 3 = CS NO. 6056  
 4 = CS NO. 3016  
 5 = PARTITION PLAT NO. 2008-01
- DEEDS**  
 1 = INSTRUMENT NO. 2013-000514  
 2 = INSTRUMENT NO. 2013-000510  
 3 = INSTRUMENT NO. 94-08369  
 4 = BOOK 147, PAGE 716

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET A 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC."
- MONUMENT POINT NO.
- ( ) RECORD SURVEY DATA
- [ ] RECORD DEED DATA
- CS NO. SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP

REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JANUARY 19, 1993 DONALD D. WALLACE, JR. 2801 RENEWS 6/30/24	 K.L.S. SURVEYING INC. 1221 ALGER STREET VERNONIA, OREGON 97064 (503) 428-8115	SHEET 1 OF 2
		JOB NO. CRW-ST. HELENS DRAWING NAME: 22-258 PP #1 DRAWN BY: CHM FIELD: SWMAR/CAM EQUIPMENT: NOMAD/NIKOR REVISED: 11-16-2022