

After recording, return to:
Board of County Commissioners
Columbia County Courthouse
230 Strand, Room 331
St. Helens, OR 97051

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Vacation of a Portion of Meissner Road, County Road P-222, located in the Southeast corner of section 36, Township 6 North, Range 3 West, of the Willamette Meridian, Columbia County, Oregon

ORDER NO. 71-2025

WHEREAS, pursuant to ORS 368.341(1), the Board of Commissioners for Columbia County, Oregon, may initiate proceedings to vacate property under ORS 368.326 to 368.366; and

WHEREAS, Meissner Road, County Road P-222, ("The Road"), is near Deer Island, Columbia County, Oregon; and

WHEREAS, As originally laid out the Road made a loop between Tax Lot 6336-00-01700 and 6336-00-01800 ("The Loop"). Subsequently, the Road was straightened but the former right of way has never been vacated.

WHEREAS, on January 21, 2025, Clinton and Ashlyn Teele, owners of Tax Lot Tax Lot 6336-00-01700, filed a Petition requesting that the Board vacate the Loop portion of Meissner Road. A copy of that petition is attached as Exhibit 1. Exhibit 1 is incorporated herein by this reference; and

WHEREAS, the County Road Official has filed a report, dated November 21, 2025, attached hereto as Exhibit 2 and incorporated herein by this reference. ("Road Official Report"). The Road Official Report recommends approval of the proposed vacation as it would be in the public interest. Exhibit 2 is incorporated herein by this reference; and

WHEREAS, Attached as Exhibit 3 is a legal description and depiction for the proposed vacation. Exhibit 3 is incorporated herein by this reference; and

WHEREAS, after the statutorily required notice the Board held a public hearing on the proposed vacation on November 26, 2025. At that hearing the Board received the Road Official Report and opened the hearing to testimony for or against the proposed vacation.

NOW, THEREFORE, based on the record before it the Board makes the following findings:

- 1. The above recitals are incorporated herein as findings.

- 2. The Petition attached as Exhibit 1 meets the requirements of ORS 368.341; and
- 3. Vacation of the Loop portion of Meissner Road, County Road P-222, as more particularly described in Exhibit 3 is in the public interest.

Based on the above findings, IT IS HEREBY ORDERED:

- 1. The property described in Exhibit 3 is hereby vacated and shall hereby vest in the abutting property owners by extension of their property boundaries to the center of the vacated roadway. Excluded from this vacation is any existing rights-of-way for utility easements.
- 2. Pursuant to Order No. 55-2001 and the decision of the Board of County Commissioners, the required fee of \$1,000 for vacations of public rights-of-way was paid by the petitioner; \$500 of which was deposited directly into the County Road Fund and \$500 into the General Fund, Fees for Services, Road Vacations, Line-Item No. 100-00-00-3255, out of which the following costs shall be paid:

| SERVICE | FEE | SUBTOTAL |
|--|--|----------|
| Filing Petition by the Clerk | \$28.50 | \$28.50 |
| Review for Correct Property Description by County Surveyor [if required] | \$30.00 [per parcel] | \$ 30.00 |
| Hearing (if required) | \$100.00 | \$100.00 |
| Recording Final Order by the Clerk | \$91.00 [first page] | \$91.00 |
| | \$5.00 [each additional page x 19 pp.] | \$95.00 |
| Two Certified Copies by the Clerk [one to Assessor, one to Surveyor] | \$3.75 [per copy x 2] | \$7.50 |
| | \$00.25 [per page x 19 pages x 2] | \$9.50 |
| Posting the Approved Road Vacation by County Surveyor | \$100.00 | \$100.00 |
| | TOTAL EXPENSES | \$461.50 |

3. The \$28.50 filing fee has already been paid to the County Clerk. The Treasurer is hereby authorized to disburse the following amounts from the Fees for Services, Road Vacations account as follows:

To County Clerk: \$ 303.00
 To County Surveyor: \$ 130.00

4. The Treasurer is hereby authorized to reimburse the Petitioners \$36.50 from the Fees for Services, Road Vacations account.

5. This Order shall be recorded with the County Clerk, a copy inserted in the appropriate road jacket, and certified copies shall be filed with the County Surveyor and the County Assessor.

DATED this 10th day of December 2025.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Kellie Jo Smith, Chair

APPROVED AS TO FORM:

By: 
Casey Garrett, Commissioner

By: 
Office of County Counsel

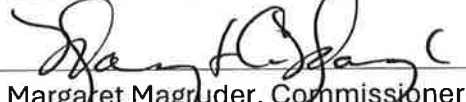
By: 
Margaret Magruder, Commissioner

Exhibit 1

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Vacation of _____ }
Located Near _____ }
Columbia County, Oregon }
_____ }

PETITION FOR VACATION

I/We, Clinton Teele and Ashlyn Teele, [insert name(s) of all petitioners], who
reside at 71889 Fern Hill Road, Rainier, OR 97048 [insert address],
971-326-5412 [phone] petition the Board of County Commissioners for the vacation of
the following property:

1. Description of Property Proposed for Vacation [attach additional sheets if necessary]:

- a. **General Description:** This property is a corner of the former Meissner Rd as it was before 1947. The county obtained a legal deed from Essie L. Cox to straighten Meissner Rd to its current location in 1956, and the county kept the right-of-way from the old Meissner Rd. This right-of-way is the property proposed for vacation between tax lot 6336-00-01700 and tax lot 6336-00-01800.
- b. **Legal Description:** See Exhibit A for Legal Description of Property Proposed for Vacation

2. Description of Your Property Interest [attach additional sheets if necessary]:

- a. **Type of interest you have in any property affected by the proposed vacation:**
We are the owners of Tax Lot 6336-00-01700 which abuts the property proposed for vacation.
- b. **Legal Description of your property:**
The North 40 rods of the South 80 rods of Section 36, Township 6 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, lying East of Meissner Road as located and existing in 1947.

3. Creation of Public Interest.

See Exhibit ____, attached. [Attach copies of deeds, plats, orders or other documentation showing creation of public interest in the property or right-of-way proposed for vacation and present ownership of the parcel].

None

4. Statement of reasons for vacation [attach additional sheets if necessary]:

As the owners of Tax Lot 6336-00-1700, we are requesting vacation of the proposed property so that we can obtain easier road access to Meissner Rd.

5. Names and addresses of all persons holding any recorded interest in the property proposed to be vacated [attach additional sheets if necessary]:

- Clinton and Ashlyn Teele, 71889 Fern Hill Road, Rainier, OR 97048
- Elizabeth McLaughlin, 68451 Holbrook Road, Rainier, OR 97048

6. Names and address of all persons owning any improvements constructed on property proposed to be vacated [attach additional sheets if necessary]:

- Elizabeth McLaughlin, 68451 Holbrook Road, Rainier, OR 97048

7. Names and addresses of all persons owning any real property abutting the property proposed to be vacated [attach additional sheets if necessary]:

- Clinton and Ashlyn Teele, 71889 Fern Hill Road, Rainier, OR 97048
- Elizabeth McLaughlin, 68451 Holbrook Road, Rainier, OR 97048

8. The signature(s), acknowledged before a notary or other person authorized to take acknowledgments of deeds, of at least a) the owners of sixty (60) percent of the land abutting the property proposed to be vacated, or b) sixty (60) percent of the owners of land abutting the property proposed to be vacated, are attached (attach consent forms).

[Note: without the acknowledged signatures of owners of 100 percent of any private property proposed to be vacated and acknowledged signatures of owners of 100 percent of property abutting any public property proposed to be vacated, a hearing will be required].

9. If the petition is for the vacation of property that will be redivided in any manner, a subdivision plan or partitioning plan showing the proposed redivision is attached.

10. A true and accurate map of the proposed vacation is attached as Exhibit C__.

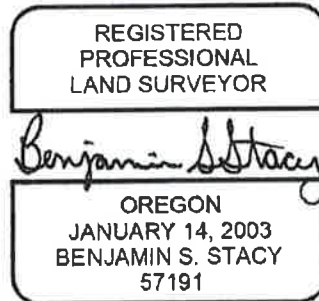
Exhibit A

March 7, 2025
Job No. 2025-032

Legal Description
Centerline County Road P-222 (Meissner Road)

A portion of County Road P-222 (Meissner Road) located in the Southeast corner of section 36, Township 6 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, the centerline of which is described as follows:

Commencing at the point of beginning of that certain road centerline as described in Book 131 page 14, being the intersection of county road P-222 with the south line of the property conveyed to Essie L. Cox in book 75 page 137, Columbia county deed records; Thence N89°36'41"E, along the south line of said Cox tract, a distance of 30.00 feet to a point on the easterly right of way line of said road; Thence N00°17'23"W, along said right of way line, a distance of 180.56 feet to the intersection of said right of way line and the centerline of county road P-222; Thence following said county road P-222 the following five (5) courses, 84.19 feet along eh arc of a 286.50 foot radius curve to the right (said curve having a central angle of 16°50'10" and a long chord which bears N36°11'35 E 83.88 feet), N44°37'26"E a distance of 137.90 feet, 184.40 feet along the arc of a 95.50 foot radius curve to the left (said curve having a central curve of 110°37'55 and a long chord which bears N10°41'31"W 157.06), N66°01'34"W a distance of 124.50 feet, 37.53 feet along the arc of a 114.60 foot radius curve to the right to the terminus of the herein described centerline, said point being on the easterly right of way line of said road described in book 131 page 14 and bears S23°06'25"E a distance of 95.29 feet from the intersection of intersection of county road P-222 with the north line of said Cox tract (said curve having a central angler of 18°45'50" and a long chord which bears N56°38'39"W 37.36 feet).

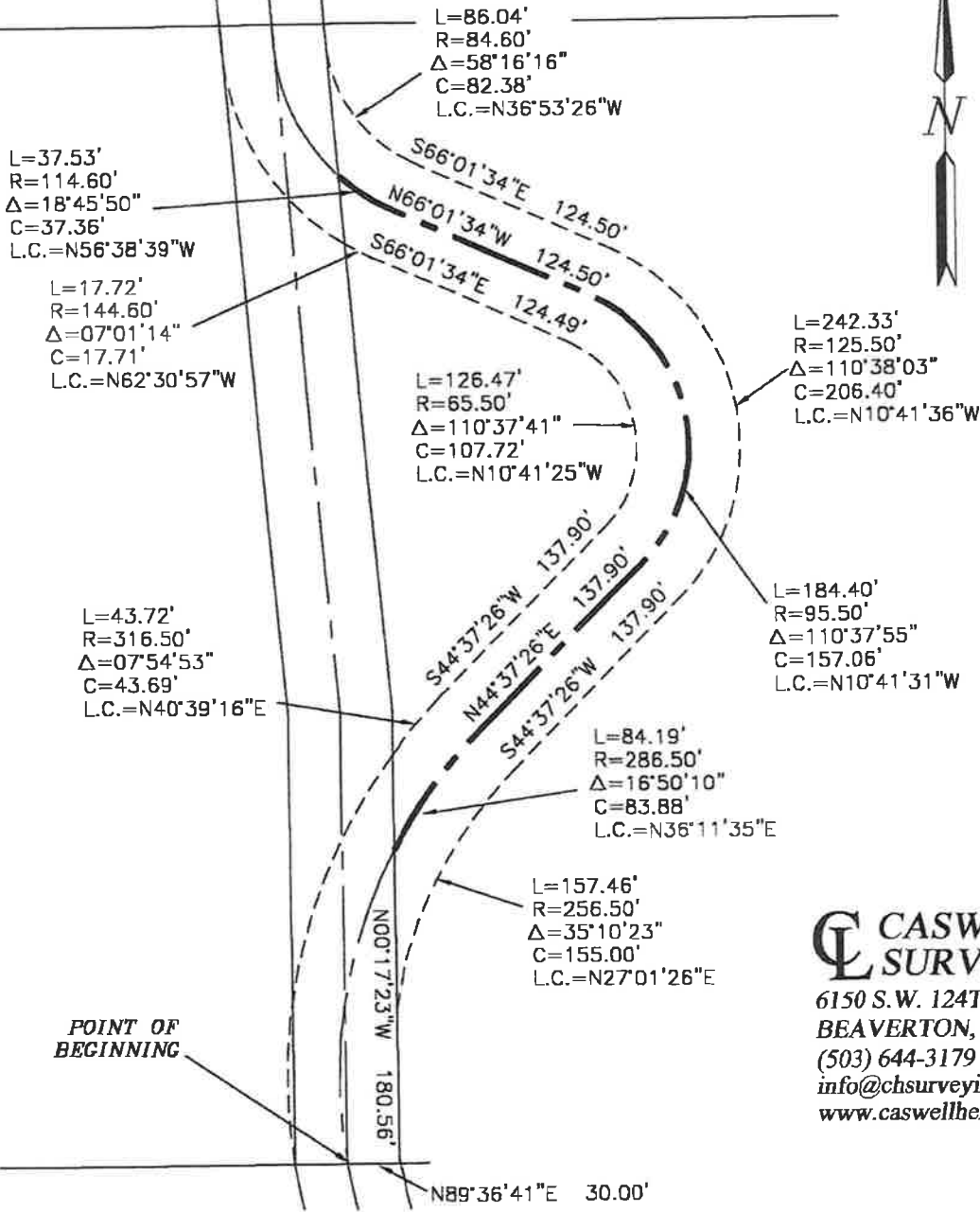


Renewal Date: 6/30/2026

PAGE
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EXHIBIT MAP

FOR CLINTON AND ASHLYN TEELE
IN THE SOUTHEAST 1/4 OF SECTION 36,
T. 6 N., R. 3 W., W.M.
COLUMBIA COUNTY, OREGON
SCALE 1" = 100' MARCH 5, 2025



RIGHT OF WAY CALCULATIONS
 EAST SIDE PROPERTY: 748.23
 WEST SIDE PROPERTY: 450.31
 TOTAL RIGHT WAY LENGTH= 1,198.54

% OF ROW EAST: 62.4
 % OF ROW WEST 37.6

WEST TO EAST RATIO: 450.31/748.23=0.60=60%

CASWELL/HERTEL
SURVEYORS INC.

6150 S.W. 124TH AVE.
 BEAVERTON, OR 97008
 (503) 644-3179
 info@chsurveyinc.com
 www.caswellhertelsurveyors.com

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

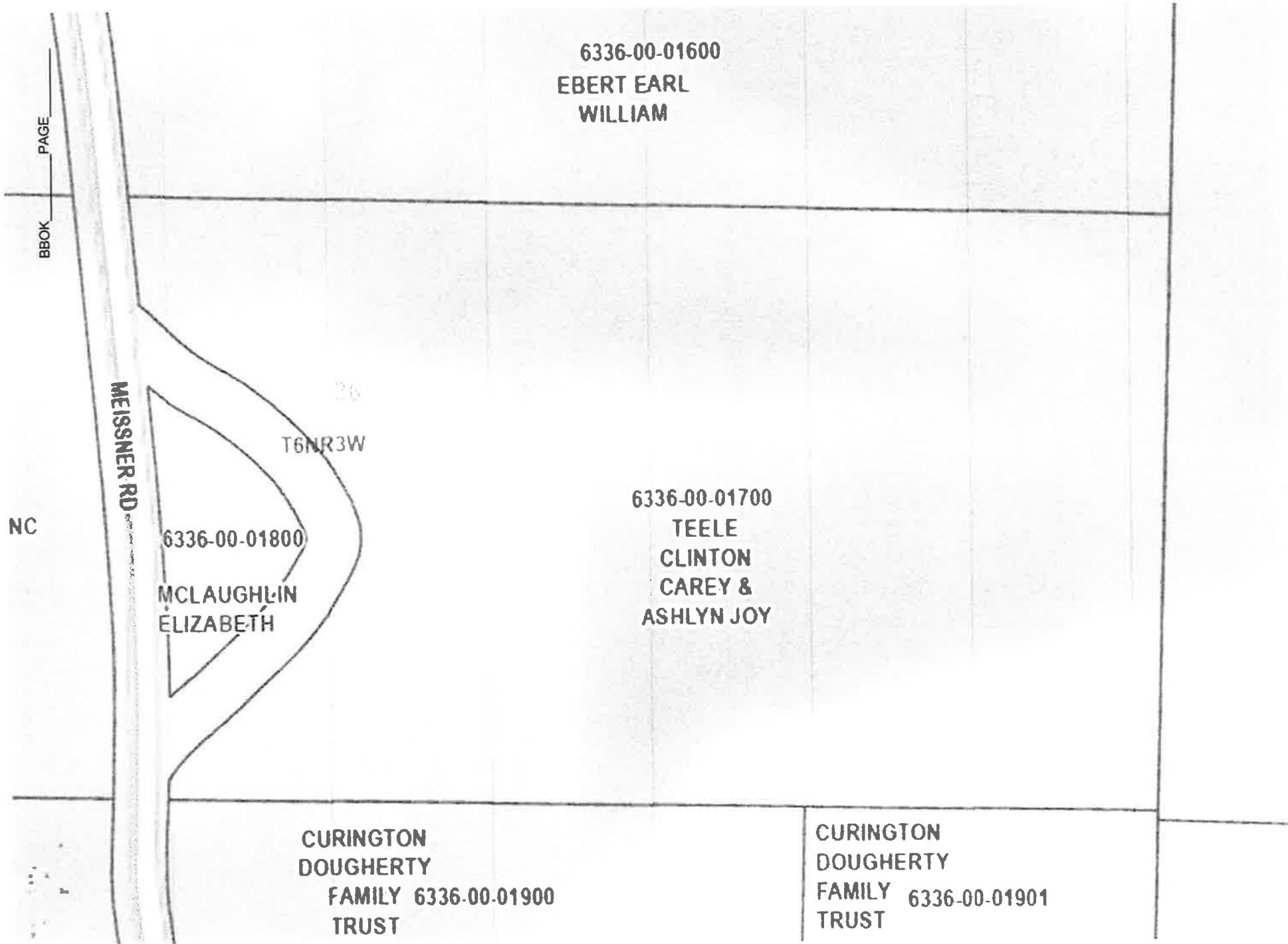
Benjamin S. Stacy

OREGON
 JANUARY 14, 2003
 BENJAMIN S. STACY
 57191

RENEWS: 6/30/2026

JOB NO. 2025-032

Exhibit C – Map with Property Ownerships



6336-00-01600
EBERT EARL
WILLIAM

26
T6NR3W

6336-00-01700
TEELE
CLINTON
CAREY &
ASHLYN JOY

6336-00-01800
MCLAUGHLIN
ELIZABETH

CURINGTON
DOUGHERTY
FAMILY 6336-00-01900
TRUST

CURINGTON
DOUGHERTY
FAMILY 6336-00-01901
TRUST

BBOOK PAGE

MEISSNER RD

NC

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

- Name(s) of abutting property owner(s): Clinton Teele, Ashlyn Teele
- Mailing address of abutting property owner(s): 71889 Fern Hill Rd Rainier, OR 97048
- Legal description of abutting [YOUR] property (attach additional sheets if necessary; your deed or title report can be attached in lieu of writing legal description): The North 40 rods of the South 80 rods of Section 36, Township 6 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, lying East of Meissner Road as located and existing in 1947.

Tax Account No. 17708 Tax Map ID No. 6336-00-01700

- Legal description of property proposed for vacation (attach additional sheets if necessary): Old Meissner county right of way that goes from current Meissner Rd between tax lot 6336-00-01700 and tax lot 6336-00-01800 and back to current Meissner Rd.
See attached exhibit A

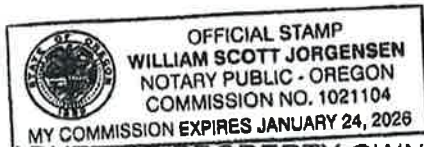
- I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

Clinton Teele 1/21/2025
(Property Owner's Signature) Date

Ashlyn Teele 1/21/25
(Co-Property Owner's Signature [if any]) Date

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 21st day of January, 2008, by Clinton Teele & Ashlyn Teele



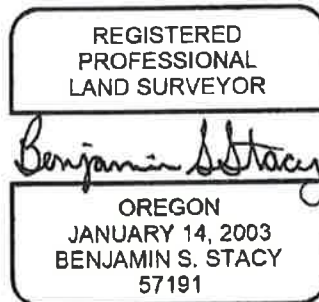
Notary Public for Oregon
My Commission Expires: 1/24/26

March 7, 2025
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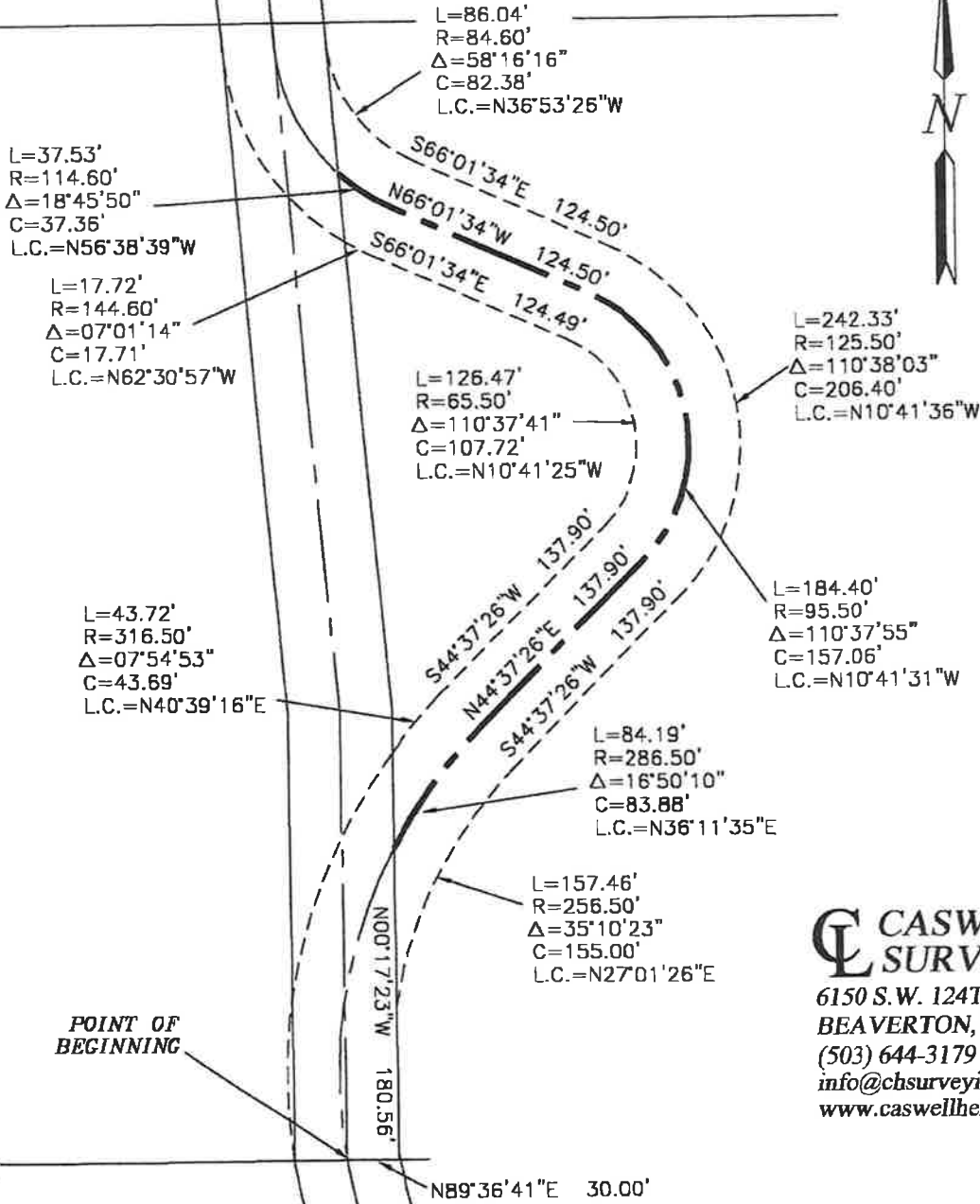
Renewal Date: 6/30/2026

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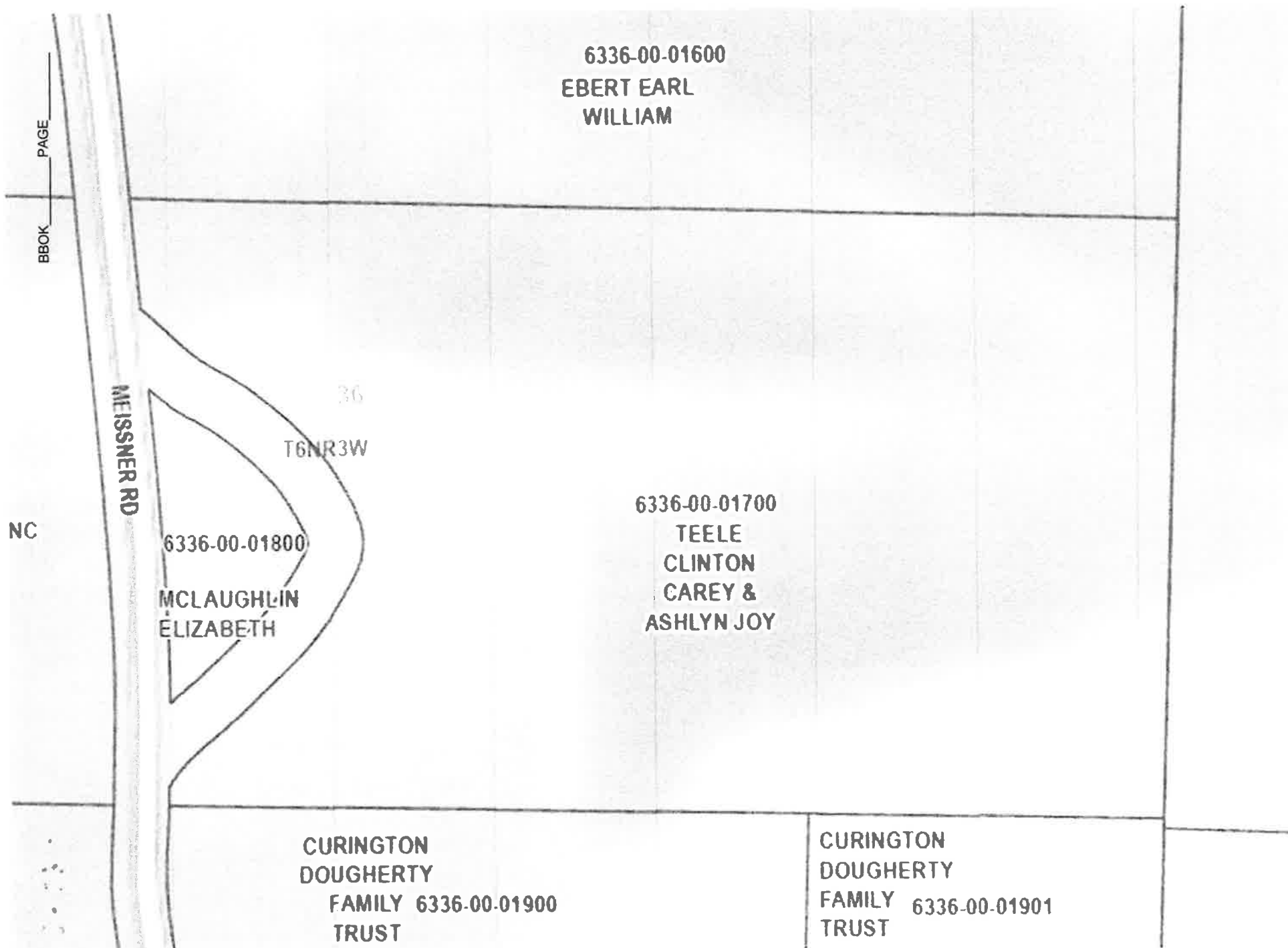


Exhibit 2



COLUMBIA COUNTY
 Department of Public Works

ST. HELENS, OR 97051

1054 Oregon St.

Direct (503) 397-5090

Fax (503) 397-7215

publicworks@co.columbia.or.us

www.co.columbia.or.us

To: Board of County Commissioners
From: Michael Russell, Public Works Director, Roadmaster
Date: November 21, 2025

Subject: Road Vacation request for a portion of Meissner Road, Deer Island

Road Official's Report

Clinton and Ashlyn Teele have petitioned the Board of County Commissioners to vacate a portion of County Road P-222, Meissner Road (approximately 569 feet at centerline, approximately 60 feet wide). Please see the attached Petition for Vacation ("Petition") that includes all of their submitted Exhibits.

This petition was filed pursuant to the process outlined in ORS 368.341. This report is submitted in response to the petition pursuant to ORS 368.346. Since the petitioners did not submit consent forms from one hundred percent of the abutting property owners, a hearing by the county governing body on this proposed vacation is necessary.

The portion of road proposed to be vacated is legally described in Exhibit A of the attached Petition and is depicted in the subsequent exhibit map. It is generally described a corner of the former Meissner Road alignment as it was prior to 1947, between tax lot 6336-00-01700 and tax lot 6336-00-01800.

This portion is more particularly described as:

A portion of County Road P-222 (Meissner Road) located in the Southeast corner of section 36, Township 6 North, Range 3 West, of the Willamette Meridian, Columbia County, Oregon.

The vacation of this portion of the right-of-way will improve the Teeles' options for access to their property (tax lot 6336-00-01700). Without this vacation, any construction of private access or infrastructure that would be within the right-of-way of Meissner Road could trigger additional development requirements.

Notice Posted

Notice of a public hearing regarding this vacation was posted at the site of the proposed vacation on Meissner Road; at the Columbia County Public Works Department, located at 1054 Oregon Street, Saint Helens, OR 97051; and at the Columbia County Courthouse, located at 230 Strand Street, Saint Helens, OR 97051.

Notice of a public hearing regarding this vacation was published in the Columbia County Spotlight on October 31, 2025, and November 21, 2025.

The posting and publishing of this notice meets the requirements of ORS 368.401 to ORS 368.426.

Analysis and Recommendation

Every vacation request has distinct circumstances and should be reviewed thoroughly; however, in general, the Public Works Director does not favor vacating public rights-of-way as a matter of public interest. Once right-of-way is vacated, it is difficult to reacquire, if needed, and must follow prescribed processes that ensure fair value is given in compensation for the acquisition.

In this case, the proposed vacation of this portion of Meissner Road would not hinder the development of or access to any other properties in the area, and it will not landlock any parcels.

Columbia County, similar to other counties in Oregon, has extensive amounts of unused right-of-way – that is, right-of-way that was dedicated for road purposes, but which was never developed or has fallen into disuse. The reasons for this are varied: some is the legacy of subdivisions that never came to fruition, while others represent old road sections that were replaced or which became redundant with the opening of alternative routes. While the origins of these right-of-way segments vary, they can impact development and access to adjacent parcels.

For instance, development within public right-of-way often requires specific permitting from the Public Works Department, as well as restrictions on fixed objects, including fencing and structures. Development along undeveloped right-of-way can also trigger different access standards or construction of road infrastructure. Where the right-of-way is for a County road, this raises questions of maintenance obligations between the property owners and the County.

All of these difficulties are present in the section of right-of-way proposed to be vacated. As described in the exhibits to the Proposal, this portion of right-of-way is an old alignment for Meissner Road that has since been replaced when the road was straightened in 1956. This portion of right-of-way is no longer in use by the County road system for road purposes.

Therefore, I find that there is no compelling need for the right-of-way of this portion of Meissner Road to remain and support the vacation request.

In the interest of the public, I recommend that the request for vacating this section of Meissner Road be approved.

Exhibit 3

Professional Land Surveyors
info@chsurveyinc.com

6150 S.W. 124th Avenue
Beaverton, Oregon 97008-4724

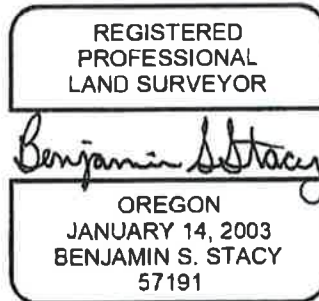
Telephone 503/644-3179
Fax 503/644-3190

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Renewal Date: 6/30/2026

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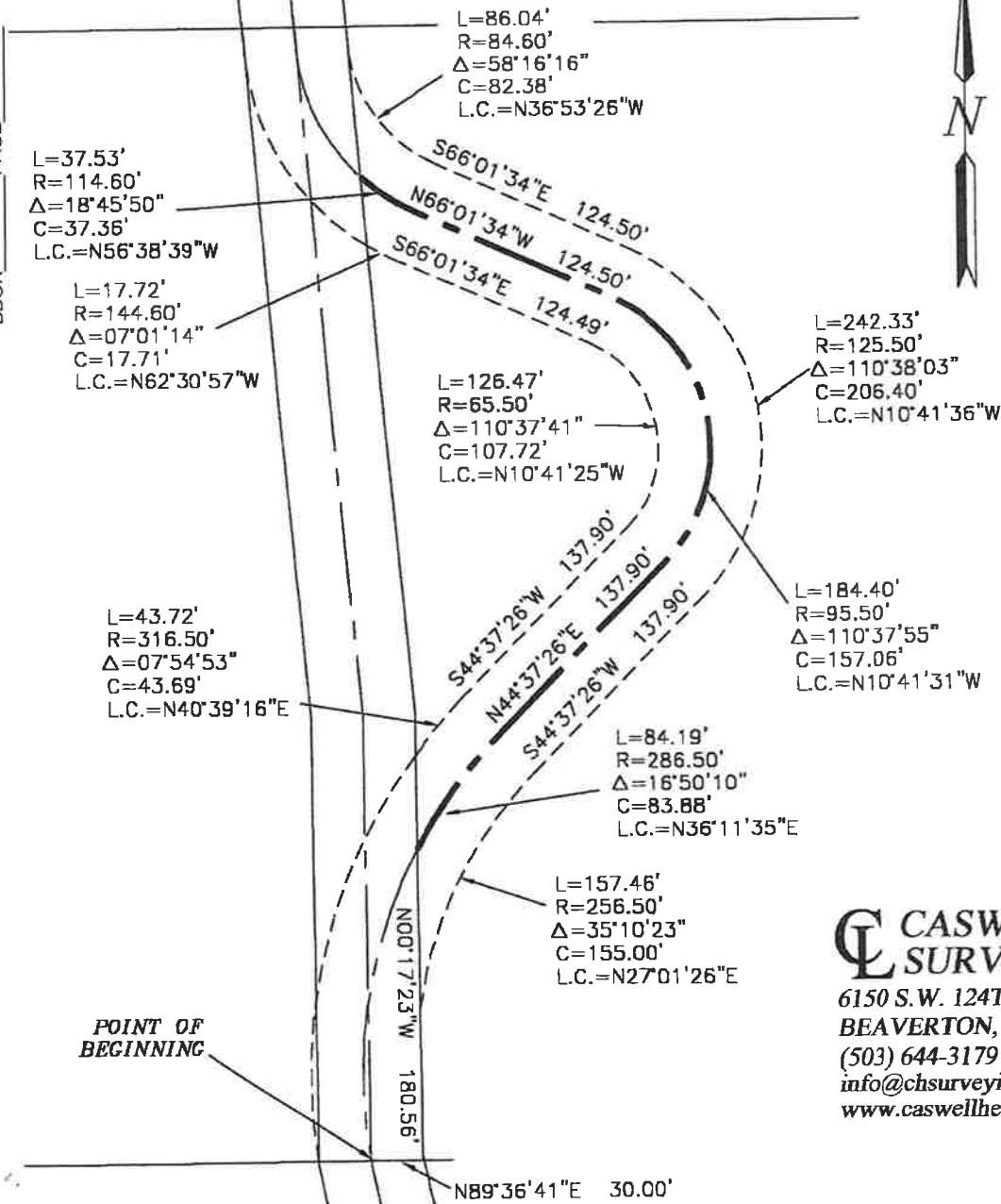


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