

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of the Proposed Vacation of a Portion)
of Bonneville Drive Near Scappoose, Oregon,)
and Accepting the Dedication of Additional)
Right-of-Way Along Bonneville Drive)

ORDER NO. 150 - 2007

) (Initiating/Finalizing Vacation Proceedings)

[Michael and Virginia Taylor])
_____)

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, Michael and Virginia Taylor own property abutting the public right-of-way proposed to be vacated known as Bonneville Drive, near Scappoose, Oregon, within Columbia County, Oregon; and

WHEREAS, on August 3, 2007, Mr. and Mrs. Taylor filed a petition with the Board requesting that the Board vacate a portion of this public right-of-way as more fully described below; and

WHEREAS, the Petition is attached hereto, labeled Attachment 1, and is incorporated herein by this reference; and

WHEREAS, the Petition submitted by Mr. and Mrs. Taylor complies with the petition requirements of ORS 368.341(3); and

WHEREAS, the portion of Bonneville Drive proposed to be vacated by Mr. and Mrs. Taylor is more particularly described as follows:

All that portion of Bonneville Drive lying Southerly of the South right-of-way of the relocated Bonneville Drive lying Easterly of Birch Avenue, Columbia Acres No. 1, Columbia County, Oregon; and,

WHEREAS, a map of that portion of the roadway proposed to be vacated by is attached hereto, labeled Attachment 2, and incorporated herein by this reference; and

WHEREAS, pursuant to ORS 368.351(2), the proceedings for vacation were initiated by a petition that contains 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 and the petition indicates the owners' approval of the proposed vacation; and

WHEREAS, because the petition meets the signature requirements of ORS 368.351(2), the Board may make a determination about the vacation without holding a hearing if the county road official, i.e., the Roadmaster, files with the Board a written report that contains his assessment that the vacation is in the public interest; and

WHEREAS, the County Roadmaster, Dave Hill, has filed a report dated October 25, 2007, with the Board indicating that it was his assessment that the vacation would be in the public interest provided that the Taylors dedicate a portion of their property as additional right-of-way for public road purposes; a copy of the Roadmaster's report being attached hereto, labeled Attachment 3, and incorporated herein by this reference; and

WHEREAS, the Board finds that the petition meets the requirements of ORS 368.341 and contains the acknowledged signatures and owners' approval as required by ORS 368.351(2); and

WHEREAS, on August 3, 2007, Mr. and Mrs. Taylor executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto, labeled Attachment 4, and incorporated herein by this reference; and

WHEREAS, the desire and intent of Mr. and Mrs. Taylor is to dedicate a portion of their property commonly referred to as Tax Account No. 3224-024-04000 abutting the newly-configured Bonneville Drive near its intersection with Highway 30, Scappoose, Oregon, as additional right-of-way to the public for road and utility purposes forever; and

WHEREAS, attached to the Dedication Deed as Exhibit A is the legal description of the property being dedicated as additional right-of-way, and attached as Exhibit B is a map depicting the area to be dedicated;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Vacation of that portion of Bonneville Drive as more particularly described above and as shown in Attachment 2, is in the public interest.
2. The property described above and depicted in Attachment 2 is hereby vacated, and shall hereby vest in the abutting property owners as provided in ORS 368.366(1)(d) by extension of said owners' abutting property boundaries to the centerline of the vacated platted roadways.
3. This vacation is being made with a specific reservation of any existing rights-of-way for utility easements.

4. The Dedication Deed from Michael T. Taylor and Virginia Taylor is hereby accepted by the County.

5. The addition to the right-of-way at the end of Bonneville Drive, Scappoose, Oregon, as described on Exhibit A and as shown on the map marked as Exhibit B to the Dedication Deed, is accepted for public road and utility purposes as a Local Access Road only, and not as a County road.

6. 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 petitioners, \$500 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]	\$ 00.00
Hearing (if required)	\$100.00	\$00.00
Recording Final Order by the Clerk	\$26.00 [first page]	\$26.00
	\$5.00 [each additional page x 25 pp.]	\$125.00
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 26 pp. x 2]	\$13.00
Posting the Approved Road Vacation by County Surveyor	\$100.00 [per parcel]	\$100.00
	TOTAL EXPENSES	\$300.00

6. 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	:	\$	171.50
To County Surveyor	:	\$	100.00

7. This Order and the Dedication Deed 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 18th day of November, 2007.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: John M. Bernhard

Chair

By: _____

Commissioner

By: Joel Corrado

Commissioner

APPROVED AS TO FORM:

By: [Signature]

Office of County Counsel

S:\COUNSEL\ROADS\BONNEVILLE\ORD INITIAT & FINAL 2007.wpd

ATTACHMENT 1

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

COLUMBIA CO. CLERK
BY *Patricia* DEP.

AUG 3 9 28 AM '07

In the Matter of the Vacation of End of)
"old" Bonneville Dr.)
Located Near 50602 Birch Ave. Scappoose, OR)
Columbia County, Oregon)

PETITION FOR VACATION
PV 2007-01

I/We, Michael & Virginia Taylor, [insert name(s) of all petitioners], who
reside at 33125 Church Rd., Warren, OR 97053 [insert address],
(503) 366-0157 [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:

The end of "old" Bonneville Dr.

b. Legal Description:

Bonneville Dr., Lying southerly of the South right-of-way of
the relocated Bonneville Dr. / Hwy. 30 intersection.

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:

Vacating the end of "old" Bonneville Dr. will allow us to
consolidate our property.

b. Legal Description of your property:

Lots 1,2,3 Block 1, Columbia Acres #1 in Section 24, Township 3
North, Range 2 West, Columbia County, Oregon.

Tax Account No: 3224-024-0400

OFFICIAL SEAL
MARGARET WILSON
NOTARY PUBLIC-C
COMMISSION NO
MISSION EXPIRES FEB

3. Creation of Public Interest.

See Exhibit ^{A & B}____, 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].

Exhibit A - Described Land

Exhibit B - Map

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

The "old" intersection of Bonneville Dr. and Hwy. 30 is no longer used and vacation of "old" Bonneville Dr. will allow us to consolidate our property.

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

Columbia County Road Dept.
1054 Oregon St.
St. Helens, OR 97051

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

None

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

Michael & Virginia Taylor
50602 Birch Ave.
Scappoose, OR 97056

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 B.



11. I verify that I have flagged all corners of the area proposed to be vacated and that the flags are reliably and accurately located and are easily visible.

12. The non-refundable vacation fee of \$1,000 is tendered with this petition.

13. Signature and Verification(s):

STATE OF OREGON)
) ss.
County of Columbia)

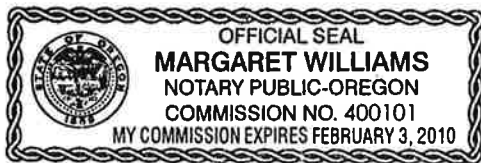
(We) Michael & Virginia Taylor, am~~am~~are
the petitioner(s) herein and hereby swear, under penalties of perjury, that the statements made in this petition, and the attachments hereto, are true to the best of my/our knowledge.

Michael Taylor 3-08-07
(Petitioner's Name) (Date)

Virginia Taylor
(Co-Petitioner's Name [if any])

(Co-Petitioner's Name [if any])

Subscribed and sworn to before me this 8th day of March,
2007.



Margaret Williams
Notary Public for Oregon
My Commission Expires: Feb 3, 2010





STATUTORY
BARGAIN AND SALE DEED

BOOK 265 PAGE 470

FEDERAL DEPOSIT INSURANCE CORPORATION

conveys to Michael T. Taylor, Grantor,

the following described real property: _____, Grantee.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 2, COLUMBIA ACRES
NUMBER 1, in the County of Columbia and State of Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is \$ --- 135,000.00 --- (Here comply with the requirements of ORS 93.030)

DATED this 21 day of August 19 86.

FEDERAL DEPOSIT INSURANCE CORPORATION

By: James W. Howard
370

COMPANY OF OREGON ORDER NO. 1222

Draft 2

STATUTORY BARGAIN AND SALE DEED

DALE L. CLARK, Grantor, conveys to MICHAEL T. TAYLOR, aka Michael Terry Taylor, and VIRGINIA TAYLOR, husband and wife, Grantee, the following described real property situated in Columbia County, Oregon:

Lots 1, 2, 3, Block 1, COLUMBIA ACRES NO. 1, Columbia County, Oregon, EXCEPTING THEREFROM that portion described in deed to the State of Oregon, Department of Transportation, recorded September 16, 1988, Instrument No. 88-4803.

The true and actual consideration for this transfer is Grantee's grant of an easement allowing Grantor to erect an outdoor advertisement sign on Grantee's property. This easement is recorded in the records of Columbia County, Oregon this same date.

Until a change is requested, all tax statements are to be sent to Michael & Virginia Taylor at 50602 Birch Avenue, Scappoose, OR 97056.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

DATED this 16th day of August, 1993.

Dale L. Clark
Dale L. Clark

STATE OF OREGON

County of Columbia

) ss.
)

The foregoing instrument was acknowledged before me this 16th day of August, 1993, by Dale L. Clark.

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

1. Name(s) of abutting property owner(s): Michael & Virginia Taylor
2. Mailing address of abutting property owner(s): P.O. Box 162
Scappoose, OR 97056
3. 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):
Lots 1, 2, 3 Block 1, Columbia Acres #1 in Section 24, Township 3 North,
Range 2 West, Columbia County, Oregon.

Tax Account No. 3224-024-0400

4. Legal description of property proposed for vacation (attach additional sheets if necessary): End of "Old" Bonneville Dr., Lying southerly of the South
right-of-way of the relocated Bonneville Dr. / Hwy. 30 intersection.
Land described on attached document labeled Exhibit "A" which is
shown by the map labeled Exhibit "B".
5. ~~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.

Michael Taylor
(Property Owner's Signature)

3-8-07
Date

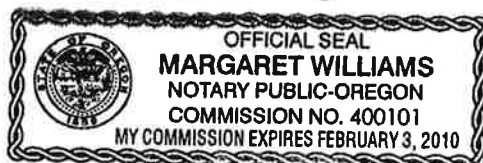
Virginia Taylor
(Co-Property Owner's Signature [if any])

3-8-07
Date

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 8th day of March,
~~2001~~, by Michael & Virginia Taylor

2007



Margaret Williams
Notary Public for Oregon
My Commission Expires: Feb 3, 2010



Exhibit A

STATUTORY
BARGAIN AND SALE DEED

BOOK 265 PAGE 470

FEDERAL DEPOSIT INSURANCE CORPORATION

conveys to

Michael T. Taylor

, Grantor,

, Grantee:

the following described real property:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 2, COLUMBIA ACRES
NUMBER 1, in the County of Columbia and State of Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is \$ --- 135,000.00 ---

(Here comply with the requirements of ORS 93.030)

DATED this 21 day of August 19 86.

FEDERAL DEPOSIT INSURANCE CORPORATION

By:

James W. Howard
S/c

COPY OF OREGON ORDER NO. 12345

STATUTORY BARGAIN AND SALE DEED

DALE L. CLARK, Grantor, conveys to MICHAEL T. TAYLOR, aka Michael Terry Taylor, and VIRGINIA TAYLOR, husband and wife, Grantee, the following described real property situated in Columbia County, Oregon:

Lots 1, 2, 3, Block 1, COLUMBIA ACRES NO. 1, Columbia County, Oregon, EXCEPTING THEREFROM that portion described in deed to the State of Oregon, Department of Transportation, recorded September 16, 1988, Instrument No. 88-4803.

The true and actual consideration for this transfer is Grantee's grant of an easement allowing Grantor to erect an outdoor advertisement sign on Grantee's property. This easement is recorded in the records of Columbia County, Oregon this same date.

Until a change is requested, all tax statements are to be sent to Michael & Virginia Taylor at 50602 Birch Avenue, Scappoose, OR 97056.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

DATED this 16th day of August, 1993.

Dale L. Clark
Dale L. Clark

STATE OF OREGON)

County of Columbia)

ss.

The foregoing instrument was acknowledged before me this 16th day of August, 1993, by Dale L. Clark.

4 SEC. 24 T. 3N. R. 2W. W.N

ATTACHMENT 2

3 2 24 2 4

COLUMBIA COUNTY

COLUMBIA ACRES

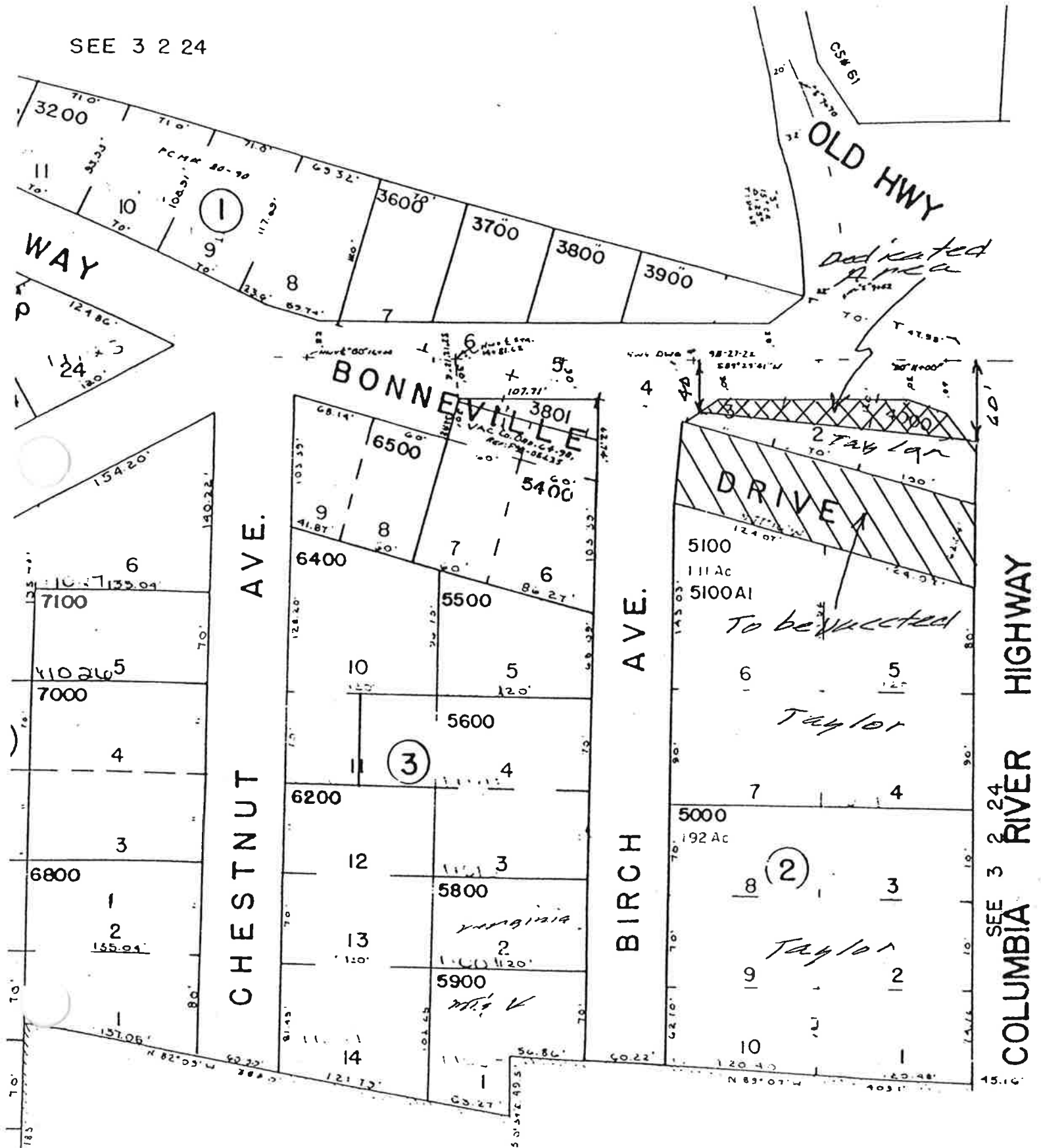
BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY

PART I

100' Current Revision Date: 3 / 5 / 99

CS# 468

SEE 3 2 24





Columbia County Road Department

1054 Oregon Street, St. Helens, OR 97051

Dave Hill, Public Works Director

Ph: (503) 366-3964 Fax: 397-7215

e-mail: hilld@co.columbia.or.us

to: Cynthia Zemaitis, Office of County Counsel

from: Dave Hill, Public Works Director

date: October 25, 2007

Dave Hill

subject: Proposed Road Vacation, Bonneville Drive, Taylor Petition

Michael and Virginia Taylor have petitioned the Board of County Commissioners to vacate a portion of Bonneville Drive near the intersection of Highway 30, Scappoose, as shown on the attached drawing. I have also attached information that shows similar requests have been made by the Taylors in 1996 and 2001.

I am also including a report on the matter that I made on June 14, 2001. I still agree with that report in that I believe this road vacation to be in the public interest provided that the Taylors dedicate right-of-way for public road purposes per the legal description as created by Dewey Surveying dated July 31, 2001 (also shown on the attached map). The Taylors have signed a dedication deed for this additional right-of-way (copy attached) that I recommend be accepted by the County. Because this additional right-of-way is relatively minor, that it is a benefit to Columbia County, and that this proposal is not a part of a land use partition or development where a surveyor would be required for other purposes, I recommend that we waive the requirement that this additional right-of-way be surveyed and monumented.

There are apparently utilities located in the existing right-of-way proposed to be vacated, and therefore I recommend that a reservation for utilities be made on the subject right-of-way proposed to be vacated.

Therefore, I believe that it is in the public interest to vacate a portion of Bonneville Drive as proposed provided that the County accept the dedication of property described by Dewey Surveying, and that an easement on the right-of-way proposed to be vacated be reserved for utilities.

COLUMBIA COUNTY

OCT 26 2007

COUNTY COUNSEL

MBIA COUNTY

PREPARED FOR ASSESSMENT PURPOSES ONLY

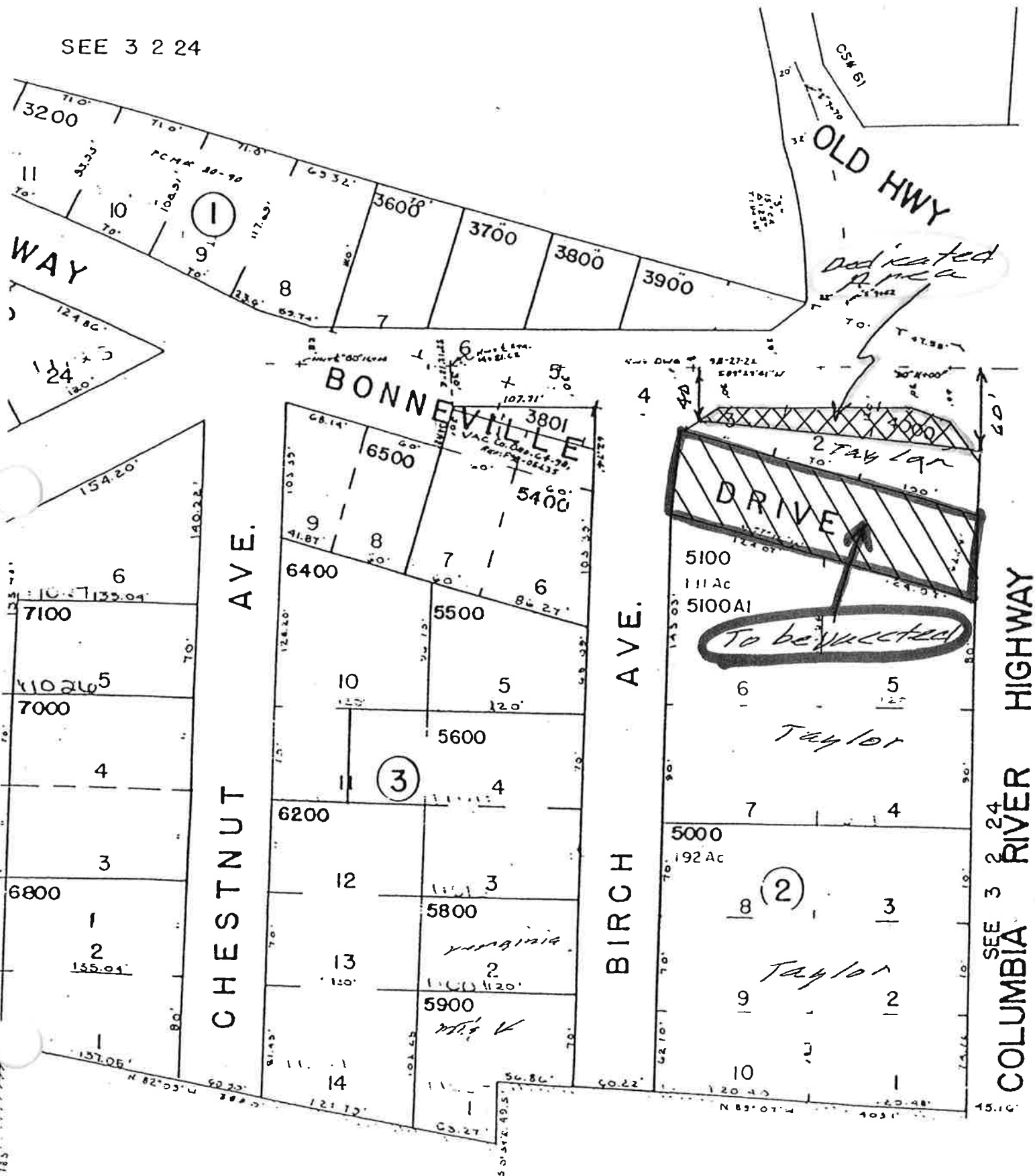
= 100' Current Revision Date: 3 / 5 / 99

COLUMBIA ACRES

PART I

CS# 468

SEE 3 2 24





Columbia County Road Department
P.O. Box 366, 1004 Oregon Street, St. Helens, OR 97051

Public Works Director

Phone (503) 397-5090
Fax 397-7215

TO: BOARD OF COUNTY COMMISSIONERS
c/o County Counsel's Office

FROM: David A. Hill

DATE: June 14, 01

REF: Order No. 51-2001, Proposed Vacation of a portion of Bonneville Drive.

LOCATION: South and west of intersection of Bonneville Drive with HWY 30, bordered by tax lots 3224-024-04000 on the north side, 3224-024-05100 on the south side, Birch Ave on the west side, and HWY 30 on the east side.

RECOMMENDATION: Approve proposed vacation upon dedication of a portion of tax lot 3224-024-04000, and reservation of easements for existing utilities.

DISCUSSION: During the recent reconstruction of HWY 30, the alignment of Bonneville Drive was reconfigured to bring it to HWY 30 at a right angle, and directly across from Johnson Landing Road. Right-of-way / property was obtained by ODOT to do so, and construction was completed. Currently there exists the newly constructed Bonneville Drive to HWY 30, and the old right-of-way to the south, where access to the highway has been blocked and the right-of-way is no longer used.

The old right-of-way is bordered by tax lots 3224-024-04000 and 3224-024-05100, both under the ownership of the Taylor's. Tax lot -04000 is a lot with grass growing on it. It has a drainage grate in the east end which drains the water from Bonneville Drive under HWY 30.

The public no longer has need of the right-of-way covered by this vacation proposal. However, there is a need to maintain the road drainage system that comes down Bonneville Drive. Therefore, the vacation is conditioned upon the dedication of property (a portion of tax lot 3224-024-04000, as described in the survey report by Dewey Surveying, Inc.) to public right-of-way. Also, there are apparently utilities within the right-of-way proposed to be vacated and I recommend that we reserve an easement across the property, if it is vacated, for existing utilities.

I feel that it is in the best interest of the public and the local property owners to vacate this portion of Bonneville Drive provided that there is a dedication of a portion of tax lot -0400 as public right-of-way, and an easement be reserved for existing utilities.

David A. Hill

COLUMBIA COUNTY

OFFICE OF COUNTY COUNSEL

JOHN K. KNIGHT
County Counsel

ANNE CORCORAN BRIGGS
Assistant County Counsel

318 COURTHOUSE, ST. HELENS, OREGON 97051
TELEPHONE: (503) 397-3839; FAX: (503) 397-7243

cc: D. Aice

Bonneville Dr

March 12, 1999

Mark A. Gordon, P.C.
Attorney at Law
1677 St. Helens St.
St. Helens, OR 97051

RE: Road Vacation Request for a portion of Bonneville Drive
Michael and Virginia Taylor dba Custom Metal Fab

Dear Mark:

In 1996, John Hunnicutt submitted a petition for vacation of a portion of Bonneville Drive on behalf of Michael and Virginia Taylor. There were several complications to the vacation, and eventually, in July 1998, the County Public Works Director, Dave Hill, recommended to John that in exchange for the requested vacation, the petitioners dedicate a portion of their property for right of way purposes. The exchange would permit the petitioners to consolidate their property, and would allow the County adequate room for the installation of drainage ditches and utilities, if they were necessary.

We have yet to hear a response from John or the clients regarding their opinion or approval of the compromise offered by the Public Works Director. I have several notes in the file indicating that both John and Rita Bernhard, our former legal assistant, tried to connect, but failed to do so.

I would like to either proceed with the vacation, or close the file. Could you review the information I have attached, and let me know what you would like to do. If I don't hear from you by April 15, 1999, I will presume neither you nor your clients would like to continue with the vacation.

If you do wish to proceed with the petition for road

vacation,, the deposit for doing so is \$500. John submitted a check to the County for this, but Rita didn't cash it because she was waiting for further instructions from him. I enclose the check for your disposal. It is too old for us to cash it now.

Thank you for your attention to this matter.

Sincerely,

Anne Corcoran Briggs

Anne Corcoran Briggs
Assistant County Counsel

S:\RITA\ROADVAC\BONNEVL2.LTR

cc: J. Knight
D. Hill

Columbia County Road Department

1004 Oregon St./P.O. Box 366
St. Helens, OR 97051
503-397-5090
Fax: 503-397-7215

July 1, 1998

COLUMBIA COUNTY
JUL 07 1998
COUNTY COUNSEL

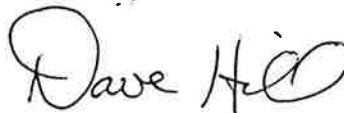
John Hunnicutt
1677 St. Helens St.
St. Helens, OR 97051

RE: Road Vacation - Bonneville Drive

In my original letter of August 20, 1997, I indicated that in order to vacate the subject section of Bonneville Drive that I would recommend trading it for tax lot 4000.

Your letter of May 14, 1998 suggests 35 feet from centerline. I measured the property and right of way requirements at this location and have found that the County would require a width of 50 feet at the west end to 70 feet at the highway. This is about half of tax lot 4000. This right of way is needed for maintenance of drainage facilities and for possible expansion of the intersection in the future.

Sincerely,



Dave Hill
Public Works Director

DH/dma

cc: Rita Bernhard

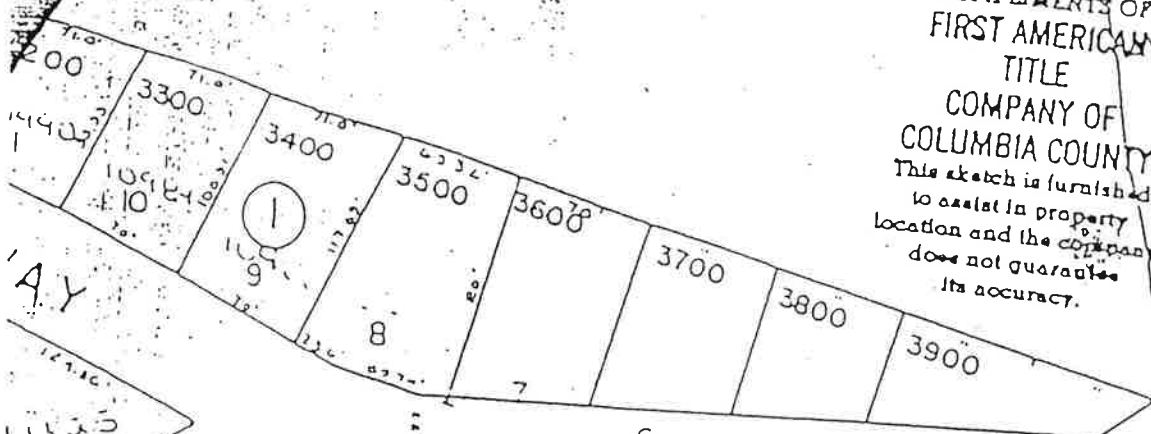
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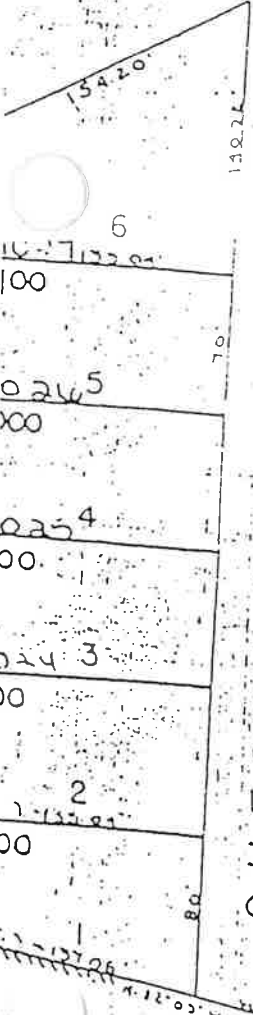
COMPLIMENTS OF
FIRST AMERICAN
TITLE
COMPANY OF
COLUMBIA COUNTY
This sketch is furnished
to assist in property
location and the company
does not guarantee
its accuracy.

OLD HWY

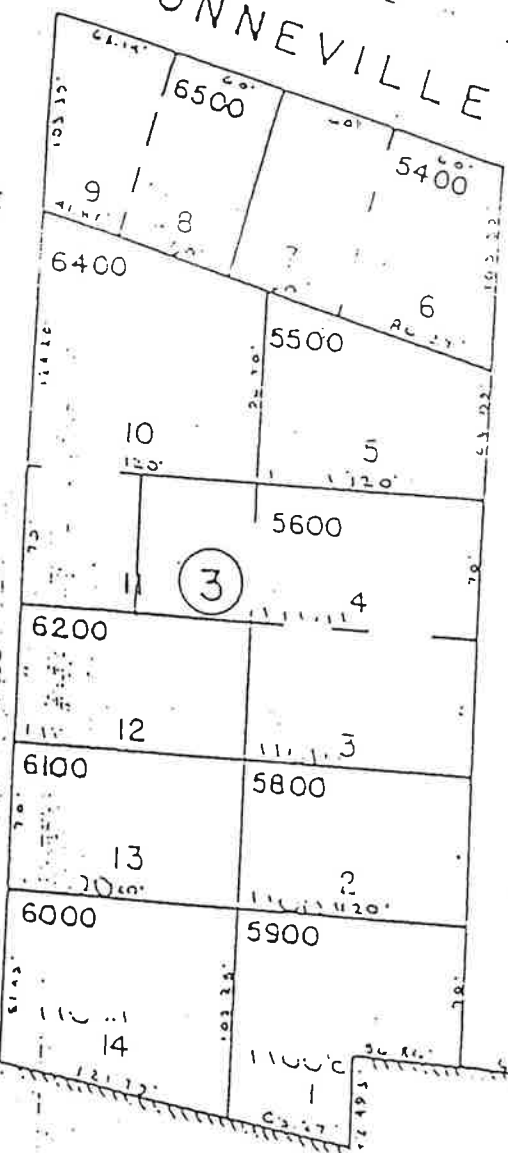
EE 3 2 24



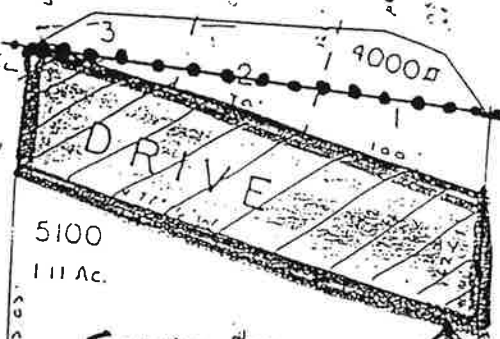
BONNEVILLE



CHESTNUT AVE.



BIRCH AVE.



5100
111 Ac.

SUBJECT ROAD

5000
192 Ac.

COLUMBIA RIVER HIGHWAY

SEE 3 2 24

GRANTORS' NAME AND ADDRESS:

Michael & Virginia Taylor
33125 Church Road
Warren, OR 97053

AFTER RECORDING, RETURN TO GRANTEE:

Office of County Counsel
Columbia County Courthouse
230 Strand, Room 308
St. Helens, OR 97051

DEDICATION DEED

We, MICHAEL T. TAYLOR and VIRGINIA TAYLOR, husband and wife, the undersigned, Owners of certain real property situated in Columbia County, Oregon, do hereby forever dedicate to the public for public road and utility purposes the land which is described on the document labeled Exhibit A, and which is shown by the map labeled Exhibit B, both of said Exhibits being attached hereto and incorporated herein by this reference. .

The property described on Exhibits "A" and "B" is to be dedicated for use for public road and utility purposes only.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 19 day of July, 2007.

DEDICATORS:

Michael T. Taylor
Michael T. Taylor

Virginia Taylor
Virginia Taylor

ACKNOWLEDGMENT

STATE OF OREGON)
County of Columbia) ss.

THIS INSTRUMENT was acknowledged before me on the 19th day of July, 2007, by Michael T. Taylor and Virginia Taylor.



Margaret Williams
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land from Michael T. Taylor and Virginia Taylor for public road and utility purposes forever on behalf of the public. This land is expressly accepted as a Local Access Road only, and not as a County road.

DATED this _____ day of _____, 2007.

**BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON**

By: _____
Chair

By: _____
Commissioner

By: _____
Commissioner



DEWEY SURVEYING, INC.

Exhibit "A"

P.O. BOX 687
ST. HELENS, OREGON 97051
OFFICE: (503) 397-2316
FAX: (503) 397-2415

MIKE TAYLOR

REVISED

DEDICATION DEED

JULY 31, 2001

That portion of Lot 1, 2, and 3, Block 1, Columbia Acres No. 1 in Section 24, Township 3 North, Range 2 West as per plat on file and of record in the Columbia County Clerk's Office, lying Southerly of the South right-of-way line of the relocated Bonneville Drive and lying Northerly of the following described line, which is Southerly of the relocated Bonneville Drive; beginning at Engineer's centerline Station "BD" 10+00, said station being 2998.48 feet North and 320.26 feet West of the Southeast corner of the Thomas Jackson Donation Land Claim No. 44, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence South 89°29'41" West 75.00 feet to Engineer's centerline Station "BD" 10+75; thence South 00°30'19" East, 60.00 feet to the **true point of beginning** of the line herein described; thence North 85°25'32" West, a distance of 225.89 feet to a point which is South 00°30'19" East, 40.00 feet from Engineer's centerline Station "BD" 13+00 and the end of said line.

COLUMBIA COUNTY

BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY

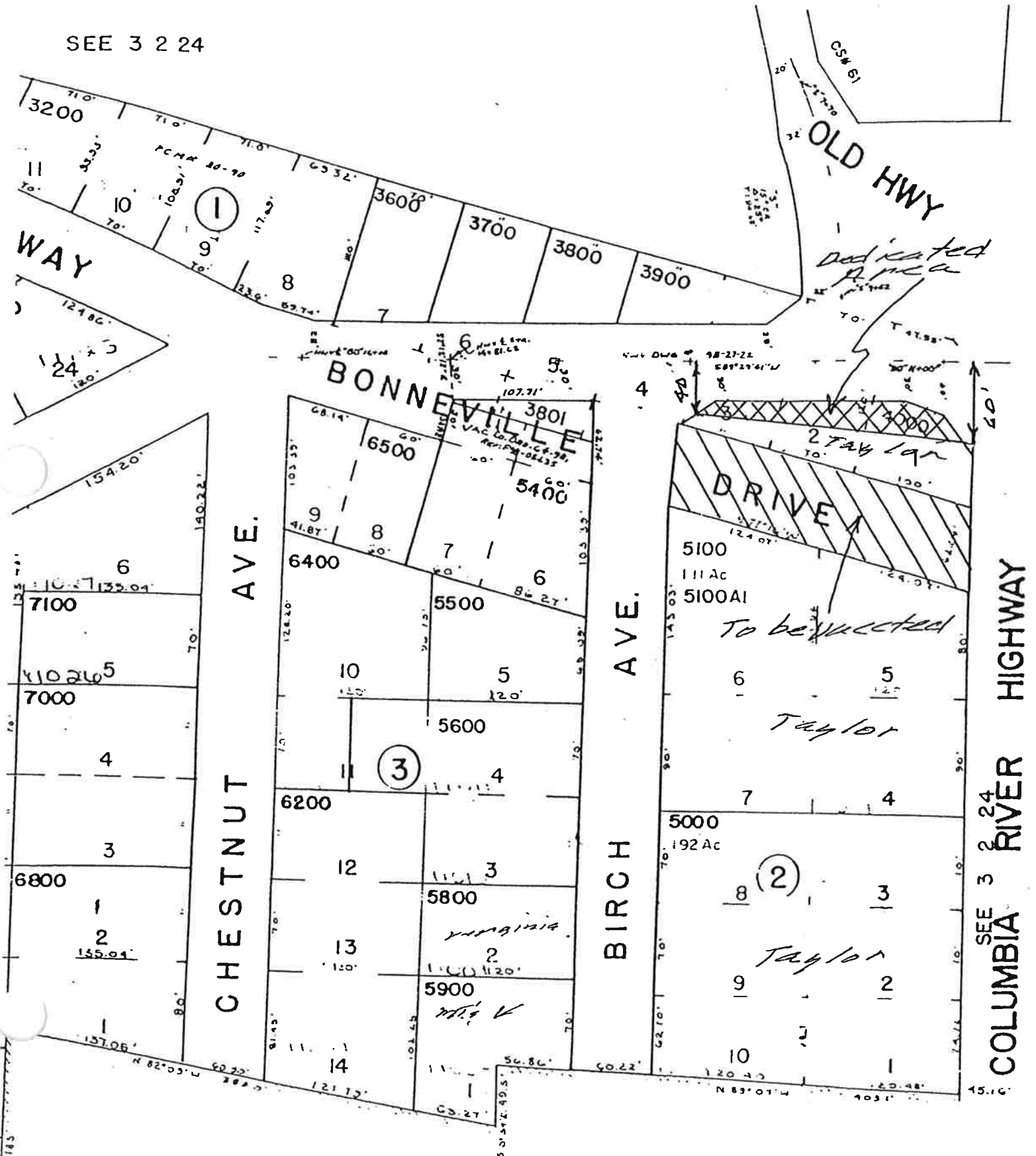
" = 100' Current Revision Date: 3 / 5 / 99

COLUMBIA ACRES

PART I

CS# 468

SEE 3 2 24



July 19, 2007

Columbia County Road Department
Attn: Dave Hill, Public Works Director
1054 Oregon Street
St. Helens, OR 97051

Dear Mr. Hill,

Per the newly adopted County ordinance No. 2003-1, please consider this request that the attached dedication deed be exempt from the statutory requirement that the property be surveyed and/or monumented.

Thank you,

A handwritten signature in cursive script that reads "Michael Taylor".

Michael Taylor
33125 Church Rd.
Warren, OR 97053

GRANTORS' NAME AND ADDRESS:

Michael & Virginia Taylor
33125 Church Road
Warren, OR 97053

ATTACHMENT 4

AFTER RECORDING, RETURN TO GRANTEE:

Office of County Counsel
Columbia County Courthouse
230 Strand, Room 308
St. Helens, OR 97051

DEDICATION DEED

We, MICHAEL T. TAYLOR and VIRGINIA TAYLOR, husband and wife, the undersigned, Owners of certain real property situated in Columbia County, Oregon, do hereby forever dedicate to the public for public road and utility purposes the land which is described on the document labeled Exhibit A, and which is shown by the map labeled Exhibit B, both of said Exhibits being attached hereto and incorporated herein by this reference.

The property described on Exhibits "A" and "B" is to be dedicated for use for public road and utility purposes only.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 19 day of July, 2007.

DEDICATORS:

Michael T. Taylor
Michael T. Taylor

Virginia Taylor
Virginia Taylor

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
County of Columbia)

THIS INSTRUMENT was acknowledged before me on the 19th day of July, 2007, by Michael T. Taylor and Virginia Taylor.



Margaret Williams
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land from Michael T. Taylor and Virginia Taylor for public road and utility purposes forever on behalf of the public. This land is expressly accepted as a Local Access Road only, and not as a County road.

DATED this _____ day of _____, 2007.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

By: _____
Commissioner

By: _____
Commissioner



DEWEY SURVEYING, INC.

Exhibit "A"

P.O. BOX 687
ST. HELENS, OREGON 97051
OFFICE: (503) 397-2316
FAX: (503) 397-2415

MIKE TAYLOR

REVISED

DEDICATION DEED

JULY 31, 2001

That portion of Lot 1, 2, and 3, Block 1, Columbia Acres No. 1 in Section 24, Township 3 North, Range 2 West as per plat on file and of record in the Columbia County Clerk's Office, lying Southerly of the South right-of-way line of the relocated Bonneville Drive and lying Northerly of the following described line, which is Southerly of the relocated Bonneville Drive; beginning at Engineer's centerline Station "BD" 10+00, said station being 2998.48 feet North and 320.26 feet West of the Southeast corner of the Thomas Jackson Donation Land Claim No. 44, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence South 89°29'41" West 75.00 feet to Engineer's centerline Station "BD" 10+75; thence South 00°30'19" East, 60.00 feet to the **true point of beginning** of the line herein described; thence North 85°25'32" West, a distance of 225.89 feet to a point which is South 00°30'19" East, 40.00 feet from Engineer's centerline Station "BD" 13+00 and the end of said line.

CS# 468

