

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting the Dedication of Additional
Right-of-Way to Millard County Road, Warren, Oregon,
from the St. Helens Community Bible Church)
_____)

ORDER NO. 28 - 2011

WHEREAS, pursuant to ORS 368.073 and ORS 368.096, the County may acquire real property for public road purposes if a person files a written proposal to dedicate or donate land for public road purposes; and

WHEREAS, on April 15, 2011, William T. Craft, Chair of the St. Helens Community Bible Church, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto, labeled Attachment 1 and incorporated herein by this reference; and

WHEREAS, the desire and intent of the Church is to dedicate as additional right-of-way to the public for road and utility purposes forever a portion of its property commonly referred to as Tax Map ID No. 4N1W08-CB-00501 to Millard County Road, County Road No. 58, Warren, Oregon, to satisfy a condition of a site design review, DR 11-05; 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

WHEREAS, pursuant to Ordinance No. 2003-1, Dave Hill, Public Works Director, has waived the requirement of ORS 368.106 that a road survey be conducted, said waiver being attached hereto as Attachment 2 and incorporated herein by this reference;


NOW, THEREFORE, IT IS HEREBY ORDERED as follows:


1. The Dedication Deed from the St. Helens Community Bible Church is hereby accepted by the County.
2. The addition to the right-of-way to Millard County Road No. 58, Warren, Oregon, as described in Exhibit A to the Dedication Deed, is accepted for public road and utility purposes as a County road.
3. The Dedication Deed and this Order shall be filed with and recorded by the County Clerk with cost and a copy shall be placed in the appropriate Road Jacket.
4. The cartographer for the assessor's office shall include this property in the named right-of-way.

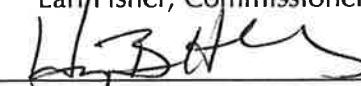
DATED this 4th day of May, 2011.

Approved as to form
By: 
Office of County Counsel

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Anthony Hyde, Chair

By: 
Earl Fisher, Commissioner

By: 
Henry Heimuller, Commissioner

GRANTORS' NAME AND ADDRESS:

St. Helens Community Bible Church
350311 Millard Road
Warren, OR 97053

ATTACHMENT 1

orig

AFTER RECORDING, RETURN TO GRANTEE:

Office of County Counsel
Columbia County Courthouse
230 Strand, Room 318
St. Helens, OR 97051

DEDICATION DEED

ST. HELENS COMMUNITY BIBLE CHURCH, Owner of certain real property situated in Columbia County, Oregon, do/does hereby forever dedicate to the public for public road and utility purposes the land which is described and depicted on the documents labeled Exhibit A, said exhibit being attached hereto and incorporated herein by this reference. The property described and depicted on Exhibits A and B is to be dedicated for use for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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

DATED this 15 day of April, 2011.

ST. HELENS COMMUNITY BIBLE CHURCH

By: William T. Craft
William T. Craft, Chairman

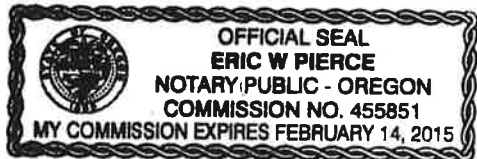
STATE OF OREGON

County of Columbia

)
) ss.

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 15 day of April, 2011, by William T. Craft as Chairman of the St. Helens Community Bible Church upon whose authority and on whose behalf this instrument is signed.



Eric W. Pierce
Notary Public for Oregon
My Commission Expires: Feb. 14, 2015

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 the St. Helens Community Bible Church for public road and utility purposes forever on behalf of the public. This land is expressly accepted as additional right-of-way to an existing County road.

DATED this _____ day of _____, 2011.

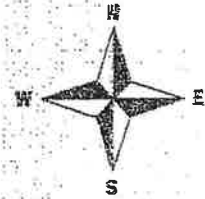
BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Anthony Hyde, Chair

By: _____
Earl fisher, Commissioner

By: _____
Henry Heimuller, Commissioner

EXHIBIT A



**REYNOLDS
LAND
SURVEYING,
INC.**

57301 State Road
Carter, OR 97133
(503) 967-0970
fax: (503) 967-0578

Exhibit A

Legal Description for Right of Way Dedication

A tract of land situated in the Southwest quarter of Section 8, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon being a portion of the St. Helens Community Bible Church tract as described in Instrument No. 89-2607 recorded May 22, 1989 in the Clerks Records of Columbia County, Oregon being more particularly described as follows:

The Southerly 10.00 feet of said St. Helens Community Bible Church tract. The South line of said Southerly 10.00 feet is the North right of way line of Millard Road.

ATTACHMENT 2



Columbia County Road Department
1054 Oregon Street, St. Helens, OR 97051

David Hill, Public Works Director

Ph: (503) 366-3964 Fax: 397-7215
e-mail: David.Hill@co.columbia.or.us

COLUMBIA COUNTY

MAR 24 2011

COUNTY COUNSEL

to: Debbie Jacob, Planner
Cynthia Zemaitis, County Counsel
from: David Hill, Public Works Director
date: March 24, 2011

David Hill

subject: Right-of-Way Dedication, St Helens Community Bible Church

I have reviewed the dedication deed from the St Helens Community Bible Church along Millard Road. This was a requirement of final order DR 11-05 and dedicated 10 feet of additional right-of-way.

I agree and recommend that the survey requirement for additional right-of-way should be waived for this dedication.

If you need more information, please contact me.