

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Acquiring Right of Way)
and Temporary Construction Easements) ORDER NO. 3-2014
for the Bridge Improvements at JP West Road)

WHEREAS, to construct bicycle and pedestrian improvements on JP West Road Bridge, which is a County Road, Columbia County Road Department must acquire right-of-way and temporary construction easements on private property under the authority of ORS 35.605; and

WHEREAS, pursuant to ORS 35.610, before the right to acquire such property under ORS 35.605 is exercised, the Board of County Commissioners shall describe the land to be acquired and shall determine that the acquisition of such land is reasonably necessary to protect the full use and enjoyment of the road by the public, street or highway; and

WHEREAS, acquiring the property described and depicted in the following attachments, which are attached hereto and incorporated herein by this reference, is necessary for the full use and enjoyment of the road by the public because the addition of a bicycle and pedestrian path on JP West Road Bridge will enhance public use and safety:

- Attachment 1: Dedication Deed for Property Owned by Michael J. Sills;
- Attachment 2: Temporary Construction Easement on Property Owned by Michael J. Sills;
- Attachment 3: Dedication Deed for Property Owned by Buxton Family Investments, LLC;
- Attachment 4: Warranty Deed for Property Owned by Gerald Griswold; and
- Attachment 5: Temporary Construction Easement on Property Owned by Gerald Griswold.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS HEREBY ORDERS, as follows:

1. The Dedication Deeds from Michael J. Sills (Attachment 1) and Buxton Family Investments, LLC (Attachment 3) and the Warranty Deed from Gerald Griswold (Attachment 4) are hereby accepted by the County; and
2. The Cartographer for the Columbia County Tax Assessor's Office shall include the property described in paragraph 1, above, in the named right-of-way; and
3. Columbia County shall acquire the temporary construction easements in land from Michael J. Sills (described in Attachment 2) and Gerald Griswold (described in Attachment 5); and

ORDER NO. 3- 2014

4. The Board finds that the above acquisitions are reasonably necessary to protect the full use and enjoyment of the JP West Road Bridge by the public because the bridge improvements will enhance public use and safety.
4. The Deeds and Temporary Construction Easements authorized by this Resolution shall be recorded in the deed records of the Columbia County Clerk without costs.

Dated this 29th day of January, 2014

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: [Signature]
Anthony Hyde, Chair

By: [Signature]
Henry Heimuller, Commissioner

By: [Signature]
Earl Fisher, Commissioner

Approved as to form

By: [Signature]
County Counsel

GRANTOR'S NAME AND ADDRESS:

Michael J. Sills
52431 SW 4th Street
Scappoose, OR 97056

ATTACHMENT 1**AFTER RECORDING, RETURN TO GRANTEE:**

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

DEDICATION DEED

Michael J. Sills, the undersigned Grantor, Owner of certain real property situated in Columbia County, Oregon, does hereby forever dedicate to the public for public road and utility purposes, the land that is described as "Parcel 1" in Exhibit A, attached hereto and incorporated herein by this reference, and depicted as "Parcel 1" in Exhibit B, attached hereto and incorporated herein by this reference.

To have and to hold the above-described and dedicated rights unto the public forever for public road and utility purposes.

Grantor hereby covenants that he is the owner in fee simple and that he has good and legal right to grant the above-described rights.

The true and actual consideration for this conveyance is Sixteen Thousand, Eight Hundred Fifty-Eight and 00/100 Dollars (\$16,858.00).

Dated this ____ day of _____, 20__.

Michael J. Sills

STATE OF OREGON)

) ss.

ACKNOWLEDGMENT

County of Columbia)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by Michael J. Sills.

Notary Public for Oregon

My Commission Expires: _____

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 J. Sills for public road and utility purposes forever on behalf of the public.

DATED this ____ day of _____, 20__.

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

By: _____
Anthony Hyde, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Earl Fisher, Commissioner

Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 1 - Fee

A parcel of land lying in the SW1/4 of Section 12, Township 3 North, Range 2 West, W.M., Columbia County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Michael J. Sills, recorded August 24, 2011 as Instrument No. 2011-006241, Columbia County Records; the said parcel being that portion of said property lying Southerly of the existing right of way of a line of J.P. West County Road No. P-62. and at right angles to the center line described as follows.

Beginning at Engineer's center line Station 7+00.00, said station being 124.21 feet South and 672.41 feet East of the most Southerly Southwest corner of Partition Plat 2007-08 Columbia County Records; thence N 88° 39' 15" W 70.94 feet to Engineer's center line Station 7+70.94; thence N 73° 50' 20" W 264.61 feet to Engineer's Station 10+55.55 ; thence N 85° 48' 30" W 344.45 feet to Engineer's Station 14+00.00

Bearings are based on record data as presented on County Survey No. 5860 of Columbia County Survey records.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on South Side of Center Line
7+60.00		7+86.91	30.00
7+86.91		8+24.47	30.00 in a straight line to 50.00
8+24.47		11+24.63	50.00
11+24.63		11+81.63	50.00 in a straight line to 30.00

This parcel of land contains 4,978 square feet, more or less, outside the existing right of way.

Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 2 - Temporary Easements for Road Approach

A parcel of land lying in the SW1/4 of Section 12, Township 3 North, Range 2 West, W.M., Columbia County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Michael J. Sills, recorded August 24, 2011 as Instrument No. 2011-006241, Columbia County Records; the said parcel being that portion of said property lying Southerly of the existing right of way of a line of J.P. West County Road No. P-62. and at right angles to the center line as described in Parcel 1.

The width in feet of said strip of land is as follows:

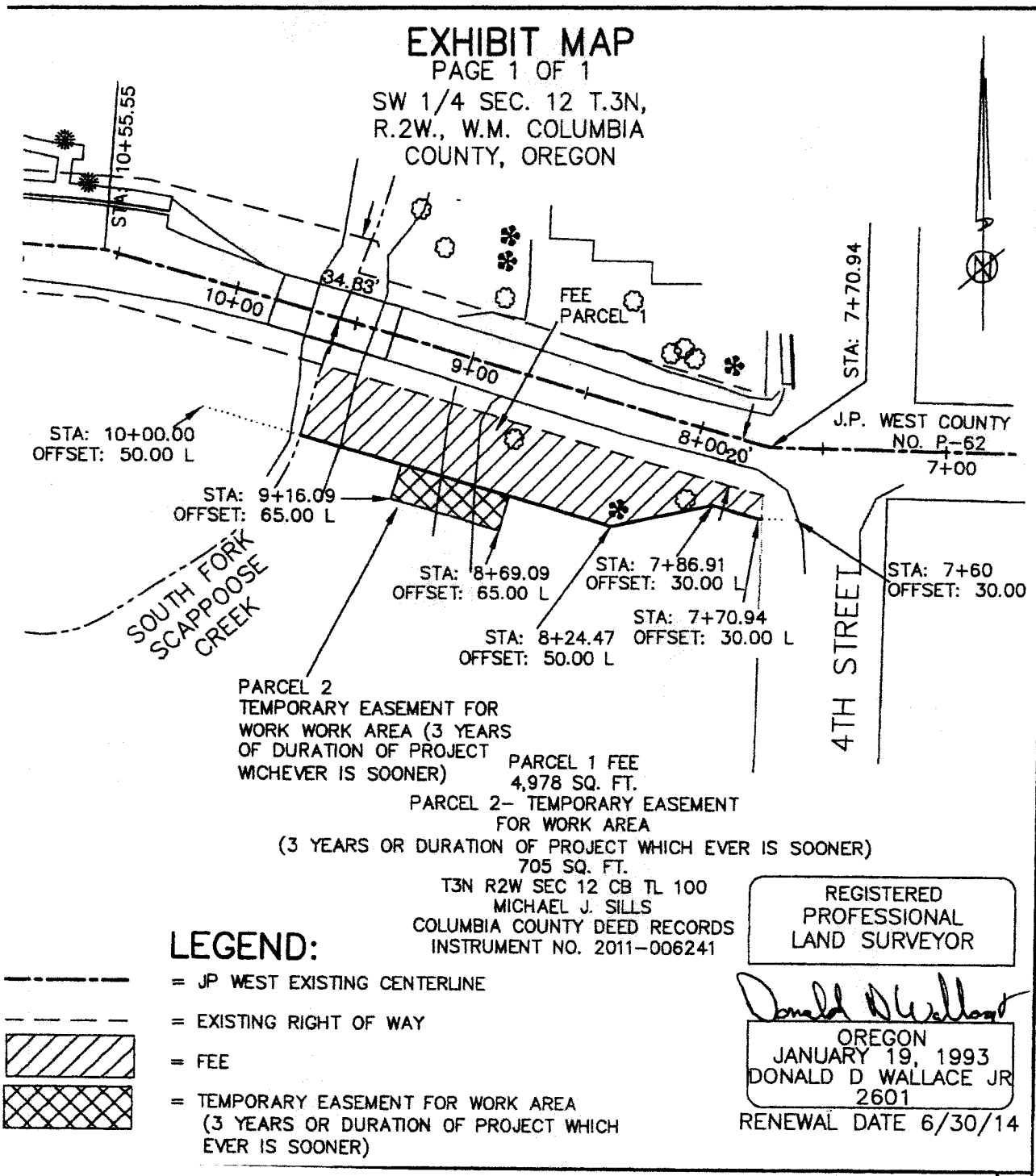
Station	to	Station	Width on South Side of Center Line
8+69.09		9+16.09	65.00

Excepting therefrom Parcel 1

This parcel of land contains 705 square feet, more or less.

-End-

EXHIBIT B



GRANTOR'S NAME AND ADDRESS:

Michael J. Silks
52481 4th Street
Seppelt, OR 97056

ATTACHMENT 2

AFTER RECORDING, RETURN TO GRANTEE:

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

TEMPORARY CONSTRUCTION EASEMENT

FOR GOOD AND VALUABLE CONSIDERATION in the amount of Four Hundred Two Dollars (\$ 402.00), hereinafter Grantor, does hereby grant unto COLUMBIA COUNTY, a political subdivision of the State of Oregon, hereinafter Grantee, its officers, agents, employees, successors, assigns, contractors, and subcontractors, a temporary easement in, upon, through, over, under and across the property described and depicted on Exhibits A and B attached hereto and by this reference incorporated herein, hereinafter "the Easement Site", which is situated in said County.

This grant of temporary right to use and occupy is given for the purpose of permitting Columbia County, its officers, agents, employees, successors, assigns, contractors, and subcontractors, to use the Easement Site for constructing improvements along JP West 22 Bridge #1385. In connection therewith, Grantee may remove any trees, shrubs or other materials necessary or convenient to accomplish said purposes. The Grantor also grants to the Grantee, its officers, agents, employees, successors, assigns, contractors, and subcontractors the right to use construction equipment at the Easement Site.

IT IS UNDERSTOOD that the easement rights herein granted shall become effective on the date last signed below and shall terminate three (3) years from said date, or when construction on the property is completed, whichever is earlier.

IT IS ALSO UNDERSTOOD that the easement herein granted does not convey any right or interest in the Easement Site except as stated herein, nor prevents Grantor from the use of said Easement Site, provided, however, that such use does not interfere with the rights herein granted.

In addition, the Grantee, its successors, assigns, agents, contractors, and employees agree to the following conditions of entry:

- 1) INDEMNIFICATION. Subject to the limitations and conditions of the Oregon Constitution and ORS 30.260 to 30.300, the Grantee agrees to indemnify Grantor from all claims made for injury to person or property caused by Grantee's negligence during the actual use by Grantee of the property for any of the above-described purposes.
- 2) DAMAGE TO PROPERTY. Grantee shall exercise care to avoid damaging the Easement Site in any manner not consistent with the purpose for which this easement is issued.
- 3) COOPERATION WITH GRANTOR. Grantee shall at all times cooperate with Grantor and comply with reasonable requests not inconsistent with the purpose for which this easement is granted.
- 3) CLEANUP. Upon completion of the project, Grantee shall clean the easement site of all rubbish, excess material, and equipment.

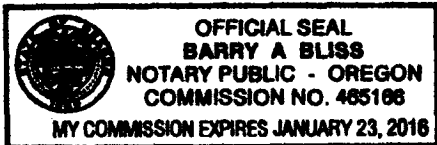
4) ACCEPTANCE. All parts of the easement site shall be left in acceptable condition.

IN WITNESS THEREOF, I have signed this document this 8 day of November, 2013.

By: 
MICHAEL J. SILLS
[Print Name/Title]

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me on this 8 day of November, 2013, by Michael J. Sills.




Notary Public for Oregon
My Commission Expires: January 23, 2016

ACCEPTANCE:

COLUMBIA COUNTY, OREGON

This is to certify that the interest in real property conveyed herein to the County of Columbia, a political subdivision of the State of Oregon, is hereby accepted by the undersigned, Anthony Hyde, Earl Fisher and Henry Heimuller, Board of Commissioners of Columbia County, Oregon, and the Grantee consents to the conditions thereof.

Dated this _____ day of _____, 2013.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Anthony Hyde, Chair

By: _____
Earl Fisher, Commissioner

By: _____
Henry Heimuller, Commissioner

Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 1 - Fee

A parcel of land lying in the SW1/4 of Section 12, Township 3 North, Range 2 West, W.M., Columbia County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Michael J. Sills, recorded August 24, 2011 as Instrument No. 2011-006241, Columbia County Records; the said parcel being that portion of said property lying Southerly of the existing right of way of a line of J.P. West County Road No. P-62. and at right angles to the center line described as follows.

Beginning at Engineer's center line Station 7+00.00, said station being 124.21 feet South and 672.41 feet East of the most Southerly Southwest corner of Partition Plat 2007-08 Columbia County Records; thence N 88° 39' 15" W 70.94 feet to Engineer's center line Station 7+70.94; thence N 73° 50' 20" W 264.61 feet to Engineer's Station 10+55.55 ; thence N 85° 48' 30" W 344.45 feet to Engineer's Station 14+00.00

Bearings are based on record data as presented on County Survey No. 5860 of Columbia County Survey records.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on South Side of Center Line
7+60.00		7+86.91	30.00
7+86.91		8+24.47	30.00 in a straight line to 50.00
8+24.47		11+24.63	50.00
11+24.63		11+81.63	50.00 in a straight line to 30.00

This parcel of land contains 4,978 square feet, more or less, outside the existing right of way.

Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 2 - Temporary Easements for Road Approach

A parcel of land lying in the SW1/4 of Section 12, Township 3 North, Range 2 West, W.M., Columbia County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Michael J. Sills, recorded August 24, 2011 as Instrument No. 2011-006241, Columbia County Records; the said parcel being that portion of said property lying Southerly of the existing right of way of a line of J.P. West County Road No. P-62. and at right angles to the center line as described in Parcel 1.

The width in feet of said strip of land is as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on South Side of Center Line</u>
8+69.09		9+16.09	65.00

Excepting therefrom Parcel 1

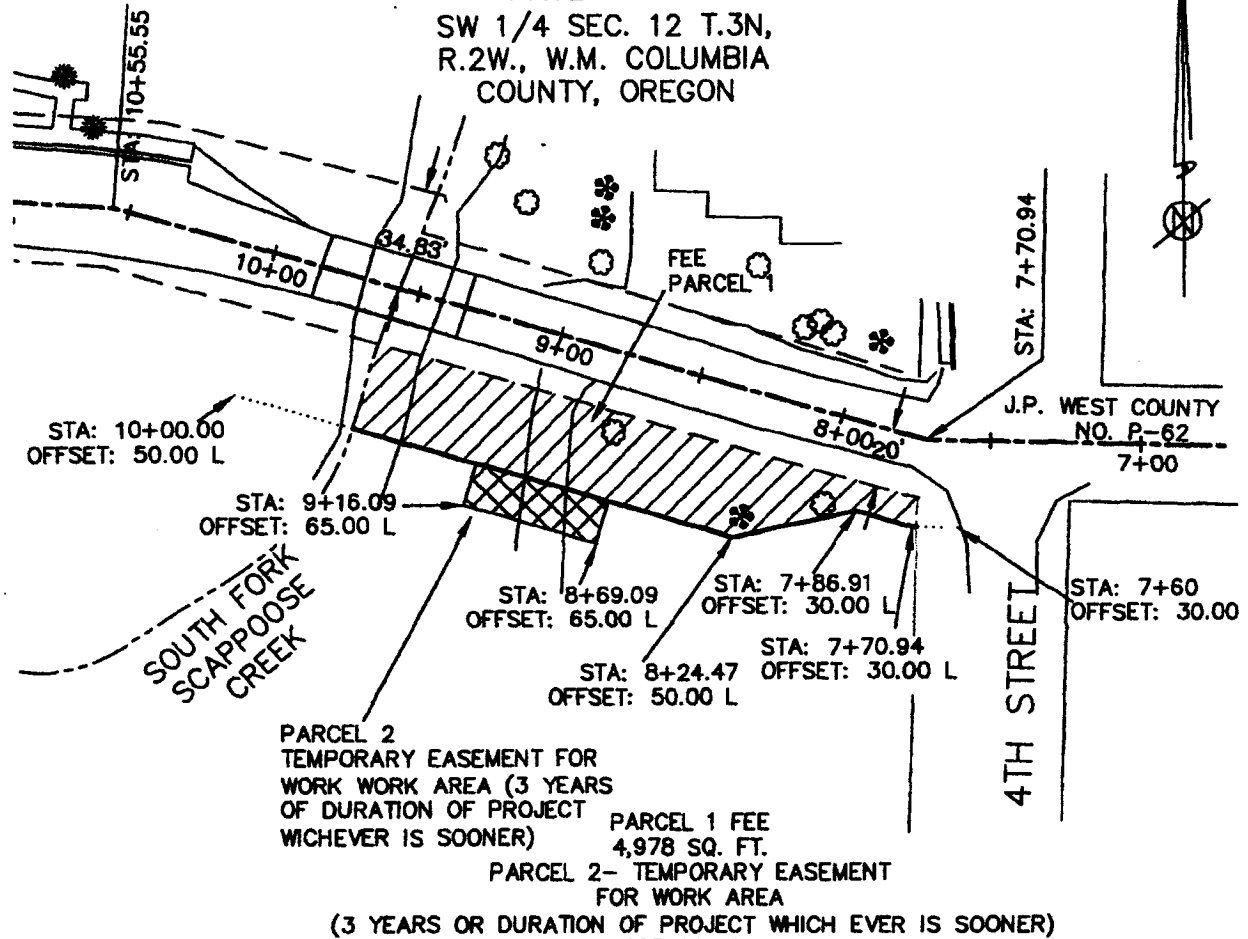
This parcel of land contains 705 square feet, more or less.

-End-

EXHIBIT MAP

PAGE 1 OF 1



SW 1/4 SEC. 12 T.3N,
R.2W., W.M. COLUMBIA
COUNTY, OREGON



PARCEL 2
TEMPORARY EASEMENT FOR
WORK WORK AREA (3 YEARS
OF DURATION OF PROJECT
WHICHEVER IS SOONER)
PARCEL 1 FEE
4,978 SQ. FT.
PARCEL 2- TEMPORARY EASEMENT
FOR WORK AREA
(3 YEARS OR DURATION OF PROJECT WHICH EVER IS SOONER)
705 SQ. FT.

T3N R2W SEC 12 CB TL 100
MICHAEL J. SILLS
COLUMBIA COUNTY DEED RECORDS
INSTRUMENT NO. 2011-006241

LEGEND:

- = JP WEST EXISTING CENTERLINE
- = EXISTING RIGHT OF WAY
-  = FEE
-  = TEMPORARY EASEMENT FOR WORK AREA
(3 YEARS OR DURATION OF PROJECT WHICH
EVER IS SOONER)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace Jr.
OREGON
JANUARY 19, 1993
DONALD D. WALLACE JR
2601
RENEWAL DATE 6/30/14



S. FORK SCAPPOOSE CREEK (JP WEST RD)BR #013751

MICHAEL J. SILLS

SEC 12, TOWNSHIP 3 NORTH, RANGE 2 WEST, COLUMBIA COUNTY
PARCEL 1 FEE

PARCEL 2 TEMPORARY EASEMENT FOR WORK AREA
(3 YEARS OR PROJECT DURATION WHICHEVER IS SOONER)

FILE NO.	DRAWN BY	DESIGN BY	SCALE	DATE
7585-002	SND	DEA	1" = 60'	1/21/2013

Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 1 - Fee

A parcel of land lying in the SW1/4 of Section 12, Township 3 North, Range 2 West, W.M., Columbia County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Michael J. Sills, recorded August 24, 2011 as Instrument No. 2011-006241, Columbia County Records; the said parcel being that portion of said property lying Southerly of the existing right of way of a line of J.P. West County Road No. P-62. and at right angles to the center line described as follows.

Beginning at Engineer's center line Station 7+00.00, said station being 124.21 feet South and 672.41 feet East of the most Southerly Southwest corner of Partition Plat 2007-08 Columbia County Records; thence N 88° 39' 15" W 70.94 feet to Engineer's center line Station 7+70.94; thence N 73° 50' 20" W 264.61 feet to Engineer's Station 10+55.55 ; thence N 85° 48' 30" W 344.45 feet to Engineer's Station 14+00.00

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11+24.63		11+81.63	50.00 in a straight line to 30.00

This parcel of land contains 4,978 square feet, more or less, outside the existing right of way.

Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 2 - Temporary Easements for Road Approach

A parcel of land lying in the SW1/4 of Section 12, Township 3 North, Range 2 West, W.M., Columbia County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Michael J. Sills, recorded August 24, 2011 as Instrument No. 2011-006241, Columbia County Records; the said parcel being that portion of said property lying Southerly of the existing right of way of a line of J.P. West County Road No. P-62. and at right angles to the center line as described in Parcel 1.

The width in feet of said strip of land is as follows:

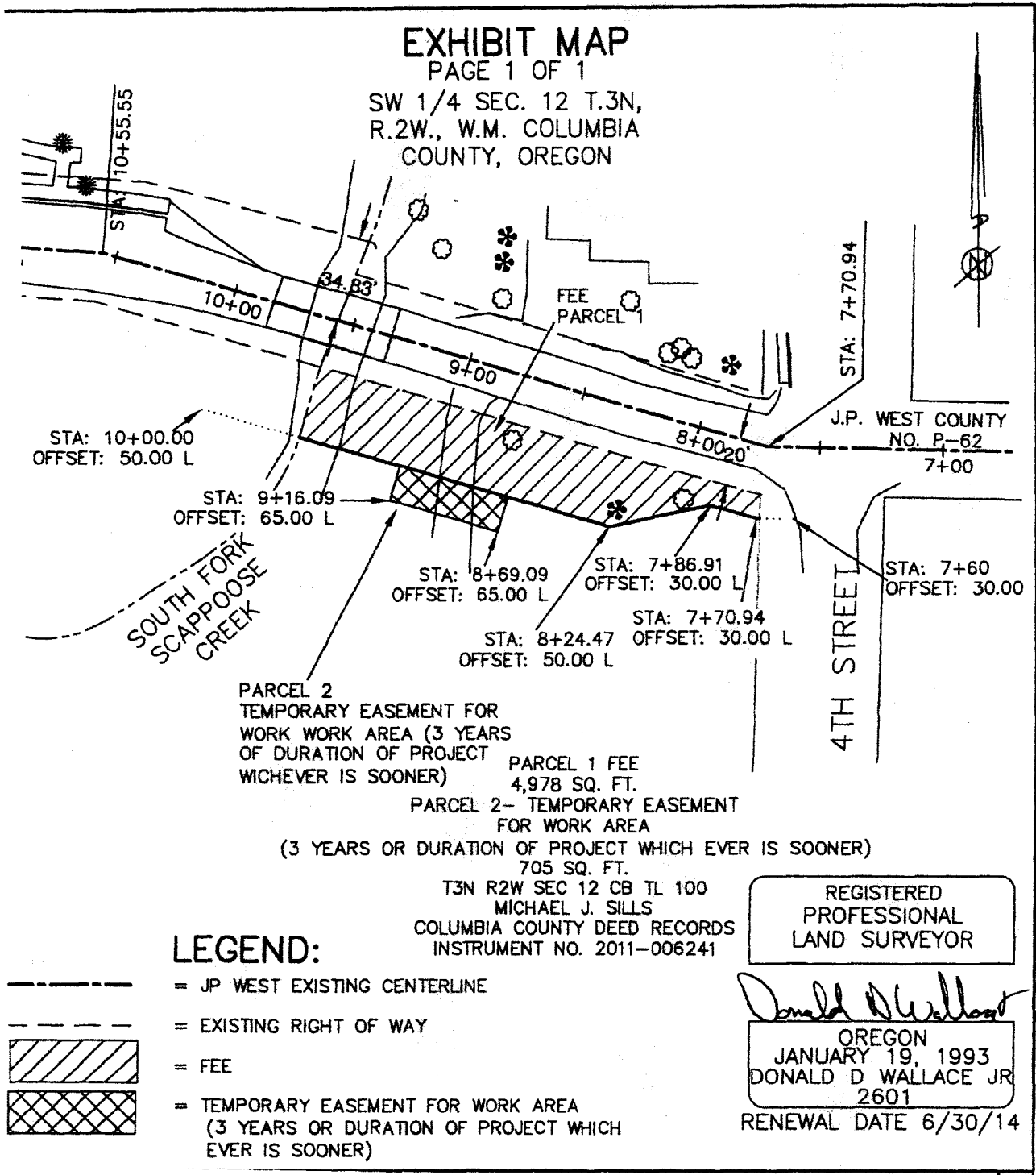
Station	to	Station	Width on South Side of Center Line
8+69.09		9+16.09	65.00

Excepting therefrom Parcel 1

This parcel of land contains 705 square feet, more or less.

-End-

EXHIBIT B



GRANTOR'S NAME AND ADDRESS:
Buxton Family Investments, LLC
PO Box 1087
Gulf Breeze, FL 32562

ATTACHMENT 3**AFTER RECORDING, RETURN TO GRANTEE:**

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

DEDICATION DEED

Buxton Family Investments, LLC, a Minnesota limited liability company, Grantor, Owner of certain real property situated in Columbia County, Oregon, does hereby forever dedicate to the public for public road and utility purposes, the land that is described as "Parcel 1" in Exhibit A, attached hereto and incorporated herein by this reference, and depicted as "Parcel 1" in Exhibit B, attached hereto and incorporated herein by this reference.

To have and to hold the above-described and dedicated rights unto the public forever for public road and utility purposes.

Grantor hereby covenants that it is the owner in fee simple and that it has good and legal right to grant the above-described rights.

The true and actual consideration for this conveyance is Seven Thousand and 00/100 Dollars (\$7,000.00).

Dated this _____ day of _____, 20____.

By: _____
Authorized Representative
Buxton Family Investments, LLC

Name: _____

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 20____
by _____.

Notary Public for Oregon
My Commission Expires: _____

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 Buxton Family Investments, LLC for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 20_____.

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

By: Anthony Hyde, Chair

By: Henry Heimuller, Commissioner

By: Earl Fisher, Commissioner

Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 1 - Fee

A parcel of land lying in the SW1/4 of Section 12, Township 3 North, Range 2 West, W.M., Columbia County, Oregon and being a portion of that property described in that Quitclaim Deed to Buxton Family Investments LLC, a Minnesota limited liability company, recorded April 5, 2010 as Instrument No. 2010-002875, Columbia County Records; the said parcel being that portion of said property lying Southerly of the existing right of way line of J.P. West County Road No. P-62. and at right angles to the center line described as follows.

Beginning at Engineer's center line Station 7+00.00, said station being 124.21 feet South and 672.41 feet East of the most Southerly Southwest corner of Partition Plat 2007-08, Columbia County Records; thence N 88° 39' 15" W 70.94 feet to Engineer's center line Station 7+70.94; thence N 73° 50' 20" W 264.61 feet to Engineer's Station 10+55.55 ; thence N 85° 48' 30" W 344.45 feet to Engineer's Station 14+00.00

Bearings are based on record data as presented on County Survey No. 5860 of Columbia County Survey records.

The width in feet of said strip of land is as follows:

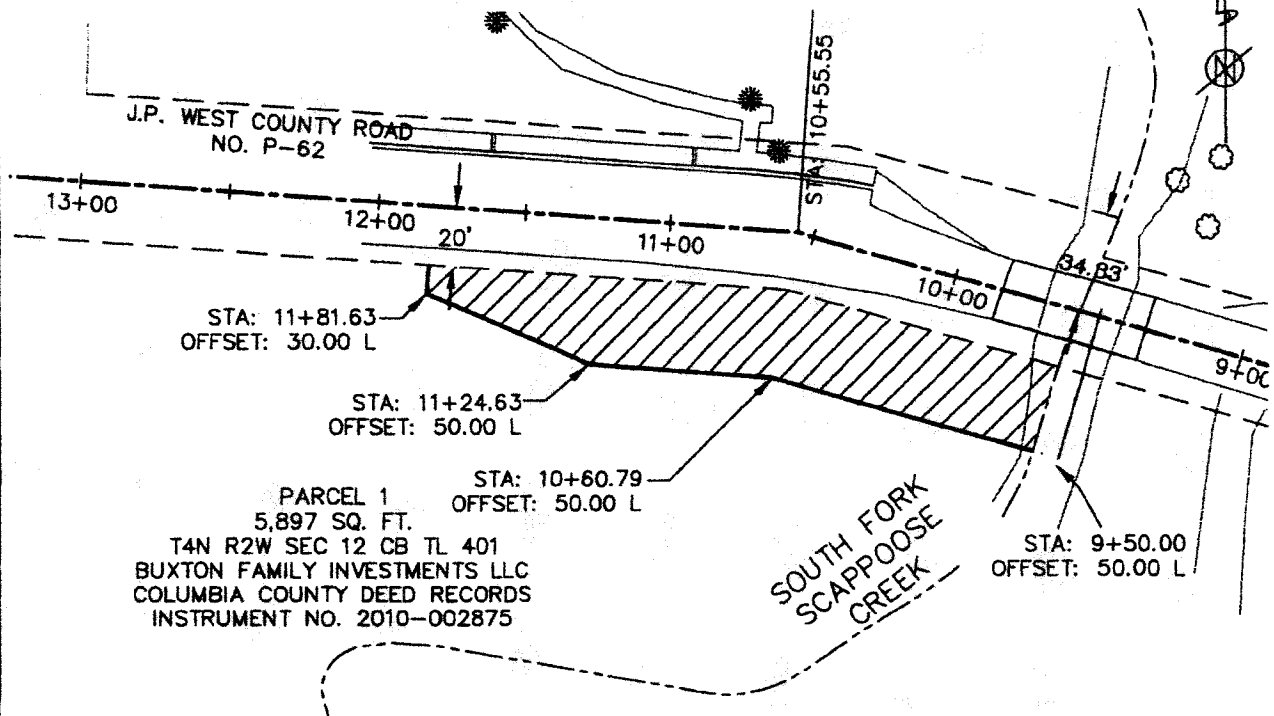
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7+60.00		7+86.91	30.00
7+86.91		8+24.47	30.00 in a straight line to 50.00
8+24.47		11+24.63	50.00
11+24.63		11+81.63	50.00 in a straight line to 30.00

This parcel of land contains 5,897 square feet, more or less.

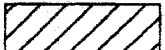
-End-

EXHIBIT MAP

PAGE 1 OF 1

SW 1/4 SEC. 12 T.3N, R.2W., W.M.
COLUMBIA COUNTY, OREGON

LEGEND:

- = JP WEST EXISTING CENTERLINE
- = EXISTING RIGHT OF WAY
-  = FEE

REGISTERED
PROFESSIONAL
LAND SURVEYOR*Donald D. Wallace Jr.*OREGON
JANUARY 19, 1993
DONALD D WALLACE JR
2601

RENEWAL DATE 6/30/14



S. FORK SCAPPOOSE CREEK (JP WEST RD) BR #013751

BUXTON FAMILY INVESTMENTS LLC

SEC 12, TOWNSHIP 3 NORTH, RANGE 2 WEST, COLUMBIA COUNTY

PARCEL 1 FEE

FILE NO.	DRAWN BY	DESIGN BY	SCALE	DATE
7585-003	SND	DEA	1" = 60'	1/21/2013

GRANTOR'S NAME AND ADDRESS:

Gerald Griswold
33289 SW JP West Road
Scappoose, OR 97056

ATTACHMENT 4**AFTER RECORDING, RETURN TO GRANTEE:**

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

WARRANTY DEED
(ORS 93.850)

Gerald Griswold, as to an estate in fee simple, Grantor, conveys and warrants to COLUMBIA COUNTY, a political subdivision of the State of Oregon, Grantee, the following-described real property free of encumbrances except as specifically set forth herein:

[See attach legal description as Exhibit A]

This conveyance is subject to the following exceptions, reservations and conditions:

- 1) Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2013-2014.
- 2) Any adverse claim based upon the assertion that:
 - a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Scappoose Creek in the event the boundary of said Scappoose Creek has been artificially raised or is now or at any time has been below the high watermark, if said Scappoose Creek is in its natural state.
 - b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Scappoose Creek, or has been formed by accretion to any such portion.
- 3) The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Scappoose Creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Scappoose Creek.


- 4) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of St. Helens
Purpose: install, maintain, replace and repair a water line
Recording Date: September 29, 1976
Recording No.: Book 208, page 117
Affects: Southwesterly Corner

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is Twelve Thousand Three Hundred Forty One and 00/100 Dollars. (\$12,341.00)

Dated this 29 day of October, 2013.


Gerald Griswold

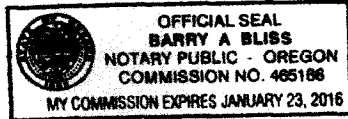
STATE OF OREGON)

) ss.

ACKNOWLEDGMENT

County of Columbia)

This instrument was acknowledged before me on the 28 day of October 2013, by Gerald Griswold.



Notary Public for Oregon

My Commission Expires: January 23, 2016

APPROVAL

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby approves the above conveyance in fee of real property from Gerald Griswold.

DATED this _____ day of _____, 2013.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____, Chair

By: _____, Commissioner

By: _____, Commissioner

Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 1 - Fee

A parcel of land lying in the SW1/4 of Section 12, Township 3 North, Range 2 West, W.M., Columbia County, Oregon and being a portion of that property described in that Warranty Deed to Gerald Griswold, recorded January 9, 1989 as Instrument No. 89-0147 Columbia County Records; the said parcel being that portion of said property lying Northerly of the existing right of way of a line of J.P. West County Road No. P-62. and at right angles to the center line as described in Parcel 1.

Beginning at Engineer's center line Station 7+00.00, said station being 124.21 feet South and 672.41 feet East of the most Southerly Southwest corner of Partition Plat 2007-08 Columbia County Records; thence N 88° 39' 15" W 70.94 feet to Engineer's center line Station 7+70.94; thence N 73° 50' 20" W 264.61 feet to Engineer's Station 10+55.55 ; thence N 85° 48' 30" W 344.45 feet to Engineer's Station 14+00.00

Bearings are based on record data as presented on County Survey No. 5860 of Columbia County Survey records.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on North Side of Center Line
7+70.94		7+78.92	20.00
7+78.92		8+94.40	20.00 in a straight line to 34.33
8+94.40		9+50.00	34.33

This parcel of land contains 1,680 square feet, more or less, outside the existing right of way.

PARCEL 2 - Temporary Easements for Road Approach

A parcel of land lying in the SW1/4 of Section 12, Township 3 North, Range 2 West, W.M., Columbia County, Oregon and being a portion of that property described in that Warranty Deed to Gerald Griswold, recorded January 9, 1989 as Instrument No. 89-0147 Columbia County Records; the said parcel being that portion of said property lying Northerly of the existing right of way of a line of J.P. West County Road No. P-62. and at right angles to the center line as described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on South Side of Center Line
8+54.09		9+19.09	50.00

Excepting therefrom Parcel 1

This parcel of land contains 1,119 square feet, more or less

-End-

EXHIBIT MAP

PAGE 1 OF 1

SW 1/4 SEC. 12 T.3N, R.2W., W.M.
COLUMBIA COUNTY, OREGON

PARCEL 1- FEE

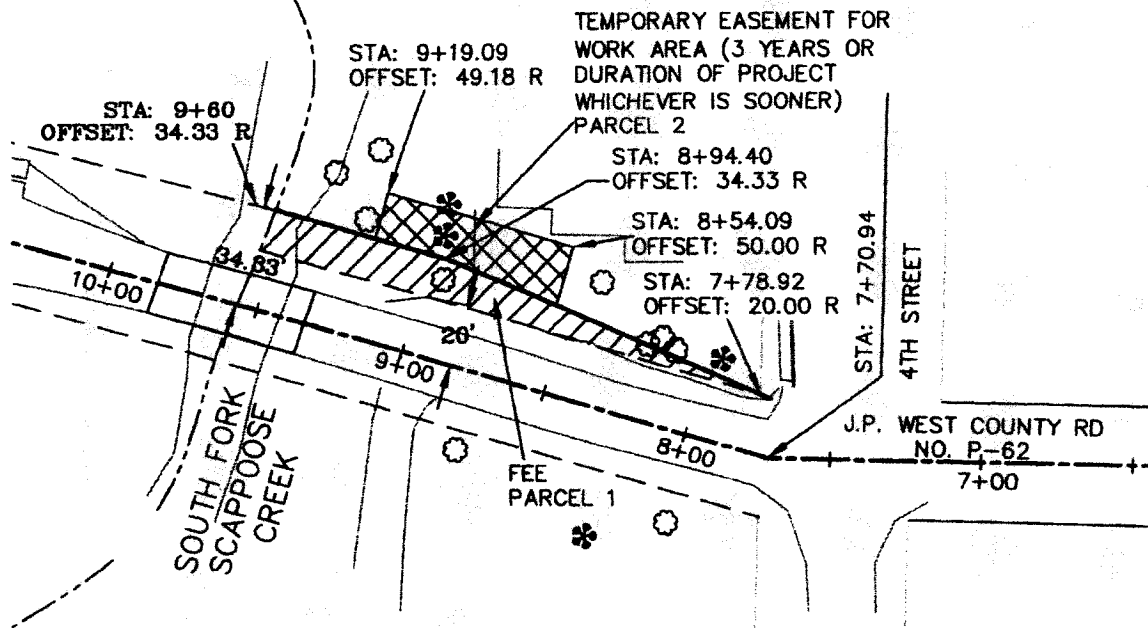
1,680 SQ. FT

PARCEL 2 - TEMPORARY EASEMENT FOR WORK AREA
(3 YEARS OR DURATION OF PROJECT WHICHEVER IS SOONER)
1,119 SQ. FT.

T3N R2W SEC 12 CA TL 1300

GERALD GRISWOLD

COLUMBIA COUNTY DEED RECORDS
INSTRUMENT NO. 89-0147



LEGEND:

----- = JP WEST EXISTING CENTERLINE

----- = EXISTING RIGHT OF WAY

= FEE

= TEMPORARY EASEMENT FOR WORK AREA
(3 YEARS OR PROJECT DURATION WHICHEVER IS SOONER)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace Jr.

OREGON
JANUARY 19, 1993
DONALD D WALLACE JR
2601

RENEWAL DATE 6/30/14



S. FORK SCAPPOOSE CREEK (JP WEST RD) BR #013751

GERALD GRISWOLD

SEC 12, TOWNSHIP 3 NORTH, RANGE 2 WEST, COLUMBIA COUNTY

PARCEL 1 FEE

PARCEL 2 TEMPORARY EASEMENT FOR WORK AREA

(3 YEARS OR PROJECT DURATION WHICHEVER IS SOONER)

FILE NO.	DRAWN BY	DESIGN BY	SCALE	DATE
7585-004	SND	DEA	1" = 60'	1/21/2013

Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 1 - Fee

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Bearings are based on record data as presented on County Survey No. 5860 of Columbia County Survey records.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on North Side of Center Line
7+70.94		7+78.92	20.00
7+78.92		8+94.40	20.00 in a straight line to 34.33
8+94.40		9+50.00	34.33

This parcel of land contains 1,680 square feet, more or less, outside the existing right of way.

Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 2 - Temporary Easements for Road Approach

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EXHIBIT MAP

PAGE 1 OF 1

SW 1/4 SEC. 12 T.3N, R.2W., W.M.
COLUMBIA COUNTY, OREGON

PARCEL 1- FEE

1,680 SQ. FT.

PARCEL 2 - TEMPORARY EASEMENT FOR WORK AREA
(3 YEARS OR DURATION OF PROJECT WHICHEVER IS SOONER)

1,119 SQ. FT.

T3N R2W SEC 12 CA TL 1300

GERALD GRISWOLD

COLUMBIA COUNTY DEED RECORDS

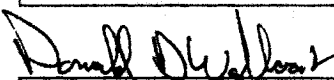
INSTRUMENT NO. 89-0147

TEMPORARY EASEMENT FOR
WORK AREA (3 YEARS OR
DURATION OF PROJECT
WHICHEVER IS SOONER)
PARCEL 2STA: 9+19.09
OFFSET: 49.18 RSTA: 9+80
OFFSET: 34.33 RSTA: 8+94.40
OFFSET: 34.33 RSTA: 8+54.09
OFFSET: 50.00 RSTA: 7+78.92
OFFSET: 20.00 RSTA: 7+70.94
4TH STREETJ.P. WEST COUNTY RD
NO. P-62
7+00FEE
PARCEL 1SOUTH FORK
SCAPPOOSE
CREEK

LEGEND:

--- = JP WEST EXISTING CENTERLINE

--- = EXISTING RIGHT OF WAY

 = FEE = TEMPORARY EASEMENT FOR WORK AREA
(3 YEARS OR PROJECT DURATION WHICHEVER IS SOONER)REGISTERED
PROFESSIONAL
LAND SURVEYOROREGON
JANUARY 19, 1993
DONALD D. WALLACE JR
2601

RENEWAL DATE 6/30/14



S. FORK SCAPPOOSE CREEK (JP WEST RD) BR #013751

GERALD GRISWOLD

SEC 12, TOWNSHIP 3 NORTH, RANGE 2 WEST, COLUMBIA COUNTY

PARCEL 1 FEE

PARCEL 2 TEMPORARY EASEMENT FOR WORK AREA

(3 YEARS OR PROJECT DURATION WHICHEVER IS SOONER)

FILE NO.
7585-004DRAWN BY
SNDDESIGN BY
DEASCALE
1" = 60'DATE
1/21/2013

GRANTOR'S NAME AND ADDRESS:

Gerald Grigwold
25259 SW 50 West Road
Scappoose, OR 97056

ATTACHMENT 5

AFTER RECORDING, RETURN TO GRANTEE:

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

TEMPORARY CONSTRUCTION EASEMENT

FOR GOOD AND VALUABLE CONSIDERATION in the amount of One Thousand Two Hundred Fifty Nine Dollars (\$ 1,259.00), hereinafter Grantor, does hereby grant unto COLUMBIA COUNTY, a political subdivision of the State of Oregon, hereinafter Grantee, its officers, agents, employees, successors, assigns, contractors, and subcontractors, a temporary easement in, upon, through, over, under and across the property described and depicted on Exhibits A and B attached hereto and by this reference incorporated herein, hereinafter "the Easement Site", which is situated in said County.

This grant of temporary right to use and occupy is given for the purpose of permitting Columbia County, its officers, agents, employees, successors, assigns, contractors, and subcontractors, to use the Easement Site for constructing improvements along JP West @ Hwy #13851. In connection therewith, Grantee may remove any trees, shrubs or other materials necessary or convenient to accomplish said purposes. The Grantor also grants to the Grantee, its officers, agents, employees, successors, assigns, contractors, and subcontractors the right to use construction equipment at the Easement Site.

IT IS UNDERSTOOD that the easement rights herein granted shall become effective on the date last signed below and shall terminate three (3) years from said date, or when construction on the property is completed, whichever is earlier.

IT IS ALSO UNDERSTOOD that the easement herein granted does not convey any right or interest in the Easement Site except as stated herein, nor prevents Grantor from the use of said Easement Site, provided, however, that such use does not interfere with the rights herein granted.

In addition, the Grantee, its successors, assigns, agents, contractors, and employees agree to the following conditions of entry:

- 1) INDEMNIFICATION. Subject to the limitations and conditions of the Oregon Constitution and ORS 30.260 to 30.300, the Grantee agrees to indemnify Grantor from all claims made for injury to person or property caused by Grantee's negligence during the actual use by Grantee of the property for any of the above-described purposes.
- 2) DAMAGE TO PROPERTY. Grantee shall exercise care to avoid damaging the Easement Site in any manner not consistent with the purpose for which this easement is issued.
- 3) COOPERATION WITH GRANTOR. Grantee shall at all times cooperate with Grantor and comply with reasonable requests not inconsistent with the purpose for which this easement is granted.
- 3) CLEANUP. Upon completion of the project, Grantee shall clean the easement site of all rubbish, excess material, and equipment.

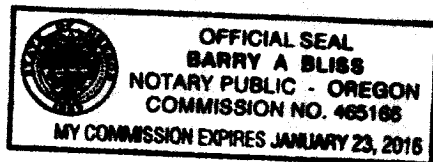
4) ACCEPTANCE. All parts of the easement site shall be left in acceptable condition.

IN WITNESS THEREOF, I have signed this document this 28 day of October, 2013.

By: [Signature]
Gerald Griswold
[Print Name/Title]

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me on this 28 day of October, 2013, by Gerald Griswold.



[Signature]
Notary Public for Oregon
My Commission Expires: January 23, 2016

ACCEPTANCE:

COLUMBIA COUNTY, OREGON

This is to certify that the interest in real property conveyed herein to the County of Columbia, a political subdivision of the State of Oregon, is hereby accepted by the undersigned, Anthony Hyde, Earl Fisher and Henry Heimuller, Board of Commissioners of Columbia County, Oregon, and the Grantee consents to the conditions thereof.

Dated this _____ day of _____, 2013.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Anthony Hyde, Chair

By: _____
Earl Fisher, Commissioner

By: _____
Henry Heimuller, Commissioner

Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 1 - Fee

A parcel of land lying in the SW1/4 of Section 12, Township 3 North, Range 2 West, W.M., Columbia County, Oregon and being a portion of that property described in that Warranty Deed to Gerald Griswold, recorded January 9, 1989 as Instrument No. 89-0147 Columbia County Records; the said parcel being that portion of said property lying Northerly of the existing right of way of a line of J.P. West County Road No. P-62. and at right angles to the center line as described in Parcel 1.

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Bearings are based on record data as presented on County Survey No. 5860 of Columbia County Survey records.

The width in feet of said strip of land is as follows:

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Donald Wallace Jr. KLS Surveying Inc. 12/20/2012

PARCEL 2 - Temporary Easements for Road Approach

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EXHIBIT MAP

PAGE 1 OF 1

SW 1/4 SEC. 12 T.3N, R.2W., W.M.
COLUMBIA COUNTY, OREGON

PARCEL 1- FEE

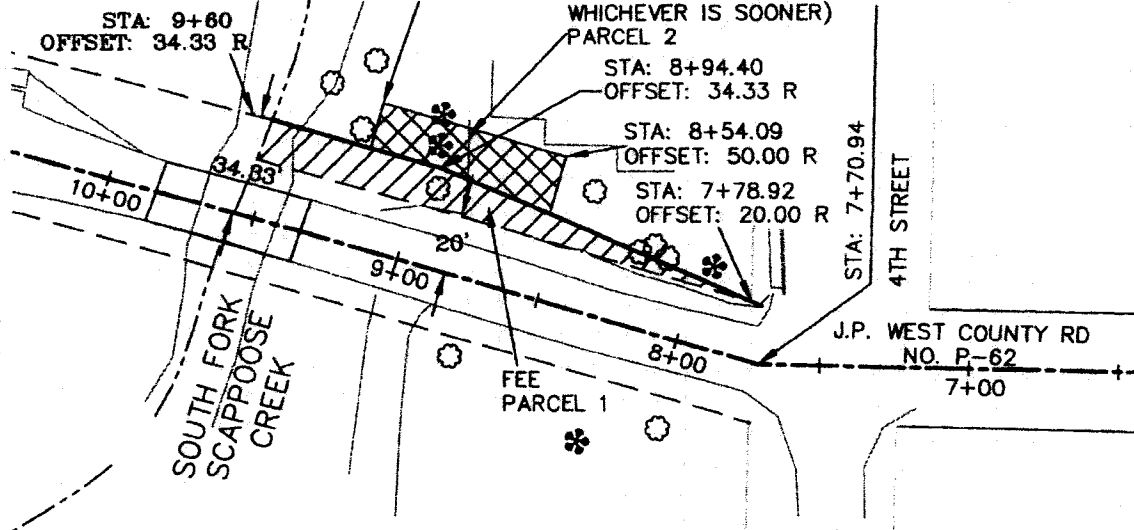
1,680 SQ. FT

PARCEL 2 - TEMPORARY EASEMENT FOR WORK AREA
(3 YEARS OR DURATION OF PROJECT WHICHEVER IS SOONER)

1,119 SQ. FT.

T3N R2W SEC 12 CA TL 1300
GERALD GRISWOLD
COLUMBIA COUNTY DEED RECORDS
INSTRUMENT NO. 89-0147

TEMPORARY EASEMENT FOR
WORK AREA (3 YEARS OR
DURATION OF PROJECT
WHICHEVER IS SOONER)
PARCEL 2



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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace Jr.

OREGON
JANUARY 19, 1993
DONALD D WALLACE JR
2601

RENEWAL DATE 6/30/14



S. FORK SCAPPOOSE CREEK (JP WEST RD) BR #013751

GERALD GRISWOLD

SEC 12, TOWNSHIP 3 NORTH, RANGE 2 WEST, COLUMBIA COUNTY

PARCEL 1 FEE

PARCEL 2 TEMPORARY EASEMENT FOR WORK AREA
(3 YEARS OR PROJECT DURATION WHICHEVER IS SOONER)

FILE NO.	DRAWN BY	DESIGN BY	SCALE	DATE
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PAGE 1 OF 1

SW 1/4 SEC. 12 T.3N, R.2W., W.M.
COLUMBIA COUNTY, OREGONPARCEL 1- FEE
1,680 SQ. FT.PARCEL 2 - TEMPORARY EASEMENT FOR WORK AREA
(3 YEARS OR DURATION OF PROJECT WHICHEVER IS SOONER)
1,119 SQ. FT.T3N R2W SEC 12 CA TL 1300
GERALD GRISWOLD
COLUMBIA COUNTY DEED RECORDS
INSTRUMENT NO. 89-0147TEMPORARY EASEMENT FOR
WORK AREA (3 YEARS OR
DURATION OF PROJECT
WHICHEVER IS SOONER)
PARCEL 2STA: 9+19.09
OFFSET: 49.18 RSTA: 9+60
OFFSET: 34.33 RSTA: 8+94.40
OFFSET: 34.33 RSTA: 8+54.09
OFFSET: 50.00 RSTA: 7+78.92
OFFSET: 20.00 RSTA: 7+70.94
4TH STREETJ.P. WEST COUNTY RD
NO. P-62
7+00SOUTH FORK
SCAPPOOSE
CREEKFEE
PARCEL 1

LEGEND:

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= FEE

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GERALD GRISWOLD

SEC 12, TOWNSHIP 3 NORTH, RANGE 2 WEST, COLUMBIA COUNTY

PARCEL 1 FEE

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