

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting the Dedication of)
Additional Right-of-Way at the End of) ORDER NO. 1- 2015
Hovland Way near St. Helens, Oregon, from)
Robert and Dawn Hunt)
_____)

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 December 30, 2014, Robert and Dawn Hunt (collectively, "Grantors") executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto, labeled Exhibit 1 and incorporated herein by this reference; and

WHEREAS, the desire and intent of Grantors is to dedicate as right-of-way to the public for road and utility purposes forever a portion of their property at the end of Hovland Way, near St. Helens, Oregon; and

WHEREAS, attached to the Dedication Deed as Exhibits A and B respectively are the legal description and survey of the of the property being dedicated as right-of-way; and

WHEREAS, attached as Exhibit 2 is the Columbia County Public Works Director's recommendation to accept the proposed dedication.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

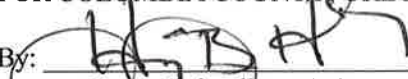
1. The County accepts the Dedication Deed from Robert and Dawn Hunt.
2. The addition to the right-of-way at the end of Hovland Way, as described and depicted in the Dedication Deed, is accepted for public road and utility purposes as a local access road only and shall be known as Hovland Way.
3. The Dedication Deed and this Order shall be filed with and recorded by the County Clerk with costs.

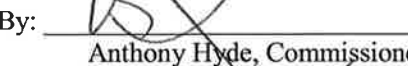
DATED this 14th day of January, 2015.

Approved as to form

By:  _____
Office of County Counsel

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By:  _____
Henry Heimuller, Chair

By:  _____
Anthony Hyde, Commissioner

By:  _____
Earl Fisher, Commissioner

GRANTORS' NAME AND ADDRESS:

Robert and Dawn Hunt
58972 Hovland Way
St. Helens, OR 97051

AFTER RECORDING, RETURN TO GRANTEE:

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

DEDICATION DEED

Robert J. Hunt and Dawn M. Hunt, husband and wife, 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 depicted on the map labeled Exhibit B, said exhibits being attached hereto and incorporated herein by this reference. This land is expressly dedicated as a Local Access Road only, and not as a County road.

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

DATED this _____ day of _____, 20__.

By: _____
Robert Hunt, Owner

By: _____
Dawn Hunt, Owner

STATE OF OREGON) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by Robert J. Hunt.

Notary Public for Oregon

STATE OF OREGON) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by Dawn M. Hunt.

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 Robert and Dawn Hunt for public road and utility purposes forever on behalf of the public. This road is expressly accepted as a Local Access Road only and not as a County Road.

DATED this _____ day of _____, 201__.

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

By: _____
Chair

By: _____
Commissioner

By: _____
Commissioner

DEWEY SURVEYING, INC.

COLUMBIA COUNTY COURTHOUSE
ST. HELENS, OREGON 97051
OFFICE: (503) 397-2316
FAX: (503) 397-2415

BOB HUNT

LEGAL DESCRIPTION

OCTOBER 7, 1992

WESTERLY 50' x 70' PARCEL

Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 7, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence South $0^{\circ}52'07''$ West 235.00 feet to a point on the West line of the Robert M. and Frances V. Hunt tract as described in Deed Book 201 at page 664, Records of Columbia County, Oregon; thence South $88^{\circ}50'19''$ East, parallel to the North line of said Hunt tract a distance of 50.00 feet; thence North $0^{\circ}52'07''$ East a distance of 70.00 feet; thence North $88^{\circ}50'19''$ West a distance of 50.00 feet; thence South $0^{\circ}52'07''$ West a distance of 70.00 feet to the true point of beginning.

Containing 0.08 acres, more or less.

MAPS

LOT SURVEYS

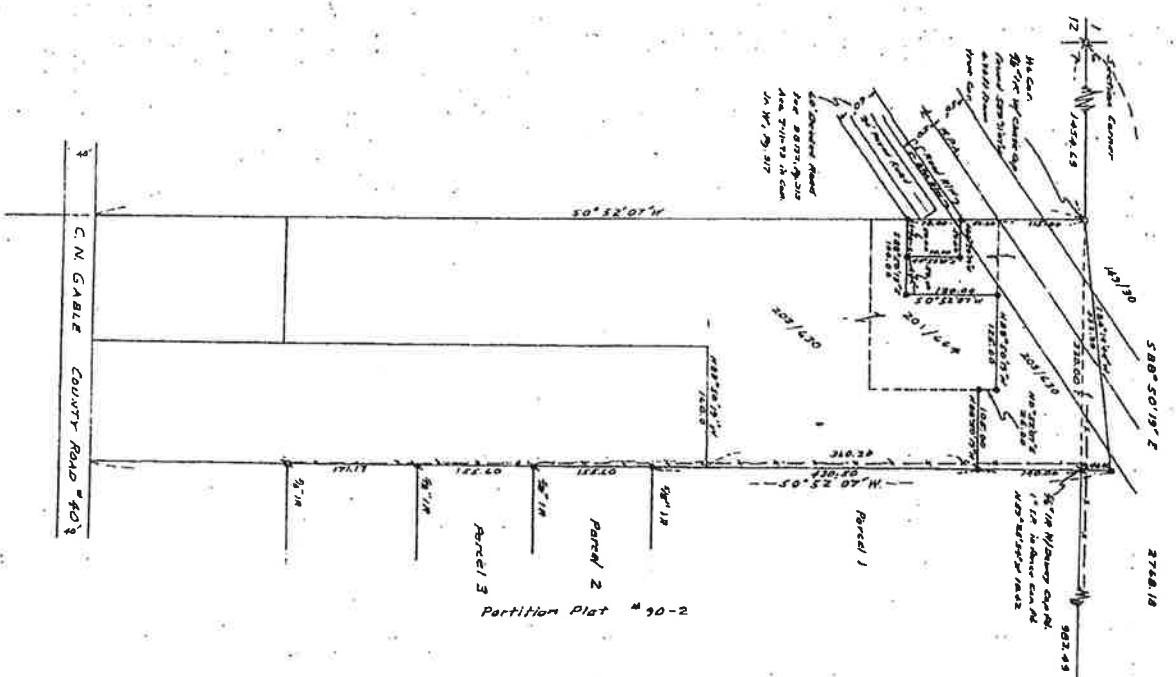
BOUNDARY SURVEYS

WATER RIGHT SURVEYS

LEGAL DESCRIPTIONS

Sec FG 367, Pg. 15
--- 0.08 Acres ---

ROBERT HUNT
in



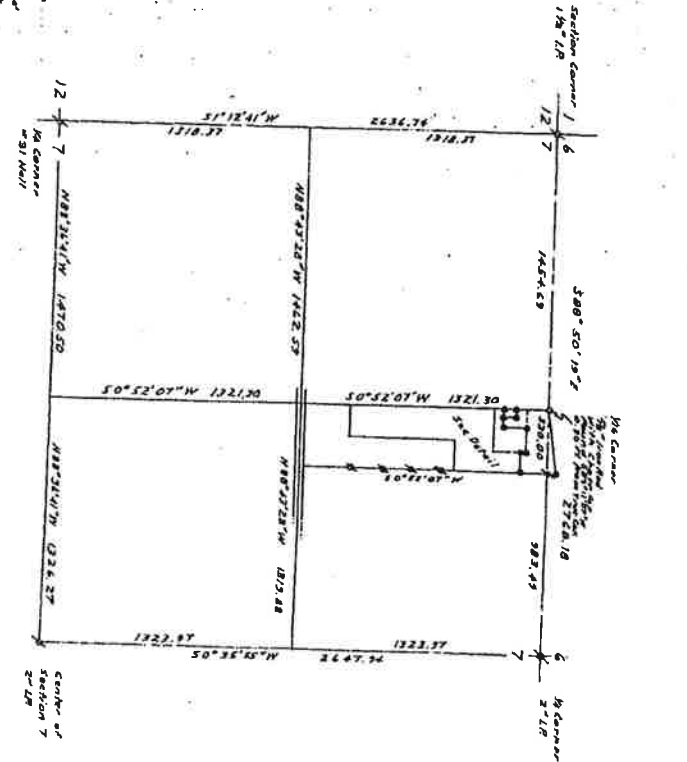
Detail
scale: 1"=100'

NARRATIVE:
The purpose of this survey is to adjust the property lines between the Robert M. Hunter K Hunt lot described in Dead Book 201, page 658 and the Robert M. Hunter K Hunt lot described in Dead Book 203, page 658 and between the Robert M. Hunter K Hunt lot described in Dead Book 203, page 658 and the Arthur J Turner A lot described in Dead Book 149, page 650 and the Arthur J Turner A lot described in Dead Book 203, page 650. The monument found in Section 7, Township 7N, Range 14E, in the NE 1/4 corner of Dead Book 201, page 658 is to be added to the corner of Dead Book 203, page 650 except the monument found in the NE 1/4 corner of Dead Book 201, page 658 is to remain in its position from Dead Book 203, page 650 as shown herein. It is hereby determined that the corner of the above parcel is shown herein.

Dairy Surveying Inc.
Carmi House
5 N. Wilsons, OR 97087

LEGEND

- Boundary 3/4" 30" long, red with yellow plastic egg marker PWD/Survey 12/29/89
- ◻ Boundary 3/4" long and width in line parallel to adjacent PWD/Survey 12/29/89 and 12/29/89 (from North to 30-0)
- Boundary monument found or marked
- Boundary monument found or marked
- Boundary old property lines being adjusted



See FB 367, 914
See DA 6766, 9174
Reference Map 633224
" " " NR 380-2
" " " Dead 082601, 6268
" " " 082703, 6158
" " " 08195, 6138

Survey for
Robert Hunt
in
The NE 1/4 of the NW 1/4
of
Section 7, T. 44S, R. 14W, W. 1/2
Columbia County Oregon
December 14, 1992

REGISTERED
PROFESSIONAL
LAND SURVEYOR
A.P. B.
OREGON
PHOTO SURVEY

COUNTY SHERIFF
RECEIVED 12-14-92
FILED 12-14-92



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

to: Columbia County Board of Commissioners
via: Robin McIntyre, Office of County Counsel
from: David Hill, Public Works Director
date: September 30, 2014

subject: Road Dedication at the End of Hovland Way
request: Discussion at Staff Meeting

Robert and Dawn Hunt (58972 Hovland Way, St Helens, OR) have submitted a proposal to dedicate a 50 ft x 70 foot extension to the end of Hovland Way (Exhibit A). The Hunt's indicate that "The dedication of the property would allow public access to Tax Lot 700." It appears that perhaps there is more of an issue for legal access to Tax Lot #600 but it is basically the same issue.

In 1993, as a condition of partitioning, Robert Hunt initiated the dedication of a 50 ft x 70 ft extension to the end of Hovland Way. This dedication would have been from property 4107-BA-0700. The dedication for the extension was surveyed (Exhibit B) and a legal description was written (Exhibit C). The Dedication Deed was signed in 1992 (Exhibit D), but it was never accepted by the Board of County Commissioners. The proposed property for dedication was rocked and in 1997 it was noted that the area proposed for dedication needed to be paved for the purposes of a turn-around (Exhibit E). Upon a site inspection on July 17, 2014, the proposed area has been paved and meets County Road Standards for a turn-around.

A Referral and Acknowledgment has been sent to various department and we received the following comments:

LDS - No objection

Assessors Office

- Lender will need to indicate approval
- Property taxes must be paid, and we will not know what they are until October. The property cannot be divided until taxes are paid.

With a letter of approval from the lender, and confirmation that the taxes have been paid, I believe this it in the interest of the public and recommend that the dedication be accepted. The property has been surveyed and monumented.

Therefore I recommend that the Board of County Commissioners **initiate proceedings to acquire the property for public road purposes, as proposed by Robert and Dawn Hunt.** After the initiation of the proceedings, we will work with County Counsel to obtain an appropriate deed for the property, receive documentation from the lenders of the property that they approve of the dedication, and we will verify that the taxes are paid on the property.

I would like to discuss this with you at your next available staff meeting.

Hovland Way Dedication Location In Red



Map



Columbia County



Columbia County Web Maps

GeoInfo

Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

Printed 10/24/2014

Exhibit A

*Robert and Dawn Hunt
58972 Hovland Way
St. Helens, Oregon 97051
(503) 396-1040*

September 17, 2014

Columbia County Land Development Services
Columbia County Road Department
St. Helens, OR 97051

RE: Proposal for Dedication of Property

Columbia County:

The undersigned would like to propose the finalization of the Hovland Way extension that was initially proposed December 1992.

This process was completed with the exception it did not go before the Columbia County Board of Commissioners for approval. The proposal has now been approved by the county departments. The proposed parcel has been surveyed. The dedication of property would allow public road access to Tax Lot 700.

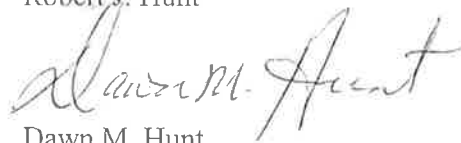
This proposal has been submitted to the lien holder for their approval.

Attached is the Legal Description of the 50 ft. by 70 ft. extension, as well as the original proposal.

Best regards,



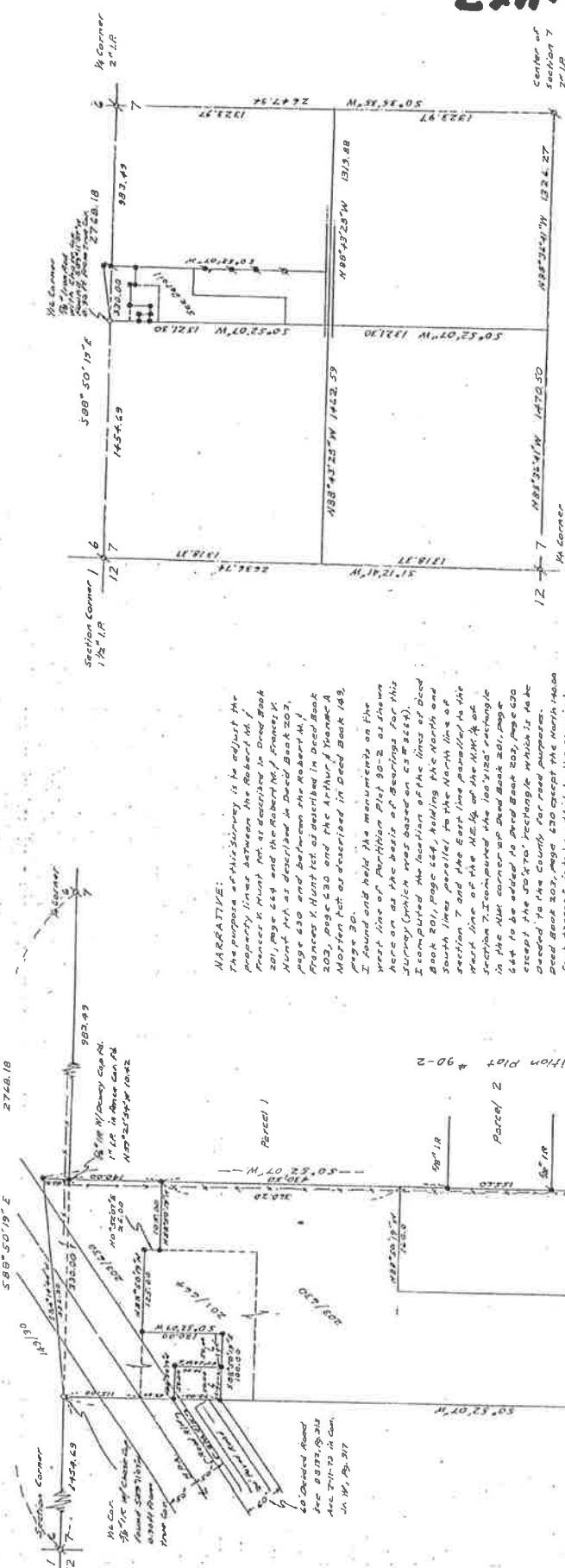
Robert J. Hunt



Dawn M. Hunt

Attachments

Exhibit B



NARRATIVE:
 The purpose of this survey is to adjust the property lines between the Robert K. Hunt tract, page 664 and the Robert K. Hunt tract, page 664 and the Robert K. Hunt tract, page 664 as described in Deed Book 202, page 630 and between the Robert K. Hunt tract, page 630 and the Robert K. Hunt tract, page 630 and the Robert K. Hunt tract, page 630 as described in Deed Book 148, page 30.
 I found and held the monuments on the west line of Partition Plat 90-2 as shown hereon as the basis of bearings for this survey (which was based on CS 3264). I computed the location of the lines of Deed Book 201, page 664, holding the North and South lines parallel to the North line of Section 7 and the East line parallel to the West line of the N.E. 1/4 of the NW 1/4 of Section 7. I compared the 100' x 125' rectangle in the NW corner of Deed Book 201, page 664 to be added to Deed Book 201, page 664 except the 20' x 20' rectangle which is to be added to the County for road purposes. Deed Book 201, page 630 except the North 100' feet thereof is to be added to the remainder of Deed Book 201, page 664. Also a 400' x 330' triangle adjacent to the North line of Deed Book 201, page 630 is to be added to Deed Book 201, page 630 as shown herein. I entered the corners on the above parcels as shown herein.

- LEGEND**
- Denotes 3/4" Iron Rod with yellow plastic cap marker Phil Denny Land Survey
 - ✕ Denotes 3/4" Iron Rod with yellow plastic cap marked Phil Denny Land Survey found and held. (From Partition Plat 90-2)
 - ⊠ Denotes monument found in SURVEY CS 3264
 - Denotes monument found or noted.
 - Denotes approximate fence location.
 - - - - - Denotes old property lines being adjusted.

Scale: 1" = 400'

REGISTERED
 LAND SURVEYOR
 R. L. HUNT
 OREGON
 PHOENIX 1001
 8-2-57

Survey for
 Robert Hunt
 in
 the N.E. 1/4 of the N.W. 1/4
 of
 Section 7, T. 4 N., R. 1 W., M. 14
 Columbia County, Oregon
 December 14, 1992

COUNTY SURVEYOR
 RECEIVED 12-14-92
 FILED 12-14-92

Detail
 Scale: 1" = 100'

BOB HUNT

LEGAL DESCRIPTION

OCTOBER 7, 1992

WESTERLY 50' x 70' PARCEL

Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 7, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence South 0°52'07" West 235.00 feet to a point on the West line of the Robert M. and Frances V. Hunt tract as described in Deed Book 201 at page 664, Records of Columbia County, Oregon; thence South 88°50'19" East, parallel to the North line of said Hunt tract a distance of 50.00 feet; thence North 0°52'07" East a distance of 70.00 feet; thence North 88°50'19" West a distance of 50.00 feet; thence South 0°52'07" West a distance of 70.00 feet to the true point of beginning.

Containing 0.08 acres, more or less.

MAPS

LOT SURVEYS

BOUNDARY SURVEYS

WATER RIGHT SURVEYS

LEGAL DESCRIPTIONS

Exhibit D

DEDICATION DEED

I, WE, ROBERT HUNT AND DAWN HUNT, husband and wife, the undersigned, Owner(s) of certain property situated in Columbia County, Oregon, do hereby forever dedicate to the public for road and utility purposes the following land, which is described as a 50 foot by 70 foot rectangle as described in the attached Exhibit "A", and which is shown by the survey map of December 14, 1992, labeled Exhibit "B", both of said Exhibits being attached hereto and incorporated herein by this reference.

The above described property 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$-0-, stated in terms of dollars.

DATED this 18th day of December, 1992.

DEDICATOR

[Signature]
[Signature]

ACKNOWLEDGEMENT

STATE OF OREGON)
County of Columbia) ss.

THIS INSTRUMENT was acknowledged before me on December 18, 1992, by Robert Hunt and Dawn Hunt, husband and wife.

[Signature]
Notary Public for Oregon
My Commission Expires: 2/7/93

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 Robert Hunt and Dawn Hunt, husband and wife 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 _____, 199_____.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chairman
By: _____
Commissioner
By: _____
Commissioner

GRANTOR'S NAME AND ADDRESS:

Robert and Dawn Hunt
58968 Hovland Way
St. Helens, Oregon 97051

AFTER RECORDING RETURN TO:
Board of County Commissioners
Room 331, Columbia Co. Courthouse
St. Helens, Oregon 97051

100 Dave Hill, Public Works Director
County Road Department

Turnaround not paved

St. Helens Rural Fire District
105 S. 12th St.
St. Helens, OR 97051



Re: Dedication of turnaround at end of Hovland Lane.
Robert Hunt Property Line Adjustments LLA 40-92 and 41-92

Dear Dave:

As a condition of Bob Hunt's property line adjustments, he was required to dedicate a turnaround at the end of Hovland Lane. The road dedication was prepared and presented to the Board of County Commissioners, who sent it back to the Planning Department for approval by the Roadmaster and Fire District (see attached). Somehow it never went any further and was never finished.

Please examine the attached, and visit the site if necessary, and notify us of your decision about the adequacy of the proposed 50' x 70' dedication. When we have both your approvals, we shall put this back on the Board's agenda and see if we can get it through.

Please contact me if any of the above or the attached is not clear. Thank you for your help.

Sincerely,

Peter Watson, Planner II

cc. Robert and Frances Hunt
58968 Hovland Lane
St. Helens, OR 97051
Anne Briggs, Assistant County Counsel
Todd Dugdale, Director, Land Development Services
Glen Higgins, Chief Planner

*The 50' x 70' dedication
is adequate however
it is a pit-run
surface now and
is not paved. Is it
required to be paved?
Dave Hill
7-31-97*