

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting the Dedication of  
Additional Right-of-Way along Dutch Canyon  
County Road, Scappoose, Oregon, from  
the City of Scappoose  
\_\_\_\_\_ )  
\_\_\_\_\_ )  
\_\_\_\_\_ )  
\_\_\_\_\_ )  
\_\_\_\_\_ )

ORDER NO. 75 - 2016

WHEREAS, on October 28, 2016, the City of Scappoose ("City") executed and delivered to Columbia County ("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 the City is to dedicate as additional right-of-way to the public for road and utility purposes forever its property along Dutch Canyon Road, at the intersection of Old Portland Road, Scappoose, Oregon, such additional right-of-way being required for as a condition of approval for the Dutch Canyon Estates subdivision; and

WHEREAS, attached to Exhibit 1, Dedication Deed, is a survey and legal description of the property being dedicated as additional right-of-way; and

WHEREAS, in his report attached hereto as Exhibit 2 and incorporated herein by this reference, Dave Hill, Public Works Director, recommends that the County accept the dedication;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Dedication Deed from the City of Scappoose is hereby accepted by the County.
2. The additional right-of-way along Dutch Canyon Road, Oregon, as described and depicted 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 without cost.
4. The cartographer for the assessor's office shall include this property in the named right-of-way.

DATED this 7<sup>th</sup> day of December, 2016.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form  
By:   
Office of County Counsel

By: Not Present  
Anthony Hyde, Chair  
By:   
Henry Heimuller, Commissioner  
By:   
Earl Fisher, Commissioner

AFTER RECORDING. RETURN TO:

GRANTOR:  
CITY OF SCAPPOOSE  
33568 E COLUMBIA AVE  
SCAPPOOSE, OR 97056

GRANTEE:  
COLUMBIA COUNTY  
230 STRAND ST  
ST HELENS, OR 97051

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO:

NO CHANGE IN TAX STATEMENTS

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COLUMBIA COUNTY  
230 STRAND ST  
ST HELENS, OR 97051

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DEDICATION DEED

CITY OF SCAPPOOSE, hereby grants, conveys, dedicates, and warrants to the COLUMBIA COUNTY, an Oregon municipal corporation, Grantee, the real property described in Exhibit A, free from all monetary liens or encumbrances. The COUNTY (and other entities or persons the COUNTY deems appropriate) shall have the perpetual right to construct, improve, operate and maintain a public right-of-way (and such other uses deemed by the COUNTY not to be incompatible therewith) across, under and on the property described on Exhibit "A" provided said right-of-way is intended or used for public road, highway, sidewalk and/or similar public purposes.

The true consideration for this conveyance consists of other property or other value given or promised. (ORS

93.030) BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD

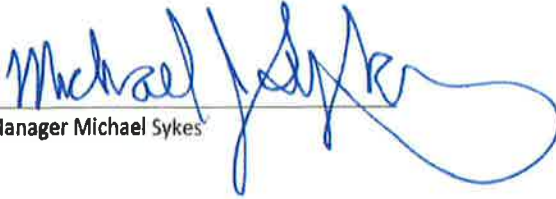
INQUIRE ABOUT

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

(see the following page for acknowledgements)

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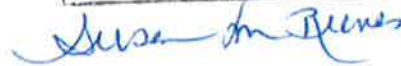
  
City Manager Michael Sykes

STATE OF OREGON )  
County of Columbia )ss.

This instrument was acknowledged before me on this 28<sup>th</sup> day of October, 2016

By Michael J. Sykes as City Manager of  
The City of Scappoose





GRANTEE:

COLUMBIA COUNTY  
230 STRAND ST  
ST HELENS, OR 97051

\_\_\_\_\_

STATE OF OREGON )  
County of \_\_\_\_\_ )ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2016

By \_\_\_\_\_ as \_\_\_\_\_ of

\_\_\_\_\_

LOCATED IN THE SW 1/4 OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 2 WEST, W.M.  
CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON



DUTCH CANYON RD

N 56°47'06" W 49.67'

L=62.31'  
R=169.00'  
Δ=21°07'28"  
N59°25'58"W 61.96'

S 69°35'00" E 210.95'

RIGHT-OF-WAY  
DEDICATION

DEED DOCUMENT  
NO. 2009-003960

N 48°52'14" W 46.85'

L=59.49'  
R=231.00'  
Δ=14°45'24"  
N56°14'56"W 59.33'

S 20°23'13" W 52.18'

POINT OF BEGINNING  
MOST NORTHERLY  
CORNER OF TRACT C  
"DUTCH CANYON  
ESTATES NO. 2"

TRACT C

LOT 50

"DUTCH CANYON  
ESTATES  
NO. 2"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shaun P. Fidler*  
OREGON  
JULY 12, 2005  
SHAUN P. FIDLER  
50333

RENEWAL DATE DECEMBER 31, 2017

**EXHIBIT 'A'**



*CMT SURVEYING & CONSULTING INC.*

LEGAL DESCRIPTION  
RIGHT-OF-WAY DEDICATION  
DECEMBER 17, 2015

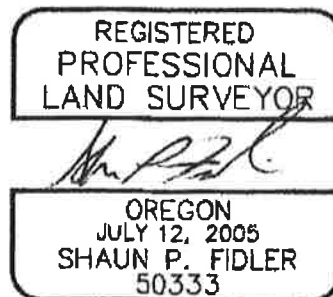
JOB NO. 144-330

BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF TRACT C "DUTCH CANYON ESTATES NO. 2"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 231.00 FEET, AN ARC LENGTH OF 59.49 FEET, THROUGH A CENTRAL ANGLE OF 14°45'24" (CHORD BEARS NORTH 56°14'56" WEST, 59.33 FEET); THENCE NORTH 48°52'14" WEST, 46.85 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 169.00 FEET, AN ARC LENGTH OF 62.31 FEET, THROUGH A CENTRAL ANGLE OF 21°07'28" (CHORD BEARS NORTH 59°25'58" WEST, 61.96 FEET); THENCE NORTH 56°47'06" WEST, 49.67 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DUTCH CANYON RD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 69°35'00" EAST, 210.95 FEET; THENCE SOUTH 20°23'13" WEST, 52.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,168 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION THE PLAT OF "DUTCH CANYON ESTATES NO. 2", COLUMBIA COUNTY PLAT RECORDS.



RENEWAL DATE DECEMBER 31, 2017

9136 SE St Helens St, Suite J \* PO Box 3251 \* Clackamas, OR 97015  
[T] 503.850.4672 \* [F] 503.850.4590

Y:\144-330\docs\RIGHT-OF-WAY DEDICATION LEGAL 2.docx

**Columbia County Road Department**

1054 Oregon Street, St. Helens, OR 97051

**David Hill    Public Works Director**

Ph: (503) 397-5090    Fax: 397-7215

e-mail: [David.Hill@co.columbia.or.us](mailto:David.Hill@co.columbia.or.us)**To:** Robin McIntyre, County Counsel**From:** David Hill, Public Works Director**Date:** November 23, 2016**Subject:        Right-of-Way Dedication from City of Scappoose,  
Dutch Canyon County Road****Request:        Acceptance, Signature, and Recording of Right-of-Way**

The City of Scappoose has prepared and signed a Dedication Deed (original attached) for right-of-way from property they own along Dutch Canyon County Road. The City has asked the County to accept, sign, and record the dedication deed.

As a condition of the Dutch Canyon Estates Subdivision inside the city limits of Scappoose, the City of Scappoose required the developer with our concurrence to reconstruct and realign the intersection of Dutch Canyon Road with Old Portland Road as shown on the attached plan sheet of the Dutch Canyon Estates 1<sup>st</sup> Addition. The alignment prior to the subdivision was a skewed angle which required awkward turning movements and turning movements across private property that we heard about from the property owner on several occasions.

The new alignment has already been constructed and it has provided for a "T" intersection with much safer and more standard turning movements. The developer was required to dedicate right-of-way for this work, and the new alignment was also constructed on City owned property of which the city previously agreed to. The City is now processing the Dedication Deed for the right-of-way on which the improvements were made.

I have also attached an aerial photo from 2011 which shows the previous alignment, and an aerial of 2015 which shows the new alignment.

Please have the Board of County Commissioners accept the and sign the dedication deed, and returned to me for recording.

AFTER RECORDING. RETURN TO:

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SCAPPOOSE, OR 97056

GRANTEE:  
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SCAPPOOSE, OR 97056

Michael Sykes  
City Manager Michael Sykes

STATE OF OREGON )  
County of Columbia )ss.

This instrument was acknowledged before me on this 28<sup>th</sup> day of October, 2016

By Michael J. Sykes as City Manager of  
The City of Scappoose



Susan M Reeves

GRANTEE:

COLUMBIA COUNTY  
230 STRAND ST  
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\_\_\_\_\_

STATE OF OREGON )  
County of \_\_\_\_\_ )ss.

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By \_\_\_\_\_ as \_\_\_\_\_ of

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RIGHT-OF-WAY  
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DEED DOCUMENT  
NO. 2009-003960

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*Shaun P. Fidler*  
OREGON  
JULY 12, 2005  
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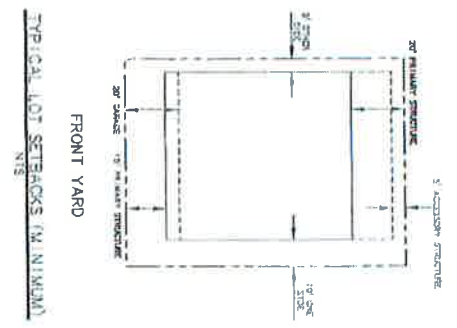
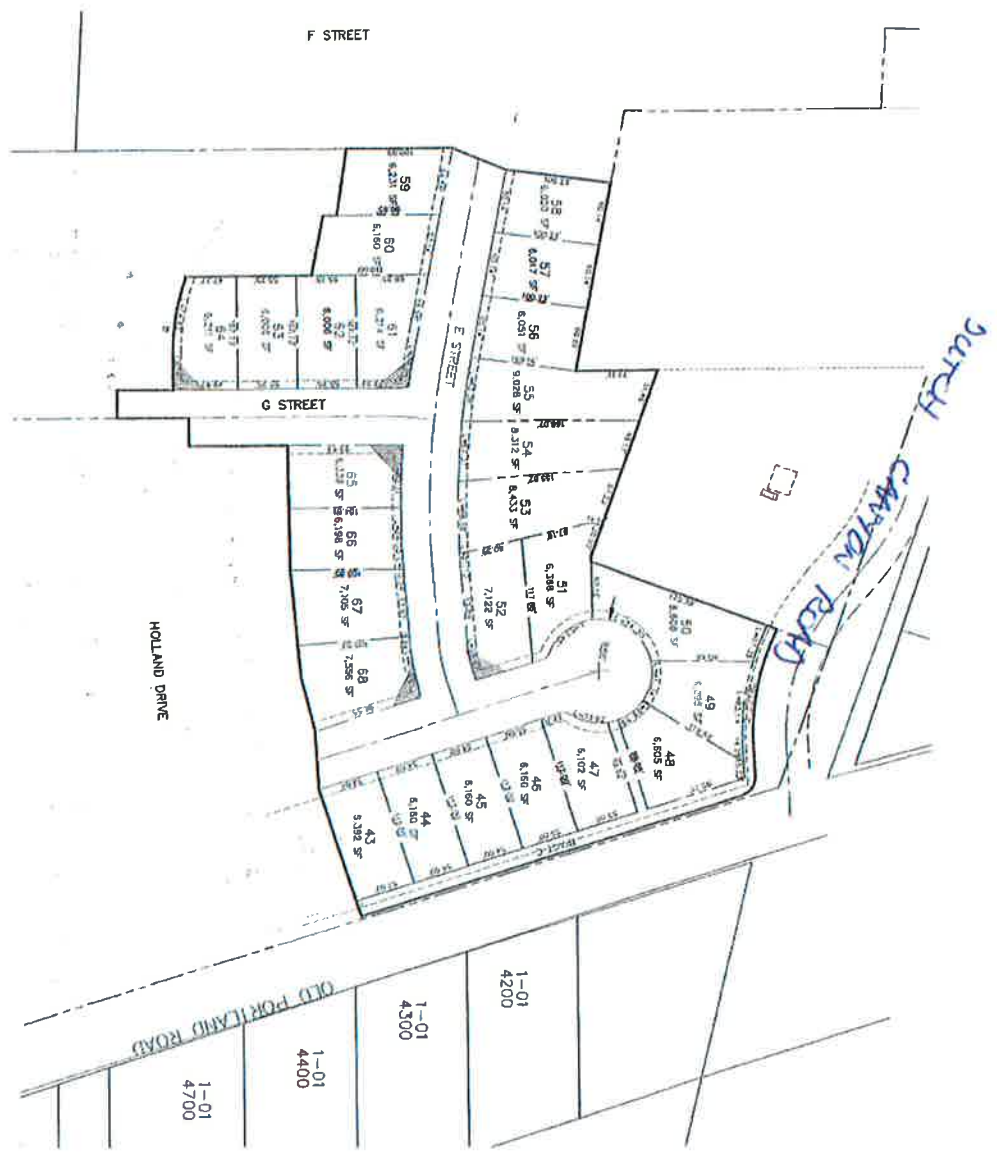
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Y:\144-330\docs\RIGHT-OF-WAY DEDICATION LEGAL 2.docx



**LEGEND**

- CLEAR VISION AREA  
30' ALONG EACH R.O.W.
- EASEMENT LINE
- PROPERTY LINE
- STREET CENTRELINE

**GRAPHIC SCALE**

1" = 30' FT

**REVISION**

NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

**P201B**

2012-07-23

**DUTCH CANYON ESTATES**  
 1st ADDITION - SCAPPOOSE, OR  
 1st ADDITION PRELIMINARY PLAT

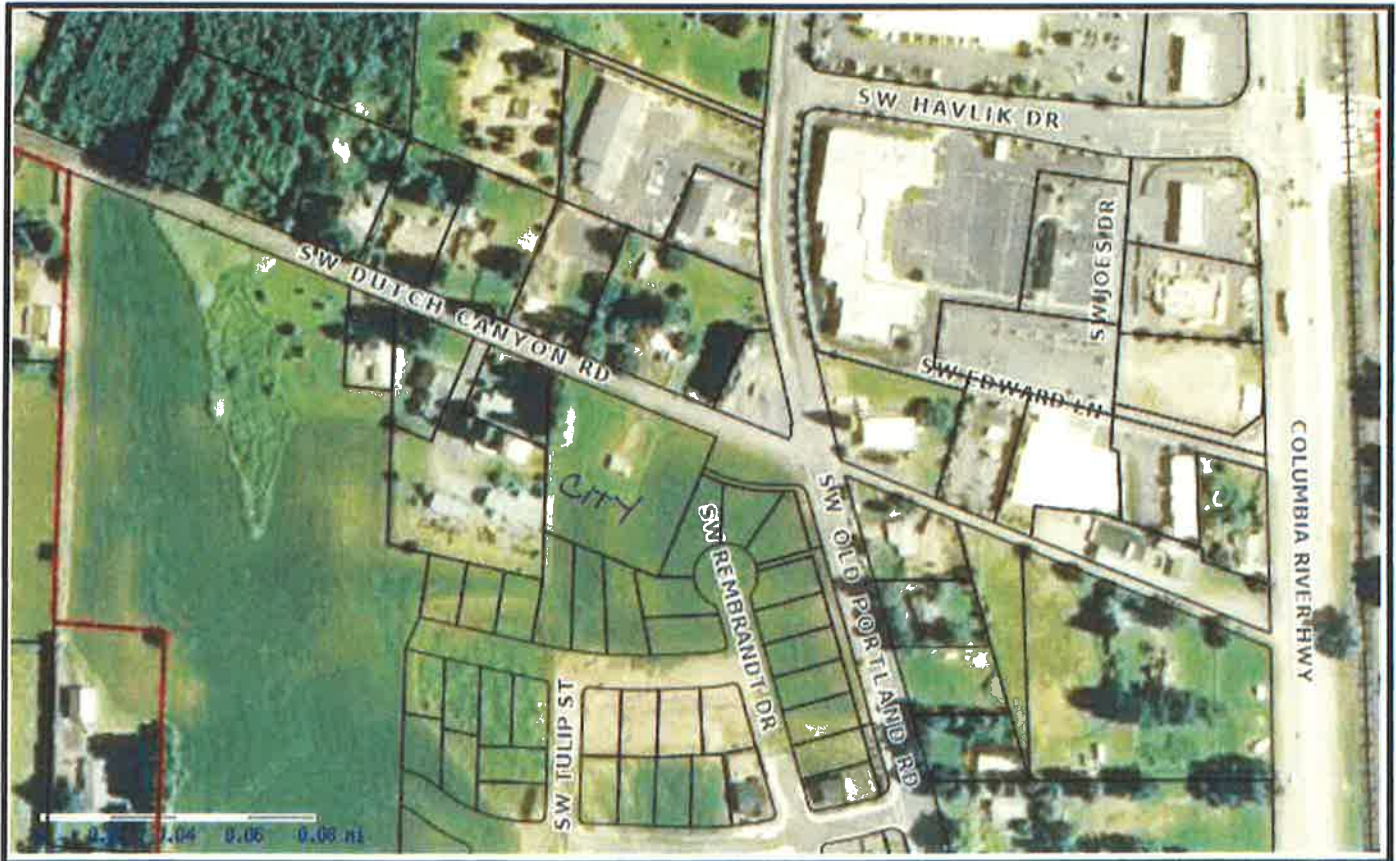
**WESTLAKE CONSULTANTS**

ENGINEERING • SURVEYING • PLANNING

21244-011212.dwg (12/12/12) 1:1 12/12/12 12:12:12

2011

# Dutch Canyon



Columbia County



## Columbia County Web Maps

*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.*

GeoInfo

Printed 11/23/2016



2015



Google Earth

