

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting the Dedication of
Additional Right-of-Way on Gable Road in St.
Helens from the St. Helens School District

ORDER NO. 15-2019

WHEREAS, on February 25, 2019, the St. Helens School District delivered to the County for acceptance a Dedication Deed, attached hereto as Attachment A and incorporated herein by this reference, for additional right-of-way on Gable Road for the Gable Road Sidewalk and Bicycle Lane Improvement Project; and

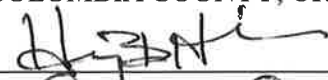
WHEREAS, the desire and intent of the St. Helens School District is to dedicate as additional right-of-way to the public for road and utility purposes forever a portion of its property, as described and depicted in Exhibits A and B of Attachment A and also filed as CS No. 22 in the Columbia County Survey Records;


NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS hereby orders, as follows:

1. The Dedication Deed from the St. Helens School District is hereby accepted by the County.
2. The addition to the right-of-way of Gable Road, as described and depicted in Exhibits A and B to the Dedication Deed and filed as CS No. 22 in the Columbia County Survey Records, 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 costs.
4. The cartographer for the Assessor's Office shall include this property in the Gable Road right-of-way.

DATED this 13th day of March, 2019

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Henry Heimuller, Chair

By: 
Margaret Magruder, Commissioner

By: 
Alex Tardif, Commissioner

Approved as to form
By: 
Office of County Counsel

GRANTOR'S NAME AND ADDRESS
St. Helens School District
474 North 16th Street
St. Helens, OR 97051

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

St. Helens School District, a school district organized under the laws of the State of Oregon, hereinafter "Grantor," does hereby forever dedicate to the public for public road and utility purposes the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 22 in the Columbia County Survey Records. Exhibits A and B are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road 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, 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 \$0.00, stated in terms of dollars.

DATED this 25 day of February, 2019.

GRANTOR:

By:



Authorized Representative
St. Helens School District

STATE OF OREGON)
) ss.
County of COLUMBIA)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 25th day of FEBRUARY, _____, by Scott A. Stowell as authorized representative of St. Helens School District, upon whose authority and on whose behalf this instrument is signed.


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 as a County Road 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: _____
Henry Heimuller, Chair

By: _____
Margaret Magruder, Commissioner

By: _____
Alex Tardif, Commissioner



EXHIBIT A

Gable Road Sidewalk and Bike Lane Project
Columbia County
September 7, 2018

File No. 22
Tax Map 040108
Tax Lot 700

PARCEL 1 (RIGHT-OF-WAY DEDICATION)

A parcel of land situate in the northwest one-quarter of Section 8 and in the John McNulty DLC No. 50 in Township 4 North, Range 1 West of the Willamette Meridian, City of St. Helens, Columbia County, Oregon and being a portion of that property conveyed to School District No. 502 in that Warranty Deed, recorded May 5, 1968 in Book 169, Page 154, Columbia County Clerk's Office; said parcel being that portion of said property included in a strip of land 30.00 feet wide and lying on the southwesterly side of the construction centerline for Gable Road, which centerline is described below.

CONSTRUCTION CENTERLINE DESCRIPTION OF A PORTION OF GABLE ROAD

A construction centerline situate in the southwest one-quarter of Section 5, the northwest and northeast one-quarters of Section 8, and in the John McNulty DLC No. 50, Township 4 North, Range 1 West of the Willamette Meridian, City of St. Helens, Columbia County, Oregon.

Beginning at a point in Gable Road (County Road No. 40), which bears South 88° 46' 31" East 11.45 feet from a found 5/8" iron rod with a yellow plastic cap in a monument box at the intersection of said Gable Road and Parkwood Drive as shown on Parkwood Crossing Phase 1, recorded November 24, 1997 in Plat Book 4, Pages 93-97 as Instrument No. 97-12782, Columbia County Plat Records, said point being Station 100+00.00 for the purpose of this description; thence North 87° 19' 55" East 216.75 feet to a point of curvature (Station 102+16.75); thence on the arc of a 23,975.35 foot radius curve to the left, through a central angle of 01° 13' 07", an arc distance of 509.93 feet (the long chord of which bears North 86° 43' 22" East 509.92 feet) to a point of tangency (Station 107+26.68); thence North 86° 06' 48" East 147.83 feet to a point of curvature (Station 108+74.51); thence on the arc of a 2,908.16 foot radius curve to the right, through a central angle of 02° 31' 11", an arc distance of 127.89 feet (the long chord of which bears North 87° 22' 24" East 127.88 feet) to a point of tangency (Station 110+02.40); thence North 88° 37' 59" East 740.31 feet to a point of curvature (Station 117+42.71); thence on the arc of a 939.99 foot radius curve to the right, through a central angle of 14° 14' 24", an arc distance of 233.62 feet (the long chord of which bears South 84° 14' 49" East 233.02 feet) to a point of tangency (Station 119+76.33); thence South 77° 07' 37" East 173.35 feet to a point of curvature (Station 121+49.68); thence on the arc of a 432.63 foot radius curve to the right, through a central angle of 24° 32' 58", an arc distance of 185.37 feet (the long chord of which bears South 64° 51' 08" East 183.95 feet) to a point of tangency (Station 123+35.05); thence South 52° 34' 39" East 1,482.02 feet to the terminus of this centerline



description (Station 138+17.07), which bears North 69° 43' 59" East 79.14 feet from a found 5/8" iron rod with yellow plastic cap stamped "Swenson LS 2596" at R/W 806+05.00 47.00' as shown on Survey Number 4,515, Columbia County Survey Records.

The parcel of land to which this description applies contains 205 square feet, more or less, excepting therefrom the existing right-of-way of Gable Road.

The bearings of this description are based on Oregon Coordinate Reference System, Columbia River West zone.

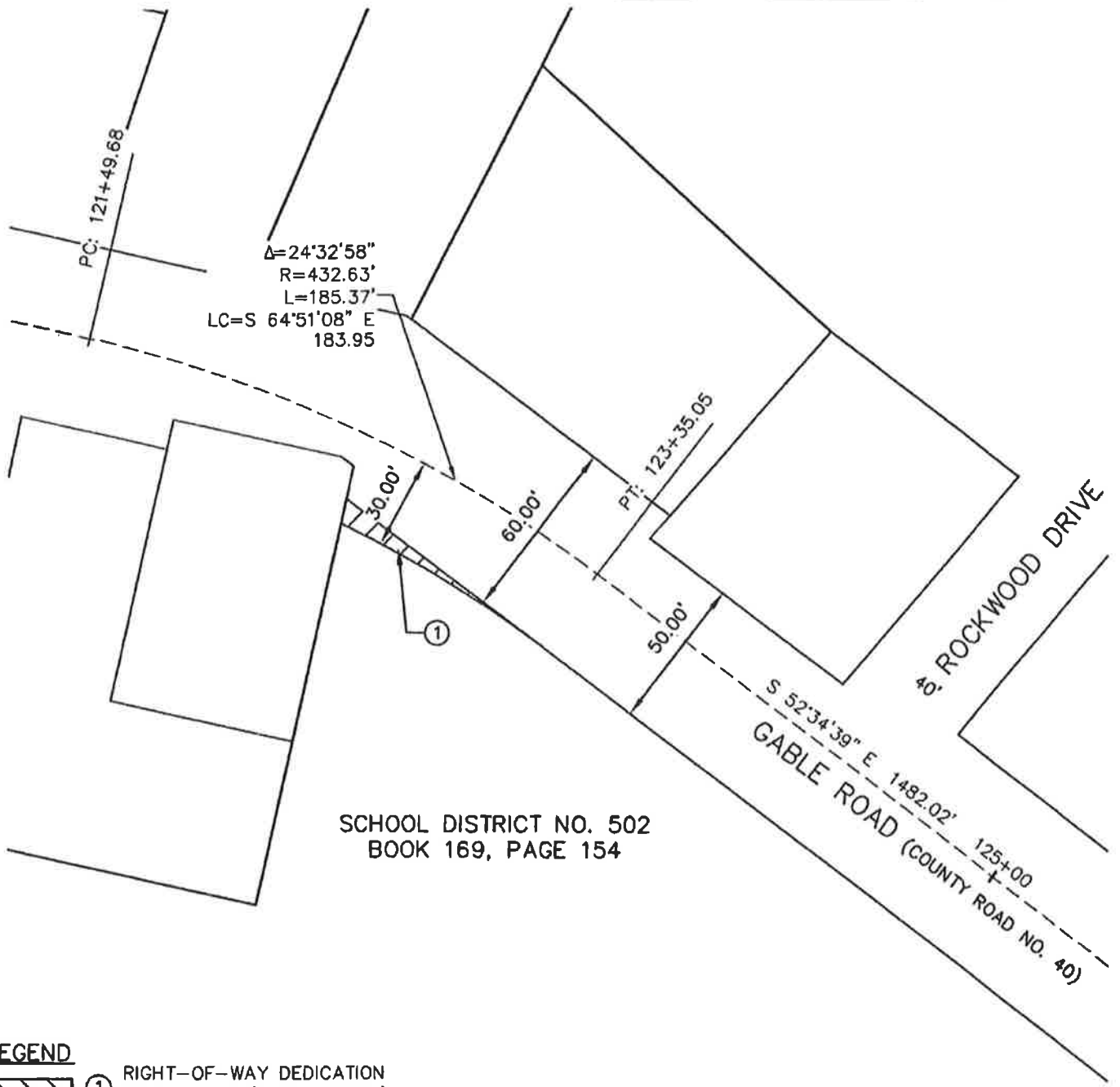
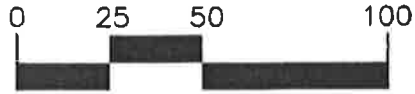
REGISTERED
PROFESSIONAL
LAND SURVEYOR

N.S. Tsoi

OREGON
JUNE 15, 2003
NGO SUE TSOI
58569

RENEWS: 6/30/20

NW 1/4 OF SECTION 8
T.4N. R.1W. W.M.



SCHOOL DISTRICT NO. 502
BOOK 169, PAGE 154

LEGEND

- ① RIGHT-OF-WAY DEDICATION
205 SQ. FT. (0.005 ACRES)
- CONSTRUCTION CENTERLINE



**DAVID EVANS
AND ASSOCIATES INC.**

2100 SW River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PROJECT

EXHIBIT B

SHEET

TITLE

GABLE ROAD

1

FILE 22

OF

1

DWG. REF.

SV-EM-22-CMCD0004

PROJECT

CMCD0000-0004

SCALE

1" = 50'

AMENDMENT NO.

0

DRAWN BY

TAS

DESIGN BY

TXI

APPROVED BY

SCW

DATE

09/07/2018