BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting the Dedication of a Property for J Street and Mellinger Road, near Vernonia, Oregon, from James A. Sandman

ORDER NO. 67-2020

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 July 29, 2019, James A. Sandman, owner of property near Vernonia, Oregon, known as Tax Map ID 5433-DC-01300, desires to dedicate a portion of his property as right-of-way to the public for road and utility purposes forever; and

WHEREAS, James Sandman has executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 1; and

WHEREAS, the right-of-way being dedicated is described in Exhibit A and depicted in Exhibit B of the attached the Dedication Deed; and

WHEREAS, the southern eight (8) feet of the dedication abuts J Street and shall be known as "J Street," and the remainder of the dedication abuts Mellinger Road and shall be known as "Mellinger Road";

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

- 1. The Dedication Deed from James A. Sandman, attached hereto as Exhibit 1 and incorporated herein by this reference, is hereby accepted by the County.
- 2. The additional right-of-way as described in Exhibit A and depicted in Exhibit B of the Dedication Deed attached as Exhibit 1 is accepted for public road and utility purposes.
- 3. The southern eight (8) feet of the dedicated right-of-way shall be known as "J Street" and shall be accepted as a local access road, and the remainder of the dedicated right-of-way shall be known as "Mellinger Road" and shall be accepted as a county road.
- 4. The cartographer for the County Assessor's Office shall include this property in the named rights-of-way.

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The Dedication Deed and this Order : Clerk with costs.	shall be filed with and recorded by the County
DATED this 12 day of August	, 2020.
Approved as to form By: Office of County Counsel	BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON By: Alex Tardif, Chair By: Margaret Magruder, Commissioner By: Henry Heimuller, Commissioner

5.

Return Recorded Document To: Roads Department Columbia County 1054 Oregon Street St. Helens, OR 97051

DEDICATION DEEDFOR ROAD OR STREET PURPOSES

James A. Sandman & Nicole H. Thakrar, owners of the property described in Exhibit A, do hereby dedicate for public right of way to Mellinger Road a perpetual right-of-way for street, road, and utility purposes on, over, across, under, along, and within the following described real properties in Columbia County, Oregon:

Attached Exhibit "A" and "B"

To have and to hold the above-described and dedicated rights unto the public forever for uses and purposes herein above stated.

The grantors hereby covenant that they are the owners in fee simple and the property is free of all liens and encumbrances, they have good and legal right to grant their right above-described, and they will pay all taxes and assessments due and owing on the property.

The true consideration for this conveyance is \$0.00. However, the actual consideration includes other property or value given or promised.
OFFICIAL STAMP DAVIA DAWN SMITH NOTARY PUBLIC - OREGON COMMISSION EXPIRES APRAL 04, 2022 NICOLE H. Thakrar
STATE OF OREGON)) ss. County of Columbia)
This instrument was acknowledged before me this 18 day of July 20 20 by James A. Sandman and Nicole H. Thakrar. Notary Public for Oregon My Commission Expires: April 4, 2027
Accepted on behalf of Columbia County this day of20
County Commissioner
County Commissioner
County Commissioner



KLS Surveying Inc. 1224 Alder Street Vernonia, OR 97064

Phone: (503) 429-6115 Fax: (866) 297-1402 Email: dwallace kls@msn.com

Exhibit A

A portion of Parcel 1 of that tract of land conveyed to James A. Sandman & Nicole H. Thakrar in Deed recorded as Instrument No. 2015-004654, Columbia County Deed Records lying in the Southeast quarter of Section 33, Township 5 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon being more particularly described as follows:

- Beginning at a 5/8" iron rod with a yellow plastic cap marked "KLS Surveying Inc." on the South line of the Southeast one quarter of said Section 33 that lies South 89°30'21" East 93.24 feet from the Southwest corner thereof:
- thence North 00°29'39" East 8.00 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS Surveying Inc.";
- thence South 89°30'21" East 76.57 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS Surveying Inc.";
- thence North 32°22'24" East 42.31 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS Surveying Inc." on the Southerly right of way line of Mellinger Road, County road number P-238;
- thence South 51°36'33" East along said Southerly right of way line, 54.79 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS Surveying Inc.";
- thence continuing along said Southerly right of way line 17.83 feet along the arc of a curve to the left having a radius of 191.00 feet and a Delta angle of 05°20'52" and a chord which bears South 54°17'06" East 17.82 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS Surveying Inc." located on the South line of said section 33 and being the Southeast corner of said Sandman & Thakrar tract;
- thence North 89°30'21" West along the South line of said Section 33, 156.71 feet to the point of beginning.

Containing 0.06 acres more or less.

REGISTERED PROFESSIONAL LAND SURVEYOR

JANUARY 19, 1993 DONALD D WALLACE, JR

RENEWS 6/30/22

