

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Dedicating and Accepting )  
Property Owned by Columbia County for )  
Public Right-of-Way Purposes )  
(Tax Account No. 4105-033-02401) )      ORDER NO. 103 - 2002

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WHEREAS, on December 30, 1981, by Order No. 163-81, the Columbia County Board of Commissioners accepted a quitclaim deed from Clyde Rollins, Maxine Rollins, Charles Huntley and Lois Huntley transferring their interest in the property commonly referred to as Tax Account No. 4105-033-02401 and more fully described in the attached documents, said Order and quitclaim deed being attached hereto as Exhibits A and B, respectively, and by this reference incorporated herein; and

WHEREAS, a survey and map depicting the property to be dedicated are attached hereto as Exhibits C and D, respectively, and by this reference are incorporated herein; and

WHEREAS, Columbia County acquired this property for public right-of-way purposes to facilitate the reconstruction and reconfiguration of the intersection of Gable and Bachelor Flat Roads, but has not yet dedicated the property for public right-of-way purposes; and

WHEREAS, said reconstruction and reconfiguration has been completed; and

WHEREAS, it is necessary to dedicate the acquired real property to the public for right-of-way purposes to ensure that the assessor's mapping will accurately incorporate the property into the public road right-of-way; and

WHEREAS, Dave Hill, Public Works Director, has recommended that this real property be dedicated to the public for right-of-way purposes; and

WHEREAS, the Board of County Commissioners finds that it is in the public interest to dedicate and accept the herein-described county-owned property for public road right-of-way and utility purposes; and

WHEREAS, a proposed Dedication Deed, which incorporates the legal description of the land to be dedicated, is attached hereto as Exhibit E and incorporated herein by this reference;

NOW THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Board of County Commissioners, on behalf of Columbia County, hereby dedicates the herein-described property as additional public right-of-way for public road and utility purposes forever as a County road, and authorizes Tony Hyde, Chair, to execute the Dedication Deed, a copy of said deed being attached hereto as Exhibit E.
2. The Board of County Commissioners, on behalf of Columbia County, hereby accepts the above-described property as additional public right-of-way along Gable Road

at its intersection with Bachelor Flat Road for public road and utility purposes forever as a County road.

3. The Dedication Deed and this Order shall be filed with and recorded by the County Clerk in the Columbia County Deed Records without costs, and a copy of this Order shall be filed in the County road jacket for Gable Road.


4. The cartographer for the Assessor's office shall include this property in the named right-of-way.

DATED this 11<sup>th</sup> day of December, 2002.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:  \_\_\_\_\_  
Chair

By:  \_\_\_\_\_  
Commissioner

By:  \_\_\_\_\_  
Commissioner

Approved as to Form:

By:  \_\_\_\_\_  
Office of County Counsel

S:\COUNSEL\ROADS\GABLE\DEDI ROW ORD.wpd

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

Acceptance of a Deed for Real Property for County Road Purposes.

No. 163-81

ORDER

WHEREAS, it appearing that Clyde A. Rollins and Maxine E. Rollins, as tenants by the entirety, and Charles E. Huntley and Lois B. Huntley, husband and wife, have conveyed by statutory quitclaim deed to Columbia County certain real property to be used for county road purposes, and

WHEREAS, it appearing that there is need for said deed to be recorded in the Columbia County Deed Records, now therefore, it is hereby

ORDERED that said deed from Clyde A. Rollins and Maxine E. Rollins, and Charles E. Huntley and Lois B. Huntley be recorded in Columbia County Deed Records, without cost, and it is further

ORDERED that said real property be accepted by Columbia County as part of its county road system, for future maintenance by Columbia County, Oregon, and following the recording of said deed, the deed shall be filed in Road Jacket No. 40, for Gable Road.

DATED at St. Helens, Oregon this 30th day of December, 1981.

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

Robert M. ... Chairman

Marion Sahagian Commissioner

J. ... Commissioner

STATE OF OREGON COLUMBIA COUNTY RECORDED OR FILED

JAN 13 4 49 PM '82 BOOK 12 PAGE 101 RETA GERRY, CO. CLK. BY ... DEP.

EXHIBIT B

STATUTORY QUITCLAIM DEED

BOOK 241 PAGE 468

Clyde A. Rollins and Maxine E. Rollins, as tenants by the entirety, and Charles E. Huntley and Lois B. Huntley, husband and wife

Grantor(s), release and quitclaim to COLUMBIA COUNTY, a political subdivision of the State of Oregon, Grantee, all right, title and interest in and to the real property described in Exhibit "A" attached hereto and by this reference made a part hereof.

The true and actual consideration for this conveyance is None

Dated this 24th day of December, 1981

Clyde A. Rollins
Maxine E. Rollins

Charles E. Huntley
Lois B. Huntley

Date

STATE OF OREGON,

County of Multnomah

ss.

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 15th day of December, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CLYDE A. ROLLINS and MAXINE E. ROLLINS

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Geo. L. Radu

Notary Public for Oregon.

My Commission expires 5/21/82



STATE OF OREGON        )  
                              ) ss.  
County of Columbia    )

BOOK 241 PAGE 469

Personally appeared before me on the date above, the signator(s)  
hereto and acknowledged this to be their free and voluntary act.



Marjorie Barehella

NOTARY PUBLIC FOR OREGON  
My Commission expires: 12-8-85

Charles H. H. H. H.

ay

Columbia County Road Department

Legal Description

October 30, 1980

Beginning at a point that is South  $51^{\circ}43'$  West 1266.78 feet from the Southwest corner of the Aaron Broyles Donation Land Claim in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point being the Northerly most corner of the Eldred H. Lokken et ux tract as described in Deed Book 82, at page 102; thence South  $21^{\circ}30'$  East, along the Easterly line of said Lokken tract 20.89 feet to the Southeasterly right of way line of Bachelor Flat Road; thence South  $51^{\circ}43'$  West, along said right of way line 348.82 feet to the true point of beginning; thence continuing South  $51^{\circ}43'$  West, along said right of way line a distance of 121.08 feet; thence North  $86^{\circ}59'$  East, along the Northerly right of way line of Gable Road a distance of 119.30 feet; thence North  $82^{\circ}27'18''$  West a distance of 37.80 feet; thence along the arc of a 35 foot radius curve to the right (the long chord bears North  $15^{\circ}22'09''$  West 64.48 feet) a distance of 81.96 feet to the True Point of Beginning.









2-08

GREEN

BACHELOR BLVD

GABLE RD

BLVD. 1056

T. L. # 4105-022-0000

4105-038

A

CS# B-93

CS 1401

OS# 2300

SEE CS L-1437

1701  
3.33 Ac.

1600  
1.00 Ac.

1500  
0.37 Ac.

1700  
0.77 Ac.

2000  
1.00 Ac.

1900  
1.80 Ac.

2200  
0.52 Ac.

2300  
0.64 Ac.

2500  
2.50 Ac.

2401  
0.07 Ac.

800  
0.45 Ac. 4108-022

900  
0.49 Ac.

700  
0.62 Ac.

600  
0.47 Ac.

1200  
0.48 Ac.

1300  
0.48 Ac.

601  
0.92 Ac.

602

1100  
0.37 Ac.

4108-000

**DEDICATION DEED**

COLUMBIA COUNTY, a political subdivision of the State of Oregon and the Owner of certain property situated in Columbia County, Oregon, does hereby forever dedicate to the public for road and utility purposes the following land, which is located at the intersection of Gable Road and Bachelor Flat Roads and is more fully described as follows:

Beginning at a point that is South 51°43' West 1266.78 feet from the Southwest corner of the Aaron Broyles Donation Land Claim in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point being the Northerly most corner of the Eldred F. Lokken et ux tract as described in need Book 82 at page 102; thence South 21°30' East, along the Easterly line of said Lokken tract 20.89 feet to the Southeasterly right of way line of Bachelor Flat Road: thence South 51°43' West, along said right of way line 348.82 feet to the true point of beginning; thence continuing South 51°43' West, along said right of way line a distance of 121.08 feet: thence North 86°59' East, along the Northerly right of way line of Gable Road a distance of 149.80 feet; thence North 82°27'18" West a distance of 37.80 feet; thence along the arc of a 35 foot radius curve to the right (the long chord bears North 15°22'09" West 64.48 feet) a distance of 81.96 feet to the true point of beginning.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ - 0 -, stated in terms of dollars.

DATED this \_\_\_\_ day of December, 2002.

COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_  
Tony Hyde, Chair, Board of Commissioners,  
on behalf of Columbia County

STATE OF OREGON            )  
  ) ss.  
County of Columbia        )

**ACKNOWLEDGMENT**

THIS INSTRUMENT was acknowledged before me on the \_\_\_\_ day of December, 2002, by Tony Hyde representing Columbia County.

\_\_\_\_\_  
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 Columbia County for public road purposes forever on behalf of the public.

DATED this \_\_\_\_\_ day of December, 2002.

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

By: \_\_\_\_\_  
Chair  
By: \_\_\_\_\_  
Commissioner  
By: \_\_\_\_\_  
Commissioner

Grantor's Name and Address:  
Columbia County  
230 Strand  
St. Helens, OR 97051