

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting the Dedication of
Additional Right of Way for Kallunki Road
Extension, County Road P-175, AKA Johns
District Road from Marc Lever and Holly Lever

ORDER NO. 18-2025

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, Marc Lever and Holly Lever, husband and wife (“Owners”), are the owners of the property, known as Tax Map ID 8423-A0-00200.

WHEREAS the Owners desire to dedicate a portion of their property to the public as right-of-way to be used for road and utility purposes forever; and

WHEREAS, the Owners have 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 of the attached Dedication Deed and depicted in Exhibit B of the attached the Dedication Deed; and

WHEREAS, the right-of-way being dedicated abuts Kallunki Road Extension, County Road P-175, AKA Johns District Road and upon acceptance shall become part of the right-of-way of said road;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Dedication Deed from Marc Lever and Holly Lever, husband and wife, 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 dedicated right-of-way shall become part of the right-of-way of Kallunki Road Extension, County Road P-175, AKA Johns District Road.

4. The Dedication Deed and this Order shall be filed with and recorded by the County Clerk without costs.

DATED this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____

Kellie Jo Smith, Chair

By: _____

Casey Garrett, Commissioner

By: _____

Margaret Magruder, Commissioner

Approved as to form:

By: _____

Office of County Counsel

MC HL
Macc

GRANTOR'S NAME AND ADDRESS:

Mark Lever and Holly Lever
20787 Johns District Road
Clatskanie, Oregon 97016

AFTER RECORDING, RETURN TO GRANTEE:

Columbia County
Office of County Counsel
230 Strand, Room 20
St. Helens, OR 97051

MC HL
Macc

DEDICATION DEED

Mark Lever and Holly Lever, husband and wife, the undersigned Grantors, Owners of certain real property situated in Columbia County, Oregon, does hereby forever dedicate to Columbia County, a political subdivision of the State of Oregon, Grantee and the public for public road and utility purposes, the land that is described in Exhibit A, attached hereto and incorporated herein by this reference, and depicted in Exhibit B, attached hereto and incorporated herein by this reference.

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.

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.

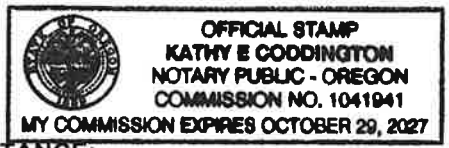
IN WITNESS THEREOF, Grantors have signed this document this 24th day of March, 2025.

By: [Signature]

By: [Signature]

STATE OF OREGON)
County of Columbia) ss.

The foregoing instrument was acknowledged before me this 24 day of March, 2025, by Marc Lever and Holly Lever upon whose authority and on whose behalf this instrument is signed.



[Signature]
Notary Public for Oregon

ACCEPTANCE:

COLUMBIA COUNTY, OREGON

This is to certify that the interest in real property conveyed herein to the County of Columbia, a political subdivision of the State of Oregon, is hereby accepted by the undersigned, Henry Heimuller, Casey Garrett, and Margaret Magruder, Board of Commissioners of Columbia County, Oregon, and the Grantee consents to the conditions thereof.

Dated this _____ day of _____, 2024.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Kelly Jo Smith, Chair

By: _____
Casey Garrett, Commissioner

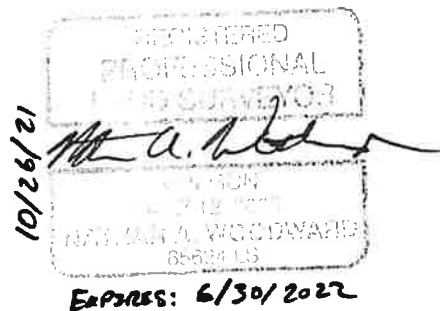
By: _____
Margaret Magruder, Commissioner

EXHIBIT "A"
LEGAL DESCRIPTION
For a Turnaround Easement on the
Lever Tract

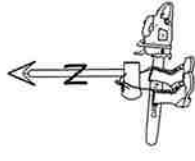
A portion of the Lever Tract described in Instrument No. 2017-10895, Columbia County Records. Located within Section 23, Township 8 North, Range 4 West, W.M. Being more particularly described as follows:

Beginning at the centerline intersection of Kallunki Road Extension (P -175 – STA. 16+40) and West line of the Lever Tract, said point being S68°39'50"E a distance of 1664.15' more or less from the NW corner of the John Pieper DLC #40; thence S 2°05'00" W along the West line of said Lever tract a distance of 10.05 feet; thence S 85°04'31" E a distance of 6.70' more or less to a point on line marked with a 5/8" x 30" iron rebar with yellow plastic cap marked "WOODWARD 65624LS"; thence continuing S 85°04'31" E a distance of 70.00' to a 5/8" x 30" iron rebar with yellow plastic cap marked "WOODWARD 65624LS"; thence N 04°55'29" E a distance of 20.00 feet to a 5/8" x 30" iron rebar with yellow plastic cap marked "WOODWARD 65624LS"; thence N 85°04'31" W a distance of 22.00' to a 5/8" x 30" iron rebar with yellow plastic cap marked "WOODWARD 65624LS"; thence Northerly 43.98' along the arc of a curve to the right, having a radius of 28.00' and a chord which bears N 40°04'31" W a distance of 39.60' to a 5/8" x 30" iron rebar with yellow plastic cap marked "WOODWARD 65624LS"; thence N 4°55'29" E a distance of 22.00' to a 5/8" x 30" iron rebar with yellow plastic cap marked "WOODWARD 65624LS"; thence N 85°04'31" W a distance of 20.00' to a 5/8" x 30" iron rebar with yellow plastic cap marked "WOODWARD 65624LS"; thence S 4°55'29" W a distance of 22.00' to a 5/8" x 30" iron rebar with yellow plastic cap marked "WOODWARD 65624LS"; thence Southerly 21.99' more or less along the arc of a curve to the right, having a radius of 28.00' and a chord which bears S 27°25'29" W 21.43' more or less to a point on the west line of said Lever Tract; thence S 2°05'00" W a distance of 18.01' to the point of beginning.

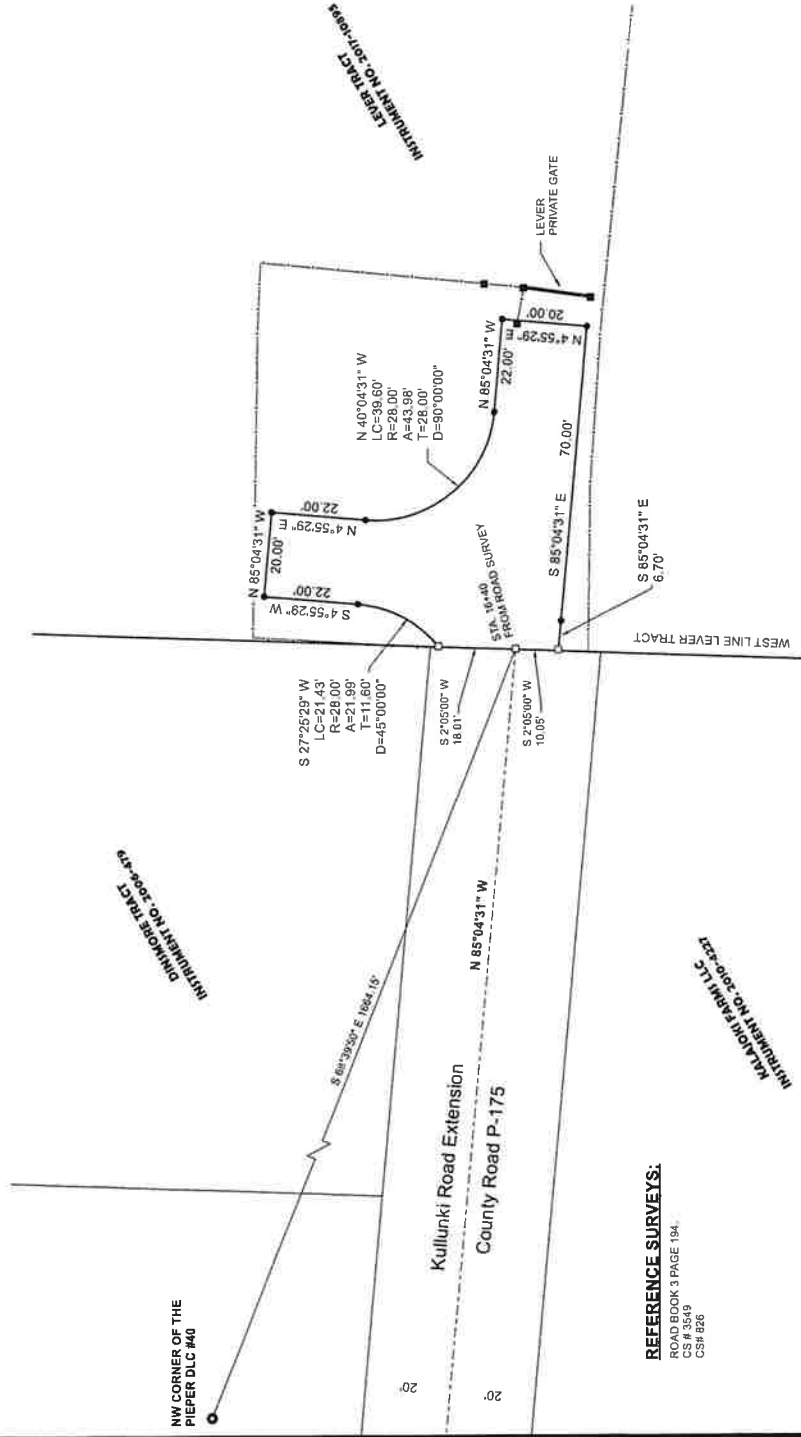
Note: This description is based on County Survey No. 6825



RECORD OF SURVEY
 FOR COLUMBIA COUNTY PUBLIC WORKS
 SECTION 23, TOWNSHIP 8 NORTH, RANGE 4 WEST, W.M.
 October 5, 2021



BEARINGS ARE BASED ON
 NAD83(01) STATE PLANE COORDINATE ZONE 3601
 THE CONVERGENCE ANGLE = -1° 52'34.22" WITH AN
 AVERAGE COMBINED FACTOR OF 1.0004928
 DISTANCES ARE IN GRID. TO ACHIEVE GROUND
 DISTANCES DIVIDE GRID BY COMBINED FACTOR



REFERENCE SURVEYS:
 ROAD BOOK 3 PAGE 194.
 CS # 3549
 CS# 626

- LEGEND**
- CALCULATED POSITION
 - 8" X 8" WOOD GATE POST
 - SET 5/8" X 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED "WOODWARD 55824LS"
 - BARB WIRE FENCE
 - DLC MONUMENT PER CS # 6059 BT
 - COUNTY SURVEY NUMBER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THAT PORTION OF A 120' x 70' TURNAROUND THAT FALLS WITHIN THE LEVER TRACT DESCRIBED IN INSTRUMENT NO. 2017-10895, TO PROVIDE AN AREA FOR THE PUBLIC TO TURNAROUND ONCE THAT PORTION OF THE KULLUNKI ROAD EXTENSION WITHIN THE LEVER TRACT IS VACATED.

KULLUNKI ROAD EXTENSION (P-175):
 I INTENDED TO HOLD THE CENTERLINE AS ESTABLISHED IN CS # 3549, BUT FAILED TO LOCATE ANY MONUMENTATION SET IN SAID SURVEY. THEREFORE, I COMPUTED THE ROAD CENTERLINE PER ROAD BOOK 3, PAGE 194 AND ROTATED THE ROAD CENTERLINE TO BE PARALLEL TO THE CENTERLINE AS ESTABLISHED IN CS # 3549. I HELD A 40.00' RIGHT OF WAY WIDTH PER DEEDS GIVEN FOR THE ROAD.

LEVER TRACT INSTRUMENT NO. 2017-10895
 THE WEST LINE OF THE LEVER PROPERTY WAS NOT ESTABLISHED IN THIS SURVEY.

1/4 CORNER BETWEEN SECTIONS 23 & 24:
 A SEARCH WAS MADE FOR THE LOCATION OF THE 1/4 CORNER. THE CORNER WAS NOT FOUND OR SET IN THIS SURVEY.



COLUMBIA COUNTY SURVEYOR'S OFFICE PUBLIC WORKS DEPARTMENT SURVEY	
FIELD CREW Nathan A. Woodward Robert L. Johnson	FIELD BOOK: SCALE: 20 F/In DATE: October 5, 2021
CHECKED BY: Nathan A. Woodward	DRAFTED BY: Nathan A. Woodward
REGISTERED PROFESSIONAL LAND SURVEYOR NATHAN A. WOODWARD JULY 2015 66242LS	SHEET 1/11