

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting the Conveyance of a  
Slope Easement adjacent to County Road "D" aka  
West Lane Road from CTP Partners, LLC

ORDER NO. 19-2025

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 an interest in land for public road purposes; and

WHEREAS, CTP Partners, LLC ("Owner"), is the owner of the property known as Parcels 2 and 3 of Partition Plat No. 2018-10.

WHEREAS the Owners desire to grant the County a slope easement over the portions of Parcels 2 and 3 that border County Road "D", commonly known as West Lane Road; and

WHEREAS, the Owners have executed the Slope Easement and delivered it to the County for acceptance. A copy of that easement is attached hereto as Exhibit 1; and

WHEREAS, the easement area is described in Exhibit B of the attached Slope Easement and depicted in Exhibit A of the attached Slope Easement; and

WHEREAS, the Slope Easement abuts County Road "D" aka West Land 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 Slope Easement from CTP Partners, LLC, attached hereto as Exhibit 1 and incorporated herein by this reference, is hereby accepted by the County for public road and utility purposes.
2. The Slope Easement area shall become part of the right-of-way of County Road "D" aka West Land Road.

3. The Slope Easement 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

Approved as to form:

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

By: \_\_\_\_\_  
Casey Garrett, Commissioner

By: \_\_\_\_\_  
Margaret Magruder, Commissioner

Exhibit 1

**GRANTOR NAME AND ADDRESS:**

CTP Partners, LLC  
PO Box AF  
Scappoose, OR 97056

**AFTER RECORDING, RETURN TO GRANTEE:**

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

**SLOPE EASEMENT**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **CTP Partners, LLC**, hereinafter Grantors, for themselves and for their successors and assigns, do hereby convey and grant unto **COLUMBIA COUNTY**, a political subdivision of the State of Oregon, hereinafter Grantee and its successors and assigns a perpetual easement, appurtenant to the Grantee's property and upon, though, over, under and across that part of Grantor's property described and depicted on Exhibits A and B attached hereto and by this reference incorporated herein, hereinafter "the Easement Site". This easement is for the purpose of the construction, reconstruction, upgrade, replacement, repair, maintenance, and inspection of slopes and related appurtenances.

Grantee's rights in the Easement Site described above includes the right to have Grantee's officers, agents, employees, successors, assigns, contractors, and subcontractors, and their equipment upon the Easement Site for the purposes described above. Grantee may remove trees, shrubs, brush, paving or other materials within the Easement Site whenever necessary to accomplish these purposes without incurring any obligation to replace such items or to reimburse for their loss.

IT IS UNDERSTOOD that the easement rights herein granted shall become effective on the date last signed below and shall run with the land and continue in full force and effect until Grantee formally vacates the Easement.

IT IS ALSO UNDERSTOOD that all right, title and interest in and to the Easement Site which may be used and enjoyed without interfering with the rights conveyed by this Easement are reserved to Grantor; provided, however, that Grantor shall not construct or maintain any building or other structures within the Easement Site without prior written approval from the Columbia County Public Works Department. In addition, Grantor shall not alter the configuration of the material forming the slope, including alteration by addition or removal of material, without prior written approval from the Columbia County Public Works Department.

IN WITNESS THEREOF, Grantors have signed this document this 7 day of April, 2025.

By: [Signature]  
Member

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

STATE OF OREGON            )  
  ) ss.  
County of Columbia        )

The foregoing instrument was acknowledged before me this 7th day of April, 2025, by Scott T. Parker upon whose authority and on whose behalf this instrument is signed.

[Signature]  
Notary Public for Oregon

SLOPE EASEMENT

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**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, Casey Garrett, Kellie Jo Smith and Margaret Magruder, Board of Commissioners of Columbia County, Oregon, and the Grantee consents to the conditions thereof.

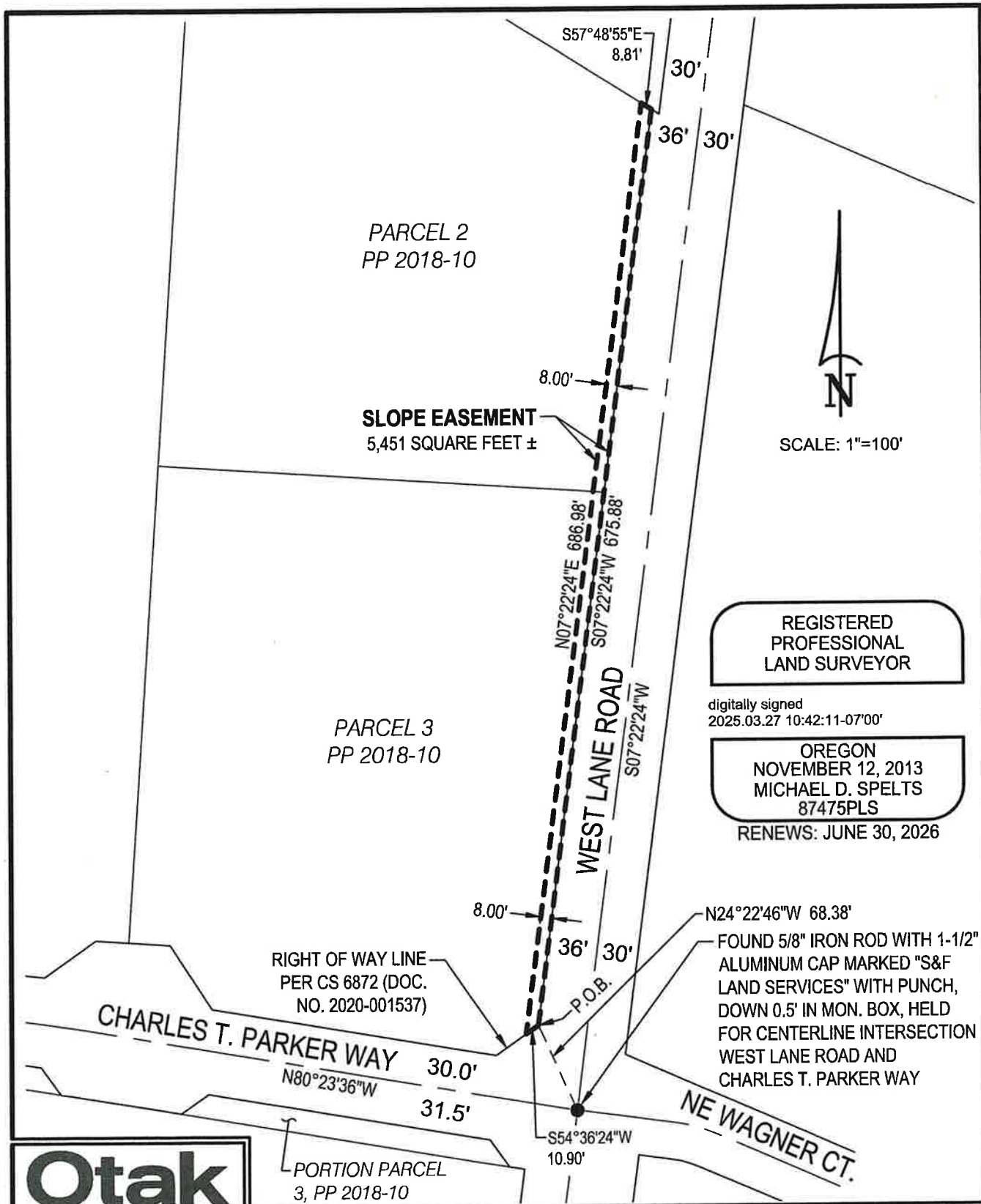
Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

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

By: \_\_\_\_\_  
Casey Garret, Chair

By: \_\_\_\_\_  
Kellie Jo Smith, Commissioner

By: \_\_\_\_\_  
Margaret Magruder, Commissioner



**Otak**  
  
 808 SW 3RD AVE., SUITE 800  
 PORTLAND, OREGON 97204  
 PHONE: (503) 287-6825  
 WWW.OTAK.COM  
 PROJECT: 21572

**EXHIBIT A**  
 SLOPE EASEMENT IN PARCELS 2 & 3 OF PARTITION PLAT NO. 2018-10,  
 IN THE SOUTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 3 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN  
 CITY OF SCAPPOOSE, COLUMBIA COUNTY, OREGON  
 MARCH 27, 2025

**EXHIBIT B**  
**SLOPE EASEMENT LEGAL DESCRIPTION**

March 27, 2025 (Otak #21572)

That portion of Parcels 2 and 3 of Partition Plat No. 2018-10 recorded as Instrument No. 2018-6391, Columbia County Records, in the southeast quarter of Section 1, Township 3 North, Range 2 West, Willamette Meridian, City of Scappoose, Columbia County, Oregon, described as follows:

BEGINNING at a point on the westerly right of way line of West Lane Road 36.00 feet from, when measured at right angles to, the centerline thereof as shown on County Survey #6872, Columbia County Records, said POINT OF BEGINNING being North 24°22'46" West 68.38 feet from a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "S&F LAND SERVICES" found in a monument box at the intersection of the centerlines of said West Lane Road and Charles T. Parker Way as set in said survey;  
thence along the right of way line at the northwest quadrant of said intersection as shown on said survey, South 54°36'24" West, 10.90 feet to a point on a line parallel with and 44.00 feet westerly of the centerline of said West Lane Road;  
thence along said parallel line, North 07°22'24" East, 686.98 feet to the northeasterly line of said Parcel 2;  
thence along said northeasterly line, South 57°48'55" East, 8.81 feet to a point on said westerly right of way line;  
thence along said westerly right of way line, South 07°22'24" West, 675.88 feet to the POINT OF BEGINNING.

Contains 5,451 square feet, more or less.

Bearings per the Oregon State Plane Coordinate System, North Zone, NAD83(2011).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

digitally signed  
2025.03.27 10:42:27-07'00'

OREGON  
NOVEMBER 12, 2013  
MICHAEL D. SPELTS  
87475PLS

RENEWS: JUNE 30, 2026