

After recording, return to:

**RECORDING INFORMATION**

Yamhill County Counsel  
434 NE Evans Street  
McMinnville, OR 97128

Tax statements to:

Yamhill County Counsel  
434 NE Evans Street  
McMinnville, OR 97128

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**Dedication of Public Right of Way**

I, Richard G. Colgan, Trustee of the Richard G. Colgan Living Trust, dated March 5, 2001 ("Grantor"), for the true and actual consideration of Three Thousand Three Hundred Seventy One and 20/100 dollars (\$3,371.20) does hereby convey unto YAMHILL COUNTY, a political subdivision of the State of Oregon, Grantee, the real property described in Exhibit "A." Exhibit "A" is attached hereto and incorporated into this document by reference.

Grantor hereby covenants to and with Grantee that Grantor owns said property outright and that said property is free from all liens and encumbrances, except for easement, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

Grantors agree that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages to Grantors' remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from Grantee's negligence.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

**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. 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**

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations

hereof shall not become binding upon Yamhill County, unless and until accepted and approved by the recording of this document.

Dated this 2 day of JUNE, 2015.

Richard G. Colgan  
RICHARD G. COLGAN

State of OREGON )  
County of Yamhill )

On this 2<sup>nd</sup> day of June, 2015, personally appeared before me Richard G. Colgan who acknowledged said instrument to be his/her/their voluntary act and deed.  
Before me:

Keri A. Hinton  
Notary Public for Oregon  
My Commission Expires: 06-16-2018

Accepted on behalf of Yamhill County:

Allen Springer  
Allen Springer, Chair, Board of Commissioners



Accepted by Yamhill County Board of Commissioners on 6.4.15 by Board Order # 15-1128

**Tax Lot # 3309 01000**

Being a portion of real property lying in Section 9, Township 3 South, Range 3 West, Willamette Meridian in Yamhill County, Oregon, and being right of way in a portion of the property described in Instrument number 200103898 of the Deed and Mortgage Records of Yamhill County, Oregon, and being more particularly described as follows:

A strip of land for roadway and utility purposes being a variable feet in width as noted below according to survey CS-13014:

Beginning at a point along Curve 1 where the centerline of Worden Hill Rd intersects Oregon Hwy 240 right of way, said point being N 3152.09 and E 1715.90 from WLY SW corner D.D. Bailey DLC as shown in survey CS-13014, where Curve 1 (CS-13014) is a curve concave to the Northeast having a radius of 28.51 feet (chord bearing S35°50'16"E chord distance 38.83 feet) 26.54 feet along the curve to an 5/8" iron rod, labeled "PT: 0+55.88" in said survey; Thence following along centerline S79° 38' 15" E, roughly 26 feet more or less to a point where the road centerline intersects the Eastern boundary of the property described in Instrument number 201004887 of the Deed and Mortgage Records of Yamhill County, said point also being the most Northerly NW corner of that property described in Instrument number 200103898 of the Deed and Mortgage Records of Yamhill County and the TRUE POINT OF BEGINNING; Thence continuing S 79° 38' 15" E, 78.09 feet to a 5/8" Iron rod labeled "PC 1+96.57" (CS-13014); Thence along Curve 2 a curve concave to the Southwest having a radius of 358.37 feet (chord bearing S66°13' 04"E chord distance 177.07 feet) 178.92 feet along the curve to a 5/8" iron rod, labeled "PT: 3+75.49" in said survey; Thence S51° 54' 53"E 176.78 feet to a 5/8" iron rod; Thence S50° 20' 21"E 363.71 feet to a 5/8" iron rod; Thence along Curve 3, a curve concave to the Southwest having a radius of 144.81 feet (chord bearing S27° 39' 51"E a distance of 135.61 feet) a distance of 141.13 feet to a 5/8" iron rod; Thence S00°15' 14"W a distance of 299.78 feet more or less to the intersection of centerline and the South line of the property described in Instrument number 200103898 of the Deed and Mortgage Records of Yamhill County, Oregon and the terminus of the centerline herein described. This right of way including offsets right and left contains 0.6 acres more or less.

Description of Centerline	Offset Left	Offset Right
From a point S79°38' 15"E roughly 26 feet of the PT of Curve 1 to the PC of Curve 2, Sta 1+96.57	From 14.1'* to 16.67'*	From 30.22' to 30'
From the PC of Curve 2, Sta 1+96.57 to a point along Curve 2, 42.75 feet (calculated station 2+38.32	From 16.67' to 20'*	30'
Station 2+38.32 (on Curve 2) to the PT of this curve, labeled "PT 3+75.49"	20'	30'
The PT of Curve 2 labeled "PT 3+75.49" to the beginning of Curve 3 labeled "PC: 9+15.98"	20'	26'
The beginning of Curve 3 labeled "PC: 9+15.98" to the terminus of centerline described herein.	20'	20'

such that the Northerly ("left side") right of way (ROW) line always ends at Hwy 240 ROW.  
 Note: This ROW line is not parallel to centerline.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*William A. Gille*  
 OREGON  
 JANUARY 19, 1982  
 WILLIAM A. GILLE  
 1973

*Expires 6/30/2015*

STA 0+00.00

N07°25'16"E 13.16'

S81°36'56"E

161.25'

PI: 3+75.49

PC: 0+13.16

PC: 1+96.57

PC: 4+0.69

PI: 0+55.88

INTERSECTION OF  
CENTRILINE AND  
HWY 240 ROW  
N 3152.09, E 1715.90  
FROM W.L.Y SW  
CORNER D.D. BAILEY  
DLC

5/8" IR SET  
ALONG RD  
CENTRILINE  
3' BELOW SURFACE

5/8" IR SET  
ALONG RD  
CENTRILINE  
3' BELOW SURFACE

5/8" IR SET  
ALONG RD  
CENTRILINE  
3' BELOW SURFACE

5/8" IR SET  
ALONG RD  
CENTRILINE  
3' BELOW SURFACE

PI: 5+52.28

5/8" IR SET  
ALONG RD  
CENTRILINE  
3' BELOW SURFACE

APPROXIMATE  
PROPERTY LINE

Oregon Hwy 240 (60' R/W)

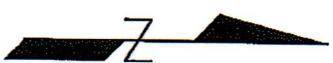
HISTORICAL WOODEN HILL RD ROW

WOODEN HILL RD ROW

TL 01000

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	42.72	28.51'	85°50'51"	38.83'	N35°50'16"W
C2	178.92	358.37'	28°36'21"	177.07'	N66°13'04"W
C3	141.13	144.81'	50°35'35"	135.61'	N27°39'51"W

CURVE TABLE



APPROXIMATE  
PROPERTY LINE

299.78'

S 00°15'14" W 1460.78'

5/8" IR SET  
ALONG ROAD  
CENTRILINE  
3' BELOW SURFACE

PTI: 10+57.11

R=144.81'  
L=141.13'  
CH=N27°39'51" W 135.61'

5/8" IR SET  
ALONG RD  
CENTRILINE  
3' BELOW SURFACE

PC: 8+91.99

YAMHILL COUNTY  
DEPARTMENT OF PUBLIC WORKS

DATE: 03/17/2015

DRIVEWAY CHECKLIST FOR PIN #: R2433 01100  
SITUS:

- NO ARE YOU CONSTRUCTING A NEW DRIVEWAY?
- NO ARE YOU MAKING MODIFICATIONS TO THE ENTRANCE OF AN EXISTING DRIVEWAY?
- NO IS THE USE OF THE DRIVEWAY BEING CHANGED TO COMMERCIAL OR SUBDIVISION?
- NO IS THIS A TEMPORARY DRIVEWAY?

A PERMIT IS REQUIRED IF THE ANSWER IS YES TO ANY OF THE ABOVE QUESTIONS.

APPLICANT NAME: STEPHEN ONEILL  
ADDRESS: 7200 NW BONY RD  
YAMHILL OR 97148

PHONE: 5033120727

B.O. 15-148