

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

Meldon Investment Corporation, an Oregon corporation, now known as Bayou Golf Course, Inc., an Oregon corporation (the "Grantor"), for the true and actual consideration of One and 00/100 dollars (\$1.00) does hereby convey unto YAMHILL COUNTY, a political subdivision of the State of Oregon, the "Grantee", a public right of way easement over and to 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 (i) Grantor owns said property outright, (ii) the individual signing this deed on behalf of Grantor is its duly authorized official and (iii) said property is free from all liens and encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

Grantor agrees that the consideration recited herein is just compensation for the public right of way easement over and to the real property conveyed, including any and all damages to Grantor's 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 15th day of September, 2015.

[Signature]  
Printed Name: TERENCE RAY  
Title: Vice President

State of OREGON )  
                          )ss.  
County of Yamhill )  
                  MARION

On this 15 day of September, 2015, personally appeared before me MARIE CLEMENT in their capacity as Vice President for Bayou Golf Course, Inc. who acknowledged said instrument to be their voluntary act and deed.  
Before me:

[Signature]  
Notary Public for Oregon  
My Commission Expires: 04/26/16

Accepted on behalf of Yamhill County:

[Signature]  
Chair, Board of Commissioners



Accepted by Yamhill County  
Board of Commissioners on  
9.24.15 by Board Order  
# 15-393

EXHIBIT A

BAYOU DRIVE

DEDICATION OF 40' RIGHT OF WAY

Being a portion of real property lying in Section 81, Township 4 South, Range 4 West, Willamette Meridian in Yamhill County, Oregon, and being only that portion of the below described property described in Book 226, Page 1978 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 40 feet in width, lying 20 feet on either side of the following described public road centerline:

Beginning at a point lying on the West Right of Way of Oregon Highway 99W as shown in County Survey 12966 and being North 445.95 feet and East 2036.95 feet from the corner common to sections 81 and 82, Township 4 South, Range 4 West and sections 5 and 6, Township 5 South, Range 4 South, Willamette Meridian in Yamhill County, Oregon; thence following along the centerline of the Proposed Dedicated 40' R/W (1369).SQ FT)  $585^{\circ} 41' 09'' W$  94.84 feet to an angle point called "P1: 0+94.84" in survey 12966; thence  $S88^{\circ} 10' 41'' W$  181.55 feet to a point of curvature labeled "PC: 2+75.90" in survey 12966; thence following along a curve, concave to the southeast having a radius of 217.18 feet (chord bearing  $S74^{\circ} 05' 58'' W$  chord distance 95.12 feet) a distance of 93.93 feet to a point of reverse curvature labeled "PRC: 3+72.82" in survey 12966; thence following along a curve, concave to the northwest having a radius of 170.16 feet (chord bearing  $S83^{\circ} 31' 33'' W$  chord distance 122.51 feet) a distance of 125.88 feet to a point of tangency labeled "PT: 4+98.15" in survey 12966, said point being the terminus of this described centerline.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*William A. Gille*

OREGON  
JANUARY 18, 1902  
WILLIAM A. GILLE  
1978

expires 6/30/2015

Exhibit D

(see attached)

Record of Survey for:  
**Bayou Drive**

Location: Township 4 South, Range 4 West, SW 1/4 Section 32  
W.M., H.D. Martin Donation Land Claim No. 59  
Yamhill County, OR 97128

Taxlot: 4432CD-900

Date: 12 November 2013

Narrative:

The purpose of this survey is to establish a new right-of-way alignment for Bayou Drive through the BAYOU DRIVE GOLF COURSE. New curve geometry has been created and nine (9) 5/8" iron rods were set to demarcate the dedicated right-of-way boundary. See Page 2 for detail.

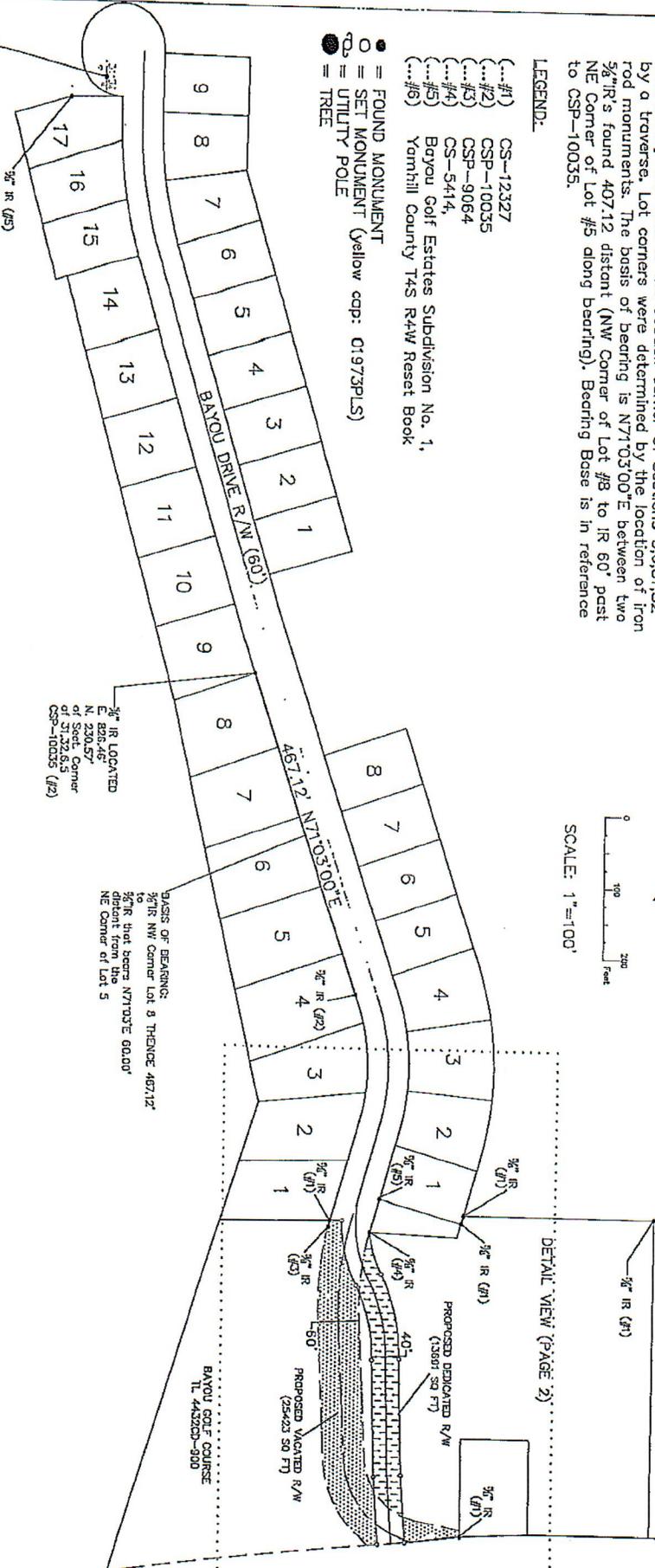
This survey was tied to the section corner of Sections 5,6,31,32 by a traverse. Lot corners were determined by the location of iron rod monuments. The basis of bearing is N71°03'00"E between two 3/8" IRs found 407.12 distant (NW Corner of Lot #8 to IR 60" past NE Corner of Lot #5 along bearing). Bearing Base is in reference to CSP-10035.

LEGEND:

- (...#1) CS-12327
- (...#2) CSP-10035
- (...#3) CSP-9064
- (...#4) CS-5414,
- (...#5) Bayou Golf Estates Subdivision No. 1,
- (...#6) Yamhill County T4S R4W Reset Book

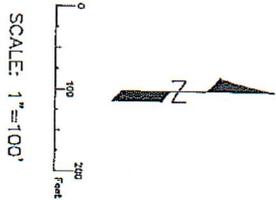
- = FOUND MONUMENT
- = SET MONUMENT (yellow cap: 01973PLS)
- ⊕ = UTILITY POLE
- = TREE

SECTION CORNER  
FOUND 3/8" IR (#9)  
0.3' BELOW PAVEMENT  
BRASS CAP CORNER



**SURVEYOR:**  
William Gilie  
2060 NE Lafayette Ave  
McMinville, OR 97128  
Phone: (503)-434-7365  
Fax: (503)-472-4068  
Email: gilieb@co.yamhill.or.us

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
L. J. Gilie  
JULY 1978  
OR 1978  
EXPIRES 06/30/2015



BAYOU GOLF COURSE  
TL 5803-440

Record of Survey for  
**Bayou Drive**

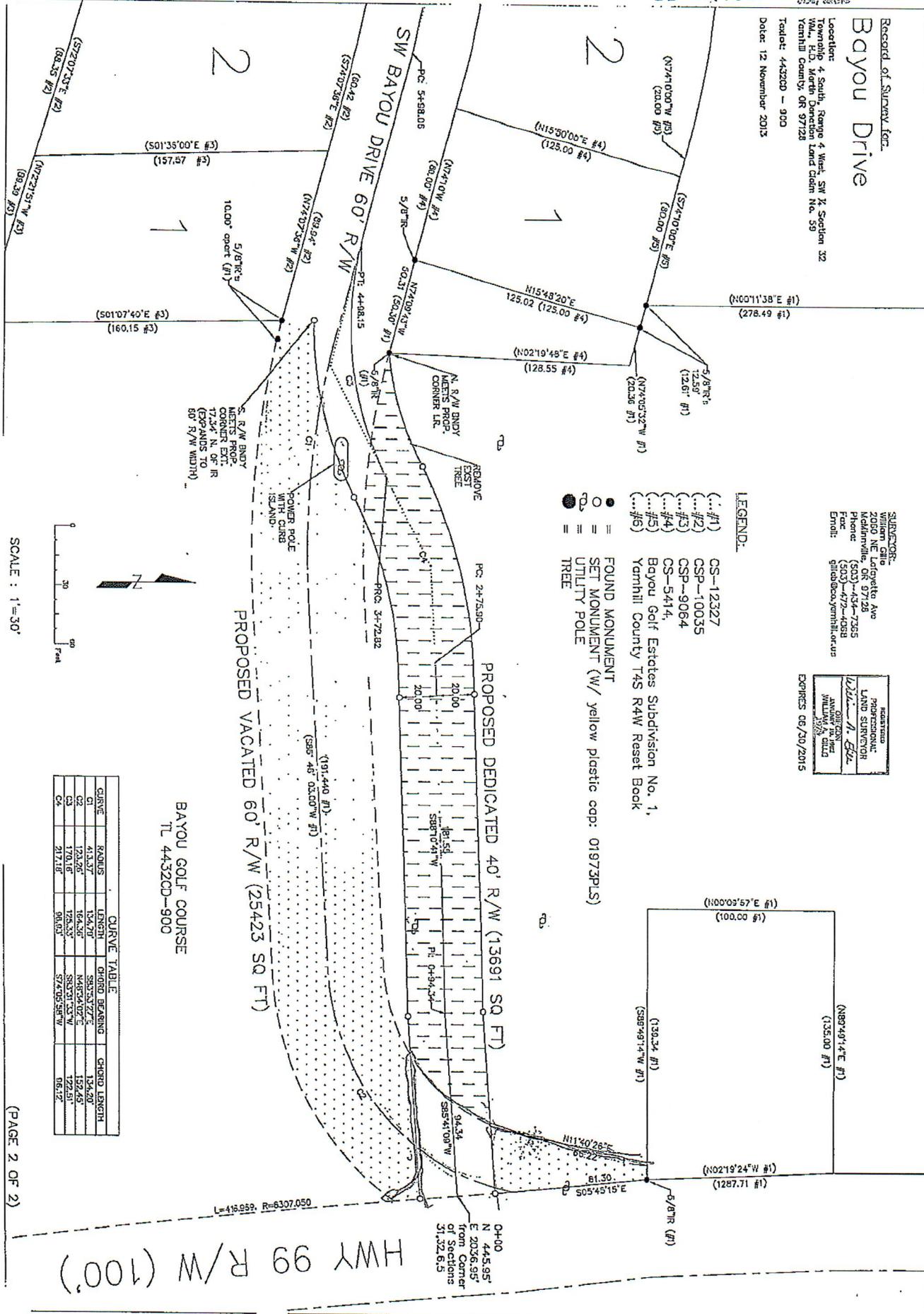
Location: Township 4 South, Range 4 West, SW 1/4 Section 32  
W.M. H.D. North Direction Land Claim No. 59  
Yamhill County, OR 97128  
Toll#: 443200 - 900  
Date: 12 November 2013

**SURVEYOR:**  
William Gille  
2000 NE Logovettes Ave  
McMinnville, OR 97128  
Phone: (503) 472-4088  
FAX: (503) 472-4088  
Email: gille@bayyammill.or.us

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
WILLIAM GILLE  
ANNUAL RENEWAL DATE: 11/14/2015  
EXPIRES 06/20/2015

**LEGEND:**

- (...#1) CS-12327
- (...#2) CSP-10035
- (...#3) CSP-9064
- (...#4) CS-5414
- (...#5) Bayou Golf Estates Subdivision No. 1, Yamhill County T4S R4W Reset Book
- (...#6)
- = FOUND MONUMENT
- = SET MONUMENT (w/ yellow plastic cap: 01973PUS)
- ⊕ = UTILITY POLE
- ⊙ = TREE



**CURVE TABLE**

| CURVE | RADIUS  | LENGTH  | CHORD BEARING | CHORD LENGTH |
|-------|---------|---------|---------------|--------------|
| G1    | 413.37' | 134.20' | S83°53'27"E   | 134.20'      |
| G2    | 123.26' | 164.36' | N48°24'07"E   | 152.45'      |
| G3    | 170.16' | 175.53' | S83°21'53"W   | 172.51'      |
| G4    | 217.16' | 90.61'  | S74°05'58"W   | 86.12'       |

**BAYOU GOLF COURSE**  
TL 44-3200-900

SCALE: 1"=30'

(PAGE 2 OF 2)