

After Recording, Return To:

Yamhill County
Office of County Counsel
535 NE Fifth Street
McMinnville, Oregon 97128

ACCEPTED AND APPROVED BY:



Mary Starrett, Chair, Yamhill County
Board of Commissioners, for:
YAMHILL COUNTY

3-25-21

Date

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

202106065



00608163202100060650040046

NO FEE

03/25/2021 01:55:24 PM

DMR-EDMR Cnt=1 Stn=6 MILLSA
This is a no fee document

RIGHT-OF-WAY EASEMENT

E. ELLEN ROE AND ROBERT B. ROE Trustees, 14027 NE North Valley Road, Tax Lot 2320-700, Newberg, Oregon, "Grantors," hereby grant and donate to YAMHILL COUNTY, a political subdivision of the State of Oregon, "Grantee," a permanent, perpetual, non-exclusive easement, over, across and under real property situated in Yamhill County, as more particularly described in the attached Exhibit A and as shown on the attached Exhibit B, labeled as follows and incorporated herein by reference ("Easement Area"):

EXHIBIT A - Description: "LEGAL DESCRIPTION; RIGHT-OF-WAY DEDICATION"
(containing 498 square feet, more or less)

EXHIBIT B - Sketch: "EXHIBIT SKETCH; RIGHT-OF-WAY DEDICATION"

1. Easement uses. The easement conveyed by Grantor to Grantee and Grantee's successors and assigns, is the right to future use and development of the Easement Area for county right-of-way purposes, including for the installation, replacement and operation of signage. The right to construct and maintain signage on the Easement Area includes the right to landscape and manage storm water erosion over, under and across the Easement Area, in a manner that does not adversely affect Grantor's property.

2. Maintenance and Repair. Grantee, its successors and/or assigns, shall be responsible for maintenance and repair of the Easement Area, and Grantor shall have no responsibility for maintenance or repair. Grantee, its successors and/or assigns, shall be responsible for monitoring the Easement Area to ensure ongoing maintenance as necessary to prevent nuisance and/or safety problems from arising or affecting Grantor's property.

3. Consideration. The consideration for grant of this easement consists of the mutual covenants and agreements of the parties contained herein.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on:

Date: March 22, 2021

By: E. Ellen Roe
E. Ellen Roe

STATE OF OREGON)
County of Yamhill)

The foregoing instrument is acknowledged before me this 22nd day of March, 2021, by E. Ellen Roe.



Keri L. Hinton
Notary Public for Oregon
My Commission Expires: June 10, 2022

Date: 3-22-21

By: Robert B. Roe
Robert B. Roe

STATE OF OREGON)
County of Yamhill)

The foregoing instrument is acknowledged before me this 22nd day of March, 2021, by Robert B. Roe.



Keri L. Hinton
Notary Public for Oregon
My Commission Expires: June 10, 2022

Accepted by Yamhill County
Board of Commissioners on
3/25/21 by Board Order
21-108



LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION

A PORTION OF PARCEL #3 AS DESCRIBED IN INSTRUMENT NO. 200104082 RECORDED MARCH 22, 2001, YAMHILL COUNTY OFFICIAL RECORDS, LYING WITHIN THE SOUTH HALF OF THE PHILLIP THOMPSON DONATION LAND CLAIM (DLC) NO. 58, IN SECTIONS 19 AND 20, TOWNSHIP 2 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A POINT ON THE DIVISION LINE BETWEEN THE NORTH HALF AND SAID SOUTH HALF OF SAID DLC NO. 58, SAID POINT BEARS SOUTH 87°40'08" EAST, 3121.70 FEET FROM THE SOUTHWEST CORNER OF SAID NORTH HALF OF DLC NO. 58 AND IS COINCIDENT WITH THE CENTERLINE OF ALBERTSON ROAD (YAMHILL COUNTY ROAD NO. 115), HAVING A 60 FOOT WIDTH; THENCE LEAVING SAID DIVISION LINE, ALONG SAID CENTERLINE, SOUTH 88°52'34" WEST, 90.86 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE, SOUTH 45°09'20" WEST, 54.35 FEET; THENCE NORTH 89°50'40" WEST, 65.95 FEET; THENCE NORTH 45°09'20" WEST, 50.20 FEET TO SAID CENTERLINE OF ALBERTSON ROAD; THENCE ALONG SAID CENTERLINE, NORTH 88°52'34" EAST, 140.10 FEET TO THE POINT OF BEGINNING.

EXCLUDING THEREFROM: THAT PORTION OF SAID ALBERTSON ROAD (YAMHILL COUNTY ROAD NO. 115) RIGHT-OF-WAY AS ACCEPTED IN YAMHILL COUNTY COMMISSIONERS JOURNAL.

THIS DESCRIPTION CONTAINS 498 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS BASED ON OREGON STATE PLANE, NORTH ZONE, AND SCALED TO GROUND. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

 Digitally signed by
Andrew Neal Huston

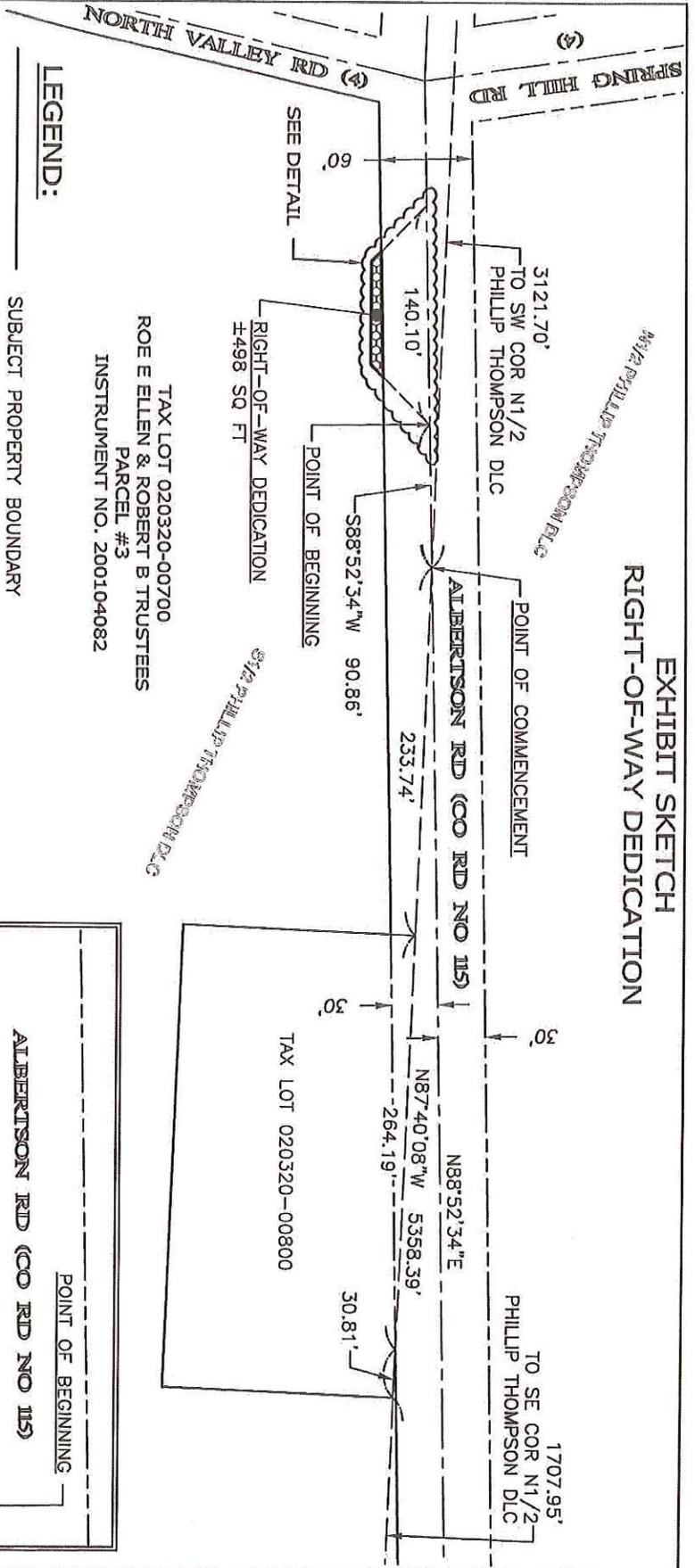
OREGON
JANUARY 21, 2009
ANDREW N. HUSTON
61407PLS

RENEWS: 6/30/2021

B.O. 21-1D8
Exhibit "A"

EXHIBIT B

**EXHIBIT SKETCH
RIGHT-OF-WAY DEDICATION**



TAX LOT 020320-00700
ROE E ELLEN & ROBERT B TRUSTEES
PARCEL #3
INSTRUMENT NO. 200104082

LEGEND:

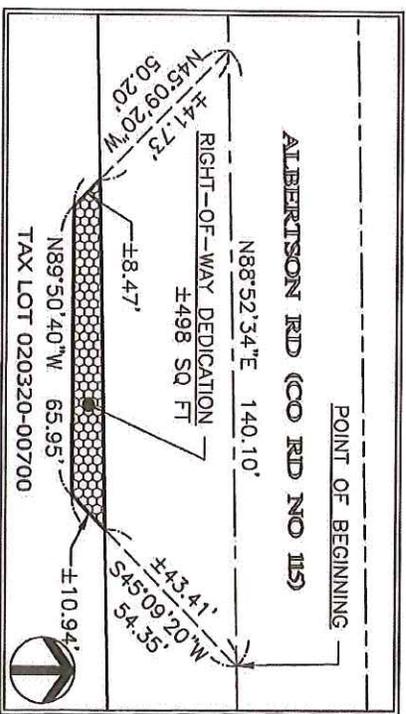
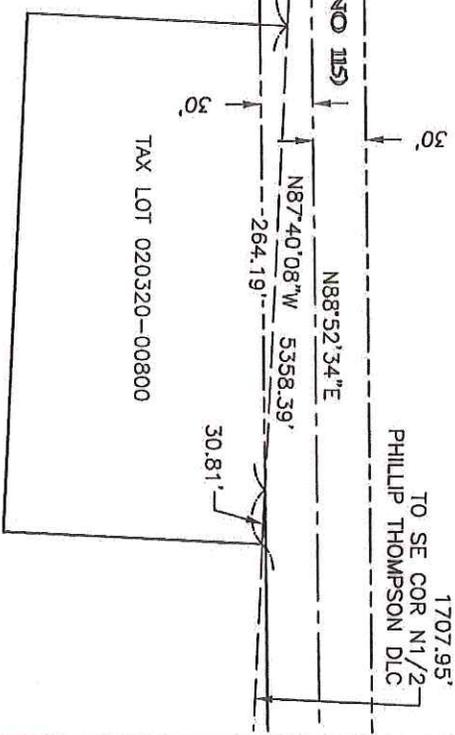
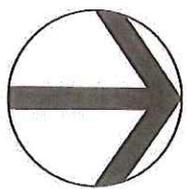
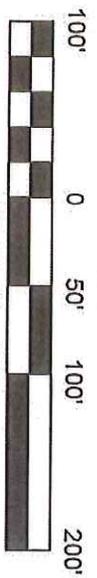
- SUBJECT PROPERTY BOUNDARY
- ROADWAY RIGHT-OF-WAY SIDELINE
- ROADWAY RIGHT-OF-WAY CENTERLINE
- DEED LINE
- ▨ AREA OF RIGHT-OF-WAY DEDICATION

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally signed by
Andrew Neal Huston

OREGON
JANUARY 21, 2009
ANDREW N. HUSTON
61407PLS

RENEWALS: 6/30/2021



SSF Land Services

Date: 03-10-2021
Proj No: 21-353-01

4858 SW SCHOLLS FERRY RD.
STE A, PORTLAND, OR 97225
(503) 345-0328

www.ssfands.com
info@ssfands.com

B.D. 21-108
Exhibit "B"