

**Deed of Dedication**

**SEVEN-H ENTERPRISES, INC., Grantor(s)**, does hereby convey unto **YAMHILL COUNTY**, a political subdivision of the State of Oregon, **Grantee**, the real property described in **Exhibit "A,"** dated 9/24/2021, for purposes that shall forever benefit the public, such as public road and utility purposes. Exhibits "A" and "B" are attached hereto and incorporated into this document by reference. The true consideration of this conveyance is for other value given, the receipt of which is hereby acknowledged by Grantor.

Grantor covenants to and with Grantee that Grantor owns said property outright and that said property is free from all liens and encumbrances, and that Grantor and their heirs and personal representatives shall warrant and forever defend the said premises against the lawful claims and demands of all persons claiming by, through, or under the Grantor.

FIRST AMERICAN TITLE

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.

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. 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.

Dated this 8<sup>th</sup> day of November 2021.

OFFICIAL YAMHILL COUNTY RECORDS  
BRIAN VAN BERGEN, COUNTY CLERK

**202122313**

GRANTOR/s



**\$101.00**

By:

James R. Hay, President  
James R. Hay, President

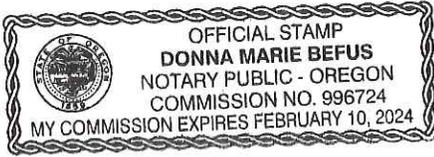
**11/10/2021 03:07:58 PM**

DMR-DDMR Cnt=1 Stn=3 SUTTONS  
\$25.00 \$5.00 \$11.00 \$60.00

**AFTER RECORDING  
RETURN TO:**

State of OREGON )  
 )ss.  
County of Yamhill )

On this 8 day of November, 2021, personally  
appeared before me Jama R. Hayes as President who  
acknowledged said instrument to be his or her voluntary act and  
deed. Before me: \* of Seven-H Enterprises  
INC.



[Signature]  
Notary Public for Oregon  
My Commission Expires: 2/10/2024

or

### Acceptance of Dedication

Yamhill County, a political subdivision of the State of Oregon, does hereby accept the foregoing dedication to the public.

Dated this 10 day of NOVEMBER 2021.

#### GRANTEE: YAMHILL COUNTY

By: [Signature]  
KEN HUFFER, County Administrator

State of OREGON )  
 )ss.  
County of Yamhill )

On this 10th day of November, 2021, personally  
appeared before me KEN HUFFER who  
stated that (s)he is the County Administrator of Yamhill County,  
a corporation, and that the instrument was signed in behalf of the  
said corporation by authority of its board of directors and  
acknowledged said instrument to be its voluntary act and deed.  
Before me:



[Signature]  
Notary Public for Oregon  
My Commission Expires: June 10, 2022

Accepted by Yamhill County  
Board of Commissioners on  
11/9/21 by Board Order  
# 21-465

JK

EXPIRES 31 DECEMBER 2022

Leland MacDonald & Assoc.  
3765 Riverside Drive  
McMinnville, OR 97128  
Phone: 472-7904  
Fax: 472-0367



24 September 2021

**Exhibit "A"**

Description of Real property for: County Road No. 430 (Peavine Road) Right of Way dedication over Tax Lot 4528-05500.

A strip of land 60 feet in width, being 30 feet on each side of the centerline thereof, located in Section 21 Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, said centerline being more particularly described as follows:

BEGINNING at a point on the existing centerline of Peavine Road, said point being North 857.02 feet from the Southeast corner of said Section 21; thence South 46°40'31" West 25.55 feet to the beginning of a curve concave to the southeast and having a radius of 517.76 feet; thence 232.94 feet southwesterly along said curve, the chord of which bears South 33°47'12" West 230.98 feet; thence South 20°53'54" West 55.33 feet to the beginning of a curve concave to the northwest and having a radius of 219.17 feet; thence 198.37 feet southwesterly along said curve, the chord of which bears South 46°49'38" West 191.67 feet; thence South 72°45'21" West 50.08 feet to the beginning of a curve to concave to the north and having a radius of 437.46 feet; thence 134.49 feet westerly along said curve, the chord of which bears South 81°33'48" West 133.96 feet; thence North 89°37'45" West 50.08 feet to the beginning of a curve concave to the northeast and having a radius of 216.60 feet; thence 102.01 feet northwesterly along said curve, the chord of which bears North 76°08'12" West 101.07 feet; thence North 62°38'39" West 85.98 feet to the beginning of a curve concave to the south and having a radius of 213.33 feet; thence 289.75 feet westerly along said curve, the chord of which bears South 78°26'40" West 267.99 feet; thence South 39°31'59" West 156.75 feet to the beginning of a curve concave to northwest and having a radius of 143.01 feet; thence 139.89 feet southwesterly along said curve, the chord of which bears South 67°33'25" West 134.38 feet; thence North 84°25'10" West 66.64 feet to the beginning of a curve concave to the south and having a radius of 149.21 feet; thence 129.89 feet southwesterly along said curve, the chord of which bears South 70°38'33" West 125.82 feet; thence South 45°42'16" West 84.66 feet to the beginning of a curve concave to the northwest and having a radius of 157.21

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Exhibit "A"

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feet; thence 102.79 feet southwesterly along said curve, the chord of which bears South 64°26'09" West 100.97 feet to the beginning of a compound curve concave to the north and having a radius of 454.34 feet; thence 52.90 feet westerly along said curve, the chord of which bears South 86°30'10" East 52.87 feet to a point on the north line of the Plat of Eagle Point Ranch, being the POINT OF TERMINUS, the side lines of said strip of land to extend and shorten with the east line of Eagle Point Ranch and the South line of that tract of land described in deed to ERIC A. WOLFF recorded October 21, 2003 in Instrument No. 200327004, Deed Records of Yamhill County, Oregon, said strip of land contains 12,570 square feet or 2.81 acres of land, more or less, all as shown on Exhibit "B", a map attached hereto and made a part thereof.

END DESCRIPTION

# Right of Way Exhibit for: Yamhill Soil & Water Conservation District

Location: E 1/2 Section 28 and SE 1/4 Section 21, T. 4 S.,  
R. 5 W., WM., Yamhill County, OR

Tax Lot: R4528-05500, R4521-00700

Date: 24 September 2021

Scale: 1" = 200'

Exhibit "B"

BY: LELAND MACDONALD & ASSOC., LLC  
FORMERLY DBA MATT DUNCHEL & ASSOC.  
3765 RIVERSIDE DRIVE  
MCMINNVILLE, OREGON 97128  
PHONE: 503-472-7904  
FAX: 503-472-0367  
EMAIL: LEE@MACDONALDSURVEYING.COM

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Leland A. MacDonald*

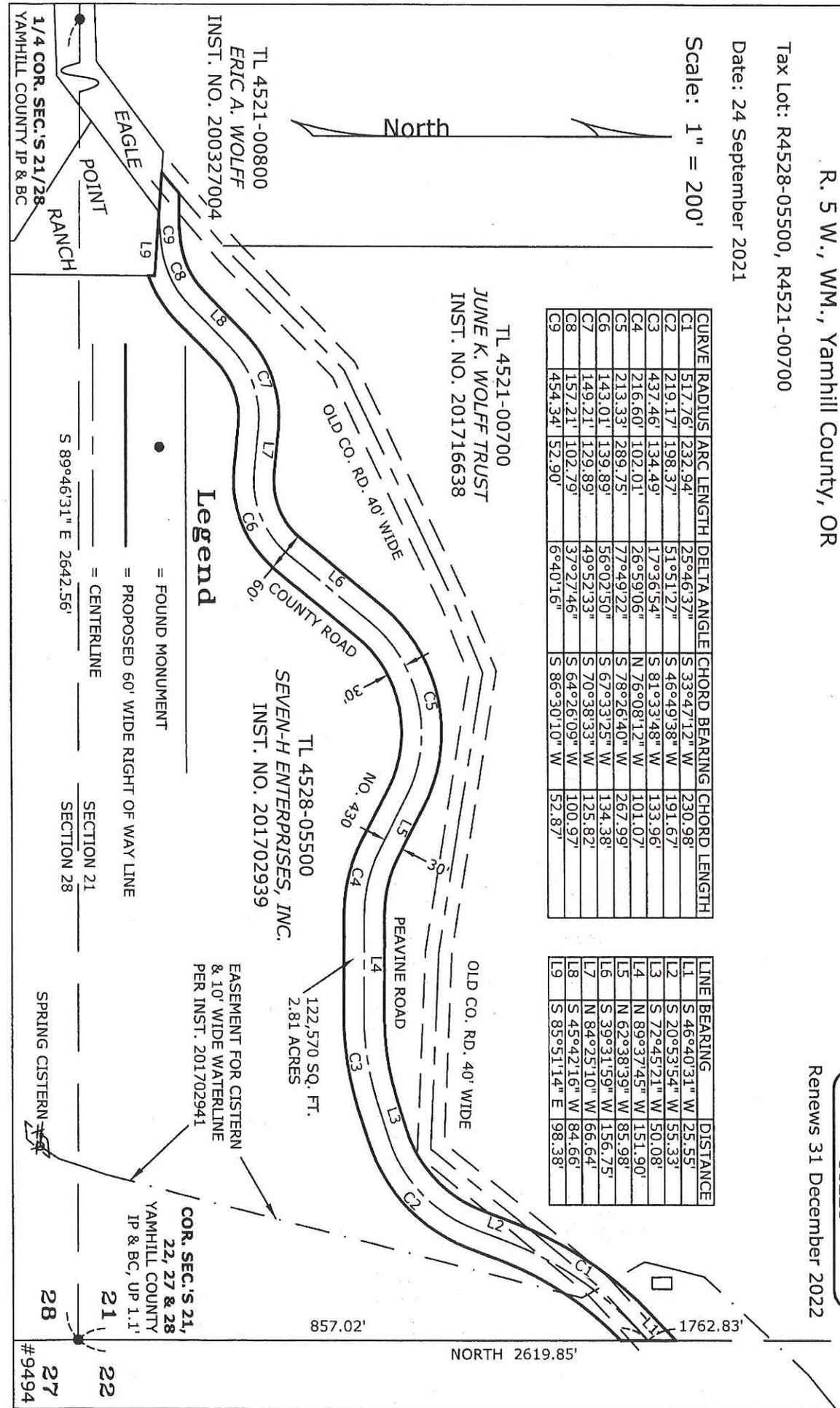
OREGON  
January 16, 2002  
LELAND A. MACDONALD  
53226

Renews 31 December 2022

1/4 COR. SEC.'S 27/28  
YAMHILL COUNTY IP & BC

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	517.76'	232.94'	25°46'37"	S 33°47'12" W	230.98'
C2	219.17'	198.37'	51°51'27"	S 46°49'38" W	191.67'
C3	437.46'	134.49'	17°36'54"	S 81°33'48" W	133.96'
C4	216.60'	102.01'	26°59'06"	N 76°08'12" W	101.01'
C5	213.33'	289.75'	77°49'22"	S 78°26'40" W	267.99'
C6	143.01'	139.89'	56°02'50"	S 67°33'25" W	134.38'
C7	149.21'	129.89'	49°52'33"	S 70°38'33" W	125.82'
C8	157.21'	102.79'	37°27'46"	S 64°26'09" W	100.97'
C9	454.34'	52.90'	6°40'16"	S 86°30'10" W	52.87'

LINE	BEARING	DISTANCE
L1	S 46°40'31" W	25.55'
L2	S 20°53'54" W	55.33'
L3	S 72°45'21" W	50.08'
L4	N 89°33'745" W	151.90'
L5	N 62°38'39" W	85.98'
L6	S 39°31'59" W	156.75'
L7	N 84°25'10" W	66.64'
L8	S 45°42'16" W	84.66'
L9	S 85°51'14" E	98.38'



TL 4521-00700  
JUNE K. WOLFF TRUST  
INST. NO. 201716638

TL 4521-00800  
ERIC A. WOLFF  
INST. NO. 200327004

TL 4528-05500  
SEVEN-H ENTERPRISES, INC.  
INST. NO. 201702939

122,570 SQ. FT.  
2.81 ACRES  
EASEMENT FOR CISTERNS  
& 10' WIDE WATERLINE  
PER INST. 201702941

COR. SEC.'S 21,  
22, 27 & 28  
YAMHILL COUNTY  
IP & BC, UP 1.1'

Legend

- = FOUND MONUMENT
- = PROPOSED 60' WIDE RIGHT OF WAY LINE
- = CENTERLINE

S 89°46'31" E 2642.56'

1/4 COR. SEC.'S 21/28  
YAMHILL COUNTY IP & BC

27  
#9494

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Exhibit "B"