

AFTER RECORDING RETURN TO:
City of Newport
169 SW Coast Hwy
Newport, OR 97365

Lincoln County, Oregon
04/07/2020 12:42:31 PM
DOC-DED
\$15.00 \$11.00 \$60.00 \$10.00 \$7.00 - Total = \$103.00

2020-03548

Cnt=1 Pgs=3 Stn=29



00180604202000035480030035

I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.

Dana W. Jenkins, Lincoln County Clerk



RIGHT-OF-WAY DEDICATION

The undersigned, Wyndhaven Ridge, LLC ("Grantor") hereby dedicates a perpetual right-of-way to the City of Newport ("Grantee") for street purposes on, over, and under the following described property, and forever dedicates for use as a public street all of the following described real property situated in Lincoln County, Oregon

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, T 10 S, R 11 W, W.M., LINCOLN COUNTY, OREGON; BEING A PORTION OF PARCEL 3 PARTITION PLAT 2019-11, LINCOLN COUNTY PLAT RECORDS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF N.E. HARNEY STREET, LOCATED SOUTH 57°55'50" WEST 429.97 FEET FROM THE QUARTER CORNER BETWEEN SECTION 32 AND SECTION 33, T10W, R11W W.M.; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A 590.00 FOOT RADIUS CURVE LEFT (LONG CHORD BEARS SOUTH 22°46'29" EAST 88.65 FEET) AN ARC DISTANCE OF 88.73 FEET; THENCE NORTH 65°09'38" WEST 56.95 FEET; THENCE ON A 70.00 FOOT RADIUS CURVE LEFT (LONG CHORD BEARS NORTH 16°43'19" EAST 60.36 FEET) AN ARC DISTANCE OF 62.41 FEET TO THE POINT OF BEGINNING.

The subject tract is illustrated on the map attached as "Exhibit A."

True and actual consideration for this transfer is other than monetary.

The dedicated property shall only be used for public street purposes, which includes utilities. Nothing in this dedication or elsewhere shall be construed as requiring Grantee to install any roadway or utility in the future.

Grantor(s) further covenants and agrees not to plant any tree, shrub or plant within the right-of-way nor build any structure or place any fence in the right-of-way without first obtaining a written permit from Grantee. Balm, poplar, locust, cottonwood or willow trees should not be planted near the right-of-way. It is understood that Grantee may remove any physical obstructions including buildings, fences, trees, or shrubbery, and abate any use of the right-of-way if Grantee finds that the physical obstruction or use will interfere with the right-of-way or Grantee's ability to maintain or repair the right-of-way, and such obstruction or abatement may be removed without recompense to the Grantor(s).

Grantor(s) and Grantee intend this dedication shall bind Grantor, his or her heirs, successors and assigns. This right-of-way will not be considered abandoned until Grantee has declared

the right-of-way abandoned and no longer in use by Grantee, and has undertaken vacation procedures as set forth in ORS 271.080, et seq. If Grantor is an entity, its representative by signing below warrants that such representative is authorized by Grantor to execute this dedication.

DATED this 2nd day of April, 2020.

GRANTOR(S):

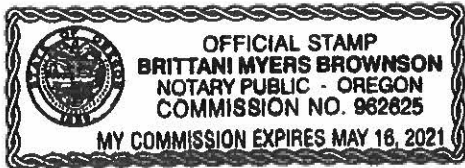
Con Lynch

Con Lynch
Agent, Wyndhaven Ridge, LLC

STATE OF OREGON)

County of Lincoln) ss.

On this 2nd day of April, 2020, this instrument was acknowledged before me by Con Lynch, Agent for Wyndhaven Ridge, LLC.



Brittani Myers Brownson
Notary Public for Oregon

ACCEPTANCE OF DEDICATION

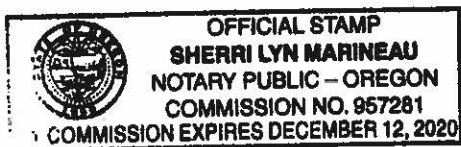
The City of Newport, Oregon, does hereby accept this right-of-way dedication this 19 day of February, 2020.

Spencer Nebel
Spencer Nebel, City Manager

STATE OF OREGON)

County of Lincoln) ss.

On this 19th day of February, 2020, this instrument was acknowledged before me by Spencer Nebel as City Manager of the City of Newport.



Sherri Lyn Marineau
Notary Public for Oregon

EXHIBIT "A"

MAP OF RIGHT-OF-WAY DEDICATION

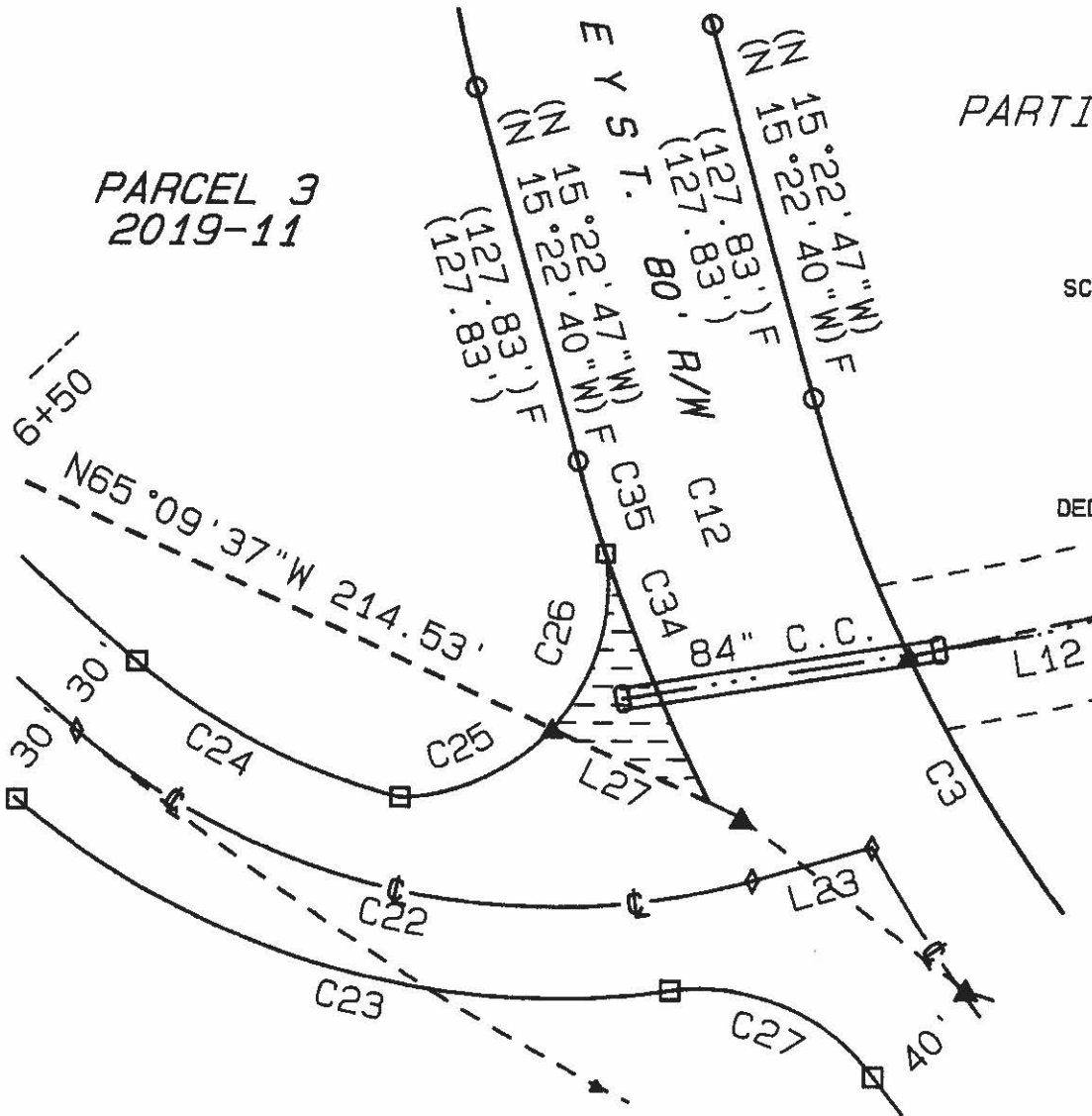
PARCEL 3
2019-11

PARCEL 1
PARTITION PLAT 2019-11

SCALE: 1" = 60'



DEDICATED R/W AREA



SURVEY BY
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1987
DARIUS K. FERGUSON
2279

RENEWS 12-31-21