

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

Lincoln County, Oregon
04/07/2020 12:43:31 PM
DOC-DED
2020-03549
Cnt=1 Pgs=4 Stn=29
\$20.00 \$11.00 \$60.00 \$10.00 \$7.00 - Total = \$108.00



00180605202000035490040049

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 SOUTHEAST QUARTER OF THE NORTHEAST 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 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF PARCEL 3 PARTITION PLAT 2019-11, ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 101; THENCE SOUTH 89°37'41" EAST ALONG THE NORTH LINE OF SAID PARCEL 3, 476.77 FEET; THENCE SOUTH 59°46'15" EAST 53.86 FEET TO A 5/8 INCH IRON ROD MARKING ENGINEERS STATION 24+00 RIGHT; THENCE NORTH 77°04'12" WEST 55.32 FEET; THENCE SOUTH 87°39'26" WEST 83.66 FEET; THENCE NORTH 89°01'48" WEST 173.97 FEET; THENCE SOUTH 89°25'08" WEST 94.74; THENCE NORTH 88°42'15" WEST 112.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 101; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A 7799.44 FOOT RADIUS CURVE LEFT (LONG CHORD BEARS NORTH 15°00'55" WEST 17.31 FEET) AN ARC DISTANCE OF 17.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST 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 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF PARCEL 3 PARTITION PLAT 2019-11, ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 101; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A 7799.44 FOOT RADIUS CURVE RIGHT (LONG CHORD BEARS SOUTH 14°39'26" EAST 114.84 FEET) AN ARC DISTANCE OF 114.84 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID HIGHWAY RIGHT-OF-WAY LINE ON A 7799.44 FOOT RADIUS CURVE RIGHT (LONG CHORD BEARS SOUTH 13°53'14" EAST 94.80 FEET) AN ARC DISTANCE OF 94.80 FEET; THENCE NORTH 83°33'22" EAST 162.53 FEET TO A 5/8 INCH IRON ROD MARKING ENGINEERS STATION 126.02 FEET (125 FEET) LEFT; THENCE NORTH 44°01'13" WEST 76.68 FEET; THENCE SOUTH 89°49'30" WEST 41.04 FEET; THENCE NORTH 78°12'46" WEST 91.86 FEET TO THE POINT OF BEGINNING.

The subject tracts are 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
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.




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.

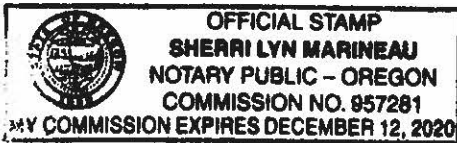

Spencer Nebel, City Manager

STATE OF OREGON)

) ss.

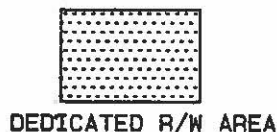
County of Lincoln)

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

5/8" I.R. W/YPC
MARKED "DENISON
SURVEYING, INC."
C.S. 12 063



**SURVEY BY
DARIUS K. FERGUSON P.L.S.
LAND SURVEYING
6062 SE HWY 101, SUITE B
LINCOLN CITY, OR. 97367
PH: (541) 994-5954
DFERGUSONSURVEYING@GMAIL**

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JULY 16, 1967
DARIUS K. FERGUSON
2279

RENEWS 12-31-21