



925 S. Main Street  
Lebanon, Oregon 97355

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# MEMORANDUM

*Engineering Services*

To: Ron Whitlatch, PE  
City Manager &  
Engineering Services Director

From: Shana Olson   
Project Manager

Subject: Right of Way Dedication – Black Rock  
Apartments

Date: March 3, 2025

The attached right-of-way dedication is to be presented for City Council approval. This dedication is intended for future street improvements, specifically future construction of an eastbound right turn lane in response to the Traffic Impact Analysis completed as part of the Black Rock Apartments conditions of approval.

While the addition of a right-turn lane would result in improved intersection operations, it is not currently necessary to address any existing or near-term delay or capacity deficiencies. Therefore, there is no apparent rational nexus for requiring the construction of the eastbound right-turn lane to mitigate the traffic impacts of the proposed Black Rock Apartments project. Consequently, a formal acquisition of the necessary right-of-way along the project's frontage to accommodate a full eastbound right-turn lane, in accordance with Minor Arterial roadway, is warranted. The area to be dedicated is 1,662 square feet, and based on real market value, the total compensation is \$10,934.53.

Staff's recommendation is to approve the right-of-way dedication and authorize the City Manager to sign it.

**RIGHT-OF-WAY DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of \$ 10,934.53, receipt of which is hereby acknowledged, the undersigned, Quality Plus Interiors, LLC, address: 1802 Centennial St Woodburn, OR 97071, County of Linn, State of Oregon, owner of the land below described, hereinafter called Grantor, hereby grants, bargains, sells and conveys to the CITY OF LEBANON, a Municipal Corporation located within Linn County, Oregon, hereinafter called Grantee, its successors and assigns, a perpetual municipal right-of-way in, over and upon property situated in Linn County, Oregon, more fully described as follows:

SEE "EXHIBIT A" ATTACHED  
SEE "EXHIBIT B" ATTACHED

The purpose of this right-of-way is to provide property for Right-of-way on the above-described property.

This right-of-way includes the rights of ingress and egress at any time over and upon the above-described land of the Grantor, and other land of the Grantor adjoining said right-of-way that is necessary to exercise the rights of ingress and egress.

There is reserved to Grantor, their heirs and assigns, the right and privilege to use the above-described land of the Grantor at any time, in any manner, and for any purpose not inconsistent with the full use and enjoyment by the Grantee, its successors and assigns, of the rights and privileges herein granted.

Grantee shall be responsible for the construction, maintenance, operation, and replacement of the right-of-way for which the granting of this right-of-way dedication has been given.

IN WITNESS WHEREOF, we have set our hands hereto this 25 day of February, 2025.

IN WITNESS WHEREOF, we have set our hands hereto this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

STATE OF OREGON )  
County of Linn )ss.  
City of Lebanon )

STATE OF OREGON )  
County of Linn )ss.  
City of Lebanon )

Lazar Kalugin

By: \_\_\_\_\_  
Ron Whitlatch, City Manager

Lazar Kalugin, President of Quality Plus Interior, LLC  
Print Name & Title

**GRANTEES**

**GRANTOR(S)**

On the \_\_\_\_\_ day of \_\_\_\_\_, 2025 personally appeared \_\_\_\_\_ who being duly sworn, did say that the above is the City Manager for the City of Lebanon, a Municipal Corporation, and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its City Council, which accepted this easement on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, and who acknowledged said instrument to be a voluntary act and deed.

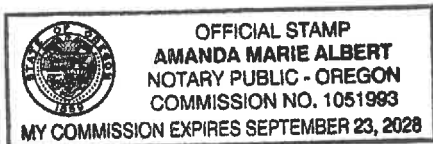
On the 25 day of February, 2025 personally appeared the within named Lazar Kalugin, President of Quality Plus Interior, LLC who acknowledged the foregoing instrument to be a voluntary act and deed.

BEFORE ME: Amanda Albert  
NOTARY PUBLIC FOR OREGON

BEFORE ME: \_\_\_\_\_  
NOTARY PUBLIC FOR OREGON

Commission Expires: September 23, 2028

Commission expires: \_\_\_\_\_



Legal Description  
Exhibit "A"

An area of land located in the Southeast 1/4 of Section 15, Township 12 South, Range 2 West, of the Willamette Meridian in City of Lebanon, Linn County, State of Oregon and being more specifically described as follows:

Beginning at a 5/8-inch iron rod at the Northwest corner of Area A, Linn County survey 27566 along the southerly right-of-way of Airport Road; thence along said old right-of-way for the following two calls, South 89°47'37" East 112.50 feet to a 5/8-inch iron rod; thence along the arc of a 50.00 foot radius curve to the right 61.28 feet (chord bears South 54°22'38" East 57.52 feet) to a 5/8-inch iron rod; thence along the new southerly right-of-way of Airport Road for the following three calls, along the arc of a 32.00 foot radius curve to the left 39.39 feet (chord bears North 54°31'45" West 36.95 feet) to a 5/8-inch iron rod; thence North 89°47'37" West 129.54 feet to a 1-inch brass plug; thence North 03°01'13" East 12.01 feet to the point of beginning.

The above-described area contains 1,662 square feet. See exhibit "B" for a map of the described area.



Udell Engineering & Land Surveying, LLC  
63 East Ash Street, Lebanon, OR 97355  
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UPELL ENGINEERING  
AND  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON, 97355  
541-451-5125

EXHIBIT "B"  
R/W DEDICATION  
1900 S 2ND STREET  
LEBANON, OREGON

Date 01/23/2025  
Project QPI APARTMENT  
22-197  
Drawn by NDJ  
Checked by BSV



SHEET 1  
of 1  
SCALE: AS NOTED

