

GRANTOR:

Meadowbrook Homeowners Association, Inc.
PO Box 544
St. Helens, OR 97051

AFTER RECORDING, RETURN TO GRANTEE:

City of St. Helens
265 Strand Street
St. Helens, OR 97051

▲ This Space for Recorder's Use Only ▲

DEDICATION DEED

Meadowbrook Homeowners Association, Inc, an Oregon non-profit corporation, hereinafter "**Grantor**," does hereby forever conveys and dedicates to the **City of St. Helens**, an Oregon municipal corporation, "**Grantee**," the following described real property, for the use of the public as a public way:

See Exhibit A, Legal Description, and Exhibit B, Map of Legal Description, attached hereto and hereby incorporated by reference.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$0.00, stated in terms of dollars.

To have and to hold, the above-described and granted real property for the purposes hereinbefore set forth unto the public forever.

[Remainder of Page Intentionally Left Blank]

Grantor

Date

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 2022,
by Cyndi E. Furseth, as President of the **Meadowbrook Homeowners Association, Inc.**, an Oregon
non-profit corporation.

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

[Remainder of Page Intentionally Left Blank]

[Acceptance and Acknowledgement Page Follows]

The foregoing conveyance is hereby ACCEPTED:

By: _____

Rick Scholl, Mayor
City of St. Helens

Date

STATE OF OREGON)
) ss.
County of Columbia)

This instrument was acknowledged before me on _____, _____,
by Rick Scholl as Mayor of the City of St. Helens.

NOTARY PUBLIC FOR OREGON

My Commission Expires: _____

EXHIBIT A

2740-001
Pittsburg Rd
3-29-2022

DESCRIPTION

A tract of land situate in the Southeast quarter of Section 6, Township 4 North, Range 1 West, of the Willamette Meridian, City of St. Helens, County of Columbia, State of Oregon, being a portion of that property conveyed to Meadowbrook Homeowners Association, Inc., an Oregon non-profit corporation, recorded in Warranty Deed Document No. 2005-008033, Columbia County Deed Records, and being more particularly described as follows:

Beginning at a point, being North 01°32'29" East a distance of 0.73 feet, from the Northeast corner of Parcel 1 of Partition Plat No. 1995-27, Columbia County Plat Records, said point being on the West right-of-way of Barr Avenue, and said point also being the most Southerly corner of said Meadowbrook tract;

Thence, leaving said right-of-way, along the Westerly line of said Meadowbrook tract, North 23°42'46" West a distance of 96.39 feet to a point being South 23°42'46" East a distance of 93.96 feet from the Southwest corner of Parcel 1 of Partition Plat No. 2005-4, Columbia County Plat Records;

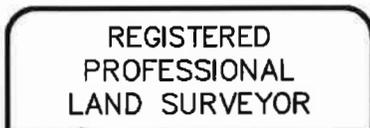
Thence, leaving said Westerly line, across said Meadowbrook tract, along a line parallel with and 87.90 feet Northerly of the North line of said Parcel 1 of Partition Plat No. 1995-27, South 88°27'31" East a distance of 55.28 feet to a point on said West right-of-way of Barr Avenue;

Thence, along said right-of-way, along a 125.00 foot radius curve to the left, through a central angle of 27°32'19" (chord bears South 15°18'38" West a distance of 59.50 feet) an arc length of 60.08 feet to a point of tangency;

Thence, continuing along said right-of-way, South 01°32'29" West a distance of 29.38 feet to the Point of Beginning.

Containing 2,059 square feet, more or less.

Bearings based on Partition Plat No. 2005-4, Columbia County Plat Records.



A handwritten signature in cursive script, appearing to read "Leonard Schelsky".



RENEWS: 06-30-2022



0 15' 30'
SCALE: 1"=30'

PARTITION PLAT NO. 2005-4
PARCEL 1
PARCEL 3

MEADOWBROOK HOMEOWNERS
ASSOCIATION, INC., AN OREGON
NON-PROFIT CORPORATION
WARRANTY DEED DOC. NO.
2005-008033

S23°42'46"E 93.96'

CHIEKO COMSTOCK
TRUSTEE'S DEED
DOC. NO. 2021-011499

55.28'
S88°27'31"E

AREA
2,059 SQ. FT.

R=125.00'
Δ=027°32'19"
L=60.08'
CH.=59.50'
S15°18'38"W

N23°42'46"W
96.39'

87.90'

N01°32'29"E 0.73'

S88°27'31"E

S01°32'29"W
29.38'

POINT OF
BEGINNING

BARR AVENUE

PARTITION PLAT NO. 1995-27
PARCEL 1
PARCEL 2

EXHIBIT B

PAGE 1 OF 1

LOCATED IN THE S.E. 1/4 OF SECTION 6
TOWNSHIP 4N., RANGE 1W., W.M.
COLUMBIA COUNTY, OREGON

DATE	3/29/2022
DRAWN BY	SIH
CHECKED BY	LJS
REVISION	0
JOB NO.	2740-004

WESTLAKE
CONSULTANTS inc.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
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