



CITY OF ST. HELENS PLANNING DEPARTMENT  
**M E M O R A N D U M**

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**TO:** City Council  
**FROM:** Jacob A. Graichen, AICP, City Planner  
**RE:** Little Street right-of-way dedication  
**DATE:** March 3, 2022

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Property at 115 Little Street used to be developed with a detached single-family dwelling. This dwelling burned several years ago and the site has been purchased by the abutting property owner who may be interested in development of the property in association with Skinny's Texaco and/or another related businesses on the site.

The City's Development Code includes provisions that public right-of-way be dedicated for certain development proposals such as land divisions and substantial changes to properties. The owner anticipates this and has consented to right-of-way dedication along Little Street.

The Council approved a similar dedication in 2013 and this dedication would continue to advance city plans.

**Please authorize the Mayor to sign the attached dedication deed at the regular session.**

**Attached:** Map showing the eventual Little Street right-of-way as surrounding properties redevelop (same exhibit used in the 2013 dedication)

Survey excerpt

Dedication deed

**Public right-of-way is not highlighted in yellow.**

**Red dashed line shows eventual Little Street right-of-way as each property redevelops.**

**Blue hatch marks indicated proposed right-of-way dedication.**





**GRANTOR:**

1771 Columbia Boulevard, LLC  
310 Riverside Drive  
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

1771 Columbia Boulevard, LLC, 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, 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.**

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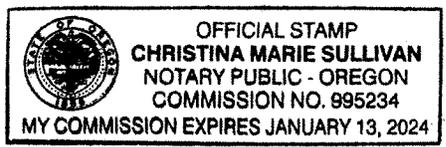
The true consideration for this conveyance is \$0.00, stated in terms of dollars.

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

Wayne Weigandt  
Grantor  
3/3/22  
Date

STATE OF OREGON            )  
  ) ss.  
County of Columbia        )

This instrument was acknowledged before me on MARCH 3, 2022  
by Wayne Weigandt as Registered Agent of 1771 Columbia Boulevard, LLC



Christina Sullivan  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: JANUARY 13, 2024

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[Acceptance and Acknowledgement Page Follows]

The foregoing conveyance is hereby ACCEPTED:

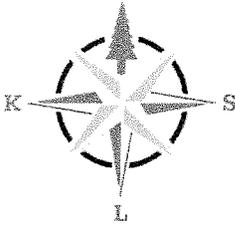
By: \_\_\_\_\_  
Rick Scholl, Mayor  
City of St. Helens

\_\_\_\_\_  
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: \_\_\_\_\_



# KLS Surveying Inc.

1224 Alder Street  
Vernonia, OR 97064

Phone: (503) 429-6115  
Fax: (866) 297-1402  
Email: dwallace\_ksl@msn.com

## Exhibit A Right of Way Dedication

A 20.00 feet wide strip of land being a portion of that tract of land conveyed to 1771 Columbia Blvd LLC, an Oregon limited liability company in deed recorded as Instrument No. 2021-10191, Columbia County Deed Records lying in the Southeast quarter of Section 5 and Southwest quarter of Section 4, Township 2 North, Range 4 West of the Willamette Meridian, city of St. Helens, Columbia County, Oregon being more particularly described as follows:

- Beginning at the Northwest corner Lot 4, Highway addition to St. Helens;
- thence South  $33^{\circ}03'21''$  East along the Westerly line of said Lot 4, 20.10 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS Surveying Inc.";
- thence North  $62^{\circ}33'37''$  East parallel to and 20.00 feet from the North line of said Lot 4, 50.10 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS Surveying Inc." on the Easterly line of said Lot 4;
- thence North  $33^{\circ}05'31''$  West along the Easterly line of said Lot 4, 20.10 feet to the Northeast corner of said Lot 4;
- thence South  $62^{\circ}33'37''$  West along the North line of said Lot 4, 50.09 feet to the point of beginning.

--The bearings are NAD83 (2011) epoch 2010, Oregon Coordinate Reference System Columbia River West (6014). distances shown are ground distances.

