



STAFF REPORT (Item Specific)

Meeting Date: February 18, 2026
Author: Jacob Graichen, AICP, City Planner
Department: Community Development
Division: Planning
Subject: ROW Dedication Acceptance
Type of Item: Authorization of Mayor's Signature
CC: City Administrator John Walsh

Introduction: A partition at 80 S. 21st Street is nearly complete. The Mayor recently signed the partition plat.

There is also a Lot Line Adjustment (LLA) associated with this project and those are completed differently than a partition. LLA's usually require a survey to be recorded, and this project is no exception to that. However, in this case the survey is also the partition plat, complicating things.

The right-of-way dedication for the adjusted lot has to be done by a deed and not via the plat declaration.

The request to the Council is authorization of the Mayor's signature.

Background: Right of way dedication is proposed along S 21st Street. The Mayor's recent signature on the plat only addressed half of the area proposed for dedication.

The other half of the area needs a right-of-way dedication deed and this is why this matter is coming back to the Council.

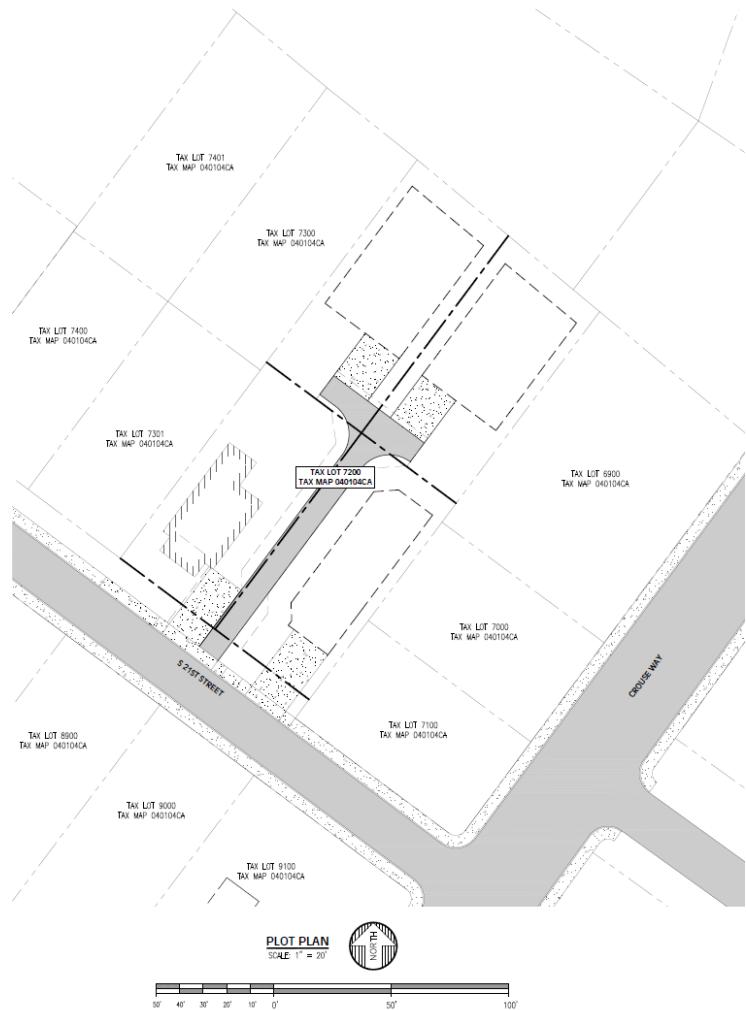
This illustrates the concept and location→

Staff Analysis: Staff has determined that all necessary requirements have been met for the purpose of the Mayor signing the dedication deed.

The applicant's surveyor had prepared the legal description for the dedication 18 months ago in August of 2024, but for reasons unknown, the document was obtained only after the city reached out to the surveyor earlier this month.

Budget Impact: None.

Alternatives: Not applicable.



Requested Action: Please authorize the Mayor to sign the right-of-way dedication deed.

Attachments:

- Right-of-way dedication deed signed and notarized by the owner.

GRANTOR:
Vintage Friends, LLC
134 North River Street
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

Vintage Friends, 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.

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.

[Acceptance and Acknowledgement Page Follows]

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed this

11 day of FEBRUARY, 2026.

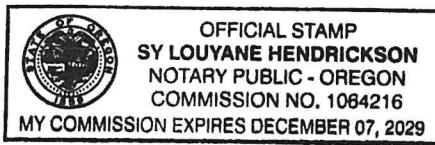
VINTAGE FRIENDS, LLC

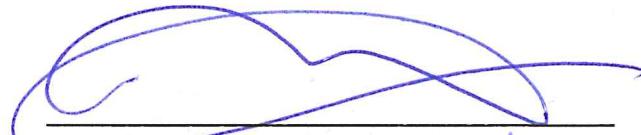
By Brad Hendrickson


(Signature)

STATE OF Oregon)
COUNTY OF Columbia)
ss.

On this 11th day of February, 2026, personally appeared before me the above-named Brad Hendrickson as Registered Agent and Manager of Vintage Friends, LLC and acknowledged the foregoing instrument to be his/her voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/07/2029

The foregoing conveyance is hereby ACCEPTED:

By: _____

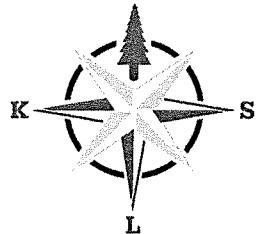
Date: _____

Jennifer Massey, Mayor
City of St. Helens

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me on _____, _____,
by Jennifer Massey 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_kls@msn.com

EXHIBIT A

10.00 Foot Right of Way Dedication

A portion of that tract of land conveyed to Vintage Friends LLC in deed recorded as Instrument No. 223-05772, Columbia County Deed Records lying in the Southwest quarter of Section 4, Township 4 North, Range 1 West of the Willamette Meridian, City of St. Helens, Columbia County, Oregon being more particularly described as follows:

- Beginning at the Southwest corner of said Vintage Friends LLC tract being a 12" iron pipe;
- thence South 51°51'10" East along the South line of said Vintage Friends LLC tract, 50.35 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC";
- thence North 35°01'44" East 10.00 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC.:";
- thence North 54°51'10" West 50.33 feet to a 5/8" iron rod on the West line of said Vintage Friends LLC tract;
- thence South 35°08'15" West 10.00 feet to the point of beginning.

Containing 503 Square Feet more or less.

REGISTERED PROFESSIONAL LAND SURVEYOR
Donald D Wallace Digitally signed by Donald D Wallace Date: 2024.08.07 09:15:09 -07'00'
OREGON JANUARY 19, 1993 DONALD D WALLACE, JR 2601
RENEWS 6/30/26