

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Order Approving a Road
Vacation; Docket No. RV-1-2023

BOARD ORDER 23-443

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) sat for the transaction of county business on December 7, 2023, Commissioners Kit Johnston, and Mary Starrett being present. Commissioner Lindsay Berschauer was absent.

IT APPEARING TO THE BOARD as follows:

WHEREAS, The County received a combined petition for a road vacation as provided in the attached Exhibit A; and

WHEREAS, The County received an objection to the petition from Kim and Jon Stanley, as provided in the attached Exhibit B; and

WHEREAS, The County's Road Official prepared a written report, attached hereto as Exhibit C, in compliance with ORS 368.346(1) and recommended approval of the proposed vacation; and

WHEREAS, The County provided noticed to interested parties as required by ORS 368.086(2), as provided in the attached Exhibit D; and

WHEREAS, The Board held a hearing on December 7, 2023 to determine whether the public interest would be served by approving the vacation pursuant to ORS 368.356; and

WHEREAS, Following the hearing, the Board voted 2-0 to approve the vacation; and now, therefore

IT IS HEREBY ORDERED BY THE BOARD AS FOLLOWS:

Section 1. Road Vacation. The vacation as proposed in Exhibit A is hereby approved. Effective upon the date of the recordation of this Board Order, the public interest in the portion of the public road described in Exhibit A shall be and hereby is vacated. Title to the property vacated by this order shall fully vest in the owner of the land abutting the vacated property by extension of the person's abutting property boundaries to the limits of the vacated property.

Section 2. Recording. A copy of this Board Order shall be recorded with the County Clerk, with copies being filed with the County Surveyor and the County Assessor.

DATED this 7th day of December 2023, at McMinnville, Oregon.

ATTEST AYES 2

NAYS 0



YAMHILL COUNTY BOARD OF COMMISSIONERS

KERI HINTON
County Clerk

By: *Carolina Rook*
Deputy CAROLINA ROOK

Absent

Chair LINDSAY BERSCHAUER
Kit Johnston
Commissioner KIT JOHNSTON

FORM APPROVED BY:

Jodi Gollehon
JODI GOLLEHON
Assistant Yamhill County Counsel

Mary Starrett
Commissioner MARY STARRETT

Accepted by Yamhill County
Board of Commissioners on
12/7/23 by Board Order
23-443

Yamhill County Surveyor and Board of Commissioners,

By vacating this public road we would not be severing anyones access to their property. *See attached deeds / maps *

The public road was never built and is a burden to my property.

Respectfully,

Shawn Keisonen

 6/24/23

OFFICIAL USE ONLY

Docket No. RV-____-20____
Date
Rec'd By
Receipt #
Fee \$

NOTE: Fees are non-refundable.

Board of Commissioners:

By: _____ Title: _____ Date: _____
Date rec'd: _____
Date Informal: _____
Hearing date: _____

Yamhill County, Oregon
Application for Vacation of Public Road
Where a Public Hearing is Required

Department of Public Works, 2080 Lafayette Ave, McMinnville, OR 97128
Tel: 503-434-7515 • Fax: 503-472-4068

FOR ROAD OFFICIAL'S USE ONLY: After reviewing the application below, the County Road Official has determined this application is sufficient for consideration of the proposed vacation by Board of Commissioners.

- THE APPLICATION MUST INCLUDE:
- Completed application form, signed by all applicants. All signatures must be acknowledged by a notary public.
 - Copy of County Assessors Map, indicating the property proposed to be vacated, together with any other required attachments.
 - Filing fee (make check payable to Yamhill County).

APPLICANT	CO-APPLICANTS, if any
Please print or type: Keinonen Shawn Last Name First MI 10895 Hemlock Place Mailing Address (Street or PO Box) Dundee Or 97115 City State Zip 503 780 8528 Telephone Fax	Please print or type: Heather Keinonen Dennis Fieger Julia Fieger
Describe the public road or other county property proposed to be vacated, including county tax lot references: Old County road easement between 10895 Hemlock Place Dundee Or 97115 (R3323DAD00400) and 21917 Ilafern Ln Dundee Or 97115 (R3323DAD00300)	

APPLICATION: The applicant or co-applicants identified above (referred to as the "Applicants") hereby apply to the Yamhill County Board of Commissioners to vacate a certain public road or other county property described above. The Applicants hereby represent the following statements are true to the best of the Applicants' knowledge:

1. Applicants are the owners, as shown in the Deed and Mortgage Records of Yamhill County, of 60% of the land abutting

2. No portion of the public road or other public property proposed to be vacated is situated within the corporate limits of any city.

3. This vacation is requested for the following reasons (mark all that apply):

- The property sought to be vacated is not now used for any public road or other public purposes.
- The property sought to be vacated is now used by petitioners in conjunction with and as part of their property.

Other reasons: _____

4. No person or other owner holds any recorded interest in the property proposed to be vacated except for the following whose addresses are listed below: (if none, so state.)

10895 Hemlock Place Dundee Or 97115
21917 Ilafern Lane Dundee Or 97115

5. If any person owns any improvements constructed on public property proposed to be vacated, the name and address of the owner or owners is as follows: (if none, so state.)

None

6. If the petition is for vacation of property that will be redivided in any manner, a subdivision plan or partition plan is attached to show the redivision.

7. The proposed vacation would not deprive an owner of a recorded property right of access necessary for the exercise of that right.

8. The Petitioners request this petition be considered under ORS 368.326 to 368.366 and Yamhill County Ordinance 625.

We hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that the above information is true and correct to the best of our knowledge. We hereby grant permission for and consent to Yamhill County, its officers, agents, and employees to come upon our property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this petition.

SIGNATURES OF ALL PETITIONERS:
Heather Keinonen
Julia Fieger

STATE OF OREGON }
County of Yamhill } ss

This instrument was acknowledged before me on the 29 day of April, 2023, by the following

persons: (attach additional notarized acknowledgments, if necessary) Shawn D Keinonen,
Heather Keinonen, Dennis Fieger, Julia Fieger



Keith Paul Fritz
Notary Public for Oregon
My commission expires: July 19, 2025



THIS SPACE RESERVED FOR RECORDER'S USE

Title Order No. 66555
Escrow No. 21075

After Recording Return to:

QUINT Q. CLUFF and BECKY A. CLUFF
22400 NE Hidden Springs Road
Dundee, OR 97115

Recorded in Yamhill County, Oregon
CHARLES STERN, COUNTY CLERK



35.00

199809782 2:38pm 05/27/98

Until a change is requested all tax statements
shall be sent to the following address:

001 069353 09 05 000200
1 0 D08 1 5.00 10.00 20.00 0.00 0.00 0.00

QUINT Q. CLUFF and BECKY A. CLUFF
22400 NE Hidden Springs Road
Dundee, OR 97115

STATUTORY WARRANTY DEED

COYOTE HOMES, INC., an Oregon Corporation, Grantor, conveys and warrants to, QUINT Q. CLUFF and BECKY A. CLUFF, husband and wife, Grantee, the following described property free of liens and encumbrances, except as specifically set forth herein:

Lot 5, LACY'S MEADOW, a subdivision in the County of Yamhill, State of Oregon.

EXCEPTING THEREFROM, that part awarded to Larry Taylor et ux by ^{*revised description in} Suit No. CV97423, Filed March 11, 1998 in the County of Yamhill, State of Oregon.

RESERVING UNTO THE GRANTOR, THEIR HEIRS AND/OR ASSIGNS a 30 foot Easement for Ingress Egress and Utilities over the Easterly 30 feet measuring parallel with the Westerly line of that certain tract of land as amended in Suit No. CV97423, Filed March 11, 1998 in the the County of Yamhill, State of Oregon.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

This property is free of liens and encumbrances, EXCEPT: Transmission line easement granted to Portland General Electric Company, recorded August 13, 1952 in Book 162, Page 575; Covenants, Conditions and Restrictions, recorded March 3, 1998 as Instrument No. 199803630; Amendment recorded April 2, 1998 as Instrument No. 199805850; Ten foot public utility easement, as disclosed on recorded plat; Thirty foot ingress, egress and public utility easement, as disclosed on recorded plat; Private Road and Maintenance Agreement, recorded March 17, 1998 as instrument No. 199804606;

The true consideration for this conveyance is \$ 119,900.00

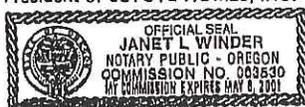
Dated this 22nd day of May, 1998

COYOTE HOMES, INC.

By: [Signature]

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, COUNTY OF YAMHILL Iss.

The foregoing instrument was acknowledged before me this 22nd day of May, 1998 by Marc E. Willcuts and President of COYOTE HOMES, INC.



[Signature]
Notary Public for Oregon
My Commission Expires: 5/6/01

5-27-98

NORTHWEST TITLE COMPANY

William D. Sproul and Mary A. Sproul, **Grantors**
22180 NE Hidden Springs Road
Dundee, OR 97115

William D. Sproul and Mary A. Sproul, Trustees, or
their successors in trust, under the Sproul Living Trust
U/A/D May 28, 2005, **Grantee**
22180 NE Hidden Springs Road
Dundee, OR 97115

After recording return to:
William D. Sproul and Mary A. Sproul
22180 NE Hidden Springs Road
Dundee, OR 97115

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201601132



\$41.00

00477232201800011320010012

01/28/2016 12:00:07 PM

**Until a change is requested, all
tax statements shall be sent to:**
William D. Sproul and Mary A. Sproul
22180 NE Hidden Springs Road
Dundee, OR 97115

DMR-DDMR Cnt=1 Stn=2 MILLSA
\$5.00 \$5.00 \$11.00 \$20.00

WARRANTY DEED - STATUTORY FORM

William D. Sproul and Mary A. Sproul, Grantor, conveys and warrants to **William D. Sproul and Mary A. Sproul, Trustees, or their successors in trust, under the Sproul Living Trust by agreement dated May 28, 2005, and any amendments thereto**, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Yamhill County, Oregon, to-wit:

LOT 3, LACY'S MEADOW, a Subdivision in Yamhill County, Oregon
TOGETHER WITH a 30 foot ingress and egress easement as shown on the plat

Commonly known as: 22180 NE Hidden Springs Road, Dundee, Oregon 97115

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time Grantor acquired the property. The limitations herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The property is free from encumbrances except of record and Grantee assumes all of Grantor's secured indebtedness on the property, if any.

The true consideration, stated in terms of dollars, is none, however, the actual consideration consists of other value given.

This conveyance is made for estate planning purposes only and does not represent a sale of the above described real property.

Dated December ~~10~~ 2015

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

William D. Sproul
William D. Sproul

Mary A. Sproul
Mary A. Sproul

STATE OF OREGON, County of Yamhill) ss.
This instrument was acknowledged before me on
December ~~10~~, 2015 by **William D. Sproul and Mary A. Sproul**.

Christina M. Welford
Notary Public for Oregon



Title Order No. 17-759006

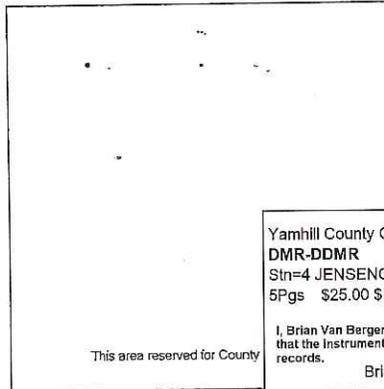
UNTIL FURTHER NOTICE, ALL FUTURE TAX STATEMENTS SHALL BE SENT TO:

Aaron Hopkins and Heidi C Hopkins
22400 NorthEast Hidden Springs Road
Dundee, OR 97115

TAX ACCOUNT NO: 510727

AFTER RECORDING, RETURN TO:

Aaron Hopkins and Heidi C Hopkins
22400 NorthEast Hidden Springs Road
Dundee, OR 97115



Yamhill County Official Records	202105337
DMR-DDMR	03/17/2021 09:54:00 AM
Stn=4 JENSENC	
5Pgs \$25.00 \$11.00 \$5.00 \$60.00	\$101.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

A 433181 AM

STATUTORY BARGAIN AND SALE DEED

Aaron R. Hopkins and Heidi C. Hopkins, as tenants by the entirety, as to an undivided 80% interest and David C. Atkins and Tamara Z. Atkins, as tenants by the entirety, as to an undivided 20% interest, as tenants in common, Grantor, conveys to Aaron R. Hopkins and Heidi C. Hopkins, as tenants by the entirety, Grantee, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

The true consideration for this conveyance is No dollars and NO/100 (\$0.00).

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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: March 1, 2021

Aaron R. Hopkins

Heidi C. Hopkins

David C. Atkins

David C. Atkins

Tamara Z. Atkins

This document is recorded as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency or effect of this document.

Title Order No. 17-759006

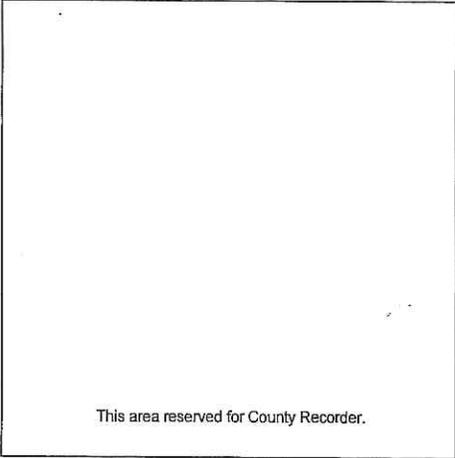
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TAX ACCOUNT NO: 510727

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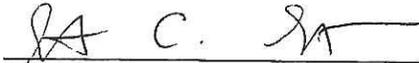
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Dated: March 1, 2021



Aaron R. Hopkins



Heidi C. Hopkins

David C. Atkins

Tamara Z. Atkins

STATE OF Oregon

County OF Yamhill

I, Shelby Lynn Koster, a Notary Public for the
County of Yamhill and State of Oregon, do hereby

certify that Aaron R Hopkins and Heidi C Hopkins

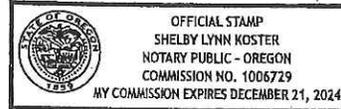
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 8th day of March 2021.

Shelby Lynn Koster
Notary Public

My Commission Expires: 12-21-2024

(SEAL)



STATE OF ~~Oregon~~ Washington

County OF ~~Yamhill~~ King

I, Hamdi Ushe, a Notary Public for the
County of King and State of Oregon, do hereby
certify that David Atkins, Tamara Atkins

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 8 day of March, 2021.

Hamdi Ushe
Notary Public

My Commission Expires: 12-1-2024

(SEAL)

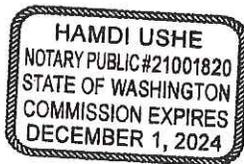


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6, LACY'S MEADOW, a subdivision in the County of Yamhill, State of Oregon.

EXCEPTING THEREFROM that part awarded to Larry Taylor et ux, by Suit No. CV97423, filed March 11, 1998, as Amended, in the County of Yamhill, State of Oregon.

TOGETHER WITH easement for ingress and egress over Lot 5, as set out in deed recorded May 27, 1998 as Instrument No. 199809782, Deed and Mortgage Records.

Vol. 11 Pg. 79

PLATBOOK 11 PAGE 79

LACY'S MEADOW

A SUBDIVISION OF LOTS 4, 5, 6 & THE WEST 33 FEET OF LOT 3, "HOBSON'S FRUITLAND SUBDIVISION" LOCATED IN THE ANDREW HARVEY DONATION LAND CLAIM NO. 58 IN THE NORTHWEST QUARTER OF SECTION 24 & THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN YAMHILL COUNTY, OREGON

SURVEYED BY:
RAINY DAY SURVEYS
16505 NW SHELTERED NOOK RD.
PORTLAND, OREGON 97231
PH: (503)621-3504



FOUND 1 1/2" IRON ROD WITH HIGH CORNER MONUMENT IN REMAINDER BOX HARVEY D.C. NO. 58 SURVEY CS-P-4296

FOUND 1 1/2" IRON ROD WITH HIGH CORNER MONUMENT IN REMAINDER BOX HARVEY D.C. NO. 58 SURVEY CS-P-4296

HIDDEN SPRINGS ROAD
(BASIS OF BEARING - CS 10842)

NORTH LINE HARVEY D.C. NO. 58
& CL. HIDDEN SPRINGS ROAD

SCALE = 60'
OCTOBER 23, 1997

FOUND 1 1/2" IRON PIPE
SURVEY CS-P-5494

FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "CAMPBELL OR PLS 788" SURVEY CS-10842

FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "CAMPBELL OR PLS 788" SURVEY CS-10842

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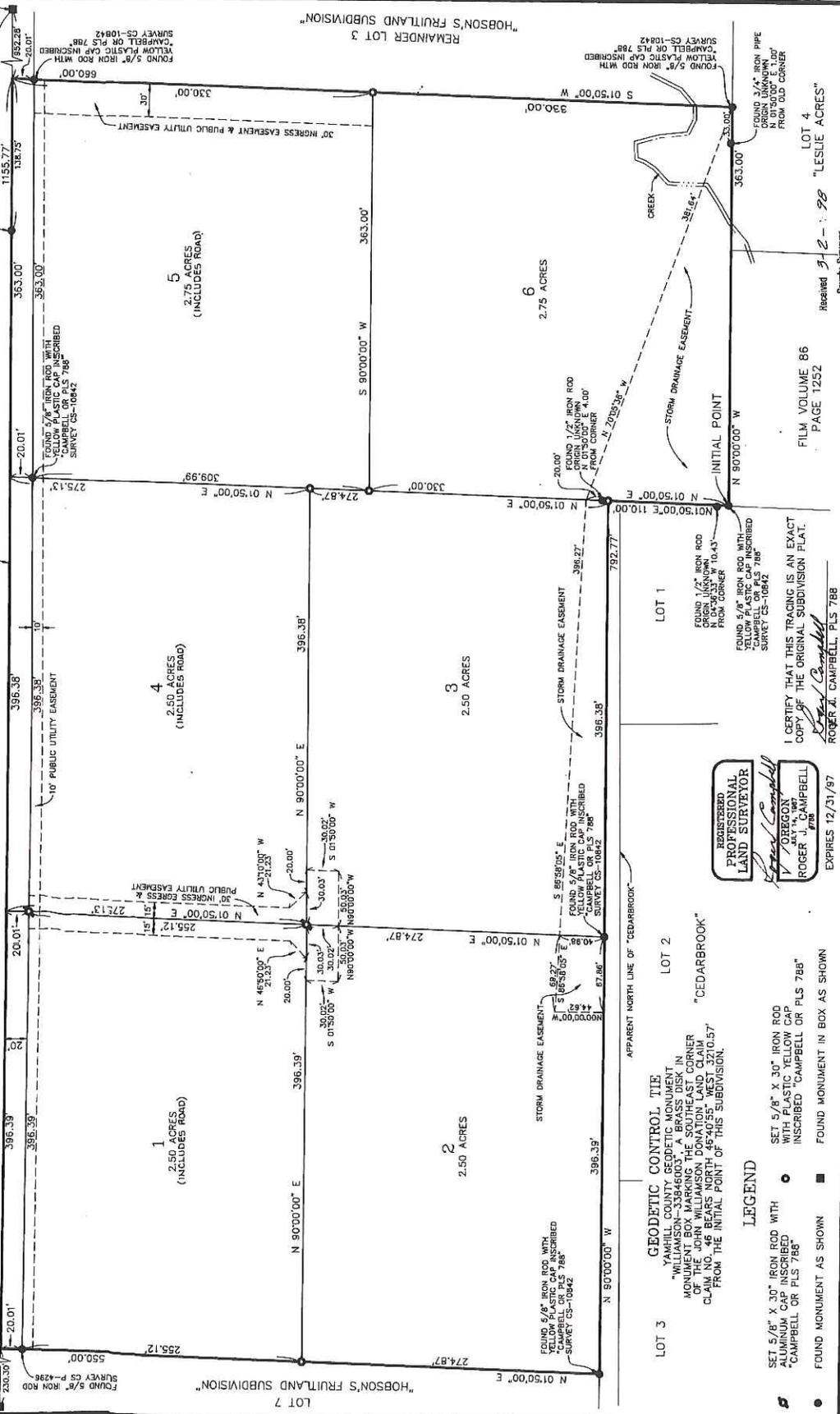
FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "CAMPBELL OR PLS 788" SURVEY CS-10842

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FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "CAMPBELL OR PLS 788" SURVEY CS-10842



REGISTERED PROFESSIONAL LAND SURVEYOR
ROGER Z. CAMPBELL
PLS 788
EXPIRES 12/31/97

LEGEND
● FOUND MONUMENT AS SHOWN
■ FOUND MONUMENT IN BOX AS SHOWN
○ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP INSCRIBED "CAMPBELL OR PLS 788"
○ SET 5/8" X 30" IRON ROD WITH PLASTIC YELLOW CAP INSCRIBED "CAMPBELL OR PLS 788"

GEODETIC CONTROL TIE
YAMHILL COUNTY GEODETIC MONUMENT
"WILLIAMSON-33846003" A BRASS DISK IN
CORNER OF THE JOHN WILLIAMS DONATION
LAND CLAIM NO. 46 BEARS NORTH 45°40'55" WEST 3210.57'
FROM THE INITIAL POINT OF THIS SUBDIVISION.

I CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.
ROGER Z. CAMPBELL
PLS 788

FILED VOLUME 86 PAGE 1252
RECORDED 9-2-98 "LESUE ACRES"
COUNTY SURVEYOR

LACY'S MEADOW

A SUBDIVISION OF LOTS 4, 5, 6 & THE WEST 33 FEET OF LOT 3, "HOBSON'S FRUITLAND SUBDIVISION" LOCATED IN THE ANDREW HARVEY DONATION LAND CLAIM NO. 58 IN THE NORTHWEST QUARTER OF SECTION 24 & THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN YAMHILL COUNTY, OREGON

SCALE: 1" = 60'
OCTOBER 23, 1997

SURVEYED BY:
RAINY DAY SURVEYS
16505 NW SHELTERED NOOK RD.
PORTLAND, OREGON 97231
PH: (503)621-3504

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT COYOTE HOMES, OWNER OF THE LAND DESCRIBED HEREON, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "LACY'S MEADOW" AS SPECIFICALLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, A TRUE MAP AND PLAT THEREOF, ALL RIGHTS RESERVED, TO BE A VALID AND LEGAL INSTRUMENT, AND HEREBY CONVEYS TO THE PUBLIC FOREVER THE PUBLIC EASEMENTS AS SHOWN HEREON.

Marc Willcuts
MARC WILLCUTS, PRESIDENT - COYOTE HOMES

ACKNOWLEDGMENT

STATE OF OREGON S.S.
YAMHILL COUNTY

KNOW ALL MEN BY THESE PRESENTS, ON THIS 5TH DAY OF NOVEMBER, 1997 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARC WILLCUTS REPRESENTING COYOTE HOMES, WHO BEING DULY SWORN, DID SAY THAT HE REPRESENTS COYOTE HOMES AS NAMED IN THE INSTRUMENT, AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



SURVEYORS CERTIFICATE

I, ROGER J. CAMPBELL, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LAWFUL MONUMENTS THE LAND REPRESENTED ON THE ATTACHED MAP OF "LACY'S MEADOW" AND AS THE INITIAL POINT I HELD A 5/8 INCH IRON CHISEL NAIL TO THE CENTERLINE OF "HIDDEN SPRINGS ROAD" IN FRUITLAND SUBDIVISION, THENCE WITH THE WEST LINE OF SAID LOT 4 NORTH 01°50'00" EAST, 110.00 FEET TO THE SOUTHEAST CORNER OF LOT 5, "HOBSON'S FRUITLAND SUBDIVISION"; THENCE WITH THE SOUTH LINE OF SAID LOT 5 AND CONTINUING WITH THE SOUTH LINE OF LOT 6, "HOBSON'S FRUITLAND SUBDIVISION", NORTH 80°00'00" WEST, 792.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE WITH THE WEST LINE OF SAID LOT 6 AND CONTINUING WITH THE WEST LINE OF SAID LOT 6, CENTERLINE OF "HIDDEN SPRINGS ROAD" THENCE WITH SAID CENTERLINE OF "HIDDEN SPRINGS ROAD" SOUTH 90°00'00" EAST 1155.77 FEET TO A POINT; THENCE THRU LOT 3, "HOBSON'S FRUITLAND SUBDIVISION", SOUTH 01°50'00" WEST, 660.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE WITH SAID SOUTH LINE OF SAID LOT 3 AND CONTINUING WITH THE SOUTH LINE OF THE AFORESAIDMENTIONED LOT 3 AND CONTINUING WITH THE WEST LINE OF THE AFORESAIDMENTIONED BEGINNING CONTAINING 16.50 ACRES OF LAND.



I CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.
Roger J. Campbell
ROGER J. CAMPBELL PLS 788

APPROVALS

APPROVED THIS 5TH DAY OF February, 1997

BY: William A. Skiff
YAMHILL COUNTY ENGINEER

APPROVED THIS 12TH DAY OF December, 1997

BY: Mark C. Gabel
YAMHILL COUNTY SURVEYOR

APPROVED THIS 15 DAY OF February, 1998

BY: James P. Smith for Brundt
YAMHILL COUNTY PLANNING DIRECTOR

APPROVED THIS 24TH DAY OF February, 1998
YAMHILL COUNTY BOARD OF COMMISSIONERS

BY: Ted Torgerson

BY: Robert Johnson

BY: Thomas E. Burr

PURSUANT TO O.R.S. 92-095, TAXES HAVE BEEN PAID OR BOND POSTED TO DATE OF Year 20, 1998

BY: Julia Stapp 2-25-98
YAMHILL COUNTY TAX COLLECTOR

APPROVED THIS 9TH DAY OF January, 1998

BY: Richard G. Johnson
YAMHILL COUNTY ASSESSOR

STATE OF OREGON S.S.

COUNTY OF YAMHILL

YAMHILL COUNTY CLERK AND RECORDER, DO

Recorded in Yamhill County, Oregon

Book 1115 Page 80.00

199803381 3:36PM 02/26/98

04.05369 85.45 100.00 25.00 0.00 0.00

10.00 0.00

BY: _____
YAMHILL COUNTY CLERK/RECORDER

Film 5 pages 24 * 25

From: kimstanley@frontier.com
To: [Jason Foose](#)
Subject: Petition by Shawn Keinonen
Date: Friday, May 5, 2023 2:26:51 PM

Caution: This email originated outside of the Yamhill County email system

I'm writing this email to inform you of our objection to the petition by Shawn Keinonen for the public access road that touches our property at 21800 Ne Hidden Springs Road, Dundee, Oregon 97115. We wish to retain our public access, so we object to his petition.

Thank You
Kim and Jon Stanley

COUNTY ROAD OFFICIAL REPORT

on

ROADWAY VACATION PETITION

Docket No. RV-1-2023

Background

1. **Location and approximate length of proposal:** Approximately 300' or less of undeveloped right-of-way, extending northwesterly off of Hemlock Place, in the vicinity of Fox Farm and Hidden Springs Roads. Roadway was dedicated and accepted as a portion of Ilafern Lane of the Cedarbrook Subdivision Plat recorded in 1970 (see attached).

Required information under Yamhill County Ord. 625, Section 4

1. **Ownership description:** Abutting lot owners with disposal rights have signed the petition, where a potentially impacted abutter has objected (see attached).

2. **Current uses of the property:** Undeveloped vacant land.

Conclusion

The proposed vacation appears to be in the interest of the public and does not appear to deprive access to non-consenting owners. I recommend approval by the Board of Commissioner's.

The proposed vacation does not appear to be in the interest of the public and therefore I recommend denial by the Board of Commissioners citing the following reason(s):

Road Official's Signature & Title: Mark Foye PUBLIC WORKS DIRECTOR

AFFIDAVIT OF PROVIDING OF NOTICE UNDER ORS 368

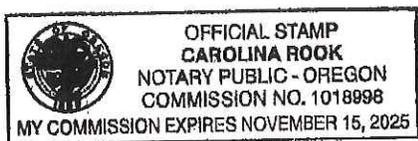
STATE OF OREGON)
County of Yamhill) ss.

The undersigned hereby makes and gives this Affidavit to the Yamhill County Board of Commissioners regarding the provision of notice in compliance with ORS 368.421, a copy of which is attached to this Affidavit:

- 1. I, Nohely Barajas-Montalvo, being duly sworn, affirm that I am the Legal Assistant for the Yamhill County Counsel's Office, and that on November 9, 2023, I provided notice by service in compliance with ORS 368.406 for both the proposed vacation of property and the proposed acquisition of property, as further described in the attached.

Dated: 11/27/23
Nohely Barajas-Montalvo
Nohely Barajas-Montalvo

SUBSCRIBED and sworn to before me on November 27, 2023.



Carolina Rook
Notary Public for Oregon
My Commission Expires:

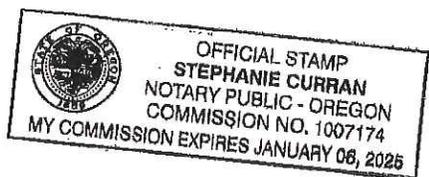
STATE OF OREGON)
County of Yamhill) ss.

The undersigned hereby makes and gives this Affidavit to the Yamhill County Board of Commissioners regarding the provision of notice in compliance with ORS 368.421, a copy of which is attached to this Affidavit:

- 1. I, Jason Foose, being duly sworn, affirm that I am the Surveyor for Yamhill County, and that on Friday November 17, 2023, I provided notice by posting in compliance with ORS 368.411 for the proposed vacation of property as further described in the attached.

Dated: 11/22/23
Jason E. Foose
Jason Foose, Yamhill County Surveyor

SUBSCRIBED and sworn to before me on November 22, 2023.



Stephanie Curran
Notary Public for Oregon
My Commission Expires:



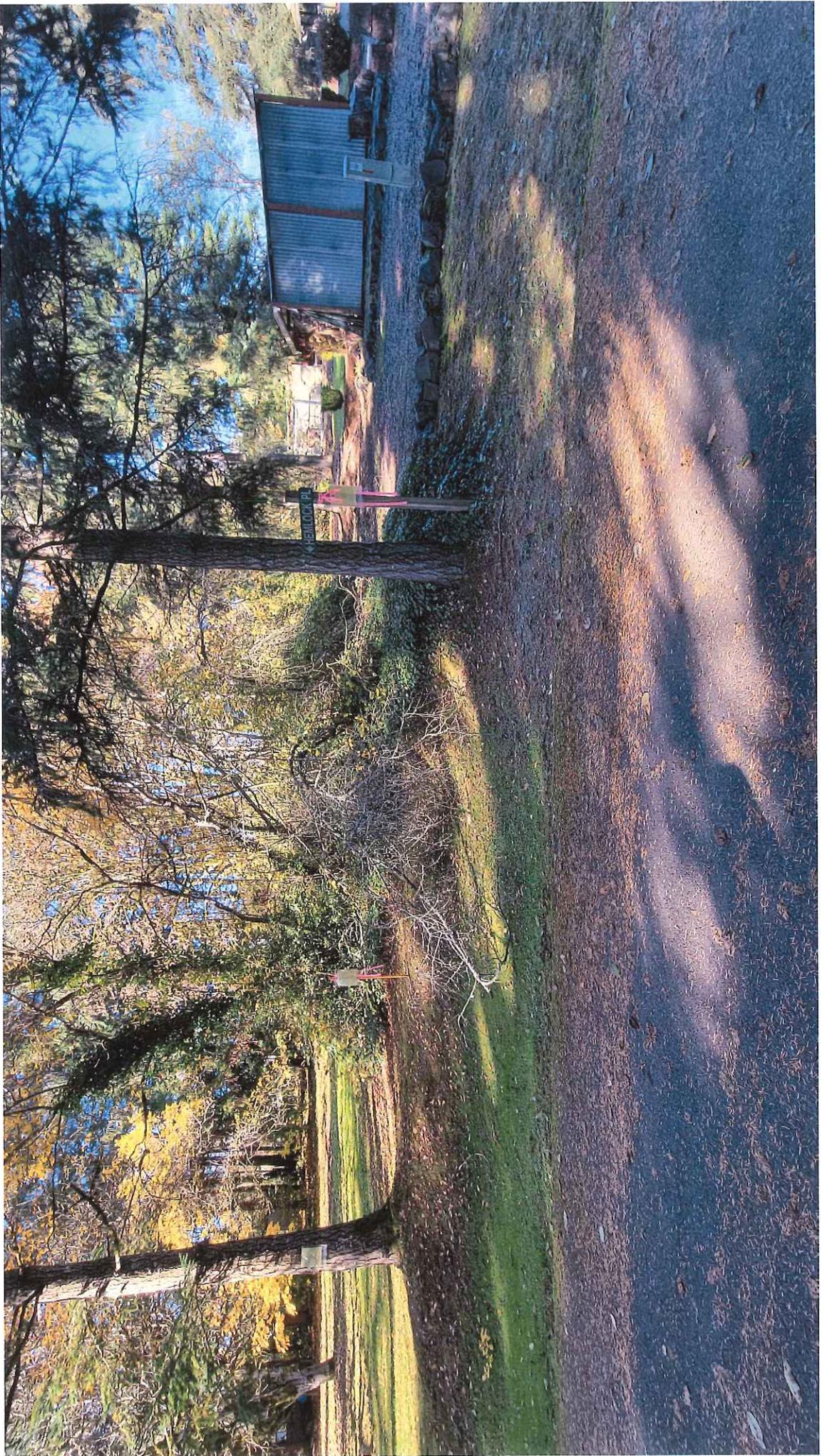
NOTICE OF HEARING FOR PROPOSED VACATION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Yamhill County Board of Commissioners on December 07, 2023 at 10AM during the regularly scheduled Board meeting. The hearing will take place at the Yamhill County Courthouse, 535 NE 5th Street, McMinnville, Oregon, Room 32, and it shall afford interested persons and the general public an opportunity to be heard and give testimony concerning the proposed vacation of the following real property:

THAT PORTION OF ROADWAY SHOWN ON THE CEDARBROOK SUBDIVISION PLAT LOCATED IN SECTIONS 23 & 24, T3S, R3W, WM, RECORDED IN PLAT VOLUME 7 PAGE 57, SEPTEMBER 8, 1970, BEING 60 FEET WIDE AND EXTENDING NORTHWESTERLY APPROXIMATELY 284 FROM THE WEST SIDE OF HEMLOCK PLACE TO THE NORTHWESTERLY CORNER OF THE CEDARBROOK SUBDIVISION.

Pursuant to the provisions of ORS 368.326 – 368.366 and Yamhill County Ordinance 625, members of the public are hereby invited to attend the public hearing and provide written or oral testimony addressing the applicable decision criteria.

For additional information, or to obtain copies of all documentation related to the proposed vacation, please contact Jason Foose at (503) 474-6290.





NOTICE OF HEARING FOR PROPOSED VACATION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Yamhill County Board of Commissioners on December 7, 2023, at 10AM during the regularly scheduled Board meeting. The hearing will take place at the Yamhill County Courthouse, 535 NE 5th Street, McMinnville, Oregon, Room 32, and it shall afford interested persons and the general public an opportunity to be heard and give testimony concerning the proposed vacation of the following real property: Vacating Ilafem Lane, as shown by Cedarbrook Subdivision, approximately from this behind this posting extending 285 feet west to the end of the platted right-of-way.

Pursuant to the provisions of ORS 368.326 - 368.366 and Yamhill County Ordinance 625, members of the public are hereby invited to attend the public hearing and provide written or oral testimony addressing the applicable decision criteria.

For additional information, or to obtain copies of all documentation related to the proposed vacation, please contact Jason Foose at 503-474-6290.



Pamplin Media Group

-Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Sarah Penn prior to deadline at or spenn@pamplinmedia.com.

<p>Date: 11/17/23 Account #: 123644 Reference #: Company Name: YAMHILL COUNTY COUNSEL Contact: Address: 535 E 5TH ST. MCMINNVILLE Telephone: (503) 434-7502 Fax: (000) 000-0000</p>	<p>Ad ID: 308579 Start: 11/15/23 Stop: 11/30/23 Total Cost: \$467.84 Ad Size: 6.931 Column Width: 1 Column Height: 6.931 Ad Class: 1212 Phone # Email: spenn@pamplinmedia.com</p>
<p>Run Dates: Newberg Graphic 11/16/23 Newberg Graphic 11/23/23 Newberg Graphic 11/30/23</p>	

NOTICE OF HEARING FOR PROPOSED VACATION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Yamhill County Board of Commissioners on December 07, 2023 at 10AM during the regularly scheduled Board meeting. The hearing will take place at the Yamhill County Courthouse, 535 NE 5th Street, McMinnville, Oregon, Room 32, and it shall afford interested persons and the general public an opportunity to be heard and give testimony concerning the proposed vacation of the following real property:

PROPERTY NO. 1

THAT PORTION OF ROADWAY SHOWN ON THE CEDARBROOK SUBDIVISION PLAT LOCATED IN SECTIONS 23 & 24, T3S, R3W, WM, RECORDED IN PLAT VOLUME 7 PAGE 57, SEPTEMBER 8, 1970, BEING 60 FEET WIDE AND EXTENDING NORTHWESTERLY APPROXIMATELY 284 FROM THE WEST SIDE OF HEMLOCK PLACE TO THE NORTHWESTERLY CORNER OF THE CEDARBROOK SUBDIVISION.

and

PROPERTY NO. 2

ACCEPTING THE 60-FOOT-WIDE TRAVELED WAY IN THE SOUTHWEST ONE QUARTER OF SECTION 7 AND THE NORTHWEST ONE QUARTER OF SECTION 18, BOTH IN T4S, R5W, WM, AS SHOWN BY COUNTY ROAD SURVEY NO. CS-13814 FILED AUGUST 4, 2022, WITH THE YAMHILL COUNTY SURVEYOR'S OFFICE.

AND;

VACATING THOSE PORTIONS OF PEAVINE ROAD LOCATED OUTSIDE OF THE CURRENT 60-FOOT-WIDE TRAVELED WAY IN THE SOUTHWEST ONE QUARTER OF SECTION 7 AND THE NORTHWEST ONE QUARTER OF SECTION 18, BOTH IN T4S, R5W, WM, AS SHOWN ON PARTITION PLAT 2022-03 RECORDED JANUARY 31, 2022.

Pursuant to the provisions of ORS 368.326 – 368.366 and Yamhill County Ordinance 625, members of the public are hereby invited to attend the public hearing and provide written or oral testimony addressing the applicable decision criteria.

For additional information, or to obtain copies of all documentation related to the proposed vacation, please contact Jason Foose at (503) 474-6290.

Published November 17 (online), 23, 30, 2023 NG308579