

My Commission expires: 2-25-2029

GRANTOR:

By:

Charles J. Dolence

Printed Name: Charles J. Dolence

Date:

~~January~~, 2025 APRIL 11, 2025

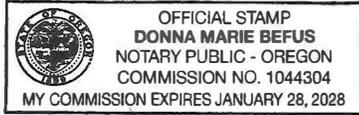
State of Oregon)

) ss.

County of Yamhill)

APRIL 11

This instrument was signed and acknowledged before me on ~~January~~, 2025 by Charles J. Dolence and acknowledged this foregoing instrument to be his voluntary act and deed.



Donna Marie Befus
Notary Public for Oregon
My Commission expires: 1-28-2028

GRANTOR:

By:

Scotty L. Dolence

Printed Name: Scotty L. Dolence

Date:

~~January~~, 2025 APRIL 11, 2025

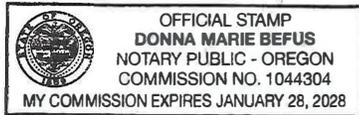
State of Oregon)

) ss.

County of Yamhill)

APRIL

This instrument was signed and acknowledged before me on ~~January~~ 11, 2025 by Scotty L. Dolence and acknowledged this foregoing instrument to be his voluntary act and deed.



Donna Marie Befus
Notary Public for Oregon
My Commission expires: 1-28-2028

Leland MacDonald & Assoc.
3885 Riverside Drive
McMinnville, OR 97128
Phone: (503) 472-7904



15 April 2025

EXHIBIT " A "

Description of Real property for: CYCLOPS PROPERTIES LLC, SCOTTY L. DOLENCE & CHARLES J. DOLENCE – Legal description of Jahnke Drive, a 50.00 foot wide road, for dedication.

A tract of land located in Section 1 and Section 12, Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, being a portion of that tract of land described in deed to CHARLES J. DOLENCE and SCOTTY L. DOLENCE, recorded on August, 22, 1994 as Instrument No. 199413650, Deed Records of Yamhill County, Oregon, and in a portion of that tract of land described in deed to CYCLOPS PROPERTIES, LLC, recorded on April 10, 2019 as Instrument No. 201904332, Deed Record of Yamhill County, Oregon, said tract being more particularly described as follows:

Commencing at an iron rod set in the Re-Plat of Partition Plat 2006-47, recorded as Partition 2024-13 on May 28, 2024 as Instrument No. 202404699 Official Records of the Yamhill County Clerk, Yamhill County, Oregon, said rod marking the easterly northeast corner of said CYCLOPS PROPERTIES tract, said corner being a point on the southerly margin of NW Willis Road (County Road No. 226) and from which iron rod the southwest corner of Parcel 3 of Partition 2007-14 bears South 04°28'14" East 620.94 feet; thence along the north line of said CYCLOPS PROPERTIES tract and the southerly margin of NW Willis Road North 61°41'00" West 21.11 feet to the POINT OF BEGINNING of the parcel herein described, an iron rod marking the beginning of a non-tangent curve concave to the northwest and having a radius of 75.00 feet; thence leaving said north line and the southerly margin of said road 73.48 feet southwesterly along said curve to an iron rod, the chord of which curve bears South 67°07'15" West 70.57 feet; thence along a tangent line North 84°48'44" West 116.22 feet to an iron rod marking the beginning of a curve concave to the southeast and having a radius of 50.00 feet; thence 65.90 feet southwesterly along said curve to an iron rod, the chord of which curve bears South 57°25'43" West 61.23 feet; thence South 19°40'11" West 62.18 feet to an iron rod marking the beginning of a curve concave to the northwest and having a radius of 75.00 feet; thence 93.36 feet southwesterly along said curve to an iron rod, the chord of which curve bears South 55°19'51" West 87.45 feet; thence North 89°00'28" West 213.17 feet to an iron rod marking the beginning of a curve concave to the southeast and having a radius of 175.00 feet; thence 205.35 feet

southwesterly along said curve to an iron rod, the chord of which curve bears South 57°22'31" West 193.77 feet; thence South 23°45'30" West 257.20 feet to an iron rod marking the beginning of a curve concave to the east and having a radius of 175.00 feet; thence 71.85 feet along said curve to an iron rod, the chord of said curve bears South 11°59'47" West 71.34 feet; thence South 00°14'05" West 794.76 feet to an iron rod marking the beginning of a curve concave to the northeast and having a radius of 25.00 feet; thence 39.24 feet southeasterly along said curve to an iron rod, the chord of said curve bears South 44°44'06" East 35.34 feet; thence South 89°42'17" East 20.54 feet to an iron rod; thence South 00°17'43" West 50.00 feet to an iron rod; thence North 89°42'17" West 19.16 feet to an iron rod marking the beginning of a curve concave to the southeast and having a radius of 25.00 feet; thence 39.69 feet southwesterly along said curve to an iron rod, the chord of which curve bears South 44°49'05" West 35.65 feet; thence South 00°39'33" East 19.15 feet to an iron rod; thence South 89°19'50" West 50.00 feet to an iron rod; thence North 00°39'33" West 101.40 feet to an iron rod from which an iron pipe and brass cap marking the southwest corner of said Section 1 bears South 89°47'16" West 2.00 feet; thence North 00°14'05" East 813.71 feet to an iron rod marking the beginning of a curve concave to the east and having a radius of 225.00 feet; thence 92.38 feet northeasterly along said curve to an iron rod, the chord of which curve bears North 11°59'47" East 91.73 feet; thence North 23°45'30" East 257.20 feet to an iron rod marking the beginning of a curve concave to the southeast and having a radius of 225.00 feet; thence 264.03 feet northeasterly along said curve to an iron rod, the chord of said curve bears North 57°22'31" East 249.14 feet; thence South 89°00'28" East 213.17 feet to an iron rod marking the beginning of a curve concave to the northwest and having a radius of 25.00 feet; thence 31.12 feet northeasterly along said curve to an iron rod, the chord of which curve bears North 55°19'51" East 29.15 feet; thence North 19°40'11" East 62.18 feet to an iron rod marking the beginning of a curve concave to the southeast and having a radius of 100.00 feet; thence 131.80 feet northeasterly along said curve to an iron rod, the chord of which curve bears North 57°25'43" East 122.47 feet; thence South 84°48'44" East 116.22 feet to an iron rod marking the beginning of a curve concave to the north and having a radius of 25.00 feet; thence 14.35 feet easterly along said curve to an iron rod on the southerly margin of said Willis Road, being a point on the north line of said CYCLOPS PROPERTIES tract, the chord of which curve bears North 78°44'35" East 14.15 feet; thence South 61°41'00" East 52.96 feet to the POINT OF BEGINNING, containing 2.45 acres of land, more or less, as shown on Exhibit "B", a map attached hereto and made a part thereof.

The Basis of Bearings for this description is Partition 2024-13.

END DESCRIPTION

Page 2 of 2

B.O. 25-122

ROAD DEDICATION EXHIBIT MAP SCOTTY & CHARLES DOLENCE CYCLOPS PROPERTIES, LLC

BY : LELAND MACDONALD & ASSOC., LLC
FORMERLY DBA MATT DUNCKEL & ASSOC.
3765 RIVERSIDE DRIVE
MCMINNVILLE, OREGON 97128
PHONE : 503-472-7904
FAX: 503-472-0367
EMAIL: LEE@MACDONALDSURVEYING.COM

Location: NW 1/4 Section 12 & SW 1/4 Section 1,
T. 4 S., R. 5 W., WM., in a portion of the Issac
LeMasters Donation Land Claim No. 55, Yamhill
County, OR

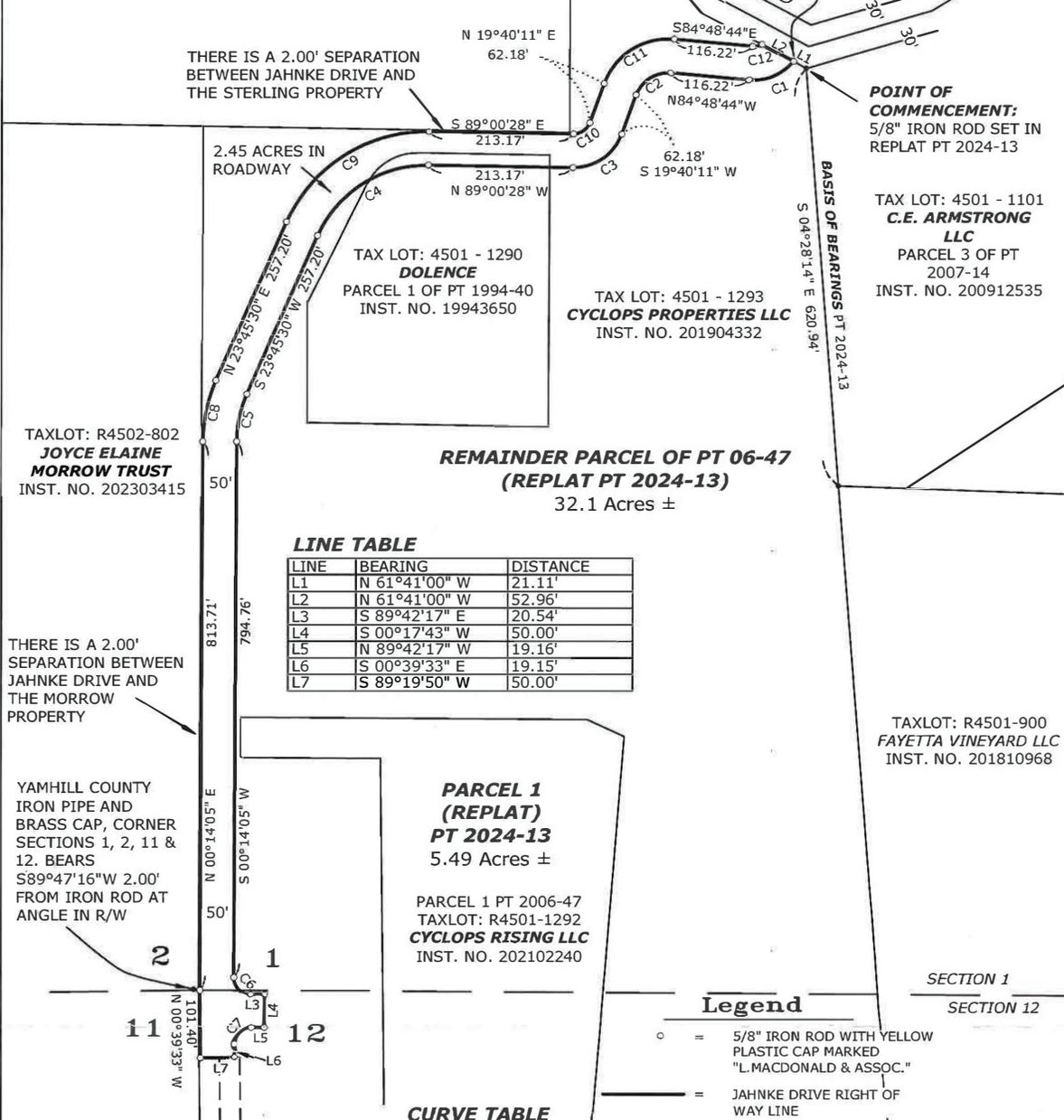
Tax Lot: 4501- 1290, 1293

Date: 15 APRIL 2025

TAX LOT: 4501 - 1300
STERLING
F.V. 226 PG. 861

EXHIBIT " B "

Scale: 1" = 200'



POINT OF COMMENCEMENT:
5/8" IRON ROD SET IN
REPLAT PT 2024-13

TAX LOT: 4501 - 1101
**C.E. ARMSTRONG
LLC**
PARCEL 3 OF PT
2007-14
INST. NO. 200912535

TAX LOT: 4501 - 1293
CYCLOPS PROPERTIES LLC
INST. NO. 201904332

**REMAINDER PARCEL OF PT 06-47
(REPLAT PT 2024-13)**
32.1 Acres ±

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 61°41'00" W	21.11'
L2	N 61°41'00" W	52.96'
L3	S 89°42'17" E	20.54'
L4	S 00°17'43" W	50.00'
L5	N 89°42'17" W	19.16'
L6	S 00°39'33" E	19.15'
L7	S 89°19'50" W	50.00'

**PARCEL 1
(REPLAT)
PT 2024-13**
5.49 Acres ±

PARCEL 1 PT 2006-47
TAXLOT: R4501-1292
CYCLOPS RISING LLC
INST. NO. 202102240

TAXLOT: R4501-900
FAYETTA VINEYARD LLC
INST. NO. 201810968

Legend

- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "L. MACDONALD & ASSOC."
- = JAHNKE DRIVE RIGHT OF WAY LINE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	75.00'	73.48'	S 67°07'15" W	70.57'	56°08'00"
C2	50.00'	65.90'	S 57°25'43" W	61.23'	75°31'05"
C3	75.00'	93.36'	S 55°19'51" W	87.45'	71°19'22"
C4	175.00'	205.35'	S 57°22'31" W	193.77'	67°14'03"
C5	175.00'	71.85'	S 11°59'47" W	71.34'	23°31'24"
C6	25.00'	39.24'	S 44°44'06" E	35.34'	89°56'23"
C7	25.00'	39.69'	S 44°49'05" W	35.65'	90°57'15"
C8	225.00'	92.38'	N 11°59'47" E	91.73'	23°31'24"
C9	225.00'	264.03'	N 57°22'31" E	249.14'	67°14'03"
C10	25.00'	31.12'	N 55°19'51" E	29.15'	71°19'22"
C11	100.00'	131.80'	N 57°25'43" E	122.47'	75°31'05"
C12	25.00'	14.35'	N 78°44'35" E	14.15'	32°53'21"

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
January 16, 2002
LELAND A. MACDONALD
53226

Renews 31 December 2026