

AFTER RECORDING RETURN TO:
City of Newport
169 SW Coast Hwy
Newport, OR 97365



00243892202400055620040044

I, Amy A Southwell, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.



Amy A Southwell, Lincoln County Clerk

RIGHT-OF-WAY DEDICATION

The undersigned, 11th Hour LLC, and Oregon limited liability company ("Grantor") hereby dedicates a perpetual right-of-way to the City of Newport ("Grantee") for street purposes on, over, and under the following described property, and forever dedicates for use as a public street all of the following described real property situated in Lincoln County, Oregon:

See attached Exhibit A legal description and Exhibit B map

True and actual consideration for this transfer is other than monetary.

The dedicated property shall only be used for public street purposes, which includes utilities. Nothing in this dedication or elsewhere shall be construed as requiring Grantee to install any roadway or utility in the future.

Grantor(s) further covenants and agrees not to plant any tree, shrub or plant within the easement nor build any structure or place any fence in the right-of-way without first obtaining a written permit from Grantee. Balm, poplar, locust, cottonwood or willow trees should not be planted near the right-of-way. It is understood that Grantee may remove any physical obstructions including buildings, fences, trees, or shrubbery, and abate any use of the right-of-way if Grantee finds that the physical obstruction or use will interfere with the right-of-way or Grantee's ability to maintain or repair the right-of-way, and such obstruction or abatement may be removed without recompense to the Grantor(s).

Grantor(s) and Grantee intend this dedication shall bind Grantor, his or her heirs, successors and assigns. This right-of-way will not be considered abandoned until Grantee has declared the right-of-way abandoned and no longer in use by Grantee, and has undertaken vacation procedures as set forth in ORS 271.080, et seq.

DATED this 25th day of July, 2024.

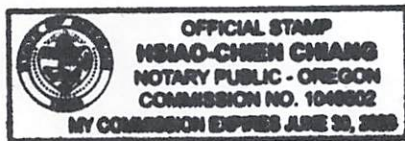
GRANTOR(S):

[Signature]

Bo Oswald (print name), Member/Manager(title)

STATE OF OREGON)
County of Washington) ss.
Lincoln)

On this 25th day of July, 2024, personally appeared before me, the above named persons, Bo Douglas Oswald and _____, known to me to be the person(s) whose signature is above subscribed, and acknowledged to me that this is a free act and deed, for the uses and purposes therein expressed. In witness whereof, I have hereunto set my hand and affixed by official seal on the day and year last above written.



[Signature]
Notary Public for Oregon

Commission no. 1049502 exp. June 30, 2028

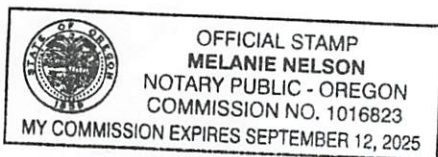
ACCEPTANCE OF DEDICATION

The City of Newport, Oregon, does hereby accept this right-of-way dedication this 5 day of August, 2024.

[Signature]
Nina Vetter, City Manager

STATE OF OREGON)
County of Lincoln) ss.

On this 5 day of August, 2024, this instrument was acknowledged before me by Nina Vetter as City Manager of the City of Newport.



[Signature]
Notary Public for Oregon

EXHIBIT 'A'

RIGHT OF WAY DEDICATION AREA DESCRIPTION

AN AREA OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 11 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN AND ON THE PROPERTY COMMONLY IDENTIFIED AS 1435 N. COAST HWY, NEWPORT, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF NORTH COAST (HIGHWAY 101) WHICH BEARS SOUTH 0°16'00" WEST 159.39 FEET FROM THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN LINCOLN COUNTY DEED NO. 2014-11459, CONVEYED TO 11TH HOUR LLC, AN OREGON LIMITED LIABILITY COMPANY, THENCE SOUTH 0°16'00" WEST 17.48 FEET TO THE NORTH RIGHT OF WAY OF 14TH STREET; THENCE ALONG SAID 14TH STREET RIGHT OF WAY SOUTH 89°39'30" WEST 197.22 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 0°06'22" WEST 9.50 FEET; THENCE PARALLEL TO SAID NORTH RIGHT OF WAY NORTH 89°39'30" EAST 180.01 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 28.77 FOR 19.47 FEET (CHORD BEARS NORTH 64°58'36" EAST 19.10 FEET) TO THE POINT OF BEGINNING.

LINCOLN COUNTY SURVEY 13172 WAS USED AS A REFERENCE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kyle Latimer

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

RENEWS: 12/31/24

Udell Engineering & Land Surveying, LLC
63 East Ash Street, Lebanon, OR 97355
Ph: 541-451-5125 • Fax: 541-451-1366

TAX LOT 102
TAX MAP 111105BD

TAX LOT 100
TAX MAP 111105BD

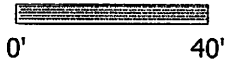
TAX LOT 101
TAX MAP 111105BD

NE CORNER OF
DEED DOCUMENT NO. 2014-11459

(N89°39'30"E 269.96')



SCALE: 1" = 40'



BLOCK 43

DEED DOCUMENT NO. 2014-11459

(N00°16'00"E 176.87')

S00°16'00"W 159.39'
(S00°16'00"W 176.87')

HWY 101 (80') RIGHT OF WAY

TAX LOT 200
TAX MAP 111105BD

POINT OF BEGINNING

$\Delta=38^{\circ}47'07''$

R=28.77'

L=19.47'

LC=N64°58'36"E 19.10'

N00°06'22"W 9.50'

N89°39'30"E 180.01'

72.74'

S89°39'30"W 197.22'

S00°16'00"W 17.48'

(N89°39'30"E 269.96')

NW 14TH STREET (30') RIGHT OF WAY

BLOCK 42
OCEAN VIEW

LEGEND

() RECORD DATA PER C.S. 13172

C.S. COUNTY SURVEY

 RIGHT OF WAY DEDICATION AREA ± 1,922 SQUARE FEET

UDELL ENGINEERING &
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON, 97355
541-451-5125

EXHIBIT B

11TH HOUR LLC
1435 N. COAST HWY
NEWPORT, OREGON

07/10/24

24-103

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kyle Latimer

Digitally signed by Kyle Latimer
DN: cn=Kyle Latimer
o=Udell Engineering & Land Surveying, LLC,
ll=Lebanon, Or=Oregon,
serialNumber=AA52024C227330233, c=US
2024.07.11 11:10:06-0700

OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442

EXPIRES 12-31-2024

AMY A. SOUTHWELL
Lincoln County Clerk



Receipt #: 160029

Receipt Date: 08/12/2024 12:00 PM

Station: 10

Cashier: BFOLEY

Receipt Name: CITY OF NEWPORT

Account Name: 1041 - CITY OF NEWPORT

Comments:

RECORDING

Document #	Recording Date	Doc Type	Recording	Survey	A&T Fund	Housing	GIS	NonStd	Other	Total
2024-05562	08/12/2024 11:59:58 AM	DOC-DED	20.00	10.00	11.00	60.00	7.00			\$108.00
Totals:			\$20.00	\$10.00	\$11.00	\$60.00	\$7.00	\$0.00	\$0.00	\$108.00

Thank You

IMPORTANT NOTICE: HB 2029 effective Monday, January 1, 2024 amends Oregon Revised Statute 205.232 changing the minimum font size from 8 point to 10 point type for recorded documents.

Receipt Total **\$108.00**
ACCOUNT 1041 - CITY OF NEWPORT **\$108.00**