

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 14-04-22-02

**IN THE MATTER OF RELEASING, DEDICATING, AND
ACCEPTING PARCEL "A" OF THE PLAT OF LEE VILLA,
AS RIGHT OF WAY FOR LARALEE STREET
(CO. RD. NO. 1892) (17-03-23)**

WHEREAS, by previous action the following land, as described as Parcel "A" of the plat of Lee Villa, Book 57, Page 9, Lane County, Oregon Plat Records, was conveyed to Lane County, Oregon by that certain Bargain and Sale Deed, recorded on Reel 455-R, Recorder's Reception Number 83699, Lane County, Oregon Deed Records; and

WHEREAS, the City of Springfield Public Works Department has requested that the parcel strip be released and dedicated for road purposes to provide access to the adjacent property; and

WHEREAS, Lane Manual 15.213 provides guidelines for the acceptance of public roads into the County Road System, and the release, dedication, and acceptance of Parcel "A" of the plat of Lee Villa, is consistent with those guidelines; and

WHEREAS, the Director of Lane County Public Works has provided a written report marked as Exhibit "B", determining that the special benefit to the applicant is de minimis pursuant to Lane Manual 60.854 (8)(c); and

WHEREAS, said parcel need no longer remain as a parcel of county owned real estate, but should be dedicated for road purposes.

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. The real estate, as described in the attached Dedication marked as Exhibit "A", and depicted on the attached map, be released, dedicated, and accepted as County Road right of way.

2. This Order will be entered into the records of the Board of County Commissioner's Journal of Administration and in the road records for County Road Number 1892; and further the attached Dedication be recorded in the Lane County Oregon Deed Records, and the document number be noted on this Order.

ADOPTED this 22nd day of April, 2014.

Department of Public Works
Engineering and Construction Services Division

LANE COUNTY BOARD OF
COMMISSIONERS


Approved APRIL 3, 2014

By 
Pat Farr, Chair

By 
Bill Morgan, County Engineer

APPROVED AS TO FORM

Date 4-1-14


LANE COUNTY OFFICE OF LEGAL COUNSEL

Dedication Recorded on Document No. _____, Lane County, Oregon Deed Records.

Attachment A: Site Map

DEDICATION OF A PUBLIC ROAD EASEMENT

LANE COUNTY

KNOW ALL MEN BY THESE PRESENTS, that Lane County (Grantor), a political subdivision of the State of Oregon, is the owner of certain real property, and that Lane County acquired title by that certain Bargain and Sale Deed from E. Howard Lee and Amy M. Lee, husband and wife, and Katherine May Steinmetz, a single woman, recorded on Reel 455-R, Recorder's Reception Number 83699; of the Lane County, Oregon Deed Records, and that said Lane County does hereby dedicate to the free use of the public (Grantee), for public road purposes, the following described tract of land:

Parcel "A", of the plat of Lee Villa, as platted and recorded in Book 57, Page 9, Lane County, Oregon Plat Records, Lane County, Oregon.

It being the intent to release said parcel and dedicate it to the public as right of way for Laralee Street (Co. Rd. No. 1892). There is no consideration for this dedication.

The Board of Commissioners hereby accepts and approves for recording this dedication as described herein.

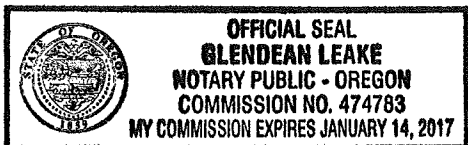
Approved this 23rd day of April, 2014

Commissioner [Signature]
Commissioner [Signature]

Commissioner [Signature]
Commissioner [Signature]
Commissioner

STATE OF OREGON)
COUNTY OF LANE) ss.

On April 23, 2014, personally appeared the above-named Pat Farr, Sid Leiken, Jay Bozievich & Faye Stewart, County Commissioners of Lane County, Oregon, and acknowledged the foregoing instrument to be their voluntary act before me,



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-14-2017

MAP No.: 17-03-26-21-03300

LANE COUNTY

Notification of Determination of Amount of Special Benefit Deposit
in Connection with a Proposed Release of a reserve strip
Pursuant to Lane Manual 60.854(8)(c)

Pursuant to the provisions of Lane Manual 60.854(8)(c), my determination of the amount of "Special Benefit" and therefore the amount of deposit required in connection with the proposed release of a reserve strip known as Parcel "A," Lee Villa , Book 57, Page 9, Lane County Plat Records, is **\$0.00**.

My determination is based on a Staff Report and recommendation, a copy of which is attached hereto and marked as "Attachment 1".

Dated this 26th day of March, 2014.



Marsha A. Miller, Director
Lane County Public Works

STAFF REPORT

Recommendation in the Matter of Determination of Special Benefit
in Connection with a Proposed Release of a reserve strip
Pursuant to Lane Manual 60.854(8)(c)

Date: March 17, 2014

Applicant: Steven Cornelius

Proposed Release and Road Dedication:

The proposed release of a reserve strip is described as Parcel “A,” Lee Villa , Book 57, Page 9, Lane County Plat Records. The Parcel is undeveloped, flat and measures 1 foot by 50 foot. It is held by Lane County in trust for the benefit of the People of Lane County in Bargain and Sales Deed on Reel 455R, Instrument # 83699, and dated October 8, 1969. The release is being requested in conjunction with an approved City of Springfield partition of Map and Tax Lot 17-03-26-21-03300.

Tax Lots Adjacent to Proposed Vacation:

Tax Lots that are adjacent and share the same boundary are Map #17-03-26-21, Tax Lots 3402 and 3403

Nature of Benefit to be Received if Proposed Vacation is Approved:

Upon the release of the reserve strip, ownership will revert back to the respective subdivision lot owners. Once released, it will be dedicated as a public road and opened for public travel. These actions will result in legal access from a public street to Tax Lot and Map 17-03-26-21-03300.

Value Indication(s) of Properties to be Benefited:

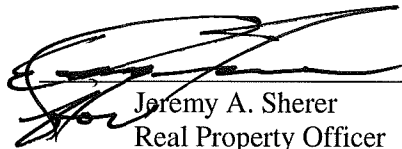
Recent sales of residential land in the Hayden Bridge and East Springfield area indicate a site value as high as \$55,000. The two adjacent lots to the subject are 7,841 and 10,019 square feet each. Thus, the per square foot value for each respective lot is between \$7.01 and \$5.49.

Summary and Recommendation of Special Benefit:

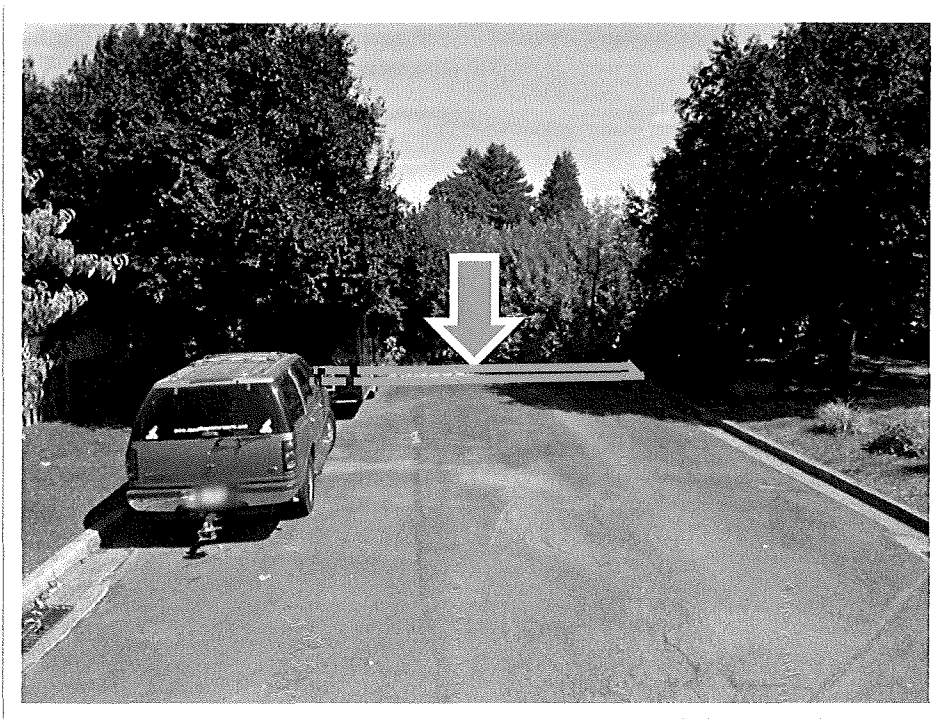
The purpose of this reserve strip is to control access to the public street by placing it under the trust of the County. It was conveyed to Lane County with no consideration paid to the owner. Typically, the owner bears all the cost of construction and passes the cost to the buyers of each sold lot.

Pursuant Lane Manual 60.853, a special benefit must be determined. Based on “over the fence” estimation of value and under the highest and best use premise of adjacent land, the “special benefit” to the adjacent property is estimated at a high end of **\$350** (50 SF X\$7.01/SF = \$350).

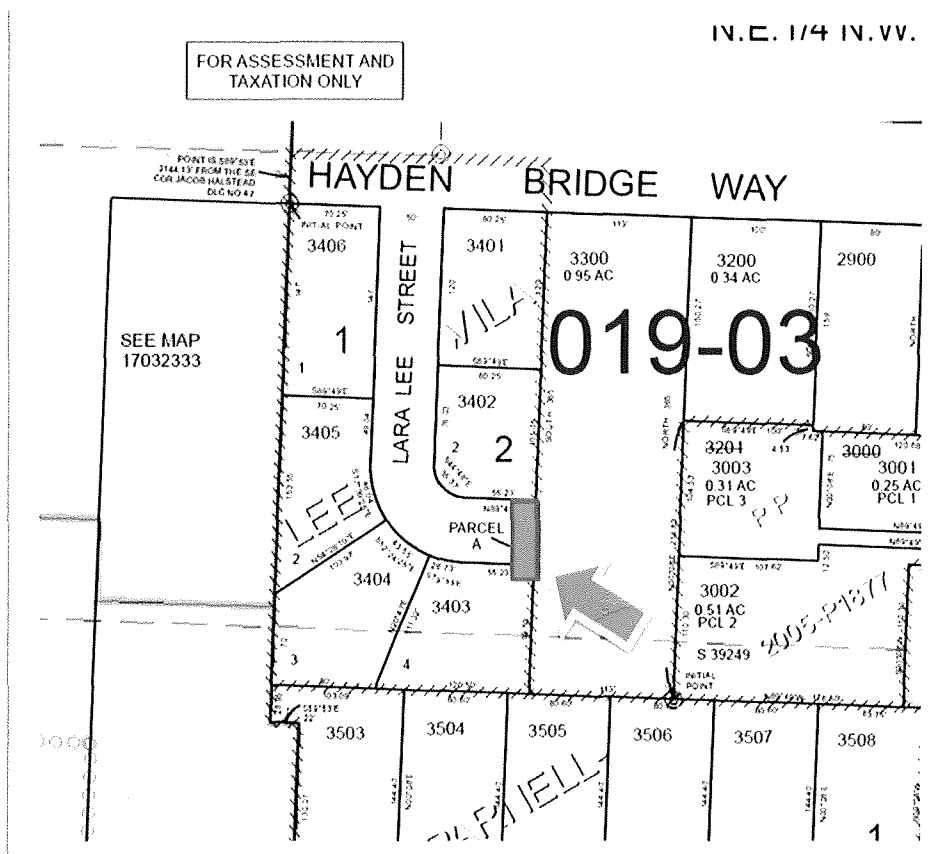
As the value added is less than the \$2,500 *de minimus value* required by Lane Manual 60.854(8)(c), the appraiser concludes that a payment for Special Benefit is not warranted for this release.

AIC  SR. RPO
Jeremy A. Sherer
Real Property Officer

Google Road View of Subject Property and Area to be Released



Lane County Assessor's Map 17-03-26-21-03300



ATTACHMENT

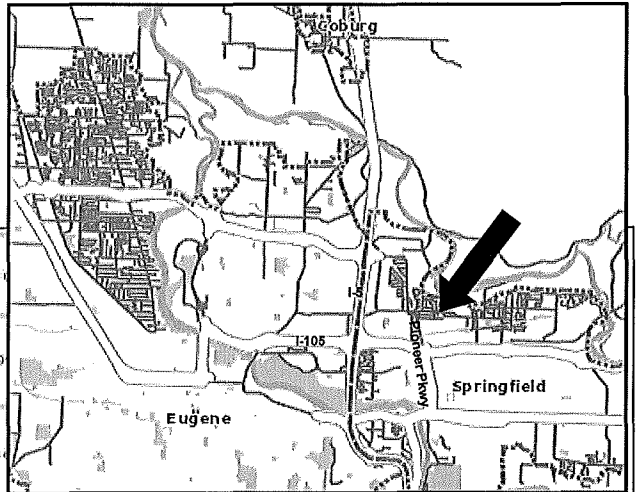
Release, Dedication and Acceptance
Parcel "A" of Lee Villa

PORTION OF LARALEE STREET—COUNTY ROAD NUMBER 1892

SW ¼ Section 23, T. 17 S., R. 3 W. W.M.
Lane County



NO SCALE



VICINITY MAP