



\$113.00

00599344202400020200080082

02/27/2024 09:05:41 AM

COVE-COVE Cnt=1 Stn=40 HCMEYER  
\$40.00 \$11.00 \$62.00

# DOUGLAS COUNTY CLERK, OREGON



FILED  
Date: 3/5/2024 By: k  
This survey consists of:  
Fork Map: 2005-0093A  
Narrative: CS file  
Corner Rpt: 67/53-10  
DOUGLAS COUNTY  
SURVEYOR

# CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE  
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED  
IF DOCUMENT IS RE-RECORDED

C.S. FILE 67/53-10

CITY of MYRTLE CREEK

RELEASE OF OFFER TO DEDICATE

For adequate consideration, THE CITY OF MYRTLE CREEK, OREGON, hereby releases to Garry A. Mercaldi, Owner of PARCEL 1 and 2, Partition Plat 2005-0093, Plat Records of Douglas County, recorded as Instrument Number 2005-28788, Deed Records of Douglas County and transferred through the Statutory Warranty Deed recorded as Instrument Number 2023-00363, Deed of Records of Douglas County, any and all interests, claims, and rights that said city has or may have in and through the following recorded offer to dedicate:

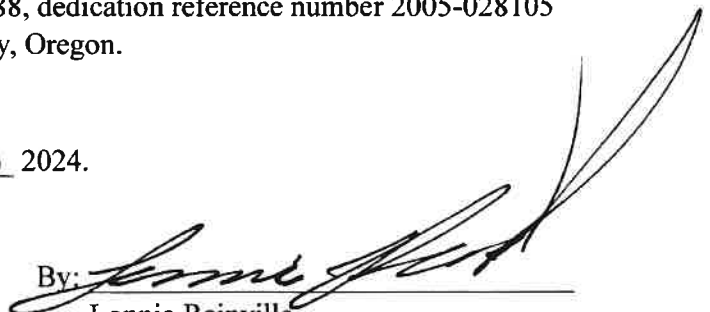
Interest in all of that 56.00-foot wide right-of-way dedication to include the 50.00 radius cul-de-sac, including terms and provisions thereof, lying within PARCEL 1 and PARCEL 2 of Partition Plat 2005-0093, Plat Records of Douglas County, recorded as Instrument Number 2005-28788, Official Records of Douglas County, in reference to the Irrevocable Offer to Dedicate recorded as Instrument Number 2005-28105, Official Records of Douglas County, Oregon are released

to use, to possess, or to enforce promises or covenants concerning the use or possession of the following real property:

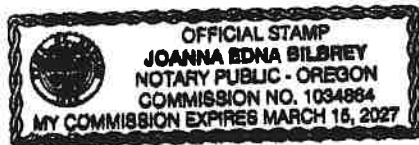
Exhibit A, instrument number 2005-028788, dedication reference number 2005-028105 recorded in the official records of Douglas County, Oregon.

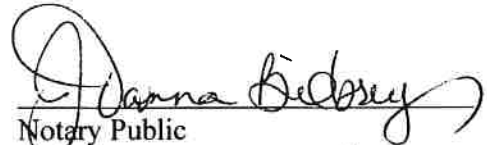
DATED this 27 day of February 2024.

CITY OF MYRTLE CREEK

By:   
Lonnie Rainville,  
City Administrator

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 2024, by Lonnie Rainville, who is the City Administrator of Myrtle Creek on behalf of the City of Myrtle Creek, State of Oregon.



  
Notary Public  
My commission expires: March 15, 2027

CS 67/66/53-10

**IRREVOCABLE OFFER TO DEDICATE  
PROPERTY TO DOUGLAS COUNTY**

Irrevocable offer to dedicate property to Douglas County made by Delbert B. Blanchard, whose address is 6640 South Myrtle Road, Myrtle Creek, OR 97457 and who is collectively referred to in this offer as Owner.

**RECITALS:**

Owner is the owner of the real property described on the attached Exhibit "A" and referred to in this offer as "the roadway."

On November 10, 2003, the County approved the following development, a Land Partition, Planning Department File No. 03-158 (the approval). Pursuant to the Douglas County Land Use and Development Ordinance, the approval requires Owner to dedicate a portion of the roadway to the County

**OWNER THEREFORE MAKES THE FOLLOWING IRREVOCABLE OFFER:**

**1. CONSIDERATION:** In consideration of the above described approval by Douglas County, Owner irrevocably offers to dedicate the above described roadway to the County.

**2. DURATION:** The County shall have the right at any time in perpetuity from the date this offer is made to accept this offer.

**3. TENDER OF DEED:** Simultaneously with the delivery of this offer, Owner has delivered a warranty deed to the County conveying the roadway free and clear of all liens and encumbrances except those of record.

**4. ACCEPTANCE OF DEED:**

4.1. Delivery of the deed described in paragraph 3 to the County shall not constitute acceptance by the County of the deed. The deed shall be considered accepted when it is recorded by the County. The County shall have the right to record the deed at anytime without notice to Owner. No additional consideration shall be paid by the County for the deed.

4.2. Owner may elect, subject to the terms of the approval or an amendment of the approval, to dedicate discrete sections of the roadway by separate successive deeds or plats in lieu of total dedication of the roadway by the deed tendered with this offer. If Owner makes a partial dedication which is accepted by the County, when the County records the deed delivered with this offer, the title conveyed by such deed shall be subject to any prior partial dedications.

**5. RESTRICTION ON TRANSFER AND IMPROVEMENTS:** Owner shall not, at any time after this offer is signed, sell, contract to sell, transfer, exchange, grant an option to sell or lease, or otherwise dispose of, or encumber, the roadways (or any portion or any interest)

Grantor: Delbert B. Blanchard
Consideration: Land Part ion
All Tax Statements to Douglas County

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2005-028105



NO FEE

00129469200500281050040042

11/08/2005 12:43:18 PM

COVE-COVE Cnt=1 Stn=13 MAILDESK


This is a no fee document

2005-028105

CS 6/53-10

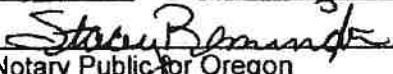
to anyone other than the County unless such conveyance or other disposition is expressly made subject to this irrevocable offer and the County's right to take title upon recording the deed. Nor shall owner construct or install or permit the construction or installation of any improvements upon the roadways.

**6. SUCCESSORS AND ASSIGNS:** This offer shall be binding upon, and inure to the benefit of the parties and their respective heirs, successors and assigns.

  
\_\_\_\_\_  
\_\_\_\_\_


STATE OF OREGON  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on October 11, 2005  
by Delbert B. Blanchard and \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: Dec. 8, 2007



offer.get

Grantor: Delbert B. Blanchard 	Grantee: Douglas County
Consideration: Land Partition	
All Tax Statements to: Douglas County	After Recording Return to: Douglas County

DOUGLAS COUNTY OFFICIALS, RECORDS  
 DOUGLAS & MYRTLE, COUNTY CLERK  
 2005-0093 A  
 11/19/2005 10:31:25 AM  
 PLAT-998 Debra Stiles RECEIVED  
 This is a Fee Statement.

FILED THIS THE 16th DAY OF November 2005, 8:29:37 AM  
 2005-0093 A  
 DOUGLAS & MYRTLE  
 COUNTY CLERK



# LAND PARTITION WITH ADJUSTMENT OF COMMON BOUNDARY LINE

DOUGLAS COUNTY PLANNING  
 DEPARTMENT FILE NUMBER 03155

Located in the  
 N. E. 1/4 of SECTION 33,  
 TOWNSHIP 29 SOUTH, RANGE 5 WEST,  
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

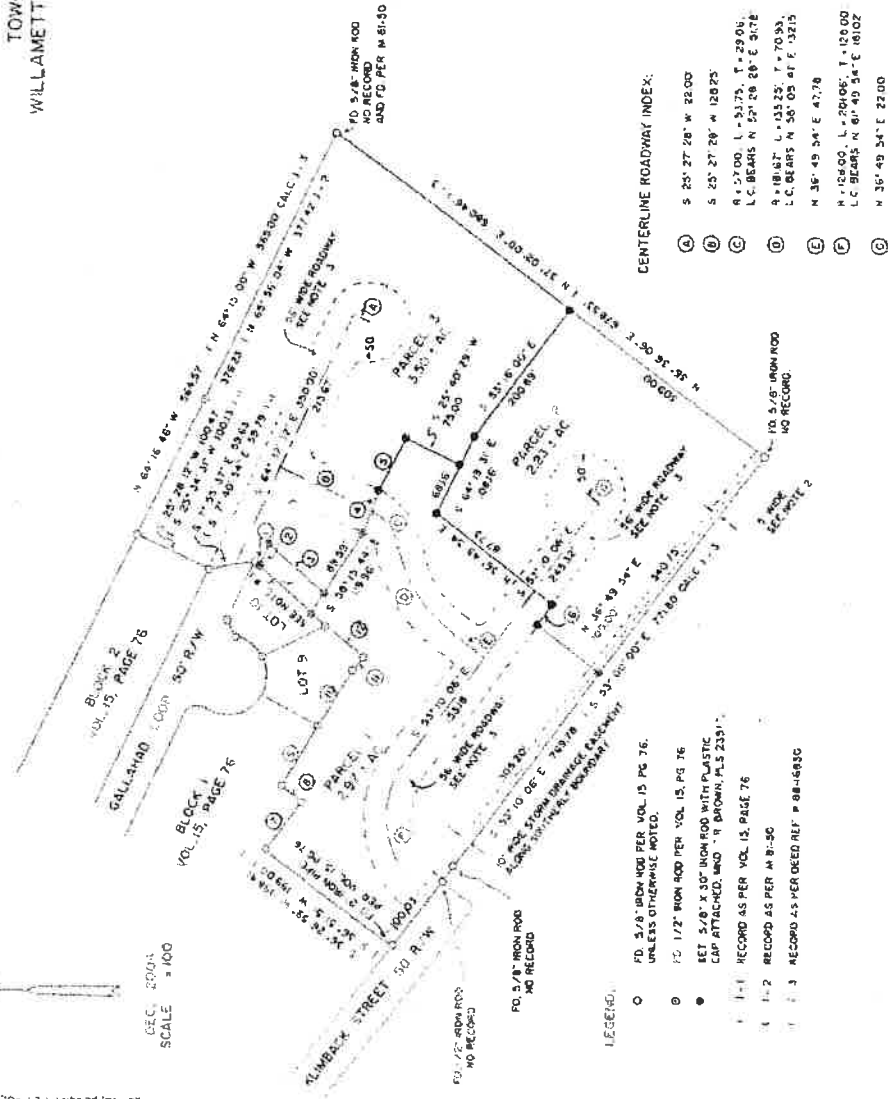
PART-TOWNER and LEGAL OWNER OF RECORD:  
 DELBERT B. BLANCHARD  
 6640 S. MYRTLE ROAD  
 MYRTLE CREEK, OREGON 97457  
 PHONE 1-541-863-4264

TOTAL NUMBER OF PARCELS: 3 (THREE)  
 WATER SUPPLY: TRI-CITY WATER DISTRICT  
 SEWER DISPOSAL: TRI-CITY SANITARY DISTRICT  
 COMPREHENSIVE PLAN DESIGNATION RMD  
 ZONING: R-1

PREPARED BY:  
 RAYMOND F. BROWN, P.L.S. #2391  
 P. O. BOX 539  
 CANTONVILLE, OREGON 97417



- NOTES:
- FOR ENLARGEMENT OF BOUNDARY LINE ADJUSTMENT SEE PAGE 2 OF 2
  - 5 FOOT WIDE IRREVOCABLE OFFER TO DEDICATE FOR ALAMBRA STREET TO DOUGLAS COUNTY. SEE REFERENCE NUMBER 2003-028103
  - 56 FOOT WIDE IRREVOCABLE OFFER TO DEDICATE FOR FUTURE STREETS TO DOUGLAS COUNTY. SEE REFERENCE NUMBER 2003-028103.



LINE INDEX:

- ① S 40° 42' 36" W 6.22'
- ② S 64° 32' 37" E 31.00'
- ③ S 40° 42' 36" W 93.60'
- ④ S 70° 47' 45" E 56.28'
- ⑤ S 64° 16' 46" E 13.85'
- ⑥ S 53° 10' 06" E 37.80'
- ⑦ S 53° 13' 11" E 76.00'
- ⑧ S 33° 15' 00" E 76.00' 1-1
- ⑨ S 36° 49' 02" W 31.98'
- ⑩ S 36° 51' 31" W 37.00' 1-1
- ⑪ N 59° 42' 00" W 89.34'
- ⑫ N 35° 42' 04" W 88.38' 1-1
- ⑬ N 58° 28' 24" W 80.33'
- ⑭ N 38° 02' 04" W 80.33' 1-1
- ⑮ N 53° 19' 53" W 20.00'
- ⑯ N 33° 15' 00" W 20.00' 1-1
- ⑰ N 40° 37' 03" E 69.93'
- ⑱ N 40° 42' 36" E 62.00' 1-1

CENTERLINE ROADWAY INDEX:

- ④ S 25° 27' 28" W 22.00'
- ⑤ S 25° 27' 28" W 128.25'
- ⑥ R 4 57' 00" L = 53.75', T = 29.95', L.C. BEARS N 57° 28' 20" E 51.78'
- ⑦ R 18' 37" L = 133.22', T = 70.94', L.C. BEARS N 58° 05' 41" E 32.15'
- ⑧ N 36° 49' 34" E 47.78'
- ⑨ N 158' 00" L = 20.00', T = 126.00', L.C. BEARS N 61° 49' 34" E 161.02'
- ⑩ N 36° 49' 34" E 22.00'

LEGEND:

- PD 5/8" IRON ROD PER VOL. 15 PG. 76. UNLESS OTHERWISE NOTED.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED. M.D. - R BROWN, P.L.S. 23151.
- RECORD AS PER VOL. 15, PAGE 76
- 1-2 RECORD AS PER M 81-50
- 1-3 RECORD AS PER DEED REF. # 88-6833

CS 67/53-10



## EXHIBIT "A"

The following described road center line is for the future roads located in the newly created Parcels 1, 2, and 3 of that Land Partition with Douglas County Planning Department File Number 03-158, and is to be a minimum of 56.00 feet wide ( 28.00 feet on each side of the said described center line ) and to included all corner rounding as required by Douglas County Road Standards, Douglas County, Oregon. The center lines of which are described as the following:

### Road "A" Center line Description:

Beginning at a point located on the Northerly right of way boundary of Klimback Street, said point bears South 53° 10' 06" East 72.03 feet from a 2 inch iron pipe located at the initial point of Camelot Place, as defined by Volume 15, Page 76, Douglas County Surveyor's Office, Douglas County, Oregon; thence along the center line of line "A", along the arc of a 128.00 foot radius curve to the right, the long chord of which bears North 81° 49' 54" East 181.02 feet to a point; thence continuing along said center line of line "A", South 53° 10' 06" East 153.18 feet to point located at the point of beginning of the Center line description for Road "B", said point bears South 73° 05' 20" East 375.68 feet from the said 2 inch iron pipe located at the initial point of said Camelot Place; thence continuing along the said center line of said line "A", South 53° 10' 06" East 243.32 feet to a point; thence continuing along the said center line of said line "A", North 36° 49' 54" East 22.00 feet to a point located in the center of a 50.00 foot radius cul-de-sac and there terminating.

### Road "B" Center line Description:

Beginning at a point located at the center line of said line "A" that bears South 73° 05' 20" East 375.68 feet from a 2 inch iron pipe located at the initial point of Camelot Place, as defined by Volume 15, Page 76, Douglas County Surveyor's Office, Douglas County, Oregon; thence along the center line of line "B". North 36° 49' 54" East 47.78 feet to a point; thence continuing along said center line of said line "B", along the arc of a 181.67 foot radius curve to the right, the long chord of which bears North 58° 09' 41" East 132.15 feet to a point; thence continuing along said center line of said line "B", along the arc of a 57.00 foot radius curve to the left, the long chord of which bears North 52° 28' 28" East 51.78 feet to a point; thence continuing along said center line of said line "B", North 25° 27' 28" East 128.25 feet to a point located at the center line of line "C", said point bears South 64° 32' 32" East 136.33 feet from the point of beginning of said line "C", and there terminating

**Road "C" Center line Description:**

Beginning at a point located on the Easterly right of way boundary of Gallahad Loop, said point bears South 7° 55' 37" East 33.28 feet from the Southeast corner of Block 2, Camelot Place, as defined by Volume 15, Page 76, Douglas County, Surveyor's Office, Douglas County, Oregon; thence along the center line of line "C", South 64° 32' 32" East 350.00 feet to a point; thence continuing along said center of said line "C", South 25° 27' 28" West 22.00 feet to a point located in the center 50.00 foot radius cul-de-sac and there terminating

Together with a 5 foot wide strip of property along the southerly boundary of that property defined by Deed Reference Number 88-16830, Deed Records, Douglas County, Oregon.

**END OF ENCUMBRANCE**