

NOTE: BEARINGS BASED ON CRS 451 AND THE INDICATED DEEDS (NOT ROTATED TO EACH OTHER) THIS COMPILATION REPRESENTS ONLY MY ATTEMPT TO BEST FIT DEEDS TOGETHER WITH CRS 451 AND WITH EACH OTHER. IT IS NOT INTENDED TO NOR DOES IT COMPLY WITH O.R.S. 209.250 OR OTHER STATUTORY REQUIREMENTS, SINCE IT IS NOT A SURVEYING PRODUCT, BUT MERELY A REPRESENTATION OF RECORD DATA REGARDING SUBJECT ROAD.

BRIDGEFARMER ROAD  
COUNTY ROAD 269  
ORIGINAL COUNTY ROAD SURVEY # 451  
ORIGINAL ACCEPTANCE C.J. 14, PAGE 504  
40 FOOT WIDE  
NEW ALIGNMENT IN 1993, ACQUISITIONS BY G.C. DEED  
OLD ALIGNMENT NOT VACATED  
Scale: 1" = 200' PREPARED 10/2/2003 BY D.E.L.



165' SOUTH OF  
1/4 COR., SEC.  
3 & 10

P.O.B. CRS. 451

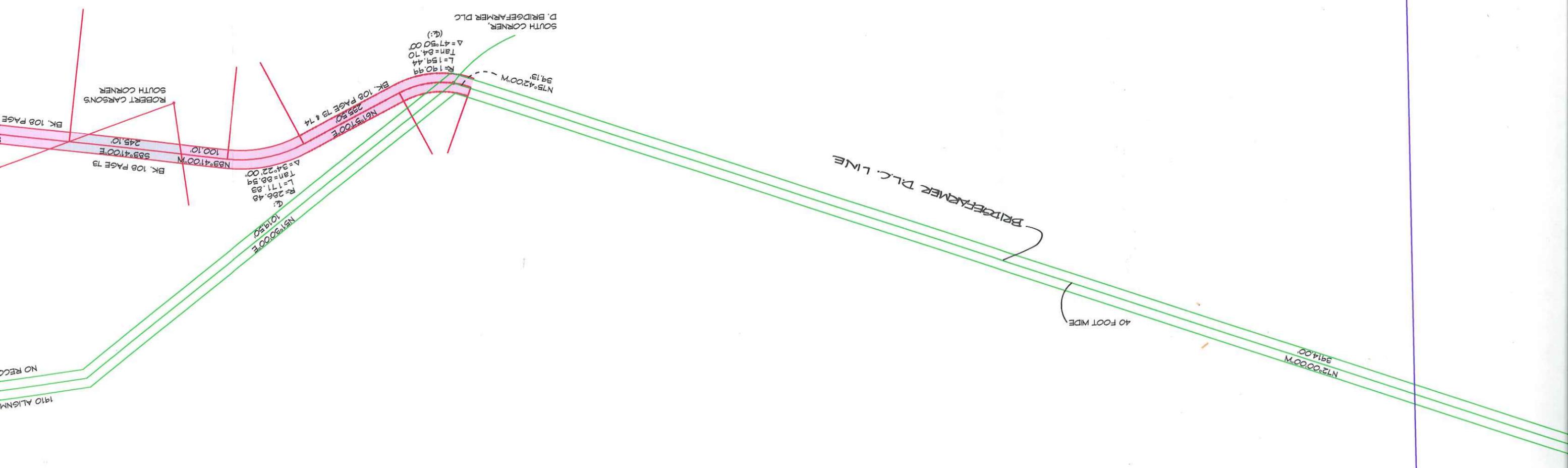
S82°00'00"W  
1019.50'

N72°00'00"W  
3914.00'

3  
2  
10  
11

APPROXIMATE SECTION LINE

APPR



APPROXIMATE SECTION LINE

APPRX

10 3  
11 2

APPROXIMATE SECTION LINE

10  
11

3  
2

6x6x12 STONE SET  
90' FROM R/R R/W  
TERMINUS, CRS 451

STATE HWY 47  
SEER R/W

SECTION COR.  
SECTION 12.11 #12  
LESS 45.3 EAST OF  
SET STONE

N40°00'00"E  
315.70'

N53°22'00"E  
831.80'

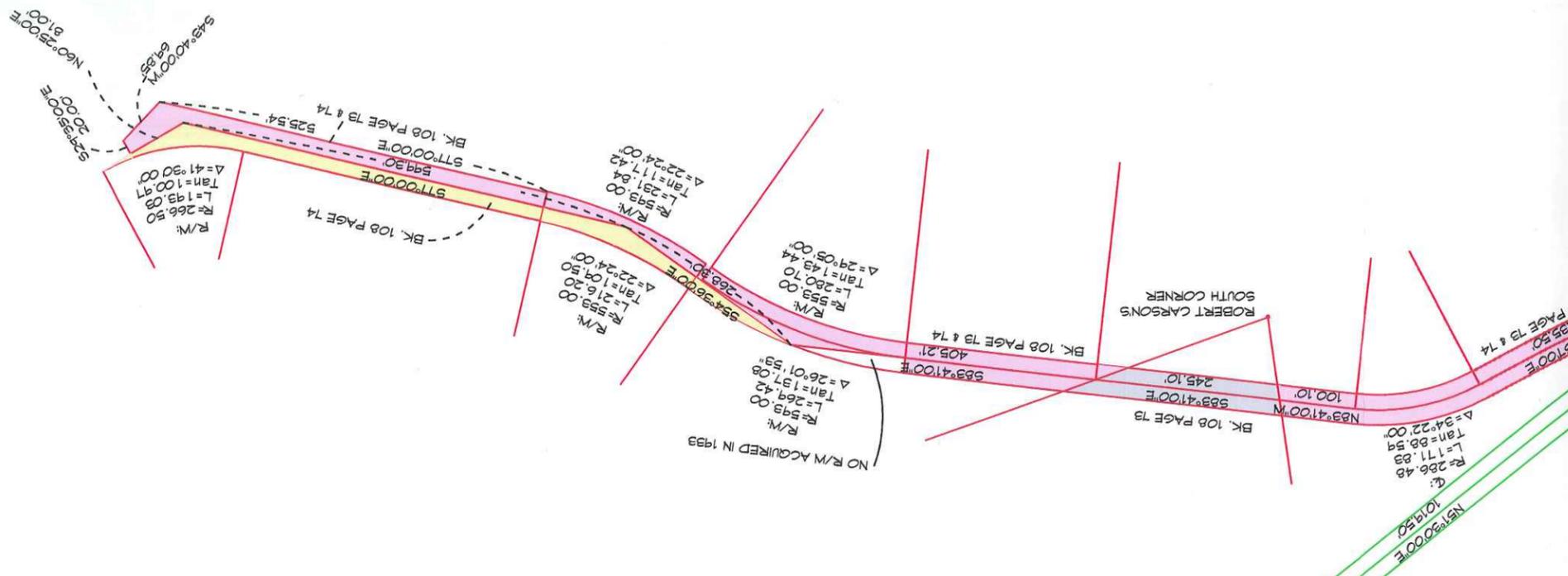
N64°45'00"E  
455.40'

S8T°55'00"E  
285.30'

N82°19'00"E  
115.60'

N01°50'00"E  
1014.50'

1910 ALIGNMENT - COUNTY ROAD SURVEY 451  
NO RECORD OF VACATION FOUND





COUNTY ROAD #269  
40' wide

T2S, R4W, W.M.

Road Sheet #11-A  
Map in Roll Map Case # 8

CRS #451

H.W. Herring  
7/25/ 1910

40' wide  
Book C.- Page 336

C.J. 14.- Page 504  
8/5/ 1910.

Researched by Marge- Office of County Surveyor  
1972

MAINTENANCE AGREEMENT OF

This Road Maintenance Agreement made and entered this 28th day of April, 1987, by and between the undersigned hereinafter referred to as "land owners",

WITNESSETH:

WHEREAS, the undersigned are owners of certain land adjoining what is commonly known as BERNSTEIN/FESSLER LANE, which is a private roadway described as follows:

A strip of land, with a perpetual and exclusive easement 16 ft. in width for egress and ingress on an existing gravel road, beginning at a point where Yamhill County Rd. No. 269 terminates, thence traveling southwesterly over and across an existing gravel road on tax lots 2410-400, 2410-600, approx. 10 chains, more or less, to a point where said existing road enters the Northwest corner of tax lot 2410-500. In addition, said roadway turns westerly across Little Russell Creek, to enter the Northeast corner of tax lot 2410-700, thus satisfying existing easement recorded for said lot.

WHEREAS, the undersigned land owners being said BERNSTEIN/FESSLER LANE above described desire to enter into a mutual agreement providing for the maintenance of said road, and to establish mutual duties and obligations with regard to upkeep of said road all as here now exist.

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL AGREEMENTS HEREIN SET FORTH EACH OF THE LAND OWNERS HEREBY AGREE WITH THE OTHER AS FOLLOWS:

NORTHWEST TITLE COMPANY

1987 MAY -5 PM 1:28

F213P0123

5-5-87

FIRST: All parties hereto agree each with the other that they shall contribute to the cost and materials necessary to maintain, and that they will maintain the said private road at least in as good condition as said road now exists, and as is necessary from time to time to insure that the private road will be reasonably suitable for normal vehicular traffic, which shall include ditching, grading, and rocking as may be necessary. Additional or emergency maintenance may be done as may be mutually agreed upon by the land owners signing this agreement.

SECOND: Each party shall be responsible for and agrees to pay their proportionate share of the cost of road maintenance, labor and materials to the extent that their property abuts said BERNSTEIN/FESSLER LANE.

THIRD: The maintenance of this private road (BERNSTEIN/FESSLER LANE) herein agreed to be performed is necessary for the use and enjoyment of the properties involved, and the parties intend that the duties and obligations under this agreement are to run with the land, and that this agreement shall bind the parties, their heirs and assigns, and this agreement shall be recorded and noted by recording number upon conveyances made by the parties, their heirs and assigns.

FOURTH: Each party hereto agrees with the other that in the event a legal or equitable action is initiated to enforce any of the terms and provisions hereof, the prevailing party shall be awarded reasonable attorney's fees against the party not prevailing, which provision shall be equally applicable on appeal of any such litigation.

5-5-87

1987 MAY -5 PM 1:29

F213P0125

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first written.

Tax Lot 2410-400, Fessler *Lori Jo Fessler*  
*Lori Jo Fessler*  
 Tax Lot 2410-500, Ediger *Michael E Ediger*  
 Tax Lot 2410-600, Bernstein *Vicki L. Bernstein*  
 Tax Lot 2410-700, Bernstein *Vicki L. Bernstein*

Jan Hickenlooper Ediger and Michael E Ediger

STATE OF OREGON  
 COUNTY OF YAMHILL  
 I, *Janet F. Spess*,  
 Notary Public for Oregon,  
 do hereby certify that the  
 foregoing instrument was  
 acknowledged before me  
 on this 5th day of May, 1987.  
 My commission expires 7-8-90.

STATE OF OREGON, COUNTY OF YAMHILL

The foregoing instrument was acknowledged before me this 5th day of May, 1987 by: Lori Jo Fessler

*Janet F. Spess*  
 NOTARY PUBLIC FOR OREGON  
 My commission expires: 7-8-90



STATE OF OREGON, COUNTY OF YAMHILL

The foregoing instrument was acknowledged before me this 1st day of May, 1987 by: VIRON N. FESSLER and RICHARD I. BERNSTEIN

*Janet F. Spess*  
 NOTARY PUBLIC FOR OREGON  
 My commission expires: 7-8-90



STATE OF OREGON )  
 County of Yamhill )  
 03456

I hereby certify that the  
 within was received and duly  
 recorded by me in Yamhill  
 County records:  
 CHARLES STERN, COUNTY CLERK  
*CS*  
*Spess*

5-5-87

(Notary Seal)

Notary Public in and for Yamhill County and State.  
My Commission Expires Sept. 28, 1938.

Filed July 22, 1933 at 10:10 a.m.  
By L. E. Peterson, County Clerk

Recorded by *Earl Hitchcock* Deputy.

(23976) ROBERT L. CARSON TO YAMHILL COUNTY, OREGON Q. C. DEED

THIS INDENTURE WITNESSETH, That Robert L. Carson single, for the consideration of the sum of One and no/100 Dollars to him paid, has bargained, sold and quitclaimed, and by these presents do bargain, sell and quitclaim unto Yamhill County, Oregon, the following described premises, to-wit:

A strip of land 40 feet in width being 20 feet on each side of center line described as being a part of Lot 1 County Survey #2361B in Section 11 Tp. 2 S. R. 4 W. Will. Mer. Oregon, and beginning at point on South line of Lot 1, S. 70° 08' W. 238.1 feet from the East corner of said Lot; Thence N. 83° 41' W. 245.1 feet to point on West line of said Lot, 111.0 feet N. 8° 14' W. from south corner of said Lot, containing .23 of an acre more or less.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Yamhill County, Oregon, its successors and assigns forever.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 20th day of July A.D.,

1933  
Done in the presence of  
R. L. Carson (Seal)

ACKNOWLEDGMENT

STATE OF OREGON, }  
County of Yamhill, } ss.

On this the 20th day of July A. D., 1933, personally came before me, a Notary Public in and for said County, the within-named Robert L. Carson, single, to me personally known to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely for the uses and purposes therein named.

WITNESS my hand and Notarial Seal this the 20th day of July A.D., 1933

(Notary Seal)  
W. HARRIS  
Notary Public for Oregon,  
My Commission Expires April 29, 1935

Filed July 22, 1933 at 7:15 p.m.  
By L. E. Peterson, County Clerk

Recorded by *Earl Hitchcock* Deputy.

(23977) ISAK MATTSON ET UX TO YAMHILL COUNTY Q. C. DEED

THIS INDENTURE WITNESSETH, That Isak Mattson and Annie Mattson, his wife, for the consideration of the sum of Eighty Two and 50/100 Dollars to them paid, has bargained, sold and quitclaimed, and by these presents do bargain, sell and quitclaim unto Yamhill County, Oregon, the following described premises, to-wit:

A strip of land for road purposes described as being a part of Lot 2 County Survey #2361B in Section 11, Twp. 2 S. R. 4 W. of Will. Mer. Ore. Said strip to be 40 feet in width, 20 feet on each side of center line, Beginning at point N. 75° 42' W. 39.13 feet from the South corner of the David Bridgefarmer D.L.O.; Thence on a 30° curve central angle of 47° 50' to left from bank tangent of S. 70° 13' E. for 151.4 feet; Thence E. 61° 57' E. 235.5 feet; Thence on a 20° curve to right central angle of 34° 22' for distance of 171.8 feet; Thence S. 83° 41' E. 100.1 feet; intersect line between Mattson and Carson 111.0 feet E. 8° 14' W. from Carson South corner.

Also beginning at point S. 83° 41' E. 245.1 feet from last above described point the same being the South line of the Robert Carson 2.77 acre tract and S. 70° 08' W. 238.1 feet from the East corner thereof; Thence S. 83° 41' E. 252.5 feet to point of curve and end of 40 foot strip; Thence N. 6° 19' W. 20 feet to North line of Right of Way; Thence on a curve to right central angle of 29° 05' and radius of 593 feet, 150.5 feet to point on line between Mattson and Goodman; Thence S. 54° 35' E. along said line 268.3 feet to angle; Thence S. 77° E. with said line 599.3 feet to angle; Thence N. 60° 25' E. with said line 81.0 feet; Thence S. 29° 35' E. 20.0 feet; Thence S. 43° 40' W. 70.0 feet; Thence N. 77° 00' W. 525.0 feet to point of curve; Thence on a curve to right central angle of 22° 24' and radius of 593 feet for a distance of 231.3 feet; Thence E. 54° 35' W. 6.2 feet; Thence on curve to left central angle of 29° 05' and radius of 593 feet for

a distance of 260.7 feet; Thence N. 6° 19' W. 20 feet to end of 40 foot strip and containing 1.45 acres more or less.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Yamhill County, Oregon, its successors and assigns forever.

IN WITNESS WHEREOF They have hereunto set their hands and seals this 20th day of July A. D., 1933.

Done in the presence of

Isak Mattson (Seal)  
Annie Mattson (Seal)

ACKNOWLEDGMENT

STATE OF OREGON, )  
County of Yamhill, ) ss.

On this the 20th day of July A. D., 1933, personally came before me, a Notary Public in and for said County, the within-named Isak Mattson and Annie Mattson his wife, to me personally known to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely for the uses and purposes therein named.

WITNESS my hand and Notarial Seal this the 20th day of July A. D., 1933.

(Notary Seal)

H. W. Herring  
Notary Public for Oregon  
My Commission Expires April 25, 1935.

Filed July 22 1933 at 3:20 P. M.  
L. E. Perkins, County Clerk  
By L. E. Petersen, Deputy.

Recorded by L. E. Petersen Deputy.

(23978) A. S. EISEN TO YAMHILL COUNTY

Q C DEED

THIS INDENTURE WITNESSETH, That I, A. S. Eisen for the consideration of the sum of One Dollar to me paid, have bargained, sold and quitclaimed, and by these presents do bargain, sell and quitclaim unto Yamhill County, Oregon the following described premises, to-wit:

A strip of land for road purposes described as being a part of Section 11 Tp. 2 S.R. 4 W. Will. Mer. Oregon, and beginning at anchor post on the South corner of that certain 60.05 acre tract described on page 573 of Vol. 78, Record of Deeds; Thence N. 77° 00' W. 599.3 feet to angle; Thence N. 54° 35' W. 154.8 feet; Thence following curve having central angle of 29° 05' and radius of 593 feet for distance of 150.5 feet; Thence S. 54° 35' E. 6.2 feet; Thence on curve to left central angle of 22° 44' and radius of 553 feet for distance of 216.2 feet; Thence S. 77° E. parallel to and 20 feet northerly from south line of Goodman property 402.3 feet; Thence on curve to left central angle of 41° 30' radius of 266.5 feet for a distance of 193.0 feet to point on south line of property and north line of County Road; Thence S. 60° 25' W. 133.2 feet to beginning and containing .40 of an acre more or less.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Yamhill County, Oregon, its successors and assigns forever.

IN WITNESS WHEREOF I have hereunto set my hand and seal 20th day of July A. D., 1933.

Done in the presence of

A. S. Eisen (Seal)

ACKNOWLEDGMENT

STATE OF OREGON, )  
County of Yamhill, ) ss.

On this the 20th day of July A. D., 1933, personally came before me, a Notary Public in and for said County, the within-named A. S. Eisen to me personally known to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely for the uses and purposes therein named,

WITNESS my hand and Notarial Seal this the 20th day of July A. D., 1933.

(Notary Seal)

H. W. Herring  
Notary Public for Oregon  
My Commission Expires April 25, 1935.

Filed July 22 1933 at 3:25 P. M.  
L. E. Perkins, County Clerk  
By L. E. Petersen, Deputy.

Recorded by L. E. Petersen Deputy.

NOTE:  
THIS MAJOR  
HAS MAJOR  
PROBLEMS  
WILL NOT WORK  
MAKES NO  
MATHEMATICAL  
SENSE!

A = 14° 32' 29"  
R = 593.0  
L = 150.50  
V = 193.03  
T = 100.87

Dec 11-7/13 Co. Road 269  
(274) 10' Strip  
10/91-349 (1972)

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, William C. Crop and Lois G. Crop, husband and wife, and Arden D. Danielson and Ellen Danielson, husband and wife, of Washington County, Oregon, do hereby grant and convey to the public a right of way for a public road through our land situate in the County of Yamhill, State of Oregon, the right of way being more particularly described as follows:

A tract in Sections 11 and 12, Township 2 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, as follows:

Beginning at the point of intersection of the south line of County Road #269 with the west line of State Highway #47, and running thence southeasterly along the west line of said highway 10 feet; thence southwesterly on a line parallel to and 10 feet distant from the south line of said County Road 484 feet, more or less, to a point south 04° 08' 20" East 10 feet from a point on the south line of said County Road 483.17 feet from the point of beginning; thence North 04° 08' 20" West 10 feet to said point; thence northeasterly along the south line of said County Road 483.17 feet to the point of beginning.

And we hereby covenant that we are lawfully seized of the premises and that we have authority to grant the right of way for this purpose.

IN WITNESS WHEREOF, we have hereunto set our hands and seals

this day of August, 1972.

William C. Crop  
William C. Crop

Lois G. Crop  
Lois G. Crop

Arden D. Danielson  
Arden D. Danielson

Ellen Danielson  
Ellen Danielson

STATE OF OREGON )  
County of Washington ) ss

On this 26 day of August, 1972, personally appeared the above named William C. Crop and Lois G. Crop, husband and wife; Arden D. Danielson and Ellen Danielson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Terrel Schneider  
Notary Public for Oregon

My commission expires: Feb. 13, 73

9-51