

**EASEMENT RELEASE**

**RESOLUTION NO. 2018-49**

A Resolution authorizing the release of an existing power line easement, located in the City of McMinnville, Yamhill County, Oregon.

**RECITALS:**

The purpose of this conveyance is to release a portion of the existing 16' wide power line easement created by City Ordinance 4755; and described and shown in the attached Exhibits A & B.

The easement area is not needed for power line purposes and the release of the easement area will allow for the efficient development of the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF McMINNVILLE, OREGON as follows:


1. That the City of McMinnville does hereby release the existing, unneeded power line easement described herein, and the former easement will not be an impediment to issuance of a building permit on this property.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 28th day of August 2018 by the following votes:

Ayes: Drabkin, Garvin, Menke, Peralta, Ruden, Stassens

Nays: \_\_\_\_\_

Approved this 28th day of August 2018.

  
 \_\_\_\_\_  
 MAYOR

Approved as to form:

  
 \_\_\_\_\_  
 CITY ATTORNEY

**After Recording**  
**Return to:** City of McMinnville  
 231 NE Fifth Street  
 McMinnville OR 97128

**EXHIBIT "A"**  
**EXISTING POWER LINE EASEMENT VACATION**  
**ADJUSTED PARCEL IV**  
**INSTRUMENT NO. 200117978**  
**CITY OF MCMINNVILLE, OREGON**

A tract of land located in northwest one-quarter (NW 1/4) of Section 15, Township 4 South, Range 4 West of the Willamette Meridian, City of McMinnville, Yamhill County, Oregon and being a portion the Adjusted Parcel IV recorded in Instrument No. 200117978 and also being described as Parcel 4 of Special Warranty Deed recorded in Instrument No. 201802669 in the Yamhill County Official Records as shown on the attached Exhibit "B" and being fully described as follows:

Commencing at the northwest of Lot 1 the McMinnville Plaza Plat recorded in Cabinet A, Slide 233, Record of Town Plats in the Yamhill County Clerk's Office, said point also being the most westerly corner of said Adjusted Parcel IV, said point also being located on the southerly right-of-way of State Highway 99 West; thence along the boundary of said Adjusted Parcel IV North 51°15'32" East 49.38 feet to the southwest corner of the 16 foot wide power line easement described in Exhibit "C" of Ordinance No. 4775 recorded in Instrument No. 200201583 of the Official Yamhill County Records, also being northwest corner of the 27th Street right-of-way vacated per said Ordinance, and the TRUE POINT OF BEGINNING; thence North 75°12'36" East 25.61 feet; thence North 71°43'10" East 5.67 feet to the northwest corner of said power line easement; thence along the northerly boundary of said power line easement South 74°38'43" East 145.27 feet to the northeast corner of said power line easement, said point also being located on the easterly boundary of said Adjusted Parcel IV; thence along said Parcel boundary 4.43 feet along arc of a non-tangent curve to the right with a radius of 82.00 feet (long chord of which bears of South 17°48'10" East with a chord distance of 4.43 feet); thence South 16°15'24" East 14.43 feet to the southeast corner of said power line easement, said point also being the northeast corner of said vacated 27th Street right-of-way; thence along said southerly boundary of said power line easement and the northerly boundary of said vacated 27th Street right-of-way North 74°38'43" West 182.13 feet to the southwest corner of power line easement, said point also being the northwest said vacated 27th Street right-of-way and the TRUE POINT OF BEGINNING.

Tract contains 2615.7 square feet (0.060 acres) more or less.

Subject to: All easements, restrictions and right-of-ways of record and those common and apparent on the land.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JANUARY 12, 1999  
JOHN P. THOMPSON  
49220

RENEWALS: 06-30-20 20

John Thompson & Associates, Inc.

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8/13/2018