



Deschutes County Board of Commissioners  
1300 NW Wall St., Suite 200, Bend, OR 97701-1960  
(541) 388-6570 - Fax (541) 385-3202 - [www.deschutes.org](http://www.deschutes.org)

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## **AGENDA REQUEST & STAFF REPORT**

**For Board Business Meeting of September 2, 2015**

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*Please see directions for completing this document on the next page.*

**DATE:** August 24, 2015

**FROM:** George Kolb, County Engineer                      Road                      541-322-7113

**TITLE OF AGENDA ITEM:**

Consideration of Signature of Document No. 2015-573, An Acceptance deed for Right-of-Way Dedicated by the Ronald and Sandra Larson Trust for the Powell Butte Highway Roundabout in Bend OR

**PUBLIC HEARING ON THIS DATE?** NO.

**BACKGROUND AND POLICY IMPLICATIONS:**

The Deschutes County Road Department is in the process of designing a roundabout to be constructed at the intersection of Powell Butte Highway/Neff Road and Alfalfa Market Road. During this design process, it was determined that additional right of way would be needed to allow the roundabout to be constructed to current AASHTO standards. A portion of the Larson property is needed to provide the necessary area for the realignment of the roads leading into the roundabout. Signature of Document No. 2015-573 will accept the dedication as public right-of-way.

**FISCAL IMPLICATIONS:**

The amount \$5,000.00 required for this right of way acquisition is budgeted in FY 2015-2016.

**RECOMMENDATION & ACTION REQUESTED:**

The Road Department recommends signature of Document 2015-573, accepting the right-of-way dedication from the Ronald and Sandra Larson Trust

**ATTENDANCE:** George Kolb, County Engineer

**DISTRIBUTION OF DOCUMENTS:**

Copy to Sheila Odle (ext. 7148) at the Road Department after recording.

**DESCHUTES COUNTY DOCUMENT SUMMARY**

(NOTE: This form is required to be submitted with ALL contracts and other agreements, regardless of whether the document is to be on a Board agenda or can be signed by the County Administrator or Department Director. If the document is to be on a Board agenda, the Agenda Request Form is also required. If this form is not included with the document, the document will be returned to the Department. Please submit documents to the Board Secretary for tracking purposes, and not directly to Legal Counsel, the County Administrator or the Commissioners. In addition to submitting this form with your documents, please submit this form electronically to the Board Secretary.)

Please complete all sections above the Official Review line.

Date: 8/24/2015

Department: Road

Contractor/Supplier/Consultant Name: The Ronald and Sandra Larson Trust

Contractor Contact: Ronald and Sandra Larson

Contractor Phone

#: 541-383-0131

Type of Document: Acceptance Deed

Goods and/or Services: Acceptance deed for Right-of-Way Dedicated by the Ronald and Sandra Larson Trust for the Powell Butte Highway Roundabout in Bend OR

Background & History: The Deschutes County Road Department is in the process of designing a roundabout to be constructed at the intersection of Powell Butte Highway/Neff Road and Alfalfa Market Road. During this design process, it was determined that additional right of way would be needed to allow the roundabout to be constructed to current AASHTO standards. A portion of the Larson property is needed to provide the necessary area for the realignment of the roads leading into the roundabout.

Agreement Starting Date: upon signature

Ending Date: N/A

Annual Value or Total Payment: \$5,000.00

Insurance Certificate Received (check box)  
Insurance Expiration Date:

Check all that apply:

- RFP, Solicitation or Bid Process
- Informal quotes (<\$150K)
- Exempt from RFP, Solicitation or Bid Process (specify – see DCC §2.37)

Funding Source: (Included in current budget?  Yes  No

If No, has budget amendment been submitted?  Yes  No

Is this a Grant Agreement providing revenue to the County?  Yes  No

Special conditions attached to this grant:

Deadlines for reporting to the grantor:

If a new FTE will be hired with grant funds, confirm that Personnel has been notified that it is a grant-funded position so that this will be noted in the offer letter:  Yes  No

Contact information for the person responsible for grant compliance:

Name:

Phone #:

Departmental Contact and Title: George Kolb, County Engineer  
Phone #: 541-322-7113

Department Director Approval:

  
Signature

08/24/15  
Date

Distribution of Document: Who gets the original document and/or copies after it has been signed? Include complete information if the document is to be mailed.

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**Official Review:**

County Signature Required (check one):  BOCC  Department Director (if <\$25K)

Administrator (if >\$25K but <\$150K; if >\$150K, BOCC Order No. \_\_\_\_\_)

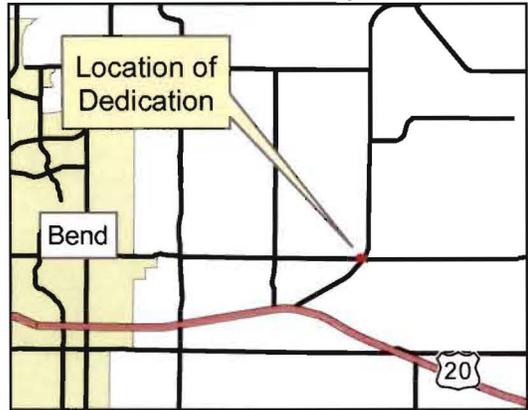
Legal Review \_\_\_\_\_ Date \_\_\_\_\_

Document Number \_\_\_\_\_

# Ron & Sandra Larson Right-of-Way Dedication



Locator Map



0 200 400 600 Feet

- Legend**
-  Dedication
  -  Taxlots
  -  Road Centerlines

The information on this map was derived from digital databases on Deschutes County's G.I.S. Care was taken in the creation of this map, but it is provided "as is". Deschutes County cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or the underlying records. There are no warranties, express or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.



Printed: August 24, 2015


**Deschutes County**  
 John Anderson, GIS Analyst  
 Phone: (541) 322-7102  
 Email: john.anderson@deschutes.org  
 Address: 61150 SE 27th St  
 Bend, OR 97702  
**Road Department**

After recording return to: Deschutes County Road Dept. 61150 S.E. 27 <sup>th</sup> Street Bend, Oregon 97701	For Recording Stamp Only
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DEED OF DEDICATION

Ronald and Sandra Larson Trust, dated August 25, 2003, does hereby dedicate to the public for roadway and utility purposes that real property as described in Exhibit "A", attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is \$5,000 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

IN WITNESS WHEREOF, this document is executed this 12<sup>th</sup> day of August, 2015.

Ronald and Sandra Larson Trust, dated August 25, 2003

By: Ronald H. Larson, Trustee  
 Ronald H. Larson, Trustee

By: Sandra J. Larson, Trustee  
 Sandra J. Larson, Trustee

STATE OF OREGON )  
 ) SS.  
 County of Deschutes )



Before me, a Notary Public, personally appeared Ronald H. Larson and Sandra J. Larson as Trustees of the Ronald and Sandra Larson Trust dated August 25, 2003 and acknowledged the foregoing instrument to be their voluntary act.

Dated this 12 day of August, 2015.

Regina Ann Thompson  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: April 1, 2016

ACCEPTANCE

Deschutes County, acting by and through its Board of County Commissioners, does hereby accept the foregoing Deed of Dedication.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2015.

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

\_\_\_\_\_  
TAMMY BANEY, COMMISSIONER

ATTEST:

\_\_\_\_\_  
ANTHONY DEBONE, CHAIR

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
ALAN UNGER, VICE-CHAIR

STATE OF OREGON        )  
                                  ) SS.  
County of Deschutes    )

Before me, a Notary Public, personally appeared Anthony DeBone, Alan Unger and Tammy Baney, the above-named Board of County Commissioners of Deschutes County, Oregon, acknowledged the foregoing instrument, on behalf of Deschutes County, Oregon.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

**Parcel 1 - Fee**

A Parcel of land lying in the Southeast One-Quarter (SE1/4) of Section 30, Township 17 South, Range 13 East, W.M., Deschutes County, Oregon and being a portion of that property described as Parcel 2 in that Warranty Deed to Ronald H. Larson and Sandra J. Larson, Trustees, or a Successor Trustee, of the Ronald and Sandra Larson Trust, dated 8/25/03, recorded February 11, 2013 in Instrument No. 2013-06136 of Deschutes County Official Records; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of 2014 Neff Road Legalization, Deschutes County Commissioners Order 2014-022, and the Westerly side of 1928 Bend-Prineville Market Road RD01455 (Powell Butte Highway), which center lines are described as follows:

2014 Neff Road Legalization

Beginning at Engineer's center line Station 20+00.00, said station bears South 89°56'36" East, 1320.45 feet from the South Quarter Corner of said Section 30; thence South 89°56'36" East 199.98 feet to point of curvature at Engineer's center line Station 21+99.98; thence along the arc of a 21681.69 foot radius curve to the left, an arc distance of 89.37 feet, through a central angle of 0°14'10" (the chord of which bears North 89°56'19" East, 89.37 feet) to Engineer's center line Station 22+89.34; thence North 89°49'14" East 250.98 feet to point of curvature at Engineer's center line Station 25+40.33; thence along the arc of a 2899.63 foot radius curve to the right, an arc distance of 301.72 feet, through a central angle of 5°57'43" (the chord of which bears South 87°11'54" East, 301.59 feet) to Engineer's center line Station 28+42.05; thence South 84°13'03" East 124.44 feet to Engineer's center line Station 29+66.49.

1928 Bend-Prineville Market Road RD01455

Beginning at Engineer's center line Station 44+32.83, said point being a point of curvature and bears South 73°47'04" West, 405.15 feet from the southeast corner of said Section 30; thence along the arc of a 1432.91 foot radius curve to the left, an arc distance of 1036.51 feet, through a central angle of 41°26'43" (the chord of which bears North 20°46'03" East, 1014.06 feet) to a point of tangency at Engineer's center line Station 54+69.34, which bears North 2°01'16" West, 835.55 feet from said southeast corner of Section 30.

The width in feet of said strip of land is as follows:

**2014 Neff Road Legalization**

Station	to	Station	Width on Northerly Side of Center Line
27+75.00		28+29.92	46.43 in a straight line to 63.31
28+29.92		28+69.68	63.31 in a straight line to 64.66
28+69.68		28+96.14	64.66 in a straight line to 62.35
28+96.14		29+40.25	62.35 in a straight line to 55.79
29+40.25		29+65.71	55.79 in a straight line to 54.54

**1928 Bend-Prineville Market Road RD01455**

Station	to	Station	Width on Westerly Side of Center Line
45+48.48		45+87.20	85.00 in a straight line to 38.88
45+87.20		45+96.24	38.88 in a straight line to 30.00

This parcel of land contains 6,003 square feet more or less, outside of the existing right of way.

Subject to any easements, restrictions and rights of way of record and those common and apparent on the land.

Bearings are based on County Survey No. 18806, filed December 12, 2014, Deschutes County Oregon.

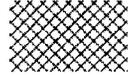


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
JAN. 21, 2009  
ANDREW N. HUSTON  
#61407

EXPIRES: 6/30/2017

LEGEND



Acquisition  
Area

RONALD AND SANDRA LARSON TRUST  
Taxlot: 171330000-1804  
Address: 22368 NEFF RD,  
BEND, OR 97701  
1.98 Acres  
Instrument No. 2013- 06136 (Parcel 2)

ACQUISITION AREA  
Parcel 1 = ± 6,003 SF

POWELL BUTTE HIGHWAY  
(BEND-PRINEVILLE MARKET ROAD)

28+96.14, -62.35' LT  
2014 Neff Rd Legalization

28+69.68, -64.66' LT  
2014 Neff Rd Legalization

28+29.92, -63.31' LT  
2014 Neff Rd Legalization

27+75.00, -46.43' LT  
2014 Neff Rd Legalization

45+48.48, -85.00' LT  
1928 Bend-Prineville Mkt Rd

29+40.25, -55.79' LT  
2014 Neff Rd Legalization

45+96.24, -30.00' LT  
1928 Bend-Prineville Mkt Rd

45+87.20, -38.88' LT  
1928 Bend-Prineville Mkt Rd

29+65.71, -54.54' LT  
2014 Neff Rd Legalization

SECTION 30  
SECTION 31

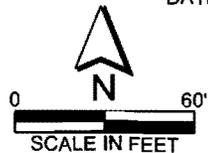
NEFF ROAD

PT: 28+42.05

EP: 29+66.49

30 29  
31 32

Parametrix DATE: July 22, 2015 FILE: BE-2509-001-V-AQ



**RIGHT-OF-WAY ACQUISITION FOR:  
RONALD AND SANDRA LARSON TRUST  
DESCHUTES COUNTY ROADS DEPARTMENT  
POWELL BUTTE HIGHWAY ROUNDABOUT**