

AFTER RECORDING RETURN TO:

City of Newberg - Community Development
PO Box 970 - 414 E. First Street
Newberg, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
CHARLES STERN, COUNTY CLERK



\$36.00

00132616200300167830030031

200316783

1:52:28 PM 7/11/2003

DMR-DDMR Cnt=1 Stn=3 SUSAN
\$15.00 \$10.00 \$11.00

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That GEORGE FOX UNIVERSITY, Grantor, does hereby dedicate, grant and convey to the City of Newberg, a Municipal Corporation of the State of Oregon, hereinafter called the Grantee, for dedication of a public right-of-way, the following described real property located in Yamhill County, State of Oregon, to-wit:

SEE ATTACHED EXHIBIT A and EXHIBIT B

TO HAVE AND TO HOLD the above described, dedicated, granted and conveyed premises unto said Grantee, its successors and assigns forever.

The true consideration for this conveyance is \$0.00 and other valuable consideration.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

IN WITNESS WHEREOF, the parties have executed this document this 17 day of June, 2003.

G. Michael Goins

G. Michael Goins
Vice President for Financial Affairs
George Fox University

STATE OF OREGON
City of Newberg s.s.
County of Yamhill

This instrument was acknowledged before me on this 17th day of June, 2003 by G. Michael Goins, Vice President for Financial Affairs of George Fox University, by authority of its Board of Directors.

[Signature]
Notary Public for Oregon

My Commission Expires: 3/9/04



CITY OF NEWBERG

[Signature]
James H. Bennett, City Recorder
Date: 6/26/03

APPROVED AS TO FORM

[Signature]
Terrence D. Mahf, City Attorney
Date: 7/8/03



ALPHA ENGINEERING, INC.

EXHIBIT A

JUNE 5, 2003

LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION
FULTON STREET AND VILLA ROAD

JOB NO. 693-002

A PARCEL OF LAND LOCATED IN SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF NEWBERG, YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FULTON STREET, 25.00 FEET SOUTH, RIGHT ANGLE MEASURE, FROM THE CENTERLINE, AND ALSO LYING ON THE NORTH LINE OF LOT 6 BLOCK 4 BENSON'S ADDITION FROM WHICH THE NORTHEAST CORNER OF LOT 6 BEARS NORTH 89°54'10" EAST 32.67 FEET; THENCE NORTH 89°54'10" EAST ALONG THE NORTH LINE OF BLOCK 4, PARALLEL WITH THE CENTERLINE AND 25.00 FEET SOUTHERLY 57.67 FEET; THENCE LEAVING SAID LINE SOUTH 00°05'50" EAST 5.00 FEET; THENCE NORTH 89°54'10" EAST 185.01 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 90°24'19", AN ARC LENGTH OF 28.40 FEET (CHORD BEARS SOUTH 44°53'40" EAST 25.55 FEET); TO A POINT 30.00 FEET WESTERLY RIGHT ANGLE MEASURE, FROM THE CENTERLINE OF VILLA ROAD, THENCE PARALLEL WITH SAID CENTERLINE SOUTH 00°18'29" WEST 83.74 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 BLOCK 4; THENCE ALONG SAID LINE NORTH 89°36'10" EAST 10.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VILLA ROAD; THENCE LEAVING SAID LINE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°18'29" EAST 115.82 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF FULTON STREET; THEN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°54'10" WEST 90.00 FEET AND SOUTH 87°03'21" WEST 181.13 FEET TO THE POINT OF BEGINNING.

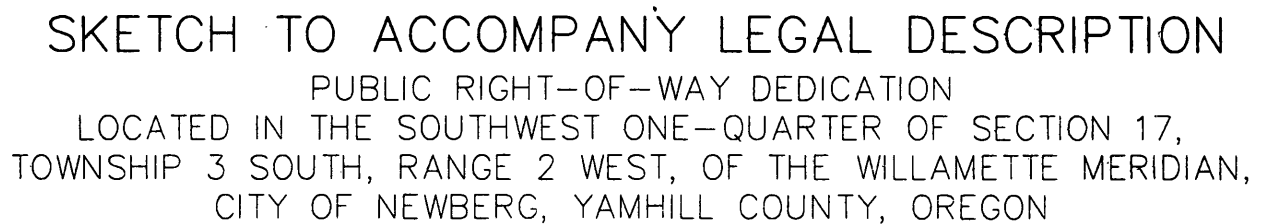
CONTAINING APPROXIMATELY 3,779 SQUARE FEET.



Valid until 6/30/03

1/3

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ALPHA ENGINEERING INC.
PLANNING • DEVELOPMENT SERVICES • SURVEYING

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