

STREET VACATION PETITION
City of Warrenton

Fee: \$750.00

<u>Petitioner</u>	<u>Petitioner's Representative</u>
Name: Kenneth J Yuill	Name: same
Mailing Address: 580 Hwy 101 Alt. Warrenton Or 97146	Mailing Address:
Phone Number: 503-440-1202	Phone Number:
Email Address: yuillkenneth9@gmail.com	Email Address:
<p>1. A description of the right-of-way area to be vacated. <i>(Don't forget to include a map highlighting the area. A survey or professionally developed legal description is required).</i></p> <p style="text-align: center; padding: 20px 0;">See attachment #1</p>	
<p>2. Reason for the Vacation Request. <i>(Advise if any buildings/structures will be in the area to be vacated).</i></p> <p style="text-align: center; padding: 20px 0;">See attachment #2</p> <p style="text-align: center; padding: 10px 0;">Note: If additional room is necessary, please attach extra pages.</p>	
<p>3. Required consent.</p> <ul style="list-style-type: none">a. 100% of abutting property owners.b. Two-thirds in area of real property affected by proposal. Refer to <i>ORS Chapter 271</i> (attached).c. List of all abutting and affected property owners, mailing addresses, and corresponding square footage of property owned.	

Attachment # 1

Description of the right-of-way to be vacated

The area of the unnamed right-of-way sits on the Southernmost part of the SUBD.TR.3 of CHELSEA. The area for vacation would run the length of Tax lot 81027BC 02200 west to tax lot 81027BC 04600. This area is 203 feet +/- . If approved the area will be surveyed for the true distance. After talking with Adam Niles and Scott Cooter from the county, they believe that the requested area would become part of tax lot 81027BC 02200. A small portion on the east side would be abutting the Home Depot but, their property is in a different subdivision Tax lot 81027CB 0200. (See 81027CB map). The vacationed area cannot be divided between two different subdivisions. In the past, Home Depot will not answer any inquiries about giving permission because this would need to come from the board of directors. This is what happened in the request to vacate Galena Ave. I had even filed a suit in Clatsop County Court against Home Depot on the ownership of the property area that is now tax lot 81027BC 04600. Home Depot did not reply even then.

As the notice from Jay Blake points out, I will be combining tax lots in the near future. This cannot be done until October because of the county working on property tax statements. I have already paid the fee for doing so.

Attachment #2

Reason for the Street Vacation

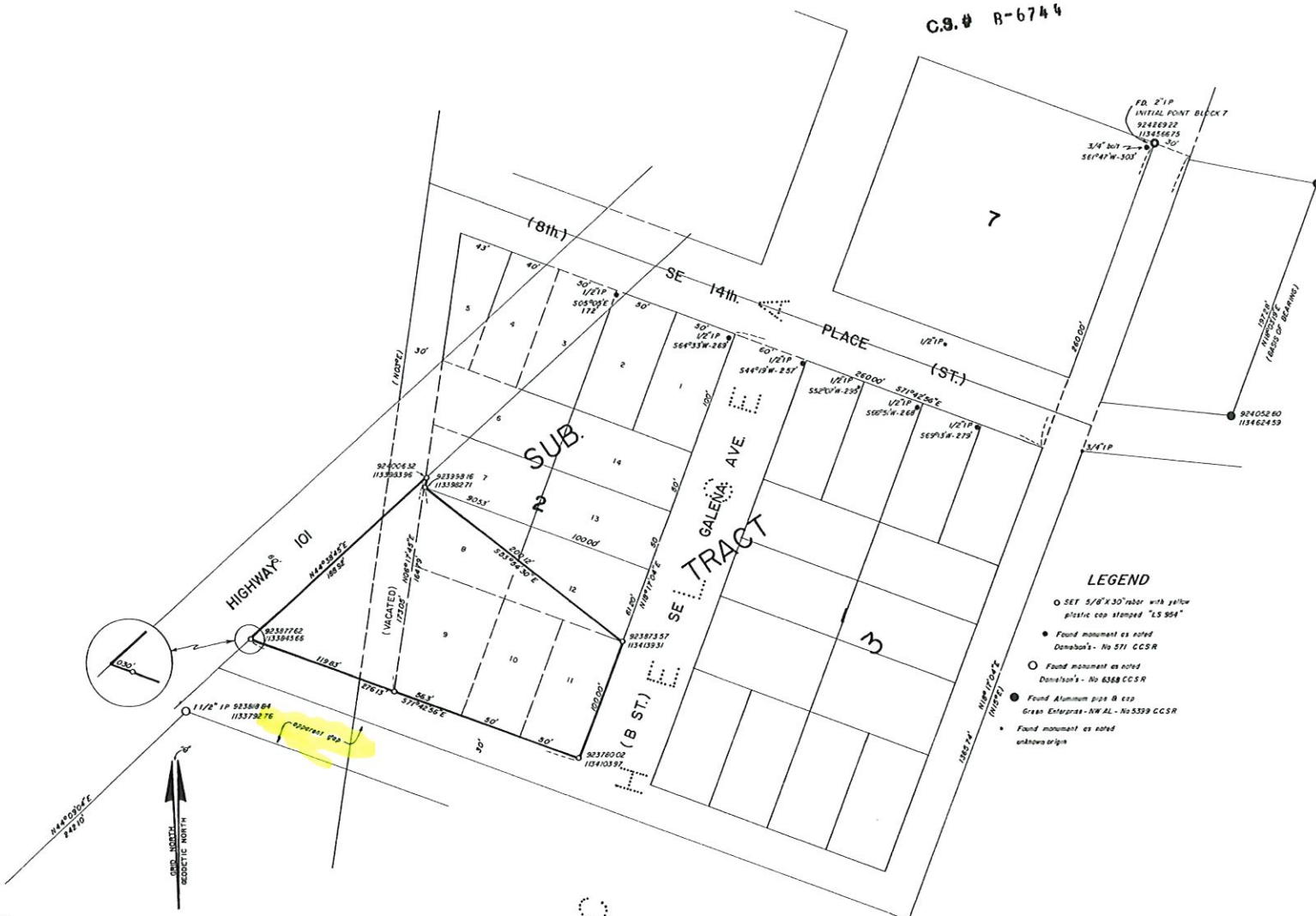
I have lived at 580 Hwy 101 Alt. address since 1977. In 1978 I had Robert Hovden do a survey of the property; it showed the unnamed street that ran just South of my property. It also showed an apparent gap South of the unnamed street. (See survey No. 261). I went to the county and asked about it. They could not give me an answer, since I could not find who owned that area, I could not request a street vacation. So, I have always used and maintained the area as if I did own it. I had even built a shed on part of the area.

When Trillium house started their applications for construction, it was pointed out that ownership was needed for the storm water to be able to flow on. Mike Magyar did the investigation to the ownership and the survey work to correct these areas of all of the questionable property. With that information, we were able to bring all of the property on to the tax rolls. But, because of the placement of the shed I need to vacate the area of the unnamed right-of-way so I can have total ownership of the property where the shed is on. The distance would be 203 feet+/- . If approved, the area will be surveyed for the true distance. The City of Warrenton granted Trillium house an easement for their storm drain line and I also granted an easement through Tax lot No. 81027 BC 04600. These easements need to stay in place. By vacating this area of the unnamed right-of-way we can protect the integrity of the storm drain line.

Because the unnamed street is at the most Southern part of the Chelsea subdivision the Home Depot would not be able to receive half the area as in a normal street vacation. This is what was explained to me by the County. (See copies of emails from the county).

The other reason is to put more property on the tax rolls.

C.S.# B-6744



LEGEND

- SET 3/8" X 30" rubber with yellow plastic cap stamped "LS 904"
- Found monument as noted Donabon's - No 571 CCSR
- △ Found monument as noted Donabon's - No 6368 CCSR
- Found Aluminum pipe 8 1/2" Green Enterprises - NW AL - No 5399 CCSR
- Found monument as noted unknown origin

BEARINGS SHOWN ARE GEODETIC BEARINGS CONVERTED FROM GRID BEARINGS USING A CONSTANT "θ" ANGLE = -02°24'52"

COORDINATES SHOWN ARE BASED ON THE OREGON COORDINATE SYSTEM, NORTH ZONE with factor 10000391

SURVEY No. 261

FOR **K YUILL**

NW 1/4 SECTION 27, T8N, R10W, W.M.
LOTS 9-11 & PORTION OF LOTS 8 & 12
BLOCK 2, SUB. OF TRACT 3, CHELSEA
APRIL 13, 1979 SCALE 1" = 50'

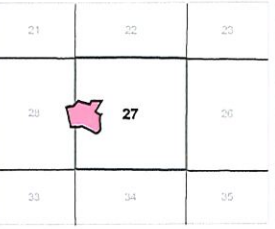
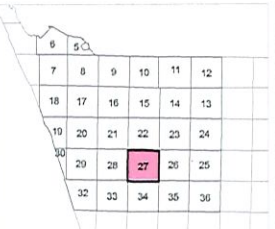
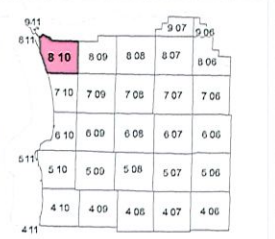
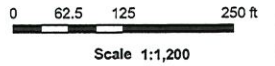
REGISTERED PROFESSIONAL LAND SURVEYOR

Robert A. Hovden

OREGON
ROBERT A. HOVDEN
954

POINT on East line CHELSEA
Position call from NW 1/4 Survey
92299104
113411208

8 10 27 CB
CLATSOP COUNTY
 NW 1/4 SW 1/4 SEC.27 T8N R10W WM



CANCELLED TAXLOT NUMBERS

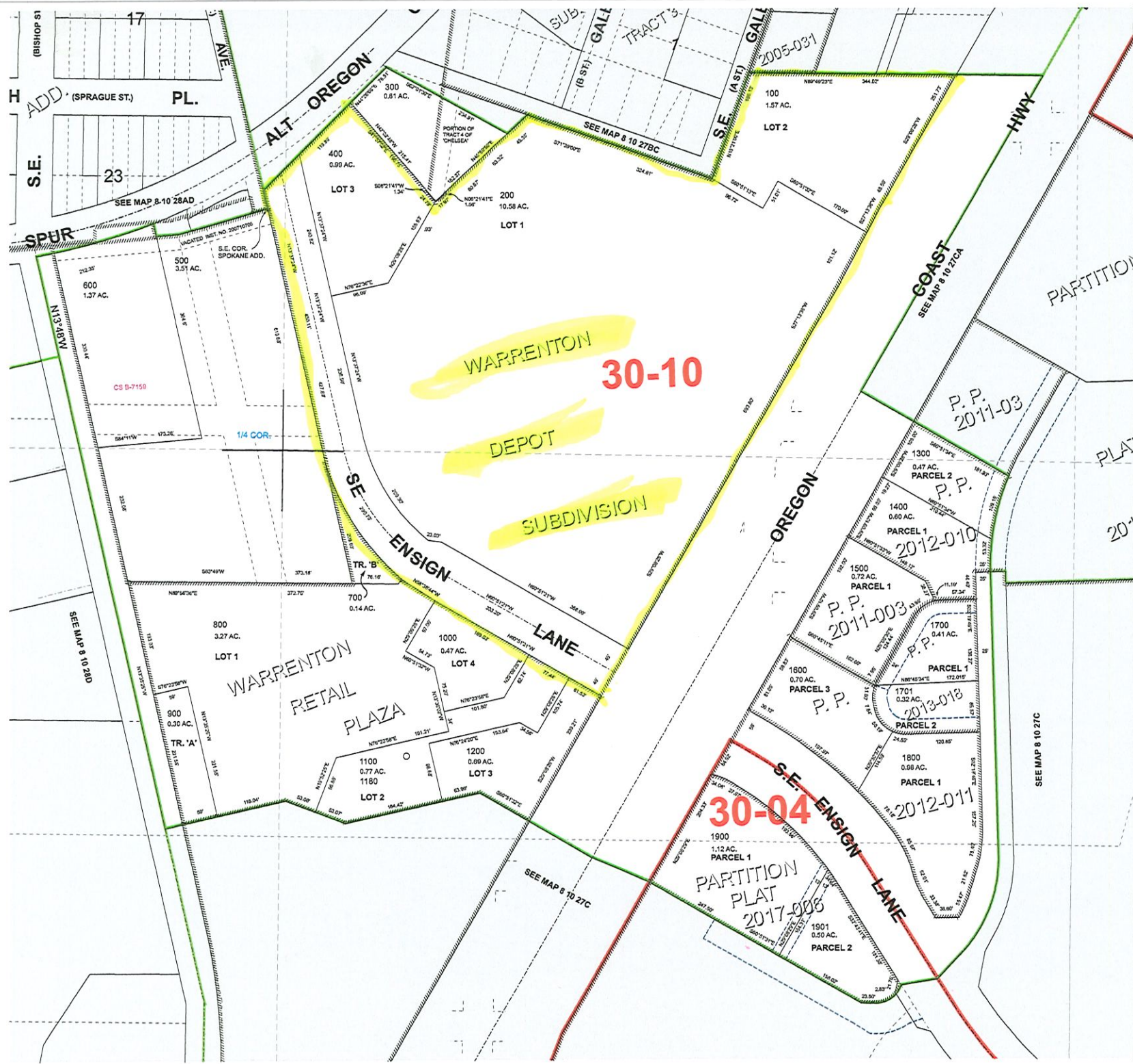
301



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.clatsopcounty.gov

This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.

PLOT DATE: 8/15/2023
8 10 27 CB





Clatsop County
Assessment and Taxation

820 Exchange St., Suite 210
Astoria, OR 97103
(503) 325-8522 phone / (503) 338-3638 fax
www.co.clatsop.or.us

REQUEST FOR CONSOLIDATION OF TAX ACCOUNTS

We find there are many instances where land and lot ownership could be advantageously combined to the benefit of the owner and to this office. The following requirements must be met in order to combine tax lots. All property must be: CONTIGUOUS, HELD IN THE SAME LEGAL OWNERSHIP, ALL TAXES MUST BE PAID, A CONTRACT OR MORTGAGE HOLDER SHOULD BE NOTIFIED OF THE CHANGE. We strongly recommend contacting your local jurisdiction if the property has multiple dwellings or other improvements. Combining tax lots may have an effect on future land use. Please call your local planning department before requesting this process. **A fee of \$35.00 in certified funds (cash, cashier's check or money order) must accompany this request.**

Tax Code	Map	Account ID
3031	81027BC 04600	61635
3031	81027BC 02200	32054

The above information may be found on your tax statement or you may call our office for further help.

Please note: It is the property owner's responsibility to notify the mortgagee or lien holder of the legal change to the property. The mortgage company or contract holder may require the mortgage document to be amended. Failure to amend the legal description may result in a segregation of the combined lots if a default was to occur.

Please complete the following:

Is there a mortgage on the property? ___ Yes X No

If yes, have you notified the mortgage company of this change? ___ Yes ___ No

Mortgage Company: _____

I authorize the consolidation of the tax accounts noted above.

Kenneth J. Ufford
Owner Signature

8/28/2023
Date

503-440-1201
Phone Number

RECEIPT DATE 9/7/23 No. 803694

RECEIVED FROM Ken Yuill \$ 35.00

_____ DOLLARS

FOR RENT
 FOR Combine 611635 & 32054

ACCOUNT	<u>35</u>	-
PAYMENT	<u>35</u>	-
BAL. DUE		

CASH
 CHECK
 MONEY ORDER
 CREDIT CARD

FROM _____ TO _____

BY HONG

3-11