

REQUEST FOR COUNCIL ACTION



Date Action Requested: July 18, 2022

Order <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Information <input type="checkbox"/>	
No. 2022-2900	
Subject: An Ordinance vacating S Garfield Street between E First Street and E Second Street, the entire portion of the north/south alley between S Garfield Street and S Washington Street that intersects with the east/west alley, and approximately 70 feet of the eastern end of the east/west alley west of S Washington Street between E First Street and E Second Street generally described previously within the corporate city limits of Newberg, Oregon	Staff: Doug Rux, Director Department: Community Development File No. VAC22-0001
Business Session	Order On Agenda: Public Hearing
Hearing Type: Legislative <input checked="" type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Administrative <input type="checkbox"/> Not Applicable <input type="checkbox"/>	

Recommendation:

Adopt Ordinance No. 2022-2900.

Executive Summary:

A. DESCRIPTION OF APPLICATION:

Staff had been discussing with the owners of the NAPS Thriftway property through their representative Michael Gunn about cleaning up land use actions relating back to 1988 and prior, surrounding public right-of-way and alleys. There are three elements to the issue.

First is the vacation of S Garfield Street that is located within the footprint of the NAPS Thriftway building. Staff has researched files and has not been able to locate any action by the City Council to vacate the roadway between E First Street and E Second Street. Second is an alley that runs north/south from E First Street to the east/west alley. This alley also runs through the NAPS Thriftway building. Third is a portion of an alley running east/west that is located within the footprint of the NAPS Thriftway building. Staff has researched files and has not found documentation that the City Council has authorized vacation of the right-of-way and alleys. The location of the street and alleys are in Attachment 1.

Staff discussed with Mr. Gunn, representing the Bauer's (David and Patricia Bauer's as Co-Trustees and Vivian Bauer as Trustee), about a partnership to vacate the street and alleys under which NAPS Thriftway is located. The partnership is the Bauer's preparing and providing the necessary legal descriptions for the vacations. There would also be a mailing list for notification to

surrounding property owners per ORS 271.110 and sign postings the Bauer's would provide. The Bauer's would also need to consent to the vacations and record the vacation if approved by the City Council.

This City portion of the partnership is the City Council initiating the vacations without a petition , not charging an application fee of \$1,885 plus the 5% Technology Fee and mailing the notice to surrounding property owners. Staff took the lead to prepare the required staff report with analysis and findings.

The partnership approach to the vacation was approved by the City Council on April 18, 2022, by Resolution No. 2022-3819 Attachment 2.

Mr. Gunn on behalf of the Bauer's has provided the required material outlined in the staff report and by Resolution No. 2022-3819. The full application packet is included as Attachment 3.

Questions were raised about the possibility of city public infrastructure in the vacated streets and alleys. Specifically, the east/west alley per the City GIS system identified a wastewater line extending into the NAPS building. After evaluation with the Public Works Department, it was concluded the wastewater line was not a public line but a private lateral extending from a manhole in the east/west alley westward to serve the NAPS building dating back to 1986/1987. The GIS data is being corrected. No other City public infrastructure is in the proposed street and alleys to be vacated.

The requirements for vacation are established by ORS 271.080 - 271.230. Exhibit "A" to Ordinance 2022-2900 address the findings for each applicable ORS requirement.

B. PROCESS:

An annexation request is a Legislative public hearing. Important dates related to this application are as follows:

1. 4/18/22: City Council initiated the vacation application process.
2. 6/29/22: The Newberg Graphic published notice of the City Council public hearing.
3. 6/29/22: Notice was mailed to surrounding property owners per ORS 271.110.
4. 6/29/22: Notice was posted in four public building son the public hearing.
5. 6/29/22: Notice was posted in the vacation area per ORS 271.110.
6. 7/06/22: The Newberg Graphic published notice of the City Council public hearing.

7. 7/18/22: The City Council will hold a legislative public hearing to consider the application.

C. STAFF/AGENCY/UTILITY COMMENTS:

The application was routed to several public agencies for review and comment. Comments and recommendations from city departments have been incorporated into the findings. As of the writing of this report, the city received the following agency comments (Attachment 4):

1. Building Official: Reviewed, no conflict.
2. City Manager: Reviewed, no conflict.
3. Finance Department: Reviewed, no conflict.
4. Police Department: Reviewed, no conflict.
5. Public Works Director: Reviewed, no conflict. Recommended approval of vacation.
6. Public Works Maintenance Superintendent: Reviewed, no conflict.
7. Public Works Wastewater Superintendent: Reviewed, no conflict.
8. Public Works Maintenance Supervisor: Reviewed, no conflict.
9. Public Works Wastewater Treatment Plant: Reviewed, no conflict.
10. Public Works Water Superintendent: Reviewed, no conflict.
11. Public Works Engineering: Reviewed, no conflict.
12. Tualatin Valley Fire & Rescue: Reviewed, no conflict.
13. Ziplly: Reviewed, no conflict.
14. Portland General Electric: Comments – PGE has facilities in the alley that serve NAPS Thriftway and L. Johnson furniture (See Attachment 4).

D. PUBLIC COMMENTS:

As of the writing of this report, the City has received no written public comments.

Fiscal Impact:

No significant fiscal impact is expected. Vacation of the street and alleys will put the vacated areas back onto the tax rolls for taxing jurisdictions.

Strategic Assessment:

2020 Council Goals:

1. Change operational culture to one focused on Customer Service and act to Resolve Ongoing Legal Disputes

Not applicable.

2. Further develop an operational culture that adopts and cherishes Diversity, Equity, and Inclusion as core values.

Not applicable.

3. Promote development of housing affordability such as houselessness, transitional housing, workforce housing.

Not applicable.

4. Create and support an Urban Renewal Plan and Authority

Not applicable.

5. Collaborate with local partners and with entities like ICLEI in the development of a Sustainability program.

Not applicable.

ATTACHMENTS:

Ordinance No. 20229-2900 with:

Exhibit A: Findings

Exhibit B: Garfield Street

Exhibit C: North/South Alley

Exhibit D: East/West Alley

1. Location Map
2. Resolution No. 2022-3819
3. Application Materials
4. City Staff, Agency, and Utility Comments

ORDINANCE NO. 2022-2900

An Ordinance vacating S Garfield Street between E First Street and E Second Street, the entire portion of the north/south alley between S Garfield Street and S Washington Street that intersects with the east/west alley, and approximately 70 feet of the eastern end of the east/west alley west of S Washington Street between E First Street and E Second Street generally described previously within the corporate city limits of Newberg, Oregon

Recitals:

1. The Newberg City Council initiated the vacation on April 18, 2022, through Resolution No. 2022-3819.
3. Notice was published in The Newberg Graphic newspaper once a week for two consecutive weeks (June 29, 2022, and July 6, 2022) prior to the final public hearing of the City Council.
4. The Newberg City Council conducted a public hearing on July 18, 2022, to consider the vacation and any written objections or remonstrances and take public comment.
5. All of the abutting property owners have signed consent to vacate forms.

The City of Newberg Ordains as Follows:

1. The findings, listed as Exhibit “A” and attached to this ordinance, are hereby adopted and by this reference incorporated.
2. The following described public right-of-way within the City of Newberg, County of Yamhill, State of Oregon, is hereby vacated: A tract of land located in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, being described as that portion of S. Garfield St. lying between E. 1st St and E. 2nd St and between Blocks 3 and 4 of EVEREST'S ADDITION TO NEWBERG, as shown in Exhibit “B”. Exhibit “B” is hereby adopted and by this reference incorporated.
5. The following described public right-of-way (alley) within the City of Newberg, County of Yamhill, State of Oregon, is hereby vacated: A tract of land located in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as Parcels 1 and 2 as set forth in that certain Dedication, executed by Maude D. Hudson and recorded in Volume 36, Page 613 of the Deed and Mortgage records of Yamhill County, Oregon, as shown in Exhibit “C”. Exhibit “C” is hereby adopted and by this reference incorporated.

6. The following described public right-of-way (alley) within the City of Newberg, County of Yamhill, State of Oregon, is hereby vacated: A tract of land located in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, being a portion of that certain east-west 14-foot wide alley in Block 3 of EVEREST'S ADDITION TO NEWBERG, said portion being more particularly described as follows: Commencing at the southwest corner of that certain real property identified as Parcel I of the legal descriptions set forth on that certain Bargain and Sale Deed between Leonard Johnson and Christine Johnson (husband and wife) to Leonard M. Johnson and Christine L. Johnson as Trustees of the Johnson Living Trust UTA dated 3/9/2010 and any amendments thereto, recorded on 3/30/2010 in Instrument No. 201004135 of the Deed and Mortgage Records of Yamhill County, Oregon; then westerly along the north line of that certain 14-foot wide east-west alley (that lies wholly in said Block 3) to the east line of that portion of S. Garfield St (that lies between E. First Street and E. Second Street and between Blocks 3 and 4 of said EVEREST'S ADDITION; then SOUTH 14 feet to the south line of said alley as set forth above; then easterly along said south line said alley to a point directly south of the point of beginning; thence NORTH 14 feet to the POINT OF BEGINNING, as shown in Exhibit "D". Exhibit "D" is hereby adopted and by this reference incorporated.
5. Subject to the above provisions, the applicant is hereby directed to file for recording with the County Clerk and Ex-Officio Recorder of Conveyances of the County of Yamhill, State of Oregon, a certified copy of this ordinance and a map of said public right-of-way (Exhibits "B", "C" and "D") so vacated, and the applicant is further directed to file a copy of this ordinance and a map with the Surveyor, Assessor, and Clerks offices of said Yamhill County, Oregon, respectively. A copy of all recorded documents shall be provided to the City of Newberg by the applicant; including any documents required by private utilities and franchises.

Effective Date of this ordinance is the day after the adoption date, which is: August 17, 2022.

Adopted by the City Council of Newberg, Oregon, this 18th day of July, 2022, by the following votes:

AYE: **NAY:** **ABSTAIN:**

Sue Ryan, City Recorder

Attest by the Mayor this 21st day of July, 2022.

Rick Rogers, Mayor

EXHIBIT “A”
FINDINGS FOR APPROVAL OF A STREET RIGHT-OF-WAY VACATION

*Oregon Revised Statutes (ORS) Chapter 271
Use of Public Lands; Easements
Public Lands*

Vacation

271.080 Vacation in incorporated cities; petition; consent of property owners. (1) Whenever any person interested in any real property in an incorporated city in this state desires to vacate all or part of any street, avenue, boulevard, alley, plat, public square or other public place, such person may file a petition therefor setting forth a description of the ground proposed to be vacated, the purpose for which the ground is proposed to be used and the reason for such vacation.

(2) There shall be appended to such petition, as a part thereof and as a basis for granting the same, the consent of the owners of all abutting property and of not less than two-thirds in area of the real property affected thereby. The real property affected thereby shall be deemed to be the land lying on either side of the street or portion thereof proposed to be vacated and extending laterally to the next street that serves as a parallel street, but in any case not to exceed 200 feet, and the land for a like lateral distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated. Where a street is proposed to be vacated to its termini, the land embraced in an extension of the street for a distance of 400 feet beyond each terminus shall also be counted. In the vacation of any plat or part thereof the consent of the owner or owners of two-thirds in area of the property embraced within such plat or part thereof proposed to be vacated shall be sufficient, except where such vacation embraces street area, when, as to such street area the above requirements shall also apply. The consent of the owners of the required amount of property shall be in writing. [Amended by 1999 c.866 §2]

Finding: Not applicable as the City of Newberg is initiating the Right-of-way and alley vacations.

271.090 Filing of petition; notice. The petition shall be presented to the city recorder or other recording officer of the city. If found by the recorder to be sufficient, the recorder shall file it and inform at least one of the petitioners when the petition will come before the city governing body. A failure to give such information shall not be in any respect a lack of jurisdiction for the governing body to proceed on the petition.

Finding: Not applicable as the City of Newberg is initiating the Right-of-way and alley vacations.

271.100 Action by city governing body. The city governing body may deny the petition after notice to the petitioners of such proposed action, but if there appears to be no reason why the petition should not be allowed in whole or in part, the governing body shall fix a time for a formal hearing upon the petition.

Finding: Not applicable as the City of Newberg is initiating the Right-of-way and alley vacations.

271.110 Notice of hearing. (1) The city recorder or other recording officer of the city shall give notice of the petition and hearing by publishing a notice in the city official newspaper once each

week for two consecutive weeks prior to the hearing. If no newspaper is published in such city, written notice of the petition and hearing shall be posted in three of the most public places in the city. The notices shall describe the ground covered by the petition, give the date it was filed, the name of at least one of the petitioners and the date when the petition, and any objection or remonstrance, which may be made in writing and filed with the recording officer of the city prior to the time of hearing, will be heard and considered.

(2) Within five days after the first day of publication of the notice, the city recording officer shall cause to be posted at or near each end of the proposed vacation a copy of the notice, which shall be headed, "Notice of Street Vacation," "Notice of Plat Vacation" or "Notice of Plat and Street Vacation," as the case may be. The notice shall be posted in at least two conspicuous places in the proposed vacation area. The posting and first day of publication of such notice shall be at least 14 days before the hearing.

(3) The city recording officer shall, before publishing such notice, obtain from the petitioners a sum sufficient to cover the cost of publication, posting and other anticipated expenses. The city recording officer shall hold the sum so obtained until the actual cost has been ascertained, when the amount of the cost shall be paid into the city treasury and any surplus refunded to the depositor. [Amended by 1991 c.629 §1; 2005 c.22 §196]

Finding: Notice was published in the Newberg Graphic for two consecutive weeks (June 29, 2022, and July 6, 2022) prior to the July 18, 2022, public hearing. In addition, public notice was posted in four public places on June 29, 2022, and noticed mailed in conformance with ORS 271.110 to property owners. On June 29, 2022 posted notice at the area to be vacated occurred at two locations. This is a City of Newberg initiated vacation and funds for publication, posting and noticing was not required. These requirements have been met.

271.120 Hearing; determination. At the time fixed by the governing body for hearing the petition and any objections filed thereto or at any postponement or continuance of such matter, the governing body shall hear the petition and objections and shall determine whether the consent of the owners of the requisite area has been obtained, whether notice has been duly given and whether the public interest will be prejudiced by the vacation of such plat or street or parts thereof. If such matters are determined in favor of the petition the governing body shall by ordinance make such determination a matter of record and vacate such plat or street; otherwise it shall deny the petition. The governing body may, upon hearing, grant the petition in part and deny it in part, and make such reservations, or either, as appear to be for the public interest.

Finding: A public hearing with the Newberg City Council is scheduled for July 18, 2022, to consider the vacation of S Garfield Street, north/south alley and east/west alley contained in the application and City Council will decide whether to vacate the street and alleys based on the requirements, including the public interest. This requirement is met.

271.130 Vacation on city governing body's own motion; appeal. (1) The city governing body may initiate vacation proceedings authorized by ORS 271.080 and make such vacation without a petition or consent of property owners. Notice shall be given as provided by ORS 271.110, but such vacation shall not be made before the date set for hearing, nor if the owners of a majority of the area affected, computed on the basis provided in ORS 271.080, object in writing thereto, nor shall any street area be vacated without the consent of the owners of the abutting property if the vacation will substantially affect the market value of such property, unless the city governing body provides for paying damages. Provision for paying such damages may be made by a local

assessment, or in such other manner as the city charter may provide.

(2) Two or more streets, alleys, avenues and boulevards, or parts thereof, may be joined in one proceeding, provided they intersect or are adjacent and parallel to each other.

(3) No ordinance for the vacation of all or part of a plat shall be passed by the governing body until the city recording officer has filed in the office of the city recording officer or indorsed on the petition for such vacation a certificate showing that all city liens and all taxes have been paid on the lands covered by the plat or portion thereof to be vacated.

(4) Any property owner affected by the order of vacation or the order awarding damages or benefits in such vacation proceedings may appeal to the circuit court of the county where such city is situated in the manner provided by the city charter. If the charter does not provide for such appeal, the appeal shall be taken within the time and in substantially the manner provided for taking an appeal from justice court in civil cases. [Amended by 1995 c.658 §101]

Finding: The City of Newberg initiated the vacation on April 18, 2022, by Resolution No. 2022-3819 (Attachment 1). Notice occurred as required by ORS 271.110 on June 29, 2022. The public hearing on the vacation is scheduled to occur on July 18, 2022. At the time of writing this report no written objections have been submitted. Consent of the abutting property owners Leonard M. Johnson as trustee of the Johnson Living Trust, and David L. Bauer and Patricia A. Bauer as co-trustees of the Bauer Family Trust and Vivian Bauer as Trustee of the Bauer Trust have been submitted and are part of the record. This requirement is met.

The vacation encompasses two or more streets, alleys, avenues and boulevards, or parts thereof. The vacation includes S Garfield Street, the north/south alley and the east/west alley. The vacations intersect or are adjacent and parallel to each other in accordance with ORS 271.130(2). This requirement is met.

The City of Newberg Finance Department evaluated and determined there are no outstanding liens thereof to be vacated. The Yamhill County Assessor has documented that all taxes have been paid on the lands covered by the plat or portion thereof to be vacated. The property tax statement and receipt of payment are in the project case file. The City Recorder has filed a certificate to that effect on the vacation which is in the case file. Compliance with ORS 271.130(3) has been met.

At the time of preparing this report no appeal has been filed on Ordinance No. 2022-2900 in regard to ORS 271.130(4).

271.140 Title to vacated areas. The title to the street or other public area vacated shall attach to the lands bordering on such area in equal portions; except that where the area has been originally dedicated by different persons and the fee title to such area has not been otherwise disposed of, original boundary lines shall be adhered to and the street area which lies on each side of such boundary line shall attach to the abutting property on such side. If a public square is vacated the title thereto shall vest in the city. [Amended by 1981 c.153 §58]

Finding: The vacation borders R3219AB 10600 to which the vacated areas shall attach to. There is no public square proposed in the vacation that would vest to the City of Newberg.

This requirement is met.

271.150 Vacation records to be filed; costs. A certified copy of the ordinance vacating any street or plat area and any map, plat or other record in regard thereto which may be required or

provided for by law, shall be filed for record with the county clerk. The petitioner for such vacation shall bear the recording cost and the cost of preparing and filing the certified copy of the ordinance and map. A certified copy of any such ordinance shall be filed with the county assessor and county surveyor.

Finding: A certified copy of the ordinance and maps will be filed by the applicant with the Yamhill County Clerk. This requirement will be met.

271.160 Vacations for purposes of rededication. No street shall be vacated upon the petition of any person when it is proposed to replat or rededicate all or part of any street in lieu of the original unless such petition is accompanied by a plat showing the proposed manner of replatting or rededicating. If the proposed manner of replatting or rededicating or any modification thereof which may subsequently be made meets with the approval of the city governing body, it shall require a suitable guarantee to be given for the carrying out of such replatting or rededication or may make any vacation conditional or to take effect only upon the consummation of such replatting or rededication.

Finding: The vacation is not for the purposes of rededication. This requirement does not apply.

271.170 Nature and operation of statutes. The provisions of ORS 271.080 to 271.160 are alternative to the provisions of the charter of any incorporated city and nothing contained in those statutes shall in anywise affect or impair the charter or other provisions of such cities for the preservation of public access to and from transportation terminals and navigable waters.

Finding: The City of Newberg Municipal Code section 12.05 Streets and Sidewalks addresses notification of utility operators for street vacations. There is no city process related to street vacations; therefore, street vacations are processed in accordance with ORS 271.080 – 271.230.

NMC 12.05.360

The city shall notify the affected utility operator of vacation proceeding when notifying adjacent property owners. If the city vacates any right-of-way, or portion of a right-of-way, that a utility operator uses, the utility operator shall, at its own expense, remove its facilities from the right-of-way unless the city reserves a public utility easement, which the city shall make a reasonable effort to do; provided, that there is no cost or expense to the city, or the utility operator obtains an easement for its facilities. If the utility operator fails to remove its facilities within 30 days after a right-of-way is vacated, or as otherwise directed or agreed to in writing by the city, the city may remove the facilities at the utility operator's sole expense. Upon receipt of an invoice from the city, the utility operator shall reimburse the city for the costs the city incurred within 30 days.

City staff notified private utility and service providers of the proposed vacation including Comcast, Northwest Natural, Portland General Electric, Ziplly Fiber, and Waste Management. Comments from Ziplly Fiber and Portland General Electric were received and are included in Attachment 4.

This requirement is met.

271.180 Vacations in municipalities included in port districts; petition; power of common council; vacating street along railroad easement. To the end that adequate facilities for terminal

trackage, structures and the instrumentalities of commerce and transportation may be provided in cities and towns located within or forming a part of any port district organized as a municipal corporation in this state, the governing body of such cities and towns, upon the petition of any such port, or corporation empowered to own or operate a railroad, steamship or other transportation terminal, or railroad company entering or operating within such city or town, or owner of property abutting any such terminal, may:

- (1) Authorize any port commission, dock commission, common carrier, railroad company or terminal company to occupy, by any structure, trackage or machinery facilitating or necessary to travel, transportation or distribution, any street or public property, or parts thereof, within such city or town, upon such reasonable terms and conditions as the city or town may impose.*
- (2) Vacate the whole or any part of any street, alley, common or public place, with such restrictions and upon such conditions as the city governing body may deem reasonable and for the public good.*
- (3) If any railroad company owns or has an exclusive easement upon a definite strip within or along any public street, alley, common or public place, and if the city governing body determines such action to be to the advantage of the public, vacate the street area between the strip so occupied by the railroad company and one property line opposite thereto, condition that the railroad company dedicates for street purposes such portion of such exclusive strip occupied by it as the city governing body may determine upon, and moves its tracks and facilities therefrom onto the street area so vacated. The right and title of the railroad company in the vacated area shall be of the same character as previously owned by it in the exclusive strip which it is required by the city governing body to surrender and dedicate to street purposes.*

271.190 Consent of owners of adjoining property; other required approval. No vacation of all or part of a street, alley, common or public place shall take place under ORS 271.180 unless the consent of the persons owning the property immediately adjoining that part of the street or alley to be vacated is obtained thereto in writing and filed with the auditor or clerk of the city or town. No vacation shall be made of any street, alley, public place or part thereof, if within 5,000 feet of the harbor or pierhead line of the port, unless the port commission, or other bodies having jurisdiction over docks and wharves in the port district involved, approves the proposed vacation in writing.

271.200 Petition; notice. (1) Before any street, alley, common or public place or any part thereof is vacated, or other right granted by any city governing body under ORS 271.180 to 271.210 the applicant must petition the governing body of the city or town involved, setting forth the particular circumstances of the case, giving a definite description of the property sought to be vacated, or of the right, use or occupancy sought to be obtained, and the names of the persons to be particularly affected thereby. The petition shall be filed with the auditor or clerk of the city or town involved 30 days previous to the taking of any action thereon by the city governing body.

(2) Notice of the pendency of the petition, containing a description of the area sought to be vacated or right, use or occupancy sought to be obtained, shall be published at least once each week for three successive weeks prior to expiration of such 30-day period in a newspaper of general circulation in the county wherein the city or town is located.

271.210 Hearing; grant of petition. Hearing upon the petition shall be had by the city governing body at its next regular meeting following the expiration of 30 days from the filing of the petition. At that time objections to the granting of the whole or any part of the petition shall be duly heard and considered by the governing body, which shall thereupon, or at any later time to

which the hearing is postponed or adjourned, pass by a majority vote an ordinance setting forth the property to be vacated, or other rights, occupancy or use to be thereby granted. Upon the expiration of 30 days from the passage of the ordinance and the approval thereof by the mayor of the city or town, the ordinance shall be in full force and effect.

271.220 Filing of objections; waiver. All objections to the petition shall be filed with the clerk or auditor of the city or town within 30 days from the filing of the petition, and if not so filed shall be conclusively presumed to have been waived. The regularity, validity and correctness of the proceedings of the city governing body pursuant to ORS 271.180 to 271.210, shall be conclusive in all things on all parties, and cannot in any manner be contested in any proceeding whatsoever by any person not filing written objections within the time provided in this section.

Finding: The proposed vacation is for a portion of a local street and does not involve a port, transportation terminal, or railroad. The requirements of ORS 271.180 – 271.220 do not apply.

271.230 Records of vacations; fees. (1) If any town or plat of any city or town is vacated by a county court or municipal authority of any city or town, the vacation order or ordinance shall be recorded in the deed records of the county. Whenever a vacation order or ordinance is so recorded, the county surveyor of such county shall, upon a copy of the plat that is certified by the county clerk, trace or shade with permanent ink in such manner as to denote that portion so vacated, and shall make the notation "Vacated" upon such copy of the plat, giving the book and page of the deed record in which the order or ordinance is recorded. Corrections or changes shall not be allowed on the original plat once it is recorded with the county clerk.

(2) For recording in the county deed records, the county clerk shall collect the same fee as for recording a deed. For the services of the county surveyor for marking the record upon the copy of the plat, the county clerk shall collect a fee as set by ordinance of the county governing body to be paid by the county clerk to the county surveyor. [Amended by 1971 c.621 §31; 1975 c.607 §31; 1977 c.488 §2; 1979 c.833 §30; 1999 c.710 §12; 2001 c.173 §5]

Finding: If approved, the ordinance vacating S Garfield Street, north/south alley, and east/west alley will be recorded in the deed records of Yamhill County. This requirement will be met.

City of Newberg Criteria

The City of Newberg Vacation Application states that the following criteria based on ORS 271.130 must be addressed by the applicant; however these criteria are not found within the Newberg Municipal Code or other city regulatory documents.

Criteria 1. Notice shall be given as provided by ORS 271.110. Notice will be published in *The Newberg Graphic* for two consecutive weeks prior to the City Council hearing on this matter.

Finding: Notice has been provided in accordance with ORS 271.110. Notice was published in the Newberg Graphic for two consecutive weeks (June 29, 2022, and July 6, 2022) prior to the July 18, 2022, public hearing. Posted notice near the vacation area and mailed a notice to all property owners per ORS 271 110 has occurred. In addition, the notice was posted by city staff in four public buildings.

Criteria 2. Obtain consent from the owners of all abutting property and at least 2/3

majority consent of owners in the affected area.

Finding: Not applicable as this is a City initiated vacation. Written consent has been received from the owners of all abutting properties.

Criteria 3. Where owner consent has not been provided, the vacation will not significantly affect the value of the abutting properties, unless the city provides for paying damages.

Finding: The owners of all abutting properties in the affected area have provided written consent.

Conclusion: Based on the findings above, the proposed vacation satisfies the applicable Oregon Revised Statutes and City of Newberg requirements.

EXHIBIT “B”: S GARFIELD STREET

EXPIRES 31 DECEMBER 2022

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 16, 2002
Leland A. MacDonald
53226

12 April 2022

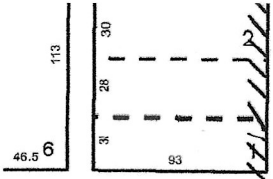
Exhibit " A "

Description of real property for a portion of S. Garfield St. vacation in
EVEREST'S ADDITION TO NEWBERG.

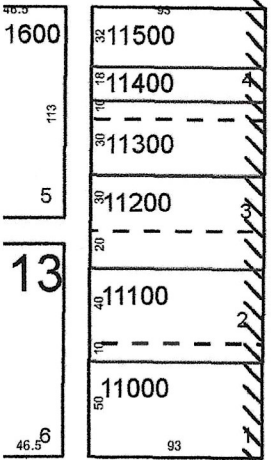
A tract of land located in Section 19, Township 3 South, Range 2 West of the
Willamette Meridian in Yamhill County, Oregon, being described as that
portion of S. Garfield St. lying between E. 1st St and E. 2nd St and between
Blocks 3 and 4 of EVEREST'S ADDITION TO NEWBERG.

END DESCRIPTION

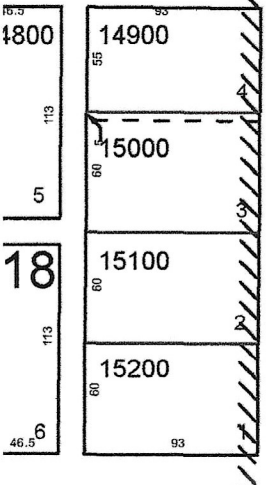
Exhibit 'B'
S. Garfield St to be
Vacated



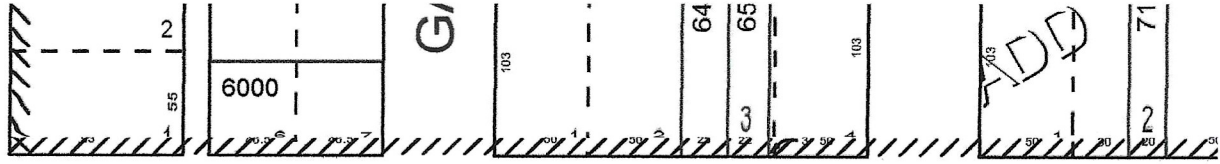
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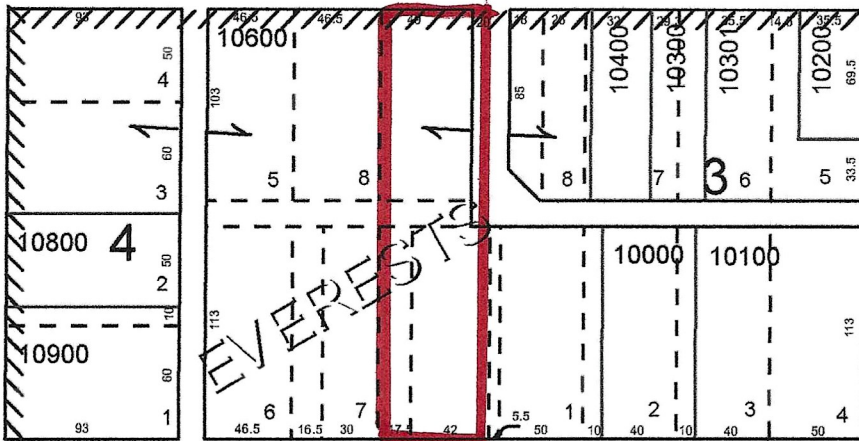
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MAIN

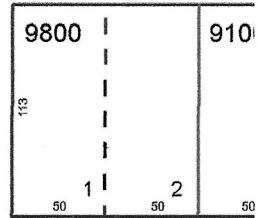
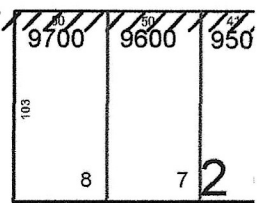
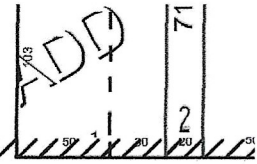


ST



EVERESTS

WASHINGTON



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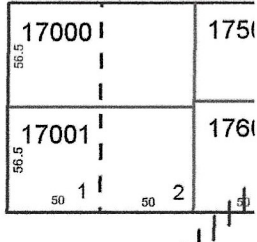
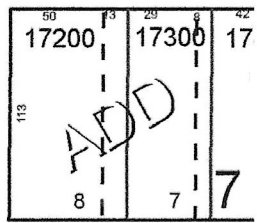
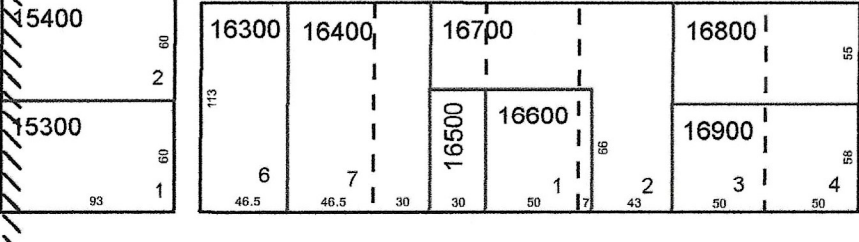
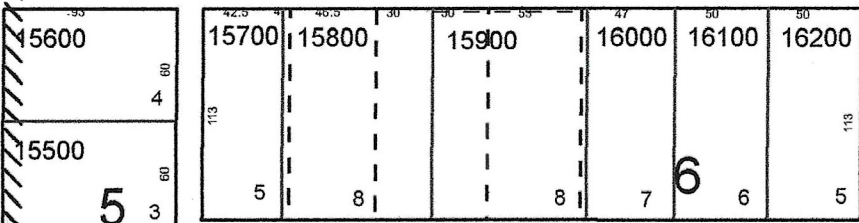


EXHIBIT “C”: NORTH/SOUTH ALLEY

EXPIRES 31 DECEMBER 2022

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 16, 2002
Leland A. MacDonald
53226

12 April 2022

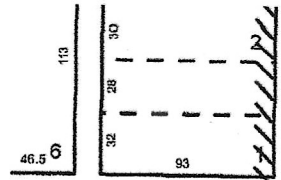
Exhibit " C "

Legal Description of Hudson North-South Alley Vacation in EVEREST'S
ADDITION TO NEWBERG.

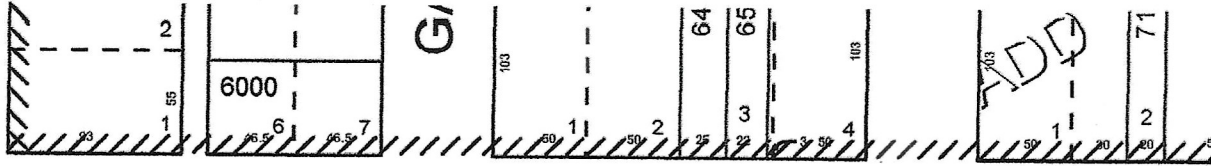
A tract of land located in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as Parcels 1 and 2 as set forth in that certain Dedication, executed by Maude D. Hudson and recorded in Volume 36, Page 613 of the Deed and Mortgage records of Yamhill County, Oregon.

END DESCRIPTION

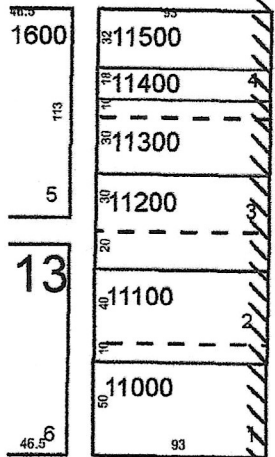
Exhibit 'D'
Hudson North-South
Alley To Be Vacated



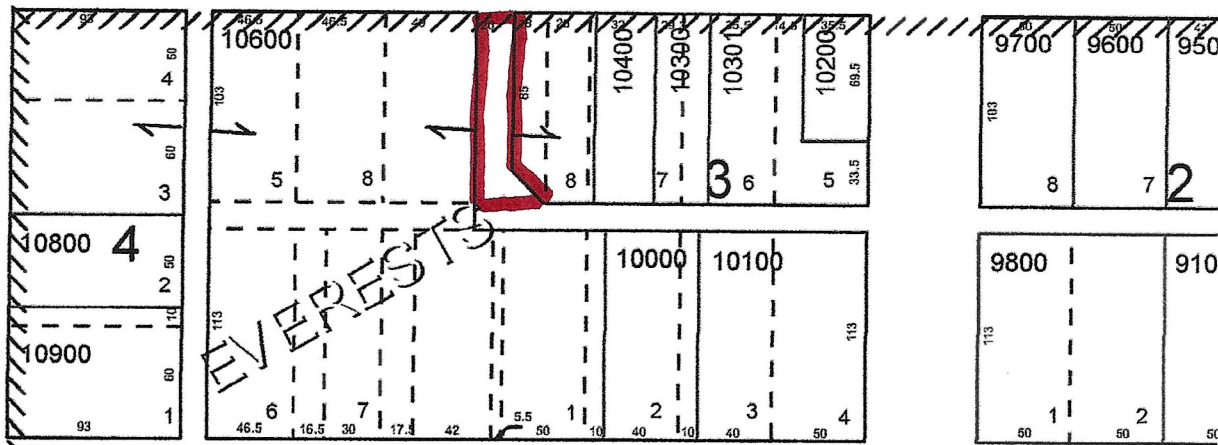
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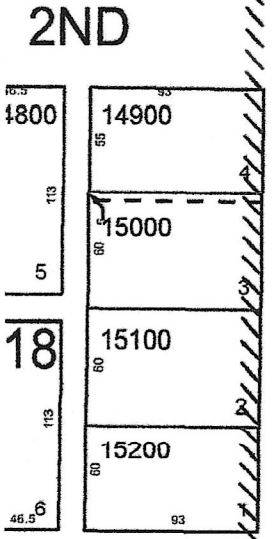
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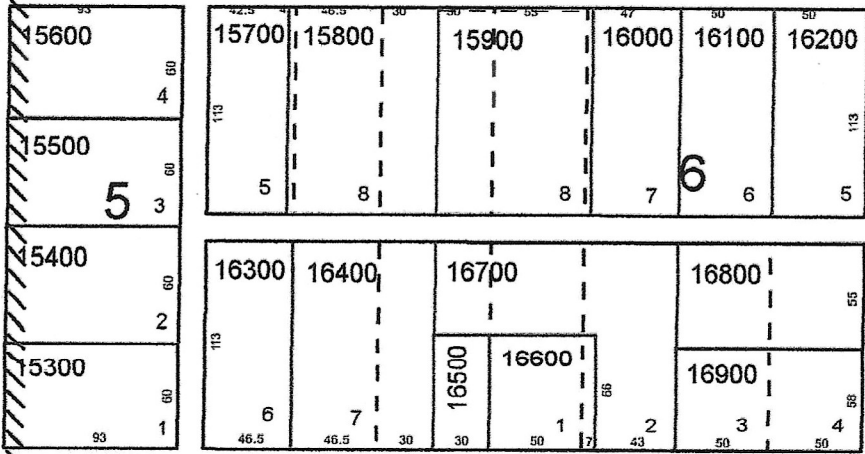


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MAIN



WASHINGTON

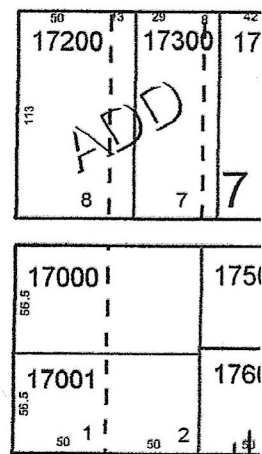
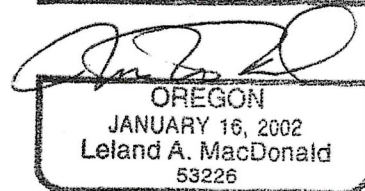
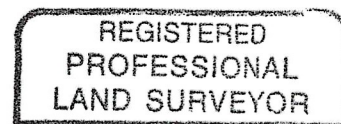


EXHIBIT “D”: EAST/WEST ALLEY

EXPIRES 31 DECEMBER 2022

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367



6 April 2022

Exhibit " E "

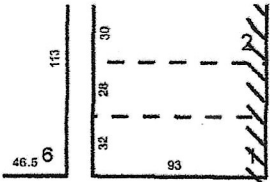
Description of Real property for: Bauer/Johnson – Vacation of a portion of a 14' wide alley in Block 3 of EVEREST'S ADDITION TO NEWBERG.

A tract of land located in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, being a portion of that certain east-west 14-foot wide alley in Block 3 of EVEREST'S ADDITION TO NEWBERG, said portion being more particularly described as follows:

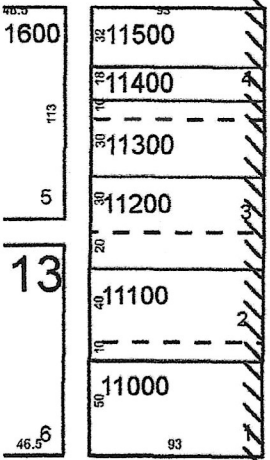
Commencing at the southwest corner of that certain real property identified as Parcel I of the legal descriptions set forth on that certain Bargain and Sale Deed between Leonard Johnson and Christine Johnson (husband and wife) to Leonard M. Johnson and Christine L. Johnson as Trustees of the Johnson Living Trust UTA dated 3/9/2010 and any amendments thereto, recorded on 3/30/2010 in Instrument No. 201004135 of the Deed and Mortgage Records of Yamhill County, Oregon; then westerly along the north line of that certain 14-foot wide east-west alley (that lies wholly in said Block 3) to the east line of that portion of S. Garfield St (that lies between E. First Street and E. Second Street and between Blocks 3 and 4 of said EVEREST'S ADDITION; then SOUTH 14 feet to the south line of said alley as set forth above; then easterly along said south line said alley to a point directly south of the point of beginning; thence NORTH 14 feet to the POINT OF BEGINNING.

END DESCRIPTION

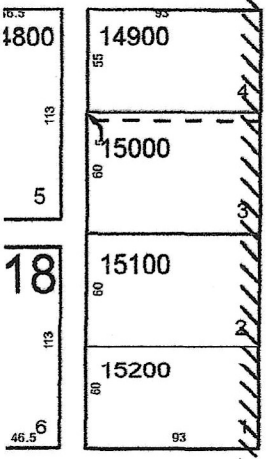
Exhibit 'F'
 Portion of East-West
 Alley To Be Vacated



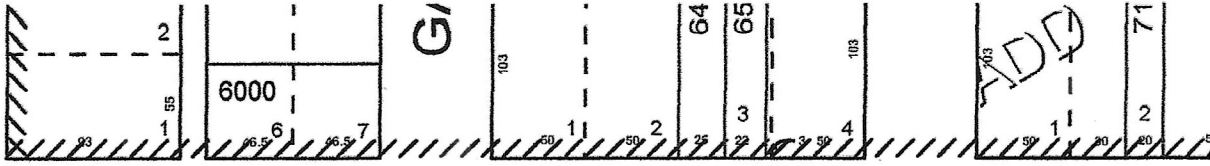
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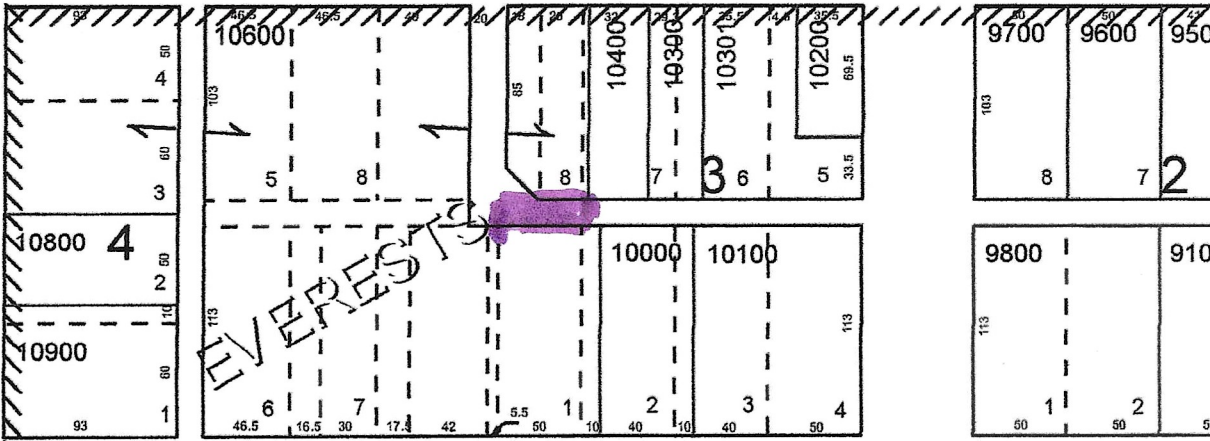
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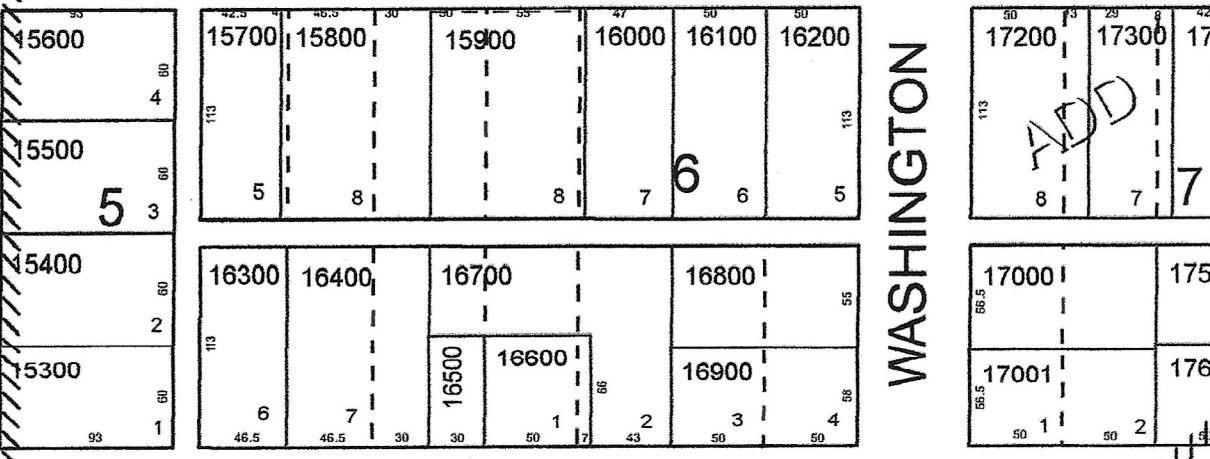
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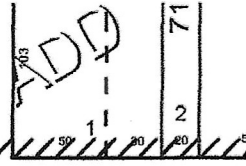
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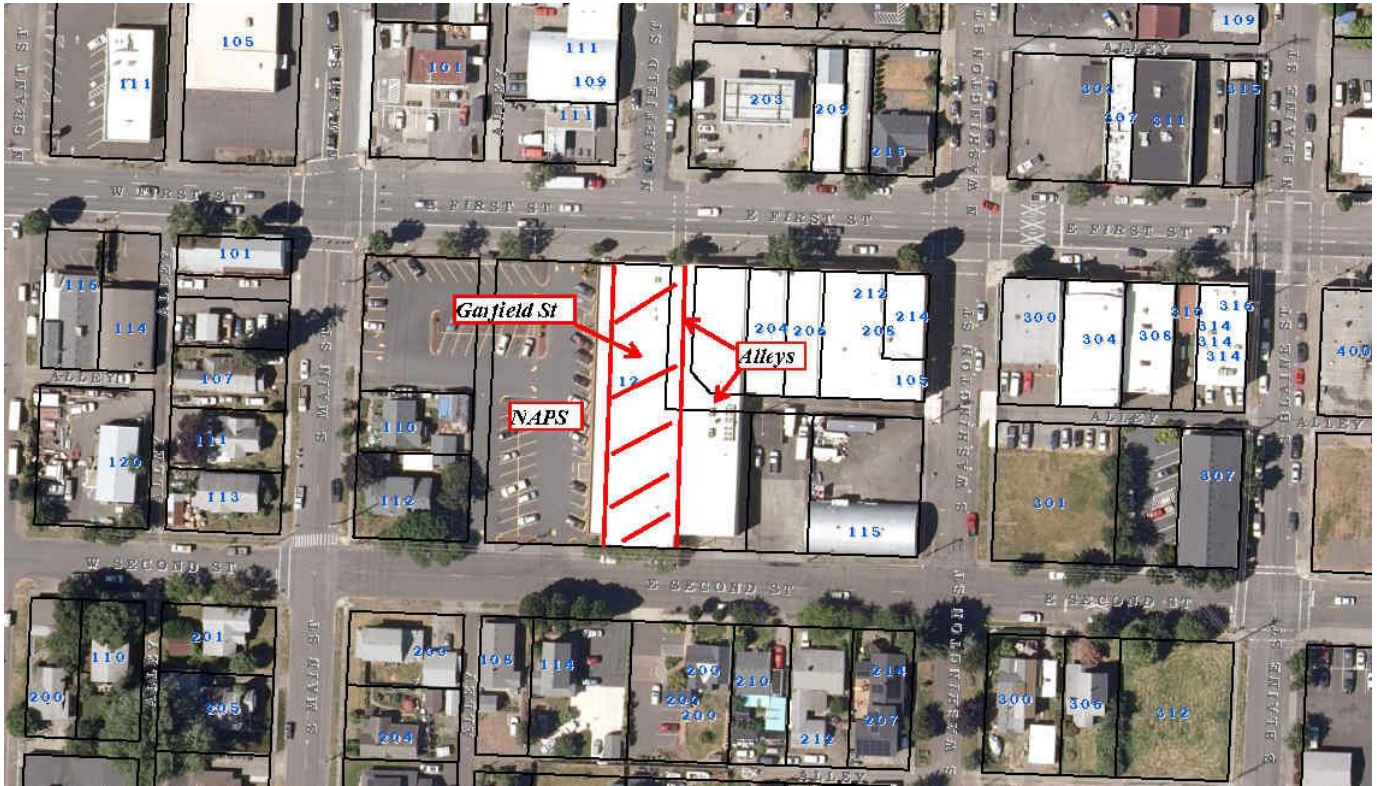
S



WASHINGTON



Attachment 1: Location Map



Attachment 2: Resolution No. 2022-3819



RESOLUTION No. 2022-3819

A Resolution initiating vacation of S Garfield Street between E First Street and E Second Street, approximately 70 feet of the eastern end of the east/west alley west of S Washington Street between E First Street and E Second Street, and the entire portion of the north/south alley between S Garfield Street and S Washington Street that intersects with the east/west alley generally described previously

Recitals:

1. The S Garfield Street right-of-way between E First Street and E Second Street and between Blocks 3 and 4 of EVEREST'S ADDITION was dedicated as part of EVEREST'S ADDITION as set forth on the original plat of the Town (now City) of Newberg in 1888.
2. The north/south alley between S Garfield Street and S Washington Street and south of E First Street was dedicated via that certain deed recorded in Volume 36 page 613 of the deed and mortgage records of Yamhill County, State of OR and via that certain Newberg City Ordinance #1366 recorded in Volume 36 Page 616 of the Deed and Mortgage records of Yamhill County, State of OR.
3. The east/west alley between E First Street and E Second Street and west of S Washington Street was dedicated as part of EVEREST'S ADDITION as set forth on the original plat of the Town (now City) of Newberg in 1888.
4. In 1988 Nap's Thriftway was constructed over the S Garfield right-of-way, all of the north/south alley, and a portion of the east/west alley.
5. No official documentation has been located that the rights-of-way and alleys described above were officially vacated by the City of Newberg through adoption of an ordinance.
6. The City Council desires to rectify the status of the rights-of-way and alleys as a building is located over them.

The City of Newberg Resolves as Follows:

1. The City Council hereby initiates the process to vacate the rights-of-way and alleys described in the Recitals in accordance with the requirements of ORS 271.080 – 271.150 using the provision of ORS 271.130.
2. The area of the vacation shall be established by legal descriptions and other required information per ORS 271.080 – 271.150 and brought forward to the City Council at a public hearing for consideration.

3. The Bauer Family Trust and David L. Bauer co-Trustee and Patricia A. Bauer co-Trustee and Vivian Bauer as Trustee shall provide the City of Newberg with the required legal descriptions, notification information, and sign postings to advance the right-of-way and alley vacations.

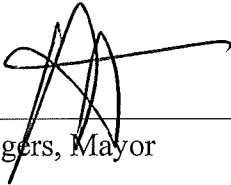
Effective Date of this resolution is the day after the adoption date, which is: April 19, 2022.

Adopted by the City Council of Newberg, Oregon, this 18th day of April, 2022



Sue Ryan, City Recorder

Attest by the Mayor this 21st day of April, 2022.



Rick Rogers, Mayor

Attachment 3: Application



VACATION APPLICATION

FILE # VAC22-0001

APPLICANT INFORMATION:

APPLICANT: Will Worthey, City Manager, City of Newberg
 ADDRESS: 414 E First Street
 EMAIL ADDRESS: will.worthey@newbergoregon.gov
 PHONE: 503.537.1256 MOBILE: _____ FAX: _____
 OWNER (if different from above): BAUER FAMILY TRUST & BAUER DAVID L CO-TRUSTEE, BAUER PATRICIA A CO-TRUSTEE PHONE: _____
 ADDRESS: 33030 NE CORRAL CREEK RD, NEWBERG, OR 97132

GENERAL INFORMATION:

VACATION TYPE: ALLEY: X EASEMENT: _____ STREET: X
 ALLEY/EASEMENT/RIGHT-OF-WAY/LOCATION: East of S Main, south of E First, West of S Washington, North of E Second ZONE: C-3
 IS THE PROPOSED VACATION SITE CURRENTLY IN USE? IF YES, INDICATE CURRENT USE: NAPS
 SURROUNDING USES:
 NORTH: Restaurant & Gas Station (across E First St) SOUTH: Commercial Offices (across E Second St)
 EAST: Johnson Furniture WEST: NAPS parking lot
 STATE WHY THE VACATION SHOULD BE APPROVED: NAPS was constructed in approximately 1987/88 over S Garfield St and the N/S alley and E/W alley. No city records can be located that the City Council officially vacated the streets and alleys. This application cleans up a long standing issue.

IDENTIFY THE TAX LOT NUMBERS OF THOSE LOTS WHICH ABUT THE PROPOSED VACATION SITE:

Tax Lot Number	Tax Lot Number	Tax Lot Number
<u>R3219AB 10600</u>	_____	_____
<u>R3219AB 10400</u>	_____	_____
<u>R3219AB 10000</u>	_____	_____
_____	_____	_____
_____	_____	_____

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: Fees Current Title Report Vicinity Map Property Owner's Signature

The application must include a current title report for each parcel adjacent to the area proposed for vacation, and a vicinity map of the area. Property owners abutting the proposed vacation site must sign the CONSENT TO VACATE form, which is on the reverse side of this application. The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Will Worthey
 Applicant / Title Holder / Contract Purchaser Signature
Will Worthey
 Print Name

6/13/22
 Date

Attachments: Consent to Vacate Form, General Information, Criteria, Noticing Procedures, Fee Schedule, Checklist



Garfield St

NAPS

Alleys

EXPIRES 31 DECEMBER 2022

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 16, 2002
Leland A. MacDonald
53226

12 April 2022

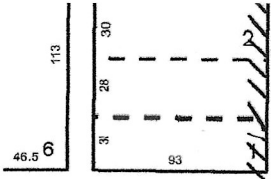
Exhibit " A "

Description of real property for a portion of S. Garfield St. vacation in
EVEREST'S ADDITION TO NEWBERG.

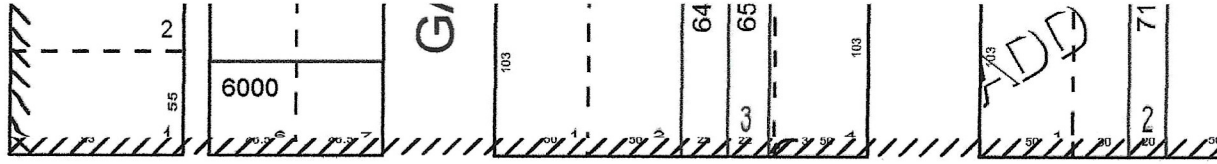
A tract of land located in Section 19, Township 3 South, Range 2 West of the
Willamette Meridian in Yamhill County, Oregon, being described as that
portion of S. Garfield St. lying between E. 1st St and E. 2nd St and between
Blocks 3 and 4 of EVEREST'S ADDITION TO NEWBERG.

END DESCRIPTION

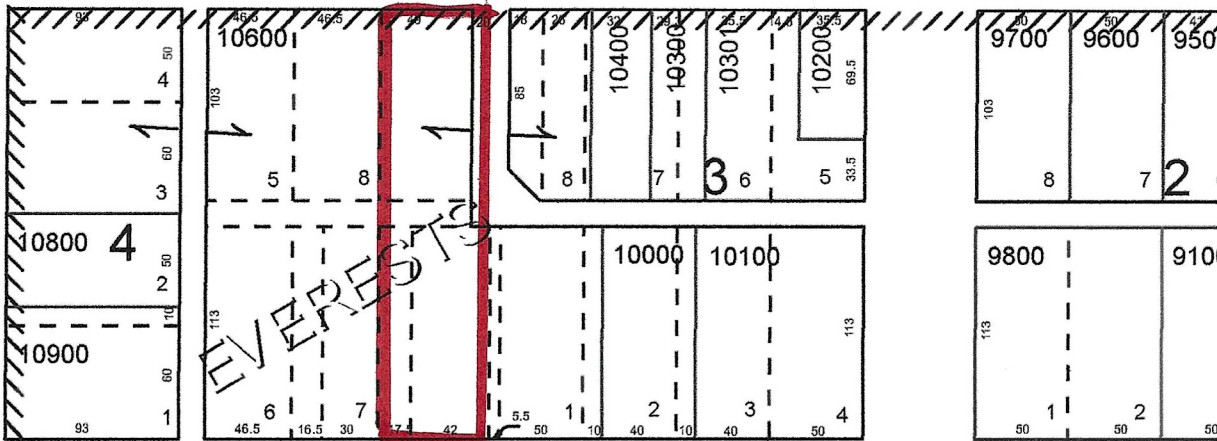
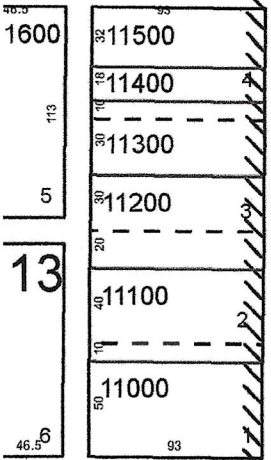
Exhibit 'B'
S. Garfield St to be
Vacated



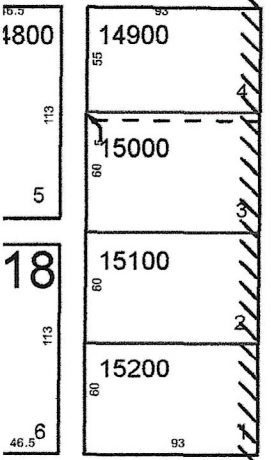
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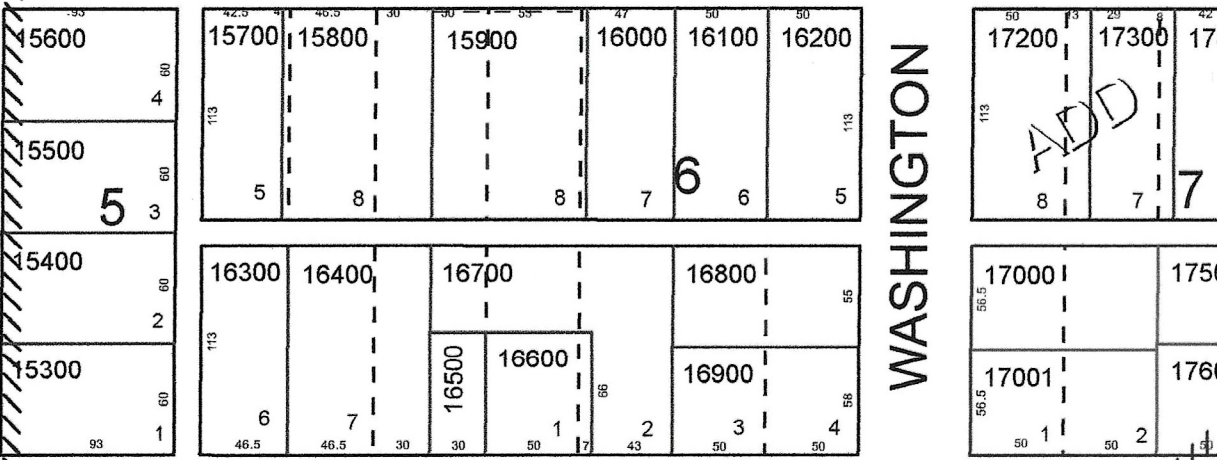
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2ND



MAIN



WASHINGTON

S

EXPIRES 31 DECEMBER 2022

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367

REGISTERED
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OREGON
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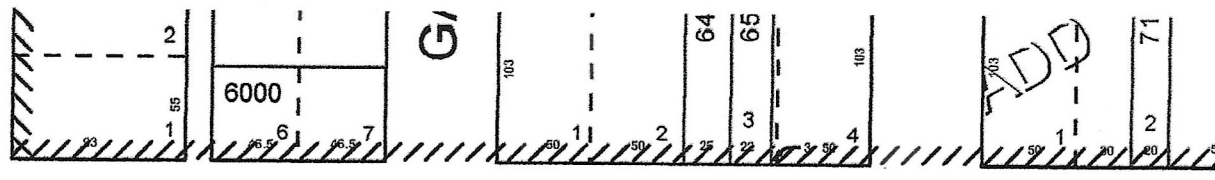
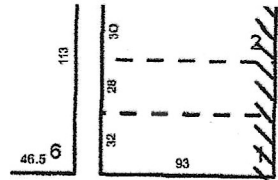
Exhibit "C"

Legal Description of Hudson North-South Alley Vacation in EVEREST'S
ADDITION TO NEWBERG.

A tract of land located in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as Parcels 1 and 2 as set forth in that certain Dedication, executed by Maude D. Hudson and recorded in Volume 36, Page 613 of the Deed and Mortgage records of Yamhill County, Oregon.

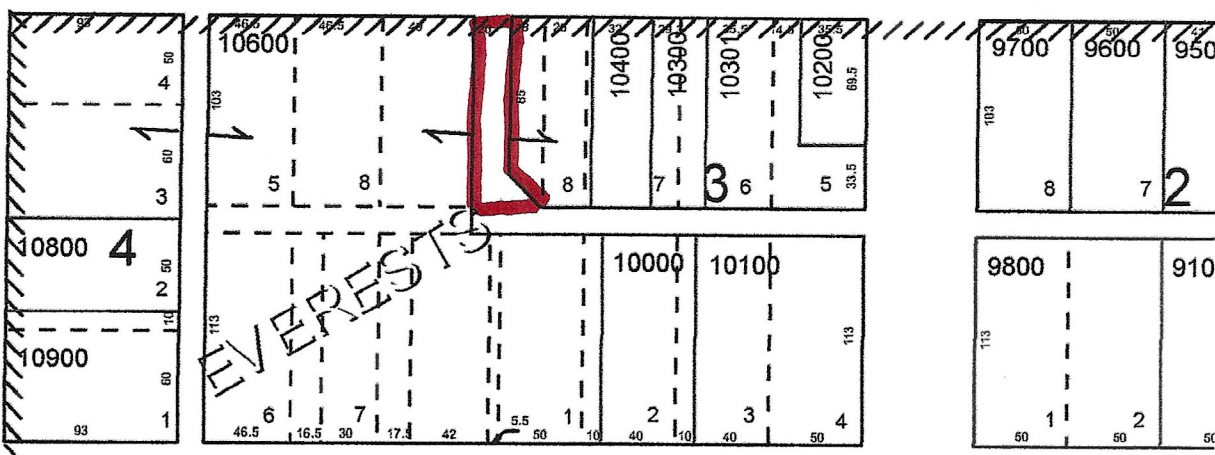
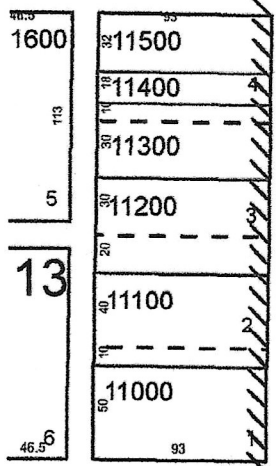
END DESCRIPTION

Exhibit 'D'
Hudson North-South
Alley To Be Vacated



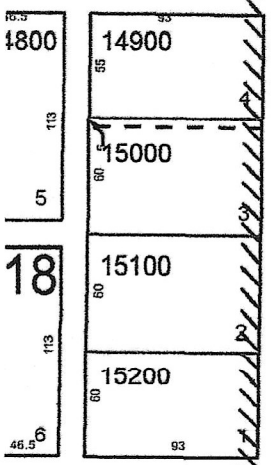
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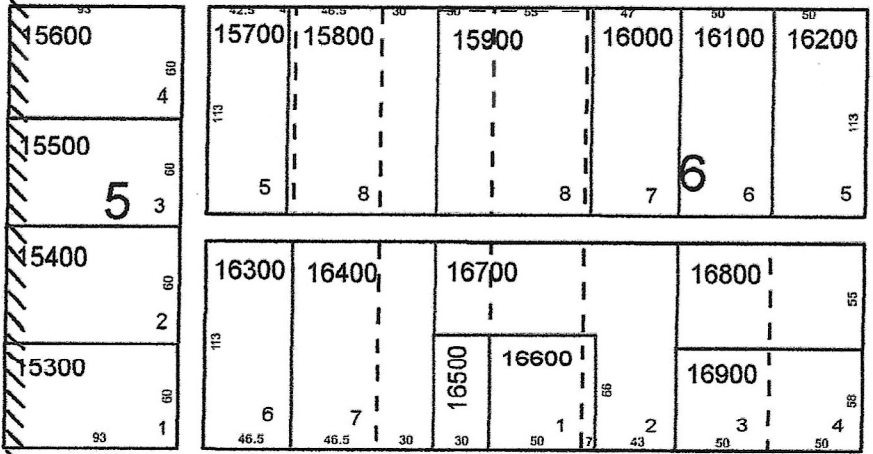


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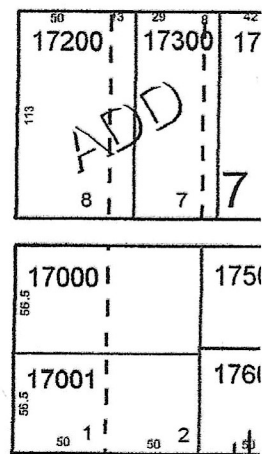
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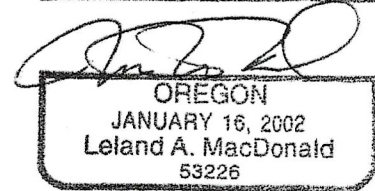
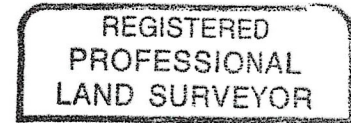


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EXPIRES 31 DECEMBER 2022

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367



6 April 2022

Exhibit " E "

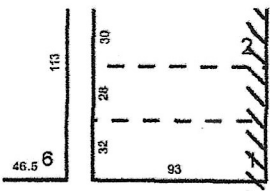
Description of Real property for: Bauer/Johnson – Vacation of a portion of a 14' wide alley in Block 3 of EVEREST'S ADDITION TO NEWBERG.

A tract of land located in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, being a portion of that certain east-west 14-foot wide alley in Block 3 of EVEREST'S ADDITION TO NEWBERG, said portion being more particularly described as follows:

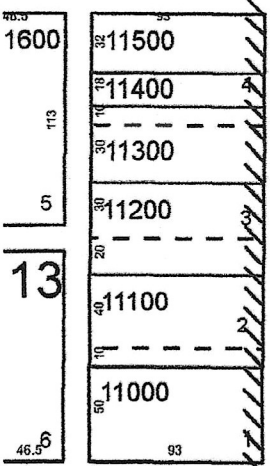
Commencing at the southwest corner of that certain real property identified as Parcel I of the legal descriptions set forth on that certain Bargain and Sale Deed between Leonard Johnson and Christine Johnson (husband and wife) to Leonard M. Johnson and Christine L. Johnson as Trustees of the Johnson Living Trust UTA dated 3/9/2010 and any amendments thereto, recorded on 3/30/2010 in Instrument No. 201004135 of the Deed and Mortgage Records of Yamhill County, Oregon; then westerly along the north line of that certain 14-foot wide east-west alley (that lies wholly in said Block 3) to the east line of that portion of S. Garfield St (that lies between E. First Street and E. Second Street and between Blocks 3 and 4 of said EVEREST'S ADDITION; then SOUTH 14 feet to the south line of said alley as set forth above; then easterly along said south line said alley to a point directly south of the point of beginning; thence NORTH 14 feet to the POINT OF BEGINNING.

END DESCRIPTION

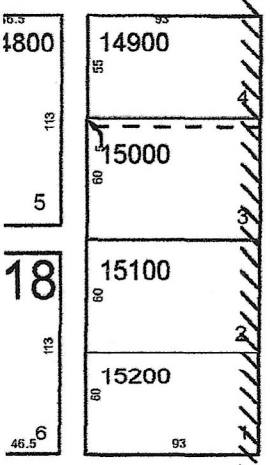
Exhibit 'F'
 Portion of East-West
 Alley To Be Vacated



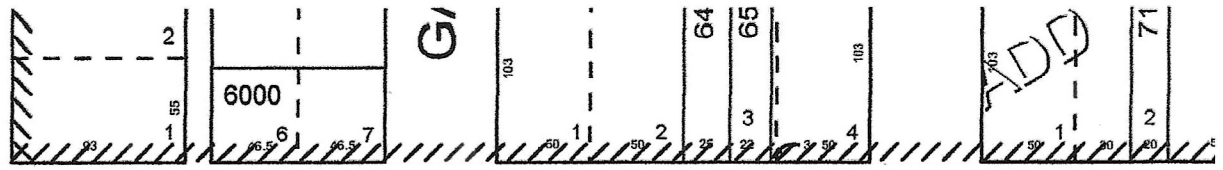
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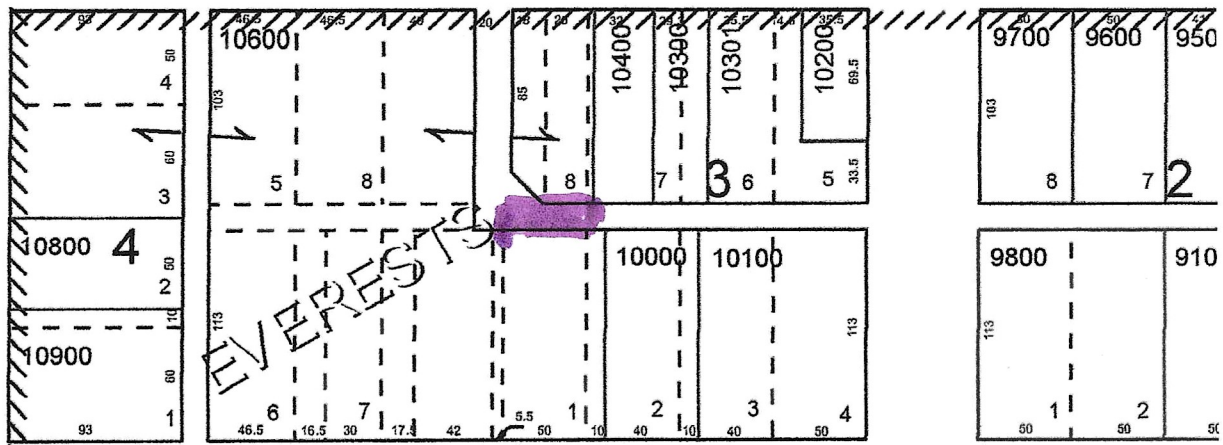
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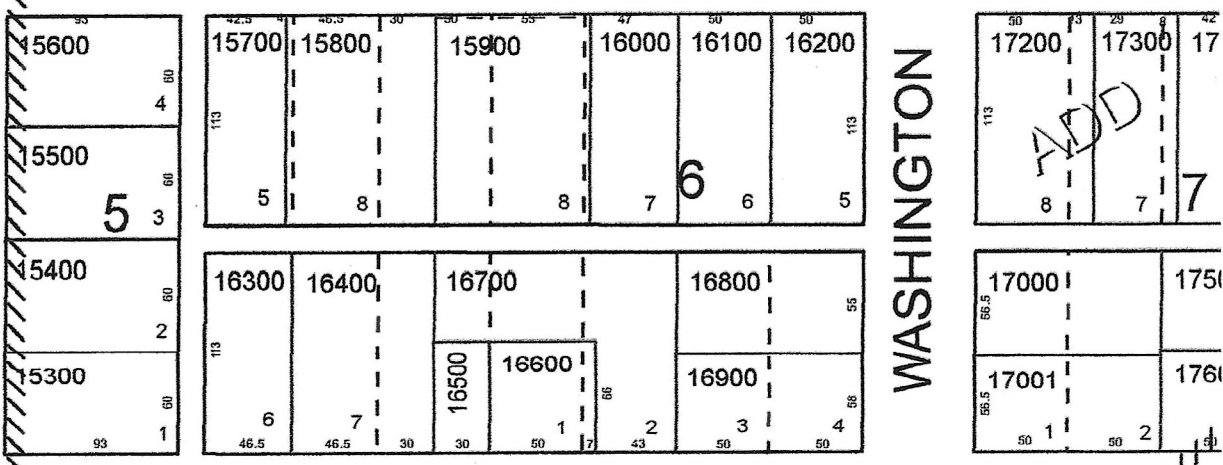
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WASHINGTON

HEARING NOTICE

The Newberg City Council will hold an administrative public hearing on July 18, 2022, at 7 p.m. at the Newberg Public Safety Building, 401 E Third Street, Newberg, OR and via teleconference using Zoom to evaluate the following new proposal:

- 1. Street Vacation (Administrative):** Consider an application to vacate S Garfield Street between E First Street and E Second Street, approximately 70 feet of the east/west alley east of S Garfield Street between E First Street and E Second Street, and the north/south alley between S Garfield Street and S Washington Street.

Applicant: City of Newberg

File: VAC22-0001

You may examine information regarding this project by appointment only at the Newberg Community Development Department, 414 E First Street, Newberg, OR 97132, or on the city website at <https://www.newbergoregon.gov/planning>. The staff recommendation regarding this project will be available one week before the hearing on the city website. If you have any questions, please call the Newberg Planning Division at 503-537-1240. All interested persons may appear and provide oral testimony via Zoom at:

<https://us06web.zoom.us/j/86253199808> Or join by phone: Dial (for higher quality, dial a number based on your current location): US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: 862 5319 9808

All interested persons may appear and provide testimony. The City Council asks that 10 copies of written testimony be submitted to the City Recorder before 12:00 PM on July 14, 2022. Written testimony received after that time will be brought before the Council on the night of the meeting for consideration and a vote to accept or not accept it into the record. Only those persons who participate either orally or in writing in the hearing proceedings leading to the adoption of the action may appeal the decision.

Published: July 6, 2022

NOTICE OF STREET VACATION

The Newberg City Council will hold a legislative public hearing on July 18, 2022, at 7 p.m. at the Newberg Public Safety Building, 401 E Third Street, Newberg, OR and via teleconference using Zoom to evaluate the following new proposal:

- 1. Street Vacation (Administrative):** Consider an application to vacate S Garfield Street between E First Street and E Second Street, approximately 70 feet of the east/west alley east of S Garfield Street between E First Street and E Second Street, and the north/south alley between S Garfield Street and S Washington Street.

Applicant: City of Newberg

File: VAC22-0001

You may examine information regarding this project by appointment only at the Newberg Community Development Department, 414 E First Street, Newberg, OR 97132, or on the city website at <https://www.newbergoregon.gov/planning>. The staff recommendation regarding this project will be available one week before the hearing on the city website. If you have any questions, please call the Newberg Planning Division at 503-537-1240. All interested persons may appear and provide oral testimony via Zoom at: <https://us06web.zoom.us/j/86253199808> Or join by phone: Dial (for higher quality, dial a number based on your current location): US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: 862 5319 9808

All interested persons may appear and provide testimony. The City Council asks that 10 copies of written testimony be submitted to the City Recorder before 12:00 PM on July 14, 2022. Written testimony received after that time will be brought before the Council on the night of the meeting for consideration and a vote to accept or not accept it into the record. Only those persons who participate either orally or in writing in the hearing proceedings leading to the adoption of the action may appeal the decision.

Date Posted: 7/06/22

Post Until: 7/19/2022

- Library
- Public Safety Building
- City Hall
- Post Office
- NAPS

HEARING NOTICE

The Newberg City Council will hold a legislative public hearing on July 18, 2022, at 7 p.m. at the Newberg Public Safety Building, 401 E Third Street, Newberg, OR and via teleconference using Zoom to evaluate the following new proposal:

- 1. Street Vacation (Administrative):** Consider an application to vacate S Garfield Street between E First Street and E Second Street, approximately 70 feet of the east/west alley east of S Garfield Street between E First Street and E Second Street, and the north/south alley between S Garfield Street and S Washington Street. The application was initiated by City Council Resolution No. 2022-3819 (contact Doug Rux).

Applicant: City of Newberg

File: VAC22-0001

You may examine information regarding this project by appointment only at the Newberg Community Development Department, 414 E First Street, Newberg, OR 97132, or on the city website at <https://www.newbergoregon.gov/planning>. The staff recommendation regarding this project will be available one week before the hearing on the city website. If you have any questions, please call the Newberg Planning Division at 503-537-1240. All interested persons may appear and provide oral testimony via Zoom at:

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Published: July 6, 2022

NOTICE STREET VACATION

Pursuant to ORS 271.130, the Newberg City Council has adopted Resolution 2022-3819 authorizing the City of Newberg (“the City”) to initiate vacation proceedings associated with the portion of the S Garfield Street right of way between E First Street and E Second Street, approximately 70 feet of the previously dedicated east/west alley east of S Garfield Street between E First Street and E Second Street, and the entire portion of the previously dedicated north/south alley between S Garfield Street and S Washington Street that intersects with the east/west alley generally described above. The purpose of these vacations is because in or about 1988 the existing Nap’s Thriftway building was constructed over the above-named street and alleys, and neither the City nor Yamhill County can locate any documentation setting forth that the above-named street and alleys were officially vacated by ordinances adopted by the City authorizing such vacations. The City Council desires to rectify the status of the rights-of-way and alleys as a building is located over them. The City Council has scheduled a hearing associated with this matter on July 18, 2022 at 7:00 pm at the Newberg Public Safety Building , 401 E Third Street, Newberg, OR.

You are invited to take part in the City's review of this project by sending in your written comments. You also may attend the City Council hearing and give testimony on the date and time set forth above. The applicable criteria used to make a decision on this application for approval of a City Initiated vacation proceeding are found in ORS 271.110 et. seq. For more details about submitting comments, objections, or remonstrance please see the following pages of this communication.

This proposed vacation is associated with the following:

Applicant: The City of Newberg

Vacation of the portion of S Garfield Street right of way between E First Street and E Second Street.

ABUTTING PROPERTY OWNERS: David L. Bauer and Patricia A. Bauer as Co-Trustees of the Bauer Family Trust (a revocable grantor type trust without set expiration date dated February 23, 1993 and any amendments thereto) and Vivian J. Bauer as Trustee of the “Bauer Revocable Trust” (a revocable grantor type trust without set expiration date dated November 13, 1992 which was amended on or about June 4, 2009 and further amended on or about September 6, 2012, and which was further amended and restated in its entirety on or about December 23, 2019 and any future amendments thereto).

ADDRESS: See attached Exhibit “A” for a legal description and attached Exhibit “B” for the tax map setting forth the applicable portion of S Garfield Street to be vacated (the

portion proposed to be vacated is set forth in “red”).

Vacation of approximately 70 feet of the previously dedicated east/west alley east of S Garfield Street between E First Street and E Second Street.

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ADDRESS: See attached Exhibit “E” for a legal description and attached Exhibit “F” for the tax map setting forth the portion of the east/west alley to be vacated (the portion proposed to be vacated is set forth in “purple”).

Vacation of the entire portion of the previously dedicated north/south alley between S Garfield Street and S Washington Street that intersects with the east/west alley east of S Garfield Street.

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ADDRESS: See attached Exhibit “C” for a legal description and attached Exhibit “D” for the tax map setting forth the north/south alley proposed to be vacated (the portion proposed to be vacated is set forth in “red”).

We are mailing you information about this project because you own land within the “affected area” as set forth in ORS 271.080 of the proposed vacation. We invite you to send any written comments for or against the proposed vacation by 12:00 pm on July 14, 2022.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.VAC22-0001
 City of Newberg
 Community Development, Attn: Doug Rux
 PO Box 970
 Newberg, OR 97132

All written comments, objections, or remonstrance must be turned in by 12:00 pm on

July 14, 2022. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing by the above stated time. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this City initiation for proposed vacations are set forth in ORS 271.110 et. seq. You can look over all the information about this proposed vacation or drop comments off at Newberg City Hall, 414 E First Street. You can also access information at: <https://www.newbergoregon.gov/cd/page/vac22-0001-right-way-and-alley-vacation-naps> or buy copies of the information for a cost of 25 cents a page. If you have any questions about the proposed vacations, you can call the Planning Division at 503-537-1240.

Date Mailed: June 29, 2022

**PLANNING DIVISION FILE# VAC22-0001
CITY OF NEWBERG AFFIDAVIT OF NOTICING**

REFERENCE ATTACHED EXHIBITS "A" [Front of Building] and "B" [Rear of Building]

I, Michael G. Gunn, do hereby certify that the attached Notices of Land Use Action were:

- a) posted on the front and back of the structure known as "Nap's Thriftway" site according to standards established in Newberg Development Code §15.100.260 on June 29, 2022. Exhibit "A" was posted by affixing it to the front of the Nap's Thriftway structure, and Exhibit "B" was posted by affixing it to the back of the Nap's Thriftway structure.

I acknowledge that failure to properly post the Notices in a timely manner may result in deferring the 120-day process limit and acknowledge that failure to properly post will result in the automatic postponement of a decision on the application 15.100.210.(O)(2).

Dated 6/29, 2022.



Signature of Person Posting Notices
Representative of Abutting Property Owners
David L. Bauer and Patricia A. Bauer as
Co-Trustees, Vivian J. Bauer as Trustee, and
Leonard M. Johnson as Trustee

Michael G. Gunn

Printed name of Person Posting Notices
Representative of Abutting Property Owners
David L. Bauer and Patricia A. Bauer as
Co-Trustees, Vivian J. Bauer as Trustee, and
Leonard M. Johnson as Trustee

Front of Building

Exhibit A

LAND USE NOTICE

File Number: VACC22-0001

Proposal: Vacation of a Portion of
S. Garfield St. and 2
Previously Dedicated Alleys.

For Further Information:

City of Newberg
Community Development Department
414 E First Street
503-537-1240

*Reard Buildings
Exhibits*

LAND USE NOTICE

File Number: VACC22-00001

Proposal: Vacation of a Portion of
S. Garfield St. and 2
Previously Dedicated Alleys.

For Further Information:

City of Newberg
Community Development Department
414 E First Street
503-537-1240

LAND USE NOTICE

File #: VAC22-0001

PROPOSAL:

Vacation of a Portion of S Garfield St and 2 Previously Dedicated Alleys:

FOR FURTHER INFORMATION, CONTACT:

City of Newberg
Community Development Department
414 E First St, Newberg OR 97132
Phone: 503-537-1240

FILE #: AC 22-0001

Meeting Type:

- Planning Commission
 City Council
 Other:

**CITY OF NEWBERG
AFFIDAVIT OF NOTICING**

REFERENCE ATTACHED LIST(S)/NOTICE(S)

I, Fe Bates, for the City of Newberg, Oregon, do hereby certify that the attached Notice of Public Hearing was:

a. mailed to the following list of property owners, by United States mail, postage prepaid on 6/29/22; (by applicant)

b. noticed in the Newberg Graphic on 6/29/22 & 7/6/22;

Date ^{Emailed} ~~faxed~~ to Graphic: 6/22/22 & 6/29/22

Confirmation that ad will run by: _____
Name Date

c. posted on the site on date: _____; (by applicant)

d. posted in four public locations (City Hall, Library, ^{NAPA} ~~Fire Station~~, Public Safety Building) on date: 6/29/22.

Fe Bates
Signature

Office Assistant
Title

6/29/22
Date

DATE NOTICE OF DECISION MAILED (AFTER PUBLIC HEARING) _____

Distribution of copies:

notice only: chrono notice file, tickler to check ad, post as noted above

fax file (alpha): notice, fax cover

project file: affidavit and attachments (notice, fax cover letter, fax transmission report) \\WP\ADMIN\MISC\MICHELE\FORMS\COPYofAffirm.wpd

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Date Mailed: June 29, 2022

Martin & Sallie Tucker
2122 SE Harrison St
Portland, OR 97214
R3219AB01600

Nabor & Maria Pereda
615 N Meridian St
Newberg, OR 97132
R3219AB01700

Nes Building One LLC
18230 SE Richey Rd
Gresham, OR 97080
R3219AB01800

Martin & Sallie Tucker
32051 NE Corral Creek Rd
Newberg, OR 97132
R3219AB02200

Storey Investment LLC
200 N Main St
Newberg, OR 97132
R3219AB02300

Hancock & Main LLC
114 N Main St
Newberg, OR 97132
R3219AB05700

Hancock & Main LLC
114 N Main St
Newberg, OR 97132
R3219AB05800

Happy Panda Holdings LLC
1926 W Burnside St Unit 1601
Portland, OR 97209
R3219AB05900

Larry & Lealice Sause
21755 NE Sunnycrest Rd
Newberg, OR 97132
R3219AB06000

Halls Heating And Air Conditioning Inc
21755 NE Sunnycrest Rd
Newberg, OR 97132
R3219AB06001

Nfc Properties LLC
32700 NE Lesley Rd
Newberg, OR 97132
R3219AB06100

Hancock Commons LLC
201 N Meridian St Ste B
Newberg, OR 97132
R3219AB06200

Leathers Limited Partnership
255 Depot St
Fairview, OR 97024
R3219AB06300

James Family Investments LLC
20280 SW Seely Ln
Sherwood, OR 97140
R3219AB06400

First Street Properties LLC
201 N Meridian St
Newberg, OR 97132
R3219AB06500

Dakota Plains LLC
PO Box 261
Newberg, OR 97132
R3219AB06600

LLP Properties LLC
PO Box 1060
Newberg, OR 97132
R3219AB06700

Nohemi Castro & Martinez Lopez
34700 S Meridian Rd
Woodburn, OR 97071
R3219AB06800

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10000

Mark Case
PO Box 1047
Newberg, OR 97132
R3219AB10100

Jules & Joan Drabkin
307 NE 7th St
McMinnville, OR 97128
R3219AB10200

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10300

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10301

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10400

David & Patricia Bauer
19486 Humaya Dr
Porter, TX 77365
R3219AB10600

Linda Snyder
23950 NE Larkins Rd
Newberg, OR 97132
R3219AB10800

Elise Yarnell
112 S Main St
Newberg, OR 97132
R3219AB10900

Patricia Coleman
PO Box 987
Newberg, OR 97132
R3219AB15300

Patrick & Rebekah Ferrington
210 S Main St
Newberg, OR 97132
R3219AB15400

Nathan Erb & Monica Felix
204 S Main St
Newberg, OR 97132
R3219AB15500

Gary & Svitiana McAuley
PO Box 1532
Sherwood, OR 97140
R3219AB15600

Nikolas Stanek & Jasmine Moore
108 E 2nd St
Newberg, OR 97132
R3219AB15700

Deines Thomas
114 E Second St
Newberg, OR 97132
R3219AB15800

Jay & Amelia Ouellette
33720 NE Kramien Rd
Newberg, OR 97132
R3219AB15900

Rivera Alvarez & Susana Villanueva-Ramirez
210 E 2nd St
Newberg, OR 97132
R3219AB16000

Faye London
212 E 2nd St
Newberg, OR 97132
R3219AB16100

Jeanne Wagner
214 E 2nd St
Newberg, OR 97132
R3219AB16200

Frederick Russell
PO Box 185
Dundee, OR 97115
R3219AB16300

Marshall Smith
115 E 3rd St
Newberg, OR 97132
R3219AB16400

Jonathan & Kari Lawson
201 E 3rd St
Newberg, OR 97132
R3219AB16500

Jonathan & Kari Lawson
201 E 3rd St
Newberg, OR 97132
R3219AB16600

Joseph Borchert
205 E 3rd St
Newberg, OR 97132
R3219AB16700

James Shulmire
211 S Washington St
Newberg, OR 97132
R3219AB16800

Joseph Magallanes II & Brittany Magallanes
215 S Washington St
Newberg, OR 97132
R3219AB16900

Friends Of Chehalem House
PO Box 548
Newberg, OR 97132
R3219AC11400

Toshikazh & Catherine Thomson
212 E 3rd St
Newberg, OR 97132
R3219AC11500

Allison & Benjamin Nelson
2505 Portland Rd Ste 105
Newberg, OR 97132
R3219AC11600

Paige Witte
13265 SW Iron Mountain Blvd
Portland, OR 97219
R3219AC11700

Christopher Saxton
110 E 3rd St
Newberg, OR 97132
R3219AC11800

Nabor & Maria Pereda
615 N Meridian St
Newberg, OR 97132
R3219AC11900

Stephen & Karen Bujjoni
100 E 3rd St
Newberg, OR 97132
R3219AC12000

Aaron Rivett
306 S Main St
Newberg, OR 97132
R3219AC12100

Renee Properties LLC
2750 E 9th St
Newberg, OR 97132
R3219AB09100

Renee Properties LLC
2750 E 9th St
Newberg, OR 97132
R3219AB09200

Stephen Doerner
11000 SE Westland Ln
Dayton, OR 97114
R3219AB09300

Gloria Bevan
201 S College St
Newberg, OR 97132
R3219AB09400

Dennis & Heather Lewis
29530 NE Owls Ln
Newberg, OR 97132
R3219AB09500

Francis Enterprises Inc Attn: Brian Francis
2950 Crater Ln
Newberg, OR 97132
R3219AB09600

Brent Johnson
23554 NE Sunnycrest Rd
Newberg, OR 97132
R3219AB09700

Brent Johnson
23554 NE Sunnycrest Rd
Newberg, OR 97132
R3219AB09800

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10000

Mark Case
PO Box 1047
Newberg, OR 97132
R3219AB10100

Jules & Joan Drabkin
307 NE 7th St
McMinnville, OR 97128
R3219AB10200

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10300

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10301

Leonard Johnson
19460 NE Williamson Rd
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Porter, TX 77365
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Linda Snyder
23950 NE Larkins Rd
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R3219AB10800

Elise Yarnell
112 S Main St
Newberg, OR 97132
R3219AB10900

Adam & Ruben Perez
4205 SE Riverside Lp
McMinnville, OR 97128
R3219AB11000

Nancy Fox
20805 NE Highway 240
Newberg, OR 97132
R3219AB11100

Adam & Ruben Perez
4205 SE Riverside Lp
McMinnville, OR 97128
R3219AB11200

Richard & Barbara Oviatt
300 W Sherman St
Newberg, OR 97132
R3219AB11300

Richard & Barbara Oviatt
300 W Sherman St
Newberg, OR 97132
R3219AB11400

Richard & Barbara Oviatt
300 W Sherman St
Newberg, OR 97132
R3219AB11500

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Published: July 6, 2022



First American Title
Radius Search Disclaimer

Subject: Garfield Vacation (YAMHILL)
Date of Production: 03.11.2022

The ownership information enclosed is time sensitive and should be utilized as soon as possible.

This mailing list was produced from third party sources. No liability is assumed for any errors with this report.

Thank you for your business and for choosing First American Title.

503.219.TRIO (8746)
cs.oregon@firstam.com

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First American Title™

Martin & Sallie Tucker
2122 SE Harrison St
Portland, OR 97214
R3219AB01600

Nabor & Maria Pereda
615 N Meridian St
Newberg, OR 97132
R3219AB01700

Nes Building One LLC
18230 SE Richey Rd
Gresham, OR 97080
R3219AB01800

Martin & Sallie Tucker
32051 NE Corral Creek Rd
Newberg, OR 97132
R3219AB02200

Storey Investment LLC
200 N Main St
Newberg, OR 97132
R3219AB02300

Hancock & Main LLC
114 N Main St
Newberg, OR 97132
R3219AB05700

Hancock & Main LLC
114 N Main St
Newberg, OR 97132
R3219AB05800

Happy Panda Holdings LLC
1926 W Burnside St Unit 1601
Portland, OR 97209
R3219AB05900

Larry & Lealice Sause
21755 NE Sunnycrest Rd
Newberg, OR 97132
R3219AB06000

Halls Heating And Air Conditioning Inc
21755 NE Sunnycrest Rd
Newberg, OR 97132
R3219AB06001

Nfc Properties LLC
32700 NE Lesley Rd
Newberg, OR 97132
R3219AB06100

Hancock Commons LLC
201 N Meridian St Ste B
Newberg, OR 97132
R3219AB06200

Leathers Limited Partnership
255 Depot St
Fairview, OR 97024
R3219AB06300

James Family Investments LLC
20280 SW Seely Ln
Sherwood, OR 97140
R3219AB06400

First Street Properties LLC
201 N Meridian St
Newberg, OR 97132
R3219AB06500

Dakota Plains LLC
PO Box 261
Newberg, OR 97132
R3219AB06600

LLP Properties LLC
PO Box 1060
Newberg, OR 97132
R3219AB06700

Nohemi Castro & Martinez Lopez
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Woodburn, OR 97071
R3219AB06800

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10000

Mark Case
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R3219AB10100

Jules & Joan Drabkin
307 NE 7th St
McMinnville, OR 97128
R3219AB10200

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10300

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10301

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10400

David & Patricia Bauer
19486 Humaya Dr
Porter, TX 77365
R3219AB10600

Linda Snyder
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Newberg, OR 97132
R3219AB10800

Elise Yarnell
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Newberg, OR 97132
R3219AB10900

Patricia Coleman
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R3219AB15300

Patrick & Rebekah Ferrington
210 S Main St
Newberg, OR 97132
R3219AB15400

Nathan Erb & Monica Felix
204 S Main St
Newberg, OR 97132
R3219AB15500

Gary & Svitiana McAuley
PO Box 1532
Sherwood, OR 97140
R3219AB15600

Nikolas Stanek & Jasmine Moore
108 E 2nd St
Newberg, OR 97132
R3219AB15700

Deines Thomas
114 E Second St
Newberg, OR 97132
R3219AB15800

Jay & Amelia Ouellette
33720 NE Kramien Rd
Newberg, OR 97132
R3219AB15900

Rivera Alvarez & Susana Villanueva-Ramirez
210 E 2nd St
Newberg, OR 97132
R3219AB16000

Faye London
212 E 2nd St
Newberg, OR 97132
R3219AB16100

Jeanne Wagner
214 E 2nd St
Newberg, OR 97132
R3219AB16200

Frederick Russell
PO Box 185
Dundee, OR 97115
R3219AB16300

Marshall Smith
115 E 3rd St
Newberg, OR 97132
R3219AB16400

Jonathan & Kari Lawson
201 E 3rd St
Newberg, OR 97132
R3219AB16500

Jonathan & Kari Lawson
201 E 3rd St
Newberg, OR 97132
R3219AB16600

Joseph Borchert
205 E 3rd St
Newberg, OR 97132
R3219AB16700

James Shulmire
211 S Washington St
Newberg, OR 97132
R3219AB16800

Joseph Magallanes II & Brittany Magallanes
215 S Washington St
Newberg, OR 97132
R3219AB16900

Friends Of Chehalem House
PO Box 548
Newberg, OR 97132
R3219AC11400

Toshikazh & Catherine Thomson
212 E 3rd St
Newberg, OR 97132
R3219AC11500

Allison & Benjamin Nelson
2505 Portland Rd Ste 105
Newberg, OR 97132
R3219AC11600

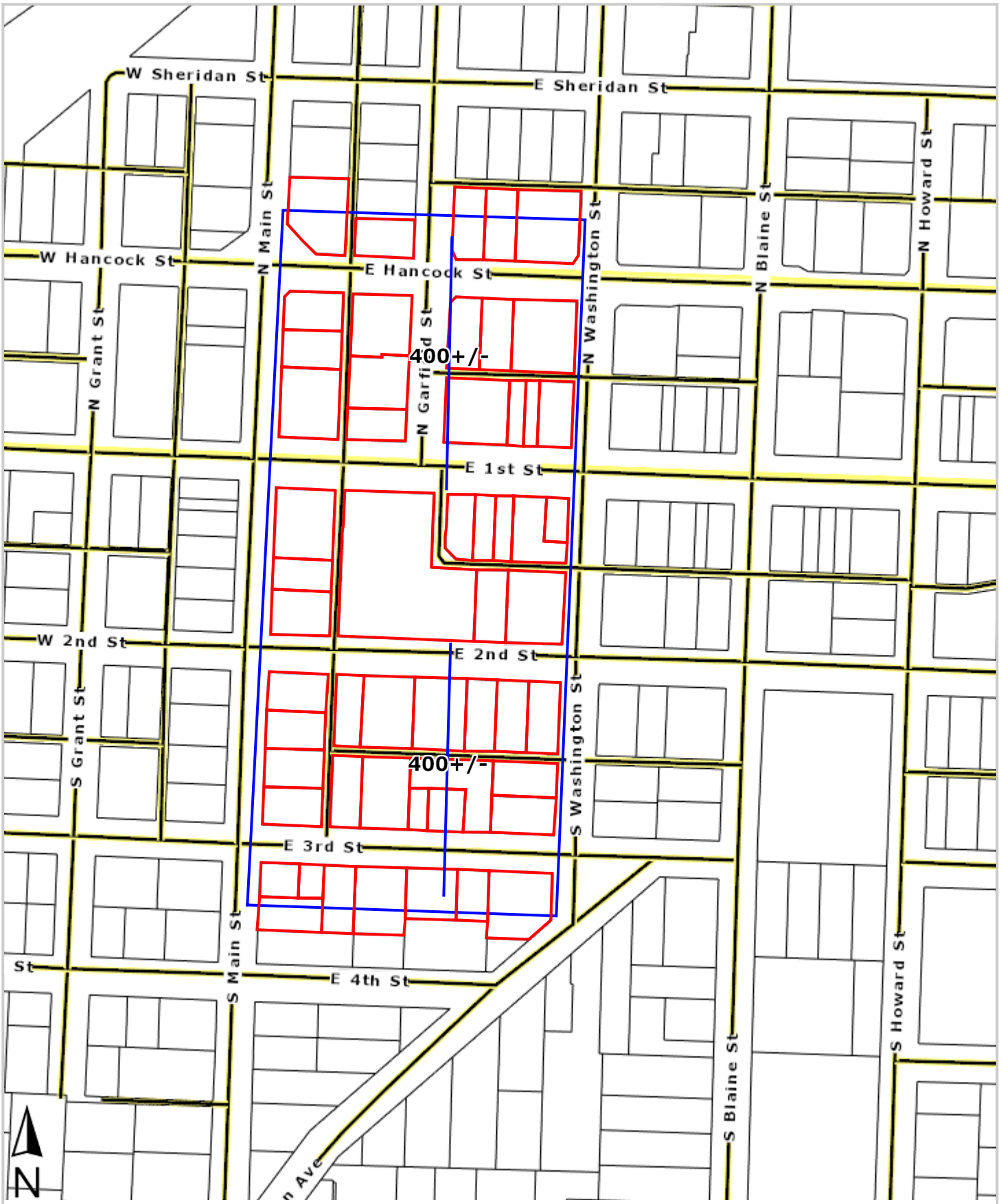
Paige Witte
13265 SW Iron Mountain Blvd
Portland, OR 97219
R3219AC11700

Christopher Saxton
110 E 3rd St
Newberg, OR 97132
R3219AC11800

Nabor & Maria Pereda
615 N Meridian St
Newberg, OR 97132
R3219AC11900

Stephen & Karen Bujjoni
100 E 3rd St
Newberg, OR 97132
R3219AC12000

Aaron Rivett
306 S Main St
Newberg, OR 97132
R3219AC12100



First American Title

Garfield Vacation

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Garfield Vacation

Parcel ID:	305057	Tax Acct:	R3219AB06001
Site Address:	109 N Garfield St Newberg OR 97132	Acreage:	0.18 Acres
Owner:	Halls Heating And Air Conditioning Inc	Lot Sq Ft:	7,840 SqFt
Mail Addr:	21755 NE Sunnycrest Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$413,719.00	Year Built:	
Sale Dt:	09/28/2000	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,370.65
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 06001 Block 7 SubdivisionName DESKINS ADDITION		

Parcel ID:	47997	Tax Acct:	R3219AB01600
Site Address:	201 E Hancock St Newberg OR 97132	Acreage:	0.12 Acres
Owner:	Tucker, Martin Tucker, Sallie	Lot Sq Ft:	5,440 SqFt
Mail Addr:	2122 SE Harrison St Portland OR 97214	Bldg Sq Ft:	1,664 SqFt
Real Market Value:	\$263,072.00	Year Built:	1940
Sale Dt:	12/11/2003	Beds:	3
Sale Price:	\$110,000.00	Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,030.10
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 01600 Lot 1 Block 5 SubdivisionName DESKINS ADDITION		

Parcel ID:	48022	Tax Acct:	R3219AB01700
Site Address:	205 E Hancock St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Pereda, Nabor Pereda, Maria	Lot Sq Ft:	5,662 SqFt
Mail Addr:	615 N Meridian St Newberg OR 97132	Bldg Sq Ft:	1,064 SqFt
Real Market Value:	\$170,637.00	Year Built:	1900
Sale Dt:	01/27/2004	Beds:	2
Sale Price:		Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,796.92
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 01700 Lot 2 Block 5 SubdivisionName DESKINS ADDITION		

Parcel ID:	48031	Tax Acct:	R3219AB01800
Site Address:	201 N Washington St Newberg OR 97132	Acreage:	0.25 Acres
Owner:	Nes Building One LLC	Lot Sq Ft:	10,890 SqFt
Mail Addr:	Accurate Property Management 18230 SE Ri Gresham OR 97080	Bldg Sq Ft:	
Real Market Value:	\$597,880.00	Year Built:	
Sale Dt:	08/05/2016	Beds:	
Sale Price:	\$435,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$8,297.94
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 01800 Lot 3 Block 5 SubdivisionName DESKINS ADDITION		

Parcel ID:	48111	Tax Acct:	R3219AB02200
Site Address:	113 E Hancock St Newberg OR 97132	Acreage:	0.12 Acres
Owner:	Tucker, Martin D	Lot Sq Ft:	5,227 SqFt
	Tucker, Sallie		
Mail Addr:	32051 NE Corral Creek Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$283,694.00	Year Built:	
Sale Dt:	12/31/1996	Beds:	
Sale Price:	\$128,142.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,036.28
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 02200 Block 6 SubdivisionName DESKINS ADDITION		

Parcel ID:	48139	Tax Acct:	R3219AB02300
Site Address:	200 N Main St Newberg OR 97132	Acreage:	0.23 Acres
Owner:	Storey Investment LLC	Lot Sq Ft:	10,018 SqFt
Mail Addr:	200 N Main St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$455,185.00	Year Built:	
Sale Dt:	11/21/2005	Beds:	
Sale Price:	\$370,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$6,113.86
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 02300 Lot 1 Block 6 SubdivisionName DESKINS ADDITION		

Parcel ID:	482548	Tax Acct:	R3219AB10301
Site Address:	208 E 1st St Newberg OR 97132	Acreage:	0.15 Acres
Owner:	Johnson, Leonard L Trust	Lot Sq Ft:	6,337 SqFt
	Johnson, Christine L Trust		
Mail Addr:	19460 NE Williamson Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$886,713.00	Year Built:	
Sale Dt:	03/30/2010	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$4,755.30
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10301 Block 3 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	48950	Tax Acct:	R3219AB05700
Site Address:	114 N Main St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Hancock & Main LLC	Lot Sq Ft:	5,662 SqFt
Mail Addr:	114 N Main St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$167,390.00	Year Built:	
Sale Dt:	04/03/2014	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,633.04
Legal:	Lot 4 - Block 7 in DESKINS ADDITION		

Parcel ID:	48969	Tax Acct:	R3219AB05800
Site Address:	108 N Main St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Hancock & Main LLC	Lot Sq Ft:	5,662 SqFt
Mail Addr:	114 N Main St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$174,679.00	Year Built:	
Sale Dt:	04/03/2014	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,561.89
Legal:	Lot 3 - Block 7 in DESKINS ADDITION		

Parcel ID:	48987	Tax Acct:	R3219AB05900
Site Address:	101 E First St Newberg OR 97132	Acreage:	0.23 Acres
Owner:	Happy Panda Holdings LLC	Lot Sq Ft:	10,236 SqFt
Mail Addr:	1926 W Burnside St Unit 1601 Portland OR 97209	Bldg Sq Ft:	
Real Market Value:	\$359,763.00	Year Built:	
Sale Dt:	01/24/2018	Beds:	
Sale Price:	\$225,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$4,304.12
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 05900 Block 7 SubdivisionName DESKINS ADDITION		

Parcel ID:	49334	Tax Acct:	R3219AB06000
Site Address:	111 E 1st St Newberg OR 97132	Acreage:	0.11 Acres
Owner:	Sause, Larry Sause, Lealice	Lot Sq Ft:	4,791 SqFt
Mail Addr:	21755 NE Sunnycrest Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$224,778.00	Year Built:	
Sale Dt:	09/15/2017	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,486.67
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 06000 Block 7 SubdivisionName DESKINS ADDITION		

Parcel ID:	49352	Tax Acct:	R3219AB06100
Site Address:	114 E Hancock St Newberg OR 97132	Acreage:	0.20 Acres
Owner:	Nfc Properties LLC	Lot Sq Ft:	8,712 SqFt
Mail Addr:	32700 NE Lesley Rd Newberg OR 97132	Bldg Sq Ft:	1,871 SqFt
Real Market Value:	\$365,949.00	Year Built:	1900
Sale Dt:	10/19/2018	Beds:	4
Sale Price:	\$184,850.00	Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$3,192.73
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 06100 Block 7 SubdivisionName DESKINS ADDITION		

Parcel ID:	49370	Tax Acct:	R3219AB06200
Site Address:	200 E Hancock St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Hancock Commons LLC	Lot Sq Ft:	5,458 SqFt
Mail Addr:	201 N Meridian St Ste B Newberg OR 97132	Bldg Sq Ft:	2,952 SqFt
Real Market Value:	\$1,205,542.00	Year Built:	1912
Sale Dt:	02/02/2018	Beds:	5
Sale Price:	\$220,100.00	Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$11,280.40
Legal:	Lot 8 - Block 8 in DESKINS ADDITION		

Parcel ID:	49389	Tax Acct:	R3219AB06300
Site Address:	203 E 1st St Newberg OR 97132	Acreage:	0.24 Acres
Owner:	Leathers Limited Partnership	Lot Sq Ft:	10,454 SqFt
Mail Addr:	255 Depot St Fairview OR 97024	Bldg Sq Ft:	
Real Market Value:	\$713,087.00	Year Built:	
Sale Dt:	02/14/2007	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$5,810.09
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 06300 Lot 1 Block 8 SubdivisionName DESKINS ADDITION		

Parcel ID:	49405	Tax Acct:	R3219AB06400
Site Address:	209 E 1st St Newberg OR 97132	Acreage:	0.06 Acres
Owner:	James Family Investments LLC	Lot Sq Ft:	2,574 SqFt
Mail Addr:	20280 SW Seely Ln Sherwood OR 97140	Bldg Sq Ft:	
Real Market Value:	\$331,933.00	Year Built:	
Sale Dt:	12/09/2009	Beds:	
Sale Price:	\$227,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,455.25
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 06400 Block 8 SubdivisionName DESKINS ADDITION		

Parcel ID:	49423	Tax Acct:	R3219AB06500
Site Address:	211 E 1st St Newberg OR 97132	Acreage:	0.05 Acres
Owner:	First Street Properties LLC	Lot Sq Ft:	2,265 SqFt
Mail Addr:	201 N Meridian St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$179,575.00	Year Built:	
Sale Dt:	06/04/2018	Beds:	
Sale Price:	\$170,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,087.41
Legal:	W 22' E 1/2 Lot 3 - Block 8 in DESKINS ADDITION		

Parcel ID:	49432	Tax Acct:	R3219AB06600
Site Address:	215 E 1st St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Dakota Plains LLC	Lot Sq Ft:	5,662 SqFt
Mail Addr:	PO Box 261 Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$352,000.00	Year Built:	
Sale Dt:	06/06/2008	Beds:	
Sale Price:	\$131,500.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$3,322.74
Legal:	Lot 4 & portion of Lot 3 - Block 8 in DESKINS ADDITION		

Parcel ID:	49441	Tax Acct:	R3219AB06700
Site Address:	115 N Washington St Newberg OR 97132	Acreage:	0.25 Acres
Owner:	LLP Properties LLC	Lot Sq Ft:	10,998 SqFt
Mail Addr:	PO Box 1060 Newberg OR 97132	Bldg Sq Ft:	1,900 SqFt
Real Market Value:	\$593,399.00	Year Built:	1898
Sale Dt:	05/15/2009	Beds:	3
Sale Price:	\$377,500.00	Baths:	2
Zoning:	C-3 - Central Business District	2021 Taxes:	\$7,321.76
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 06700 Lot 5 Block 8 SubdivisionName DESKINS ADDITION		

Parcel ID:	49496	Tax Acct:	R3219AB06800
Site Address:	204 E Hancock St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Castro, Nohemi Lopez, Martinez Ismael	Lot Sq Ft:	5,662 SqFt
Mail Addr:	34700 S Meridian Rd Woodburn OR 97071	Bldg Sq Ft:	974 SqFt
Real Market Value:	\$169,703.00	Year Built:	1910
Sale Dt:	11/15/2010	Beds:	2
Sale Price:	\$130,000.00	Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,747.03
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 06800 Lot 7 Block 8 SubdivisionName DESKINS ADDITION		

Parcel ID:	50107	Tax Acct:	R3219AB10000
Site Address:	207 E 2nd St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Johnson, Leonard L Trust Johnson, Christine L Trust	Lot Sq Ft:	5,662 SqFt
Mail Addr:	19460 NE Williamson Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$114,739.00	Year Built:	
Sale Dt:	03/30/2010	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$277.29
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10000 Lot 2 Block 3 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50116	Tax Acct:	R3219AB10100
Site Address:	115 S Washington St Newberg OR 97132	Acreage:	0.23 Acres
Owner:	Case, Mark	Lot Sq Ft:	10,171 SqFt
Mail Addr:	PO Box 1047 Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$343,851.00	Year Built:	
Sale Dt:	09/02/1998	Beds:	
Sale Price:	\$125,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$3,865.01
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10100 Lot 4 Block 3 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50125	Tax Acct:	R3219AB10200
Site Address:	212 E 1st St Newberg OR 97132	Acreage:	0.06 Acres
Owner:	Drabkin, Jules Drabkin, Joan	Lot Sq Ft:	2,465 SqFt
Mail Addr:	307 NE 7th St McMinnville OR 97128	Bldg Sq Ft:	
Real Market Value:	\$581,500.00	Year Built:	
Sale Dt:	09/04/1991	Beds:	
Sale Price:	\$115,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$4,244.88
Legal:	PT Lot 5 - Block 3 in EVEREST'S ADDITION		

Parcel ID:	50134	Tax Acct:	R3219AB10300
Site Address:	206 E 1st St Newberg OR 97132	Acreage:	0.07 Acres
Owner:	Johnson, Leonard L Trust Johnson, Christine L Trust	Lot Sq Ft:	3,018 SqFt
Mail Addr:	19460 NE Williamson Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$395,725.00	Year Built:	
Sale Dt:	03/30/2010	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,589.67
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10300 Block 3 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50143	Tax Acct:	R3219AB10400
Site Address:	204 E 1st St Newberg OR 97132	Acreage:	0.08 Acres
Owner:	Johnson, Leonard L Trust Johnson, Christine L Trust	Lot Sq Ft:	3,293 SqFt
Mail Addr:	19460 NE Williamson Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$398,163.00	Year Built:	
Sale Dt:	03/30/2010	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,266.33
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10400 Block 3 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50161	Tax Acct:	R3219AB10600
Site Address:	112 E 1st St Newberg OR 97132	Acreage:	1.27 Acres
Owner:	Bauer Trust	Lot Sq Ft:	55,321 SqFt
Mail Addr:	19486 Humaya Dr Porter TX 77365	Bldg Sq Ft:	
Real Market Value:	\$3,328,366.00	Year Built:	
Sale Dt:	02/04/2022	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$34,843.75
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10600 Lot 3 Block 4 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50189	Tax Acct:	R3219AB10800
Site Address:	110 S Main St Newberg OR 97132	Acreage:	0.11 Acres
Owner:	Snyder, Inheritance Trust Fbo Snyder, Linda S	Lot Sq Ft:	4,791 SqFt
Mail Addr:	23950 NE Larkins Rd Newberg OR 97132	Bldg Sq Ft:	1,228 SqFt
Real Market Value:	\$191,648.00	Year Built:	1937
Sale Dt:	10/25/2019	Beds:	3
Sale Price:		Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,667.72
Legal:	N 50' Lot 2 - Block 4 in EVEREST'S ADDITION		

Parcel ID:	50198	Tax Acct:	R3219AB10900
Site Address:	112 S Main St Newberg OR 97132	Acreage:	0.15 Acres
Owner:	Yarnell, Elise K	Lot Sq Ft:	6,534 SqFt
Mail Addr:	112 S Main St Newberg OR 97132	Bldg Sq Ft:	2,298 SqFt
Real Market Value:	\$325,705.00	Year Built:	1921
Sale Dt:	03/25/2016	Beds:	5
Sale Price:	\$295,000.00	Baths:	2
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,404.96
Legal:	Lot 1 & S 10' Lot 2 - Block 4 in EVEREST'S ADDITION		

Parcel ID:	51017	Tax Acct:	R3219AB15300
Site Address:	214 S Main St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Coleman, Patricia A	Lot Sq Ft:	5,580 SqFt
Mail Addr:	PO Box 987 Newberg OR 97132	Bldg Sq Ft:	1,314 SqFt
Real Market Value:	\$257,556.00	Year Built:	1900
Sale Dt:	12/30/1991	Beds:	
Sale Price:	\$61,500.00	Baths:	1
Zoning:	R-3 - High Density Residential	2021 Taxes:	\$2,538.21
Legal:	Lot 1 - Block 5 in EVEREST'S ADDITION		

Parcel ID:	51026	Tax Acct:	R3219AB15400
Site Address:	210 S Main St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Ferrington, Patrick N Ferrington, Rebekah I	Lot Sq Ft:	5,580 SqFt
Mail Addr:	210 S Main St Newberg OR 97132	Bldg Sq Ft:	1,744 SqFt
Real Market Value:	\$361,036.00	Year Built:	1908
Sale Dt:	09/28/2009	Beds:	
Sale Price:		Baths:	2
Zoning:	R-3 - High Density Residential	2021 Taxes:	\$2,503.34
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 15400 Lot 2 Block 5 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51035	Tax Acct:	R3219AB15500
Site Address:	204 S Main St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Erb, Nathan R Felix, Monica	Lot Sq Ft:	5,580 SqFt
Mail Addr:	204 S Main St Newberg OR 97132	Bldg Sq Ft:	1,084 SqFt
Real Market Value:	\$236,308.00	Year Built:	1900
Sale Dt:	01/10/2017	Beds:	
Sale Price:	\$255,000.00	Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,919.76
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 15500 Lot 3 Block 5 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51044	Tax Acct:	R3219AB15600
Site Address:	200 S Main St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	McAuley, Gary McAuley, Svitiana	Lot Sq Ft:	5,662 SqFt
Mail Addr:	PO Box 1532 Sherwood OR 97140	Bldg Sq Ft:	1,485 SqFt
Real Market Value:	\$278,241.00	Year Built:	1930
Sale Dt:	12/21/2018	Beds:	3
Sale Price:	\$280,000.00	Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,379.57
Legal:	Lot 4 - Block 5 in EVEREST'S ADDITION		

Parcel ID:	51053	Tax Acct:	R3219AB15700
Site Address:	108 E 2nd St Newberg OR 97132	Acreage:	0.11 Acres
Owner:	Stanek, Nikolas Moore, Jasmine B	Lot Sq Ft:	4,791 SqFt
Mail Addr:	108 E 2nd St Newberg OR 97132	Bldg Sq Ft:	1,050 SqFt
Real Market Value:	\$193,674.00	Year Built:	1916
Sale Dt:	02/05/2021	Beds:	2
Sale Price:	\$320,000.00	Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,924.76
Legal:	Pt Lot 5 - Block 5 in EVEREST'S ADDITION		

Parcel ID:	51062	Tax Acct:	R3219AB15800
Site Address:	114 E 2nd St Newberg OR 97132	Acreage:	0.21 Acres
Owner:	Thomas, L Deines	Lot Sq Ft:	9,090 SqFt
Mail Addr:	114 E Second St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$416,014.00	Year Built:	
Sale Dt:	08/24/2016	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,020.17
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 15800 Lot 8 Block 5 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51071	Tax Acct:	R3219AB15900
Site Address:	200 E 2nd St Unit 101 Newberg OR 97132	Acreage:	0.21 Acres
Owner:	Ouellette, Jay L Ouellette, Amelia W	Lot Sq Ft:	9,147 SqFt
Mail Addr:	33720 NE Kramien Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$290,062.00	Year Built:	
Sale Dt:	04/11/2008	Beds:	
Sale Price:	\$230,000.00	Baths:	2
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,886.44
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 15900 Lot 8 Block 6 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51080	Tax Acct:	R3219AB16000
Site Address:	210 E 2nd St Newberg OR 97132	Acreage:	0.12 Acres
Owner:	Alvarez, Rivera Mariano Villanueva-Ramirez, Susana	Lot Sq Ft:	5,314 SqFt
Mail Addr:	210 E 2nd St Newberg OR 97132	Bldg Sq Ft:	572 SqFt
Real Market Value:	\$226,541.00	Year Built:	1960
Sale Dt:	07/21/2014	Beds:	
Sale Price:		Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,473.30
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 16000 Block 6 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51099	Tax Acct:	R3219AB16100
Site Address:	212 E 2nd St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	London, Faye L	Lot Sq Ft:	5,662 SqFt
Mail Addr:	212 E 2nd St Newberg OR 97132	Bldg Sq Ft:	1,354 SqFt
Real Market Value:	\$276,283.00	Year Built:	1955
Sale Dt:	07/18/2007	Beds:	2
Sale Price:		Baths:	1.5
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,156.99
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 16100 Lot 6 Block 6 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51106	Tax Acct:	R3219AB16200
Site Address:	214 E 2nd St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Wagner, Jeanne M	Lot Sq Ft:	5,662 SqFt
Mail Addr:	214 E 2nd St Newberg OR 97132	Bldg Sq Ft:	2,324 SqFt
Real Market Value:	\$365,872.00	Year Built:	1885
Sale Dt:	03/07/2006	Beds:	4
Sale Price:	\$246,500.00	Baths:	3
Zoning:	C-3 - Central Business District	2021 Taxes:	\$3,385.28
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 16200 Lot 5 Block 6 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51115	Tax Acct:	R3219AB16300
Site Address:	109 E 3rd St Newberg OR 97132	Acreage:	0.12 Acres
Owner:	Russell, Frederick H Trustee	Lot Sq Ft:	5,275 SqFt
Mail Addr:	PO Box 185 Dundee OR 97115	Bldg Sq Ft:	2,975 SqFt
Real Market Value:	\$657,278.00	Year Built:	2007
Sale Dt:	12/20/2016	Beds:	
Sale Price:		Baths:	3
Zoning:	R-3 - High Density Residential	2021 Taxes:	\$5,987.74
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 16300 Lot 6 Block 5 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51124	Tax Acct:	R3219AB16400
Site Address:	115 E 3rd St Newberg OR 97132	Acreage:	0.20 Acres
Owner:	Smith, Marshall E	Lot Sq Ft:	8,637 SqFt
Mail Addr:	115 E 3rd St Newberg OR 97132	Bldg Sq Ft:	1,772 SqFt
Real Market Value:	\$368,002.00	Year Built:	1895
Sale Dt:	10/03/2005	Beds:	3
Sale Price:	\$207,500.00	Baths:	1
Zoning:	R-3 - High Density Residential	2021 Taxes:	\$3,350.99
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 16400 Lot 7 Block 5 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51133	Tax Acct:	R3219AB16500
Site Address:	0 E 3rd St Newberg OR 97132	Acreage:	0.05 Acres
Owner:	Lawson, Jonathan Lawson, Kari	Lot Sq Ft:	2,025 SqFt
Mail Addr:	201 E 3rd St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$4,415.00	Year Built:	
Sale Dt:	06/27/2002	Beds:	
Sale Price:	\$118,000.00	Baths:	
Zoning:	R-3 - High Density Residential	2021 Taxes:	\$69.45
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 16500 Block 6 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51142	Tax Acct:	R3219AB16600
Site Address:	201 E 3rd St Newberg OR 97132	Acreage:	0.09 Acres
Owner:	Lawson, Jonathan Lawson, Kari	Lot Sq Ft:	3,763 SqFt
Mail Addr:	201 E 3rd St Newberg OR 97132	Bldg Sq Ft:	920 SqFt
Real Market Value:	\$195,340.00	Year Built:	1901
Sale Dt:	06/27/2002	Beds:	
Sale Price:	\$118,000.00	Baths:	1
Zoning:	R-3 - High Density Residential	2021 Taxes:	\$1,352.99
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 16600 Block 6 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51151	Tax Acct:	R3219AB16700
Site Address:	205 E 3rd St Newberg OR 97132	Acreage:	0.20 Acres
Owner:	Borchert, Joseph	Lot Sq Ft:	8,712 SqFt
Mail Addr:	205 E 3rd St Newberg OR 97132	Bldg Sq Ft:	1,568 SqFt
Real Market Value:	\$302,959.00	Year Built:	1939
Sale Dt:	08/31/2020	Beds:	
Sale Price:		Baths:	1
Zoning:	R-3 - High Density Residential	2021 Taxes:	\$2,227.79
Legal:	Portions of Lots 1 & 2 - Block 6 in EVEREST'S ADDITION		

Parcel ID:	51160	Tax Acct:	R3219AB16800
Site Address:	211 S Washington St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Shulmire, James M	Lot Sq Ft:	5,510 SqFt
Mail Addr:	211 S Washington St Newberg OR 97132	Bldg Sq Ft:	1,688 SqFt
Real Market Value:	\$289,652.00	Year Built:	1912
Sale Dt:	06/16/2014	Beds:	
Sale Price:	\$179,000.00	Baths:	2
Zoning:	R-3 - High Density Residential	2021 Taxes:	\$2,566.84
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 16800 Block 6 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	51179	Tax Acct:	R3219AB16900
Site Address:	215 S Washington St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Magallanes, Joseph L II Magallanes, Brittany L	Lot Sq Ft:	5,797 SqFt
Mail Addr:	215 S Washington St Newberg OR 97132	Bldg Sq Ft:	949 SqFt
Real Market Value:	\$259,603.00	Year Built:	1903
Sale Dt:	08/17/2016	Beds:	
Sale Price:	\$245,000.00	Baths:	1
Zoning:	R-3 - High Density Residential	2021 Taxes:	\$1,944.74
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 16900 Block 6 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	54568	Tax Acct:	R3219AC11400
Site Address:	216 E 3rd St Newberg OR 97132	Acreage:	0.23 Acres
Owner:	Friends Of Chehalem House	Lot Sq Ft:	10,088 SqFt
Mail Addr:	PO Box 548 Newberg OR 97132	Bldg Sq Ft:	3,841 SqFt
Real Market Value:	\$431,311.00	Year Built:	1900
Sale Dt:	03/03/2020	Beds:	4
Sale Price:		Baths:	2.5
Zoning:	R-1 - Low Density Residential	2021 Taxes:	
Legal:	Lot 4 and portion of Lot 5 - Block 8 in EVEREST'S ADDITION		
Parcel ID:	54602	Tax Acct:	R3219AC11500
Site Address:	212 E 3rd St Newberg OR 97132	Acreage:	0.09 Acres
Owner:	Thomson, Toshikazh Thomson, Catherine	Lot Sq Ft:	3,977 SqFt
Mail Addr:	212 E 3rd St Newberg OR 97132	Bldg Sq Ft:	905 SqFt
Real Market Value:	\$233,776.00	Year Built:	1961
Sale Dt:	07/02/1978	Beds:	
Sale Price:	\$39,950.00	Baths:	2
Zoning:	R-1 - Low Density Residential	2021 Taxes:	\$2,413.70
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 11500 Lot 2 Block 8 SubdivisionName EVEREST'S ADDITION		
Parcel ID:	54611	Tax Acct:	R3219AC11600
Site Address:	200 E 3rd St Newberg OR 97132	Acreage:	0.15 Acres
Owner:	Nelson, Allison R Nelson, Benjamin J	Lot Sq Ft:	6,359 SqFt
Mail Addr:	2505 Portland Rd Ste 105 Newberg OR 97132	Bldg Sq Ft:	2,360 SqFt
Real Market Value:	\$531,532.00	Year Built:	2020
Sale Dt:	09/03/2019	Beds:	3
Sale Price:	\$205,000.00	Baths:	2.5
Zoning:	R-1 - Low Density Residential	2021 Taxes:	\$4,637.00
Legal:	Portions of Lots 2 & 3 - Block 8 in EVEREST'S ADDITION		
Parcel ID:	54639	Tax Acct:	R3219AC11700
Site Address:	114 E 3rd St Newberg OR 97132	Acreage:	0.19 Acres
Owner:	Witte Paige Family Trust	Lot Sq Ft:	8,481 SqFt
Mail Addr:	13265 SW Iron Mountain Blvd Portland OR 97219	Bldg Sq Ft:	2,230 SqFt
Real Market Value:	\$385,623.00	Year Built:	1919
Sale Dt:	09/26/2019	Beds:	3
Sale Price:	\$363,000.00	Baths:	2
Zoning:	R-1 - Low Density Residential	2021 Taxes:	\$3,520.19
Legal:	E 1/2 Lots 4 & 5 - Block 9 in EVEREST'S ADDITION		
Parcel ID:	54657	Tax Acct:	R3219AC11800
Site Address:	110 E 3rd St Newberg OR 97132	Acreage:	0.12 Acres
Owner:	Saxton, Christopher L	Lot Sq Ft:	5,301 SqFt
Mail Addr:	110 E 3rd St Newberg OR 97132	Bldg Sq Ft:	901 SqFt
Real Market Value:	\$235,391.00	Year Built:	1901
Sale Dt:	10/04/2010	Beds:	2
Sale Price:		Baths:	1
Zoning:	R-1 - Low Density Residential	2021 Taxes:	\$1,855.47
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 11800 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	54675	Tax Acct:	R3219AC11900
Site Address:	106 E 3rd St Newberg OR 97132	Acreage:	0.05 Acres
Owner:	Pereda, Nabor Pereda, Maria	Lot Sq Ft:	2,025 SqFt
Mail Addr:	615 N Meridian St Newberg OR 97132	Bldg Sq Ft:	716 SqFt
Real Market Value:	\$167,062.00	Year Built:	1930
Sale Dt:	01/23/2004	Beds:	
Sale Price:	\$147,500.00	Baths:	1
Zoning:	R-1 - Low Density Residential	2021 Taxes:	\$1,464.73
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 11900 Lot 3 Block 9 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	54693	Tax Acct:	R3219AC12000
Site Address:	100 E 3rd St Newberg OR 97132	Acreage:	0.08 Acres
Owner:	Bujjoni, Stephen S Bujjoni, Karen M	Lot Sq Ft:	3,284 SqFt
Mail Addr:	100 E 3rd St Newberg OR 97132	Bldg Sq Ft:	1,164 SqFt
Real Market Value:	\$261,982.00	Year Built:	1955
Sale Dt:	12/19/1996	Beds:	
Sale Price:	\$110,500.00	Baths:	1
Zoning:	R-1 - Low Density Residential	2021 Taxes:	\$2,424.94
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 12000 Lot 3 Block 9 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	54700	Tax Acct:	R3219AC12100
Site Address:	306 S Main St Newberg OR 97132	Acreage:	0.12 Acres
Owner:	Rivett, Aaron J	Lot Sq Ft:	5,331 SqFt
Mail Addr:	306 S Main St Newberg OR 97132	Bldg Sq Ft:	832 SqFt
Real Market Value:	\$247,704.00	Year Built:	1938
Sale Dt:	11/17/2017	Beds:	
Sale Price:	\$222,000.00	Baths:	1
Zoning:	R-1 - Low Density Residential	2021 Taxes:	\$1,980.72
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr C TaxLot 12100 Lot 2 Block 9 SubdivisionName EVEREST'S ADDITION		



First American Title
Radius Search Disclaimer

Subject: Hudson Alley Vacation (YAMHILL)
Date of Production: 03.11.2022

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R3219AB09100

Renee Properties LLC
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Newberg, OR 97132
R3219AB09200

Stephen Doerner
11000 SE Westland Ln
Dayton, OR 97114
R3219AB09300

Gloria Bevan
201 S College St
Newberg, OR 97132
R3219AB09400

Dennis & Heather Lewis
29530 NE Owls Ln
Newberg, OR 97132
R3219AB09500

Francis Enterprises Inc Attn: Brian Francis
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Newberg, OR 97132
R3219AB09600

Brent Johnson
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Newberg, OR 97132
R3219AB09700

Brent Johnson
23554 NE Sunnycrest Rd
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R3219AB09800

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19460 NE Williamson Rd
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Jules & Joan Drabkin
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R3219AB10200

Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
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Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132
R3219AB10301

Leonard Johnson
19460 NE Williamson Rd
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R3219AB10900

Adam & Ruben Perez
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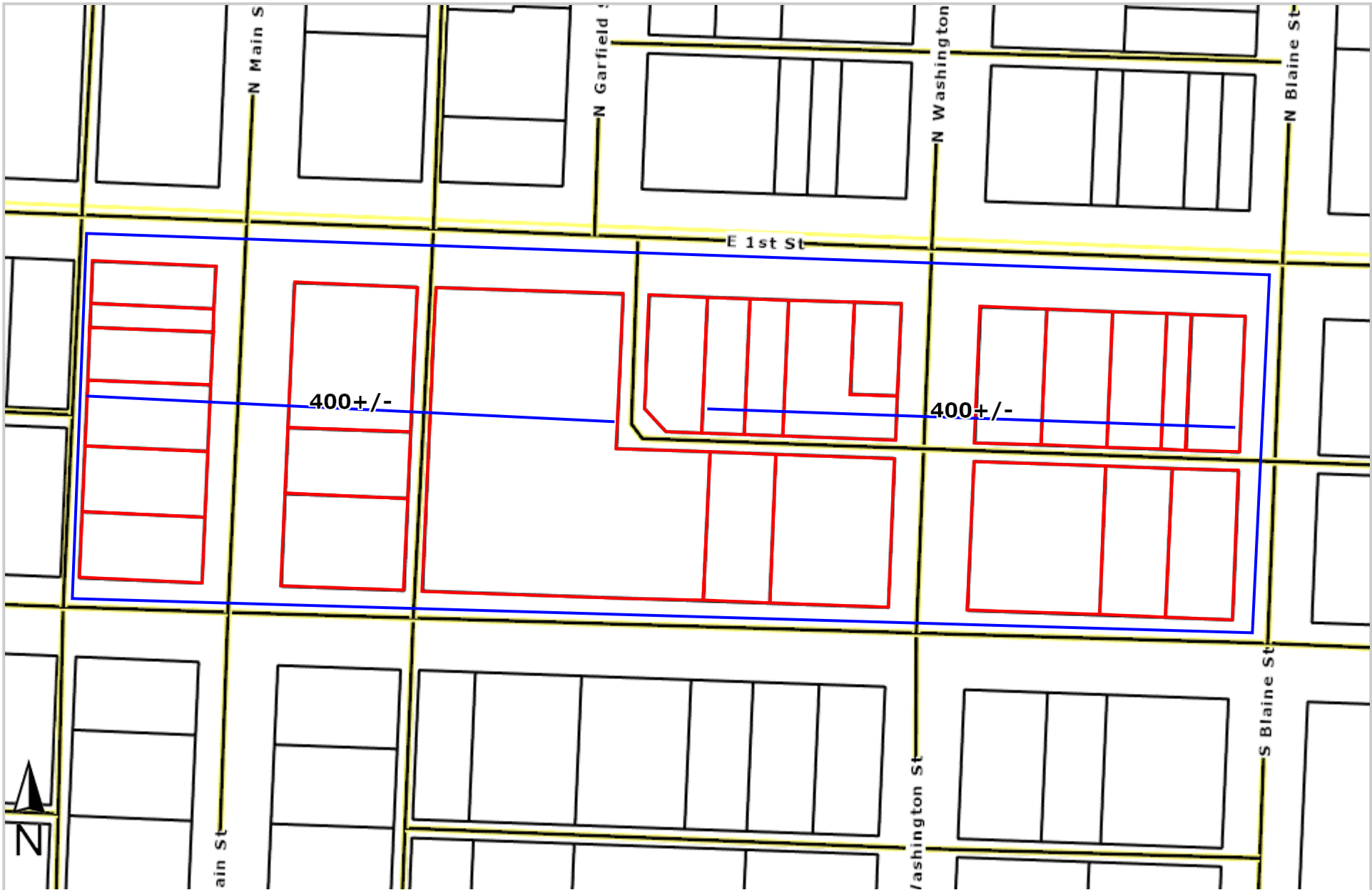
Nancy Fox
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Adam & Ruben Perez
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R3219AB11200

Richard & Barbara Oviatt
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R3219AB11300

Richard & Barbara Oviatt
300 W Sherman St
Newberg, OR 97132
R3219AB11400

Richard & Barbara Oviatt
300 W Sherman St
Newberg, OR 97132
R3219AB11500



First American Title

Hudson Alley Vacation

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Hudson Alley Vacation

Parcel ID:	49931	Tax Acct:	R3219AB09100
Site Address:	307 E 2nd St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Renee Properties LLC	Lot Sq Ft:	5,662 SqFt
Mail Addr:	2750 E 9th St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$150,472.00	Year Built:	
Sale Dt:	05/22/2007	Beds:	
Sale Price:	\$250,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,105.55
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 09100 Lot 3 Block 2 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	49968	Tax Acct:	R3219AB09200
Site Address:	111 S Blaine St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Renee Properties LLC	Lot Sq Ft:	5,723 SqFt
Mail Addr:	2750 E 9th St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$1,565,900.00	Year Built:	
Sale Dt:	05/22/2007	Beds:	
Sale Price:	\$250,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$11,338.24
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 09200 Lot 4 Block 2 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	49986	Tax Acct:	R3219AB09300
Site Address:	316 E 1st St Newberg OR 97132	Acreage:	0.10 Acres
Owner:	Doerner, Stephen	Lot Sq Ft:	4,356 SqFt
Mail Addr:	11000 SE Westland Ln Dayton OR 97114	Bldg Sq Ft:	
Real Market Value:	\$773,226.00	Year Built:	
Sale Dt:	05/11/2005	Beds:	
Sale Price:	\$390,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$6,824.18
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 09300 Lot 5 Block 2 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50018	Tax Acct:	R3219AB09400
Site Address:	310 E 1st St Newberg OR 97132	Acreage:	0.04 Acres
Owner:	Bevan, Gloria J Bevan Family Trust	Lot Sq Ft:	1,955 SqFt
Mail Addr:	201 S College St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$188,843.00	Year Built:	
Sale Dt:	05/14/2020	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$941.42
Legal:	W 10' Lot 5 & E 9' Lot 6 - Block 2 in EVEREST'S ADDITION		

Parcel ID:	50036	Tax Acct:	R3219AB09500
Site Address:	308 E 1st St Newberg OR 97132	Acreage:	0.10 Acres
Owner:	Lewis, Dennis Lewis, Heather	Lot Sq Ft:	4,356 SqFt
Mail Addr:	29530 NE Owls Ln Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$447,125.00	Year Built:	
Sale Dt:	10/15/2002	Beds:	
Sale Price:	\$63,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,140.05
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 09500 Lot 6 Block 2 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50054	Tax Acct:	R3219AB09600
Site Address:	304 E 1st St Newberg OR 97132	Acreage:	0.12 Acres
Owner:	Francis Enterprises Inc	Lot Sq Ft:	5,227 SqFt
Mail Addr:	Attn: Brian Francis 2950 Crater Ln Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$287,366.00	Year Built:	
Sale Dt:	01/01/1957	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$3,032.91
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 09600 Lot 7 Block 2 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50072	Tax Acct:	R3219AB09700
Site Address:	300 E 1st St Newberg OR 97132	Acreage:	0.12 Acres
Owner:	Johnson, Brent L	Lot Sq Ft:	5,148 SqFt
Mail Addr:	23554 NE Sunnycrest Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$741,706.00	Year Built:	
Sale Dt:	01/17/2017	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$5,129.98
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 09700 Lot 8 Block 2 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50081	Tax Acct:	R3219AB09800
Site Address:	301 E 2nd St Newberg OR 97132	Acreage:	0.26 Acres
Owner:	Johnson, Brent L	Lot Sq Ft:	11,325 SqFt
Mail Addr:	23554 NE Sunnycrest Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$196,386.00	Year Built:	
Sale Dt:	01/17/2017	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$555.33
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 09800 Lot 1 Block 2 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50107	Tax Acct:	R3219AB10000
Site Address:	207 E 2nd St Newberg OR 97132	Acreage:	0.13 Acres
Owner:	Johnson, Leonard L Trust Johnson, Christine L Trust	Lot Sq Ft:	5,662 SqFt
Mail Addr:	19460 NE Williamson Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$114,739.00	Year Built:	
Sale Dt:	03/30/2010	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$277.29
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10000 Lot 2 Block 3 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50116	Tax Acct:	R3219AB10100
Site Address:	115 S Washington St Newberg OR 97132	Acreage:	0.23 Acres
Owner:	Case, Mark	Lot Sq Ft:	10,171 SqFt
Mail Addr:	PO Box 1047 Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$343,851.00	Year Built:	
Sale Dt:	09/02/1998	Beds:	
Sale Price:	\$125,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$3,865.01
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10100 Lot 4 Block 3 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50125	Tax Acct:	R3219AB10200
Site Address:	212 E 1st St Newberg OR 97132	Acreage:	0.06 Acres
Owner:	Drabkin, Jules Drabkin, Joan	Lot Sq Ft:	2,465 SqFt
Mail Addr:	307 NE 7th St McMinnville OR 97128	Bldg Sq Ft:	
Real Market Value:	\$581,500.00	Year Built:	
Sale Dt:	09/04/1991	Beds:	
Sale Price:	\$115,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$4,244.88
Legal:	PT Lot 5 - Block 3 in EVEREST'S ADDITION		

Parcel ID:	50134	Tax Acct:	R3219AB10300
Site Address:	206 E 1st St Newberg OR 97132	Acreage:	0.07 Acres
Owner:	Johnson, Leonard L Trust Johnson, Christine L Trust	Lot Sq Ft:	3,018 SqFt
Mail Addr:	19460 NE Williamson Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$395,725.00	Year Built:	
Sale Dt:	03/30/2010	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,589.67
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10300 Block 3 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	482548	Tax Acct:	R3219AB10301
Site Address:	208 E 1st St Newberg OR 97132	Acreage:	0.15 Acres
Owner:	Johnson, Leonard L Trust Johnson, Christine L Trust	Lot Sq Ft:	6,337 SqFt
Mail Addr:	19460 NE Williamson Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$886,713.00	Year Built:	
Sale Dt:	03/30/2010	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$4,755.30
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10301 Block 3 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50143	Tax Acct:	R3219AB10400
Site Address:	204 E 1st St Newberg OR 97132	Acreage:	0.08 Acres
Owner:	Johnson, Leonard L Trust Johnson, Christine L Trust	Lot Sq Ft:	3,293 SqFt
Mail Addr:	19460 NE Williamson Rd Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$398,163.00	Year Built:	
Sale Dt:	03/30/2010	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,266.33
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10400 Block 3 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50161	Tax Acct:	R3219AB10600
Site Address:	112 E 1st St Newberg OR 97132	Acreage:	1.27 Acres
Owner:	Bauer Trust	Lot Sq Ft:	55,321 SqFt
Mail Addr:	19486 Humaya Dr Porter TX 77365	Bldg Sq Ft:	
Real Market Value:	\$3,328,366.00	Year Built:	
Sale Dt:	02/04/2022	Beds:	
Sale Price:		Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$34,843.75
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 10600 Lot 3 Block 4 SubdivisionName EVEREST'S ADDITION		

Parcel ID:	50189	Tax Acct:	R3219AB10800
Site Address:	110 S Main St Newberg OR 97132	Acreage:	0.11 Acres
Owner:	Snyder, Inheritance Trust Fbo Snyder, Linda S	Lot Sq Ft:	4,791 SqFt
Mail Addr:	23950 NE Larkins Rd Newberg OR 97132	Bldg Sq Ft:	1,228 SqFt
Real Market Value:	\$191,648.00	Year Built:	1937
Sale Dt:	10/25/2019	Beds:	3
Sale Price:		Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,667.72
Legal:	N 50' Lot 2 - Block 4 in EVEREST'S ADDITION		

Parcel ID:	50198	Tax Acct:	R3219AB10900
Site Address:	112 S Main St Newberg OR 97132	Acreage:	0.15 Acres
Owner:	Yarnell, Elise K	Lot Sq Ft:	6,534 SqFt
Mail Addr:	112 S Main St Newberg OR 97132	Bldg Sq Ft:	2,298 SqFt
Real Market Value:	\$325,705.00	Year Built:	1921
Sale Dt:	03/25/2016	Beds:	5
Sale Price:	\$295,000.00	Baths:	2
Zoning:	C-3 - Central Business District	2021 Taxes:	\$2,404.96
Legal:	Lot 1 & S 10' Lot 2 - Block 4 in EVEREST'S ADDITION		

Parcel ID:	50205	Tax Acct:	R3219AB11000
Site Address:	113 S Main St Newberg OR 97132	Acreage:	0.11 Acres
Owner:	Perez, Adam W Perez, Ruben D	Lot Sq Ft:	4,656 SqFt
Mail Addr:	4205 SE Riverside Lp McMinnville OR 97128	Bldg Sq Ft:	1,898 SqFt
Real Market Value:	\$244,839.00	Year Built:	1922
Sale Dt:	08/07/2017	Beds:	
Sale Price:		Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,426.01
Legal:	Portion of Lot 1 - Block 13 in HURLEY & LARGE'S ADDITION		

Parcel ID:	50214	Tax Acct:	R3219AB11100
Site Address:	111 S Main St Newberg OR 97132	Acreage:	0.11 Acres
Owner:	Fox Nancy Trustee For	Lot Sq Ft:	4,656 SqFt
Mail Addr:	20805 NE Highway 240 Newberg OR 97132	Bldg Sq Ft:	1,013 SqFt
Real Market Value:	\$207,554.00	Year Built:	1903
Sale Dt:	04/01/2009	Beds:	
Sale Price:		Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,317.79
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 11100 Block 13 SubdivisionName HURLEY & LARGE'S ADDITION		

Parcel ID:	50223	Tax Acct:	R3219AB11200
Site Address:	107 S Main St Newberg OR 97132	Acreage:	0.11 Acres
Owner:	Perez, Adam W Perez, Ruben D	Lot Sq Ft:	4,656 SqFt
Mail Addr:	4205 SE Riverside Lp McMinnville OR 97128	Bldg Sq Ft:	960 SqFt
Real Market Value:	\$220,034.00	Year Built:	1930
Sale Dt:	08/07/2017	Beds:	
Sale Price:		Baths:	1
Zoning:	C-3 - Central Business District	2021 Taxes:	\$1,317.41
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 11200 Block 13 SubdivisionName HURLEY & LARGE'S ADDITION		

Parcel ID:	50232	Tax Acct:	R3219AB11300
Site Address:	105 S Main St Newberg OR 97132	Acreage:	0.09 Acres
Owner:	Oviatt, Richard Oviatt, Barbara	Lot Sq Ft:	3,724 SqFt
Mail Addr:	300 W Sherman St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$75,978.00	Year Built:	
Sale Dt:	07/22/2002	Beds:	
Sale Price:	\$32,500.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$243.48
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 11300 Block 13 SubdivisionName HURLEY & LARGE'S ADDITION		

Parcel ID:	50241	Tax Acct:	R3219AB11400
Site Address:	103 S Main St Newberg OR 97132	Acreage:	0.04 Acres
Owner:	Oviatt, Richard Oviatt, Barbara	Lot Sq Ft:	1,672 SqFt
Mail Addr:	300 W Sherman St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$39,398.00	Year Built:	
Sale Dt:	07/22/2002	Beds:	
Sale Price:	\$32,500.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$109.50
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 11400 Block 13 SubdivisionName HURLEY & LARGE'S ADDITION		

Parcel ID:	50250	Tax Acct:	R3219AB11500
Site Address:	101 S Main St Newberg OR 97132	Acreage:	0.07 Acres
Owner:	Oviatt, Richard L Oviatt, Barbara	Lot Sq Ft:	2,979 SqFt
Mail Addr:	300 W Sherman St Newberg OR 97132	Bldg Sq Ft:	
Real Market Value:	\$87,837.00	Year Built:	
Sale Dt:	07/22/2002	Beds:	
Sale Price:	\$114,000.00	Baths:	
Zoning:	C-3 - Central Business District	2021 Taxes:	\$547.65
Legal:	Township 3S Range 2W Section 19 Qtr A QQtr B TaxLot 11500 Lot 4 Block 13 SubdivisionName HURLEY & LARGE'S ADDITION		

**CONSENT TO PROPOSED VACATION OF A PORTION OF S. GARFIELD ST AND
TWO PREVIOUSLY DEDICATED ALLEYS**

This Consent is executed by the following persons who state and declare as follows:

1. Leonard M. Johnson as trustee of the Johnson Living Trust dated 3/9/2010 and any amendments thereto (herein known as "Johnson") is the owner of real property located at 207 E. 2nd St, Newberg, OR and also known as Tax Account 3219AB-10000.
2. David L. Bauer and Patricia A. Bauer as co-trustees of the Bauer Family Trust dated 2/23/1993 and any amendments thereto (herein known as "David/Patricia" with said trust created by David L. Bauer and Patricia A. Bauer), and Vivian J. Bauer as trustee of the "Bauer Family Trust" (a revocable grantor type trust without set expiration date dated November 13, 1992 which was amended on or about June 4, 2009 and further amended on or about September 6, 2012, and which was further amended and restated in its entirety on or about December 23, 2019 and which is now known as the "Bauer Revocable Trust") with said trust originally created on or about November 13, 1992 by Vivian J. Bauer and Wilbur C. Bauer (who is now deceased) – [with Vivian J. Bauer herein known as "Vivian"] are the owners of real property located at 112 E. 1st St, Newberg, OR (aka Nap's Grocery Store) and also known as Tax Account 3219AB-16000.
3. Johnson, David/Patricia, and Vivian acknowledge that the City of Newberg (by and through its City Council) pursuant to ORS 271.130, has adopted Resolution #2022-3819 authorizing the City of Newberg to initiate vacation proceedings associated with the following real properties:
 - a. **That portion of S. Garfield St. between E. 1st St and E. 2nd St and more particularly identified by the legal description set forth on attached Exhibit "A" and that portion of the map identified in red on attached Exhibit "B".**
 - b. **The entire portion of the previously dedicated north/south alley between S. Garfield St and S. Washington St that intersects with the east/west alley east of S. Garfield St. and more particularly identified by the legal description set forth on attached Exhibit "C" and that portion of the map identified in red on attached Exhibit "D".**
 - c. **Approximately 70 feet of the previously dedicated east/west alley east of S. Garfield St between E. 1st St and E. 2nd St and more particularly identified by the legal description set forth on attached Exhibit "E" and that portion of the map identified in purple on attached Exhibit "F".**

4. Leonard, David/Patricia, and Vivian state that they are the only abutting property owners to the properties associated with the 3 aforesaid proposed vacations and furthermore, by their signatures affixed hereto, do hereby consent to the 3 aforesaid proposed vacations.

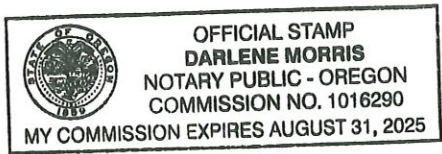
[Signature] TRUSTEE Vivian J. Bauer Trustee
Leonard M. Johnson, Trustee Vivian J. Bauer, Trustee

David L. Bauer Co Trustee Patricia A. Bauer Co Trustee
David L. Bauer, Co-Trustee Patricia A. Bauer, Co-Trustee

State of Oregon)
)
County of Yamhill)

Personally appeared before me the above-named Leonard M. Johnson who acknowledged execution of the foregoing document to be his voluntary act and deed and who further acknowledged that he had the authority as Trustee to execute the foregoing document.

Subscribed and sworn to before me this 30th day of June, 2022.

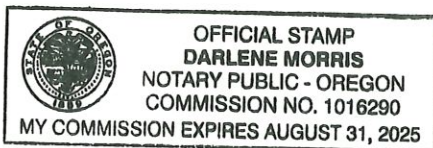


[Signature]
Notary Public for Oregon
My commission expires 8-31-2025

State of Oregon)
)
County of Yamhill)

Personally appeared before me the above-named David L. Bauer and Patricia A. Bauer who acknowledged execution of the foregoing document to be their voluntary act and deed and who further acknowledged that they had the authority as Co-Trustees to execute the foregoing document.

Subscribed and sworn to before me this 30th day of June, 2022.



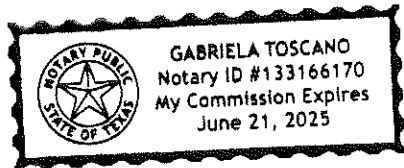
[Signature]
Notary Public for Oregon
My commission expires 8-31-2025

State of Texas)
)

County of Montgomery

Personally appeared before me the above-named Vivian J. Bauer who acknowledged execution of the foregoing document to be her voluntary act and deed and who further acknowledged that she had the authority as Trustee to execute the foregoing document.

Subscribed and sworn to before me this 16 day of June, 2022.



Gabriela Toscano
Notary Public for Texas


My commission expires June 21, 2025

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367

12 April 2022

EXPIRES 31 DECEMBER 2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 16, 2002
Leland A. MacDonald
53226

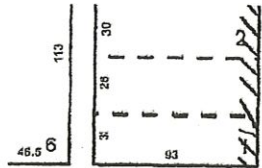
Exhibit " A "

Description of real property for a portion of S. Garfield St. vacation in
EVEREST'S ADDITION TO NEWBERG.

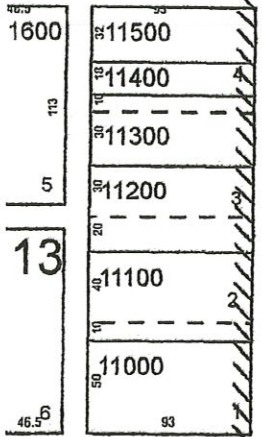
A tract of land located in Section 19, Township 3 South, Range 2 West of the
Willamette Meridian in Yamhill County, Oregon, being described as that
portion of S. Garfield St. lying between E. 1st St and E. 2nd St and between
Blocks 3 and 4 of EVEREST'S ADDITION TO NEWBERG.

END DESCRIPTION

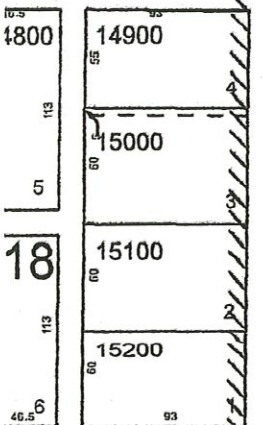
Exhibit 'B'
S. Garfield St to be
Vacated



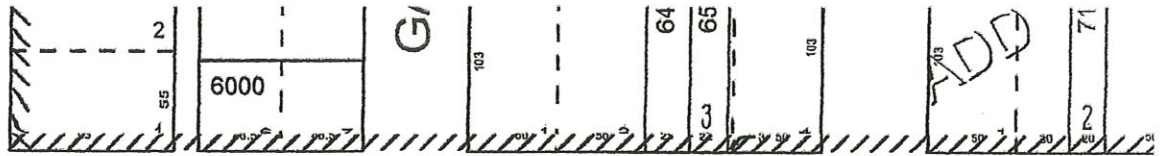
1ST



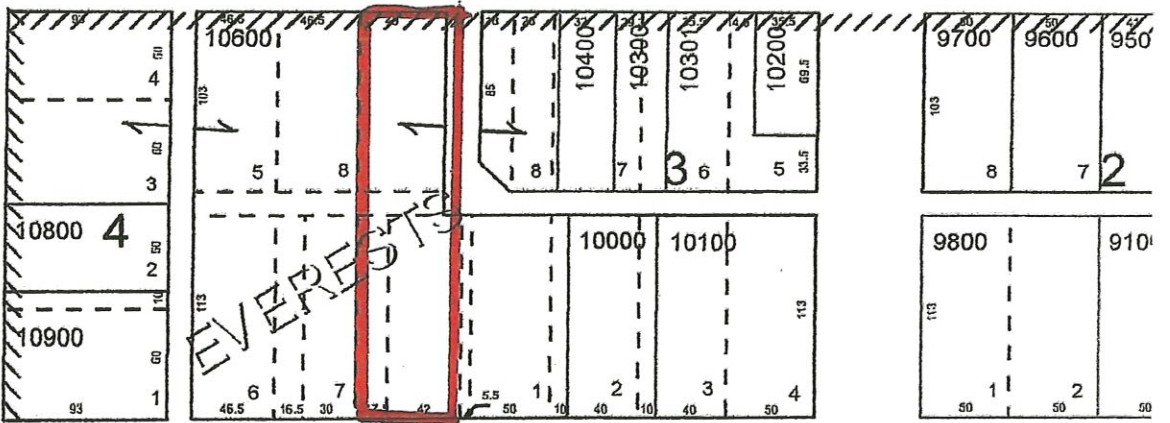
2ND



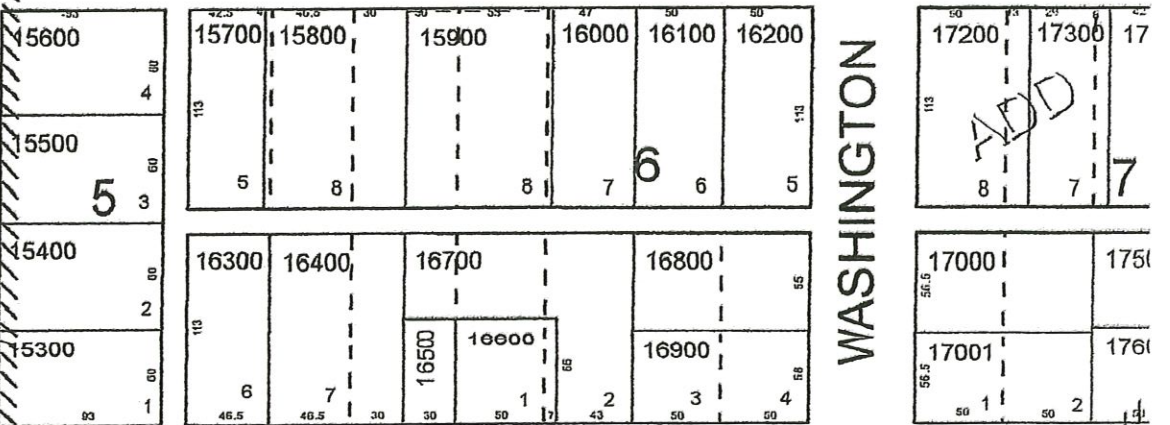
MAIN



ST.



S



WASHINGTON

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367

12 April 2022

EXPIRES 31 DECEMBER 2022

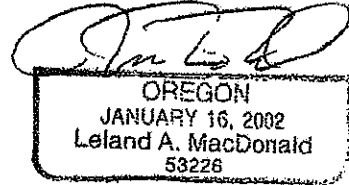
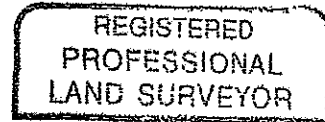


Exhibit " C "

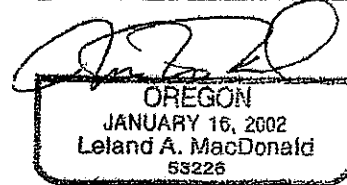
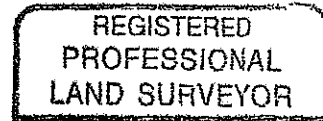
Legal Description of Hudson North-South Alley Vacation in EVEREST'S
ADDITION TO NEWBERG.

A tract of land located in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as Parcels 1 and 2 as set forth in that certain Dedication, executed by Maude D. Hudson and recorded in Volume 36, Page 613 of the Deed and Mortgage records of Yamhill County, Oregon.

END DESCRIPTION

EXPIRES 31 DECEMBER 2022

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367



6 April 2022

Exhibit " E "

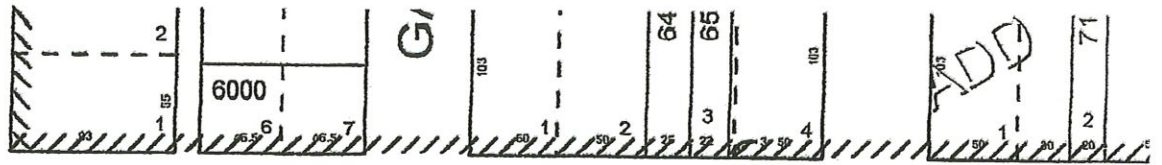
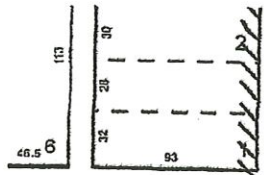
Description of Real property for: Bauer/Johnson – Vacation of a portion of a 14' wide alley in Block 3 of EVEREST'S ADDITION TO NEWBERG.

A tract of land located in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, being a portion of that certain east-west 14-foot wide alley in Block 3 of EVEREST'S ADDITION TO NEWBERG, said portion being more particularly described as follows:

Commencing at the southwest corner of that certain real property identified as Parcel I of the legal descriptions set forth on that certain Bargain and Sale Deed between Leonard Johnson and Christine Johnson (husband and wife) to Leonard M. Johnson and Christine L. Johnson as Trustees of the Johnson Living Trust UTA dated 3/9/2010 and any amendments thereto, recorded on 3/30/2010 in Instrument No. 201004135 of the Deed and Mortgage Records of Yamhill County, Oregon; then westerly along the north line of that certain 14-foot wide east-west alley (that lies wholly in said Block 3) to the east line of that portion of S. Garfield St (that lies between E. First Street and E. Second Street and between Blocks 3 and 4 of said EVEREST'S ADDITION; then SOUTH 14 feet to the south line of said alley as set forth above; then easterly along said south line said alley to a point directly south of the point of beginning; thence NORTH 14 feet to the POINT OF BEGINNING.

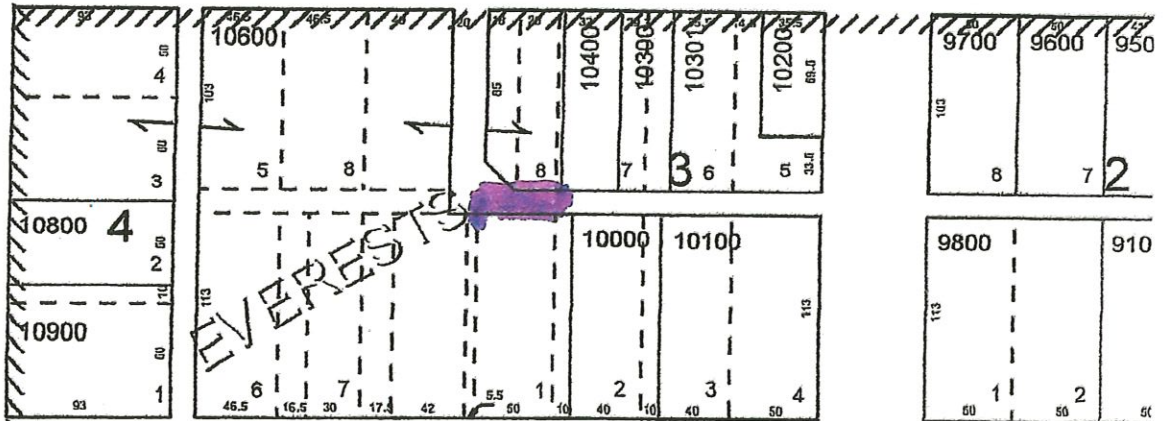
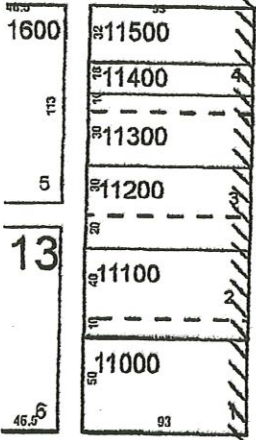
END DESCRIPTION

Exhibit 'F'
 Portion of East-West
 Alley To Be Vacated



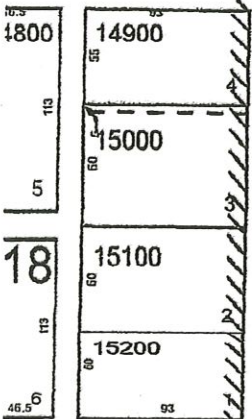
1ST

ST

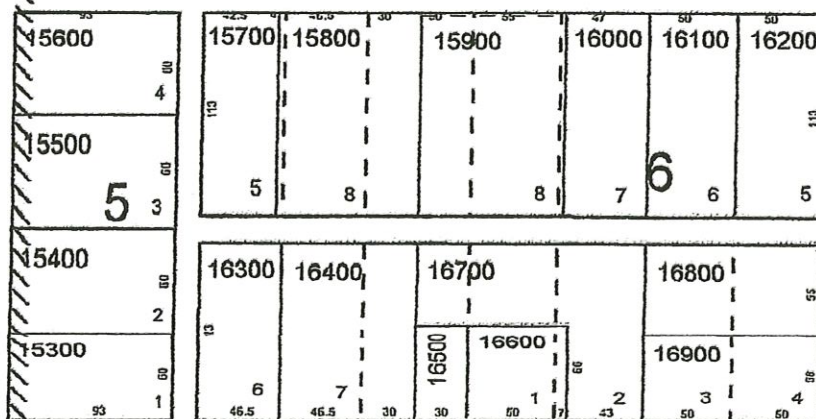


2ND

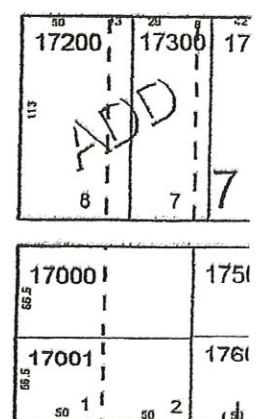
S



MAIN



WASHINGTON



Attachment 4: City Staff, Agency, and Utility Comments



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

REFERRAL TO: Building Official: Brooks Bateman

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: June 28, 2022. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: City of Newberg
REQUEST: Vacation of Streets & Alleys platted under NAPS Thriftway
SITE ADDRESS: 112 E First St
LOCATION: East of S. Main, South of E. First, West of S. Washington, North of E. Second
TAX LOT: R3219AB 10600, 10400 & 10000
FILE NO: VAC22-0001
ZONE: C-3 (Central Business District)
HEARING DATE: July 18, 2022



The Information is attached

- Reviewed, no conflict.
- Reviewed; recommend denial for the following reasons:
- Require additional information to review. (Please list information required)
- Meeting requested.
- Comments. (Attach additional pages as needed)

Reviewed By:

6.16.22
Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: June 28, 2022
Please refer questions and comments to: Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: City of Newberg
REQUEST: Vacation of Streets & Alleys platted under NAPS Thriftway
SITE ADDRESS: 112 E First St
LOCATION: East of S. Main, South of E. First, West of S. Washington, North of E. Second
TAX LOT: R3219AB 10600, 10400 & 10000
FILE NO: VAC22-0001
ZONE: C-3 (Central Business District)
HEARING DATE: July 18, 2022



Project Information is Attached

- Reviewed, no conflict.
- Reviewed; recommend denial for the following reasons:
- Require additional information to review. (Please list information required)
- Meeting requested.
- Comments. (Attach additional pages as needed)

Digitally signed by Will
DN: c=US, ou=Worthey, o=City of Newberg, cn=Will
E=will.worthey@newbergoregon.gov
Reason: I am the author of this document
Location: your signing location here
Date: 2022.06.14 17:27:03-0700
Foxit PhantomPDF Version: 10.1.7

6/14/22

Reviewed By:

Date:

Will Worthey CM

Organization:

Fe Bates

From: Barbara Davis
Sent: Tuesday, June 14, 2022 1:49 PM
To: Fe Bates
Cc: Ashley Smith
Subject: RE: City of Newberg Community Development Land Use Application Referral-VAC22-0001

No City liens on file

From: Fe Bates <Fe.Bates@newbergoregon.gov>
Sent: Monday, June 13, 2022 4:41 PM
Cc: Fe Bates <Fe.Bates@newbergoregon.gov>; Ashley Smith <Ashley.Smith@newbergoregon.gov>
Subject: City of Newberg Community Development Land Use Application Referral- VAC22-0001

Good Day,

I am sending you a Land Use Application Referral sheet for a project proposal that was submitted to the City of Newberg.

The project information is attached to the Referral and can be accessed below:

[VAC22-001 Right-of-Way and Alley Vacation NAPS](#)

At the bottom of the web page above, you will find all the project documents that have been submitted.

Please fill out the attached Referral Sign Off sheet and email it back no later than **June 28, 2022** to Planning@newbergoregon.gov.

Please reach out if you have any questions.

Thank you,

Fe Bates
Office Assistant II
City of Newberg
City Hall: 503-537-1240
Direct: 503-554-7788





COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: June 28,2022
Please refer questions and comments to: Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: City of Newberg
REQUEST: Vacation of Streets & Alleys platted under NAPS Thriftway
SITE ADDRESS: 112 E First St
LOCATION: East of S. Main, South of E. First, West of S. Washington, North of E. Second
TAX LOT: R3219AB 10600, 10400 & 10000
FILE NO: VAC22-0001
ZONE: C-3 (Central Business District)
HEARING DATE: July 18, 2022



Project Information is Attached

- Reviewed, no conflict.
- Reviewed; recommend denial for the following reasons:
- Require additional information to review. (Please list information required)
- Meeting requested.
- Comments. (Attach additional pages as needed)

Jeff Kosmicki
Digitally signed by Jeff Kosmicki
DN: O=Chief of Police, CN=Jeff Kosmicki, E=jeff.kosmicki@newbergoregon.gov
Reason: I am the author of this document
Location: your signing location here
Date: 2022.06.14 15:28:55-0700
Foxit PhantomPDF Version: 10.1.7

6/14/22

Reviewed By:

Date:

Newberg-Dundee Police Department
Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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HEARING DATE: July 18, 2022

RECEIVED

6/14/2022

batesf

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- Meeting requested.
- Comments. (Attach additional pages as needed) **Recommend approval of the vacation**

Russ Thomas

Digitally signed by Russ Thomas
DN: c=US, ou=Public Works Director, o=City of Newberg, cn=Russ Thomas,
email=russ.thomas@newbergoregon.gov
Reason: I am approving this document
Location: your signing location here
Date: 2022.06.14 15:55:27-0700
Foxit PhantomPDF Version: 10.1.7

6/14/22

Reviewed By:

Date:

Public Works Director, City of Newberg

Organization:



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

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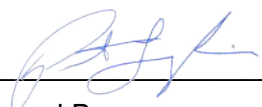
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Reviewed By:

6/14/22
Date:

Organization:



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LAND USE APPLICATION REFERRAL

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Reviewed By:

6/17/22
Date:

City of Newberg

Organization:



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Carl Ramseyer
Reviewed By:

6/27/22
Date:

Organization:



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April Catan

Digitally signed by April Catan
DN: c=US, ou=Operations, o=City of Newberg, cn=April Catan,
email=april.catan@newbergoregon.gov
Reason: I am the author of this document
Location: your signing location here
Date: 2022.06.14 16:18:58-0700
Foxit PhantomPDF Version: 10.1.7

6/14/22

Reviewed By:

Date:

City of Newberg

Organization:



COMMUNITY DEVELOPMENT
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Reviewed By:

6/15/22

Date:

City of Newberg - Operations

Organization:



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Brett Musick

Reviewed By:

CON PW-Engineering

Organization:

6/24/22

Date:



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

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Ty Darby

Digitally signed by Ty Darby
Date: 2022.06.15 14:59:09 -07'00'

6/15/22

Reviewed By:

Date:

TVF&R

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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RECEIVED

6/16/2022

batesf

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 Meeting requested.
 Comments. (Attach additional pages as needed)

Reviewed By:

Ziplly Fiber

Organization:

6/16/22

Date:

Doug Rux

From: Ray Lambert <Raymond.Lambert@pgn.com>
Sent: Monday, June 20, 2022 8:23 AM
To: Doug Rux; PLANNING
Cc: PropertyServices
Subject: RE: VAC22-0001 Right-of-way and Alley Vacation NAPS

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Doug.

Ray Lambert

Senior Design Project Manager
Portland General Electric • Southern Region
503-463-4335 Office • 503-849-6306 Mobile
Raymond.Lambert@pgn.com



From: Doug Rux <Doug.Rux@newbergoregon.gov>
Sent: Friday, June 17, 2022 2:44 PM
To: Ray Lambert <Raymond.Lambert@pgn.com>; PLANNING <planning@newbergoregon.gov>
Cc: PropertyServices <PropertyServices@pgn.com>; Sachin Shukla <sachin.shukla@pgn.com>; Ed Gates <edward.gates@pgn.com>
Subject: RE: VAC22-0001 Right-of-way and Alley Vacation NAPS

*****Please take care when opening links, attachments or responding to this email as it originated outside of PGE.*****

Ray,

I wanted to clarify that the proposal is not to vacate the entire alley west of S Washington Street. The vacation only covers the alley portion that has an existing building built over it. The overhead PGE infrastructure in the alley is in place and stops at a PGE pole just to the east of the NAPS building. The pole is approximately 10 feet away from the building. There is a transformer in the alley just to the west of the PGE pole. The pole and transformer would remain in a public alley.

Hope this helps clarify.

Doug Rux, AICP
Community Development Director
City of Newberg
Direct: 503.537.1212
Cell: 503.550.4517
Pronouns: he/him



From: Ray Lambert <Raymond.Lambert@pgn.com>
Sent: Friday, June 17, 2022 10:18 AM
To: PLANNING <planning@newbergoregon.gov>; Doug Rux <Doug.Rux@newbergoregon.gov>
Cc: PropertyServices <PropertyServices@pgn.com>; Sachin Shukla <sachin.shukla@pgn.com>; Ed Gates <edward.gates@pgn.com>
Subject: VAC22-0001 Right-of-way and Alley Vacation NAPS

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Doug,

Regarding the vacation of Garfield Street and the adjacent alley R/W in Newberg. PGE has facilities in the alley that serve NAPS Thriftway and L. Johnson Furniture. We would need an easement established so that we can continue to provide service to these customers.

[VAC22-0001 Right-of-way and Alley Vacation NAPS | Newberg Oregon \[newbergoregon.gov\]](#)

I've copied our property department on this email.

Thanks,

Ray Lambert
Senior Design Project Manager
Portland General Electric • Southern Region
503-463-4335 Office • 503-849-6306 Mobile
Raymond.Lambert@pgn.com

