



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: 4/1/2026

Department: Public Works

Title: Grant Utility Easement to Cellco Partnership/Verizon Wireless

Management Update/Work Session Date: 6/10/2025 Audio/Visual aids

Time Required: 3 minutes Contact: Kent Inman Phone: 4316

Requested Action: Approve and sign the attached Utility Easement to Cellco Partnership, dba Verizon Wireless.

Issue, Description & Background: As part of the Third Amendment to Option and Lease Agreement between Marion County ("Lessor") and Cellco Partnership, dba Verizon Wireless ("Lessee") a new easement is being requested by the Lessee. The new easement will be used for ingress and egress and the installation, operation, and maintenance of wires,cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services associated with the current cell tower lease area on the county property. The new easement will be located along the northeasterly property line of the Public Works Campus between Silverton Road and the current cell tower lease area.

Financial Impacts: Staff time and recording fee.

Impacts to Department & External Agencies: None.

List of attachments: Easement document, Exhibit A, and Exhibit B.

Presenter: Kent Inman

Department Head Signature: Brian Nicholas Digitally signed by Brian Nicholas Date: 2026.03.17 15:53:58 -07'00'

EXHIBIT A

Tax Lot – 072W08D000300 (522663)

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL I:

BEGINNING AT AN IRON PIPE ON THE WEST LINE OF THE W.R. MUNKERS DONATION LAND. CLAIM. NO. 51 IN TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON, SAID IRON PIPE BEING 466.58 FEET SOUTH 9°00' WEST FROM THE NORTHEAST CORNER OF THE W.J. HERRON DONATION LAND CLAIM NO. 48 IN SAID TOWNSHIP 7 SOUTH, RANGE 2 WEST; THENCE SOUTH 9°00' WEST ALONG THE WEST LINE OF SAID CLAIM NO. 51, 970.98 FEET TO AN IRON PIPE; THENCE SOUTH 64°41'30" EAST 400.85 FEET TO A POINT ON THE CENTER LINE OF THE SALEM-SILVERTON ROAD (M.R. NO. FROM WHICH POINT AN IRON ROD BEARS NORTH 64°41'30" WEST 32.57 FEET; THENCE NORTH 48°14'30" EAST ALONG THE CENTER OF SAID SALEM-SILVERTON ROAD 865.41 FEET TO A POINT FROM WHICH AN IRON PIPE BEARS NORTH 57°05' WEST 31.11 FEET; THENCE NORTH 57°05' WEST 1,019.29 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT ALL THAT PORTION CONVEYED TO MARION COUNTY, OREGON BY DEEDS RECORDED SEPTEMBER 12, 1991 IN REEL 883, PAGE 334, AND RECORDED OCTOBER 3, 1991 IN REEL 889, PAGE 462, MARION COUNTY OREGON RECORDS.

PARCEL II:

BEGINNING AT AN IRON PIPE AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND TRANSFERRED BY AUGUST OTJEN TO MARION COUNTY AND RECORDED IN VOLUME 495, PAGE 560, MARION COUNTY DEED RECORDS, SAID IRON PIPE BEING ON THE WEST LINE OF THE W.R. MUNKERS DONATION LAND CLAIM NO. 51 IN TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, AND 466.58 FEET SOUTH 9°00' WEST FROM THE NORTHEAST CORNER OF THE W.J. HERRON DONATION LAND CLAIM NO. 48 IN SAID TOWNSHIP 7 SOUTH, RANGE 2 WEST; THENCE SOUTH 57°05' EAST ALONG THE NORTH LINE OF SAID MARION COUNTY TRACT 680.68 FEET TO AN IRON PIPE; THENCE NORTH 32°55' EAST 228.32 FEET TO AN IRON PIPE IN THE NORTH LINE OF THAT CERTAIN TRACT TRANSFERRED BY NORMAN FLETCHER TO AUGUST OTJEN BY DEED RECORDED IN VOLUME 539, PAGE 486, MARION COUNTY DEED RECORDS; THENCE NORTH 64°15' WEST ALONG THE NORTH LINE THEREOF 746.46 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 9°00' WEST 147.82 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, MARION COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME 495, PAGE 560, MARION COUNTY DEED RECORDS; SAID POINT BEING SOUTH 09°00' WEST 466.48 FEET FROM THE NORTHEAST CORNER OF THE W.J. HERRON DONATION LAND CLAIM NO. 48; THENCE SOUTH 57°04'01" EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND 435.43 FEET TO AN IRON ROD; THENCE NORTH 27°37'45" EAST 196.15 FEET TO AN IRON ROD ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 542, PAGE 110, MARION COUNTY DEED RECORDS; THENCE NORTH 64°15'33" WEST ALONG THE NORTH LINE OF SAID TRACT OF LAND 481.03 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 09°00' WEST 147.79 FEET TO THE POINT OF BEGINNING.

PARCEL III:

BEGINNING AT AN IRON PIPE AT THE NORTHEAST CORNER OF THAT CERTAIN 3.00 ACRE TRACT OF LAND CONVEYED TO MARION COUNTY, AS RECORDED IN VOLUME 542, PAGE 110, DEED RECORDS FOR MARION COUNTY, OREGON, SAID IRON PIPE BEING SOUTH 9°00' WEST 318.76 FEET AND SOUTH 64°15' EAST 746.46 FEET FROM THE NORTHEAST CORNER OF THE W.J. HERRON DONATION LAND CLAIM NO. 48 IN TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, MARION COUNTY, OREGON;

THENCE SOUTH 64°15' EAST ALONG THE NORTH LINE OF THE LAND OF AUGUST OTJEN AND VERA BASSETT AS RECORDED IN VOLUME 529, PAGE 369, DEED RECORDS, 418.66 FEET TO THE CENTER OF THE SALEM-SILVERTON ROAD FROM WHICH POINT ON IRON PIPE BEARS NORTH 64°15' WEST, A DISTANCE OF 32.47 FEET; THENCE SOUTH 48°14'30" WEST ALONG THE CENTER OF SAID ROAD 290.74 FEET, MORE OR LESS, TO A POINT AND BEING COMMON WITH THE NORTHEAST CORNER OF LAND CONVEYED TO MARION COUNTY IN VOLUME 495, PAGE 560, DEED RECORDS; THENCE NORTH 57°05' WEST ALONG SAID NORTH LINE, A DISTANCE OF 338.61 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF MARION COUNTY LAND AS CONVEYED IN VOLUME 542, PAGE 110, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE NORTH 32°55' EAST ALONG THE EASTERLY LINE OF SAID COUNTY PROPERTY AS RECORDED IN VOLUME 542, PAGE 110, DEED RECORDS, A DISTANCE OF 228.32 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT ALL THAT PORTION CONVEYED TO MARION COUNTY, OREGON BY DEEDS RECORDED SEPTEMBER 12, 1991 IN REEL 883, PAGE 334, AND RECORDED OCTOBER 3, 1991 IN REEL 889, PAGE 462, MARION COUNTY, OREGON RECORDS.

PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ABOVE DESCRIBED PARCEL III;
THENCE ALONG THE NORTH LINE OF SAID PARCEL III AND CONTINUING ALONG
THE NORTH LINE OF ABOVE DESCRIBED PARCEL II, NORTH 64°15'00" WEST, 440.00
FEET;

THENCE SOUTH 25°36'50" WEST, 10.00 FEET;

THENCE SOUTH 62°32'01" EAST, 68.62 FEET;

THENCE SOUTH 67°03'24" EAST, 87.27 FEET;

THENCE SOUTH 62°51'50" EAST, 164.54 FEET;

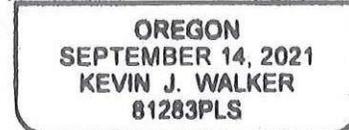
THENCE SOUTH 65°29'33" EAST, 115.95 FEET TO THE NORTHWESTERLY LINE OF
SILVERTON ROAD;

THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 48°06'36" EAST, 10.00 FEET
TO THE POINT OF BEGINNING;

CONTAINING 4,464 SQUARE FEET, MORE OR LESS,

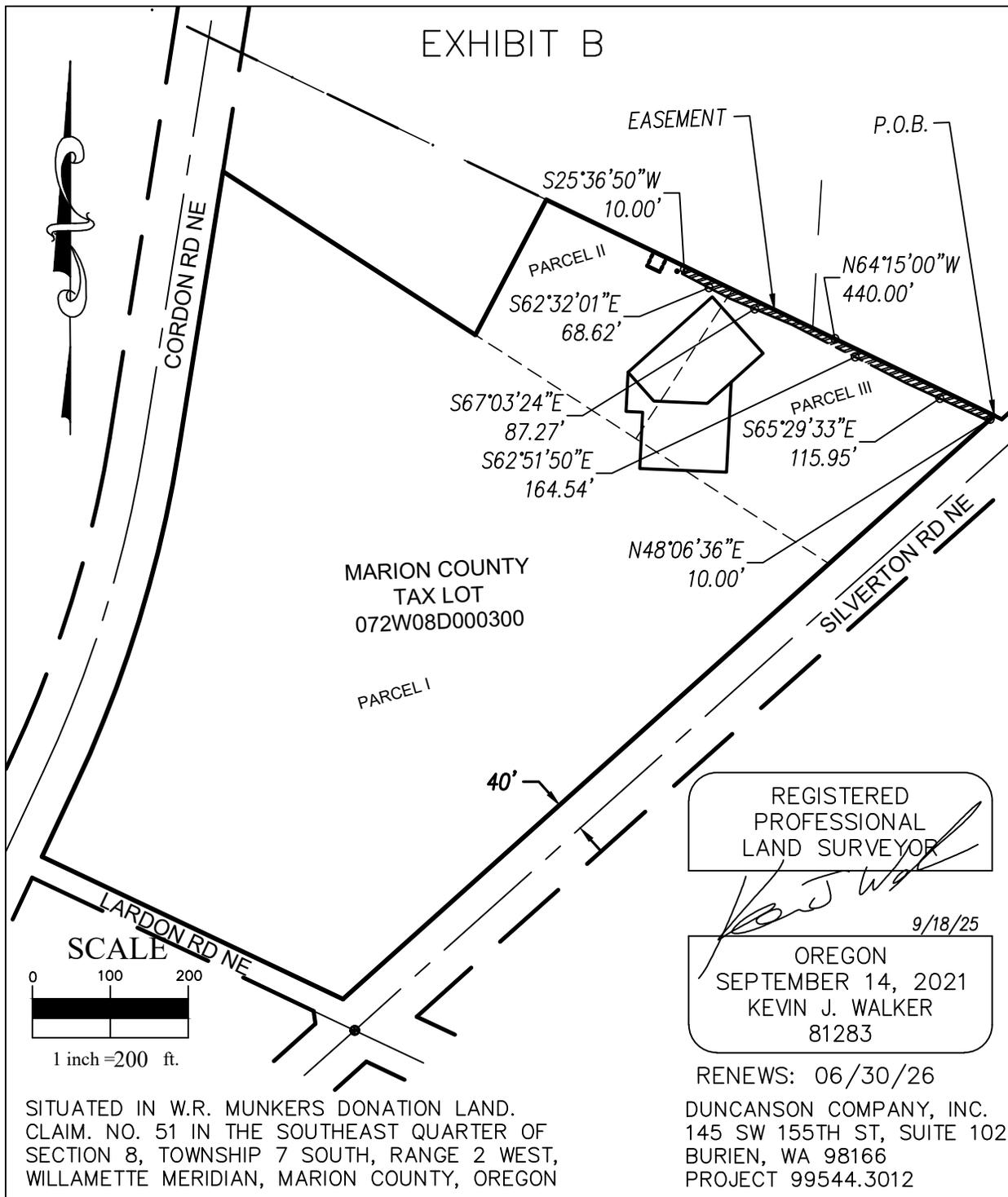


Kevin J. Walker
9/18/25



EXPIRES: 6/30/26

EXHIBIT B



SITUATED IN W.R. MUNKERS DONATION LAND.
CLAIM. NO. 51 IN THE SOUTHEAST QUARTER OF
SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, MARION COUNTY, OREGON

DUNCANSON COMPANY, INC.
145 SW 155TH ST, SUITE 102
BURIEN, WA 98166
PROJECT 99544.3012