

5P
AFTER RECORDING RETURN TO:

Asst City Recorder (Kelly Burgoyne)
625 Center Street
P.O. Box 3040
Oregon City, Oregon 97045-0304

Map No.: 3S2E18
Tax Lot: 1200 i206 (FOR 1300)
Planning No.: FOR TPI3-04
(LINDSAY ANNE ESTATES)

Clackamas County Official Records
Sherry Hall, County Clerk

2014-039956



\$73.00

01786344201400399560050057

08/11/2014 11:04:02 AM

D-ER Cnt=1 Stn=54 COUNTER2
\$25.00 \$16.00 \$22.00 \$10.00

Grantor: Joy Ellis

CITY OF OREGON CITY, OREGON PUBLIC STORM DRAINAGE EASEMENT

KNOW ALL BY THESE PRESENTS, THAT Joy D Ellis hereinafter called the GRANTOR, do(es) hereby grant unto the City of Oregon City, hereinafter called the CITY, its successors in interest and assigns, a permanent storm drainage easement and right-of-way, including the permanent right to construct, reconstruct, operate, and maintain a storm drainage pipe on the following described land:

See attached Exhibit "A" Legal Description and attached

Exhibit "B" Sketch for Legal Description

TO HAVE AND TO HOLD, the above described easement unto the CITY, its successors in interest and assigns forever.

GRANTOR reserves the right to use the surface of the land for walkways, plantings, parking, and related uses. Such uses undertaken by the GRANTOR shall not be inconsistent or interfere with the use of the subject easement area by the CITY. No building or utility shall be placed upon, under, or within the property subject to the foregoing easement during the term thereof, however, without the written permission of the CITY.

Upon completion of the construction, the CITY shall restore the surface of the property to its original condition and shall indemnify and hold the GRANTOR harmless against any and all loss, cost, or damage arising out of the exercise of the rights granted herein.

The true consideration of this conveyance is \$1.00, the receipt of which is hereby acknowledged by GRANTOR.

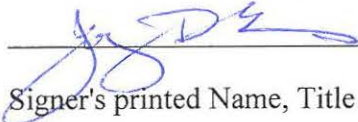
And the GRANTOR above named hereby covenants to and with the CITY, and CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances (no exceptions) and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 23rd day of July, 2014; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

NOTICE: *No stamp or corporate seal is allowed over any typed information.*

Individuals, general partnerships



Signer's printed Name, Title & Address (below)

Joy D Ellis

19821 Leland Rd.

Oregon City OR 97045

Signer's printed Name, Title & Address (below)

(if executed by a corporation
affix corporate seal below)

Corporation/limited partnership

Corporation/Partnership Name

Signer's Name, Title

Signer's Name, Title

Signer's Name, Title

Corporation/Partnership Address (below)

NOTICE TO NOTARIES: No notary stamp or corporate seal is allowed over any typed information.

Personal Acknowledgment
STATE OF OREGON)

County of CLACKAMAS) ss.

Personally appeared the above named
Joy D Ellis

and acknowledged the foregoing instrument to
be his voluntary act and deed, THIS 23RD Day
OF JULY, 2014.

Before me:

NOTARY PUBLIC FOR OREGON

Angela B Dutton

Notary's signature

My Commission Expires: 5/7/16

Stamp seal below



Joy D Ellis

19821 Leland Rd

Oregon City OR 97045

(Grantor's Name and Address)

City of Oregon City

P.O. Box 3040

320 Warner Milne Road

Oregon City, OR 97045-0304

(Grantee's Name and Address)

Accepted on behalf of the City of Oregon City
on the condition that the easement granted is
free and clear from any taxes, liens, and
encumbrances.

Mayor

[Signature]

City Recorder

Nancy [Signature]

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Corporate Acknowledgment
STATE OF OREGON)

County of _____) ss.

On this ___ day of _____, 20____, Personally
appeared _____

and _____

who being duly sworn, each for himself and not
one for the other did say that the former is the

president and that the latter is the _____

secretary of _____

, a corporation, and that the seal affixed to the
foregoing instrument was signed and sealed in
behalf of said corporation by authority of its
board of directors; and each of them
acknowledged said instrument to be its
voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON

Notary's signature

My Commission Expires: _____

Stamp seal below



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job No. 3589

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM, OR

EXHIBIT A

A Public Storm Drainage Easement located in the John Howland Donation Land Claim No. 45, lying in the Southeast One-Quarter of Section 7, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon and as shown on the attached Exhibit "B" and being described as follows:

Commencing at a 5/8 inch iron rod with a yellow plastic cap inscribed "PACIFIC SURVEYS" at the most easterly corner of Parcel 2 of Partition Plat No. 1992-78; thence along the southeast line of the tract per Document Number 2013-066167, being the northwest line of the tract per Document Number 96-043808 North 43°34'42" East 528.83 feet to the **Point of Beginning of the herein-described Public Storm Drainage Easement;**

Thence leaving said northwest line South 46°20'16" East 60.60 feet hereinafter referred to as Line "A"; thence South 59°00'24" East 49.88 feet along a line hereinafter referred to as Line "B"; thence South 50°24'17" East 202.70 feet along a line hereinafter referred to as Line "C" to a point on the southeast line of said tract per Document Number 96-043808; thence along the southeast line of said tract North 42°28'37" East 59.77 feet to a 5/8 inch iron rod at the most westerly corner of the tract per Document Number 79-37825; thence continuing along said southeast line North 44°21'10" East 245.62 feet to a point which bears South 44°21'10" West 34.58 feet from a 5/8 inch iron rod on the southwesterly right-of-way line of Leland Road (30.00 feet from centerline); thence leaving said southeast line North 45°38'50" West 15.18 feet to a point; thence South 43°59'03" West 291.58 feet to a point 15.00 feet northeasterly of, when measured perpendicular to said Line "C"; thence parallel to said Line "C" North 50°24'17" West 189.76 feet to a point 15.00 feet northeasterly of, when measured perpendicular to said Line "B"; thence parallel to said Line "B" North 59°00'24" West 49.35 feet to a point 15.00 feet northeasterly of, when measured perpendicular to said Line "A"; thence parallel to said Line "A" North 46°20'16" West 58.95 feet to a point on the northwest line of said tract per Document Number 96-043808; thence along said northwest line South 43°34'42" West 15.00 feet to the **Point of Beginning of the herein-described Public Storm Drainage Easement.**

The above described tract contains 8,875 square feet, more or less.

07/23/14

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1987
THEODORE G. LAMBERT
2294

RENEWS: 12/31/14

EXHIBIT B

LOCATED IN THE JOHN HOWLAND DLC NO.45, LYING
IN THE SE 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF
OREGON CITY, CLACKAMAS COUNTY, OREGON

DOC. NO.
2013-066167

(LINDSAY ANNE ESTATES)

PARCEL 2
PP NO.
1992-78

POINT OF
COMMENCEMENT

POINT OF BEGINNING

N43°34'42"E 528.83'

S46°20'16"E 60.60'
LINE "A"

S59°00'24"E 49.88'
LINE "B"

DOC. NO.
96-043808

DOC. NO.
94-054086

N42°28'37"E 59.77'

S43°34'42"W 15.00'

S43°34'42"W 132.27'

15.00'

N46°20'16"W 58.95'

15.00'

N59°00'24"W 49.35'

15.00'

LINE "C"

S50°24'17"E 202.70'

N50°24'17"W 189.76'

STORM DRAINAGE
EASEMENT
AREA: 8,875 SF

N45°38'50"W 15.18'

S43°59'03"W 291.58'

N44°21'10"E 245.62'

DOC. NO. N44°21'10"E 34.58'
79-37825

LELAND ROAD

30' 30'

LEGEND

- 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS-ENG"
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PACIFIC SURVEYS"
- 5/8" IRON ROD

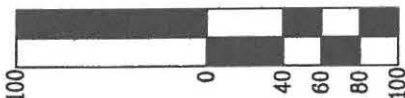
DOC. NO. DOCUMENT NUMBER PER CLACKAMAS
COUNTY DEED RECORDS

PP NO. PARTITION PLAT NUMBER PER CLACKAMAS
COUNTY SURVEY RECORDS

SF SQUARE FEET

DATE: 07/23/14

SCALE 1" = 100 FEET



07/23/14

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1987
THEODORE G. LAMBERT
2294

RENEWS: 12/31/14

PREPARED FOR

RIAN PARK DEVELOPMENT, INC.
15239 S LAKERIDGE WAY
OREGON CITY, OR 97045

LELAND ROAD

3589 20140723 EXB

DRAWN BY: JOH CHECKED BY: TGL DWG: STM ESMT

JOB: 3589

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152

AKS