

7p  
2007

AFTER RECORDING RETURN TO:

City of Oregon City Recorder (Nancy Ide)  
P.O. Box 3040  
Oregon City, Oregon 97045-0304



\$61.00

01166258200700995730070079

11/28/2007 09:27:28 AM

D-E Cnt=1 Stn=4 KANNA  
\$35.00 \$16.00 \$10.00

Map No.: 22E29DA  
Tax Lot: 2102 & 2203  
City File No.: MISC 07-01

Grantor: Coyle, Monty C. & Lynn M.

**CITY OF OREGON CITY, OREGON  
PUBLIC UTILITY(S) EASEMENT**

**KNOW ALL BY THESE PRESENTS, THAT Monty C. Coyle & Lynn M. Coyle**  
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 easement and right-of-way,  
including the permanent right to construct, reconstruct, operate, and maintain  
Public Water Facilities 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 23 day of October, 2007; 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

Corporation/limited partnership

\_\_\_\_\_  
Signer's Name

(MONTY C. COYLE)

\_\_\_\_\_  
Signer's Name

(LYNN M. COYLE)

(if executed by a corporation  
affix corporate seal below)

\_\_\_\_\_  
Corporation/Partnership Name

Summit Woodworking Inc.

\_\_\_\_\_  
Signer's Name, Title

Pres.

\_\_\_\_\_  
Signer's Name, Title

Sec.

\_\_\_\_\_  
Signer's Name, Title

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

Personal Acknowledgment  
STATE OF OREGON )  
 ) ss.  
County of Clatsop )

Corporate Acknowledgment  
STATE OF OREGON )  
 ) ss.  
County of \_\_\_\_\_ )

Personally appeared the above named  
MONTY C & LYNN M. COYLE  
and acknowledged the foregoing instrument to  
be his voluntary act and deed.

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.

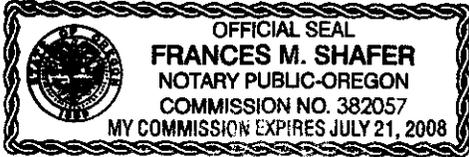
Before me:

Before me:

NOTARY PUBLIC FOR OREGON

NOTARY PUBLIC FOR OREGON

Frances M Shafer  
Notary's signature  
My Commission Expires: 7/21/2008  
Stamp seal below



Notary's signature \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Stamp seal below

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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 Ann Morris

City Recorder Nancy Side  
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EXHIBIT "A"

10' WATERLINE EASEMENT DESCRIPTIONS

Three 10.00 foot wide strips of land crossing portions of the Monty C. and Lynn Coyle property as described in Document No. 98-030894 of Clackamas County Deed Records as located in the southeast ¼ of Section 29, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, State of Oregon, being more particularly described as lying 5.00 feet on each side of the following described three centerlines:

**Centerline #1:**

Beginning at an existing water valve at Coordinate N 626079.79, E 1464320.44, being a point from which a 5/8" iron rod aluminum cap marked "ODOT" at station "RR" 20095+00.00, 100' left bears North 10°45'38" East 381.56 feet, and from which P.I. Station "H" 30022+03.75 bears North 81°34'05" West 77.79 feet, and from which P.I. Station 94+42.85 bears North 50°59'24" East 413.43 feet; thence North 80°53'33" East 77.75 feet; thence North 40°49'03" East 29.27 feet; thence North 35°28'44" East 27.47 feet; North 25°55'23" East 36.57 feet; thence North 19°49'13" East 50.35 feet (being the Point of Beginning for Centerline #2); thence North 05°13'25" East 106.44 feet; thence North 13°08'22" East 96.55 feet; thence North 73°04'13" West 15.30 feet to coordinate N 626396.84, E 1464482.37, the terminus of this described centerline, from said terminus point an existing fire hydrant bears South 73°04'13" East 5.30 feet.

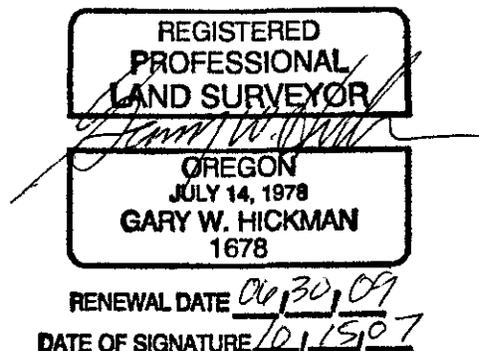
**Centerline #2:**

Beginning at Coordinate N 626192.27, E 1464465.35; thence North 79°02'20" East 58.01 feet to an existing water meter, the terminus of this described centerline.

**Centerline #3:**

Beginning at Coordinate N 626347.34, E 1464486.50; thence North 76°51'38" West 10.00 feet to an existing water valve, the terminus of this described centerline, from said terminus point an existing water valve bears South 76°51'38" East 4.00 feet.

Basis of bearings and coordinates are State Plane, Oregon North Zone (NAD 83). Stationing indicated is as shown of Oregon Department of Transportation drawing 9B-17-13.



FOUND 5/8" IR WITH ALUM. CAP  
 STA: RR 20095+00.00  
 OFFSET: 100.00 LEFT  
 N 626454.6480  
 E 1464391.6792

CENTERLINE  
 REDLANDS  
 ROAD  
 CO. RD. NO. 20

N 626396.8359  
 E 1464482.3681  
 END CENTERLINE #1

TRAILS END HIGHWAY  
 STATE HWY. NO. 213

# EXHIBIT "B-1"

10' WIDE WATERLINE  
 EASEMENTS, BEING  
 5' ON EACH SIDE OF  
 CENTERLINE

N 10°45'38" E 381.56'

CENTERLINE #3

N 626347.3438  
 E 1464486.4961  
 P.O.B. CENTERLINE #3

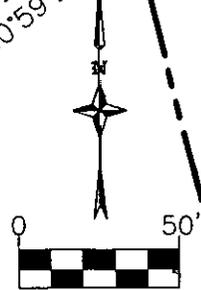
CENTERLINE #1

FRANK RAETIKE & CHARLES BULLER  
 DOC. NO. 85-23508  
 APN 22E29DA-2200 & 2201,2101  
 APN 22E29DB-4001

PARK PLACE WOOD PRODUCTS INC.  
 (13665 HOLCOMB)

P.I. "H" 30022+03.75  
 E 1464243.4900  
 N 626091.2000  
 E 1464243.4900

N 81°34'05" W  
 77.79'



P.I. 94++42.85  
 N 626340.0300  
 E 1464641.6900

SCALE

N 626192.2661  
 E 1464465.3484  
 P.O.B. CENTERLINE #2

MONTY C. & LYNN M. COYLE  
 DOC. NO. 98-030894  
 APN 22E29DA-2102 & 2103

SUMMIT WOODWORKING  
 (13663 HOLCOMB) INC.

File Path:	D:\DWG07\
File Name:	71004.DWG
Plot Date:	10-11-2007
Plot Time:	8:04 pm

P.O.B. CENTERLINE #1  
 N 626079.7933  
 E 1464320.4393  
 EXISTING WATER VALVE

REDLANDS  
 ROAD  
 CO. RD. NO. 20

# EXHIBIT "B-2"

## 10' WIDE WATERLINE EASEMENTS

LOCATED IN THE SE 1/4 OF  
SECTION 29, T2S, R2E, W.M.,  
CITY OF OREGON CITY, CLACKAMAS  
COUNTY, OREGON

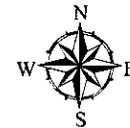
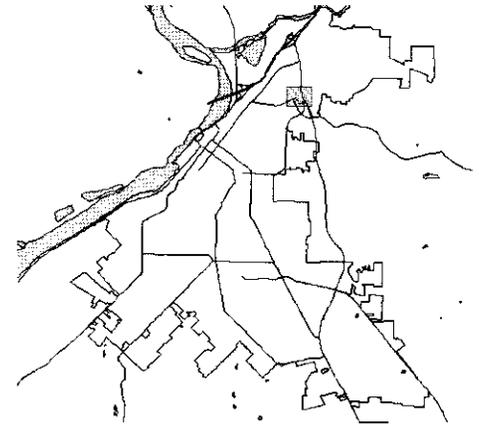
Bearing Table		
No.	Bearing	Distance
L1	S 80°53'33" E	77.75'
L2	N 40°49'03" E	29.27'
L3	N 35°28'44" E	27.47'
L4	N 25°55'23" E	36.57'
L5	N 19°49'13" E	50.35'
L6	N 05°13'25" E	106.44'
L7	<del>N</del> 13°08'22" <del>E</del>	96.65'
L8	N 73°04'13" W	15.30'
L9	N 79°02'20" E	58.01'
L10	N 76°51'38" W	10.00'

### NOTES:

1. BASIS OF BEARINGS AND COORDINATES ARE STATE PLANE, OREGON NORTH ZONE (NAD 83).
2. WATERLINE EASEMENTS ARE 10.00 FEET WIDE, BEING 5.00 FEET ON EACH SIDE CENTERLINE.
3. STATIONS SHOWN ARE FROM OREGON DEPARTMENT OF TRANSPORTATION DRAWING 9B-17-13.

File Path:	D:\DWG07\
File Name:	71004.DWG
Plot Date:	10-11-2007
Plot Time:	8:04 pm

# Park Place Wood new waterline



City of Oregon City  
 P.O. Box 3040  
 320 Warner Milne Rd  
 Oregon City, OR 97045  
 (503) 657-0891  
[www.orcity.org](http://www.orcity.org)

This map is not suitable for survey, engineering, legal, or navigation purposes. Errors and omissions may exist.

Map created with OCMAP 2007

10/30/2007

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