

AFTER RECORDING RETURN TO:

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



01166258200700995730070079

\$61.00

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 )

Personally appeared the above named

MONTY C & LYNN M. COYLE

and acknowledged the foregoing instrument to  
be his voluntary act and deed.

Before me:

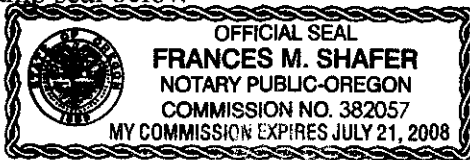
NOTARY PUBLIC FOR OREGON

Frances M. Shafer

Notary's signature

My Commission Expires: 7/21/2008

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

Aunt Marni

City Recorder

Nancy Side

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Corporate Acknowledgment

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

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

**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.

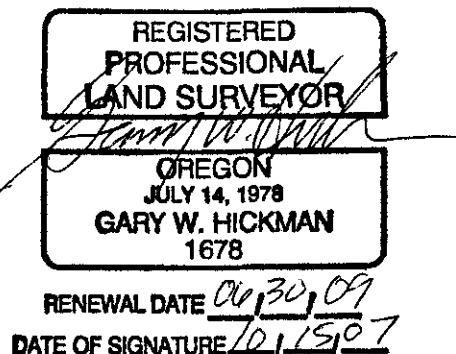
**Centerline #2:**

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

## EXHIBIT "B-1"

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

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'

REDLANDS  
ROAD  
CO. RD. NO. 20

N 626396.8359  
E 1464482.3681  
END CENTERLINE #1

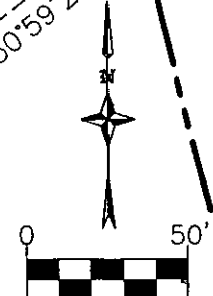
EXISTING  
BUILDING

TRAILS END HIGHWAY  
STATE HWY. NO. 213

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

CENTERLINE #1

N 50°59'24" E 413.43'  
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.

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

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

## 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	N 13°08'22" E	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\
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