

88  
61-

AFTER RECORDING RETURN TO:

City Recorder, **Nancy Ide**  
P.O. Box 3040  
Oregon City, Oregon 97045-0304



\$61.00

03/03/2006 11:23:19 AM

D-E Cnt=1 Stn=2 LESLIE  
\$40.00 \$11.00 \$10.00

Map No.: 2S-2E-32CD  
Tax Lots.: 1400  
Planning No.:

Grantor: Mr. Arnold Ambuehl

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

**KNOW ALL BY THESE PRESENTS, THAT Mr. Arnold Ambuehl** 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 Sanitary Sewer Collection System Piping and Manholes 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 \$3,000, the receipt of which is hereby acknowledged by GRANTOR.

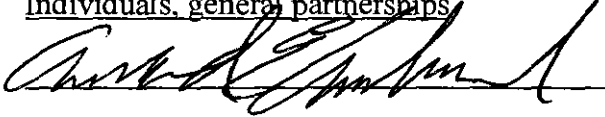
And the GRANTOR above named hereby covenants to and with the CITY, and CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances (no exceptions) and that GRANTOR and their heirs and personal representatives shall 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 2 day of February, 2006; 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 Name

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

\_\_\_\_\_  
(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

**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

Arnold Ambuehl

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

Before me:

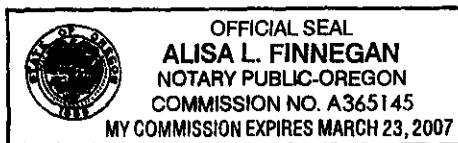
NOTARY PUBLIC FOR OREGON

Alisa L. Finnegan

Notary's signature

My Commission Expires: 03-23-07

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.

Commission  
President  
Mayor

[Signature]

City Recorder

[Signature]

Page 3

Corporate Acknowledgment

STATE OF OREGON )

County of \_\_\_\_\_ ) ss.

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

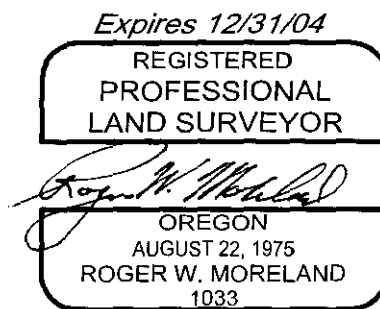
3

**EXHIBIT A**  
**SANITARY SEWER EASEMENT NO. 1**

A strip of land situated in the Southeast one-quarter of Section 32, Township 2 South, Range 2 East of the Willamette Meridian, Clackamas County, City of West Linn, State of Oregon, and also lying within that tract of land described in Warranty Deed recorded in Clackamas County Recorders Document No. 91-59793, said strip of land lays 7.50 feet on each side of the following described centerline:

Beginning at the Southwest corner of OREGON CITY ANNEX, said point also being the Southwest corner of BARKLAY HILLS NO. 1, a subdivision which plat is recorded in Clackamas County, Oregon; thence North 00°02'33" West, coincident with the West boundary line of said subdivision, 631.32 feet to the Southwest corner of that tract of land described on Warranty Deed recorded November 25, 1991 in Clackamas County Recorders Document 91-59793; thence North 75°02'13" East, coincident with a portion of the most westerly southerly boundary line of said described tract, 218.99 feet to the TRUE POINT OF BEGINNING of said centerline; thence North 35°11'22" West 39.78 feet; thence North 17°56'08" West 51.26 feet; thence North 05°34'00" West 26.80 feet; thence North 08°56'17" East 29.62 feet; thence 18°49'51" East 59.62 feet; thence North 33°48'56" East 35.47 feet; thence North 45°27'27" East 19.74 feet, thence North 37°59'10" East 35.58 feet; thence North 33°43'25" East 69.50 feet; thence North 16°52'07" East 48.54 feet; thence North 71°43'46" West 39.78 feet; thence South 83°20'35" West 74.33 feet; thence South 72°40'28" West 21.42 feet; thence South 63°51'57" West 93.12 feet; thence South 85°35'01" West 76.25 feet; thence North 58°00'15" West 13.09 feet, more or less, to the point of terminus on the West boundary line of the aforementioned tract described in Document 91-59793 and containing 10,842 square feet of land more or less.

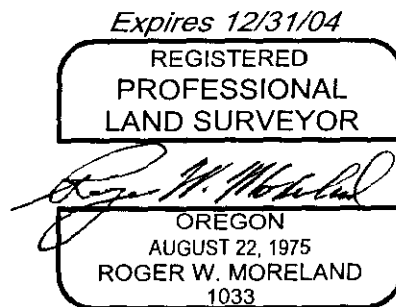
The sidelines of the herein described easement shall project or retract to intersect the boundaries of said tract described in Document 91-59793



**EXHIBIT A**  
**SANITARY SEWER EASEMENT NO. 2**

A strip of land situated in the Southeast one-quarter of Section 32, Township 2 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon City, State of Oregon, and also lying within that tract of land described in that Warranty Deed recorded in Clackamas County Recorders Document No. 91-59793, said strip of land lays 7.50 feet on each side of the following described centerline:

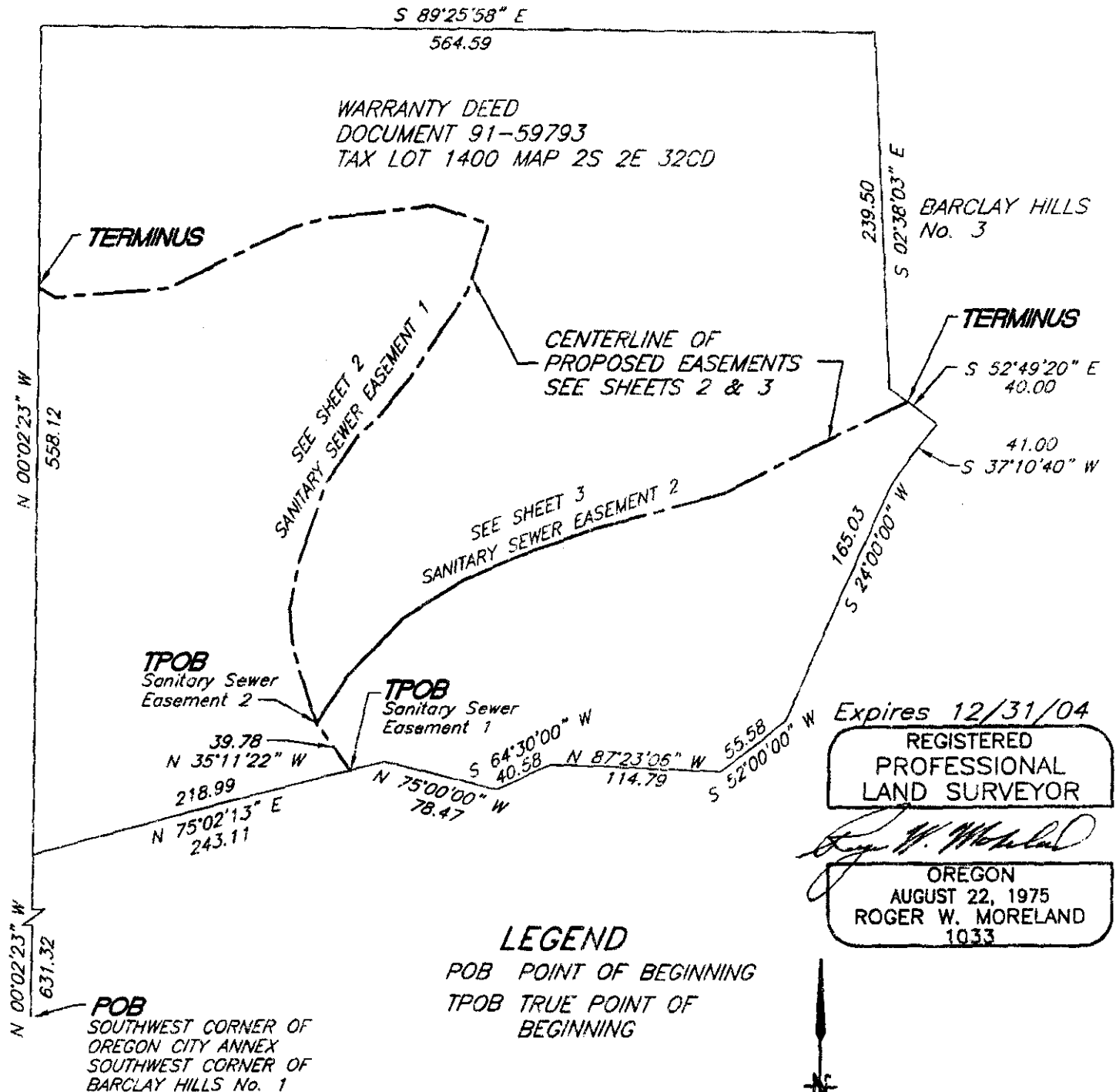
Beginning at the Southwest corner of OREGON CITY ANNEX, said point also being the Southwest corner of BARKLAY HILLS NO. 1, a subdivision which plat is recorded in Clackamas County, Oregon; thence North 00°02'33" West, coincident with the West boundary line of said subdivision, 631.32 feet to the Southwest corner of that tract of land described in Warranty Deed recorded November 25, 1991 in Clackamas County Recorders Document 91-59793; thence North 75°02'13" East, coincident with a portion of the most westerly southerly boundary line of said described tract, 218.99 feet; thence North 32°11'22" West 39.78 feet to the TRUE POINT OF BEGINNING of said centerline; thence North 32°59'14" East 37.27 feet; thence North 43°54'01" East 54.16 feet; thence North 57°27'25" East 48.13 feet; thence North 66°42'17" East 41.67 feet; thence North 70°48'10" East 50.99 feet; thence North 74°48'16" East 93.81 feet; thence North 63°40'32" East 140 feet, more or less, to the point of terminus on the southwesterly boundary line of Tract "A", BARCLAY HILLS NO. 3, a subdivision which plat is recorded in Clackamas County, Oregon, a 5/8 inch iron rod with yellow plastic cap marked "COMPASS CORP." bears South 52°49'20" East 23.06 feet from said point of terminus, containing 6,977 square feet of land more or less. The sidelines of the herein described easement shall project or retract to intersect the boundaries of said tract described in Document 91-59793



# EXHIBIT B

## OVERALL VIEW

SITUATED IN THE SE 1/4 SECTION 32, TOWNSHIP 2  
SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS  
COUNTY OREGON CITY, OREGON



## LEGEND

POB POINT OF BEGINNING  
TPOB TRUE POINT OF BEGINNING

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450  
FAX: 682-4018

Prepared for:  
**The CITY of OREGON CITY**

REVISED SHEETS 1 & 2 OF 3  
JANUARY 28, 2004

**SHEET 1 OF 3**

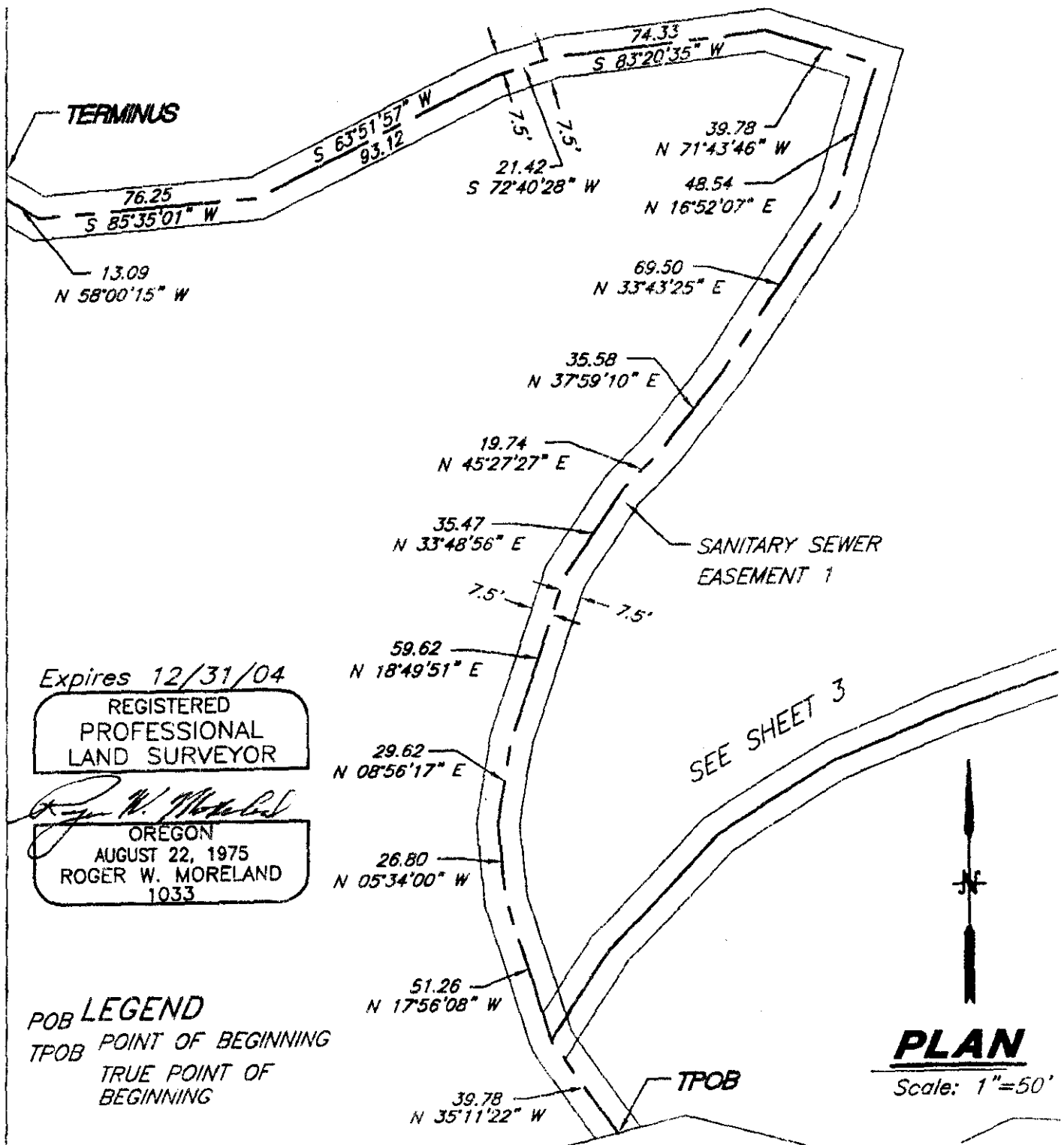
**PLAN**

Scale: 1"=100'

01.524.714

# EXHIBIT B

DETAIL OF SANITARY EASEMENT 1  
SITUATED IN THE SE 1/4 SECTION 32, TOWNSHIP 2  
SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS  
COUNTY OREGON CITY, OREGON



Expires 12/31/04

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

## POB LEGEND

TPOB POINT OF BEGINNING  
TRUE POINT OF  
BEGINNING

Prepared by:

**DEHAAS &  
ASSOCIATES, INC.**

SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
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FAX: 682-4018

Prepared for:

**The CITY of OREGON  
CITY**

REVISED SHEETS 1 & 2 OF 3  
JANUARY 28, 2004

**SHEET 2 OF 3**

**PLAN**

Scale: 1"=50'

01.524.714

# EXHIBIT B

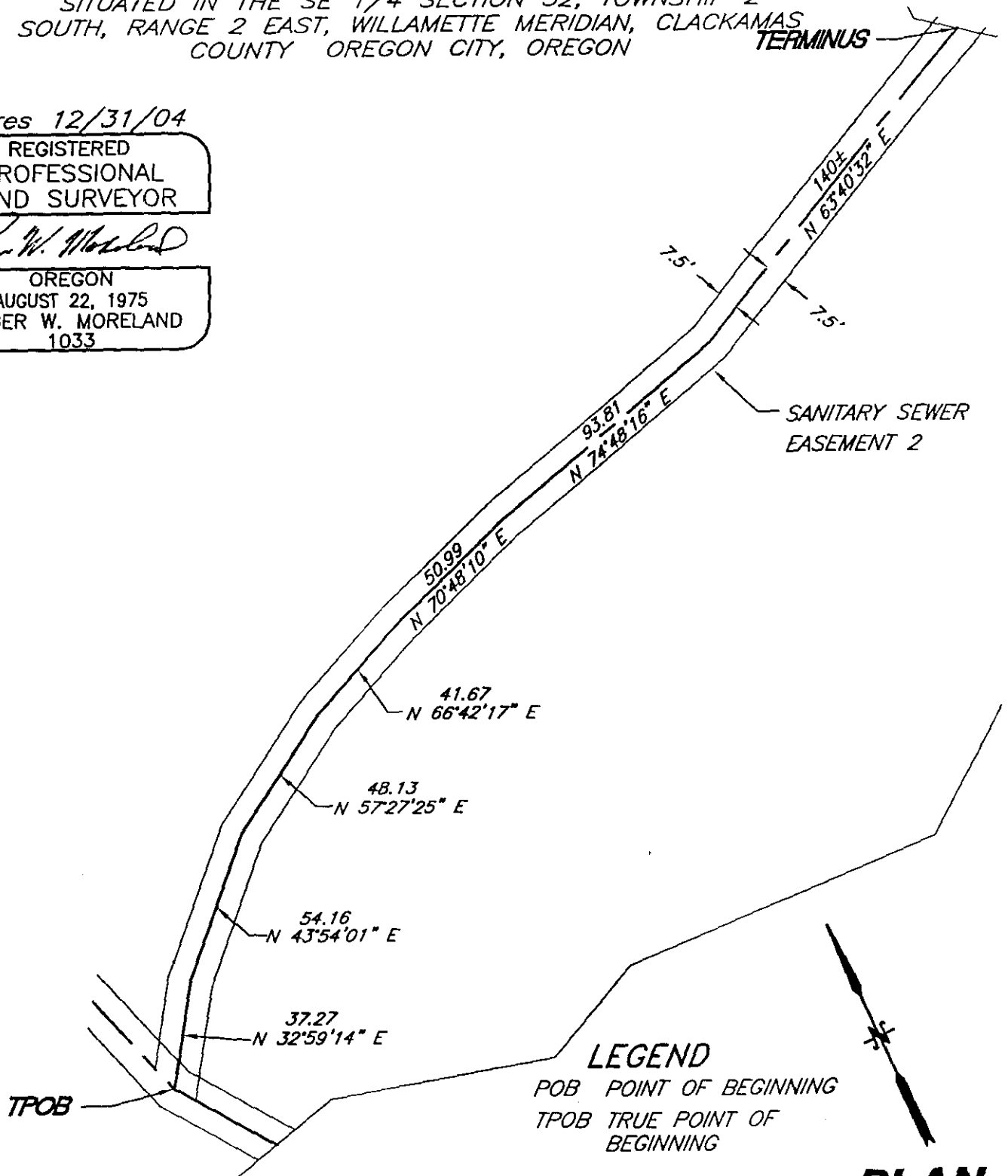
DETAIL OF SANITARY EASEMENT 2  
SITUATED IN THE SE 1/4 SECTION 32, TOWNSHIP 2  
SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS  
COUNTY OREGON CITY, OREGON

Expires 12/31/04

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



## LEGEND

POB POINT OF BEGINNING  
TPOB TRUE POINT OF  
BEGINNING

**PLAN**

Scale: 1"=50'

Prepared by:

**DEHAAS &  
ASSOCIATES, INC.**

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Prepared for:

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**SHEET 3 OF 3**

01.524.714

(8)