

6/6
AFTER RECORDING RETURN TO:

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



00944585200600164230050059

\$46.00

02/23/2006 01:38:55 PM

D-E Cnt=1 SIn=2 TINAJAR
\$25 00 \$11 00 \$10.00

Map No.: 3-2E-7DD

Tax Lots.: 1915

Planning No.: TP04-01 (Newberry subdivision, Lot 15)

Grantor: Cooper, Richard & Keeley

CITY OF OREGON CITY, OREGON PUBLIC ACCESS AND UTILITY(S) EASEMENT

KNOW ALL BY THESE PRESENTS, THAT Richard & Keeley Cooper
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 Access & Public Utility(s) 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 20th day of January, 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

Corporation/limited partnership

Signer's Name Keeley Cooper

Corporation/Partnership Name

Keeley R. Cooper

Signer's Name Richard Cooper

Signer's Name, Title

[Signature]

(if executed by a corporation
affix corporate seal below)

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 Multnomah) ss.

Personally appeared the above named

Keeley and Richard
Comper

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

Before me:

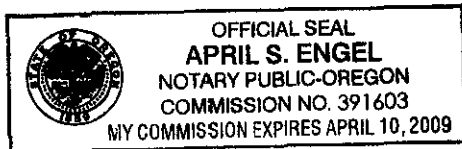
NOTARY PUBLIC FOR OREGON

April S. Engel

Notary's signature

My Commission Expires: April 10, 2009

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

Allie Morris

City Recorder

Nancy Ude

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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



GAYLORD
LAND SURVEYING, INC.

- Surveying Oregon Since 1970 -

2910 S.E. Oak Grove Blvd. • Milwaukie, OR 97267

Phone 503-654-1492 • Fax 503-654-7878

E-mail: pat@gaylordlandsurveying.com

LEGAL DESCRIPTION FOR PUBLIC ACCESS AND UTILITY EASEMENT

LEGAL DESCRIPTION FOR A PUBLIC ACCESS AND UTILITY EASEMENT OVER A PORTION OF LOT 15, NEWBERRY, A DULY RECORDED PLAT IN CLACKAMAS COUNTY, LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 7, T3S, R2E, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON. THE SAID EASEMENT BEING DEPICTED ON THE PLAT OF NEWBERRY 11.00 FEET IN WIDTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH YELLOW PLASTIC CAP MARKED "GAYLORD LAND SURVEYING, INC", AT THE NORTHEAST CORNER OF TRACT "A", NEWBERRY; THENCE ALONG THE NORTH LINE OF TRACT "A", S42°55'21" W 6.52 FEET TO AN IRON ROD WITH YELLOW PLASTIC CAP MARKED "GAYLORD LAND SURVEYING, INC" AT THE MOST WESTERLY CORNER OF LOT 15, NEWBERRY; THENCE ALONG THE WEST LINE OF LOT 15, N11°31'59"W 56.55 FEET TO AN IRON ROD WITH YELLOW PLASTIC CAP MARKED "GAYLORD LAND SURVEYING, INC" IN THE SOUTHERLY RIGHT OF WAY LINE OF JOYS DRIVE AT A NON-TANGENT POINT OF CURVE LEFT; THENCE AROUND THE NON-TANGENT CURVE LEFT (CENTRAL ANGLE = 13°07'30", RADIUS = 50.00 FEET, LONG CHORD BEARS N62°43'34"E 11.43 FEET) 11.45 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE S11°31'59"E 64.13 FEET TO A POINT IN THE EAST LINE OF TRACT "A"; THENCE N46°05'18"W 10.05 FEET TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Patrick M. Gaylord
OREGON
JULY 10, 1998
PATRICK M. GAYLORD
2787

**PUBLIC ACCESS AND UTILITY EASEMENT EXHIBIT
IN THE SE 1/4 OF SECTION 7, T3S, R2E, W.M.
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON**

SUBJECT TO OREGON CITY PLANNING DEPARTMENT FILE NO. TP 04-01 (NEWBERRY)

SCALE 1" = 30' DECEMBER 22, 2005

GAYLORD LAND SURVEYING, INC.
2910 S.E. OAK GROVE BLVD.
MILWAUKIE, OREGON 97267
(503)654-1492

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Patrick M. Gaylord

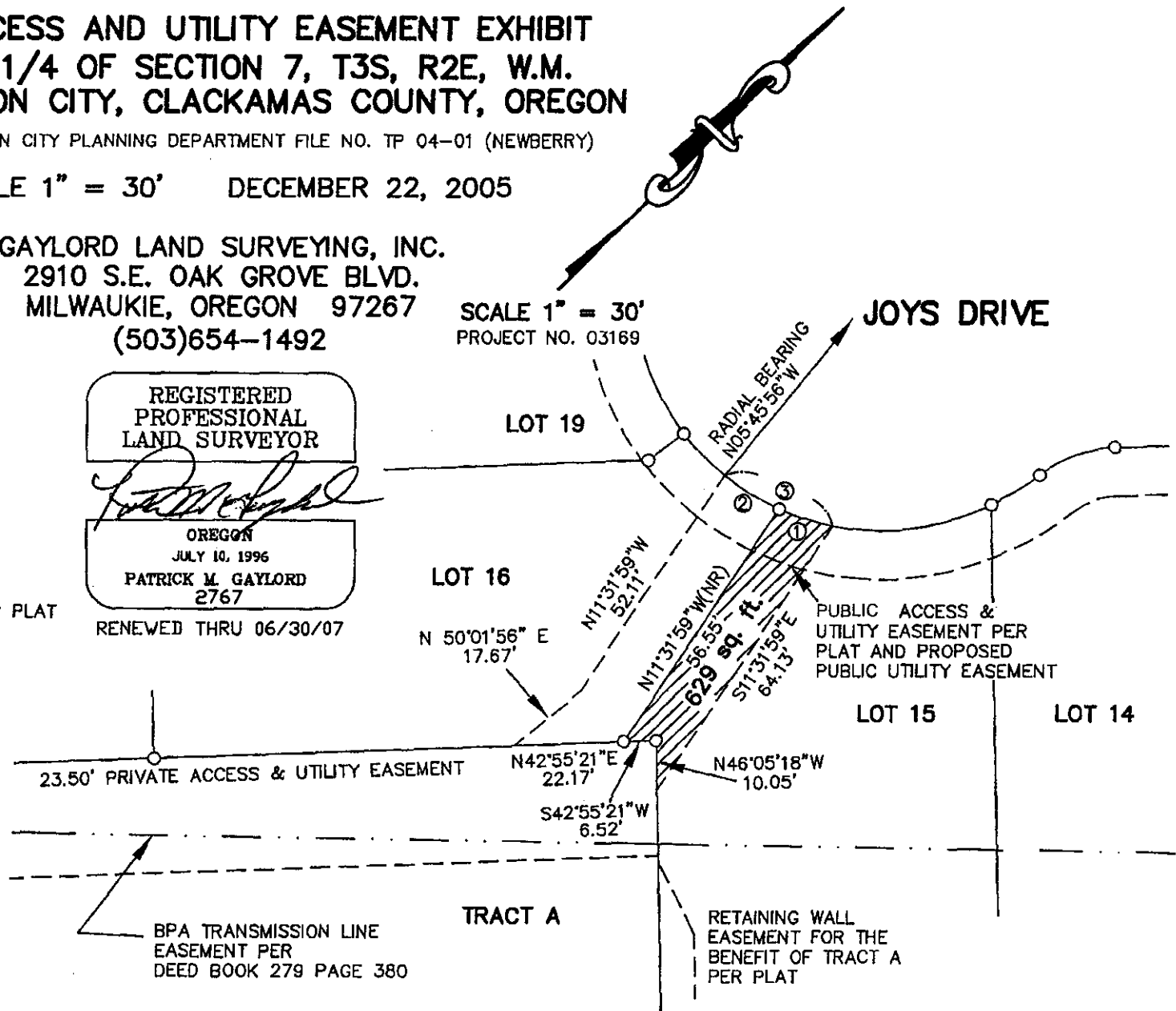
OREGON
JULY 10, 1996
PATRICK M. GAYLORD
2767

RENEWED THRU 06/30/07

○ = SURVEY MONUMENT PER PLAT
OF NEWBERRY

CURVE DATA:

- ① $\Delta = 13^{\circ}07'30''$
R = 50.00
L = 11.45
LC = N62°43'34"E
11.43
- ② $\Delta = 14^{\circ}56'45''$
R = 50.00
L = 13.05
LC = N76°45'41"E
13.02
- ③ $\Delta = 28^{\circ}04'15''$
R = 50.00
L = 24.50
LC = N70°11'56"E
24.25



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