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AFTER RECORDING RETURN TO:

City Recorder, Leilani Bronson-Crelly
P.O. Box 3040
Oregon City, Oregon 97045-0304

Map No.: 32E09C
Tax Lot No.: 500, 501
Planning No.: _____

Ci 02-001

Clackamas County Official Records
Sherry Hall, County Clerk

2003-063557



\$61.00

00485087200300635570080085

05/20/2003 01:21:50 PM

D-E Cnt=1 Str=1 DEBBIE
\$40.00 \$11.00 \$10.00

Grantor: Oregon City Pediatric Building LLC

**CITY OF OREGON CITY, OREGON
SLOPE & PUBLIC UTILITY(S) EASEMENT
(Temporary and Permanent)**

KNOW ALL BY THESE PRESENTS, THAT **Oregon City Pediatric Building, LLC** 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 slope and utility easements 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.

The GRANTORS bargain, sell, convey, transfer, and deliver unto CITY a temporary easement and right-of-way upon, across, and under so much of the aforesaid land as described as:

See attached Exhibit "A" Legal Description and attached Exhibit "B" Sketch for Legal Description.

It being understood that said temporary easement is only for the original excavation and construction of said utility line and upon the completion of the construction thereof shall utterly cease and desist, save and except for that portion herein before described as being a permanent easement.

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 31 day of March 2003; 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

Corporation/Partnership Name

Signer's Name

Signer's Name, Title

Leland M. Med, owner/manager

(if executed by a corporation
affix corporate seal below)

Signer's Name, Title

Aaron Green, owner

Signer's Name, Title

John M. Med, owner

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

Personal Acknowledgment

STATE OF OREGON)

) ss.

County of Clatsamas)

Personally appeared the above named

Leiland Nielsen, do Anne
N. elson & Daren Emery
and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me:

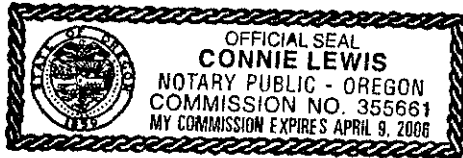
NOTARY PUBLIC FOR OREGON

WITNESS my hand and official seal.

[Signature]
Notary's signature

My Commission Expires: April 9 2006

Stamp seal below



(Grantor's Name and Address)

City of Oregon City

320 Warner Milne Road

P.O. Box 3040

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

[Signature]

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

WITNESS my hand and official seal.

Notary's signature

My Commission Expires:

Stamp seal below



DAVID EVANS
AND ASSOCIATES INC.

EXHIBIT "A"

GLEN OAK ROAD, OREGON CITY
CLACKAMAS COUNTY, OREGON
CRG, DEA, INC., 12-19-02
DEA JOB NO. ORCT0000-0013

COUNTY ROAD NO.1448 & 881
TAX MAP NO. 3 2E 09C 500&501

PARCEL 1 (DEDICATION)

A parcel of land situated in the Robert Caufield Donation Land Claim No 53, in the southwest quarter of Section 9 and the northwest quarter of Section 16, Township 3 south, Range 2 East, Willamette Meridian, Oregon City, Clackamas County, Oregon and being a portion of that property described in Warranty Deed to Oregon City Pediatric Building, LLC., Recorder's Fee No. 2001-060283, Recorded on July 31, 2001, Film Records of Clackamas County, Oregon, said parcel being that portion of land included in a strip of land variable in width, lying on the northerly side of and parallel with the relocated centerline of Glen Oak Road, which centerline is described as follows:

Situated in the southwest quarter and southeast quarter of Section 9, and in the northwest quarter and northeast quarter of Section 16, also being in the Andrew Hood Donation Land Claim No. 44 and the Robert Caufield Donation Land Claim No. 53, all in Township 3 South, Range 2 East, Willamette Meridian, Oregon City, Clackamas County, Oregon, said centerline being more particularly described as follows:

Beginning at a point (referred to as Engineers Station 1+00.00) in the centerline of Cascade Hwy (State Hwy. 213) and Glen Oak Road which bears North 88° 15' 10" West, a distance of 1372.93 feet and South 01° 44' 50" West, a distance of 91.90 feet from the quarter corner common to Sections 9 and 16, Township 3 South, Range 2 East, Willamette Meridian being a found 1/2" iron pipe in a monument box; thence North 67° 46' 19" East, a distance of 99.61 feet (Station 1+99.61) to the beginning of a tangent 196.85 foot radius curve to the right; thence on said curve through a central angle of 23° 27' 51" (the long chord of which bears North 79° 30' 14" East, a distance of 80.05 feet) an arc distance of 80.62 feet to the end thereof (Station 2+80.23); thence South 88° 45' 50" East, a distance of 134.92 feet (Station 4+15.15) to the beginning of a tangent 492.13 foot curve to the left; thence on said curve through a central angle of 07° 48' 11" (the long chord of which bears North 87° 20' 04" East, a distance of 66.97 feet) an arc distance of 67.02 feet to the end thereof (Station 4+82.17); thence North 83° 25'



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59" East, a distance of 158.52 (Station 6+40.69) feet to the beginning of a tangent 492.13 foot curve to the right; thence on said curve through a central angle of 08° 18' 52" (the long chord of which bears North 87° 35' 25" East, a distance of 71.35 feet) an arc distance of 71.41 feet to the end thereof (Station 7+12.10); thence South 88° 15' 10" East, a distance of 773.98 feet to said 1/2" iron pipe in a monument box, (Station 14+86.08), being the said quarter corner common to Sections 9 and 16; thence South 88° 26' 04" East, a distance of 2660.74 to a Found 3" brass cap in a monumment box (Station 41+46.82), being the section corner common to Sections 9, 10, 15 and 16 of said township and range, and the terminus of this centerline description.

The width in feet of the strip of land above referred to as follows:

Station	to	Station	Width on Northerly side of centerline
1+98.58		3+08.48	40.00 feet.
3+08.48		3+08.52	40.00 feet in a straight line to 30.00 feet.
3+08.52		4+30	30.00 feet.

EXCEPT therefrom Parcel 1 and that portion lying within the existing right-of-way of Glen Oak Road.

The Parcel of land to which this description applies contains 3,000 square feet, more or less.

PARCEL 2 (UTILITY EASEMENT)

A parcel of land situated in the Robert Caufield Donation Land Claim No 53, in the southwest quarter of Section 9 and the northwest quarter of Section 16, Township 3 south, Range 2 East, Willamette Meridian, Oregon City, Clackamas County, Oregon and being a portion of that property described in Warranty Deed to Oregon City Pediatric Building, LLC., Recorder's Fee No. 2001-060283, Recorded on July 31, 2001, Film Records of Clackamas County, Oregon, said parcel being that portion of land included in a strip of land 40.00 feet in width, lying on the northerly side of and parallel with the relocated centerline of Glen Oak Road, and being located between lines at right angles to said centerline at Engineers Station 3+08.48 to 4+30, which centerline is described in Parcel 1.

EXCEPT therefrom Parcel 1 and that portion lying within the existing right-of-way of Glen Oak Road.

5



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The Parcel of land to which this description applies contains 1,150 square feet, more or less.

PARCEL 3 (SLOPE EASEMENT)

A parcel of land situated in the Robert Caufield Donation Land Claim No 53, in the southwest quarter of Section 9 and the northwest quarter of Section 16, Township 3 south, Range 2 East, Willamette Meridian, Oregon City, Clackamas County, Oregon and being a portion of that property described in Warranty Deed to Oregon City Pediatric Building, LLC., Recorder's Fee No. 2001-060283, Recorded on July 31, 2001, Film Records of Clackamas County, Oregon, said parcel being that portion of land included in a strip of land variable in width, lying on the northerly side of and parallel with the relocated centerline of Glen Oak Road, which centerline is described as follows.

The width in feet of the strip of land above referred to as follows:

Station	to	Station	Width on Northerly side of centerline
1+87.05		2+51.00	45.00 feet.
2+51.00		2+51.00	45.00 feet in a straight line to 55.00 feet.
2+51.00		4+30	55.00 feet.

EXCEPT therefrom Parcel 1, 2 and that portion lying within the existing right-of-way of Glen Oak Road.

The Parcel of land to which this description applies contains 3,039 square feet, more or less.

PARCEL 4 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land situated in the Robert Caufield Donation Land Claim No 53, in the southwest quarter of Section 9 and the northwest quarter of Section 16, Township 3 south, Range 2 East, Willamette Meridian, Oregon City, Clackamas County, Oregon and being a portion of that property described in Warranty Deed to Oregon City Pediatric Building, LLC., Recorder's Fee No. 2001-060283, Recorded on July 31, 2001, Film Records of Clackamas County, Oregon, said parcel being that portion of land included in a strip of land variable in width, lying on the northerly side of and parallel



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with the relocated centerline of Glen Oak Road, which centerline is described in as follows.

The width in feet of the strip of land above referred to as follows:

Station	to	Station	Width on Northerly side of centerline
2+51.00		3+08.41	70.00 feet.
3+08.41		3+08.36	70.00 feet in a straight line to 65.00 feet.
3+08.36		4+30	65.00 feet.

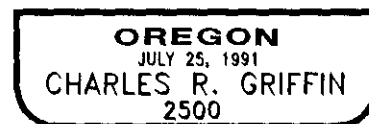
EXCEPT therefrom Parcel 1, 2, 3 and that portion lying within the existing right-of-way of Glen Oak Road.

The Parcel of land to which this description applies contains 2,150 square feet, more or less.

The basis of bearing for this legal description is based on Survey Number 24286 and being South 88° 26' 04" East on the centerline of Glen Oak Road, also being the south line of said Section 9 as monumented and recorded in Clackamas County Survey Records, Clackamas County, Oregon.







Charles R. Griffin



RENEWAL 6/30/03

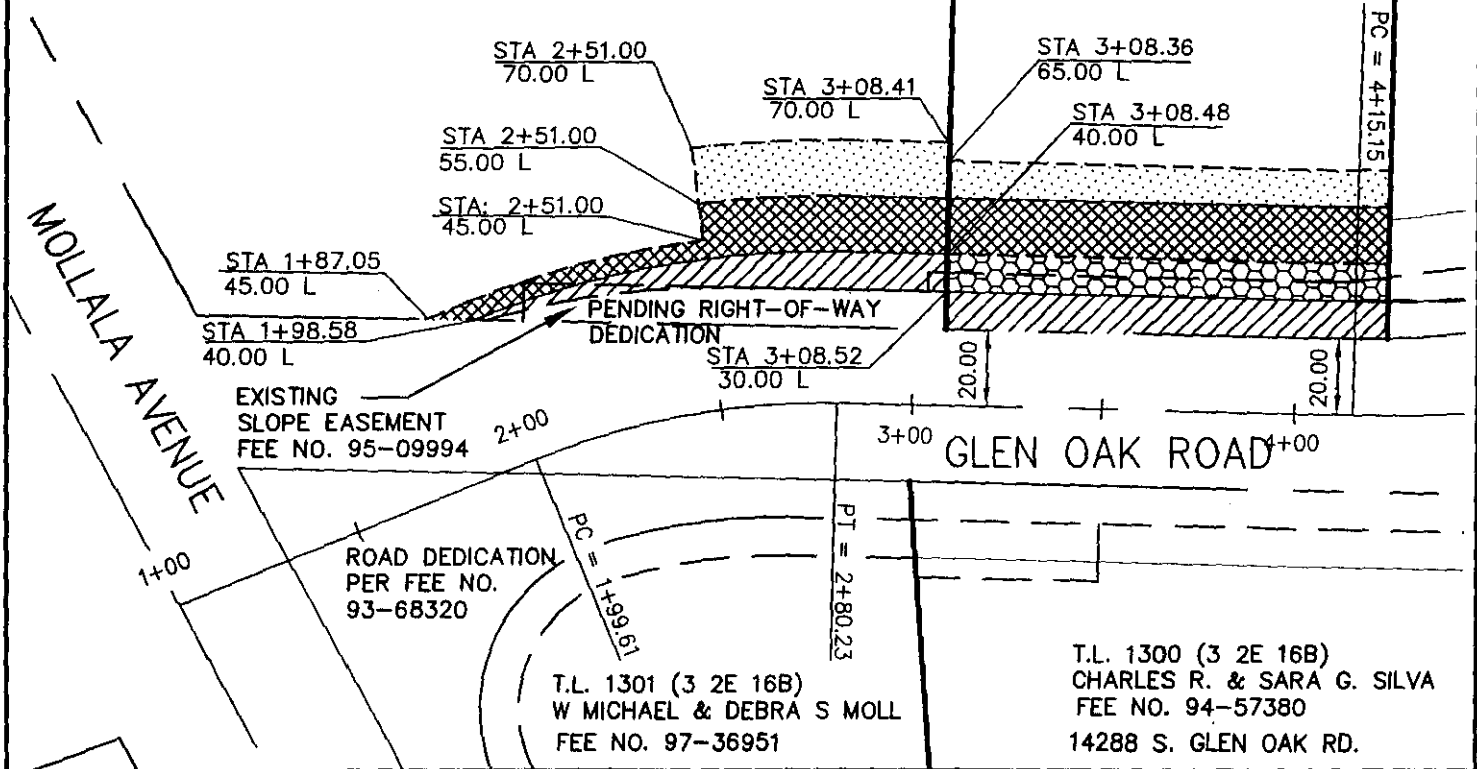
LEGEND

-  RIGHT OF WAY DEDICATION = 3,000 SQ. FT. ±
-  UTILITY EASEMENT= 1,150 SQ. FT. ±
-  SLOPE EASEMENT= 3,039 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT AREA = 2,150 SQ. FT. ±



T.L. 500 (3 2E 09C)
OREGON CITY PEDIATRIC BUILDING, LLC
FEE NO. 2001-060283
14279 S. GLEN OAK RD.

T.L. 501 (3 2E 09C)
OREGON CITY
PEDIATRIC BUILDING, LLC
FEE NO. 2001-060283
14279 S. GLEN OAK RD.



**DAVID EVANS
AND ASSOCIATES INC.**
2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PROJECT

GLEN OAK ROAD

8

SHEET

TITLE

EXHIBIT B

OREGON CITY

DWG. REF.

C-1

PROJECT

ORCT0000-0013

SCALE

1" = 50'

AMENDMENT NO.

0.0

DRAWN BY

LMCA

DESIGN BY

CRG

APPROVED BY

DATE

12-19-02

1