



\$56.00

00478602200300580510070072

05/08/2003 10:46:53 AM

AFTER RECORDING RETURN TO:

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

D-E Cnt=1 Str=10 BEVL
\$35.00 \$11.00 \$10.00

Map No.: 32E09C

Tax Lot No.: 200

Planning No.: P. Projects No. C: 02-001

Grantor: Quintin D. & Aafke J. Peasley

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

KNOW ALL BY THESE PRESENTS, THAT **Quintin D. & Aafke J. Peasley** 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, drainage 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 26 day of February 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

Quentin D. Pearley
QUINTIN D. PEASLEY
Signer's Name

Corporation/Partnership Name

Arfke J. Pearley
Signer's Name

Signer's Name, Title

Arfke J. Pearley

(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)

) ss.

County of Clackamas)

Personally appeared the above named

Quintin D. Peasley

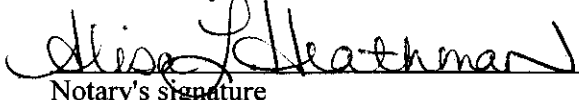
Aafke J. Peasley

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

Before me:

NOTARY PUBLIC FOR OREGON

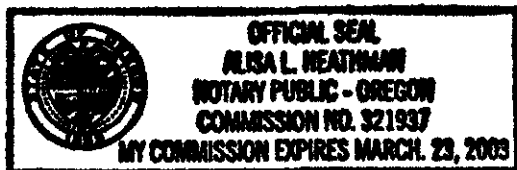
WITNESS my hand and official seal.



Notary's signature

My Commission Expires: 03-23-03

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

Alci Zornis

City Recorder

Leilani Brunson-Crelly

Page 3

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 200

PARCEL 1 (DEDICATION)

A parcel of land situated in the Andrew Hood Donation Land Claim No 44, in the southwest quarter of Section 9, 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 Quintin D. Peasley and Aafke Peasley, in Book 568, Page 705, recorded on March 18, 1960, Film Records of Clackamas County, Oregon, said parcel being that portion of land included in a strip of land 35.00 feet wide, 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 Engineer's Station 8+20 and 9+50, 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' 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



DAVID EVANS
AND ASSOCIATES INC.

Sections 9 and 16: thence South 88° 26' 04" East, a distance of 2660.74 to a Found 3" brass cap in a monument 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.

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

The Parcel of land to which this description applies contains 1,740 square feet, more or less.

PARCEL 2 (SLOPE EASEMENT)

A parcel of land situated in the Andrew Hood Donation Land Claim No 44, in the southwest quarter of Section 9, 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 Quintin D. Peasley and Aafke Peasley, in Book 568, Page 705, recorded on March 18, 1960, Film Records of Clackamas County, Oregon, said parcel being that portion of land included in a strip of land 50.00 feet wide, 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 Engineer's Station 8+20 and 9+50, 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.

The Parcel of land to which this description applies contains 1,737 square feet, more or less.

PARCEL 3 (DRAINAGE, SLOPE AND PUBLIC UTILITY EASEMENT)

A parcel of land situated in the Andrew Hood Donation Land Claim No 44, in the southwest quarter of Section 9, 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 Quintin D. Peasley and Aafke Peasley, in Book 568, Page 705, recorded on March 18, 1960, 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 in Parcel 1:

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

Station	to	Station	Width on Northerly side of centerline
5+40		6+28.13	50.26 feet in a straight line to 37.38 feet.
6+28.13		6+26.68	37.38 feet in a straight line to 27.49 feet.

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



DAVID EVANS
AND ASSOCIATES INC.

The Parcel of land to which this description applies contains 831 square feet, more or less.

PARCEL 4 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land situated in the Andrew Hood Donation Land Claim No 44, in the southwest quarter of Section 9, 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 Quintin D. Peasley and Aafke Peasley, in Book 568, Page 705, recorded on March 18, 1960, 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 in Parcel 1.

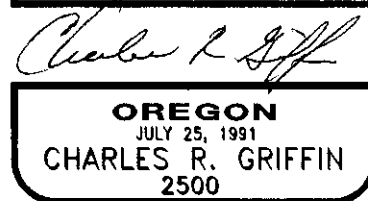
The width in feet of the strip of land above referred to as follows:

Station	to	Station	Width on Northerly side of centerline
5+40		8+20	70.47 feet in a straight line to 50.00 feet.
8+20		8+20	50.00 feet in a straight line to 65.00 feet.
8+20		9+40	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 7,337 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.







RENEWAL 6/30/03

O:\project\olorct0000-0013\32e09c-200.doc

6



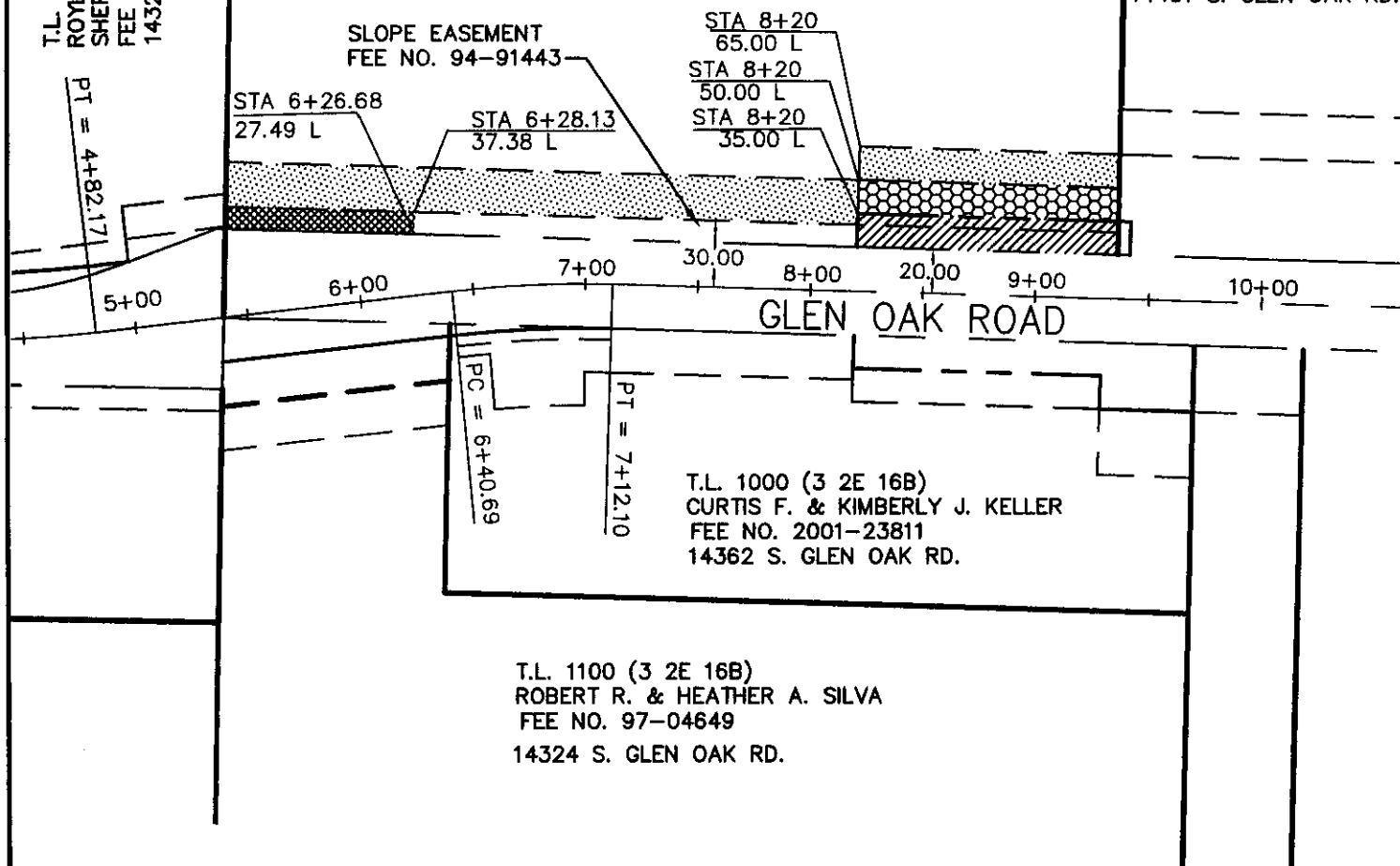
LEGEND

-  RIGHT OF WAY DEDICATION = 1,740 SQ. FT. ±
-  SLOPE EASEMENT = 1,737 SQ. FT. ±
-  DRAINAGE/SLOPE/UTILITY EASEMENT = 831 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT = 7,344 SQ. FT. ±

T.L. 502 (3 2E 09C)
ROYLE LOWELL &
SHERRY S. CLEMENT
FEE NO. 91-23039
14323 S. GLEN OAK RD.

T.L. 200 (3 2E 09C)
QUINTIN D & AAFKE PEASLEY
BOOK 568, PAGE 705 (3/18/60)

T.L. 400 (3 2E 09C)
BRETT H. BRUCKER
FEE NO. 96-40557
14401 S. GLEN OAK RD.



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

PROJECT

GLEN OAK ROAD

SHEET

TITLE

EXHIBIT B

OREGON CITY

DWG. REF.

C-1

PROJECT

ORCT0000-0013

SCALE

1" = 80'

AMENDMENT NO.

0.0

DRAWN BY

LMCA

DESIGN BY

CRG





APPROVED BY

DATE

12-19-02

1

LEGEND

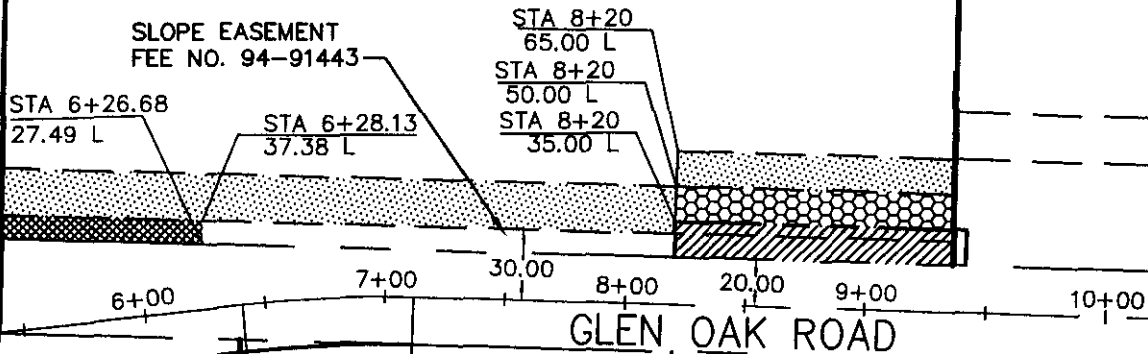
-  RIGHT OF WAY DEDICATION = 1,740 SQ. FT. ±
-  SLOPE EASEMENT= 1,737 SQ. FT. ±
-  DRAINAGE/SLOPE/UTILITY EASEMENT= 831 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT = 7,344 SQ. FT. ±



T.L. 502 (3 2E 09C)
ROYLE LOWELL &
SHERRY S. CLEMENT
FEE NO. 91-23039
14323 S. GLEN OAK RD.

T.L. 200 (3 2E 09C)
QUINTIN D & AAFKE PEASLEY
BOOK 568, PAGE 705 (3/18/60)

T.L. 400 (3 2E 09C)
BRETT H. BRUCKER
FEE NO. 96-40557
14401 S. GLEN OAK RD.



T.L. 1000 (3 2E 16B)
CURTIS F. & KIMBERLY J. KELLER
FEE NO. 2001-23811
14362 S. GLEN OAK RD.

T.L. 1100 (3 2E 16B)
ROBERT R. & HEATHER A. SILVA
FEE NO. 97-04649
14324 S. GLEN OAK RD.



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

PROJECT

GLEN OAK ROAD

SHEET

TITLE

EXHIBIT B

OREGON CITY

DWG. REF.

C-1

PROJECT

ORCT0000-0013

SCALE

1" = 80'

AMENDMENT NO.

0.0

DRAWN BY

LMCA

DESIGN BY

CRG

APPROVED BY

DATE

12-19-02

1