

Grantor: Fir Street LLCGrantee: City of Oregon City Public Works Department  
P.O. Box 3040  
Oregon City, OR 97045After Recording Return to:  
City of Oregon City  
P.O. Box 3040  
Oregon City, OR 97045Until a change is requested all taxes shall be sent to:  
No changes in tax statementState of Oregon  
County of Clackamas

3/15/03

Clackamas County Official Records  
Sherry Hall, County Clerk

2003-032671



\$36.00

00446108200300326710040044

03/17/2003 04:53:32 PM

D-E Cnt=1 Str=4  
\$15.00 \$11.00 \$10.00**FILE COPY**

Accepted by City of Oregon City:

**PERMANENT ROAD EASEMENT**

KNOW ALL PERSONS BY THESE PRESENTS, THAT Fir Street LLC, a Limited Liability Company, hereinafter called Grantor, grants, bargains, sells and conveys to City of Oregon City, a political subdivision of the State of Oregon, hereinafter called Grantee, its successors and assigns, a permanent and exclusive road easement, dedicated to the public for road and right-of-way purposes, in, upon, and across all of the following described real property, situated in Clackamas County, Oregon, described as follows:

See Exhibits "A" and "B" attached to and by reference made a part of this document.

The true consideration for this conveyance is **THREE THOUSAND SEVEN HUNDRED SEVENTEEN AND NO/100 DOLLARS (\$3,717.00).**

FIR STREET LLC, a Limited Liability Company

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate City or County planning department to verify approved uses.

  
Name/Member 2-25-03  
Name/Member LINDA MOBLEY  
Name/Member Penny Smelser  
Name/Member Les Smelser

STATE OF OREGON, County of Clackamas ) ss.

This instrument was acknowledged before me on February 25, 2003,  
by Steven Mobley, Linda Mobley, Les Smelser + Penny Smelser

who are known to be the Members of Fir Street LLC, a Limited Liability Company

## **EXHIBIT "A"**

**BEAVERCREEK ROAD  
MARKET ROAD NO. 11**

**HIGHWAY 213/BEAVERCREEK ROAD  
MAP & TAX LOT NO. 32E9B-806  
FILE NO. 1906802 006**

**OCTOBER 10, 2002**

### **PERPETUAL RIGHT-OF-WAY EASEMENT**

A parcel of land lying in the southwest quarter of Section 4, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property described in Statutory Warranty Deed to Fir Street LLC, a Limited Liability Company, in Document No. 2002-074873 as recorded on August 14, 2002, Clackamas County Deed Records, said parcel being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 15.421 meters (50.59') right of centerline station "B" 1219+640.000m;

Thence in a straight line to a point 16.387 meters (53.76') right of centerline station "B" 1219+690.000m.

**EXCEPT** therefrom that portion lying within the existing right of way of Beaver Creek Road (Market Road No. 11).

The parcel of land to which this description applies contains 85.9 square meters (925 square feet) more or less.

The stationing used to describe this parcel is based on the centerline of Beaver Creek Road (Market Road No. 11), being more particularly described as follows:

Beginning at a point in the centerline of Beaver Creek Road at centerline station "B" 1219+504.800m based on in a Record of Survey recorded under Survey Number 29250 in Clackamas County Survey Records, Clackamas County, Oregon, said point bears North 181.406 meters (595.16 feet) and West 892.728 meters (2928.90 feet) from the one quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East of the Willamette Meridian;

Thence S 79°41'35" E, along said centerline, 60.727 meters (199.24 feet) to station "B" 1219+565.527m and the beginning of a 2328.500 meter (7639.44 foot) radius curve to the right having a central angle of 4°10'00";

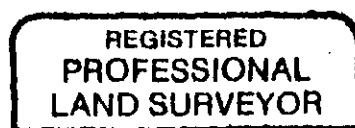
Thence along the arc of said curve to the right (the long chord of which bears S 77°36'34" E, 169.293 meters (555.42 feet)) 169.330 meters (555.55 feet) to station "B" 1219+734.858m;

Thence S 75°31'35" E, 197.344 meters (647.45 feet) to station "B" 1219+932.201m and the beginning of a spiral curve to the right (SD = 4°30'00", the long chord of which bears S 74°01'35" E, 91.415 meters (299.92 feet)) 91.440 meters (300.00 feet) to station "B" 1220+023.641m and the beginning of a 582.125 meter (1909.86 foot) radius curve to the right having a central angle of 27°30'30";

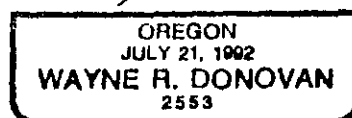
Thence along the arc of said curve to the right (the long chord of which bears S 57°16'20" E, 276.808 meters (908.16 feet)) 279.485 meters (916.95 feet) to station "B" 1220+303.126m and the beginning of a spiral curve to the right (SD = 4°30'00", the long chord of which bears S 40°31'04" E, 91.415 meters (299.92 feet)) 91.440 meters (300.00 feet) to station "B" 1220+394.566m;

Thence S 39°01'05" E, 66.889 meters (219.45 feet) to station "B" 1220+461.455m and the Point of Terminus of this centerline description of Beavercreek Road, said Point of Terminus bears South 211.385 meters (693.52 feet) and West 54.299 meters (178.15 feet) from the one quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East of the Willamette Meridian.

This legal description, along with the basis of bearings, thereof, is established from said Record of Survey recorded under Survey Number 29250, Clackamas County Survey Records.



*Wayne R. Donovan*



*RENEWAL: 12/31/03  
SIGNED: 10/10/02*

10/10/02

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FIR ST.

E  
R 2328.500m  
Δ 4°10'00"  
T 84.702m

Map & Tax Lot No.  
3 2E 9B-806

Existing R/W

1239+734.850m P.T.

16.387m R/L  
(53.76 Ft.)



SCALE 1:1000



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Wayne R. Donovan*

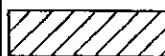
OREGON  
JULY 21, 1992  
WAYNE R. DONOVAN  
2553

RENEWAL DATE: DEC. 31, 2003  
SIGNED: *relia/oz*



CONSULTING ENGINEERS 820 COUNTRY CLUB RD., SUITE 100B TEL. (541) 883-8090  
EUGENE, OREGON 97401 FAX (541) 883-8876

### LEGEND



PERPETUAL R/W  
EASEMENT



85.9 SQ. M. +/-  
(925 SQ. FT. +/-)

### HIGHWAY 213 / BEAVERCREEK ROAD

PROJECT

EXHIBIT "B"

SHEET

TITLE

32E9B-806

19-68.2

1:1000

DWG. REF.

PROJECT

SCALE

AMENDMENT NO.

A.D.

W.R.D.

M.L.A.

OCT. 8, 2002

DRAWN BY

DESIGN BY

APPROVED BY

DATE

1  
OF  
1

City File No.: Ci 03-003

(3) (4)