

Grantor: WeddleGrantee: City of Oregon City Public Works Dept.
P.O. Box 3040
Oregon City, OR 97045

After Recording Return to:

City of Oregon City Public Works Dept.
P.O. Box 3040
Oregon City, OR 97045Until a change is requested all taxes shall be sent to:
No change in tax statement

State of Oregon

RECORDED IN CLACKAMAS COUNTY
ARDIS STEVENSON, COUNTY CLERK

2002-120831



\$41.00

00391668200201208310040048

12/10/2002 11:16:16 AM

D-E Cnt=1 Stn=9 BEVL

\$20.00 \$11.00 \$10.00

Accepted by City of Oregon City

DRIVERS SIGHT LINE EASEMENT

Know all persons by these presents that John L. Weddle and Monika Weddle, Grantor, in consideration of the sum of FOUR THOUSAND NINE HUNDRED EIGHTY-TWO AND NO/100 DOLLARS (\$4,982.00) and other good and valuable consideration paid by City of Oregon City, a political subdivision of the State of Oregon, Grantee, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, a perpetual drivers sight line easement for the purpose of improving the sight distance for vehicles traveling on Maplelane Road, over and across the real property located in Clackamas County, State of Oregon, that is more particularly described as follows:

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

Grantor agrees: (i) not to construct or allow the construction of any improvements and (ii) to take such actions as are necessary to protect the sight line easement granted herein.

The Grantee shall have the right to keep the easement area clear of any landscaping, grass, brush, trees and other improvements that hinder clear vehicular sight distance, but shall not be obligated to do so. In connection therewith, Grantee may remove such items necessary or convenient to accomplish said purpose.

Grantee agrees to hold Grantor harmless for all injury to person or property caused by Grantee's use of property for the purposes above described.

It is understood that the easement herein granted does not convey any right or interest in the above-described property, except as stated herein, nor prevent Grantor from the use of said property; provided however, that such use shall not be permitted to interfere with the rights herein granted.

John L. Weddle
10-18-02
Date
Monika Weddle
10-18-02
Date

EXHIBIT "A"

**MAPLE LANE ROAD
COUNTY ROAD NO. 398**

**HIGHWAY 213/BEAVERCREEK ROAD
MAP & TAX LOT NO. 32E4C-2202
FILE NO. 1906802 009**

June 27, 2002

DRIVERS SIGHT LINE 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 Warranty Deed to John L. and Monika Weddle in Document No. 78-29538 as recorded on July 10, 1978, Clackamas County Deed Records, said parcel being that portion of said property lying easterly 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 12.192 meters (40.00') right of centerline station "M"1524+780.000m;

Thence in a straight line to a point 13.716 meters (45.00') right of centerline station "M"1524+880.000m;

EXCEPT therefrom that portion lying within the existing right of way of Maple Lane Road County Road No. 398.

The parcel of land to which this description applies contains 152.6 square meters (1,643 square feet) more or less.

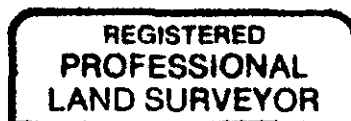
The stationing used to describe this parcel is based on the centerline of Maple Lane Road County Road No. 398, being more particularly described as follows:

Beginning at a point in the centerline of Maple Lane Road at centerline station "M" 1524+619.643m based on a Record of Survey recorded under Survey Number 29250 in Clackamas County Survey Records, Clackamas County, Oregon, said point bears North 319.934 meters (1049.65 feet) and West 131.770 meters (432.32 feet) from the one quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East of the Willamette Meridian;

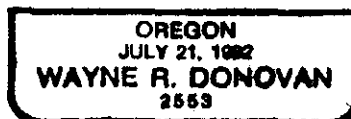
Thence S 10°55'35" E, along said centerline, 107.238 meters (351.83 feet) to station "M" 1524+726.881m and the beginning of a 145.530 meter (477.46 foot) radius curve to the right having a central angle of 52°09'30";

Thence along the arc of said curve to the right (the long chord of which bears S 15°09'10" W, 127.954 meters (419.80 feet)) 132.481 meters (434.65 feet) to station "M" 1524+859.362m;

Thence S 41°13'55" W, 143.796 meters (471.77 feet) to station 1525+003.158m = station "M" 1220+191.825m and the Point of Terminus of this centerline description for Maple Lane Road, said Point of Terminus bears South 17.006 meters (55.79 feet) and West 239.667 meters (786.31 feet) from the one quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East of the Willamette Meridian.

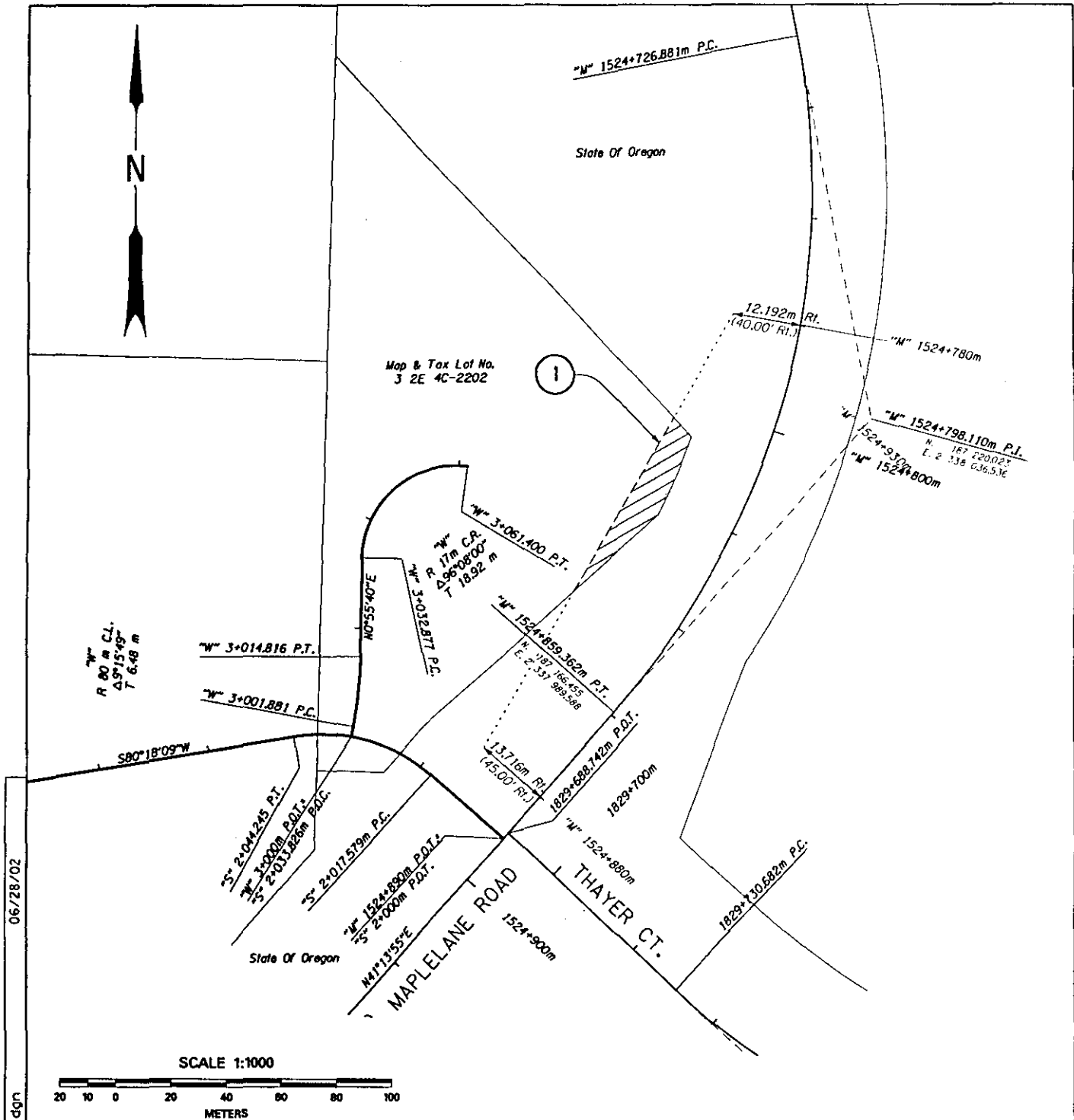


Wayne R. Donovan



*RENEWAL: 12/31/03
SIGNED: 06/28/02*

EXHIBIT "B"



LEGEND



DRIVER'S
SIGHT LINE
EASEMENT

① 152.6 SQ. M. +/-
(1643 SQ. FT. +/-)

HIGHWAY 213 / BEAVERCREEK ROAD

PROJECT

EXHIBIT "B"

SHEET

TITLE

32E4C-2202 19-68.2 1:1000

DWG. REF.

A.D.

PROJECT

W.R.D.

SCALE

M.L.A.

AMENDMENT NO.

JUNE 28, 2002

DRAWN BY

DESIGN BY

APPROVED BY

DATE

1
OF
1

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Wayne R. Donovan
OREGON
JULY 21, 1992
WAYNE R. DONOVAN
2553

RENEWAL DATE: DEC. 31, 2003

SIGNED: 06/28/02



CONSULTING
ENGINEERS

800 COUNTRY CLUB RD., SUITE 100B
EUGENE, OREGON 97401

TEL. (541) 883-8000
FAX (541) 883-8570

06/28/02

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DRIVERS SIGHT LINE
EASEMENT

3-2E-4C. TL 2202

[DOC# 2002-120831]

FTR 99-06

Pg 1 item
1417/4

CITY OF OREGON CITY

P.O. Box 3040

Oregon City, OR 97045-0304

ADDRESS SERVICE REQUESTED

PRESERVING OUR PAST - BUILDING OUR FUTURE