

Grantor: Sanders

State of Oregon

Grantee: City of Oregon City Public Works Department
P.O. Box 3040
Oregon City, OR 97045RECORDED IN CLACKAMAS COUNTY
ARDIS STEVENSON, COUNTY CLERK

2002-120830

After Recording Return to:
City of Oregon City
P.O. Box 3040
Oregon City, OR 97045

\$46.00

00391667200201208300050057

12/10/2002 11:16:16 AM

D-E Cnt=1 Stn=9 BEVL
\$25.00 \$11.00 \$10.00Until a change is requested all taxes shall be sent to:
No changes in tax statement

Accepted by City of Oregon City:

PERMANENT ROAD EASEMENT AND ACCESS CONTROL

KNOW ALL PERSONS BY THESE PRESENTS, THAT Charley E. Sanders and Frieda M. Sanders, 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 **FIVE THOUSAND SEVEN HUNDRED FORTY-NINE AND NO/100 DOLLARS (\$5,749.00).**

Also for the above stated consideration, there is hereby conveyed to Grantee all existing, future or potential common law or statutory abutter's easements of access between the right of way of the public way identified as Beaver Creek Road, and all of Grantor's remaining real property described in Exhibit "C". It is the express intent of Grantor that for itself and its successors and assigns it releases, waives, and relinquishes any rights of access to or from Beaver Creek Road as it exists now or as may be modified in the future of any kind whatsoever.

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.

Charley E. Sanders 10-1-02
Charley E. Sanders / Date

Frieda M. Sanders 10-1-02
Frieda M. Sanders / Date

STATE OF OREGON, County of Clackamas) ss.

This instrument was acknowledged before me on Oct 1

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EXHIBIT "A"

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

**HIGHWAY 213/BEAVERCREEK ROAD
MAP & TAX LOT NO. 32E4C-1300
FILE NO. 1906802 008**

June 27, 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 Warranty Deed to Charley E. and Frieda M. Sanders in Document No. 68-10364 as recorded on June 4, 1968, 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 24.384 meters (80.00') right of centerline station "M"1524+900.000m;

Thence in a straight line to a point 30.480 meters (100.00') right of centerline station "M"1524+930.000m;

Thence in a straight line to a point 22.860 meters (75.00') right of centerline station "M"1524+970.000m;

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 173.6 square meters (1869 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;

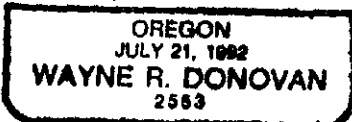
Thence S 10°55'35" E, along said centerline, 107.238 meters (351.83 feet) to station "M" 1524+726.881m and the beginning of a 145.530 meter (477.46 foot) radius curve to the right having a central angle of 52°09'30";

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;

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.



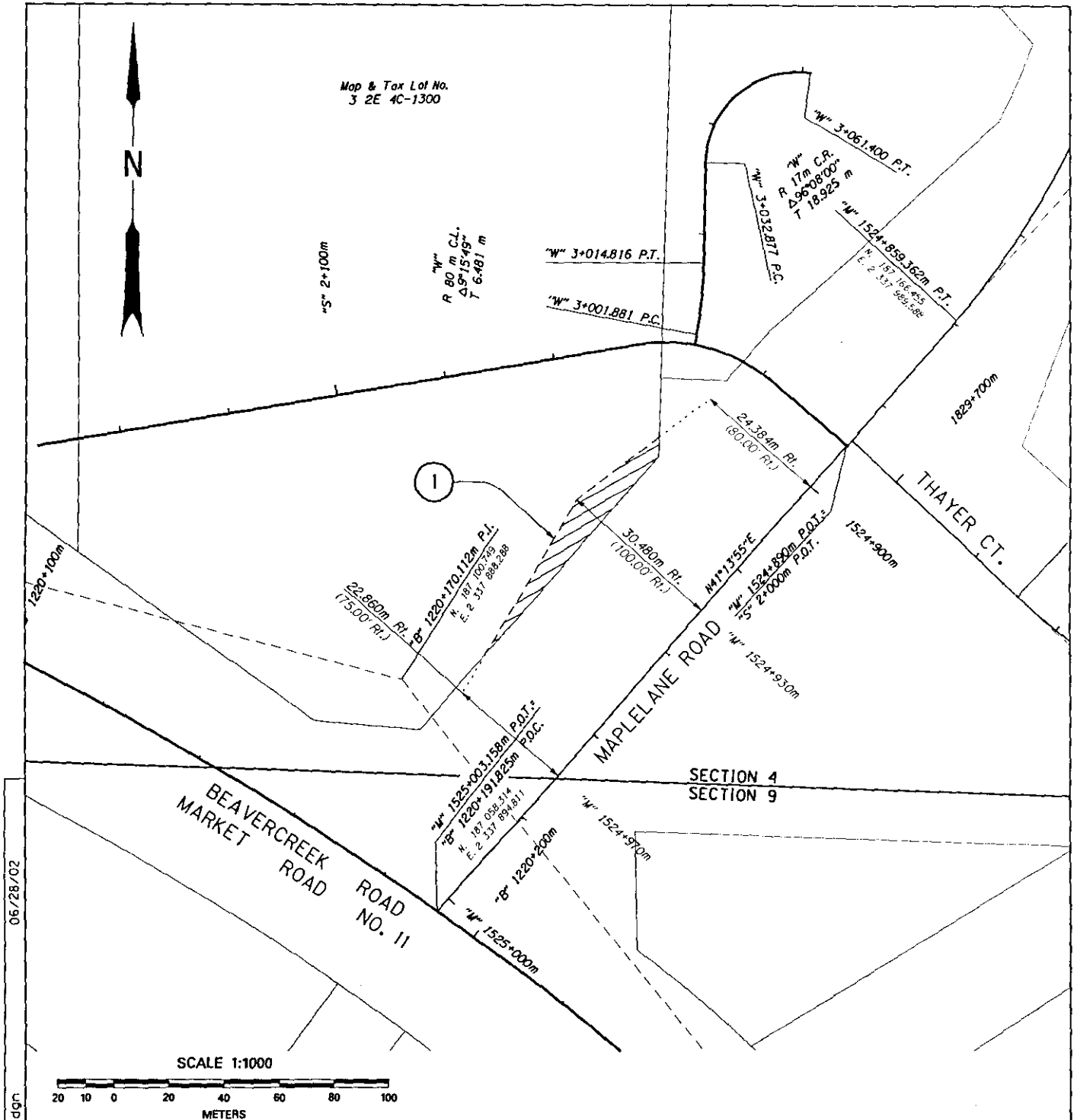
Wayne R. Donovan



RENEWAL: 12/31/03

SIGNED: 06/28/02

EXHIBIT "B"



SCALE 1:1000
20 10 0 20 40 60 80 100
METERS

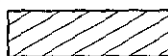
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Wayne R. Donovan

OREGON
JULY 21, 1992
WAYNE R. DONOVAN
2553

RENEWAL DATE: DEC. 31, 2003
SIGNED: 06/28/02

LEGEND



PERPETUAL
R/W
EASEMENT

① 173.6 SQ. M. +/-
(1869 SQ. FT. +/-)

HIGHWAY 213 / BEAVERCREEK ROAD

PROJECT

SHEET

EXHIBIT "B"

TITLE

32E4C-1300 19-68.2 1:1000

DWG. REF.

PROJECT

SCALE

AMENDMENT NO.

A.D.

W.R.D.

M.L.A.

JUNE 28, 2002

DRAWN BY

DESIGN BY

APPROVED BY

DATE

1
OF
1



CONSULTING
ENGINEERS

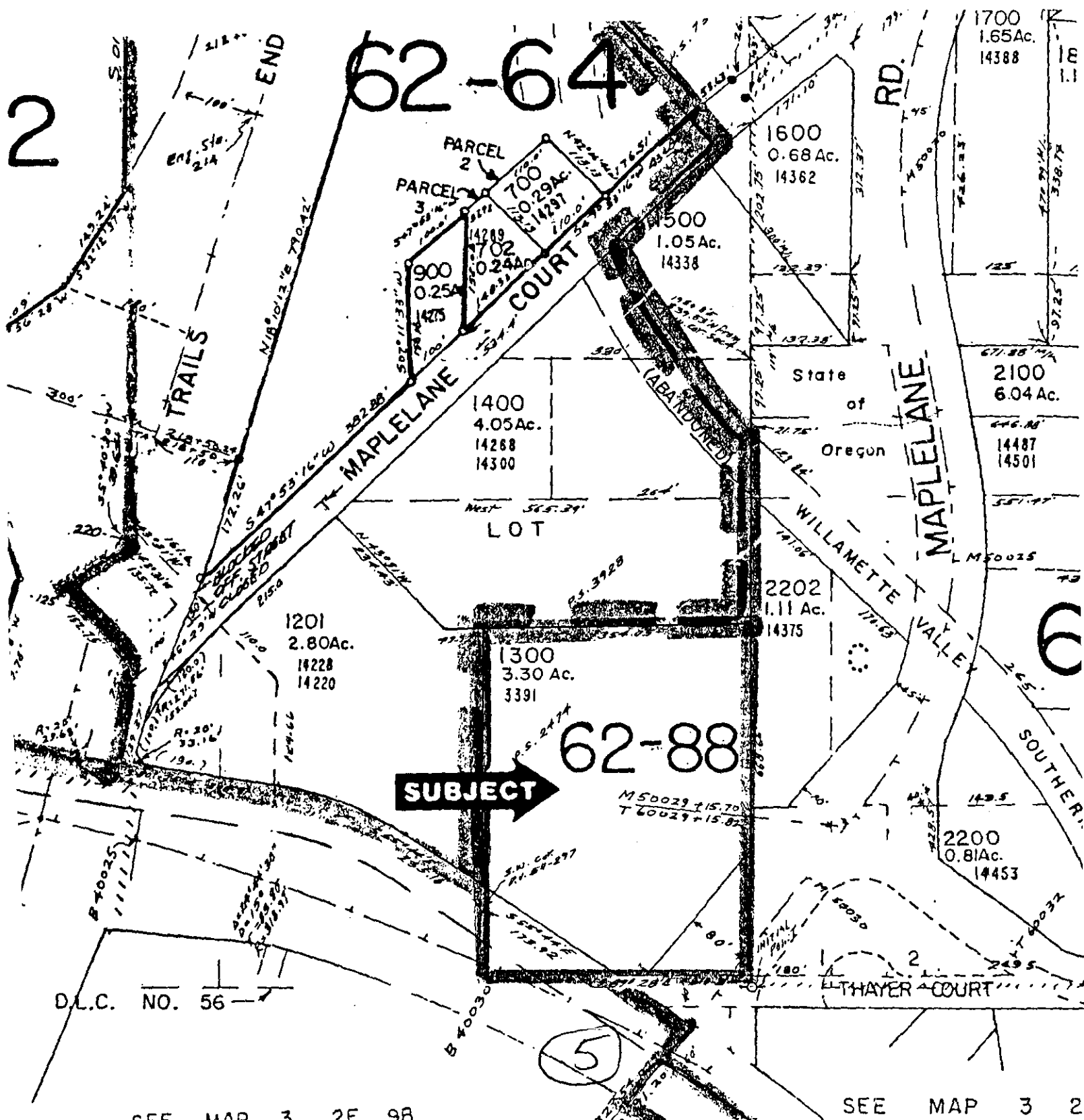
820 COUNTRY CLUB RD., SUITE 1008
EUGENE, OREGON 97401

TEL (541) 683-8090
FAX (541) 683-8578

06/28/02

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SEE MAP 3 2

AGREEMENT FOR SHARED DRIVEWAY
EASEMENT & MAINTENANCE AND
B PERMANENT ROAD EASEMENT &
ACCESS CONTROL

C.F. - C 2003-003
3-2E-4C

B SANDERS T.L. 2202

A WEDDLE T.L. 1300

B 2002-120830 SANDERS

A 2003-002665 WEDDLE

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B	1417	5

CITY OF OREGON CITY

P.O. Box 3040
Oregon City, OR 97045-0304

ADDRESS SERVICE REQUESTED

PRESERVING OUR PAST - BUILDING OUR FUTURE