

CITY OF OREGON CITY, OREGON

PUBLIC UTILITY(S) EASEMENT

RED SOILS INDUSTRIAL PARK I, an Oregon limited partnership

KNOW ALL MEN BY THESE PRESENTS, THAT ~~Robert D. Randall and Shirley M. Chuck~~ 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 a waterline 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.

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 (except those of record)

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 19th day of May, 1993.

PUBLIC UTILITY EASEMENT
Page 2 of 2

RED SOILS INDUSTRIAL PARK I,
an Oregon limited partnership


By Robert D. Randall,
General Partner

Grantor's Name & Address
RED SOILS INDUSTRIAL PARK I
c/o Randall Realty Corp.
9500 SW Barbur Blvd., #300
Portland, OR 97219


State of Oregon)
County of Multnomah)

May 19, 1993

Personally appeared the above named Robert D. Randall,
known to me to be the General Partner of RED SOILS INDUSTRIAL
PARK I, an Oregon limited partnership, who acknowledged said
instrument on behalf of the partnership.

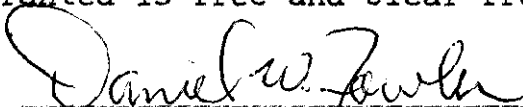
Before me:




Notary Public for Oregon
My commission expires: 11-17-93

Grantee's Name & Address
City of Oregon City
320 Warner Milne Rd.
Oregon City, OR 97045

Accepted on behalf of the City of Oregon City on the
condition that the easement granted is free and clear from
taxes, liens and encumbrances


Mayor


City Recorder

6-2-93



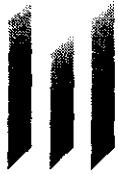


EXHIBIT "A"

WESTLAKE

CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

Phone: 503 684-0652

Fax: 503 624-0157

Parcel 1
Partition Plat No. 1992-192
15' Wide Permanent
Waterline Easement
City of Oregon City
Clackamas County
Project No.: 467-24C2-92
April 30, 1993

EASEMENT DESCRIPTION

A tract of land situated in the southwest quarter of Section 5, Township 3 South, Range 2 East, of the Willamette Meridian, Clackamas County, State of Oregon, being a portion of Parcel 1 of Partition Plat Number 1992-192 of the Clackamas County Survey Records, being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet on each side of the following described centerline:

Commencing at the northeast corner of said Parcel 1;

thence, along the southerly right-of-way of Beaver Creek Road, along a 1,957.00 foot radius curve to the left, through a central angle of 00°49'19" (chord bears North 84°59'52" West, 28.07 feet) an arc distance of 28.08 feet to the True Point of Beginning;

thence, parallel with the east line of said Parcel 1, South 00°56'49" West, 119.06 feet to a point hereinafter referred to as Point "A";

thence, continuing parallel with said east line, South 00°56'49" West 153.99 feet to a point hereinafter referred to as Point "B";

thence, continuing parallel with said east line, South 00°56'49" West, 40.98 feet to a point hereinafter referred to as Point "C";

thence, North 89°03'26" West, 270.00 feet;

thence, South 78°11'19" West, 21.00 feet;

Page 2 of 2
Red Soils
Parcel 1
Partition Plat No. 1992-192
Waterline Easement
Project No.: 467-24C2-92

thence, parallel with the west line of said Parcel 1, North $11^{\circ}48'45''$ West, 100.85 feet to a point hereinafter referred to as Point "D";

thence, South $78^{\circ}11'19''$ West, 8.00 feet to the termination point of the above described centerline, said point being in the west line of said Parcel 1 and bears South $11^{\circ}48'45''$ East, 224.71 feet from the northwest corner of said Parcel 1.

Together with a 15 foot wide strip of land lying 7.5 feet on each side of the following described centerline:

Beginning at the aforementioned Point "A";

thence, North $89^{\circ}03'26''$ West, 16.24 feet to the termination point.

Together with a 15 foot wide strip of land lying 7.50 feet on each side of the following described centerline:

Beginning at the aforementioned Point "B";

thence, North $89^{\circ}03'26''$ West, 17.11 feet to the termination point.

Together with a 15 foot wide strip of land lying 7.50 feet on each side of the following described centerline:

Beginning at the aforementioned Point "C";

thence, South $00^{\circ}56'49''$ West, 13.62 feet to the termination point.

Together with a 15 foot wide strip of land lying 7.50 feet on each side of the following described centerline:

Beginning at the aforementioned Point "D";

thence, North $78^{\circ}11'19''$ East, 31.58 feet to the termination point.

The area of the permanent easement is 11,436 square feet (0.26 acres).

PARCEL 1

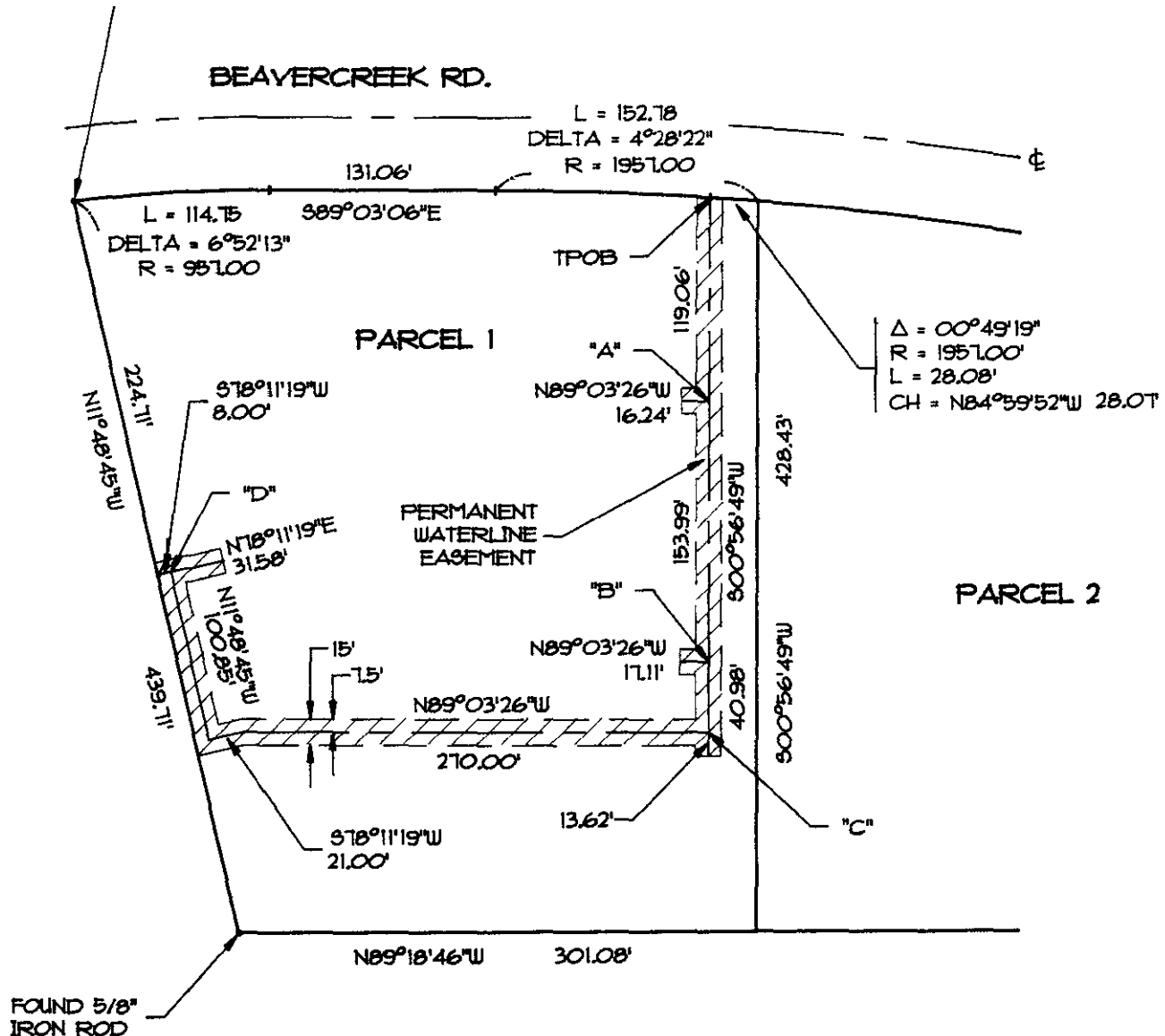
OF PARTITION PLAT 1992-192
SITUATED IN THE SW 1/4 OF SECTION 5
TOWNSHIP 3 SOUTH, RANGE 2 EAST, WM.
CITY OF OREGON CITY
CLACKAMAS COUNTY, OREGON



SCALE: 1"=100'

EXHIBIT "B"

FOUND 5/8" IRON ROD
WITH PLASTIC CAP
"COMPASS CORP"



WESTLAKE CONSULTANTS INC.

1340 SW HUNZIKER, STE. 204
TIGARD, OREGON 97223 684-0652

RED SOILS CENTER
INDUSTRIAL PARK
WATERLINE EASEMENT
EXHIBIT MAP

PARCEL 1
PARTITION PLAT
NO. 1992-192

46724EDWG

DRAWN BY: KLU CHK BY: LJM DATE: 4-28-93 JOB #: 467-24C2

5



CITY OF OREGON CITY

INCORPORATED 1844

COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED

June 2, 1993

Page

1 of 1

Subject: Public Utility Easement Acceptance
Water Line Improvement
SP91-19, Red Soils Industrial Park

Report No. 93-116

On the June 2, 1993 City Commission agenda is a Public Utility Easement for water line improvement for Commission acceptance. The easement document is attached for Commission review. The easement is for a water line that was required by the City for the development of the Red Soils Industrial Park by the Randall Company.

It is recommended that the City Commission adopt a motion to accept the easement document, and authorize the Mayor and City Recorder to execute respectively.

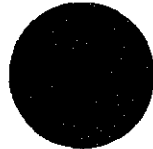
CHARLES LEESON
City Manager

attach.

cc - John Hawthorne, Civil Engineer
- Randall Realty Group

Public Utility Easement
Acceptance - Water Line
Improvement
Red Soils Industrial Park

3-2E-5C 406



DOC# 93-41E 75

(purple)

Red Soils Industrial 1993
Park I
c/o Randall Realty Corp.

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Env. 198