

AFTER RECORDING RETURN TO:

Kathie Riggs

City Recorder

City of Oregon

P.O. Box 3040

Oregon City, Oregon 97045-0304



01908565201500817040080080

\$88.00

12/11/2015 02:25:16 PM

D-E Cnt=1 Stn=1 JANIS  
\$40.00 \$16.00 \$22.00 \$10.00

Map No.: 3-2E-09D

Tax Lot: 1200, 1300, 1400

Planning No.: CP 14-03, DP 14-04, NR 14-10

Grantor: Oregon City School District 62

## CITY OF OREGON CITY, OREGON PUBLIC UTILITY EASEMENT

**KNOW ALL BY THESE PRESENTS, THAT OREGON CITY SCHOOL DISTRICT 62** 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 public, franchised, licensed and permitted utilities 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 (no trees), 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_; 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

Larry Didway

\_\_\_\_\_  
Signer's Name

Larry Didway, Superintendent

\_\_\_\_\_  
Signer's Name

\_\_\_\_\_  
(if executed by a corporation  
affix corporate seal below)

Corporation/limited partnership

\_\_\_\_\_

\_\_\_\_\_  
Corporation/Partnership Name

\_\_\_\_\_  
Signer's Name, Title

\_\_\_\_\_  
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 )

Corporate Acknowledgment

STATE OF OREGON )

) ss.

County of \_\_\_\_\_ )

Personally appeared the above named bjm

Larry Didway \*Superintendent

Oregon City School District 62

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

\*SUPERINTENDENT OREGON CITY bjm

Before me:

SCHOOL DISTRICT 62

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.

NOTARY PUBLIC FOR OREGON

Bonnie Jean Miller, ms 12/1/15

Bonnie Jean Miller, ms

Notary's signature

My Commission Expires: 9/19/17

Stamp seal below

Before me:

NOTARY PUBLIC FOR OREGON

Notary's signature

My Commission Expires: \_\_\_\_\_

Stamp seal below

Oregon City School District 62

1417 12<sup>th</sup> Street

Oregon City, Oregon 97045

(Grantor's Name and Address)

City of Oregon City

P.O. Box 3040

625 Center Street

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.

A. K. L.

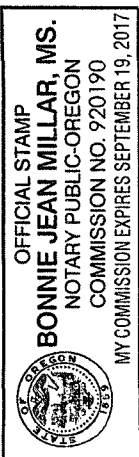
City Manager

John L. L.

Public Works Director

Katie Riggs

City Recorder



Meyers/Loder Public Utility Easement (North/West)  
Oregon City School District #62  
Clackamas County, Oregon  
October 06, 2015  
Project No. 2489-001 (A)

#### EXHIBIT "A"

A 10.00 foot strip of land situated in the south one-half of Section 9, Township 3 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being a portion of that property conveyed to Oregon City School District #62 by Deed Document Number 2012-080636, Book 488, Page 325 and Deed Document Number 91-52218, Clackamas County Deed Records, being more particularly described as follows;

Commencing at the south one-quarter corner of said Section 9, being a found three and one-quarter inch bronze disk in a monument box at the centerline of Glen Oak Road;

thence, along the centerline of Glen Oak Road, North 89°41'25" West, 153.11 feet to the southerly extension of the west line of that property conveyed to City of Oregon City by Deed Document Number 2008-068546, Clackamas County Deed Records;

thence, along said southerly extension and along said west line, North 00°27'59" West, 869.48 feet to the north right of way line of Meyers Road, being 93.00 feet wide, and the Point of Beginning;

thence, continuing on said west line, North 00°27'59" West, 10.06 feet to a point of non-tangent curvature;

thence, along a 347.00 foot radius curve to the left, radial bears South 05°50'36" West, through a central angle of 07°10'44", (chord bears South 87°44'46" East, 43.45 feet) a distance of 43.48 feet to a point of reverse curvature;

thence, along a 453.00 foot radius curve to the right, through a central angle of 32°39'30", (chord bears South 75°00'23" East, 254.73 feet) a distance of 258.21 feet to a point of reverse curvature;

thence, along a 347.00 foot radius curve to the left, through a central angle of 26°20'16", (chord bears South 71°50'46" East, 158.11 feet) a distance of 159.51 feet to a point of tangency;

thence, South 85°01'25" East, 51.00 feet;

thence, North 33°02'01" East, 47.04 feet to a line which is parallel with and 10.00 feet west of the west right of way line of Loder Road, being 54.00 feet wide;

thence, along said parallel line, North 03°12'32" East, 135.55 feet to a point of curvature;

thence, along the arc of a 371.00 foot radius curve to the left, through a central angle of 03°39'41" (the chord of which bears North 01°22'42" East, 23.70 feet) an arc distance of 23.71 feet to a point of tangency;

thence, North 00°27'09" West, 414.02 feet to a point of curvature;

thence, along the arc of a 429.00 foot radius curve to the right, through a central angle of 23°43'52" [the chord of which bears North 11°24'47" East, 176.42 feet] an arc distance of 177.69 feet to a point of reverse curvature;

thence, along the arc of a 371.00 foot radius curve to the left, through a central angle of 23°07'25" [the chord of which bears North 11°43'01" East, 148.72 feet] an arc distance of 149.73 feet to a point of tangency;

thence, North 00°09'18" East, 174.98 feet to the south line of that property conveyed to Nutt by Deed Document Number 71-7453, Clackamas County Deed Records;

thence, along said south line, South 89°47'59" East, 10.00 feet to said west right of way line of Loder Road, being 54.00 feet wide;

thence, along said west line, South 00°09'18" West, 174.97 feet to a point of curvature;

thence, along the arc of a 381.00 foot radius curve to the right, through a central angle of 23°07'25" [the chord of which bears South 11°43'01" West, 152.72 feet] an arc distance of 153.77 feet to a point of reverse curvature;

thence, along the arc of a 419.00 foot radius curve to the left, through a central angle of 23°43'52" [the chord of which bears South 11°24'47" West, 172.31 feet] an arc distance of 173.54 feet to a point of tangency;

thence, South 00°27'09" East, 414.02 feet to a point of curvature;

thence, along the arc of a 381.00 foot radius curve to the right, through a central angle of 03°39'41" [the chord of which bears South 01°22'42" West, 24.34 feet] an arc distance of 24.35 feet to a point of tangency;

thence, South 03°12'32" West, 138.22 feet;

thence, South 33°02'01" West, 55.70 feet to said north right of way line of Meyers road, being 93.00 feet wide;

thence, along said north right of way line, North 85°01'25" West, 57.00 feet to a point of curvature;

thence, along a 357.00 foot radius curve to the right, through a central angle of 26°20'16" [chord bears North 71°50'46" West, 162.66 feet] a distance of 164.11 feet to a point of reverse curvature;

thence, along a 443.00 foot radius curve to the left, through a central angle of 03°01'00", [chord bears North 60°11'08" West, 23.32 feet] a distance of 23.32 feet to the south line of said Oregon City School District #62 property;

thence, along said south line, North 00°27'10" West, 8.66 feet to an angle point therein;

thence, continuing along said south line, North 89°38'25" West, 17.10 feet to a point of non-tangent curvature;

thence, continuing along a 443.00 foot radius curve to the left, radial bears North 25°48'47" East, through a central angle of 27°08'55", [chord bears North 77°45'40" West, 207.95 feet] a distance of 209.91 feet to a point of reverse curvature;

thence, along a 357.00 foot radius curve to the right, through a central angle of 07°00'05", (chord bears North 87°50'05" West, 43.60 feet) a distance of 43.62 feet to the Point of Beginning

Containing 16,361 square feet.

Bearings are based on the centerline of Glen Oak Road between found monuments at the south one-quarter corner of Section 9 and the southeast corner of Section 9 per Survey Number 2008-277, Clackamas County Survey Records.





0 50' 100'  
SCALE: 1"=100'

OREGON CITY SCHOOL DISTRICT #62  
DOC. NO. 2012-080636

LODER  
ROAD

N00°27'59"W 10.06  
POINT OF BEGINNING  
C50 L=43.48'  
C61 L=43.62'

PUBLIC UTILITY EASEMENT  
AREA: 16,361 SQ. FT.  
PUBLIC UTILITY EASEMENT

C53 L=23.71' C58 L=24.35'

C51 L=258.21'  
C60 L=209.91'

N89°38'25"W 17.10'  
N00°27'10"W 8.66'

C62 L=23.32'

MEYERS  
ROAD

C52 L=159.51'

N33°02'01"E 47.04'

S85°01'25"E 51.00'

C59 L=164.11'

N03°12'32"E 135.55'

S03°12'32"W 138.22'

S33°02'01"W 55.70'

N85°01'25"W 57.00'

CITY OF OREGON CITY  
DOC. NO. 2008-068546

KEITH  
DOC. NO. 94-98555

KEITH  
DOC. NO.  
2002-067173

N00°27'59"W 869.48'

CURVE DATA TABLE

CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C50	43.48'	347.00'	7°10'44"	S87°44'46"E	43.45'
C51	258.21'	453.00'	32°39'30"	S75°00'23"E	254.73'
C52	159.51'	347.00'	26°20'16"	S71°50'46"E	158.11'
C53	23.71'	371.00'	3°39'41"	N1°22'42"E	23.70'
C58	24.35'	381.00'	3°39'41"	S1°22'42"W	24.34'
C59	164.11'	357.00'	26°20'16"	N71°50'46"W	162.66'
C60	209.91'	443.00'	27°08'55"	N77°45'40"W	207.95'
C61	43.62'	357.00'	7°00'05"	N87°50'05"W	43.60'
C62	23.32'	443.00'	3°01'00"	N60°11'08"W	23.32'

HIGH SCHOOL AVE.  
(DOC. NO. 2003-134813)

3" BRASS DISK IN MON BOX  
"CLACKAMAS COUNTY SURVEYOR"  
"T3S R2E 1/4 S9/S16"

GLEN OAK ROAD

S89°52'19"E

EXHIBIT B  
PAGE 1 OF 2

LOCATED IN THE S. 1/2 OF SECTION 9  
TOWNSHIP 3 S., RANGE 2 E., W.M.  
CLACKAMAS COUNTY, OREGON

DATE 06OCT15  
DRAWN BY SLH2  
CHECKED BY GRA  
REVISION 1  
JOB NO. 2489-001



WESTLAKE  
CONSULTANTS INC.

ENGINEERING • SURVEYING • PLANNING

PACIFIC CORPORATE CENTER  
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652  
TIGARD, OREGON 97224 FAX (503) 624-0157



0 50' 100'  
SCALE: 1"=100'

OREGON CITY SCHOOL DISTRICT #62  
DOC. NO. 91-52218

HENRY & JANICE NUTT  
DOC. NO. 71-7453

S89°47'59"E 10.00'

PUBLIC UTILITY EASEMENT  
AREA: 16,361 SQ. FT.

OREGON CITY SCHOOL DISTRICT #62  
DOC. NO. 2012-080636

CURVE DATA TABLE

CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C53	23.71'	371.00'	3°39'41"	N1°22'42"E	23.70'
C54	177.69'	429.00'	23°43'52"	N11°24'47"E	176.42'
C55	149.73'	371.00'	23°07'25"	N11°43'01"E	148.72'
C56	153.77'	381.00'	23°07'25"	S11°43'01"W	152.72'
C57	173.54'	419.00'	23°43'52"	S11°24'47"W	172.31'
C58	24.35'	381.00'	3°39'41"	S1°22'42"W	24.34'

LODER ROAD

OREGON CITY SCHOOL  
DISTRICT #62  
BOOK 488, PAGE 325

C53  
L=23.71'

C58  
L=24.35'

LODER ROAD

54.00'

## EXHIBIT B PAGE 2 OF 2

LOCATED IN THE S. 1/2 OF SECTION 9  
TOWNSHIP 3 S., RANGE 2 E., W.M.  
CLACKAMAS COUNTY, OREGON

DATE	06OCT15
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