

AFTER RECORDING RETURN TO:

Kathie Riggs  
City Recorder  
City of Oregon  
P.O. Box 3040  
Oregon City, Oregon 97045-0304



\$78.00

12/11/2015 02:25:16 PM

D-E Cnt=1 Stn=1 JANIS  
\$30.00 \$16.00 \$22.00 \$10.00

Map No.: 3-2E-09D  
Tax Lot: 1200, 1300  
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 19<sup>th</sup> day of October, 2015; 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

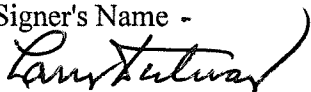
Corporation/limited partnership

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

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

Larry Didway, Superintendent

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



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

(if executed by a corporation  
affix corporate seal below)

\_\_\_\_\_  
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 )

Personally appeared the above named <sup>bjm</sup>

<sup>bjm</sup> Larry Didway ~~Superintendent~~  
Oregon City School District 62

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

<sup>bjm</sup> Before me: SUPERINTENDENT OREGON CITY  
School District 62

NOTARY PUBLIC FOR OREGON

Bonnie Jean Millar 12/1/15

Bonnie Jean Millar

Notary's signature

My Commission Expires: 9/19/17

Stamp seal below

(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.

~~Mayor~~ City Manager

City Recorder

Kathu Riggs

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Corporate Acknowledgment

STATE OF OREGON )

) ss.

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

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.

Before me:

NOTARY PUBLIC FOR OREGON

Notary's signature

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

Stamp seal below

City Public Works Director

[Signature]

Loder Public Utility Easement (East)  
Oregon City School District #62  
Clackamas County, Oregon  
September 17, 2015  
Project No. 2489-001 (A)

#### EXHIBIT "A"

A 10.00 foot strip of land situated in the southeast one-quarter 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 Book 488, Page 325 and Deed Document Number 91-52218, Clackamas County Deed Records, being more particularly described as follows:

Commencing at a found 5/8" Iron Rod with a yellow plastic cap marked "AKS ENGR." at the centerline of Meyers Road and Quaking Aspen Avenue per the Plat of SEQUOIA LANDING recorded in Book 136, Page 006, Clackamas County Plat Records;

thence, along the centerline of Meyers Road, South 89°58'35" West, 534.05 feet to the southerly extension of the east right of way line of Loder Road;

thence, along said southerly extension, North 03°12'32" East, 40.06 feet to the north right of way line of Meyers Road, being 80.00 feet wide, and the east right of way line of Loder Road, being 54.00 feet wide;

thence, along said east right of way line, North 03°12'32" East, 188.53 feet to a point of curvature;

thence, along the arc of a 435.00 foot radius curve to the left, through a central angle of 03°39'41" (the chord of which bears North 01°22'42" East, 27.79 feet) an arc distance of 27.80 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 365.00 foot radius curve to the right, through a central angle of 23°43'52" (the chord of which bears North 11°24'47" East, 150.10 feet) an arc distance of 151.18 feet to a point of reverse curvature;

thence, along the arc of a 435.00 foot radius curve to the left, through a central angle of 23°07'25" (the chord of which bears North 11°43'01" East, 174.37 feet) an arc distance of 175.56 feet to a point of tangency;

thence, North 00°09'18" East, 174.93 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 a line which is parallel with and 10.00 feet east of the east right of way line of Loder Road, being 54.00 feet wide;

thence, along said parallel line, South 00°09'18" West, 174.92 feet to a point of curvature;

thence, along the arc of a 445.00 foot radius curve to the right, through a central angle of 23°07'25" (the chord of which bears South 11°43'01" West, 178.38 feet) an arc distance of 179.80 feet to a point of reverse curvature;

thence, along the arc of a 355.00 foot radius curve to the left, through a central angle of 23°43'52" [the chord of which bears South 11°24'47" West, 145.99 feet] an arc distance of 147.04 feet to a point of tangency;

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

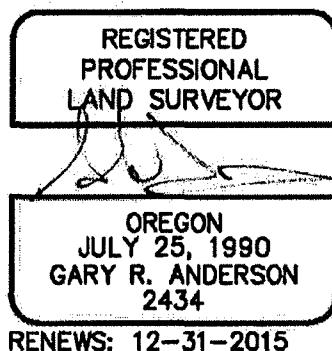
thence, along the arc of a 445.00 foot radius curve to the right, through a central angle of 03°39'41" (the chord of which bears South 01°22'42" West, 28.43 feet) an arc distance of 28.44 feet to a point of tangency;

thence, South 03°12'32" West, 187.96 feet said north line of Meyers Road, being 80.00 feet wide;

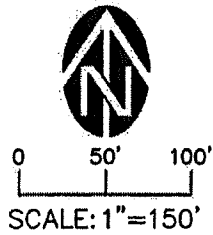
thence, along said north line, North 89°58'35" East, 10.02 feet to the Point of Beginning.

Containing 11,320 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.



Drawing Name: J:\2489-001.14\Survey\CAD\DWG\2489-001E.dwg Sep 17, 2015 - 4:44pm - showell



S89°47'59"E 10.00'

HENRY & JANICE NUTT  
DOC. NO. 71-7453

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

OREGON CITY SCHOOL  
DISTRICT #62  
BOOK 488, PAGE 325

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

LODER ROAD

PUBLIC UTILITY EASEMENT  
AREA: 11,320 SQ. FT.

CURVE DATA TABLE

CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C38	27.80'	435.00'	3°39'41"	N1°22'42"E	27.79'
C39	151.18'	365.00'	23°43'52"	N11°24'47"E	150.10'
C40	175.56'	435.00'	23°07'25"	N11°43'01"E	174.37'
C41	179.60'	445.00'	23°07'25"	S11°43'01"W	178.38'
C42	147.04'	355.00'	23°43'52"	S11°24'47"W	145.99'
C43	28.44'	445.00'	3°39'41"	S1°22'42"W	28.43'

C38  
L=27.80'

C43  
L=28.44'

POINT OF  
BEGINNING

N03°12'32"E  
40.06

N89°58'35"E  
10.02

MEYERS ROAD

S89°58'35"W 534.05'

5/8" IR W/YPC  
"AKS ENGR."

80' RIGHT-OF-WAY DEDICATION  
DOC. NO. 2006-006643

**EXHIBIT B**  
**PAGE 1 OF 1**

LOCATED IN THE SE. 1/4 OF SECTION 9  
TOWNSHIP 3 S., RANGE 2 E., W.M.  
CLACKAMAS COUNTY, OREGON

DATE 17SEP15  
DRAWN BY SLH2  
CHECKED BY GRA  
REVISION 0  
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

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