

AFTER RECORDING RETURN TO:



\$68.00

01655150201300092780050053

02/08/2013 10:57:01 AM

D-E Cnt=1 Stn=1 JANISKEL
\$25.00 \$16.00 \$17.00 \$10.00

SP ~~ASSH~~ City Recorder Kelly Borgayne
P.O. Box 3040
Oregon City, Oregon 97045-0304

Map No.: 3-2E-04D

Tax Lots: 601

Engineering No.: for TP12-01

Grantor: John Jones Construction, Inc.
(John Jones, President)

CITY OF OREGON CITY, OREGON PUBLIC UTILITY(S) EASEMENT

KNOW ALL BY THESE PRESENTS, THAT John Jones Construction, Inc. 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 Utility Easement** 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 (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 16TH day of JANUARY, 2013; 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

Signer's Name

Signer's Name

(if executed by a corporation
affix corporate seal below)

Corporation/limited partnership

John Jones pres

Corporation/Partnership Name

John Jones Construction, Inc.

Signer's Name, Title

John Jones, President

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

County of _____)

) ss.

Personally appeared the above named _____

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

Before me:

NOTARY PUBLIC FOR OREGON

Notary's signature _____

My Commission Expires: _____

Stamp seal below

(Grantor's Name and Address)

City of Oregon City

P.O. Box 3040

320 Warner Milne Road

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

Deborah J. Chase

City Recorder

Nancy Eide

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Corporate Acknowledgment
STATE OF OREGON

County of Clackamas)

) ss.

Personally appeared John Jones 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 John Jones Construction, Inc.

_____, 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.

January 16, 2013

Before me:

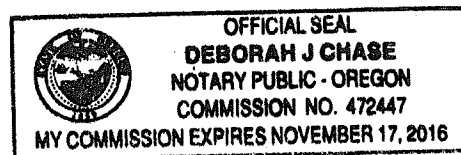
NOTARY PUBLIC FOR OREGON

D. Chase

Notary's signature

My Commission Expires: 11/17/16

Stamp seal below



ENGINEERING PLANNING
FORESTRY

13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



LANDSCAPE ARCHITECTURE
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Offices Located In:
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VANCOUVER, WASHINGTON
www.aks-eng.com

EXHIBIT A

A tract of land located in the Southeast One-Quarter of Section 4, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon being more particularly described as follows:

Beginning at a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at the northwest corner of Lot 81 of the plat "Crabtree Terrace"; thence along the westerly line of Document Number 2012-018810 North 00°35'27" West 266.50 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence continuing along said westerly line North 89°24'33" East 65.50 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence continuing along said westerly line North 00°35'27" West 53.00 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR.", also being the **True Point of Beginning**; thence leaving said westerly line North 00°35'27" West 10.00 feet to a point; thence along a non-tangent curve to the left (radial: North 00°35'27" West) with a Radius of 4.50 feet, a Delta of 90°00'00", a Length of 7.07 feet, and a Chord of North 44°24'33" East 6.36 feet to a point; thence North 00°35'27" West 75.50 feet to a point; thence North 89°24'33" East 10.00 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence along the westerly line of said Document Number 2012-018810 South 00°35'27" East 75.50 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence along a curve to the right with a Radius of 14.50 feet, a Delta of 90°00'00", a Length of 22.78 feet, and a Chord of South 44°24'33" West 20.51 feet to the **True Point of Beginning**.

The above described tract of land contains 904 square feet, more or less.

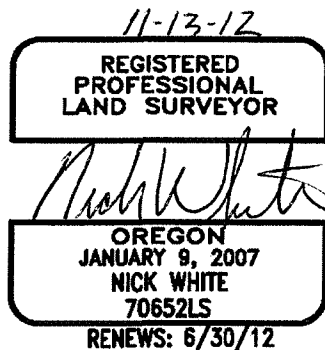
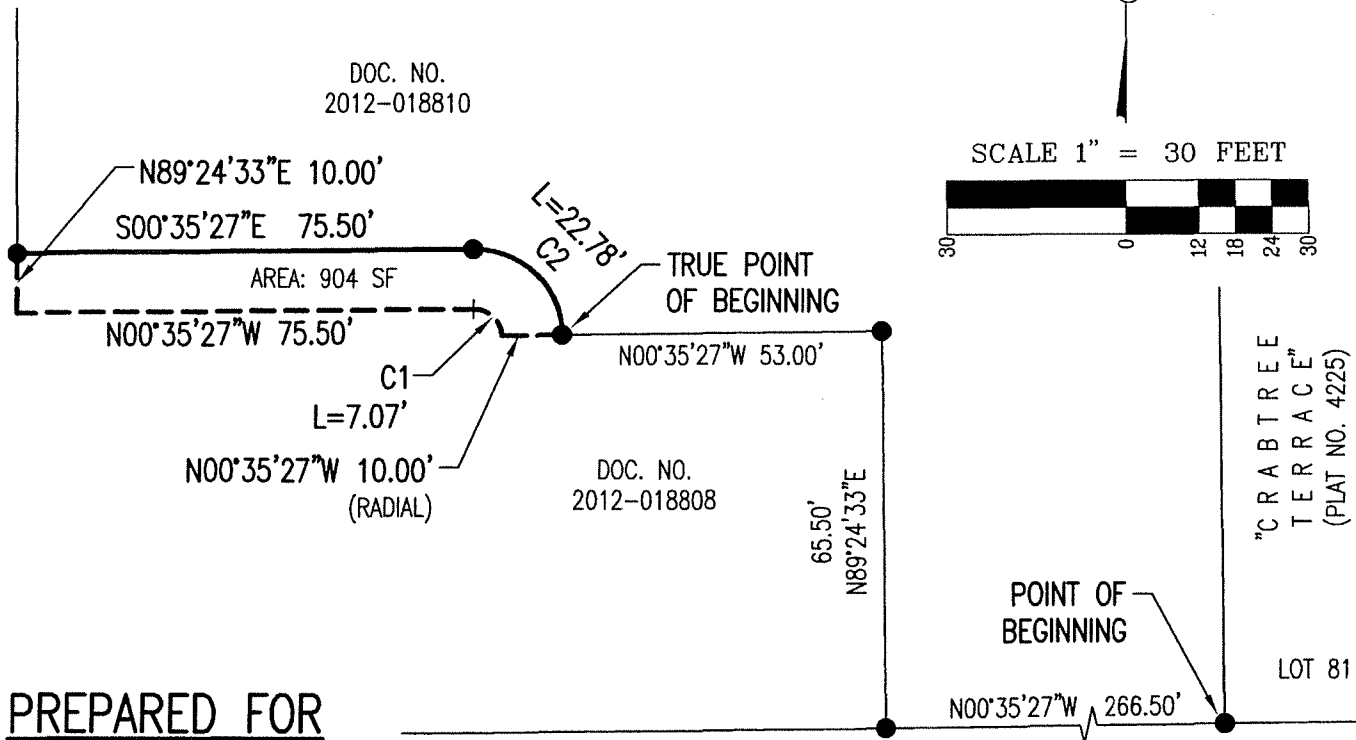


EXHIBIT B

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



SCALE 1" = 30 FEET



PREPARED FOR

JOHN JONES
16999 S. BRADLEY ROAD
OREGON CITY, OR 97045

DOC. NO.
97-003545

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD
C1	4.50'	90°00'00"	7.07'	N44°24'33"E 6.36'
C2	14.50'	90°00'00"	22.78'	S44°24'33"W 20.51'

LEGEND

- 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."
- DOC. NO. DOCUMENT NUMBER PER CLACKAMAS COUNTY DEED RECORDS
- SF SQUARE FEET

11-13-12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

JOB NAME: CRABTREE 2

JOB NUMBER: 3002

DRAWN BY: JOH

CHECKED BY: NSW

DWG NO.: 103112 3002EXB

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LICENSED IN OR & WA

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