

6/3
AFTER RECORDING RETURN TO:

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



01338148200900612620030058

\$51.00

08/27/2009 10:58:35 AM

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

Map No.: 2-2E-28AB

Tax Lot: 1400

Planning No.: N/A

Grantor: Oregon City School District

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

KNOW ALL BY THESE PRESENTS, THAT Oregon City School District 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, sidewalks 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 adjacent 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 11 day of August, 2009; 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



Roger Rada, Superintendent
Signer's Name

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)

County of Clackamas) ss.

Personally appeared the above named

Roger Rada

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

Before me:

NOTARY PUBLIC FOR OREGON

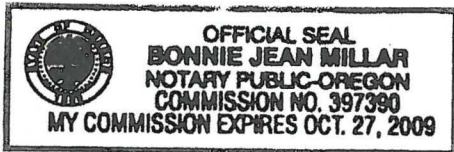
WITNESS my hand and official seal.

Bonnie Jean Millar

Notary's signature

My Commission Expires: 10/27/09

Stamp seal below



Oregon City School District

PO Box 2110 (1417 12th St.)

Oregon City OR 97045

(Grantor's Name and Address)

City of Oregon City

320 Warner Milne Road

P.O. Box 3040

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

Ann Housh

City Recorder

Nancy Hilde

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Corporate Acknowledgment

STATE OF OREGON)

County of _____) ss.

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

WITNESS my hand and official seal.

Notary's signature

My Commission Expires: _____

Stamp seal below

EXHIBIT "A"

Project Name: Holcomb Road
Owner: SCHOOL DISTRICT NO. 62
Date: April 14, 2009

Project No. CI-77105
Tax Lot No. 22E28AB 01400

Permanent Right of Way Easement For Road Purposes:

A parcel of land, as shown on attached Exhibit "B" which by this reference is made a part hereof, being a portion of the George Abernathy D.L.C. No. 58, in the northeast 1/4 of Section 28, Township 2 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, said parcel being all that real property lying north of the northerly right of way line of Holcomb Road and south of the following described line:

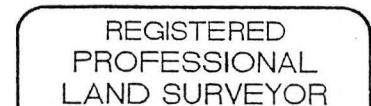
Beginning at a 5/8" iron rod with yellow plastic cap stamped "COMPASS ENGINEERING at the most southwesterly corner of the property described in Deed Book 633, Page 151 as per the survey recorded as SN-29771, Survey Records of Clackamas County; thence South 82°56'04" East, along the northerly right of way line of Holcomb Road as per said survey SN-29771, 43.50 feet to a point; thence along the arc of a 250.00 foot radius non-tangent curve to the right, through a central angle of 22° 00' 00", for an arc distance of 95.99 feet (the long chord of which bears North 89°35'00" East, 95.40 feet) to a point; thence South 79° 25'00" East, 26.00 feet to a point; thence North 10°35'00" East, 5.00 feet to a point; thence South 79° 25'00" East, 10.00 feet to a point; thence South 10°35'00" West, 5.00 feet to a point; thence South 79° 25'00" East, 12.07 feet to a point on the westerly line Holcomb School Road as per said survey SN-29771; thence along the arc of a 25.00 foot radius non-tangent curve to the right, through a central angle of 07° 39' 42", for an arc distance of 3.34 feet (the long chord of which bears South 49°17'21" West, 3.34 feet) to a 5/8" iron rod with yellow plastic cap stamped "COMPASS ENGINEERING at the northwesterly corner of the right of way dedication granted by document No. 2001-110308, deed records of Clackamas County, and the terminus of this line description.

EXCEPTING therefrom that portion within the right of way dedication granted by Document No. 2001-110308, deed records of Clackamas County.

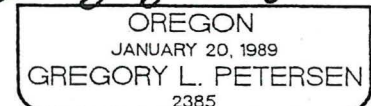
Containing 1400 Sq. Ft., more or less.

The bearings for this description are based on the 5/8" iron rods with yellow plastic cap stamped "COMPASS ENGINEERING", set on August 28th, 2002 at the most southwesterly corner of the property described in Deed Book 633, Page 151 and at the intersection of the northerly right of way line of Holcomb Road and the PC of a 25.00 foot radius curve on the westerly line of Holcomb School Road. The bearing between the two monuments is South 82°56'04" East as per the survey recorded as SN-29771, Survey Records of Clackamas County.

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Gregory L. Petersen



EXPIRES 12-31-10

SCHOOL DISTRICT No. 62
TL22E28AB01300
DEED BOOK 633, PAGE 151

POINT OF
BEGINNING
S82°56'04"E
43.50'

SCHOOL DISTRICT No. 62
TL22E28AB01400
DOCUMENT No. 2001-065020

HOLCOMB SCHOOL ROAD
DEED BK. 675, PG. 107

S 82° 56' 04" E
BASIS OF BEARING

RIGHT OF WAY DEDICATION
DOCUMENT No. 2001-110308

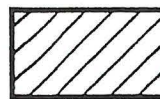
HOLCOMB BLVD
(CO. RD. No. 105)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DIST.
C1	250.00'	22°00'00"	95.99'	N 89°35'00" E	95.40'
C2	25.00'	07°39'42"	3.34'	S 49°17'21" W	3.34'

LINE TABLE

LINE	BEARING	DIST.
L1	S 79°25'00" E	26.00'
L2	N 10°35'00" E	5.00'
L3	S 79°25'00" E	10.00'
L4	S 10°35'00" W	5.00'
L5	S 79°25'00" E	12.07'



PERMANENT RIGHT-OF-WAY
EASEMENT AREA = 1400 Sq.Ft.±

● INDICATES 5/8" IRON ROD WITH YELLOW
PLASTIC CAP STAMPED "COMPASS
ENGINEERING" SET AS PER SN-29771,
CLACKAMAS COUNTY SURVEY RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Petersen

OREGON
JANUARY 20, 1989
GREGORY L. PETERSEN
2385

EXPIRES 12-31-10

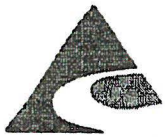

**CLACKAMAS
COUNTY**
DEPARTMENT OF
TRANSPORTATION
AND
DEVELOPMENT

EXHIBIT "B"
HOLCOMB BLVD
PROJECT NO. C177105
PAGE 1 OF 1

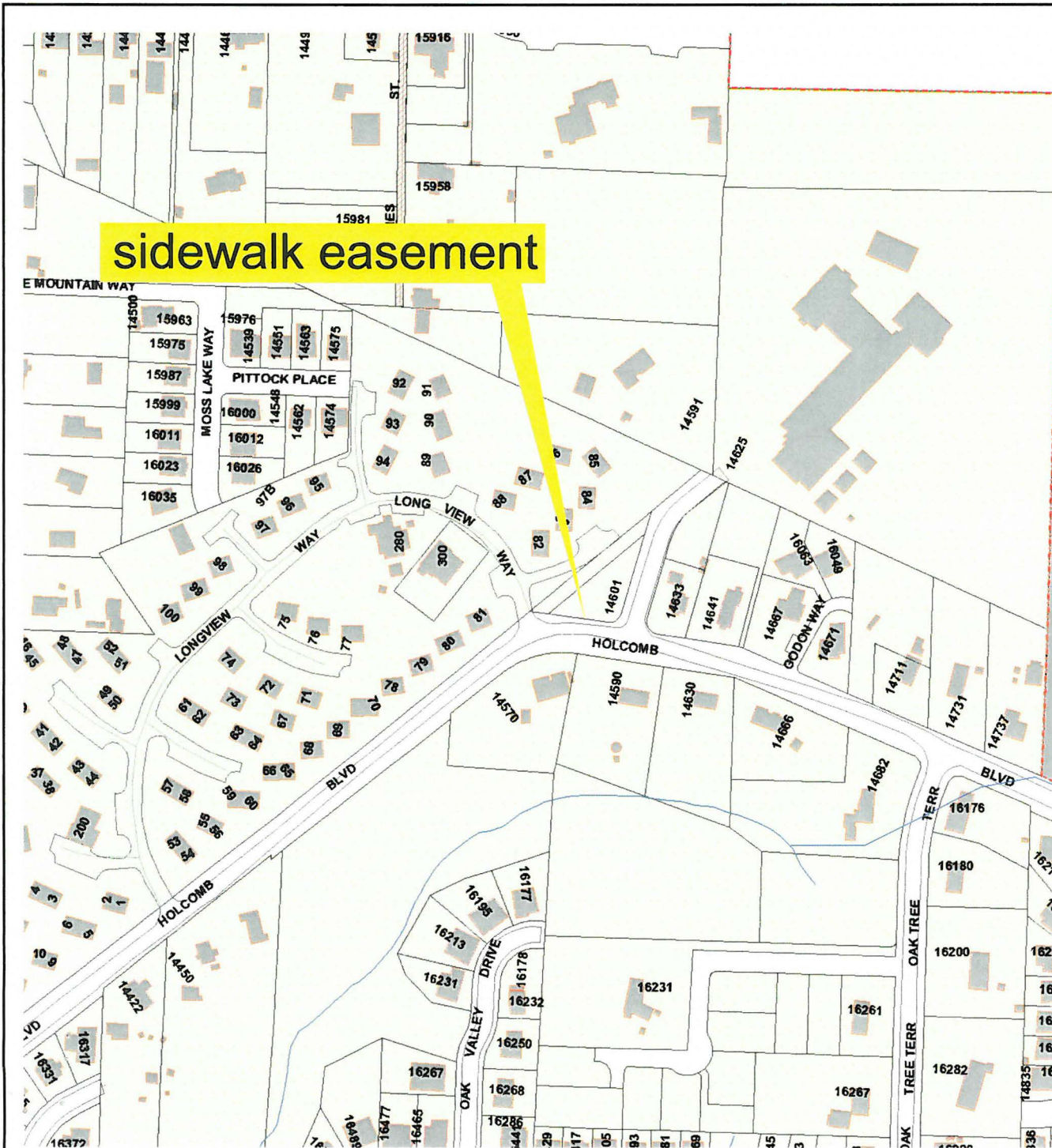
SCHOOL DISTRICT No. 62
PERMANENT RIGHT OF WAY EASEMENT
IN THE NE 1/4 SEC. 28, T2S, R2E, WM.

PROJ. NO. C177105	DRAWN BY M. BAYS	DESIGN BY	DATE: 04-14-09
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Oregon City

Public Works



This map is not suitable for survey, engineering,
legal or navigation purposes.
Errors and omissions may exist.

