

6/3

Clackamas County Official Records  
Sherry Hall, County Clerk

2009-061262

AFTER RECORDING RETURN TO:

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



\$51.00

01338148200900612620030058

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.

RECEIVED OCSD  
JUL 6 2009  
BUSINESS DEPT.

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

Corporation/limited partnership



\_\_\_\_\_  
Roger Rada, Superintendent  
Signer's Name

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

\_\_\_\_\_  
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 )  
County of Clackamas ) ss.

Corporate Acknowledgment  
STATE OF OREGON )  
County of \_\_\_\_\_ ) ss.

Personally appeared the above named  
Roger Rada

Personally appeared \_\_\_\_\_  
\_\_\_\_\_ and \_\_\_\_\_

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

\_\_\_\_\_ 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:

Before me:

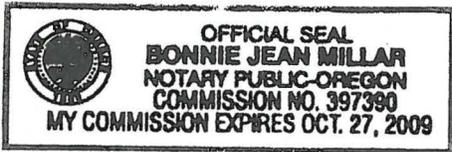
NOTARY PUBLIC FOR OREGON

NOTARY PUBLIC FOR OREGON

WITNESS my hand and official seal.

WITNESS my hand and official seal.

Bonnie Jean Millar  
Notary's signature  
My Commission Expires: 10/27/09  
Stamp seal below



\_\_\_\_\_  
Notary's signature  
My Commission Expires: \_\_\_\_\_  
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 Avin Parris

City Recorder Nancy Wade



# 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:

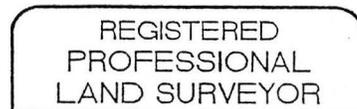
Beginning at a 5/8" iron rod with yellow plastic cap stamped "COMPASS ENGINEERING at the most southwesterly corner of the property described in Deed Book 633, Page 151 as per the survey recorded as SN-29771, Survey Records of Clackamas County; thence South 82°56'04" East, along the northerly right of 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.

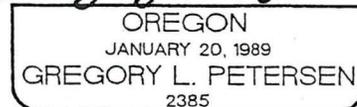
Containing 1400 Sq. Ft., more or less.

The bearings for this description are based on the 5/8" iron rods with yellow plastic cap stamped "COMPASS ENGINEERING", set on August 28<sup>th</sup>, 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

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

HOLCOMB SCHOOL ROAD  
 DEED BK. 675, PG. 107

POINT OF BEGINNING  
 S82°56'04"E  
 43.50'

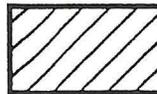
S 82° 56' 04" E  
 BASIS OF BEARING

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

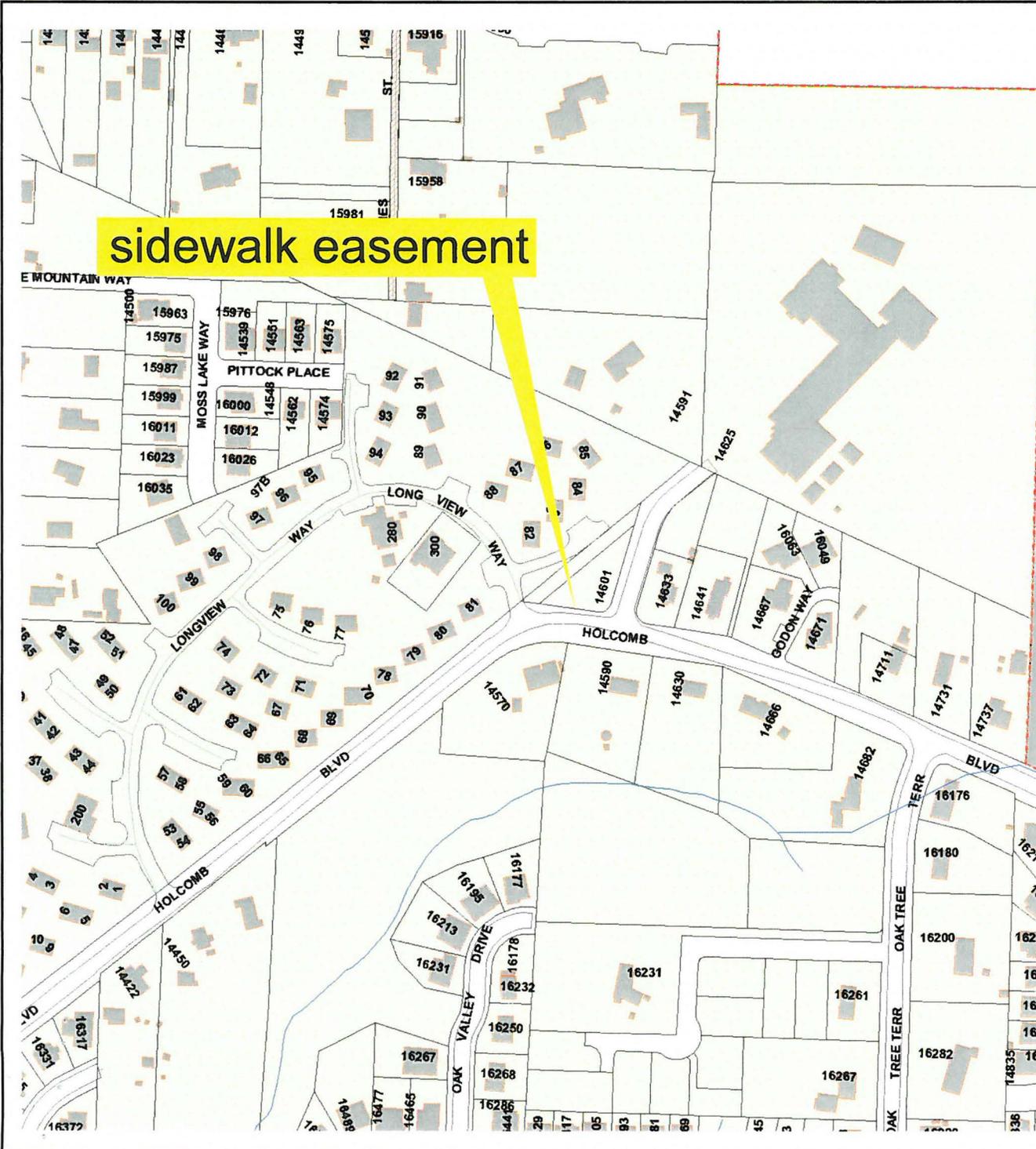
SCHOOL DISTRICT No. 62  
 PERMANENT RIGHT OF WAY EASEMENT  
 IN THE NE 1/4 SEC. 28, T2S, R2E, WM.

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

sidewalk easement



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

