

5/5
AFTER RECORDING RETURN TO:

City Recorder (Nancy Ide)
P.O. Box 3040
Oregon City, Oregon 97045-0304

Clackamas County Official Records
Sherry Hall, County Clerk

2008-022113



\$51.00

01200419200800221130050054

03/28/2008 08:44:20 AM

D-E Cnt=1 Str=9 DIANNAW
\$25.00 \$16.00 \$10.00

Map No.: 3-2E-17A
Tax Lots: 200 (for Caufield Place subdivision)
Engineering No.: TP06-07, WR06-19

Grantor: Rian Park Development, Inc.
(Bruce Ament, President)

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

KNOW ALL BY THESE PRESENTS, THAT Rian Park Development, 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 for public access, including the permanent right to construct, reconstruct, operate, and maintain **Public Access Vehicular Turn-Around** 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 shall not be inconsistent or interfere with the use of the subject easement area by the CITY. No building or utility shall placed upon, under, or within the property subject to the foregoing easement during the term thereof, however, without the written permission of the CITY.

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 except those of record 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 12TH February, 2008; 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.

Corporation/limited partnership

Corporation/Partnership Name

Rian Park Development, Inc



Signer's Name, Title

Bruce Ament, President

NOTICE TO NOTARIES: No notary stamp or corporate seal is allowed over any typed information.

Corporate Acknowledgment

STATE OF OREGON

)

) ss.

County of Clackamas

)

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: 23rd 2010



Page 3

Rian Park Development, Inc
15239 S Lakeridge Way
Oregon City, OR 97045

(Grantor's Name and Address)

City of Oregon City
P.O. Box 3040
320 Warner Milne Road
Oregon City, OR 97045-0304

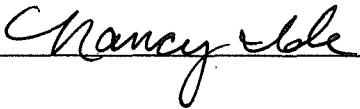
(Grantee's Name and Address)

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



City Recorder



**ENGINEERING PLANNING
FORESTRY**

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



**LANDSCAPE ARCHITECTURE
SURVEYING**

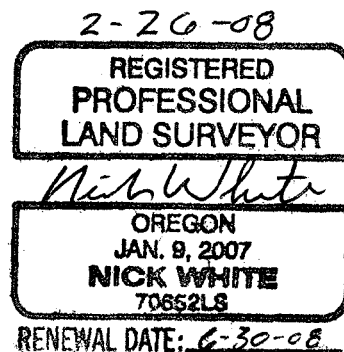
Offices Located In:
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

EXHIBIT A
LEGAL DESCRIPTION OF EASEMENT

A tract of land located in the Northeast One-Quarter of Section 17, 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 at the southeast corner of Lot 1 of the plat "Caufield Acres" plat no. 1812; thence along the northerly right-of-way of South Caufield Road South 68°18'06" West 100.85 feet to a point; thence continuing along said northerly right-of-way South 72°20'06" West 352.27 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence along the southwest line of the tract per Document Number 2006-094892 North 20°40'17" West 484.67 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence continuing along said tract per Document Number 2006-094892 North 06°40'00" West 62.30 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence South 48°52'09" West 149.22 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence along a curve to the left with a Radius of 173.50 feet, a Delta of 15°42'58", a Length of 47.59 feet, and a Chord of South 41°00'40" West 47.44 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence South 33°09'12" West 110.57 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence North 56°50'48" West 12.03 feet to the True Point of Beginning; thence leaving the tract per Document Number 2006-094892 along a non-tangent curve to the left with a Radius of 27.00 feet, a Delta of 79°19'38", a Length of 37.38 feet, and a Chord of South 17°10'59" East 34.47 feet to a point; thence South 56°50'48" East 17.00 feet to a point; thence South 33°09'12" West 28.00 feet to a point; thence North 56°50'48" West 17.00 feet to a point; thence along a curve to the left with a Radius of 27.00 feet, a Delta of 90°00'00", a Length of 42.41 feet, and a Chord of South 78°09'12" West 38.18 feet to a point; thence South 33°09'12" West 30.00 feet to a point; thence North 56°50'48" West 28.00 feet to a point; thence North 33°09'12" East 107.00 feet to a point; thence along the southwest line of said tract per Document Number 2006-094892 South 56°50'48" East 28.47 feet to the True Point of Beginning.

The above described tract contains 4,540 square feet, more or less. The Basis of Bearings is per Survey Number 2007-380, Clackamas County Surveyor's Office.



4

PREPARED FOR

BRUCE AMENT
15239 S. LAKERIDGE WAY
OREGON CITY, OR 97045

EXHIBIT B

MAP OF EASEMENT

LOCATED IN THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

LEGEND

△ 5/8" IRON ROD WITH A YELLOW
PLASTIC CAP INSCRIBED "AKS ENGR."

○ 5/8" IRON ROD

DOC. NO. DOCUMENT NUMBER PER CLACKAMAS
COUNTY DEED RECORDS

SF SQUARE FEET

DOC. NO. "CAUFIELD ACRES"
2006-094892 PLAT NO. 1812

POINT OF
BEGINNING

LOT 1

LOT 2

100.85'

S68°18'06"W

352.27'
S72°20'06"W

SOUTH CAUFIELD ROAD
(COUNTY ROAD NO. 2962)

TRUE POINT
OF BEGINNING

S56°50'48"E
28.47'

AREA:
4,540 SF

C3
L=42.41'

S33°09'12"W
30.00'

N56°50'48"W
28.00'

DOC. NO.
2006-094892

149.22'
S48°52'09"W

C1
L=47.59'

DOC. NO.
2006-043665

N56°50'48"W
12.03'

S33°09'12"W
110.57'

S56°50'48"E
17.00'

S33°09'12"W
28.00'

N56°50'48"W
17.00'

SCALE 1" = 50 FEET



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	173.50'	15°42'58"	47.59'	S41°00'40"W 47.44'
C2	27.00'	79°19'38"	37.38'	S17°10'59"E 34.47'
C3	27.00'	90°00'00"	42.41'	S78°09'12"W 38.18'

**BASIS OF BEARINGS IS PER SURVEY NUMBER
2007-380, CLACKAMAS COUNTY SURVEYORS OFFICE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWAL DATE: 6/30/08

JOB NAME: S CAUFIELD RD

JOB NUMBER: 1485

DRAWN BY: JOH

CHECKED BY: NSW

DRAWING NO.: 022508 1485EXB

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
FORESTRY • SURVEYING



LICENSED IN OR & WA

13910 SW GALBREATH
DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

5