

AFTER RECORDING RETURN TO:

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



\$61.00

01166258200700995730070079

11/28/2007 09:27:28 AM

D-E Cnt=1 Stn=4 KANNA  
\$35.00 \$16.00 \$10.00

Map No.: 22E29DA

Tax Lot: 2102 & 2203

City File No.: MISC 07-01

Grantor: Coyle, Monty C. & Lynn M.

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

**KNOW ALL BY THESE PRESENTS, THAT Monty C. Coyle & Lynn M. Coyle**  
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 Water Facilities 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 23 day of October, 2007; 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

(MONTY C. COYLE)

[Signature]

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

(LYNN M. COYLE)

[Signature]

(if executed by a corporation  
affix corporate seal below)

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

Summit Woodworking Inc.

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

Pres.

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

Sec.

\_\_\_\_\_  
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 Clatsamas )

Personally appeared the above named

MONTY C & LYNN M. COYLE

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

Before me:

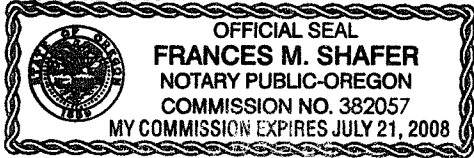
NOTARY PUBLIC FOR OREGON

Frances M Shafer

Notary's signature

My Commission Expires: 7/21/2008

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

Ann Morris

City Recorder

Nancy Side

Page 3

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

**EXHIBIT "A"**

**10' WATERLINE EASEMENT DESCRIPTIONS**

Three 10.00 foot wide strips of land crossing portions of the Monty C. and Lynn Coyle property as described in Document No. 98-030894 of Clackamas County Deed Records as located in the southeast ¼ of Section 29, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, State of Oregon, being more particularly described as lying 5.00 feet on each side of the following described three centerlines:

**Centerline #1:**

Beginning at an existing water valve at Coordinate N 626079.79, E 1464320.44, being a point from which a 5/8" iron rod aluminum cap marked "ODOT" at station "RR" 20095+00.00, 100' left bears North 10°45'38" East 381.56 feet, and from which P.I. Station "H" 30022+03.75 bears North 81°34'05" West 77.79 feet, and from which P.I. Station 94+42.85 bears North 50°59'24" East 413.43 feet; thence North 80°53'33" East 77.75 feet; thence North 40°49'03" East 29.27 feet; thence North 35°28'44" East 27.47 feet; North 25°55'23" East 36.57 feet; thence North 19°49'13" East 50.35 feet (being the Point of Beginning for Centerline #2); thence North 05°13'25" East 106.44 feet; thence North 13°08'22" East 96.55 feet; thence North 73°04'13" West 15.30 feet to coordinate N 626396.84, E 1464482.37, the terminus of this described centerline, from said terminus point an existing fire hydrant bears South 73°04'13" East 5.30 feet.

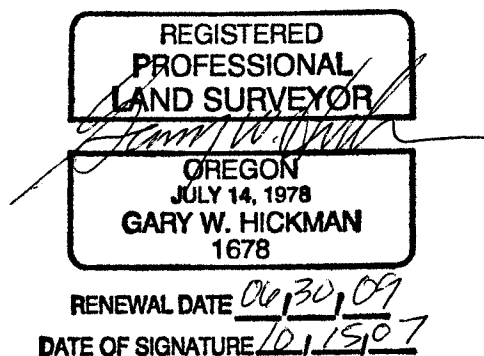
**Centerline #2:**

Beginning at Coordinate N 626192.27, E 1464465.35; thence North 79°02'20" East 58.01 feet to an existing water meter, the terminus of this described centerline.

**Centerline #3:**

Beginning at Coordinate N 626347.34, E 1464486.50; thence North 76°51'38" West 10.00 feet to an existing water valve, the terminus of this described centerline, from said terminus point an existing water valve bears South 76°51'38" East 4.00 feet.

Basis of bearings and coordinates are State Plane, Oregon North Zone (NAD 83). Stationing indicated is as shown of Oregon Department of Transportation drawing 9B-17-13.



FOUND 5/8" IR WITH ALUM. CAP  
 STA: RR 20095+00.00  
 OFFSET: 100.00 LEFT  
 N 626454.6480  
 E 1464391.6792

CENTERLINE  
 REDLANDS  
 ROAD  
 CO. RD. NO. 20

N 626396.8359  
 E 1464482.3681  
 END CENTERLINE #1

TRAILS END HIGHWAY  
 STATE HWY. NO. 213

## EXHIBIT "B-1"

10' WIDE WATERLINE  
 EASEMENTS, BEING  
 5' ON EACH SIDE OF  
 CENTERLINE

FRANK RAETHKE & CHARLES BULLER  
 DOC. NO. 85-23508  
 APN 22E29DA-2200 & 2201,2101  
 APN 22E29DB-4001  
 PARK PLACE WOOD PRODUCTS INC.  
 (13665 HOLCOMB)

P.I. "H" 30022+03.75  
 E 1464243.4900  
 N 626091.2000  
 E 1464243.4900

N 81°34'05" W  
 77.79'

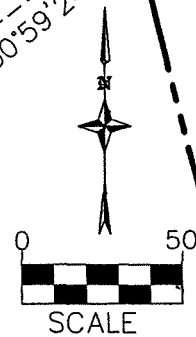
N 626192.2661  
 E 1464465.3484  
 P.O.B. CENTERLINE #2

MONTY C. & LYNN M. COYLE  
 DOC. NO. 98-030894  
 APN 22E29DA-2102 & 2103

SUMMIT WOODWORKING  
 INC. (13663 HOLCOMB)

File Path:	D:\DWG07\
File Name:	71004.DWG
Plot Date:	10-11-2007
Plot Time:	8:04 pm

P.O.B. CENTERLINE #1  
 N 626079.7933  
 E 1464320.4393  
 EXISTING WATER VALVE



## EXHIBIT "B-2"

### 10' WIDE WATERLINE EASEMENTS

LOCATED IN THE SE 1/4 OF  
SECTION 29, T2S, R2E, W.M.,  
CITY OF OREGON CITY, CLACKAMAS  
COUNTY, OREGON

Bearing Table		
No.	Bearing	Distance
L1	S 80°53'33" E	77.75'
L2	N 40°49'03" E	29.27'
L3	N 35°28'44" E	27.47'
L4	N 25°55'23" E	36.57'
L5	N 19°49'13" E	50.35'
L6	N 05°13'25" E	106.44'
L7	N 13°08'22" E	96.65'
L8	N 73°04'13" W	15.30'
L9	N 79°02'20" E	58.01'
L10	N 76°51'38" W	10.00'

#### NOTES:

1. BASIS OF BEARINGS AND COORDINATES ARE STATE PLANE, OREGON NORTH ZONE (NAD 83).
2. WATERLINE EASEMENTS ARE 10.00 FEET WIDE, BEING 5.00 FEET ON EACH SIDE CENTERLINE.
3. STATIONS SHOWN ARE FROM OREGON DEPARTMENT OF TRANSPORTATION DRAWING 9B-17-13.

File Path:	D:\DWG07\
File Name:	71004.DWG
Plot Date:	10-11-2007
Plot Time:	8:04 pm

7

Replacement Water Line

ABERNETHY RD

REDLAND RD

HOLCOMB RD

REDLAND RD

BLVD HOLCOMB

BLVD

LEROY LN

TRAIL

TRAILS END

HWY

APPERSON

HWY

END

(BULLER & RAETHKE)

COYLE

16515

16525

16545

16585

16605

16625

16629

BLVD

587

588

589

590

586

585

584

583

16552

16562

16592

16606

16622

16632

16652

16612

13839

13829

13809

HOLCOMB

13810

13798

13802

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13665

13663

13727

13721

13541

13547

13553

13559

13575

13600

13702

16735

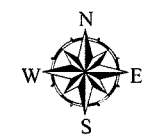
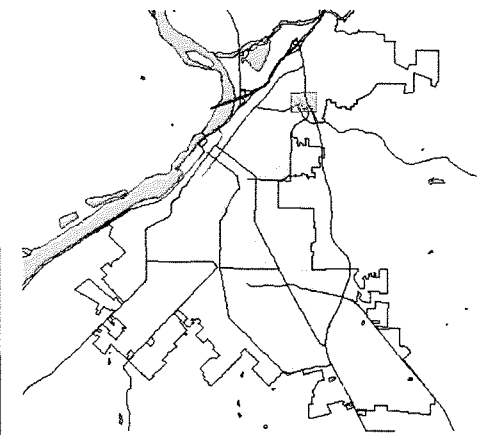
16745

16755

16765

16740

# Park Place Wood new waterline



City of Oregon City  
P.O. Box 3040  
320 Warner Milne Rd  
Oregon City, OR 97045  
(503) 657-0891  
[www.orcity.org](http://www.orcity.org)

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

Map created with OCMAP 2007

10/30/2007