



Grantor: <u>Fir Street LLC</u> Grantee: City of Oregon City Public Works Department P.O. Box 3040 Oregon City, OR 97045 After Recording Return to: City of Oregon City P.O. Box 3040 Oregon City, OR 97045 Until a change is requested all taxes shall be sent to: No changes in tax statement	State of Oregon County of Clackamas Clackamas County Official Records Sherry Hall, County Clerk  00446108200300326710040044 03/17/2003 04:53:32 PM D-E Cnt=1 Stn=4 \$15.00 \$11.00 \$10.00 FILE COPY Accepted by City of Oregon City: 
---	--

PERMANENT ROAD EASEMENT


KNOW ALL PERSONS BY THESE PRESENTS, THAT Fir Street LLC, a Limited Liability Company, hereinafter called Grantor, grants, bargains, sells and conveys to City of Oregon City, a political subdivision of the State of Oregon, hereinafter called Grantee, its successors and assigns, a permanent and exclusive road easement, dedicated to the public for road and right-of-way purposes, in, upon, and across all of the following described real property, situated in Clackamas County, Oregon, described as follows:

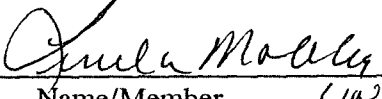
See Exhibits "A" and "B" attached to and by reference made a part of this document.

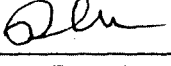
The true consideration for this conveyance is **THREE THOUSAND SEVEN HUNDRED SEVENTEEN AND NO/100 DOLLARS (\$3,717.00).**


FIR STREET LLC, a Limited Liability Company

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate City or County planning department to verify approved uses.

 2-25-03
Name/Member


Name/Member LINDA MOBLEY


Name/Member Penny Smelser

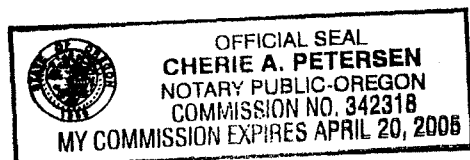

Name/Member Les Smelser

STATE OF OREGON, County of Clackamas) ss.

This instrument was acknowledged before me on February 25, 2003,

by Steven Mobley, Linda Mobley, Les Smelser + Penny Smelser

who are known to be the Members of Fir Street LLC, a Limited Liability Company.



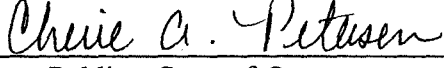

Notary Public - State of Oregon
My Commission Expires: 4-20-05

EXHIBIT "A"

**BEAVERCREEK ROAD
MARKET ROAD NO. 11**

**HIGHWAY 213/BEAVERCREEK ROAD
MAP & TAX LOT NO. 32E9B-806
FILE NO. 1906802 006**

OCTOBER 10, 2002

PERPETUAL RIGHT-OF-WAY EASEMENT

A parcel of land lying in the southwest quarter of Section 4, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property described in Statutory Warranty Deed to Fir Street LLC, a Limited Liability Company, in Document No. 2002-074873 as recorded on August 14, 2002, Clackamas County Deed Records, said parcel being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 15.421 meters (50.59') right of centerline station "B" 1219+640.000m;

Thence in a straight line to a point 16.387 meters (53.76') right of centerline station "B" 1219+690.000m.

EXCEPT therefrom that portion lying within the existing right of way of Beaver Creek Road (Market Road No. 11).

The parcel of land to which this description applies contains 85.9 square meters (925 square feet) more or less.

The stationing used to describe this parcel is based on the centerline of Beaver Creek Road (Market Road No. 11), being more particularly described as follows:

Beginning at a point in the centerline of Beaver Creek Road at centerline station "B" 1219+504.800m based on in a Record of Survey recorded under Survey Number 29250 in Clackamas County Survey Records, Clackamas County, Oregon, said point bears North 181.406 meters (595.16 feet) and West 892.728 meters (2928.90 feet) from the one quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East of the Willamette Meridian;

Thence S 79°41'35" E, along said centerline, 60.727 meters (199.24 feet) to station "B" 1219+565.527m and the beginning of a 2328.500 meter (7639.44 foot) radius curve to the right having a central angle of 4°10'00";

Thence along the arc of said curve to the right (the long chord of which bears S 77°36'34" E, 169.293 meters (555.42 feet)) 169.330 meters (555.55 feet) to station "B" 1219+734.858m;

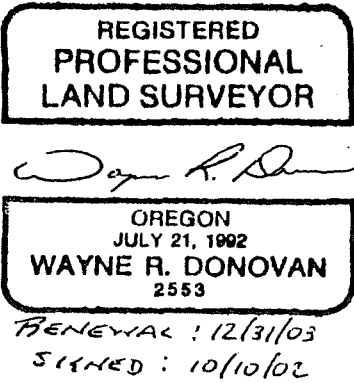
DATE COLA

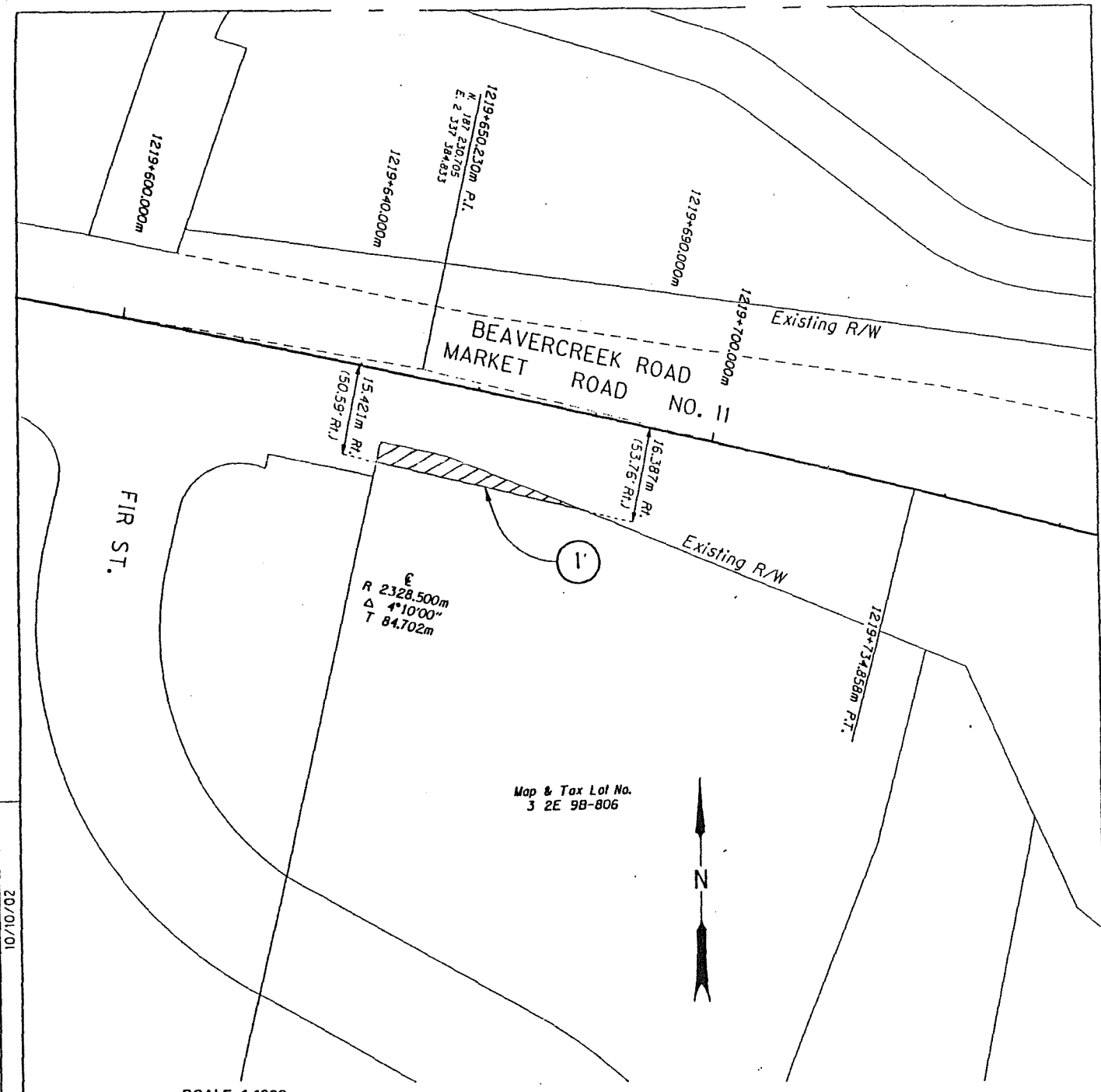
Thence S 75°31'35" E, 197.344 meters (647.45 feet) to station "B" 1219+932.201m and the beginning of a spiral curve to the right (SD = 4°30'00", the long chord of which bears S 74°01'35" E, 91.415 meters (299.92 feet)) 91.440 meters (300.00 feet) to station "B" 1220+023.641m and the beginning of a 582.125 meter (1909.86 foot) radius curve to the right having a central angle of 27°30'30";

Thence along the arc of said curve to the right (the long chord of which bears S 57°16'20" E, 276.808 meters (908.16 feet)) 279.485 meters (916.95 feet) to station "B" 1220+303.126m and the beginning of a spiral curve to the right (SD = 4°30'00", the long chord of which bears S 40°31'04" E, 91.415 meters (299.92 feet)) 91.440 meters (300.00 feet) to station "B" 1220+394.566m;

Thence S 39°01'05" E, 66.889 meters (219.45 feet) to station "B" 1220+461.455m and the Point of Terminus of this centerline description of Beavercreek Road, said Point of Terminus bears South 211.385 meters (693.52 feet) and West 54.299 meters (178.15 feet) from the one quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East of the Willamette Meridian.

This legal description, along with the basis of bearings, thereof, is established from said Record of Survey recorded under Survey Number 29250, Clackamas County Survey Records.





i:\projects\019\01906802\Cad\MS\pjd-exhibits.dgn 10/10/02

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Wayne R. Donovan

OREGON
JULY 21, 1992
WAYNE R. DONOVAN
2553

RENEWAL DATE: DEC. 31, 2003
SIGNED: *colieloz*

OPEC CONSULTING ENGINEERS 820 COUNTRY CLUB RD., SUITE 100B TEL (541) 883-8090 FAX (541) 883-8578
EUGENE, OREGON 97401

LEGEND

PERPETUAL R/W EASEMENT

① 85.9 SQ. M. +/-
(925 SQ. FT. +/-)

HIGHWAY 213 / BEAVERCREEK ROAD				SHEET
PROJECT	EXHIBIT "B"			1
TITLE	32E9B-806	19-68.2	1:1000	OF
DWG. REF.	PROJECT	SCALE	AMENDMENT NO.	1
A.D.	W.R.D.	M.L.A.	OCT. 8, 2002	
DRAWN BY	DESIGN BY	APPROVED BY	DATE	

City File No.: Ci 03-003

③ ④