

AFTER RECORDING RETURN TO:  
CITY OF OREGON CITY - Nancy Ide

RETURN ADDRESS:

Gramor Development, Inc.  
19767 SW 72<sup>nd</sup> Ave, Suite 100  
Tualatin, OR 97062

TAX MAP: 3-2E-08A

TAX LOT : 3200, 3300 & 3400

CITY FILE: SP05-07

Document: Waterline Easement

Grantor: O.C. POINT LLC

Grantee: CITY OF OREGON CITY

Legal Desc.: A parcel of property in the Robert Caufield D.L.C. in Sec. 8 & 9, T3S, R2E, WM

Serial No. TL 3200, TL 3300

Clackamas County Official Records  
Sherry Hall, County Clerk

2009-007322



\$91.00

01278841200900073220090091

02/06/2009 12:43:10 PM

D-E Cnt=1 Stn=1 BARBARA  
\$45.00 \$16.00 \$10.00 \$20.00

**EASEMENT AND RIGHT OF WAY  
WATERLINE**

The Grantor, **O.C. POINT LLC**, in consideration of mutual benefits hereby acknowledged, does grant and convey to the Grantee, **CITY OF OREGON CITY**, a municipal corporation of the State of Oregon, its successors and assigns, including joint users, a perpetual easement and right of way (the "**Easement**") in, under, over and through the following-described real property situated in Clackamas County, Oregon, more particularly described in the attached **Exhibit "A"** and more particularly shown in **Exhibit "B"** (the "**Easement Area**").

For the purpose of installing, maintaining, and operating thereon or thereunder, a water supply system, including mains for the transmission and/or distribution of water ("**Improvements**"), together with the right to trim, clear, grade, and remove such trees and brush in the Easement Area as may be reasonably necessary in construction, maintaining, and protecting such line facilities from damage, including the right of reasonable ingress and egress to and from the Easement Area for such purposes.

Grantee shall upon completion of any installation, maintenance, alteration, and/or repair of the Improvements in the Easement Area and at Grantee's sole expense, remove debris and restore the Easement Area to the condition which it existed at the commencement of such installation, maintenance, alteration and/or repair. Grantee shall keep the Easement Area and Grantor's property free from any liens caused by Grantee, its agents, contractors or employees.

DATED this 27<sup>th</sup> day of June, 2007.

Grantor:

OC POINT, LLC  
an Oregon limited liability company

By: Gramor Investments, Inc.

Its. Manager

By: [Signature]  
Barry A. Cain  
President

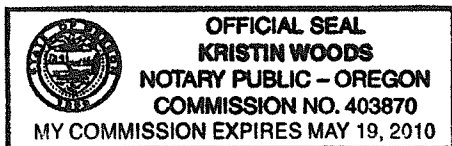
STATE OF OREGON )  
COUNTY OF Washington ) ss.  
CLACKAMAS )

On this 27<sup>th</sup> day of June, 2007, before me personally appeared Barry A. Cain, to me personally known to be President of Gramor Investments, Inc., the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Signature: Kristin Woods

Name (Print): Kristin Woods



City of Oregon City  
P.O. Box 3040  
320 Warner Milne Road  
Oregon City, OR 97045-0304  
(Grantee's Name and Address)

NOTARY PUBLIC in and for the State of  
Oregon, residing at Portland  
My appointment expires: May 19, 2010

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 [Signature]

City Recorder [Signature]

**EXHIBIT A**

LEGAL DESCRIPTION FOR GRAMOR (OREGON CITY)  
Total Parcel before Dedication

July 7, 2006

A parcel of property in the Robert Caufield D.L.C. in Sections 8 and 9, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon, described as follows:

**PARCEL 1 (3400)**

A parcel of property in the Robert Caufield D.L.C. in Sections 8 and 9, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon, described as follows:

COMMENCING at the Northwest corner of said Caufield D.L.C.;

THENCE South 89° 04' 04" East along the North line of said Caufield D.L.C. 929.03 feet;

THENCE South 00° 55' 56" West 1037.84 feet to the TRUE POINT OF BEGINNING;

THENCE South 00° 55' 56" West 70.57 feet to the North line of Mollala Avenue;

THENCE South 68° 46' 01" East along said North line 96.39 feet;

THENCE North 56° 57' 35" East along said North line 62.51 feet to the West line of the Cascade Highway (South) said point being on a 2621.48 foot radius curve to the right that has a tangent bearing into the curve of North 01° 15' 31" East at this point;

THENCE along said West line, around said 2621.48 foot radius curve to the right a distance of 69.09 feet (the long chord bears North 02° 00' 49" East 69.09 feet) to a point which bears South 89° 04' 04" East from the TRUE POINT OF BEGINNING;

THENCE North 89° 04' 04" West 143.55 feet to the TRUE POINT OF BEGINNING.

**PARCEL 2 (3300)**

A parcel of property in the Robert Caufield D.L.C. in Sections 8 and 9, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon, described as follows:

COMMENCING at the Northwest corner of said Caufield D.L.C.;

(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

THENCE South  $89^{\circ} 04' 04''$  East along the North line of said Caufield D.L.C. 929.03 feet;

THENCE South  $00^{\circ} 55' 56''$  West 1037.84 feet to the TRUE POINT OF BEGINNING;

THENCE South  $00^{\circ} 55' 56''$  West 70.57 feet to the North line of Mollala Avenue;

THENCE North  $68^{\circ} 46' 01''$  West along said North line 175.38 feet to a point on a 542.96 foot radius curve to the right that has a tangent bearing into the curve of North  $41^{\circ} 27' 15''$  West at this point;

THENCE continuing along said North line around said 542.96 foot radius curve to the right a distance of 117.58 feet (the long chord bears North  $35^{\circ} 15' 02''$  West 117.35 feet) to the South line of that tract conveyed to Ronald R. and Glenda K. Saunders by deed recorded under Document No. 97-083225, dated Oct. 24, 1997, Clackamas County deed records;

THENCE South  $89^{\circ} 04' 04''$  East along said South line 381.43 feet to the West line of the Cascade Highway (South) said point being on a 2621.48 foot radius curve to the left that has a tangent bearing into the curve of South  $04^{\circ} 37' 43''$  West at this point;

THENCE along said West line, around said 2621.48 foot radius curve to the left a distance of 85.10 feet (the long chord bears South  $03^{\circ} 41' 55''$  West 85.10 feet) to a point which bears South  $89^{\circ} 04' 04''$  East from the TRUE POINT OF BEGINNING;

THENCE North  $89^{\circ} 04' 04''$  West 143.55 feet to the TRUE POINT OF BEGINNING.

**PARCEL 3 (3200)**

A portion of the Robert Caufield Addition to Oregon City and described as Lots 17, 18, 19 and 20, otherwise described as:

Commencing at a point 2.60 chains East of the Northwest corner of the Robert Caufield Donation Land Claim No. 53, Township 3 South, Range 2 East, of the Willamette Meridian, Oregon;

THENCE South  $30^{\circ}$  East 900.5 feet to the Place of Beginning of said lands;

THENCE East 681 feet to a stake;

THENCE South 170.01 feet to a stake;

THENCE West 584.6 feet to the center of the county road;

4

(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

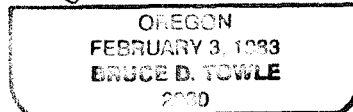
THENCE North 30° West along the county road to the Place of Beginning.

TOGETHER with that portion of unnamed public road adjoining as vacated by ordinance no. 91-1027, Recorded October 7, 1991 as Fee No. 91-50950.

EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its Department of Transportation by Deed recorded December 5, 1983 as Fee No. 83-40740.



*B. D. Towle*



RENEWAL DATE: 6/30/08

6/27/07

**EXHIBIT B**

**LEGAL DESCRIPTION FOR GRAMOR DEVELOPMENT  
(OREGON CITY)  
Water Easement**

February 12, 2007

A parcel of property in the Robert Caufield D.L.C. in Sections 8 and 9, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon, described as follows:

COMMENCING at the Northwest corner of said Caufield D.L.C.;

THENCE South 89° 04' 04" East along the North line of said Caufield D.L.C. 692.50 feet;

THENCE South 00° 55' 56" West 874.12 feet to the TRUE POINT OF BEGINNING;

THENCE South 32° 29' 02" East 27.98 feet;

THENCE North 57° 30' 58" East 50.20 feet;

THENCE South 88° 44' 02" East 172.17 feet;

THENCE South 01° 15' 58" West 17.13 feet;

THENCE South 88° 44' 02" East 11.33 feet;

THENCE South 01° 15' 58" West 36.04 feet;

THENCE North 88° 44' 02" West 11.99 feet;

THENCE South 01° 15' 58" West 181.06 feet, more or less, to the North right-of-way line of Mollala Avenue as conveyed to the State of Oregon by Document No. 83-40740, Clackamas County Deed Records;

THENCE North 68° 46' 01" West along said North right-of-way line a distance of 28.92 feet;

THENCE North 01° 15' 58" East 14.59 feet;

THENCE South 88° 44' 02" East 12.18 feet;

THENCE North 01° 15' 58" East 194.76 feet;

THENCE North 88° 44' 02" West 151.96 feet;

THENCE South 57° 30' 58" West 25.91 feet;

THENCE South 32° 29' 02" East 13.49 feet;

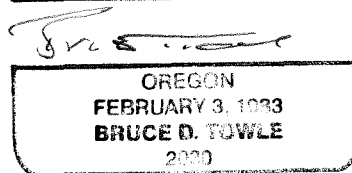
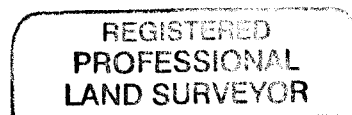
THENCE South 58° 31' 54" West 22.71 feet;

THENCE North 32° 29' 02" West 13.09 feet;

THENCE South 57° 30' 58" West 23.45 feet to the East right-of-way line of Molalla Avenue;

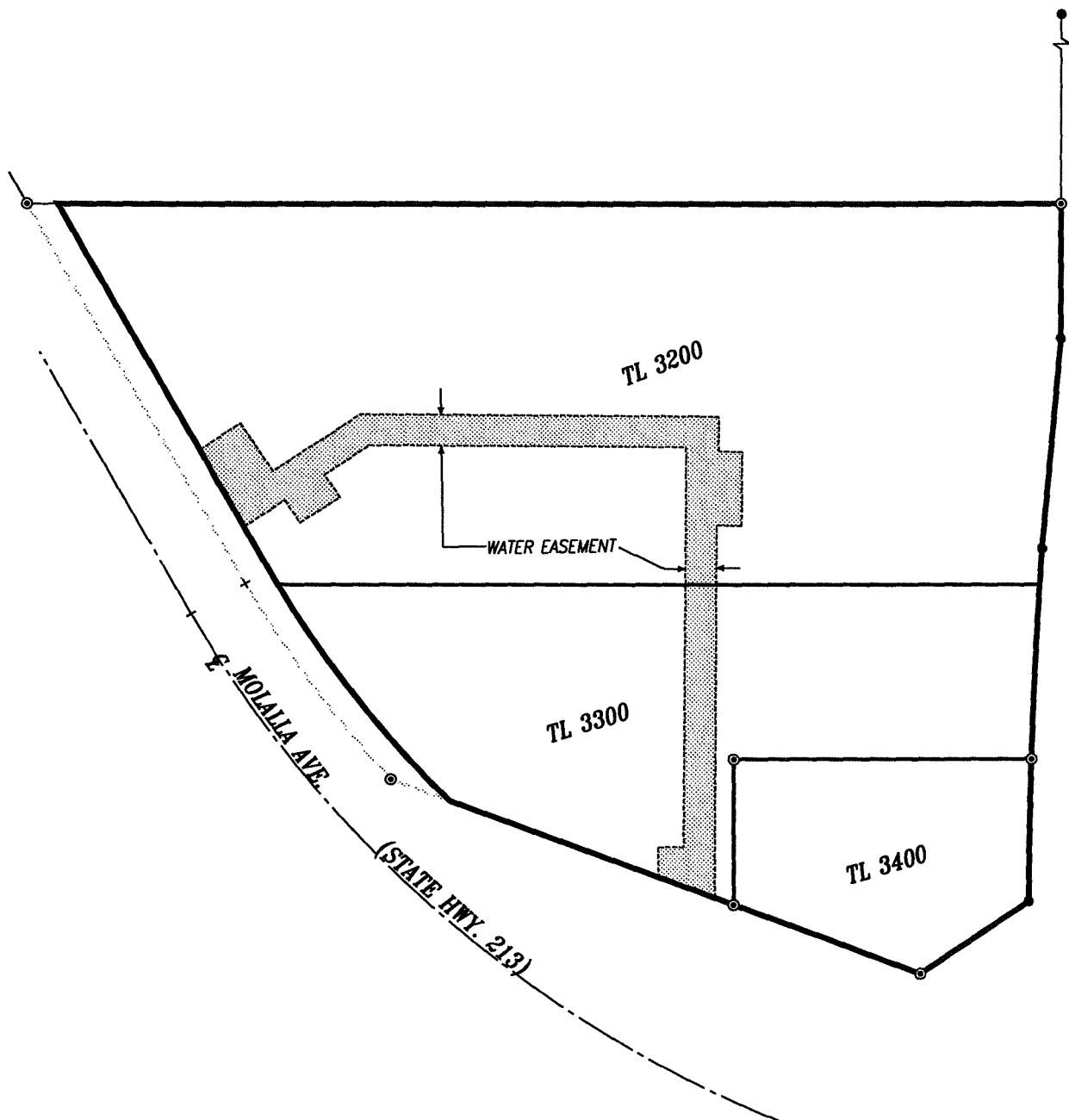
THENCE North 28° 41' 14" West along said East right-of-way line 43.07 feet to a point which bears South 57° 30' 58" West from the TRUE POINT OF BEGINNING;

THENCE North 57° 30' 58" East 23.56 feet to the TRUE POINT OF BEGINNING.



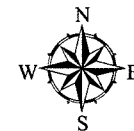
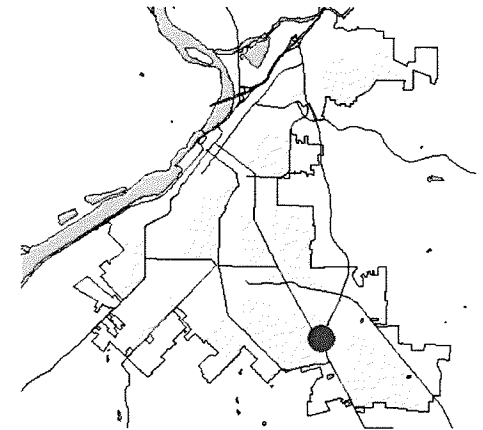
RENEWAL DATE: 06/30/08

2/13/07





# O.C. Point Retail (Gramor): Water Easement



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

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

Map created with OCEditMap 2008

01/14/2009

**SITE**

**EASEMENT AREA**

HWY 213

19600  
MOLALLA AVE  
CLACKAMAS COM

MOLALLA AVE

SEBASTIAN WAY

E COURT

19426

19461

19477

LN

13710

13706

13943

13951

13958

13951

13952

13945

13944

13985

13961

19534

19542

1958

1951

19502

19526

19550

19574

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