

AFTER RECORDING RETURN TO:

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



\$83.00

08/13/2015 12:07:04 PM

D-E Cnt=1 Stn=1 JANIS
\$35.00 \$16.00 \$22.00 \$10.00

Map No.: 31E01DC

Tax Lot: 400

Planning No.: TP 14-04 (ADELINE ACRES)

Grantor: United Methodist Church

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

KNOW ALL BY THESE PRESENTS, THAT United Methodist Church, Oregon City, a non-profit organization, 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 utilities on the following described land:

See attached Exhibit "A and C" Legal Description and attached

Exhibit "B and D" 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 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 26th day of ~~December~~ 2014; 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

Corporation/Partnership Name

United Methodist Church, Oregon City

* JANUARY 2015

Signer's Name, Title

Zachary R. ... TRUSTEES CHAIR
Signer's Name, Title (UNITED METHODIST CHURCH, OREGON CITY)

Signer's Name, Title

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

United Methodist Church

18955 South End Road

Oregon City, OR 97045

(Grantor's Name and Address)

City of Oregon City

P.O. Box 3040

625 Center Street

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

[Signature]

City Recorder

Kathie Riggs

Corporate Acknowledgment

STATE OF OREGON

County of Columbia

)
) ss.

Personally appeared LARRY TAYLOR

Rice and X X X X

X X X X who being duly sworn,

each for himself and not one for the other did

say that the former is the TRUSTEE CLAIR and

that the latter is the X X X X of

UNITED METHODIST CHURCH, OREGON
CITY, 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:

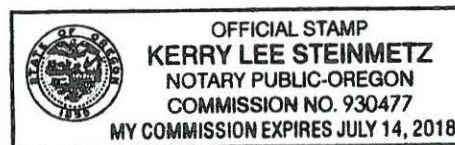
NOTARY PUBLIC FOR OREGON

[Signature]

Notary's signature

My Commission Expires: July 14, 2018

Stamp seal below





AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #3877

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM, OR

EXHIBIT A

10.00 Foot Public Utility, Temporary Construction, and Grading Easement Legal Description

Being an easement 10.00 feet in width lying southeasterly of a portion of the westerly line of Parcel 2, Partition Plat 2012-059, Clackamas County Records, located in the Southeast One-Quarter of Section 1, Township 3 South, Range 1 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon as shown on the attached Exhibit "B", said portion of westerly line being described as follows:

Beginning at the most northerly northwest corner of Parcel 2, Partition Plat 20012-059, said point being on the easterly Right of Way line of Josephine Street, 25.00 feet easterly of, when measured perpendicular to the centerline of said street; Thence along the westerly line of said Parcel 2 South $00^{\circ}38'14''$ West 23.73 feet to a 126.50 foot radius curve to the right; Thence continuing along said curve to the right on said west line through a central angle of $91^{\circ}13'51''$ an arc distance of 201.42 feet (the chord of which bears South $46^{\circ}15'10''$ West 180.81 feet); Thence North $88^{\circ}07'55''$ West to an angle point in said west line and the **Terminus of the Herein-described Easement line**.

The sidelines of said easement to be lengthened or shortened as necessary to terminate on beginning and closing lines of the above-described easement.

The above described tract of land contains 3,203 square feet, more or less.

12/04/14

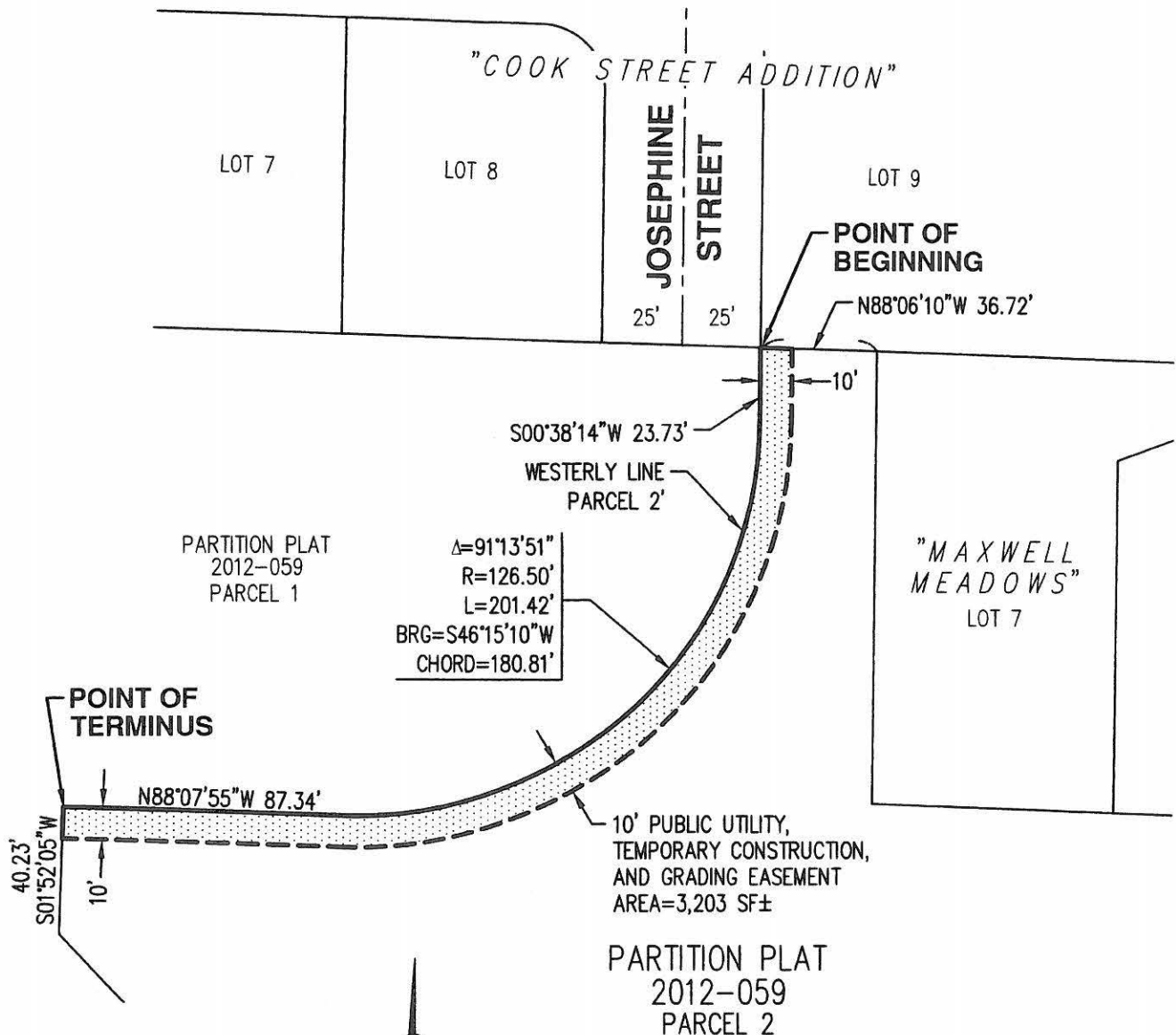
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1987
THEODORE G. LAMBERT
2294

RENEWS: 12/31/14

EXHIBIT B

OVER A PORTION OF PARCEL 2, PARTITION PLAT 2012-059 LOCATED IN THE
SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST, W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



12/04/14

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore G. Lambert

OREGON
JULY 16, 1987
THEODORE G. LAMBERT
2294

RENEWS: 12/31/14

SCALE 1" = 50 FEET



50 0 20 30 40 50

PREPARED FOR

RIAN PARK DEVELOPMENT, INC.
15239 S LAKERIDGE WAY
OREGON CITY, OR 97045

PARCEL 2 - 10' PUBLIC UTILITY EASEMENT DATE: 12/04/14

DRAWN BY: WCB CHECKED BY: TGL DWG: 3877 20141103 EXB JOB: 3877

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152

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OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM, OR

EXHIBIT C

10.00 Foot Public Utility, Temporary Construction, and Grading Easement Legal Description

An Easement 10.00 feet in width and having 10.00 feet of said width lying northeasterly of a portion of the westerly line of Parcel 2, Partition Plat 2012-059, Clackamas County records, located in the Southeast One-Quarter of Section 1, Township 3 South, Range 1 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon, as shown on the attached Exhibit "D" and said portion of westerly line of Parcel 1 being described as follows:

Commencing at the most southerly corner of said Parcel 2, said point being on the northwesterly Right-of-Way line of South End Road, 40.00 feet northwesterly of when measured perpendicular to the centerline of said road; Thence along the westerly line of said Parcel 2 North $44^{\circ}25'13''$ West 174.24 feet to an angle point in said line; Thence continuing on said line South $46^{\circ}45'35''$ West 20.53 feet to a point of non-tangent curve to the left whose center bears South $89^{\circ}02'36''$ West 43.50 feet, said point being the **Point of Beginning of the Herein-described West Property Line;**

Thence along said curve to the left on the westerly line of said Parcel 2 through a central angle of $79^{\circ}06'14''$ an arc length of 60.06 feet (the chord of which bears North $40^{\circ}30'31''$ West 55.40 feet) to a 14.00 foot radius reverse curve to the right; Thence along said curve to the right on said west line through a central angle of $36^{\circ}52'33''$ and arc length of 9.01 feet (the chord of which bears North $61^{\circ}37'22''$ West 8.86 feet); Thence along said west line north $43^{\circ}11'05''$ West 110.50 to an angle point in said west line and the **Terminus of the Herein-Described West Property Line.**

The sidelines of said Easement to be lengthened or shortened as necessary to terminate on the west line of said Parcel 2.

Said Easement containing 1,789 square feet, more or less.

12/04/14

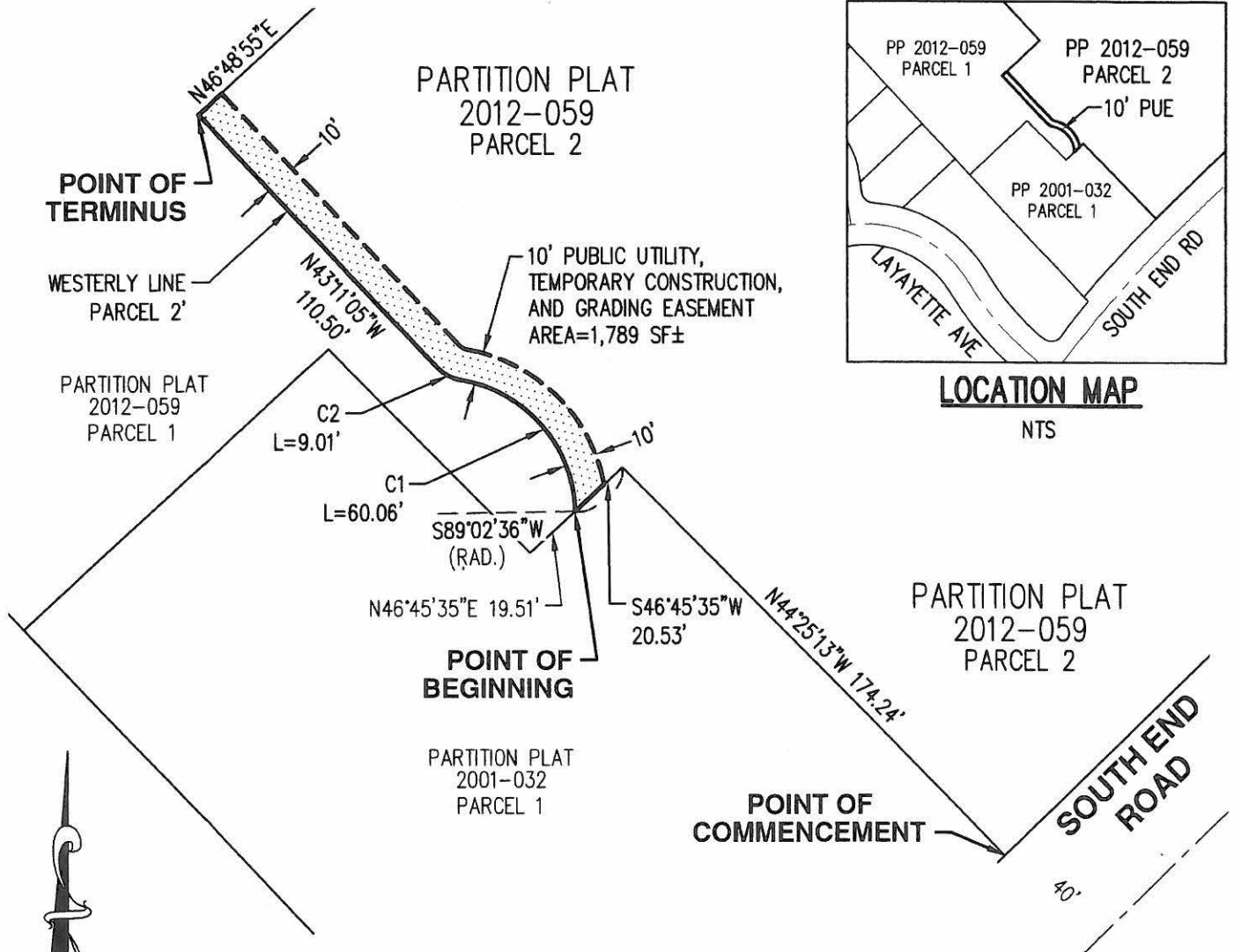
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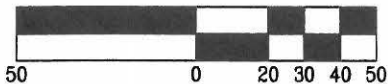
RENEWS: 12/31/14

EXHIBIT D

OVER A PORTION OF PARCEL 2, PARTITION PLAT 2012-059 LOCATED IN THE
SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST, W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



SCALE 1" = 50 FEET



12/04/14

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore G. Lambert

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RENEWS: 12/31/14

PREPARED FOR

RIAN PARK DEVELOPMENT, INC.
15239 S LAKERIDGE WAY
OREGON CITY, OR 97045

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	43.50'	79°06'14"	60.06'	N40°30'31"W 55.40'
C2	14.00'	36°52'33"	9.01'	N61°37'22"W 8.86'

PARCEL 2 - 10' PUBLIC UTILITY EASEMENT DATE: 12/04/14

DRAWN BY: WCB | CHECKED BY: TGL | DWG: 3877 20141103 EXB | JOB: 3877

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