

dp

AFTER RECORDING RETURN TO:



\$68.00

02/27/2017 12:39:49 PM

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

D-E Cnt=1 Stn=52 CONNIE
\$20.00 \$16.00 \$22.00 \$10.00

Kattie Riggs
Map No.: 2-2E-29

Tax Lot: Tract A of Parcel Map 4289, Book 141, Page 001
Planning No.: CP 15-01, DP 15-01, NR 15-05, US 15-06
Street: Main Street

Grantor: City of Oregon City Urban Renewal Agency

**CITY OF OREGON CITY, OREGON
PUBLIC UTILITY EASEMENT**

KNOW ALL BY THESE PRESENTS, THAT the City of Oregon City Urban Renewal Agency 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, franchised, licensed, and permitted utilities** 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.

EXHIBIT A

CLACKAMETTE COVE

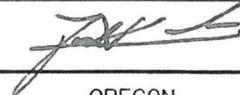
TRACT "A" – 10.00' WIDE PUBLIC UTILITY EASEMENT DESCRIPTION

A 10.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT "A" OF "CLACKAMETTE COVE", SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN CLACKAMAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT "A" WHICH BEARS NORTH 77°24'10" WEST, 13.21 FEET FROM THE MOST EASTERLY CORNER OF SAID TRACT "A", SAID POINT 5.50 FEET, PERPENDICULAR MEASURE, FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE PARALLEL WITH AND 5.50 FEET SOUTHERLY OF SAID RIGHT-OF-WAY LINE 385.55 FEET TRACING THE ARC OF A 564.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°07'59" AND A CHORD BEARING NORTH 72°57'57" WEST, 378.10 FEET; THENCE CONTINUING PARALLEL WITH AND 5.50 FEET SOUTHERLY OF SAID RIGHT-OF-WAY LINE, SOUTH 87°28'04" WEST, 217.76 FEET TO A POINT OF CURVATURE; THENCE 9.41 FEET ALONG THE ARC OF A 13.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING SOUTH 67°29'44" WEST, 9.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE 11.50 FEET ALONG THE ARC OF A 16.50 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING SOUTH 67°29'44" WEST, 11.27 FEET TO A POINT 12.50 FEET, PERPENDICULAR MEASURE, FROM SAID RIGHT-OF-WAY LINE; THENCE PARALLEL WITH AND 12.50 FEET SOUTHERLY OF SAID RIGHT-OF-WAY LINE, SOUTH 87°28'04" WEST, 16.53 FEET TO A POINT OF CURVATURE; THENCE 11.50 FEET ALONG THE ARC OF A 16.50 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING NORTH 72°33'36" WEST, 11.27 FEET TO A POINT OF REVERSE CURVATURE; THENCE 9.41 FEET ALONG THE ARC OF A 13.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING NORTH 72°33'36" WEST, 9.22 FEET TO A POINT 5.50 FEET, PERPENDICULAR MEASURE, FROM SAID RIGHT-OF-WAY LINE; THENCE SOUTH 87°28'04" WEST, 74.68 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE SOUTH 02°32'07" EAST ALONG SAID WEST LINE, 10.00 FEET; THENCE LEAVING SAID WEST LINE OF TRACT "A", NORTH 87°28'04" EAST, 74.68 FEET TO A POINT OF CURVATURE; THENCE 2.44 FEET ALONG THE ARC OF A 3.50 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING SOUTH 72°33'36" EAST, 2.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE 18.47 FEET ALONG THE ARC OF A 26.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING SOUTH 72°33'36" EAST, 18.10 FEET; THENCE NORTH 87°28'04" EAST, 16.53 FEET TO A POINT OF CURVATURE; THENCE 18.47 FEET ALONG THE ARC OF A 26.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING NORTH 67°29'44" EAST, 18.10 FEET TO A POINT OF REVERSE CURVATURE; THENCE 2.44 FEET ALONG THE ARC OF A 3.50 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING NORTH 67°29'44" EAST, 2.39 FEET; THENCE NORTH 87°28'04" EAST, 217.76 FEET TO A POINT OF CURVATURE; THENCE 355.13 FEET ALONG THE ARC OF A 554.50 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 36°41'43" AND A CHORD BEARING SOUTH 74°11'04" EAST, 349.09 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 77°24'10" EAST, 25.82 FEET TO THE **POINT OF BEGINNING**.

THE AREA AS DESCRIBED CONTAINS APPROXIMATELY 7,213 SQUARE FEET.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



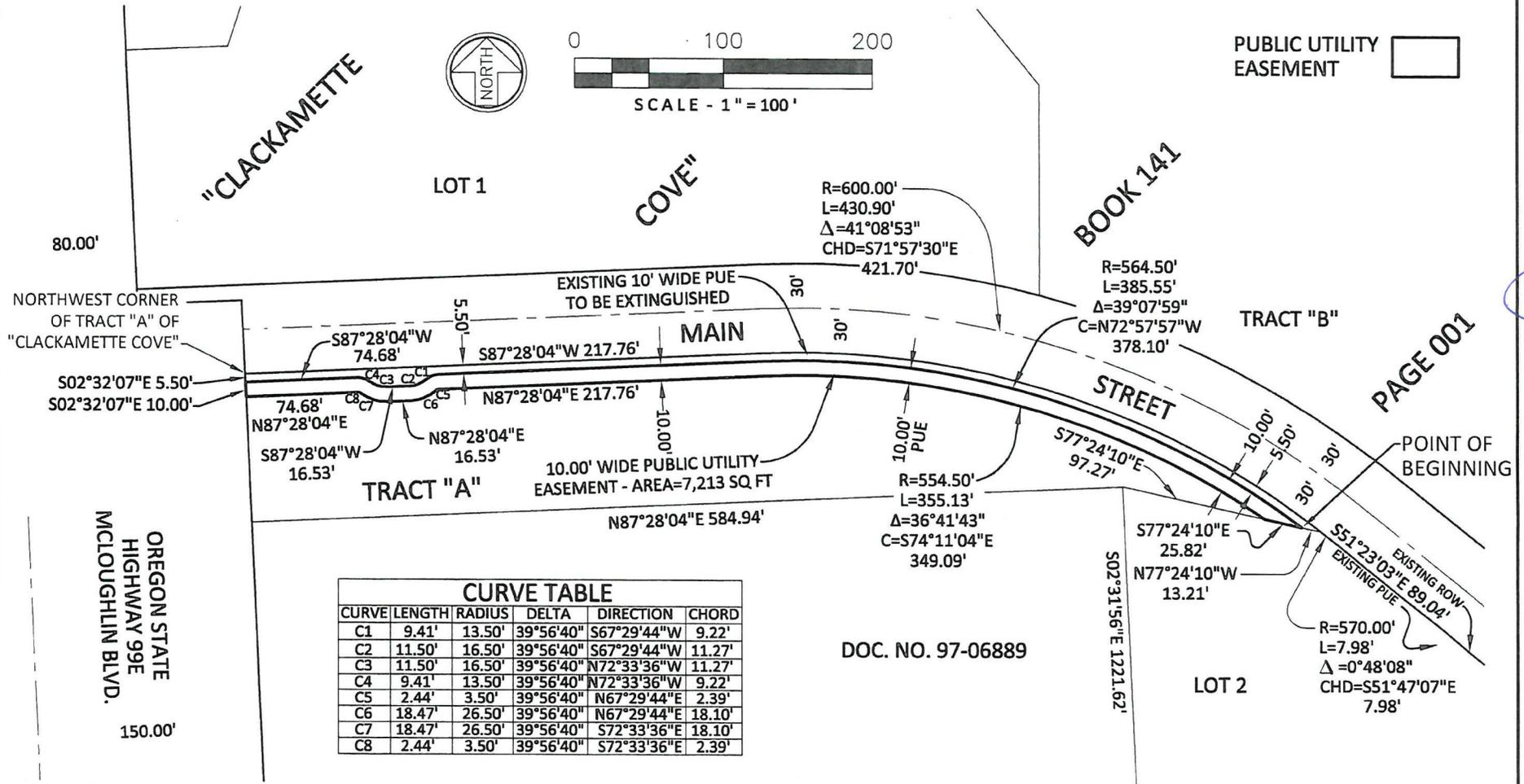
OREGON
JULY 15, 2003
TOD V. KELSO
50701

VALID UNTIL 6-30-17

"CLACKAMETTE COVE" - TRACT "A"

10.00' WIDE PUBLIC UTILITY EASEMENT

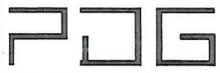
EXHIBIT B



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C1	9.41'	13.50'	39°56'40"	S67°29'44"W	9.22'
C2	11.50'	16.50'	39°56'40"	S67°29'44"W	11.27'
C3	11.50'	16.50'	39°56'40"	N72°33'36"W	11.27'
C4	9.41'	13.50'	39°56'40"	N72°33'36"W	9.22'
C5	2.44'	3.50'	39°56'40"	N67°29'44"E	2.39'
C6	18.47'	26.50'	39°56'40"	N67°29'44"E	18.10'
C7	18.47'	26.50'	39°56'40"	S72°33'36"E	18.10'
C8	2.44'	3.50'	39°56'40"	S72°33'36"E	2.39'

DOC. NO. 97-06889

*NOTE: EXISTING 10.00' WIDE PUBLIC UTILITY EASEMENT IN TRACT "A", PER THE PLAT OF "CLACKAMETTE COVE", RECORDED IN BOOK 141, PAGE 001, IS TO BE EXTINGUISHED.

Project THE COVE No. 334-001	Designed by DOWL Date 11-05-16 Drawn by MHH Date 11-05-16 Horiz. Scale: 1"=100' Vert. Scale: N/A 334-001 CC, TRACT 1 EXHIBIT Type EXHIBIT	 PIONEER DESIGN GROUP, INC. <small>9020 SW WASHINGTON SQUARE RD. SUITE 170 PORTLAND, OREGON 97223 p 503.843.8288 f 844.715.4743 www.pdg-pp.com</small>	Sheet 2 of 2
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