

4P  
AFTER RECORDING RETURN TO:

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

*Kattie Riggs*

Map No.: 2-2E-29

Tax Lot: 3000

Planning No.: CP 15-01, DP 15-01, NR 15-05, US 15-06

Street: Main Street



02028667201700133230040046

\$68.00

02/27/2017 12:39:49 PM

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

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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 15 day of February, 2017, and it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its Commission.

City of Oregon City Urban Renewal Commission

Brian Shaw  
Urban Renewal Commission Chair

STATE OF OREGON

}

}

ss.

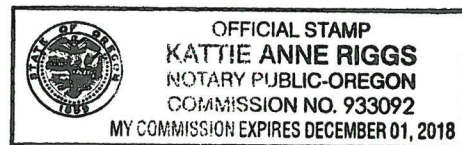
County of Clackamas

}

Personally appeared Brian Shaw, who being duly sworn, did say that he is the Urban Renewal Commission Chair of the City of Oregon City, an Oregon municipal corporation, and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its Commission, and acknowledged said instrument to be its voluntary act and deed.

Kattie Riggs  
NOTARY PUBLIC FOR OREGON  
Notary's signature  
My Commission Expires: 12/01/2018  
Stamp seal below

City of Oregon City Urban Renewal Agency  
P.O. Box 3040  
625 Center Street  
Oregon City, OR 97045-0304  
(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 deed dedication conveyed or easement granted is free and clear from any taxes, liens, and encumbrances.

Anthony J. Kline  
City Manager

John H. Lewis  
Public Works Director

Kattie Riggs  
City Recorder

## EXHIBIT A

### CLACKAMETTE COVE

#### LOTS 3 – PUBLIC UTILITY EASEMENT DESCRIPTIONS

PORTIONS OF LOT 2 AND LOT 3 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:

#### EASEMENT AREA

**BEGINNING** AT A POINT FROM WHICH THE MOST SOUTHERLY CORNER OF SAID LOT 3 BEARS SOUTH 23°44'20" WEST, 24.19 FEET AND SOUTH 67°28'05" EAST, 10.00 FEET; THENCE 0.23 FEET ALONG THE ARC OF AN 85.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 0°09'08" AND A CHORD BEARING SOUTH 58°19'19" WEST, 0.23 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 42.98 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 54°43'28" AND A CHORD BEARING SOUTH 85°45'37" WEST, 41.37 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 26.84 FEET ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 14°38'40" AND A CHORD BEARING NORTH 59°33'19" WEST, 26.76 FEET TO THE BOUNDARY OF A 10.00' WIDE PUBLIC UTILITY EASEMENT GRANTED ON THE PLAT OF "CLACKAMETTE COVE"; THENCE NON-TANGENT TO SAID CURVE, 52.49 FEET ALONG SAID EASEMENT BOUNDARY AND THE ARC OF A 326.48 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 9°12'43" AND A CHORD BEARING NORTH 36°48'35" WEST, 52.43 FEET; THENCE LEAVING THE BOUNDARY OF SAID PUBLIC UTILITY EASEMENT, SOUTH 47°23'11" EAST, 42.67 FEET TO A POINT OF CURVATURE; THENCE 32.32 FEET ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°29'27" AND A CHORD BEARING SOUTH 57°07'55" EAST, 32.16 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 33.43 FEET ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 54°43'28" AND A CHORD BEARING NORTH 85°45'37" EAST, 32.17 FEET TO ANOTHER POINT OF COMPOUND CURVATURE; THENCE 17.95 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°42'55" AND A CHORD BEARING NORTH 51°32'25" EAST, 17.91 FEET TO THE BOUNDARY OF SAID 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT GRANTED ON THE PLAT OF "CLACKAMETTE COVE"; THENCE SOUTH 23°44'20" WEST ALONG SAID EASEMENT BOUNDARY, 21.34 FEET TO THE **POINT OF BEGINNING**.

THE AREA AS DESCRIBED CONTAINS APPROXIMATELY 930 SQUARE FEET.



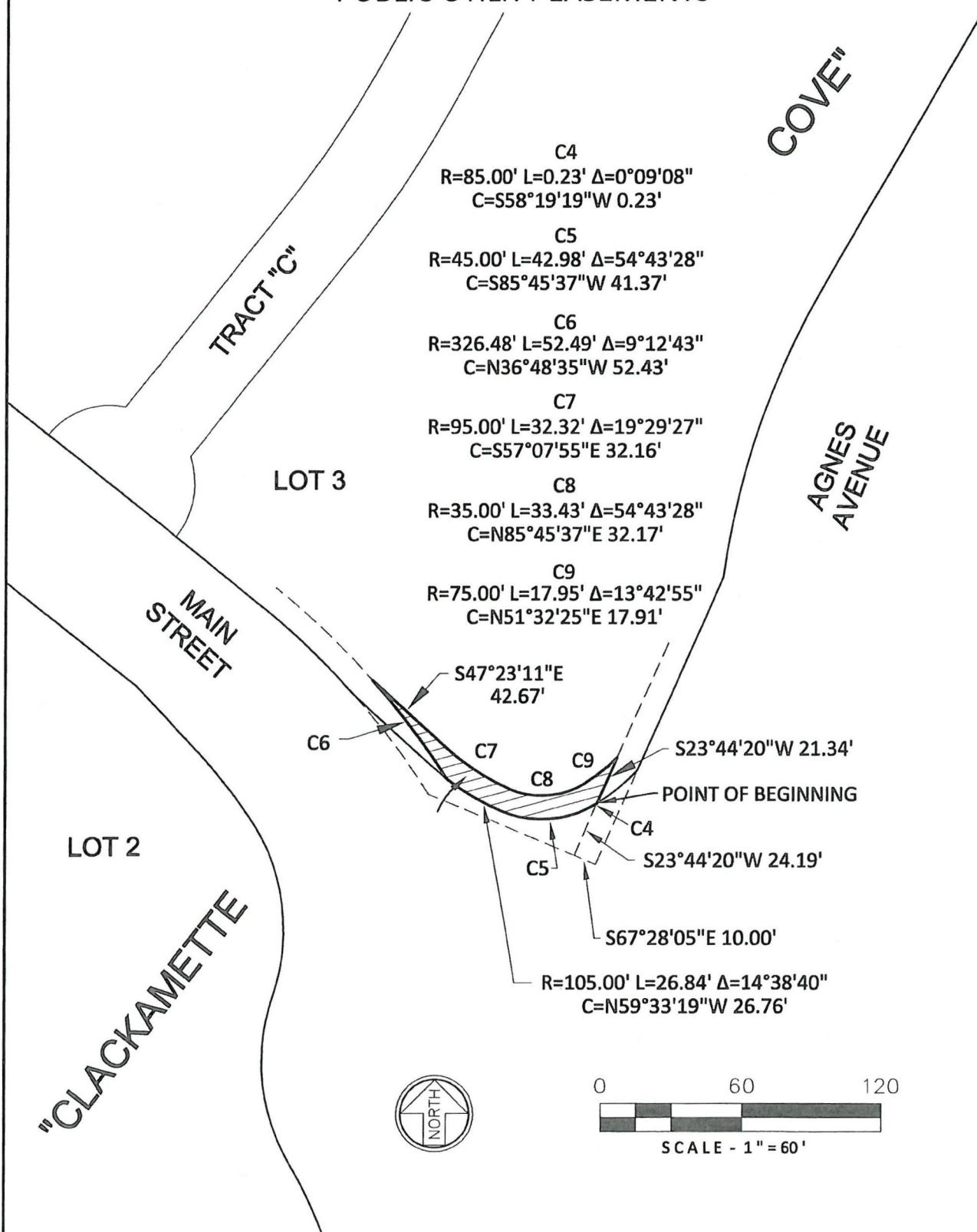
VALID UNTIL 6-30-17



# EXHIBIT B

## "CLACKAMETTE COVE" - LOT 3

### PUBLIC UTILITY EASEMENTS



**Project**  
CLACKAMETTE COVE  
**No.**  
328-002

**Designed by** DOWL **Date** 11/05/2016  
**Drawn by** TVK **Date** 02/06/2017  
**Horiz. Scale:** NTS **Vert. Scale:** N/A  
**CLACKAMETTE COVE LOT 3 PUE Type** EXHIBIT

**PDG**  
PIONEER DESIGN GROUP, INC.

9020 SW WASHINGTON SQUARE RD.  
SUITE 170  
PORTLAND, OREGON 97223  
p 503.643.8286  
f 844.715.4743  
www.pdg-pc.com

**Sheet**  
**2**  
of  
**2**

9