

5P
5M
Grantor: Clackamas County
2051 Kaen Road
Oregon City, OR 97045

Clackamas County Official Records
Sherry Hall, County Clerk

2012-045338



\$93.00

01598912201200453380050053

07/19/2012 01:20:50 PM

Grantee: City of Oregon City
625 Center Street
P.O. Box 3040
Oregon City, OR 97045

D-E Cnt=2 Stn=1 CONNIEBRO
\$25.00 \$5.00 \$16.00 \$17.00 \$10.00 \$20.00

AFTER RECORDING RETURN TO
~~City Recorder, Nancy Ide~~
P.O. Box 3040
Oregon City, Oregon 97045-0304

Kelly Burgoyne
Asst. City Recorder

Map No.: 3-2E-05C
Tax Lot No.: 812
Planning No.: CN12-0009
Street: Beavercreek Road at Kaen Rd

EASEMENT DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS, THAT Clackamas County a political subdivision of the State of Oregon, hereinafter called the GRANTOR, do(es) hereby grant unto the City of Oregon City, hereinafter called the CITY, its successors in interest and assigns, an easement in the County of Clackamas, State of Oregon, to be used and held by the CITY for street, road, right-of-way, and public utility purposes, bounded and described as follows, to wit:

See attached EXHIBIT "A" Legal description and attached
EXHIBIT "B" Sketch for Legal Description

TO HAVE AND TO HOLD, the above described and granted premises unto the said CITY, its successors in interest and assigns forever.

The true consideration of this conveyance is services received, the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and the CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above named premises, free from all encumbrances (except those of record) and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

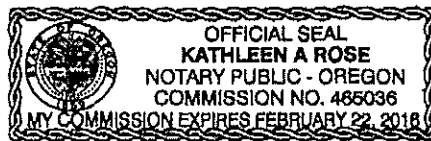
In construing this easement and where the text so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 14th
day of March, 2012.

Campbell M. Gilmour
Campbell M. Gilmour, Director
Clackamas County Dept. of Transportation and Development

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was signed and attested before me this 14th day of March 2012,
by Campbell M. Gilmour as Director
of the Clackamas County Department of Transportation and Development



Kathleen A. Rose
Notary Public for State of Oregon
My Commission Expires: 2/22/2016

Accepted on behalf of the City of Oregon City
on the condition that the dedication conveyed is
free and clear from taxes, liens, and
encumbrances (except those of record).

Mayor
[Signature]

Assistant
City Recorder

[Signature]

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Mayor
Doug Ruby

Assistant
City Recorder

Kelly Burgoyne

EXHIBIT A

RIGHT-OF-WAY DEDICATION

Being a portion of Tract "B", Plat of "Red Soils", Plat No. 2980, Clackamas County Survey Records and a portion of vacated Kaen Road (County Road No. 2594) as described by deeds recorded as Document No. 2003-047446 and Document No. 2003-048176, Clackamas County Deed Records, located in the Southwest One-Quarter of Section 5, Township 3 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Commencing at the northwest corner of Lot 8, Plat of "Red Soils", Clackamas County Survey Records and the beginning of a 418.00 foot radius curve to the right (the radius point of which bears N00°43'28"W 418.00 feet) having a central angle of 22°45'36";

Thence northwesterly along the southerly right-of-way line of Beaver Creek Road and the arc of said curve to the right (the long chord of which bears N79°20'40"W 164.96 feet) 166.05 feet to the **Point of Beginning**;

Thence continuing northwesterly along said southerly right-of-way line and the arc of a 418.00 foot radius curve to the right having a central angle of 68°05'18" (the long chord of which bears N33°55'13"W 468.02 feet) 496.74 feet to a point on the westerly right-of-way line of Kaen Road (County Road No. 2594) per said Plat of "Red Soils", said point also being the most northerly corner of vacated Kaen Road as described by deeds recorded as Document No. 2003-047446 and Document No. 2003-048176, Clackamas County Deed Records;

Thence S00°07'26"W along the said westerly right-of-way line of vacated Kaen Road 98.33 feet;

Thence leaving said westerly right-of-way line, S07°42'17"E 52.66 feet to the beginning of a 113.00 foot radius curve to the left having a central angle of 16°29'49";

Thence along the arc of said curve to the left (the long chord of which bears S15°57'11"E 32.42 feet) 32.54 feet to the beginning of a 441.00 foot radius compound curve to the left having a central angle of 22°03'23";

Thence along the arc of said compound curve to the left (the long chord of which bears S35°13'47"E 168.72 feet) 169.77 feet to the beginning of a 22.00 foot radius reverse curve to the right having a central angle of 27°08'19";

Thence along the arc of said reverse curve to the right (the long chord of which bears S32°41'19"E 10.32 feet) 10.42 feet;

Thence S54°12'00"E 81.60 feet to the beginning of a 22.00 foot radius non-tangent curve to the right having a central angle of 78°19'24", the radius point of which bears S53°31'41"E 22.00 feet;

Thence along the arc of said non-tangent curve to the right (the long chord of which bears N75°38'02"E 27.79 feet) 30.07 feet to the beginning of a 575.00 foot radius reverse curve to the left having a central angle of 3°19'51";

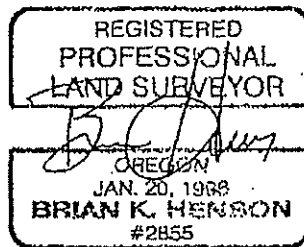
Thence along the arc of said reverse curve to the left (the long chord of which bears S66°52'12"E 33.42 feet) 33.43 feet to the beginning of a 183.00 foot radius compound curve to the left having a central angle of 6°09'53";

Thence along the arc of said compound curve to the left (the long chord of which bears S71°37'04"E 19.68 feet) 19.69 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within the existing right-of-way of Beavercreek Road per the Plat of "Red Soils".

Containing 5,832 square feet more or less.

This legal description along with the basis of bearings thereof, is based upon the Plat of "Red Soils", Clackamas County Survey Records.



EXP 6-30-05

EXHIBIT B

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	166.05	418.00	22°45'36"	164.96	N79°20'40"W
C2	147.37	418.00	20°11'59"	146.60	N57°51'52"W
C3	123.03	418.00	16°51'52"	122.59	N39°19'57"W
C4	226.34	418.00	31°01'27"	223.58	N15°23'17"W
C5	496.74	418.00	68°05'18"	468.02	N33°55'13"W
C6	32.54	113.00	16°29'49"	32.42	S15°57'11"E
C7	169.77	441.00	22°03'23"	168.72	S35°13'47"E
C8	10.42	22.00	27°08'19"	10.32	S32°41'19"E
C9	30.07	22.00	78°19'24"	27.79	N75°38'02"E
C10	33.43	575.00	3°19'51"	33.42	S66°52'12"E
C11	19.69	183.00	6°09'53"	19.68	S71°37'04"E
C12	29.07	20.00	83°17'34"	26.58	N89°24'40"W
C13	4.89	270.00	1°02'18"	4.89	S48°25'24"W
C14	39.12	746.20	3°00'15"	39.12	N02°58'11"E
C15	84.07	441.00	10°55'22"	83.94	S29°39'46"E
C16	76.90	441.00	9°59'25"	76.80	S40°07'10"E
C17	8.80	441.00	1°08'36"	8.80	S45°41'11"E

