

AFTER RECORDING RETURN TO:

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



\$108.00

07/30/2019 03:06:16 PM

D-E Cnt=1 Stn=54 CONNIEBRO  
\$20.00 \$16.00 \$62.00 \$10.00

Map No.: 31E12D  
Tax Lot: 1790  
Planning No.: AP 17-05

Grantor(s): Rian Park Development

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

**KNOW ALL BY THESE PRESENTS, THAT** Rian Park Development, Inc., 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 electrical transmission lines 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 for other value given, 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, except those of record, 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 23 day of July, 2019; 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.

Corporation/limited partnership

Rian Park Dev. Inc.

Corporation/Partnership Name (above)

By:

Bruce A. Ament, president

Signer's Name, Title

STATE OF OREGON )

County of Clackamas )

MELISSA M'SPERITT

On this 23 day of July, 2019, before me, ~~Kerry Steinmetz~~, the undersigned Notary Public, personally appeared Bruce Ament as President of Rian Park Development, Inc.

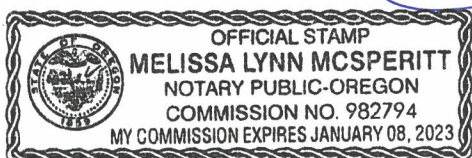
☒

personally known to me

☐

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed it.

Stamp seal below



WITNESS my hand and official seal.

Notary's signature

My commission expires: 1.8.23

Accepted on behalf of the City of Oregon City:

Anthony J. Konkol III  
By: Anthony J. Konkol III, City Manager

John M. Lewis  
By: John M. Lewis, Public Works Director

Claudia Cisneros

Attest: Kattie Riggs, City Recorder

Claudia Cisneros, assistant city recorder





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

AKS Job #5621

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

## EXHIBIT A

### Description

A tract of land located in the Southeast One-Quarter of Section 12, Township 3 South, Range 1 East, and the Southwest One-Quarter of Section 7, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the easterly corner of Lot 29 of the plat "Highland Park", Plat No. 4450, Clackamas County Plat Records, also being the on the northwesterly right-of-way line of Orchard Grove Drive; thence along said northwesterly right-of-way line, South 43°56'28" West 73.00 feet to the southeasterly corner of said Lot 29; thence leaving said northwesterly right-of-way line, South 64°18'58" East 17.64 feet to the westerly corner of Parcel 6, Document Number 2018-010096, Clackamas County Deed Records, also being on the southeasterly right-of-way line of Orchard Grove Drive; thence along the southwesterly line of said deed, South 45°55'33" East 443.50 feet to the southeasterly line of said deed; thence along said southeasterly line, North 43°57'49" East 499.30 feet to the Point of Beginning; thence continuing along said southeasterly line, North 43°57'49" East 5.00 feet; thence leaving said southeasterly line, North 45°55'33" West 107.00 feet; thence South 43°57'49" West 5.00 feet; thence South 45°55'33 East 107.00 feet to the southeasterly line of said deed, and the Point of Beginning.

The above described tract of land contains 535 square feet, more or less.

7/22/2019

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

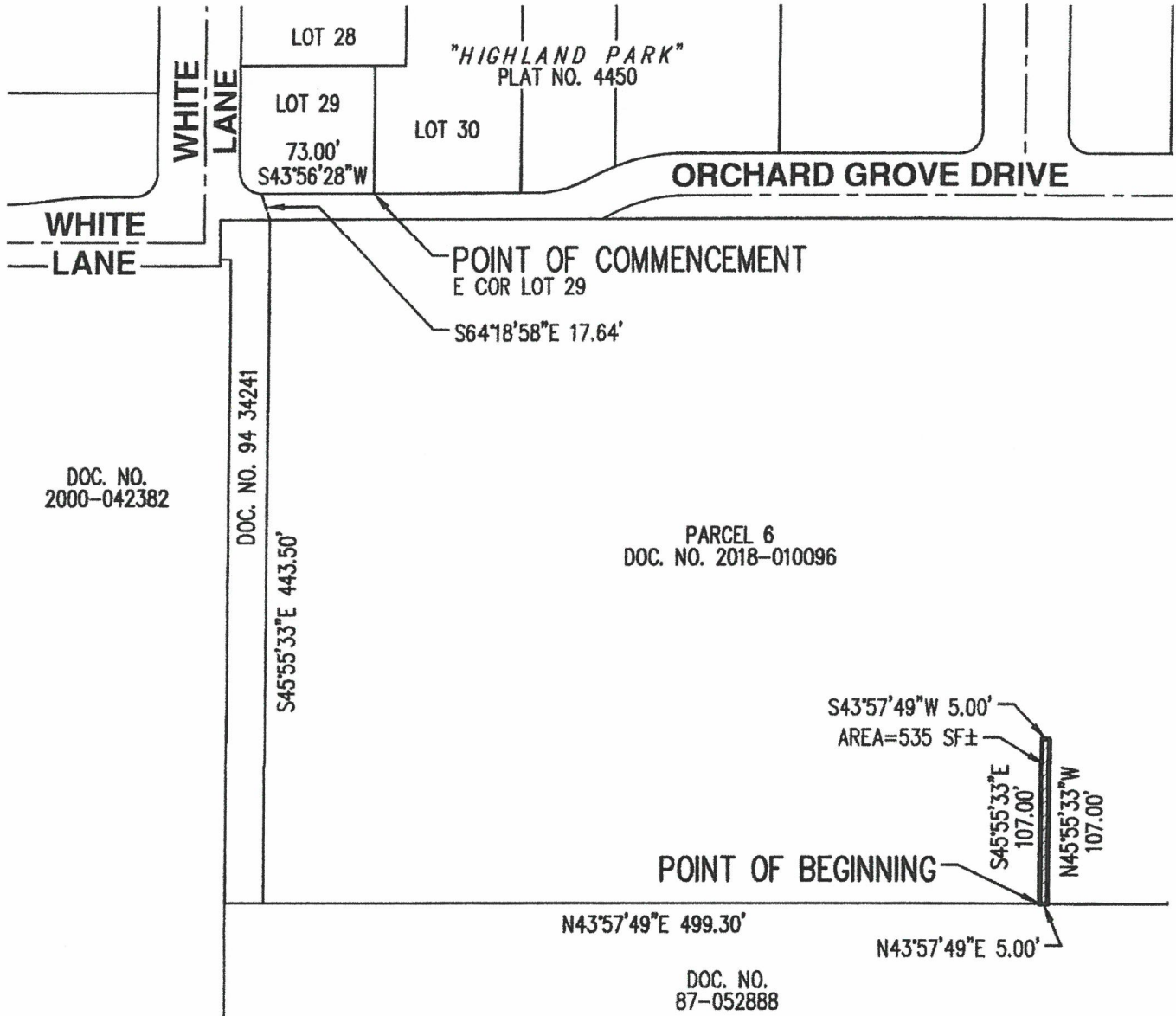
*Benjamin R Huff*

OREGON  
MARCH 14, 2017  
BENJAMIN R HUFF  
84738PLS

RENEW: 6/30/21

# EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, AND THE SOUTHWEST 1/4 OF SECTION 7,  
TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,  
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



DOC. NO.  
2000-042382

PARCEL 6  
DOC. NO. 2018-010096

DOC. NO.  
87-052888

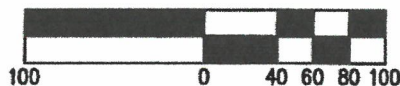
7/22/2019

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

## PREPARED FOR

RIAN PARK DEVELOPMENT  
P. O. BOX 2559  
OREGON CITY, OR 97045

SCALE: 1" = 100 FEET



*Benjamin R Huff*  
OREGON  
MARCH 14, 2017  
BENJAMIN R HUFF  
84738PLS  
RENEWS: 6/30/21

## MAP OF DESCRIPTION

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
P: 503.563.6151 F: 503.563.6152 aks-eng.com

**AKS**

EXHIBIT  
**B**

DRWN: BRH  
CHKD: RDR  
AKS JOB:  
5621

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