

AFTERRECORDING RETURN TO.'



\$113.00

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08/08/2019 11:45:53 AM

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

D-E Cnt=1 Stn=2 TIFFANYSTA  
\$25.00 \$16.00 \$62.00 \$10.00

Map No.: 3-2E-05G  
Tax Lot: 00812  
Planning No.: SP 03-08

Grantor(s): Clackamas County

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

KNOW ALL BY THESE PRESENTS, THAT Clackamas County  
hereinafter called the GRANTOR, does 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  
a public water line 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, 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 6<sup>TH</sup> day of August, 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.

**NOTICE: No stamp or corporate seal is allowed over any typed information.**

Individuals, general partnerships

Corporation/limited partnership

Clackamas County  
Company Name (above, if any)

\_\_\_\_\_  
Corporation/Partnership Name (above)

By: Jim Bernard

By: \_\_\_\_\_

Jim Bernard, Chair  
Name, Title (if any)

\_\_\_\_\_  
Signer's Name, Title

By: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Name, Title (if any)

\_\_\_\_\_  
Signer's Name, Title

(affix corporate seal below if executed by a corporation)

STATE OF OREGON )  
County of Clackamas )

On this 6<sup>TH</sup> day of Aug., 2019, before me, \_\_\_\_\_, the undersigned Notary Public, personally appeared Jim Bernard, Chair, Clackamas County  
☒ 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.

**NOTICE: No stamp or corporate seal is allowed over any typed information.**

Stamp seal below

WITNESS my hand and official seal.



Mary E. Raethke  
Notary's signature  
My commission expires: 12-23-19

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

Kattie Riggs  
Attest: Kattie Riggs, City Recorder

## EXHIBIT A

### LEGAL DESCRIPTION

A portion of Beavercreek Road as shown on the Plat of "Red Soils" (Plat No. 2980), Clackamas County Survey Records located in the Southwest One-Quarter of Section 5, Township 3 South, Range 2 East of the Willamette Meridian, City of Oregon City, 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 Beavercreek 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 beginning of a 183.00 foot radius non-tangent curve to the right (the radius point of which bears N15°17'59"E 183.00 feet) having a central angle of 6°09'53";

Thence northwesterly along the arc of said non-tangent curve to the right (the long chord of which bears N71°37'04"E 19.68 feet) 19.69 feet to the beginning of a 575.00 foot radius compound curve to the right having a central angle of 3°19'51";

Thence northwesterly along the arc of said compound curve to the right (the long chord of which bears N66°52'12"W 33.42 feet) 33.43 feet to the beginning of a 22.00 foot radius reverse curve to the left having a central angle of 78°19'24";

Thence southwesterly along the arc of said reverse curve to the left (the long chord of which bears S75°38'02"W 27.79 feet) 30.07 feet;

Thence N54°12'00"W 81.60 feet to the beginning of a 22.00 foot radius non-tangent curve to the left (the radius point of which bears S70°52'50"W 22.00 feet) having a central angle of 27°08'19";

Thence northwesterly along the arc of said 22.00 foot radius non-tangent curve to the left (the long chord of which bears N32°41'19"W 10.32 feet) 10.42 feet to the beginning of a 441.00 foot radius reverse curve to the right having a central angle of 1°08'36";

Thence northwesterly along the arc of said 441.00 foot radius reverse curve to the right (the long chord of which bears N45°41'11"W 8.80 feet) 8.80 feet to the **Point of Beginning**;

Thence continuing northwesterly along the arc of said 441.00 foot radius curve to the right having a central angle of 9°59'25", (the long chord of which bears N40°07'10"W 76.80 feet) 76.90 feet to the beginning of a 746.20 foot radius non-tangent curve to the right (the radius point of which bears N85°31'42"W 746.20 feet) having a central angle of 6°09'02", located on the east right-of-way line 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;

Thence southwesterly along said east right-of-way line and the arc of said 746.20 foot radius non-tangent curve to the right (the long chord of which bears S07°32'49"W 80.07 feet) 80.10 feet;

Thence S10°37'20"W 132.20 feet along said east right-of-way line to the beginning of a 270.00 foot radius non-tangent curve to the right (the radius point of which bears S79°22'39"E 270.00 feet) having a central angle of 37°16'55";

Thence leaving said east right-of-way line northwesterly along the arc of said 270.00 foot radius non-tangent curve to the right (the long chord of which bears N29°15'49"E 172.60 feet) 175.69 feet to the **Point of Beginning**.

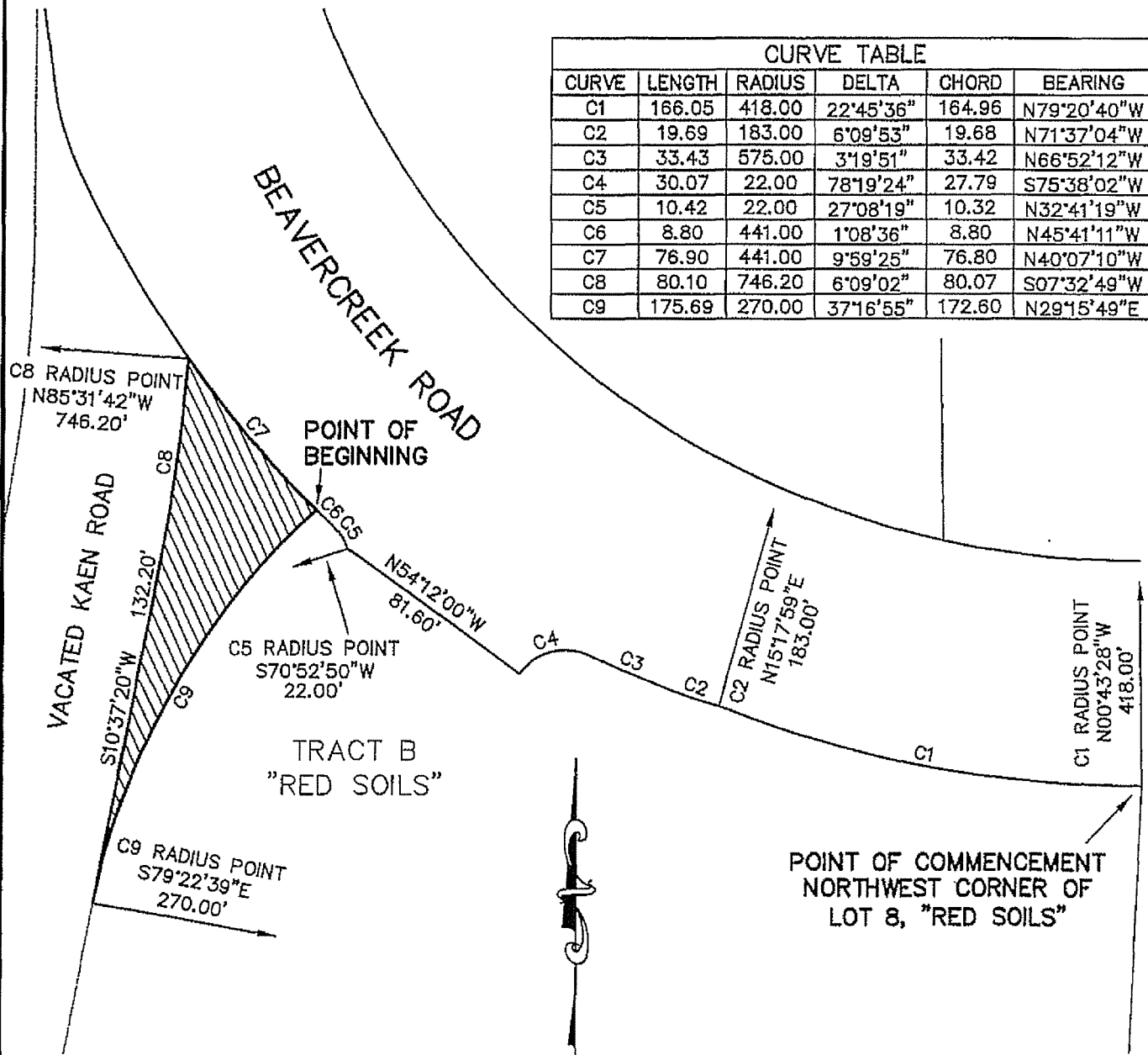
Containing 4,138 square feet more or less.

This legal description, along with the basis of bearings thereof, is established from the Plat of "Red Soils" (Plat No. 2980) Clackamas County Survey Records.



# 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	19.69	183.00	6°09'53"	19.68	N71°37'04"W
C3	33.43	575.00	3°19'51"	33.42	N66°52'12"W
C4	30.07	22.00	78°19'24"	27.79	S75°38'02"W
C5	10.42	22.00	27°08'19"	10.32	N32°41'19"W
C6	8.80	441.00	1°08'36"	8.80	N45°41'11"W
C7	76.90	441.00	9°59'25"	76.80	N40°07'10"W
C8	80.10	746.20	6°09'02"	80.07	S07°32'49"W
C9	175.69	270.00	37°16'55"	172.60	N29°15'49"E



SCALE:  
1" = 60'

## LEGEND



PROPOSED RIGHT-OF-WAY DEDICATION  
± 4,138 SQUARE FEET

PREPARED BY:  
HARPER HOUF PETERSON  
RIGHELLIS, INC.  
5200 SW MACADAM AVENUE  
SUITE 580  
PORTLAND, OREGON 97239  
PHONE: (503) 221-1131  
JOB NO. CLA-26-SUR