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AFTER RECORDING RETURN TO:

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



02385920202000878010070074

\$123.00

10/21/2020 10:00:00 AM

D-E Cnt=1 Stn=9 COUNTER1
\$35.00 \$16.00 \$62.00 \$10.00

Planning No.: N/A

Tax Map & Lot: 2-2E-32AC-00101

GRANTOR: Providence Health & Services - Oregon

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

KNOW ALL BY THESE PRESENTS, THAT Providence Health & Services - Oregon, hereinafter called "**Grantor**", does hereby grant unto the City of Oregon City, hereinafter called the "**City**", and its successors in interest and assigns, a permanent easement, including the permanent right to construct, reconstruct, operate, and maintain utilities within the easement, described as follows:

See attached **Exhibit A** Legal Description, and

Exhibit B Drawing for Legal Description

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

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 all loss, cost, or damage arising out of the exercise of the rights granted herein.

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.

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 (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 Permittee has executed this 27 day of
September, 2020. The person(s) whose name(s) is/are subscribed to
the within instrument acknowledge that he/she/they executed the instrument in his/her/their legally
authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

[Signature Page(s) Follow]

GRANTOR: Providence Health & Services - Oregon
As shown on Page 1 (name of organization or individual property owner(s))

[Signature]

Signature No. 1

Kerrie Bartel-Christensen, Executive Director

Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

STATE OF OREGON)

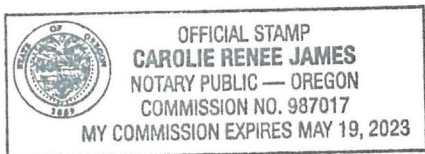
County of Clackamas)

This record was acknowledged before me on (date) September 29, 2020

by Kerrie Bartel-Christensen
Signer's printed name

as Executive Director Reso, Providence Health & Services OR
Title and (if applicable) Name of Corporation or Party on whose behalf the record is executed

Stamp notary seal:



WITNESS my hand and official seal.

Carolie R James
Signature of Notary Public

My commission expires: May 19, 2023

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

Katie Riggs
Attest: Katie Riggs, City Recorder



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com

AKS Job #7916

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

EXHIBIT A

Water Line Easement

Being two tracts of land located in the Northeast One-Quarter of Section 32, Township 2 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon, and being more particularly described as follows:

Tract A;

COMMENCING at the southwest corner of the Ezra Fisher Donation Land Claim (D.L.C.) No. 44; thence along the west line of said D.L.C. No. 44, North $01^{\circ}49'03''$ East 1538.75 feet to the southwest corner of that tract conveyed to Doctors Hospital Association, Inc., recorded in Book 534, Page 590 of the Deed records of Clackamas County; thence South $86^{\circ}08'51''$ East along the south line of said Doctors Hospital Tract for a distance of 620.11 feet to the northwesterly corner of a tract of land conveyed to Providence Health & Services recorded under Document Number 2012-003011 of the Deed Records of Clackamas County, and being the Point of Beginning of the herein described tract of land; thence continuing along said southerly line, South $86^{\circ}08'51''$ East 41.63 feet to the easterly line of a 15.00 foot wide Utility Easement per Document Number 94-068148, Clackamas County Deed Records; thence leaving said south line, South $53^{\circ}55'38''$ West 17.92 feet to a line which is parallel with and 11.50 feet southerly of, when measured at right angles to aforementioned southerly line; thence along said parallel line, North $86^{\circ}08'51''$ West 27.49 feet to the west line of said Providence Health & Services tract; thence along said west line, North $01^{\circ}51'06''$ East 11.51 feet to the Point of Beginning, and containing 397 square feet of land.

Tract B;

COMMENCING at the southwest corner of the Ezra Fisher Donation Land Claim (D.L.C.) No. 44; thence along the west line of said D.L.C. No. 44, North $01^{\circ}49'03''$ East 1538.75 feet to the southwest corner of that tract conveyed to Doctors Hospital Association, Inc., recorded in Book 534, Page 590 of the Deed records of Clackamas County; thence South $86^{\circ}08'51''$ East along the south line of said Doctors Hospital Tract passing at a distance of 620.11 feet the northwesterly corner of a tract of land conveyed to Providence Health & Services recorded under Document Number 2012-003011 of the Deed Records of Clackamas County, and continuing for a total distance of 735.22 feet to the Point of Beginning of the herein described tract of land; thence continuing along said southerly line, South $86^{\circ}08'51''$ East 21.76 feet; thence leaving said south line, South $42^{\circ}34'42''$ East 13.67 feet to the westerly line of Tract F of the plat "Trillium Park No. 3", Plat No. 3458, Clackamas County Plat Records; thence along said westerly line on a non-tangent curve to the left with a Radius of 499.46 feet, a Delta of $01^{\circ}52'21''$, a Length of 16.32 feet, and a Chord of South $24^{\circ}12'15''$ West 16.32 feet; thence leaving said westerly line, North $42^{\circ}34'42''$ West 35.88 feet to the Point of Beginning, and containing 371 square feet of land.

The Basis of Bearings is per Survey Number 2004-390 (SN2004-390), Clackamas County Survey Records.

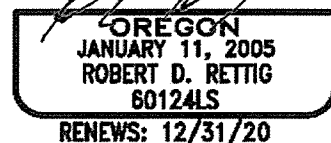
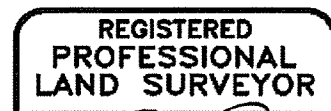
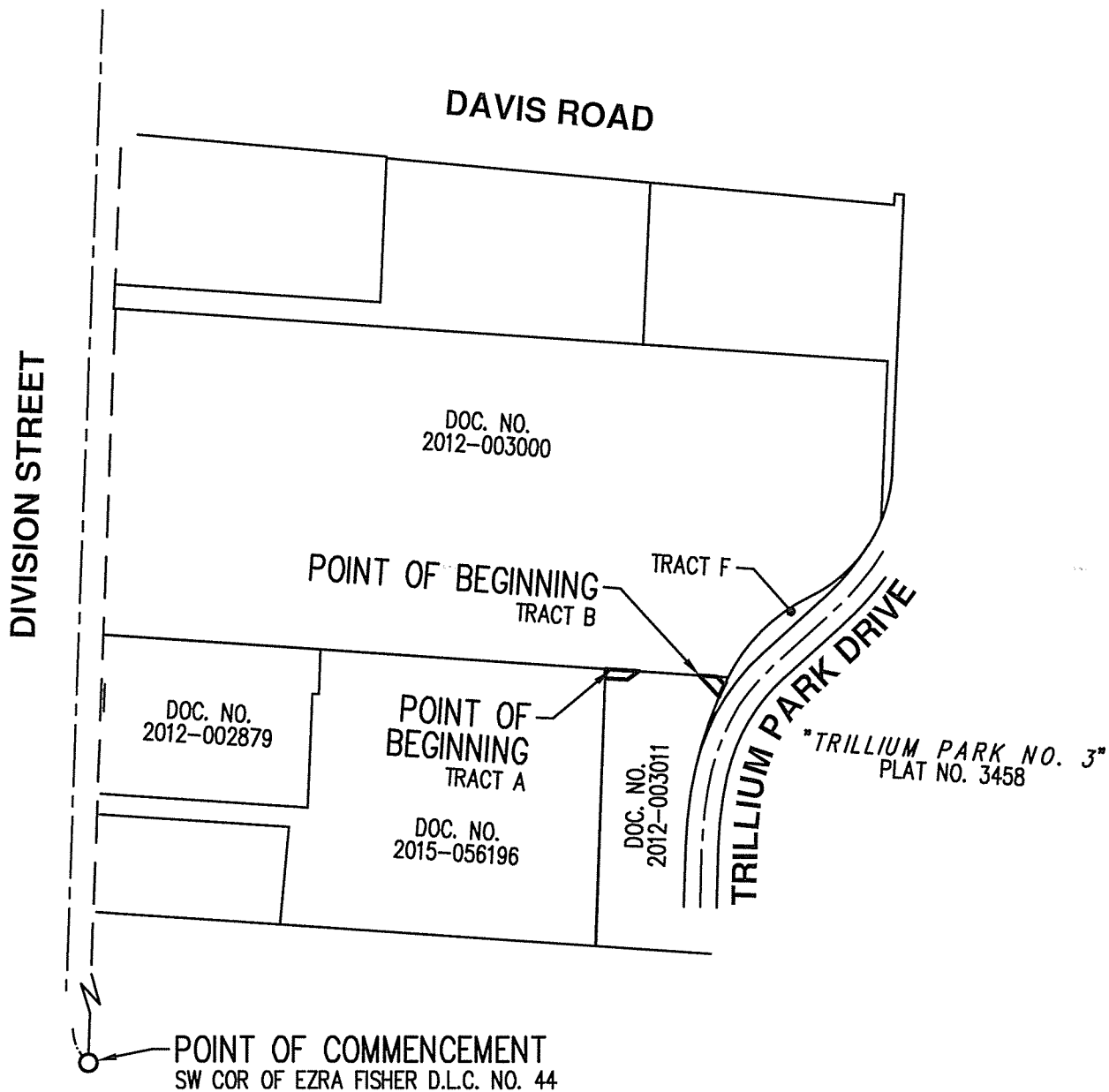


EXHIBIT B

LOCATED IN THE NORTHEAST 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



2/14/2020

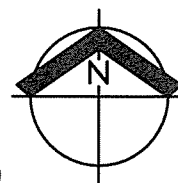
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/20

PREPARED FOR
CITY OF OREGON CITY
625 CENTER STREET
OREGON CITY, OR 97045

SCALE: 1" = 200 FEET



WATER LINE EASEMENT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



EXHIBIT
B

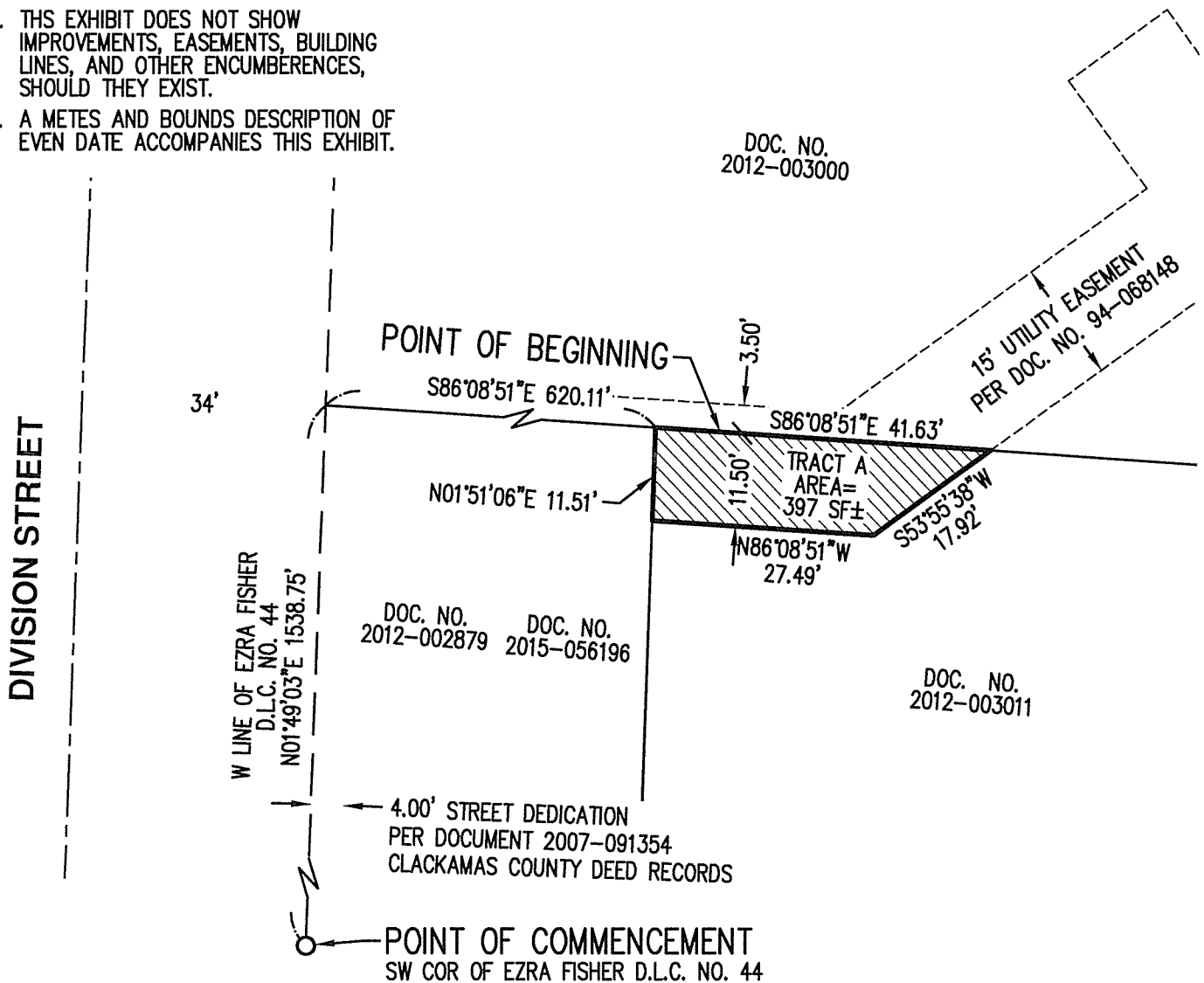
DRWN: WCB
CHKD: MAD
AKS JOB:
7916

EXHIBIT B

LOCATED IN THE NORTHEAST 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

NOTES:

1. BASIS OF BEARINGS AND BOUNDARY INFORMATION ARE PER SN2004-390, CLACKAMAS COUNTY SURVEY RECORDS.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES, AND OTHER ENCUMBERENCES, SHOULD THEY EXIST.
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.



2/14/2020

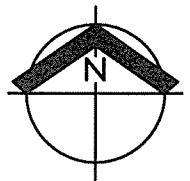
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SCALE: 1" = 20 FEET



11.50' WIDE WATER LINE EASEMENT

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AKS

EXHIBIT
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EXHIBIT B

LOCATED IN THE NORTHEAST 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	499.46'	01°52'21"	16.32'	S24°12'15"W 16.32'

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DOC. NO.
2012-003000

POINT OF
BEGINNING

DIVISION STREET

34'

W LINE OF EZRA FISHER D.L.C. NO. 44
N01°49'03"E 1538.75'

DOC. NO.
2012-002879

DOC. NO.
2015-056196

4.00' STREET DEDICATION
PER DOCUMENT 2007-091354
CLACKAMAS COUNTY DEED RECORDS

POINT OF COMMENCEMENT
SW COR OF EZRA FISHER D.L.C. NO. 44

S86°08'51"E 735.22'

620.11'

115.11'

21.76'

S86°08'51"E

S42°34'42"E
13.67'

TRACT B
AREA =
371 SF ±
N42°34'42"W 35.88'
15.00'
C1 L=16.32'

DOC. NO.
2012-003011

TRACT F
"TRILLIUM PARK NO. 3"
PLAT NO. 3458

20'

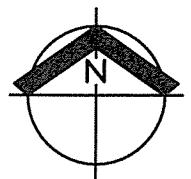
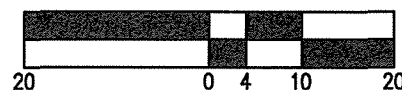
TRILLIUM PARK DRIVE

2/14/2020

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LAND SURVEYOR

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CITY OF OREGON CITY
625 CENTER STREET
OREGON CITY, OR 97045

SCALE: 1" = 20 FEET



15' WIDE WATER LINE EASEMENT

EXHIBIT
B

OREGON
JANUARY 11, 2005
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RENEWES: 12/31/20

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