

ORDINANCE NO. 20-1010

AN ORDINANCE OF THE CITY OF OREGON CITY DESIGNATING PROPERTY ADJACENT TO WATERBOARD PARK AS PART OF WATERBOARD PARK AND DESIGNATING THE AREA AS A PARK UNDER OREGON CITY CHARTER CHAPTER X

WHEREAS, the Board of Water Commissioners of Oregon City purchased approximately 13 ½ acres of property from Harry and Edith Jones in 1910, which property was later transferred to the ownership of the City of Oregon City; and

WHEREAS, the property purchased by the Board of Water Commissioners was used for a variety of purposes since coming into the possession of the City, including for recreational, educational, and other City purposes; and

WHEREAS, in 1972, the voters of Oregon City approved an amendment to the Charter of the City of Oregon City, now known as Chapter X of the Charter, which includes Section 42(e), which designates a portion of the property purchased by the Board of Water Commissioners as a charter park as follows:

“The area designated as WATERBOARD PARK on the map of Oregon City revised 1969, and the adjoining areas thereof lying below the high bluff, the westerly end of which area is at the southwesterly corner of Tract 19, FIELDS ADDITION, and the easterly end of which area is approximately at the intersection of Quarry and Third Streets; except any portion thereof lying north of the road running from John Adams Street and the extension thereof around the south side of the Armory and connecting to South 2nd Street. WATERBOARD PARK as above described is designated as a natural park;”

and

WHEREAS, the City disposed of and acquired properties adjacent to the property purchased by the Board of Water Commissioners, resulting in a property that the City has now performed a Lot Line Adjustment and a Lot Line Abandonment, survey number LL 20-00009, to create a tract of land to be added to Waterboard Park; and

WHEREAS, the tract to be added to Waterboard Park is identified as Tract 2 in the Record of Survey attached to this Ordinance as Exhibit A, which tract is adjacent to boundaries of Waterboard Park as described in Section 42(e) of the Oregon City Charter; and

WHEREAS, Tract 2 is subject to several exceptions from title, including a dedicated right of way, a sewer easement, a water line easement, an access easement, and a powerline easement, to be referred to collectively below as “the Easements,” as shown in the maps and legal descriptions attached to this Ordinance as Exhibit B; and

WHEREAS, the easements and encumbrances in existence at the time of designation are exempt from the limitations of the Charter; and

WHEREAS, there are two buildings, commonly known as the Cannery Building and Outbuilding 2, that have most recently been used by the Oregon City Department of Public Works

and are currently located on Tract 2 as shown in red on the map attached to this Ordinance as Exhibit C, to be referred to below as “the Outbuildings;” and

WHEREAS, it is the intent of the City Commission to exclude the Outbuildings currently located on Tract 2 from any designation as part of a City park and to ensure that the Outbuildings can be removed or demolished without seeking a vote of the citizens of Oregon City; and

WHEREAS, adding Tract 2 as shown in the attached Record of Survey as part of Waterboard Park and designating it as a park under Chapter X of the City Charter would ensure protection of the park by preventing the transfer, sale, vacation or major changes to this park without a legal vote of the people.

NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:

Section 1. Tract 2 on the Record of Survey attached to this Ordinance as Exhibit A, and as described in the accompanying legal description, is hereby added to Waterboard Park and designated as a park in accordance with the Charter of Oregon City, Chapter X, Section 43, creating a permanent park for the enjoyment of the citizens of Oregon City. The newly added portion of Waterboard Park is not designated as a natural park.

Section 2. The designation of Tract 2 as a park does not include the Easements identified in Exhibit 2 of this ordinance, nor does it include the Outbuildings identified in Exhibit 3 of this Ordinance.

Section 3. This Ordinance takes effect 30 days from the final adoption, or the day after the removal or demolition of the Outbuildings, whichever is later.

Read for the first time at a regular meeting of the City Commission held on the 4th day of November 2020, and the City Commission finally enacted the foregoing Ordinance this 18th day of November 2020.



RACHEL LYLES SMITH,
Commission President

Attested to this 18th day of November 2020:

Approved as to legal sufficiency:



Kattie Riggs, City Recorder

City Attorney

Attachment:

Exhibit A – Record of Survey and Legal Description

Exhibit B – Easement Maps and Legal Descriptions

Exhibit C – Map of Area with Outbuildings designated in red

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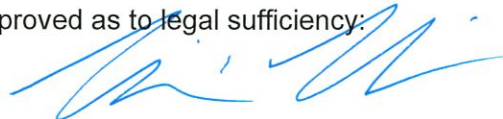
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Exhibit A – Record of Survey and Legal Description

Exhibit B – Easement Maps and Legal Descriptions

Exhibit C – Map of Area with Outbuildings designated in red

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Plaza 125, Building G
Portland, OR 97233

Phone: 503-408-1507
Fax: 503-408-2370

TRACT 2

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMEETE MERIDIAN, IN THE CITY OF OREGON CITY, CLACKAMAS COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS, SAID POINT ALSO BEING ON THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED BOOK 417, PAGE 385, CLACKAMAS COUNTY DEED RECORDS, AND BEING ON THE NORTHEASTERLY LINE OF LOT 8, BLOCK 86, "OREGON CITY", CLACKAMAS COUNTY PLAT RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 105.66 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE OF 76.51 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, SOUTH 56°07'38" EAST A DISTANCE OF 119.28 FEET; THENCE, NORTH 47°18'13" EAST A DISTANCE OF 133.40 FEET; THENCE, NORTH 40°47'51" EAST A DISTANCE OF 114.22 FEET; THENCE, NORTH 17°37'32" EAST A DISTANCE OF 41.46 FEET; THENCE, NORTH 00°17'51" WEST A DISTANCE OF 47.48 FEET; THENCE, NORTH 53°25'26" EAST A DISTANCE OF 36.71 FEET; THENCE, SOUTH 74°47'39" EAST A DISTANCE OF 24.90 FEET; THENCE, NORTH 36°37'03" EAST A DISTANCE OF 42.73 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, NORTH 89°54'44" WEST A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2006-010483 CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID CITY OF OREGON CITY TRACT THE FOLLOWING FOUR COURSES: NORTH 35°25'09" EAST A DISTANCE OF 30.40 FEET; THENCE, NORTH 42°45'19" EAST A DISTANCE OF 66.48

FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF N 1ST STREET; THENCE, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 54°34'51" EAST A DISTANCE OF 53.01 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE, SOUTH 35°25'09" EAST A DISTANCE OF 52.74 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, SOUTH 89°54'44" EAST A DISTANCE OF 91.19 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC."; THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL II, SOUTH 54°34'51" EAST A DISTANCE OF 194.78 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." FOUND ON THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH, EAST AND SOUTH LINES OF SAID CITY OF OREGON CITY TRACT, THE FOLLOWING SIX COURSES: SOUTH 87°54'29" EAST A DISTANCE OF 36.94 FEET; THENCE, SOUTH 30°58'58" WEST A DISTANCE OF 177.06 FEET; THENCE, SOUTH 04°09'29" EAST A DISTANCE OF 200.00 FEET; THENCE, SOUTH 29°21'31" WEST A DISTANCE OF 100.00 FEET; THENCE, NORTH 88°55'29' WEST A DISTANCE OF 100.40 FEET; THENCE, NORTH 67°47'29" WEST A DISTANCE OF 216.50 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC" FOUND AT THE SOUTHWEST CORNER THEREOF; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL II, NORTH 80°55'04" WEST A DISTANCE OF 342.73 FEET THE POINT OF BEGINNING.

CONTAINS 251,663 SQUARE FEET, OR 5.777 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS 12-31-21

AREA TABLE

TRACT 1 - ORIGINAL AREA, INCLUDING DN 2006-010483 AREA
= 201,674 SF, OR 4.630 ACRES

TRACT 1 - ADJUSTED AREA = 45,245 SF OR 1.05 ACRES

TRACT 2 - ORIGINAL AREA = 95,885 SF, OR 2.201 ACRES

TRACT 2 - ADJUSTED AREA = 251,814 SF OR 5.781 ACRES

EXCHANGE TRACT = 155,929 SF OR 3.580 ACRES
INCLUDES DN 2006-010483 AREA

RECORD OF SURVEY
PROPOSED PROPERTY LINE ADJUSTMENT
AND LOT CONSOLIDATION

SITUATED IN THE SOUTH HALF OF SECTION 31, T.2S., R.2E., W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON
FOR: CITY OF OREGON CITY PUBLIC WORKS

CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

ACCEPTED FOR FILING: _____

SURVEY NUMBER: _____

CITY APPROVAL

OREGON CITY PLANNING DEPARTMENT FILE NO. _____

APPROVED THIS ____ DAY OF _____, 2020

BY: _____
PLANNING DIRECTOR

LEGEND

- = 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." SET _____, 2020.
 - = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." HELD AS PER R1, UNLESS OTHERWISE NOTED.
 - ▲ = FOUND BRASS SCREW WITH A 3/4" BRASS WASHER STAMPED "REPPETO & ASSOC. INC.", HELP PER R1.
 - = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319", HELD AS PER SN 27049
- CCDR = CLACKAMAS COUNTY DEED RECORDS
CLF = CHAIN LINK FENCE
DN = DEED DOCUMENT NUMBER, CCDR
D1= DN 2005-030395
FNC = FENCE
R1 = DATA PER SN 2005-328
R2 = DATA PER SN 27049
SF = SQUARE FEET
SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
() = RECORD DATA

NARRATIVE

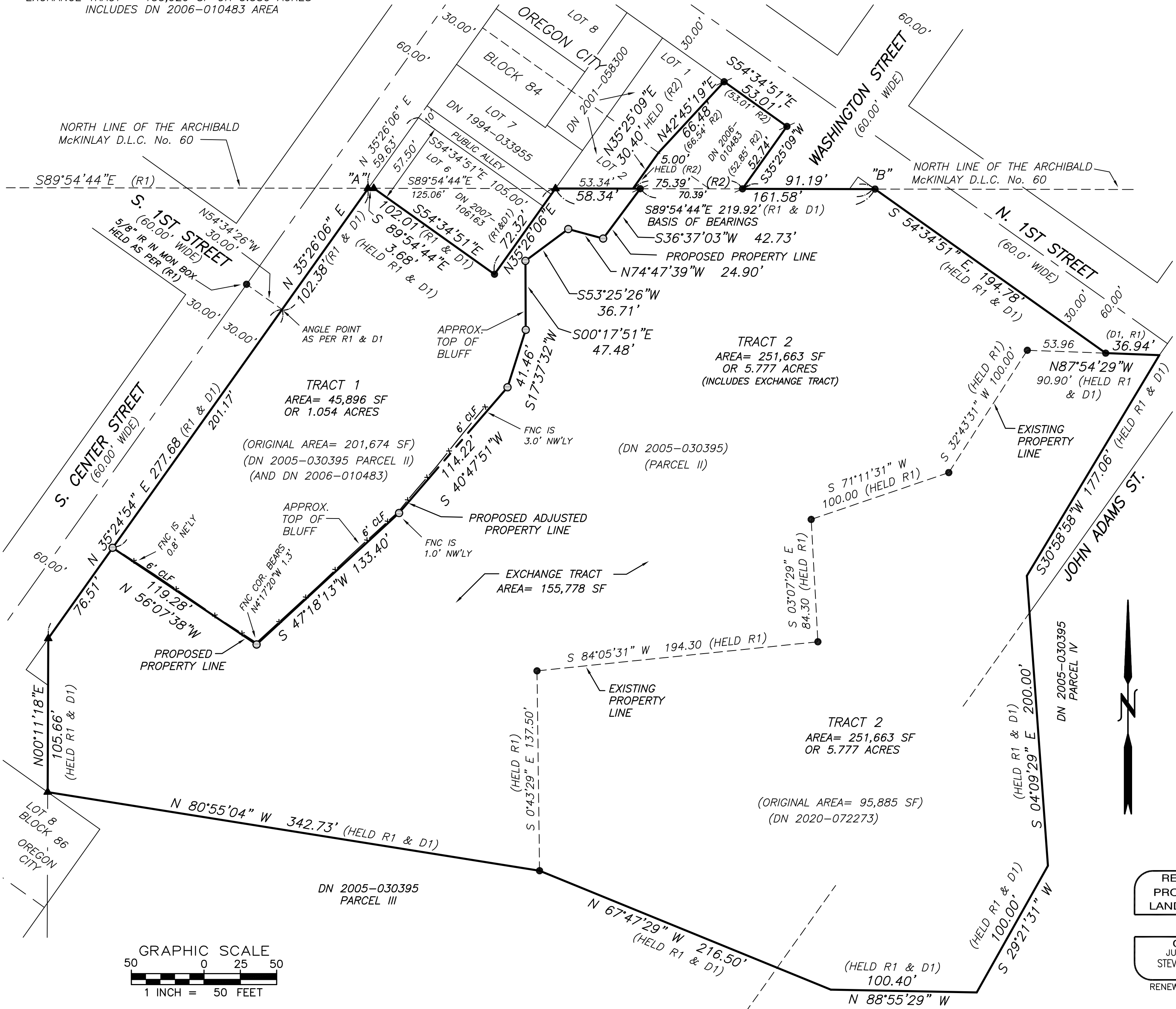
THE PURPOSE OF THIS SURVEY IS MONUMENT THE PROPOSED ADJUSTMENT TO THE BOUNDARY LINES IN COMMON WITH THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2020-072273 AND THAT TRACT OF LAND AS DESCRIBED BY DEED AS PARCEL II RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS. THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2006-010483, CLACKAMAS COUNTY DEED RECORDS IS BEING CONSOLIDATED TO BE PART OF TRACT 2.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE ARCHIBALD MCKINLAY DLC SHOWN AS SOUTH 89°54'44" EAST BETWEEN FOUND MONUMENTS "A" AND "B" AS PER SURVEY NUMBER 2005-328, CLACKAMAS COUNTY SURVEY RECORDS.

SAID SURVEY NUMBER 2005-328 ESTABLISHED THE PERIMETER BOUNDARY OF THE TRACTS OF LAND BEING SURVEYED AND WAS HELD FOR THE ORIGINAL BOUNDARY LINES OF THE TRACTS SHOWN ON THIS PROPERTY LINE ADJUSTMENT SURVEY. THE MONUMENTS WERE FIELD VERIFIED AND HELD AS SHOWN.

RECORD DATA FROM SURVEY NUMBER 27049 WAS HELD TO ESTABLISH THE PERIMETER BOUNDARY LINES AS DESCRIBED IN SAID DOCUMENT NO. 2006-010483, AS SHOWN.

THE PROPOSED ADJUSTED PROPERTY LINE WAS ESTABLISHED AT THE REQUEST OF THE CITY OF OREGON CITY AND FOLLOWS THE TOP OF THE BLUFF, AS APPROVED IN CITY PLANNING CASE FILE NO. _____.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWES: 12/31/21

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

Plaza 125, Building G
12730 SE Stark Street
Portland, Oregon 97233
Phone: (503) 408-1507
www.reppetosurveying.com

DATE: SEPT. 30, 2020

FILE: 004019-ROS.DWG

DRAWN BY: RL/SB

JOB NO. 004019

68
AFTER RECORDING RETURN TO:

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



\$118.00

10/21/2020 09:51:37 AM

D-E Cnt=1 Stn=9 COUNTER1
\$30.00 \$16.00 \$62.00 \$10.00

Planning No.: CI-20-006

Tax Map & Lot: 2-2E-31 -00400

GRANTOR: City of Oregon City

CITY OF OREGON CITY, OREGON PUBLIC ACCESS EASEMENT

KNOW ALL BY THESE PRESENTS, THAT City of Oregon City, 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 access, operate, and conduct activity 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 20th day of October, 20 20. 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: City of Oregon City
As shown on Page 1 (name of organization or individual property owner(s))

Anthony J. Konkol III
Signature No. 1

Anthony J. Konkol III CITY MANAGER
Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

STATE OF OREGON)
County of Clackamas)

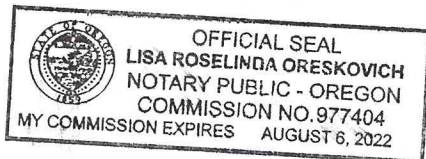
This record was acknowledged before me on (date) October 20, 20 20

by Anthony J. Konkol, III
Signer's printed name

as City Manager of the City of Oregon City
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.



Lisa R Oreskovich
Signature of Notary Public

My commission expires: August 6, 2022

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

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"

ACCESS EASEMENT
LEGAL DESCRIPTION

A TRACT OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 28.40 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL II, NORTH 35°24'54" EAST A DISTANCE OF 18.65 FEET; THENCE, SOUTH 74°46'32" EAST A DISTANCE OF 45.55 FEET; THENCE, NORTH 88°28'24" EAST A DISTANCE OF 31.09 FEET; THENCE, NORTH 59°52'24" EAST A DISTANCE OF 20.61 FEET; THENCE, NORTH 48°38'45" EAST A DISTANCE OF 61.19 FEET; THENCE, NORTH 56°07'38" WEST A DISTANCE OF 123.66 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE OF 15.00 FEET; THENCE, SOUTH 56°07'38" EAST A DISTANCE OF 119.28 FEET; THENCE, NORTH 47°18'13" EAST A DISTANCE OF 133.40 FEET; THENCE, NORTH 40°47'51" EAST A DISTANCE OF 144.22 FEET; THENCE, NORTH 17°37'32" EAST A DISTANCE OF 41.46 FEET; THENCE, NORTH 00°17'51" WEST A DISTANCE OF 47.48 FEET; THENCE, NORTH 53°25'26" EAST A DISTANCE OF 36.71 FEET; THENCE, SOUTH 74°47'39" EAST A DISTANCE OF 24.90 FEET; THENCE, SOUTH 36°48'03" EAST A DISTANCE OF 58.26 FEET; THENCE, SOUTH 28°40'29" WEST A DISTANCE OF 46.65 FEET; THENCE, SOUTH 13°44'19" WEST A DISTANCE OF 45.15 FEET; THENCE, SOUTH 05°54'48" WEST A DISTANCE OF 52.03 FEET; THENCE, NORTH 84°57'38" WEST A DISTANCE OF 25.71 FEET; THENCE, SOUTH 82°14'21" WEST A DISTANCE OF 29.20 FEET; THENCE, SOUTH 68°09'18" WEST A DISTANCE OF 27.04 FEET; THENCE, SOUTH 57°50'27" WEST A DISTANCE OF 23.50 FEET; THENCE, SOUTH 53°22'57" WEST A DISTANCE OF 139.15 FEET; THENCE, SOUTH 48°05'34" WEST A DISTANCE OF 49.93 FEET; THENCE, SOUTH 34°26'57" WEST A DISTANCE OF 21.33 FEET; THENCE, SOUTH

30°09'33" WEST A DISTANCE OF 19.49 FEET; THENCE, SOUTH 79°34'36" WEST A DISTANCE OF 44.85 FEET; THENCE, NORTH 85°52'25" WEST A DISTANCE OF 21.62 FEET; THENCE, NORTH 73°48'15" WEST A DISTANCE OF 44.39 FEET TO THE POINT OF BEGINNING.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

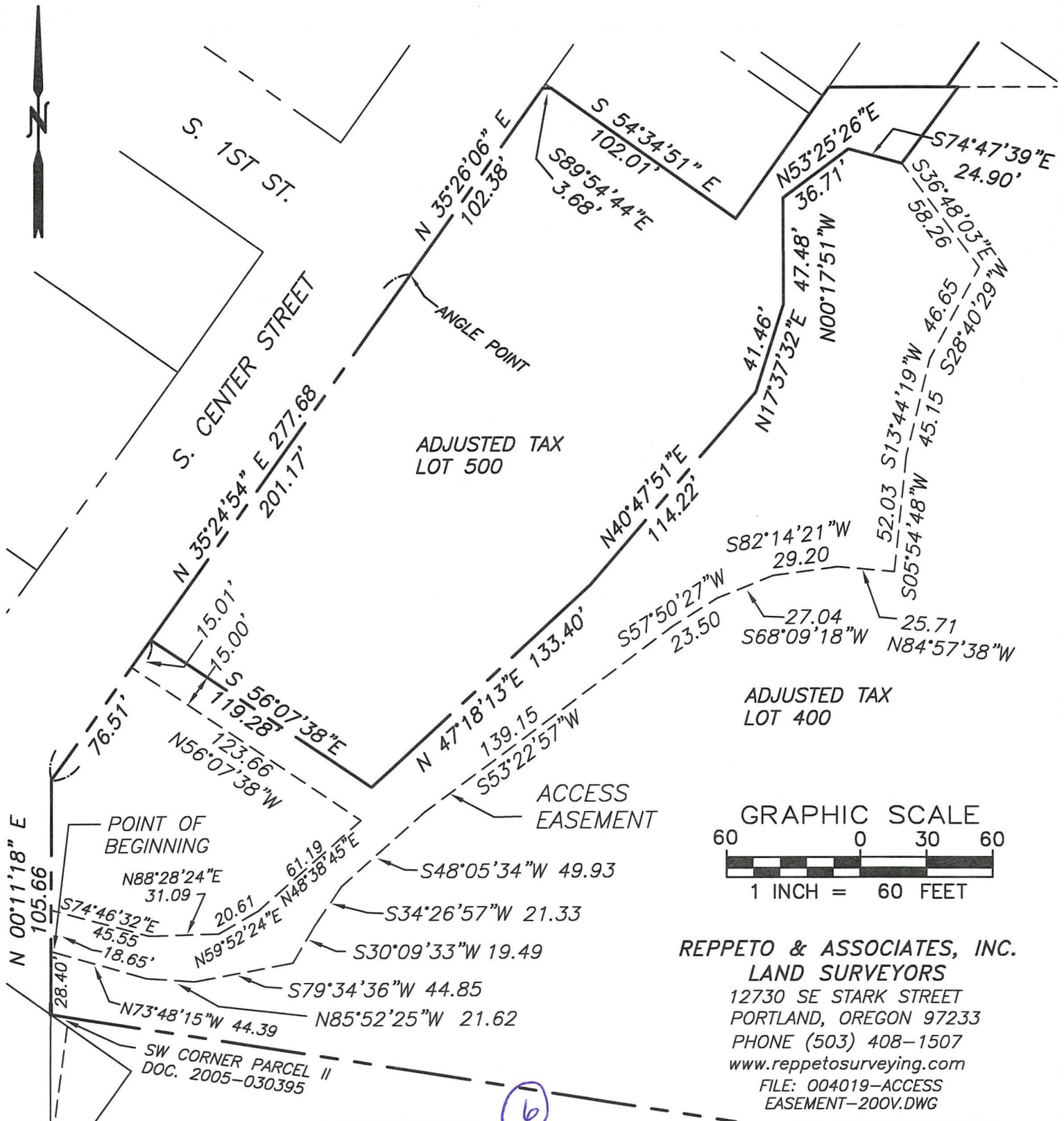
OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEW: 12/31/21

EXHIBIT "B"

ACCESS EASEMENT

IN THE SE AND SW QUARTER OF SECTION
31, T.2S., R.2E., W.M., CITY OF OREGON
CITY, CLACKAMAS COUNTY, OREGON



AFTER RECORDING RETURN TO:

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



02386428202000882740080085

\$128.00

10/22/2020 10:51:57 AM

D-D Cnt=1 Stn=9 COUNTER1
\$40.00 \$16.00 \$62.00 \$10.00

Planning File No.: LL-20-00009 & -00010

Tax Map & Lot: 2-2E-31-00400 & -00500

GRANTOR: City of Oregon City

BARGAIN AND SALE DEED

City of Oregon City, hereinafter called "Grantor",
does hereby grant, bargain, sell and convey to the City of Oregon City, an Oregon municipal corporation,
hereinafter called "Grantee", the following real property in Clackamas County, Oregon.

See Exhibit A for Adjusted Tract 1 Grantor's Legal Description

See Exhibit B for Adjusted Tract 2 Grantor's Legal Description

See Exhibit C for Transfer (Exchange Tract) Legal Description

Grantor is vested in Tract 1 by DN 2005-030395 and DN 2006-010483, Clackamas County Deed Records

Grantor is vested in Tract 2 by DN 2020-072273, Clackamas County Deed Records

Grantor executes this deed to facilitate an approved City of Oregon City, Clackamas County, Planning File
No. LL-20-00009 and LL-20-00010

The true consideration for this conveyance is \$0.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336
AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES
NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY
ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF
THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES,
AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,
CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 21st day of
October, 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.

GRANTOR: City of Oregon City
As shown on Page 1 (name of organization or individual property owner(s))

Anthony J. Konkol III
Signature No. 1

Anthony J. Konkol III CITY MANAGER
Signer's printed name Title (if applicable)

Signature No. 2

Signer's printed name Title (if applicable)

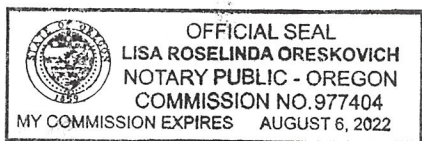
STATE OF OREGON)
County of Clackamas)

This record was acknowledged before me on (month & day) October 21, 2020

by Anthony J. Konkol, III, as City Manager
Signer's printed name Title (write "N/A" if not applicable)

of the City of Oregon City
Name of Corporation on whose behalf record is executed (write "N/A" if not applicable)

Stamp notary seal:



WITNESS my hand and official seal.

Lisa R Oreskovich
Signature of Notary Public

My commission expires: August 6, 2022

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, PE, Public Works Director

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Plaza 125, Building G
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"

TRACT 1

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMEETE MERIDIAN, IN THE CITY OF OREGON CITY, CLACKAMAS COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS, SAID POINT ALSO BEING ON THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED BOOK 417, PAGE 385, CLACKAMAS COUNTY DEED RECORDS, AND BEING ON THE NORTHEASTERLY LINE OF LOT 8, BLOCK 86, "OREGON CITY", CLACKAMAS COUNTY PLAT RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 105.66 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, ALONG THE SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE OF 76.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE 201.17 FEET TO AN ANGLE POINT; THENCE, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°26'06" EAST A DISTANCE OF 102.38 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT THE NORTHWEST CORNER OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, SOUTH 89°54'44" EAST A DISTANCE OF 3.68 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT AN ANGLE PONT ON THE NORTH LINE OF SAID PARCEL II; THENCE, CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL II, THE FOLLOWING THREE COURSES; SOUTH 54°34'51" EAST A DISTANCE OF 102.01 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC."; THENCE, NORTH 35°26'06" EAST A DISTANCE OF 72.32 FEET TO A FOUND BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC, INC,"; THENCE, SOUTH 89°54'44" EAST A DISTANCE OF 58.34 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE, SOUTH 36°37'03" WEST A DISTANCE OF 42.73 FEET; THENCE, NORTH 74°47'39" WEST A

DISTANCE OF 24.90 FEET; THENCE, SOUTH 53°25'26" WEST A DISTANCE OF 36.71 FEET; THENCE, SOUTH 00°17'51" EAST A DISTANCE OF 47.48 FEET; THENCE, SOUTH 17°37'32" WEST A DISTANCE OF 41.469 FEET; THENCE SOUTH 40°47'51" WEST A DISTANCE OF 114.22 FEET; THENCE, SOUTH 47°18'13" WEST A DISTANCE OF 133.40 FEET; THENCE, NORTH 56°07'38" WEST A DISTANCE OF 119.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 45,896 SQUARE FEET, MORE OR LESS.



Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Plaza 125, Building G
Portland, OR 97233

Phone: 503-408-1507
Fax: 503-408-2370

EXHIBIT "B"

TRACT 2

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMEETE MERIDIAN, IN THE CITY OF OREGON CITY, CLACKAMAS COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS, SAID POINT ALSO BEING ON THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED BOOK 417, PAGE 385, CLACKAMAS COUNTY DEED RECORDS, AND BEING ON THE NORTHEASTERLY LINE OF LOT 8, BLOCK 86, "OREGON CITY", CLACKAMAS COUNTY PLAT RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 105.66 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE OF 76.51 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, SOUTH 56°07'38" EAST A DISTANCE OF 119.28 FEET; THENCE, NORTH 47°18'13" EAST A DISTANCE OF 133.40 FEET; THENCE, NORTH 40°47'51" EAST A DISTANCE OF 114.22 FEET; THENCE, NORTH 17°37'32" EAST A DISTANCE OF 41.46 FEET; THENCE, NORTH 00°17'51" WEST A DISTANCE OF 47.48 FEET; THENCE, NORTH 53°25'26" EAST A DISTANCE OF 36.71 FEET; THENCE, SOUTH 74°47'39" EAST A DISTANCE OF 24.90 FEET; THENCE, NORTH 36°37'03" EAST A DISTANCE OF 42.73 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, NORTH 89°54'44" WEST A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2006-010483 CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID CITY OF OREGON CITY TRACT THE FOLLOWING FOUR COURSES: NORTH 35°25'09" EAST A DISTANCE OF 30.40 FEET; THENCE, NORTH 42°45'19" EAST A DISTANCE OF 66.48

FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF N 1ST STREET; THENCE, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 54°34'51" EAST A DISTANCE OF 53.01 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE, SOUTH 35°25'09" EAST A DISTANCE OF 52.74 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, SOUTH 89°54'44" EAST A DISTANCE OF 91.19 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC."; THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL II, SOUTH 54°34'51" EAST A DISTANCE OF 194.78 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." FOUND ON THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH, EAST AND SOUTH LINES OF SAID CITY OF OREGON CITY TRACT, THE FOLLOWING SIX COURSES: SOUTH 87°54'29" EAST A DISTANCE OF 36.94 FEET; THENCE, SOUTH 30°58'58" WEST A DISTANCE OF 177.06 FEET; THENCE, SOUTH 04°09'29" EAST A DISTANCE OF 200.00 FEET; THENCE, SOUTH 29°21'31" WEST A DISTANCE OF 100.00 FEET; THENCE, NORTH 88°55'29" WEST A DISTANCE OF 100.40 FEET; THENCE, NORTH 67°47'29" WEST A DISTANCE OF 216.50 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC" FOUND AT THE SOUTHWEST CORNER THEREOF; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL II, NORTH 80°55'04" WEST A DISTANCE OF 342.73 FEET THE POINT OF BEGINNING.

CONTAINS 251,663 SQUARE FEET, OR 5.777 ACRES, MORE OR LESS.



Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Plaza 125, Building G
Portland, OR 97233

Phone: 503-408-1507
Fax: 503-408-2370

EXHIBIT "C"

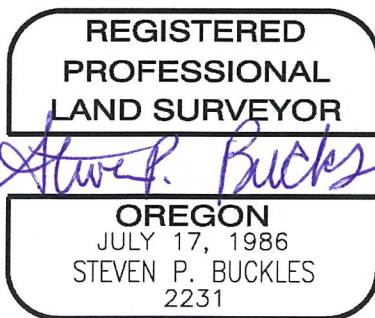
EXCHANGE TRACT

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMEETE MERIDIAN, IN THE CITY OF OREGON CITY, CLACKAMAS COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS, SAID POINT ALSO BEING ON THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED BOOK 417, PAGE 385, CLACKAMAS COUNTY DEED RECORDS, AND BEING ON THE NORTHEASTERLY LINE OF LOT 8, BLOCK 86, "OREGON CITY", CLACKAMAS COUNTY PLAT RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 105.66 FEET TO A BRASS SCREW WITH A 3/4 INCH BRASS WASHER STAMPED "REPPETO & ASSOC. INC." FOUND AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 35°24'54" EAST A DISTANCE OF 76.51 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, SOUTH 56°07'38" EAST A DISTANCE OF 119.28 FEET; THENCE, NORTH 47°18'13" EAST A DISTANCE OF 133.40 FEET; THENCE, NORTH 40°47'51" EAST A DISTANCE OF 114.22 FEET; THENCE, NORTH 17°37'32" EAST A DISTANCE OF 41.46 FEET; THENCE, NORTH 00°17'51" WEST A DISTANCE OF 47.48 FEET; THENCE, NORTH 53°25'26" EAST A DISTANCE OF 36.71 FEET; THENCE, SOUTH 74°47'39" EAST A DISTANCE OF 24.90 FEET; THENCE, NORTH 36°37'03" EAST A DISTANCE OF 42.73 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, NORTH 89°54'44" WEST A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2006-010483 CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID CITY OF OREGON CITY TRACT THE FOLLOWING FOUR COURSES: NORTH 35°25'09" EAST A DISTANCE OF 30.40 FEET; THENCE, NORTH 42°45'19" EAST A DISTANCE OF 66.48 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS

2319" FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF N 1ST STREET; THENCE, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 54°34'51" EAST A DISTANCE OF 53.01 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE, SOUTH 35°25'09" WEST A DISTANCE OF 52.74 FEET TO A 5/8 INCH IRON ROD WITH A YELOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319" FOUND ON THE NORTH LINE OF SAID PARCEL II; THENCE, ALONG THE NORTH LINE OF SAID PARCEL II, SOUTH 89°54'44" EAST A DISTANCE OF 91.19 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC."; THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL II, SOUTH 54°34'51" EAST A DISTANCE OF 194.78 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." FOUND ON THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH AND WESTERLY LINES OF SAID CITY OF OREGON CITY TRACT, THE FOLLOWING SIX COURSES: NORTH 87°54'29" WEST A DISTANCE OF 53.96 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.'; THENCE, SOUTH 32°43'31" WEST A DISTANCE OF 100.00 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.'; THENCE, SOUTH 71°11'31" WEST A DISTANCE OF 100.00 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.'; THENCE, SOUTH 03°07'29" EAST A DISTANCE OF 84.30 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.'; THENCE, SOUTH 84°05'31" WEST A DISTANCE OF 194.30 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.'; THENCE, SOUTH 00°43'29" EAST A DISTANCE OF 137.50 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'REPPETO & ASSOC. INC.' FOUND AT THE SOUTHWEST CORNER THEREOF; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL II, NORTH 80°55'04" WEST A DISTANCE OF 342.73 FEET THE POINT OF BEGINNING.

CONTAINS 155,778 SQUARE FEET, MORE OR LESS.



RENEWS 12-31-21

48
AFTER RECORDING RETURN TO:

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

Planning File No.: CI-20-006

Tax Map & Lot: 2-2E-31 -00400

Streets: 204 S John Adams St

Clackamas County Official Records
Sherry Hall, County Clerk

2020-087787



02385905202000877870040044

\$108.00

10/21/2020 09:51:37 AM

D-DED Cnt=1 Stn=9 COUNTER1
\$20.00 \$16.00 \$62.00 \$10.00

GRANTOR: City of Oregon City

DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS, THAT City of Oregon City, hereinafter called "**Grantor**", does hereby grant unto the City of Oregon City, hereinafter called the "**City**", its successors in interest and assigns, all the following real property 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** Drawing 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 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 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 (no exceptions), 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 deed 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 20th day of

October, 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.

GRANTOR: City of Oregon City

As shown on Page 1 (name of organization or individual property owner(s))

Anthony J. Konkol III
Signature No. 1

Anthony J. Konkol III CITY MANAGER
Signer's printed name Title (if applicable)

Signature No. 2

Signer's printed name Title (if applicable)

STATE OF OREGON)
County of Clackamas)

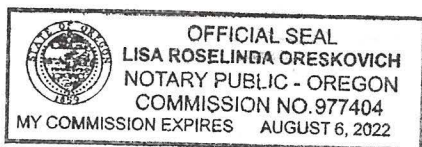
This record was acknowledged before me on (month & day) October 20, 2020

by Anthony J. Konkol, III, as City Manager
Signer's printed name Title (write "N/A" if not applicable)

of the City of Oregon City
Name of Corporation on whose behalf record is executed (write "N/A" if not applicable)

Stamp notary seal:

WITNESS my hand and official seal.



Lisa R Oreskovich
Signature of Notary Public
My commission expires: August 6, 2022

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

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"

RIGHT OF WAY DEDICATION
LEGAL DESCRIPTION

A TRACT OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE EAST LINE OF SAID CITY OF OREGON CITY TRACT AND THE WESTERLY RIGHT OF WAY LINE OF JOHN ADAMS STREET, SOUTH 30°58'58" WEST A DISTANCE OF 177.06 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID EASTERLY LINE, SOUTH 4°09'29" EAST A DISTANCE OF 25.56 FEET; THENCE, NORTH 54°34'29" WEST A DISTANCE OF 30.00 FEET; THENCE, NORTH 35°25'31" EAST A DISTANCE OF 196.23 FEET TO THE POINT OF BEGINNING.

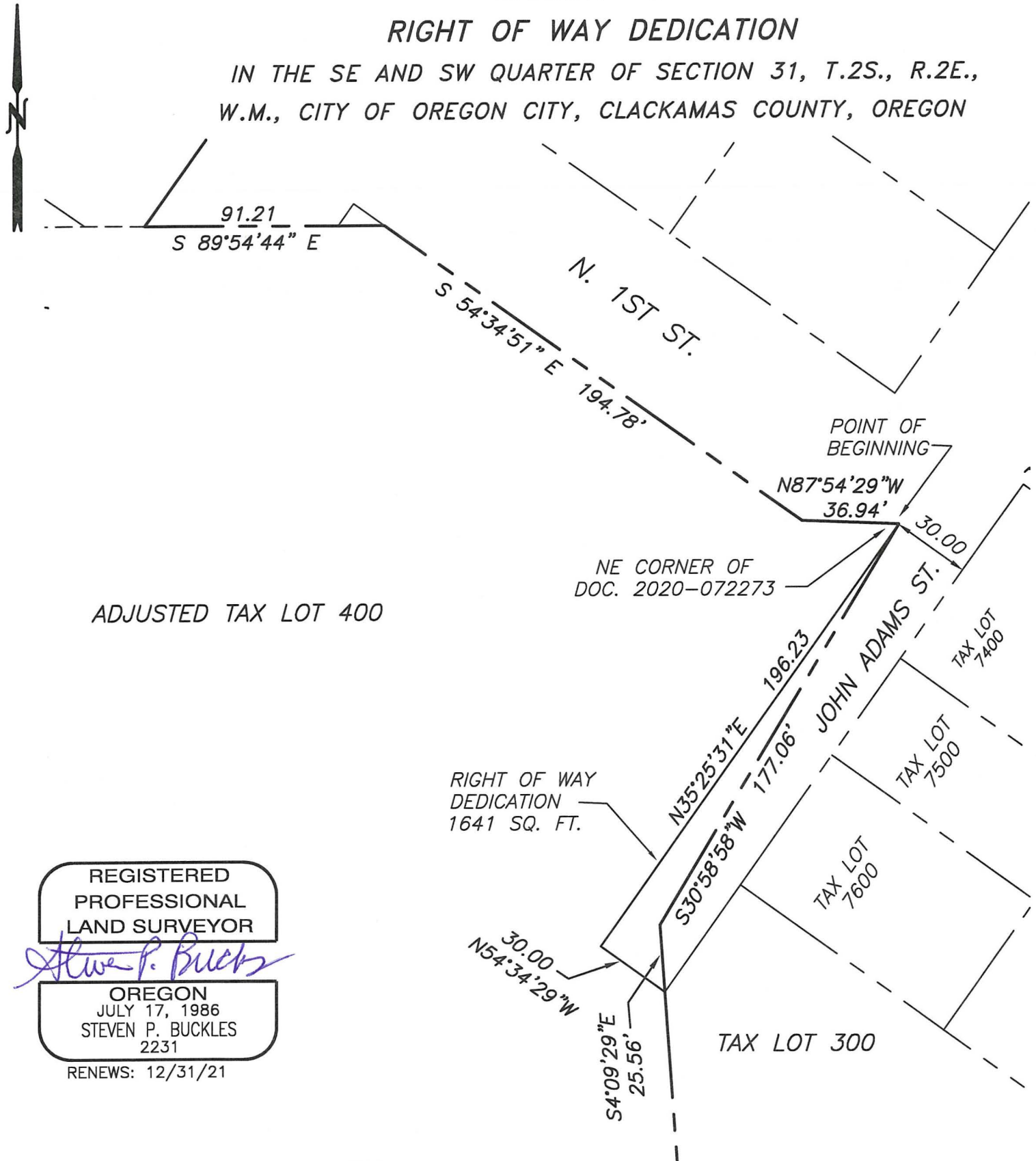
COANTAINS 1641 SQUARE FEET, MORE OR LESS.



EXHIBIT "B"

RIGHT OF WAY DEDICATION

IN THE SE AND SW QUARTER OF SECTION 31, T.2S., R.2E.,
W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



ADJUSTED TAX LOT 400

NE CORNER OF
DOC. 2020-072273

POINT OF
BEGINNING

N87°54'29"W
36.94'

30.00

TAX LOT
7400

TAX LOT
7500

TAX LOT
7600

TAX LOT 300

RIGHT OF WAY
DEDICATION
1641 SQ. FT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWS: 12/31/21

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

12730 SE STARK STREET
PORTLAND, OREGON 97233
PHONE (503) 408-1507
www.reppetosurveying.com
FILE: 004019-ROW-DED.DWG

GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

4

78
AFTER RECORDING RETURN TO:

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

Planning No.: CI-20-006

Tax Map & Lot: 2-2E-31-~~004000~~ & -00500

GRANTOR: City of Oregon City

Clackamas County Official Records
Sherry Hall, County Clerk

2020-087791



02385909202000877910070072

\$123.00

10/21/2020 09:51:37 AM

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

CITY OF OREGON CITY, OREGON POWERLINE EASEMENT

KNOW ALL BY THESE PRESENTS, THAT City of Oregon City, 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 allow construction, reconstruction, operation, and maintenance of powerlines 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 instrument this 20th day of October, 20 20. 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: City of Oregon City
As shown on Page 1 (name of organization or individual property owner(s))

Anthony J. Konkol III
Signature No. 1

Anthony J. Konkol III CITY MANAGER
Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

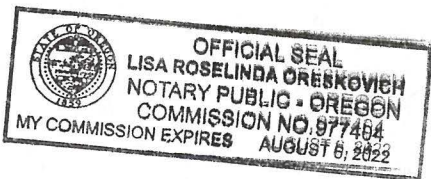
STATE OF OREGON)
County of Clackamas)

This record was acknowledged before me on (date) October 20, 20 20

by Anthony J. Konkol, III
Signer's printed name

as City Manager of the City of Oregon City
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.

Lisa R. Oreskovich
Signature of Notary Public

My commission expires: August 6, 2022

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

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"
1 of 2

POWER LINE EASEMENT
LEGAL DESCRIPTION

A STRIP OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND BEING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHEAST CORNER THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH LINE OF SAID CITY OF OREGON CITY TRACT AND THE SOUTHERLY RIGHT OF WAY LINE OF N. 1ST STREET, NORTH 87°54'29" WEST A DISTANCE OF 36.94 FEET; THENCE, ALONG THE NORTH LINE OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY, RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS AND SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 54°34'51" WEST A DISTANCE OF 15.69 FEET; THENCE, SOUTH 71°26'34" WEST A DISTANCE OF 178.57 FEET; THENCE, SOUTH 86°42'09" WEST A DISTANCE OF 245.47 FEET; THENCE, NORTH 65°04'41" WEST A DISTANCE OF 13.00 FEET TO A POINT ON THE EAST LINE OF ADJUSTED TAX LOT 500, AND THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE, NORTH 65°04'41" WEST A DISTANCE OF 113.18 FEET TO THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE UPON THE BOUNDARY LINES OF THE GRANTOR'S LAND.



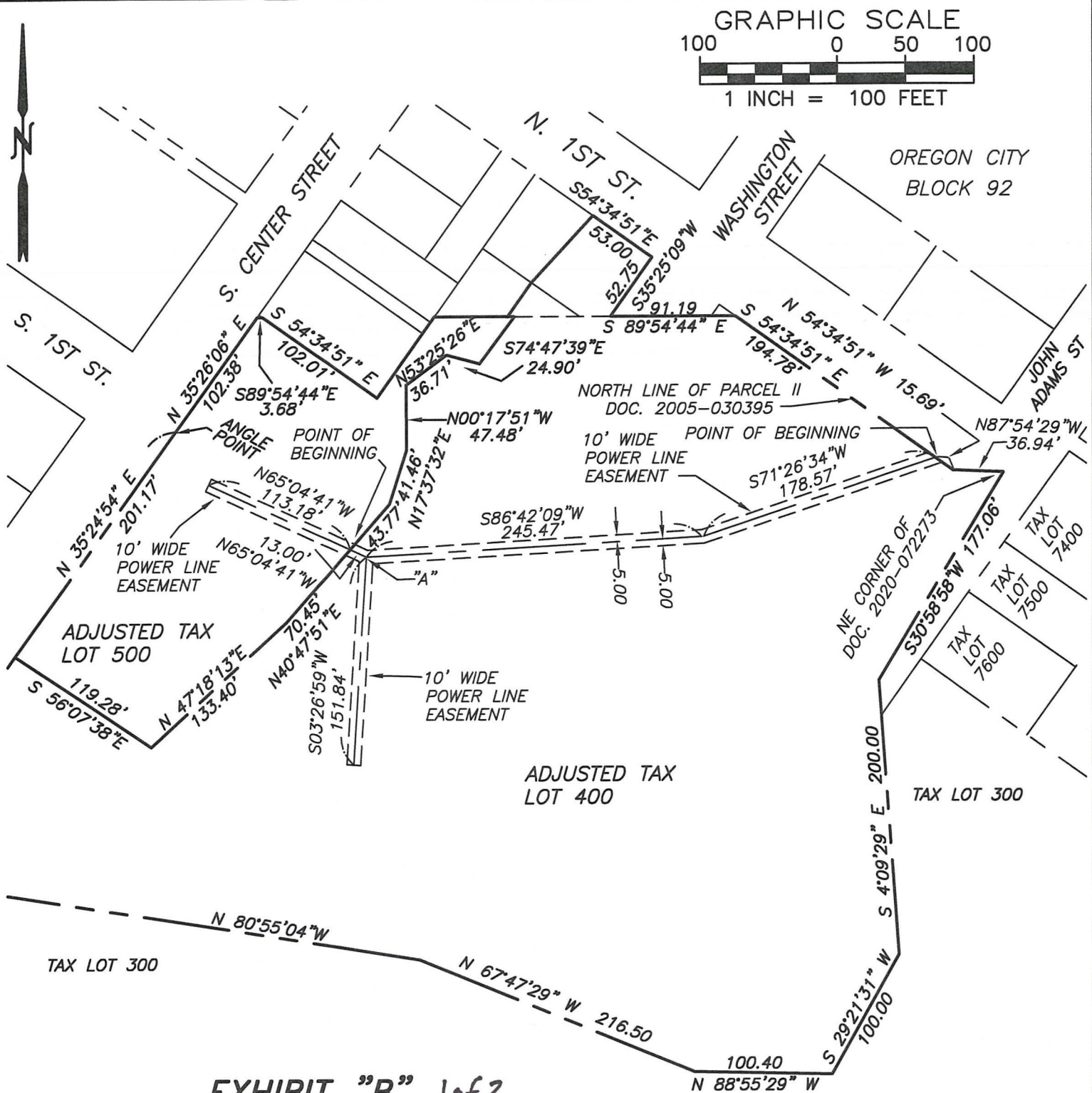


EXHIBIT "B" 1 of 2

POWER LINE EASEMENT

IN THE SE AND SW QUARTER OF SECTION
31, T.2S., R.2E., W.M., CITY OF OREGON
CITY, CLACKAMAS COUNTY, OREGON

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS
12730 SE STARK STREET
PORTLAND, OREGON 97233
PHONE (503) 408-1507

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWABLE: 12/31/21

FILE: 004019-POWER LINE
EASEMENT-200V.DWG

5

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"
2 of 2

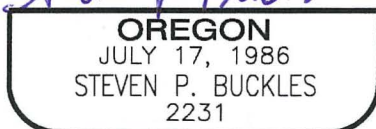
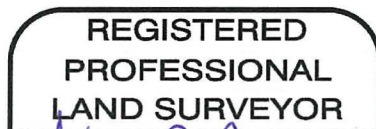
POWER LINE EASEMENT
LEGAL DESCRIPTION

A STRIP OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND BEING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHEAST CORNER THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH LINE OF SAID CITY OF OREGON CITY TRACT AND THE SOUTHERLY RIGHT OF WAY LINE OF N. 1ST STREET, NORTH 87°54'29" WEST A DISTANCE OF 36.94 FEET; THENCE, ALONG THE NORTH LINE OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY, RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS AND SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 54°34'51" WEST A DISTANCE OF 15.69 FEET TO SAID CENTERLINE AND THE POINT OF BEGINNING; THENCE, SOUTH 71°26'34" WEST A DISTANCE OF 178.57 FEET; THENCE, SOUTH 86°42'09" WEST A DISTANCE OF 245.47 FEET TO POINT "A"; THENCE, NORTH 65°04'41" WEST A DISTANCE OF 13.00 FEET TO A POINT ON THE WEST LINE OF ADJUSTED TAX LOT 400, AND THE TERMINUS OF SAID CENTERLINE; ALSO AND TOGETHER WITH THE FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT SAID POINT "A"; THENCE, SOUTH 03°26'59" WEST A DISTANCE OF 151.84 FEET TO THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE UPON THE BOUNDARY LINES OF THE GRANTOR'S LAND.



RENEWS 12-31-21

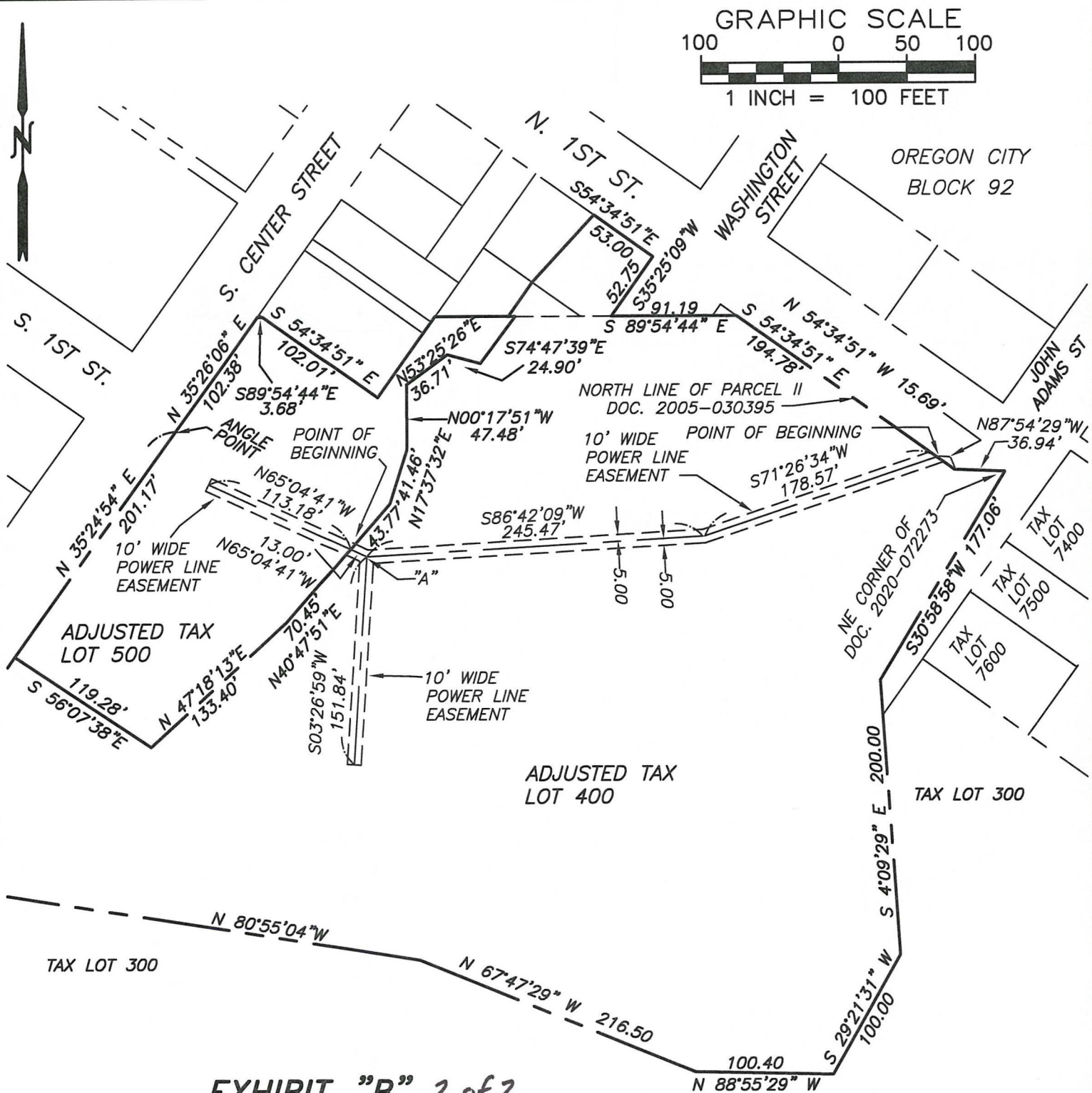


EXHIBIT "B" 2 of 2

POWER LINE EASEMENT

IN THE SE AND SW QUARTER OF SECTION
31, T.2S., R.2E., W.M., CITY OF OREGON
CITY, CLACKAMAS COUNTY, OREGON

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS
12730 SE STARK STREET
PORTLAND, OREGON 97233
PHONE (503) 408-1507

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Steven P. Buckles
OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

RENEWABLE: 12/31/21

FILE: 004019-POWER LINE
EASEMENT-200V.DWG

⑦

6P

AFTER RECORDING RETURN TO:

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

Planning No.: CI-20-006

Tax Map & Lot: 2-2E-31 -00500

GRANTOR: City of Oregon City

Clackamas County Official Records
Sherry Hall, County Clerk

2020-087788



02385906202000877880050057

\$113.00

10/21/2020 09:51:37 AM

D-E Cnt=1 Stn=9 COUNTER1
\$25.00 \$16.00 \$62.00 \$10.00

CITY OF OREGON CITY, OREGON PUBLIC SEWER EASEMENT

KNOW ALL BY THESE PRESENTS, THAT City of Oregon City, 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 sewer lines 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 20th day of October, 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: City of Oregon City
As shown on Page 1 (name of organization or individual property owner(s))

Anthony J. Konkol III
Signature No. 1

Anthony J. Konkol III CITY MANAGER
Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

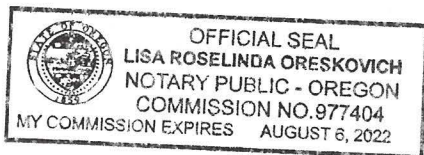
STATE OF OREGON)
County of Clackamas)

This record was acknowledged before me on (date) October 20, 2020

by Anthony J. Konkol, III
Signer's printed name

as City Manager of the City of Oregon City
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.

Lisa R Oreskovich
Signature of Notary Public

My commission expires: August 6, 2022

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

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT A

SEWER EASEMENT
LEGAL DESCRIPTION

A STRIP OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND BEING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE WEST LINE OF SAID OREGON CITY TRACT, NORTH 00°11'18" EAST A DISTANCE OF 105.66 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. CENTER STREET; THENCE, CONTINUING ALONG EASTERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID PARCEL II, NORTH 35°24'54" EAST A DISTANCE OF 277.68 FEET TO AN ANGLE POINT; THENCE, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID PARCEL II, NORTH 35°26'06" EAST A DISTANCE OF 5.71 FEET TO SAID CENTERLINE AND THE POINT OF BEGINNING; THENCE, SOUTH 83°22'12" EAST A DISTANCE OF 62.43 FEET; THENCE, SOUTH 74°17'58" EAST A DISTANCE OF 88.67 FEET; THENCE, SOUTH 36°05'47" EAST A DISTANCE OF 12.91 FEET TO TERMINUS OF SAID CENTERLINE AND BEING A POINT ON THE EASTERLY LINE OF ADJUSTED TAX LOT 500. THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE UPON THE BOUNDARY LINES OF THE GRANTOR'S LAND.

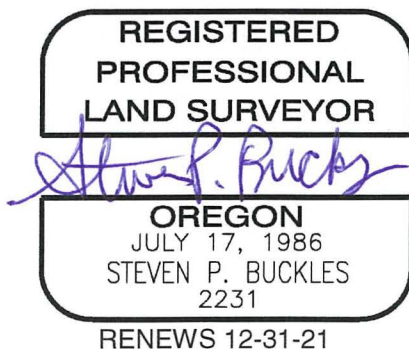
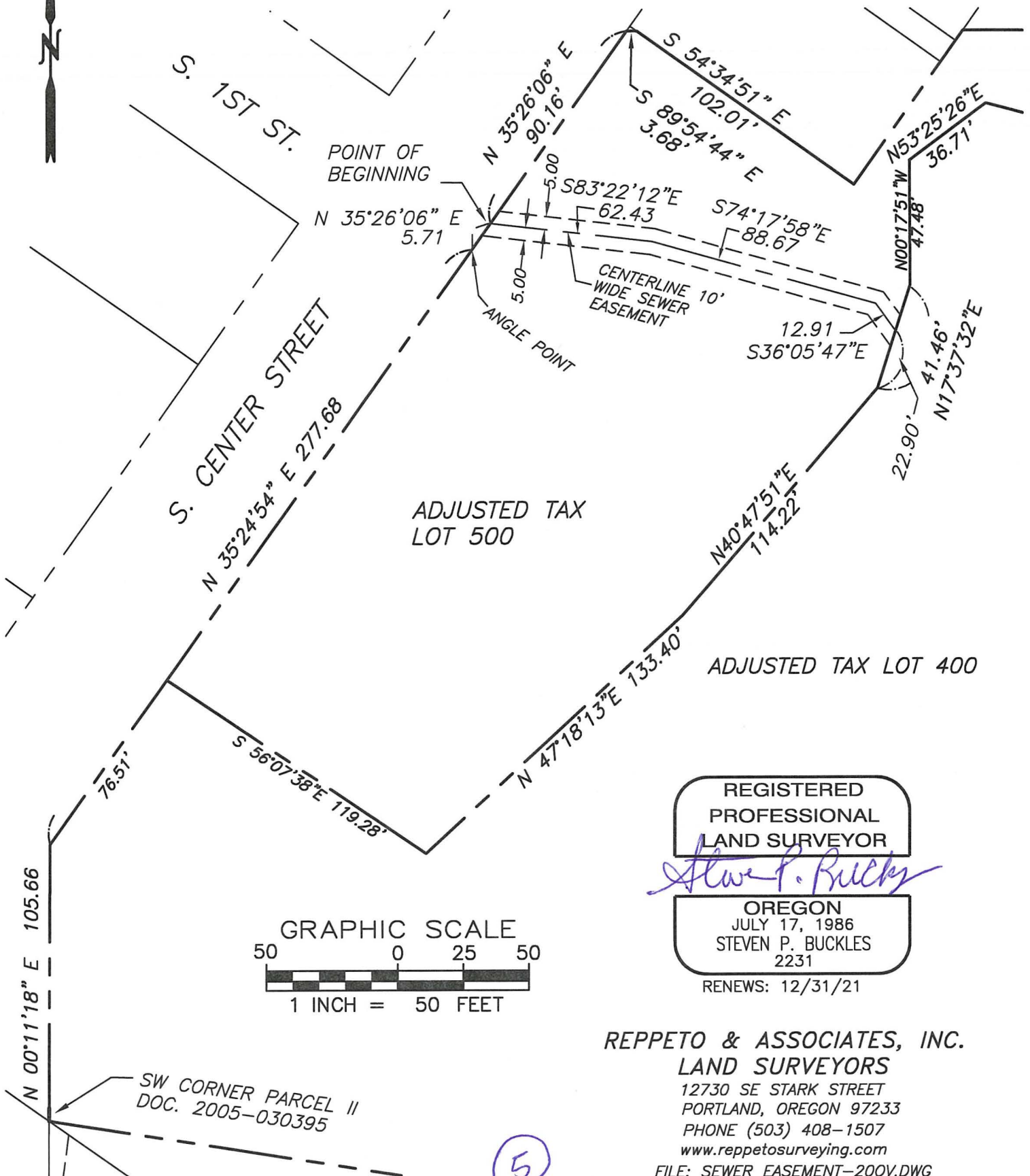


EXHIBIT "B"
SEWER EASEMENT

IN THE SE AND SW QUARTER OF SECTION 31, T.2S., R.2E.,
W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Steven P. Buckles
OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231
RENEWALS: 12/31/21

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS
12730 SE STARK STREET
PORTLAND, OREGON 97233
PHONE (503) 408-1507
www.reppetosurveying.com
FILE: SEWER EASEMENT-200V.DWG

(5)

5P

AFTER RECORDING RETURN TO:

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

Clackamas County Official Records
Sherry Hall, County Clerk

2020-087789



\$113.00

10/21/2020 09:51:37 AM

D-E Cnt=1 Stn=9 COUNTER1
\$25.00 \$16.00 \$62.00 \$10.00

Planning No.: CI-20-006

Tax Map & Lot: 2-2E-31 -00400

GRANTOR: City of Oregon City

CITY OF OREGON CITY, OREGON PUBLIC WATER UTILITY EASEMENT

KNOW ALL BY THESE PRESENTS, THAT City of Oregon City, 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 water lines 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 instrument this 20th day of October, 20 20. 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: City of Oregon City
As shown on Page 1 (name of organization or individual property owner(s))

Anthony J. Konkol III
Signature No. 1

Anthony J. Konkol III CITY MANAGER
Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

STATE OF OREGON)
County of Clackamas)

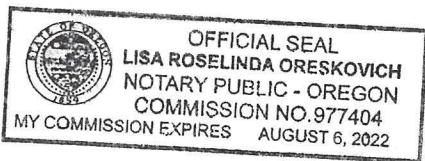
This record was acknowledged before me on (date) October 20, 2020

by Anthony J. Konkol, III
Signer's printed name

as City Manager of the City of Oregon City
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.



Lisa R Oreskovich
Signature of Notary Public

My commission expires: August 6, 2022

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

Reppeto & Associates, Inc.
Land Surveyors

12730 SE Stark St.
Portland, OR 97233

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"

WATER LINE EASEMENT
LEGAL DESCRIPTION

A STRIP OF LAND, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND BEING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHEAST CORNER THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO THE CITY OF OREGON CITY, RECORDED AS DOCUMENT NUMBER 2020-072273, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG THE NORTH LINE OF SAID CITY OF OREGON CITY TRACT AND THE SOUTHERLY RIGHT OF WAY LINE OF N. 1ST STREET, NORTH 87°54'29" WEST A DISTANCE OF 36.94 FEET; THENCE, ALONG THE NORTH LINE OF PARCEL II OF THAT TRACT OF LAND AS DESCRIBED BY DEED CONVEYED TO OREGON CITY, RECORDED AS DOCUMENT NUMBER 2005-030395, CLACKAMAS COUNTY DEED RECORDS AND SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 54°34'51" WEST A DISTANCE OF 2.72 FEET TO SAID CENTERLINE AND THE POINT OF BEGINNING; THENCE, SOUTH 71°34'53" WEST A DISTANCE OF 48.50 FEET; THENCE, SOUTH 35°41'35" WEST A DISTANCE OF 57.19 FEET; THENCE, SOUTH 37°31'49" WEST A DISTANCE OF 45.44 FEET; THENCE, SOUTH 69°01'57" WEST A DISTANCE OF 30.96 FEET; THENCE, SOUTH 83°53'18" WEST A DISTANCE OF 57.46 FEET; THENCE, SOUTH 76°57'35" WEST A DISTANCE OF 16.56 FEET; THENCE, SOUTH 52°33'16" WEST A DISTANCE OF 36.98 FEET; THENCE, SOUTH 70°44'00" WEST A DISTANCE OF 158.47 FEET TO THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE UPON THE BOUNDARY LINES OF THE GRANTOR'S LAND.



PROPOSED PROPERTY LINE ADJUSTMENT
EXISTING CONDITIONS SURVEY

SITUATED IN THE SE AND SW QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2
EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON
FOR: CITY OF OREGON CITY

LEGEND

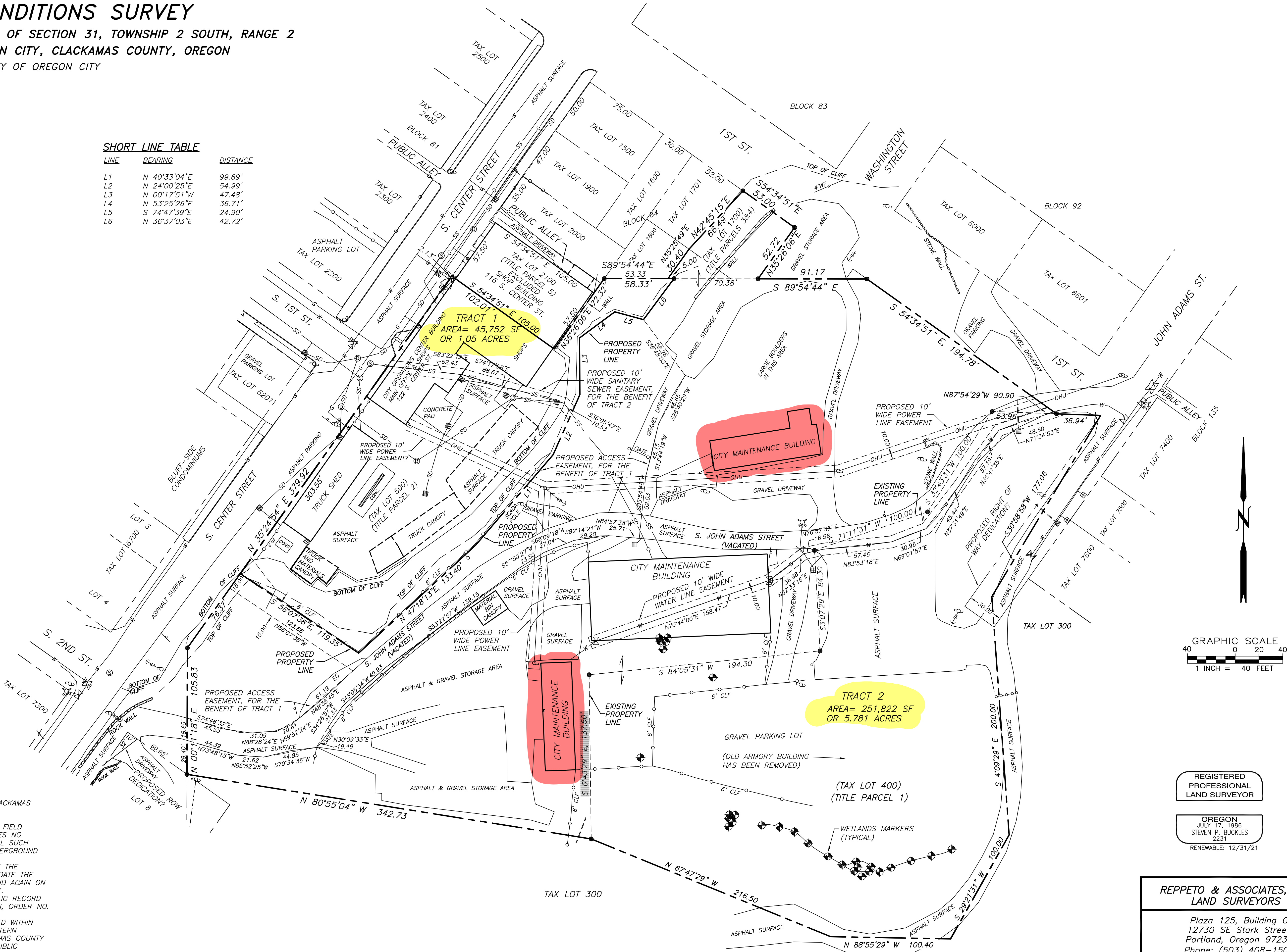
- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC.," OR OTHER MONUMENTS AS REFERENCED ON SN 2005-328, CCSR OTHERWISE
- = CABLE TV RISER
- = CATCH BASIN
- = CENTERLINE ROAD
- = FIRE DEPARTMENT CONNECTION
- = FIRE HYDRANT
- = GAS METER
- = GAS VALVE
- = SANITARY SEWER MANHOLE
- = STORM DRAINAGE MANHOLE
- = UTILITY POLE
- = WATER METER
- = WATER VALVE
- BBH = BASKETBALL HOOP
- CB = CATCH BASIN
- CC = CONCRETE CURB
- C.C.D.R. = CLACKAMAS COUNTY DEED RECORDS
- C.C.S.R. = CLACKAMAS COUNTY SURVEY RECORDS
- CDA = CONCRETE DRIVEWAY APRON
- CI = CURB INLET
- CLD = CENTERLINE OF DITCH
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CO = CLEANOUT
- CRW = CONCRETE RETAINING WALL
- CSW = CONCRETE SIDEWALK
- CWI = CULVERT INLET
- CVO = CULVERT OUTFALL
- DI = DITCH INLET
- EC = EDGE OF CONCRETE
- EG = EDGE OF GRAVEL
- EP = EDGE OF PAVEMENT
- FDC = FIRE DEPARTMENT CONNECTION
- FH = FIRE HYDRANT
- FSV = FIRE SYSTEM VAULT
- G = NATURAL GAS LINE
- GA = GUY ANCHOR
- GM = GAS METER
- GV = GAS VALVE
- HCR = HANDICAP RAMP
- IE = INVERT ELEVATION
- IP = IRON PIPE
- IR = IRON ROD
- LP = LIGHT POLE
- MH = MANHOLE
- OHU = OVERHEAD UTILITY LINES
- RIM = RIM OF MANHOLE ELEVATION
- SD = STORM DRAINAGE LINE
- SF = SQUARE FEET
- SN = SURVEY NO. PER CLACKAMAS COUNTY SURVEY RECORDS.
- SS = SANITARY SEWER LINE
- TC = TOP OF CURB ELEVATION
- TDR = QUEST TELEPHONE DUCT RUN
- TMH = TELEPHONE MANHOLE
- TVR = CABLE TV RISER
- TW = TOP OF WALL ELEVATION
- UP = UTILITY POLE
- W = WATER LINE
- WF = WOOD FENCE
- WM = WATER METER
- WRF = WIRE FENCE
- WRW = WOOD RETAINING WALL
- WV = WATER VALVE
- WVT = WATER VAULT
- YPC = YELLOW PLASTIC CAP
- () = RECORD INFORMATION

SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 40°33'04"E	99.69'
L2	N 24°00'25"E	54.99'
L3	N 00°17'51"W	47.48'
L4	N 53°25'26"E	36.71'
L5	S 74°47'39"E	24.90'
L6	N 36°37'03"E	42.72'

NOTES

- BOUNDARY AND BASIS OF BEARINGS ARE PER SN 2005-328, CLACKAMAS COUNTY SURVEY RECORDS.
- ELEVATIONS AND TREES ARE NOT SHOWN ON THIS SURVEY.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ALL UNDERGROUND UTILITY LINES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
- THIS MAP AND SURVEY IT IS BASED ON ARE REPRESENTATIVE OF THE CONDITIONS FOUND ON THE GROUND ON DECEMBER 10, 2008, THE DATE THE FIELD WORK WAS COMPLETED, UPDATED ON SEPTEMBER 23, 2016 AND AGAIN ON AUGUST 12, 2020 FOR PURPOSES OF A PROPERTY LINE ADJUSTMENT.
- RECORD EASEMENTS SHOWN ON THIS SURVEY ARE FROM A PUBLIC RECORD REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, ORDER NO. 45142026396, DATED AUGUST 14, 2020.
- THERE IS A POSSIBLE WATER LINE EASEMENT THAT WAS RESERVED WITHIN THE VACATED RIGHT OF WAY OF S. JOHN ADAMS STREET IN THE EASTERN PORTION OF TRACT 2, AS PER DEED BOOK 417, PAGE 385, CLACKAMAS COUNTY DEED RECORDS, AND AS DESCRIBED IN EXCEPTION NO. 5 IN SAID PUBLIC RECORD TITLE REPORT.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231
RENEWABLE: 12/31/21

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

Plaza 125, Building G
12730 SE Stark Street
Portland, Oregon 97233
Phone: (503) 408-1507
www.reppetosurveying.com

DATE: AUG. 25, 2020
DRAWN BY: CS/SB
FILE:
004019-PLA-20.DWG
JOB NO. 004019