

59

AFTER RECORDING RETURN TO:

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

Clackamas County Official Records  
Sherry Hall, County Clerk

2022-016832



\$113.00

02549960202200168320050051

03/21/2022 01:08:00 PM

D-E Cnt=1 Stn=2 COUNTER3  
\$25.00 \$16.00 \$62.00 \$10.00

Planning No.: SP 18-125/

Tax Map & Lot: 2-2E-20DD, TL 601

GRANTOR: Harley - OC, LLC

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

KNOW ALL BY THESE PRESENTS, THAT Harley - OC, LLC, 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 instrument this 23 day of FEBRUARY, 20 22. 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: Harley - OC, LLC

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

Signature No. 1

Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

STATE OF OREGON )

County of Washington )

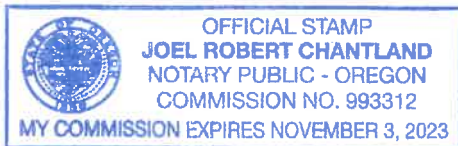
This record was acknowledged before me on (date) 23 February, 2022

by Thomas B. Brenneke, Manager D.R.C.  
Signer's printed name

as Harley - OC, LLC  
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.



Signature of Notary Public

My commission expires: 3 November, 2023

Accepted on behalf of the City of Oregon City:

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

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

Attest: Kattie Riggs  
Attest: Kattie Riggs, City Recorder

Jacob Wiley  
Jacob Wiley



**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.

729 Molalla Avenue, Ste. 1 and 2, Oregon City, OR 97045  
P. 503-650-0188 F. 503-650-0189

**Exhibit "A"**  
**PUBLIC UTILITY EASEMENT**  
**Legal Description**

A Tract of land being a portion of that property described in Deed Document Number 2020-053448, Deed records of Clackamas County, located in the Southeast 1/4 of Section 20, Township 2 South, Range 2 East of the Willamette Meridian, City of Oregon City, County of Clackamas, State of Oregon, being more particularly described as follows:

**BEGINNING** at a point that is 40.00 northerly of the centerline of Forsythe Road when measured at right angles and 33.02 feet westerly of the centerline of Harley Avenue when measured at right angles, said point bears S88°27'24"E, 243.24 feet from the Southwest corner that Tract of land described in Deed recorded as Document No. 2020-053448, Clackamas County Deed Records; thence Westerly of, and parallel with said centerline of Harley Avenue, N06°31'03"E. 86.25 feet; thence N83°28'57"W, 2.00 feet; thence N06°31'03"E. 9.00 feet; thence S83°28'57"E, 2.00 feet; thence N06°31'03"E, 65.41 feet to a point of curvature; thence along a curve to the left, having a radius of 167.00 feet, through a central angle of 7°48'50", an arc length of 22.78 feet (chord of which bears N02°36'38"E, 22.76 feet) to a point of tangency; thence N01°17'47"W, 50.36 feet; thence S88°42'13"W, 2.00 feet; thence N01°17'47"W, 32.00 feet to a point on the North line of said Deed Document; thence along said North line, S83°30'35"E, 8.07 feet; thence leaving said North line, S01°17'47"E, 81.27 feet to a point of curvature; thence along a curve to the right, having a radius of 173.00 feet, through a central angle of 7°48'50", an arc length of 23.59 feet (chord of which bears S02°36'38"W, 23.58 feet) to a point of tangency; thence S06°31'03"W, 161.73 feet; thence N73°19'07"W, 6.10 feet to the **POINT OF BEGINNING**

**Contains** 1,678 square feet.

SIGNED ON: 1-4-2022



THROUGH DECEMBER 31<sup>st</sup>, 2023

BOOK 416  
PAGE 117  
(1-26-1940)

VACATED TAYLOR LANE

S83°30'35"E  
8.07'

TAYLOR LANE

DOCUMENT NO.  
2020-14660

DETAIL  
SCALE: 1"=10'

S88°42'13"W  
2.00'

S01°17'47"E  
32.00'

N01°17'47"W  
50.36'

S01°17'47"E  
81.27'

DOCUMENT NO.  
2020-053448

CH.=N02°36'38"E  
22.76'

R=167.00'  
Δ=7°48'50"  
L=22.78'

25' 25'

R=173.00'  
Δ=7°48'50"  
L=23.59'  
CH.=S02°36'38"W  
23.58'

S83°28'57"E  
2.00'  
N06°31'03"E  
9.00'  
DETAIL  
SCALE: 1"=20'  
N83°28'57"W  
2.00'

POINT OF  
BEGINNING

S88°27'24"E 243.24'

S.W. CORNER  
DOCUMENT NO.  
2020-053448

FORSYTHE ROAD

PUBLIC UTILITY  
EASEMENT  
1,678 S.F.

HARLEY AVENUE

N73°19'07"W 6.10'

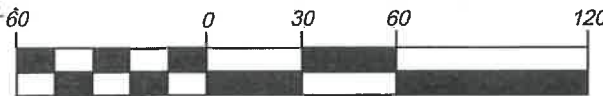
SIGNED ON: 1-4-2022

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
NOVEMBER 30, 2007  
JAMES BURTON BROWN  
60379

RENEWS: DECEMBER 31, 2023

GRAPHIC SCALE



(IN FEET)  
1 INCH = 60 FT.

PUBLIC UTILITY EASEMENT  
CITY OF OREGON CITY  
FILE NO. SP 18-125/GEO  
18-03/NROD 18-10

CLIENT: TIMBER CREEK  
ORIG. DATE: 12/30/2021  
DRAWN BY: MPW&RLC  
SHEET No. 1 OF 1

**EXHIBIT "B"**  
**PUBLIC UTILITY EASEMENT**  
CITY OF OREGON CITY, CLACKAMAS COUNTY, OR  
Scale: 1"=60' (5)

**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.  
19376 MOLALLA AVE., SUITE 120  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189