

AFTER RECORDING RETURN TO:

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

Map No.: 2-2E-29

Tax Lot: 3000

Planning No.: CP 15-01, DP 15-01, NR 15-05, US 15-06

Street: Main Street

Grantor: City of Oregon City Urban Renewal Agency

CITY OF OREGON CITY, OREGON PUBLIC UTILITY EASEMENT

KNOW ALL BY THESE PRESENTS, THAT the City of Oregon City Urban Renewal Agency hereinafter called the GRANTOR, do(es) hereby grant unto the City of Oregon City, hereinafter called the CITY, its successors in interest and assigns, a permanent easement and right-of-way, including the permanent right to construct, reconstruct, operate, and maintain **public, franchised, licensed, and permitted utilities** 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 \$1.00, 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.

CLACKAMETTE COVE

LOTS 3 – PUBLIC UTILITY EASEMENT DESCRIPTIONS

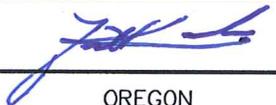
PORTIONS OF LOT 2 AND LOT 3 OF "CLACKAMETTE COVE", SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN CLACKAMAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT AREA

BEGINNING AT A POINT FROM WHICH THE MOST SOUTHERLY CORNER OF SAID LOT 3 BEARS SOUTH 23°44'20" WEST, 24.19 FEET AND SOUTH 67°28'05" EAST, 10.00 FEET; THENCE 0.23 FEET ALONG THE ARC OF AN 85.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 0°09'08" AND A CHORD BEARING SOUTH 58°19'19" WEST, 0.23 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 42.98 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 54°43'28" AND A CHORD BEARING SOUTH 85°45'37" WEST, 41.37 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 26.84 FEET ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 14°38'40" AND A CHORD BEARING NORTH 59°33'19" WEST, 26.76 FEET TO THE BOUNDARY OF A 10.00' WIDE PUBLIC UTILITY EASEMENT GRANTED ON THE PLAT OF "CLACKAMETTE COVE"; THENCE NON-TANGENT TO SAID CURVE, 52.49 FEET ALONG SAID EASEMENT BOUNDARY AND THE ARC OF A 326.48 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 9°12'43" AND A CHORD BEARING NORTH 36°48'35" WEST, 52.43 FEET; THENCE LEAVING THE BOUNDARY OF SAID PUBLIC UTILITY EASEMENT, SOUTH 47°23'11" EAST, 42.67 FEET TO A POINT OF CURVATURE; THENCE 32.32 FEET ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°29'27" AND A CHORD BEARING SOUTH 57°07'55" EAST, 32.16 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 33.43 FEET ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 54°43'28" AND A CHORD BEARING NORTH 85°45'37" EAST, 32.17 FEET TO ANOTHER POINT OF COMPOUND CURVATURE; THENCE 17.95 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°42'55" AND A CHORD BEARING NORTH 51°32'25" EAST, 17.91 FEET TO THE BOUNDARY OF SAID 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT GRANTED ON THE PLAT OF "CLACKAMETTE COVE"; THENCE SOUTH 23°44'20" WEST ALONG SAID EASEMENT BOUNDARY, 21.34 FEET TO THE **POINT OF BEGINNING**.

THE AREA AS DESCRIBED CONTAINS APPROXIMATELY 930 SQUARE FEET.

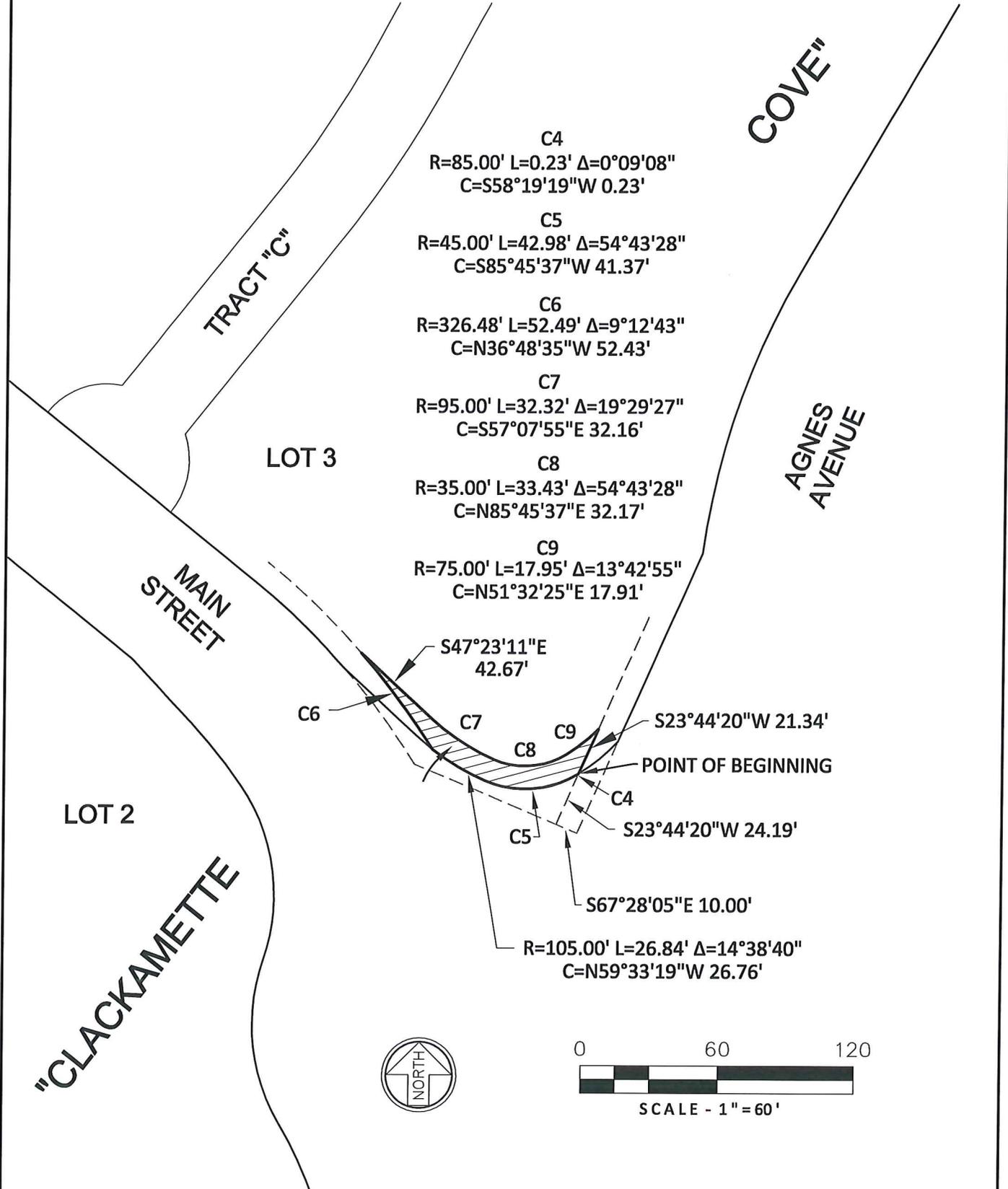
REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 15, 2003
TOD V. KELSO
50701

VALID UNTIL 6-30-17

"CLACKAMETTE COVE" - LOT 3

PUBLIC UTILITY EASEMENTS



C4
 R=85.00' L=0.23' Δ=0°09'08"
 C=S58°19'19"W 0.23'

C5
 R=45.00' L=42.98' Δ=54°43'28"
 C=S85°45'37"W 41.37'

C6
 R=326.48' L=52.49' Δ=9°12'43"
 C=N36°48'35"W 52.43'

C7
 R=95.00' L=32.32' Δ=19°29'27"
 C=S57°07'55"E 32.16'

C8
 R=35.00' L=33.43' Δ=54°43'28"
 C=N85°45'37"E 32.17'

C9
 R=75.00' L=17.95' Δ=13°42'55"
 C=N51°32'25"E 17.91'

S47°23'11"E
 42.67'

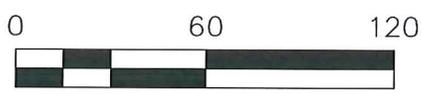
S23°44'20"W 21.34'

POINT OF BEGINNING

S23°44'20"W 24.19'

S67°28'05"E 10.00'

R=105.00' L=26.84' Δ=14°38'40"
 C=N59°33'19"W 26.76'



Project
 CLACKAMETTE COVE
No.
 328-002

Designed by DOWL **Date** 11/05/2016
Drawn by TVK **Date** 02/06/2017
Horiz. Scale: NTS **Vert. Scale:** N/A
CLACKAMETTE COVE LOT 3 PUE Type EXHIBIT



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