

AFTER RECORDING RETURN TO:

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

Tax Map: 2-2E-32CD
Tax Lot: 01400

Grantor: Marvin Ambuehl and Ana Ambuehl Wagstaff

**CITY OF OREGON CITY, OREGON
PUBLIC SANITARY SEWER AND WATER EASEMENT**

KNOW ALL BY THESE PRESENTS, THAT MARVIN AMBUEHL and ANA AMBUEHL WAGSTAFF, hereinafter called the GRANTOR, do 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 access, construct, reconstruct, operate, and maintain all public sanitary sewer mains and appurtenances and all public water mains and appurtenances, 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, roadways, 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 fifteen thousand dollars and zero cents, \$15,000.00, 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.

IN WITNESS WHEREOF, the GRANTOR has executed this 12 day of April, 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

By: _____

Corporation/Partnership Name (above)

Marvin Ambuehl, Property Owner

By: _____

By: _____

Signer's Name, Title

Ana Ambuehl Wagstaff, Property Owner

By: _____

Signer's Name, Title)

STATE OF ~~OREGON~~ ^{UT} UTAH)

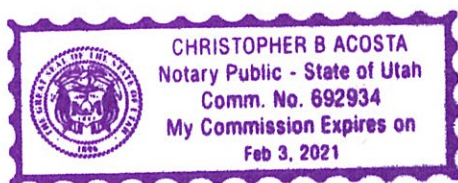
County of Weber)

On this 12 day of April, 2019, before me, Christopher Acosta, the undersigned Notary Public, personally appeared Ana Wagstaff

☐ 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 notary seal below



WITNESS my hand and official seal.

Notary's signature

My commission expires: Feb 3, 2021

Accepted on behalf of the City of Oregon City on the condition that the easement conveyed is free and clear from taxes, liens, and encumbrances.

By: Mayor

Attest: City Recorder

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 29 day of April, 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

By: [Signature]

Corporation/Partnership Name (above)

Marvin Ambuehl, Property Owner

By: _____

Signer's Name, Title

By: _____

By: _____

Ana Ambuehl Wagstaff, Property Owner

Signer's Name, Title)

STATE OF OREGON)

County of Clackamas)

On this 23rd day of April, 2019, before me, Cathryn Breitbarth the undersigned Notary Public, personally appeared Marvin Ambuehl

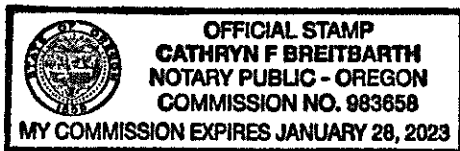
☒ personally known to me

☐ 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 notary seal below

WITNESS my hand and official seal.



Cathryn Breitbarth

Notary's signature

My commission expires: 1/28/2023

Accepted on behalf of the City of Oregon City on the condition that the easement conveyed is free and clear from taxes, liens, and encumbrances.

By: Mayor

Attest: City Recorder



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #5966

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

EXHIBIT A

A tract of land located in the Southwest One-Quarter of Section 32, Township 2 South, Range 2 East, Willamette Meridian, City of Oregon City, Washington County, Oregon, being more particularly described as follows:

Commencing at the northwest corner of the Plat of "Oregon City Annex" also being on the east right-of-way line of Alden Street; thence along the east right-of-way line South $01^{\circ}39'45''$ West 154.74 feet to the Point of Beginning; thence leaving said right-of-way line South $55^{\circ}01'26''$ East 13.86 feet; thence North $85^{\circ}53'53''$ East 70.29 feet; thence North $66^{\circ}27'01''$ East 76.84 feet; thence along a curve to the right with a radius of 211.57 feet, delta of $45^{\circ}31'35''$, length of 168.11 feet, and a chord of North $89^{\circ}12'48''$ East 163.72 feet; thence South $13^{\circ}59'24''$ West 53.24 feet; thence South $32^{\circ}50'47''$ West 76.54 feet; thence South $42^{\circ}39'14''$ West 63.75 feet; thence along a curve to the left with a radius of 158.00 feet, delta of $60^{\circ}14'10''$, length of 166.11 feet, and a chord of South $12^{\circ}32'09''$ West 158.57 feet; thence North $41^{\circ}51'48''$ East 20.87 feet; thence South $74^{\circ}03'13''$ East 133.37 feet; thence North $80^{\circ}50'18''$ East 38.89 feet; thence North $65^{\circ}27'47''$ East 100.55 feet; thence North $49^{\circ}11'57''$ East 75.64 feet; thence North $31^{\circ}01'09''$ East 128.88 feet to the right-of-way of Whitman Way; thence along said right-of-way line South $51^{\circ}20'16''$ East 31.16 feet to the westerly line of Tract "Y" of the plat of "Barclay Hills No. 3"; thence along said westerly line of Tract "Y" South $38^{\circ}43'16''$ West 40.96 feet to the northwest corner of Tract "N" of the plat of "Barclay Hills No. 2"; thence along a non-tangent curve to the left on the westerly line of said Tract "N" with a radius of 109.53 feet, delta of $10^{\circ}40'33''$, length of 20.41 feet, and a chord of South $30^{\circ}42'25''$ West 20.38 feet; thence continuing along said westerly line of Tract "N" South $25^{\circ}22'09''$ West 103.97 feet; thence leaving said westerly line of Tract "N" South $65^{\circ}21'55''$ West 195.98 feet to northerly line of Tract "C" of the Plat of "Barclay Hills No. 1"; thence continuing along said northerly line of Tract "C" the following courses: North $85^{\circ}54'40''$ West 7.76 feet, South $65^{\circ}58'26''$ West 40.58 feet, North $73^{\circ}31'34''$ West 78.47 feet, South $76^{\circ}29'43''$ West 36.39 feet; thence leaving the northerly line of said Tract "C" North $34^{\circ}12'29''$ West 41.40 feet; thence South $79^{\circ}38'04''$ West 7.31 feet; thence North $77^{\circ}57'06''$ West 39.95 feet; thence North $88^{\circ}52'53''$ West 128.79 feet to the east right-of-way line of Alden street; thence along said east right-of-way line North $01^{\circ}39'45''$ East 25.00 feet; thence leaving said east right-of-way line South $88^{\circ}52'53''$ East 130.95 feet; thence South $77^{\circ}57'06''$ East 35.90 feet; thence along a non-tangent curve to the right with a radius of 183.00 feet, delta of $58^{\circ}12'38''$, length of 185.93 feet, and a chord of North $13^{\circ}32'56''$ East 178.03 feet; thence North $42^{\circ}39'14''$ East 61.60 feet; thence North $32^{\circ}50'47''$ East 70.24 feet; thence North $13^{\circ}59'24''$ East 26.09 feet; thence along a non-tangent curve to the left with a radius of 186.57 feet, delta of $38^{\circ}53'24''$, length of 126.64 feet, and a chord of South $85^{\circ}53'43''$ West 124.22 feet; thence South $66^{\circ}27'01''$ West 81.12 feet; thence South $85^{\circ}53'53''$ West 67.77 feet; thence South $01^{\circ}53'48''$ West 131.47 feet; thence North $88^{\circ}20'15''$ West 20.33 feet to the east right-of-way line of Alden Street; thence along said east right-of-way line North $01^{\circ}39'45''$ East 163.27 feet to the Point of Beginning.

The above described tract contains 1.02 acres, more or less. The basis of bearing is NAD83(2011)EPOCH: 2010.0000.

03/18/2019

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

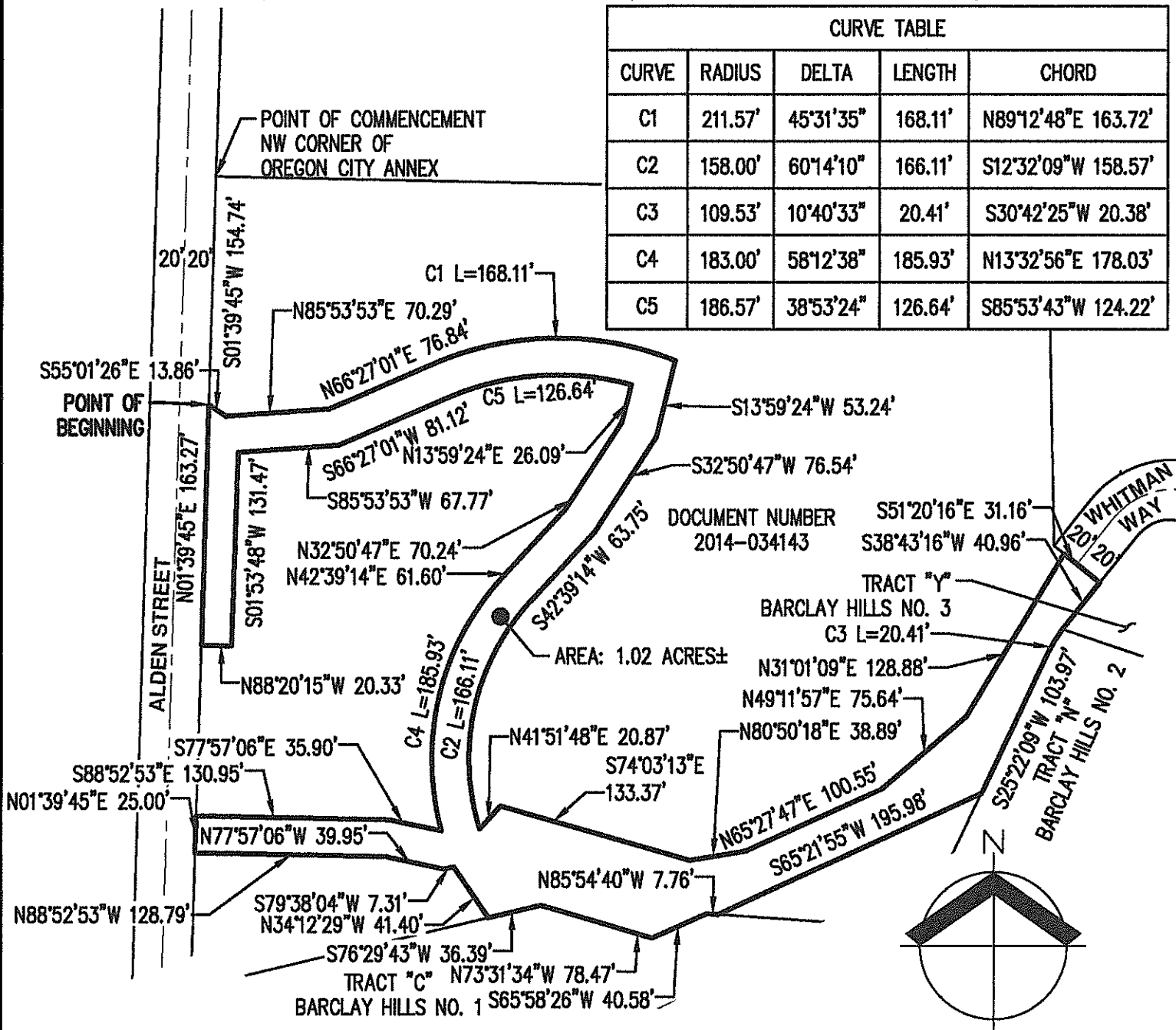
RENEW: 6/30/20

EXHIBIT B

MAP OF LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SW 1/4 OF SEC. 32, T2S, R2E, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	211.57'	45°31'35"	168.11'	N89°12'48"E 163.72'
C2	158.00'	60°14'10"	166.11'	S12°32'09"W 158.57'
C3	109.53'	10°40'33"	20.41'	S30°42'25"W 20.38'
C4	183.00'	58°12'38"	185.93'	N13°32'56"E 178.03'
C5	186.57'	38°53'24"	126.64'	S85°53'43"W 124.22'

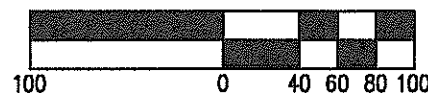


BASIS OF BEARING: NAD83(2011)EPOCH: 2010.0000

SCALE: 1"=100 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PREPARED FOR
CITY OF OREGON CITY
625 CENTER STREET
OREGON CITY, OREGON 97405



DATE: 03/18/2019

Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/20

SANITARY SEWER, WATERLINE,
AND ACCESS EASEMENT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151 F: 503.563.6152 aks-eng.com

AKS

EXHIBIT
B
DRWN: MSD
CHKD: NSW
AKS JOB:
5966