

AFTER RECORDING RETURN TO:
City of Newberg - Community Development
PO Box 970 - 719 E. First Street
Newberg, OR 97132

CITY OF NEWBERG
CITY RECORDER INDEX NO. 1731

SANITARY SEWER EASEMENT

In consideration of the sum of \$ 0 and other valuable consideration, Total Concept Development LLC, herein called Grantors, do hereby convey to the City of Newberg, a municipal corporation, hereinafter called Grantee, a perpetual and permanent easement, for the purposes of constructing, installing, using, repairing, and maintaining a public sanitary sewer across the following described real property:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said easement to said Grantee, for the use and purpose herein above described.

It is further understood that:

1. The Grantor(s) hereby release(s) the City of Newberg, its agents and employees, assigns and successors of any and all liability for damage to the remaining lands resulting from this conveyance and further absolves the Grantee from any damage not controlled by their actions.
2. The rights granted herein shall not be construed to interfere with or restrict use of the premises by Grantor(s), their heirs or assigns, with respect to the construction and maintenance of property improvements along and adjacent to the premises herein described, so long as the same are so constructed as to not impair or interfere with the use and maintenance of access of utilities herein above authorized.
3. The Grantee hereby agrees to restore the easement to its original condition, as close as is practical to do so, upon completion of the construction.

THIS INSTRUMENT WILL 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 APPROVED USES.

IN WITNESS WHEREOF, the parties have executed this document on this 18 day of May, 2000

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



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36.00

200008989

2:53:36 PM 06/30/2000

DMR EDMR 1 - 15.00 10.00 11.00

1 TONYA

Total Concept Development, LLC

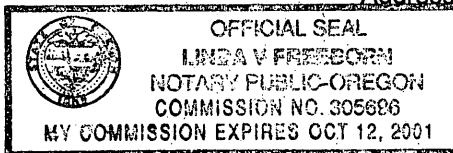
by:

Richard L. Nilles
Name

Member - LLC

Title

PO Box 927 Newberg, Oregon 97132
Address



STATE OF Oregon

County of Yamhill

) s.s.

This instrument was acknowledged before me this 18 day of May, 2000, by Richard L. Nilles
signee name

Linda V. Freeborn
Notary Public for Oregon

My Commission expires: 10/12/2001

CITY OF NEWBERG

Duane R. Cole
Duane R. Cole, City Recorder

Dated: June 1, 2000

APPROVED AS TO FOR

Terrence D. Mahf, City Attorney

Dated: 6/1/00

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Newberg, OR 97132

EXHIBIT "A"

Matt Duncel & Assoc.
3765 Riverside Drive
McMinnville, Oregon. 97128
Phone: 472-7904
Fax : 472-0367

Date: 5 May 2000

**CALKINS - Legal Descriptions for Sanitary Sewer Easements
TOTAL CONCEPT DEVELOPMENT**

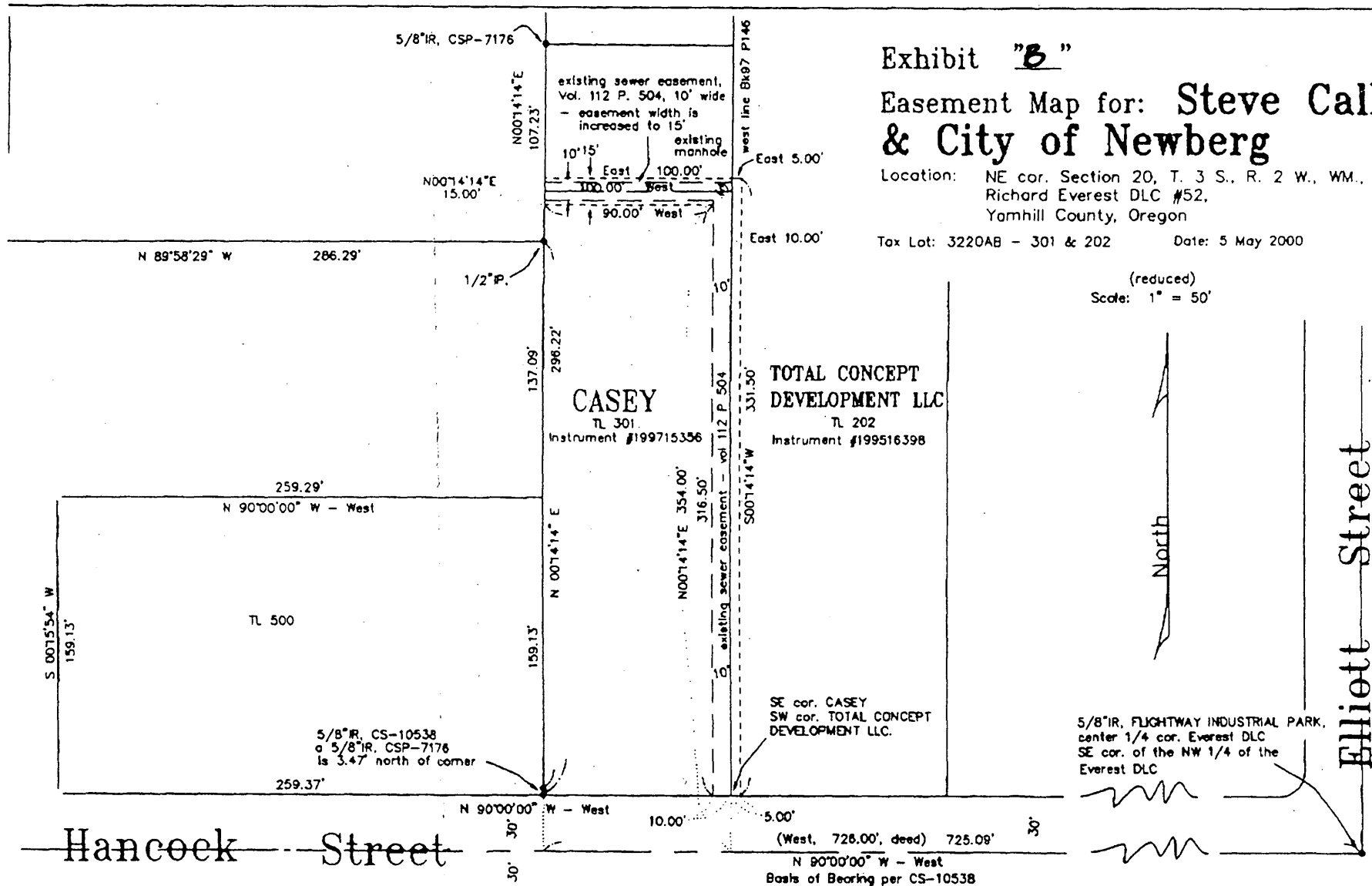
A Sanitary Sewer Easement in Section 20, Township 3 South,
Range 2 West, Yamhill County, Oregon, the perimeter of which
is described as follows:

Beginning on the north margin of Hancock Street (30' from
center line) at the southwest corner of that tract of land
described in deed from HOLBROOK, NILLES & BRAINARD to TOTAL
CONCEPT DEVELOPMENT LLC and recorded in Instrument
No. 199516398, Yamhill County Deed Records; thence
North 00°14'14" East 331.50 feet along the west line of said
TOTAL CONCEPT DEVELOPMENT LLC tract; thence East 5.00 feet;
thence South 00°14'14" West 331.50 feet parallel with the
west line of said tract to the north margin of Hancock
Street; thence West 5.00 feet to the point of beginning as
shown by Exhibit B.

Easement Map for: **Steve Calkins
& City of Newberg**

Tax Lot: 3220AB - 301 & 202 Date: 5 May 2000

(reduced)
Scale: 1" = 50'



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