

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. 1737



00035280200008490003

36.00

SANITARY SEWER EASEMENT

200008490
DMR EDMR 1 -
15.00 10.00 11.00

9:38:40 AM 06/23/2000
1 TONYA

In consideration of the sum of \$ 0 and other valuable consideration, Fred L. Casey & Beverley M. Casey, 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 2 day of June, 2000

[Signature]
Name

P.O. Box 188
Address

Newberg, OR 97132
City, State, Zip

[Signature]
Name

P.O. Box 188
Address

Newberg, OR 97132
City, State, Zip

STATE OF OREGON

County of YAMHILL

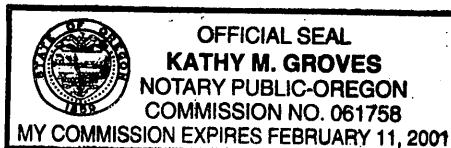
) s.s.

This instrument was acknowledged before me this 2nd day of June, 2000, by FRED Casey +
signee name

[Signature]
Notary Public for Oregon
My Commission expires: 2-11-2001

Beverly Casey

CITY OF NEWBERG



APPROVED AS TO FOR

[Signature]
Duane R. Cole, City Recorder
Dated: June 13, 2000

[Signature]
Terrence D. Mahr, City Attorney
Dated: 6/13/00

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Newberg, OR 97132

EXHIBIT "A"

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

Date: 5 May 2000

CALKINS - Legal Descriptions for Sanitary Sewer Easements
FRED CASEY TRACT

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 southeast corner of that tract of land
described in deed from JO ANN COATES to FRED L. CASEY &
BEVERLEY M. CASEY and recorded in Instrument No. 199715356,
Yamhill County Deed Records; thence West 10.00 feet along the
north margin of Hancock Street; thence North 00°14'14" East
316.50 feet parallel with the east line of said CASEY tract;
thence West 90.00 feet to the west line of said CASEY tract;
thence North 00°14'14" East 15.00 feet along said west line;
thence East 100.00 feet to the east line of said tract;
thence South 00°14'14" West 331.50 feet along said east line
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)

North

Elliott Street

5/8" IR, FLIGHTWAY INDUSTRIAL PARK,
center 1/4 cor. Everest DLC
SE cor. of the NW 1/4 of the
Everest DLC

SE cor. CASEY
SW cor. TOTAL CONCEPT
DEVELOPMENT LLC.

CASEY

TOTAL CONCEPT
DEVELOPMENT LLC

TL 202
Instrument #199516398

TL 301
Instrument #199715356

1/2 P.

5/8" IR, CSP-7176

007414"E

existing sewer easement,
Vol. 112 P. 504, 10' wide
- easement width is
increased to 15'

N007414"E 354.00'

356
E 354.00'
316.50'

west line Bk97 P146

East 5.00'

East 10.00'

---S007414"W---331.50'

1
2
3

5.00

(West, 728.00', deed) 725.09'

N 90°00'00" W - West
Boats of Bearing per CS-10538

N 90°00'00" W - West

30° | 30°

N 0074.14" E

137.09'

137.09

296.22

N0074'14"E
15.00'

259.29'

N 90°00'00" W - West

TL-500

S 00°15'54" W
159.13'

~~Hancock~~ -- ~~Street~~

3666