

1986 JUN -2 AM 11:01

F 203 1612

File # P-1-86

PERMANENT STORM SEWER EASEMENT

Dated this 16th day of MAY, 1986.

In consideration of an approval of a minor partition, Fedor R. Manka and Maya Manka, herein called Grantor, conveys to the City of Newberg, Oregon, a municipal corporation, hereinafter called the Grantee, a perpetual and permanent easement over, under and through the following described real property for the purpose of constructing, using, replacing and maintaining a storm sewer:

A parcel of land in the City of Newberg, located in Township 3 South, Range 2 West of the Willamette Meridian, Yamhill County, Oregon and described as follows:

Beginning at a point at the northeast corner of the following described tract of land:

Beginning at a point 2334.86 feet S 00°21'W from the Northeast corner of the Daniel Deskins Donation Land Claim No. 54, in Section 20, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon said point being in the center of Villa Road and on the East line of said Claim; thence S 89°50'33" E 103.49 feet; thence N 00°21' E 90.00 feet; thence S 89°50'33" E 164.28 feet; thence S 00°09'27" W 176.76 feet; thence N 89°56'20" W 94.12 feet; thence S 00°21' W 2.60 feet; thence N 89°50'33" W 70.75 feet; thence N 00°21' E 49.50 feet; thence N 89°50'33" W 103.49 feet; thence N 00°21' E 40.00 feet to the point of beginning.

Excepting therefrom that portion of the above described tract of land lying within the limits of Villa Road and that portion conveyed to the City of Newberg, by deed recorded March 10, 1983 in Film Volume 175, Page 1366, Deed and Mortgage Records.

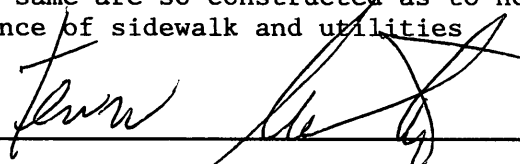
Thence running along the East line thereof S 00°09'27" W 10.00 feet; thence N 89°50'33" W 164.31 feet; thence N 00°21' E 10.00 feet; thence S 89°50'33" E 164.28 feet to the point of beginning.

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

It is further understood that:

1. The Grantors hereby release 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 construction and maintenance of said easement.

2. The rights granted herein shall not be construed to interfere with or restrict use of the premises by Grantors, 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 sidewalk and utilities hereinabove authorized.



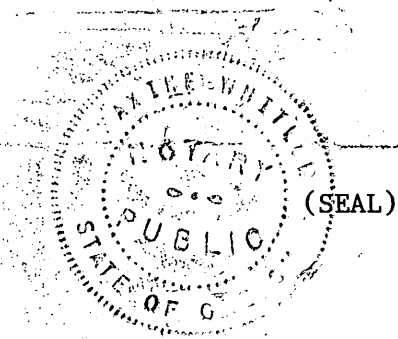
Maya J. Manka M.D.

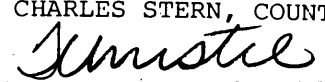
STATE OF OREGON)
) SS
County of Yamhill)

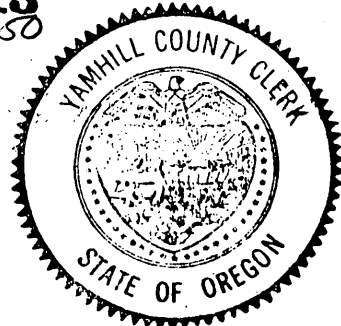
The foregoing instrument was acknowledged before me this 16th day of May, 1986, by Fedor R. Manka and Maya Manka who is the n/a of n/a an Oregon Corporation on behalf of the corporation.



Notary Public for Oregon
My Commission Expires: 04-14-87



STATE OF OREGON) **03913**
) ss. 1750
County of Yamhill)
I hereby certify that the
within was received and duly
recorded by me in Yamhill
County records:
CHARLES STERN, COUNTY CLERK




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F203P1613

DONALD C. COOLEY P.L.S.
P.O. BOX 5
NEWBERG, OREGON 97132
538-3340

March 31, 1986

DESCRIPTIONS OF TWO PARCELS OF LAND FOR F.R. MANKA

PARCEL 1

Beginning at a point 2334.86 feet S00°21'W from the Northeast corner of the Daniel Deskins Donation Land Claim No. 54, in Section 20, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, said point being in the center of Villa Road and on the East line of said Claim; thence S89°50'33"E 103.49 feet; thence N00°21'E 90.00 feet; thence S89°50'33"E 164.28 feet; thence S00°09'27"W 176.76 feet; thence N89°56'20"W 94.12 feet; thence S00°21'W 2.60 feet; thence N89°50'33"W 70.75 feet; thence N00°21'E 49.50 feet; thence N89°50'33"W 103.49 feet; thence N00°21'E 40.00 feet to the point of beginning.

Excepting therefrom that portion of the above described tract of land lying within the limits of Villa Road and that portion conveyed to The City of Newberg, by deed recorded March 10, 1983 in Film Volume 175, Page 1366, Deed and Mortgage Records.

PARCEL 2

Beginning at a point which bears 2424.36 feet S00°21'W and 103.49 feet S89°50'33"E from the Northeast corner of the Daniel Deskins Donation Land Claim No. 54, in Section 20, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon and running thence S89°50'33"E 70.75 feet; thence N00°21'E 2.60 feet; thence S89°56'20"E 94.12 feet; thence S00°09'27"W 101.79 feet; thence N89°39'W 165.21 feet; thence N00°21'E 98.49 feet to the point of beginning.

EASEMENTS

Access and Utility easement

Beginning at the Northwest corner of Parcel 2 and running thence N00°21'E 49.50 feet; thence N89°50'33"W 83.49 feet; thence N00°21'E 32.00 feet; thence S89°50'33"E 129.84 feet; thence S00°21'W 81.50 feet; thence N89°50'33"W 46.25 feet to the point of beginning.

Sanitary sewer easement

Beginng at the Northeast corner of Parcel 1 and running thence along the East line thereof S00°09'27"W 176.76 feet; thence N89°56'20"W 10.00 feet; thence N00°09'27"E 176.91 feet; thence S89°50'33"E 10.00 feet to the point of beginning.

Storm sewer easement

Beginning at the Northeast corner of Parcel 1 and running thence along the East line thereof S00°09'27"W 10.00 feet; thence N89°50'33"W 164.31 feet; thence N00°21'E 10.00 feet; thence S89°50'33"E 164.28 feet to the point of beginning..