

OFFICIAL YAMHILL COUNTY RECORDS
CHARLES STERN, COUNTY CLERK

200116014



\$36.00

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09/11/2001 02:16:43 PM

DMR-EDMR Cnt=1 Stn=2 ANITA
\$15.00 \$10.00 \$11.00

AFTER RECORDING RETURN TO:
City of Newberg - Community Development
PO Box 970 - 414 E. First Street
Newberg, OR 97132

PERMANENT STORM SEWER EASEMENT

In consideration of the sum of \$ 0 and other valuable consideration, Larry C. Rice herein called Grantor, does 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 pubic storm sewer line, along with a temporary easement for the construction of said sewer line, across and under the following described real property:

SEE ATTACHED EXHIBIT "A"

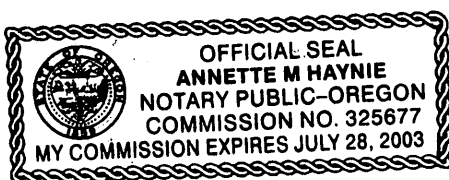
TO HAVE AND TO HOLD said easement to said Grantee, for the use and purpose herein above described.

It is further understood that:

1. The Grantor(s) hereby release(s) the Grantee, its agents and employees, assigns and successors of any and all liability for damages not controlled by their actions or resulting from this conveyance.
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 permanent easement and the temporary construction 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 31 day of May, 2001.



Larry C. Rice
Larry C. Rice

Same as below
23550 NE Hagey Road

same as below
Dundee, Oregon 97115

STATE OF Oregon)
County of Yamhill) s.s.

This instrument was acknowledged before me this 31 day of May, 2001, by Annette M. Haynie
Notary Public

Notary Public for Oregon
My Commission expires:

CITY OF NEWBERG

Duane R. Cole
Duane R. Cole, City Recorder

Dated: Aug 31, 2001

APPROVED AS TO FORM

Terrence D. Mahr
Terrence D. Mahr, City Attorney

Dated: 6/19/01

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City of Newberg - Community Development
PO Box 970 - 414 E. First Street
Newberg, OR 97132

EXHIBIT "A"

PERMANENT EASEMENT FOR PUBLIC STORM SEWER

Situated in Lots 1,2, and 3, Block 9 of HURLEY AND LARGE'S ADDITION to the City of Newberg, a duly recorded subdivision in the northwest and northeast quarters of Section 19, Township 3 South, Range 2 West of the Willamette Meridian, in the City of Newberg, Yamhill County, Oregon.

A strip of land 15.00 feet in width lying 7.50 feet on each side of the following described centerline and its northwesterly and southeasterly projections:

Beginning at the southwest corner of Lot 3, Block 9, Hurley and Larges Addition to the City of Newberg; thence S. 89° 58' E., along the south line of said Lot 3, 4.65, feet more or less, to the northwesterly right-of-way line of the Southern Pacific Railroad (per survey by Richard Mursell, CSP-7250, dated 6/15/79); thence N.43° 46'E. along said railroad right-of-way, 15.44 feet to the centerline of the proposed easement and the TRUE POINT OF BEGINNING; thence N.83°07'13"W., 116.11 feet, more or less, to the east right-of-way line of Harrison Street at a point 25.00 feet north of the southwest corner said Lot 1 Block 9.

Together with all that part of said Lot 3 as platted, lying south of the above described centerline.

Also together with the easternmost 10 feet of said Lot 2 as platted, lying south of the above described centerline

Containing 1848 sq. ft., more or less

And further together with two temporary construction easements described as follows:

Temporary Easement No. 1. The southerly 20 feet of Lots 1,2, and 3 in Block 9, of HURLEY AND LARGE'S ADDITION to the City of Newberg, lying north of and parallel with the above described permanent easement.

Temporary Easement No. 2. The north 20 feet of said Lots 1, 2 and 3 of Block 9 of HURLEY AND LARGE'S ADDITION to the City of Newberg as platted.

The temporary easements are automatically extinguished on the date of completion and acceptance of the storm drain within them or on December 29, 2002, whichever date is first.

Harrison Street

THOMPSON
TL 3219AB-4200

SELDON
TL 3219AB-4100

BAILIFF
TL 3219AB-4101

Vacated 14' Alley, Existing Utility Easement

Proposed 20' Temp. Const. Easement

LOT 1

LOT 2

LOT 3

LOT 4

RICE
TL 3219AB-4300

RICE
TL 3219AB-4000

Proposed 20' Temp. Const. Easement

Proposed 15' Wide Storm
Drainage Easement

N 83°07'13"W
116.11'

25'

10.00'

15.44'

Hancock Street (Vacated)

BASIS OF BEARINGS: CSP-7250

N 43°46'00"E
Southern Pacific Railroad

EXHIBIT FOR A PROPOSED STORM DRAINAGE EASEMENT
N.E. 1/4 SEC. 19, T3S, R2W, WM - YAMHILL COUNTY, OREGON



0 30 60

SCALE IN FEET

DATE:

DRAWN BY: G. HAFFNER

CHECKED BY: L. ANDERSON

REVISIONS

JOB NO.



Anderson Engineering

Civil Engineering Land Surveying Mapping

112 N. Springbrook Road

Newberg, Oregon 97132

Email: andeng@open.org

Ph. 503-537-1110

Fax 503-537-0910