

OFFICIAL YAMHILL COUNTY RECORDS
CHARLES STERN, COUNTY CLERK

200300114



\$41.00

DMR-EDMR Cnt=1 Stn=2 ANITA
\$20.00 \$10.00 \$11.00

01/03/2003 09:09:05 AM

AFTER RECORDING RETURN TO:

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

ACCESS EASEMENT

In consideration of the sum of \$ -0- and other valuable consideration, Ruth Grimsrud, as successor trustee of the Stanley Roozing Trust, herein called Grantor, do hereby convey to the City of Newberg, a municipal corporation, hereinafter called Grantee, a perpetual and permanent access easement 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 Grantor 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 herein above authorized.

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.

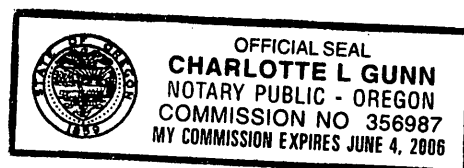
IN WITNESS WHEREOF, the parties have executed this document on this 27th day of December, 2002.

Ruth Grimsrud
Ruth Grimsrud
PO Box 54
Vernonia Oregon 97064-0054

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

This instrument was acknowledged before me this 27th day of November, 2002, by Ruth Grimsrud.

Charlotte L Gunn
Notary Public for Oregon
My Commission expires: 6/4/06



CITY OF NEWBERG
ACCEPTED:

James H. Bennett
James H. Bennett, City Recorder
Dated: 12/19/02

APPROVED AS TO FORM

Terrence D. Mahr
Terrence D. Mahr, City Attorney
Dated: 12/17/02

AFTER RECORDING RETURN TO:

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

ACCESS EASEMENT

In consideration of the sum of \$ -0- and other valuable consideration, Darren Placek and Rhonda R. Placek, herein called Grantors, do hereby convey to the City of Newberg, a municipal corporation, hereinafter called Grantee, a perpetual and permanent access easement 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 herein above authorized.

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 19th day of December, 2002.

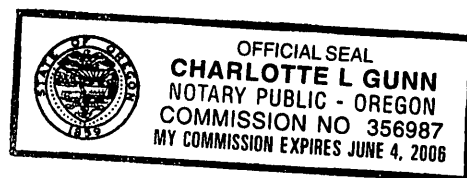
Darren Placek
Darren Placek
904 S. Chehalem Drive
Newberg, OR 97132

Rhonda R. Placek
Rhonda R. Placek
904 S. Chehalem Drive
Newberg, OR 97132

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

This instrument was acknowledged before me this 27 day of November, 2002, by Darren Placek and Rhonda R. Placek.

Charlotte L. Gunn
Notary Public for Oregon
My Commission expires: 6/4/06



CITY OF NEWBERG
ACCEPTED:
James H. Bennett
James H. Bennett, City Recorder
Dated: 12/19/02

APPROVED AS TO FORM
Terrence D. Mahr
Terrence D. Mahr, City Attorney
Dated: 12/19/02

Exhibit 'A'

Legal Description
for
Access Easement

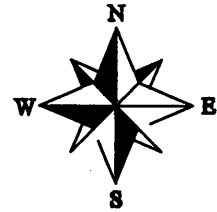
Being a tract of land 60 feet wide, 30.00 feet on each side of centerline, for access easement purposes, over and across a portion of Parcel 2 of Partition Plat 2001-06, located in the NW ¼ of Section 9, Township 3 South, Range 2 West, W.M., in the Solomon Heater DLC No. 48, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of Parcel 3 of said plat, thence along the northerly line of said Parcel 3, West, 194.91 feet to the southwesterly corner of said Parcel 2;

thence along the west line of said Parcel 2, North 07°31'45" East, 60.52 feet;

thence leaving said west line, East, 175.70 feet to the westerly right-of-way line of Springbrook Road, 25.00 feet from centerline;

thence along said westerly right-of-way line, South 10°47'54" East, 61.17 feet to the Point of Beginning.



PARCEL 1

PARTITION

PLAT 2001-06

SPRINGBROOK ROAD

27'

27'

PARCEL 2

S 90°00'00" E 175.70'

N 07°31'45" E
60.52'

1.00'09"

S 10°47'54" E
61.17'

POINT OF BEGINNING

S 90°00'00" W 194.91'

PARCEL 1

PARCEL 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael D. Rennick

OREGON
JULY 25, 1995
MICHAEL D. RENNICK
2718

RENEWAL DATE: 01-01-03

EASEMENT EXHIBIT

Prepared by
BaseLine Surveying
315 Hilltop Drive
Newberg, OR ph: (503) 538-8041
for
Darren Placek

Scale: 1"=60'

Date: 10/14/02 LT #

Drawn: MDR

Checked:

Job# 1123

4/4

AFTER RECORDING RETURN TO:

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

OFFICIAL YAMHILL COUNTY RECORDS
CHARLES STERN, COUNTY CLERK

200300115



\$46.00

00110672200300001150050054

01/03/2003 09:10:06 AM

DMR-EDMR Cnt=1 Stn=2 ANITA
\$25.00 \$10.00 \$11.00

RELEASE OF EASEMENT

The City of Newberg, a municipal corporation, in consideration of \$0.00 does hereby release all rights of access and interests in the following described easements to the property owner, Ruth Grimsrud, as successor Trustee of the Stanley Roozing Trust.

That access easement dedicated to the City of Newberg as shown on Parcel 1 Yamhill County Partition Plat 2001-06, located in the NW 1/4 of Section 9, T. 3 S., R. 2 W., W.M., Solomon Heater D.L. C. No. 48, Yamhill County, OR, recorded in document Yamhill County Document 200102153.

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 19th day of Dec, 2002.

James H. Bennett
City of Newberg Recorder

STATE OF)
County of) s.s.

This instrument was acknowledged before me this 19th day of December, 2002, by James H. Bennett.

Notary Public for Oregon
My Commission expires: 10/21/04

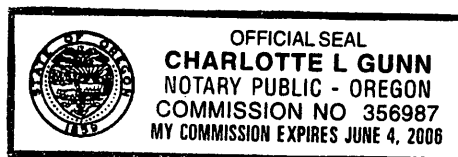


Ruth Grimsrud
PO Box 54
Vernonia Oregon 97064-0054

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

This instrument was acknowledged before me this 27th day of November, 2002 by Ruth Grimsrud.

Notary Public for Oregon
My Commission expires: 6/4/06



APPROVED AS TO FORM

Terrence D. Mahr, City Attorney

Dated: 12/17/02

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

The City of Newberg, a municipal corporation, in consideration of \$0.00 does hereby release all rights of access and interests in the following described easements to the property owners, Darren Placek and Rhonda R. Placek.

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.


James H. Bennett
City of Newberg Recorder

This instrument was acknowledged before me this 19th day of December, 2003, by James H. Bennett.

OFFICIAL SEAL
DAWN MARIE WILSON
NOTARY PUBLIC – OREGON
COMMISSION NO. 338554
MY COMMISSION EXPIRES OCTOBER 21, 2004


Rhonda R. Placek
904 S. Chehalem Drive
Newberg, OR 97132

This instrument was acknowledged before me this 27 day of November, 2002, by Darren Placek and Rhonda R. Placek.



OFFICIAL SEAL
CHARLOTTE L GUNN
 NOTARY PUBLIC - OREGON
 COMMISSION NO 356987
 MY COMMISSION EXPIRES JUNE 4, 2006

Terrence D. Mahr, City Attorney
Dated: 12/17/02

Exhibit 'A'

Legal Description
for
Access Easement

Being a tract of land of variable width, for access easement purposes, over and across a portion of Parcel 1 of Partition Plat 2001-06, located in the NW ¼ of Section 9, Township 3 South, Range 2 West, W.M., in the Solomon Heater DLC No. 48, Yamhill County, Oregon, more particularly described as follows:

Commencing at the northeast corner of said Parcel 3, thence along the northerly line of said Parcel 3, West, 194.91 feet to the POINT OF BEGINNING of this description:

thence continuing along the westerly projection of said northerly line of said Parcel 3, West, 155.24 feet to the westerly line of said Partition Plat 2001-06;

thence along said westerly line, North, 60.00 feet;

thence leaving said westerly line, East, 77.00 feet;

thence North, 129.37 feet to the beginning of a curve to the right having a radius of 77.00 feet and a long chord bearing North 08°50'31" East, a distance of 23.67 feet;

thence 23.77 feet along said curve through a central angle of 17°41'02";

thence North 17°41'02" East, 55.70 feet to the beginning of a curve to the left having a radius of 23.00 feet and a long chord bearing North 06°18'20" East, a distance of 9.08 feet;

thence 9.14 feet along said curve through a central angle of 22°45'24";

thence North 05°04'22" West, 48.25 feet to the beginning of a non-tangent curve to the right having a radius of 45.00 feet, said radius point bearing North 31°47'50" East, 45.00 feet, the long chord of said curve bearing North 84°55'38" East, 54.00 feet;

thence northerly, easterly and southerly 224.83 feet along said curve through a central angle of 286°15'37";

thence South 05°04'22" East, 48.25 feet to the beginning of a curve to the right having a radius of 77.00 feet and a long chord bearing South 06°18'20" West, a distance of 30.38 feet;

thence 30.58 feet along said curve through a central angle of $22^{\circ}45'24''$;

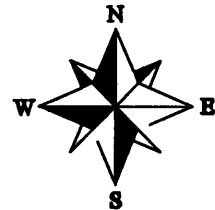
thence South $17^{\circ}41'02''$ West, 55.70 feet to the beginning of a curve to the left having a radius of 23.00 feet and a long chord bearing South $08^{\circ}50'31''$ West, a distance of 7.07 feet;

thence 7.10 feet along said curve through a central angle of $17^{\circ}41'02''$;

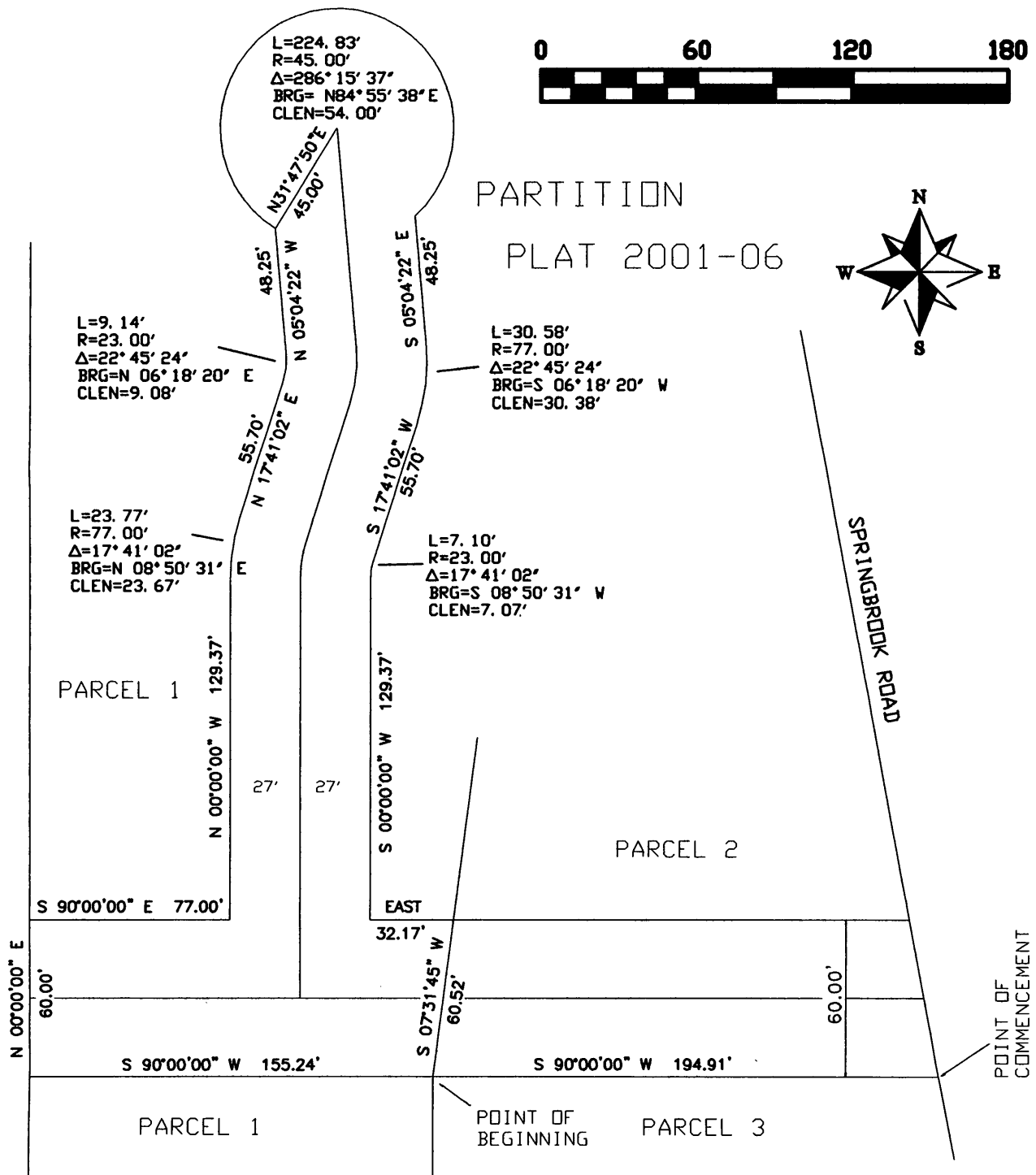
thence South, 129.37 feet;

thence East, 32.17 feet to the westerly line of said Parcel 2;

thence along said westerly line, South $07^{\circ}31'45''$ West, 60.52 feet to the Point of Beginning.



PARTITION
PLAT 2001-06



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael D. Rennick

OREGON
JULY 25, 1995
MICHAEL D. RENNICK
2718

RENEWAL DATE: 01-01-03

EASEMENT EXHIBIT

Prepared by
BaseLine Surveying
315 Hilltop Drive
Newberg, OR ph: (503) 538-8041
for
Darren Placek

Scale: 1"=60'	Date: 10/14/02	LT #
Drawn: MDR	Checked:	Job# 1123

5/5