



OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING
2051 KAEN ROAD | OREGON CITY, OR 97045

Billy J. Williams
County Counsel

September 11, 2025

BCC Agenda Date/Item: _____

Scott C. Ciecko
Amanda Keller
Shawn Lillegren
Jeffrey D. Munns
Sarah Foreman
Caleb Huegel
Angela Hajihashemi
Joseph Lucas
Assistants

Board of County Commissioners
Clackamas County as the Board of Directors
Of The North Clackamas Parks and Recreation
District

Approval of an Agreement with Clackamas County for permanent storm line and right of way easements at Concord Park and Community Center and Oak Lodge Library properties. No fiscal impact. No County General Funds are involved.

Previous Board Action/Review	July 27, 2023 - Business Meeting, Board approved P&C Amendment #5 approving construction of the Oak Lodge Library. August 10, 2023 - Business Meeting, Board approved Oak Lodge Library Construction IGA. November 22, 2023 - Business Meeting, Board approved NCPRD Concord Park, Park Shelter, Splash Pad and Site Work		
Performance Clackamas	This project aligns with the Vibrant Economy Goal: It provides economic development, public spaces, and community enrichment services to residents, businesses, visitors, and partners so they can thrive and prosper in healthy and vibrant communities.		
Counsel Review	Yes, JM 9/3/2025	Procurement Review	No
Contact Person	Jason Varga	Contact Phone	(503) 351-4012

EXECUTIVE SUMMARY: In May 2023, the Board approved full funding for both the Gladstone and Oak Lodge Libraries construction projects. The Oak Lodge Library is near completion and is planned to open in fall 2025.

We are required to provide the following easements and right-of-way for Concord

For Filing Use Only

Rd. and Spaulding Ave. per the approved land use permit.

RECOMMENDATION: Staff recommends approval of the easements for right-of-way to Clackamas County.

Respectfully submitted,



Jeff Munns

Grantor: North Clackamas Parks & Recreation District	State of Oregon
Grantee: Clackamas County 150 Beavercreek Rd. Oregon City, OR 97045	
After Recording Return to: Clackamas County Engineering 150 Beavercreek Rd. Oregon City, OR 97045	
Until a change is requested, all taxes shall be sent to: No Change	Accepted by Clackamas County by Act of the Road Official Acceptance Date: _____
Road Name: Concord Road DTD Rd. File No. 275	Authorized by Clackamas County Ordinance No. 02-2009 Project:

PERMANENT RIGHT OF WAY EASEMENT FOR ROAD PURPOSES
(Corporate or Non Profit Grantor)

For value received, North Clackamas Parks & Recreation District, an Oregon municipal corporation (Grantor), hereby grants and conveys to Clackamas County, a political subdivision of the State of Oregon, its heirs, successors and assigns, (Grantee), a permanent easement dedicated to the public for road and right of way purposes, in, under, upon, and across Grantor's real property located in Clackamas County, State of Oregon.

Grantor's real property is described as follows: A parcel of land located in the NE ¼ and SE 1/4 of Section 12, T2S, R1E, WM, as described by that certain Statutory Warranty Deed recorded on March 30, 2018, as Document No. 2018-019601 in the Deed Records of Clackamas County, Oregon.

The Permanent Right of Way Easement for Road Purposes being a strip of land as described and depicted as Parcel 1 in Exhibits "A" and "B" attached hereto and by this reference made a part hereof (the Easement Area).

The true consideration for this conveyance is other good and valuable consideration. The easement is granted to fulfill a condition of approval for permitted development.

Grantee's rights include, but are not limited to, Grantee's right to enter upon and utilize the Easement Area for the purposes described in this document. Grantee may remove trees, shrubs, brush, paving or other materials within the Easement Area whenever necessary to accomplish these purposes.

Grantor, Grantor's heirs, successors, assigns or representatives, shall not construct or maintain any building or other structures upon the above described Easement Area.

This easement does not obligate the public or Grantee to replace landscaping, fencing, shrubs or trees, or other improvements that may be placed within the Easement Area, and which interfere with Grantee's use of the Easement Area for the purposes described in this document.

Grantor represents, covenants, and warrants to Grantee that Grantor is lawfully seized in fee simple title to the Property; that Grantor has the legal right and authority to grant this Easement and that

EXHIBIT "A"

Public Easement: Right-of-Way Line & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900

July 31, 2024

Page 1 of 4

PARCEL 1 (Permanent Right-of-Way Line Easement For Road Purposes)

A parcel of land located in the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being a portion of land as described in Statutory Warranty Deed, recorded as Document Number 2021-050331, Clackamas County Deed Records, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, more particularly described as follows;

Beginning at the most southwesterly corner of the above described parcel, Document Number 2010-050331, also being on the northerly Right-of-Way Line of S.E. Concord Road;

Thence along the westerly boundary of said parcel North 27°41'15" West, a distance of 5.02 feet to a point being 35 feet measured perpendicular with the centerline of S.E. Concord Road, also being the beginning of a curve to the left, having a radial bearing to the radius point of North 32°42'37" West, said curve has a radius of 415.00 feet;

Thence leaving said westerly boundary and along said curve, being 35 feet when measured perpendicular to the centerline of S.E. Concord Road through a central angle of 8°25'05" an arc distance of 60.97 feet, the chord bears North 53°04'51" East, a distance of 60.92 feet to a point of tangency;

Thence North 48°52'18" East, a distance of 96.91 feet to a point on the Right-of-Way Line of S.E. Concord Road being 35 feet when measured perpendicular with the centerline of S.E. Concord Road;

Thence along said Right-of-Way Line South 41°06'08" East, a distance of 5.00 feet to an angle point in the Right-of-Way Line of S.E. Concord Road, said angle point being 30 feet when measured perpendicular to the centerline of S.E. Concord Road;

Thence continuing along said Right-of-Way Line South 48°52'18" West, a distance of 96.91 feet to the beginning of a tangent curve to the right, said curve has a radius of 420.00 feet;

Thence continuing along said Right-of-Way Line and along said curve through a central angle of 8°28'41" an arc distance of 62.15 feet, the chord bears South 53°06'39", a distance of 62.09 feet to the **Point of Beginning**;

Containing 792 square feet, more or less.

Basis of bearings and boundary determination for this description was held from Survey SN2021-111.

Public Easement: Right-of-Way Line & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900
July 31, 2024
Page 2 of 4

TOGETHER WITH:

A parcel of land located in the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being a portion of land as described in Statutory Warranty Deed, recorded as Document Number 2021-050331, Clackamas County Deed Records, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, more particularly described as follows;

Beginning at the most southeasterly corner of the above described parcel, Document Number 2010-050331, also being on the northerly Right-of-Way Line of S.E. Concord Road;

Thence along the northerly Right-of-Way Line of S.E. Concord Road South 49°35'50" West, a distance of 20.02 feet to a point, said point being at an angle point of said Right-of-Way Line;

Thence continuing along said Right-of-Way Line North 37°48'30" West, a distance of 7.98 feet to a point being 35 feet perpendicular from the centerline of S.E. Concord Road;

Thence leaving said Right-of-Way Line North 51°03'22" East, a distance of 20.00 feet being parallel to the centerline of S.E. Concord Road to a point on the easterly boundary of said Document Number 2010-050331;

Thence along said easterly boundary South 37°49'55" East, a distance of 7.47 feet to the **Point of Beginning**;

Containing 154 square feet, more or less.

Basis of bearings and boundary determination for this description was held from Survey SN2021-111.

Public Easement: Right-of-Way Line & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900
July 31, 2024
Page 3 of 4

PARCEL 2 (TOGETHER WITH a Public Utility Easement)

A parcel of land located in the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being a portion of land as described in Statutory Warranty Deed, recorded as Document Number 2021-050331, Clackamas County Deed Records, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, more particularly described as follows;

Commencing at the most southeasterly corner of the above described parcel, Document Number 2010-050331, also being on the northerly Right-of-Way Line of S.E. Concord Road;

Thence along the northerly Right-of-Way Line of S.E. Concord Road North $37^{\circ}49'55''$ West, a distance of 7.47 feet to the **True Point of Beginning**;

Thence the next 7 courses follow the northerly Right-of-Way Line of S.E. Concord Road:

Thence South $51^{\circ}03'22''$ West, a distance of 20.00 feet to a point;

Thence North $37^{\circ}48'30''$ West, a distance of 2.00 feet to a point;

Thence South $51^{\circ}03'22''$ West, a distance of 224.17 feet to a point;

Thence South $48^{\circ}52'18''$ West, a distance of 75.70 feet to a point;

Thence South $41^{\circ}06'08''$ East, a distance of 2.00 feet to a point;

Thence South $48^{\circ}52'18''$ West, a distance of 96.91 feet to the beginning of a curve to the right, said curve has a radius of 415.00 feet;

Thence southwesterly along said curve through a central angle of $8^{\circ}25'05''$ an arc distance of 60.97 feet, a chord bearing of South $53^{\circ}04'51''$ West, a distance of 60.92 feet to a point on the westerly boundary of said parcel;

Public Easement: Right-of-Way Line & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900
July 31, 2024
Page 4 of 4

Thence leaving said Right-of-Way Line and along the westerly boundary of said parcel North 27°41'16" West, a distance of 8.03 feet to the beginning of a non-tangent curve to the left, said curve has a radius of 407.00 feet, having a radial bearing to the radius point of North 32°48'33" West;

Thence leaving said westerly boundary, easterly along said curve through a central angle of 8°19'09" an arc distance of 59.09 feet to a point of tangency;

Thence North 48°52'18" East, a distance of 88.92 feet to a point;

Thence North 41°06'08" West, a distance of 2.00 feet to a point;

Thence North 48°52'18" East, a distance of 83.84 feet to a point;

Thence North 51°03'22" East, a distance of 232.49 feet to a point;

Thence South 37°48'30" East, a distance of 2.00 feet to a point;

Thence North 51°03'22" East, a distance of 12.00 feet to a point on said easterly boundary;

Thence along said easterly boundary South 37°49'55" East, a distance of 8.00 feet to the
True Point of Beginning;

Containing 3,848 square feet, more or less

Basis of bearings and boundary determination for this description was held from
Survey SN2021-111.



THE NE 1/4 AND THE SE 1/4 OF SECTION 12, T.2S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON

TL 21E12AC 04400
DEED 2000-000522

TAX LOT 21E12DB 00200
DEED 2012-031645

TAX LOT 21E12AD 02900
DEED DOC 2021-050331

TL 21E12AD 02900
DEED 2021-050331

SPAULDING AVE.

COUNTY ROAD No. 2229

VACATED PER DEED:
2024-010471
BOARD ORDER:
2024-016

TL 21E12AD 04000
DEED 1979-12419

TL 21E12AD 05101
DEED 2021-029936

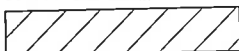
TL 21E12DB 00500
DEED 2017-001433

SEE SHEET 3
FOR DIMENSIONS

SEE SHEET 2
FOR DIMENSIONS

N48°52'18"E N51°03'22"E **CONCORD ROAD**
COUNTY ROAD No. 275

LEGEND



RIGHT-OF-WAY DEDICATION AREA = 946 Sq.Ft.± (TOTAL AREA)



SCALE 1"=100'

DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT
150 BEAVERCREEK ROAD
OREGON CITY, OR 97045



BY: A. REITER DATE: 07/30/2024
OAK LODGE LIBRARY AND
COMMUNITY PARK
EXHIBIT "B"

SHEET
1 OF 3

THE NE 1/4 AND THE SE 1/4 OF SECTION 12, T.2S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON

TAX LOT 21E12DB 00500
DEED DOC. 2017-001433

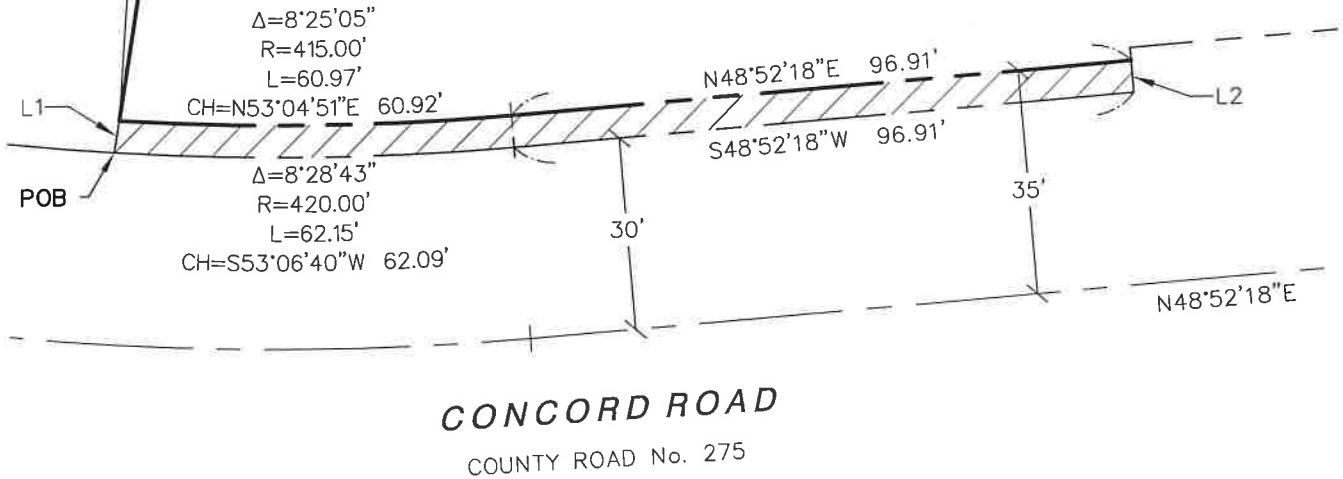
TAX LOT 21E12AD 02900
DEED DOC. 2021-050331

RADIUS POINT

RADIAL BEARING: N32°42'37"W

LINE TABLE

LINE #	BEARING	LENGTH
L1	N27° 41' 14"W	5.02'
L2	S41° 06' 08"E	5.00'



LEGEND

POB POINT OF BEGINNING



RIGHT-OF-WAY DEDICATION AREA = 792 Sq.Ft.±



SCALE 1"=30'

DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT
150 BEAVERCREEK ROAD
OREGON CITY, OR 97045



BY: A. REITER DATE: 07/30/2024
OAK LODGE LIBRARY AND
COMMUNITY PARK
EXHIBIT "B"

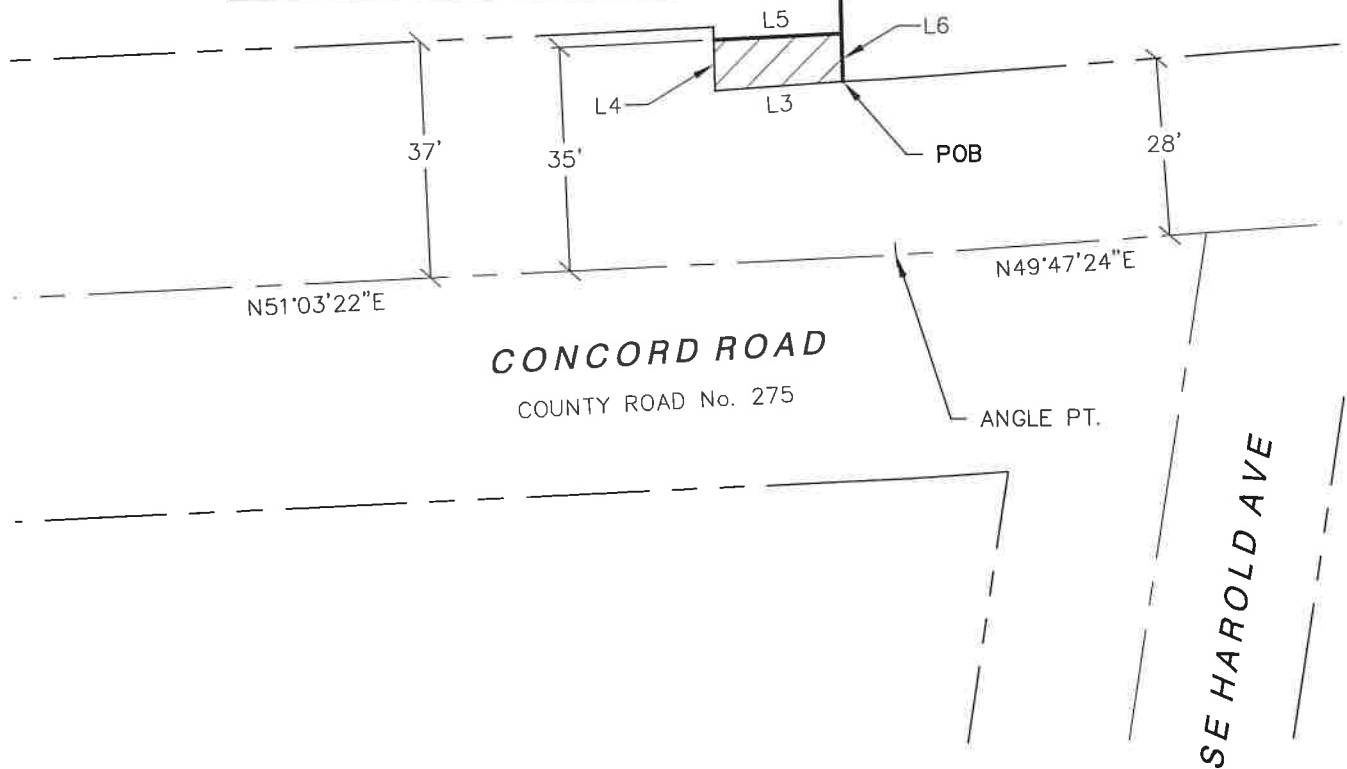
SHEET
2 OF 3

THE NE 1/4 AND THE SE 1/4 OF SECTION 12, T.2S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON

TAX LOT 21E12AD 02900
DEED DOC 2018-050331

TAX LOT 21E12AD 05101
DEED DOC 2021-029936

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S49° 35' 50"W	20.02'
L4	N37° 48' 30"W	7.98'
L5	N51° 03' 22"E	20.00'
L6	S37° 49' 55"E	7.47'



LEGEND

POB POINT OF BEGINNING



RIGHT-OF-WAY DEDICATION AREA = 154 Sq.Ft.±



SCALE 1"=30'

DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT
150 BEAVERCREEK ROAD
OREGON CITY, OR 97045



BY: A. REITER DATE: 07/30/2024
OAK LODGE LIBRARY AND
COMMUNITY PARK
EXHIBIT "B"

SHEET
3 OF 3

Grantor: North Clackamas Parks & Recreation District	State of Oregon
Grantee: Clackamas County 150 Beavercreek Rd. Oregon City, OR 97045	
After Recording Return to: Clackamas County Engineering 150 Beavercreek Rd. Oregon City, OR 97045	
Until a change is requested, all taxes shall be sent to: No Change	Accepted by Clackamas County by Act of the Road Official Acceptance Date: _____
Road Name: Spaulding Ave. DTD Rd. File No. 2229	Authorized by Clackamas County Ordinance No. 02-2009 Project:

PERMANENT RIGHT OF WAY EASEMENT FOR ROAD PURPOSES
(Corporate or Non Profit Grantor)

For value received, North Clackamas Parks & Recreation District, an Oregon municipal corporation (Grantor), hereby grants and conveys to Clackamas County, a political subdivision of the State of Oregon, its heirs, successors and assigns, (Grantee), a permanent easement dedicated to the public for road and right of way purposes, in, under, upon, and across Grantor's real property located in Clackamas County, State of Oregon.

Grantor's real property described as follows: A parcel of land located in the NE ¼ and SE 1/4 of Section 12, T2S, R1E, WM, described by that certain Statutory Warranty Deed recorded on March 30, 2018, as Document No. 2018-019601 in the Deed Records of Clackamas County, Oregon.

The Permanent Right of Way Easement for Road Purposes being a strip of land as described and depicted as Parcel 1 in Exhibits "A" and "B" attached hereto and by this reference made a part hereof (the Easement Area).

The true consideration for this conveyance is other good and valuable consideration. The easement is granted to fulfill a condition of approval for permitted development.

Grantee's rights include, but are not limited to, Grantee's right to enter upon and utilize the Easement Area for the purposes described in this document. Grantee may remove trees, shrubs, brush, paving or other materials within the Easement Area whenever necessary to accomplish these purposes.

Grantor, Grantor's heirs, successors, assigns or representatives, shall not construct or maintain any building or other structures upon the above described Easement Area.

This easement does not obligate the public or Grantee to replace landscaping, fencing, shrubs or trees, or other improvements that may be placed within the Easement Area, and which interfere with Grantee's use of the Easement Area for the purposes described in this document.

Grantor represents, covenants, and warrants to Grantee that Grantor is lawfully seized in fee simple title to the Property; that Grantor has the legal right and authority to grant this Easement and that

EXHIBIT "A"

Public Easement: Right-of-Way & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900

July 31, 2024

Page 1 of 2

PARCEL 1 (Permanent Right-Of-Way Easement for Road Purposes)

A parcel of land located in the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being a portion of land as described in Statutory Warranty Deed, recorded as Document Number 2021-050331, Clackamas County Deed Records, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, more particularly described as follows;

Commencing at the most northerly point of the above-mentioned Tract, Document Number 2021-050331;

Thence along the easterly boundary of said Tract South $37^{\circ}49'55''$ East, a distance of 342.93 feet to the **True Point of Beginning**;

Thence leaving said easterly boundary South $50^{\circ}26'29''$ West, a distance of 71.00 feet to a point;

Thence South $40^{\circ}23'41''$ East, a distance of 55.89 feet to a point;

Thence North $50^{\circ}26'29''$ East, a distance of 68.50 feet to a point on said easterly boundary and being the **Terminus** of this description;

Thence a closing bearing and distance along said easterly boundary of North $37^{\circ}49'55''$ West, a distance of 55.90 feet to the **True Point of Beginning**;

Containing 3,998 square feet, more or less.

PARCEL 2 (Permanent Public Utility Easement)

A parcel of land located in the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being a portion of land as described in Statutory Warranty Deed, recorded as Document Number 2021-050331, Clackamas County Deed Records, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, more particularly described as follows;

Public Easement: Right-of-Way & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900
July 31, 2024
Page 2 of 2

Commencing at the most northerly point of the above-mentioned parcel, Document Number 2021-050331;

Thence along the easterly boundary of said Tract South $37^{\circ}49'55''$ East, a distance of 342.93 feet to the beginning of the above mentioned Right-of-Way description;

Thence leaving said easterly boundary and the next three (3) courses will follow the above-mentioned Right-of-Way description:

Thence South $50^{\circ}26'29''$ West, a distance of 71.00 feet to a **True Point of Beginning**;

Thence South $40^{\circ}23'41''$ East, a distance of 55.89 feet to a point;

Thence North $50^{\circ}26'29''$ East, a distance of 68.50 feet to a point on the above mentioned easterly boundary;

Thence along said easterly boundary South $37^{\circ}49'55''$ East, a distance of 8.00 feet to a point;

Thence leaving said easterly boundary South $50^{\circ}26'29''$ West, a distance of 76.14 feet to a point;

Thence North $40^{\circ}23'41''$ West, a distance of 63.89 feet to a point;

Thence North $50^{\circ}26'29''$ East, a distance of 8.00 feet to the **True Point of Beginning**;

Containing 1,058 square feet, more or less.

Basis of bearings and boundary determination for this description was held from Survey SN2021-111.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 17, 1986
ANDREW A. REITER
2229

EXPIRES: 12/31/2024

THE NE 1/4 AND THE SE 1/4 OF SECTION 12, T.2S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON

TL 21E12AC 04400
DEED 2000-000522

TL 21E12DB 00200
DEED 2012-031645

COMMENCING

S37°49'55"E
342.93'
TL 21E12AD 03000
DEED 2002-098279

N37°49'55"W
55.90'

SPAULDING AVE.

COUNTY ROAD No. 2229

S50°26'29"W
71.00'

S40°23'41"E
55.89'

VACATED PER DEED:
2024-010471
BOARD ORDER:
2024-016

N50°26'29"E
68.50'

TERMINUS

TAX LOT 21E12AD 02900
DEED DOC 2021-050331

TL 21E12AD 04000
DEED 1979-12419

TL 21E12AD 05101
DEED 2021-029936

TL 21E12DB 00500
DEED 2017-001433

CONCORD ROAD
COUNTY ROAD No. 275

LEGEND

TPOB TRUE POINT OF BEGINNING



RIGHT-OF-WAY DEDICATION AREA = 3,898 Sq.Ft.±



SCALE 1"=100'

DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT
150 BEAVERCREEK ROAD
OREGON CITY, OR 97045



BY: A. REITER

DATE: 07/31/2024

OAK LODGE LIBRARY AND
COMMUNITY PARK

EXHIBIT "B"

SHEET

1 OF 2

Grantor: North Clackamas Parks & Recreation District	State of Oregon
Grantee: Clackamas County 150 Beavercreek Rd. Oregon City, OR 97045	
After Recording Return to: Clackamas County Engineering 150 Beavercreek Rd. Oregon City, OR 97045	
Until a change is requested, all taxes shall be sent to: No Change	Accepted by Clackamas County by Act of the Road Official Acceptance Date: _____
Road Name: Concord Road DTD Rd. File No. 275	Authorized by Clackamas County Ordinance No. 02-2009 Project:

PERMANENT SIGN, SLOPE, and PUBLIC UTILITY EASEMENT

(Corporate or Non Profit Grantor)

For value received, North Clackamas Parks & Recreation District, an Oregon municipal corporation, (Grantor), hereby grants and conveys to Clackamas County, a political subdivision of the State of Oregon, its heirs, successors and assigns, (Grantee), a permanent easement for the construction, reconstruction, upgrade, replacement, repair, maintenance, and inspection of signs, slopes, and public utilities, dedicated to the public, and related appurtenances, in, under, upon, and across Grantor's real property located in Clackamas County, State of Oregon.

Grantor's real property described as follows: A parcel of land located in the NE ¼ and SE 1/4 of Section 12, T2S, R1E, WM, described by that certain Statutory Warranty Deed recorded on March 30, 2018, as Document No. 2018-019601 in the Deed Records of Clackamas County, Oregon.

The Permanent Sign, Slope, and Public Utility Easement being a strip of land as described and depicted as Parcel 2 in Exhibits "A" and "B" attached hereto and by this reference made a part hereof (the Easement Area).

The true consideration for this conveyance is other good and valuable consideration. The easement is granted to fulfill a condition of approval for permitted development.

Grantee shall have the right to enter upon and utilize the Easement Area for the purposes described in this document. Grantee may remove trees, shrubs, brush, paving or other materials within the Easement Area whenever necessary to accomplish these purposes.

Grantor, Grantor's heirs, successors, assigns or representatives, shall not construct or maintain any building or other structures upon the above described Easement Area without prior written approval from the Clackamas County Department of Transportation and Development. In addition, Grantor, Grantor's heirs, successors, assigns or representatives shall not alter the configuration of the material forming the slope, including alteration by addition or removal of material, without prior written approval from the Clackamas County Department of Transportation and Development.

EXHIBIT "A"

Public Easement: Right-of-Way Line & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900

July 31, 2024

Page 1 of 4

PARCEL 1 (Permanent Right-of-Way Line Easement For Road Purposes)

A parcel of land located in the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being a portion of land as described in Statutory Warranty Deed, recorded as Document Number 2021-050331, Clackamas County Deed Records, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, more particularly described as follows;

Beginning at the most southwesterly corner of the above described parcel, Document Number 2010-050331, also being on the northerly Right-of-Way Line of S.E. Concord Road;

Thence along the westerly boundary of said parcel North $27^{\circ}41'15''$ West, a distance of 5.02 feet to a point being 35 feet measured perpendicular with the centerline of S.E. Concord Road, also being the beginning of a curve to the left, having a radial bearing to the radius point of North $32^{\circ}42'37''$ West, said curve has a radius of 415.00 feet;

Thence leaving said westerly boundary and along said curve, being 35 feet when measured perpendicular to the centerline of S.E. Concord Road through a central angle of $8^{\circ}25'05''$ an arc distance of 60.97 feet, the chord bears North $53^{\circ}04'51''$ East, a distance of 60.92 feet to a point of tangency;

Thence North $48^{\circ}52'18''$ East, a distance of 96.91 feet to a point on the Right-of-Way Line of S.E. Concord Road being 35 feet when measured perpendicular with the centerline of S.E. Concord Road;

Thence along said Right-of-Way Line South $41^{\circ}06'08''$ East, a distance of 5.00 feet to an angle point in the Right-of-Way Line of S.E. Concord Road, said angle point being 30 feet when measured perpendicular to the centerline of S.E. Concord Road;

Thence continuing along said Right-of-Way Line South $48^{\circ}52'18''$ West, a distance of 96.91 feet to the beginning of a tangent curve to the right, said curve has a radius of 420.00 feet;

Thence continuing along said Right-of-Way Line and along said curve through a central angle of $8^{\circ}28'41''$ an arc distance of 62.15 feet, the chord bears South $53^{\circ}06'39''$, a distance of 62.09 feet to the **Point of Beginning**;

Containing 792 square feet, more or less.

Basis of bearings and boundary determination for this description was held from Survey SN2021-111.

Public Easement: Right-of-Way Line & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900
July 31, 2024
Page 2 of 4

TOGETHER WITH:

A parcel of land located in the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being a portion of land as described in Statutory Warranty Deed, recorded as Document Number 2021-050331, Clackamas County Deed Records, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, more particularly described as follows;

Beginning at the most southeasterly corner of the above described parcel, Document Number 2010-050331, also being on the northerly Right-of-Way Line of S.E. Concord Road;

Thence along the northerly Right-of-Way Line of S.E. Concord Road South 49°35'50" West, a distance of 20.02 feet to a point, said point being at an angle point of said Right-of-Way Line;

Thence continuing along said Right-of-Way Line North 37°48'30" West, a distance of 7.98 feet to a point being 35 feet perpendicular from the centerline of S.E. Concord Road;

Thence leaving said Right-of-Way Line North 51°03'22" East, a distance of 20.00 feet being parallel to the centerline of S.E. Concord Road to a point on the easterly boundary of said Document Number 2010-050331;

Thence along said easterly boundary South 37°49'55" East, a distance of 7.47 feet to the **Point of Beginning**;

Containing 154 square feet, more or less.

Basis of bearings and boundary determination for this description was held from Survey SN2021-111.

Public Easement: Right-of-Way Line & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900
July 31, 2024
Page 3 of 4

PARCEL 2 (TOGETHER WITH a Public Utility Easement)

A parcel of land located in the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being a portion of land as described in Statutory Warranty Deed, recorded as Document Number 2021-050331, Clackamas County Deed Records, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, more particularly described as follows;

Commencing at the most southeasterly corner of the above described parcel, Document Number 2010-050331, also being on the northerly Right-of-Way Line of S.E. Concord Road;

Thence along the northerly Right-of-Way Line of S.E. Concord Road North 37°49'55" West, a distance of 7.47 feet to the **True Point of Beginning**;

Thence the next 7 courses follow the northerly Right-of-Way Line of S.E. Concord Road:

Thence South 51°03'22" West, a distance of 20.00 feet to a point;

Thence North 37°48'30" West, a distance of 2.00 feet to a point;

Thence South 51°03'22" West, a distance of 224.17 feet to a point;

Thence South 48°52'18" West, a distance of 75.70 feet to a point;

Thence South 41°06'08" East, a distance of 2.00 feet to a point;

Thence South 48°52'18" West, a distance of 96.91 feet to the beginning of a curve to the right, said curve has a radius of 415.00 feet;

Thence southwesterly along said curve through a central angle of 8°25'05" an arc distance of 60.97 feet, a chord bearing of South 53°04'51" West, a distance of 60.92 feet to a point on the westerly boundary of said parcel;

Public Easement: Right-of-Way Line & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900
July 31, 2024
Page 4 of 4

Thence leaving said Right-of-Way Line and along the westerly boundary of said parcel North 27°41'16" West, a distance of 8.03 feet to the beginning of a non-tangent curve to the left, said curve has a radius of 407.00 feet, having a radial bearing to the radius point of North 32°48'33" West;

Thence leaving said westerly boundary, easterly along said curve through a central angle of 8°19'09" an arc distance of 59.09 feet to a point of tangency;

Thence North 48°52'18" East, a distance of 88.92 feet to a point;

Thence North 41°06'08" West, a distance of 2.00 feet to a point;

Thence North 48°52'18" East, a distance of 83.84 feet to a point;

Thence North 51°03'22" East, a distance of 232.49 feet to a point;

Thence South 37°48'30" East, a distance of 2.00 feet to a point;

Thence North 51°03'22" East, a distance of 12.00 feet to a point on said easterly boundary;

Thence along said easterly boundary South 37°49'55" East, a distance of 8.00 feet to the
True Point of Beginning;

Containing 3,848 square feet, more or less

Basis of bearings and boundary determination for this description was held from
Survey SN2021-111.



THE NE 1/4 AND THE SE 1/4 OF SECTION 12, T.2S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON

TAX LOT 21E12AD 02900
DEED DOC 2021-050331

TAX LOT 21E12DB 00200
DEED DOC 2012-031645

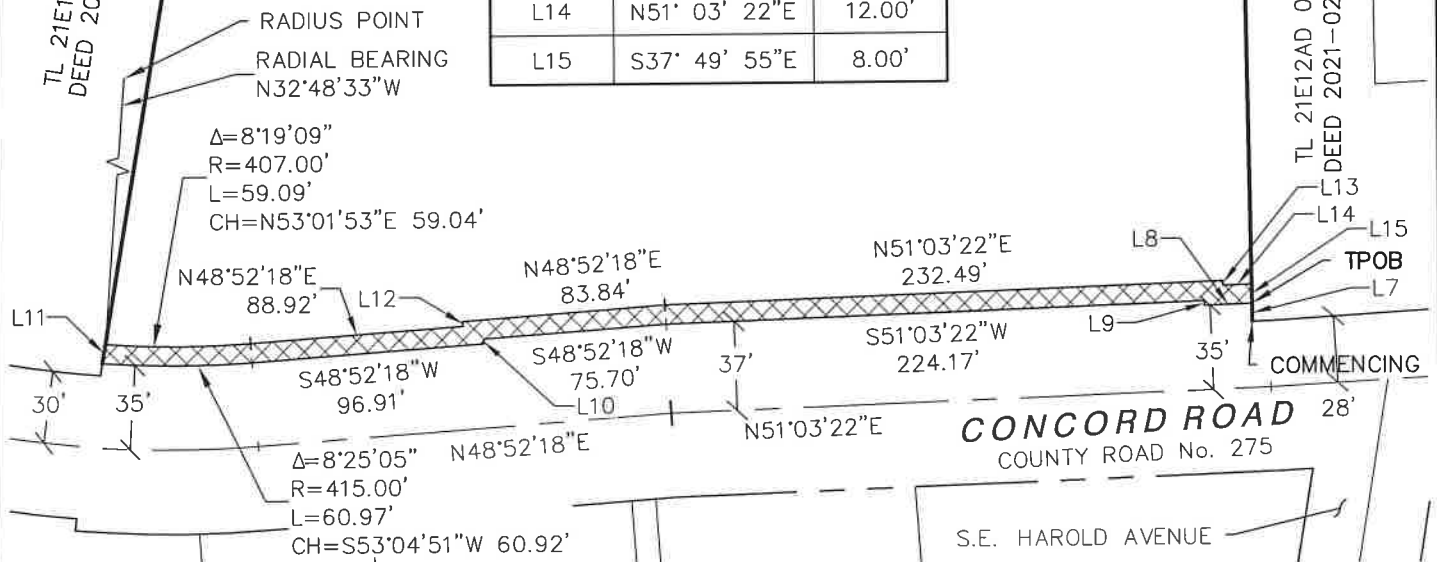
S.E. SPAULDING AVENUE

LINE TABLE

LINE #	BEARING	LENGTH
L7	N37° 49' 55"W	7.47'
L8	S51° 03' 22"W	20.00'
L9	N37° 48' 30"W	2.00'
L10	S41° 06' 08"E	2.00'
L11	N27° 41' 16"W	8.03'
L12	N41° 06' 08"W	2.00'
L13	S37° 48' 30"E	2.00'
L14	N51° 03' 22"E	12.00'
L15	S37° 49' 55"E	8.00'

TL 21E12AD 04000
DEED 1979-12419

TL 21E12AD 05101
DEED 2021-029936



LEGEND

POB

POINT OF BEGINNING



PUBLIC UTILITY EASEMENT AREA = 3,848 Sq.Ft.±



SCALE 1"=80'

DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

150 BEAVERCREEK ROAD
OREGON CITY, OR 97045



BY: A. REITER

DATE: 07/30/2024

OAK LODGE LIBRARY AND
COMMUNITY PARK

EXHIBIT "B"

SHEET

1 OF 1

Grantor: North Clackamas Parks & Recreation District	State of Oregon
Grantee: Clackamas County 150 Beavercreek Rd. Oregon City, OR 97045	
After Recording Return to: Clackamas County Engineering 150 Beavercreek Rd. Oregon City, OR 97045	
Until a change is requested, all taxes shall be sent to: No Change	Accepted by Clackamas County by Act of the Road Official Acceptance Date: _____
Road Name: Spaulding Ave. DTD Rd. File No. 2229	Authorized by Clackamas County Ordinance No. 02-2009 Project:

PERMANENT SIGN, SLOPE, and PUBLIC UTILITY EASEMENT

(Corporate or Non Profit Grantor)

For value received, North Clackamas Parks & Recreation District, an Oregon municipal corporation, (Grantor), hereby grants and conveys to Clackamas County, a political subdivision of the State of Oregon, its heirs, successors and assigns, (Grantee), a permanent easement for the construction, reconstruction, upgrade, replacement, repair, maintenance, and inspection of signs, slopes, and public utilities, dedicated to the public, and related appurtenances, in, under, upon, and across Grantor's real property located in Clackamas County, State of Oregon.

Grantor's real property described as follows: A parcel of land located in the NE ¼ and SE 1/4 of Section 12, T2S, R1E, WM, described by that certain Statutory Warranty Deed recorded on March 30, 2018, as Document No. 2018-019601 in the Deed Records of Clackamas County, Oregon.

The Permanent Sign, Slope, and Public Utility Easement being a strip of land as described and depicted as Parcel 2 in Exhibits "A" and "B" attached hereto and by this reference made a part hereof (the Easement Area).

The true consideration for this conveyance is other good and valuable consideration. The easement is granted to fulfill a condition of approval for permitted development.

Grantee shall have the right to enter upon and utilize the Easement Area for the purposes described in this document. Grantee may remove trees, shrubs, brush, paving or other materials within the Easement Area whenever necessary to accomplish these purposes.

Grantor, Grantor's heirs, successors, assigns or representatives, shall not construct or maintain any building or other structures upon the above described Easement Area without prior written approval from the Clackamas County Department of Transportation and Development. In addition, Grantor, Grantor's heirs, successors, assigns or representatives shall not alter the configuration of the material forming the slope, including alteration by addition or removal of material, without prior written approval from the Clackamas County Department of Transportation and Development.

This easement does not obligate the public or Grantee to replace landscaping, fencing, shrubs or trees that may be placed within the Easement Area in the future, and which interferes with Grantee's use of the Easement Area for the purposes described in this document. Grantee or Grantee's designee, if for utility use, will stabilize and reseed the slope following any work in the Easement Area. Grantee or Grantee's utility designee agrees to repair any damage to the property caused by Grantee's or Grantee's utility designee's incidental use of the land outside the Easement Area.

Grantor represents, covenants, and warrants to Grantee that Grantor is lawfully seized in fee simple title to the Property; that Grantor has the legal right and authority to grant this Easement and that no other party has an ownership interest in the Property or any portion thereof (including the associated timber, water, and mineral rights) that will limit or interfere with Grantee's rights hereunder whatsoever; and that the execution and performance of this Easement by Grantor is duly authorized.

In witness whereof, the above named Grantor has hereunto set Grantor's hand to this document on this _____ day of _____ 2025.

North Clackamas Parks & Recreation District, an Oregon municipal corporation:

Signature

Print Name and Title

STATE OF _____)
) ss.
County of _____)

This instrument was signed and attested before me this _____ day of _____ 2025,
by _____ as _____
of North Clackamas Parks & Recreation District, an Oregon municipal corporation.

Notary Public for State of _____

My Commission Expires: _____

EXHIBIT "A"

Public Easement: Right-of-Way & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900

July 31, 2024

Page 1 of 2

PARCEL 1 (Permanent Right-Of-Way Easement for Road Purposes)

A parcel of land located in the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being a portion of land as described in Statutory Warranty Deed, recorded as Document Number 2021-050331, Clackamas County Deed Records, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, more particularly described as follows;

Commencing at the most northerly point of the above-mentioned Tract, Document Number 2021-050331;

Thence along the easterly boundary of said Tract South $37^{\circ}49'55''$ East, a distance of 342.93 feet to the **True Point of Beginning**;

Thence leaving said easterly boundary South $50^{\circ}26'29''$ West, a distance of 71.00 feet to a point;

Thence South $40^{\circ}23'41''$ East, a distance of 55.89 feet to a point;

Thence North $50^{\circ}26'29''$ East, a distance of 68.50 feet to a point on said easterly boundary and being the **Terminus** of this description;

Thence a closing bearing and distance along said easterly boundary of North $37^{\circ}49'55''$ West, a distance of 55.90 feet to the **True Point of Beginning**;

Containing 3,998 square feet, more or less.

PARCEL 2 (Permanent Public Utility Easement)

A parcel of land located in the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being a portion of land as described in Statutory Warranty Deed, recorded as Document Number 2021-050331, Clackamas County Deed Records, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, more particularly described as follows;

Public Easement: Right-of-Way & Public Utility Easement
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900
July 31, 2024
Page 2 of 2

Commencing at the most northerly point of the above-mentioned parcel, Document Number 2021-050331;

Thence along the easterly boundary of said Tract South $37^{\circ}49'55''$ East, a distance of 342.93 feet to the beginning of the above mentioned Right-of-Way description;

Thence leaving said easterly boundary and the next three (3) courses will follow the above-mentioned Right-of-Way description:

Thence South $50^{\circ}26'29''$ West, a distance of 71.00 feet to a **True Point of Beginning**;

Thence South $40^{\circ}23'41''$ East, a distance of 55.89 feet to a point;

Thence North $50^{\circ}26'29''$ East, a distance of 68.50 feet to a point on the above mentioned easterly boundary;

Thence along said easterly boundary South $37^{\circ}49'55''$ East, a distance of 8.00 feet to a point;

Thence leaving said easterly boundary South $50^{\circ}26'29''$ West, a distance of 76.14 feet to a point;

Thence North $40^{\circ}23'41''$ West, a distance of 63.89 feet to a point;

Thence North $50^{\circ}26'29''$ East, a distance of 8.00 feet to the **True Point of Beginning**;

Containing 1,058 square feet, more or less.

Basis of bearings and boundary determination for this description was held from Survey SN2021-111.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 17, 1986
ANDREW A. REITER
2229

EXPIRES: 12/31/2024

THE NE 1/4 AND THE SE 1/4 OF SECTION 12, T.2S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON

TL 21E12AC 04400
DEED 2000-000522

TL 21E12DB 00200
DEED 2012-031645

LINE TABLE

LINE #	BEARING	LENGTH
L1	S40° 23' 41"E	55.89'
L2	N50° 26' 29"E	68.50'
L3	S37° 49' 55"E	8.00'
L4	S50° 26' 29"W	76.14'
L5	N40° 23' 41"W	63.89'
L6	N50° 26' 29"E	8.00'

COMMENCING

S37°49'55"E
342.93'
TL 21E12AD 03000
DEED 2002-098279

S50°26'29"W
71.00'

TPOB
L6

L5

L1

L2

SPAULDING AVE.

COUNTY ROAD No. 222

VACATED PER DEED:
2024-010471
BOARD ORDER:
2024-016

TL 21E12AD 04000
DEED 1979-12419

TL 21E12AD 05101
DEED 2021-029936

L4

TAX LOT 21E12AD 02900
DEED DOC 2021-050331

TL 21E12DB 00500
DEED 2017-001433

CONCORD ROAD
COUNTY ROAD No. 275

LEGEND

TPOB TRUE POINT OF BEGINNING



PUBLIC UTILITY EASEMENT (PUE) AREA = 1,058 Sq.Ft.±



SCALE 1"=100'

DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT
150 BEAVERCREEK ROAD
OREGON CITY, OR 97045



BY: A. REITER DATE: 07/31/2024
OAK LODGE LIBRARY AND
COMMUNITY PARK
EXHIBIT "B"

SHEET
2 OF 2

Grantor: North Clackamas Parks & Recreation District	State of Oregon
Grantee: Clackamas County 150 Beaver Creek Rd. Oregon City, OR 97045	
After Recording Return to: Clackamas County Engineering 150 Beaver Creek Rd. Oregon City, OR 97045	
Until a change is requested, all taxes shall be sent to: No Change	Accepted by Clackamas County by Act of the Road Official
Road Name: _____	Acceptance Date: _____
DTD Rd. File No. _____	Authorized by Clackamas County Ordinance No. 02-2009
	Project: _____

PERMANENT STORM DRAIN EASEMENT
(Corporate or Non Profit Grantor)

For value received, North Clackamas Parks & Recreation District, an Oregon municipal corporation (Grantor), hereby grants and conveys to Clackamas County, a political subdivision of the State of Oregon, its heirs, successors and assigns, (Grantee), a permanent easement for the construction, reconstruction, upgrade, replacement, repair, maintenance, and inspection of storm drainage facilities and related appurtenances, in, under, upon, and across Grantor's real property located in Clackamas County, State of Oregon.

Grantor's real property described as follows: A tract of land located in the NE 1/4 and SE 1/4 of Section 12, T2S, R1E, WM, as more particularly described by that certain Statutory Warranty Deed recorded on March 30, 2018 as Document No. 2018-019601 in the Deed Records of Clackamas County, Oregon.

The Permanent Storm Drainage Easement being a strip of land as described and depicted in Exhibits "A" and "B" attached hereto and by this reference made a part hereof (the Easement Area).

The true consideration for this conveyance is other good and valuable consideration. The easement is granted to fulfill a condition of approval for permitted development.

Grantee shall have the right to enter upon and utilize the Easement Area for the purposes described in this document. Grantee may remove trees, shrubs, brush, paving or other materials within the Easement Area necessary to accomplish these purposes.

Grantor, Grantor's heirs, successors, assigns or representatives, shall not construct or maintain any building or other structures upon the above described Easement Area without prior written approval from the Clackamas County Department of Transportation and Development. In addition, Grantor, Grantor's heirs, successors, assigns or representatives shall not alter the configuration of the material within the Easement Area, including alteration by addition or removal of material, without prior written approval from the Clackamas County Department of Transportation and Development.

This easement does not obligate the public or Grantee to replace landscaping, fencing, shrubs or trees that may be placed within the Easement Area in the future, and which interferes with Grantee's use of the Easement Area for the purposes described in this document. Grantee agrees to repair any damage to the property caused by Grantee's incidental use of the land outside the Easement Area.

EXHIBIT "A"

Public Easement: Stormwater Facilities
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900
July 31, 2024
Page 1 of 2

PUBLIC EASEMENT: STORMWATER FACILITIES

A strip of land being 15 feet wide for stormwater facilities located in the Northeast quarter (NE 1/4) and the Southeast quarter (SE 1/4) of Section 12, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being a portion of land as described in Statutory Warranty Deed, recorded as Document Number 2021-050331, Clackamas County Deed Records, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, more particularly described as follows;

Commencing at the most northerly point of the above-mentioned parcel, Document Number 2021-050331;

Thence along the easterly boundary of the above said Tract per Document Number 2021-50331 South 37°49'55" East, a distance of 342.93 feet to a point;

Thence leaving said easterly boundary and along the northerly Right-of-Way Line of S.E. Spaulding Avenue South 50°26'29" West, a distance of 45.19 feet to the **True Point of Beginning**;

Thence continuing along said Right-of-Way Line South 50°26'29" West, a distance of 15.23 feet to a point;

Thence leaving said Right-of-Way Line North 49°37'55" West, a distance of 94.33 feet to a point;

Thence South 76°50'27" West, a distance of 109.04 feet to a point;

Thence South 13°43'28" East, a distance of 103.05 feet to a point;

Thence South 28°35'04" East, a distance of 279.77 feet to a point;

Thence South 28°10'12" East, a distance of 141.63 feet to a point on the Northern Right-of-Way Line of S. E. Concord Road;

Thence along said Right-of-Way Line South 48°52'18" West, a distance of 15.39 feet to a point;

Thence leaving said Right-of-Way Line North 28°10'12" West, a distance of 145.03 feet to a point;

Thence North 28°35'04" West, a distance of 281.67 feet to a point;

Thence North 13°43'28" West, a distance of 120.16 feet to a point;

Public Easement: Sanitary Sewer and Water System Facilities
Owner: North Clackamas Parks & Recreation District

Tax Lot 21E12AD 02900
July 31, 2024
Page 2 of 2

Thence North 76°50'27" East, a distance of 131.75 feet to a point;

Thence South 49°37'55" East, a distance of 104.56 feet to the **True Point of Beginning**;

The land herein described contains 11,332 square feet, more or less.

Basis of bearings and boundary determination for this description was held from
Survey SN2021-111.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Andrew A. Reiter

OREGON
JULY 17, 1986
ANDREW A. REITER
2229

EXPIRES: 12/31/2024

THE NE 1/4 AND THE SE 1/4 OF SECTION 12, T.2S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON

TAX LOT 21E12AC 04400
DEED DOC. 2000-000522

TAX LOT 21E12DB 00200
DEED DOC. 2012-031645

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S50° 26' 29"W	15.23'
L2	S48° 52' 18"W	15.39'

COMMENCING
TAX LOT 21E12AD 02900
DEED DOC. 2021-050331

TPOB
S50°26'29"W
45.19'

SPAULDING AVE.
COUNTY ROAD No. 2229

TL 21E12AD 04000
DEED 1979-12419

TL 21E12AD 05101
DEED 2021-029936

VACATED PER DEED:
2024-010471
BOARD ORDER:
2024-016

TAX LOT 21E12AD 02900
DEED DOC 2021-050331

RECORDED SURVEY
SN2021-111

S. E. CONCORD ROAD
COUNTY ROAD No. 275

LEGEND

TPOB TRUE POINT OF BEGINNING

STORM DRAINAGE EASEMENT (TOTAL)
AREA = 11,332 Sq.Ft.±



SCALE 1"=100'

DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT
150 BEAVERCREEK ROAD
OREGON CITY, OR 97045



BY: A. REITER DATE: 07/31/2024
OAK LODGE LIBRARY AND
COMMUNITY PARK
EXHIBIT "B"

SHEET
1 OF 1