

241

PIPELINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Commerce Mortgage Company

for the consideration of -0- dollar(s) to be paid, the receipt whereof is hereby acknowledged, do forever grant unto the CITY OF WILSONVILLE, a municipal corporation, a permanent right-of-way and easement over and along the full width and length of the premises described as follows, to-wit:

Four (4) easements reserved for the purposes of installing and perpetually maintaining underground water lines, located in Lots 12, 13 and 14 of "Edwards Business Industrial Park No. 2", in the South one half of Section 2, Township 3 South, Range 1 West of the Willamette Meridian in the City of Wilsonville, Clackamas County, Oregon. Said easements being 15 feet in width and 7.50 feet on each side of the following described center lines.

1. Legal Description is set forth in Exhibit "A" attached hereto, and incorporated by reference herein.
2. Also the map as set forth in Exhibit "B" attached hereto, and incorporated by reference herein.

together with a temporary working easement as follows, to-wit:

The temporary working easement shall be effective only for and during the time of the initial construction and laying of the pipeline hereinafter described.

TO HAVE AND TO HOLD the above described permanent right-of-way unto said grantee in accordance with the conditions and covenants as follows:

The permanent right-of-way and easement shall include the right, privilege, and authority, to the said City of Wilsonville, to excavate for, and to construct, build, install, lay, patrol, operate, maintain, repair, replace and remove an underground sanitary sewer, storm drain, or water pipeline or pipelines, with all appurtenances incident thereto or necessary therewith, including aboveground valve boxes, fire hydrants or manholes, for the purpose of carrying or conveying potable water or catching, carrying and conveying sewage waste and surplus waters, and for similar uses in, under, and across the said premises, and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the use



City of Wilsonville
Exhibit B4 DB25-0007

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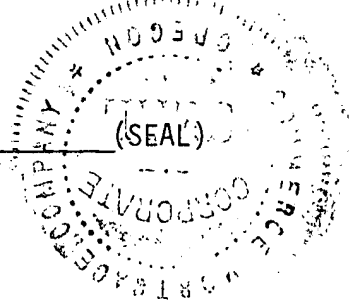
of said pipelines, or appurtenances attached to or connected therewith; and the right of ingress and egress to and over said above described premises at any and all times for doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted. No building shall be constructed over the pipeline easement right-of-way.

Grantee will indemnify and hold harmless the Grantors, their heirs and assigns from claims for injury to person or property as a result of the negligence of the Grantee, its agents or employees in the construction, operation, or maintenance of said pipeline.

The City of Wilsonville, upon the initial installation, and upon each and every occasion that the same be repaired, replaced, renewed, added to, or removed, shall restore the premises of the Grantor, and any improvements disturbed by the City, to as good condition as they were prior to any such installation or work, including the restoration of any topsoil and lawn.

WITNESS his Hand -- and seal affixed this 26th day of November, 19 82.

David A. Castriano
Commerce Mortgage Company
(Mortgagee)



STATE OF OREGON)
County of Multnomah) ss

On this 26th day of November, 19 82, before me, a notary public in and for said County and State, personally appeared

known to me to be the person(s) whose name(s) subscribed to the within instrument and acknowledge that David A. Castriano, Assistant Vice President executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.



Betty E. Hall
Notary Public for Oregon

My Commission Expires: November 19, 1986

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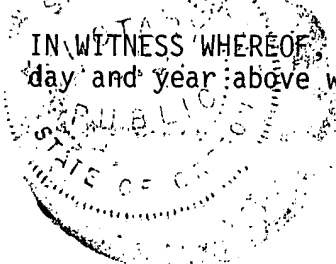
Gerald L. Miller (SEAL)
Industrial Park Cp. #2
(Land Owner)

STATE OF OREGON }
County of } ss

On this 11th day of November, 19 82, before me, a
notary public in and for said County and State, personally appeared

known to me to be the person(s) whose name(s) subscribed to the within
instrument and acknowledge that Gerald L. Miller
executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the
day and year above written.



G. L. Miller
Notary Public for Oregon

My Commission Expires: 12-14-84

APPROVED:

By: Larry R. Blanchard
Public Works Director

APPROVED AS TO FORM:

Michael E. Kohlhoff

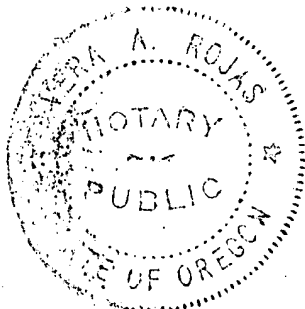
William L. Lowrie
MAYOR, City of Wilsonville

STATE OF OREGON }
County of } ss

On this 6th day of January, 19 83, before me, a notary
public in and for said County and State, personally appeared

known to me to be the person(s) whose name(s) subscribed to the within
instrument and acknowledge that William L. Lowrie
executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the
day and year above written.



Vera A. Rojas
Notary Public for Oregon

My Commission Expires: 8/23/85

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EXHIBIT "A"

EASEMENT NO. 1

Beginning at the Northeast corner of said Lot 12, said point being on the Westerly right of way line of Southwest Commerce Circle;

Thence South $00^{\circ}21'27''$ East along said Westerly right of way line a distance of 157.06 feet to a point of curve;

Thence continuing along said Westerly right of way line, along a 307.00 foot radius curve to the left, through a central angle of $37^{\circ}26'11''$ an arc distance of 200.59 feet (the long chord of said curve bears South $19^{\circ}04'32''$ East a distance of 197.04 feet) to the true point of beginning of the center line herein described.

Thence South $52^{\circ}12'22''$ West a distance of 34.38 feet;

Thence South $89^{\circ}38'33''$ West a distance of 472.00 feet;

Thence North $00^{\circ}21'27''$ West a distance of 30.62 feet to a point terminating the herein described center line of Easement No. 1.

EASEMENT NO. 2

Beginning at the true point of the center line of Easement No. 1; thence South $52^{\circ}12'22''$ West, along said center line a distance of 34.38 feet;

Thence South $89^{\circ}38'33''$ West a difference of 34.00 feet;

Thence South $00^{\circ}21'27''$ East a distance of 7.50 feet to the true point of beginning of the center line herein described.

Thence continuing South $00^{\circ}21'27''$ East a distance of 549.88 feet to a point terminating the herein described center line of Easement No. 2.

EASEMENT NO. 3

Beginning at the true point of beginning of the center line of Easement No. 2; thence South $00^{\circ}21'27''$ East along said center line a distance of 534.88 feet;

Thence South $89^{\circ}38'33''$ West a distance of 7.50 feet to the true point of beginning of the center line herein described.

Thence continuing South $89^{\circ}38'33''$ West a distance of 252.50 feet to a point terminating the herein described center line of Easement No. 3.

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EASEMENT NO. 4

Beginning at the true point of beginning of the center line of Easement No. 2;
thence South $00^{\circ}21'27''$ East along said center line a distance of 97.5 feet;

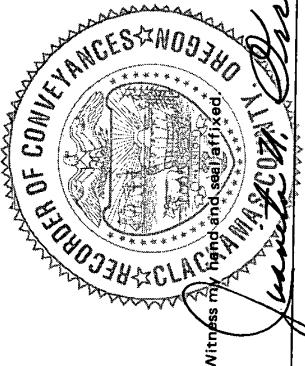
Thence North $89^{\circ}38'33''$ East a distance of 7.50 feet to the true point of
beginning of the center line herein described.

Thence continuing North $89^{\circ}38'33''$ East a distance of 10.00 feet to a point
terminating the herein described center line of Easement No. 4.

STATE OF OREGON)
County of Clackamas) ss.

I, Juanita N. Orr, County Clerk, Ex-Officio
Recorder of Conveyances of the State of Oregon,
for the County of Clackamas, do hereby certify
that the instrument of writing was received for
recording in the records of said County at

1983 FEB 3 PM 1:17



Witness my hand and seal affixed.

JUANITA N. ORR
County Clerk

Recording Certificate

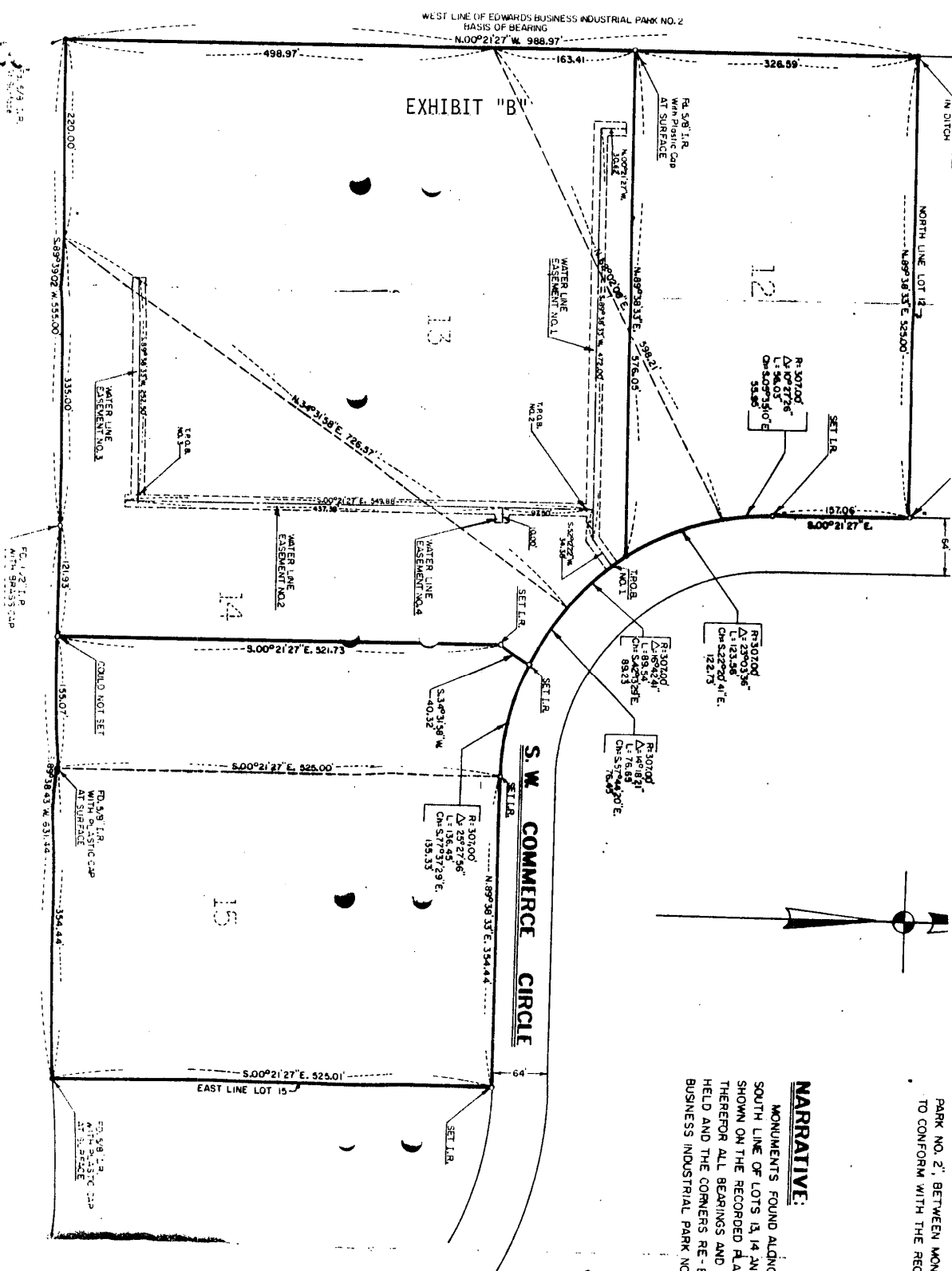
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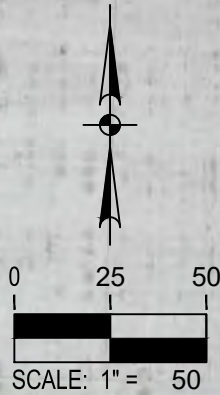
NARRATIVE:
MONUMENTS FOUND ALONG THE WEST LINE OF LOTS 12 AND
SOUTH LINE OF LOTS 13, 14 AND 15 CHECKED WITH THE BEARING
SHOWN ON THE RECORDED PLAT OF EDWARDS BUSINESS INDUST-
THE REFOR ALL BEARINGS AND DISTANCES SHOWN ON THE RECORP-
HELD AND THE CORNERS RE-ESTABLISHED AS PER THE PLAT OF
BUSINESS INDUSTRIAL PARK NO. 2;

PARK NO. 2, BETWEEN MONUMENTS FOUND, WAS TAKEN AS N.A.
TO CONFORM WITH THE RECORDED PLAT.



TAX LOT 301

TAX MAP 3S102CD



15' WIDE WATER LINE EASEMENT
PER DOC. NO. 83-3158

TAX LOT 303

TAX MAP 3S102CD

20' WIDE SANITARY SEWER EASEMENT
PER PLAT "EDWARDS BUSINESS INDUSTRIAL PARK NO. 2"

LEGEND

	FIRE HYDRANT
	PROPOSED STEEL POLE
	POWER POLE STEEL
	POWER LIGHT POLE
	STORM CATCH BASIN
	SANITARY MANHOLE
	WTR UNDERGROUND WATER LINE
	SAN UNDERGROUND SANITARY LINE
	STM UNDERGROUND STORM LINE
	PWR UNDERGROUND POWER LINE
	PROPERTY LINE

NOTES

THE PURPOSE OF THIS DEPICTION IS TO SHOW PORTLAND GENERAL ELECTRIC'S PROPOSED TSP POLE LOCATION RELATIVE TO A CITY OF WILSONVILLE'S EXISTING WATERLINE AND 15' WIDE WATER LINE EASEMENT.

BOUNDARY LINES SHOWN HEREON WERE DEVELOPED FROM WASHINGTON COUNTY PLAT EDWARDS BUSINESS INDUSTRIAL PARK NO. 2 AND ORIENTATED TO FOUND MONUMENTS.

BEARINGS BASED ON OREGON STATE PLANE COORDINATE SYSTEM NAD83(2011) EPOCH 2010.0000.

PROPOSED STEEL POLE
WITH APPROXIMATE
10' DIAMETER CONCRETE FOUNDATION

125' PGE EASEMENT
PER BOOK 492, PAGE 11-16

Public

Access Not Limited

REGION/PLANT: RELIABILITY	SURVEY NO.: 230KV
PORTLAND GENERAL ELECTRIC CO. 121 SW SALMON ST., PORTLAND, OR 97204	
WATERLINE EASEMENT EXHIBIT	
SW COMMERCE CIRCLE WILSONVILLE, OREGON SEC. 02, T.3S., R.1W., W.M. WASHINGTON COUNTY	
DRAWING NO.-SHEET NO.: M3405996-30	DATE: 01/21/2026