

Returned to County

2007-021272

Klamath County, Oregon



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12/21/2007 10:59:44 AM

Fee: \$31.00

After recording return to: WHPacific  
1004 Main Street  
Klamath Falls, OR 97601

## CREATION OF A PUBLIC UTILITY EASEMENT

KNOW ALL MEN by these presents that Running Y Resort, Inc., an Oregon Corporation does hereby enter into a creation of a public utility easement over and across the property owned by Grantor that is legally described as follows:

Lot 119, Tract 1496, RIDGEWATER SUBDIVISION PHASE 1, 1<sup>ST</sup> ADDITION  
according to the official plat thereof on file in the Office of the Clerk of Klamath County,  
Oregon

Said easement is described in the attached Exhibit "A".

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easement identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction, which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE

The period of this easement shall be for perpetuity. This easement shall bind and inure for the benefit of, as the circumstances may require, not only to the Grantors but also to their heirs, successors and assigns.

Dated this 12<sup>th</sup> day of December, 2007.

*Todd Andres*

State of Oregon

County of Klamath

This instrument was acknowledged before me on 12<sup>th</sup> December, 2007 by

Todd Andres as Resort manager

for Running Y Resort, Inc., an Oregon corporation.

Notary Public for Mechelle D. Phillips

My commission expires May 9, 2010





1004 Main Street  
Klamath Falls, Oregon 97601-5813  
541.884.3042  
Fax 541.885.2105

NOVEMBER 30, 2007

TRACT 1496, RIDGEWATER SUBDIVISION,  
PHASE 1, 1<sup>ST</sup> ADDITION  
LOT 119 UTILITY EASEMENT DESCRIPTION

PROJECT NO. 33237

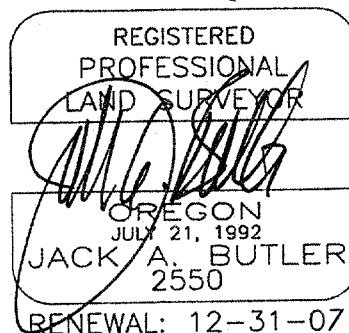
**EXHIBIT "A"**

A TRACT OF LAND LOCATED IN LOT 119 OF TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1<sup>ST</sup> ADDITION, AND BEING PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

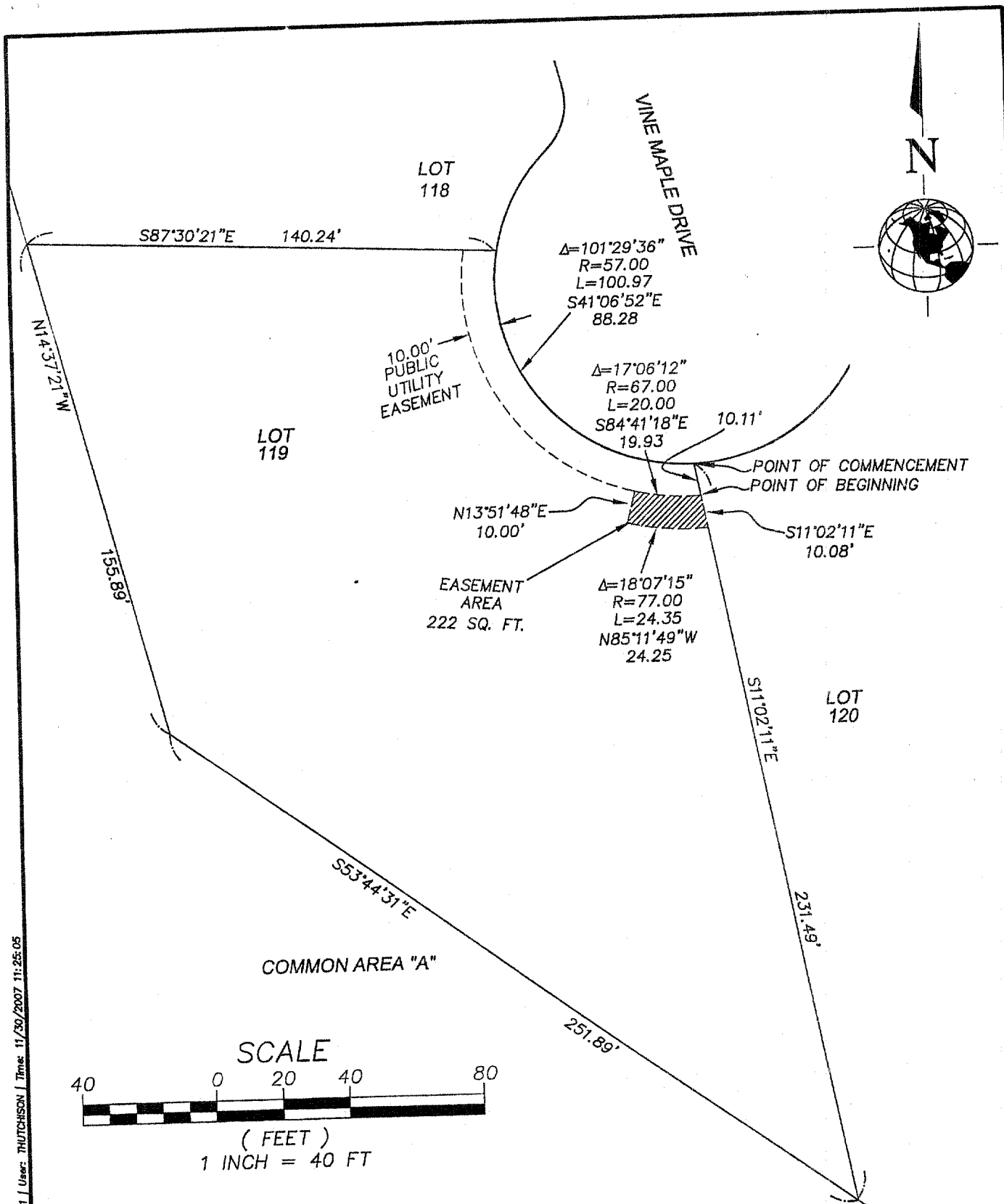
COMMENCING AT THE NORTHERLY CORNER COMMON TO LOTS 119 AND 120, OF SAID TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1<sup>ST</sup> ADDITION, KLAMATH COUNTY OFFICIAL RECORDS; THENCE SOUTH 11°02'11" EAST ALONG THE EAST LINE OF SAID LOT 119, 10.11 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING SOUTH 11°02'11" EAST ALONG SAID LINE 10.08 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A 77.00 FOOT RADIUS CURVE TO THE RIGHT, 24.35 FEET, THROUGH A CENTRAL ANGLE OF 18°07'15" (THE LONG CHORD OF WHICH BEARS NORTH 85°11'49" WEST, 24.25 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 13°51'48" EAST, 10.00 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE RIGHT-OF-WAY LINE OF VINE MAPLE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG A 67.00 FOOT RADIUS CURVE TO THE LEFT, 20.00 FEET, THROUGH A CENTRAL ANGLE OF 17°06'12" (THE LONG CHORD OF WHICH BEARS SOUTH 84°41'18" EAST, 19.93 FEET) TO SAID NORTHERLY CORNER AND THE POINT OF BEGINNING.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1<sup>ST</sup> ADDITION.

CONTAINING APPROXIMATELY 222 SQUARE FEET, MORE OR LESS.



P:\RYR Pine Valley\033237\Survey\Documents\LOT 119 UTILITY EASEMENT.DOC



Office: K Falls | System: KLM-98223CT | User: THUTCHISON | Time: 11/30/2007 11:25:05

SURVEYED BY		CHECKED BY:	
DRAWN BY: MD		APPROVED BY:	
LAST EDIT: 11/30/2007		PLOT DATE: 11/30/07	
DATE	BY	REV#	REVISION

**W&H**  
PACIFIC

1004 Main St.  
Klamath Falls, Oregon  
97601-5819

(541) 864-2646  
(541) 864-2166 Fax  
whepa@kfs.com

EXHIBIT "B" - SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1ST ADD.  
**LOT 119**  
**ADDITIONAL UTILITY EASEMENT**

KLAMATH FALLS  
SCALE: 1" = 40'

PROJECT NO. 33237

DRAWING FILE NAME: 33237-SURV-EX05

1 SHEET 1