

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying an Easement )  
to the Columbia River People's Utility )  
District for the Use of a Portion of Certain )  
County-Owned Real Property Known as )  
Tax Account No. 03-95-7207-000-00300 )  
\_\_\_\_\_ )

ORDER NO. 19-2000

WHEREAS, ORS 271.310 authorizes Columbia County to convey an easement to any utility district to construct, maintain and operate its electric service lines, fixtures and other facilities whenever any political subdivision possesses or controls real property not needed for public use, or whenever the public interest may be furthered; and

WHEREAS, Columbia County owns certain real property which has been assigned Tax Account No. 03-95-7207-000-00300 and is more particularly described as:

Beginning at a point where the Northerly boundary of the Spokane, Portland & Seattle Railway right of way intersects the West boundary of the James Dobbin Donation Land Claim in Section 12, Township 7 North, Range 3 West of Willamette Meridian, Columbia County, Oregon; thence South 44°47'57" East 1555.86 feet; thence following a curve the long chord which bears South 45°32'47" East 208.17 feet; thence following a curve the long chord which bears South 50°18'19" East 334.68 feet; thence following a curve the long chord which bears South 55°03'52" East 208.17 feet; thence South 55°48'42" East 344.75 feet; thence North 1°31'24" East to the meander line of the Columbia River; thence Northwesterly following the meander line of the Columbia River to a point where said meander line intersects the West boundary line of Dobbins Donation Land Claim; thence South 1°31'24" West along the West boundary line of Dobbins Donation Land Claim to the point of beginning.

and

WHEREAS, the Columbia River People's Utility District is in the process of planning for and/or constructing electric service lines, fixtures or other facilities in connection with the construction of, and to provide service to, the United States Gypsum plant; and

WHEREAS, the Columbia River People's Utility District has requested a 5.00 foot wide guy line easement across the above-described property to aid in the process of providing electrical service to the United States Gypsum plant, said easement being more particularly described in Exhibit "A", and shown on Exhibit "B", which are attached hereto, and incorporated herein by this reference; and

WHEREAS, the public interest may be furthered by conveying said easement as requested;

NOW, THEREFORE, IT IS HEREBY ORDERED that the Board of County Commissioners for Columbia County shall convey an easement to the Columbia River People's Utility District for

a 5.00 foot wide guy line, as described in Exhibit "A" and shown in Exhibit "B", through a portion of the County-owned real property described above; and,

IT IS FURTHER ORDERED that, upon delivery of said easement, the Columbia River People's Utility District shall record it in the office of the Columbia County Clerk.

DATED this 1st day of March, 2000.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: John K. Lyons  
Office of County Counsel

By: Jack R. Peterson  
Chair

By: John M. Steward  
Commissioner

By: [Signature]  
Commissioner

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that COLUMBIA COUNTY, a political subdivision of the State of Oregon, for good and valuable consideration, does hereby grant unto COLUMBIA RIVER PEOPLE'S UTILITY STRICT (P.U.D.), a municipal corporation of the State of Oregon and a public utility, and to its successors and assigns, the right to enter upon and to construct, reconstruct, rephase, extend, uncover, repair, operate and maintain an electrical power line and system, perpetually over, through, under and upon the following described property in Columbia County, Oregon:

A 5.00 foot wide guy line easement over the Columbia County tract as described in Book 172, Page 191, Deed Records of Columbia County, Oregon, said easement being 2.50 feet on each side of the following described centerline:

Beginning at a 1" iron pipe on the West line of the James Dobbins Donation Land Claim in Section 12, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon that is North 00°54'00" West 1988.80 feet from the Southwest corner of said James Dobbins Donation Land Claim; thence North 00°54'00" West along said West line, a distance of 1259.64 feet; thence North 89°06'00" East a distance of 1277.26 feet to the true point of beginning of the following described centerline; thence South 41°38'48" West a distance of 17.70 feet to the Northerly right of way line of the railroad and the end of the easement.

Together with the right to cut, trim and control the growth of trees and shrubbery to the extent necessary to keep them clear of said line or system; to cut down, trim or control from time to time the growth of all dead, weak, leaning or dangerous trees that could fall and strike the wires of said electric line or system or that may interfere with or threaten to endanger the operation and maintenance of said line or system or personnel working on said line or system; and to license, permit, or otherwise agree to the joint use and occupancy of said line or system by any other person, association or corporation, for electrification, communication, telephone, cable TV or other lawful purpose.

We agree that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the P.U.D.'s expense shall remain the property of the P.U.D. upon termination of service to, through or on said lands.

We covenant that we will not erect or maintain any structure or improvement which could interfere with the operation or maintenance of said line or system, that we are the owner of the above-described lands, and that we have authority to grant this easement.

IN WITNESS THEREOF, we have signed this document this 1st day of March, 2000.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: Jack R. Peterson  
Chair

By: Rita M. Bernhard  
Commissioner

By: Anthony Hyde  
Commissioner

Approved as to form

By: John K. Hartz  
Office of County Counsel

STATE OF OREGON        )  
                                  ) ss.  
County of Columbia    )

The foregoing instrument was acknowledged before me this 1st day of March, 2000, by Jack Peterson, Anthony Hyde and Rita Bernhard, County Commissioners for Columbia County, a political subdivision of the State of Oregon.



Jan A. Greenhalgh  
Notary Public for Oregon

ACCEPTED:

COLUMBIA RIVER P.U.D.

By: \_\_\_\_\_

After recording, return to:  
Columbia River P.U.D.  
P.O. Box 1193  
St. Helens, OR 97051

EXHIBIT B

Reynolds  
Land Surveying, Inc.  
32990 Stone Road  
Warren, Oregon 97053  
(503) 397-5516

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 26, 1985  
DAVID E. REYNOLDS  
2157

RENEWAL DATE: 12-31-2000

N 89°06'00"E 1277.26'

Centerline of  
Proposed 5' Wide  
Guy Line Easement  
S 41°38'48"W 17.70'

Columbia County  
Tax Acct. No.  
7207-000-00300  
D.B. 172, Pg. 191

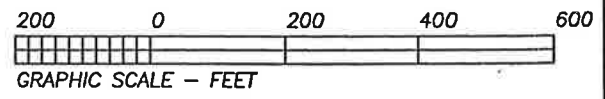
Portland Western Railroad  
L.F. Clark County Road  
(Dike Road)

L.F. Clark County  
Road (Dike Road)



Scale: 1"=200'

CF:99092C  
SF:00005C1  
FB:20&33



1/4 Corner  
5/8" Iron Rod With  
Copper Disc Per  
C.S. No. 3575  
Found

1" Iron Pipe Per  
C.S. No. 515  
Found

Basis of Bearings  
S 89°48'00"E 4729.48'

N 00°54'00"W  
1259.64'

1986.80'

S.W. Corner of the  
James Dobbins D.L.C.  
Calculated position based on  
C.S. No. 515

Columbia County to CRPUD  
Easement Survey For  
Columbia River PUD  
Situated In The  
James Dobbins D.L.C.  
Section 7, T.7N.,R.2W.,W.M.  
Columbia County, Oregon  
February 11, 2000