

3482

**After recording return to:**

Edgar L. Townsend, III  
Kathryn N. Townsend  
355 SE 98th Court  
South Beach, OR 97366

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**EASEMENT**

The City of Newport, an Oregon Municipal Corporation in Lincoln County, Oregon, hereinafter called "Grantor," hereby gives, grants and conveys to Edgar L. Townsend, III and Kathryn N. Townsend, hereinafter called "Grantee," an easement over certain real property owned by Grantor, said easement being more particularly described below and illustrated on the schematic drawing attached as Exhibit A:

CENTERLINE OF PROPOSED 50' ACCESS EASEMENT CROSSING PORTIONS OF 11-11-32 TAX LOTS 200, 1600, 1602, 1603 & 1604, AND 12-11-06 TAX LOTS 100 & 200.

BEGINNING AT A POINT ON THE WEST LINE OF THE TOWNSEND TRACT DESCRIBED IN LINCOLN COUNTY DEED DOCUMENT 2022-03268 SAID POINT BEING 25 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID TOWNSEND TRACT AND LYING IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, IN LINCOLN COUNTY, OREGON; THENCE SOUTH 89° 12' 39" WEST, PARALLEL TO THE SOUTH LINE OF THE AFOREMENTIONED SECTION 32, 867.58 FEET; THENCE NORTH 89° 39' 55" WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 32, 74.59 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE LEFT, 74.20 FEET (LONG CHORD BEARS SOUTH 69° 04' 45" WEST, 72.51 FEET); THENCE SOUTH 47° 49' 25" WEST, 241.91 FEET; THENCE ALONG THE ARC OF A 400.00 FOOT RADIUS TANGENT CURVE RIGHT, 123 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SOUTHEAST 98<sup>th</sup> STREET (LINCOLN COUNTY ROAD #601).

**PURPOSE; USE:** The easement encompasses an existing private road known as SE 98<sup>th</sup> Court. Grantee desires to widen, improve and maintain the private road as a means of access for up to five single-family dwellings and associated accessory uses on the real property described in Lincoln County Deed Document 2022-03268. Grantor, its heirs, successors, and assigns shall have the right to use SE 98<sup>th</sup> Court to access Grantor's real property encumbered by the easement. Grantee may not place any structures within the easement without written consent from the Grantor.

**TYPE OF EASEMENT:** The easement granted by Grantor to Grantee shall remain in effect until such time as the real property described in Lincoln County Deed Document 2022-03268 is connected to the public roadway system.

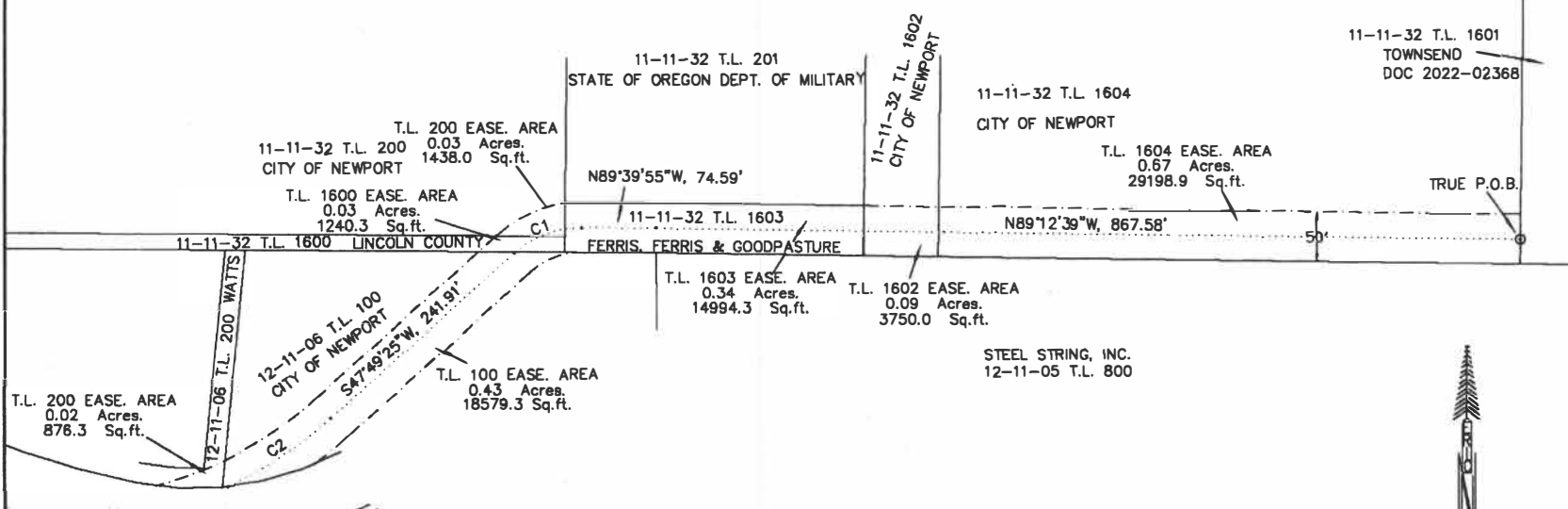
**GRANTOR RESERVATION:** Grantor, its heirs, successors, and assigns retain all water, mineral and other rights not specifically granted herein, so long as Grantor, its heirs, successors, and assigns do not interfere with the uses allowed by this Easement when exercising such rights.







SKETCH OF PROPOSED 50' ACCESS EASEMENT PREPARED FOR EDGAR TOWNSEND  
 LOCATED IN THE SW 1/4, SEC 32, T11S, R11W AND THE NE 1/4 OF SEC 6,  
 T12S, R11W, AND THE NW 1/4 OF SEC 5, T12S, R11W, W.M.  
 CROSSING PORTIONS OF 11-11-32 T.L. 200, 201, 1600, 1602, 1603 & 1604,  
 12-11-06 T.L. 100 & 200, AND 12-11-05 T.L. 800  
 IN LINCOLN COUNTY, OREGON



CURVE TABLE

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	74.20'	100.00'	S69°04'45"W	72.51'
C2	123'±	400.00'	-	-



**LEGEND**  
 - - - - - PROPOSED 50' ACCESS EASEMENT CENTERLINE  
 - - - - - PROPOSED 50' ACCESS EASEMENT BOUNDARY (25' FROM CL)  
 ⊙ TRUE POINT OF BEGINNING

**NYHUS SURVEYING INC.**  
 GARY NYHUS/STEVEN NYHUS/ERIC NYHUS  
 PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 206  
 740 E. THISSELL RD. TIDEWATER, ORE 97390  
 (541) 528-3234

CHECKED BY:	EGN
DRAWN BY:	EGN
DATE:	11-28-2022
SCALE:	1" = 150'
PROJECT:	21044



ACCEPTANCE OF EASEMENT

Grantee does hereby accept the above-described easement this 23 day of June, 2023.

[Signature]  
Edgar L. Townsend, III, dated 6-23-23

[Signature]  
Kathryn N. Townsend, dated 6/23/23

STATE OF OREGON )  
 ) ss  
County of Lincoln )

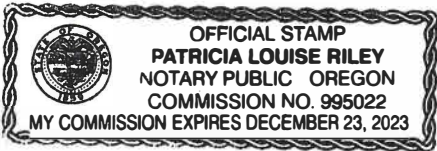
This instrument was acknowledged before me on the 23 day of June, 2023 by Edgar L. Townsend, III.



Patricia Riley  
Notary Public for Oregon  
My commission expires: 12/23/23

STATE OF OREGON )  
 ) ss  
County of Lincoln )

This instrument was acknowledged before me on the 23 day of June, 2023 by Kathryn N. Townsend.



Patricia Riley  
Notary Public for Oregon  
My commission expires: 12/23/23

