



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

Administration

Scott Archer, Director
North Clackamas Parks and Recreation District
150 Beaver Creek Road
Oregon City, OR 97045

June 27, 2019

Board of County Commissioners
Clackamas County
Board of North Clackamas Parks and Recreation District

Members of the Board:

Approval of a Resolution Accepting a Pathway Easement from Cereghino Farms, LLC

Purpose/Outcomes	Allows NCPRD to accept a pathway easement on property adjacent to North Clackamas Park for possible future trail connection.
Dollar Amount and Fiscal Impact	N/A
Funding Source	N/A
Duration	Permanent
Previous Board Action	N/A
Strategic Plan Alignment	<ul style="list-style-type: none"> • Build public trust through good government • Ensure safe, healthy and secure communities
Contact Person	Scott Archer, NCPRD Director, 503-742-4421

BACKGROUND:

North Clackamas Parks and Recreation District (NCPRD), a division of Business and Community Services, is seeking approval of a Resolution that accepts a pathway easement from Cereghino Farms, LLC (Developer). The pathway easement was a required condition of development approval and allows for a possible future trail connection to North Clackamas Park.

County Counsel has reviewed and approved the language in this agreement.

RECOMMENDATION:

Staff recommend the Board approve this Resolution to accept a pathway easement from Cereghino Farms, LLC.

ATTACHMENT:

Resolution 2019-___ in the Matter of Accepting a Pathway Easement from Cereghino Farms, LLC

Respectfully submitted,

Scott Archer, Director
North Clackamas Parks and Recreation District

**BEFORE THE BOARD OF
NORTH CLACKAMAS PARKS AND RECREATION DISTRICT
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Accepting a Pathway
Easement from Cereghino Farms, LLC



Resolution No. 2019-_____
Page 1 of 3

Whereas, Cereghino Farms LLC is the owner of the real property at 4900 SE Lake Road, Milwaukie, OR 97222;

Whereas, as a condition of development, Clackamas County has required the dedication of a pathway easement near the border of the property with North Clackamas Park, managed by the North Clackamas Parks and Recreation District;

Whereas, this pathway easement is for a possible future pedestrian connection to North Clackamas Park.

NOW THEREFORE, the Clackamas County Board of County Commissioners acting as the Board of Directors of the North Clackamas Parks and Recreation District resolves as follows:

The North Clackamas Parks and Recreation District accepts the pathway easement from Cereghino Farms LLC, depicted in Exhibit A and described in Exhibit B, incorporated by this reference.

DATED this 27th day of June, 2019

**BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF DIRECTORS
OF THE NORTH CLACKAMAS PARKS AND RECREATION DISTRICT**

Chair

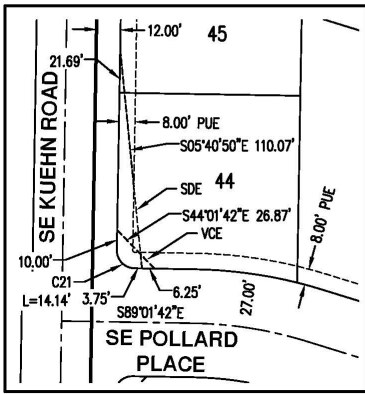
Recording Secretary

EXHIBIT A

CEREGHINO FARMS

A REPLAT OF PORTIONS OF TRACTS 1-3, ATKINSON (PLAT NO. 58),
TOGETHER WITH OTHER LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON
SEPTEMBER 18, 2018

BOOK _____ PAGE _____
PLAT NO. _____ SHEET 5 OF 6

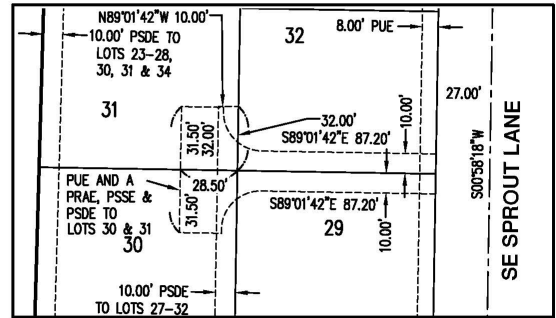


DETAIL F
SCALE: 1" = 50'

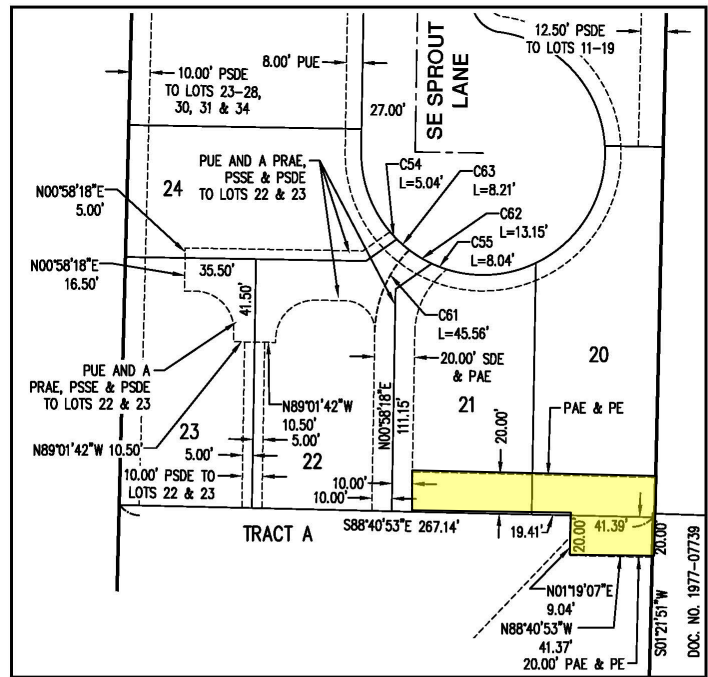
CURVE TABLE

E	RADIUS	DELTA	LENGTH	CHORD
9.00'	92°25'01"	14.52'	S32°23'05"E 12.99'	
9.00'	90°00'00"	14.14'	S62°11'20"W 12.73'	
9.00'	90°00'00"	14.14'	N27°48'40"W 12.73'	
9.00'	91°51'49"	14.43'	S55°28'31"W 12.93'	
9.00'	90°00'00"	14.14'	S44°01'42"E 12.73'	
9.00'	90°00'00"	14.14'	N45°58'18"E 12.73'	
973.00'	0°39'20"	11.13'	S14°09'05"W 11.13'	
973.00'	0°25'22"	7.18'	S9°19'55"W 7.18'	
19.50'	90°00'00"	30.63'	S44°01'42"E 27.58'	
19.50'	90°00'00"	30.63'	N45°58'18"E 27.58'	
19.50'	90°00'00"	30.63'	N44°01'42"W 27.58'	
19.50'	90°00'00"	30.63'	N45°58'18"E 27.58'	
20.00'	90°00'00"	31.42'	S43°40'53"E 28.28'	
40.00'	45°00'00"	31.42'	N23°28'18"E 30.61'	
15.00'	90°00'00"	23.56'	N44°01'42"W 21.21'	
19.50'	90°00'00"	30.63'	S45°58'18"W 27.58'	
19.50'	90°00'00"	30.63'	N44°01'42"W 27.58'	
61.00'	4°44'11"	5.04'	S42°36'37"E 5.04'	
61.00'	7°33'11"	8.04'	S68°48'46"E 8.04'	
60.00'	43°30'10"	45.56'	S22°43'23"W 44.47'	
61.00'	12°20'55"	13.15'	S58°51'43"E 13.12'	
61.00'	7°42'33"	8.21'	S48°49'59"E 8.20'	

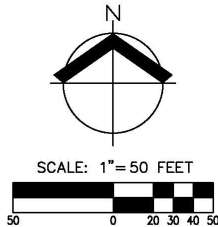
- LEGEND**
- WES WATER ENVIRONMENT SERVICES
 - PAE PUBLIC ACCESS EASEMENT
 - PRAE PRIVATE ACCESS EASEMENT
 - PRUE PRIVATE UTILITY EASEMENT
 - PSSE PRIVATE SANITARY SEWER EASEMENT
 - PSDE PRIVATE STORM DRAINAGE EASEMENT
 - PAE PUBLIC ACCESS EASEMENT
 - SSE PUBLIC SANITARY SEWER AND STORM DRAINAGE EASEMENT GRANTED TO WES
 - PUE PUBLIC UTILITY, SIGN AND SLOPE EASEMENT
 - PWAE PUBLIC WATER AND ACCESS EASEMENT
 - SDE PUBLIC STORM DRAINAGE EASEMENT GRANTED TO WES
 - VCE VISION CLEARANCE EASEMENT TO CLACKAMAS COUNTY
 - PE PATHWAY EASEMENT TO NORTH CLACKAMAS PARKS AND RECREATION DISTRICT
- 1 LOT NUMBER



DETAIL J
SCALE: 1" = 50'



DETAIL K
SCALE: 1" = 50'



PREPARED FOR
CEREGHINO FARMS, LLC
PO BOX 2559
OREGON CITY, OREGON 97045

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 14, 2017
BENJAMIN R HUFF
84738PLS
RENEWS: 6/30/19

**REVIEW
COPY**

JOB NAME:	CEREGHINO FARMS
JOB NUMBER:	5748
DRAWN BY:	BRE/BJA
CHECKED BY:	JOH/BRH
DRAWING NO.:	5748RPLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com



ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

DOC. NO. 1977-07739

EXHIBIT B

PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN CLACKAMAS COUNTY CASE FILE NO. Z0575-17-SL AND Z0577-17-HDB.
2. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER _____, CLACKAMAS COUNTY RECORDS.
3. THIS PLAT IS SUBJECT TO WES RULES AND REGULATIONS AND DECLARATION AND MAINTENANCE AGREEMENT FOR ONSITE STORMWATER FACILITIES UNDER FEE NO _____, CLACKAMAS COUNTY DEED RECORDS.
4. WATER ENVIRONMENT SERVICES (WES), ITS SUCCESSORS OR ASSIGNS IS HEREBY GRANTED THE RIGHT TO LAY DOWN, CONSTRUCT, RECONSTRUCT, REPLACE, OPERATE, INSPECT AND PERPETUALLY MAINTAIN SEWERS, WASTEWATER, STORM DRAINAGE OR SURFACE WATER PIPELINES, AND ALL RELATED FACILITIES. NO PERMANENT STRUCTURE SHALL BE ERECTED UPON SAID EASEMENT WITHOUT THE WRITTEN CONSENT OF WES. GRANTORS AGREE TO UNDERTAKE NO ACTIVITY THAT WOULD HARM OR IMPAIR THE PROPER FUNCTIONING OF THE SANITARY AND STORM SEWER SYSTEM.
5. TRACT A IS CONVEYED TO AND MAINTAINED BY CEREGHINO FARMS HOMEOWNER'S ASSOCIATION FOR A STORMWATER FACILITY BY SEPARATE DEED DOCUMENT NUMBER 20__ - _____, CLACKAMAS COUNTY DEED RECORDS.
6. LOTS 1, 41, 44, AND 55 ARE RESTRICTED FROM DIRECT VEHICULAR ACCESS TO SE KUEHN ROAD.
7. LOTS 1-8 ARE RESTRICTED FROM DIRECT VEHICULAR ACCESS TO SE LAKE ROAD.
8. LOTS 22-24, AND 27-35 ARE SUBJECT TO A PRIVATE DRIVEWAY MAINTENANCE AGREEMENT BY SEPARATE DEED DOCUMENT NUMBER 20__ - _____, CLACKAMAS COUNTY DEED RECORDS.
9. THE PUBLIC LAND SURVEY MONUMENT NOTED HERE ON AND REFERENCED MONUMENTS (ACCESSORIES) MUST BE PROTECTED AND PRESERVED AT ALL TIMES. THAT MONUMENT IS DESCRIBED AS FOLLOWS: A FOUND 3-1/4 INCH BRONZE DISC AT THE COMMON CORNER TO DONATION LAND CLAIM NUMBER 53 AND 54, BEING OF THE SOUTH LINE OF DONATION LAND CLAIM NUMBER 61, PER USBT ENTRY 1999-080. ACCESS ONTO AND ACROSS LOT 9 FOR SURVEY PURPOSES SHALL BE ALLOWED AT ALL TIMES, PURSUANT TO ORS 672.047, PROVIDED THAT NOTICE IS GIVEN TO THE OWNERS OF RECORD OR OCCUPANTS.
10. PLAT MAY BE SUBJECT TO ACCESS RESTRICTIONS TO STATE HIGHWAY 224 PER FEE NUMBER 74-008511.
11. TRACT A IS SUBJECT TO A PRIVATE ACCESS EASEMENT OVER ITS ENTIRETY TO BENEFIT ALL LOTS.
12. TRACT A, LOT 20, AND LOT 21 ARE SUBJECT TO A PATHWAY EASEMENT GRANTED TO NORTH CLACKAMAS PARKS AND RECREATION DISTRICT (NCPRD) FOR THE PURPOSE OF BUILDING AND MAINTAINING A PATHWAY. NCPRD ACCEPTED THIS EASEMENT BY RESOLUTION NO. 19-_____.