

AFTER RECORDING RETURN TO:

Clackamas County Official Records
Sherry Hall, County Clerk

2013-001231

68
Ass City Recorder Kelly Burgoyne
625 Center Street
P.O. Box 3040
Oregon City, Oregon 97045-0304



\$73.00

01646309201300012310060066

01/08/2013 09:46:09 AM

D-E Cnt=1 SIn=6 KARLYNWUN
\$30.00 \$16.00 \$17.00 \$10.00

Map No.: 3-2E-09B

Tax Lot: 02100

Planning No.: SP05-35 (Settler's Square)

Grantor: Handris Holdings, LLC

CITY OF OREGON CITY, OREGON PUBLIC UTILITY(S) EASEMENT

KNOW ALL BY THESE PRESENTS, THAT HANDRIS HOLDINGS LLC, 1980 Willamette Falls Drive, West Linn, Oregon 97068, hereinafter called the GRANTOR, do(es) hereby grant unto the City of Oregon City, hereinafter called the CITY, its successors in interest and assigns, a permanent easement and right-of-way, including the permanent right to construct, reconstruct, operate, and maintain public waterline, appurtenances, and access to same on the following described land:

See attached Exhibit "A" Legal Description and attached
Exhibit "B" Sketch for Legal Description

TO HAVE AND TO HOLD, the above described easement unto the CITY, its successors in interest and assigns forever.

GRANTOR reserves the right to use the surface of the land for walkways, plantings, parking, and related uses. Such uses undertaken by the GRANTOR shall not be inconsistent or interfere with the use of the subject easement area by the CITY. No building or utility shall be placed upon, under, or within the property subject to the foregoing easement during the term thereof, however, without the written permission of the CITY.

Upon completion of the construction, the CITY shall restore the surface of the property to its original condition and shall indemnify and hold the GRANTOR harmless against any and all loss, cost, or damage arising out of the exercise of the rights granted herein.

The true consideration of this conveyance is \$1.00, the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances (no exceptions) and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this 20th day of November, 2012; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

NOTICE: No stamp or corporate seal is allowed over any typed information.

Individuals, general partnerships

Signer's Name

Signer's Name

(if executed by a corporation
affix corporate seal below)

Corporation/limited partnership

HANDRIS HOLDINGS LLC

Corporation/Partnership Name

MARK HANDRIS, MEMBER

Signer's Name, Title

Signature

NOTICE TO NOTARIES: No notary stamp or corporate seal is allowed over any typed information.

Personal Acknowledgment

STATE OF OREGON)
) ss.
County of Clackamas)

Personally appeared the above named
Mark Handris as Managing
Member of Handris Holdings LLC
and acknowledged the foregoing instrument to
be his voluntary act and deed.
November 20, 2012

Before me:

NOTARY PUBLIC FOR OREGON

Melanie E Alben

Notary's signature

My Commission Expires: July 14, 2013

Stamp seal below



HANDRIS HOLDINGS LLC

1980 Willamette Falls Drive, Suite 200

West Linn, OR 97068

(Grantor's Name and Address)

City of Oregon City

P.O. Box 3040

625 Center Street

Oregon City, OR 97045-0304

(Grantee's Name and Address)

Accepted on behalf of the City of Oregon City
on the condition that the easement granted is
free and clear from any taxes, liens, and
encumbrances.

Mayor

Dary Neely

City Recorder

Chancy Cole

Corporate Acknowledgment

STATE OF OREGON)
) ss.
County of _____)

Personally appeared _____

_____ and _____

_____ who being duly sworn,
each for himself and not one for the other did
say that the former is the _____ president
and that the latter is the _____ secretary
of _____

_____, a corporation, and that the seal affixed
to the foregoing instrument was signed and
sealed in behalf of said corporation by authority
of its board of directors; and each of them
acknowledged said instrument to be its
voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON

Notary's signature

My Commission Expires: _____

Stamp seal below

Associated Land Surveyors, Inc.

375 Portland Ave, Gladstone OR 97027

503-656-9440

September 20, 2012

Water line easement

Tax Lot 2100, 3 2E 9B, City of Oregon City, Clackamas County, OR

Exhibit "A" (page 1 of 2)

An easement for water line purposes lying within that tract of land described in Clackamas County Deed Document No. 2005-097209 in the City of Oregon City, Clackamas County, Oregon, situate in the Northeast Quarter of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, being 15 feet in width and lying 7.5 feet on each side of the following described center line.

Commencing at the Southwest corner of said property, on the Easterly side of Molalla Avenue (Market Road No. 22) as shown on a Boundary Survey filed at the Clackamas County Surveyor's Office as SN2008-292; thence, N28°41'13"W along the Easterly line of said Molalla Avenue a distance of 30.65 feet to the Point of Beginning of the herein described center line; thence, N60°46'03"E along said center line a distance of 14.64 feet to an angle point in said line and a point lying 34.00 feet Northerly, when measured at right angles, from the South line of the herein before mentioned tract of land; thence, S89°02'58"E, parallel with said South line 5.15 feet to Point "A"; thence, continuing on said bearing and on said center line 94.39 feet to Point "B"; thence, continuing on said bearing and on said center line 154.88 feet to point "C"; thence, continuing on said bearing and on said center line 33.58 feet to an angle point in said line; thence, N45°57'07"E along said center line 70.63 feet to point "D"; thence, continuing on said bearing and on said center line 28.64 feet to Point "E", an angle point in said line; thence, N0°57'07"E along on said center line 90.50 feet to Point "F"; thence, continuing on said bearing and on said center line 87.50 feet to point "G"; thence, continuing on said bearing and said center line 11.00 feet to an angle point in said line; thence, N44°02'53"W 12.08 feet to an angle point in said line lying 15.00 feet South of the North boundary of said property when measured at right angles therefrom; thence, N89°04'28"W on a line lying 15.00 feet South of and parallel with the North boundary of said property 103.87' to the most Northerly West Boundary of said property and the terminus of the center line herein described.

The sidelines of the herein described easement shall be extended or shortened to terminate upon each other at the angle points herein described and upon the boundary of the property herein referred to.

Along with easements 10 feet in width, lying 5 feet on each side of the following described center lines:

Beginning at point "A" described above; thence, N0°57'07"E 30.00' to the terminus point;
Beginning at Point "B" described above; thence, N0°57'07"E 32.50' to the terminus point;
Beginning at Point "C" described above; thence, N0°57'07"E 34.00' to the terminus point;
Beginning at Point "D" described above; thence, N44°02'53"W 31.00' to the terminus point;
Beginning at Point "E" described above; thence, S44°02'53"E 19.00' to the terminus point;
Beginning at Point "F" described above; thence, S89°02'53"E 21.00' to the terminus point;
Beginning at Point "G" described above; thence, S89°02'53"E 25.00' to the terminus point;

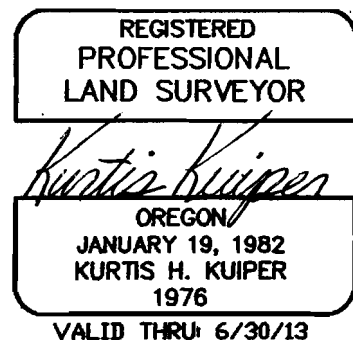
Page 2

Water line easement

Tax Lot 2100, 3 2E 9B, City of Oregon City, Clackamas County, OR

Exhibit "A" (page 2 of 2)

The side lines of the above described 10 foot wide easements shall be shortened so as to terminate upon the side line of the previously above described 15 foot wide easement and shall terminate perpendicular to the terminus point of each individually described center line.



5

Exhibit "B"

WATER LINE EASEMENT
TAX LOT 2100, 3 2E 9B
CITY OF OREGON CITY
CLACKAMAS COUNTY, OR

SEE EXHIBIT "A" FOR WRITTEN DESCRIPTION

SCALE: 1" = 50'

TERMINAL POINT OF
CENTER LINE OF WATER
LINE EASEMENT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kurtis Kuiper

OREGON

JANUARY 19, 1982
KURTIS H. KUIPER
1976

VALID THRU: 6/30/13
PROJECT: 1212

TAX LOT 2100
3 2E 9B

POINT OF BEGINNING OF
CENTER LINE WATER
EASEMENT
Molalla Ave.
(MARKET ROAD NO. 22)

15' WATER LINE
EASEMENT

10' WATER LINE
EASEMENT (TYPICAL)
7 LOCATIONS

SW CORNER OF LAND DESCRIBED IN
DOCUMENT NO. 2005-097209, CLACKAMAS
COUNTY DEED RECORDS.