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AFTER RECORDING RETURN TO:

City Recorder (Nancy Ide)
P.O. Box 3040
Oregon City, Oregon 97045-0304



\$46.00

06/08/2006 01:11:27 PM

D-E Cnt=1 Stn=1 LESLIE
\$25.00 \$11.00 \$10.00

Map No.: 3-2E-16B

Tax Lots: 1100 (Adelhart property)

Planning No.: TP05-07 (for Sequoia Crossing)

Grantor: Adelhart, David & Susan (PUE 1)

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

KNOW ALL BY THESE PRESENTS, THAT David Adelhart & Susan Adelhart 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 Storm Sewer / Drainage Facilities 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 instrument this 19 day of May, 2006; 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

David Adelhart Susan Adelhart

Signer's Name

Corporation/limited partnership

David Adelhart SUSAN ADELHART

Address

Signer's Name, Title

PO Box 2974
OREGON CITY, OR 97045

Signer's Name, Title

Signer's Name

Signer's Name, Title

(if executed by a corporation
affix corporate seal below)

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

Personal Acknowledgment

STATE OF OREGON)

County of Washington) ss.

Personally appeared the above named
Susan Adelhart and
David Adelhart
and acknowledged the foregoing instrument to
be his voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON

Tracy M. Lynch
Notary's signature
My Commission Expires: 6/19/06
Stamp seal below



David & Susan Adelhart
P.O. Box 2974
Oregon City, OR 97045
(Grantor's Name and Address)

City of Oregon City

P.O. Box 3040

320 Warner Milne Road

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 Cheri Morris

City Recorder Nancy Able

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Corporate Acknowledgment

STATE OF OREGON)

County of _____) ss.

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

EXHIBIT A
STORM SEWER EASEMENT

A tract of land located in the Northwest One-Quarter of Section 16, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the North One-Quarter Corner of Section 16, thence along the centerline of Glen Oak Road North 88°15'04" West 515.68 feet to a point; thence leaving said centerline along the east line of Document Number 97-079324 South 01°22'13" West 120.55 feet to the southeast corner of said document; thence along the south line of said document and along the east-west line common to Document Number 2005-066283 and Document Number 2005-066281 North 88°21'56" West 399.20 feet to a point; thence along the most westerly line of said Document Number 2005-066281 South 00°58'02" West 4.20 feet to the True Point of Beginning; thence continuing along said westerly line South 00°58'02" West 16.23 feet to a point; thence leaving said westerly line North 66°34'58" West 16.23 feet to a point on the easterly line of a 15.00 feet Storm Sewer Easement recorded in Document Number 93-68325; thence along said easement line North 00°58'02" East 16.23 feet to a point; thence leaving said easement line South 66°34'58" East 16.23 feet to the True point of Beginning.

The above described tract of land contains 243 square feet, more or less. The Basis of Bearings is per Clackamas County Survey Number 2005-238.

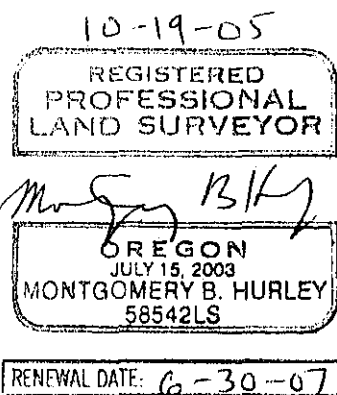
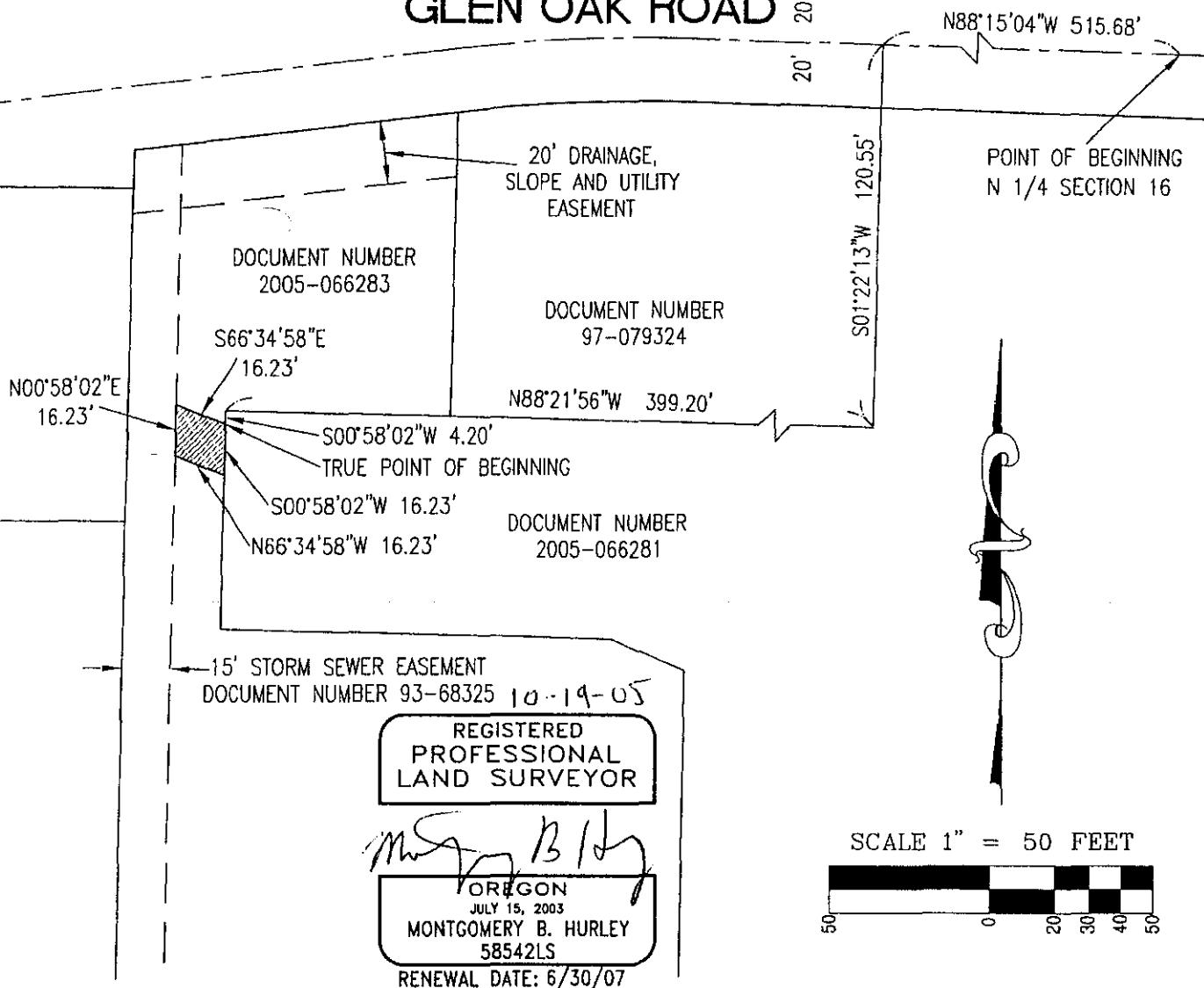


EXHIBIT B

STORM SEWER EASEMENT LOCATED IN THE NW 1/4 OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

GLEN OAK ROAD 20'



PREPARED FOR:
SEQUOIA PROPERTY DEV., LLC.
11785 SE HWY 212, SUITE 313
CLACKAMAS, OR 97015

JOB NAME:	SEQUOIA CROSSING
JOB NUMBER:	1272
DRAWING NUMBER:	1272EXBT
DRAWN BY:	NSW
CHECKED BY:	MBH

ENGINEERING • PLANNING • SURVEYING • FORESTRY



LICENSED IN OR & WA

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SHERWOOD, OR 97140
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