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AFTER RECORDING RETURN TO:

NANCY IDE

City Recorder, ~~Leilani Bronson-Crelly~~
P.O. Box 3040
Oregon City, Oregon 97045-0304



00961768200600322700050057

\$46.00

04/11/2006 10:10:49 AM

D-E Cnt=1 Str=2 LESLIE
\$25.00 \$11.00 \$10.00

Map No.: 3-2E-16B

Tax Lot: 900

Planning No.: TP05-07 (FOR SEQUOIA CROSSING) Grantor: Sequoia Property Development LLC

**CITY OF OREGON CITY, OREGON
PUBLIC UTILITY(S) EASEMENT (NO. 3)**

KNOW ALL BY THESE PRESENTS, THAT Sequoia Property Development LLC
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 DRAINAGE FACILITIES on the following described land:

See attached Exhibit "E" Legal Description and attached

Exhibit "F" 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 ____ day of _____, 20____; 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

Corporation/limited partnership

Signer's Name

Corporation/Partnership Name

Signer's Name

Signer's Name, Title

(if executed by a corporation
affix corporate seal below)

Tom Leszy, Authorized Signatory
Signer's Name, Title

Signer's Name, Title

STATE OF Oregon)
County of Clackamas)

BE IT REMEMBERED, That on this 23 day of January, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Tom Leszy as Authorized Signatory of Sagebrush Property Development LLC, a corporation, and that said instrument was signed and sealed in behalf of said corporation, and does acknowledge said instrument to be its voluntary act and deed.

Tracy M. Lynch
NOTARY PUBLIC FOR
My commission expires: June 19, 2006



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

Personal Acknowledgment

STATE OF OREGON)

) ss.

County of _____)

Personally appeared the above named _____

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON

Notary's signature

My Commission Expires: _____

Stamp seal below

Sequoia Property Development

15525 SE Fox Mor Ct.

Clackamas OR 97015

(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

Alicia Morris

City Recorder

Ganney Ude

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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

EXHIBIT "E"

PUBLIC STORM SEWER EASEMENT IN A PORTION OF DOCUMENT NUMBER 2005-066280

A portion of the tract of land described in Document Number 2005-066280, 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 more particularly described as follows:

The most easterly 1.15 feet of the property described in Document Number 2005-066280 of the Clackamas County deed records.

The above-described tract of land contains 138 square feet, more or less. The Basis of Bearings is per Clackamas County Plat of "Bailey Estates" (Plat No. 3882).

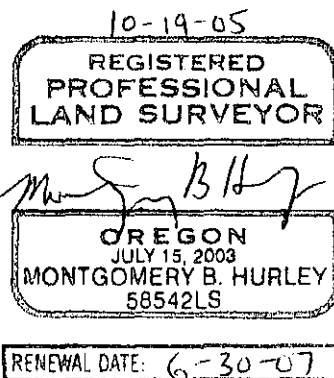


EXHIBIT F

PUBLIC STORM SEWER EASEMENT

LOCATED IN THE NW ONE-QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

DOCUMENT NUMBER
2005-066283

S88°15'04"E 1.15'

DOCUMENT NUMBER
2005-066280

1.15' STORM SEWER
EASEMENT
AREA: 138 SF

DOCUMENT NUMBER
2005-066281

N01°08'37"E 120.53'
S01°08'37"W 120.52'

1.15'

N88°19'26"W 1.15'

DOCUMENT NUMBER
2005-046723

SCALE 1" = 30 FEET



10-19-05
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Montgomery B. Hurley

OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS

RENEWAL DATE: 6/30/07

PREPARED FOR:
SEQUOIA PROPERTY DEV., LLC.
15525 SE FOR MORE CT., STE. B
CLACKAMAS, OR 97015

JOB NAME: SEQUOIA CROSSING

JOB NUMBER: 1272

DRAWING NUMBER: EXHIBIT F

DRAWN BY: ARH

CHECKED BY: MBH

ENGINEERING • PLANNING • SURVEYING • FORESTRY



LICENSED IN OR & WA

13910 SW GALBREATH DR.,
SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

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