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46
AFTER RECORDING RETURN TO:

NANCY IDE

City Recorder, ~~Leah Bronson-Crilly~~
P.O. Box 3040
Oregon City, Oregon 97045-0304



\$46.00

00961765200600322670050056

04/11/2006 10:10:23 AM

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

Map No.: 3-2E-16B

Tax Lot: 1100

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

**CITY OF OREGON CITY, OREGON
PUBLIC UTILITY(S) EASEMENT (NO.1)**

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 on the following described land:
FACILITIES

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 23RD day of JANUARY, 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

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 Liesy, 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 Liesy as Authorized Signatory, of Sageview 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

County of _____) ss.

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 LLC
15625 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

Alie Harris

City Recorder

Nancy Uble

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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.

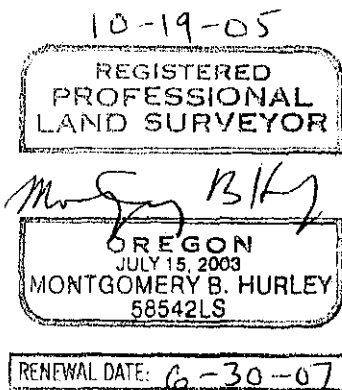
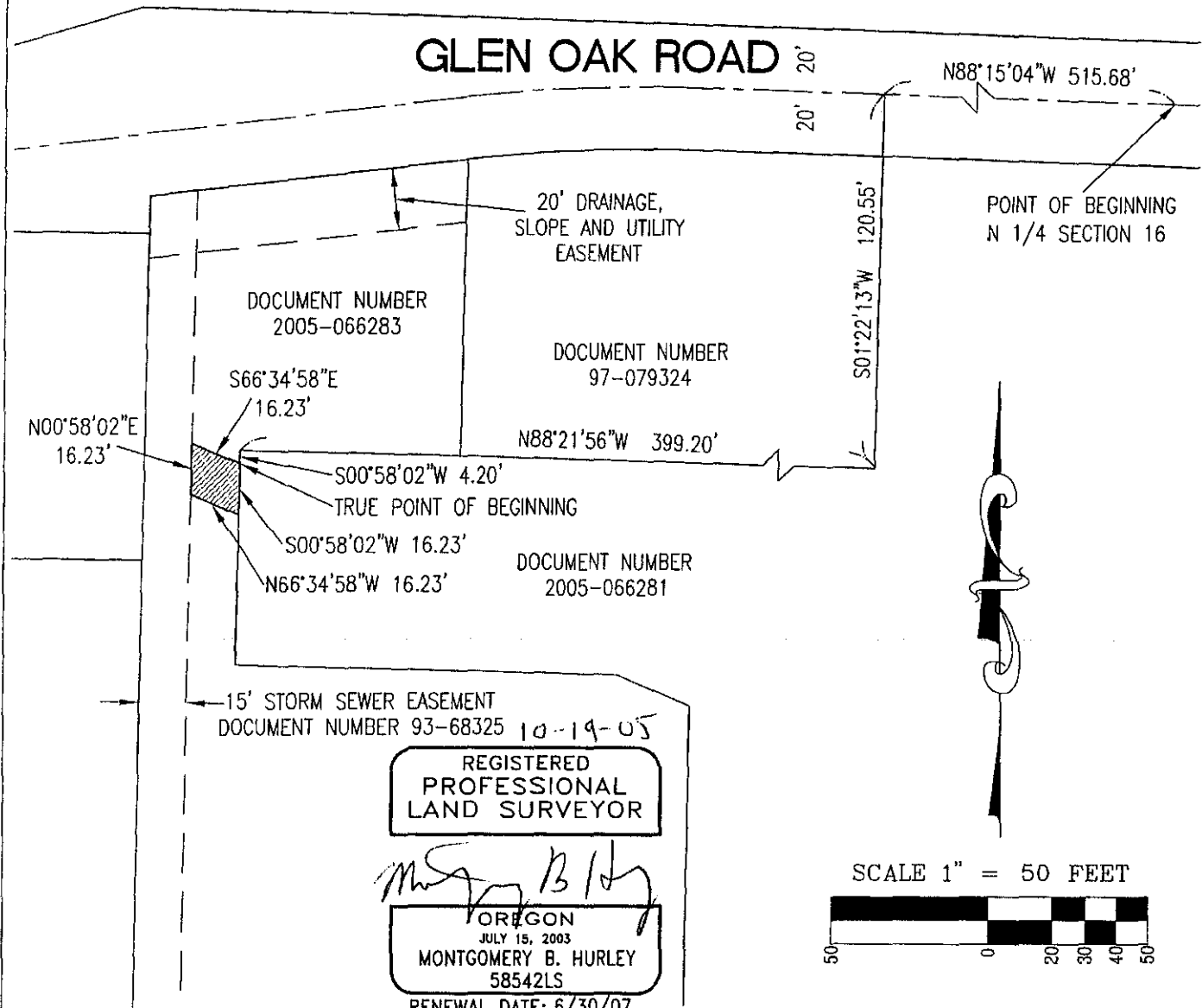


EXHIBIT B

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



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

13910 SW GALBREATH DR.,
SUITE 100
SHERWOOD, OR 97140
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E-MAIL: aks@aks-eng.com

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