

5/5

AFTER RECORDING RETURN TO:

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

Map No.: 3-2E-9B
Tax Lots: 500 & 897
Engineering No.: SP01-05, LL01-08

RECORDED IN CLACKAMAS COUNTY
ARDIS STEVENSON, COUNTY CLERK

2002-099135



\$46.00

10/16/2002 02:45:39 PM

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

Grantor: Fir Street L.L.C.
(Steven E. Mobley, Manager)

CITY OF OREGON CITY, OREGON PUBLIC UTILITY(S) & STREET TREES EASEMENT

KNOW ALL BY THESE PRESENTS, THAT Fir Street L.L.C. 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 Utilities and Street Trees 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 13TH day of SEPT., 2002; 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

Steven E Mobley mgr.
Corporation/Partnership Name

Fie Sr LLC.
Signer's Name, Title

STEVEN E MOBLEY MGR.
Signer's Name, Title

Signer's Name, Title

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

My Commission Expires: _____

Notary's signature _____

My Commission Expires: _____

Stamp seal below

(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 dedication conveyed is free and clear from taxes, liens, and encumbrances.

Mayor

John F. Williams, Jr.

City Recorder

Leilani Benson-Crelly

Corporate Acknowledgment

STATE OF OREGON)

County of CLACKAMAS) ss.

Personally appeared By Oregon Drivers Lic and in Person, STEVEN E. Mobley, MGR. who being duly sworn, each for himself and not one for the other did say that the former is the MANAGER ~~president~~ and that the latter is the _____ secretary of FIRST LLC

_____ 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: HERSHAL L. Smith Jr

NOTARY PUBLIC FOR OREGON

Hershal L. Smith Jr

Notary's signature

My Commission Expires: DEC 4, 2005

Stamp seal below

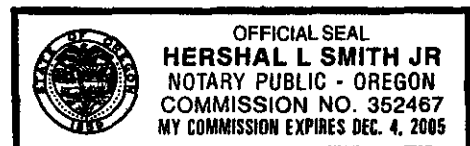


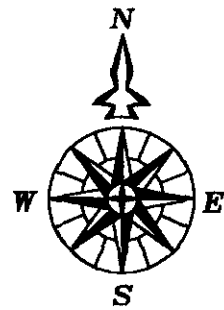
EXHIBIT "A"

**LEGAL DESCRIPTION OF PROPOSED PUBLIC UTILITY AND STREET TREE EASEMENT
01-4830 5/24/02 DWD**

A 12.00 FOOT WIDE STRIP OF LAND SITUATED IN PARCEL 3, PARTITION PLAT NO. 2001-083, CLACKAMAS COUNTY PARTITION PLAT RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 2, PARTITION PLAT NO. 2001-083; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 NORTH 22°32'41" EAST 14.91 FEET; THENCE PARALLEL WITH THE CENTERLINE OF FIR STREET, AS DEPICTED ON PARTITION PLAT NO. 2001-083, A DISTANCE OF 159.23 FEET ALONG THE ARC OF A 294.50 FOOT RADIUS CURVE CONCAVE TO THE WEST THROUGH A CENTRAL ANGLE OF 30°58'41" (LONG CHORD BEARS SOUTH 16°26'44" EAST 157.29 FEET) TO THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN BARGAIN AND SALE DEED TO FIR STREET LLC RECORDED AS DOCUMENT NUMBER 2001-080440, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID SOUTH LINE NORTH 89°05'33" WEST 12.01 FEET; THENCE PARALLEL WITH AND 32.50 FEET FROM THE CENTERLINE OF FIR STREET, AS DEPICTED ON THE AFOREMENTIONED PARTITION PLAT NUMBER 2001-083, A DISTANCE OF 143.69 FEET ALONG THE ARC OF A 282.50 FOOT RADIUS CURVE CONCAVE TO THE WEST THROUGH A CENTRAL ANGLE OF 29°08'31" (LONG CHORD BEARS NORTH 15°36'25" WEST 142.14 FEET) TO THE POINT OF BEGINNING.

BEAVERCREEK ROAD



Scale: 1" = 50'

PARCEL 2
PARTITION PLAT NO. 2001-083

N14°29'06"E 90.61'

S67°33'36"E
17.58'

S26°47'02"E 151.64'

S47°27'09"E
85.00'

S75°31'30"E
71.23'

239.15'

N22°32'41"E
7.59'

N22°32'41"E 242.37'

**MOST SOUTHERLY CORNER
OF PARCEL 2, PARTITION PLAT
NO. 2001-083**

$\Delta = 30^\circ 58' 41''$
 $R = 294.50'$
 $L = 159.23'$
 $LC = S16^\circ 26' 44'' E, 157.29'$

**PROPOSED 6' RIGHT-
OF-WAY DEDICATION**

FIR STREET LLC
2001-080440

32.50'

14.91'