

5/5

RECORDED IN CLACKAMAS COUNTY
JOHN KAUFFMAN, COUNTY CLERK

2001-035949

AFTER RECORDING RETURN TO:

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



\$46.00

00144477200100359490050053

05/15/2001 04:39:54 PM

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

Map No.: 3-1E-12C
Tax Lots: 407
Planning No.: for TP98-08

Grantor: Parrish Grove Development Corp.

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

KNOW ALL BY THESE PRESENTS, THAT Parrish Grove Development Corp. 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 Storm 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 9th day of APRIL, 2001; 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

Parrish Grove Development Corp.

Corporation/Partnership Name

Signer's Name, Title

Leslie A. Smelser
President

Signer's Name, Title

Signer's Name, Title

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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: _____
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 easement granted is free and clear from any taxes, liens, and encumbrances.

Mayor

John F. Hollenback

City Recorder

Reilani Brown-Crelly

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Corporate Acknowledgment

STATE OF OREGON)

County of Clackamas) ss.

Personally appeared Leslie A. Smelser

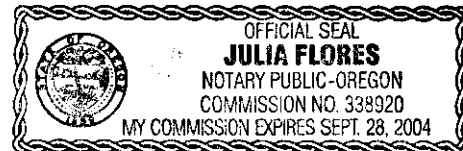
and _____
_____ who being duly sworn, each for himself and not one for the other did say that the former is the _____ president and that the latter is the _____ secretary of Parrish Grove Development Corp.

_____, 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:

Julia Flores
NOTARY PUBLIC FOR OREGON

My Commission Expires: 9/28/04
Stamp seal below



LEGAL DESCRIPTION
15' PERMANENT STORM DRAINAGE EASEMENT
PARRISH GROVE

JOB NO. 4607
3/20/01 MAR

EXHIBIT "A"

A STRIP OF LAND, 15.00 FEET WIDE, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF "FINNEGAN'S TERRACE NO. 3", PLAT NO. 2125, CLACKAMAS COUNTY PLAT RECORDS; THENCE N.42°41'00"E., 104.20 FEET TO THE POINT-OF-BEGINNING; THENCE N.30°17'07"E., 15.34 FEET; THENCE S.47°38'54"E., 224.76 FEET; THENCE S.43°33'06"W., 15.00 FEET; THENCE N.47°38'54"W., 221.24 FEET TO THE POINT-OF-BEGINNING, CONTAINING 3,345 SQUARE FEET.



DATE OF SIGNATURE: 4-10-01
VALID UNTIL: 12/31/2002



Scale: 1" = 50'

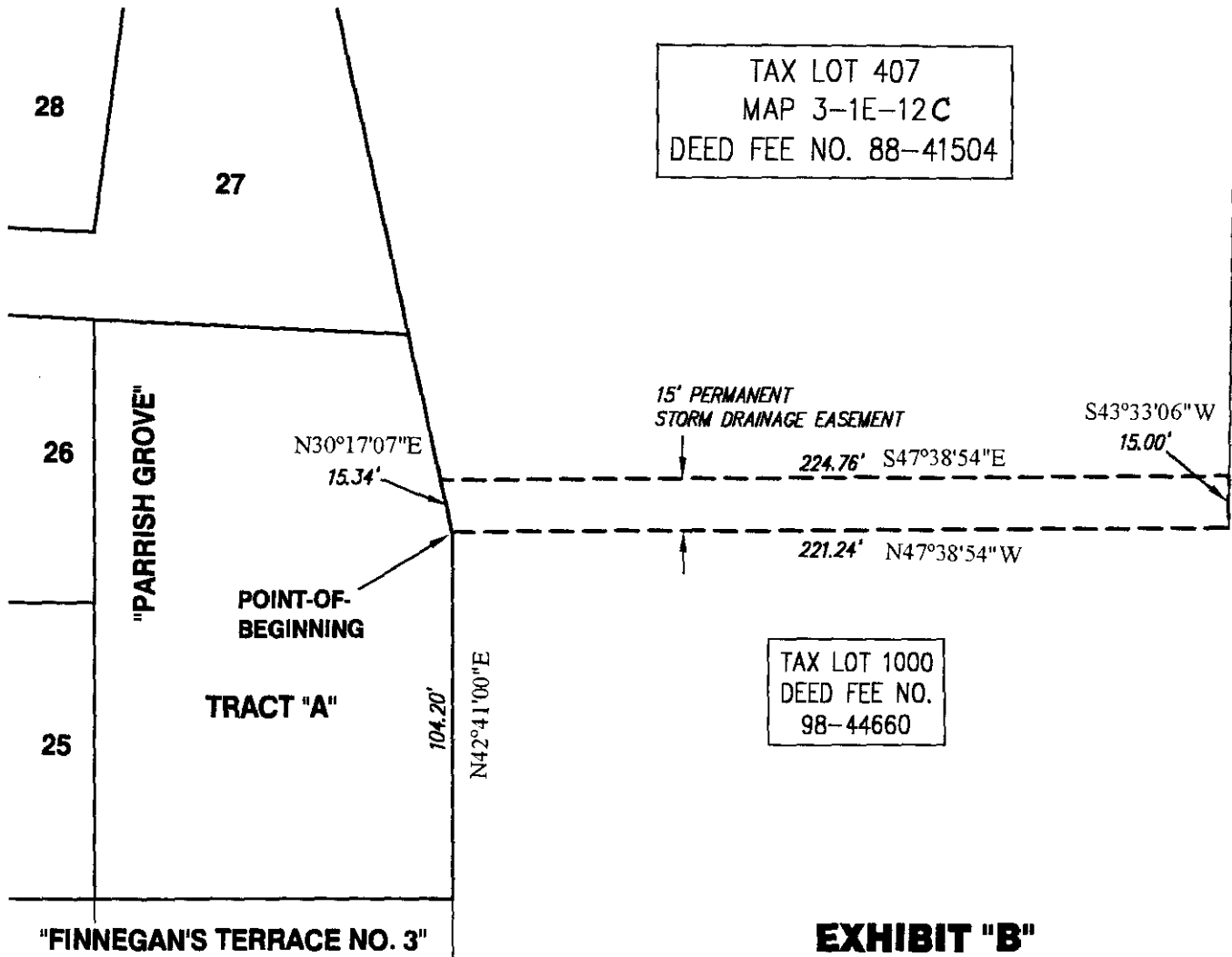


EXHIBIT "B"



COMPASS ENGINEERING

ENGINEERING SURVEYING PLANNING
6564 S.E. LAKE ROAD (503) 653-9093 PHONE
MILWAUKIE, OREGON 97222 (503) 653-9095 FAX

IN THE SW 1/4 OF SECTION 12, T3S, R1E, WM
CITY OF OREGON CITY
CLACKAMAS COUNTY, OREGON

• Storm Drain •

3-1E-12C TL 407

Parrish Grove Dev. Corp.

(Storm Drain Facilities TP 98-08)

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ITEM # 4

Env. 289