

AFTER RECORDING RETURN TO:  
Oregon City Recorder  
320 Warner-Milne Road  
Oregon City, Oregon 97045

48

**CITY OF OREGON CITY**

**Map Number 32E5D  
Tax Lot:1300,1400**

**SIGN EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that Del Mesa Farms, Inc., a California Corporation, hereinafter called the GRANTOR, does 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 a sign on the following real property in the County of Clackamas, State of Oregon:

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 the CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above named premises, free from all encumbrances (no exceptions) and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

In construing this easement and where the text 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.

**98-028483**

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 25 day of March, 1998; if a corporate grantor, it has caused its name be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

DEL MESA FARMS, INC., a  
California Corporation

By

Name

Title

J. Michael Roberts  
J. Michael Roberts  
V.P. & Gen. Mgr.

STATE OF

County of

California  
Merced

ss.

I certify that I know or have satisfactory evidence that J. Michael Roberts is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Del Mesa Farms, Inc., a California Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 25, 1998



Shirley J. Keyser  
Notary Public in and for the  
State of California, residing  
at 1185 Cedar Rd - Watapka, 95388  
My appointment expires: 4/6/2000

City of Oregon City  
320 Warner Milne Road  
Oregon City, Oregon 97045

Accepted on behalf of the City of Oregon City  
on the condition that the property is free and  
clear from taxes, liens and encumbrances.

Mayor

City Recorder

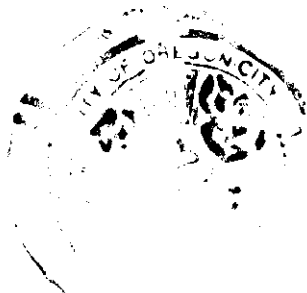




EXHIBIT "A"

**WESTLAKE**  
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

Phone: 503 684-0652

Fax: 503 624-0157

FOSTER FARMS  
SIGN EASEMENT  
Project No. 1108-02A  
October 22, 1997

**PROPERTY DESCRIPTION**

A parcel of land situate in the southeast quarter of Section 5 and the southwest quarter of Section 4, Township 3 South, Range 2 East of the Willamette Meridian, County of Clackamas, State of Oregon, being a portion of Lots 18 & 19 of "Clairmont Acreage Tracts No. 3", described as follows:

Being a portion of that certain parcel of land described in warranty deed to Del Mesa Farms, a California corporation, recorded July 01, 1994 as Recorder's Fee No. 94-054275, Clackamas County Records, being more particularly described as follows:

Commencing at the northwest corner of said Del Mesa Farms parcel of land;

thence along the westerly line of said Del Mesa Farms parcel South 18°04'31" West, 10.12 feet to the True Point of Beginning;

thence leaving said westerly line, South 77°12'59" East, 615.33 feet to a point on the easterly line of said Del Mesa Farms parcel;

thence along said easterly line, South 11°07'59" West, 5.00 feet;

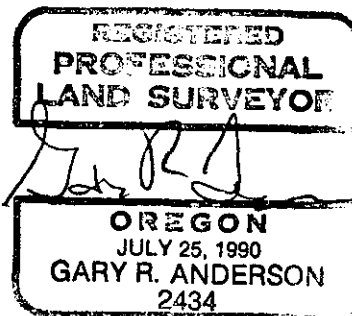
thence leaving said easterly line, North 77°12'59" West, 615.94 feet to a point on the westerly line of said Del Mesa Farms parcel;

thence along said westerly line, North 18°04'31" East, 5.02 feet to the True Point of Beginning.

Containing 3,078 square feet (0.071 acres), more or less.

DMD: 10/22/97

admin/110802/survey/110802e3.doc /jk



TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT  
NORTHWEST CORNER OF  
DEL MESA FARMS PARCEL

S 79°25'07" E

40'

30'

10.12'

5.02'

5.00'

SOUTH BEAVERCREEK ROAD

S 77°12'59" E

N 77°12'59" W

615.33'

615.94'

5.00'

5.00'

N 18°04'31" E

3,078 SQ. FT. ±  
0.071 ACRES ±

DEL MESA FARMS  
WARRANTY DEED  
94-054275

N 11°07'59" E

SCALE: 1" = 100'

STATE OF OREGON 98-028483  
CLACKAMAS COUNTY

Received and placed in the public  
records of Clackamas County

RECEIPT# AND FEE: 70650 \$30.00

DATE AND TIME: 04/07/98 09:43 AM

JOHN KAUFFMAN, COUNTY CLERK

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110802ld.dwg

DATE AND TIME: 04/07/98 09:43 AM  
JOHN KAUFFMAN, COUNTY CLERK



PACIFIC CORPORATE CENTER  
16115 S.W. SEQUOIA PARKWAY, SUITE 160 (503) 624-0652  
TIGARD, OREGON 97224 FAX (503) 624-0157



# CITY OF OREGON CITY

INCORPORATED 1844

## COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED

April 1, 1998

Page 1 of 1

Subject: Acceptance of Various Documents for  
Foster Farms, Clairmont Acreage  
Tracts No. 3, Lots 18 & 19

Report No. 98-42

On the April 1, 1998 agenda are documents related to the Foster Farms Hatchery project planned for Clairmont Acreage, Tracts No. 3, Lots 18 & 19.

The project was approved by the Planning Commission as City Planning File Number SP97-04 with the documents required as conditions of approval for this commercial development. The documents consist of:

1. Irrevocable Agreement to Dedicate which provides for future dedication of a 60-foot right-of-way between Beaver Creek Road and the future extension of Fir Street along with a one-foot reserve strip at the end of this 60-foot road (Condition No. 27).
2. Irrevocable Agreement to Demolish which provides for demolition of an existing egg room building once Beaver Creek Road is ready for widening along this frontage (Condition No. 20).
3. Deed of Dedication which provides for right-of-way dedication for the widening of Beaver Creek Road (Condition No. 20).
4. Sign Easement which provides for a five-foot easement for roadway signing and utility purposes (Condition No. 29).
5. Restrictive Covenant Non-Remonstrance Agreement which provides for non-remonstrance of future local improvement districts for water, street, sanitary sewer and storm sewer improvements (Condition No. 44).

Based upon the conditions of approval for this project, it is recommended that the Commission approve these documents and authorize the Mayor and City Recorder to execute.

CHARLES LEESON  
City Manager

BC:jke  
Attach.  
cc:

Community Development Director  
Engineering Manager  
File SP97-04

Sign ~~E~~Easement

3-2E-5D41 1300, 1400

(DEL MESA FARMS

FOSTER FARMS

SP 97-04

pg 1415

ITEM # 15

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ITEM #8

DOC # 98-028483

Env. 249