

AFTER RECORDING RETURN TO:

City of Oregon City Recorder, *Katie Riggs*  
P.O. Box 3040  
Oregon City, Oregon 97045-0304

Clackamas County Official Records  
Sherry Hall, County Clerk

2016-037774



\$73.00

01955422201600377740050050

06/09/2016 01:20:06 PM

Planning No.: SP14-09 / CU14-14 (CN14-28)

Map No.: 31E01AD

Tax Lot: 3100 and 3202

D-E Cnt=1 Stn=2 COUNTER3  
\$25.00 \$16.00 \$22.00 \$10.00

Grantor 1: Empire Northwest Investments, LLC (Daniel Muresan, Owner) and

Grantor 2: Donovan Investments, LLC (Petronella Donovan, Majority Member / Owner)

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

KNOW ALL BY THESE PRESENTS, THAT Empire Northwest Investments, LLC and Donovan Investments, 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 Sidewalk 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, GRANTOR 1 (Owner No. 1) has executed this instrument this 26th day of May, 2016 and GRANTOR 2 (Owner No. 2) has executed this instrument this 25th day of May, 2016; if a corporate grantor(s), 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 To Notaries: No notary stamp or corporate seal is allowed over any typed information.

GRANTOR No. 1:

Corporation/limited partnership No. 1

Empire Northwest Investments, LLC

(Corporation/Partnership Name)

[Signature]

(Signature)

Daniel Muresan, Owner

(Signer's Name, Title)

(if executed by a corporation affix corporate seal below)

GRANTOR No. 2:

Corporation/limited partnership No. 2

Donovan Investments, LLC

(Corporation/Partnership Name)

[Signature]

(Signature)

Petronella Donovan, Majority Member/Owner

(Signer's Name, Title)

(if executed by a corporation affix corporate seal)

GRANTOR No. 1:

Corporate Acknowledgment No. 1

STATE OF OREGON )

County of Clackamas ) ss.

Personally appeared Daniel Muresan  
who being duly sworn, is the owner  
of Empire Northwest Investments, 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 this 26 day of May, 2016:

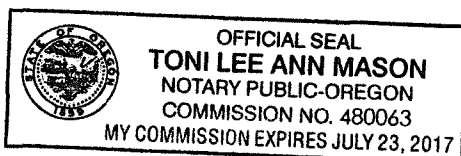
NOTARY PUBLIC FOR OREGON

[Signature]

(Notary's signature)

My Commission Expires: July 23, 2017

(Stamp seal below)



GRANTOR No. 2:

Corporate Acknowledgment No. 2

STATE OF OREGON )

County of Clackamas ) ss.

Personally appeared Petronella Donovan  
who being duly sworn, is the majority member /  
owner of Donovan Investments, 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 this 25<sup>th</sup> day of May, 2016:

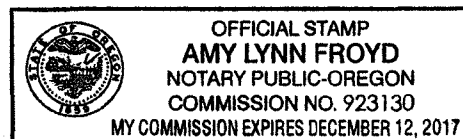
NOTARY PUBLIC FOR OREGON

[Signature]

(Notary's signature)

My Commission Expires: Dec. 12, 2017

(Stamp seal below)



(cont.)

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(No. 1 Grantor's Name and Address)

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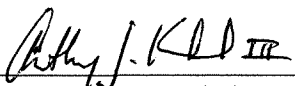
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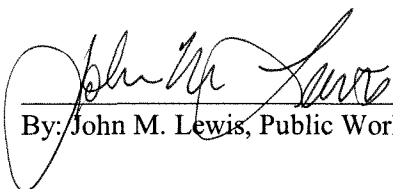
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(No.2 Grantor's Name and Address)

**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 this easement granted is free and clear from taxes, liens, and encumbrances.**

  
By: Anthony J. Konkol III, City Manager

  
By: John M. Lewis, Public Works Director

  
Attest: Katie Riggs, City Recorder



**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.

19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045  
P. 503-650-0188 F. 503-650-0189

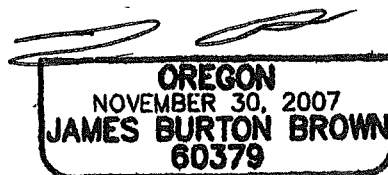
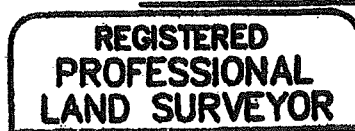
**Exhibit "A"**  
**Public Street & Sidewalk Easement**  
**Legal Description**

A Tract of land being a portion of Document No. 2014-002380 and a portion of Document No. 2014-053838, Clackamas County Deed Records, located in the Northeast 1/4 of Section 1, Township 3 South, Range 1 East of the Willamette Meridian, City of Oregon City, County of Clackamas, State of Oregon, being more particularly described as follows:

**BEGINNING** at a point being N90°00'00"W, 13.51 feet and N00°00'00"E, 2.00 feet from the most Easterly Northeast corner of the Plat of "Arista Heights", Clackamas County Plat Records, said point being 27.00 feet Northerly of the centerline of Amanda Court when measured at right angles; thence Northerly of, parallel with, and 27.00 feet distant from said centerline, N90°00'00"W, 237.69 feet to a point of curvature; thence along a curve to the right, having a radius of 68.00 feet, through a central angle of 40°04'47", an arc length of 47.57 feet (chord of which bears N69°57'37"W, 46.60 feet), to a point on the West line of that Tract of land described in Document No. 2014-002380, Clackamas County Deed Records; thence along the West line of said Document No. 2014-002380, N00°03'38"W, 14.01 feet to a point of curvature; thence along a curve to the left, having a radius of 58.00 feet, through a central angle of 49°02'08", an arc length of 49.64 feet (chord of which bears S65°28'56"E, 48.14 feet), to a point of tangency, said point being 37.00 feet North of the centerline of Amanda Court when measured at right angles; thence Northerly of, parallel with, and 37.00 feet distant from said centerline, S90°00'00"E, 237.69 feet to a point; thence S00°00'00"W, 10.00 feet to the **POINT OF BEGINNING**.

Subject to Easements of Record.

SIGNED ON: 5-25-2016



VALID THROUGH DECEMBER 31, 2017

TAX LOT 3302  
3 1E 1AD  
DOCUMENT NO.  
2003-040190

TAX LOT 3301  
3 1E 1AD  
DOCUMENT NO.  
2013-039944

TAX LOT 3202  
3 1E 1AD  
DOCUMENT NO.  
2013-050193

TAX LOT 3100  
3 1E 1AD  
DOCUMENT NO.  
2014-002380

TAX LOT 3202  
3 1E 1AD  
DOCUMENT NO.  
2014-053838

N 90°00'00" W  
13.52'  
S 00°00'00" W  
10.00'

SOUTH END ROAD

N 00°03'38" W  
14.01'

10'  
PUBLIC STREET &  
SIDEWALK EASEMENT

C2  
L=49.64'  
C1  
L=47.57'

S 90°00'00" E  
237.69'  
N 90°00'00" W  
237.69'

POINT OF  
BEGINNING

30'

N 00°00'00" E  
2.00'  
MOST EASTERLY  
N.E. CORNER OF  
"ARISTA HEIGHTS"

AMANDA COURT

LOT 2

LOT 1

SIGNED ON: 5-25-2016

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
NOVEMBER 30, 2007  
JAMES BURTON BROWN  
60379

VALID THROUGH DECEMBER 31, 2017

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	47.57'	68.00'	40°04'47"	N 69°57'37" W	46.60'
C2	49.64'	58.00'	49°02'08"	S 65°28'56" E	48.14'



CLIENT: EMPIRE  
ORIG. DATE: 5/17/2016  
DRAWN BY: JL  
SHEET No. 1 of 1

EXHIBIT "B"  
PUBLIC STREET & SIDEWALK EASEMENT  
CITY OF OREGON CITY, CLACKAMAS COUNTY  
Scale: 1"=50'

CENTERLINE CONCEPTS  
LAND SURVEYING, INC.  
19376 MOLALLA AVE., SUITE 120  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189

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