

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

2016-037773



\$73.00

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

06/09/2016 01:20:06 PM

bp
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 and Franchise Utilities 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)

Petronella Donovan
(Signature)

Petronella Donovan, Majority Member/Owner
(Signer's Name, Title)

(if executed by a corporation affix corporate seal)

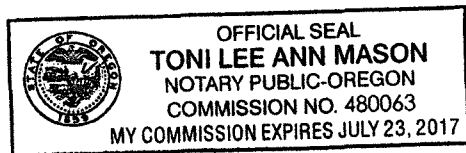
GRANTOR No. 1:
Corporate Acknowledgment No. 1
STATE OF OREGON)
County of Clackamas) ss.

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)



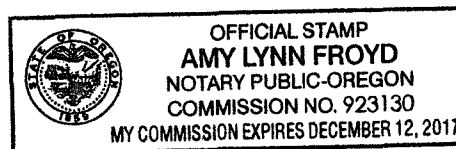
GRANTOR No. 2:
Corporate Acknowledgment No. 2
STATE OF OREGON)
County of Clackamas) ss.

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 25th day of May, 2016:

NOTARY PUBLIC FOR OREGON

[Signature]
(Notary's signature)
My Commission Expires: Dec. 12, 2017
(Stamp seal below)



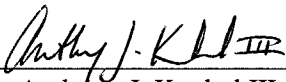
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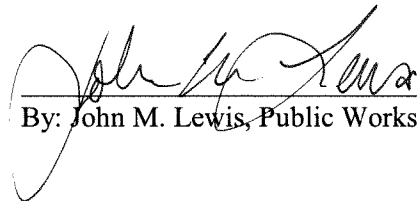
(No. 1 Grantor's Name and Address)

(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: Kattie 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

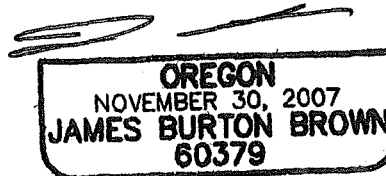
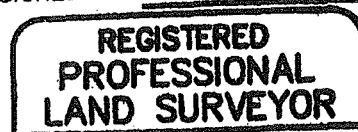
Exhibit "A"
Public Utility Easement
Legal Description

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 on the North line of that Tract of land described in Document No. 2014-002380, Clackamas County Deed Records, said point being 31.00 feet West of the Centerline of South End Road when measured at right angles; thence Westerly of, parallel with, and 31.00 feet distant from said centerline, S00°02'46"E, 118.85 feet to a point of curvature; thence along a curve to the right, having a radius of 12.50 feet, through a central angle of 90°02'46", an arc length of 19.65 feet (chord of which bears S44°58'37"W, 17.68 feet), to a point of tangency, said point being 41.00 feet West of the centerline of South End Road when measured at right angles; thence Westerly of, parallel with, and 41.00 feet distant from said centerline, N00°02'46"W, 131.09 feet to a point on the North line of said Document No. 2014-002380; thence along said North line, N89°58'30"E, 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

POINT OF
BEGINNING

N 89°58'30" E
10.00'

10.0'
PUBLIC UTILITY
EASEMENT

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

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

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

N 00°02'46" W 131.09'
S 00°02'46" E 118.85'

SOUTH END ROAD

C1
L=17.12'

31.00'
30'

25'

25'

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	19.65'	12.50'	90°02'46"	N 44°58'37" E	17.68'



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

EXHIBIT "B"
10.0' PUBLIC UTILITY 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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