

1 pg



\$51.00

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06/07/2007 12:25:20 PM

AFTER RECORDING RETURN TO:

D-E Cnt=1 Stn=4
\$30.00 \$11.00 \$10.00

City Recorder
P.O. Box 3040
Oregon City, Oregon 97045-0304

Map No.: 3-2E-16B
Tax Lots.: 500 & 1100
Planning No.: TP05-03

Grantor: SEQUOIA CROSSING, LLC

(SEQUOIA CROSSING)
(LOTS 59-65 & 75-78)

Tracy Lynch

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

KNOW ALL BY THESE PRESENTS, THAT SEQUOIA CROSSING, 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 SANITARY SEWER on the following described land:

See attached Exhibit "A" ^{*}Legal Description and attached
_{and C}

Exhibit "B" ^{*}Sketch for Legal Description
_{and D}

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
Page 1 ^{*}corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 18 day of April, 2007; 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

Address

Signer's Name

(if executed by a corporation
affix corporate seal below)

Corporation/limited partnership

SEQUOIA CROSSING, LLC

Signer's Name, Title

Signer's Name, Title

Jerry Preston, Authorized Signatory

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

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

Mayor

Allen Davis

City Recorder

Nancy Vole

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Corporate Acknowledgment

STATE OF OREGON)

County of Clackamas) ss.

Personally appeared Jerry Preston
(ON 04/18/07) 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 Sequoia Crossing 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. * Authorized Signatory

Before me:

NOTARY PUBLIC FOR OREGON

Tracy M. Lynch

Notary's signature

My Commission Expires: June 19, 2010

Stamp seal below

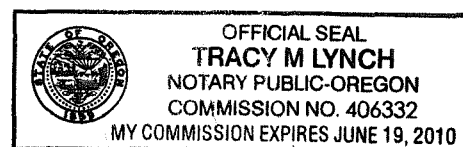


EXHIBIT A

Legal Description of Sanitary Sewer Easement

A portion of Lots 59-65 of the plat "Sequoia Crossing" plat number 4048, located in the Northwest One-Quarter of Section 16, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at the southwest corner of Lot 65 of the plat "Sequoia Crossing" plat number 4048; thence along the west line of said Lot 65 North 01°08'37" East 10.00 feet to the True Point of Beginning; thence continuing along the west line of said Lot 65 North 01°08'37" East 11.97 feet to a point; thence leaving the west line of said Lot 65 South 88°15'04" East 172.07 feet to a point on the north line of a 20.00 foot public access and sanitary sewer easement per said plat; thence along the north line of said easement South 76°37'46" West 45.88 feet to a point; thence continuing along the north line of said easement North 88°15'04" West 127.65 feet to the True Point of Beginning.

The above described tract of land contains 1,796 square feet, more or less. The basis of bearings is per the plat "Sequoia Crossing" plat number 4048, Clackamas County Plat Records.

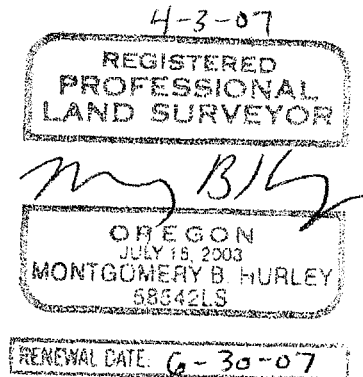
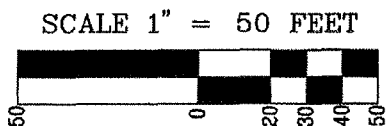
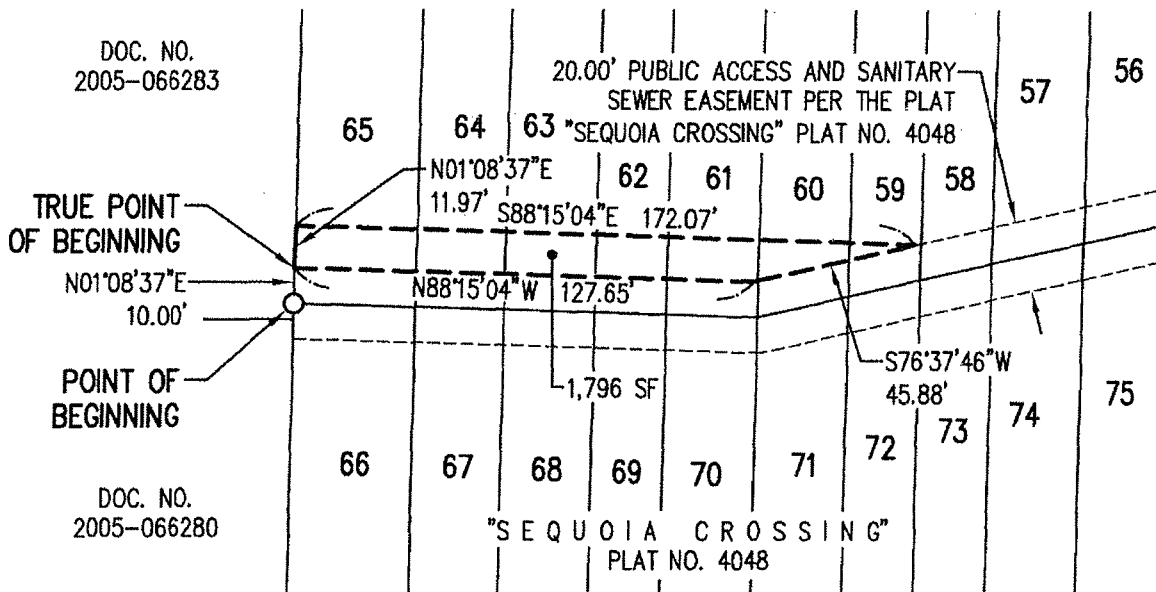


EXHIBIT B

MAP OF SANITARY SEWER EASEMENT

A PORTION OF LOTS 59-65 OF THE PLAT "SEQUOIA CROSSING" PLAT NUMBER 4048, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



LEGEND

○ 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."

DOC. NO. DOCUMENT NUMBER PER CLACKAMAS COUNTY DEED RECORDS

SF SQUARE FEET

PREPARED FOR

SEQUOIA PROPERTY DEV., LLC.
15525 SE FOR MORE COURT
CLACKAMAS, OR 97015

4-3-07

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003

MONTGOMERY B. HURLEY
58542LS

RENEWAL DATE: 6/30/07

JOB NAME: SEQ. CROSSING

JOB NUMBER: 1272

DRAWING NUMBER: 1272EX

DRAWN BY: JOH

CHECKED BY: NSW

ENGINEERING • PLANNING • SURVEYING • FORESTRY



LICENSED IN OR & WA

13910 SW GALBREATH DR.,
SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

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EXHIBIT C

Legal Description of Sanitary Sewer Easement

A portion of Lots 75-78 of the plat "Sequoia Crossing" plat number 4048, located in the Northwest One-Quarter of Section 16, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at the southeast corner of Lot 78 of the plat "Sequoia Crossing" plat number 4048 on the west right-of-way line of Berge View Avenue at a point of curvature; thence along the east line of said Lot 78 North 01°08'37" East 65.35 feet to the True Point of Beginning; thence leaving the east line of said Lot 78 South 80°16'54" West 92.77 feet to a point on the south line of a 20.00 foot public access and sanitary sewer easement per said plat; thence along the south line of said easement North 76°47'50" East 94.04 feet to a point; thence along the east line of said Lot 78 South 01°08'37" West 5.82 feet to the True Point of Beginning.

The above described tract of land contains 265 square feet, more or less. The basis of bearings is per the plat "Sequoia Crossing" plat number 4048, Clackamas County Plat Records.

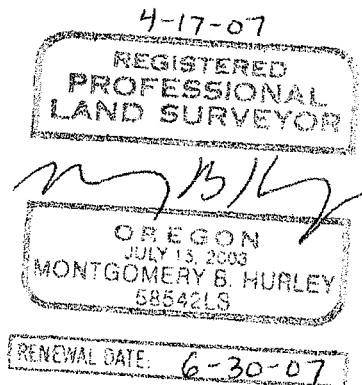
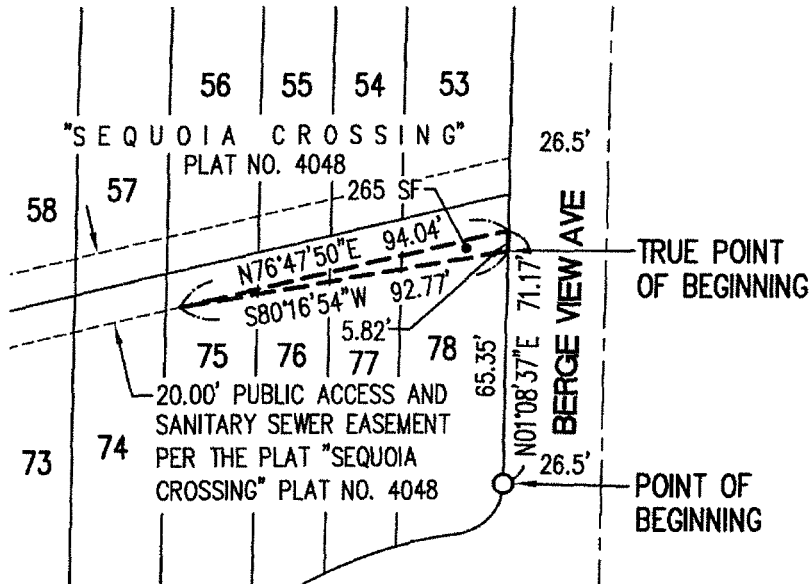


EXHIBIT D

MAP OF SANITARY SEWER EASEMENT

A PORTION OF LOTS 75-78 OF THE PLAT "SEQUOIA CROSSING" PLAT NUMBER 4048, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



SCALE 1" = 50 FEET



LEGEND

- 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."
- SF SQUARE FEET

PREPARED FOR

SEQUOIA PROPERTY DEV., LLC.
15525 SE FOR MORE COURT
CLACKAMAS, OR 97015
4-17-07

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
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