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46  
AFTER RECORDING RETURN TO:

NANCY IDE

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



\$46.00

00961767200600322690050050

04/11/2006 10:10:33 AM

D-E Cnt=1 Str=2 LESLIE  
\$25.00 \$11.00 \$10.00

Map No.: 3-2E-16B

Tax Lot: 1100

Planning No.: TPO5-07 (FOR SEQUOIA CROSSING)

Grantor: Sequoia Property Development LLC

**CITY OF OREGON CITY, OREGON  
PUBLIC UTILITY(S) EASEMENT (NO. 2)**

**KNOW ALL BY THESE PRESENTS, THAT** Sequoia Property Development 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 STORM DRAINAGE on the following described land:

FACILITIES

See attached Exhibit "C" Legal Description and attached

Exhibit "D" 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_; 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

Corporation/limited partnership

\_\_\_\_\_  
Signer's Name

\_\_\_\_\_  
Corporation/Partnership Name

\_\_\_\_\_  
Signer's Name

\_\_\_\_\_  
Signer's Name, Title

(if executed by a corporation  
affix corporate seal below)

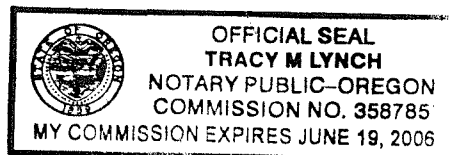
Tom Liesy, Authorized Signatory  
Signer's Name, Title

\_\_\_\_\_  
Signer's Name, Title

STATE OF Oregon )  
County of Clackamas )

BE IT REMEMBERED, That on this 23 day of January, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Tom Liesy as Authorized Signatory, of Sequia Property Development, LLC, a corporation, and that said instrument was signed and sealed in behalf of said corporation, and does acknowledge said instrument to be its voluntary act and deed.

Tracy M. Lynch  
NOTARY PUBLIC FOR  
My commission expires: June 19, 2006



**NOTICE TO NOTARIES:** No notary stamp or corporate seal is allowed over any typed information.

Personal Acknowledgment

STATE OF OREGON )  
 ) ss.  
County of \_\_\_\_\_ )

Personally appeared the above named

\_\_\_\_\_ and \_\_\_\_\_  
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

Sequoia Property Development, LLC  
19625 SE For Mor Ct.  
Clackamas, OR 97015

(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

Alice Thomas

City Recorder

Nancy Elden

Page 3

Corporate Acknowledgment

STATE OF OREGON )  
 ) ss.  
County of \_\_\_\_\_ )

Personally appeared \_\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_

\_\_\_\_\_ 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:

NOTARY PUBLIC FOR OREGON

\_\_\_\_\_  
Notary's signature

My Commission Expires: \_\_\_\_\_

Stamp seal below

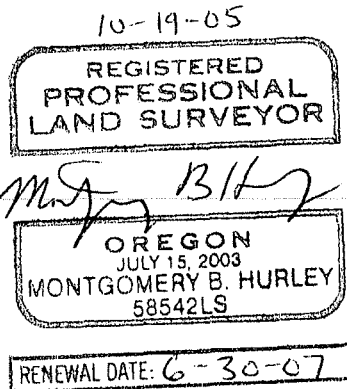
## EXHIBIT "C"

### PUBLIC STORM SEWER EASEMENT ON A PORTION OF DOCUMENT NUMBER 2005-066283

A portion of the tract of land described in Document Number 2005-066283, located in the Northwest One-Quarter of Section 16, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon, and more particularly described as follows:

The most easterly 1.15 feet of the property described in Document Number 2005-066283 of the Clackamas County deed records.

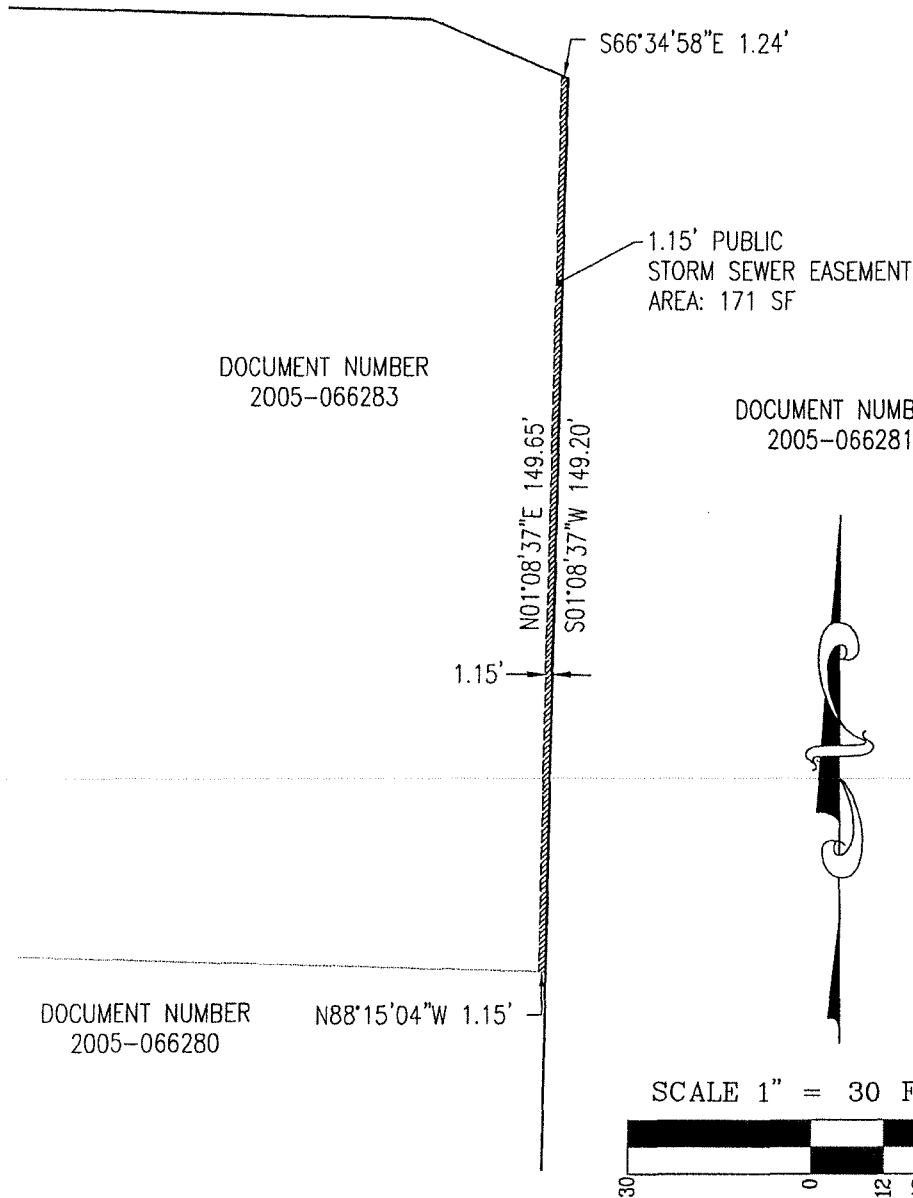
The above-described tract of land contains 171 square feet, more or less. The Basis of Bearings is per Clackamas County Plat of "Bailey Estates" (Plat No. 3882).



# EXHIBIT D

## PUBLIC STORM SEWER EASEMENT

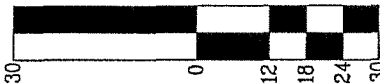
LOCATED IN THE NW ONE-QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 2 EAST,  
WILLAMETTE MERIDIAN,  
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



DOCUMENT NUMBER  
2005-066281



SCALE 1" = 30 FEET



10-19-05  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Montgomery B. Hurley*

OREGON  
JULY 15, 2003  
MONTGOMERY B. HURLEY  
58542LS

RENEWAL DATE: 6/30/07

PREPARED FOR:  
SEQUOIA PROPERTY DEV., LLC.  
15525 SE FOR MORE CT., STE. B  
CLACKAMAS, OR 97015

JOB NAME:	SEQUOIA CROSSING
JOB NUMBER:	1272
DRAWING NUMBER:	EXIBIT D
DRAWN BY:	ARH
CHECKED BY:	MBH

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

5