

AFTER RECORDING RETURN TO:

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

\$46.00

00433934200300231280050050

02/24/2003 02:42:36 PM

D-E Cnt=1 Str=2 DIANNAW  
\$25.00 \$11.00 \$10.002-2E-31DA  
Map No.: 2-2E-31DATax Lot: 7900Building Permit No. : WR01-18 & BB02-095Grantor: Kotsyubchuk, Tanya**CITY OF OREGON CITY, OREGON  
WATER RESOURCE AREA VEGETATED CORRIDOR EASEMENT**

**KNOW ALL BY THESE PRESENTS, THAT** Tanya Kotsyubchuk  
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, including the permanent right to access and to maintain a Water Resources Area Vegetated Corridor Easement, hereinafter called EASEMENT, 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 hereby agrees that said EASEMENT shall remain undisturbed, except for the removal of nuisance vegetation and planting of native plantings approved by the City of Oregon City. The EASEMENT shall be protected and maintained per City of Oregon City Municipal Code (Section 17.49) to ensure that the Water Resource Area and Vegetated Corridor shall not be adversely impacted.

The CITY is hereby given permission to maintain said easement at no cost to the CITY in the event that any respective property owner fails to maintain said easement to the satisfaction of the CITY, its successors in interest and assigns.

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 10<sup>th</sup> day of October, 2002; 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

Tanya Kotsyubchuk  
(PRINTED)

Signer's Name

Tanya Kotsyubchuk  
(SIGNATURE)

Signer's Name

(if executed by a corporation  
affix corporate seal below)

Corporation/limited partnership

Corporation/Partnership Name

Signer's Name, Title

Signer's Name, Title

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 Clackamas ) ss.

Personally appeared the above named  
Tanya Kotsyubchuk  
and acknowledged the foregoing instrument to  
be his voluntary act and deed.

Before me: Megan M Starkey  
NOTARY PUBLIC FOR OREGON

My Commission Expires: Oct. 9, 2006

Megan M Starkey  
Notary's signature

My Commission Expires: Oct. 9, 2006  
Stamp seal below



Tanya Kotsyubchuk  
15065 SE Legacy 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 dedication conveyed  
is free and clear from taxes, liens, and  
encumbrances.

Mayor Alvin Norris

City Recorder  
DeLani Bronson-Crelly

Corporate Acknowledgment  
STATE OF OREGON )

County of \_\_\_\_\_ ) ss.

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



## Centerline Concepts, Inc.

Slavco Construction  
September 27, 2002

### EASEMENT

BEGINNING at a point on the North line of that tract of land described in document no. 2001-005444 Clackamas County deed records, located in the S.E. 1/4 of section 31, T.2S., R.2E., W.M., City of Oregon City, Clackamas County, Oregon, said point of being N 90°00'00" E 119.99 feet from the N.W. corner of said tract; thence, on said North line, N 90°00'00" E 62.33 feet to the N.E. corner thereof; thence, on the East line of said tract S 00°00'00" W 94.70 feet to the S.E. corner thereof; thence, on the South line of said tract, N 84°23' 09" W 15.27 feet; thence, N 26°49'26" W 104.44 feet to the point of beginning.

Containing 3624 SF M.L.

Subject to easements of record.

This description is based on survey no. PS 26999 and shall be made a part thereof.

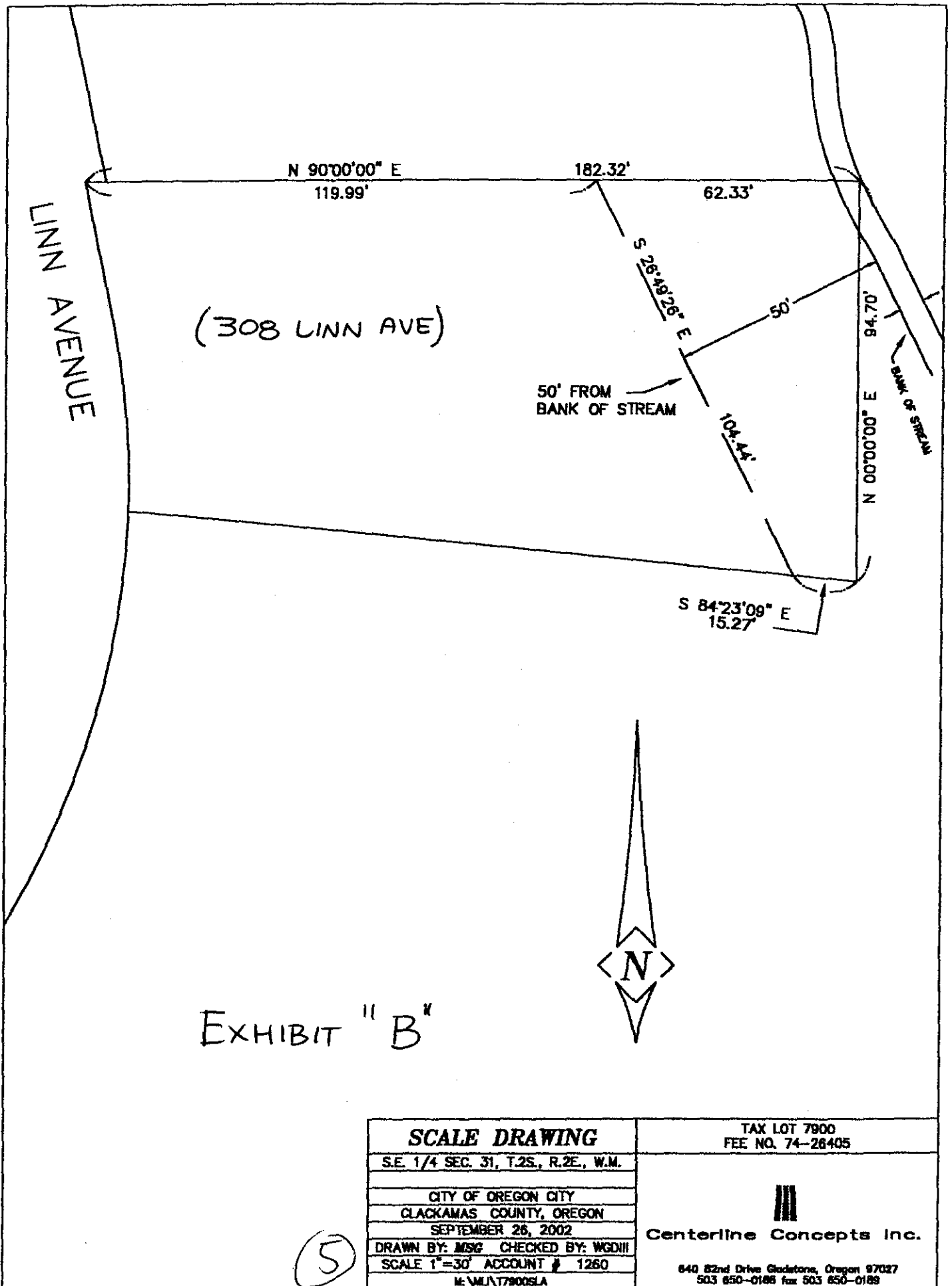
EXHIBIT "A"

Q:\DOCS\LGLDESC\slavco.wpd

Precise Boundary Surveys


640 82nd Drive Gladstone, Oregon 97027  
503 650-0188 fax 503 650-0189

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**COMMISSION REPORT: CITY OF OREGON CITY  
TO THE HONORABLE MAYOR AND COMMISSIONERS**

320 Warner Milne Road----(503) 657-0891

 INCORPORATED 1844	<b>Agenda Item No.:</b> 3.3	<b>Topic:</b> Public Water Resource Area Vegetated Corridor Easement For The Kotsyubchuk New Home Project (308 Linn Ave)  (WR01-18, BB02-095)
	<b>Report No.:</b> 03-033	
	<b>Agenda Type:</b> DISCUSSION/ACTION	
	<b>Meeting Date:</b> February 5, 2003	<b>Attachments:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Prepared By:</b> John Knapp	<b>Reviewed By:</b> Bob Cullison	<b>Approved By:</b> B. Nakamura

**RECOMMENDATION:**

It is recommended that the City Commission adopt a motion accepting this public water resource area vegetated corridor easement instrument and authorize the Mayor and City Recorder to execute it.

**REASON FOR RECOMMENDATION:**

This instrument provides the needed public easement to provide a vegetated buffer for the water resource that neighbors to the west of this property. The easement instrument is attached for Commission review.

**BACKGROUND:**

On the February 5, 2003, agenda is the Public Water Resource Area Vegetated Corridor Easement Instrument for the Kotsyubchuk project (new home with Geotechnical & Water Resource Reports) – City Planning File No. WR01-18 and City Building Permit No. BB02-095.

Map No. 3-2E-31DA

Tax Lot 7900

Kotsyubchuk project (308 Linn Ave)  
(WR01-18 & BB02-095)

**BUDGET IMPACT:** FY(s): N/A      Funding Source: N/A

*Approved*

Water Resource Veg. Corridor

2-2E-31DA

TL 7900

Kotsyubchuk, Tanya  
(WRO1-18 & BB02-095)

[Doc. 2003-023128]  
2/24/03

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ITEM #4