

AFTER RECORDING RETURN TO:

Jaine Reed

City Recorder

City of Oregon

P.O. Box 3040

Oregon City, Oregon 97045-0304



02070638201700508380050051

\$73.00

07/26/2017 11:46:37 AM

D-E Cnt=1 Stn=52 CONNIE
\$25.00 \$16.00 \$22.00 \$10.00

Map No.: 2-2E-29

Tax Lot: 02900

Planning No.: CP 15-01, DP 15-01, NR 15-05, US 15-06

Grantor: The Cove Apartments, LLC

CITY OF OREGON CITY, OREGON PUBLIC UTILITY EASEMENT

KNOW ALL BY THESE PRESENTS, THAT THE COVE APARTMENTS, 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, franchised, licensed and permitted 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 (no trees), 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 20th day of JULY, 2017; 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.

THE COVE APARTMENTS, LLC, a Delaware limited liability company

By: The Cove JV, LLC, a Delaware limited liability company, its sole Member

By: Grand Cove, LLC, a Delaware limited Liability company, its Managing Member

By: [Signature]
Spencer Welton, Manager

The Cove Apartments, LLC
1905 Queen Anne Ave, ste 200B
Seattle, WA 98109

Corporate Acknowledgment
STATE OF OREGON)
) ss.
County of Clackamas)

Personally appeared Spencer Welton who being duly sworn, did say that the Manager* 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.

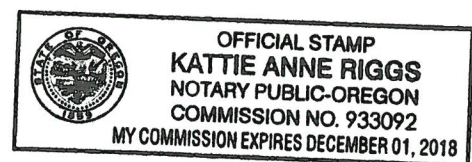
Before me: 7/20/17

NOTARY PUBLIC FOR OREGON

Kattie Riggs
Notary's signature

My Commission Expires: 12/1/2018

Stamp seal below



*Manager of The Cove Apartments, LLC

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.

Anthony J. Konkol
City Manager

Kattie Riggs
City Recorder

John A. Hart
Public Works Director

City of Oregon City
P.O. Box 3040
625 Center Street
Oregon City, OR 97045-0304

~~Personal Acknowledgment~~ K12
STATE OF OREGON)
County of Clackamas) ss.

Personally appeared the above named
Anthony J. Konkol, City Manager and acknowledged the foregoing instrument to
be his voluntary act and deed.

Before me: 7/25/2017

NOTARY PUBLIC FOR OREGON

My Commission Expires: 12/1/2018

Kattie Riggs
Notary's signature

My Commission Expires: 12/1/2018

Stamp seal below

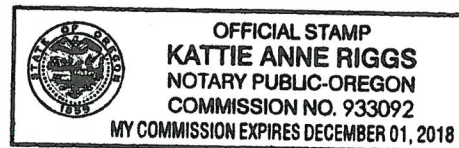


EXHIBIT A

CLACKAMETTE COVE

LOT 2 ADDITIONAL PUBLIC UTILITY EASEMENT DESCRIPTION

A PORTION OF LOT 2 OF "CLACKAMETTE COVE" BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN CLACKAMAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 2, ALSO BEING THE SOUTH LINE OF TRACT "A", SAID PLAT, WHICH BEARS NORTH 77°24'10" WEST, 24.50 FEET FROM THE MOST EASTERLY CORNER OF TRACT "A", SAID POINT ALSO BEING 10.00 FEET, PERPENDICULAR MEASURE, FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE PARALLEL WITH AND 10.00 FEET SOUTHWESTERLY FROM SAID RIGHT-OF-WAY LINE, 30.01 FEET TRACING THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 3°04'15" AND A CHORD BEARING SOUTH 52°55'11" EAST, 30.01 FEET; THENCE NON-TANGENT TO SAID CURVE, NORTH 77°18'01" WEST, 12.77 FEET TO A POINT 15.50 FEET, PERPENDICULAR MEASURE, FROM SAID RIGHT-OF-WAY LINE; THENCE PARALLEL WITH AND 15.50 FEET FROM SAID RIGHT-OF-WAY LINE, 33.65 FEET TRACING THE ARC OF A 554.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 3°28'38" AND A CHORD BEARING NORTH 54°05'54" WEST, 33.65 FEET TO SAID NORTH LINE OF LOT 2; THENCE SOUTH 77°24'10" EAST ALONG THE NORTH LINE OF SAID LOT 2, 14.52 FEET TO THE **POINT OF BEGINNING**.

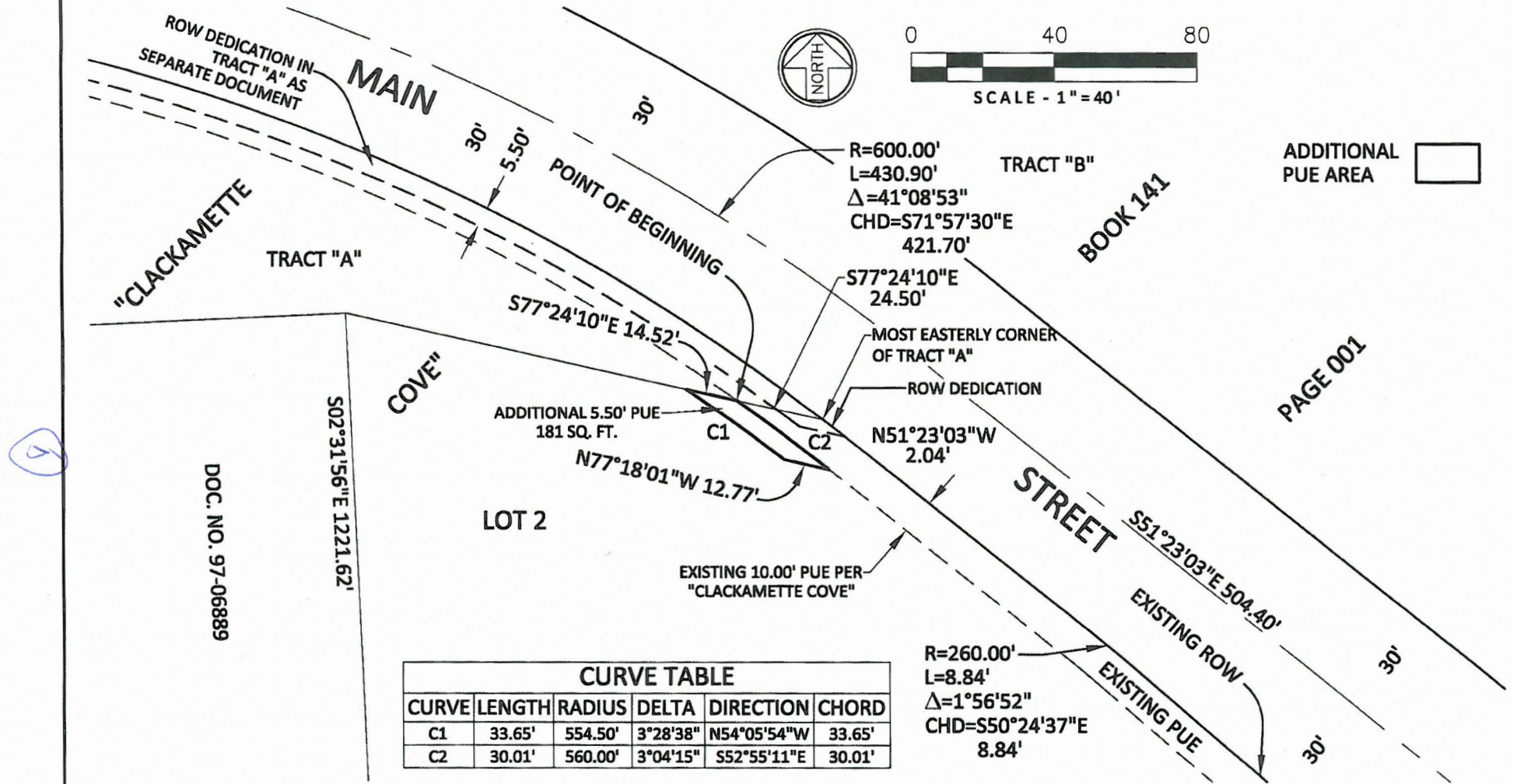
THE AREA AS DESCRIBED CONTAINS APPROXIMATELY 181 SQUARE FEET.



VALID UNTIL 6-30-17

"CLACKAMETTE COVE" - PORTION OF LOT 2

ADDITIONAL 5.50' WIDE PUE



Project
THE COVE
No.
334-001

Designed by DOWL Date 11-06-16
Drawn by MHH Date 11-06-16
Horiz. Scale: 1"=40' Vert. Scale: N/A
334-001 C C, TRACT 1 EXHIBIT Type EXHIBIT

P D G
PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
p 503.843.8288
f 503.843.8288
www.pd-gp.com

Sheet
2
of
2