

68
AFTER RECORDING RETURN TO:

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

Clackamas County Official Records
Sherry Hall, County Clerk

2017-050839



\$78.00

D-DED Cnt=1 Stn=52 CONNIE
\$30.00 \$16.00 \$22.00 \$10.00

07/26/2017 11:46:37 AM

Map No.: 2-2E-29

Tax Lot: 02900

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

Street: Main Street

Grantor: The Cove Apartments, LLC

DEED OF DEDICATION

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, all the following real property in the County of Clackamas, State of Oregon, to be used and held by the CITY for street, road, right-of-way, and public utility purposes, bounded and described as follows, to wit:

See attached EXHIBIT "A" Legal description and attached
EXHIBIT "B" Sketch for Legal Description

TO HAVE AND TO HOLD, the above described and granted premises unto the said CITY, its successors in interest and assigns forever.

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 the CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above named premises, free from all encumbrances (no exceptions) and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

In construing this deed and where the text 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 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

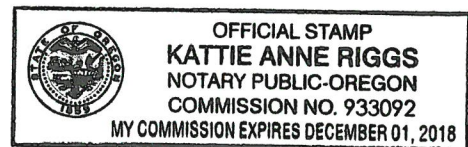
Corporate Acknowledgment
STATE OF OREGON)
County of Clackamas) ss.

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

Katie 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 III
City Manager

Katie Riggs
City Recorder

John G. Foss
Public Works Director

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

Personal Acknowledgment (KP)
STATE OF OREGON)
County of Clackamas (KP)) ss.

Personally appeared the above named Anthony J. Konkol, III, City Manager of Oregon City 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

Katie Riggs
Notary's signature
My Commission Expires: 12/1/2018
Stamp seal below

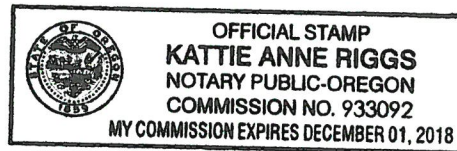


EXHIBIT A

CLACKAMETTE COVE

LOT 2 RIGHT-OF-WAY DEDICATION DESCRIPTION

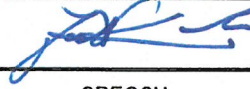
A PORTION OF LOT 2 OF THE PLAT OF "CLACKAMETTE COVE" (CLACKAMAS COUNTY SURVEY RECORDS) TOGETHER WITH A PORTION OF THE LAND DESCRIBED IN AN ORDINANCE VACATING A SECTION OF MAIN STREET RECORDED IN DOCUMENT NO. 2010-035495 (CLACKAMAS COUNTY DEED RECORDS), SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN OREGON CITY OF CLACKAMAS COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 3 OF "CLACKAMETTE COVE", SAID CORNER LOCATED ON THE BOUNDARY OF SAID PLAT AND THE WESTERLY RIGHT-OF-WAY LINE OF AGNES AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE BOUNDARY OF SAID PLAT, SOUTH 30°46'14" WEST, 163.82 FEET TO A POINT OF CURVATURE THEREIN; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT BOUNDARY, 25.87 FEET ALONG THE ARC OF A 2794.79 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 0°31'49" AND A CHORD BEARING SOUTH 24°21'50" WEST, 25.87 FEET TO **THE POINT OF BEGINNING**; THENCE LEAVING THE BOUNDARY OF SAID PLAT ALONG THE BOUNDARY OF SAID VACATION DESCRIBED IN DOCUMENT NO. 2010-035495 THE FOLLOWING (6) COURSES: 62.21 FEET TRACING THE ARC OF A 78.48 FOOT RADIUS CURVE CONCAVE WESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 45°25'03" AND A CHORD BEARING SOUTH 09°58'24" EAST, 60.60 FEET; THENCE NON-TANGENT TO SAID CURVE, SOUTH 19°04'59" WEST, 32.29 FEET TO A POINT OF CURVATURE; THENCE 140.24 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 24°20'59" AND A CHORD BEARING SOUTH 26°55'04" WEST, 139.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE 65.51 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16°19'09" AND A CHORD BEARING SOUTH 37°17'08" WEST, 65.29 FEET; THENCE SOUTH 29°07'33" WEST, 143.38 FEET; THENCE SOUTH 40°33'12" WEST, 2.52 FEET; THENCE LEAVING THE BOUNDARY OF SAID VACATION DESCRIBED IN DOCUMENT NO. 2010-035495, NORTH 29°07'33" EAST, 145.85 FEET TO A POINT OF CURVATURE; THENCE 40.34 FEET ALONG THE ARC OF A 230.50 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°01'37" AND A CHORD BEARING NORTH 34°08'22" EAST, 40.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE 132.35 FEET ALONG THE ARC OF A 369.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°31'19" AND A CHORD BEARING NORTH 28°53'31" EAST, 131.64 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 27.11 FEET ALONG THE ARC OF A 186.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 8°19'42" AND A CHORD BEARING NORTH 14°28'01" EAST, 27.09 FEET; THENCE NON-TANGENT TO SAID CURVE, NORTH 02°36'47" WEST, 10.13 FEET; THENCE NON-TANGENT TO THE LAST COURSE, 122.82 FEET TRACING THE ARC OF A 184.50 FOOT RADIUS CURVE CONCAVE WESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 38°08'33" AND A CHORD BEARING NORTH 11°50'11" WEST, 120.57 FEET TO A POINT OF REVERSE CURVATURE; THENCE 74.53 FEET ALONG THE ARC OF AN 85.50 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 49°56'45" AND A CHORD BEARING NORTH 05°56'05" WEST, 72.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE 79.55 FEET ALONG THE ARC OF AN 84.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 53°56'19" AND A CHORD BEARING NORTH 07°55'52" WEST, 76.64 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 37.58 FEET ALONG THE ARC OF A 254.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 8°28'40" AND A CHORD BEARING NORTH 39°08'22" WEST, 37.55 FEET; THENCE NORTH 43°22'41" WEST, 35.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET AND THE BOUNDARY OF SAID LOT 2; THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING (5) COURSES: 96.88 FEET ALONG THE ARC OF A 256.50 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 21°38'27" AND A CHORD BEARING SOUTH 40°33'49" EAST, 96.31 FEET; THENCE NON-TANGENT TO SAID CURVE, 60.46 FEET ALONG THE ARC OF AN 89.00 FOOT RADIUS CURVE CONCAVE WESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 38°55'28" AND A CHORD BEARING SOUTH 00°25'26" EAST, 59.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE 84.84 FEET ALONG THE ARC OF AN 81.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 60°00'47" AND A CHORD BEARING SOUTH 10°58'06" EAST, 81.02 FEET; THENCE SOUTH 40°58'30" EAST, 25.22 FEET TO A POINT OF CURVATURE; THENCE 10.89 FEET ALONG THE ARC OF A 77.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 8°06'16" AND A CHORD BEARING SOUTH 36°55'22" EAST, 10.88 FEET TO THE BOUNDARY OF "CLACKAMETTE COVE" AND THE **POINT OF BEGINNING**.

THE AREA AS DESCRIBED CONTAINS APPROXIMATELY 3,959 SQUARE FEET.

EXHIBIT A

REGISTERED
PROFESSIONAL
LAND SURVEYOR

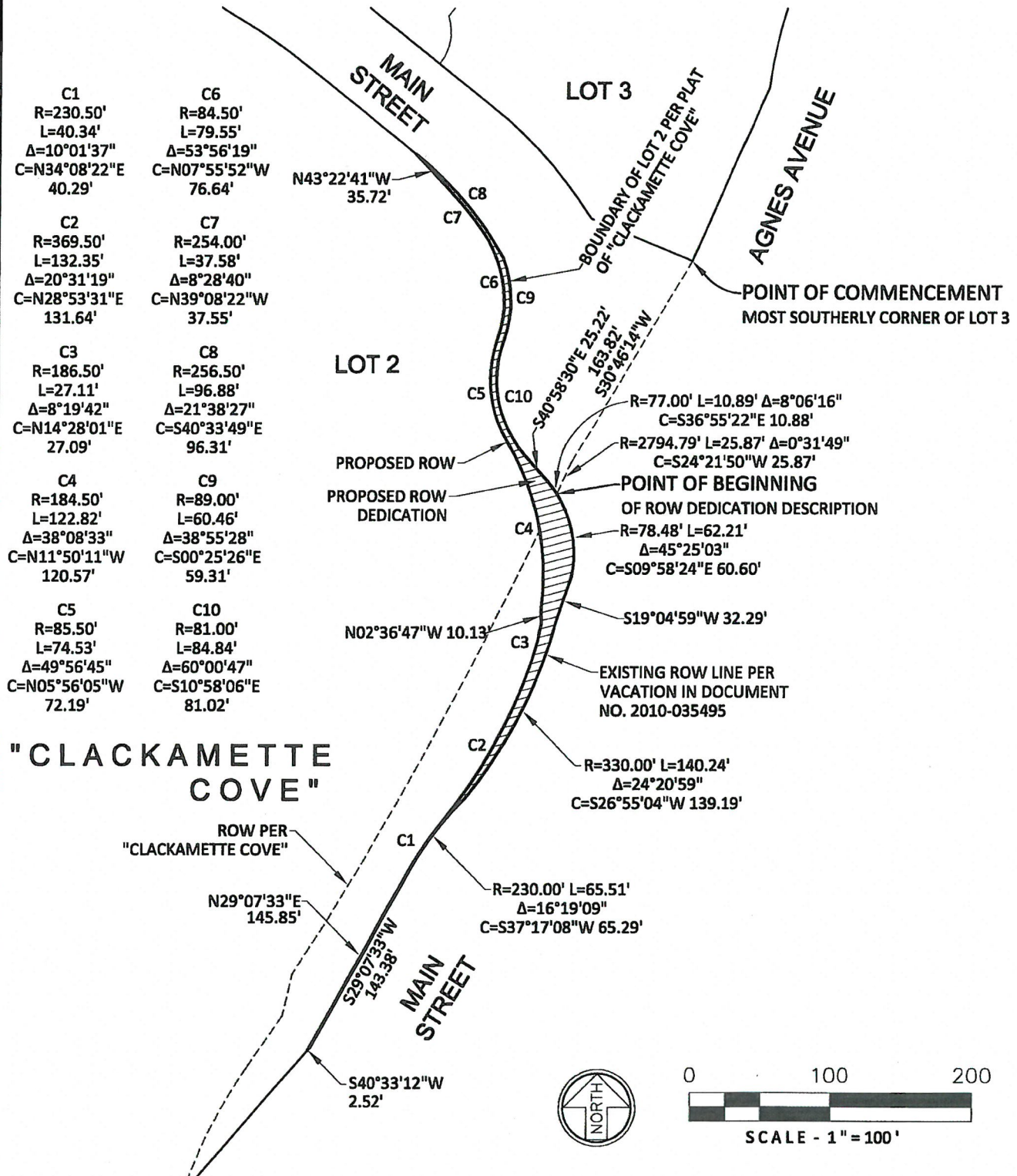


OREGON
JULY 15, 2003
TOD V. KELSO
50701

VALID UNTIL 6-30-17

"CLACKAMETTE COVE" - LOT 2

LOT 2 - RIGHT-OF-WAY DEDICATION



Project
CLACKAMETTE COVE
No.
334-001

Designed by DOWL **Date** 11/05/2016
Drawn by MHH **Date** 12/06/2016
Horiz. Scale: 1"=100' **Vert. Scale:** N/A
CLACKAMETTE COVE LOT 2 NO. 2 Type EXHIBIT

P D G
PIONEER DESIGN GROUP, INC.

9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
p 503.643.8286
f 503.715.4743
www.pdg-inc.com

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