

6P

AFTER RECORDING RETURN TO:

Jaime Reed

City Recorder

City of Oregon

P.O. Box 3040

Oregon City, Oregon 97045-0304

Clackamas County Official Records
Sherry Hall, County Clerk

2017-050840



02070640201700508400060060

\$78.00

07/26/2017 11:46:37 AM

D-E Cnt=1 Stn=52 CONNIE
\$30.00 \$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.

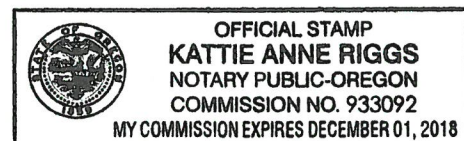
Before me: 7/20/17

NOTARY PUBLIC FOR OREGON

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

Kattie Riggs
City Recorder

John A. News
Public Works Director

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

~~Personal Acknowledgment~~

STATE OF OREGON)

County of Clackamas) 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

Kattie Riggs
Notary's signature

My Commission Expires: 12/1/2018

Stamp seal below

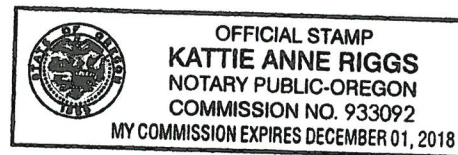


EXHIBIT A

CLACKAMETTE COVE

LOT 2 – PUBLIC UTILITY EASEMENT DESCRIPTIONS

PORTIONS OF LOT 2 AND LOT 3 OF "CLACKAMETTE COVE", 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:

EASEMENT AREA 1

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHEASTERLY BOUNDARY THEREOF THE FOLLOWING (3) COURSES: NORTH 67°39'59" EAST, 188.61 FEET; THENCE NORTH 60°14'18" EAST, 145.14 FEET; THENCE 6.83 FEET ALONG THE ARC OF A 2819.79 FOOT RADIUS NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 0°08'19" AND A CHORD BEARING NORTH 36°07'03" EAST, 6.83 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING THE SOUTHEASTERLY BOUNDARY OF SAID LOT 2, NORTH 49°26'48" WEST, 10.00 FEET; THENCE NORTH 40°33'12" EAST, 132.23 FEET; THENCE NORTH 29°07'33" EAST, 144.85 FEET; THENCE 42.09 FEET ALONG THE ARC OF A 240.50 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, 42.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE 26.09 FEET ALONG THE ARC OF A 359.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 4°09'29" AND A CHORD BEARING NORTH 37°04'26" EAST, 26.08 FEET; THENCE NON-TANGENT TO SAID CURVE SOUTH 55°00'19" EAST, 10.00 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A"; THENCE 26.82 FEET ALONG THE ARC OF A 369.50 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 4°09'29" AND A CHORD BEARING SOUTH 37°04'26" WEST, 26.81 FEET TO A POINT OF REVERSE CURVATURE; THENCE 40.34 FEET ALONG THE ARC OF A 230.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°01'37" AND A CHORD BEARING SOUTH 34°08'22" WEST, 40.29 FEET; THENCE SOUTH 29°07'33" WEST, 145.85 FEET; THENCE SOUTH 40°33'12" WEST, 133.23 FEET TO THE **POINT OF BEGINNING**.

THE AREA AS DESCRIBED CONTAINS APPROXIMATELY 3,457 SQUARE FEET.

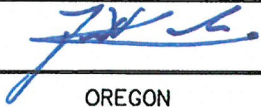
EASEMENT AREA 2

BEGINNING AT A POINT FROM WHICH THE AFOREMENTIONED "POINT A" BEARS SOUTH 30°12'29" WEST, 61.67 FEET (LONG CHORD OF 369.50 FOOT RADIUS CURVE OF 61.74 FOOT LENGTH AND 9°34'25" CENTRAL ANGLE); THENCE NORTH 64°34'43" WEST, 10.00 FEET; THENCE 42.60 FEET ALONG THE ARC OF A 359.50 FOOT RADIUS NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 6°47'25" AND A CHORD BEARING NORTH 22°01'34" EAST, 42.58 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 24.54 FEET ALONG THE ARC OF A 176.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 7°57'57" AND A CHORD BEARING NORTH 14°38'53" EAST, 24.52 FEET; THENCE NON-TANGENT TO SAID CURVE, NORTH 02°36'47" WEST, 9.86 FEET; THENCE 117.02 FEET ALONG THE ARC OF A 174.50 FOOT RADIUS NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAVING A CHORD BEARING NORTH 11°41'49" WEST, 114.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE 83.25 FEET ALONG THE ARC OF A 95.50 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, 80.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE 70.13 FEET ALONG THE ARC OF A 74.50 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, 67.57 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 44.07 FEET ALONG THE ARC OF A 244.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°20'54" AND A CHORD BEARING NORTH 40°04'29" WEST, 44.01 FEET; THENCE NON-TANGENT TO SAID CURVE, NORTH 43°34'20" WEST, 20.00 FEET; THENCE NORTH 41°59'19" WEST, 7.22 FEET TO THE BOUNDARY OF THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT GRANTED ON THE PLAT OF "CLACKAMETTE COVE"; THENCE ALONG THE BOUNDARY OF SAID PUBLIC UTILITY EASEMENT THE FOLLOWING (4) COURSES; 93.09 FEET ALONG THE ARC OF A 246.54 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 21°38'00" AND A CHORD BEARING SOUTH 40°45'55" EAST, 92.54 FEET; THENCE NON-TANGENT TO SAID CURVE, 52.82 FEET ALONG THE ARC OF A 79.00 FOOT RADIUS CURVE CONCAVE WESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 38°18'40" AND A CHORD BEARING SOUTH 00°07'03" EAST, 51.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE 95.32 FEET ALONG THE ARC OF A 91.00 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, 91.02 FEET; THENCE SOUTH 40°58'30" EAST, 11.71 FEET; THENCE LEAVING THE BOUNDARY OF SAID PUBLIC UTILITY EASEMENT, 95.28 FEET ALONG THE ARC OF A 184.50 FOOT RADIUS NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 29°35'24" AND A CHORD BEARING SOUTH 07°33'37" EAST, 94.23 FEET; THENCE NON-TANGENT TO SAID CURVE, SOUTH 02°36'47" EAST, 10.13 FEET; THENCE 27.11 FEET ALONG THE ARC OF A 186.50 FOOT RADIUS NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 8°19'42" AND A CHORD BEARING SOUTH 14°28'01" WEST, 27.09 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 43.79 FEET ALONG THE ARC OF A 369.50 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 6°47'25" AND A CHORD BEARING SOUTH 22°01'34" WEST, 43.76 FEET TO THE **POINT OF BEGINNING**.

EXHIBIT A

THE AREA AS DESCRIBED CONTAINS APPROXIMATELY 2,699 SQUARE FEET.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 15, 2003
TOD V. KELSO
50701

VALID UNTIL 6-30-17

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"CLACKAMETTE COVE" - LOT 2

PUBLIC UTILITY EASEMENTS



Sheet
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