

8
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

2017-050841



\$73.00

02070641201700508410050050

07/26/2017 11:46:37 AM

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

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 WATER LINES 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 all public water lines and appurtenances, 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, roadways, 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

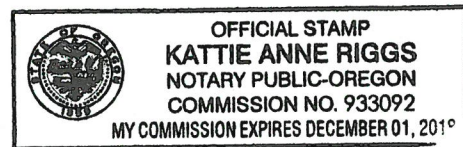
Corporate Acknowledgment
STATE OF OREGON)
) ss.
County of Clackamas)

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: 7/20/2017

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 M. Laas
Public Works Director

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

Personal Acknowledgment (P)
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: 12/01/2018

Kattie Riggs
Notary's signature

My Commission Expires: 12/01/2018

Stamp seal below

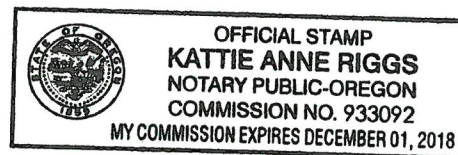


Exhibit A

CLACKAMETTE COVE

LOT 2 WATERLINE EASEMENT DESCRIPTION

A PORTION OF LOT 2 OF "CLACKAMETTE COVE", RECORDED IN PLAT BOOK 141 AT PAGE 001, CLACKAMAS COUNTY PLAT RECORDS, SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF TRACT "A", SAID PLAT OF "CLACKAMETTE COVE", SAID CORNER LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (30.00 FEET FROM THE CENTERLINE THEREOF, MEASURED PERPENDICULAR THERETO), AND ON THE NORTH LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 570.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°48'08", (THE CHORD OF WHICH BEARS SOUTH 51°47'07" EAST, A DISTANCE OF 7.98 FEET), AN ARC DISTANCE OF 7.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 51°23'03" EAST, 4.68 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 51°23'03" EAST, 20.00 FEET TO A POINT; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE EASTERLY LINE OF THE HEREIN DESCRIBED WATERLINE EASEMENT THE FOLLOWING TWO (2) COURSES, SOUTH 39°31'15" WEST, A DISTANCE OF 72.20 FEET TO A POINT AND SOUTH 09°22'46" WEST, A DISTANCE OF 80.54 FEET TO A POINT; THENCE AT A RIGHT ANGLE TO SAID EASTERLY LINE, NORTH 80°37'14" WEST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE 20.00 FEET DISTANT AND PARALLEL WITH SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES, NORTH 09°22'46" EAST, A DISTANCE OF 85.92 FEET AND NORTH 39°31'15" EAST, A DISTANCE OF 77.27 FEET TO THE **POINT OF BEGINNING**.

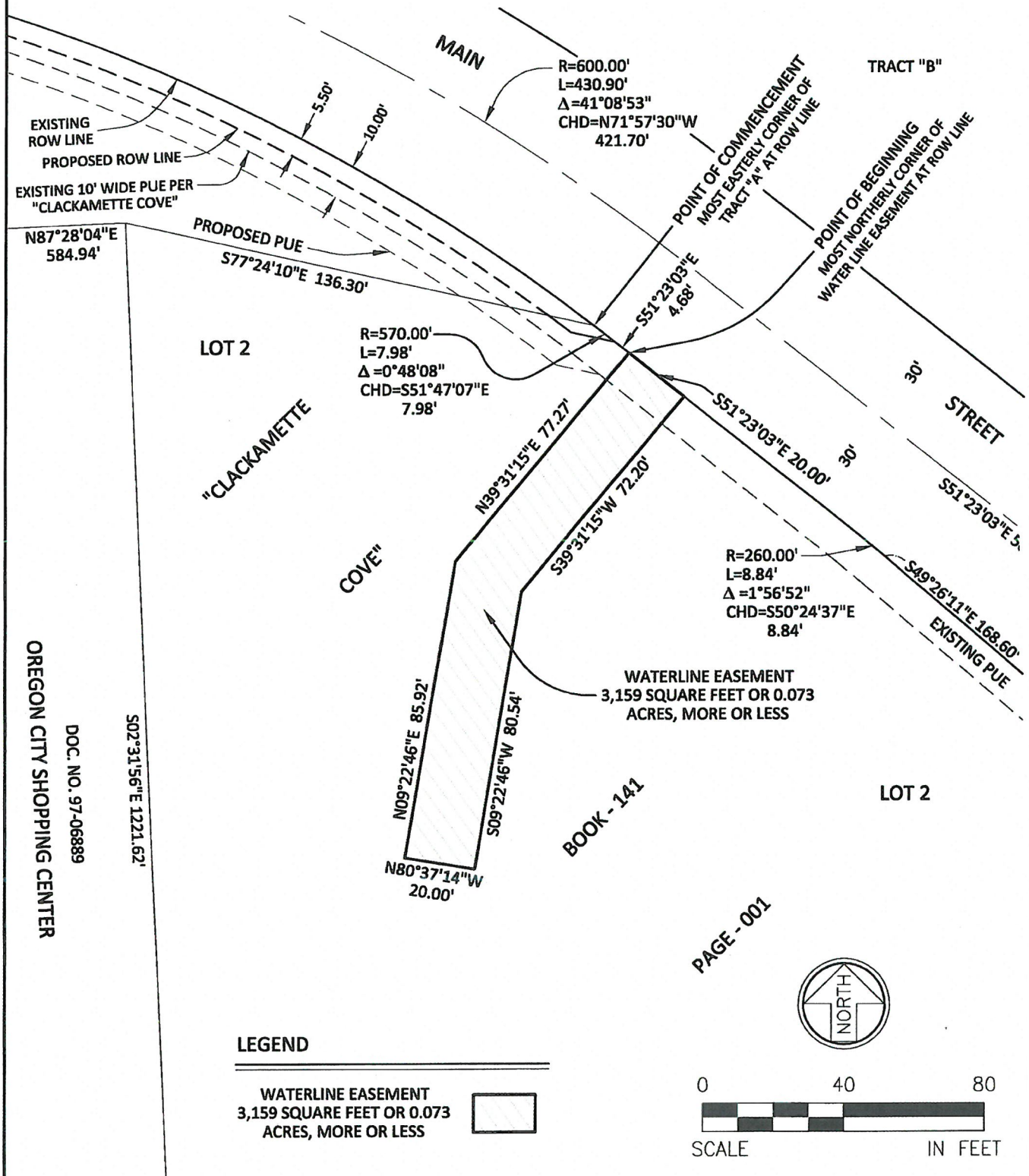
THE AREA AS DESCRIBED CONTAINS APPROXIMATELY 3,159 SQUARE FEET, OR 0.073 ACRES, MORE OR LESS.



VALID UNTIL 6-30-17

"CLACKAMETTE COVE" - PORTION OF LOT 2

WATERLINE EASEMENT EXHIBIT



Project: CLACKAMETTE COVE GARDEN APTS.
No. 328-001/334-001

Designed by DOWL
Drawn by TVK
Horiz. Scale: 1"=40'
CLAK COVE LOT 2 WLE

Date 05/26/2017
Date 05/30/2017
Vert. Scale: N/A
Type EXHIBIT

P D G
 PIONEER DESIGN GROUP, INC.

9020 SW WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
 p 503.643.8288
 f 503.643.8288
 www.pdg-pc.com

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