

GP
2015/7

AFTER RECORDING RETURN TO:

Jaine Reed

City Recorder
City of Oregon
P.O. Box 3040

Oregon City, Oregon 97045-0304

Clackamas County Official Records
Sherry Hall, County Clerk

2017-050842



\$98.00

07/26/2017 11:46:37 AM

D-E Cnt=1 Stn=52 CONNIE
\$30.00 \$16.00 \$22.00 \$10.00 \$20.00

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 ACCESS EASEMENT

KNOW ALL BY THESE PRESENTS, THAT THE COVE APARTMENTS, LLC hereinafter called the GRANTOR, does hereby grant unto the City of Oregon City, hereinafter called the CITY, its successors in interest and assigns, a permanent, non-exclusive public access easement for the purposes of pedestrian, bicycle, and vehicular access on, over, and across 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 easement area for walkways, roadways, vehicular access, underground utilities, and related uses. Such uses undertaken by the GRANTOR shall not be inconsistent or materially interfere with the use of the subject easement area by the CITY. No building shall be placed upon or within the easement area during the term thereof, however, without the written permission of the CITY. The GRANTOR agrees the City, and its successors in interest and assigns shall have no obligation to perform any maintenance or repair of the easement area.

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



* The 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 L. Lewis
Public Works Director

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

Personal Acknowledgment PR
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: 7/25/17

NOTARY PUBLIC FOR OREGON

My Commission Expires: 12/1/2018

Katie Riggs
Notary's signature

My Commission Expires: 12/1/2018

Stamp seal below

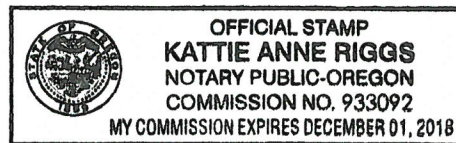


Exhibit A

CLACKAMETTE COVE

LOT 2 ACCESS EASEMENT DESCRIPTION

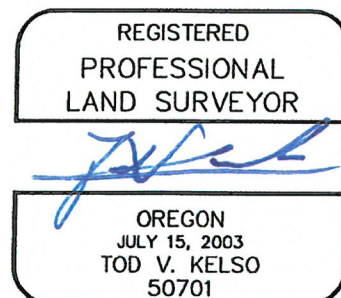
A PORTION OF LOT 2 OF "CLACKAMETTE COVE", RECORDED IN PLAT BOOK 141 AT PAGE 001, CLACKAMAS COUNTY PLAT RECORDS, SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, 0.50 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 51°23'03" EAST, A DISTANCE OF 43.00 FEET TO A POINT; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 38°36'57" WEST, A DISTANCE OF 38.59 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 121.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°50'07", (THE CHORD OF WHICH BEARS SOUTH 45°32'01" WEST, A DISTANCE OF 29.27 FEET), AN ARC DISTANCE OF 29.34 FEET TO A NON-TANGENT ANGLE POINT; THENCE SOUTH 37°32'56" EAST, A DISTANCE 4.50 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE ALONG THE ARC OF A 126.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°10'58", (THE CHORD OF WHICH BEARS SOUTH 54°32'34" WEST, A DISTANCE OF 9.20 FEET), AN ARC DISTANCE OF 9.20 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 74.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°49'18", (THE CHORD OF WHICH BEARS SOUTH 34°13'23" WEST, A DISTANCE OF 56.42 FEET), AN ARC DISTANCE OF 57.89 FEET TO A NON-TANGENT ANGLE POINT; THENCE NORTH 78°11'16" WEST, A DISTANCE OF 4.50 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A 78.50 RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°20'40", (THE CHORD OF WHICH BEARS SOUTH 04°38'24" WEST, A DISTANCE OF 19.60 FEET), AN ARC DISTANCE OF 19.65 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°31'56" EAST, A DISTANCE OF 46.69 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 78.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°11'42", (THE CHORD OF WHICH BEARS SOUTH 11°37'47" EAST, A DISTANCE OF 24.82 FEET), AN ARC DISTANCE OF 24.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 121.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°11'42", (THE CHORD OF WHICH BEARS SOUTH 11°37'47" EAST, A DISTANCE OF 38.42 FEET), AN ARC DISTANCE OF 38.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°31'56" EAST, A DISTANCE OF 92.05 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 224.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°39'08", (THE CHORD OF WHICH BEARS SOUTH 02°47'38" WEST, A DISTANCE OF 41.68 FEET), AN ARC DISTANCE OF 41.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°07'12" WEST, A DISTANCE OF 4.28 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 225.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°34'20" (THE CHORD OF WHICH BEARS SOUTH 02°09'59", A DISTANCE OF 80.53 FEET), AN ARC DISTANCE OF 80.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 1244.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°42'58", (THE CHORD OF WHICH BEARS SOUTH 11°35'40" EAST, A DISTANCE OF 37.27 FEET), AN ARC DISTANCE OF 37.27 FEET TO A NON-

Exhibit A

TANGENT ANGLE POINT; THENCE SOUTH 79°15'49" WEST, A DISTANCE OF 43.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 81°47'45", (THE CHORD OF WHICH BEARS NORTH 51°38'03" WEST, A DISTANCE OF 24.88 FEET), AN ARC DISTANCE OF 27.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°28'04" WEST, A DISTANCE OF 26.83 FEET TO THE WESTERLY LINE OF SAID LOT 2, ALSO BEING THE WESTERLY LINE OF SAID PLAT OF "CLACKAMETTE COVE"; THENCE ALONG THE WESTERLY LINE THEREOF NORTH 02°31'56" WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE LEAVING SAID WESTERLY LINE OF LOT 2 AND THE WESTERLY LINE OF SAID PLAT OF "CLACKAMETTE COVE" NORTH 87°28'04" EAST, A DISTANCE OF 17.03 TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 91°17'47", (THE CHORD OF WHICH BEARS NORTH 41°49'11" EAST, A DISTANCE OF 27.17 FEET), AN ARC DISTANCE OF 30.27 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 268.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°56'54", (THE CHORD OF WHICH BEARS NORTH 02°08'44" EAST, A DISTANCE OF 55.99 FEET), AN ARC DISTANCE OF 55.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°07'12" EAST, A DISTANCE OF 4.28 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 181.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°39'08", (THE CHORD OF WHICH BEARS NORTH 02°47'38" EAST, A DISTANCE OF 33.69 FEET), AN ARC DISTANCE OF 33.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°31'56" WEST, A DISTANCE OF 92.05 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF 78.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°11'42", (THE CHORD OF WHICH BEARS NORTH 11°37'47" WEST, A DISTANCE OF 24.82 FEET), AN ARC DISTANCE OF 24.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 121.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°11'42", (THE CHORD OF WHICH BEARS NORTH 11°37'47" WEST, A DISTANCE OF 38.42 FEET), AN ARC DISTANCE OF 38.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°31'56" WEST, A DISTANCE OF 46.69 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 121.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59°09'59", (THE CHORD OF WHICH BEARS NORTH 27°03'03" EAST, A DISTANCE OF 119.97 FEET), AN ARC DISTANCE OF 125.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 78.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°01'06", (THE CHORD OF WHICH BEARS NORTH 47°37'30" EAST, A DISTANCE OF 24.58 FEET), AN ARC DISTANCE OF 24.69 TO A POINT OF TANGENCY; THENCE NORTH 38°36'57" EAST A DISTANCE OF 38.59 FEET TO THE **POINT OF BEGINNING**.

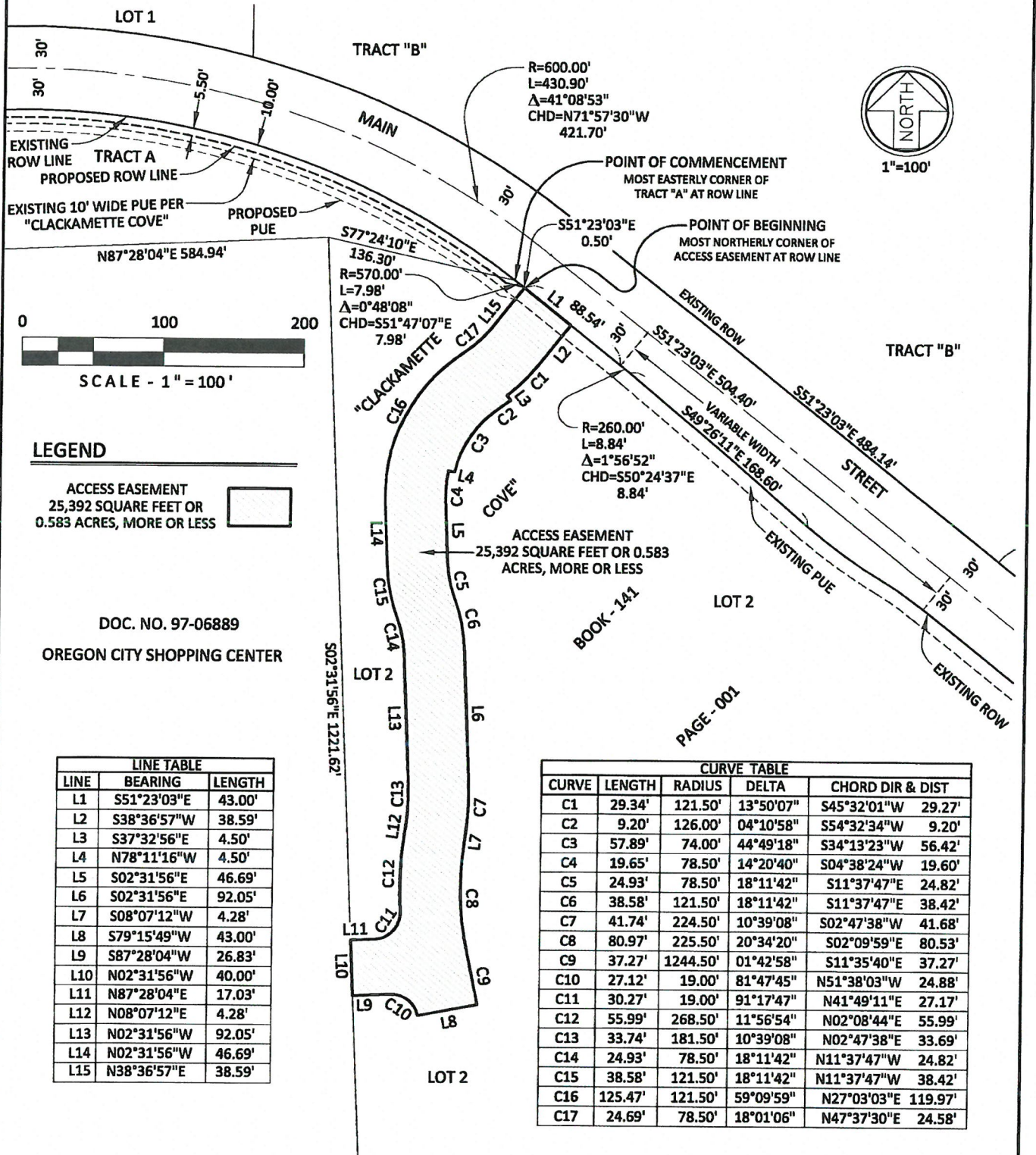
THE AREA AS DESCRIBED CONTAINS APPROXIMATELY 25,392 SQUARE FEET, OR 0.583 ACRES, MORE OR LESS.



VALID UNTIL 6-30-17

"CLACKAMETTE COVE" - PORTION OF LOT 2

ACCESS EASEMENT EXHIBIT



Project: CLACKAMETTE
COVE GARDEN APTS.

No.
328-001/334-001

Designed by DOWL Date 05/23/2017
 Drawn by TVK Date 05/23/2017
 Horiz. Scale: 1"=100' Vert. Scale: N/A
 CLACKAMETTE LOT 2 PAE Type EXHIBIT

P2G
PIONEER DESIGN GROUP, INC.

9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
P 503.843.8286
F 844.715.4743
www.pdg-pp.com

Sheet
3
of
3