



\$73.00

12/12/2017 10:58:23 AM

D-E Cnt=1 Stn=9 COUNTER1
\$25.00 \$16.00 \$22.00 \$10.00

54
AFTER RECORDING RETURN TO:

City Recorder *Avron Parker*
City of Oregon
P.O. Box 3040
Oregon City, Oregon 97045-0304

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 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 7th day of December, 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.

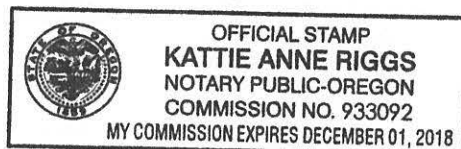
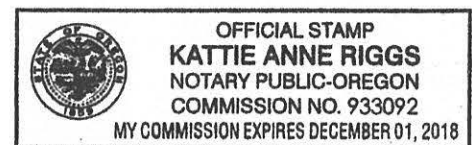
Personally appeared Spencer Welton who being duly sworn, did say that the Manager of a corporation, and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

of The Cove Apartments, LLC
(KR)

Before me: Kattie Riggs, City Recorder

NOTARY PUBLIC FOR OREGON

Kattie Riggs
Notary's signature
My Commission Expires: 12-01-2018
Stamp seal below



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 K. L. III
City Manager

Kathie Riggs
City Recorder

John M. Sarno
Public Works Director

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

Personal Acknowledgment
STATE OF OREGON

) ss.
County of _____)

Personally appeared the above named _____ and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON

My Commission Expires: _____

Notary's signature
My Commission Expires: _____
Stamp seal below

EXHIBIT 'A'
LEGAL DESCRIPTION
PUBLIC SIDEWALK AND ACCESS EASEMENT
JOB NO. 328-002/334-001

A PORTION OF LOT 2, PLAT OF "CLACKAMETTE COVE", RECORDED IN BOOK 141, PG 001, CLACKAMAS COUNTY SURVEY RECORDS, BEING SITUATED IN THE NORTHWEST ONE-QUARTER AND SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEAST LINE OF LOT 2 OF SAID PLAT, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, AT THE NORTH END OF THE TANGENT LINE HAVING A LENGTH OF 116.68 FEET;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, SOUTH 51°23'03" EAST, A DISTANCE OF 34.08 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 51°23'03" EAST, A DISTANCE OF 82.60 FEET TO AN ANGLE POINT IN THE RE-ALIGNED SOUTHWESTERLY RIGHT-OF-WAY LINE OF MAIN STREET AS DESCRIBED IN DEED DOCUMENT NO. 2017-050839, CLACKAMAS COUNTY DEED RECORDS;

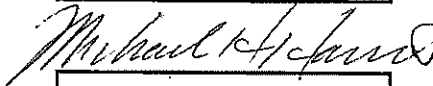
THENCE ALONG SAID RE-ALIGNED RIGHT-OF-WAY LINE, SOUTH 43°22'41" EAST, A DISTANCE OF 17.95 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51°23'03" WEST, A DISTANCE OF 99.17 FEET;

THENCE, NORTH 38°36'57" EAST, A DISTANCE OF 2.50 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 229 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



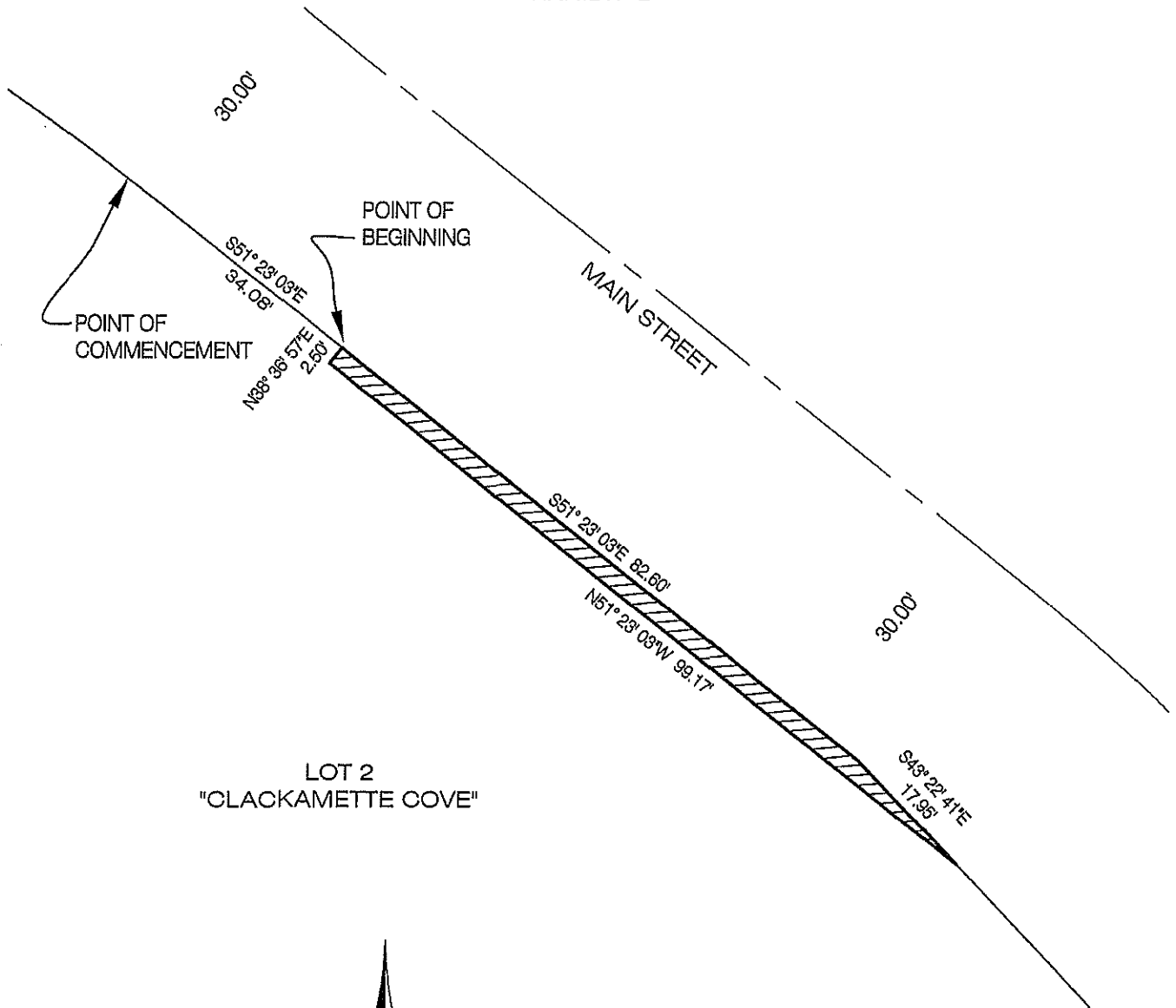
OREGON
JULY 11, 2000
MICHAEL H. HARRIS
57863

VALID UNTIL 6-30-19

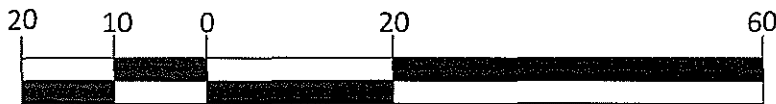
PUBLIC SIDEWALK AND ACCESS EASEMENT

THE COVE

EXHIBIT 'B'



LOT 2
"CLACKAMETTE COVE"



SCALE - 1" = 20'

Project
THE COVE
No.
328-002

Designed by DK Date 10/10/17
Drawn by DK Date 10/10/17
Horiz. Scale: 1" = 20' Vert. Scale: N/A
328-002 PSWA ESMT.dwg Type EXHIBIT

PDG
PIONEER DESIGN GROUP, INC.

8020 SW WASHINGTON SQUARE RD.
SUITE 100
PORTLAND, OREGON 97223
P 503.843.9288
F 503.843.4743
www.pdg-inc.com

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