

AFTER RECORDING RETURN TO:

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

Project No.: CI 18-004

Tax Map & Lot: 32E08A000900

Streets: 1900 Molalla Avenue

GRANTOR: The Holland, Inc., a Washington corporation

DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS, THAT The Holland, Inc., a Washington corporation, hereinafter called "**Grantor**", does 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** Drawing 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 for other value given, TWENTY ONE THOUSAND FIVE HUNDRED THIRTY AND 00/100 DOLLARS (\$21,530.00), 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 instrument this 2nd day of

October, 2019. The person whose name is subscribed to the within instrument acknowledge that he executed the instrument in his legally authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

GRANTOR: The Holland, Inc.
As shown on Page 1 (name of organization or individual property owner(s))

Jennifer A. Mears
Signature No. 1

Jennifer A. Mears, President
Signer's printed name Title (if applicable)

Signature No. 2

Signer's printed name Title (if applicable)

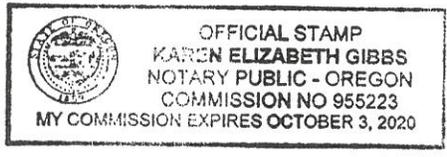
STATE OF ~~OREGON~~ WASHINGTON)
County of CLARK)

This record was acknowledged before me on (month & day) October 2, 2019

by Jennifer Mears, as President
Signer's printed name Title (write "N/A" if not applicable)

of The Holland, Inc.
Name of Corporation on whose behalf record is executed (write "N/A" if not applicable)

Stamp notary seal:



WITNESS my hand and official seal.

Karen Elizabeth Gibbs
Signature of Notary Public
My commission expires: 10/3/2020.

Accepted on behalf of the City of Oregon City on the condition that the deed of dedication conveyed is free and clear from taxes, liens and encumbrances.

By: Dan Holladay, Mayor

Attest: Kattie Riggs, City Recorder

Molalla Avenue Phase 3:
 Beaver Creek Road to OR 213
 City of Oregon City
 Rev. August 1, 2019

Tax Map 32E08AB
 Tax Lot 00900

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to The Property 2002, LLC, a Delaware limited liability company in that Statutory Bargain and Sale Deed, recorded March 8, 2002 as Document No. 2002-022535, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
58+60.79		58+79.31	30.00 in a straight line to 42.86
58+79.31		58+84.67	42.86 in a straight line to 57.21
58+84.67		58+95.00	57.21 in a straight line to 53.36

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 117 square feet, more or less, outside the existing right of way.

Parcel 2 – Permanent Slope and Public Utility Easement

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to The Property 2002, LLC, a Delaware limited liability company in that Statutory Bargain and Sale Deed, recorded March 8, 2002 as Document No. 2002-022535, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
57+20.00		58+67.51	40.55 in a straight line to 40.75
58+67.51		58+75.17	40.75 in a straight line to 46.07
58+75.17		58+81.73	46.07 in a straight line to 63.64
58+81.73		58+95.00	63.64 in a straight line to 58.67

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

EXCEPT therefrom that portion lying within the above described Parcel 3 – Permanent Traffic Signal Easement.

This parcel of land contains 1,596 square feet, more or less, outside the existing right of way.

Parcel 3 – Permanent Traffic Signal Easement

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to The Property 2002, LLC, a Delaware limited liability company in that Statutory Bargain and Sale Deed, recorded March 8, 2002 as Document No. 2002-022535, Clackamas County Deed Records; said parcel being that portion of said property lying within the following described tract:

Beginning at a point opposite and 30.00 feet Southwesterly of Engineer's Station 58+60.79 on the center line of Molalla Avenue; thence Southwesterly in a straight line to a point opposite and 41.13 feet Southwesterly of Engineer's Station 58+70.16 on said center line; thence Southeasterly in a straight line to a point opposite and 42.86 feet Southwesterly of Engineer's Station 58+79.61 on said center line; thence Northeasterly in a straight line to the point of beginning.

The centerline is described in Parcel 1.

This parcel of land contains 43 square feet, more or, less, outside of the existing right of way.

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

Parcel 4 - Temporary Construction Easement (1 Year or duration of Project, whichever is sooner)

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to The Property 2002, LLC, a Delaware limited liability company in that Statutory Bargain and Sale Deed, recorded March 8, 2002 as Document No. 2002-022535, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

The width in feet of said strip of land is as follows:

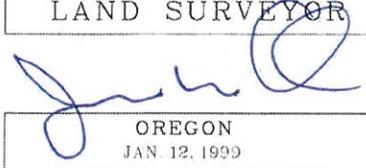
Station	to	Station	Width on Westerly Side of Center Line
56+88.30		57+54.65	54.93 in a straight line to 54.42

EXCEPT therefrom that portion lying within the above described Parcel 3 – Permanent Traffic Signal Easement.

EXCEPT therefrom that portion lying within the above described Parcel 2 - Permanent Slope and Public Utility Easement.

This parcel of land contains 272 square feet, more or less, outside the existing right of way.

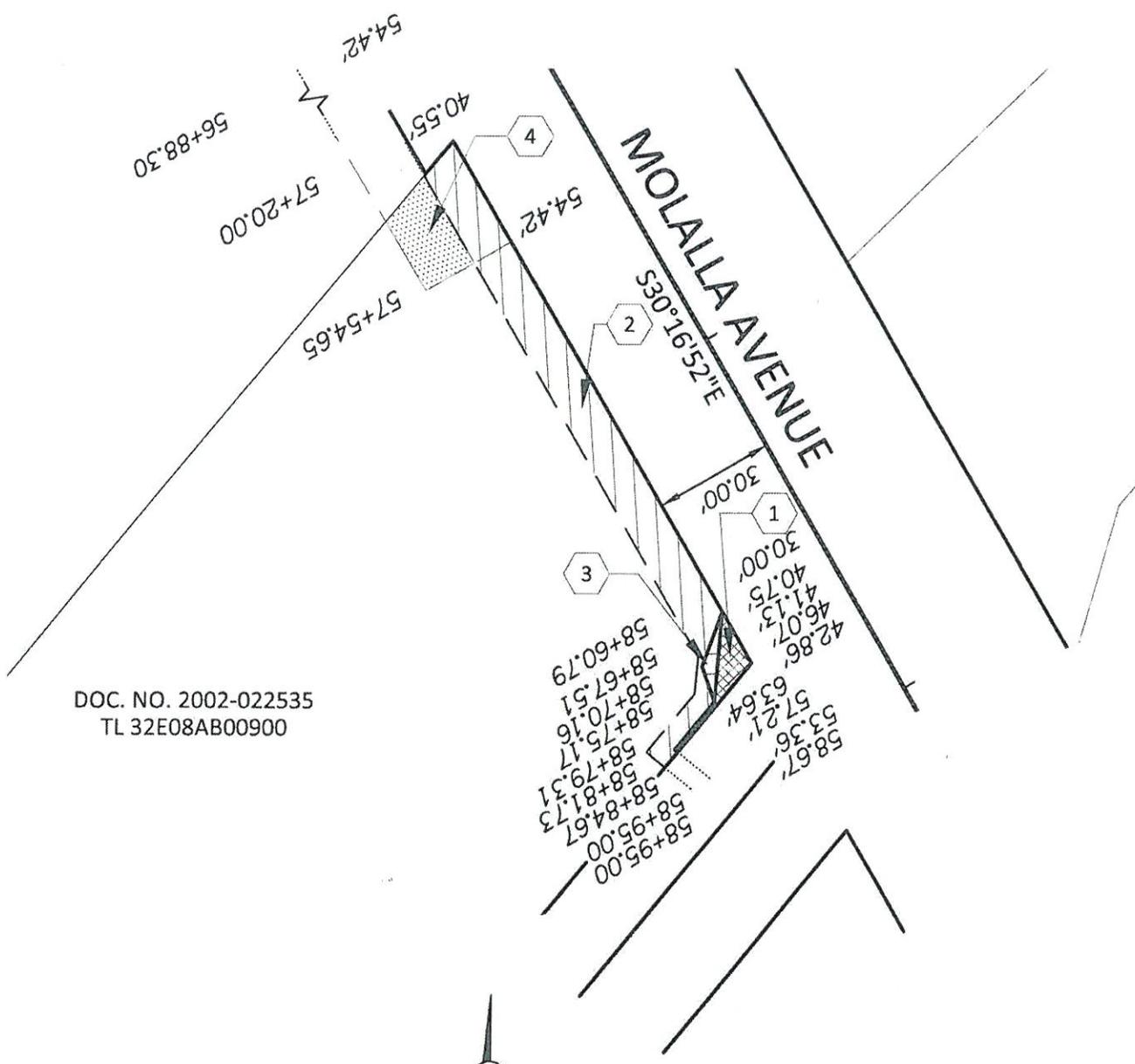
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWS: DEC. 31, 2019
SIGNED: 2/01/2019

EXHIBIT "B"

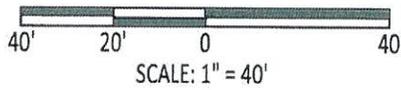


DOC. NO. 2002-022535
TL 32E08AB00900

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James W. Colton

OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756



LEGEND

-  RIGHT OF WAY DEDICATION
-  117 SQ. FT. ±
-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
-  1,596 SQ. FT. ±
-  PERMANENT TRAFFIC SIGNAL EASEMENT
-  43 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
-  272 SQ. FT. ±

MOLALLA AVENUE PHASE 3
BEAVERCREEK ROAD TO OR 213

FILE NO: 004	SUBMITTAL DATE: AUGUST 1, 2019
TAX LOT: 00900	ADDRESS: 1900 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045

RENEWS: DEC. 31, 2019
SIGNED: *8/1/2019*