

AFTER RECORDING RETURN TO:

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

Map No.: 2-2E-29

Tax Lot No.: Tract A of Parcel Map 4289, Book 141, Page 001

Planning No.: CP 15-01, DP 15-01, NR 15-05, US 15-06

Street: Main Street

Grantor: City of Oregon City Urban Renewal Agency

DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS, THAT the City of Oregon City Urban Renewal Agency hereinafter called the GRANTOR, do(es) 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" Sketch 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 \$ 1.00, 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 _____ day of _____, 2017, and it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its Commission.

CLACKAMETTE COVE

TRACT "A" RIGHT-OF-WAY DEDICATION DESCRIPTION

A PORTION OF TRACT "A" OF "CLACKAMETTE COVE" BEING 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A", SAID CORNER LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET, 30.00 FEET FROM THE CENTERLINE THEREOF; THENCE NORTH 87°28'04" EAST ALONG SAID RIGHT-OF-WAY LINE, 347.50 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 401.37 FEET TRACING THE ARC OF A 570.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 40°20'45" AND A CHORD BEARING SOUTH 72°21'34" EAST, 393.13 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "A"; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 77°24'10" WEST ALONG THE SOUTH LINE OF TRACT "A", 13.21 FEET TO A POINT 5.50 FEET, PERPENDICULAR MEASURE, FROM SAID RIGHT-OF-WAY LINE; THENCE PARALLEL WITH AND 5.50 FEET SOUTHERLY OF SAID RIGHT-OF-WAY LINE 385.55 FEET TRACING THE ARC OF A 564.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°07'59" AND A CHORD BEARING NORTH 72°57'57" WEST, 378.10 FEET; THENCE CONTINUING PARALLEL WITH AND 5.50 FEET SOUTHERLY OF SAID RIGHT-OF-WAY LINE, SOUTH 87°28'04" WEST, 217.76 FEET TO A POINT OF CURVATURE; THENCE 9.41 FEET ALONG THE ARC OF A 13.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING SOUTH 67°29'44" WEST, 9.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE 11.50 FEET ALONG THE ARC OF AN 16.50 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING SOUTH 67°29'44" WEST, 11.27 FEET TO A POINT 12.50 FEET, PERPENDICULAR MEASURE, FROM SAID RIGHT-OF-WAY LINE; THENCE PARALLEL WITH AND 12.50 FEET SOUTHERLY OF SAID RIGHT-OF-WAY LINE, SOUTH 87°28'04" WEST, 16.53 FEET TO A POINT OF CURVATURE; THENCE 11.50 FEET ALONG THE ARC OF A 16.50 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING NORTH 72°33'36" WEST, 11.27 FEET TO A POINT OF REVERSE CURVATURE; THENCE 9.41 FEET ALONG THE ARC OF A 13.50 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°56'40" AND A CHORD BEARING NORTH 72°33'36" WEST, 9.22 FEET TO A POINT 5.50 FEET, PERPENDICULAR MEASURE, FROM SAID RIGHT-OF-WAY LINE; THENCE SOUTH 87°28'04" WEST, 74.68 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE NORTH 02°32'07" WEST ALONG SAID WEST LINE, 5.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" AND THE **POINT OF BEGINNING**.

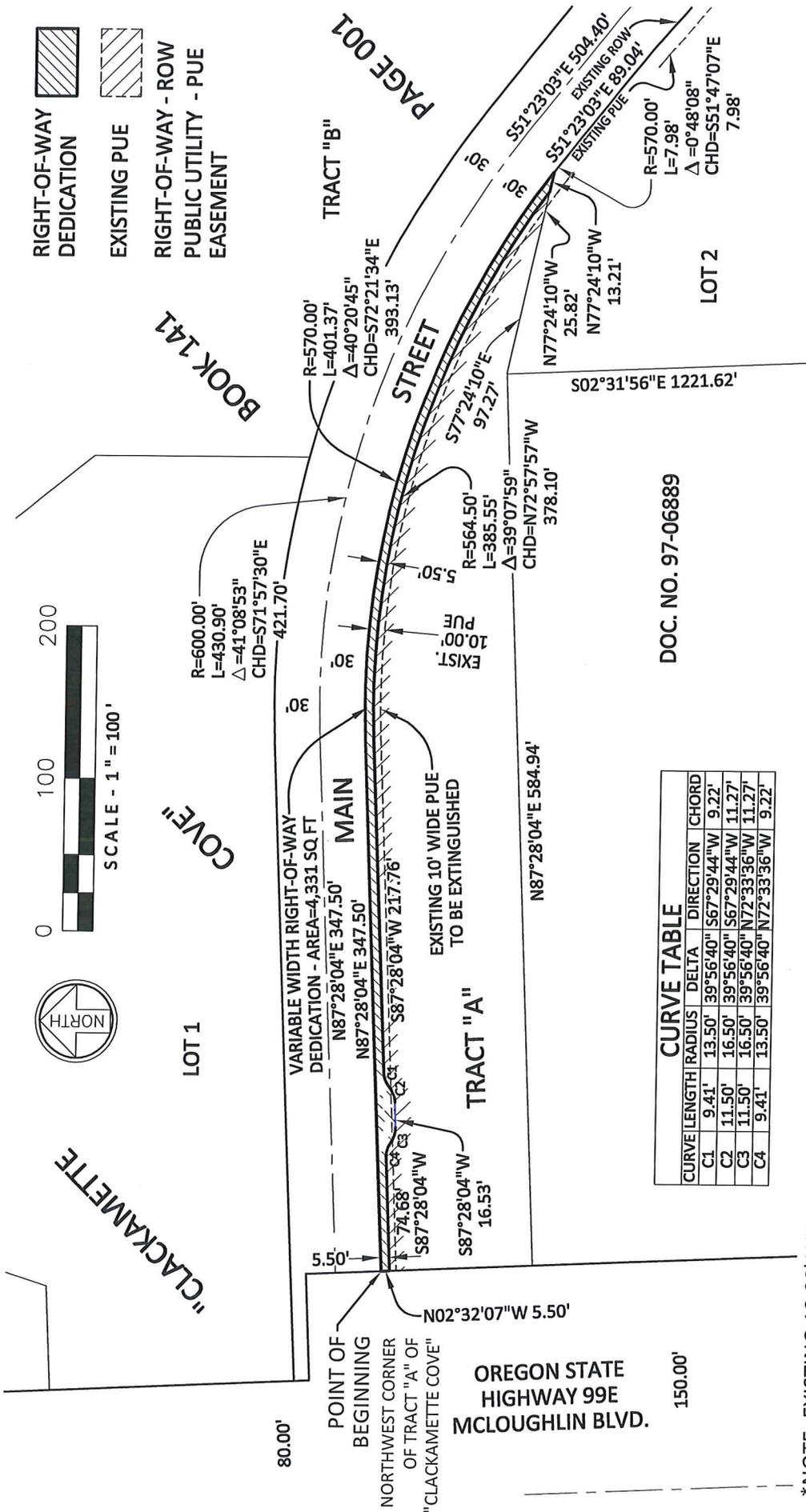
THE AREA AS DESCRIBED CONTAINS APPROXIMATELY 4,331 SQUARE FEET.



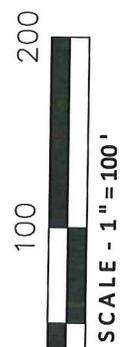
VALID UNTIL 6-30-17

"CLACKAMETTE COVE" - TRACT "A"

RIGHT-OF-WAY DEDICATION



- RIGHT-OF-WAY DEDICATION
- EXISTING PUE
- RIGHT-OF-WAY - ROW
- PUBLIC UTILITY - PUE EASEMENT



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C1	9.41'	13.50'	39°56'40"	S67°29'44"W	9.22'
C2	11.50'	16.50'	39°56'40"	S67°29'44"W	11.27'
C3	11.50'	16.50'	39°56'40"	N72°33'36"W	11.27'
C4	9.41'	13.50'	39°56'40"	N72°33'36"W	9.22'

*NOTE: EXISTING 10.00' WIDE PUBLIC UTILITY EASEMENT IN TRACT "A", PER THE PLAT OF "CLACKAMETTE COVE", RECORDED IN BOOK 141, PAGE 001, IS TO BE EXTINGUISED.

DOC. NO. 97-06889

Project
THE COVE
No.
334-001

Designed by
DOWL
TKV
Date
11-05-16
Drawn by
Date
11-05-16
Horiz. Scale:
1"=100'
Vert. Scale:
N/A
Type
EXHIBIT

206
PIONEER DESIGN GROUP, INC.
www.pdg-eps.com
8030 SW WASHINGTON SQUARE RD.
SUITE 110
PORTLAND, OREGON 97223
P 503.643.2888
F 844.215.4743

Sheet
2 of **2**

PAGE 001

BOOK 141

LOT 1

TRACT "B"

TRACT "A"

LOT 2

OREGON STATE HIGHWAY 99E
MCLOUGHLIN BLVD.

150.00'