

AFTER RECORDING RETURN TO:

Woodburn City Recorder
City of Woodburn
270 Montgomery Street
Woodburn, OR 97071

REEL 4605 PAGE 131
MARION COUNTY
BILL BURGESS, COUNTY CLERK
03-17-2022 11:16 am.
Control Number 698320 \$ 101.00
Instrument 2022 00012266

**CITY OF WOODBURN, OREGON
PUBLIC ACCESS AND UTILITY EASEMENT**

WEST COAST REAL ESTATE HOLDINGS, LLC, an Oregon Corporation, GRANTOR, grants to the CITY OF WOODBURN, OREGON, hereinafter called CITY, a permanent Access and Utility easement, including the permanent right to construct, reconstruct, operate, and maintain public utilities and appurtenances, and for the public to access the easement area and its plaza during the same hours and subject to the rules and regulations of city parks pursuant to ordinance Numbers 2060 (1991) and 2377 (2004), or as the city may amend ordinances, on the following described land:

See attached Exhibit "A" Legal Description of Permanent Easement and attached Exhibit "B" Sketch for Legal Description of Permanent Easement which are by this reference incorporated herein

GRANTOR reserves the right to use the surface of the land for any purpose that will not be inconsistent or interfere with the use of the easement by 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 CITY.

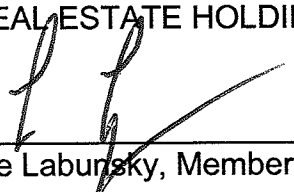
Upon completion of the construction, CITY shall restore the surface of the property to its original condition and shall indemnify and hold GRANTOR harmless against any and all loss, cost, or damage arising out of the exercise of the rights granted herein.

The true consideration of this conveyance is ZERO (\$0.00), and other valuable consideration, the receipt of which is acknowledged by GRANTOR.

GRANTOR covenants to CITY that GRANTOR is lawfully seized in fee simple of the above-granted premises, free from all encumbrances and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to CITY against the lawful claims and demands of all persons claiming by, through, or under GRANTOR.

DATED this 13th day of December, 2021.

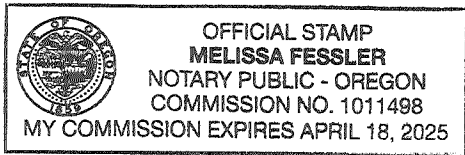
WEST COAST REAL ESTATE HOLDINGS, LLC

BY: 
Eugene Labunsky, Member

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of ^{Clatsop} Marion) ss.

The foregoing instrument was acknowledged before me this 13th day of December 2021, by Eugene Labunsky, as Chief Executive Officer of West Coast Real Estate Holdings, LLC, a corporation, and the foregoing instrument was signed and sealed on 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.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: April 18, 2025

City of Woodburn
270 Montgomery Street
Woodburn, OR 97071

(Grantee's Name and Address)

Accepted on behalf of the City of Woodburn:

City Recorder:

[Signature: Heather Pierson]
Heather Pierson

EXHIBIT A

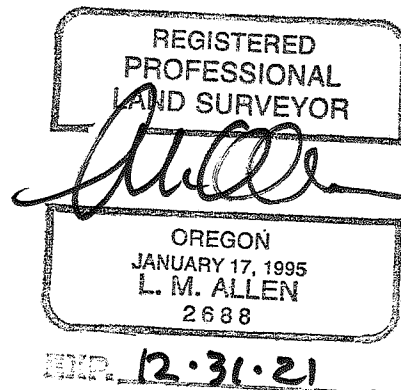
INGRESS AND EGRESS EASEMENT

A PARCEL OF LAND OVER, ACROSS AND UPON THOSE TRACTS OF LAND AS THE SAME ARE DESCRIBED AS "LOT 9" OF TOWN CENTER AT WOODBURN, A SUBDIVISION IN THE CITY OF WOODBURN, ON REEL 3881 AT PAGE 71, DEED RECORDS OF MARION COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF STACY ALLISON WAY AND HOOPER STREET, THE SAME AS SHOWN IN VOLUME 45 AT PAGE 72, MARION COUNTY BOOK OF TOWN PLATS, THENCE S54°06'06"E ON THE CENTERLINE OF SAID HOOPER STREET FOR A DISTANCE OF 350.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID CENTERLINE N35°57'00"E FOR A DISTANCE OF 98.00 FEET, THENCE S54°06'06"E FOR A DISTANCE OF 66 FEET, THENCE S35°57'00"W FOR A DISTANCE OF 98.00 FEET, THENCE N54°06'06"W FOR A DISTANCE OF 66.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

ALL THAT PORTION OF LAND LYING WITHIN 30.00 FEET OF SAID CENTERLINE OF HOOPER STREET.



P:\80 (West Coast Home Solutions)\80-10 Allison Way Apartments 8-ac\DWG\80-10_PLA.dwg PLOT DATE/TIME: 7/7/2021 - 3:26pm

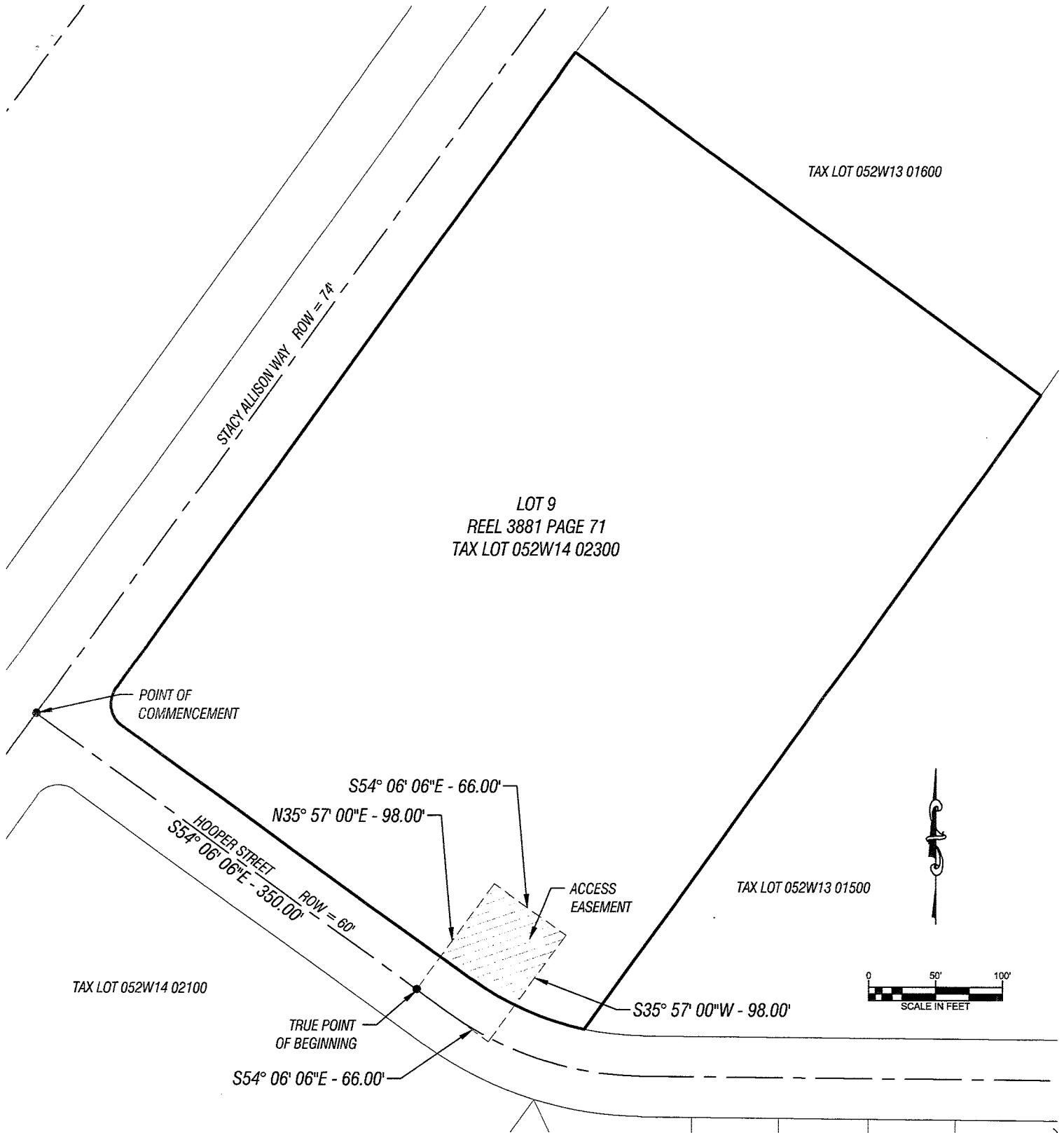


EXHIBIT B

ACCESS EASEMENT EXHIBIT

LEI ENGINEERING & SURVEYING
OF OREGON

2564 19TH St SE
Salem, Oregon 97302
(503) 399-3828
www.leiengineering.com

SCALE:	1" = 100'
PROJECT NO.:	60-10
DATE:	12-09-2020
PAGE:	4 OF 4

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 17, 1995
L. M. ALLEN
2688

EXPIRES 12/31/2021

REEL: 4605

PAGE: 131

March 17, 2022, 11:16 am.

CONTROL #: 698320

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 101.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.