

AFTER RECORDING RETURN TO:

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



00003350202300251460060069



I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.

Bill Burgess

Pgs=5 DEB

CITY OF WOODBURN, OREGON

CROSS ACCESS EASEMENT (Permanent)

Friedman Properties LLC ("GRANTOR"), grants to the CITY OF WOODBURN, OREGON ("CITY") a permanent easement and right-of-way, including a grant of public access and unrestricted ingress and egress over and across GRANTOR's property 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.

Pursuant to Woodburn Development Ordinance (WDO) 3.04.03B.3, the public shared access (ingress and egress) right of this easement is revocable only with the written concurrence of the Community Development Director.

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

The Easement and all rights granted herein shall perpetually encumber the property.

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 the CITY. No building, permanent structures, or fences shall be placed upon, under or within the property subject to the foregoing easement during the term thereof without the written permission of the CITY.

The CITY has no maintenance responsibilities for the easement granted herein, however, should it complete any maintenance or repair work that may result in disturbance to the surface of the easement area and any associated landscaping and vegetation, the CITY shall promptly restore the surface of the property and any associated landscaping and vegetation to its original condition.

CITY hereby agrees to indemnify, defend and hold harmless GRANTOR from and against any liens, claims, liability and costs (including court costs and reasonable attorney and witness fees) arising from or in connection with entry onto or activities on the property pursuant to this easement by CITY or any party affiliated with CITY.

GRANTOR covenants to CITY that GRANTOR is lawfully seized in fee simple of the above-granted premises, subject only to those encumbrances of public record, 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, though, or under GRANTOR.

DATED THIS 26 DAY OF July, 2023.

FRIEDMAN PROPERTIES, an LLC

By: [Signature]

Name: Scott Friedman

Title: Member

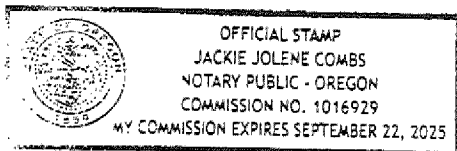
CORPORATE ACKNOWLEDGEMENT

State of Oregon)
County of Marion) ss.

This instrument was acknowledged before me on this 26 day of July, 2023.
(day) (month) (year)

by Scott Friedman, as Member
(Signer's Name) (Title; write N/A if not applicable)

of Friedman Properties
(Name of Entity of whose behalf record is executed; write N/A if not applicable)



[Signature]
Notary Public for Oregon
My Commission Expires 09/22/2025

CITY OF WOODBURN
270 Montgomery Street
Woodburn, OR 97071

(Grantee's Name and Address)

By Signature below, the City of Woodburn, Oregon
Approves and Accepts this Conveyance Pursuant to
ORS 93.808.

City Recorder:


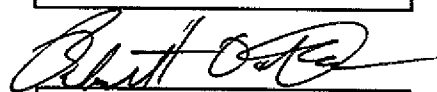

By: Heather Pierson

EXHIBIT A

COMMENCING AT A 5/8" IRON ROD, BEING THE SOUTHEAST CORNER OF THAT REAL PROPERTY AS DESCRIBED IN INSTRUMENT No.: 2019 00025849, RECORDED IN MARION COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY OREGON; THENCE NORTH 19°13'42" EAST 44.33 FEET TO THE POINT OF BEGINNING OF A 22.00 FOOT-WIDE CROSS ACCESS EASEMENT, BEING 11.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 57°57'09" WEST 44.55 FEET; THENCE 14.14 FEET ALONG A 9.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 77°02'02" WEST 12.73 FEET); THENCE SOUTH 32°01'14" WEST 28.88 FEET; THENCE 10.51 FEET ALONG A 9.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 01°25'47" EAST 9.92 FEET); THENCE SOUTH 38°16'46" EAST 13.97 FEET; THENCE 6.19 FEET ALONG A 9.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 18°34'38" EAST 6.07 FEET); THENCE SOUTH 01°07'29" WEST 3.32 FEET TO THE POINT OF TERMINUS, BEING ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF HARDCASTLE AVENUE, WITH THE SIDE LINES BEING EXTENDED OR SHORTENED AS-NEEDED TO TERMINATE AT SAID RIGHT-OF-WAY LINE, AND CONTAINING 2,673 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2025

EXHIBIT B

INSTRUMENT NO.: 2019 00025849
DEED: R. 4206 P. 311 MCDR

L=14.14'
R=9.00'
 $\Delta=090^{\circ}01'38''$
CH=S77°02'02"W,
12.73'

L=10.51'
R=9.00'
 $\Delta=066^{\circ}54'01''$
CH=S1°25'47"E,
9.92'

S01°07'29"W
3.32'

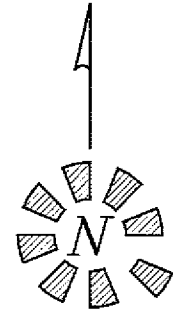
S32°01'14"W 28.88'
S38°16'46"E
13.97'

L=6.19'
R=9.00'
 $\Delta=039^{\circ}24'15''$
CH=S18°34'38"E,
6.07'

22.00' CROSS
ACCESS EASEMENT
2,673 SQ. FT.

N57°57'09"W 44.55'

N19°13'42"E 44.33'



1" = 20'
07/26/2023
#7447

POINT OF COMMENCEMENT

POINT OF BEGINNING

HARDCASTLE AVENUE (VARIES)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2025

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

Marion County
Document Separator Page

Instrument # 2023-025146

August 18, 2023 09:10 AM

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: \$106.00

Bill Burgess
Marion County Clerk

This is not an invoice.