

After Recording Return To:
Benton County Public Works
360 SW Avery Avenue
Corvallis, Oregon 97333

BENTON COUNTY, OREGON 2022-633923
DE-EAS
Cmt=1 Stn=47 COUNTER1 12/29/2022 08:58:43 AM
\$20.00 \$11.00 \$62.00 \$10.00 \$20.00 \$123.00



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I, James V. Morales, County Clerk for Benton County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

James V. Morales - County Clerk



EASEMENT

T10 S, R 4W, Section 31C, Tax Lot 2800

Legacy Estates, LLC, hereinafter referred to as the GRANTOR does hereby and forever grant, assign, agree to and set over unto Benton County, hereinafter referred to as the County, it's heirs, successors and assigns the following permanent easement for road right-of-way and utility purposes, from that parcel described as Legacy Estates Subdivision, Benton County Oregon Subdivision Plat Records, the easement in Exhibit "A" more particularly described as follows:

SEE EXHIBIT "A"
SEE MAP EXHIBIT "B"

With the right of ingress and egress to, over, and from said premises at all times and the right privilege and authority, to the County, to construct, maintain, replace, reconstruct and/or remove road improvements with all appurtenances incident thereto or necessary therewith, on under and across the said premises, and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the construction, use, or maintenance of said road and all rights and privileges incident thereto.

Benton County has no responsibility to build, improve, maintain, or otherwise service the easement contained within, but shall have the option to dedicate said premises as a public roadway.

Except as to the rights herein granted, GRANTOR reserve the right to full use and control of the above-described real property in a manner consistent with these purposes. No building or other permanent structure that would enjoin the County from the intended purpose of this easement shall be placed upon the premises without the written permission of the County, it's heirs, successors and assigns as applicable.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

P:\Civil\2020\C20-180 South Anderson Blues\Documents\Covenant Easement form Legacy Estates 20221106.doc

IN WITNESS WHEREOF, the undersigned Declarant herein has executed this Instrument this
7th day of November, 2022.

Legacy Estates, LLC

Sandra Villwock

By: Sandra Villwock

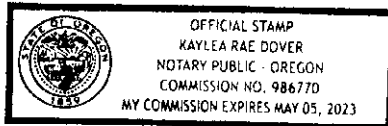
Its: Manager

STATE OF OREGON)

County of Polk)

) ss.

This instrument was acknowledged before me on November 7th, 2022, by Sandra Villwock, as Manager of Legacy Estates, LLC an Oregon Limited Liability Company.



[Signature]
NOTARY PUBLIC FOR OREGON

My Commission Expires: May 5th 2023

ACCEPTED BY BENTON COUNTY
BOARD OF COMMISSIONERS

BY: [Signature]

DATE: 12/06/2022



David Lee Schlosser Jr. - REGISTERED SURVEYOR

720 NW 4th Street, Corvallis, Oregon 97330; Phone 541-757-9050

Exhibit A

PROPERTY DESCRIPTION FOR LEGACY ESTATES

Easement 1

A 50.00 foot wide strip of land 25.00 feet on each side of the following described centerline:

Beginning at a 5/8" Iron Rod at the Northeast Corner of Lot 3, Legacy Estates, a Subdivision in Benton County, Oregon; Thence along the Lot 3 East line being the line common with Lots 4 and then Lot 5, of said Subdivision;
S 19°03'29" W 287.87 feet to a 5/8" Iron Rod; Thence S 44°03'40" W 146.55 feet to a 5/8" Iron Rod on the North line of NW Earliblue Drive.

Easement 2

A 50.00 foot wide strip of land 25.00 feet on each side of the following described centerline:

Beginning at a 5/8" Iron Rod at the Southeast Corner of Lot 7, Legacy Estates, a Subdivision in Benton County, Oregon; Thence along the Lot 7 East line being the line common with Lots 6 and then Lot 5, said Subdivision:
N 26°36'02" E 310.53 feet to a 5/8" Iron Rod; Thence N 13°14'56" W 118.22 feet to a 5/8" Iron Rod on the South line of NW Earliblue Drive.

EXHIBIT "B"

