

RESOLUTION NO.2067

A RESOLUTION ACCEPTING A STATUTORY WARRANTY DEED FOR THE DEDICATION OF TRACTS A AND B OF THE ESTATES AT RIVERBEND WEST FROM CENTEX HOMES

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. Centex Homes is the developer of the Estates at Riverbend West residential subdivision.
2. Centex Homes has constructed public water quality facilities in Tracts A and B of the Estates at Riverbend West.
3. Centex Homes has proposed dedication of the water quality facilities as public assets.
4. The water quality facilities have been inspected by City forces and found to be acceptable and in compliance with City standards and requirements.
5. Centex Homes has proposed dedication of Tracts A and B to the public via the attached Statutory Warranty Deed. The City Attorney has reviewed and approved the deed instrument as to form.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE


Section 1. The City of Troutdale accepts the Statutory Warranty Deed for the dedication of Tracts A and B of Estates at Riverbend West from Centex Homes

Section 2. This resolution is effective upon adoption

YEAS: 6

NAYS: 0

ABSTAINED: 0




Jim Kight, Mayor

Date



August 25, 2010



Debbie Stickney, City Recorder
Adopted: August 24, 2010



\$46.00

00714004201001062610030035

08/26/2010 02:44:18 PM

1R-W DEED

Cnt=1 Stn=10 RECCASH1

\$15.00 \$11.00 \$15.00 \$5.00

After recording return to:
City of Troutdale
104 Kibling Avenue
Troutdale, OR 97060

Until a change is requested all tax statements shall be sent to the following address:
City of Troutdale
104 Kibling Avenue
Troutdale, OR 97060

File No.: 7019-1593382 (EPS)
Date: July 07, 2010

STATUTORY WARRANTY DEED

Centex Homes, a Nevada general partnership, Grantor, conveys and warrants to **City of Troutdale, an Oregon municipal corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

Tracts A and B of Estates at Riverbend West, in the City of Troutdale, County of Multnomah and State of Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$ other property or value given.** (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

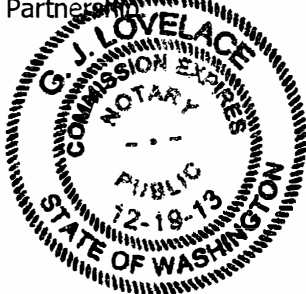
Dated this 22 day of July, 2010.

Centex Homes, a Nevada general partnership

Greg Shaia
Greg Shaia
Title: VP of Finance

STATE OF Washington)
County of King)ss.
)

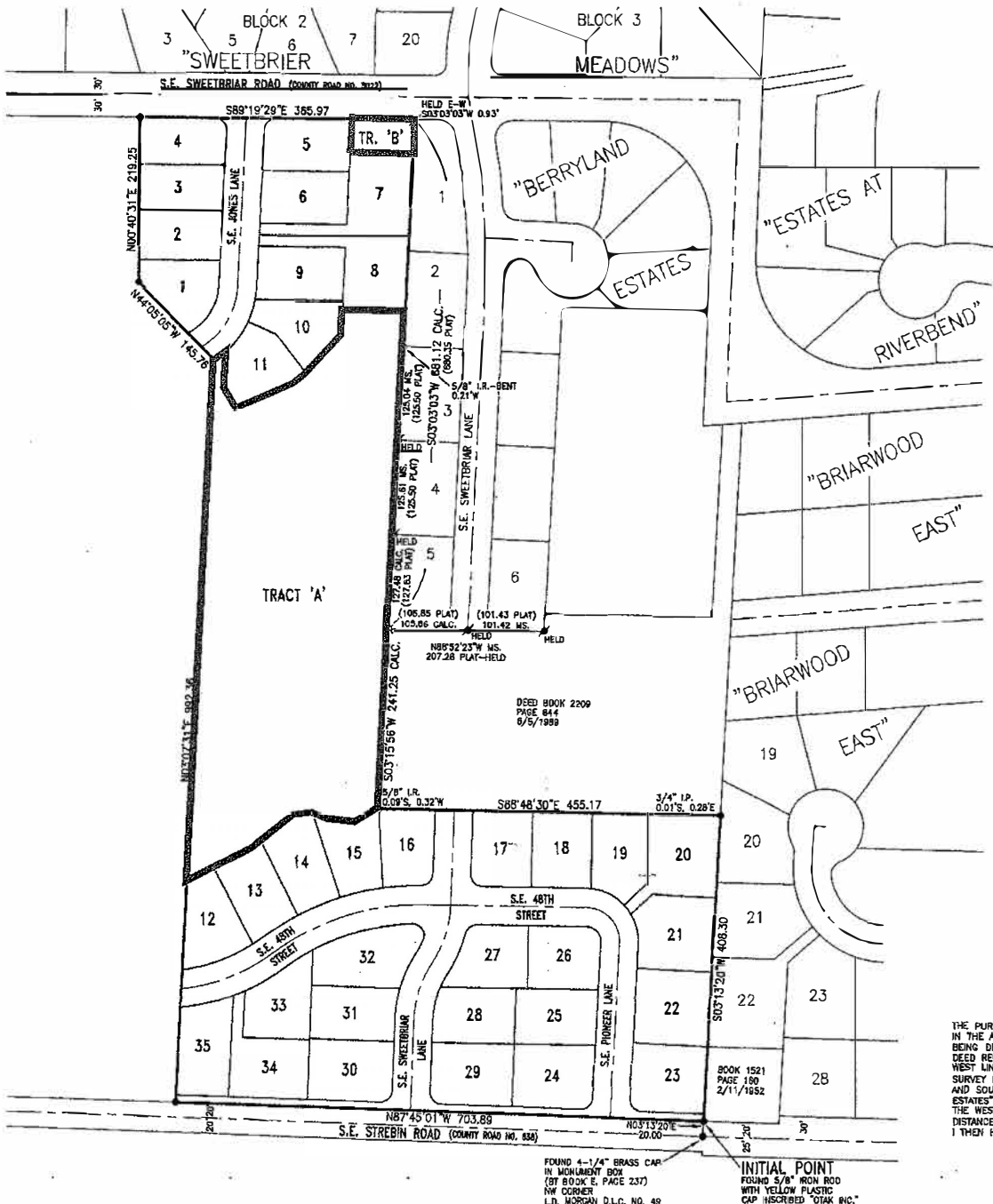
This instrument was acknowledged before me on this 22nd day of July, 2010 by Greg Shaia as VP of Finance of Centex Homes a Nevada general partnership, on behalf of the Partners



G. J. Lovelace
Notary Public for Washington
My commission expires: 12/19/13

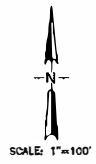
Accepted by the City of Troutdale, via Resolution No. 2067, on the 24th day of August, 2010

Debbie Stickney
Debbie Stickney, City Recorder



BOOK 1283 PAGE 48
ESTATES AT RIVERBEND WEST

LOCATED IN THE SE1/4 OF SECTION 1,
 T.1S., R.3E., W.M.
 CITY OF TROUTDALE
 MULTNOMAH COUNTY, OREGON
 SURVEYED MAY 19, 2008
 SHEET 1 OF 5



otak INCORPORATED
 SURVEYING ENGINEERS
 PLANNERS
 17355 S.W. 80THS FERRY ROAD
 LAKE OZONA, OREGON 97035
 (503)325-9818 FAX (503)325-5335

- LEGEND**
- DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK INC." FOUND UNLESS OTHERWISE NOTED.
 - ⌘ DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "PLS 2331" FOUND.
 - ⌘ DENOTES 5/8" x 30" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK INC." SET.
 - I.R. DENOTES IRON ROD.
 - I.P. DENOTES IRON PIPE.
 - CALC. DENOTES CALCULATED VALUE.
 - MS. DENOTES MEASURED VALUE.
 - PLAT DENOTES PLAT OF "BERRYLAND ESTATES"

TABLE OF CONTENTS

- SHEET 1 PLAT BOUNDARY INFORMATION
- SHEET 2 LOTS 1-11 TRACT 'B' PARTIAL TRACT 'A' SHEET 2 CURVE DATA
- SHEET 3 LOTS 12-35 PARTIAL TRACT 'A' SHEET 3 CURVE DATA
- SHEET 4 EASEMENT DETAILS 'B', 'C', 'D' AND 'E'
- SHEET 5 SURVEYOR'S CERTIFICATE DECLARATION ACKNOWLEDGMENT APPROVALS NOTES REMAINING CORNER MONUMENTATION

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT PARCEL OF LAND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND AS SHOWN, SAID PARCEL OF LAND BEING DESCRIBED AS TRACT 1 IN DOCUMENT NO. 2005-090688, MULTNOMAH COUNTY DEED RECORDS, THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION (EXCEPT THE WEST LINE OF "BERRYLAND ESTATES") IS PER SURVEY NO. 59841, MULTNOMAH COUNTY SURVEY RECORDS. I HELD ALL MONUMENTS AND DATA FOR THE NORTH, WEST, SOUTH, AND SOUTHERLY EAST LINES FROM SAID SURVEY, FOR THE WEST LINE OF "BERRYLAND ESTATES", I REESTABLISHED THE MONUMENTED SOUTHWEST CORNER OF SAID PLAT ON THE WESTERLY EXTENSION OF THE MONUMENTED SOUTH LINE OF SAID PLAT AT THE DISTANCE WESTERLY FROM THE SOUTHEAST CORNER OF LOT 6 & "BERRYLAND ESTATES". I THEN HELD THE RECOVERED "BERRYLAND ESTATES" PLAT MONUMENTS AS SHOWN.

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Gary E. Paul
 OREGON
 JANUARY 12, 2006
**GARY E. PAUL
 2699**
 RENEWAL 12/31/2008
 THIS IS AN EXACT COPY OF THE
 ORIGINAL PLAT "ESTATES AT
 RIVERBEND WEST".
Gary E. Paul
 P.L.S. NO. 2698

FOUND 4-1/4" BRASS CAP
 IN MONUMENT BOX
 (BY BOOK E, PAGE 237)
 NW CORNER
 L.D. MORGAN D.L.C. NO. 49

INITIAL POINT
 FOUND 5/8" IRON ROD
 WITH YELLOW PLASTIC
 CAP INSCRIBED "OTAK INC."