

Return to:
Tillamook County Public Works
Attn: Chris Laity
503 Marolf Loop Road
Tillamook, OR 97141

Send Tax Statements to:
No Change

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that JJJF, LLC, an Oregon limited liability company, as grantors, their heirs or assigns, for good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the general public welfare and of the peculiar and special benefits accrued therefrom, does by these presents grant and convey to **Tillamook County, a political subdivision of the State of Oregon**, Grantee, a temporary construction easement for the purpose of constructing related roadway reconstruction of Hawk Street over, across, in and through the real property described in Exhibit A and depicted on Exhibit B, attached and incorporated herein:

Grantee, its agents, contractors and invitees, shall have the right to enter upon the above described land at any time during construction of the above-mentioned roadway with all necessary labor, material and equipment to construct the new roadway. Upon completion of construction of the roadway improvements, this temporary easement shall automatically expire.

Grantor will not cause or allow the construction of any building or other structure in or upon the area conveyed or make any site alterations to the land that disturbs the subjacent or lateral support of the area conveyed without the prior written consent of Grantee, which may be granted or allowed in Grantee's sole discretion. Grantor understands and agrees that Grantor shall make no claim for and shall hold Grantee harmless from any claim by a third person for damage to or destruction of the property for the duration of this easement agreement.

This easement shall run with the land and is binding on Grantor, their heirs or assigns until the completion of the construction project noted herein.

DATED this 20 day of May, 2020²⁰²¹

JJF, LLC, an Oregon limited liability company

By: Mark Kay

Name: Mark Kay

Its: manager

STATE OF OREGON)

) ss.

County of Tillamook)

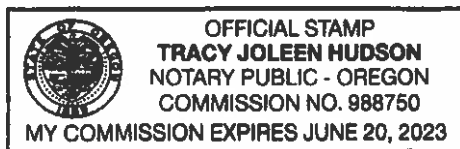
This instrument was acknowledged before me on May 20, ~~2020~~²⁰²¹, by

MARK KAY as manager of
(Name) (Title)

JJF, LLC, an Oregon limited liability company.

Tracy Hudson
Notary Public - State of Oregon

My commission expires: 6/20/2023



Accepted on behalf of Tillamook County on this _____ day of July, 2021.

Mary Faith Bell, Chair

Tillamook County Board of Commissioners

Neskowin Emergency Egress Route
Tillamook County, Oregon
DOWL 07-31-2020

File 0097086_002

JJF, LLC

PARCEL 1 - Temporary Easement for Work Area (3 years or duration of project, whichever is sooner)

A parcel of land lying in SW 1/4 Section 25, Township 05 South, Range 11 West, Willamette Meridian, Tillamook County, Oregon; said parcel described in that Personal Representative's Deed to JJF, LLC, recorded September 19 2005, as Instrument No. 2005-008352, Tillamook County Deed Records; the said parcel being that portion of said property included in a strip of land of variable width lying on the Westerly side of the center line of the Neskowin Emergency Egress Route which center line is described as follows:

Beginning at a point in the center line of Hawk Street said point being Engineer's center line Station "H" 11+47.94, said Station being South 07°04'27" West 1148.81 feet from a 3" brass cap in a monument well marking the intersection of Hawk Street and Amity Avenue; thence North 02°04'19" East; thence along the arc of a 1000.00 foot radius curve to the right (the long chord of which bears North 03°46'48" East 59.62 feet) 59.62 feet; thence North 05°29'17" East 139.19 feet; thence along the arc of a 1000.00 foot radius curve to the right (the long chord of which bears North 07°12'39" East 60.13 feet) 60.14 feet; thence North 08°56'02" East 314.00 feet; thence along a 800 foot radius curve to the left (the long chord of which bears North 05°12'15" East 104.08 feet) 104.15 feet; thence North 01°28'28" East 19.78 feet; thence along a 800.00 foot curve to the right (the long chord of which bears North 06°25'15" East 137.96 feet) 274.12 feet; thence North 11°22'02" East 23.10 feet; thence along a 400.00 foot radius curve to the left (the long chord of which bears North 07°06'42" East 59.36 feet) 59.36 feet; thence North 02°51'23" East 16.91 feet; thence along a 700.00 foot radius curve to the right (the long chord of which bears North 08°39'56" East 141.71 feet) 141.95 feet; thence North 14°28'30" East 63.40 feet to Engineer's center line Station "H" 23+39.80.

The width in feet of said strip of land is as follows:

<u>Station</u>	to	<u>Station</u>	<u>Width on Westerly Side of Center Line</u>
"H" 15+75.00		"H" 16+04.95	36.00 in a straight line to 36.55

Bearings are based on County Survey No. B3702, filed December 02, 2015, Tillamook County, Oregon.

This parcel of land contains 268 square feet, more or less.

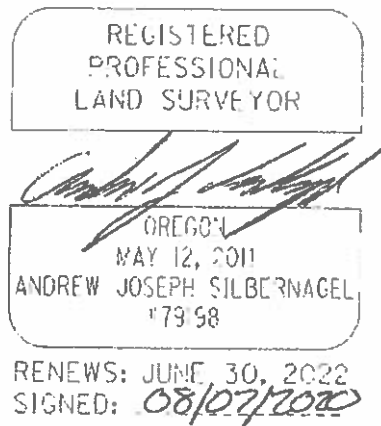
PARCEL 2 - Temporary Easement for Work Area (3 years or duration of project, whichever is sooner)

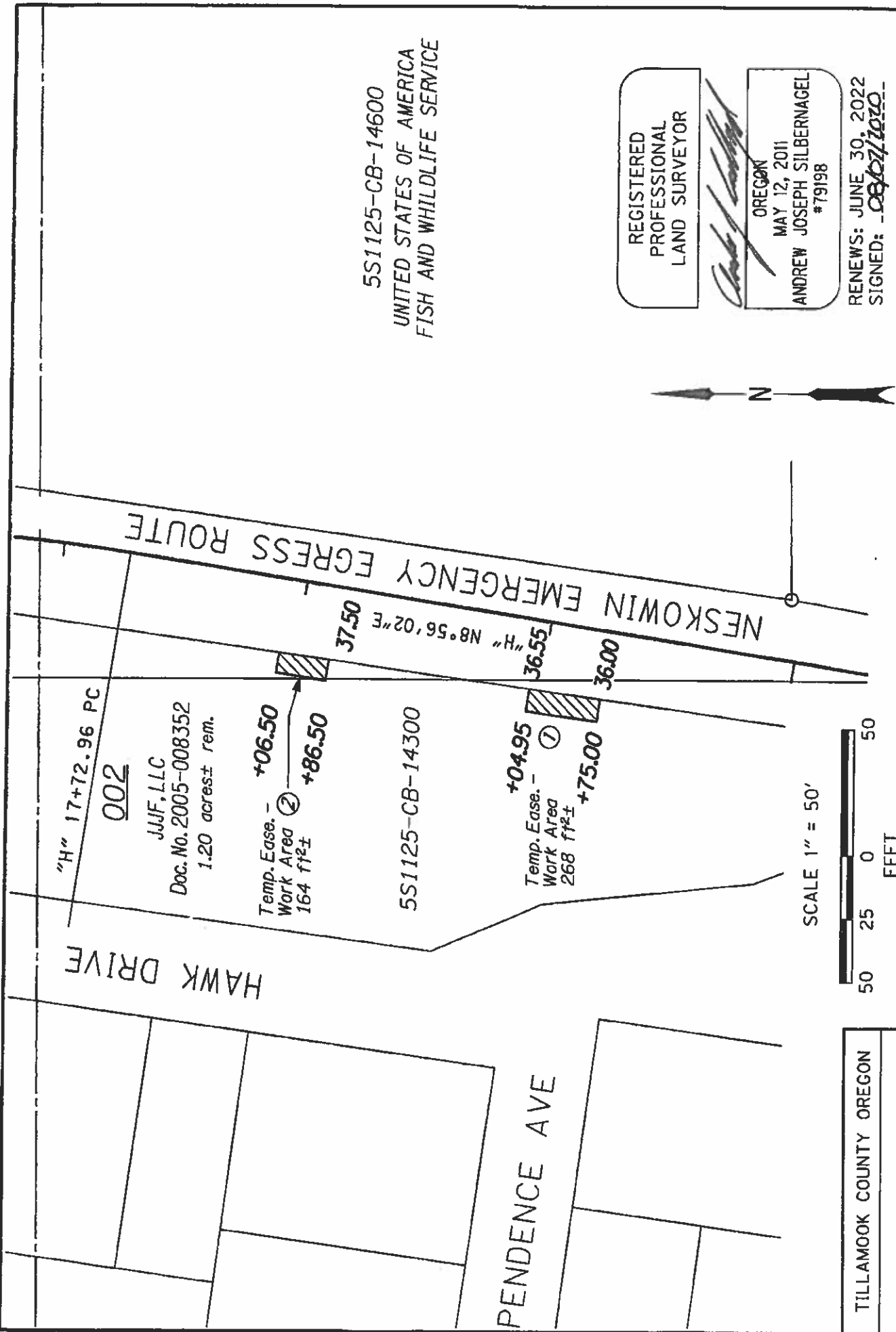
A parcel of land lying in SW 1/4 Section 25, Township 05 South, Range 11 West, Willamette Meridian, Tillamook County, Oregon; said parcel described in that Personal Representative's Deed to JJF, LLC, recorded September 19 2005, as Instrument No. 2005-008352, Tillamook County Deed Records; the said parcel being that portion of said property lying between lines at right angles to the center line of

EXHIBIT A Page 2 of 2

the Neskowin Emergency Egress Route at Engineer's Stations "H" 16+86.50 and "H" 17+06.50 and included in a strip of land 37.50 feet in width lying on the Westerly side of said center line of the Neskowin Emergency Egress Route which center line is described in Parcel 1.

This parcel of land contains 164 square feet, more or less.





5S1125-CB-14600
 UNITED STATES OF AMERICA
 FISH AND WILDLIFE SERVICE

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 MAY 12, 2011
 ANDREW JOSEPH SILBERNAGEL
 #79198

RENEWS: JUNE 30, 2022
 SIGNED: *ASB/2020*

ROAD	NESKOWIN EMERGENCY EGRESS ROUTE	DESIGNED	N. WARDELL	DATE	JULY 2020
COUNTY	TILLAMOOK	DRAWN	N. WARDELL	FILE	002
PURPOSE	HAWK STREET IMPROVEMENTS	CHECKED	A. SILBERNAGEL	SHEET 1 OF 1	

TILLAMOOK COUNTY OREGON	DOWL
SKETCH MAP	