

After recording, return to:
Columbia County Board of Commissioners
230 Strand Street
St. Helens, OR 97051

EASEMENT AGREEMENT C58-2021-1
BY AND BETWEEN COLUMBIA COUNTY and HOLCE LOGGING CO, INC.

THIS EASEMENT AGREEMENT (hereinafter referred to as “Agreement”) is entered into by and between **HOLCE LOGGING CO, INC.** (hereinafter referred to as “Grantor”) and **COLUMBIA COUNTY**, a political subdivision of the State of Oregon, (hereinafter referred to as “County” or “Grantee”).

WHEREAS, Grantor owns an approximately 106-acre property near Vernonia in Columbia County, Oregon, identified as Tax Map #4403-00-00100, on which Grantor conducts forestry activities; and

WHEREAS, County owns and maintains the Crown-Zellerbach Trail, which is a 28-mile recreational trail and transportation facility that extends from Chapman Landing in Scappoose to Grantor’s property in Vernonia; and

WHEREAS, County intends to connect the Crown-Zellerbach Trail with the 21-mile Banks-Vernonia Trail in Vernonia; and

WHEREAS, the Parties entered into an Easement Agreement recorded as 2022-003916 (“Easement Agreement”) in the Columbia County Deed Record on April 26, 2022, in which Grantor granted easements to Grantee for Trail and Park purposes; and

WHEREAS, the Parties desire to extend the easement area of the Park Easement (“Park Easement”) by approximately 15 feet to assist the County with its Park development;

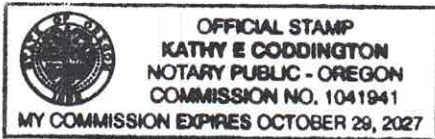
EASEMENT AGREEMENT

NOW, THEREFORE, based upon the consideration provided herein, consisting of the parties’ mutual promises, the parties hereby agree as follows:

1. The above recitals are incorporated herein.
2. Park Easement Extension Area. The Park Easement area shall be extended to include the property described in Exhibit A and depicted in Exhibit B (“Park Easement Extension Area”). Grantor grants to County a perpetual, non-exclusive easement to construct, reconstruct, install, use, operate, inspect, repair, and maintain a public recreational park, with trail amenities, including but not limited to a trailhead parking lot, informational kiosks, restrooms, picnic tables, benches, and a bike repair station, over, under, upon and across the Park Easement Extension Area as described in Exhibit A and depicted in Exhibit B.

- 3. Terms and Conditions. This Easement Agreement is expressly subject to and granted on the same terms and conditions as set forth in the Easement Agreement recorded as 2022-003916 in the Columbia County Deed Record on April 26, 2022.
- 4. Representations. Grantor expressly represents that it has the legal authority to grant the easement described herein.

IN WITNESS WHEREOF, we have signed this document this 14 day of March, 2025.



GRANTOR:
HOLCE LOGGING CO., INC.

By: [Signature]
Name: Randall E. Holce
Title: Pres.
Date: 3/14/2025

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 14 day of March, 2025, by Randall Holce, as President of Holce Logging Co., Inc.

[Signature]
Notary Public for Oregon
My commission expires: 10/29/27

ACCEPTED BY GRANTEE:

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Kellie Jo Smith, Chair

By: _____
Casey Garrett, Commissioner

By: _____
Margaret Magruder, Commissioner

EXHIBIT A

PARK EASEMENT "B" EXTENSION

An easement for a public park, over a portion of that tract of land conveyed to Holce Logging Co., Inc. by deed recorded as Instrument No. 1993-5651 and an extension of the existing **PARK EASEMENT B** per Instrument No. 2020-12023, Columbia County Deed Records. Located in the NE quarter of Section 3, Township 4 North, Range 4 West, W.M., Columbia County, Oregon being more particularly described as follows:

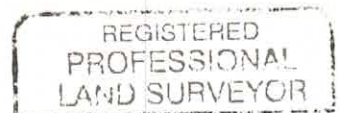
Beginning at the Southwest corner of **PARK EASEMENT "B"**, recorded in Instrument No. 2020-12023, said point being S 80°21'12" E a distance of 786.09 feet from the North Quarter corner of said Section 3;

Thence along the South line of said easement S 87°39'43" E a distance of 160.00 feet to the SE corner thereof;

Thence S 2°20'17" W a distance of 15.00 feet;

Thence N 87°39'43" W a distance of 160.00 feet;

Thence N 2°20'17" E a distance of 15.00 feet to the point of beginning, containing .055 acres more or less.



Nathan A. Woodward
OREGON
JULY 12, 2005
NATHAN A. WOODWARD
65624 LS

Exp. 6/30/26

EXHIBIT B

**PARK EASEMENT "B" EXTENSION
LOCATED IN THE
NE 1/4 OF SECTION 3, T4N, R4W, W.M.
COLUMBIA COUNTY, OREGON
FEBRUARY 12, 2025**

KNOTT STREET

SECTION LINE

Trail Easement "A"

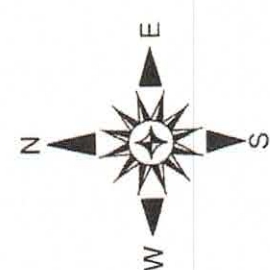
PARK EASEMENT "B"
Per Inst. No. 2020-12023

POINT OF BEGINNING

CITY LIMITS

HOLCE LOGGING TRACT

Knickerson Creek



REGISTERED
PROFESSIONAL
LAND SURVEYOR

N.A. Woodward

OREGON
NATHAN A. WOODWARD
JULY 12, 2005
65624LS

EXPIRES: 6/30/26