

38

After recording return to (Name, Address, Zip):

Clackamas County Official Records
Sherry Hall, County Clerk

2021-019294

John Mahaffy
13100 S.E. Sunnyside Rd.
Suite B
Clackamas, OR 97015



\$103.00

02/24/2021 09:30:20 AM

PD-COV Cnt=1 Stn=73 LESLIE
\$15.00 \$16.00 \$62.00 \$10.00

RESTRICTIVE COVENANT

THIS RESTRICTIVE COVENANT ("Covenant") is made as of 10th day of February 2021, by John Mahaffy with respect to property they own in the City of Sandy, State of Oregon.

RECITALS

- A. John Mahaffy is the owner of Property identified as 15545 SE Bluff Rd, in the City of Sandy, County of Clackamas, State of Oregon.
- B. The Property is being reviewed as part of an application before the City of Sandy for Land Use Application for subdivision. The application is being processed as City of Sandy File No. 17-053-SUB Pursuant to a condition of approval imposed by the City of Sandy as part of that review, John Mahaffy is required to record a restrictive covenant against the property that will protect certain specified trees on the property. The purpose of this Covenant is to prohibit removal of the specified trees, except under certain circumstances more particularly described below.

COVENANT

NOW, THEREFORE, John Mahaffy declare and covenant:

- 1. Neither John Mahaffy nor any future owner of the property shall remove any of the trees identified on the attached "Exhibit A" (the "Trees") without first obtaining approval from the City of Sandy pursuant to Sandy Development Code Chapter 17.102.30, or any Successor chapter or ordinance thereto.
- 2. Removal of any of the Trees shall only be allowed upon a determination by a qualified professional that the Tree is diseased, dead, dying, or otherwise hazardous to persons or property in a way that can only be remediated by complete removal of the Tree.
- 3. This Covent is intended to and shall run with the lots and shall be binding upon John Mahaffy their successors in interest and all future owners of the Property.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto executed this Covenant on the date stated below the (respective) Grantor's signature.

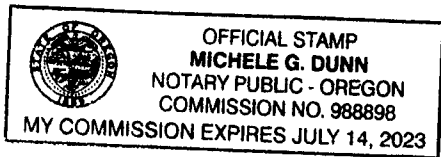
Dated this 18th day of February, 2021

John Mahaffy

John Mahaffy
By: John Mahaffy

State of Oregon)
)ss.
County of Clackamas)

On this 18th day of February, 2021 before me the undersigned Notary Public, personally appeared John Mahaffy.



Michele G. Dunn
Notary Public for Oregon
My Commission Expires: July 14th, 2023

EXHIBIT "A" LOT 1, MAIRIN'S VIEWPOINT

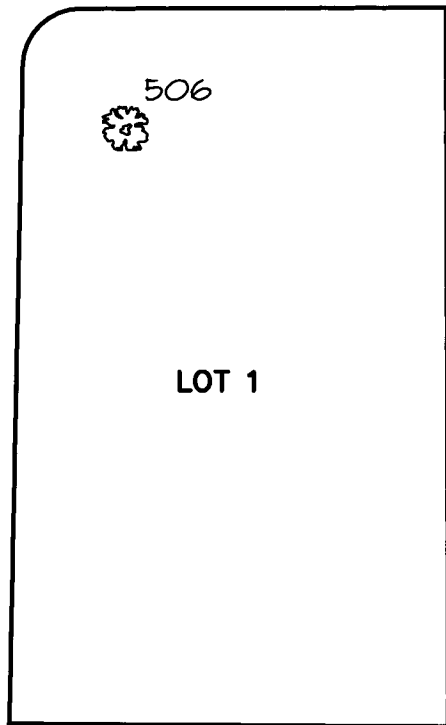
LEGEND:



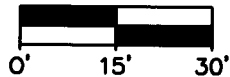
EXISTING TREE REQUIRED TO REMAIN. TREE NUMBER PER ARBORIST REPORT FOR MAIRIN'S VIEWPOINT, CITY OF SANDY PLANNING FILE NO. 17-053 SUB. ARBORIST REPORT PREPARED BY MARY GIERSCH, ISA CERTIFIED ARBORIST PN-6732A.

SE OLSON ST.

DREAMCATCHER AVE.



SCALE : 1" = 30'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dale L. Hult

OREGON
JANUARY 23, 1990
DALE L. HULT
2427

RENEWS 07/01/21

All County
Surveyors & Planners, Inc.

Surveying, Planning
and Civil Engineering
P.O. Box 955 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4730
Subject to General Conditions 2006 ©

17-020-TREE
EXHIBITS.dwg
DATE OF PLOT: 02/17/21

30

After recording return to (Name, Address, Zip):



\$103.00

John Mahaffy
13100 SE. Sunny Side Rd.
Suite B
Clackamas, OR 97015

02431991202100192950030030

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COVENANT

NOW, THEREFORE, John Mahaffy declare and covenant:

- 1. Neither John Mahaffy nor any future owner of the property shall remove any of the trees identified on the attached "Exhibit A" (the "Trees") without first obtaining approval from the City of Sandy pursuant to Sandy Development Code Chapter 17.102.30, or any Successor chapter or ordinance thereto.
- 2. Removal of any of the Trees shall only be allowed upon a determination by a qualified professional that the Tree is diseased, dead, dying, or otherwise hazardous to persons or property in a way that can only be remediated by complete removal of the Tree.
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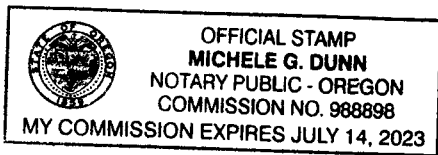
Dated this 18th day of February, 2021

John Mahaffy

John Mahaffy
By: John Mahaffy

State of Oregon)
)ss.
County of Clackamas)

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Michele G. Dunn
Notary Public for Oregon
My Commission Expires: July 14th, 2023

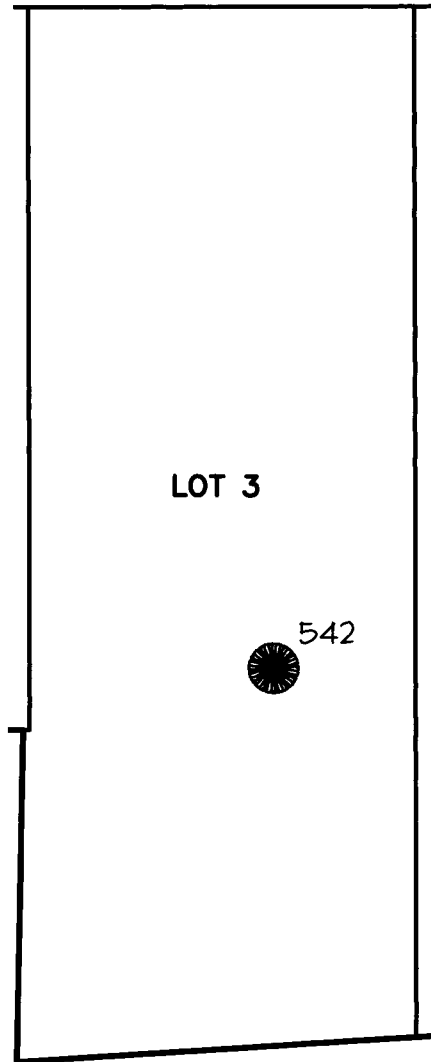
EXHIBIT "A" LOT 3, MAIRIN'S VIEWPOINT

LEGEND:



EXISTING TREE REQUIRED TO REMAIN. TREE NUMBER PER ARBORIST REPORT FOR MAIRIN'S VIEWPOINT, CITY OF SANDY PLANNING FILE NO. 17-053 SUB. ARBORIST REPORT PREPARED BY MARY GIERSCH, ISA CERTIFIED ARBORIST PN-6732A.

SE OLSON ST.

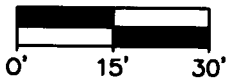


LOT 3

542



SCALE : 1" = 30'



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Dale L. Hult
OREGON
JANUARY 23, 1990
DALE L. HULT
2427

RENEWS 07/01/21

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3p

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Suite B
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NOW, THEREFORE, John Mahaffy declare and covenant:

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- 2. Removal of any of the Trees shall only be allowed upon a determination by a qualified professional that the Tree is diseased, dead, dying, or otherwise hazardous to persons or property in a way that can only be remediated by complete removal of the Tree.
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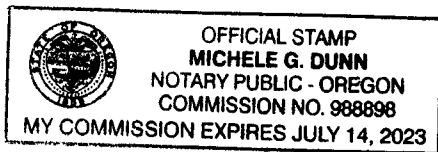
Dated this 18th day of February, 2021

John Mahaffy

John Mahaffy
By: John Mahaffy

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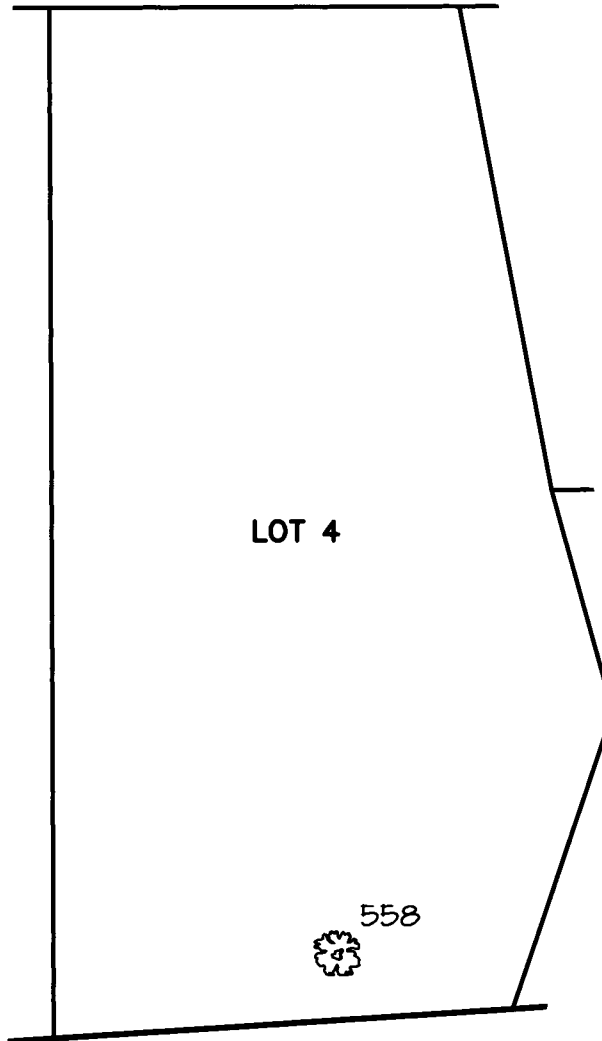
EXHIBIT "A" LOT 4, MAIRIN'S VIEWPOINT

LEGEND:

EXISTING TREE REQUIRED TO REMAIN. TREE NUMBER PER ARBORIST REPORT FOR MAIRIN'S VIEWPOINT, CITY OF SANDY PLANNING FILE NO. 17-053 SUB. ARBORIST REPORT PREPARED BY MARY GIERSCH, ISA CERTIFIED ARBORIST PN-6732A.



SE OLSON ST.

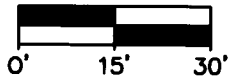


LOT 4

558



SCALE : 1" = 30'



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PROFESSIONAL
LAND SURVEYOR

OREGON
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