

COVENANT

The undersigned JOE C. WERT and MARY WERT, husband and wife, owners jointly of those certain real premises in the City of Sherwood, County of Washington, State of Oregon, described as follows:

(Description of Major Tract attached hereto, marked Exhibit A and hereinafter referred to as "Major Tract")

in consideration of approval by the City of Sherwood of the undersigneds' request for minor land partition approval of the following tracts:

TRACT A:

A portion of Lot 7, Block 3, SHERWOOD ACRES, in the City of Sherwood, Washington County, Oregon, being described as follows:

Beginning at the Northwest corner of Lot 1, LONGBOW ACRES, Washington County, Oregon, thence North $89^{\circ} 59' 37''$ East along the north line of said Lot 1, LONGBOW ACRES, a distance of 111.13 feet to the Northeast corner thereof, which is also a point on the west line of Southeast Nottingham Court; thence North along said West line a distance of 70.0 feet to a point; thence West parallel with the North line of Lot 1, LONGBOW ACRES, a distance of 111.13 feet to a point on the West line of Lot 7, Block 3, SHERWOOD ACRES; thence South along said West line a distance of 70.0 feet to the point of beginning.

TRACT B:

A portion of Lot 7, Block 3, SHERWOOD ACRES, in the City of Sherwood, Washington County, Oregon, being described as follows:

Beginning at the Southwest corner of Lot 18 of Phase 2 of CROSSBOW ACRES, Washington County, Oregon, which is also a point on the North line of Southeast Merryman Street; thence North 70.0 feet along the West line of said Lot 18, Phase II

of CROSSBOW ACRES to a point; thence West parallel with the North line of Southeast Merryman Street 111.13 feet to the Northerly extension of the easterly line of Southeast Nottingham Court; thence South along the easterly line of Southeast Nottingham Court and its Northerly extension a distance of 55 feet to a point of curve; thence along a tangent curve left, having a radius of 15 feet, through a central angle of 90° 00' 40" (the long chord of which bears South 45° 00' 03" East and is 21.21 feet in length), an arc distance of 23.56 feet to a point on the Northerly line of Southeast Merryman Street; thence East along the Northerly line of Southeast Merryman Street a distance of 96.13 feet to the point of beginning,

do hereby covenant with the City of Sherwood, Oregon, as follows:

1. That in the event said Major Tract is further partitioned or subdivided, owners shall cause to have S. E. Nottingham Court extended past the north boundary line of Tract B described above at owners' expense and constructed in accordance with the standards and specifications required by the City of Sherwood.

2. The City of Sherwood is hereby authorized, at its discretion, to cause this covenant to be recorded in the Deed Records of Washington County, Oregon, for the purpose of giving notice to all persons of the requirements hereof.

3. It is further covenanted and agreed that the obligation hereof shall run with the land referred to above as "Major Tract," and shall be binding on the undersigned parties, personal representatives, devisees, heirs, successors and assigns.

DATED this 30th day of Jan, 1978.

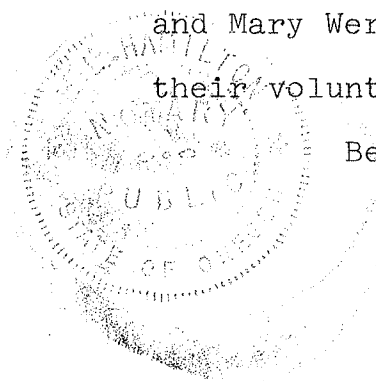
Joe C. Wert
Joe C. Wert

Mary Wert
Mary Wert

STATE OF OREGON,)
) ss.
County of Washington.)

Personally appeared the within named Joe C. Wert
and Mary Wert and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me:



B. Hamilton
Notary Public for Oregon
My Commission expires: 7-16-78

EXHIBIT A

DESCRIPTION

A parcel of land in Section 32, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, said parcel being a portion of lots 3,4,5,6, and 7 of Block 3 of SHERWOOD ACRES, more particularly described as follows:

Beginning at the Northwest corner of Lot 5, Block 3, SHERWOOD ACRES, said point being on the South line of Southeast Oregon Street (County Road No. 403) also known as Southwest Tualatin and the East line of Lincoln Street; thence from said beginning point North $47^{\circ} 49'$ East along the North line of lots 5 and 6, Block 3 SHERWOOD ACRES and along the South line of said Southeast Oregon Street to a point on the North line of said Lot 6 Block 3 SHERWOOD ACRES which is a distance of 87 feet South $47^{\circ} 49'$ West from the Northeast corner of said Lot 6; thence in a Southeasterly direction to a point on the east line of said Lot 6, Block 3, SHERWOOD ACRES, which is a distance of 131.25 feet South of the Northeast corner of said Lot 6, said point being on the west line of that tract of land conveyed to Myron A. Johnson described in deed book 1026 on page 132 of the Washington County records; thence South along the west line of the said Johnson tract and along the East line of said Lot 6, Block 3, SHERWOOD ACRES, to a point 70 feet North of the Southeast corner of Lot 18 of Phase 2 of CROSSBOW ACRES, Washington County, and also the North line of Southeast Merryman Street; thence West parallel to the North line of Southeast Merryman Street and always 70 feet distant from said North line a distance of 111.13 feet to a point; thence South parallel to the North line of said Lot 6, Block 3, SHERWOOD ACRES, a distance of 25.03 feet to a point on the East line of Southeast Nottingham Court; thence West 50 feet to the West line of said Southeast Nottingham Street, said point being North 70 feet from the Northeast corner of Lot 1, LONGBOW ACRES: thence West parallel to the North line of said Lot 1, and always 70 feet North of said North line a distance of 111.13 feet to a point 70 feet North of the Northwest corner of Lot 1, LONGBOW ACRES, said point being on the West line of Lot 7, Block 3, SHERWOOD ACRES: thence South along the West line of Lot 7, Block 3, and the East line of Lot 3, Block 3, SHERWOOD ACRES, a distance of 70 feet, more or less, to the North line of that tract of land conveyed to John A. Lofquist described in Book 167 on page 596, Washington County Records; thence North $89^{\circ} 52'$ West along the North line of said Lofquist Tract a distance of 143.25 feet, more or less, to the Southeast corner of that tract of land conveyed to Daniel H. Wilson described in book 753, on page 575, Washington County Records, said point being South $89^{\circ} 52'$ East a distance of 100 feet from the East line of Lincoln Street; thence North $0^{\circ} 04'$ East along the East line of said Wilson Tract and along the East line of that tract of land conveyed to Nels Joseph Martin, et ux, described in book 1005, on page 983, Washington County Records, and along the East line of that tract of land conveyed to Ellsworth Brush, et ux, described in book 448, on page 122, Washington County Records, and along the East line of that tract of land conveyed to George John Duffield, et ux, described in deed book 891 on page 398, Washington County,

a distance of 390 feet to the Northeast corner of said Duffield Tract; thence North 89° 58' West along the North line of the said Duffield Tract a distance of 100 feet to the Northwest corner of the said Duffield Tract, said point being on the East line of Lincoln Street; thence North 0° 04' East along the East line of said Lincoln Street and along the West line of Lot 5, Block 3, SHERWOOD ACRES, a distance of 82.6 feet to the point of beginning.

STATE OF OREGON

County of Washington

deed
SS

I, Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records

No. _____
of said County

Witness my hand and seal affixed.
ROGER THOMSEN, Director of
Records & Elections

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Deputy

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