

PROJECT: ROCK CREEK LID  
 PARCEL NO.: Tax Lot 501  
 Assessor Map 2S 1 28C

## SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Lampley Corporation, an Oregon Corporation,

hereinafter termed "Grantors", for and in consideration of the sum of                       
~~NO ADD~~ <sup>130/100</sup> DOLLARS, and the benefits accruing to Grantors herefrom do hereby grant, bargain, sell and convey to the CITY OF SHERWOOD, OREGON, a municipal corporation duly organized and existing under the laws of the State of Oregon, hereinafter termed "Grantee", the following described interest in real property in the County of Washington, State of Oregon:

PERMANENT EASEMENT (See also, easement map labeled EXHIBIT 'A' attached hereto)

A perpetual right-of-way and easement for underground sewer line purposes, on, over, across, under, along, within and through the lands of Grantors, including the right of ingress thereto and egress therefrom at all reasonable times by agents, contractors, and employees of the Grantee, and the right to excavate for, construct, reconstruct and maintain a sewer line. Said right-of-way and easement for sewer line purposes is described as follows:

A strip of land 20 feet in width situated in the southwest quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being 10 feet each side of the following described centerline:

Beginning at the southwest corner of said Section 28; thence along the west line of said Section 28, North 0°09'00" West, 1282.80 feet to the TRUE POINT OF BEGINNING of the herein described centerline, said TRUE POINT OF BEGINNING also being on the west line of Parcel I of that tract of land described in deed to the Lampley Corporation, recorded December 27, 1978, as Document No. 78056404, Washington County Deed Records; thence South 23°28'14" East, 1199.07 feet to a point 10 feet northwesterly of the northwesterly right-of-way line of Tualatin-Sherwood Road (presently 60 feet in width); thence parallel with said northwesterly right-of-way line, South 45°19' West, 75.19 feet to the southwesterly line of said Lampley Tract, and the terminus of said easement centerline, TOGETHER WITH temporary easements for construction purposes, described as follows:

TEMPORARY EASEMENT NO. 1

A strip of land 100 feet in width, 75 feet northeasterly and 25 feet southwesterly of the following described centerline:

From the above described TRUE POINT OF BEGINNING, thence South 23°28'14" East, 1,209.80 feet to a point on the northwesterly right-of-way line of Tualatin-Sherwood Road (presently 60 feet in width) and the terminus of TEMPORARY EASEMENT NO. 1 centerline.

TEMPORARY EASEMENT NO. 2

A strip of land 40 feet in width, lying northwesterly of, parallel with and adjoining the northwesterly line of that portion of the above described permanent easement that is parallel with Tualatin-Sherwood Road, and which strip adjoins and lies southwesterly of the above described TEMPORARY EASEMENT NO. 1.

Said Temporary Easement is automatically extinguished following Grantee acceptance of completed sewer in adjacent permanent easements.

The rights and privileges herein granted to the Grantee are subject to condition that the Grantee, its agents, employees and contractors shall suffer or do no damage to said property unless the same is fully repaired, shall restore grounds as nearly as possible and reasonable to the pre-existing condition, shall maintain and operate said sewer line at Grantee's expense in such a manner and to such an extent as to not unduly interfere with the continued use and enjoyment of the property by the Grantors for purposes not incompatible with the rights herein granted, and shall save and hold harmless the Grantors from any liability for damages whatsoever arising in connection with the Grantee's activities on said property.

The Grantors hereby warrant that they have fee simple title and estate in the above-described land, that they have a full legal right to grant unto the Grantee herein named the easement right and privileges hereinabove set forth and covenant that they will warrant and defend the easement rights herein granted from all lawful claims whatsoever.

TO HAVE AND TO HOLD the above described and granted premises unto the Grantee and its assigns forever.

IN WITNESS WHEREOF, the Grantors have affixed their signatures this 22<sup>nd</sup> date of July, 1981.

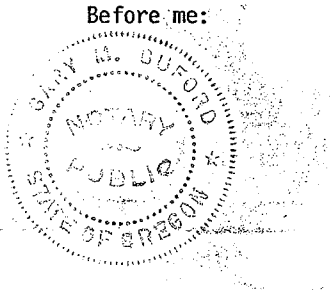
LAMPLEY CORP.  
By: G. N. Lampley, Pres.

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STATE OF OREGON )  
County of Washington ) ss.

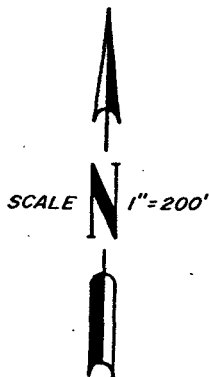
July 22, 1981

Personally appeared the above named G. N. LAMPLEY, PRESIDENT,  
LAMPLEY CORP.  
who acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:  
[Signature]  
Notary Public for Oregon  
My commission expires: 4-23-81

City of Sherwood  
by: Paul A. Milburn  
City Administrator



2S 1 28C  
T.L. 200

100' TEMPORARY  
EASEMENT NO. 1

PARCEL I

2S 1 28C  
T.L. 501

2S 1 29D  
T.L. 600

APPROXIMATE  
LOCATION OF  
CREEK AND  
PROP. LINE.

S. 23° 28' 14" E.  
1,199.07'

20' PERMANENT  
EASEMENT

CENTERLINE OF PERM.  
EASEMENT (TYR.)

WEST LINE  
PARCEL I,  
DOCUMENT NO.  
78056404

40'  
TEMPORARY  
ESMT. NO. 2

2S 1 28C  
T.L. 400

S.W. COR., SEC. 28  
T. 2 S., R. 1 W., W.M.

SECTION 29 N 0° 09' 00" W 1,282.80'

SECTION 28  
T. 2 S., R. 1 E., W.M.

SHERWOOD RD.

TUALATIN  
S. 45° 19' W  
75.19'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Michael W. Fain*  
OREGON  
JULY 18, 1980  
MICHAEL W. FAIN  
1875

SEWER EASEMENT NO. S-011

GARY M. BUFORD & ASSOCIATES  
415 N. STATE STREET P. O. BOX 1531  
LAKE OSWEGO, OREGON 97034 635-3511

SEWER EASEMENT  
ROCK CREEK L.I.D.  
WASHINGTON COUNTY, OREGON

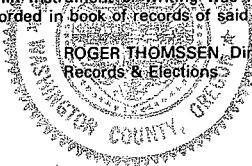
CITY OF SHERWOOD  
90 N.W. PARK STREET  
SHERWOOD, OREGON 97140, 625-3572

STATE OF OREGON  
County of Washington

SS *deeds*

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 of said county.

ROGER THOMSEN, Director of  
Records & Elections



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INDEXED

*City of Sherwood*

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