

Exhibit B

1 of 2
Documents

DEDICATION

82020540

KNOW ALL MEN BY THESE PRESENTS, that _____

RUTH TROXEL SMITH and RICHARD F. SMITH

hereinafter termed grantor, in consideration of the benefits to accrue to grantor from grant herein set forth, do hereby give, grant, dedicate and convey to the City of Sherwood and its assigns, a perpetual right-of-way and easement for street and utility purposes on, over, across, under and within the following described parcel of real property situated in Washington County, Oregon:

The real property described in the attached sheet entitled "Exhibit A", by reference herein, made a part hereof to the same force and effect as though in this space described in full.

This conveyance is made and accepted on the express condition that if grantor's remainder lands at any further time are assessed for street improvements with the easement area, the grantor, its successors and assigns, shall be entitled to credit by way of set-off for the then fair market value of the rights conveyed in spreading the assessment against the remainder of land of grantor; provided that the then fair market value as determined by City of the rights hereby conveyed shall be included in that portion of the cost of improvement project at that time assessed against the properties benefited by the improvement.

Grantor covenants with grantee, that it is the owner in fee simple of said property which is free of all encumbrances and will warrant and defend the easement rights herein granted from all lawful claims whatsoever.

Grantor shall have the use of the real property until the property is used by the City of Sherwood, and grantor shall continue to have the right to use that portion of the real property which the City of Sherwood uses for utility purposes, provided that grantor does not interfere with such use by the City of Sherwood.

No monetary consideration is being received by grantor for this easement.

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

DATED this 8th day of July, 1982.

by Ruth Inge Smith
Richard F. Smith

STATE OF OREGON)
County of Washington) ss.

8th day of July, 1982

Personally appeared _____

who acknowledged the foregoing instrument to be his voluntary act

me:

Patty - Louie Lane Before

Notary Public for Oregon
My commission expires: April 15, 1984

Approved by the City of Sherwood, Oregon.

This 19th day of July, 19 82.

By: Todd Dugdale
City Administrator

EXHIBIT "A"

A portion of that certain tract of land in the Southeast quarter of Section 30, T2S, R1W, WM, Washington County, Oregon conveyed to Richard F. Smith, et. ux., by deed recorded in book 496, page 360, Washington County, Oregon deed records, said portion being more particularly described as follows:

Beginning at a point on the Southeasterly line of S. W. Pacific Highway, which point bears N52°05'10"E 127.00 feet from the most Northerly corner of that certain tract of land conveyed to Thor L. Pederson by deed recorded in book 494, page 252, said deed records, and running thence; S37°54'50"E parallel with the Northeasterly line of said Pederson tract 68.00 feet; thence Southeasterly along a 505.87 foot radius curve to the left (the long chord of which bears S41°02'08"E 55.10 feet) 55.13 feet; thence Southeasterly along a 505.87 foot radius curve to the right, (the long chord of which bears S41°02'08"E 51.10 feet) 55.10 feet; thence S37°54'50"E 77.91 feet; thence along a 25.00 foot radius curve to the right, (the long chord of which bears S14°51'40"E 19.58 feet) 20.12 feet; thence along a 50.00 foot radius curve to the left, (the radius point of which bears S81°48'30"E 50.00 feet and the long chord of which bears N52°05'10"E 69.33 feet) 237.55 feet; thence along a 25.00 foot radius curve to the right, (the long chord of which bears N60°58'00"W 19.58 feet) 20.12 feet; thence N37°54'50"W 77.91 feet; thence along a 505.87 foot curve to the right, (the long chord of which bears N34°47'32"W 55.10 feet) 55.13 feet; thence along a 505.87 foot radius curve to the left, (the long chord of which bears N34°47'32"W 55.10 feet) 55.13 feet; thence N37°54'50"W 68.01 feet to a point on the Southeasterly right of way of said Pacific Highway; thence along said right of way Southwesterly along a 2,331.83 foot radius curve to the right, (the long chord of which bears S51°59'08"W 8.18 feet) 8.18 feet; thence continuing along said right of way S52°05'10"W 57.81 feet to the point of beginning.

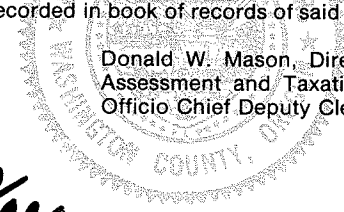
STATE OF OREGON

County of Washington

} SS

I, Donald W. Mason, Director of Assessment and Taxation 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.

Donald W. Mason, Director of Assessment and Taxation, Ex-Officio Chief Deputy Clerk



1600 ca

INDEXED

1982 AUG 11 PM 2:23