

DEDICATION

82020541

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 easement for utility purposes on, over, across, under and within the following described:

Portions of that certain tract of land conveyed to Richard F. Smith et. ux. by deed recorded in book 496, page 360, Washington County, Oregon deed records in the S.E. 1/4 of Section 30, T2S, R1W, W.M., Washington County, Oregon, said portion being more particularly described as follows:

1. A 10.00 foot wide easement for installation and maintenance of a waterline lying 5.00 feet on each side of the following described centerline:

Beginning at a point which bears N 89°34'20" E 155.00 feet and N 00°25'40" W 105.00 feet from the S.W. corner of said Smith tract and running thence; N 89°34'20" E 250.00 feet; thence S 45°25'40" E 36.00 feet; thence N 89°54'20" E 235.00 feet; thence N 67°24'20" E 125.00 feet to the terminus of the herein described easement.

2. A 10.00 foot wide easement for installation and maintenance of a waterline lying 5.00 feet on each side of the following described centerline:

Beginning at a point which bears N 89°54'20" E 738.00 feet, N 00°25'40" W 100.00 feet and N 35°15'38" W 5.00 feet from the S.W. corner of said Smith tract and running thence; N 35°15'38" W 280.00 feet; thence N 54°44'22" E 20.00 feet to the terminus of the herein described easement.

3. A 10.00 foot wide easement for installation and maintenance of a waterline lying 5.00 feet on each side of the following described centerline.

Beginning at a point which bears N 89°34'20" E 155.00 feet, N 00°25'40" W 105.00 feet and N 89°34'20" E 238.00 feet from the S.W. corner of said Smith tract and running thence; N 00°25'40" W 20.00 feet to the terminus of the herein described easement.

4. An easement for the construction and maintenance of roadway slopes described as follows:

Beginning at a point which bears N 12°28'50" E 160.95 feet from the Southwest corner of said Smith tract and running thence; N 52°05'10" E 72.00 feet; thence N 36°12'43" W 200.09 feet; thence S 52°05'10" W 84.00 feet; thence S 59°38'56" E 200.09 feet to the point of beginning.

Deducting therefrom that portion dedicated to the City of Sherwood as a right-of-way for street and utility purposes by a separate document.

This conveyance is made and accepted on the express condition that if grantor's remainder lands at any further time are assessed for utility 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 Joseph Smith
Richard F. Smith

STATE OF OREGON)
) ss.
County of Washington)

8th day of July, 1982

Personally appeared _____

who acknowledged the foregoing instrument to be his voluntary act

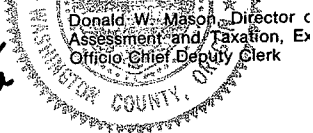
Before
Ruth Joseph Smith
Notary Public for Oregon
My commission expires: April 15, 1984

Approved by the City of Sherwood, Oregon.

This 19th day of July, 1982.

By: Jodd Dugdale
City Administrator

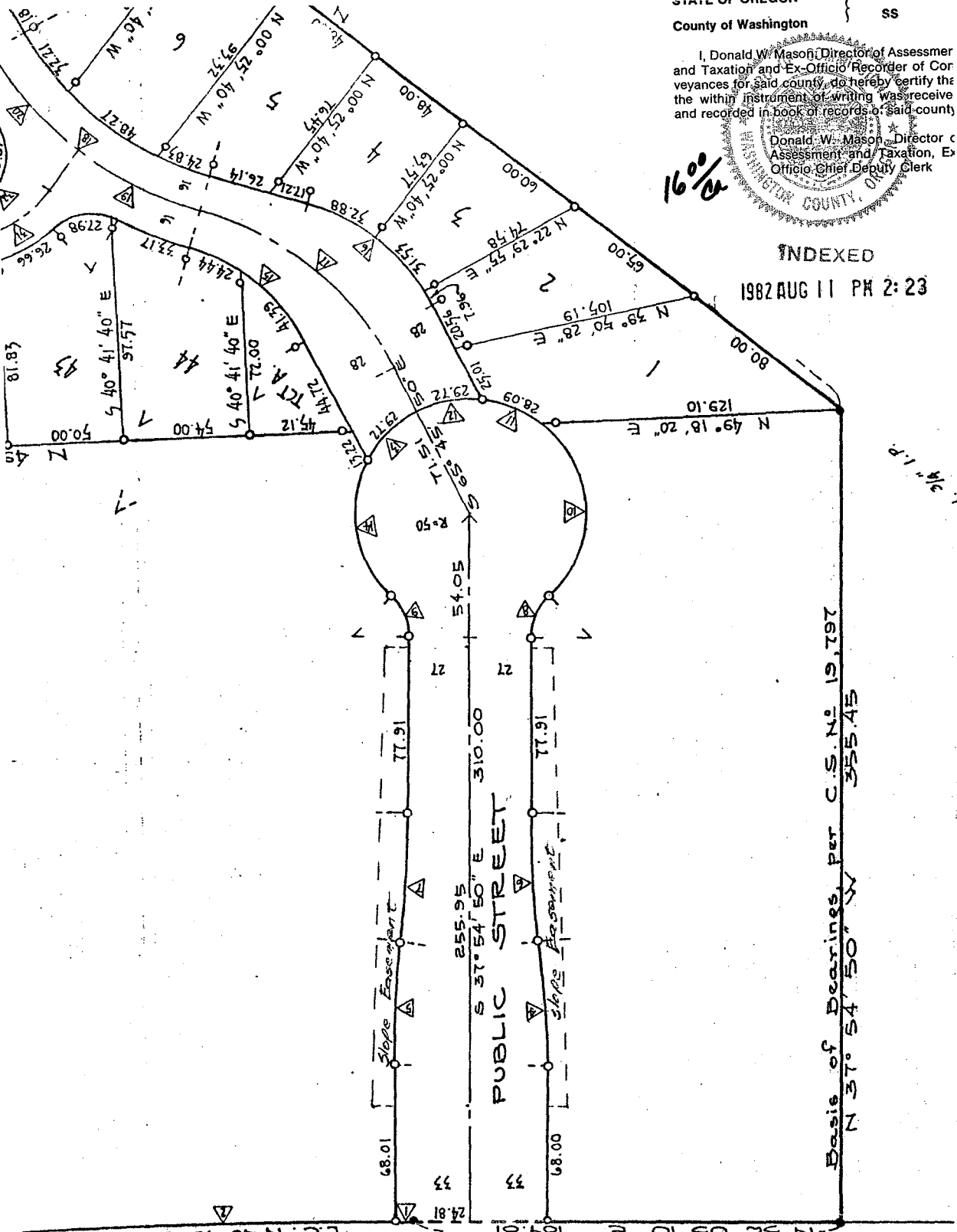
I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county



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Basis of Bearings, per C.S. No. 19,797
N 37° 54' 50" W 355.45

Rd. Summ. 5/8" 1 1/2" cap

Rd. Summ. 5/8" 1 1/2" cap

Return to:
CITY of Sherwood
P.O. Box 167
Sherwood, OR 97140

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