

PROJECT: CEDAR CREEK L.I.D.
 PARCEL NO.: Tax Lot 2200
 Assessor Map 2S 1 31A
 S 005

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Hazel B. Beeler

hereinafter termed "Grantors", for and in consideration of the sum of \$ NO and 00/100 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 northeast quarter of Section 31, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being 10 feet each side of the following described centerline:

Beginning at an iron bar (1/2 inch x 1 3/4 inch) found at the east quarter corner of said section 31, said quarter corner being common to the southeast corner of that tract of land described in deed to Clifford Beeler and Hazel B. Beeler recorded December 5, 1946 in Book 176, Page 153, Washington County Deed Records; thence along the south line of said Beeler tract, South 89°32'50" West, 49.31 feet to the TRUE POINT OF BEGINNING of the herein described centerline; thence leaving said south line, North 8°04'53" West, 106.39 feet; thence North 26°36'54" East, 137.97 feet to the east line of said Beeler tract and the terminus of said easement centerline, said point bears North 0°37'00" West, 228.30 feet from the southeast corner thereof. TOGETHER WITH temporary easements for construction purposes, described below.

TEMPORARY EASEMENTS

1. A strip of land 100 feet in width, being 50 feet each side of the above-described centerline.
2. A strip of land parallel with, southerly of and adjacent to West Villa Road, which strip is 15 feet in width and the northerly line of which is coincident with the south line of West Villa Road, the easterly line of which is coincident with the east line of said Section 31, and the westerly line of which is parallel with and 250 feet westerly of the east line of said Section 31.

Said Temporary Easements are automatically extinguished following Grantee's acceptance of completed sewer in adjacent permanent easements.

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 ____ day of _____, 1982.

STATE OF OREGON
County of Washington

Personally appeared the abovedescribed
Hazel B. Beeler and acknowledged the
foregoing instrument to be her
voluntary act. Before me:

March 4, 1983 Hazel B. Beeler

[Signature]
Notary Public for Oregon
commission expires 10-20-84

STATE OF OREGON)
County of Washington) ss.

_____, 1982

Personally appeared the above named _____

who acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: _____

EXHIBIT 'A'



SCALE 1" = 200'

T.L. 900
MAP 2S 1 32 BB
BK. 346, PAGE 19

T.L. 6401
MAP 2S 1 32 BC
BK. 996, PAGE 821

T.L. 6500
MAP 2S 1 32 BC
BK. 431, PAGE 240

T.L. 2201
MAP 2S 1 31 A

T.L. 2200
MAP 2S 1 31 A
BK. 176, PAGE 153

TRUE POINT OF
BEGINNING FOR
EASEMENTS
S 005 AND S 006

T.L. 100
MAP 2S 1 31 D
BK. 744, PAGE 460

T.L. 6700
MAP 2S 1 32 BC
BK. 729, PAGE 557

TRUE POINT OF BEGINNING FOR
EASEMENT S 004

E 1/4 COR. SEC. 31, W. 1/4 COR. SEC. 32,
T. 2 S., R. 1 W., W.M.

SECTION 31
SECTION 32
T. 2 S., R. 1 W., W.M.
WASHINGTON CO.

TEMP. CONST.
EASEMENT, CENTERED
ON 20' PERM. EASEMENT
(TYP.)

N.W. THIRD

N.W. PARK

TRUE POINT OF
BEGINNING FOR
EASEMENTS S 001
AND S 002

TRUE POINT OF BEGINNING FOR
EASEMENT S 003
100' TEMPORARY
CONSTRUCTION EASEMENT (TYP.)

20' PERMANENT
SEWER EASEMENT (TYP.)

WEST VILLA ROAD

15' TEMPORARY
EASEMENT

EASEMENT

15' TEMPORARY
SEWER ESMT.

S 89° 32' 50" W

N 8° 04' 53" W
106.39'
137.97'
197.56'
228.30'
49.31'

R/W LINE

SOUTHERN PACIFIC
TRANSPORTATION CO.
S 83° 16' 45" W

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUL 1 1969
MICHAEL W. FARN
1876

SEWER EASEMENTS S 001 THROUGH S 006

L 885.17

GARY M. BUFORD & ASSOCIATES
415 N. STATE STREET
LAKE OSWEGO, OREGON 97034

SEWER EASEMENT
CEDAR CREEK L.I.D.

CITY OF SHERWOOD
90 N.W. PARK STREET
SHERWOOD, OREGON 97140, 625-5522

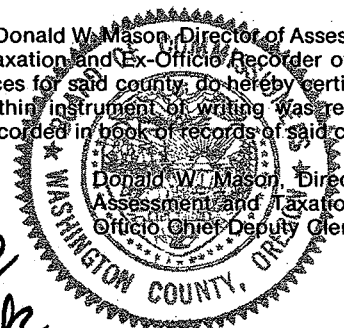
3

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

1300
CCK

1983 JUN -1 AM 10:24