

EASEMENT FOR
ROADWAY CUT OR FILL SLOPE

KNOW ALL MEN BY THESE PRESENTS That LAWRENCE F. MINOR and JERALDINE W. MINOR of the County of Washington, State of Oregon, in consideration of the sum of Two Thousand, One Hundred Fifty Dollars (\$2,150.00) to them in hand paid, do hereby grant and convey unto the CITY OF SHERWOOD, a municipal corporation, organized and existing under the laws of the State of Oregon, a right of way and easement over, across and under the following described real property situated in the County of Washington, State of Oregon, to-wit:

SEE EXHIBITS "A" AND "B" ATTACHED

This permanent easement is granted for the purpose of maintaining roadway cut or fill slopes thereunder, and the easement herein granted shall include the right for the Grantee to go over and under said land for the purpose of maintaining and repairing said slopes.

Grantor shall have use of the easement area for any purpose not inconsistent with and which does not interfere with or restrict the easement rights herein granted.

This right of way and easement is granted on condition that any work done by the CITY OF SHERWOOD pursuant hereto will be completed in a manner so as to restore the premises as nearly as practicable, consistent with the purposes of the easement, to the condition of the premises prior to construction. Any fences or pipes moved or affected by construction shall be replaced. It is a condition of the grant of this easement that the easement area shall be considered as a part of the square footage of grantors' premises for purposes of calculation of permissible building density and other land use requirements.

TO HAVE AND TO HOLD the herein described right of way and easement unto the CITY OF SHERWOOD, its successors and assigns, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of 8-18, 1983.

Jeraldine W. Minor
Lawrence F. Minor

STATE OF OREGON)
) Yamhill) ss.
County of ~~Washington~~)

BE IT REMEMBERED, on this 18th day of August 1983 before me, the undersigned, a notary public in and for said county and state, appeared personally the within named Lawrence F. Minor and Jeraldine W. Minor, known to me to be the identical individuals described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set hand and seal this 19 day of August, 1983.

Stanley E. Burn
Notary Public for Oregon
My commission expires Oct 31, 1985



EXHIBIT A

SLOPE EASEMENT

An easement, for the purpose of constructing and maintaining a roadway cut or fill slope, across a tract of land situated in Section 32, T.2S., R.1W., W.M., Washington County, Oregon, more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of S.W. Sunset Boulevard and the westerly line of that tract of land described by Deed recorded in Book 474, page 549; thence easterly along the said southerly right-of-way line 45.00 feet to the TRUE POINT OF BEGINNING; thence continuing easterly along the said southerly right-of-way line 300.00 feet; thence leaving said southerly right-of-way line, southwesterly to a point that is 195.00 feet easterly of the said westerly line of said tract of land and 25.00 feet southerly of the said southerly right-of-way line; thence northwesterly to a point on the said southerly right-of-way line and the point of beginning.

EXHIBIT "A"

2S1 32 C (2500)

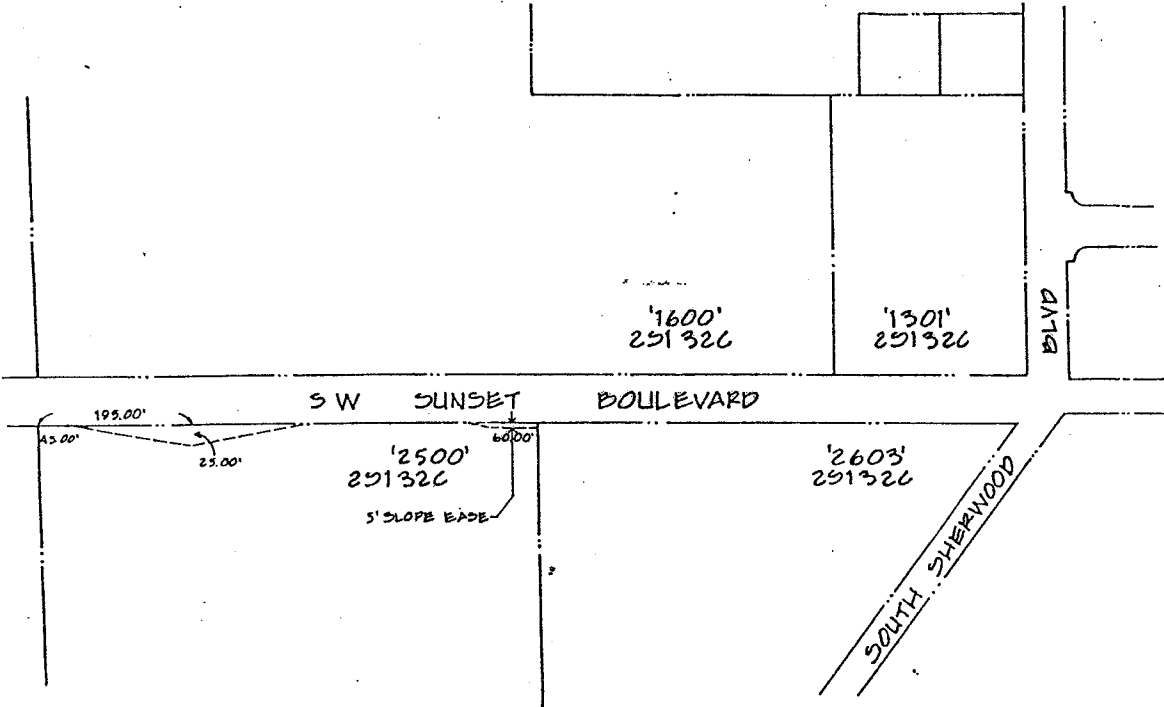
SLOPE EASEMENT

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Beginning at the intersection of the southerly right-of-way line of S.W. Sunset Boulevard and the easterly line of that tract of land described by Deed recorded in Book 474, page 549; thence southerly along the said easterly line 5.00 feet; thence westerly, parallel with and 5.00 feet southerly of the said southerly right-of-way line, 60.00 feet; thence northwesterly to a point on the said southerly right-of-way line, said point being 85.00 feet westerly of the point of beginning; thence easterly, along the said southerly right-of-way line 85.00 feet to the point of beginning.

EXHIBIT "B"

2S1 32 C (2500)



Return to:

ANDERSON, DITTMAN & ANDERSON
Attorneys At Law
8865 S. W. Center St. - P. O. Box 23006
Tigard, Oregon 97223

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 or records of said county.

1700/C
Donald W. Mason, Director of Assessment and Taxation, Ex-Officio Chief Deputy Clerk
WASHINGTON COUNTY, OREGON

1983 SEP 26 AM 11:22

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