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85009151

EASEMENT

KNOW ALL MEN BY THESE PRESENTS that HAROLD RUPPRECHT and LUCY RUPPRECHT, husband and wife, hereinafter termed "Grantors", for and in consideration of the sum of NO DOLLARS (\$.00), and the benefits accruing the 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:

A PERMANENT EASEMENT for water line purposes, on over, across, under, and through the following parcel of land as described in Exhibit "A" attached hereto.

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 and grounds are restored as nearly as possible and reasonable to the pre-existing condition. Grantee shall use said easement in such manner and such extent as to not unduly interfere with the continued use and enjoyment of the property by Grantors for purposes not incompatible with the right 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 Grantee the easement right and privileges hereinabove set forth, and covenant that they will warrant and defend the easement rights herein granted from all unlawful claims whatsoever.

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

IN WITNESS WHEREOF, the Grantors have affixed their signatures this 11<sup>th</sup> day of February, 1985.

STATE OF OREGON	)	<u>Harold Rupprecht</u>
	: ss	<u>Lucy Rupprecht</u>
County of Washington	)	LUCY RUPPRECHT

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of February, 1985 by HAROLD RUPPRECHT and LUCY RUPPRECHT.

Marilyn Schmitt  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 11-20-87

1-2

85009151

EXHIBIT "A"

EASEMENT THROUGH TAX LOT 1400

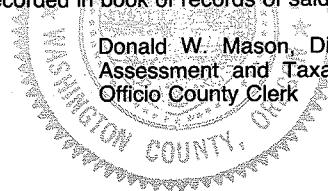
A strip of land 10.00 feet in width for water line Easement, lying in the Northeast 1/4 of Section 30, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of the South one-half of the Southwest 1/4 of the Northeast 1/4 of said Section 30, said point being the Northeast corner of that certain tract of land described in Film Record No. 83-7076, Washington County Deed Records; thence South 89°58'18" West, along the North line of said South one-half of the Southwest 1/4 of the Northeast 1/4 of Section 30, a distance of 215.00 feet to the Northwest corner of that certain tract of land described in Film Record No. 83-7076, Washington County Deed Records, said point being the true point of beginning of the following described easement; thence continuing South 89°58'18" West along said North line a distance of 440.79 feet to the Southwest corner of that certain tract of land described in Book 214, page 59, Washington County Deed Records; thence North 0°24'48" East along the West line of said last described tract, a distance of 10.00 feet; thence North 89°58'18" East, parallel to and 10.00 Northerly of the said North line of the South one-half of the Southwest 1/4 of the Northeast 1/4 of Section 30, a distance of 440.79 feet to a point on the Northerly prolongation of the West line of that certain tract of land described in Film Record No. 83-7076, Washington County Deed Records; thence South 0° 24'48" West along said Northerly prolongation line a distance of 10.00 feet to the Northwest corner of said last mentioned tract, said point being the true 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 County Clerk



2

1985 MAR 15 PM 12: 59

Recorded Document

1985-009151

Ruprecht - Waterline Easement -

Sec 30 T2SR1W

Reference pages

Not a part of record. For reference use only.

SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Harold and Lucy Rupprecht

hereinafter termed "Grantors", for and in consideration of the sum of — NONE — 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 Property Description (See Attached Exhibit "A")  
Easement Map - Exhibit "B"

TEMPORARY EASEMENT

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 18<sup>th</sup> day of November, 19 91.

Harold Rupprecht  
Lucy Rupprecht

STATE OF OREGON )  
  ) ss.  
County of Washington )

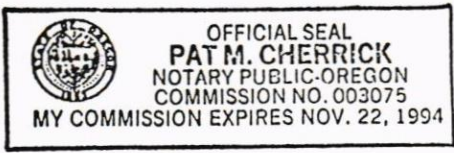
November 18, 19 91

Personally appeared the above named HAROLD RUPPRECHT AND LUCY RUPPRECHT

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

Before me:

Pat M. Cherrick  
Notary Public for Oregon  
My Commission expires: 11-22-94







**WESTLAKE**  
CONSULTANTS INC.

EXHIBIT "A"

ENGINEERING ♦ SURVEYING ♦ PLANNING

Phone: 503 684-0652  
Fax: 503 624-0157

Cedar Creek Park  
Storm Drain Easement  
Project No. 534-02A-91  
November 14, 1991

EASEMENT DESCRIPTION

A tract of land situated in the N.E. 1/4 of Section 30, T.2S., R.1W., W.M., Washington County, Oregon, being more particularly described as follows:

Commencing at the northwest corner of the land conveyed to St. Paul Lutheran Church of Sherwood in Book 696, Page 121, Washington County Deed records;

thence, along the northerly line of said parcel North  $89^{\circ}24'38''$  East, a distance of 37.55 feet to the S.E. corner of land conveyed to George Rupprecht in Book 110, Page 158, Washington County Deed Records;

thence, along the easterly line of the said Rupprecht land, North  $01^{\circ}04'22''$  West, a distance of 60.60 feet to the True Point of Beginning of this description;

thence, North  $84^{\circ}34'26''$  West, a distance of 389.20 feet;

thence, North  $89^{\circ}26'55''$  West, a distance of 160.91 feet;

thence, North  $15^{\circ}54'39''$  East, a distance of 2.75 feet;

thence, South  $72^{\circ}57'30''$  West, a distance of 161.44 feet;

thence, North  $11^{\circ}04'38''$  West, a distance of 44.90 feet;

thence, North  $86^{\circ}22'41''$  East, a distance of 86.86 feet;

thence, North  $79^{\circ}40'06''$  East, a distance of 83.92 feet;

thence, South  $89^{\circ}26'55''$  East, a distance of 154.94 feet;

thence, South  $84^{\circ}34'26''$  East, a distance of 387.77 feet;

thence, South  $01^{\circ}04'22''$  East, a distance of 20.13 feet to the True Point of Beginning.

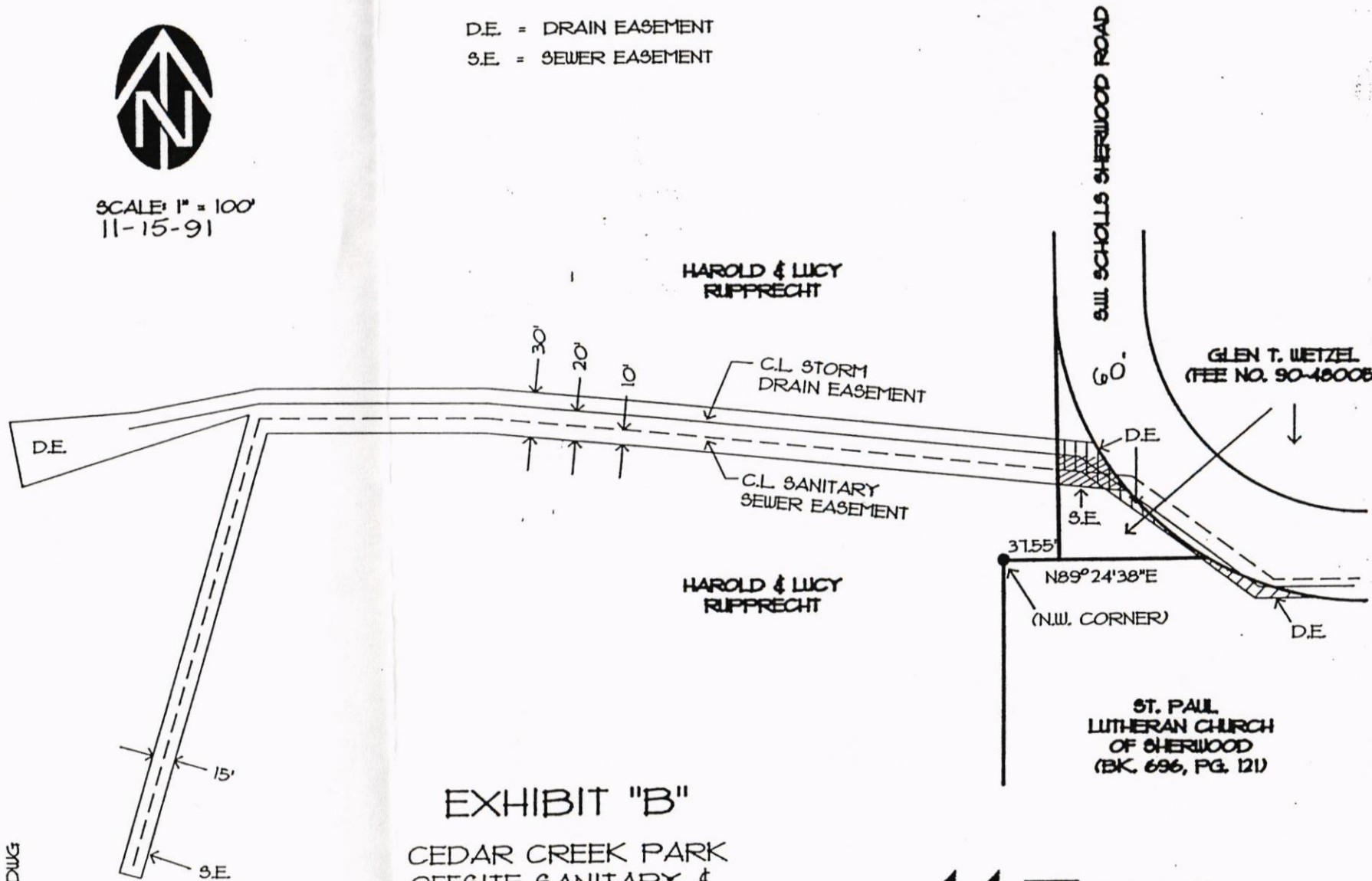
Contains 15,508 square feet.

53-02a-4.kd



SCALE: 1" = 100'  
11-15-91

D.E. = DRAIN EASEMENT  
S.E. = SEWER EASEMENT



### EXHIBIT "B"

CEDAR CREEK PARK  
OFFSITE SANITARY &  
SEWER EASEMENTS

**WESTLAKE**  
CONSULTANTS INC.

JOB NO. 534-02A

53402C.DWG



STORM SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Harold and Lucy Rupprecht

hereinafter termed "Grantors", for and in consideration of the sum of NONE 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 Property Description (See Attached Exhibit "A")  
Easement Map - Exhibit "B"

TEMPORARY EASEMENT

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 18 day of November, 1991.

Harold Rupprecht  
Lucy Rupprecht

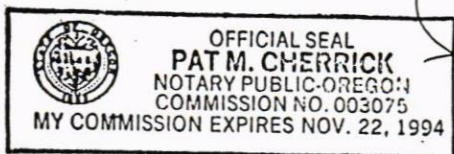
STATE OF OREGON )  
County of Washington ) ss.

Nov 18, 1991

Personally appeared the above named HAROLD RUPPRECHT AND LUCY RUPPRECHT

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

Before me:



Pat M. Cherrick  
Notary Public for Oregon  
My Commission expires: 11-22-94

EXHIBIT "A"



WESTLAKE  
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

Phone: 503 684-0652  
Fax: 503 624-0157

Cedar Creek Park  
Sanitary Sewer Easement - Variable Width  
Project No. 534-02A-91  
November 15, 1991

EASEMENT DESCRIPTION

A strip of land situated in the N.E. 1/4 of Section 30, T.2S., R.1W., W.M., Washington County, Oregon, being more particularly described as follows:

A 20.00-foot-wide strip of land lying 10.0 feet on each side of the following described centerline:

Commencing at the northwest corner of the land conveyed to St. Paul Lutheran Church of Sherwood, in Book 696, Page 121, Washington County Deed records;

thence, along the northerly line of said parcel North 89°24'38" East, a distance of 37.55 feet to the S.E. corner of land conveyed to George Rupprecht in Book 110, Page 158, Washington County Deed Records;

thence, along the easterly line of the said Rupprecht land, North 01°04'22" West, a distance of 60.60 feet to the True Point of Beginning of said centerline;

thence, North 84°34'26" West, a distance of 389.20 feet;

thence, North 89°26'55" West, a distance of 153.13 feet to a point where the easement changes to a 15.00-foot width and lies 7.5 feet on each side of said centerline;

thence, South 15°54'42" West, a distance of 320.43 feet to the Terminus Point of said centerline.

Sidelines subject to lengthening and/or shortening so as to terminate upon the grantor's property line.

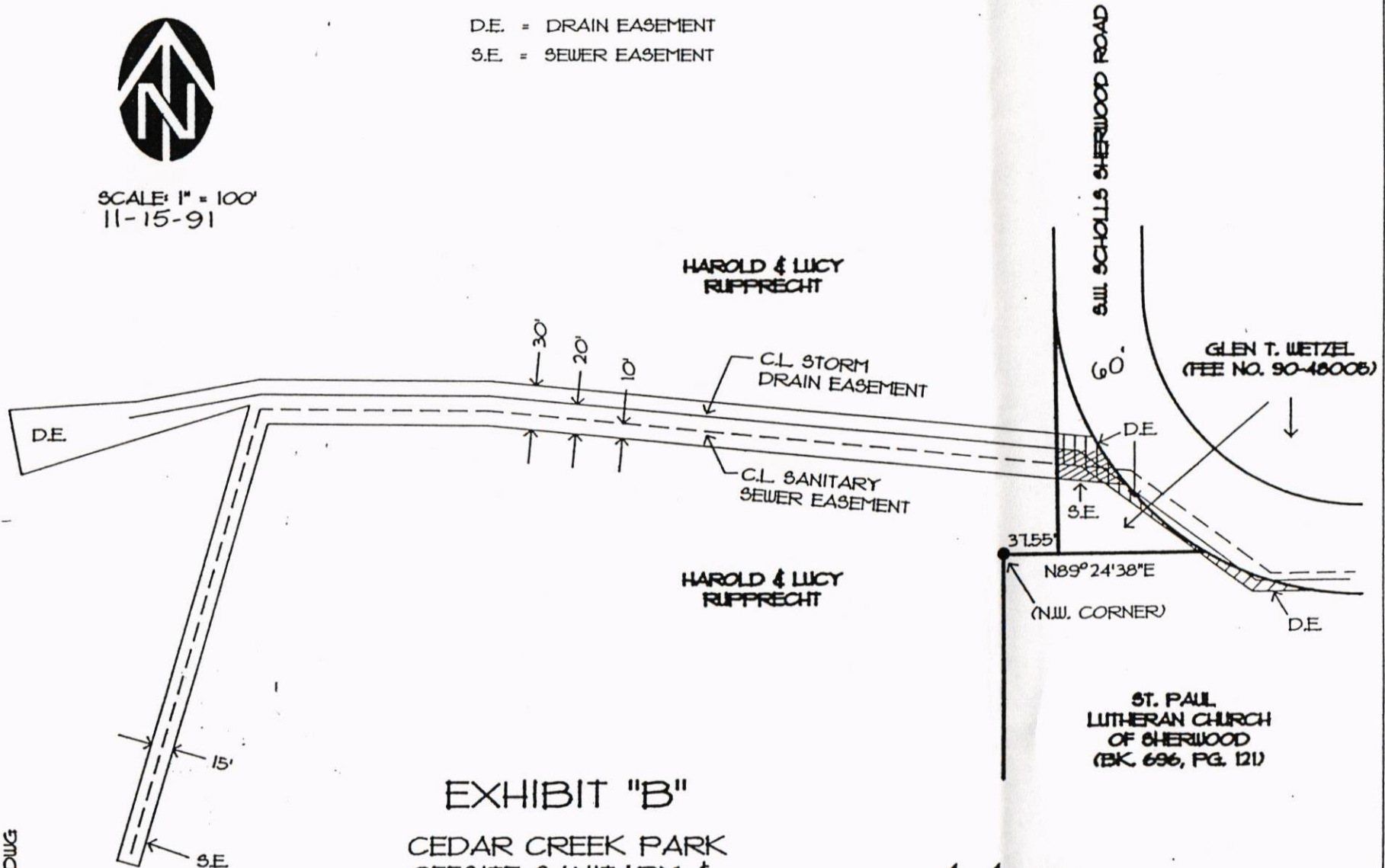
Contains 15,653 square feet.





SCALE: 1" = 100'  
11-15-91

D.E. = DRAIN EASEMENT  
S.E. = SEWER EASEMENT



### EXHIBIT "B"

CEDAR CREEK PARK  
OFFSITE SANITARY &  
SEWER EASEMENTS

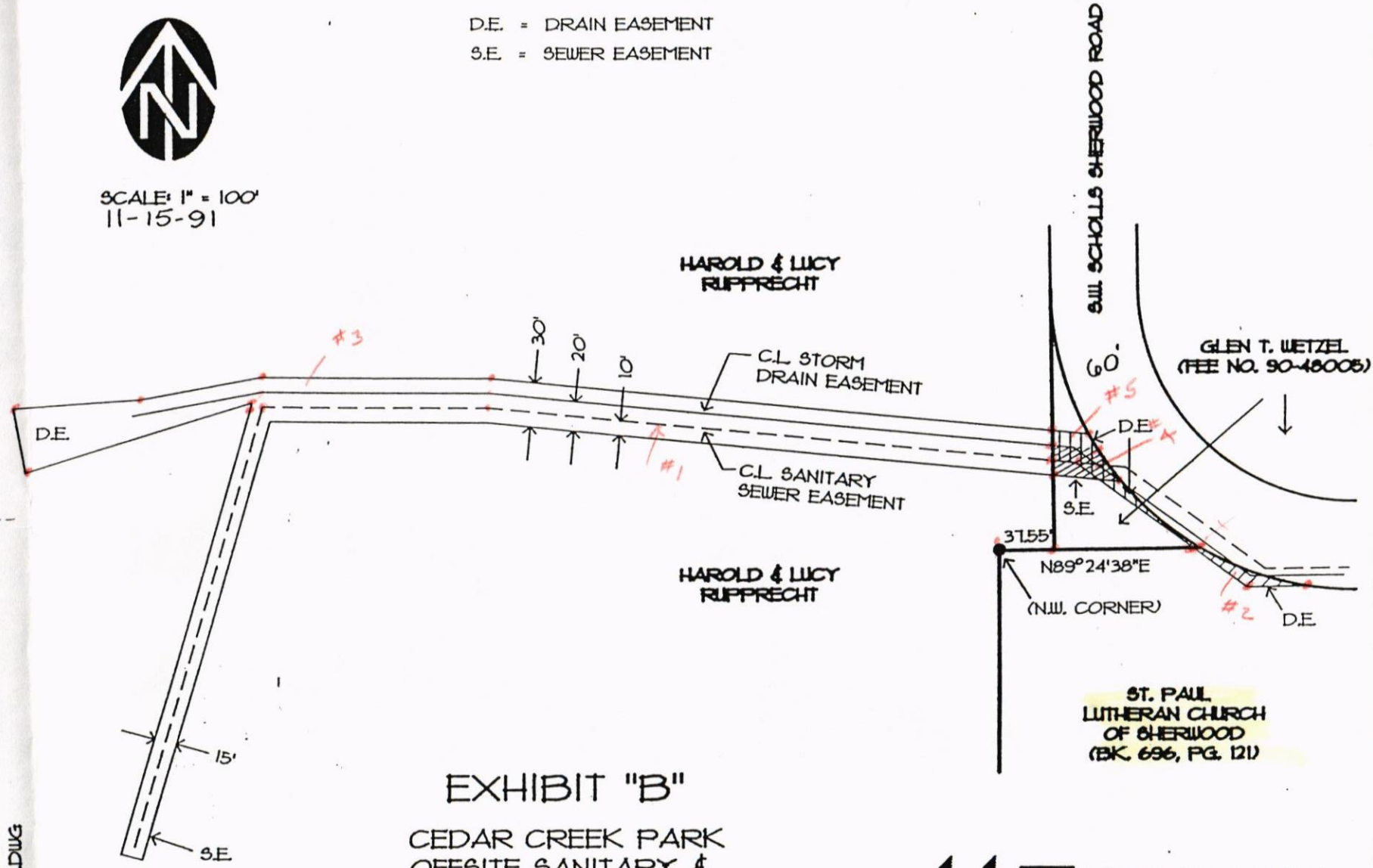
**WESTLAKE**  
CONSULTANTS INC.

JOB NO. 534-02A



SCALE: 1" = 100'  
11-15-91

D.E. = DRAIN EASEMENT  
S.E. = SEWER EASEMENT



53402C.DWG

### EXHIBIT "B"

CEDAR CREEK PARK  
OFFSITE SANITARY &  
SEWER EASEMENTS

**WESTLAKE**  
CONSULTANTS INC.

JOB NO. 534-02A