

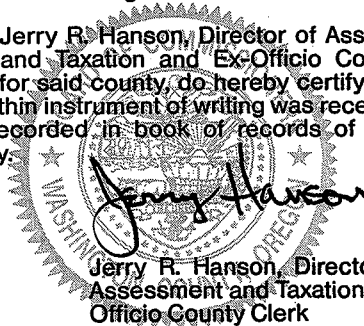
94 047406

Washington County

Page 1 of 7

STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Jerry R. Hanson
Jerry R. Hanson, Director of
Assessment and Taxation, Ex-
Officio County Clerk

Doc : 94047406

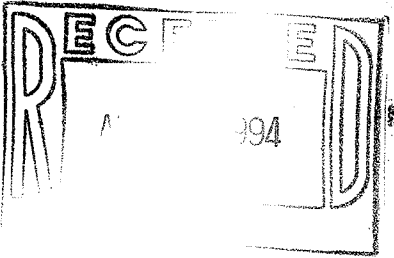
Rect: 122380

58.00

05/16/1994 10:10:26AM

RECORDED BY TICOR TITLE
COURTESY ONLY. NOT EXAMINED

Legal Description: 2 S 1 30B
Tax Lot No.: 400



RELEASE OF EASEMENT

The City of Sherwood, a municipal corporation in the County of Washington, and State of Oregon, hereby releases to William P. Wahl and Claudia M Wahl, Husband and Wife, and Mark H. Seaman, Jr. and Lynn Seaman, Husband and Wife, their heirs, successors and assigns, all its right, title and interest in and to a permanent sewer easement as granted by a document in Deed Records of Washington County, Oregon described as follows:

See attached "Exhibit A".

The consideration for this transfer is \$ 0.

Executed this 6 day of April, 1994.

City of Sherwood
Washington County, Oregon

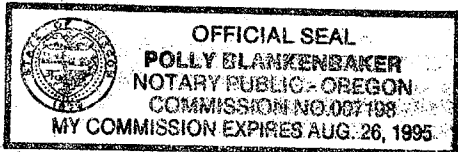
by: [Signature]
Approved as to form:

by: _____

State of Oregon)
County of Washington)

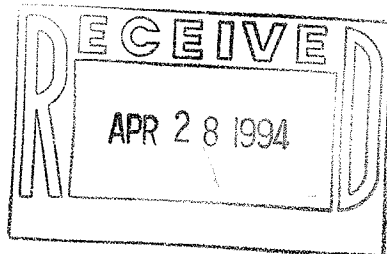
Date: 4-6-94

Personally appeared James H. Rapp known to me to be the individuals who executed the above instrument and declared it to be voluntary act of above-named municipal corporation.



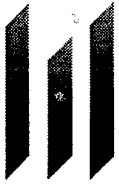
Polly Blankensaker
Notary Public for State of Oregon
My Commission Expires: 8-26-95

Return to: City of Sherwood - City Hall
90 NW Park Street
Sherwood, OR 97140



11-406-2000

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WESTLAKE

CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

Phone: 503 684-0652

Fax: 503 624-0157

Cedar Creek Estates
Sanitary Sewer Easement Release
Tax Lot 400 2S 1 30B
Project No. 534-03-93
March 21, 1994

EXHIBIT "A" - Page 1 of 2 LEGAL DESCRIPTION

A portion of that easement granted to the City of Sherwood in Fee No. 91065780, Deed Records of Washington County, Oregon, said tract being described as follows:

A strip of land situated in the N.W. 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 10.00 feet on each side of the following described centerline:

Commencing at the True Point of Beginning of said Fee No. 91065780, said point bears North 01°04'22" West, 60.60 feet from the S.E. corner of that tract of land conveyed to George Rupprecht in Book 110, Page 158, Washington County Deed Records;

thence, along the centerline of said Fee No. 91065780, North 84°34'26" West, 389.20 feet to an angle point;

thence, continuing along said centerline, North 89°26'55" West, 127.26 feet to the True Point of Beginning of this description;

thence, continuing along said centerline, North 89°26'55" West, 25.87 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, continuing along said centerline, South 15°54'42" West, 89.68 feet to the Terminus Point of this description.

Contains 1,863 square feet.

53403E1.LD

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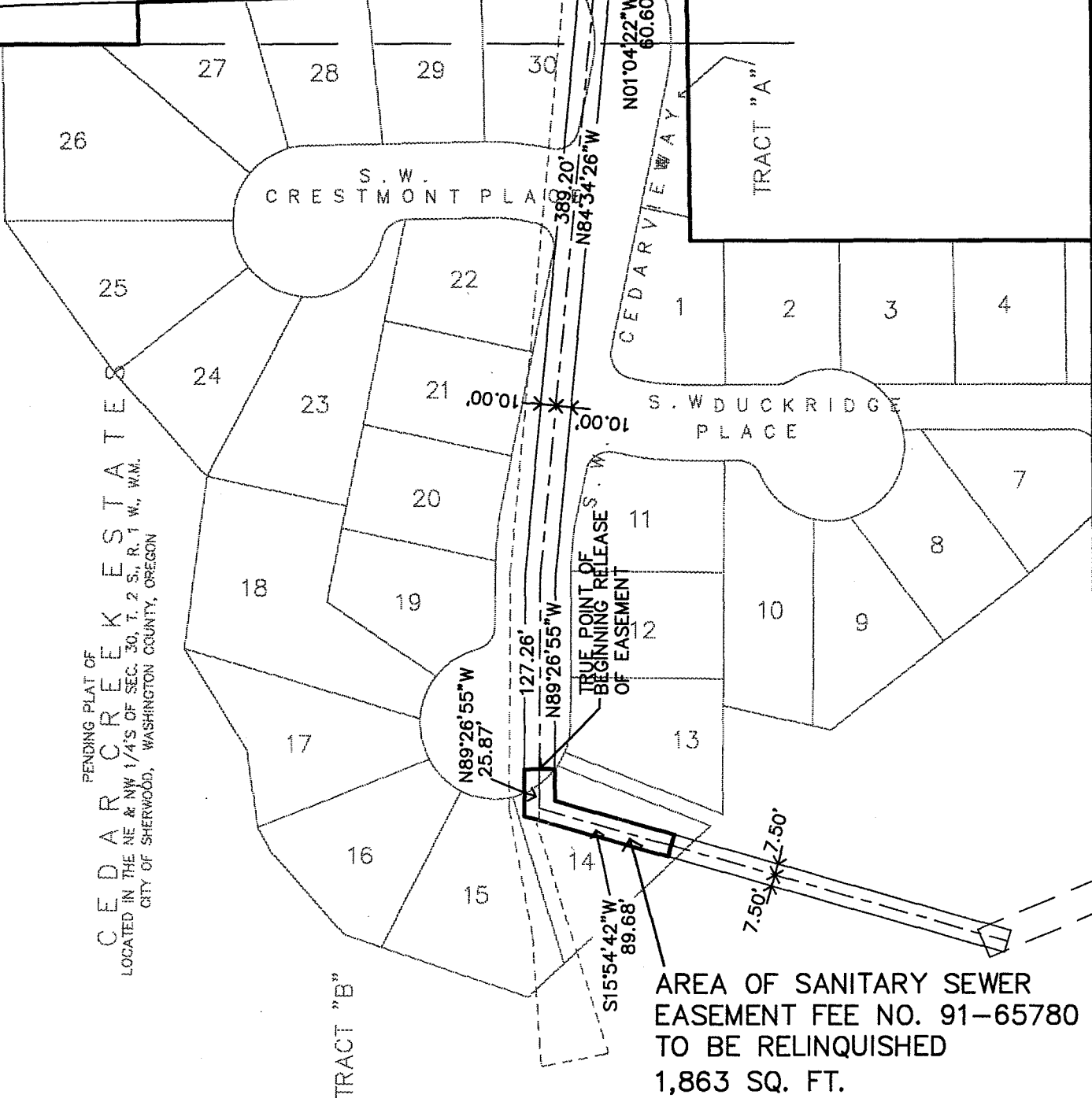


SCALE: 1" = 100'

TRUE POINT OF BEGINNING
FEE NO. 91065780

S.W. SCHOLLS SHERWOOD ROAD (C.R. NO. 1238)

S.E. CORNER GEORGE GEORGE RUPPRECHT BOOK 110 PAGE 158



PENDING PLAT OF
CEDAR CREEK ESTATES
LOCATED IN THE NE & NW 1/4'S OF SEC. 30, T. 2 S., R. 1 W., W.M.
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

**RELEASE OF EASEMENT
EXHIBIT "A"** PAGE 2 OF 2

WESTLAKE CONSULTANTS, INC.
7340 S.W. HUNZIKER, SUITE 204
TIGARD, ORE. 97223
(503) 684-0652

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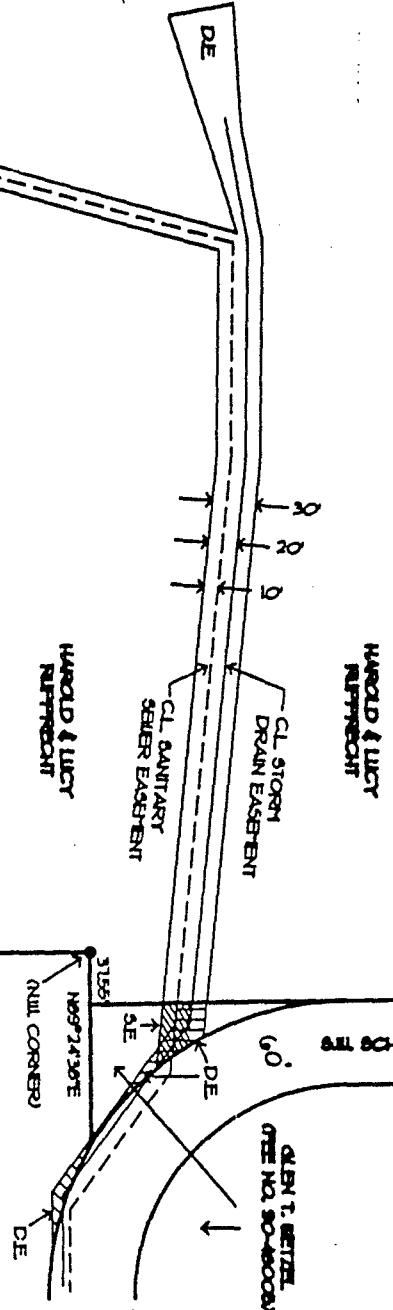
SCALE: P = 100
11-15-91



CEEDAR CREEK PARK
OFFSITE SANITARY &
SEWER EASEMENTS

EXHIBIT "B"

DE - DRAIN EASEMENT
SE - SEWER EASEMENT



WESTLAKE
CONSULTANTS INC.
JOB NO. 534-02A

5 3

STATE OF OREGON
County of Washington

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of which a copy was received and recorded in book of records of said county.



Doc : 91065780
Rect: 66329
11/26/1991 10:22:56AM 23.00

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 18th day of November, 19 91.

Harold Rupprecht
Lucy Rupprecht

STATE OF OREGON)
County of Washington) ss.

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



51-026-000

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BY 150877-77

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85
T-1

01003100

01003100



WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

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

Cedar Creek Park
Sanitary Sewer Easement - Variable Width
Project No. 531-02A-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.

Hilltop Business Center, 7340 S.W. Hunziker, Suite 204, Tigard, Oregon 97223

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