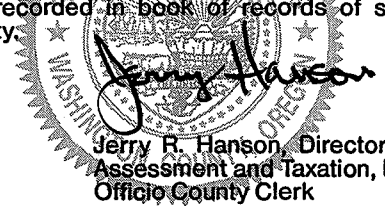


95017685

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

95 MAR 20 AM 9:53

1-4

AFTER Recording Return to:  
Grantor Development  
9895 SE Sunnyside Rd.  
Clackamas, OR 97015

RECORDED BY PART TITLE AS AN ACCOMMODATION  
ONLY NO LIABILITY IS ACCEPTED FOR THE CONDITION  
OF TITLE OR FOR THE VALIDITY SUFFICIENCY OR  
EFFECT OF THIS DOCUMENT

SANITARY SEWER AND WATER LINE EASEMENT

15-2  
5-2

KNOW ALL MEN BY THESE PRESENTS, That Ferdinand W. Langer

hereinafter termed Grantors, for and in consideration of the sum of \$1,00  
One DOLLAR, 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:

STEWART TITLE COMPANY NO. W-060-95  
RETURN DOCUMENT TO DESIGNEE BELOW

PERMANENT EASEMENT

See attached description of easement area and description of purpose marked as  
Exhibit A and by this reference incorporated herein.

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 and water 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 16<sup>th</sup> day  
of February, 1995.

Ferdinand W. Langer  
Ferdinand W. Langer

STATE OF OREGON            )  
  ) ss.  
County of Washington    )

February 16<sup>th</sup>, 1995

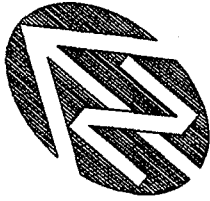
Personally appeared the above named Ferdinand W. Langer

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

Before me:

Michael Dennis  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_





SCALE 1"=100'

S00°09'28"W  
20.00'

$\Delta = 03^{\circ}20'10''$   
 $T = 4037.00'$   
 $L = 117.56'$   
 $CH = S88^{\circ}10'27''E \ 235.02'$

$\Delta = 03^{\circ}20'10''$   
 $T = 4057.00'$   
 $L = 118.14'$   
 $CH = N88^{\circ}10'27''W \ 236.19'$

S03°29'38"W  
37.00'

N03°29'38"E 20.00'

S88°13'08"E  
2314.56'

PT 43+17.71

W QUARTER CORNER SECTION 29  
T2S R1W WM

TUALATIN - SHERWOOD ROAD

S86°30'22"E 308.80'  
N86°30'22"W 308.80'

TRUE POINT OF BEGINNING

LANDS OF FERDINAND W.  
AND LEOLA MAY LANGER

SHERWOOD MARKETPLACE  
FERDINAND W. AND LEOLA MAY LANGER  
PROJECT NO. 439-25-94  
JANUARY 17, 1995

3

**WESTLAKE**  
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER  
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652  
TIGARD, OREGON 97224 FAX (503) 624-0157

Sherwood Marketplace  
Ferdinand W and Leola May Langer  
Project No. 439-25-94  
January 17, 1995

### EASEMENT DESCRIPTION

An easement for purposes of installing and maintaining a sanitary sewer line and appurtenances thereto and for purposes of installation and maintenance of a waterline and appurtenances thereto, over, under and across the following described real property, being a portion of the northwest quarter of the southwest quarter of the southeast quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Commencing at the west quarter corner of said Section 29; thence, South  $88^{\circ}13'08''$  East 2,314.56 feet to a point on the centerline of Tualatin-Sherwood Road as shown on County Survey 25,092 in said Washington County, said point shown as being engineers station "PT 43+17.71"; thence, South  $3^{\circ}29'38''$  West 37.00 feet to the southerly right-of-way line of said Tualatin-Sherwood Road as shown on said Survey 25,092; thence, along the said southerly right-of-way South  $86^{\circ}30'22''$  East 330.31 feet to the westerly line of the lands of Ferdinand W. and Leola May Langer; being the True Point of Beginning of this description; thence, South  $86^{\circ}30'22''$  East, 308.80 feet; thence along a 4,037.00 foot radius curve to the left through a central angle of  $3^{\circ}20'10''$  (chord bears South  $88^{\circ}10'27''$  East, 235.02 feet) a distance of 235.05 feet; thence, South  $89^{\circ}50'32''$  East 247.76 feet to the easterly line of the lands of Ferdinand W. and Leola May Langer; thence, leaving said southerly right-of-way South  $00^{\circ}09'28''$  West 20.00 feet; thence, parallel with, when measured at right angles to, the said southerly right-of-way line of Tualatin-Sherwood Road North  $89^{\circ}50'32''$  West, 247.76 feet; thence, along a 4,057.00 foot radius curve to the right, through a central angle of  $3^{\circ}20'10''$ , (chord bears North  $88^{\circ}10'27''$  West 236.19 feet) a distance of 236.22 feet; thence, North  $86^{\circ}30'22''$  West 308.80 feet; to the westerly line of the lands of Ferdinand W. and Leola May Langer; thence along said westerly line North  $3^{\circ}29'38''$  East 20.00 feet to the point of beginning of this description.

Containing 15844 square feet.

The sidelines of the above described easement are to be lengthened or shortened to begin on the easterly line and end on the westerly line of the lands of Ferdinand W. and Leola May Langer.

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