

95017686

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

95 MAR 20 AM 9:53

1-4

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

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

SANITARY SEWER AND WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That
Clarence D. and Lillian L. Langer

hereinafter termed "Grantors, for and in consideration of the sum of \$1.00
One 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 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 3rd day
of March, 19 95

Clarence D. Langer
Clarence D. Langer

Lillian L. Langer
Lillian L. Langer

STATE OF OREGON)
) ss.
County of Washington)

3/3, 1995

Personally appeared the above named _____
Clarence D. Langer and Lillian L. Langer

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

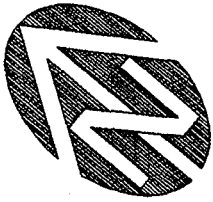
Before me:

Michael Dennis
Notary Public for Oregon
My commission expires: 4-2-95



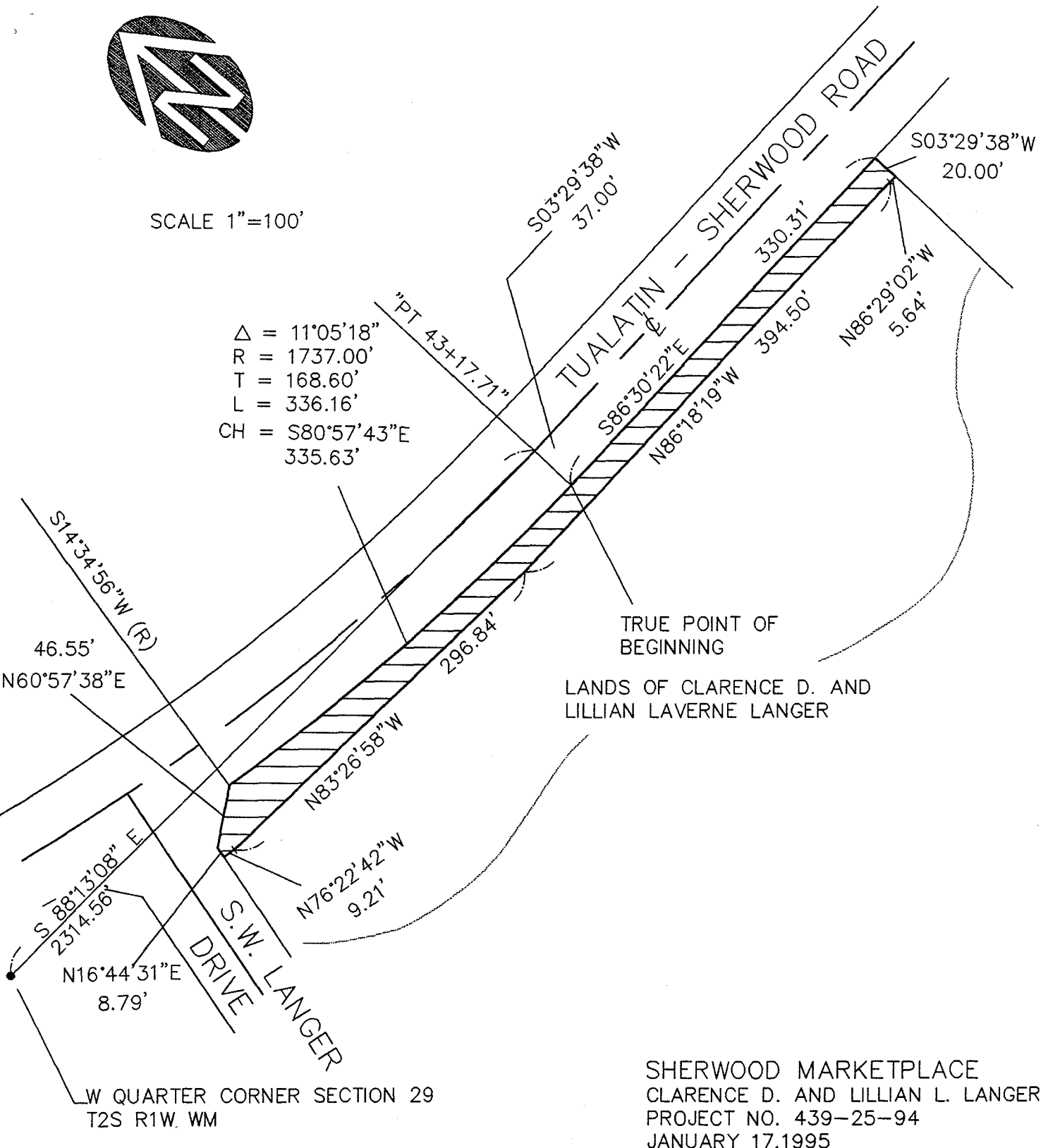
15-8
5-20

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



SCALE 1"=100'

$\Delta = 11^{\circ}05'18''$
 $R = 1737.00'$
 $T = 168.60'$
 $L = 336.16'$
 $CH = S80^{\circ}57'43''E$
 $335.63'$



LANDS OF CLARENCE D. AND LILLIAN LAVERNE LANGER

SHERWOOD MARKETPLACE
CLARENCE D. AND LILLIAN L. LANGER
PROJECT NO. 439-25-94
JANUARY 17, 1995

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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
Clarence D. and Lillian L. 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, and the True Point of Beginning of this description; thence, along the said southerly right-of-way South $86^{\circ}30'22''$ East 330.31 feet to the easterly line of that real property of Clarence D. and Lillian Laverne Langer; thence, along said easterly line South $3^{\circ}29'38''$ West 20.00 feet; thence North $86^{\circ}29'02''$ West 5.65 feet; thence, North $86^{\circ}18'19''$ West 394.50 feet; thence, North $83^{\circ}26'58''$ West 296.84 feet; thence, North $76^{\circ}22'42''$ West 9.21 feet to the Easterly right-of-way line of S.W. Langer Drive; thence, along said right-of-way North $16^{\circ}44'31''$ East 8.79 feet; thence, North $60^{\circ}57'38''$ East 46.55 feet to the southerly right-of-way line of Tualatin-Sherwood Road; thence, along said right-of-way line along the arc of a 1,737.00 foot radius curve to the left, having a radial bearing at its beginning of South $14^{\circ}34'56''$ West, through a central angle of $11^{\circ}05'18''$, (chord bears South $89^{\circ}57'43''$ East 335.63 feet) a distance of 336.16 feet to the point of beginning of this description.

Containing 15303 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 Clarence D. and Lillian Laverne Langer.

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