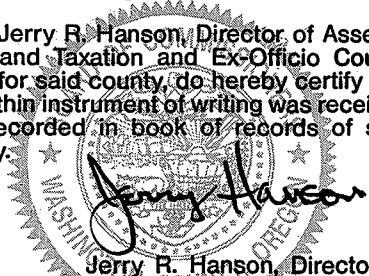


I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



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

Doc : 95054642  
Rect: 148507 33.00  
08/07/1995 11:05:53AM

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C

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Carol C. Petersen, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by City of Sherwood a political subdivision of the State of Oregon, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit: See Attached "Exhibit A", made a part hereof.

### FOR PUBLIC ROADWAY PURPOSES

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

To Have and to Hold the same unto said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

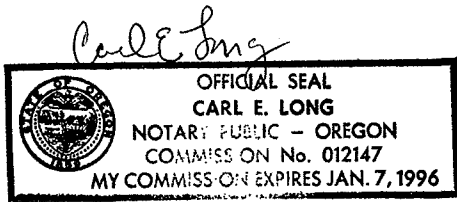
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,800.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

RETURN TO:  
City of Sherwood  
90 NW Park St  
Sherwood, OR 97140

In Witness Whereof, the grantor has executed this instrument this 3 day of August, 1995

If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.



Carol C. Petersen  
(SEAL) Carol C. Petersen

\_\_\_\_\_  
(SEAL)

STATE OF OREGON            )  
  ) ss.  
County of Washington    )

This instrument was acknowledged before me on August 3, 1995 by Carol C. Petersen.

Before me:  
Carl E. Long  
Notary Public for Washington Oregon  
My commission expires: Jan 7<sup>th</sup>, 1996

After recording return to:  
  
City of Sherwood  
~~Att: Ron Hudson~~ 90 NW PARK STREET  
~~540 NW Washington St.~~  
Sherwood, OR. 97140

Accepted by the City of Shewood by: Larry D. Cole  
Larry D. Cole, City Manager

SHWX0040  
7/17/95  
D.A.H.

A portion of a tract of land in the Northwest quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian described in deed to Carol C. Petersen, recorded at Document 88-58049, December 29, 1988, Washington County Deed Records, said tract being more particularly described as follows:

Said portion being that portion of the above tract of land lying East of a line 35.00 feet West of the following described centerline

DCN

The centerline of S.W. Sherwood Boulevard as it is described in Book 861, page 655 and depicted on P.S. 25804: Commencing at a found 3-1/4" aluminum disk at the 1/4 corner between Sections 31 and 32, Township 2 South, Range 1 West W.M.; thence South 89° 53' 04" East 1,309.97 feet to the TRUE POINT OF BEGINNING; thence South 1° 30' 46" East 591.82 feet to a found railroad spike; thence South 00° 41' 25" East 728.88 feet to a found 5/8" iron rod at the centerline intersection of S.W. Sherwood Boulevard and S.W. Sunset Boulevard and the terminus, which bears North 44° 13' 55" East of a 1-1/2" Iron pipe in a monument box at the Southwest corner of said Section 32.

The parcel of land to which this description applies contains 1,000 square feet (.023 acres), more or less.

Basis of bearing: County Survey No. 25804.

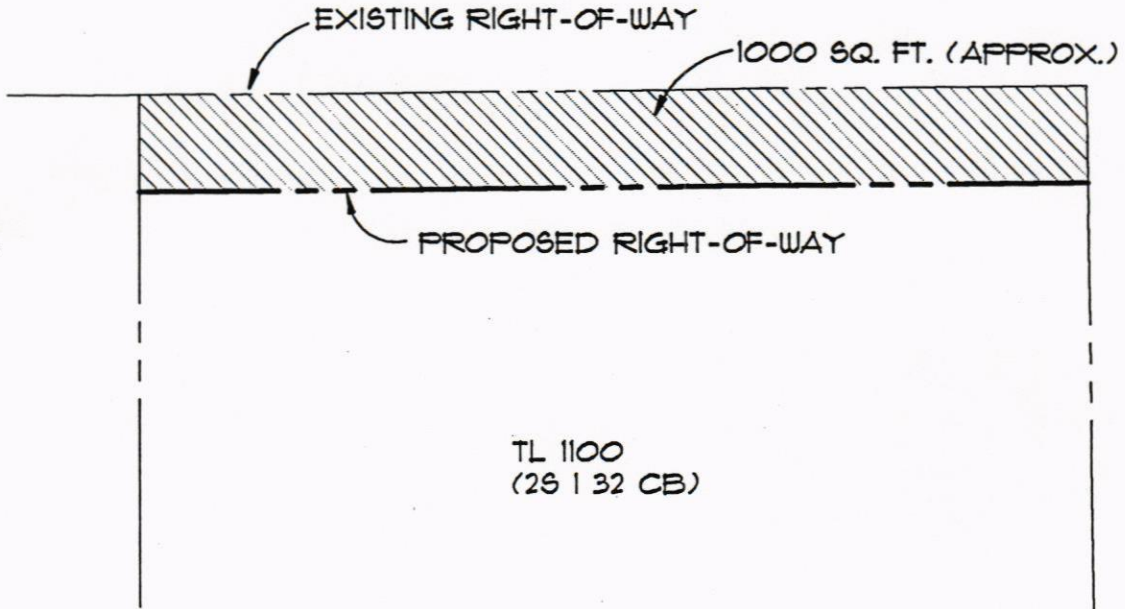
DAH:dih\o:\projects\shwx0040\petersen.leg

(TL 1100 2S1 32CB)

DAVID EVANS AND ASSOCIATES, INC.  
A PROFESSIONAL SERVICES CONSULTING FIRM  
OFFICES IN OREGON, WASHINGTON, CALIFORNIA AND ARIZONA  
2828 S.W. CORBETT AVENUE  
PORTLAND, OREGON 97201-4830  
(503) 223-6663 FAX (503) 223-2701

4

# SOUTH SHERWOOD BOULEVARD



**DEA**  
DAVID EVANS AND ASSOCIATES, INC.  
2828 S.W. CORBETT AVENUE  
PORTLAND, OREGON 97201-4802  
(503) 223-6663

PROJECT

**CITY OF SHERWOOD**

TITLE

**TAX LOT 1100**

FILE

SHUX0042

DRAWN BY

PAC

DESIGN BY

DHG

SCALE

1" = 20'

DATE

5-4-95

SHEET

**9**

Recorded Document  
1995-054642  
Warranty Deed for NW Qtr  
Section 32 T2S, R1W  
Reference pages

Not a part of record. For reference use only.

August 3, 1995

SHWX 0040.01

Carol C. Petersen  
1075-1085 S. Sherwood Blvd.  
Sherwood, Oregon 97140  
C/O Craig Kelly

**SUBJECT: LETTER OF AGREEMENT DUAL ACCESS AND FRONT YARD FENCING  
PARCEL NO. 2S1 32CB 01100 & 01000**



Dear Mr. Kelly:

City of Sherwood is in the process of acquiring additional right-of-way from the above referenced property. Attached as "exhibit A" is a map showing the area the City needs to acquire.

It is the Cities understanding that the change in the Right-of-Way will not impact your current dual access provided at the northern and southern property boundaries.

City of Sherwood Public Works, here after the "City", subject to approval, agrees to do the following:

A. City agrees to compensate you in full for the right-of-way acquisition and any improvements in the amount of **\$3,800.**

B. Project Contractor will construct side-walk improvements and curb and gutter with provision for two access drives to your parcel. One access to be located to the south of duplex improvements and the second north of improvements to coincide with current access to triplex.

C. It is ownerships request that compensation be included to provide for a 3 foot high cyclone fence along front property boundary. Said fence to provide restricted access to front yard. Additional compensation for fencing not to exceed **\$500.00.**  
Total compensation of **\$4,300.**

1. Compensation as determined includes land and any landscape improvements. The fencing is in addition to current compensation. Compensation for fencing (Marshal & Swift Cost Book), 60 ln ft x \$ 6.00/plf + 3 ft gate = \$360 + \$135 = \$495 say \$500.00

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D. If improvements are partially or fully damaged by disaster, owner may include the area of purchased right-of-way to meet density requirements for redevelopment, as long as property is zoned MDRL.

E. Improvements on tax lot 1100 are grandfathered as to setback. Setback after right-of-way acquisition is less than required by code. City agrees to allow improvements to be reconstructed in current location so long as property is zoned MDRL.

This letter of agreement will become binding upon acceptance by the City. Seal by an authorized City employee signifies acceptance.



Thank you for your time and consideration in this matter.

Agreed and Accepted by: Carol C. Petersen  
Carol C. Petersen or Craig Kelly

Agreed and Accepted by: [Signature]  
City of Sherwood, Larry Cole, City Manager, Pro Tem

Sincerely,

DAVID EVANS AND ASSOCIATES, INC

Will Werner  
Director, Right-of-way Appraisal  
Broker

**For**

Department of Public Works  
City of Sherwood, Oregon

WNW:ega:loa-accs.prt

DAVID EVANS AND ASSOCIATES, INC.  
A PROFESSIONAL SERVICES CONSULTING FIRM



SHWX0040  
7/17/95  
D.A.H.

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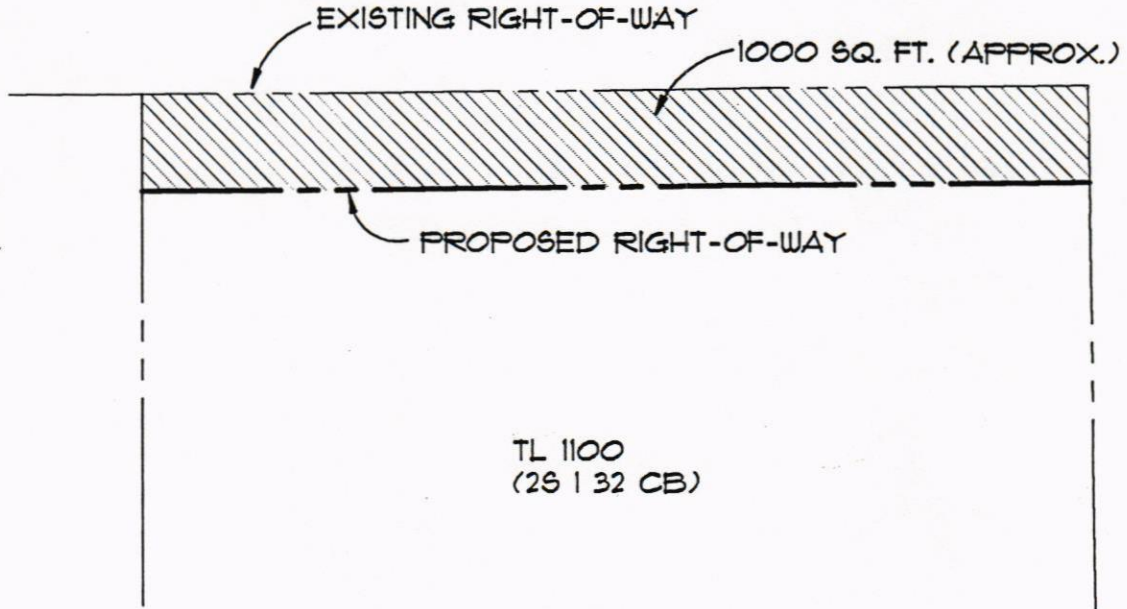
Basis of bearing: County Survey No. 25804.

DAH:dlh\o:\project\shwx0040\petersen.leg

(TL 1100 2S1 32CB)

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PROJECT

**CITY OF SHERWOOD**

TITLE

**TAX LOT 1100**

FILE

SHUX0042

DRAWN BY

PAC

DESIGN BY

DHG

SCALE

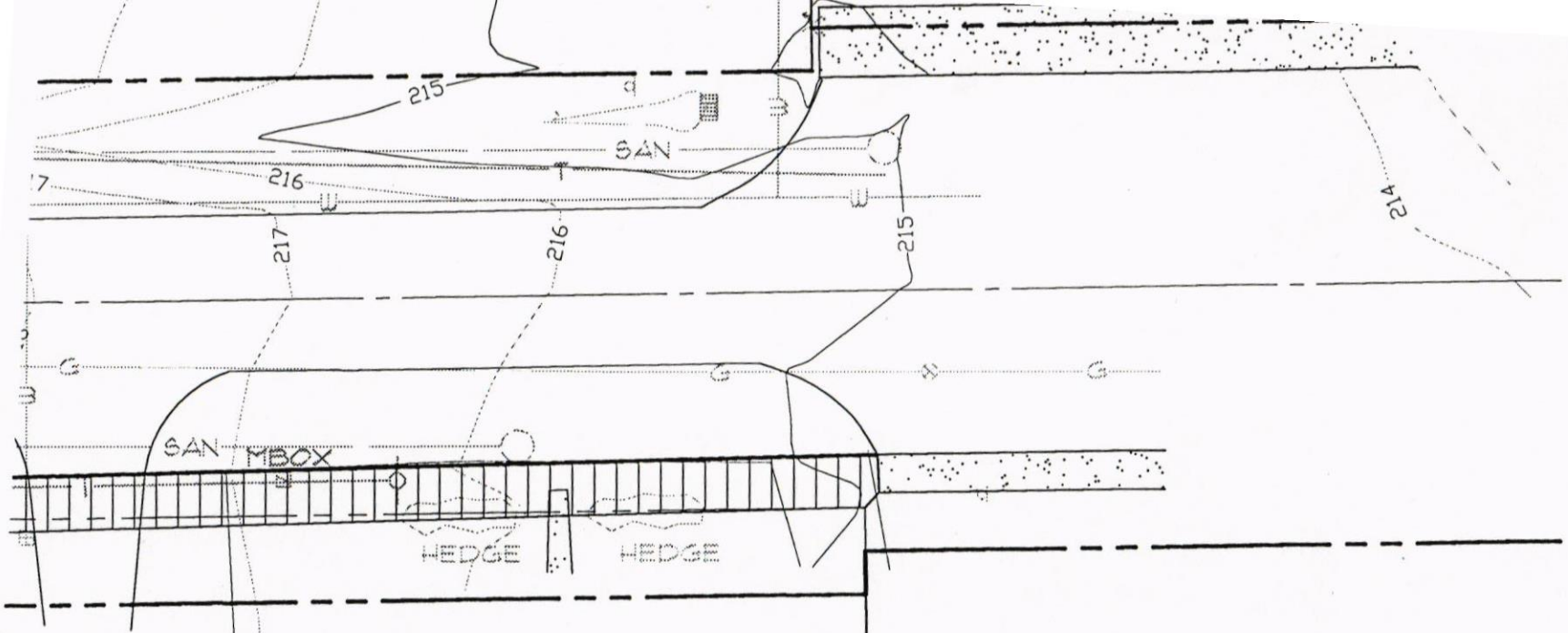
1" = 20'

DATE

5-4-95

SHEET

**9**



PETERSEN

TL 1100  
(26 | 32 CB)

TL 1200  
(26 | 32 CB)

