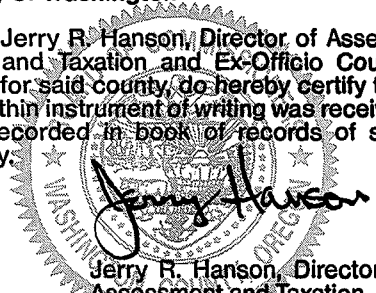


STATE OF OREGON

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, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 95096013

Rect: 156501

28.00

12/29/1995 03:07:59PM

1-4

(A)

After recording, return to:

The City of Sherwood
90 NW Park
Sherwood, OR 97140

EASEMENT FOR
UTILITY, SLOPE AND CONSTRUCTION

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, P.M. Marshall Company ("Grantor") hereby grants to the City of Sherwood a perpetual nonexclusive easement to use the west ten (10) feet, from the boundary of Tualatin-Sherwood Road north to the end of the cul-de-sac of Wildrose Place, of the property owned by Grantor described in attached Exhibit A ("Marshall's Property") for utility, slope and construction purposes.

The easement granted hereby may be used only for the placement and maintenance of utilities, to provide a slope and lateral support for the half-street known as Wildrose Place within Edy Road Industrial Park located immediately to the west of and abutting Marshall's Property, and for the construction and maintenance of such Wildrose Place and utilities.

This easement shall be perpetual. Both the benefits and burdens hereof shall run with the land.

The easement shall terminate at such time as a roadway is built over this easement and other portions of Marshall's Property to complete Wildrose Place to full street size and at such time as such roadway is accepted by the City of Sherwood or other governmental agency with jurisdiction.

Dated this 28 day of December, 1995.

GRANTOR:

P.M. MARSHALL COMPANY

By: *R. L. Marshall*
Richard L. Marshall

Its: *President*

ACCEPTED:

THE CITY OF SHERWOOD

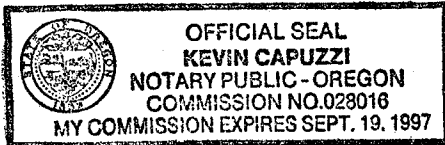
By: *Lee Weislogel*
Lee Weislogel,
Public Works Director

2

STATE OF OREGON)
County of Washington) ss.

This instrument was acknowledged before me on December 28th, 1995,
by Richard L. Marshall, the President of P.M. Marshall Company,
on behalf of such company.

[SEAL]

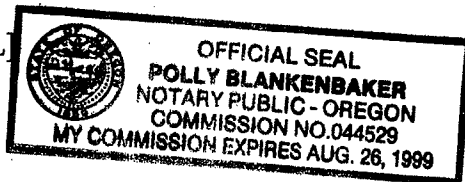


Kevin Capuzzi
Notary Public for Oregon
My commission expires: 9/19/97

STATE OF OREGON)
County of Washington) ss.

This instrument was acknowledged before me on December 28 1995,
by Lee Weislogel, Director of Public Works of the City of Sherwood, on behalf of
such City.

[SEAL]



Polly Blankenbaker
Notary Public for Oregon
My commission expires: 8-26-99

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EXHIBIT A

Marshall's Property

A tract of land in the Northeast quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being described as follows:

Beginning at a 5/8 inch iron rod in the center of County Road No. 1070 (Edy Road), which was set in County Survey No. 4029, October 6, 1950, said iron was set to replace a stone set for the center of Section 28, in County Survey No. 1470, January 24, 1901, said iron rod bears N 00° 34' 09" E 2649.29 feet from the South quarter corner of Section 28, and from said iron rod a 5/8 inch iron rod bears N 00° 11' 21" W 19.91 feet; running thence, from said beginning iron rod, N 00° 26' 01" E 1317.80 feet to a 1/2 inch iron pipe which bears 0.80 feet West of a fence corner; thence S 89° 41' 39" E 1598.75 feet to the center of County Road No. 505 (Cipole Road) a 40 foot wide road, from which a 5/8 inch iron rod with a yellow plastic cap inscribed "Caswell PLS 737" bears N 89° 41' 39" W 20.28 feet; thence S 09° 08' 30" E 833.82 feet along the center line of County Road No. 505, to the center line of County Road No. 492 (Tualatin - Sherwood Rd.) thence S 88° 01' 18" W 443.17 feet along the center of County Road 492 to the Southeast corner of that tract of land conveyed to Alfred J. Chavez and JoAnne D. Chavez as recorded in Book 842 at Page 720 of the Washington County Deed Records; thence N 09° 14' 20" W 42.13 feet to a (1) inch iron pipe on the East line of said Chavez tract; thence continuing N 09° 14' 20" West 188.09 feet to a 1/2 inch iron pipe at the Northeast corner of the Chavez tract; thence S 80° 51' 06" W 206.98 feet to a 3/4 inch iron pipe at the Northwest corner of the Chavez tract; thence S 09° 12' 24" E 181.77 feet to a (1) inch iron pipe on the West line of the Chavez tract; thence continuing S 09° 12' 24" E 32.59 feet to center of County Road 492; thence following the center line of said road as follows: S 70° 36' 18" W 481.37 feet, S 56° 43' 18" W 535.10 feet and S 48° 04' 17" W 263.23 feet to the true North-South center line of Section 28; thence N 0° 28' 15" E 175.92 feet to the center line of County Road 1070; thence N 89° 53' 13" E 4.55 feet to the point of beginning. Containing 36.28 acres excluding the county roads.

Reference is made to a survey performed by Walter L. Caswell, PLS 737, dated April 10, 1981 and recorded as County Survey No. 19357.

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