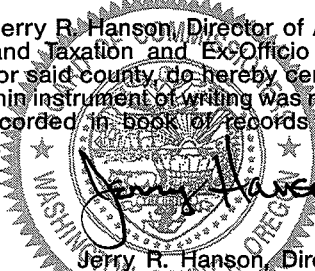


STATE OF OREGON

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 : 97008861

Rect: 179698

38.00

01/30/1997 10:05:33am

1-7

SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Sunfield Lakes, LLC

hereinafter termed "Grantors", for and in consideration of the sum of -----No----- 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 is described in attached Exhibits A and 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 8th day of January, 19 97.

Clarence D. Langer, Jr. - Trustee
Clarence D. Langer, Jr. - Trustee

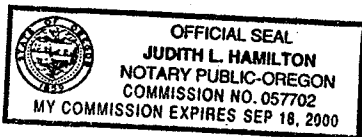
STATE OF OREGON)
County of Washington) ss.

January 8, 19 97

Personally appeared the above named Clarence D. Langer, Jr.

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

Before me:



Judith L. Hamilton
Notary Public for Oregon
My Commission expires: Sept. 18, 2000

Accepted by City of Sherwood
Jon Barnett
Jon Barnett, City Manager



WESTLAKE

CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

Phone: 503 684-0652

Fax: 503 624-0157

Sanitary Sewer Easement
Sunfield Lakes Apartments
Project No.: 959-01
December 31, 1996

EXHIBIT "A" EASEMENT DESCRIPTION

A tract of land situate in the Southwest one quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, State of Oregon, being a portion of that tract of land granted in the Deed recorded as Document No. 94095523 Washington County Deed Records, more particularly described as follows:

An easement for purposes of installing and maintaining a sanitary sewer line and any and all appurtenances thereto, over, under, and across a strip of real property having a width of 15.00 feet, measured at right angles to and being 7.5 feet each side of the centerline, being more particularly described as follows:

Commencing at the most northwesterly corner of Parcel 3 of Partition Plat No. 1996-009, Washington County Plat Records;

Thence, North $04^{\circ} 45' 32''$ West 68.16 feet to a point on the southerly line of the tract of land conveyed in the Deed recorded as Document No. 94095523 Washington County Deed Records and the True Point of Beginning of this description;

Thence North $01^{\circ} 00' 09''$ West 24.60 feet to the point of termination of this centerline.

Subject to lengthening and/or shortening of sidelines so that they terminate on the proper boundaries.

Basis of bearings being said Partition Plat No. 1996-009.

Containing an area of 369 square feet.

12/13/96 CRP/dw

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WESTLAKE

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Phone: 503 684-0652

Fax: 503 624-0157

Sanitary Sewer Easement
Sunfield Lakes Apartments
Project No.: 959-01
December 31, 1996

EXHIBIT "B" EASEMENT DESCRIPTION

A tract of land situate in the Southwest one quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, State of Oregon, being a portion of that tract of land granted in the Deed recorded as Document No. 94095523 Washington County Deed Records, more particularly described as follows:

An easement for purposes of installing and maintaining a sanitary sewer line and any and all appurtenances thereto, over, under, and across a strip of real property having a width of 15.00 feet, measured at right angles to and being 7.5 feet each side of the centerline, being more particularly described as follows:

Commencing at the most northwesterly corner of Parcel 3 of Partition Plat No. 1996-009, Washington County Plat Records;

Thence, North 04° 45' 32" West 68.16 feet to a point on the southerly line of the tract of land conveyed in the Deed recorded as Document No. 94095523 Washington County Deed Records and the True Point of Beginning of this description;

Thence North 01° 00' 09" West 24.60 feet to the point of termination of this centerline.

Subject to lengthening and/or shortening of sidelines so that they terminate on the proper boundaries.

Basis of bearings being said Partition Plat No. 1996-009.

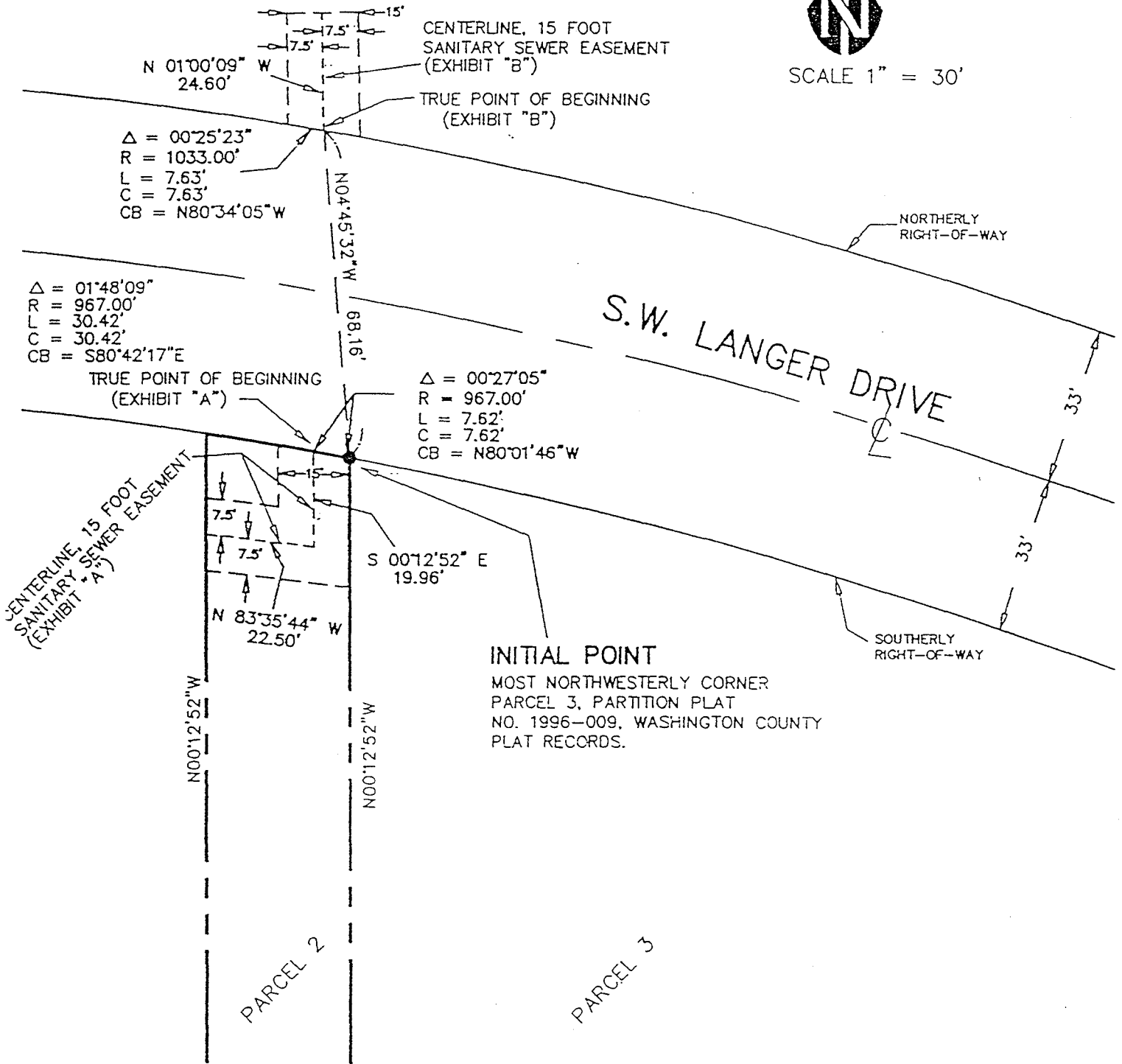
Containing an area of 369 square feet.

12/13/96 CRP/dw

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SCALE 1" = 30'



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PUBLIC SANITARY SEWER EASEMENT
 LOCATED IN THE S.W. 1/4, SECTION 29,
 T. 2 S., R. 1 W., W.M.
 CITY OF SHERWOOD, WASHINGTON COUNTY

DATE	12-23-96
DRAWN BY	PAS
CHECKED BY	GRA
REVISIONS	



ENGINEERING ♦ SURVEYING ♦ PLANNING