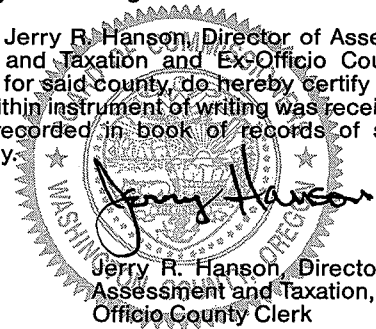


I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



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

Doc : 97019910  
Rect: 181831 38.00  
03/06/1997 02:20:54pm

RECEIVED  
APR 16 1997  
BY: \_\_\_\_\_

308

WATER LINE 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 Description (See Attached Exhibit "A")

Easement Map - Exhibit "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 )  
 ) ss.  
County of Washington )

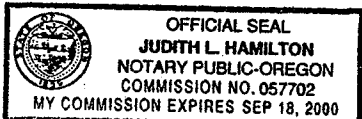
January 8, 19 97

Personally appeared the above named

Clarence D. Langer, Jr.

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

Before me:



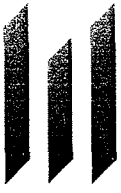
Judith L. Hamilton  
Notary Public for Oregon  
My Commission expires: Sept. 18, 2000

Accepted by the City of Sherwood

Jon Bormet  
Jon Bormet, City Mgr.

After recording, return to City of Sherwood, 20 NW Washington Sherwood, OR 97140

2



# WESTLAKE

CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

Phone: 503 684-0652

Fax: 503 624-0157

Waterline Easement  
Sunfield Lakes Apartments  
Project No: 959-01  
November 5, 1996

## EXHIBIT "A" EASEMENT DESCRIPTION

Two tracts of land situated in the southwest one quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, State of Oregon, located in Parcel 2 of Partition Plat No. 1996-009, Washington County Plat Records, more particularly described as follows:

An easement for purposes of installing and maintaining a waterline 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 7.50 feet each side of the existing facilities, the centerline, being more particularly described as follows:

Commencing at the southwest corner of said Parcel 2 of Partition Plat No. 1996-009; thence, along the southerly line of said Parcel 2, North  $89^{\circ} 57'08''$  East, 128.31 feet to the True Point of Beginning, hereinafter called Point "A"; thence, North  $00^{\circ} 12'51''$  West, 7.56 feet to a point hereinafter called Point "B"; thence, North  $00^{\circ} 12'51''$  West, 124.08 feet to a point hereinafter called Point "C"; thence, North  $00^{\circ} 12'51''$  West, 2.00 feet to a point hereinafter called Point "D"; thence, North  $00^{\circ} 12'51''$  West, 93.00 feet to a point hereinafter called Point "E"; thence, North  $00^{\circ} 12'51''$  West, 138.93; thence, North  $89^{\circ} 47'08''$  East, 185.04 feet to a point hereinafter called Point "F"; thence, North  $89^{\circ} 47'08''$  East, 188.68 feet to a point hereinafter called Point "G"; thence, North  $89^{\circ} 47'08''$  East, 48.00 feet to a point hereinafter called Point "H"; thence, North  $89^{\circ} 47'08''$  East, 72.73 feet; thence, North  $00^{\circ} 12'51''$  W, 44.73 feet to a point hereinafter called Point "J"; thence, North  $00^{\circ} 12'51''$  W, 65.88 feet to a point hereinafter called Point "K"; thence, North  $00^{\circ} 12'51''$  W, 350.20 feet to a point hereinafter called Point "L"; thence, South  $73^{\circ} 52'53''$  East, 223.08 feet to a point hereinafter called Point "M"; thence, South  $72^{\circ} 05'45''$  East, 246.71 feet; thence, South  $00^{\circ} 13'10''$  East, 180.08 feet to a point hereinafter called Point "N"; thence, South  $00^{\circ} 13'10''$  East, 61.79 feet to a point hereinafter called Point "P"; thence, South  $00^{\circ} 13'10''$  East, 102.21 feet to a point

hereinafter called Point "Q"; thence, South  $00^{\circ} 13' 10''$  East, 144.70 feet; thence, North  $89^{\circ} 47' 08''$  East, 67.49 feet to a point on the east line of said Parcel 2 and the termination of this centerline.

Also included herewith a centerline beginning at aforementioned Point "B" and running thence, North  $89^{\circ} 57' 08''$  East, 20.11 feet.

Also included herewith a centerline beginning at aforementioned Point "C" and running thence, North  $89^{\circ} 47' 09''$  East, 24.50 feet.

Also included herewith a centerline beginning at aforementioned Point "D" and running thence, South  $89^{\circ} 47' 09''$  West, 20.00 feet.

Also included herewith a centerline beginning at aforementioned Point "E" and running thence, North  $89^{\circ} 47' 09''$  East, 24.50 feet.

Also included herewith a centerline beginning at aforementioned Point "F" and running thence, South  $00^{\circ} 12' 51''$  East, 42.50 feet.

Also included herewith a centerline beginning at aforementioned Point "G" and running thence, South  $00^{\circ} 12' 52''$  East, 30.50 feet.

Also included herewith a centerline beginning at aforementioned Point "H" and running thence, South  $00^{\circ} 12' 52''$  East, 28.50 feet.

Also included herewith a centerline beginning at aforementioned Point "J" and running thence, North  $89^{\circ} 47' 09''$  East, 30.0 feet.

Also included herewith a centerline beginning at aforementioned Point "K" and running thence, North  $89^{\circ} 47' 09''$  East, 22.28 feet.

Also included herewith a centerline beginning at aforementioned Point "L" and running thence, North  $48^{\circ} 15' 06''$  West, 44.08 feet to a point on the west line of said Parcel 2.

Also included herewith a centerline beginning at aforementioned Point "M" and running thence, South  $17^{\circ} 54' 15''$  East, 22.57 feet.

Also included herewith a centerline beginning at aforementioned Point "N" and running thence, South  $89^{\circ} 47' 09''$  West, 25.53 feet.

Also included herewith a centerline beginning at aforementioned Point "P" and running thence, South  $89^{\circ} 47' 09''$  West, 22.19 feet.

*Page 3 of 3*

*Easement Description*

*SUNFIELD LAKES APARTMENTS*

*Project No.: 959-01*

Also included herewith a centerline beginning at aforementioned Point "Q" and running thence, South  $89^{\circ} 47' 09''$  West, 24.60 feet.

Also included herewith a centerline described as follows: Commencing at the aforementioned Point "A"; thence along the south line of said Parcel 2, North  $89^{\circ} 57' 08''$  East, 221.96 feet; thence continuing on said southerly line along the arc of a 615.00 foot radius curve to the left, through a central angle of  $25^{\circ} 20' 53''$  (chord bears  $N77^{\circ} 16' 41'' E$ , 269.87 feet) an arc length of 272.08 feet to the True Point of Beginning for this centerline description, called Point "R"; thence North  $25^{\circ} 58' 12''$  West, 103.00 feet to the terminus of this centerline.

SSC:11/6/96

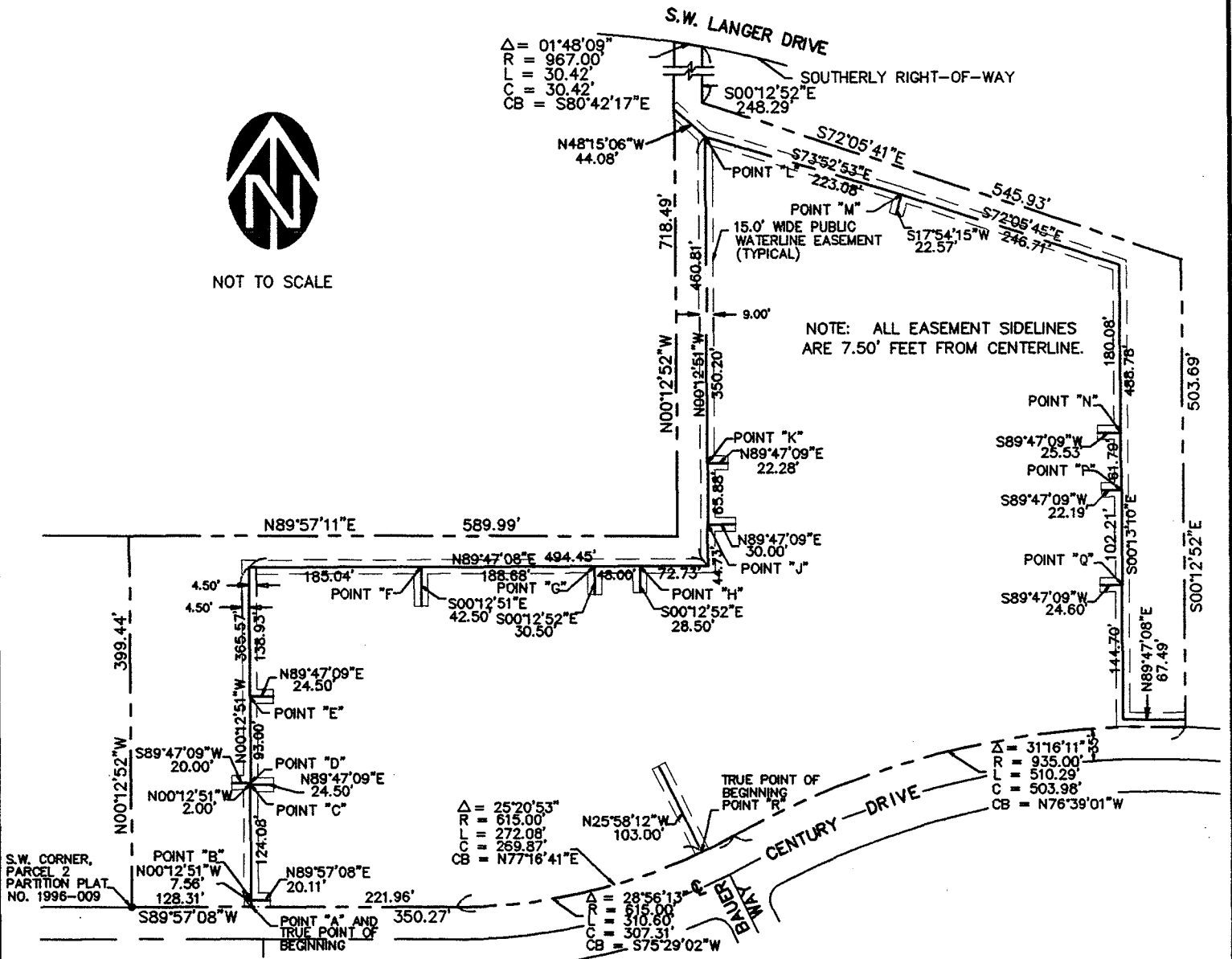
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# SUNFIELD LAKES APARTMENTS WATERLINE EASEMENT EXHIBIT MAP

PARCEL 2 OF PARTITION PLAT NO. 1996-009  
SITUATED IN THE S.W. 1/4 OF SECTION 29, T. 2 S., R. 1 W., W.M.  
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



NOT TO SCALE



6

DATE	1/31/97
DRAWN BY	KAK
CHECKED BY	PAS
REVISIONS	
JOB NO.	959-01C

**WESTLAKE**  
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER  
15116 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652  
TIGARD, OREGON 97224 FAX (503) 624-0157