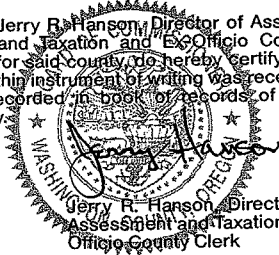


I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Doc : 97056925
Rect: 188704 28.00
06/20/1997 04:38:48pm

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X1

RELEASE OF EASEMENT

William P. Wahl and Claudia M. Wahl, as tenants by the entirety, and Mark H. Seaman Jr. and Lynn Seaman, as tenants by the entirety, hereby releases to the City of Sherwood, a municipal corporation in the County of Washington and State of Oregon, its heirs, successors and assigns, all of their right, title and interest in and to an easement 30 feet in width for ingress and egress purposes only, for the benefit of Lot 31 over Tract B of the plat of Cedar Creek Estates, recorded October 5, 1994, Book 93, Page 9, filed by William P. Wahl, et al, Plat Records of Washington County, Oregon described as follows:

See attached "Exhibit A":

The consideration for this transfer is \$ 0.00

Executed this 18TH day of DECEMBER, 19 96.

William P. Wahl

Claudia M. Wahl

Mark H. Seaman, Jr.

Lynn Seaman

State of Oregon
County of Washington

Date: 12/18/96

Personally appeared the above named William P. Wahl, Claudia M. Wahl, Mark H. Seaman, Jr. and Lynn Seaman known to me to the the individuals who executed the above instrument and declared it to be their voluntary act.



Notary Public for State of Oregon
My Commission Expires: 10/07/98



WESTLAKE

CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

Phone: 503 684-0652

Fax: 503 624-0157

City of Sherwood
Release of 30-Foot Ingress, Egress Easement
Project No.: 534-04-D
December 2, 1996

PROPERTY DESCRIPTION

A tract of land situate in the northwest quarter of Section 30, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, being that 30 foot wide Ingress, Egress Easement for the benefit of Lot 31 as shown on the map of "Cedar Creek Estates", a duly recorded subdivision, filed in Book 93, Pages 7 through 9, Washington County Plat Records, and being more particularly described as follows:

Beginning at the southwest corner of Lot 6 of said "Cedar Creek Estates" subdivision, said point also being the southeast corner of Tract "B", as shown on said map;

thence, along on the south line of said Tract "B", South $89^{\circ}29'40''$ West, 404.99 feet to the southwest corner of said Tract "B", said point also being the southeast corner of said Lot 31;

thence, along on the east line of said Lot 31, North $00^{\circ}05'32''$ West, 30.00 feet to a point on a line parallel with and lying 30.00 feet northerly of, when measured at right angles to, the south line of said Tract "B";

thence, along said parallel line, North $89^{\circ}29'40''$ East, 374.99 feet to a point on a southerly projection of the west line of Tract "C" of said CEDAR CREEK ESTATES", said point also being on a line parallel with and lying 30.00 feet westerly of, when measured at right angles to, the common line between Tract "B" and said Lot 6;

thence, northerly along said southerly projection, North $00^{\circ}05'32''$ West, 33.10 feet to the southwesterly corner of said Tract "C";

thence, along the common line between Tracts "B" and "C", North $89^{\circ}54'28''$ East, 30.00 feet to the common corner to Tracts "B" and "C" and Lot 6;

2

Page 2 of 2
Property Description
Project No.: 534-04D

thence, along the common line to Tract "B" and Lot 6, South 00°05'32" East, 62.88 feet to the point of beginning.

Containing 13,138 Square Feet

DMD: 11/25/96

admin/53404/survey/pd53404.doc / jk

|||

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○

31

CEDAR CREEK

N 00°05'32" W

30.00'



SCALE: 1" = 80'

ESTATES

N 89°29'40" E

30' INGRESS, EGRESS AND PUBLIC UTILITY
EASEMENT FOR THE BENEFIT OF LOT 31
(INGRESS, EGRESS PORTION TO BE RELEASED)

S 89°29'40" W

404.99'

374.99'

TRACT "B"

13

12

11

9

10

8

7

N 00°05'32" W

33.10'

TRACT "C"

S.W. DUCKRIDGE
PLACE

S 00°05'32" E

62.88'

N 89°54'28" E
30.00'

6

5

4

3

2

1

POINT OF BEGINNING

4

DATE 11/25/96

DRAWN BY DD

CHECKED BY GRA

REVISIONS

JOB NO. 534-04

WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0852
TIGARD, OREGON 97224 FAX (503) 624-0157