

DEDICATION DEED

DATED: \_\_\_\_\_, 1997

SEND TAX STATEMENTS TO:


City of Sherwood  
20 N.W. Washington  
Sherwood, OR 97140

AFTER RECORDING RETURN TO:

City of Sherwood  
20 N.W. Washington  
Sherwood, OR 97140

STATE OF OREGON } SS  
County of Washington }

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 : 97101428  
Rect: 196948  
10/29/1997 09:22:58am 33.00

BETWEEN:

Rodney M. Loewer  
Gina M. Loewer

and

City of Sherwood  
20 N.W. Washington  
Sherwood, OR 97140

Grantor

Grantee

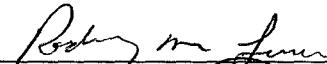
The true and actual consideration is \$ 0.

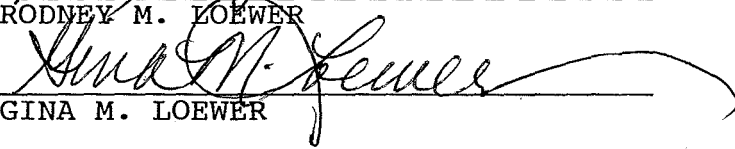
KNOW ALL MEN BY THESE PRESENTS, that RODNEY M. LOEWER and GINA M. LOEWER, hereinafter termed Grantor, in consideration of the benefits to accrue to grantor from grant herein set forth, does hereby give, grant, dedicate and convey to the CITY OF SHERWOOD and to the public, the property situated in Washington County, Oregon, described on Exhibit A attached hereto and by reference made a part hereof.

Grantor covenants with Grantee that they are the owner in fee simple of said property, which is free of all encumbrances, except easements, conditions, restrictions of record, and rights of the public in streets and roads.

TO HAVE AND TO HOLD the above described property unto the Grantee and assigns forever.

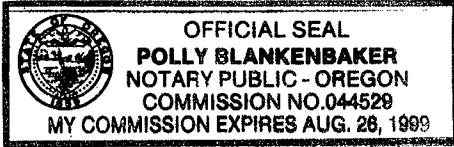
IN WITNESS WHEREOF, the Grantors have affixed their signatures this 28<sup>th</sup> day of October, 1997.

  
\_\_\_\_\_  
RODNEY M. LOEWER

  
\_\_\_\_\_  
GINA M. LOEWER

STATE OF OREGON )  
 ) ss.  
County of Washington )

The foregoing instrument was acknowledged before me this 28<sup>th</sup>  
day of October, 1997, by RODNEY M. LOEWER and GINA M.  
LOEWER.



Polly Blankenbaker  
Notary Public for Oregon  
My Commission Expires: 8-26-99

The City of Sherwood approves and accepts the foregoing dedication.

CITY OF SHERWOOD, OREGON

By: Jon Bormet  
Jon Bormet, City Manager

B All grading and construction will be within the right-of-way boundaries unless prior written approval is given to the City of Sherwood by Northland Construction Co.

By: Paul J...  
By: J. B...

A PORTION OF THE TRACT OF LAND DESCRIBED IN DEED TO RODNEY M. LOEWER AND GINA M. LOEWER, HUSBAND AND WIFE AND RECORDED ON MAY 28, 1997 IN DOCUMENT NUMBER 97-48848, WASHINGTON COUNTY RECORDER WITHIN THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON.

THE BOUNDARY OF SAID PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF TANGENCY OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1462.39 FEET ON THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 2257 ( S.W. MURDOCK ROAD ), SAID RIGHT OF WAY BEING 30.00 FEET WESTERLY AND PARALLEL WITH THE CENTERLINE OF SAID COUNTY ROAD AND SAID POINT BEING PERPENDICULAR TO CENTERLINE STATION 18+92.43 AS SHOWN ON THE PLAT OF "COUNTY ROAD NO. 2257", WASHINGTON COUNTY ROAD RECORDS;

THENCE SOUTHERLY ALONG SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF  $14^{\circ}42'06''$  (THE LONG CHORD OF WHICH BEARS S  $14^{\circ}09'54''$  W, 374.21 FEET) 375.24 FEET TO THE NORTH BOUNDARY LINE OF SAID DEED DOCUMENT 97-48848 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE LEAVING SAID WEST RIGHT OF WAY N  $89^{\circ}59'01''$  W, 304.72 FEET ALONG THE NORTH BOUNDARY OF SAID DOCUMENT NUMBER 97-48848 AND SAID NORTH BOUNDARY BEING THE SOUTH RIGHT OF WAY AND ITS WESTERLY EXTENSION LINE OF C.R. NO. 341 ( SUNSET BOULEVARD ) AS DEDICATED BY THE PLAT OF "WILLIAM PARK" TO AN ANGLE POINT IN SAID SOUTH RIGHT OF WAY;

THENCE S  $33^{\circ}44'48''$  E, 15.69 FEET ALONG THE RIGHT OF WAY OF SAID C.R. NO. 341 ( SUNSET BOULEVARD ) TO AN ANGLE POINT IN SAID RIGHT OF WAY;

3

**EXHIBIT A**

THENCE S 79°29'39" E, 16.58 FEET ALONG THE RIGHT OF WAY OF SAID C.R. NO. 341 ( SUNSET BOULEVARD ) TO AN ANGLE POINT IN SAID RIGHT OF WAY;

THENCE S 35°19'39" E, 10.41 FEET ALONG THE RIGHT OF WAY OF SAID C.R. NO. 341 ( SUNSET BOULEVARD ) TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 565.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°03'00" ( THE LONG CHORD OF WHICH BEARS S 76°38'34" E, 167.51 FEET) 168.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE S 68°07'04" E, 48.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 510.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°24'17" ( THE LONG CHORD OF WHICH BEARS S 70°49'12" E, 48.09 FEET) 48.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 16.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°53'45" ( THE LONG CHORD OF WHICH BEARS S 35°34'28" E, 19.68 FEET) 21.19 FEET TO A POINT ON THE WEST RIGHT OF WAY OF C.R. NO. 2257 ( S.W. MURDOCK ROAD ) AND SAID WEST RIGHT OF WAY BEING 30.00 FEET WESTERLY AND PARALLEL WITH THE CENTERLINE OF SAID COUNTY ROAD AND SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1462.39 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'26" ( THE LONG CHORD OF WHICH BEARS N 04°35'38" E, 113.31 FEET) 113.34 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS SURVEY NUMBER 25981 FILED IN WASHINGTON COUNTY SURVEYOR'S OFFICE.

CONTAINING 15,747 SQUARE FEET OR 0.36 ACRES MORE OR LESS

