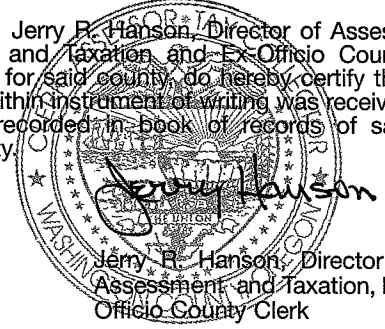


**EASEMENT FOR SANITARY SEWER LINES**

**GRANTOR:** Juniper Ridge Investments, L.L.C.  
**GRANTEE:** City of Sherwood, a Municipal Corporation

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 : 2000014633  
Rect: 249549 32.00  
02/25/2000 11:40:50am

For valuable non-monetary consideration received, Grantor hereby grants and conveys to Grantee and Grantee's successors and assigns a right-of-way and easement over and across the following described real property situated in Washington County, Oregon:

**EASEMENT DESCRIPTION:**

See attached Exhibit A for legal description.

**PURPOSE OF EASEMENT:**

This permanent easement is granted for the purpose of installing, maintaining and repairing a sanitary sewer line thereunder, and the easement herein granted shall include the right for the City and its authorized agents and assigns to go over, across and under said land for the purpose of installing, maintaining and repairing said sanitary sewer line.

**EASEMENT TERMS, CONDITIONS, AND LIMITATIONS:**

Grantor covenants to and with Grantee that they will not in any manner interfere with or restrict, except as herein stated, Grantee's use of said easement.

This right-of-way and easement is granted with the understanding that any work done by the City of Sherwood pursuant hereto will be so done as to leave the premises herein described in a condition reasonably similar to the previous state thereof when any work is finished thereon.

TO HAVE AND TO HOLD THE HEREIN described right-of-way and easement unto the City of Sherwood, its successors and assigns, forever.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 24 day of Feb, 2000

[Signature]  
Signature

STEVEN K. MARSE  
Printed Name

Juniper Ridge Investments, L.L.C.  
Firm Name

State of Oregon ) On this 24th day of February, 2000, before me  
County of Washington ) Steven K. Marse  
the undersigned Notary Public, personally appeared

Susan M. Brown / Susan M. Brown  
 personally known to me  
 proved to me on the basis of satisfactory evidence



to be the person who executed the within instrument as \_\_\_\_\_  
or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.  
Susan M. Brown  
Notary Signature - Commission Expires 2/11/02

Return To:  
City of Sherwood, Recorder  
Attn: Chris Wiley  
20 NW Washington St.  
Sherwood OR 97140

ACT III SHERWOOD SANITARY SEWER EASEMENTS LEGAL DESCRIPTION

A STRIP OF LAND SITUATED IN THE NORTHWEST ONE QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, SAID STRIP BEING 15.00 FEET WIDE, 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE MOST SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NUMBER 1994-013 OF THE WASHINGTON COUNTY PLAT RECORDS, SAID CORNER BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF TUALATIN-SHERWOOD ROAD 45.00 FEET FROM THE CENTER LINE THEREOF, MEASURED PERPENDICULAR THERETO; THENCE ALONG SAID RIGHT OF WAY LINE 99.58 FEET ALONG THE ARC OF A 1655.00 FOOT RADIUS CURVE CONCAVE TO NORTHEAST, THROUGH A CENTRAL ANGLE OF 03°26'50", SAID CURVE HAVING A CHORD BEARING NORTH 64°21'54" WEST, A DISTANCE OF 99.56 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 21°46'24" EAST, A DISTANCE OF 56.63 FEET TO A POINT THAT WILL HEREAFTER BE REFERRED TO AS POINT "A"; THENCE NORTH 21°43'28" WEST, A DISTANCE OF 456.52 FEET; THENCE NORTH 41°34'01" WEST, A DISTANCE OF 177.49 FEET TO THE POINT OF TERMINUS OF THE STRIP HEREIN DESCRIBED.

TOGETHER WITH THE FOLLOWING DESCRIBED STRIP, SAID STRIP BEING 15.00 FEET WIDE, 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE ABOVE MENTIONED POINT "A"; THENCE SOUTH 88°36'28" EAST, A DISTANCE OF 71.05 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 1 OF PARTITION PLAT NUMBER 1994-013, SAID POINT BEING THE POINT OF TERMINUS OF THE STRIP HEREIN DESCRIBED.

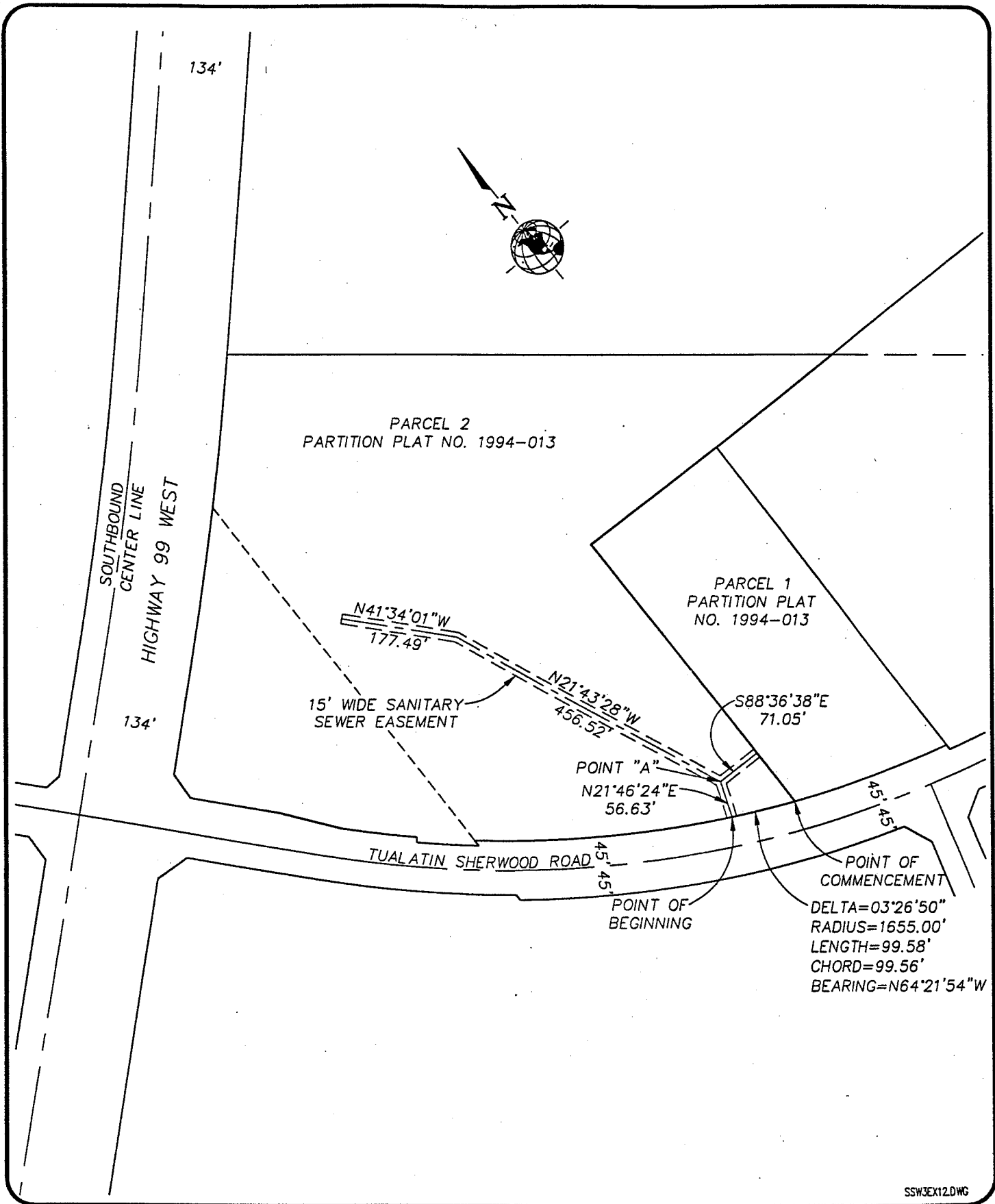
THE SIDELINES OF THE STRIPS DESCRIBED HEREIN BEING SUBJECT TO LENGTHENING AND/OR SHORTENING SO AS BEGIN AND TO TERMINATE UPON THE PROPER BOUNDARIES AND TO INTERSECT AT ALL ANGLE POINTS.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*William L. Farrier*

OREGON  
JULY 25, 1995  
WILLIAM L. FARRIER  
2717

RENEWAL: 12/31/99



**W&H PACIFIC**

8405 S.W. NIMBUS AVENUE  
BEAVERTON, OREGON 97008-7121  
(503) 626-0455

3

ACT III THEATRES  
SHERWOOD CINEMA  
SANITARY SEWER EASEMENT EXHIBIT "B"  
SCALE 1" = 200'

DATE  
6/14/99

PROJECT NO.  
4-1802-0201

SHEET  
1 OF 1