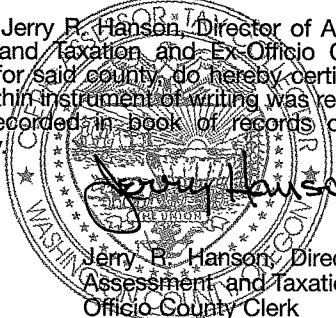


30
C-11

EASEMENT FOR WATER 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.



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 water 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 water 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 MORSE / manager
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) Susan M. Brown
the undersigned Notary Public, personally appeared



Steven K. Morse
 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.
[Signature]
Notary Signature - Commission Expires 2/11/02

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

1-6

ACT III SHERWOOD WATER LINE EASEMENT LEGAL DESCRIPTIONS

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 CENTER LINE INTERSECTION OF THE SOUTHBOUND CENTER LINE OF HIGHWAY 99 WEST AND THE CENTER LINE OF TUALATIN-SHERWOOD ROAD, THENCE SOUTH 41°23'31" EAST ALONG THE CENTER LINE OF TUALATIN-SHERWOOD ROAD, A DISTANCE OF 172.93 FEET; THENCE LEAVING SAID CENTER LINE NORTH 48°36'29" EAST, A DISTANCE OF 45.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF TUALATIN-SHERWOOD ROAD; THENCE NORTH 03°37'00" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 12.03 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 41°23'31" EAST, A DISTANCE OF 83.60 FEET TO THE POINT OF BEGINNING OF THE STRIP HEREIN DESCRIBED; THENCE NORTH 02°42'30" EAST, A DISTANCE OF 65.40 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING NORTH 02°42'30" EAST, A DISTANCE OF 93.83 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 99 WEST, 134.00 FEET FROM THE SOUTHBOUND CENTER LINE THEREOF, MEASURED PERPENDICULAR THERETO, SAID POINT BEING 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:

BEGINNING AT THE ABOVE MENTIONED POINT "A"; THENCE SOUTH 86°30'26" EAST, A DISTANCE OF 24.08 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 MOST NORTHERLY CORNER OF PARCEL 2 OF PARTITION PLAT NUMBER 1994-013 OF THE WASHINGTON COUNTY PLAT RECORDS, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 99 WEST, 134.00 FEET FROM THE CENTER LINE OF THE SOUTHBOUND LANES



THEREOF, MEASURED PERPENDICULAR THERETO; THENCE 19.46 FEET ALONG THE ARC OF A 5863.58 FOOT RADIUS CURVE CONCAVE TO NORTHWEST, THROUGH A CENTRAL ANGLE OF 00°11'25", SAID CURVE HAVING A CHORD BEARING SOUTH 44°03'08" WEST, A DISTANCE OF 19.46 FEET TO THE POINT OF BEGINNING OF THE STRIP HEREIN DESCRIBED; THENCE SOUTH 45°51'10" EAST, A DISTANCE OF 99.14 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 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 38.94 FEET ALONG THE ARC OF A 1655.00 FOOT RADIUS CURVE CONCAVE TO NORTHEAST, THROUGH A CENTRAL ANGLE OF 01°20'53", SAID CURVE HAVING A CHORD BEARING NORTH 65°24'53" WEST, A DISTANCE OF 38.94 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 01°00'00" EAST, A DISTANCE OF 495.71 FEET TO A POINT THAT WILL HEREAFTER BE REFERRED TO AS POINT "B"; THENCE CONTINUING NORTH 01°00'00" EAST, A DISTANCE OF 5.14 FEET; THENCE NORTH 41°30'27" WEST, A DISTANCE OF 65.14 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "C"; THENCE CONTINUING NORTH 41°30'27" WEST, A DISTANCE OF 219.18 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "D"; THENCE CONTINUING NORTH 41°30'27" WEST, A DISTANCE OF 139.94 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "E"; THENCE CONTINUING NORTH 41°30'27" WEST, A DISTANCE OF 115.72 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 99 WEST, 134.00 FEET FROM THE SOUTHBOUND CENTER LINE THEREOF, MEASURED PERPENDICULAR THERETO, SAID POINT BEING HEREAFTER REFERRED TO AS POINT "F", SAID POINT BEING 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:

BEGINNING AT THE ABOVE MENTIONED POINT "B"; THENCE SOUTH 89°00'00" EAST, A DISTANCE OF 78.80 FEET; THENCE NORTH 39°24'53" EAST, A DISTANCE OF 238.94 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "G"; THENCE CONTINUING NORTH 39°24'53" EAST, A DISTANCE OF 14.08 FEET TO THE NORTHEASTERLY LINE OF PARCEL 2 OF PARTITION PLAT NUMBER 1994-013 OF

THE WASHINGTON COUNTY PLAT RECORDS, SAID POINT BEING 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:

BEGINNING AT THE ABOVE MENTIONED POINT "C"; THENCE NORTH 48°29'33" EAST, A DISTANCE OF 16.12 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:

BEGINNING AT THE ABOVE MENTIONED POINT "D"; THENCE NORTH 48°29'33" EAST, A DISTANCE OF 22.68 FEET; THENCE SOUTH 41°31'48" EAST, A DISTANCE OF 5.50 FEET; THENCE NORTH 48°29'33" EAST, A DISTANCE OF 11.11 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:

BEGINNING AT THE ABOVE MENTIONED POINT "E"; THENCE NORTH 48°29'33" EAST, A DISTANCE OF 33.65 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:

BEGINNING AT THE ABOVE MENTIONED POINT "G"; THENCE SOUTH 50°35'07" EAST, A DISTANCE OF 16.06 FEET TO 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.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:

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 30.72 FEET ALONG THE ARC OF A 1655.00 FOOT RADIUS CURVE CONCAVE TO NORTHEAST, THROUGH A CENTRAL ANGLE OF 01°03'49", SAID CURVE HAVING A CHORD BEARING NORTH 65°33'25" WEST, A DISTANCE OF 30.72 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 01°00'00" EAST, A DISTANCE OF 6.62 FEET; THENCE SOUTH 65°25'35" EAST, A DISTANCE OF 30.80 FEET TO THE WEST LINE OF PARCEL 1 OF PARTITION PLAT NUMBER 1994-013 OF THE WASHINGTON COUNTY PLAT RECORDS; THENCE ALONG SAID PLAT LINE SOUTH 01°23'22" WEST, A DISTANCE OF 6.53 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE ABOVE MENTIONED POINT "F", SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 99 WEST, 134.00 FEET FROM THE SOUTHBOUND CENTER LINE THEREOF, MEASURED PERPENDICULAR THERETO; THENCE ALONG SAID RIGHT OF WAY LINE 7.51 FEET ALONG THE ARC OF A 5863.58 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 00°04'24", SAID CURVE HAVING A CHORD BEARING SOUTH 46°04'55" WEST, A DISTANCE OF 7.51 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 41°30'27" EAST, A DISTANCE OF 12.39 FEET; THENCE SOUTH 46°10'55" WEST, A DISTANCE OF 14.32 FEET; THENCE NORTH 43°49'05" WEST, A DISTANCE OF 12.38 FEET TO SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE 14.82 FEET ALONG THE ARC OF A 5863.58 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 00°08'41", SAID CURVE HAVING A CHORD BEARING NORTH 46°11'28" EAST, A DISTANCE OF 14.82 FEET TO THE POINT OF BEGINNING.

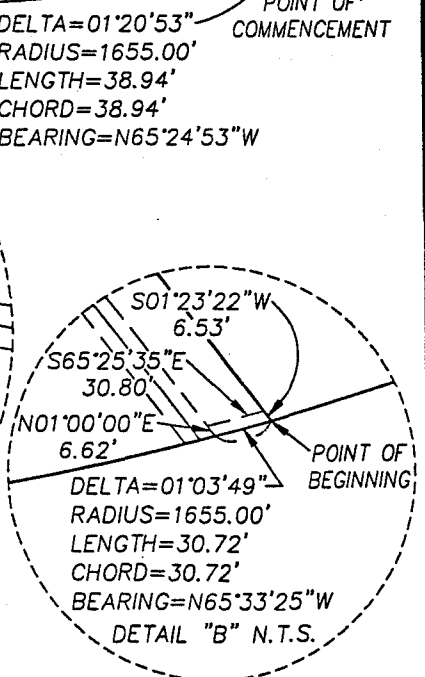
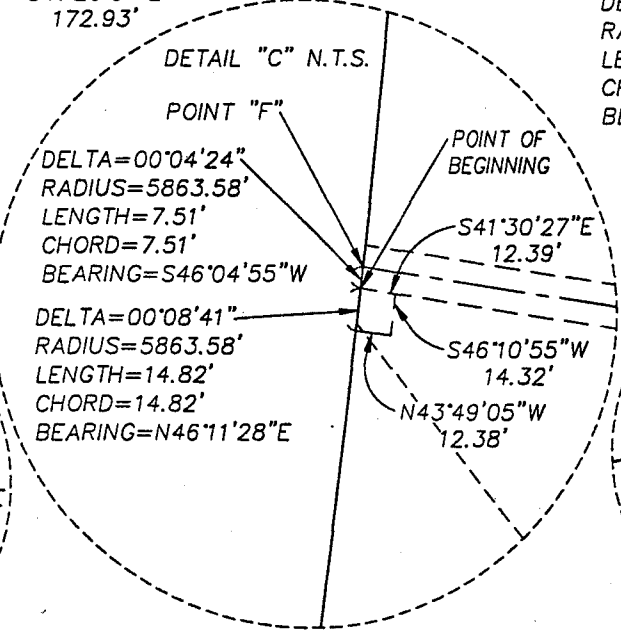
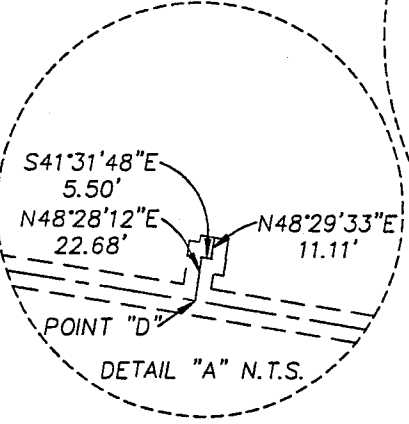
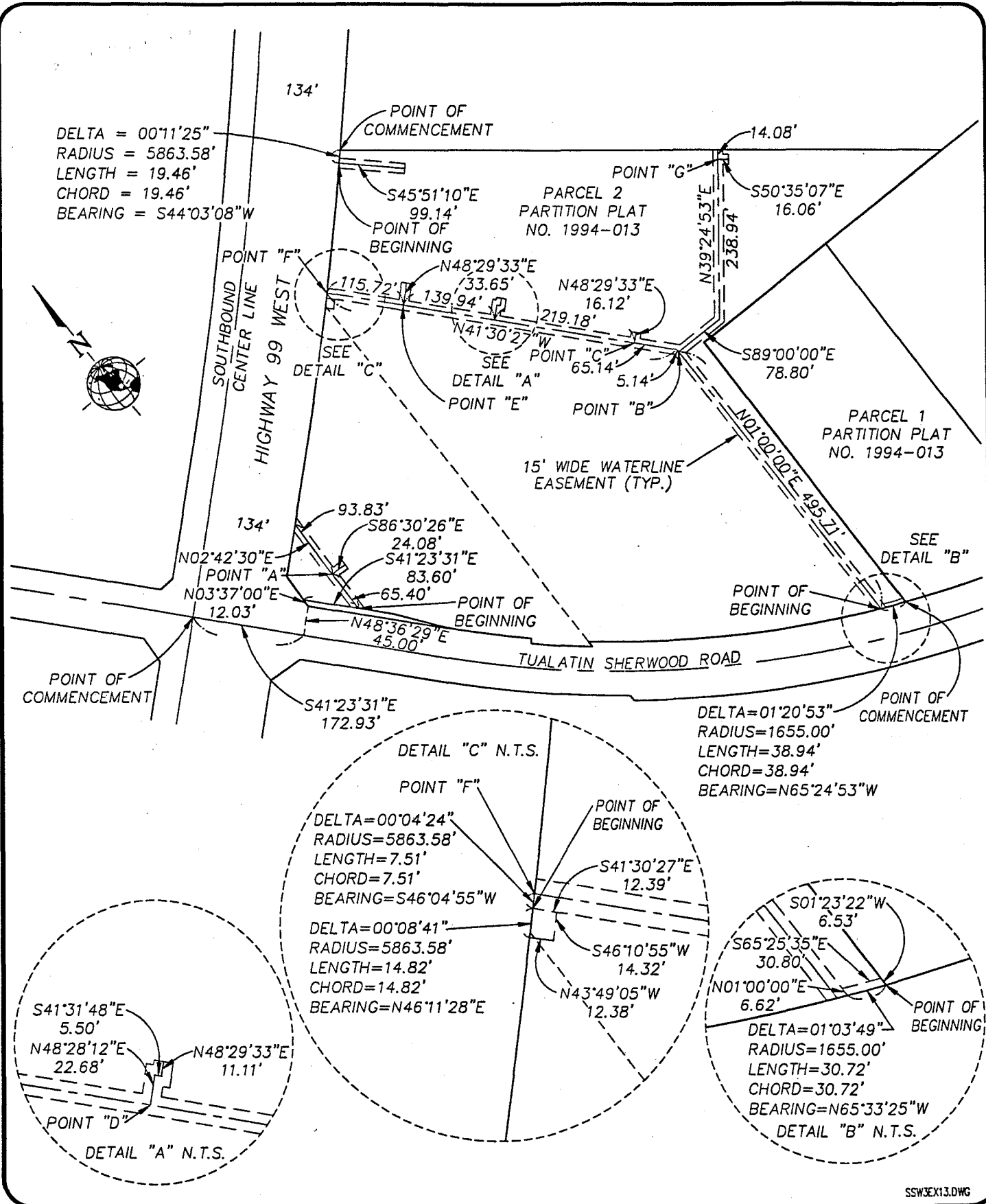
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

William L. Farrier

OREGON
JULY 25, 1995
WILLIAM L. FARRIER
2717

RENEWAL: 12/31/99

DELTA = 00°11'25"
 RADIUS = 5863.58'
 LENGTH = 19.46'
 CHORD = 19.46'
 BEARING = S44°03'08"W



SSW3EX13.DWG

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

ACT III THEATRES
 SHERWOOD CINEMA
 WATERLINE EASEMENTS EXHIBIT "B"
 SCALE 1" = 200'

DATE
 6/14/99
 PROJECT NO.
 4-1802-0201
 SHEET
 1 OF 1

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