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FA

EASEMENT FOR UTILITIES

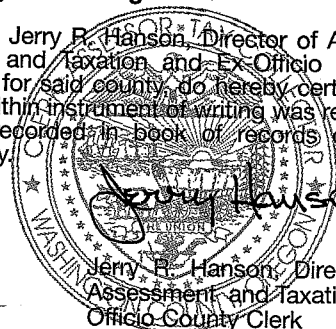
Dated _____, 2000

AFTER RECORDING RETURN TO:

City of Sherwood
20 NW Washington Street
Sherwood, OR 97140

STATE OF OREGON }
County of Washington } SS

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

Doc : 2000051969
Rect: 257726 37.00
06/29/2000 10:58:59am

BETWEEN

Centex Homes, and
A Nevada General Partnership
By Centex Real Estate Corporation,
A Nevada Corporation, it's Managing
General Partner
David S. Cady, Land Development Manager
Portland Division
(Grantor)

City of Sherwood
A Municipal Corporation
20 NW Washington Street
Sherwood, OR 97140
(Grantee)

CONSIDERATION: Dedication.

KNOW ALL MEN BY THESE PRESENTS, that Centex Homes, A Nevada General Partnership, By Centex Real Estate Corporation, A Nevada Corporation, it's Managing General Partner, hereinafter termed "Grantor", for and in consideration of the sum of \$-0-, and the benefits accruing to Grantor herefrom, does 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 Washington County, Oregon:

A PERMANENT EASEMENT for public utility purposes, on, over, across, under and through the following described parcel of real property:

Described on Exhibits hereto attached
And by this reference incorporated herein.

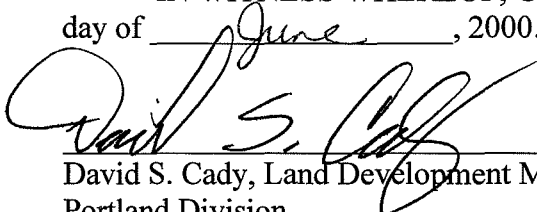
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The rights and privileges herein granted to the Grantee are subject to condition that the Grantee, its agents, employees and contractors, shall suffer or do no damage to said property unless the same is fully repaired and ground are restored as nearly as possible and reasonable to the pre-existing condition. Grantee shall use said easement in such manner and such extent as to not unduly interfere with the continued use and enjoyment of the property by Grantor for purposes not incompatible with the rights herein granted, and shall save and hold harmless the Grantor from liability for damages whatsoever arising in connection with the Grantee's activities on said property.

The Grantor hereby warrants that they have fee simple title and estate in the above-described land, that they have a full legal right to grant unto Grantee the easement right and privileges hereinabove set forth, and covenant that they will warrant and defend the easement rights herein granted from all unlawful claims whatsoever.

TO HAVE AND TO HOLD the above described and granted easement unto the Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, Grantor has affixed Grantor's signature this 19 day of June, 2000.


By: _____
David S. Cady, Land Development Manager
Portland Division

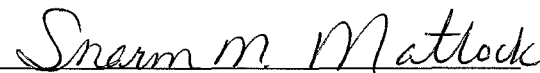
CENTEX HOMES, A NEVADA
GENERAL PARTNERSHIP,
BY CENTEX REAL ESTATE
CORPORATION, A NEVADA
CORPORATION, IT'S MANAGING
GENERAL PARTNER

STATE OF OREGON)
)
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 19 day of June, 2000. By *CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, BY CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, IT'S MANAGING GENERAL PARTNER.

* David S. Cady, Land Development Manager, Portland Division




Notary Public for Oregon
My Commission Expires: 10/26/02



February 17, 2000

Legal Description for Public Utility Easement

A portion of Tract "J" Wyndham Ridge No. 2, a Plat of Record in Washington County, being a portion of the Southwest 1/4 of Section 30, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:

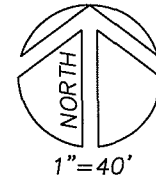
Beginning at a point on the North line of Tract "F", Wyndham Ridge No. 2, a Plat of Record in Washington County, which bears N89°53'09"W, 13.07 from the most Easterly Corner thereof, thence along said North line N89°53'09"W, 8.65' feet to a point of non-tangent curvature; thence along the arc of a 10.00 foot radius curve concave to the Southwest, through a central angle of 14°52'57" (Chord bears N37°43'32"W, 2.59 feet) a distance of 2.60 feet to a point of tangency; thence N45°10'01"W, 7.64 feet to the North line of Tract "J", Wyndham Ridge No. 2; thence along said line, N89°52'46"E, 11.32 feet to a point of non-tangent curvature; thence along the arc of a 18.00 foot radius curve concave to the Southwest, through a central angle of 27°46'39" (Chord bears S30°06'05"E, 8.64 feet) a distance of 8.73 feet to the point of beginning.

Beginning again at a point on the South line of Tract "J", Wyndham Ridge No. 2, a Plat of Record in Washington County, which bears S89°53'09"E, 70.45 from the most Easterly Corner of Tract "F", Wyndham Ridge No. 2; thence along the arc of a 475.00-foot radius non-tangent curve concave to the Southeast, through a central angle of 01°22'24" (Chord bears N46°27'09"E, 11.39 feet) a distance of 11.39 feet to the North line of said Tract "J"; thence along said line, N89°52'46"E, 11.91 feet to a point of non-tangent curvature; thence along the arc of a 467.00 foot radius curve concave to the Southeast, through a central angle of 01°26'00" (Chord bears S47°29'45"W, 11.68 feet) a distance of 11.68 feet to the South line of said Tract "J"; thence along said line, N89°53'09"W, 11.55 feet to the point of beginning.

Containing 168 Square Feet.

LEGAL DESCRIPTION SKETCH TRACT "J" DEDICATION / EASEMENT

SITUATED IN THE SW 1/4 OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
COUNTY OF WASHINGTON, STATE OF OREGON

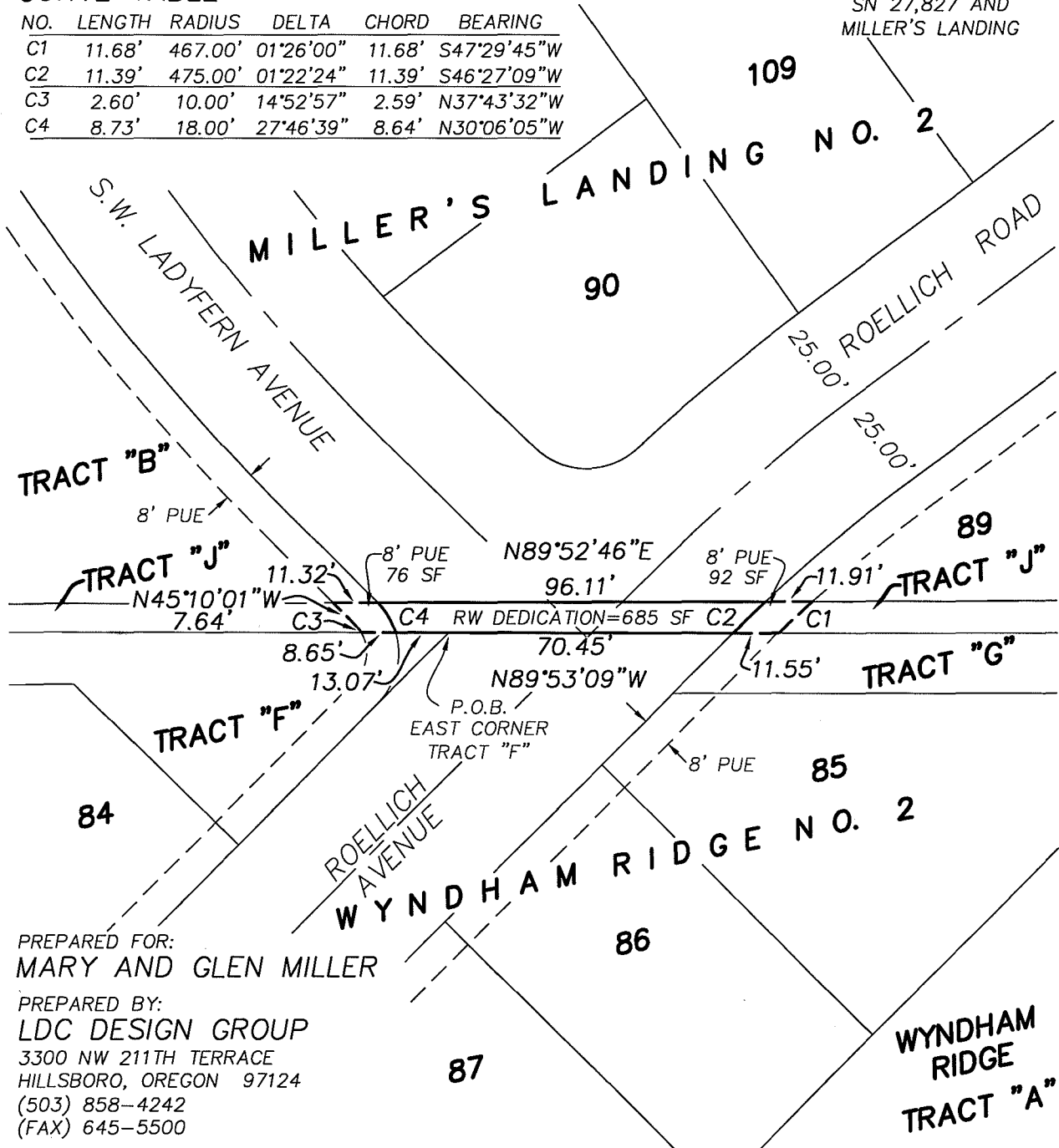


FEBRUARY 17, 2000

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	11.68'	467.00'	01°26'00"	11.68'	S47°29'45"W
C2	11.39'	475.00'	01°22'24"	11.39'	S46°27'09"W
C3	2.60'	10.00'	14°52'57"	2.59'	N37°43'32"W
C4	8.73'	18.00'	27°46'39"	8.64'	N30°06'05"W

BASIS OF BEARINGS
SN 27,827 AND
MILLER'S LANDING



PREPARED FOR:
MARY AND GLEN MILLER

PREPARED BY:
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