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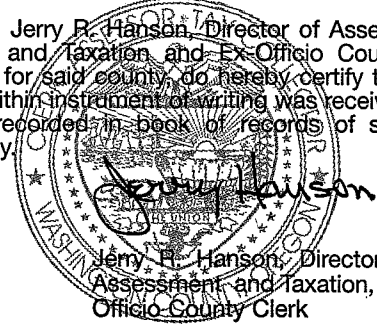
SANITARY SEWER EASEMENT

DATED: _____, 2001

AFTER RECORDING RETURN TO:

City of Sherwood
Engineering Department
20 NW Washington St.
Sherwood, OR. 97140

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.



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05/01/2001 04:27:55pm

BETWEEN:

Grantors:

Ironwood Homes, Inc.
PO Box 981
Sherwood, OR. 97140

Grantee:

City of Sherwood
20 NW Washington St.
Sherwood, OR. 97140

KNOW ALL MEN BY THESE PRESENTS, that Patrick Huske, hereinafter referred to as "Grantor", for the consideration hereinafter stated, does forever grant unto the CITY OF SHERWOOD, a municipal corporation, hereinafter referred to as "Grantee", a permanent public sanitary sewer easement over, under, through, across and along the full width and length of the premises described as follows, to wit:

1. Legal description is set forth in EXHIBIT "A", Page 1 attached hereto, and incorporated by reference herein.
2. A map of the above legal description is set forth in EXHIBIT "B", Page 2 and incorporated by reference herein.

Together with a permanent working easement as follows: For installation of an sanitary sewer line in proposed permanent easement.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$00.00.

TO HAVE AND TO HOLD the above described permanent sanitary sewer easement unto said Grantee in accordance with the conditions and covenants as follows:

1. The permanent sanitary sewer easement shall include the right, privilege, and authority, to the said City of Sherwood, to excavate for, and to construct, build, install, lay, patrol, operate, maintain, and repair an underground sanitary sewer line, with all appurtenances incident thereto or necessary therewith, and across the said premises, and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the use of said pipelines, appurtenances attached to or connected therewith. No building shall be constructed over the pipeline easement right-of-way.
2. Grantee will indemnify and hold harmless the Grantors, his/her, their heirs, successors and/or assigns from claims for injury to person or property as a result of the negligence of the Grantee, its agents or employees in the construction, operation, or maintenance of said pipeline.

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- 3. The City of Sherwood, upon the initial installation, and upon each and every occasion that the same be repaired, replaced, renewed, added to, or removed, shall restore the premises of the Grantors, and any improvements disturbed by the City, to as good condition as they were prior to any such installation work, including, but not limited to, the restoration of any topsoil, lawn and nursery stock of like kind and quality subject to reasonable substitution as may be necessitated by obstruction of interference with the use granted herein.
- 4. Grantors may, at his/her/their option and expense, relocated said sanitary sewer easement and associated public appurtenances and titles, provided such relocation is accepted by the City as complying with applicable codes and standards, land use laws and regulations.
- 5. Grantors reserves the right to use the easement to construct driveways, paving, landscaping, and fill, provided that Grantor shall not construct or maintain any building or structure which would interfere with the rights herein granted.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FREE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LOSS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

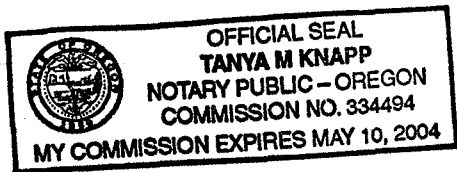
IN WITNESS WHEREOF, the undersigned grantor has executed this easement this 12 day of March, 2001.

GRANTORS: *Patrick D. Huske, President Ironwood Homes, Inc.*

STATE OF OREGON)
)ss
 County of Washington)

On this 12 day of March, 2001, before me, a notary public in and for said County and State, personally appeared PATRICK HUSKE - PRESIDENT IRONWOOD HOMES, INC. known to me to be their person whose names subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

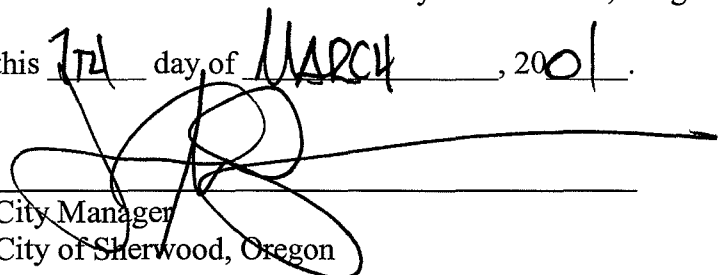


Tanya M Knapp
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 5/10/04

GRANTEE:

ACCEPTED on behalf of the City of Sherwood, Oregon

this 7th day of MARCH, 2001.



City Manager
City of Sherwood, Oregon

ENGINEERING PLANNING

18961 SW 84th Ave./PO BOX 1730
TUALATIN, OR 97602



SURVEYING FORESTRY

TELEPHONE (503) 692-5887
FAX (503) 692-6431
E-MAIL: aks@aks-eng.com

EXHIBIT "A"

PUBLIC SANITARY SEWER EASEMENT

A public sanitary sewer easement located on Tracts 1 and 3 of Property Line Adjustment Survey Number 28466, recorded with the Washington County Surveyor's Office, being a portion of Parcels 1 and 2 of Partition Plat No. 2000-65, recorded with the Washington County Surveyor's Office and described in Document Number 2000063520, Deed Records of Washington County. The subject property is situated in the Southwest One-Quarter of Section 33, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:

Beginning at a point, being S21°09'26"W 140.90 feet and S74°55'56"E 139.74 feet from the Northwest Corner of Parcel 2 of Partition Plat No. 2000-65, thence, S74°55'56"E 34.08 feet to a point; thence, N66°06'18"E 12.73 feet to a point; thence, S74°56'04"E 23.86 feet to a point; thence, S66°06'18"W 36.59 feet to a point; thence, N74°55'56"W 39.39 feet to a point; thence, N15°04'04"E 15.00 feet to the point of beginning.

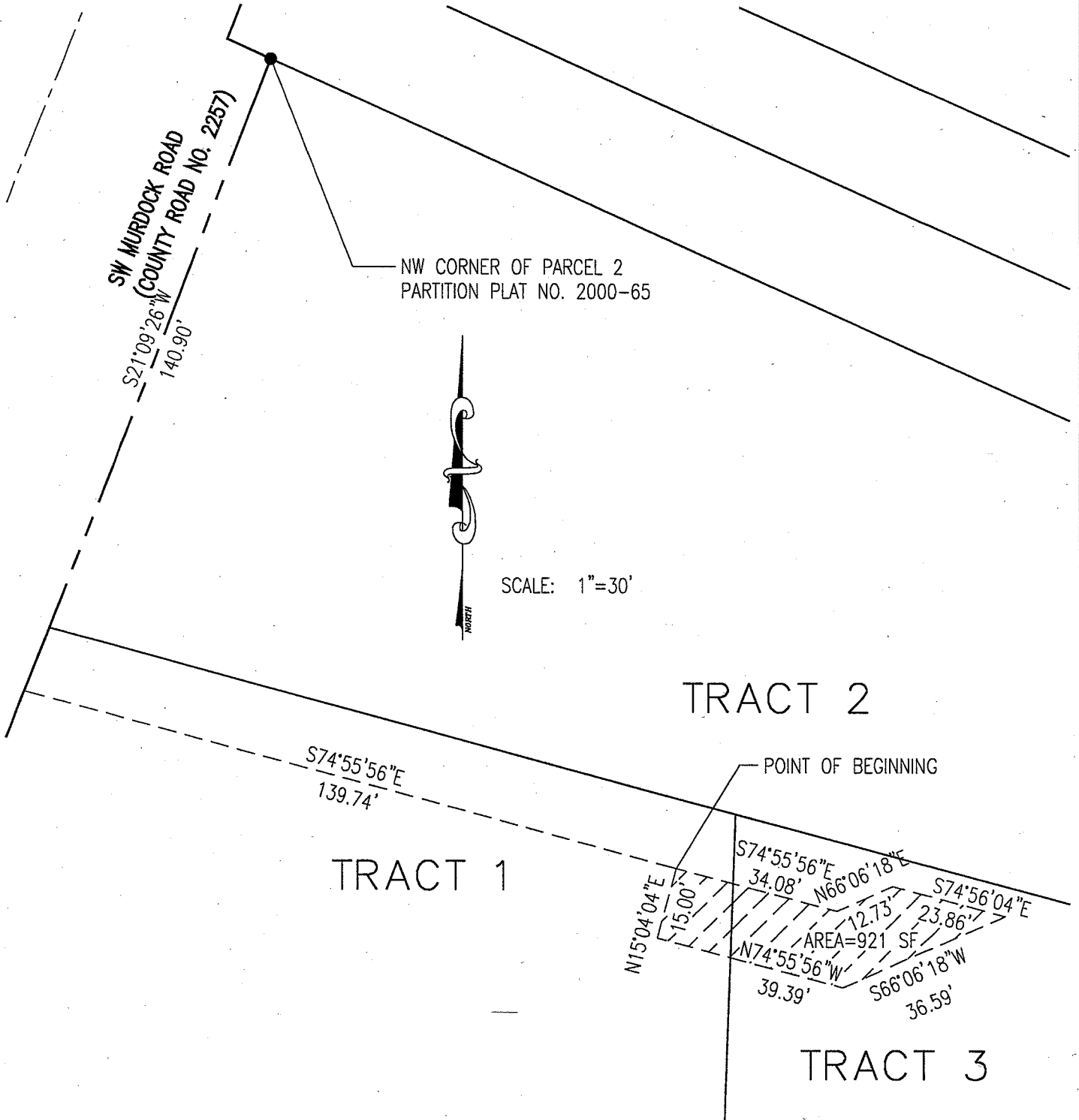
The above described easement contains 921 square feet, more or less. The basis of bearings for this description is from Partition Plat 2000-65, recorded with the Washington County Surveyor's Office.

EXHIBIT "B"

PUBLIC SANITARY SEWER EASEMENT

BEING A PORTION OF TRACT 2 OF PROPERTY LINE ADJUSTMENT SURVEY 28466

WASHINGTON COUNTY SURVEYOR'S OFFICE, BEING A PORTION OF PARCELS 1 AND 2 OF PARTITION PLAT NO. 2000-65, WASHINGTON COUNTY SURVEYOR'S OFFICE, SITUATED IN THE SW 1/4 OF SECTION 33, T2S, R1W, W.M., CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.



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