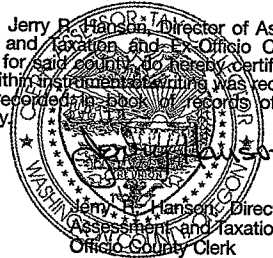




I, Jerry P. Hansell, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument was received and recorded in the books and records of said county.



Doc : 2001048360
Rect: 279384 32.00
05/23/2001 11:34:41am

AFTER RECORDING RETURN TO:

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

DEDICATION DEED

FOR ROAD OR STREET PURPOSES

Pacific NW Properties LLC #2 does hereby dedicate to the public a perpetual right-of-way for street, road, and utility purposes on, over, across, under, along, and within the following described real property in Washington County, Oregon:

Attached Exhibit "A" & Exhibit "B"

To have and to hold the above-described and dedicated rights unto the public forever for uses and purposes hereinabove stated.

The grantors hereby covenant that they are the owner in fee simple and the property is free of all liens and encumbrances, they have good and legal right to grant their right above-described, and they will pay all taxes and assessments due and owing on the property.

The true consideration for this conveyance is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, I hereunto set my hand on this 2nd day of April, 2001.

Signature

Tax Statement Mailing Address:
9665 SW Allen Blvd., Suite 115
Beaverton, OR 97005

Mailing Address:
9665 SW Allen Blvd., Suite 115
Beaverton, OR 97005

STATE OF OREGON)
)ss
County of Washington)

This instrument was acknowledged before me on 4-2-2001 (date) by: Tom K Stern

(name of person(s)).



Notary's Signature
My Commission Expires: 10-1-2004

Accepted on behalf of the City of Sherwood this 18th day of April, 2001.

Signature

EXHIBIT "A"

WILDROSE
SHERWOOD, OREGON
RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT
JOB NO. MDG020
MARCH 29, 2001

PARCEL 1 (RIGHT-OF-WAY DEDICATION):

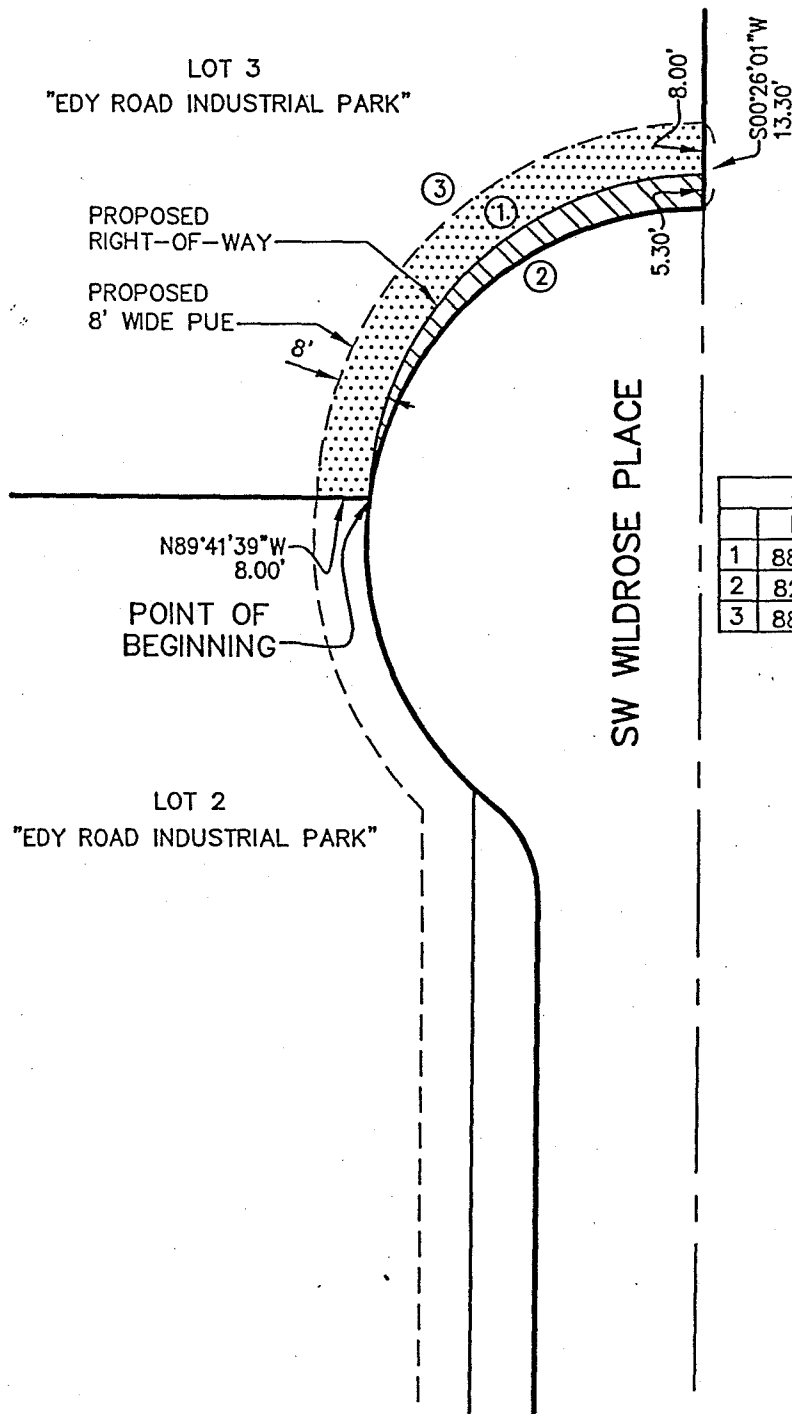
A STRIP OF LAND BEING A PORTION OF LOT 3, PLAT OF "EDY ROAD INDUSTRIAL PARK", WASHINGTON COUNTY PLAT RECORDS, AND SITUATED IN THE NORTHEAST QUARTER OF SECTION 28 IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN AND LOCATED IN THE CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, WITH THE SAID STRIP OF LAND DESCRIBED SPECIFICALLY AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 3, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SW WILDROSE PLACE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 52.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 88°04'07" (THE LONG CHORD BEARS NORTH 45°56'40" EAST, 72.29 FEET) AN ARC DISTANCE OF 79.93 FEET TO A POINT OF NON-TANGENCY ON THE EASTERLY LINE OF SAID LOT 3; THENCE ALONG SAID EASTERLY LINE SOUTH 00°26'01" WEST, 5.30 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 3 ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 52.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 82°39'16" (THE LONG CHORD BEARS SOUTH 49°06'08" WEST, 68.68 FEET) AN ARC DISTANCE OF 75.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 254 SQUARE FEET (0.006 ACRES).

EXHIBIT MAP

FOR A RIGHT-OF-WAY DEDICATION AND
PUBLIC UTILITY EASEMENT
A PORTION OF LOT 3, PLAT OF "EDY ROAD INDUSTRIAL PARK"
LOCATED IN THE NE 1/4 OF SECTION 28,
IN T 2 S, R 1 W, WILLAMETTE MERIDIAN
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON
MARCH 29, 2001





CURVE TABLE				
	DELTA	RADIUS	LENGTH	CHORD
1	88°04'07"	52.00'	79.93'	N45°56'40"E 72.29'
2	82°39'16"	52.00'	75.01'	S49°06'08"W 68.68'
3	88°20'36"	60.00'	92.51'	N45°52'04"E 83.62'



SCALE 1"=30'

LEGEND:

-  PROPOSED RIGHT-OF-WAY DEDICATION
254 SQUARE FEET
0.006 ACRES
-  PROPOSED PUBLIC UTILITY EASEMENT
690 SQUARE FEET
0.016 ACRES

JOB NO. MDG020



10450 SW NIMBUS AVE., PORTLAND, OREGON 97223

☎ (503) 603-9933 FAX: (503) 603-9944

PLANNERS ■ ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS

3