

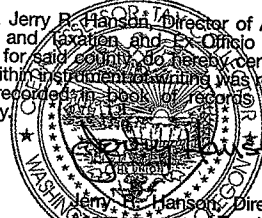
156-1-01

WASHINGTON COUNTY 2001-048361



STATE OF OREGON }  
County of Washington } SS

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



Doc : 2001048361  
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 2<sup>nd</sup> day of APRIL, 2001.

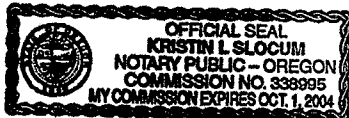
\_\_\_\_\_  
Signature

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

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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 18<sup>th</sup> day of APRIL, 2001.

\_\_\_\_\_

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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 2, 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:

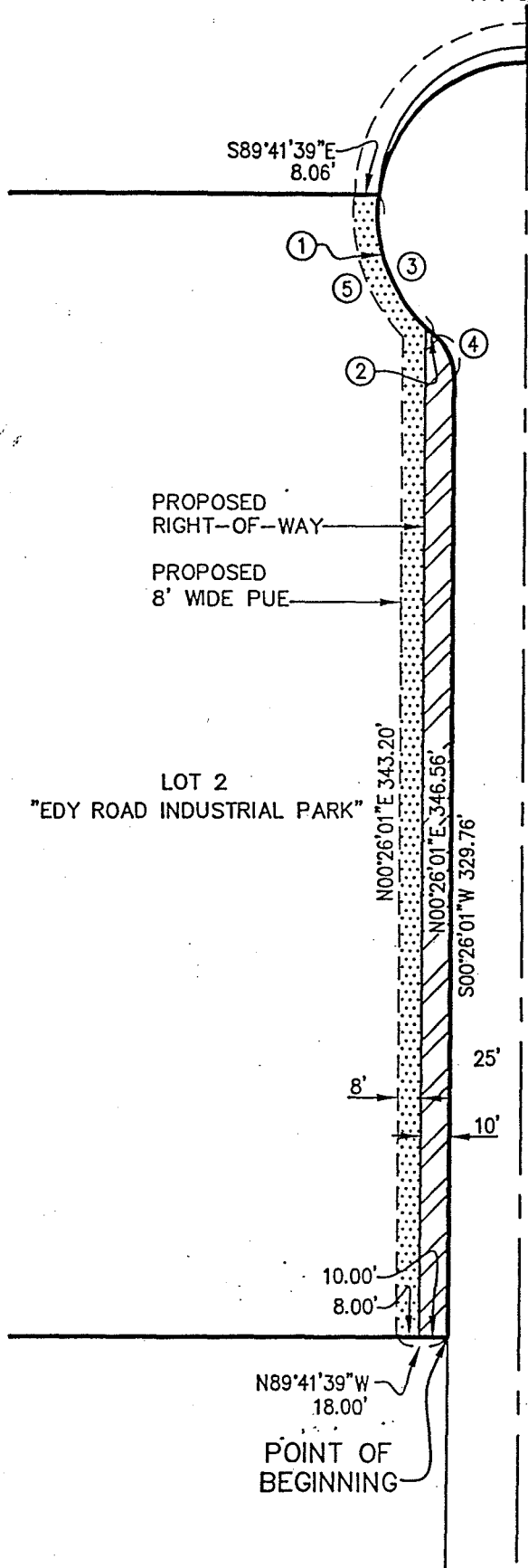
**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 2, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SW WILDROSE PLACE; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89°41'39" WEST, 10.00 FEET TO A POINT 10.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 2, WHEN MEASURED PERPENDICULAR THERETO; THENCE LEAVING SAID SOUTHERLY LINE AND PARALLEL WITH SAID EASTERLY LINE NORTH 00°26'01" EAST, 346.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE 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 NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°24'37" (THE LONG CHORD BEARS SOUTH 49°27'39" EAST, 4.00 FEET) AN ARC DISTANCE OF 4.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 52°05'46" (THE LONG CHORD BEARS SOUTH 25°36'14" EAST, 15.81 FEET) AN ARC DISTANCE OF 16.37 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°26'01" WEST, 329.76 FEET TO THE **POINT OF BEGINNING.**

CONTAINS 3,414 SQUARE FEET (0.078 ACRES).

# EXHIBIT MAP

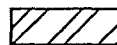

FOR A RIGHT-OF-WAY DEDICATION AND  
PUBLIC UTILITY EASEMENT  
A PORTION OF LOT 2, PLAT OF "EDY ROAD INDUSTRIAL PARK"  
LOCATED IN THE NE 1/4 OF SECTION 28,  
IN T 2 S, R 1 W, WILLAMETTE MERIDIAN  
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON  
MARCH 29, 2001

| CURVE TABLE |           |        |        |             |        |
|-------------|-----------|--------|--------|-------------|--------|
|             | DELTA     | RADIUS | LENGTH | CHORD       |        |
| 1           | 55°01'50" | 52.00' | 49.94' | S19°44'25"E | 48.05' |
| 2           | 04°24'37" | 52.00' | 4.00'  | S49°27'39"E | 4.00'  |
| 3           | 59°26'28" | 52.00' | 53.95' | S21°56'44"E | 51.56' |
| 4           | 52°05'46" | 18.00' | 16.37' | S25°36'14"E | 15.81' |
| 5           | 50°33'20" | 60.00' | 52.94' | N18°30'12"W | 51.24' |



SCALE 1"=60'

**LEGEND:**

-  PROPOSED RIGHT-OF-WAY DEDICATION  
3,414 SQUARE FEET  
0.078 ACRES
-  PROPOSED PUBLIC UTILITY EASEMENT  
3,171 SQUARE FEET  
0.073 ACRES

JOB NO. MDG020



10450 SW NIMBUS AVE., PORTLAND, OREGON 97223

☎ (503) 603-9933 FAX: (503) 603-9944

PLANNERS ■ ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS

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