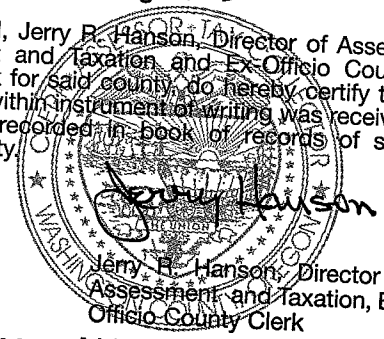


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I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Doc : 2001048362  
Rect: 279384 42.00  
05/23/2001 11:34:41am

**EASEMENT**

DATED: April 2, 2001

**AFTER RECORDING RETURN TO:**

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



**BETWEEN:**

**Grantors:**  
Pacific NW Properties LLC #2  
9665 SW Allen Blvd., Suite 115  
Beaverton, OR 97005

**Grantee:**  
City of Sherwood  
20 NW Washington St.  
Sherwood, OR 97140

KNOW ALL MEN BY THESE PRESENTS, that Pacific NW Properties LLC #2, 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 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", incorporated by reference herein
2. A map of the above legal description is set forth in EXHIBIT "B", incorporated by reference herein

The true and actual consideration paid for this transfer, stated in terms of dollars is \$.00.

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

1. The 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 underground utilities, 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.
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 reserve 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 2<sup>nd</sup> day of APRIL, 2001.

GRANTORS: *Tom Stern*  
Pacific NW Properties LLC #2

STATE OF OREGON )  
 )ss  
 County of Washington )

On this 2<sup>nd</sup> day of April, 2001, before me, a notary public in and for said County and State, personally appeared Tom R Stern, 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.

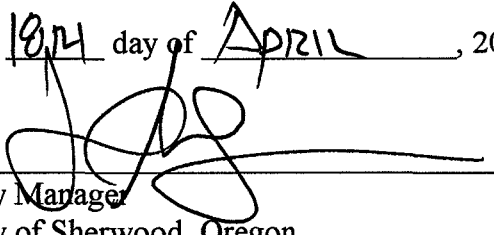


*KJS*  
 NOTARY PUBLIC FOR OREGON  
 My commission expires: 10-1-2004

GRANTEE:

ACCEPTED on behalf of the City of Sherwood, Oregon

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

  
\_\_\_\_\_  
City Manager  
City of Sherwood, Oregon

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

PARCEL 2 (PUBLIC UTILITY EASEMENT):

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 ALONG THE SOUTHERLY LINE OF SAID LOT 3 NORTH 89°41'39" WEST, 8.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE LEAVING SAID SOUTHERLY LINE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 88°20'36" (THE LONG CHORD BEARS NORTH 45°52'04" EAST, 83.62 FEET) AN ARC DISTANCE OF 92.51 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, 13.30 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**.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL 1, ABOVE.

CONTAINS 690 SQUARE FEET (0.016 ACRES).

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

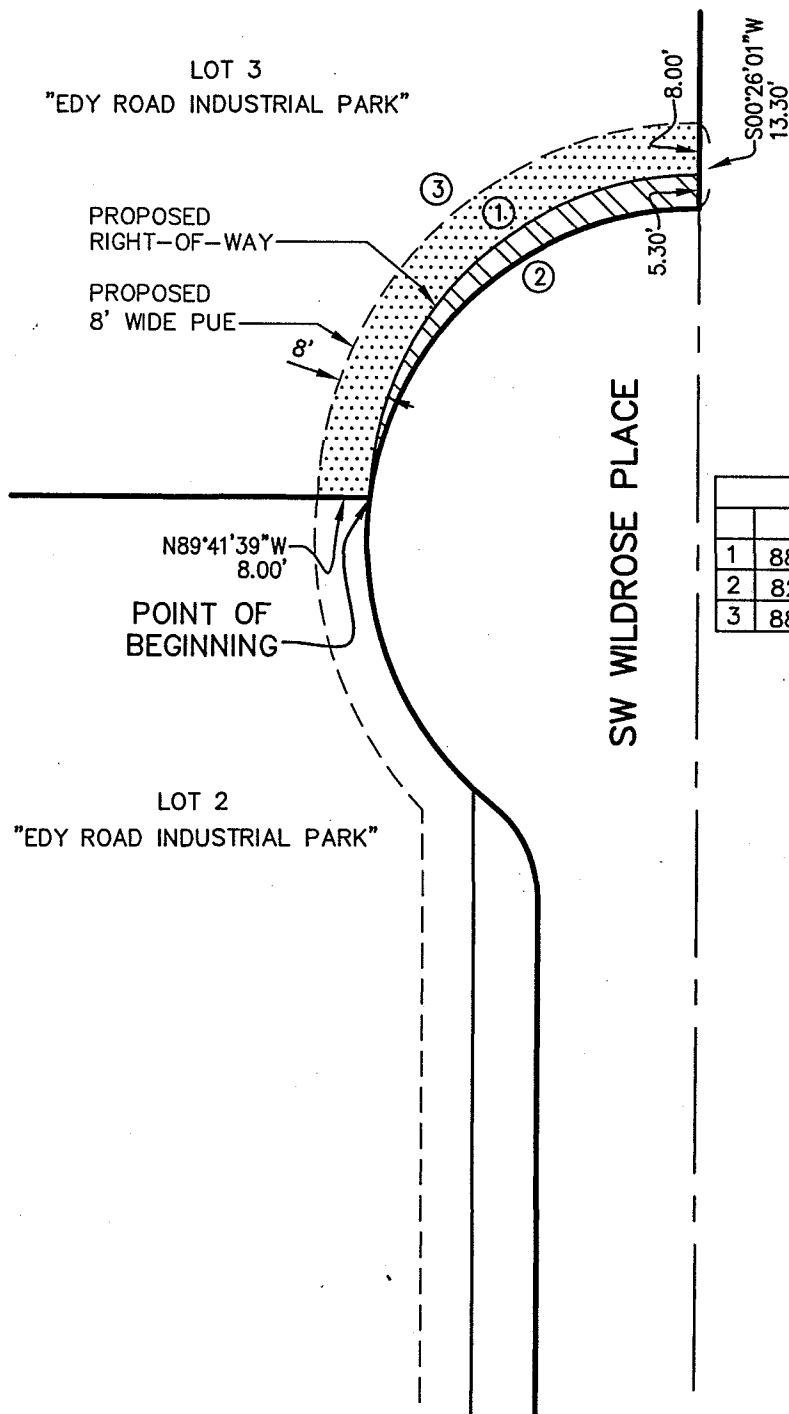
*Troy T. Tetsuka*

**OREGON  
JUNE 30, 1997  
TROY T. TETSUKA  
2841**

RENEWAL: *4/30/02*

# 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

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