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Washington County, Oregon
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\$25.00 \$6.00 \$11.00 - Total=\$42.00

2002-100363



STORM WATER QUALITY EASEMENT

DATED: _____, 2002

AFTER RECORDING RETURN TO:

City of Sherwood
Engineering Department
20 NW Washington St.
Sherwood, OR. 97140
Scott Hoodland LLP
PO Box 23414
Tigard, OR 97281

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



BETWEEN:

Grantors:

Six Corners Land Investments, Oregon, LLC
c/o David Ramsey, Member
7600 SE Johnson Creek Blvd.
Portland, OR. 97140

Grantee:

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

SIX CORNERS LAND

KNOW ALL MEN BY THESE PRESENTS, that INVESTMENTS, OREGON, 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 storm water quality 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 storm water quality purpose 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 storm water quality easement unto said Grantee in accordance with the conditions and covenants as follows:

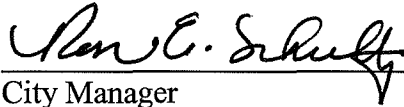
1. The permanent storm water quality easement shall include the right, privilege, and authority, to the said City of Sherwood, to excavate for, and to construct, build, install, lay, patrol, operate, maintain, and repair an storm drainage, with all appurtenances incident thereto or necessary therewith, 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 easement, appurtenances attached to or connected therewith. No building shall be constructed over the easement right-of-way.



GRANTEE:

ACCEPTED on behalf of the City of Sherwood, Oregon

this 14TH day of FEBRUARY, 20 02.



City Manager
City of Sherwood, Oregon

EXHIBIT "A"



Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon. 97128
Phone: 472-7904
Fax : 472-0367

Date: 11 May 2001

SIX CORNERS LAND INVESTMENTS - Legal Description of
Storm Water Quality Easement

A Storm Water Quality Easement easement in Section 29, Township 2 South, Range 1 West, Washington County, Oregon, the perimeter of which is described as follows:

Beginning on the westerly margin of Baseline Pacific Highway at the southeast corner of that tract of land described in deed from SIX CORNERS INVESTMENTS, OREGON LLC to LARRY G. SPEIGHT, Trustee of the Larry G. Speight Trust, MARGARET I. SPEIGHT, Trustee of the Margaret I. Speight Trust, and ERHARDT STEINBORN and recorded March 27, 1998 in Document No. 98029844, Washington County deed Records; thence South 89°31'47" West 42.01 feet along the south line of said tract; thence North 47°54'06" West 27.16 feet to the beginning of a curve concave to the northeast having a radius of 80.00 feet; thence northerly 71.97 feet along said curve (chord=North 22°07'50" West 69.56 feet); thence North 03°38'26" East 108.18 feet to the beginning of a curve concave to the southwest having a radius of 15.00 feet; thence northwesterly 23.56 feet along said curve (chord= North 41°21'34" West 21.21 feet); thence North 86°21'34" West 176.21 feet to the northerly line of said SPEIGHT and STEINBORN tract; thence North 86°21'34" West 1.43 feet; thence North 03°38'26" East 60.00 feet to the TRUE POINT OF BEGINNING; thence South 86°21'34' East 177.64 feet to the beginning of a curve concave to the northwest having a radius of 15.00 feet; thence northerly 23.56 feet along said curve (chord=North 48°38'26" East 21.21 feet); thence North 03°38'26" East 15.24 feet; thence North 59°15'20" West 54.42 feet; thence North 87°02'47" West 99.70 feet; thence North 51°37'05" West 97.95 feet; thence South 60°28'13" West 113.97 feet; thence South 66°33'33° East 139.64 feet to the TRUE POINT OF BEGINNING as shown by Exhibit "B".

Exhibit "B"

SIX CORNERS LAND INVESTMENTS

Location:

NW 1/4 Section 29, T. 2 S., R. 1 W., WM.,
City of Sherwood, Washington County, OR

Date: 11 May 2001

Scale: 1" = 100'

SIX CORNERS INVESTMENTS, OREGON LLC
Doc. 98029843

N 00°17'33" W
545.00'

