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EASEMENTS

DATED: ~~October~~ ^{November} 12, 2002

AFTER RECORDING RETURN TO:

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

Washington County, Oregon 2003-034152
03/07/2003 02:58:47 PM

D-E Cnt=2 Stn=11 C WHITE
\$30.00 \$5.00 \$6.00 \$11.00 - Total = \$52.00



00278250200300341520060069

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, 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:

Grantor

Sherwood School District 88J
c/o Ms. Bonita L. Maplethorpe
Deputy Clerk/Fiscal Manager
23295 S. Sherwood Boulevard
Sherwood, Oregon 97140

Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that Sherwood School District 88J, 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", two permanent public storm drainage easements over, under, through, across and along the full width and length of the two parcels described as follows, to wit:

1. Legal descriptions of the two easements are set forth in EXHIBIT "D-1", Pages 1 and 2 attached hereto, and incorporated by reference herein.
2. A map of the above legal descriptions is set forth in EXHIBIT "D-2", Page 3 attached hereto, and incorporated by reference herein.

Together with two permanent working easements as follows: For installation of storm drainage in proposed permanent easements.

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 drainage easements unto said Grantee in accordance with the conditions and covenants as follows:

1. The permanent storm drainage easements 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 storm drainage pipelines, with all appurtenances incident thereto or necessary therewith, across the said premises, and to cut and remove from said rights-of-way any trees and other obstructions which may endanger the safety or interfere



2003-34152

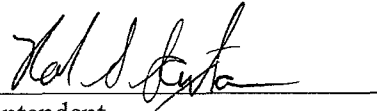
- with the use of said pipelines, appurtenances attached to or connected therewith. No building shall be constructed over the easement rights-of-way.
2. Grantee will indemnify and hold harmless the Grantor and its successors and assigns from claims for injury to person or property as a result of the negligence of the Grantee, its agents or employees in the construction, operation, or maintenance of said pipelines.
 3. The City of Sherwood, upon the initial installations, and upon each and every occasion that the same be repaired, replaced, renewed, added to, or removed, shall restore the premises of the Grantor, 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. Grantor may, at its option and expense, relocate said easements 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. Grantor reserves the right to use the easements 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 12th day of ~~October~~, 2002.
November

SHERWOOD SCHOOL DISTRICT 88J, Grantor

by: 
Chairperson, Board of Education

by: 
Superintendent

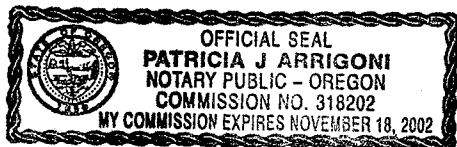
STATE OF OREGON)
)ss
County of Washington)

On this 12th day of ~~October~~^{November}, 2002, before me, a notary public in and for said County and State, personally appeared Wayne Lowry and Rob S. Saxton known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.



2003-34152

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



Patricia J. Arrigoni
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11-18-2002

GRANTEE:

ACCEPTED on behalf of the City of Sherwood, Oregon

this 17th day of FEB., 2002.

Don E. Smith

City Manager
City of Sherwood, Oregon



2003-34152

EXHIBIT "D-1"**TWO 15.00 FOOT WIDE STORM SEWER EASEMENTS****STORM SEWER EASEMENT #1**

A 15.00 foot wide strip of land located in the Northwest quarter of Section 32, Township Two South, Range One West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:

Beginning at a 3 1/3" Aluminum Cap marking the section corner common to Sections 29,30, 31 and 32, Township Two South, Range One West; thence following the north line of said Section 32, North 89°45'00" East a distance of 950.71 feet to the intersection of the north line of said Section 32 with the easterly right-of-way line of North Sherwood Boulevard (being 30.00 feet from centerline); thence following the said easterly right-of-way line of North Sherwood Boulevard, along the arc of a 603.79 foot radius curve to the right 209.95 feet (chord bears South 18°45'55" East 208.89 feet) to station 17+16.84, 30.00 feet right (as shown on Washington County Survey No. 25,676); thence South 08°48'48" East a distance of 544.96 feet to Station 11+71.60 P.T. 30.00 right; thence South 18°48'14" East a distance of 29.48 feet to the "TRUE POINT OF BEGINNING"; thence leaving said easterly right-of-way line, South 77°57'32" East a distance of 83.14 feet; thence North 87°40'29" East a distance of 108.34 feet; thence South 70°33'31" East a distance of 37.36 feet; South 00°00'00" East a distance of 10.10 feet to a point on the north line of Smock Addition; thence following the said north line of Smock Addition, South 89°38'41" West a distance of 16.17 feet; thence leaving said north line, North 70°33'31" West a distance of 22.62 feet; thence South 87°40'29" West a distance of 107.34 feet; thence North 77°57'32" West a distance of 79.32 feet to the said easterly right-of-way line of North Sherwood Boulevard; thence following said easterly right-of-way line of North Sherwood Boulevard, North 08°48'14" West a distance of 16.05 feet to the "TRUE POINT OF BEGINNING"; having an area of 3,368 square feet, 0.08 acre, more or less.

STORM SEWER EASEMENT #2

A 15.00 foot wide strip of land located in the Northwest quarter of Section 32, Township Two South, Range One West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:



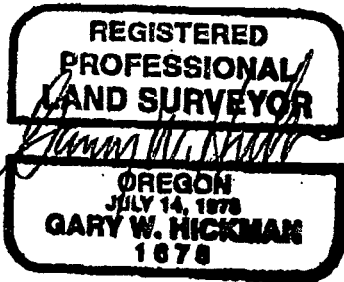
2003-34152

EXHIBIT "D-1"

STORM SEWER EASEMENTS/ Page 2 of 2

Beginning at a 3 1/3" Aluminum Cap marking the section corner common to Sections 29,30, 31 and 32, Township Two South, Range One West; thence following the north line of said Section 32, North 89°45'00" East a distance of 950.71 feet to the intersection of the north line of said Section 32 with the easterly right-of-way line of North Sherwood Boulevard (being 30.00 feet from centerline); thence South 40°24'52" East a distance of 1035.45 feet to a point on north line of N.E. Second Street as dedicated by Document No. 92003842; thence leaving said north line, North 70°28'38" East a distance of 59.03 feet; thence South 19°31'22" East a distance of 15.00 feet; thence South 70°28'38" West a distance of 15.87 feet to a point on the said north line of said N.E. Second Street; thence following the said north line of N.E. Second Street, South 89°38'41" West a distance of 45.69 feet to the "TRUE POINT OF BEGINNING"; having an area of 562 square feet, 0.01 acre, more or less.

Bearings and location of North Sherwood Boulevard right-of-way lines, north line of Smock Addition and north line of N.E. Second Street are based upon Washington County Survey No. 25,676.



RENEWAL DATE 06, 30, 03
DATE OF SIGNATURE 10, 09, 02

17+16.84 P.C.

N 08°48'14" W
NORTH SHERWOOD BLVD.

5894.81' 280° E
544.90' 30

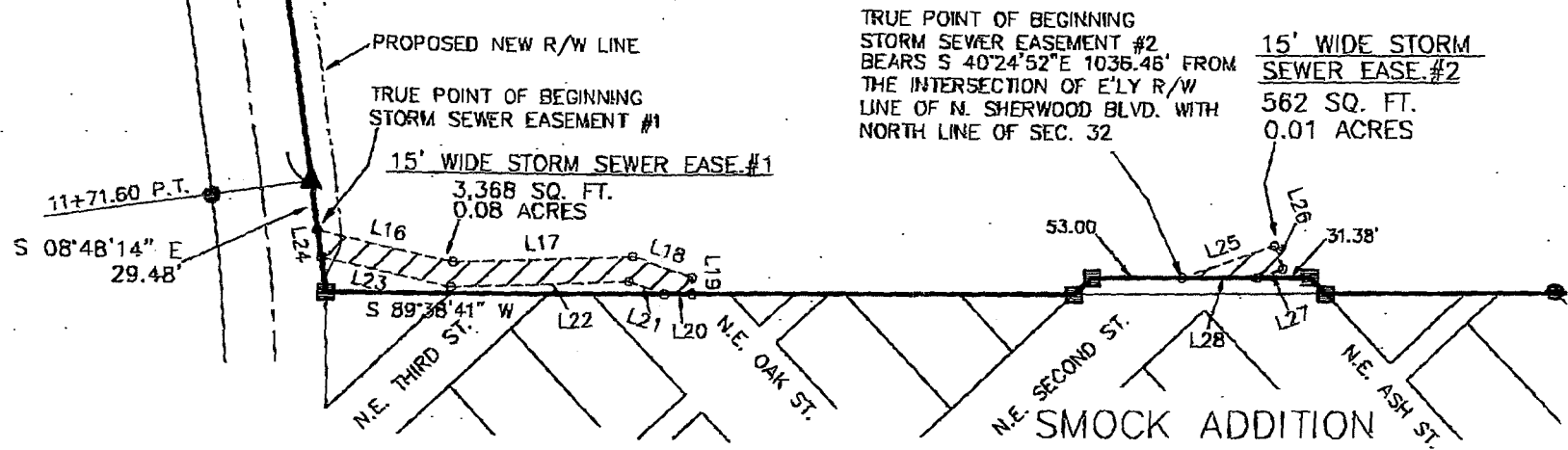


LINE	BEARING	DISTANCE
L16	S 77°57'32" E	83.14'
L17	N 87°40'29" E	108.34'
L18	S 70°33'31" E	37.36'
L19	S 00°00'00" E	10.10'
L20	S 89°38'41" W	16.17'
L21	N 70°33'31" W	22.62'
L22	S 87°40'29" W	107.34'
L23	N 77°57'32" W	79.32'
L24	N 08°48'14" W	16.05'
L25	N 70°28'38" E	59.03'
L26	S 19°31'22" E	15.00'
L27	S 70°28'38" W	15.87'
L28	S 89°38'41" W	45.69'



REGISTERED PROFESSIONAL LAND SURVEYOR
Gary W. Hickman
OREGON
 JULY 14, 1978
GARY W. HICKMAN
 1978

RENEWAL DATE 06/30/03
 DATE OF SIGNATURE 10/09/02



TRUE POINT OF BEGINNING
 STORM SEWER EASEMENT #2
 BEARS S 40°24'52" E 1036.46' FROM
 THE INTERSECTION OF E'LY R/W
 LINE OF N. SHERWOOD BLVD. WITH
 NORTH LINE OF SEC. 32

15' WIDE STORM
 SEWER EASE.#2
 562 SQ. FT.
 0.01 ACRES

- LEGEND:**
- EXISTING R/W LINE
 - - - R/W CENTERLINE
 - FND MONUMENT PER SURVEY 25,676
 - ▲ MONUMENT SET PER SURVEY 25,676
 - ▨ NEW STORM SEWER EASEMENT

EXHIBIT "D-2"
STORM SEWER EASEMENTS

NORTH SHERWOOD BOULAVARD
 LOCATED IN THE SW 1/4 OF SECTION 29, AND NW 1/4 OF SECTION 32
 T2S, R1W, W.M., CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

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