



00452609200301683020070074

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



RIGHT OF WAY DEDICATION

AFTER RECORDING RETURN TO:

City of Sherwood
Engineering Department
400 S.E. Willamette
Sherwood, OR 97140

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that GORDON C. ROOT, JACK B. ROOT and WILMA L. ROOT hereinafter called dedicator, in consideration of application approval and other good and valuable consideration received, the receipt of which is hereby acknowledged, does hereby dedicate, on behalf of itself, its successors and assigns to the use of the City and the public forever, for public roadway and public utility purposes, all that certain land described as follows:

See exhibits attached hereto and by this reference incorporated herein.

1. Legal description is set forth in EXHIBIT "A", attached hereto, and incorporated by reference herein.
2. A map of the above legal description is set forth in EXHIBIT "B", attached hereto, and incorporated by reference herein.

The City of Sherwood and other entities or persons the City deems appropriate shall have the perpetual right to construct, improve, operate, and maintain a public right of way and such other uses not deemed by the City to be incompatible therewith across and on and below the property described in Exhibit "A".

Dedicator covenants and warrants to the City of Sherwood, its successors and assigns, that they are lawfully seized in fee simple of the above described premises, free from all encumbrances and that dedicator will warrant and forever defend the said premises and every part and parcel thereof against the claims and demands of all persons whomsoever.

In witness whereof, the dedicator has executed this instrument on September 23, 2003.

Gordon C. Root

Jack B. Root

Wilma L. Root

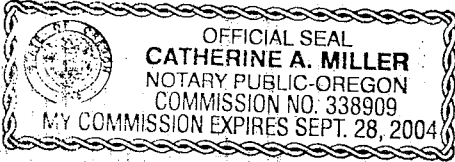


STATE OF OREGON)
County of Clackamas) SS:

This instrument was acknowledged before me on September 23, 2003,
by Gordon C. Root.

Catherine A. Miller

Notary Public for Oregon
My Commission Expires: September 28, 2004

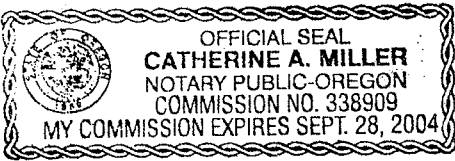


STATE OF OREGON)
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Catherine A. Miller

Notary Public for Oregon
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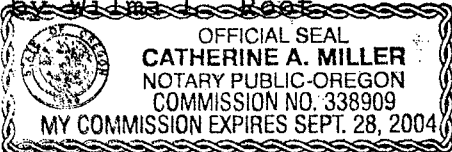


STATE OF OREGON)
County of Clackamas) SS:

This instrument was acknowledged before me on September 23, 2003,
by ~~Wilma J. Root~~

Catherine A. Miller

Notary Public for Oregon
My Commission Expires: September 28, 2004



This dedication is accepted on behalf of the public by the City of Sherwood, however, the City of Sherwood does not accept responsibility to maintain the described above and is not responsible for any damages resulting on the dedicated property prior to the date that improvements are completed and the property is opened for public use. By acceptance alone, the City of Sherwood does not open the subject property for public use.

THE CITY OF SHERWOOD

By: Terry Keyes
Terry Keyes, City Engineer

By: Ross E. Schultz
Ross Schultz, City Manager

Date: 9-30-03

Date: 9-30-03



2003-168302

TRACT E DESCRIPTION
Dedication for Road Right-of-Way
Part of Document No. 2002-132397

EXHIBIT "A"
Page One

March 28, 2003
File: L1560TRE.LEG

A tract of land situated in the Northeast one-quarter of Section 28, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, within Parcel 1, PARTITION PLAT NO. 1999-043, recorded as Document No. 99064038 in Washington County records, and being a part of that tract of land conveyed by George H. Andrews to Gordon C. Root, et al. by deed recorded November 6, 2002 as Document No. 2002-132397 in Washington County Records, more particularly described as follows, to-wit:

Beginning at the northwest corner of said Parcel 1, PARTITION PLAT NO. 1999-043, said corner also being the northwest corner of that tract described in said Document No. 2002-132397, marked by a 5/8" iron rod (found) with yellow plastic cap stamped "REPPETO & ASSOC."; thence North 69°50'22" East along a common northerly line of said Parcel 1 and that tract described in said Document No. 2002-132397, a distance of 146.25 feet to a 5/8" iron rod (found) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence leaving the northerly line of said Parcel 1, South 74°51'03" East along a northerly line of that tract described in said Document No. 2002-132397 a distance of 17.95 feet to a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence leaving said northerly line, South 69°50'22" West parallel with said northerly line of Parcel 1 and 10.00 feet distant therefrom when measured at right angle, a distance of 164.79 feet to a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148" in the west line of that tract described in said Document No. 2002-132397; thence North 00°22'25" East along said west line a distance of 11.08 feet to the POINT OF BEGINNING.

Containing 0.0371 Acre (1,614 Square Feet), more or less.



2003-168302

TRACT S DESCRIPTION
Dedication for Road Right-of-Way
Part of Document No. 98053148

EXHIBIT "A"
Page Two

March 28, 2003
File: L1560TRS.LEG

A tract of land situated in the Northwest one-quarter of Section 28, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, and being a part of that tract conveyed to Gordon C. Root et al. by deed recorded May 20, 1998 as Document No. 98053148 in records of Washington County, more particularly described as follows, to-wit:

Beginning at the northeast corner of that tract described in said Document No. 98053148, said corner also being the southeast corner of that tract conveyed to Gordon C. Root et al. by deed recorded November 6, 2002 as Document No. 2002-132402 in records of Washington County, marked by a 5/8" iron rod (found) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence South 69°04'56" West along the common line between those tracts described in said Document No. 98053148 and said Document No. 2002-132402, a distance of 450.84 feet to a point on a curve, marked by a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence southwesterly on the arc of a 225.00-foot radius non-tangent curve to the left, through a central angle of 48°44'33" (chord bears South 24°23'03" West a distance of 185.69 feet), a distance of 191.41 feet to a point in the east line of that property described in Petition for Condemnation filed by the United States of America, recorded May 12, 1939 in Book 180, Page 501, records of Washington County, marked by a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence South 00°00'46" West along the common line between those lands described in said Book 180, Page 501 and said Document No. 98053148, a distance of 181.09 feet to a 5/8" iron rod (found) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence continuing South 00°00'46" West along said common line, a distance of 342.61 feet to a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence continuing South 00°00'46" West along said common line, a distance of 135.20 feet to a point on a curve, marked by a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence leaving said common line, northeasterly on the arc of a 225.00-foot radius non-tangent curve to the left, through a central angle of 34°41'32" (chord bears North 17°21'32" East a distance of 134.16 feet), a distance of 136.24 feet to a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence North 00°00'46" East, parallel said common line and 40.00 feet distant therefrom when measured at right angle, a distance of 362.67 feet to a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence continuing North 00°00'46" East, parallel said common line and 40 feet distant therefrom when measured at right angle, a distance of 164.49 feet to a point of curve marked by a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence



TRACT S DESCRIPTION
March 28, 2003
Page Two

EXHIBIT "A"
Page Three

northeasterly on the arc of a 175.00-foot radius curve to the right, through a central angle of 69°49'36" (chord bears North 34°55'34" East a distance of 200.32 feet), a distance of 213.27 feet; thence North 69°50'22" East a distance of 281.05 feet to a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence continuing North 69°50'22" East a distance of 84.15 feet to a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148" in the east line of that tract described in said Document No. 98053148; thence North 00°22'25" East along said east line, a distance of 43.66 feet to the POINT OF BEGINNING.

Containing 1.1210 Acres (48,831 Square Feet), more or less.



2003-168302

TRACT N DESCRIPTION
Dedication for Road Right-of-Way
Part of Document No. 2002-132402

EXHIBIT "A"
Page Four

March 28, 2003
File: L1560TRN.LEG

A tract of land situated in the Northwest one-quarter of Section 28, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, and being a part of that tract conveyed to Gordon C. Root et al. by deed recorded November 6, 2002 as Document No. 2002-132402 in records of Washington County, more particularly described as follows, to-wit:

Beginning at the southeast corner of that tract described in said Document No. 2002-132402, said corner also being the northeast corner of that tract conveyed to Gordon C. Root et al. by deed recorded May 20, 1998 as Document No. 98053148 in records of Washington County, marked by a 5/8" iron rod (found) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence South 69°04'56" West along the common line between those tracts described in said Document No. 2002-132402 and said Document No. 98053148, a distance of 450.84 feet to a point on a curve, marked by a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence northeasterly on the arc of a 225.00-foot radius non-tangent curve to the right, through a central angle of 21°05'03" (chord bears North 59°17'51" East a distance of 82.33 feet), a distance of 82.80 feet to a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence North 69°50'22" East a distance of 373.27 feet to a point in the east line of that tract described in said Document No. 2002-132402, marked by a 5/8" iron rod (set) with yellow plastic cap stamped "BUFORD ASSOC. PLS 1148"; thence South 00°22'25" West along said east line, a distance of 9.72 feet to the POINT OF BEGINNING.

Containing 0.1162 Acres (5,062 Square Feet), more or less.

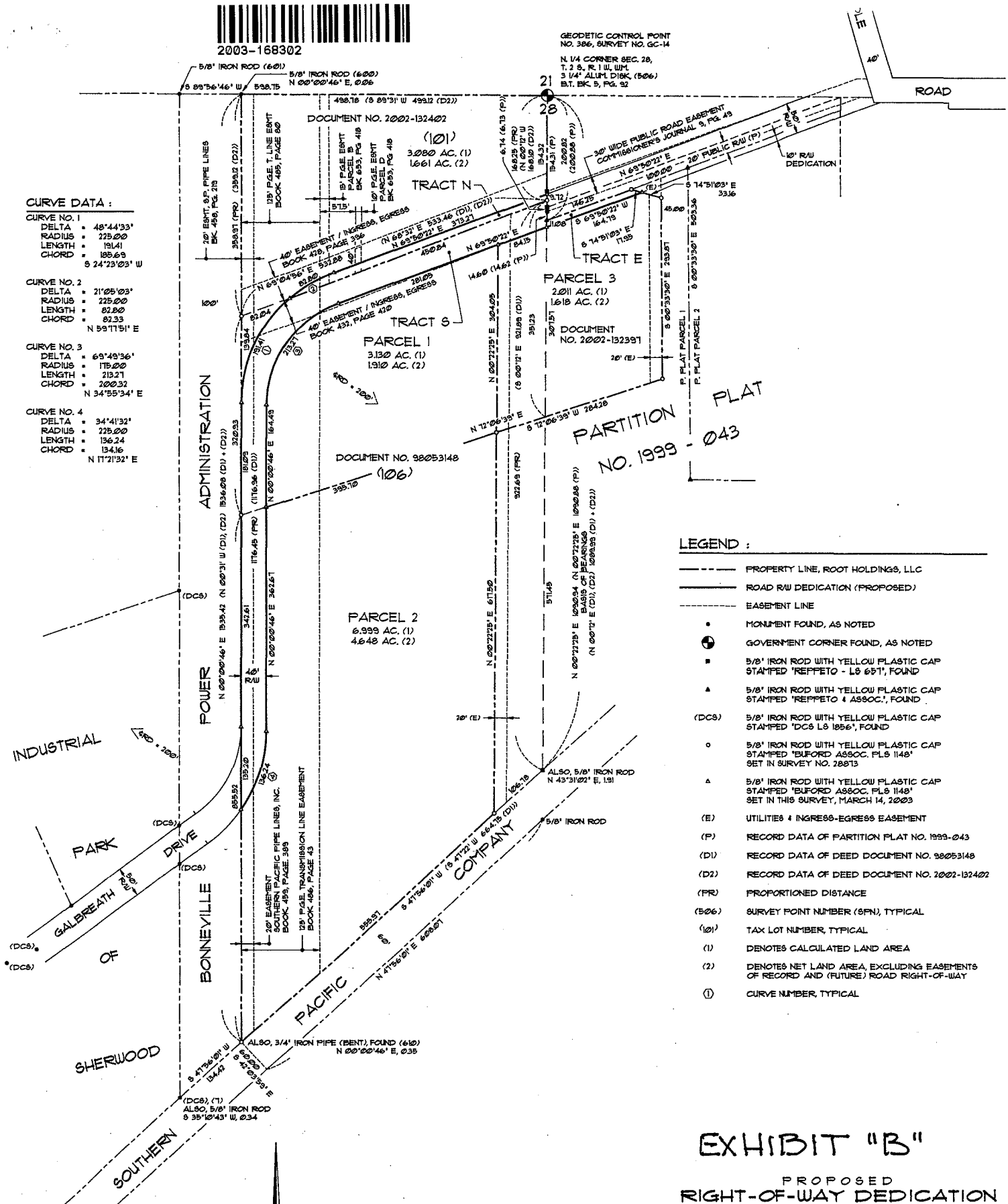


2003-168302

GEODETIC CONTROL POINT NO. 386, SURVEY NO. GC-14
N 1/4 CORNER SEC. 28, T. 2 S., R. 1 W., W.M.
3 1/4" ALUM. DISK, (506)
B.T. BK. 5, PG. 82

CURVE DATA :

- CURVE NO. 1**
DELTA • 48°44'33"
RADIUS • 225.00
LENGTH • 189.69
CHORD • 134.21
CHORD BEARING • S 24°23'03" W
- CURVE NO. 2**
DELTA • 71°25'03"
RADIUS • 225.00
LENGTH • 82.80
CHORD • 82.33
CHORD BEARING • N 59°17'51" E
- CURVE NO. 3**
DELTA • 63°49'36"
RADIUS • 179.00
LENGTH • 219.21
CHORD • 200.32
CHORD BEARING • N 34°55'34" E
- CURVE NO. 4**
DELTA • 34°41'32"
RADIUS • 229.00
LENGTH • 156.24
CHORD • 134.16
CHORD BEARING • N 17°21'32" E



LEGEND :

- PROPERTY LINE, ROOT HOLDINGS, LLC
- ROAD RW DEDICATION (PROPOSED)
- EASEMENT LINE
- MONUMENT FOUND, AS NOTED
- ⊙ GOVERNMENT CORNER FOUND, AS NOTED
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REFFETO - L.S. 6871", FOUND
- ▲ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REFFETO & ASSOC.", FOUND
- (DCS) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DCS L.S. 1856", FOUND
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BUFORD ASSOC. PLS 1148" SET IN SURVEY NO. 28873
- △ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BUFORD ASSOC. PLS 1148" SET IN THIS SURVEY, MARCH 14, 2003
- (E) UTILITIES & INGRESS-EGRESS EASEMENT
- (P) RECORD DATA OF PARTITION PLAT NO. 1999-043
- (DI) RECORD DATA OF DEED DOCUMENT NO. 98053148
- (D2) RECORD DATA OF DEED DOCUMENT NO. 2002-132402
- (PR) PROPORTIONED DISTANCE
- (506) SURVEY POINT NUMBER (SPN), TYPICAL
- (101) TAX LOT NUMBER, TYPICAL
- (1) DENOTES CALCULATED LAND AREA
- (2) DENOTES NET LAND AREA, EXCLUDING EASEMENTS OF RECORD AND (FUTURE) ROAD RIGHT-OF-WAY
- (C) CURVE NUMBER, TYPICAL

EXHIBIT "B"

PROPOSED RIGHT-OF-WAY DEDICATION
IN THE NW 1/4 AND NE 1/4 OF SECTION 28, T.2S., R.1W., W.M.
CITY OF SHERWOOD WASHINGTON COUNTY, OREGON

PREPARED FOR:
ROOT HOLDINGS, LLC

GORDON C. ROOT
19335 SW CIPOLE ROAD
SHERWOOD, OREGON 97140 (503) 925-8411

CIVIL ENGINEERS LAND SURVEYORS
BUFORD ASSOCIATES, INC.
415 NORTH STATE STREET LAKE OSWEGO, OREGON 97034 (503) 635-3511
REC. NO. L156022 (L1560RWD.DWG) MARCH 28, 2003

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY M. BUFORD
1168
RENEWAL: DECEMBER 31, 2003

