



00463736200301746980030033

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 R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

DEDICATION

Dated: 9-24-03

AFTER RECORDING RETURN TO:

City of Sherwood
Engineering Department
20 NW Washington Street
Sherwood, OR 97140

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that 99 & Eddy, LLC hereinafter called dedicator, in consideration of application approval and other good and valuable consideration received, does hereby dedicate to the use of the public forever, for public roadway and public utility purposes, all that certain land described as follows:

See exhibit "A" attached hereto and by this reference incorporated herein.

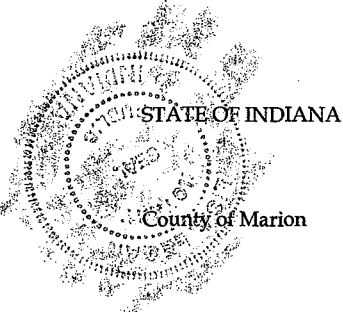
Dedicator, as its sole warranty herein, specially covenants and warrants that lawfully seized in fee simple of the above described premises and that the same is free of any encumbrance made or suffered by Grantor except as set forth herein and that Grantor and Grantor's successors shall warrant and defend the same to the City of Sherwood and its successors and assigns forever against the claims and demands of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, the dedicator has executed this instrument this 23rd day of September, 2003.

99 & Eddy, LLC

Paul W. Kite, Member

TRANSACTION TITLE INSURANCE
ACCOMMODATION RECORDING



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)SS.
)

Before Me:

NOTARY PUBLIC FOR INDIANA

My Commission Expires: 6-23-2011

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 along, the city of Sherwood does not open the subject property for public use.

THE CITY OF SHERWOOD

By:
Ross Schultz, City Manager

By:
Terry Keyes, City Engineer



EXHIBIT "A-1"
S.W. BORCHERS ROAD
RIGHT-OF-WAY DEDICATION

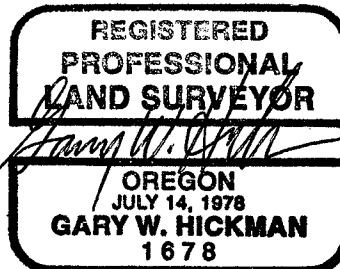
A tract of land located in the southeast one-quarter of Section 30, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:

Beginning at 2" brass cap marking the East one-quarter corner of said Section 30; thence following the east-west centerline of said Section 30 (also being the centerline of S.W. Borchers Drive), South 89°30'25" West a distance of 551.84 feet; thence South 00°29'35" East a distance of 35.00 feet to a point on the south right-of-way line of said S.W. Borchers Drive; thence following said south right-of-way line (35.00 feet from centerline) South 89°30'25" West a distance of 21.58 to the "TRUE POINT OF BEGINNING"; thence following a line 35.00 feet southeasterly of S.W. Borchers Drive centerline following the arc of a 165.00 foot radius curve to the left 150.66 feet (chord bears South 63°20'56" West 145.48 feet) to a point on the southeasterly right-of-way line of said S.W. Borchers Drive; thence following the southeasterly right-of-way line of S.W. Borchers Drive, North 00°08'46" West a distance of 2.78 feet to a 5/8" iron rod with a yellow plastic cap marked "O.S.H.D."; thence following the southeasterly right-of-way line of S.W. Borchers Drive along the arc of a curve turning to the right having a radius of 167.00 feet, with an arc length of 114.23 feet (chord bears North 57°12'02" East 112.02 feet); thence North 79°52'37" East a distance of 8.88 feet to a 5/8" iron rod with a yellow plastic cap marked "Compass Engineering", as shown on Washington County Survey No. 28,588 and marking a point on the south right-of-way line of said S.W. Borchers Drive (being 35.00 feet from centerline); thence North 89°30'25" East a distance of 27.12 feet to the "TRUE POINT OF BEGINNING"; having an area of 275 square feet, more or less.

Subject to: All easements, restrictions and rights of way of record and those common and apparent on the land.

All bearings and right-of-way centerlines in the above description are based upon Washington County Survey No. 28,588.

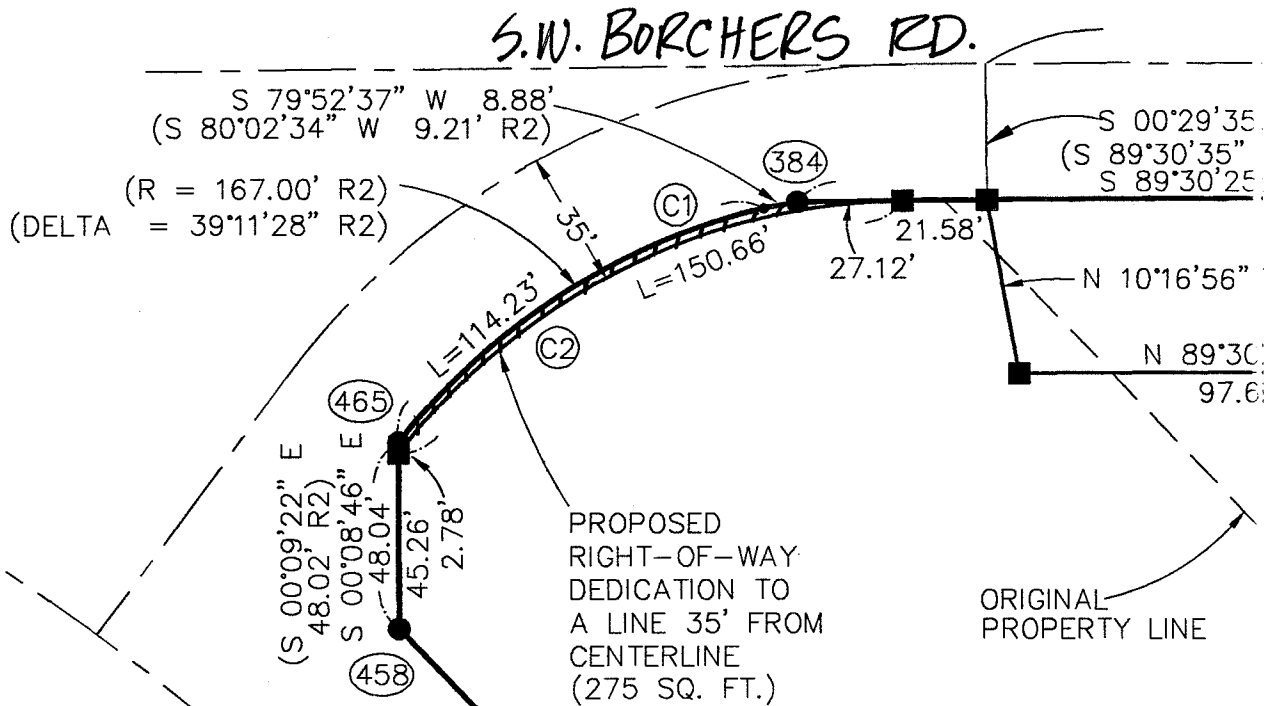
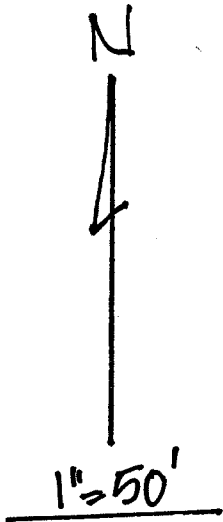
Doc. 20904A_edyded
 Date: Friday, May 02, 2003



RENEWAL DATE 06.30.03

EXHIBIT "A-2"

Curve Table					
No.	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	167.00'	39°11'33"	114.23'	S 57°12'02" W	112.02'
C2	165.00'	52°18'58"	150.66'	S 63°20'56" W	145.48'



ADJUSTED TRACT 1
76,883 SQ. FT
1.76 ACRES

DOC. NO.
2001-016692

RIGHT-OF-WAY DEDICATE SKETCH
SE 1/4 SEC. 30, T25, R1W, W.M.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "PLS 1678" SET 5/1/03
- CALCULATED CORNER
- (##) FOUND MONUMENT NUMBER
- (C#) CURVE NUMBER
- SN SURVEY NUMBER
- YPC YELLOW PLASTIC CAP
- (R1) RECORD DATA PER SN 25,595
- (R2) RECORD DATA PER SN 28,588
- (R3) RECORD DATA PER DOC, NO. 2001-06692 & 2001-016694

