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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



EASEMENT

DATED: February 11, 2004

AFTER RECORDING RETURN TO:

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

BETWEEN:

Grantors:

Jeffrey G. Wirkkala  
Jaynie A. Wirkkala  
19723 SW Teton Avenue  
Tualatin, OR 97062

Grantee:

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

KNOW ALL MEN BY THESE PRESENTS, that Jeffrey G. Wirkkala and Jaynie A. Wirkkala, 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 drainage, sanitary sewer and utility purpose 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 EXHIBITS "A", "A-1", "A-2" and "A-3", attached hereto, and incorporated by reference herein.
2. A map of the above legal description is set forth in EXHIBITS "B" and "B-1", attached hereto and incorporated by reference herein.

Together with a permanent working easement as follows: For installation of storm drainage, sanitary sewer and utility 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 drainage, sanitary sewer and utility easement unto said Grantee in accordance with the conditions and covenants as follows:

1. The permanent storm drainage, sanitary sewer and utility purpose 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 and 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

45-  
62-1-6

FATCO. NO. 322295-44





STATE OF OREGON )  
 )ss  
County of Washington )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, before me, a notary public in and for said County and State, personally appeared \_\_\_\_\_ 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.

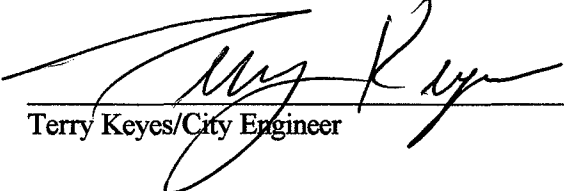
IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

GRANTEE:

Accepted on behalf of The City of Sherwood.

This 5th day Feb. of, 2004.

  
\_\_\_\_\_  
Terry Keyes/City Engineer

  
\_\_\_\_\_  
Ross Schultz/City Manager



EXHIBIT "A"  
Road and Sidewalk Easement

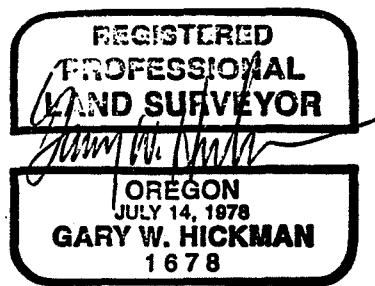
A tract of land located in a portion of Parcel 1 of Partition Plat No. 2003-070, situated in the northeast quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod with a yellow plastic cap marked "Weddle PLS 737" marking the northeast corner of said Parcel 1; thence South 63°31'35" West a distance of 709.74 feet to a lead in concrete marking the intersection of the west line of said Parcel 1 with the right-of-way line of S.W. Wildrose Place and being the "TRUE POINT OF BEGINNING"; thence following the west line of said Parcel 1, North 01°29'32" East a distance of 5.86 feet; thence following the arc of a curve turning to the right having a radius of 51.34 feet, with an arc length of 76.75 feet (chord bears South 45°26'34" East 69.80 feet) to a point on the easterly right-of-way line of said Wildrose Place; thence following easterly right-of-way line of Wildrose Place, along the arc of a curve turning to the left having a radius of 52.00 feet, with an arc length of 71.42 feet (chord bears North 49°09'54" West 65.94 feet); to the "TRUE POINT OF BEGINNING"; having an area of 274 square feet, 0.006 acres, more or less.

All bearings are based upon on Partition Plat No. 2003-070.

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

Wednesday, January 21, 2004  
File No. 40101d



RENEWAL DATE 06, 30, 05  
DATE OF SIGNATURE 01, 21, 04



EXHIBIT "A-1"  
15' Sanitary Sewer Easement

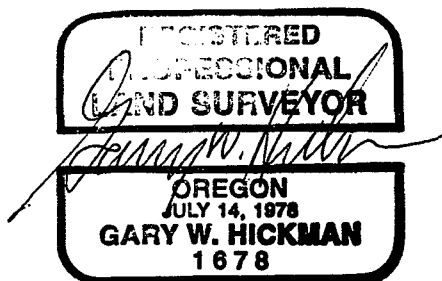
A 15.00 foot wide strip of land located in a portion of Parcel 1 of Partition Plat No. 2003-070, situated in the northeast quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as lying 7.50' on each side of the following described centerline:

Beginning at a 5/8" iron rod with a yellow plastic cap marked "Weddle PLS 737" marking the northeast corner of said Parcel 1; thence North 88°38'00" West a distance of 470.74 feet to the "TRUE POINT OF BEGINNING"; thence South 01°52'28" West a distance of 306.24 feet; thence South 02°43'11" East a distance of 147.14 to a point on the south line of said Parcel 1, the terminus of this described centerline.

All bearings are based upon on Partition Plat No. 2003-070.

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

Wednesday, Friday, January 30, 2004  
File No. 40101a



RENEWAL DATE 06/30/05  
DATE OF SIGNATURE 01/30/04



EXHIBIT "A-2"  
25' Storm Sewer Easement

A 25.00 foot wide strip of land located in a portion of Parcel 1 of Partition Plat No. 2003-070, situated in the northeast quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as lying 12.50' on each side of the following described centerline:

Beginning at a 5/8" iron rod with a yellow plastic cap marked "Weddle PLS 737" marking the northeast corner of said Parcel 1; thence North 88°38'00" West a distance of 536.01 feet to the "TRUE POINT OF BEGINNING"; thence South 01°06'28" West a distance of 185.71 feet; thence South 03°42'42" West a distance of 147.92 feet to a point on the line common with Parcel 1 and S.W. Wildrose Place, the terminus of this described centerline.

All bearings are based upon on Partition Plat No. 2003-070.

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

Wednesday, January 29, 2004  
File No. 40101b

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1978  
GARY W. HICKMAN  
1678

RENEWAL DATE 06/30/05  
DATE OF SIGNATURE 1/29/04



EXHIBIT "A-3"  
Storm and Sanitary Sewer Easement

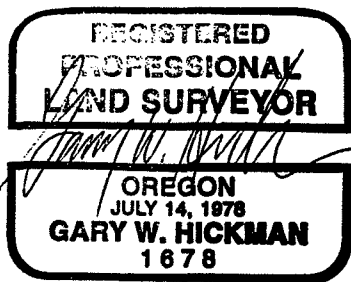
A tract of land located in a portion of Parcel 1 of Partition Plat No. 2003-070, situated in the northeast quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod with a yellow plastic cap marked "Weddle PLS 737" marking the northeast corner of said Parcel 1; thence following the east line of said Parcel 1, South 01°21'07" West a distance of 26.00 feet; thence North 88°38'00" West a distance of 84.84 feet; thence North 01°22'00" East a distance of 26.00 feet to a point on the north line of said Parcel 1; thence following the north line of said Parcel 1, South 88°38'00" East a distance of 20.00 feet; thence South 01°22'00" West a distance of 6.00 feet; thence South 88°38'00" East a distance of 292.83 feet; thence North 01°22'00" East a distance of 6.00 feet to a point on the north line of said Parcel 1; thence following the north line of said Parcel 1, South 88°38'00" East a distance of 72.00 feet to the Point of Beginning; having an area of 8,249 square feet, 0.19 acres, more or less.

All bearings are based upon on Partition Plat No. 2003-070.

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

Date: Friday January 30, 2004  
File No. 40101c



RENEWAL DATE 06/30/05  
DATE OF SIGNATURE 01/30/04



2004-13371

# EXHIBIT "B"

PARCEL 1  
PARTITION PLAT 2002-070



"TRUE POINT OF BEGINNING"  
FOUND LEAD IN CONCRETE PER  
(FALLS N 0.06' & W 0.17' FROM  
TRUE POSITION

ROAD AND SIDEWALK  
EASEMENT (HATCH AREA)  
274 SQ. FT.

N 01'29'32" E 5.86'

R=51.34'  
L=76.75'  
 $\Delta=85^{\circ}39'07''$   
Chd=S 45'26'34" E  
Chd=69.80'

R=52.00'  
L=71.42'  
 $\Delta=78^{\circ}41'47''$   
Chd=N 49'09'54" W  
Chd=65.94'

File Path:	D:\DWG04\
File Name:	40101.DWG
Plot Date:	01-21-2004
Plot Time:	3:16 pm

WILDROSE PLACE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1978  
GARY W. HICKMAN  
1678

RENEWAL DATE 06,30,05  
DATE OF SIGNATURE 01,21,04



# EXHIBIT "B-1"

TRUE POINT OF BEGINNING 15' STORM SEWER EASEMENT

TRUE POINT OF BEGINNING 15' SANITARY SEWER EASEMENT

7.50' WIDE SEWER EASEMENT PER PLAT

FOUND 5/8" IR WITH YPC MARKED "CASWELL PLS 737"

608.01'  
555.19'

S 88°38'00" E 626.86'

STORM AND SANITARY SEWER EASEMENT - "A-3"

EXISTING WAREHOUSE BUILDING  
CONCRETE TILT-UP

Bearing Table		
No.	Bearing	Distance
L1	S 01°21'07" W	26.00'
L2	N 88°38'00" W	384.84'
L3	S 01°22'00" W	26.00'
L4	N 88°38'00" W	12.45'
L5	S 01°22'00" W	6.00'
L6	N 88°38'00" W	292.83'
L7	S 01°22'00" W	6.00'
L8	N 88°38'00" W	72.00'

PARTITION PLAT  
2002-070  
PARCEL 1

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gary W. Hickman*  
GARY W. HICKMAN  
1878

RENEWAL DATE: 06/30/04  
DATE OF SIGNATURE: 01/29/04

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

File Path: D:\DWGO4\  
File Name: 40101\_REV.DWG  
Plot Date: 01-29-2004  
Plot Time: 2:12 pm

15.00 WIDE SANITARY SEWER EASEMENT  
BEING 7.50' ON EACH SIDE OF  
CENTERLINE - "A-1"

N 01°29'32" E 14.26'

7.5' WIDE PRIVATE ACCESS EASEMENT  
PER PLAT

20' SANITARY AND SEWER  
EASEMENT PER PLAT

N 88°38'00" W 602.96'

Curve Table

No.	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	18.00'	52°06'04"	16.37'	N 27°32'34" E	15.81'
C2	52.00'	142°05'59"	128.97'	N 17°27'48" W	98.36'

PARCEL 2

2004-13371



FOUND LEAD IN CONCRETE PER  
(FALLS N 0.06' & W 0.17' FROM  
TRUE POSITION

N 01°29'32" E 331.45'

25.00 WIDE STORM SEWER EASEMENT  
BEING 12.50' ON EACH SIDE OF  
CENTERLINE - "A-2"

S.W. WILDROSE PLACE

C1

C2

B

A

L1

L2

L3

L4

L5

L6

L7

L8

L1

L2

L3

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