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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



**RIGHT-OF-WAY DEDICATION**

Dated: April 27, 2004

**AFTER RECORDING RETURN TO:**

City of Sherwood  
Engineering Division  
400 SE Willamette  
Sherwood, OR. 97140

**RIGHT-OF-WAY DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that SHERWOOD WEST, LLC 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 exhibit "A" 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", 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. The person signing below warrants that he is authorized to make this dedication on behalf of the Dedicator.

In witness whereof, the dedicator has executed this instrument this 27 day of April 2004.

*Larry Speight*  
SHERWOOD WEST, LLC

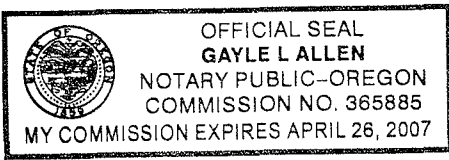
Trustee of the Larry Speight Revocable Living Trust, as Managing Member

Title



STATE OF OREGON )  
 ) ss.  
 County of Washington )

The foregoing instrument was acknowledged before me on the 27<sup>th</sup> day of April, 2004, by Larry Speight, Trustee, as managing member of Sherwood West, LLC, an Oregon Limited Liability Company.



Gayle L. Allen  
 Notary Public for Oregon

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 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

Date: 4.27.04

By: Ross E. Schultz  
 Ross Schultz, City Manager

Date: 5.7.04



EXHIBIT "A"

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

Date: June 4, 2003

SPEIGHT/STEINBORN - Legal Description of P4 (0.40 Ac)

A tract of land in Section 29, Township 2 South, Range 1 West, Washington County, Oregon, being more particularly described as follows:

Beginning on the westerly margin of Baseline Pacific Highway (Highway 99W) at the southeast corner of that tract of land described in deed from SIX CORNERS LAND INVESTMENTS, OREGON, LLC to LARRY G. SPEIGHT, Trustee of the Larry G. Speight Trust, MARGARAT 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 North 42°05'29" East 31.59 feet along said westerly margin to the easterly line of an existing access and utilities easement as described in Document No. 2002-100367; thence North 42°05'29" East 15.00 feet and the TRUE POINT OF BEGINNING; thence North 47°54'06" West 79.66 feet; thence North 03°38'26" East 182.90 feet along said east line to north line said SPEIGHT and STEINBORN tract; thence South 40°31'00" West 34.39 feet along said north line; thence South 89°31'22" West 210.57 along said north line; thence South 41°19'43" West 33.60 feet along said north line to the south line of said existing easement as described in Document No. 2002-100367; thence South 86°21'34" East 176.21 feet along the south line of said easement to the beginning of a curve concave to the southwest having a radius of 15.00 feet; thence easterly and southerly 23.56 feet along said curve(chord=South 41°21'34" East 21.21 feet); thence South 03°38'26" West 108.18 feet along the west line of said



easement to the beginning of a curve concave to the east having a radius of 80.00 feet; thence southerly 32.66 feet along said curve(chord=South 08°03'19" East 32.43 feet) to the northerly line of an existing access and utilities easement as described in Document No. 95-56259; thence North 56°41'47" East 6.78 feet along the north line of said easement; thence North 71°17'50" East 42.12 feet along said north line; thence South 47°54'16" East 73.59 feet along the easterly line of said easement to the westerly margin of Baseline Pacific Highway (Highway 99W); thence North 42°05'29" East 22.21 feet to the TRUE POINT OF BEGINNING.

**NOTE: THE FOREGOING DESCRIPTION INCLUDES THE REAL PROPERTY PREVIOUSLY CONVEYED TO THE CITY OF SHERWOOD BY DEDICATOR BY THAT CERTAIN BARGAIN AND SALE DEED RECORDED IN THE REAL PROPERTY RECORDS OF WASHINGTON COUNTY, OREGON AS DOCUMENT NO. 2003-201118, AS WELL AS ADDITIONAL PROPERTY.**





# Exhibit "B"

flush to 0.2' down,  
unless otherwise  
stated if known.

with yellow plastic  
Dunckel & Assoc."

with a brass identification washer in a lead plug (in pavement)  
is marked "Dunckel & Assoc."

Record per SN 26914

Document per Document No. 1995-56259

Document per Document No. 2002-10036

per Washington County Survey Records

for legal descriptions  
survey

914

00"E

0"E

"P1"

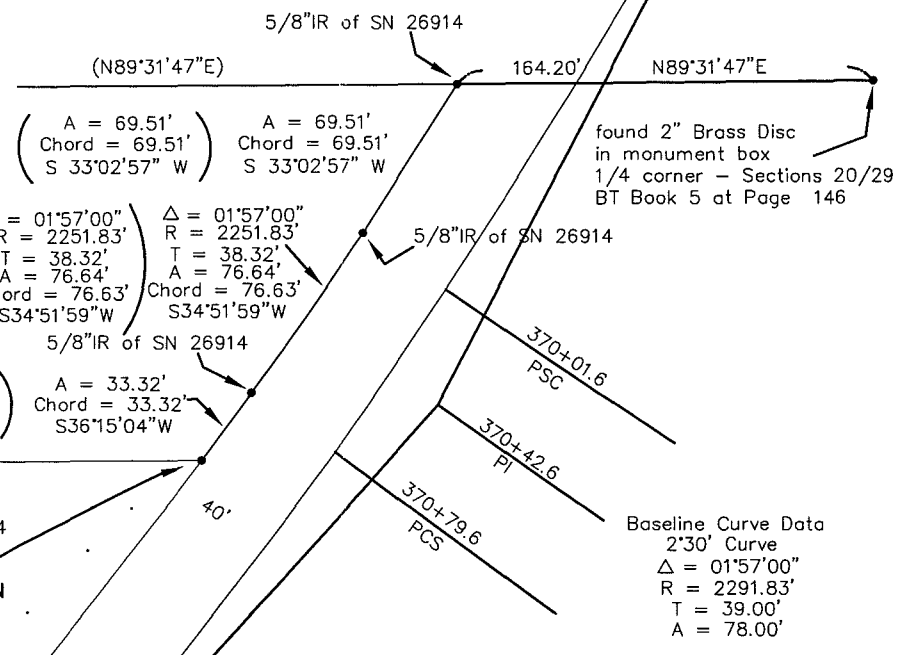
1.56 Acres  
tax lot created by city  
ordinance when "P4" is  
dedicated to the city

CH = S 40°17'20" W 462.32'  
A = 462.32'  
462.13'

## Baseline Pacific Highway State Highway 99W

375+79.6  
PT

NBORN



Baseline Curve Data  
500' Spiral  
S=6°15'  
a=0.5

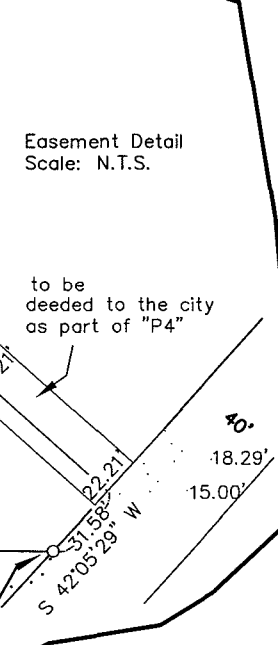
$\Delta = 23^{\circ}23'29''$   
R=80.00'  
L=32.66'  
Chord=32.43'  
S08°03'19"E

Access & Utilities Easement  
Document No. 95-56259

Total Curve  
 $\Delta = 51^{\circ}32'31''$   
R = 80.00'  
L = 71.97'  
chord = 69.56'  
N22°07'50"W

$\Delta = 28^{\circ}08'03''$   
R=80.00'  
L=39.31'  
Chord=38.91'  
S33°49'34"E

SE corner of  
SPEIGHT & STEINBORN  
Doc. 98029844



**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

**OREGON**  
July 22, 1998  
**MATTHEW E. DUNCKEL**  
1942

Renewable 31 December 2003  
4039

Received:  
Accepted for Filing:  
Washington County Surveyor

By: Matt Dunckel & Assoc.  
3765 Riverside Drive  
McMinnville, Oregon 97128  
Phone: 503-472-7904  
Fax: 503-472-0367  
Email: dunckel@viclink.com