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STORM SEWER EASEMENT



00673917200401226370040045  
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



DATED: \_October 13, 2004

AFTER RECORDING RETURN TO:

City of Sherwood  
Engineering Department  
400 SE Willamette St.  
Sherwood, OR. 97140

BETWEEN:

Grantors:  
Venture Properties  
4230 Galewood  
Lake Oswego, OR 97035

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

KNOW ALL MEN BY THESE PRESENTS, that Venture Properties 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 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 EXHIBIT "A", Page 1 attached hereto, and incorporated by reference herein.
2. A map of the above legal description is set forth in EXHIBIT "B", Page 2 and incorporated by reference herein.

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

1. The permanent storm drainage 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 a storm drainage, with all appurtenances incident thereto or necessary therewith, and across the said premises, and to cut and remove from said easement any trees and other obstructions which may endanger the safety or interfere with the use of said pipelines, appurtenances attached to or connected therewith. No building shall be constructed over the easement right-of-way.
2. Grantee will indemnify and hold harmless the Grantors, his/her, their heirs, successors and/or 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 storm sewer.
3. The City of Sherwood, upon the initial installation, and upon each and every occasion that the same be repaired, replaced, renewed, added to, or removed, shall restore the premises of the Grantors, 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

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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. Grantors may, at his/her/their option and expense, relocate said storm sewer easement 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.

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 FEE 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 13th day of Oct, 2004.

GRANTORS:

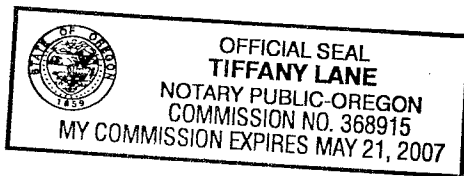
By Kelly Ritz

Title President

STATE OF OREGON )  
 )ss  
County of Washington )

On this 13th day of October, 2004, before me, a notary public in and for said County and State, personally appeared Kelly Ritz, President of Venture Properties 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.



Tiffany Lane  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5/21/07

GRANTEE:  
Accepted on behalf of The City of Sherwood.

This 13th day of October of, 2004.

EF. Thun  
City Engineer

Ross E. Schultz  
Ross Schultz/City Manager



Exhibit "A"

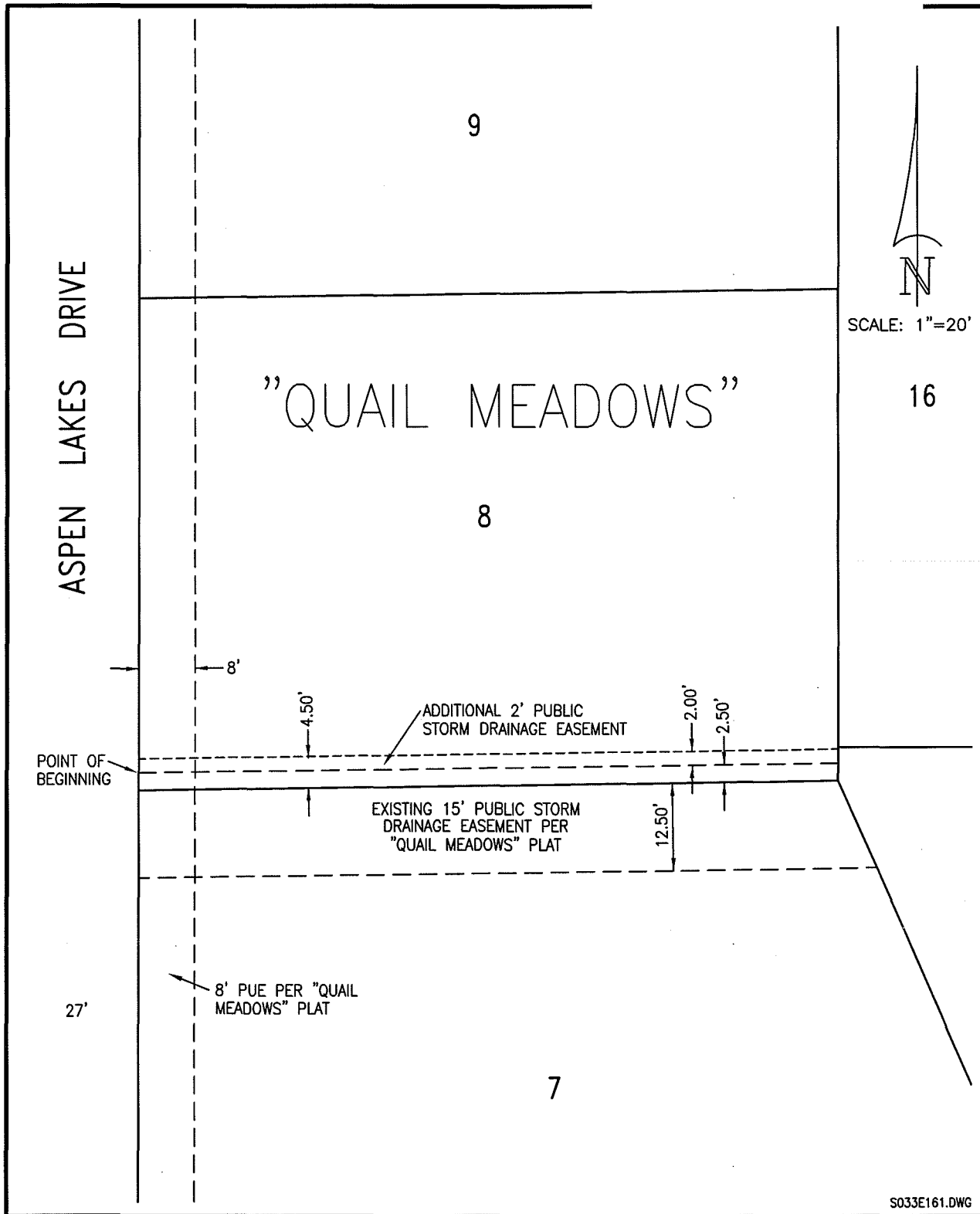
**2' PUBLIC STORM DRAINAGE EASEMENT  
LOT 8, "QUAIL MEADOWS"  
DESCRIPTION  
September 13, 2004**

A strip of land, 2.00 feet wide, in the southwest one-quarter of Section 31, Township 2 South, Range 1 West and the northwest one-quarter of Section 6, Township 3 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being described as follows:

Beginning at a point on the westerly line of Lot 8, "Quail Meadows", recorded as Document No. 2004072769, Washington County Records; said point being the northwest corner of an existing 15.00 foot Public Storm Drainage Easement as granted on said "Quail Meadows"; thence N.89°09'33"E. along the northerly line of said Public Storm Drainage Easement, 100.02 feet to the easterly line of said Lot 8; thence N.00°01'03"E. along said easterly line, 2.00 feet to a point on a line which is parallel with and 2.00 feet northerly of, when measured at right angles to, the northerly line of said Public Storm Drainage Easement; thence S.89°09'33"W. along said parallel line, 100.02 feet to the westerly line of said Lot 8; thence S.00°01'03"W. along said westerly line, 2.00 feet to the Point of Beginning.



Exhibit "B"



**2' PUBLIC STORM DRAINAGE EASEMENT**  
**LOT 8, "QUAIL MEADOWS"**  
**CITY OF SHERWOOD**  
**WASHINGTON COUNTY, OREGON**  
**SEPTEMBER 13, 2004**

**otak**  
 incorporated

surveyors  
 engineers  
 planners

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 LAKE OSWEGO, OREGON 97035  
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