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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



ACCESS EASEMENT

DATED: Dec. 7, _____, 2004

AFTER RECORDING RETURN TO:

City of Sherwood
Engineering Department
400 SE Willamette Street
Sherwood, OR 97140

BETWEEN:

Grantors:
Arnold M. Conzelmann, Jr. Revocable Living Trust
and
Betty N. Conzelmann Revocable Living Trust
and
Don C. Conzelmann

Grantee:
City of Sherwood
400 SE Willamette Street
Sherwood, OR 97140

KNOW ALL MEN BY THESE PRESENTS, that Arnold M. Conzelmann, Jr. Trustee of the Arnold M. Conzelmann, Jr. Revocable Living Trust and Betty N. Conzelmann Trustee of the Betty N. Conzelmann Revocable Living Trust, and Don C. Conzelmann hereinafter referred to as "Grantors", for the consideration hereinafter stated, does forever grant unto the CITY OF SHERWOOD, a municipal corporation, hereinafter referred to as "Grantee", a permanent access easement over, 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.

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 access easement unto said Grantee in accordance with the conditions and covenants as follows:

1. The permanent access easement shall include the right, privilege, and authority, to the said City of Sherwood, for access to Tract "A" of the Plat of Conzelmann Farm Estates, 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 access, appurtenances attached to or connected therewith. No building shall be constructed over the easement.
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 access.

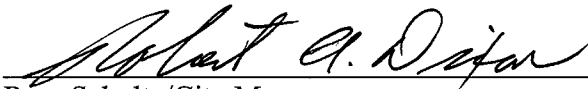


Access Easement
Page 4 of 4

GRANTEE:

Accepted on behalf of The City of Sherwood.

This 20 day DECEMBER of, 2004.



~~Ross Schultz/City Manager~~
ROBERT A. DIXON
COMMUNITY DEVELOPMENT DIRECTOR



EXHIBIT 'A'

Conzelmann Farm Estates
Tract 'A' Access Easement
Project No. 1600-02(B)
November 23, 2004

EASEMENT DESCRIPTION

A 12.00 foot wide strip of land, situated in the Northeast One-Quarter of Section 30, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, Washington County, Oregon, being a portion of that certain tract of land described as Tract 'B' in Deed Document No. 2003-69615, Washington County Deed Records, and lying 6.00 feet on either side of the following described centerline:

Commencing at the most westerly southwest corner of Tract 'B' of said Deed Document No. 2003-69615;

Thence, along the west line of said Tract 'B', North 00°14'43" West, 7.52 feet to the True Point of Beginning of the aforementioned easement centerline;

Thence, along a line parallel with and 6.00 feet northeasterly of the southwest line of said Tract 'B', South 53°10'19" East, 734.77 feet to an angle point;

Thence, along a line parallel with and 6.00 feet northerly of the south line of said Tract 'B', South 86°06'55" East, 140.48 feet to the east line of said Tract 'B' and the Terminus of this easement centerline, being North 00°15'43" West, 6.02 feet from the most easterly southeast corner of said Tract 'B'.

The sidelines of said strip easement to be shortened or extended so as to meet at angle points and terminate at the boundaries of said Tract 'B'.

Containing 10,503 square feet, more or less.

Bearings based on Survey No. 29,600, Washington County Survey Records.

