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I, Richard Hobemicht, 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.

Richard Hobemicht, Director of Assessment and Taxation, Ex-Officio County Clerk



**EASEMENT**

DATED: March 30, 2007

**AFTER RECORDING RETURN TO:**

City of Sherwood  
Engineering Department  
22560 SW Pine Street  
Sherwood, OR. 97140

**BETWEEN:**

**Grantor:**

Cipole Road Holdings, LLC  
8575 S.W. Sorrento Road  
Beaverton, OR 97008

**Grantee:**

City of Sherwood  
22560 SW Pine Street  
Sherwood, OR. 97140

KNOW ALL MEN BY THESE PRESENTS, that CIPOLE ROAD HOLDINGS, LLC, 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 easement for storm sewer 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.

IN ADDITION THEREO, the Grantor does hereby give unto the City, a temporary easement of ten (10.00) feet in width along and abutting the easterly side and for the full length of the aforementioned and described permanent easement. This temporary easement shall cease to exist thirty (30) calendar days from the date of final acceptance of completed storm sewer improvements construction by the City of Sherwood.

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 easement for storm sewer unto said Grantee in accordance with the conditions and covenants as follows:

1. The permanent and temporary easement for storm sewer 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 said storm sewer, 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 safety or interfere with the use of said storm sewer, appurtenances attached to or connected therewith. No building shall be constructed over the easement right-of-way.

This instrument filed for record by Fidelity National Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title. 811923

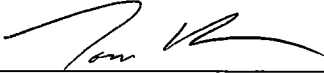
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65  
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GRANTEE:


Accepted on behalf of The City of Sherwood.

This 30 day March of, 2007.



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Tom Pessemier/City Engineer



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Ross Schultz/City Manager

**EXHIBIT 'A'**

A 15 FOOT WIDE STORM SEWER EASEMENT WITHIN THAT TRACT OF LAND CONVEYED TO CIPOLE ROAD HOLDINGS, LLC BY DOCUMENT NO. 2003-102594, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M., CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 15 FOOT WIDE STRIP OF LAND LYING EASTERLY OF THE PGE TRANSMISSION LINE EASEMENT, RECORDED IN BOOK 483 PAGES 134-137, WASHINGTON COUNTY DEED RECORDS, THE WESTERLY LINE OF SAID 15 FOOT STRIP BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PGE TRANSMISSION LINE EASEMENT. THE SIDELINES OF SAID 15 FOOT STRIP SHALL BE EXTENDED NORTHERLY AND SOUTHERLY TO THE EXISTING STORM SEWER EASEMENT RECORDED IN DOCUMENT NO. 2004-106185, WASHINGTON COUNTY DEED RECORDS.

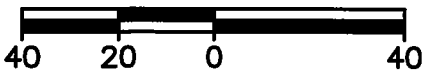
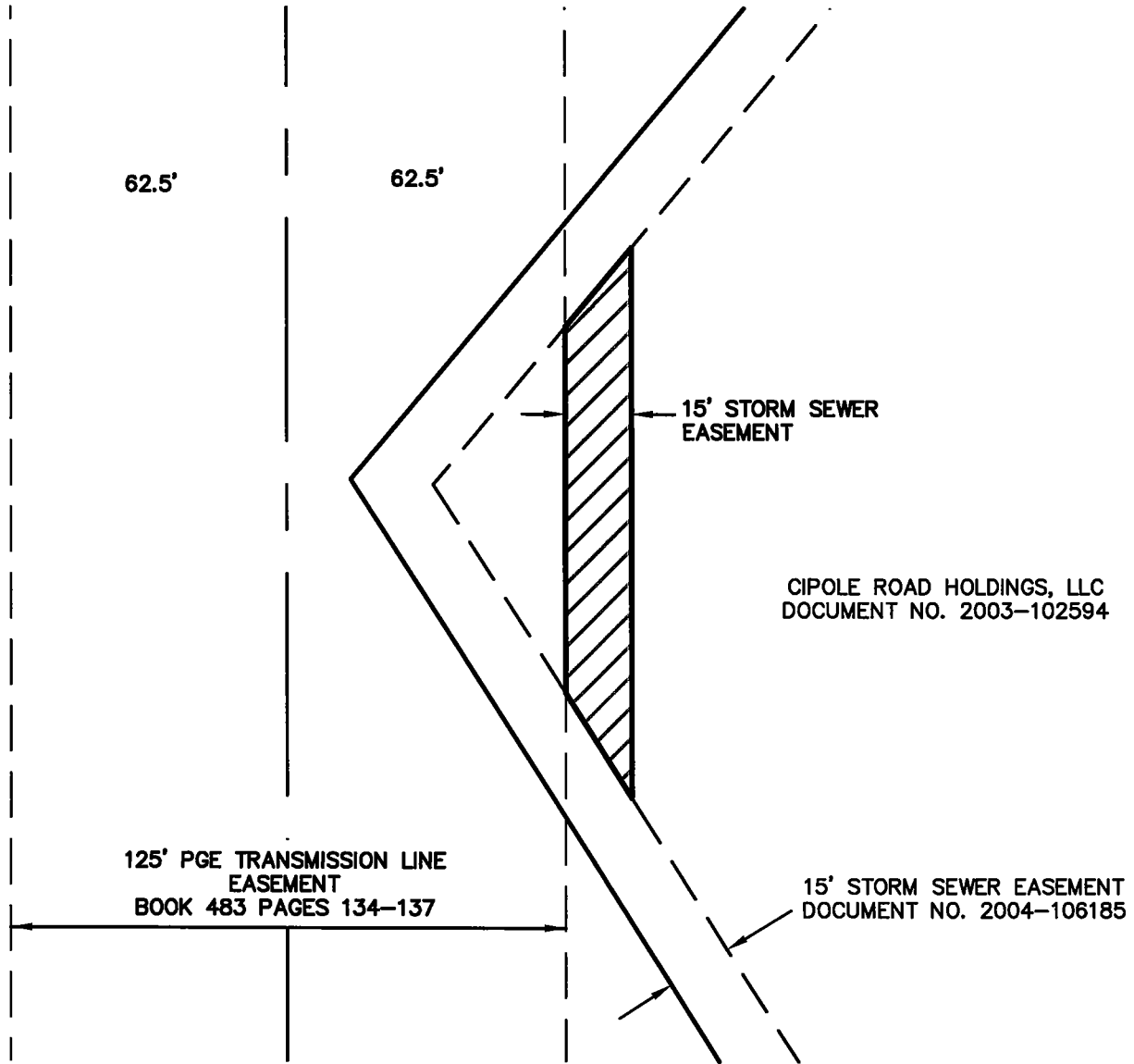
CONTAINING AN AREA OF 1,550 SQUARE FEET, MORE OR LESS.

PREPARED BY CES/NW, INC.



# EXHIBIT 'B'

LOCATED IN THE S.W. 1/4 OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.  
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Samantha R. Bianco* 2-06-07  
OREGON  
JULY 13, 2004  
SAMANTHA R. BIANCO  
61303LS



STORM SEWER EASEMENT  
AREA = 1,550 SQUARE FEET,  
MORE OR LESS

RENEWAL DATE: 12/31/2007

J.N. 2058  
2058-EASE.DWG

CES | NW

15573 SW BANGY ROAD, STE 300  
LAKE OSWEGO, OREGON 97035  
503.968.6655 www.cesnw.com

STORM SEWER EASEMENT

DATE  
10/18/06  
FIGURE