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



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After recording, please return to:

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

PERMANENT EASEMENT
(Individual Grantor)

Linda M. Armstrong, Trustee of the Linda M. Armstrong Living Trust dated February 10, 2006, and any amendments thereto, GRANTOR(S), do on behalf of themselves, their heirs, successors and assigns hereby grant and convey to the CITY OF SHERWOOD, a political subdivision of the State of Oregon, GRANTEE the following permanent easement(s) in that certain real property situated in the City of Sherwood as described in Exhibit "A" (Legal Description) and Exhibit "B" (Location Map), attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is \$ 1,655.00.

This document is intended to establish permanent easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent GRANTOR(S) from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. GRANTOR(S) shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

GRANTOR(S) hereby covenant(s) to and with GRANTEE that they are the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

GRANTEE (and other public or private entities or persons GRANTEE deems in its sole discretion as appropriate) shall have the right to use the property as necessary: (1) to construct, repair, replace, remove, or modify a slope over, across, through, in and under the property described in Exhibits "A" and "B"; and/or (2) to construct, repair, replace, remove or modify a wall over, across, through, in and under the property described in Exhibits "A" and "B"; and/or (3) to install, construct, operate, maintain, repair, replace and reconstruct utilities, including but not limited to water, wastewater, drainage, electric, fiber optic, telephone and cable, as Grantee may deem necessary over, across, through, in and under the property described in Exhibits "A" and "B."

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PROJECT: PINE STREET

LOCATION: TAX LOT 3001 2S 1 32BD

DOCUMENT: 98-127861

PROPERTY OWNER (S):
LINDA MARIE SOUTHARD

22953 S.W. PINE STREET
SHERWOOD, OREGON 97140

PREPARED BY:
COMPASS ENGINEERING
4105 SE INTERNATIONAL WAY, STE 501
MILWAUKIE, OREGON 97222
(503) 653-9093

PUBLIC UTILITY EASEMENT:

A 1.50 FOOT WIDE STRIP OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO LINDA MARIE SOUTHARD RECORDED AS DOCUMENT NUMBER 98-12786, WASHINGTON COUNTY DEED RECORDS; THENCE ALONG A LINE PARALLEL WITH AND 20.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET SOUTH 42°56'42" EAST 15.53 FEET TO THE TRUE POINT OF BEGINNING OF THE STRIP TO BE DESCRIBED; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 42°56'42" EAST 9.25 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 47°03'18" WEST 1.50 FEET; THENCE ALONG A LINE PARALLEL WITH AND 21.50 FEET FROM THE CENTERLINE OF S.W. PINE STREET NORTH 42°56'42" WEST 9.25 FEET; THENCE NORTH 47°03'18" EAST 1.50 FEET TO THE TRUE POINT OF BEGINNING.




CONTAINS 14 SQUARE FEET, MORE OR LESS.

PERMANENT SLOPE EASEMENT:

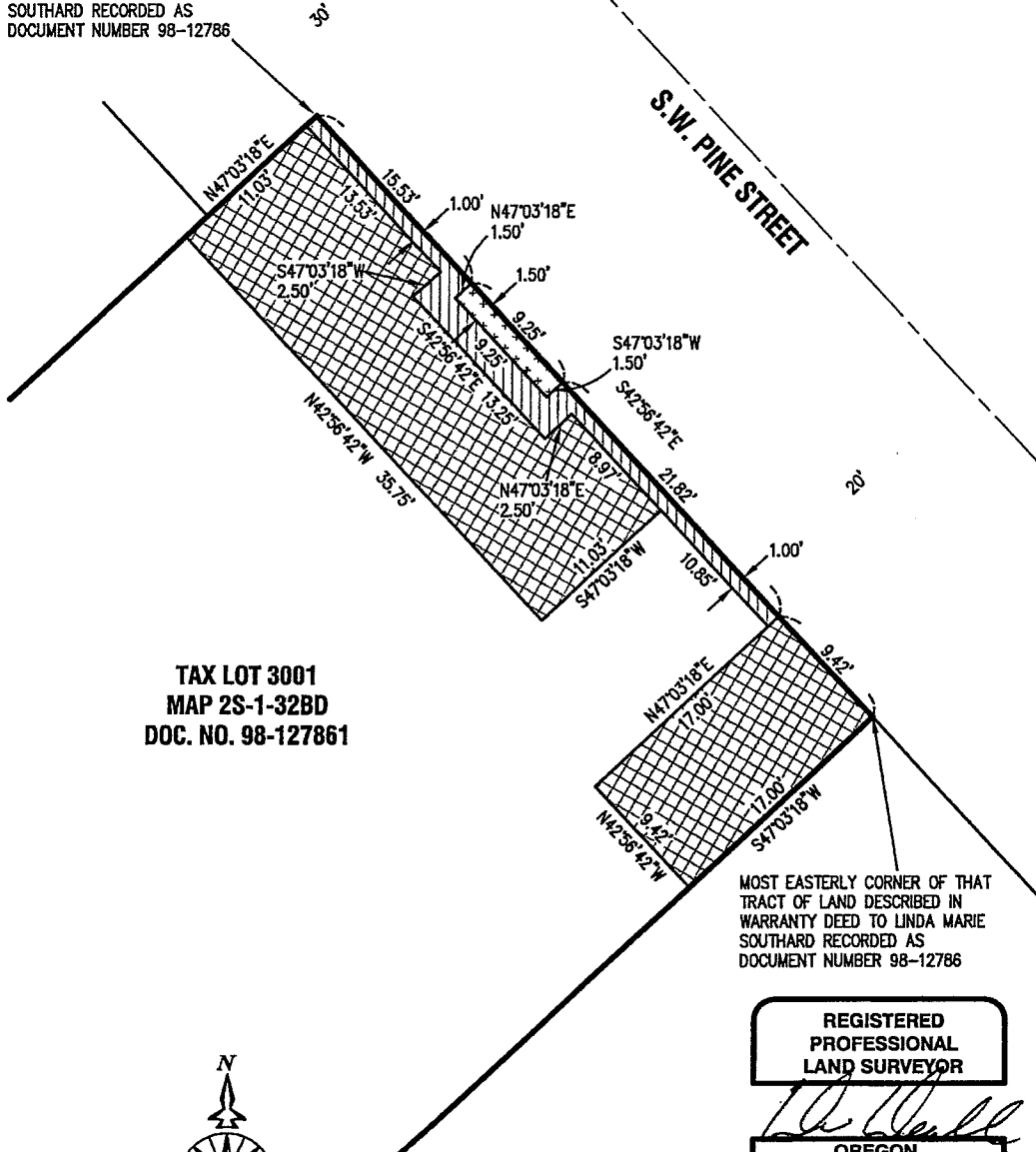
A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO LINDA MARIE SOUTHARD RECORDED AS DOCUMENT NUMBER 98-12786, WASHINGTON COUNTY DEED RECORDS; THENCE ALONG A LINE PARALLEL WITH AND 20.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET SOUTH 42°56'42" EAST 15.53 FEET; THENCE SOUTH 47°03'18" WEST 1.50 FEET; THENCE ALONG A LINE PARALLEL WITH AND 21.50 FEET FROM THE CENTERLINE OF S.W. PINE STREET SOUTH 42°56'42" EAST 9.25 FEET; THENCE NORTH 47°03'18" EAST 1.50 FEET; THENCE ALONG A LINE PARALLEL WITH AND 20.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET SOUTH 42°56'42" EAST 21.82 FEET; THENCE SOUTH 47°03'18" WEST 1.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 21.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET NORTH 42°56'42" WEST 19.82 FEET; THENCE SOUTH 47°03'18" WEST 2.50 FEET; THENCE ALONG A LINE PARALLEL WITH AND 23.50 FEET FROM THE CENTERLINE OF S.W. PINE STREET NORTH 42°56'42" WEST 13.25 FEET; THENCE NORTH 47°03'18" EAST 2.50 FEET; THENCE ALONG A LINE PARALLEL WITH AND 21.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET NORTH 42°56'42" WEST 13.53 FEET TO THE NORTHWESTERLY LINE OF SAID SOUTHARD TRACT; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 47°03'18" EAST 1.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 66 SQUARE FEET, MORE OR LESS.

-  **PERMANENT SLOPE EASEMENT, 66 SQUARE FEET**
-  **PUBLIC UTILITY EASEMENT 14 SQUARE FEET**
-  **TEMPORARY CONSTRUCTION EASEMENT, 521 SQUARE FEET**

MOST NORTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO LINDA MARIE SOUTHARD RECORDED AS DOCUMENT NUMBER 98-12786



**TAX LOT 3001
MAP 2S-1-32BD
DOC. NO. 98-127861**

MOST EASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO LINDA MARIE SOUTHARD RECORDED AS DOCUMENT NUMBER 98-12786

REGISTERED PROFESSIONAL LAND SURVEYOR

Don Devlaeminck
**OREGON
JULY 14, 1978
DON DEVLAEINCK
1634**

DATE OF SIGNATURE: *1/24/07*
VALID UNTIL 12/31/2007



Scale: 1" = 10'

EXHIBIT "B"



COMPASS ENGINEERING
ENGINEERING SURVEYING PLANNING
4105 INTERNATIONAL WAY, SUITE 501 (503) 653-9093 PHONE
MILWAUKIE, OREGON 97222 WWW.COMPASS-ENGINEERING.COM

**LINDA MARIE SOUTHARD
22953 S.W. PINE STREET
SHERWOOD, OREGON 97140**