

After recording, please return to:

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



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



**PERMANENT EASEMENT**  
(Individual Grantor)

BRUCE A. BROOKENS AND SHARON BROOKENS, Husband and wife, 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 \$ 1,640.00.

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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IN WITNESS WHEREOF, the above named Grantor(s), has/have caused this instrument to be signed.

DATED this 6 day of Aug, 2007

Druce A. Breakens  
(Grantor Signature)

STATE OF OREGON )  
                                  ) ss.  
County of Washington )

This instrument was acknowledged before me this 16<sup>th</sup> day of August, 2007 by  
Druce A. Breakens



Lori A. Hathaway  
Notary Public

Sharon Breakens  
(Grantor Signature)

STATE OF OREGON )  
                                  ) ss.  
County of Washington )

This instrument was acknowledged before me this 16<sup>th</sup> day of August, 2007 by  
Sharon Breakens



Lori A. Hathaway  
Notary Public

Accepted on behalf of the City of Sherwood, Oregon.

Approved As To Form

[Signature]  
City of Sherwood Legal Counsel

Date: 5/8/07

By: [Signature]

Title: City Engineer

Dated this 4<sup>th</sup> day of September, 2007

**EXHIBIT A**

Sheet 1 of 4

**PROJECT:** PINE STREET

**LOCATION:** TAX LOT 623 2S 1 32BD

**DOCUMENT:** 87-014077

**PROPERTY OWNER (S):**

BRUCE A. BROOKENS

SHARON BROOKENS

22950 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 TRACT OF LAND SITUATED IN LOT 23, "SHERWOOD HIGHLANDS NO. 1", A PLAT OF RECORD IN BOOK 20, PAGE 8, WASHINGTON COUNTY PLAT RECORDS, 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 WESTERLY CORNER OF SAID LOT 23; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. PINE STREET (20 FEET FROM CENTERLINE) SOUTH 42°56'42" EAST 11.56 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 47°03'18" EAST 2.50 FEET; THENCE PARALLEL WITH THE CENTERLINE OF S.W. PINE STREET NORTH 42°56'42" WEST 10.52 FEET TO THE NORTHERLY LINE OF SAID LOT 23; THENCE ALONG SAID NORTHERLY LINE SOUTH 69°36'18" WEST 2.71 FEET TO THE POINT OF BEGINNING.

CONTAINS 28 SQUARE FEET, MORE OR LESS.

**PERMANENT SLOPE EASEMENT:**

A TRACT OF LAND SITUATED IN LOT 23, "SHERWOOD HIGHLANDS NO. 1", A PLAT OF RECORD IN BOOK 20, PAGE 8, WASHINGTON COUNTY PLAT RECORDS, 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 WESTERLY CORNER OF SAID LOT 23; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 23 NORTH 69°36'18" EAST 4.88 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE PARALLEL WITH THE CENTERLINE OF S.W. PINE STREET SOUTH 42°56'42" EAST 17.81 FEET; THENCE SOUTH 47°03'18" WEST 3.00 FEET; THENCE PARALLEL WITH THE CENTERLINE OF S.W. PINE STREET SOUTH 42°56'42" EAST 8.02 FEET; THENCE SOUTH 69°36'18" WEST 1.62 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. PINE STREET; THENCE ALONG SAID RIGHT OF WAY LINE (20 FEET FROM CENTERLINE) NORTH 42°56'42" WEST 15.52 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 47°03'18" EAST 2.50 FEET; THENCE PARALLEL WITH THE CENTERLINE OF S.W. PINE STREET NORTH 42°56'42" WEST 10.52 FEET TO THE NORTHERLY LINE OF SAID LOT 23; THENCE ALONG SAID NORTHERLY LINE NORTH 69°36'18" EAST 2.17 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 68 SQUARE FEET, MORE OR LESS.




## EXHIBIT A

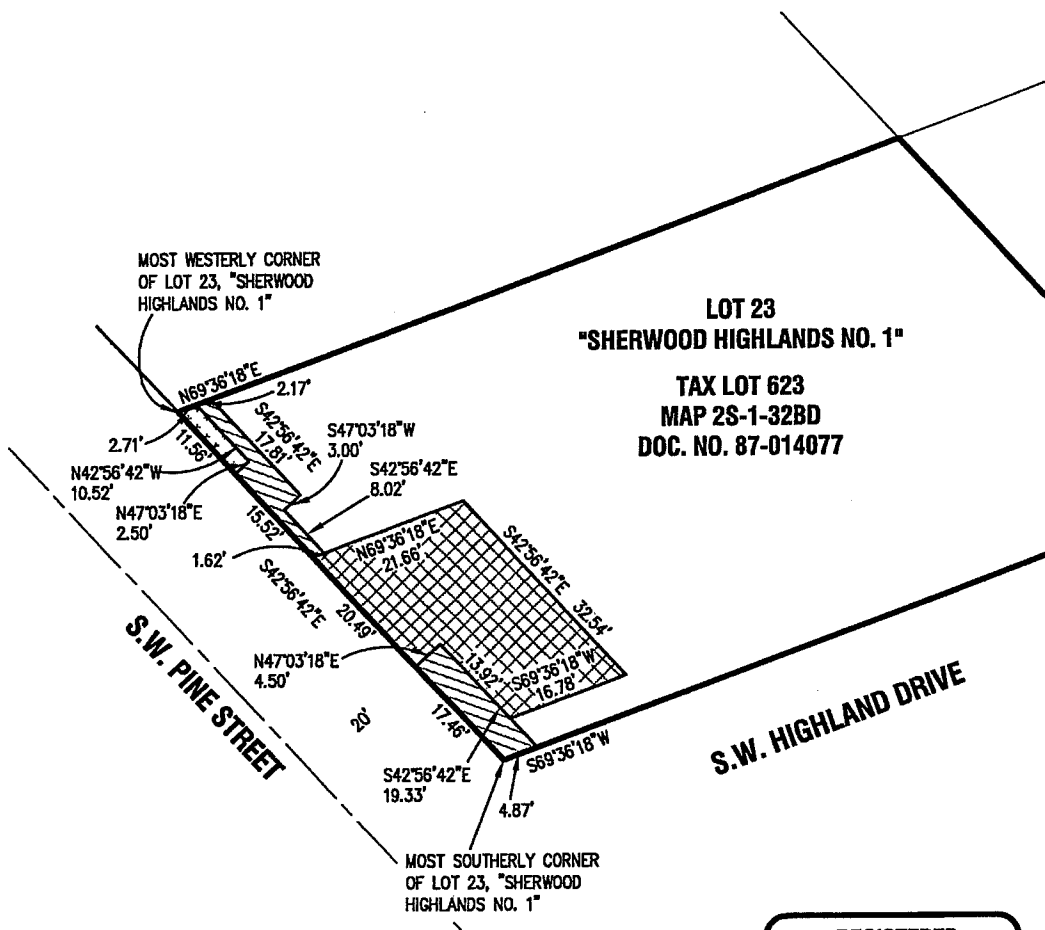
Sheet 3 of 4

**ALSO:** A TRACT OF LAND SITUATED IN LOT 23, "SHERWOOD HIGHLANDS NO. 1", A PLAT OF RECORD IN BOOK 20, PAGE 8, WASHINGTON COUNTY PLAT RECORDS, 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 SOUTHERLY CORNER OF SAID LOT 23; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. PINE STREET (20 FEET FROM CENTERLINE) NORTH 42°56'42" WEST 17.46 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 47°03'18" EAST 4.50 FEET; THENCE PARALLEL WITH THE CENTERLINE OF S.W. PINE STREET SOUTH 42°56'42" EAST 19.33 FEET TO THE SOUTHERLY LINE OF SAID LOT 23; THENCE ALONG SAID SOUTHERLY LINE SOUTH 69°36'18" WEST 4.87 FEET TO THE POINT OF BEGINNING.

CONTAINS 83 SQUARE FEET, MORE OR LESS.

-  PERMANENT SLOPE EASEMENT, 151 SQUARE FEET
-  PUBLIC UTILITY EASEMENT 28 SQUARE FEET
-  TEMPORARY CONSTRUCTION EASEMENT, 592 SQUARE FEET



**LOT 23**  
**"SHERWOOD HIGHLANDS NO. 1"**  
**TAX LOT 623**  
**MAP 2S-1-32BD**  
**DOC. NO. 87-014077**

**S.W. PINE STREET**

**S.W. HIGHLAND DRIVE**

**REGISTERED PROFESSIONAL LAND SURVEYOR**



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

DATE OF SIGNATURE: *11/17/07*  
 VALID UNTIL 12/31/2007



**Scale: 1" = 20'**

**EXHIBIT "B"**

**COMPASS ENGINEERING**  
 ENGINEERING SURVEYING PLANNING  
 4106 INTERNATIONAL WAY, SUITE 501 (503) 653-9093 PHONE  
 MILWAUKIE, OREGON 97222 WWW.COMPASS-ENGINEERING.COM

**BRUCE A. AND SHARON BROOKENS**  
**22950 S.W. HIGHLAND STREET**  
**SHERWOOD, OREGON 97140**