



01168755200701027350060066

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



After recording, please return to:

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

PERMANENT EASEMENT

(Individual Grantor)

NEIL A. SOUTHARD AND PAMELA A. SOUTHARD,
as tenants by the entirety

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 \$ 2,050.00.

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 28 day of AUGUST, 2007.

Neil A. Southard
(Grantor Signature)

STATE OF OREGON)
County of Washington) ss.

This instrument was acknowledged before me this 28th day of August, 2007, by Neil A. Southard

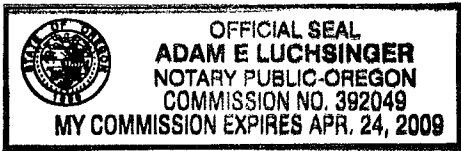


Lori A. Hathaway
Notary Public

STATE OF OREGON)
County of Washington) ss.

This instrument was acknowledged before me this 31 day of August, 2007, by Pam Southard

Pamela A. Southard
(Grantor Signature)



Adam E. Luchsinger
Notary Public

Accepted on behalf of the City of Sherwood, Oregon.

Approved As To Form
Doreen F. T...
City of Sherwood Legal Counsel
Date: 5/8/07

By: *[Signature]*
Title: City Engineer

Dated this 11th day of September, 2007

EXHIBIT A

Sheet 1 of 5

PROJECT: PINE STREET

LOCATION: TAX LOT 2900 2S 1 32BD

DOCUMENT: 94-078569

PROPERTY OWNER (S):

NEIL A. SOUTHARD

PAMELA A. SOUTHARD

22977 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 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 INTERSECTION OF THE NORTHWESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO NEIL A. SOUTHARD AND PAMELA A. SOUTHARD BY WARRANTY DEED RECORDED AS DOCUMENT NUMBER 94-078569, WASHINGTON COUNTY DEED RECORDS, WITH A LINE PARALLEL WITH AND 20.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF S.W. PINE STREET; THENCE ALONG SAID PARALLEL LINE (20.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET) SOUTH 42°56'42" EAST 8.60 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 47°03'18" WEST 2.00 FEET; THENCE PARALLEL WITH AND 22.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET NORTH 42°56'42" WEST 8.60 FEET TO THE NORTHWESTERLY LINE OF SAID SOUTHARD TRACT; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 47°03'18" EAST 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 17 SQUARE FEET, MORE OR LESS.

EXHIBIT A

Sheet 2 of 5

ALSO: 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 INTERSECTION OF THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO NEIL A. SOUTHARD AND PAMELA A. SOUTHARD BY WARRANTY DEED RECORDED AS DOCUMENT NUMBER 94-078569, WASHINGTON COUNTY DEED RECORDS, WITH A LINE PARALLEL WITH AND 20.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF S.W. PINE STREET; THENCE ALONG SAID PARALLEL LINE (20.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET) NORTH 42°56'42" WEST 7.25 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 47°03'18" WEST 4.00 FEET; THENCE PARALLEL WITH AND 24.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET SOUTH 42°56'42" EAST 7.25 FEET TO THE SOUTHEASTERLY LINE OF SAID SOUTHARD TRACT; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 47°03'18" EAST 4.00 FEET TO THE POINT OF BEGINNING.




CONTAINS 29 SQUARE FEET, MORE OR LESS.

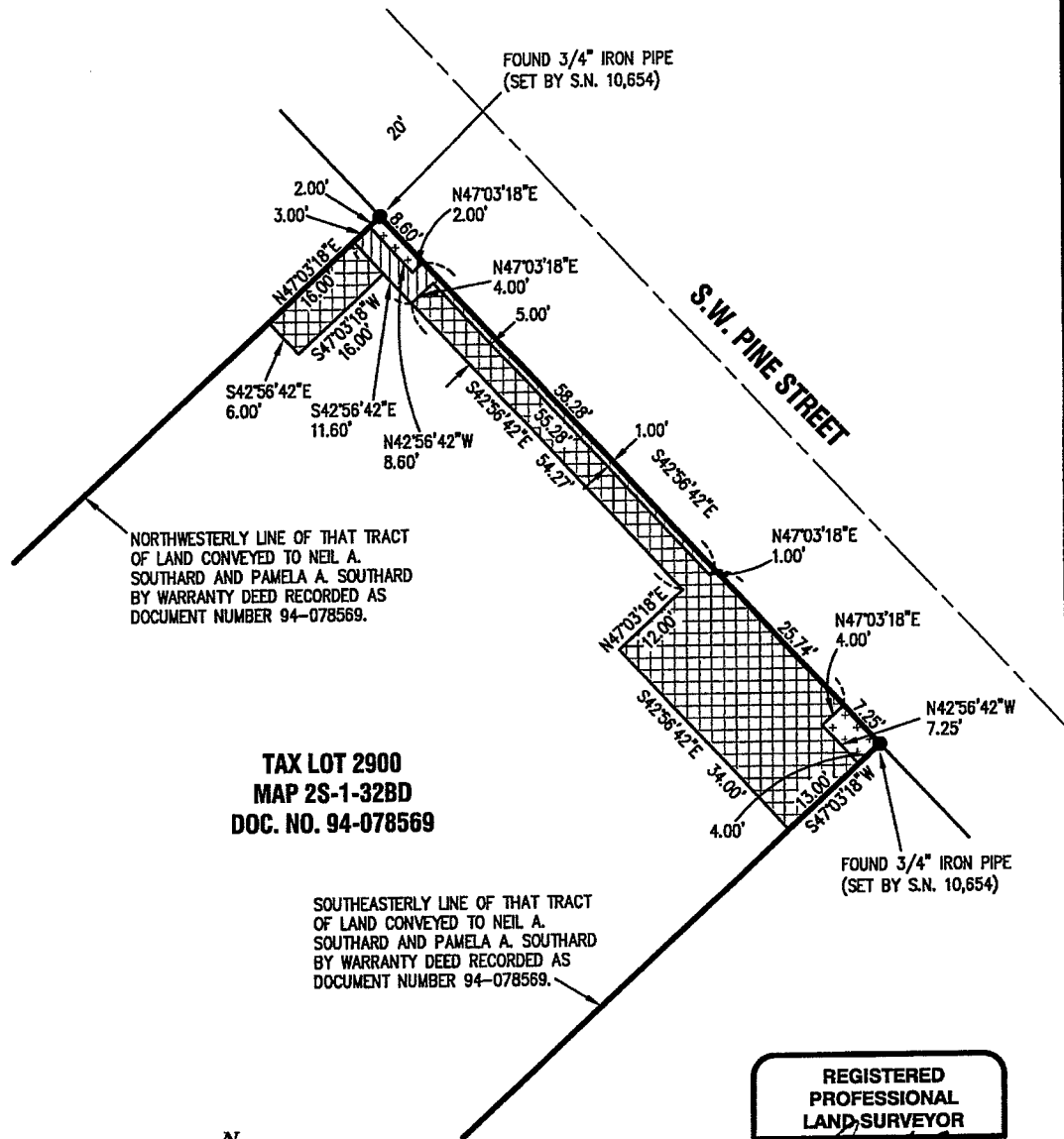
PERMANENT SLOPE EASEMENT:

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:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO NEIL A. SOUTHARD AND PAMELA A. SOUTHARD BY WARRANTY DEED RECORDED AS DOCUMENT NUMBER 94-078569, WASHINGTON COUNTY DEED RECORDS, WITH A LINE PARALLEL WITH AND 20.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF S.W. PINE STREET; THENCE ALONG SAID PARALLEL LINE (20.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET) SOUTH 42°56'42" EAST 8.60 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 42°56'42" EAST 58.28 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 47°03'18" WEST 1.00 FEET; THENCE PARALLEL WITH AND 21.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET NORTH 42°56'42" WEST 55.28 FEET; THENCE SOUTH 47°03'18" WEST 4.00 FEET; THENCE PARALLEL WITH AND 25.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET NORTH 42°56'42" WEST 11.60 FEET TO THE NORTHWESTERLY LINE OF SAID SOUTHARD TRACT; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 47°03'18" EAST 3.00 FEET; THENCE PARALLEL WITH AND 22.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET SOUTH 42°56'42" EAST 8.60 FEET; THENCE NORTH 47°03'08" EAST 2.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 96 SQUARE FEET, MORE OR LESS.

-  **PERMANENT SLOPE EASEMENT, 96 SQUARE FEET**
-  **PUBLIC UTILITY EASEMENT 46 SQUARE FEET**
-  **TEMPORARY CONSTRUCTION EASEMENT, 861 SQUARE FEET**



Scale: 1" = 20'

REGISTERED PROFESSIONAL LAND SURVEYOR

Don Devlaeminck
OREGON
JULY 14, 1978
DON DEVLAEINCK
1634

DATE OF SIGNATURE: *12/14/07*
 VALID UNTIL 12/31/2007

EXHIBIT "B"



COMPASS ENGINEERING

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

NEIL A. AND PAMELA A. SOUTHARD
22977 S.W. PINE STREET
SHERWOOD, OREGON 97140