

Public Utility Easement

DATED: 9-23, 2008

AFTER RECORDING RETURN TO:

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



01294100200800818890060061
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
Richard Hobernicht, Director of Assessment and
Taxation, Ex-Officio County Clerk



BETWEEN:

Grantors:

George Johnson
20945 SW Pacific Hwy
Sherwood, Oregon
97140

Grantee:

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

Sherwood shall

THIS GRANT OF A PUBLIC UTILITY EASEMENT is made by and between George Johnson, its successors and assigns ("Grantor") and the City of Sherwood, an Oregon municipal corporation, its successors and assigns ("Grantee" or "City") for the consideration hereinafter stated. The public utility easement exists over, under, through, across and along the full width and length of the premises described as follows, ("Easement Area") to wit:

1. Legal descriptions are set forth in EXHIBITS "A" and "C" attached and incorporated by reference.
2. Maps of the above legal descriptions are set forth in EXHIBITS "B" and "D" attached and incorporated by reference.

The true consideration for this conveyance is \$00.00. However, the actual consideration consists of other value given, which value constitutes the whole consideration.

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

Grantor hereby covenants to and with Grantee that Grantor is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and that Grantor will warrant and defend the easement rights herein granted from all claims whatsoever.

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 for utility purposes, including but not limited to water, wastewater, drainage, electric, fiber optic, telephone and cable and shall have the right to install, construct, operate, maintain, repair, replace and reconstruct said facilities as Grantee may deem necessary over, across, through, in and under the property described in Exhibits "A" and "B."

City upon the initial installation (as applicable) and upon each and every occasion that the same be repaired, replaced, renewed, added to, or removed, will restore the premises of the Grantors, and any improvements disturbed by the City, to as good condition as they were prior to any such installation work, including, but not limited to, the restoration of

**ENGINEERING PLANNING
FORESTRY**

13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



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SURVEYING**

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REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

EXHIBIT A
Legal Description
Public Utility Easement

A portion of Document Number 96049683, located in the Northwest One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:

Beginning at the West One-Quarter corner of Section 29, thence along the west line of Section 29 North 00°11'25" West 150.46 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "CMT PLS 50333" on the southeasterly right-of-way line of SW Borchers Drive (30.00 feet from centerline); thence along said southeasterly right-of-way line North 46°47'56" East 45.13 feet to the True Point of Beginning; thence along the easterly right-of-way line of SW Borchers Drive (33.00 feet from centerline) North 00°11'25" West 83.84 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "PLS 1678" at the northwest corner of Document Number 96049683; thence along the north line of said Document Number North 89°50'10" East 8.00 feet to a point; thence along a line parallel to and 8.00 feet easterly of the easterly right-of-way line of SW Borchers Drive South 00°11'25" East 51.07 feet to a point; thence South 89°45'26" West 3.00 feet to a point; thence along a line parallel to and 5.00 feet easterly of the easterly right-of-way line of SW Borchers Drive South 00°11'25" East 30.24 feet to a point; thence North 89°48'35" East 3.00 feet to a point; thence South 00°11'25" East 6.01 feet to a point; thence South 46°47'56" West 10.94 feet to a point on the easterly line of Document Number 2007-120063; thence along said easterly line North 00°11'25" West 10.94 feet to the True Point of Beginning.

The above described tract of land contains 638 square feet, more or less. The basis of bearings is per Washington County Survey Number 26,330.

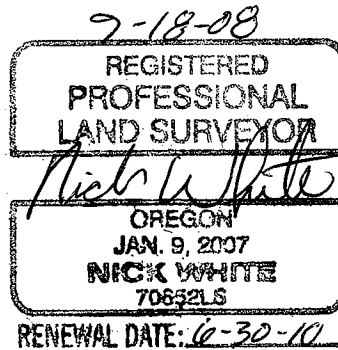
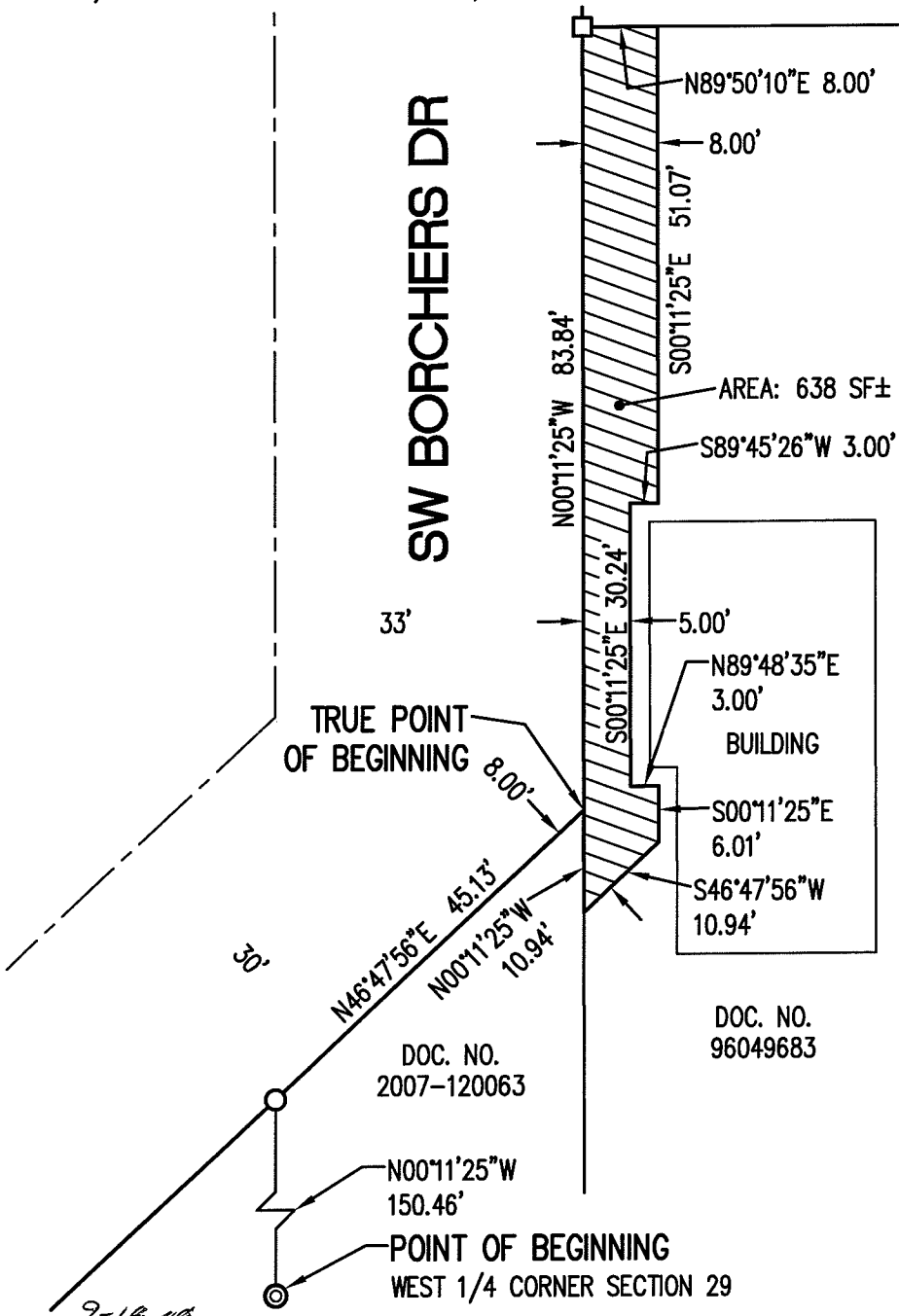


EXHIBIT B

MAP OF PUBLIC UTILITY EASEMENT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



SCALE 1" = 20 FEET



LEGEND

- 5/8" IRON ROD W/YPC INSCRIBED "PLS 1678"
- 5/8" IRON ROD W/YPC INSCRIBED "CMT PLS 50333" W/YPC WITH A YELLOW PLASTIC CAP

THE BASIS OF BEARINGS IS PER WASHINGTON COUNTY SURVEY NUMBER 26,330.

PREPARED FOR

GEORGE JOHNSTON
20915 SW PACIFIC HIGHWAY
SHERWOOD, OR 97140

REGISTERED PROFESSIONAL LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWAL DATE: 6/30/10

JOB NAME: SHERWOOD SHELL
JOB NUMBER: 1900
DRAWN BY: MSK
CHECKED BY: NSW
DWG NO.: 1900EXH-B

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EXHIBIT C

Legal Description
Public Utility Easement

A portion of Document Number 96049683, located in the Northwest One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:

Beginning at the West One-Quarter corner of Section 29, thence along the west line of Section 29 North 00°11'25" West 54.71 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "CMT PLS 50333" on the northwesterly right-of-way line of SW Pacific Highway (82.00 feet from centerline); thence along said northwesterly right-of-way line North 46°47'29" East 45.14 feet to the True Point of Beginning, being a 5/8 inch iron rod with a yellow plastic cap inscribed "PLS 1678" at the southeasterly corner of Document Number 2007-120063; thence along the west line of said Document Number North 00°11'25" West 10.94 feet to a point; thence along a line parallel to and 8.00 feet northwesterly of the northwesterly right-of-way line of SW Pacific Highway North 46°47'29" East 168.85 feet to a point on the northeasterly line of Document Number 96049683; thence along said northeasterly line South 34°38'42" East 8.09 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "PLS 1678" on the northwesterly right-of-way line of SW Pacific Highway (82.00 feet from centerline); thence along said northwesterly right-of-way line South 46°47'29" West 175.11 feet to the True Point of Beginning.

The above described tract of land contains 1,376 square feet, more or less. The basis of bearings is per Washington County Survey Number 26,330.

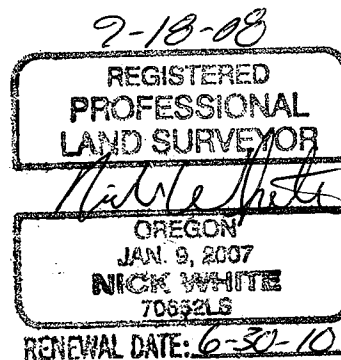
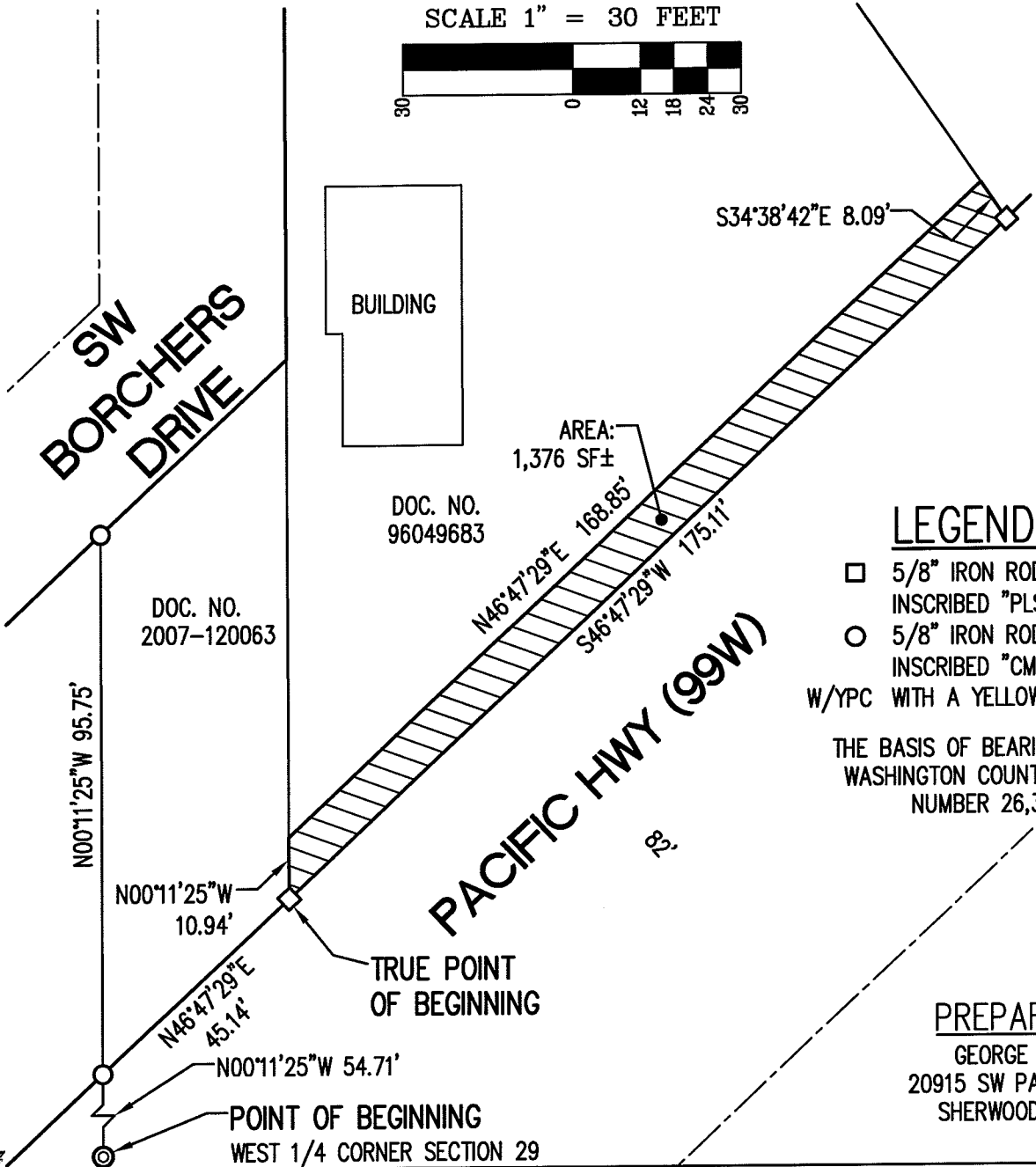


EXHIBIT D

MAP OF PUBLIC UTILITY EASEMENT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

SCALE 1" = 30 FEET



LEGEND

- 5/8" IRON ROD W/YPC INSCRIBED "PLS 1678"
- 5/8" IRON ROD W/YPC INSCRIBED "CMT PLS 50333" W/YPC WITH A YELLOW PLASTIC CAP

THE BASIS OF BEARINGS IS PER WASHINGTON COUNTY SURVEY NUMBER 26,330.

PREPARED FOR

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