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Washington County, Oregon 2009-008752
02/04/2009 02:00:39 PM
D-DD Cnt=1 Stn=21 RECORDS1
\$20.00 \$5.00 \$11.00 - Total = \$36.00

RIGHT OF WAY DEDICATION

Dated: 2. Feb. 09.



01328352200800087520040042

I, Richard Hobernlich, 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.



AFTER RECORDING RETURN TO:

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

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Woodhaven Crossing, II, LLC, an Oregon limited liability company, hereinafter called dedicator, in consideration of application approval and other good and valuable consideration received, does hereby dedicate to the use of the public forever, for public roadway and public utility purposes, all that certain land described as follows:

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.

Dedicator covenants and warrants to the City of Sherwood, it's successors and assigns, that he/she/they is/are lawfully seized in fee simple of the above described premises, free from all encumbrances, except for recorded easements and recorded restrictions, and that dedicator will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In witness whereof, the dedicator has executed this instrument this 2. day of Feb. 2009.

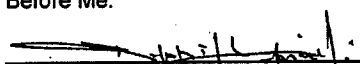
WOODHAVEN CROSSING II, LLC

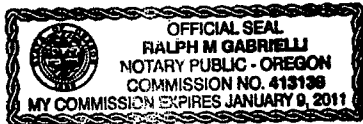
By: 
Sean Keys, Manager

STATE OF OREGON)
) SS.
County of Washington)

Personally appeared the above named Sean Keys, as a duly authorized representative of Woodhaven Crossing II, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of the company.

Before Me:


NOTARY PUBLIC FOR OREGON
My Commission Expires: 9. Jan. 2011




This dedication is accepted on behalf of the public by the City of Sherwood, however, the City of Sherwood does not accept responsibility to maintain the described above and is not responsible for any damages resulting on the dedicated property prior to the date that that improvements

are completed and the property is opened for public use. By acceptance alone, the city of Sherwood does not open the subject property for public use.

THE CITY OF SHERWOOD

By: Robert J. Galati
Robert Galati
City Engineer

By: 
James Patterson
City Manager

Date: 2-3-09

Date: 2-4-09

EXHIBIT A
S.W. CEDAR BROOK WAY RIGHT-OF-WAY DEDICATION
CREEKVIEW CONDOMINIUMS
DESCRIPTION
October 19, 2007

A strip of land, 52.00 feet wide, located in the southeast one-quarter of Section 30, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, the centerline of said strip being described as follows:

Commencing at a point on the northwesterly right-of-way line of State Highway 99 West, 50.00 feet right of, when measured at right angles to, the centerline of said highway at station 433+03.26 P.T. as shown on Oregon State Highway Division Drawing No. 7B-15-19; thence northeasterly along said northwesterly right-of-way line, which line is 50 feet northwesterly of and parallel with the centerline of said State Highway 99 West, said centerline being a 400 foot spiral curve right with an S value of 00°48'00" (the northwesterly right-of-way line chord bears N.44°05'15"E., 3.26 feet); thence continuing along said northwesterly right-of-way line N.17°51'49"W., 22.66 feet to a point 70.00 feet right of the centerline of said highway at station 432+89.35; thence continuing northeasterly along said northwesterly right-of-way line, which line is 70 feet northwesterly of and parallel with the centerline of said State Highway 99 West, said centerline being a 400 foot spiral curve right with an S value of 00°48'00" (the northwesterly right-of-way line chord bears N.44°05'58"E., 37.85 feet) to the **True Point of Beginning** of the strip herein described; thence leaving said northwesterly right-of-way line N.45°38'33"W., 293.33 feet to the point of curve left of a 306.00 foot radius curve; thence along the arc of said curve left through a central angle of 44°21'27", 236.90 feet (chord bears N.67°49'16"W., 231.03 feet); thence N.90°00'00"W., 132.61 feet to the point of curve left of a 206.00 foot radius curve; thence along the arc of said curve left, through a central angle of 22°12'00", 79.82 feet (chord bears S.78°54'00"W., 79.32 feet) to the westerly line of that tract of land described in Document No. 2006-118571, Washington County Records and the terminus of this strip.

The sidelines of said strip shall be lengthened or shortened as necessary to meet the northwesterly right-of-way line of State Highway 99 West and the westerly line of said Document No. 2006-118571 tract.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2010

EXHIBIT B



SCALE: 1"=120'

PARCEL 1
PARTITION PLAT NO. 1995-029

R=206.00
L=79.82
Δ=22°12'00"
CB=S78°54'00"W
CH=79.32

R=306.00
L=236.90
Δ=44°21'27"
CB=N67°49'16"W
CH=231.03

RIGHT-OF-WAY
DEDICATION

PROPOSED CREEKVIEW
CONDOMINIUM SITE

DOCUMENT NO. 2006-118571

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2010

STATE HIGHWAY 99W
SOUTHWEST PACIFIC HIGHWAY

N17°51'49"W
22.66

3.26
N44°05'15"E

70'
TRUE POINT OF BEGINNING
N44°05'58"E
37.85

POINT OF COMMENCING
433+03.26 FT

26'-26"
N45°35'33"W
293.33

132.61
N90°00'00"W

131668/S131668E161.DWG

**RIGHT-OF-WAY DEDICATION
CREEKVIEW PROJECT
SE1/4 SECTION 30, T.2S., R.1W., W.M.
CITY OF SHERWOOD
WASHINGTON COUNTY, OREGON
OCTOBER 19, 2007**

otak
Incorporated

surveyors
engineers
planners

17355 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)635-3618 FAX (503)635-5395



I, *Richard W. Hobernicht*, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify this to be a true and correct copy of the original.

Date: *March 11, 2009*

By: *C White Deputy*

Recorded Document
2009-008752
ROW Dedication
Reference pages

Not a part of record. For reference use only.

Sylvia Murphy

From: Sylvia Murphy
Sent: Thursday, March 12, 2009 3:43 PM
To: Stephanie Guediri
Subject: RE: Creekview Condos - Recorded Documents

Thanks a million Stephanie,

I'll place a copy of this email in the file along with the recorded documents. For the record, this email pertains to the following Washington County recorded documents:

2009-008074
2009-008753
2009-008752
2009-008754

Sylvia Murphy, City Recorder
murphys@ci.sherwood.or.us
Ph: 503-625-4246
Fax: 503-625-4254

-----Original Message-----

From: Stephanie Guediri
Sent: Thursday, March 12, 2009 3:21 PM
To: Sylvia Murphy
Subject: Creekview Condos - Recorded Documents

Hi Sylvia. Please find attached a link to 4 recorded documents for Creekview Condominiums (#4019). These are not the original documents but only certified copies from Washington County.

Apparently, Washington County Recorder's Office released the originals to the title company instead of sending them directly to us. When I followed up with the project's Developer, Mr. Peter Brennan wrote via email that he sent them to the City of Sherwood Planning Department in care of Julia. However, Julia's staff has no knowledge of these documents. If in fact Julia does come across them at a later time, I will make sure that they get turned in to you.

Please let me know if you have any questions at all about these documents. I will put the hard copies of the certified documents in your inbox up here.

Steph