

256  
11

Tax Statements to be sent to:  
Sherwood Community Friends Church  
23264 SW Main Street  
Sherwood, Oregon 97140

After recording, please return to:  
City of Sherwood  
Engineering Department  
22560 SW Pine St  
Sherwood, OR 97140

Washington County, Oregon 2009-064816  
07/15/2009 03:45:22 PM  
D-IPPS Crt=1 Str=29 RECORDS1  
\$25.00 \$5.00 \$11.00 - Total = \$41.00



01387492200900648160050055

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



**PRIVATE STORMWATER FACILITY  
ACCESS & MAINTENANCE COVENANT**

THIS 6 DAY OF JULY, 2009.

Sherwood Community Friends Church is the Owner and/or Developer ("Owner") of the real property subject to this Private Stormwater Facility Access and Maintenance Covenant ("Covenant"), commonly known as 23200 SW Main Street, Sherwood, Washington County, Oregon, 97140, and more particularly described as:

Sherwood Charter School, 23200 SW Main Street, Sherwood, Oregon 97140

In consideration of the City of Sherwood approving the installation of a private stormwater facility located on this site, Owner and his/her/its successors in interest to title, hereby accept and bind themselves to the terms and conditions contained in this Covenant and the City of Sherwood Construction Standards, as those standards exist on the effective date of this Covenant and as they may be updated in the future.

This Covenant runs with the real property described herein, and shall bind and obligate any future successors in title to Owner. In the absence of privity of estate, Owner intends to create an equitable servitude. This Covenant is perpetual in nature, and may only be modified in writing, with consent by the current Owner and approval by the City of Sherwood. It is within the City's sole discretion to approve any proposed amendment or modification to this Covenant.

Owner agrees to allow City to access the property on each and every occasion as necessary to verify compliance with the terms and conditions of this Covenant.

As a condition precedent to the effectiveness of this Covenant, Owner shall provide the City with manufacturer's recommendations for the maintenance of the storm filter system.

Owner shall provide annual reports documenting its compliance with the engineer's or manufacturers recommended maintenance requirements for the private stormwater facility and any applicable City of Sherwood Construction Standards. Maintenance of the system and compliance with the engineer's or manufacturer's recommendations regarding maintenance and the City's Construction Standards is the Owner's sole responsibility. Without limitation, Owner is fully responsible for all costs associated with maintaining the system. The first report shall be due exactly one year from the Engineering Department's acceptance of the improvements.

Any default by the Owner in regard to the agreed upon maintenance practices and schedule gives the City of Sherwood all repair and replacement rights with the Owner agreeing to reimburse the City for all costs





Exhibit "A"

Legal Description  
Private Stormwater Facility  
Access & Maintenance Covenant

Being an easement for ingress/egress over a portion of that land conveyed to Sherwood Community Friends Church, an Oregon Nonprofit Corporation, as described in Deed Document No. 2007-046849 of Washington County Deed Records, located in the Southwest One-Quarter of Section 32, Township 2 South, Range 1 West, Willamette Meridian, Washington County Oregon, said easement being more particularly described as follows:

Beginning at the intersection of the South line of said Parcel described in Deed Document No. 2007-04849 with a line drawn 39.00 feet easterly of and parallel to the centerline of SW Main Street, said centerline being described in Deed Book 831, Pages 803-804 of the Washington County Deed records;

THENCE North 00°13'33" West, 39.00 feet easterly of and parallel to said centerline, 23.14 feet to an angle point;

THENCE North 01°58'38" East, 39.00 feet easterly of and parallel to said centerline, 16.87 feet to an angle point;

THENCE South 89°24'09" East, parallel to said South line, 30.01 feet to an angle point;

THENCE South 00°42'40" West, 40.00 feet to said South line;

THENCE along said South line North 89°24'09" West, 30.00 feet to the Point of Beginning.

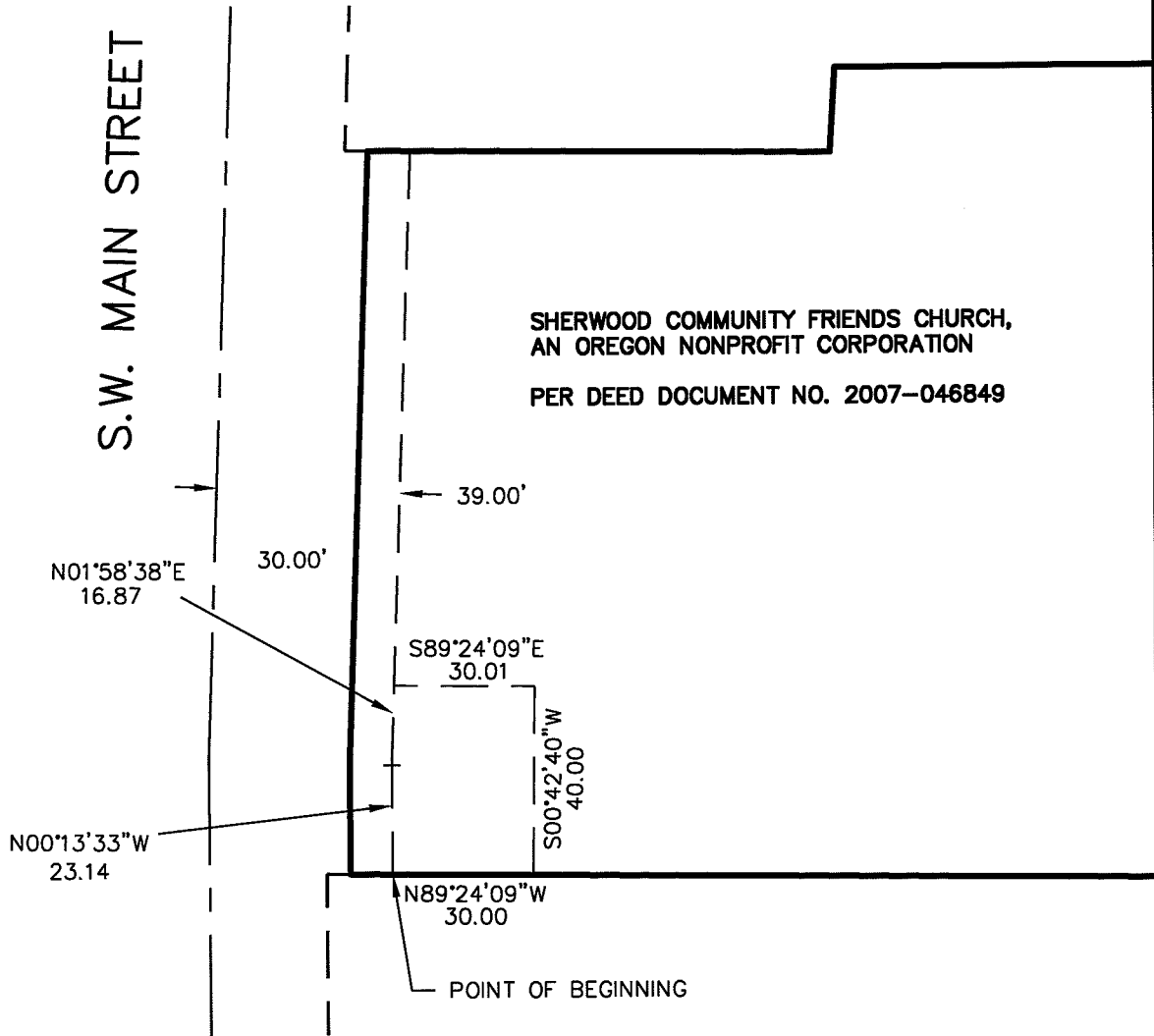
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 16, 1982  
TERRY GOODMAN  
1989

RENEWAL DATE: 7-01-11

# EXHIBIT "B"

LOCATED IN THE SW 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN WASHINGTON COUNTY, OR




REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Terry Goodman*

OREGON  
JULY 16, 1982  
TERRY GOODMAN  
1989

RENEWAL DATE: 7-01-11

 <b>HDJ</b> DESIGN GROUP engineers landscape architects planners surveyors	16760 Upper Boones Ferry Rd. Suite 103 Portland, OR 97224 503/924-4005 360/695-3488 503/924-4091 fax
	<b>DRAWN BY:</b> MCW <b>SCALE:</b> 1"=40' <b>DATE:</b> 7/01/2009
<b>CHECKED BY:</b> TLG <b>JOB NO.:</b> 2971 <b>SHEET</b> <u>1</u> <b>OF</b> <u>1</u>	

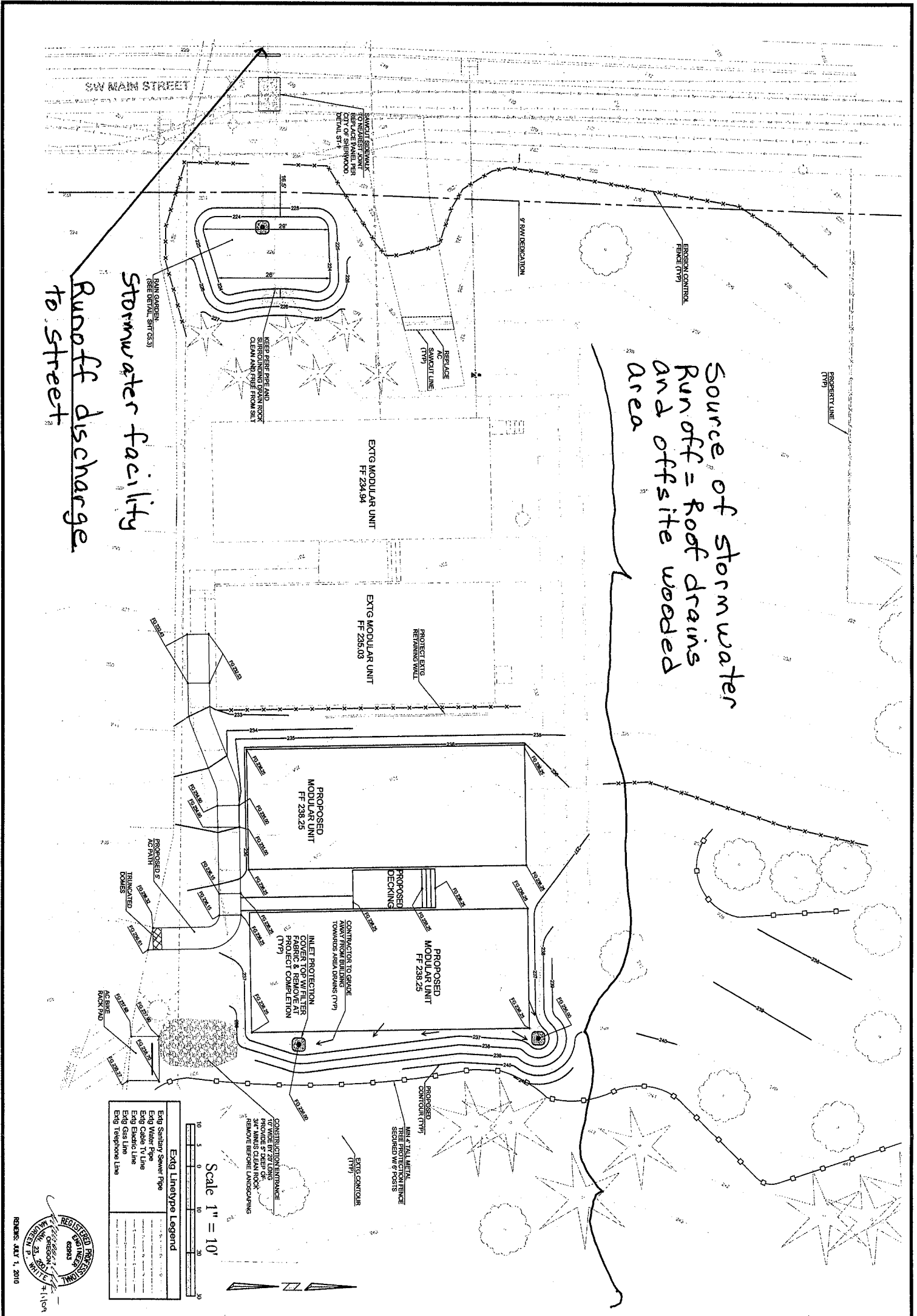


Exhibit C

GRADING & EROSION CONTROL PLAN FOR:  
**SHERWOOD CHARTER SCHOOL**  
 A SITE LOCATED IN THE CITY OF SHERWOOD, OREGON

**HDJ**  
 DESIGN GROUP  
 engineers | landscape architects | planners | surveyors

18780 Upper Boones Ferry Rd,  
 Suite 103  
 Portland, OR 97224-7896  
 503.924.4006  
 360.633.3468  
 503.924.4091 fax  
 Internet: www.hdjdesigngroup.com



DESIGNED:	H. T. '10'
DRAWN BY:	V. NVA
CAD:	MAT 2009
CHECKED:	MMV
SCALE:	1" = 10'
DATE:	MAY 2009
SHEET:	23/27

C3.0