

Public Utility Easement

Washington County, Oregon **2009-066844**
07/21/2009 02:09:41 PM
D-E Cnt=1 Stn=29 RECORDS1
\$20.00 \$5.00 \$11.00 - Total = \$36.00

DATED: March 26th, 2009



AFTER RECORDING RETURN TO:

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

01389771200900668440040047
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



BETWEEN:

Grantors:

Grantee:

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

THIS GRANT OF A PUBLIC UTILITY EASEMENT is made by and between Winslow Building, LLC., 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. A legal description is set forth in EXHIBIT "A," attached and incorporated by reference.
2. A map of the above legal description is set forth in EXHIBIT "B," 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

any topsoil, lawn and nursery stock of like kind and quality subject to reasonable substitution as may be necessitated by obstruction of interference with the use granted herein.

IN WITNESS WHEREOF, the undersigned grantor has executed this easement this 26 day of MARCH, 2009

GRANTORS: [Signature]
Winslow Building, LLC. By Ron D. Winslow, Authorized Member

STATE OF OREGON)
County of Clackamas)^{ss}
~~Washington~~

On this 26th day of March, 2009 before me, a notary public in and for said County and State, personally appeared Ron D. Winslow known to me to be their person whose names subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: June 23rd 2012

GRANTEE:

Accepted on behalf of The City of Sherwood.

This 14 day of MAY, 2009

[Signature]
Robert Galati, P.E., City Engineer

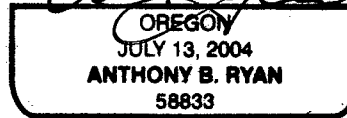
05-14-09
Date

[Signature]
James Patterson, City Manager

5-19-09
Date



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Tigard, OR 97223
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Fax: (503) 595-8705
office@weddlesurveying.com
www.weddlesurveying.net



RENEWAL DATE: DEC. 31, 2010

April 20, 2009
Job No. 4161
UTILITY EASEMENT

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land for Utility Easement purposes in a portion of Lot 13, "Industrial Park Of Sherwood", in the Northwest Quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, more particularly described as follows:

Commencing at the most Westerly corner of Parcel 1, Partition Plat No. 1998-047, a Plat of record in said Northwest Quarter of Section 28; thence along the Southwesterly line of said Parcel 1 South 41°02'31" East, a distance of 12.00 feet to the True Point of Beginning of the herein described tract of land; thence continuing along said Southwesterly line South 41°02'31" East, a distance of 8.00 feet; thence leaving said Southwesterly line and parallel with the Northwesterly line of said Lot 13 South 48°59'57" West, a distance of 203.00 feet to a point on the Southwesterly line of that certain tract of land described in Document No. 2009-005440, Washington County Deed Records; thence along said Southwesterly line North 41°02'31" West, a distance of 8.00 feet to a point that is 37.00 feet (when measured at a right angles) from the centerline of S.W. Galbreath Drive; thence parallel with said centerline North 48°59'57" East, a distance of 203.00 feet to the True Point of Beginning.

Containing therein 1,624 square feet (0.037 acres) more or less.

Bearings contained in this description are based on the Plat of "Industrial Park Of Sherwood", Washington County Records.

EXHIBIT "B"
PUBLIC UTILITY EASEMENT
IN A PORTION OF LOT 13,
INDUSTRIAL PARK OF SHERWOOD
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF SHERWOOD,
WASHINGTON COUNTY, OREGON.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR



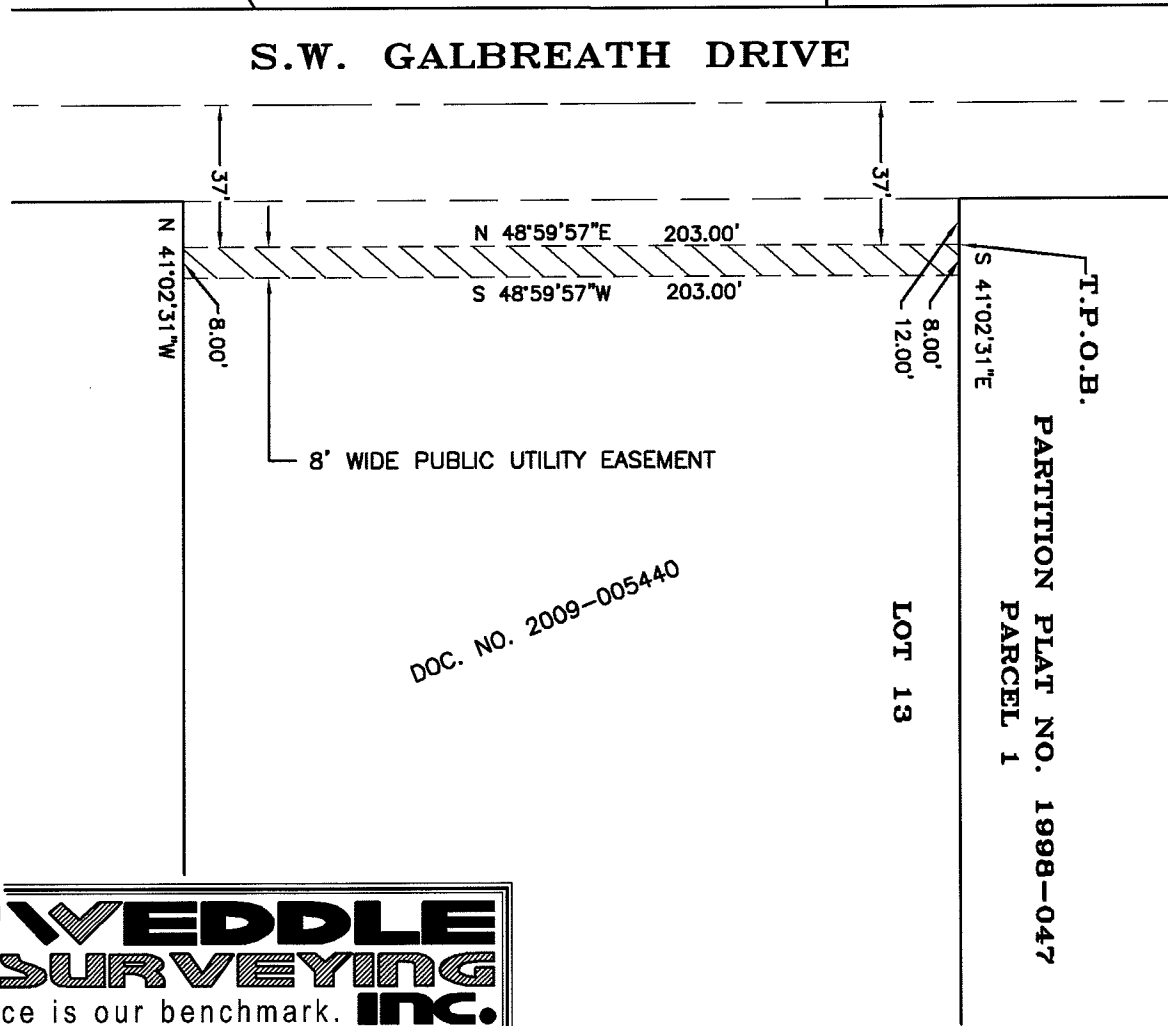
OREGON
 JULY 13, 2004
 ANTHONY B. RYAN
 58833

T.P.O.B. = TRUE POINT OF BEGINNING



RENEWAL DATE: DECEMBER 31, 2010

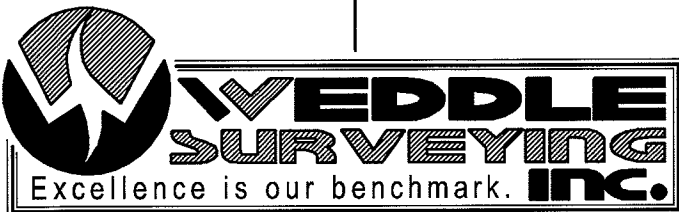
SCALE 1" = 50'



DOC. NO. 2009-005440

LOT 13

T.P.O.B.
 PARTITION PLAT NO. 1998-047
 PARCEL 1



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 www.weddlesurveying.net

JOB NO. 4161