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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



SANITARY SEWER EASEMENT

DATED: March 28, 2010

AFTER RECORDING RETURN TO:

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

BETWEEN:

Grantor:

Renaissance Custom Homes LLC
16771 Boones Ferry Road
Lake Oswego, OR 97035

Grantee:

City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

THIS GRANT OF A PERMANENT SANITARY SEWER EASEMENT and a TEMPORARY CONSTRUCTION EASEMENT is made by and between Renaissance Custom Homes LLC, an Oregon Limited Liability Company, it 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 Permanent Sanitary Sewer Easement and Temporary Construction 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 of the Permanent Sanitary Sewer Easement is set forth in "EXHIBIT A" attached and incorporated by reference;
2. A map of the above legal description of the Permanent Sanitary Sewer Easement is set forth in "EXHIBIT B", attached and incorporated by reference;
3. A legal description of the Temporary Construction Easement is set forth in "EXHIBIT C", attached and incorporated by reference;
4. A map of the above legal description of the Temporary Construction Easement is set forth in "EXHIBIT D", attached and incorporated by reference.

The true and actual consideration paid for this transfer is \$00.00 and other good and valuable consideration, the receipt of which is acknowledged by Grantor. 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.

TO HAVE AND TO HOLD the above described permanent easement unto City in accordance with the conditions and covenants as follows:

1. The Temporary Construction Easement includes the right to construct the sanitary sewer system necessary to serve the public. Said easement to automatically expire two (2) years after City acceptance of the improvements.
2. The Permanent Sanitary Sewer Easement includes the right, privilege, and authority granted to the City to excavate for, and to construct, build, install, lay, patrol, operate, maintain, and repair a public sanitary sewer system, with all appurtenances incident thereto or necessary therewith, and across the Easement Area, and to cut and remove from it any trees and other obstructions which may endanger the safety or interfere with the use of said pipelines and any appurtenances attached to or connected therewith.

3. 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 Grantor, 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.
4. Grantor may, at his/her/their option and expense, relocate the easement and associated public appurtenances, provided City agrees in writing in advance to the relocation and the City determines the relocation will comply with applicable codes and standards, land use laws and regulations.
5. Grantor will not obstruct or permit anyone else to obstruct the Easement Area. Grantor will not construct or permit anyone else to construct any building or structure of any kind in the Easement Area. Grantor will not perform or permit anyone else to perform any fill or excavation activities within the Easement Area without the City's prior written consent. Grantor will not endanger or permit anyone else to endanger the lateral support of any facilities constructed within the Easement Area.
6. Grantor hereby covenants 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.

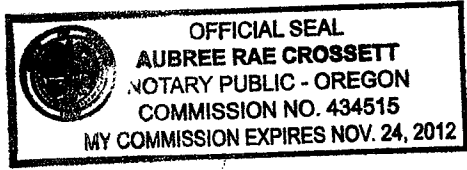
IN WITNESS WHEREOF, the undersigned grantor has executed this easement this 19 day of March, 2010.

GRANTOR: Timothy A. Breedlove

STATE OF OREGON)
 County of Clackamas)ss
~~Washington~~)

On this 22nd day of March, 2010, before me, a notary public in and for said County and State, personally appeared Timothy A. Breedlove 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.



Aubree Crossett
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: November 24, 2012

GRANTEE:

Accepted on behalf of The City of Sherwood.

This 28 day of March, 2010

James Patterson
 James Patterson
 City Manager

ENGINEERING PLANNING
FORESTRY

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



LANDSCAPE ARCHITECTURE
SURVEYING

AKS Group of Companies:
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REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

EXHIBIT A

Legal Description Sanitary Sewer Easement

A portion of Document Number 2002-114527, being a tract of land located in the Southeast One-Quarter of Section 31, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Tract 'B' of "Renaissance at Cedar Creek West", being a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." on the northerly right-of-way line of SW Sunset Boulevard (35.00 feet from centerline), thence along said northerly right-of-way line South 88°44'43" East 30.70 feet to the True Point of Beginning; thence North 19°31'43" East 37.01 feet to a point; thence North 22°41'34" East 271.07 feet to a point; thence North 79°04'12" East 34.39 feet to a point on the westerly line of an existing 20 foot wide sanitary sewer easement (unrecorded); thence along said westerly line South 24°37'27" West 6.49 feet to an angle point in said westerly line; thence continuing along said westerly line South 09°38'58" west 15.72 feet to a point; thence South 79°04'12" West 14.37 feet to a point; thence South 22°41'34" West 259.80 feet to a point; thence South 19°31'43" West 29.86 feet to a point on the northerly right-of-way line of SW Sunset Boulevard (35.00 feet from centerline); thence along said northerly right-of-way line North 88°44'43" West 21.06 feet to the True Point of Beginning.

The above described tract of land contains 6,452 square feet, more or less. The Basis of Bearings is per Washington County Survey Number 29,081.

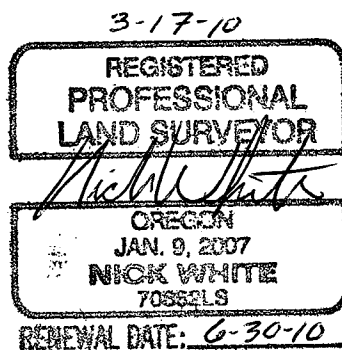
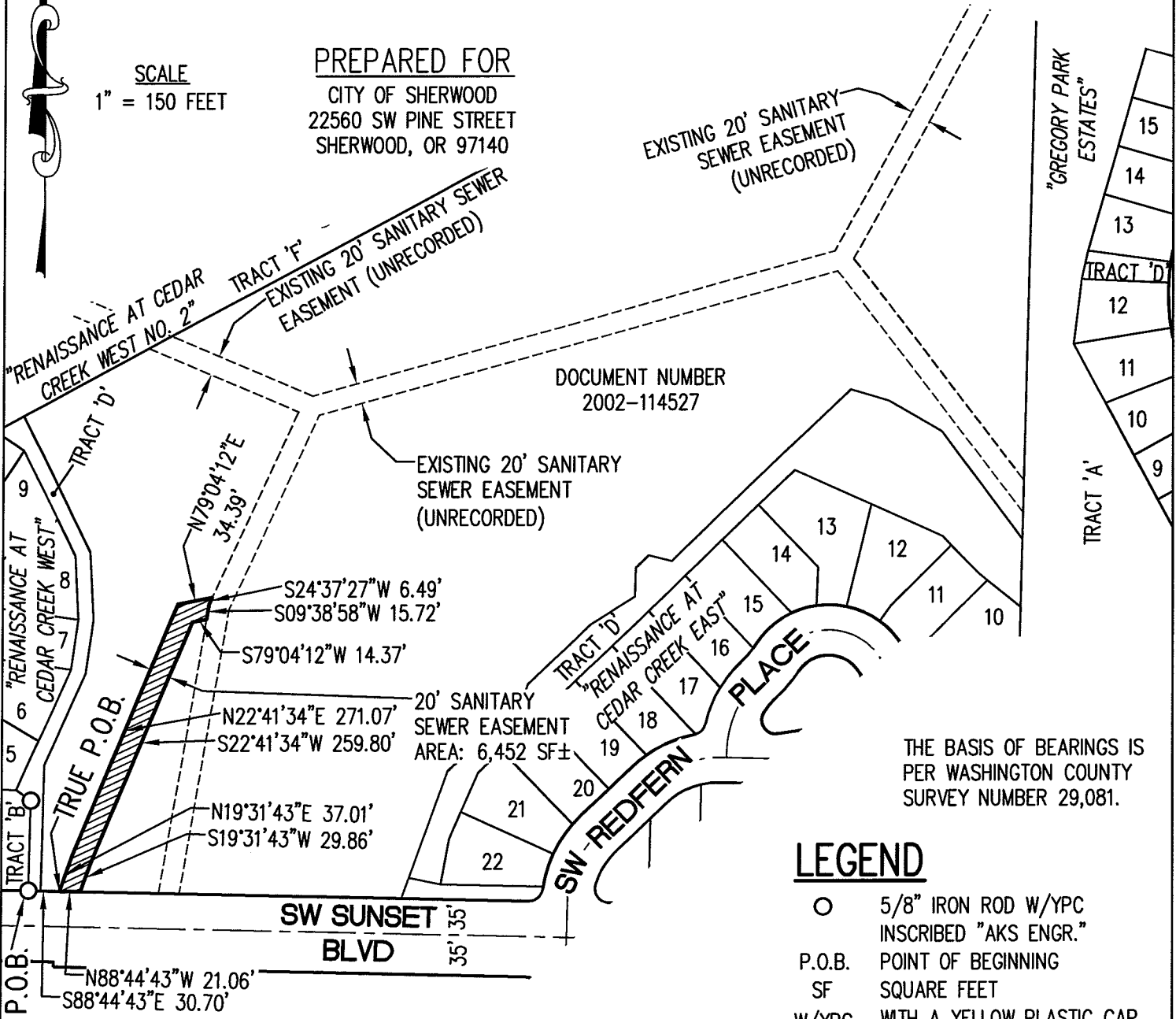


EXHIBIT B

MAP OF SANITARY SEWER EASEMENT
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, T2S, R1W,
 WILLAMETTE MERIDIAN, CITY OF SHERWOOD,
 WASHINGTON COUNTY, OREGON

SCALE
 1" = 150 FEET

PREPARED FOR
 CITY OF SHERWOOD
 22560 SW PINE STREET
 SHERWOOD, OR 97140



DOCUMENT NUMBER
 2002-114527

EXISTING 20' SANITARY
 SEWER EASEMENT
 (UNRECORDED)

20' SANITARY
 SEWER EASEMENT
 AREA: 6,452 SF±

THE BASIS OF BEARINGS IS
 PER WASHINGTON COUNTY
 SURVEY NUMBER 29,081.

LEGEND

- 5/8" IRON ROD W/YPC
 INSCRIBED "AKS ENGR."
- P.O.B. POINT OF BEGINNING
- SF SQUARE FEET
- W/YPC WITH A YELLOW PLASTIC CAP

3-17-10
**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Nick White
OREGON
 JANUARY 9, 2007
NICK WHITE
 70652LS
 RENEWAL DATE: 6/30/10

JOB NAME: BROOKMAN AREA
JOB NUMBER: 2485
DRAWN BY: MSK
CHECKED BY: NSW
DWG NO.: 2485EXH.

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 OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

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EXHIBIT C

Legal Description

Temporary Construction Easement

A portion of Document Number 2002-114527, being a tract of land located in the Southeast One-Quarter of Section 31, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Tract 'B' of "Renaissance at Cedar Creek West", being a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." on the northerly right-of-way line of SW Sunset Boulevard (35.00 feet from centerline), thence along said northerly right-of-way line South 88°44'43" East 12.00 feet to the True Point of Beginning, at the southeasterly corner of Tract 'D' of said plat; thence along the east line of said Tract 'D' North 01°15'17" East 81.38 feet to a point; thence North 24°37'27" East 506.91 feet to a point; thence South 71°07'00" East 43.00 feet to a point; thence North 74°30'56" East 595.90 feet to a point; thence South 75°51'16" East 158.02 feet to a point on the west line of Tract 'A' of "Gregory Park Estates"; thence along said west line South 01°22'26" West 131.21 feet to a point; thence North 65°55'35" West 202.08 feet to a point; thence South 74°30'56" West 527.78 feet to a point; thence South 24°37'30" West 218.85 feet to a point; thence South 79°04'12" West 33.64 feet to a point; thence South 22°41'34" West 251.35 feet to a point; thence South 19°31'43" West 24.49 feet to a point on the northerly right-of-way line of SW Sunset Boulevard (35.00 feet from centerline); thence along said northerly right-of-way line North 88°44'43" West 55.55 feet to the True Point of Beginning.

The above described tract of land contains 110,320 square feet, more or less. The Basis of Bearings is per Washington County Survey Number 29,081.

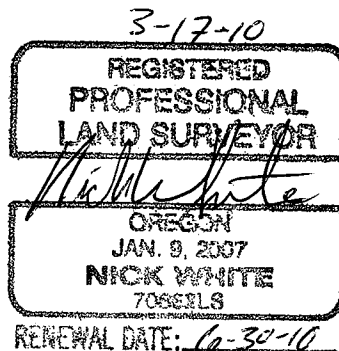
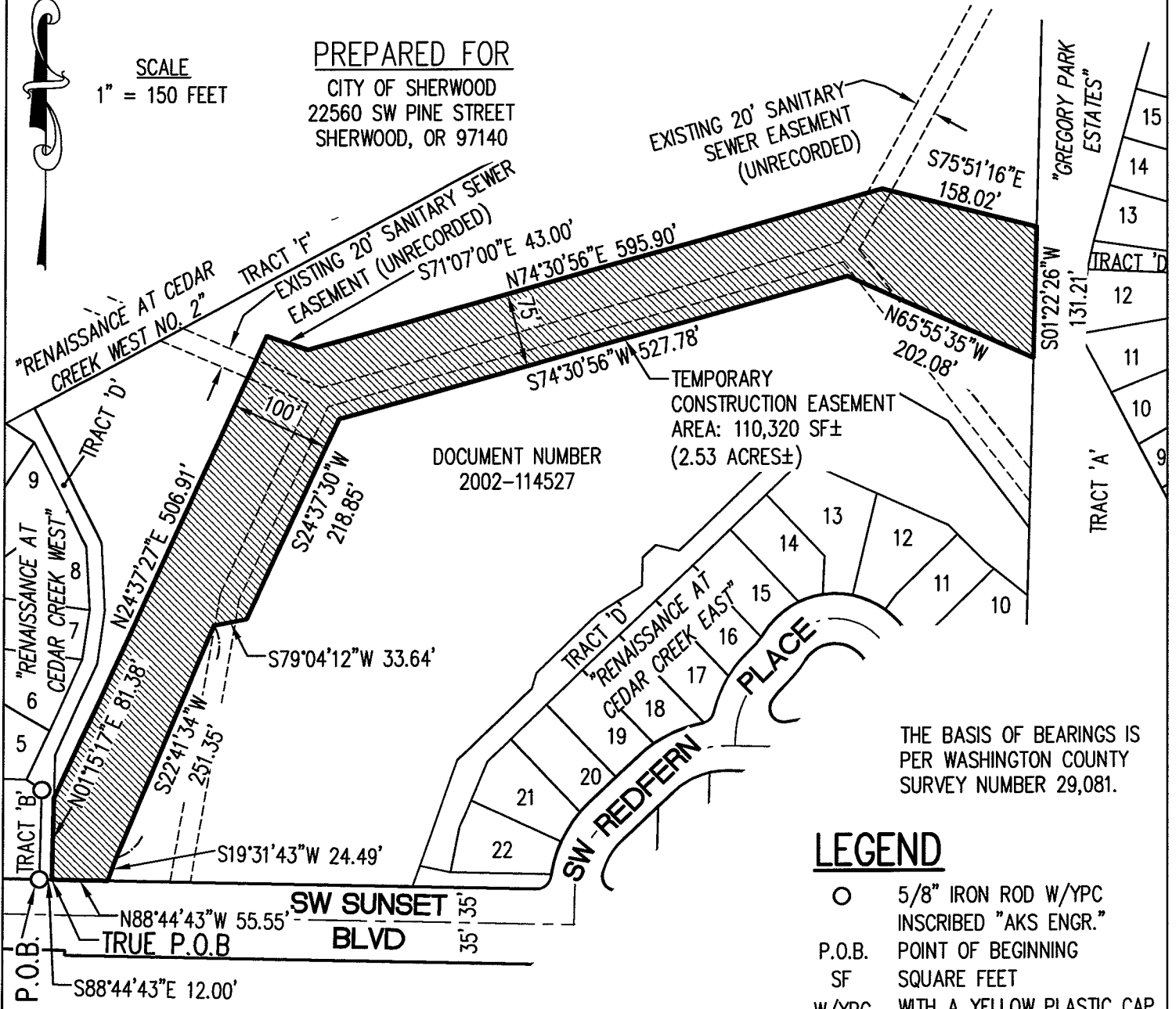


EXHIBIT D

MAP OF TEMPORARY CONSTRUCTION EASEMENT
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, T2S, R1W,
 WILLAMETTE MERIDIAN, CITY OF SHERWOOD,
 WASHINGTON COUNTY, OREGON

SCALE
 1" = 150 FEET

PREPARED FOR
 CITY OF SHERWOOD
 22560 SW PINE STREET
 SHERWOOD, OR 97140



DOCUMENT NUMBER
 2002-114527

TEMPORARY
 CONSTRUCTION EASEMENT
 AREA: 110,320 SF±
 (2.53 ACRES±)

THE BASIS OF BEARINGS IS
 PER WASHINGTON COUNTY
 SURVEY NUMBER 29,081.

LEGEND

- 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."
- P.O.B. POINT OF BEGINNING
- SF SQUARE FEET
- W/YPC WITH A YELLOW PLASTIC CAP

3-17-10

**REGISTERED
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