

20
31

Washington County, Oregon 2010-061183
08/10/2010 10:12:14 AM

D-E Cnt=1 Stn=12 S PFEIFER
\$20.00 \$8.00 \$11.00 \$16.00 - Total = \$81.00



01509271201000611830040040

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



PUBLIC ACCESS EASEMENT

DATED: June 2, 2010

AFTER RECORDING RETURN TO:

City of Sherwood
Engineering Dept
22560 SW Pine St
Sherwood, OR 97140

BETWEEN:

Grantors:
ORWA SHERWOOD LLC
8320 NE Hwy 99
Vancouver, Washington 98665

Grantee:
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

This easement is made this 4th day of June, 2010, between ORWA SHERWOOD LLC, GRANTOR(S) and the City of Sherwood, an Oregon Municipal Corporation, GRANTEE.

In consideration of the sum of \$0.00 and other good and valuable consideration, the receipt of which is hereby acknowledged by GRANTOR(S), the GRANTOR(S) do grant and convey to GRANTEE, its successors and assigns a public access easement for the construction, operation and maintenance of a pedestrian way, including but not limited to an improved or unimproved sidewalk, nature path or other ways to facilitate pedestrian travel upon and across the land and property of the GRANTOR(S) as follows:

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.

This document establishes a permanent easement on the property described but does not convey fee title or any interest in the underlying property except as expressly stated herein. The easement granted shall not prevent GRANTOR(S) from the use of the property provided, however, that such use shall not interfere with the rights herein granted.

GRANTOR(S) warrants that they are the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever.

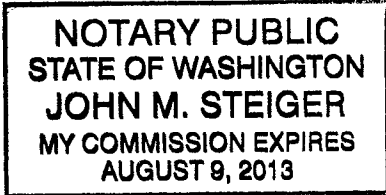
SIGNED this 4th day of June, 2010.

GRANTOR: ORWA SHERWOOD LLC

Milton O. Brown, Member/Manager

STATE OF WASHINGTON)
) ss.
County of Clark)

This instrument was acknowledged before me this 4th day of June, 2010, by Milton O. Brown, Member/Manager.



John M. Steiger
Notary Public

ACCEPTED on behalf of GRANTEE by:

Bob J. Galati
Robert Galati
City Engineer

James Patterson
James Patterson
City Manager

7/22/10
Date

7/21/2010
Date

Exhibit A (Legal Description)
Pedestrian Access Easement

Project No. 230
July 9, 2010

A portion of that property described in deed to ORWA Sherwood, LLC in document number 2006-011186, Washington County Deed Records, located in the southeast one-quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, in the City of Sherwood, Washington County, Oregon, more particularly described as follow;

Commencing at a 2 inch brass disk marking the East One-Quarter Corner of said Section 29; Thence along the north line of said southeast one-quarter of Section 29, S89°48'21"W 791.84 feet to a point; Thence S00°11'39"E 52.43 feet to the southerly right-of-way line of SW Tualatin-Sherwood Road and the Point of Beginning; Thence along the westerly boundary of the easement herein described the following calls;

S06°04'42"W 57.16 feet;

S14°26'13"E 56.32 feet;

S17°48'27"E 143.83 feet;

S07°39'45"E 45.18 feet;

S13°21'05"W 142.98 feet;

S01°26'38"W 163.86 feet;

S04°12'34"E 165.31 feet;

S21°12'48"E 89.48 feet;

S40°58'09"E 59.07 feet;

S25°24'37"E 47.06 feet;

S33°55'03"E 215.25 feet;

S41°25'52"E 116.08 feet to the northerly right-of-way line of the Southern Pacific Railroad; Thence along said northerly right-of-way line, N45°02'04"E 5.77 feet to an angle point thereon; Thence continuing along said northerly right-of-way line, N36°51'45"E 45.18 feet to a point 50.00 feet easterly, when measured at right angles, from said westerly boundary of the easement; Thence parallel with and 50.00 feet easterly, when measured at right angles, from said westerly easement boundary the following calls;

N41°25'52"W 103.27 feet;

N33°55'03"W 208.25 feet;

N25°24'37"W 50.17 feet;

N40°58'09"W 57.20 feet;

N21°12'48"W 73.30 feet;

N04°12'34"W 155.37 feet;

N01°26'38"E 156.18 feet;

N13°21'05"E 147.04 feet;

N07°39'45"W 58.89 feet;

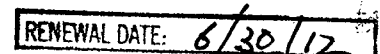
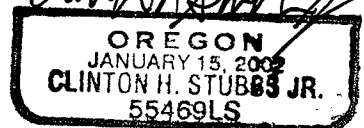
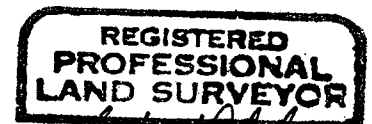
N17°48'27"W 146.80 feet;

N14°26'13"W 45.80 feet;

N06°04'42"E 54.81 feet to said southerly right-of-way line of SW Tualatin-Sherwood Road; Thence along said southerly right-of-way line, S88°27'09"W 50.45 feet to the Point of Beginning.

The above described easement contains 1.469 acres, more or less.

The basis of bearings for this description is between found monuments at the east one-quarter corner of Section 29 and the center of Section 29, per Survey Number 28,065 on file at the Washington County Surveyor's Office.



VICINITY MAP

NOT TO SCALE

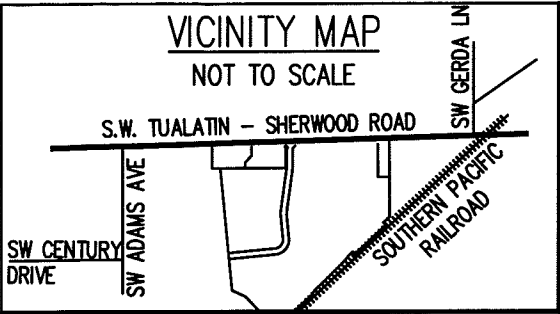
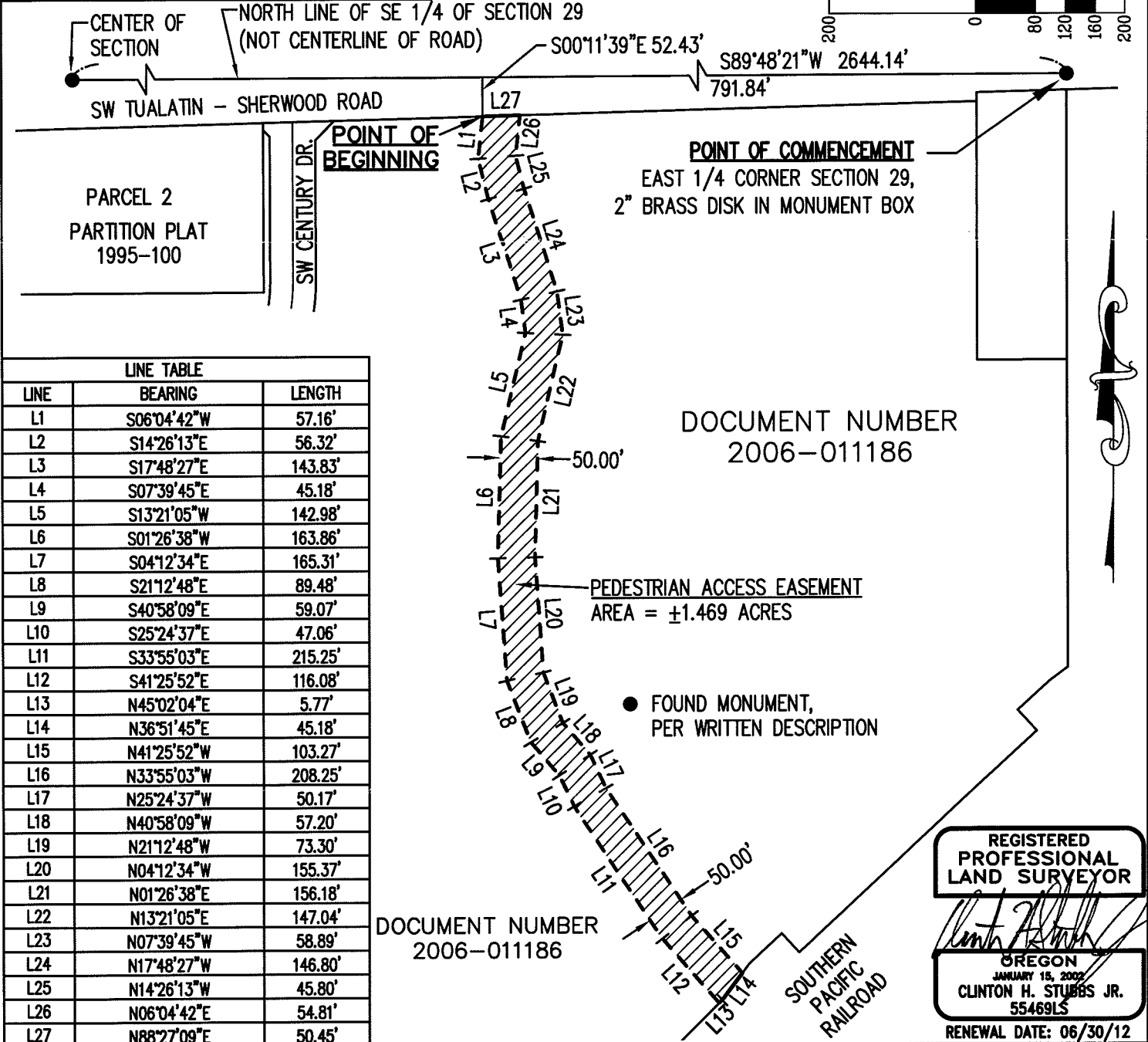
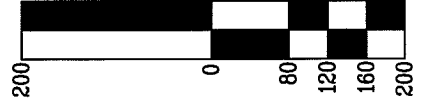


EXHIBIT B (MAP)

SE 1/4 OF SEC. 29, T.2S., R.1W., W.M.
 CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON
PEDESTRIAN ACCESS EASEMENT
 DATE: JULY 9, 2010

SCALE 1" = 200 FEET



PARCEL 2
 PARTITION PLAT
 1995-100

POINT OF COMMENCEMENT
 EAST 1/4 CORNER SECTION 29,
 2" BRASS DISK IN MONUMENT BOX

DOCUMENT NUMBER
 2006-011186

PEDESTRIAN ACCESS EASEMENT
 AREA = ±1.469 ACRES

● FOUND MONUMENT,
 PER WRITTEN DESCRIPTION

DOCUMENT NUMBER
 2006-011186

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Clinton H. Stubbs Jr.

OREGON
 JANUARY 15, 2002
 CLINTON H. STUBBS JR.
 55469LS
 RENEWAL DATE: 06/30/12

LINE TABLE		
LINE	BEARING	LENGTH
L1	S06°04'42"W	57.16'
L2	S14°26'13"E	56.32'
L3	S17°48'27"E	143.83'
L4	S07°39'45"E	45.18'
L5	S13°21'05"W	142.98'
L6	S01°26'38"W	163.86'
L7	S04°12'34"E	165.31'
L8	S21°12'48"E	89.48'
L9	S40°58'09"E	59.07'
L10	S25°24'37"E	47.06'
L11	S33°55'03"E	215.25'
L12	S41°25'52"E	116.08'
L13	N45°02'04"E	5.77'
L14	N36°51'45"E	45.18'
L15	N41°25'52"W	103.27'
L16	N33°55'03"W	208.25'
L17	N25°24'37"W	50.17'
L18	N40°58'09"W	57.20'
L19	N21°12'48"W	73.30'
L20	N04°12'34"W	155.37'
L21	N01°26'38"E	156.18'
L22	N13°21'05"E	147.04'
L23	N07°39'45"W	58.89'
L24	N17°48'27"W	146.80'
L25	N14°26'13"W	45.80'
L26	N06°04'42"E	54.81'
L27	N88°27'09"E	50.45'

PREPARED FOR: ORWA SHERWOOD, LLC 8320 NE HWY 99W VANCOUVER, WA 98665	JOB NAME: SHERWOOD INDUSTRIAL
	JOB NUMBER: 230
	DRAWING NUMBER: 230 ROW
	DRAWN BY: CHS
	CHECKED BY: SFF

NORTHWEST SURVEYING, Inc.

1815 NW 169TH PL.
 SUITE 2090
 BEAVERTON, OR 97006
 PHONE: 503-848-2127
 FAX: 503-848-2179
 EMAIL: nwsurveying@nwsrvy.com