



01553929201001018150060059

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



25  
31

Please send tax statements to:

After recording, please return to:

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

### PERMANENT EASEMENT

The New Life Assembly of God, a religious non-profit corporation, GRANTOR, do on behalf of themselves, their heirs, successors and assigns hereby grant and convey to the CITY OF SHERWOOD, a political subdivision of the State of Oregon, GRANTEE the following permanent easement(s) in that certain real property situated in the City of Sherwood as described in Exhibit "A" (Legal Description) and Exhibit "B" (Location Map), attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is \$ 3,394.00.

This document is intended to establish permanent easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements 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 easements granted herein.

GRANTOR hereby covenants to and with GRANTEE 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, except as stated herein.

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 as necessary: (1) to construct, repair, replace, remove, or modify a slope over, across, through, in and under the property described in Exhibits "A" and "B", hereinafter called "Slope Easement"; and/or (2) to construct, repair, replace, remove or modify a wall over, across, through, in and under the property described in Exhibits "A" and "B", hereinafter called "Wall Easement"; and/or (3) to install, construct, operate, maintain, repair, replace, remove or reconstruct utilities, including but not limited to water, wastewater, drainage, electric, fiber optic, telephone and cable, as Grantee may deem necessary over, across, through, in and under the property described in Exhibits "A" and "B", hereinafter called "Public Utility Easement".

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IN WITNESS WHEREOF, the above named Grantor has caused this instrument to be signed.

DATED this 15<sup>th</sup> day of DECEMBER, 2010

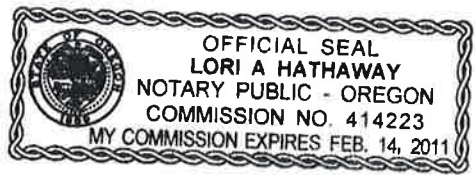
Jeff Dorothy  
Jeff Dorothy, President  
James Mason  
James Mason, Secretary

STATE OF OREGON            )  
  ) ss.  
County of Washington    )

This instrument was acknowledged before me this 1<sup>st</sup> day of December, 2010, by Jeff Dorothy and James Mason who, being sworn, stated that they are President and Secretary of The New Life Assembly of God, a religious non-profit corporation of Oregon and this instrument was voluntarily sign on behalf of the corporation by authority of its Board of Directors. Before Me:

Lori A. Hathaway  
Notary Public (Signature)

(stamp)



Accepted on behalf of the City of Sherwood, Oregon,

Approved As To Form:  
Per email sent by City legal  
counsel on 10/6/10 (0955hrs)

By: James A. Patterson  
Title: City Manager

Dated this 9 day of Dec., 2010

**James A. Patterson**  
**City Manager**  
**Sherwood, Oregon 97140**



**Exhibit "A"**  
SW Oregon Street  
Public Utility Easement – The New Life Assembly of God

Public Utility Easement

Being a strip of land located in the Northwest One-Quarter of Section 32, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being a portion of that property conveyed to The New Life Assembly of God, by Deed Document Number 2006-037140 in the Washington County Deed Records, said parcel being more particularly described as follows:

Commencing from a Brass Cap marking the North One-Quarter Corner of Section 32, Township 2 South, Range 1 West, Willamette Meridian;

Thence along the Center line of said Section, South 00°35'26" East, 551.42 feet to an angle point;

Thence leaving said Center line South 89°24'34" West 43.00 feet to the northwest right-of-way line of S.W. Oregon Street as described in Deed Document Number 2003-182230, recorded in the Washington County Deed Records;

Thence along said northwesterly right-of-way line, South 47°13'52" West, 248.35 feet to the northeast line of that tract described in Deed Document Number 2006-037140, recorded in the Washington County Deed Records;

Thence along said northeasterly line, North 44°55'03" West, 5.00 feet to an angle point;

Thence leaving said northeasterly line, South 47°13'52" West 9.17 feet to the True Point of Beginning;

Thence South 47°13'52" West 25.00 feet to a point, hereinafter referred to as Point "A";

Thence North 42°44'52" West, 8.00 feet to an angle point;

Thence North 47°13'52" East 25.00 feet to an angle point;

Thence South 42°45'03" East, 8.00 feet to the True Point of Beginning;  
Containing 200 square feet more or less.

ALSO TOGETHER WITH a strip of land described as follows:

BEGINNING at the aforementioned "Point A";

Thence South 47°13'52" West 82.31 feet to the beginning of a 162.50 foot curve to the right;

Thence along said curve to the right through a central angle of 19°44'52" (chord bears South 57°06'18" West, 55.73 feet) 56.01 feet;

Thence South 66°58'44" West, 108.81 feet to The True Point of Beginning;

Thence South 66°58'44" West, 9.79 feet to an angle point;

Thence North 58°38'12" West, 10.96 feet to an angle point;

Thence South 80°29'19" West, 8.94 feet to the west line of said property described in Deed Document Number 2006-037140;

Thence along said west line North 00°05'38" West, 24.08 feet to an angle point;

Thence North 89°54'22" East, 5.20 feet to an angle point;

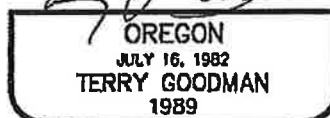
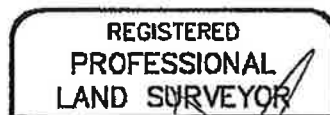
Thence South 00°02'09" East, 11.01 feet to an angle point;

Thence South 58°38'12" East, 16.01 feet to an angle point;

Thence North 66°58'44" East, 5.68 feet to an angle point;

Thence South 23°00'15" East, 8.00 to the True Point of Beginning.

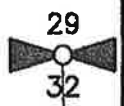
Containing 315 square feet more or less.



RENEWAL DATE: 7-01-11

# EXHIBIT "B"

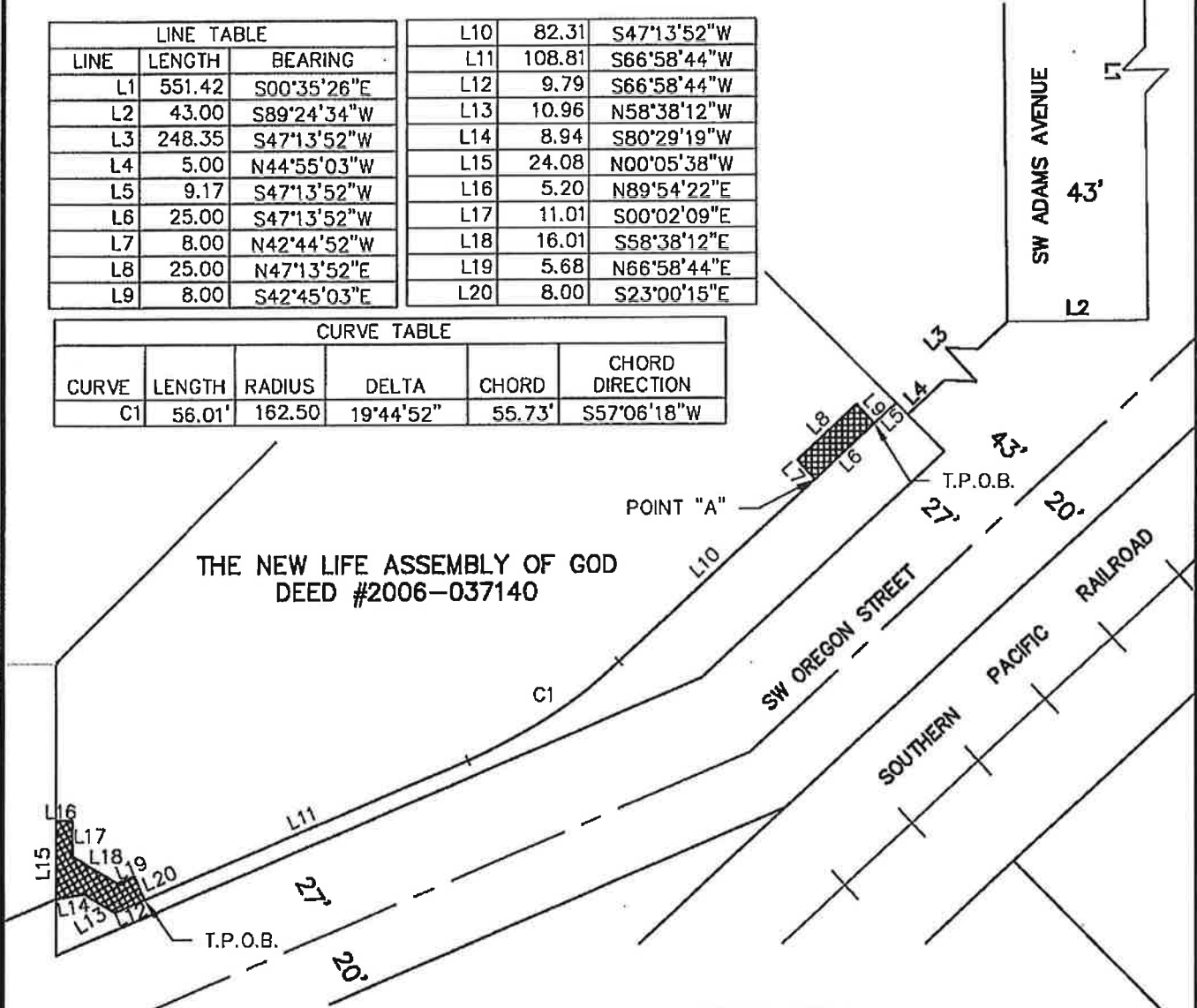
LOCATED IN THE NW 1/4 OF SECTION 32, TOWNSHIP  
2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OR



LINE TABLE		
LINE	LENGTH	BEARING
L1	551.42	S00°35'26"E
L2	43.00	S89°24'34"W
L3	248.35	S47°13'52"W
L4	5.00	N44°55'03"W
L5	9.17	S47°13'52"W
L6	25.00	S47°13'52"W
L7	8.00	N42°44'52"W
L8	25.00	N47°13'52"E
L9	8.00	S42°45'03"E

L10	82.31	S47°13'52"W
L11	108.81	S66°58'44"W
L12	9.79	S66°58'44"W
L13	10.96	N58°38'12"W
L14	8.94	S80°29'19"W
L15	24.08	N00°05'38"W
L16	5.20	N89°54'22"E
L17	11.01	S00°02'09"E
L18	16.01	S58°38'12"E
L19	5.68	N66°58'44"E
L20	8.00	S23°00'15"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	56.01'	162.50	19°44'52"	S57°06'18"W



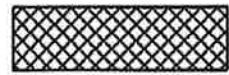
THE NEW LIFE ASSEMBLY OF GOD  
DEED #2006-037140

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Terry Goodman*  
OREGON  
JULY 16, 1982  
TERRY GOODMAN  
1989

RENEWAL DATE: 7-01-11

UTILITY  
EASEMENT AREA



= 515 SQ. FT.±

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

300 W 15th Street  
Vancouver, WA 98660-2927  
360/695-3488  
503/924-4005  
360/695-8767 fax

DRAWN BY: MCW	SCALE: 1"=50'	DATE: 08/06/2010
CHECKED BY: TLG	JOB NO.: 2336-00	SHEET 1 OF 1