

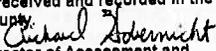
Please send tax statements to:
After recording, please return to:
City of Sherwood
Engineering Department
22560 SW Pine Street
Sherwood, OR 97140

Washington County, Oregon 2011-030292
04/22/2011 08:32:33 AM
D-E Cnt=1 Stn=21 RECORDS1
\$30.00 \$5.00 \$11.00 \$15.00 - Total = \$61.00



01591860201100302920060064

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

PERMANENT EASEMENT FOR PUBLIC UTILITIES

LANGER FAMILY LLC, an Oregon limited liability company (hereinafter GRANTOR), in consideration of previous agreements and other good and valuable consideration received, does on behalf of itself, its heirs, successors and assigns hereby grant to the CITY OF SHERWOOD, an Oregon municipal corporation (hereinafter GRANTEE), the following permanent, nonexclusive easement in certain real property situated in the City of Sherwood as described in Exhibit "A" (Legal Description) and shown on Exhibit "B" (Location Map), attached hereto and by this reference incorporated herein.

This document is intended to and does establish a permanent easement on the property described for the purpose of providing public utility service(s). The easement granted shall not prevent GRANTOR from use of said property provided, however, that such use shall not interfere with the easement rights herein granted. GRANTOR shall not be permitted to endanger or adversely impact any facilities constructed, installed or located within the easement granted herein, or affect the installation, repair, replacement, removal or modification of the utilities.

GRANTOR hereby covenants to and with GRANTEE that they are the owner of said property, that it 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 persons who may claim the same, 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 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 18th day of April, 2011.

Clarence D. Langer Jr.
Clarence Langer Jr., Manager, Langer Family LLC

STATE OF OREGON)

) ss.

County of Washington)

This instrument was acknowledged before me this 18th day of April, 2011, by Clarence Langer Jr. who, being sworn, stated that he is Manager of the Langer Family LLC, an Oregon limited liability company and this instrument was voluntarily signed on behalf of the LLC and its members. Before Me:

Lisa M. Layne
(stamp) Notary Public (Signature)



Accepted on behalf of the City of Sherwood,
Oregon,

By: [Signature]
Title: City Manager

Dated this 18 day of April, 2011.



Exhibit "A"
Legal Description
Public Utility Easement – Langer Family, LLC

Public Utility Easement

Being a strip of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being a portion of that property conveyed to "Langer Family, LLC", by Deed Document Number 98094905 in the Washington County Deed Records, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the South One-Quarter Corner of Section 29, Township 2 South, Range 1 West, Willamette Meridian;

Thence along the South line of said Section 29, North 89°29'31" East, 33.52 feet to True Point of Beginning;

Thence along said South line, North 89°29'31" East, 8.09 feet to the beginning of a 493.00 foot radius non-tangent curve to the left;

Thence leaving said South line along said non-tangent curve to the left, through a central angle of 08°28'50" (chord bears North 03°53'54" East, 72.90 feet) 72.97 feet;

Thence North 00°20'31" West, 986.09 feet to an angle point;

Thence North 10°04'39" East, 280.45 feet to an angle point;

Thence North 41°41'01" East, 42.03 feet to an angle point;

Thence North 53°08'30" East, 51.82 feet to an angle point;

Thence North 76°05'58" East, 55.56 feet to an angle point;

Thence North 13°54'02" West, 8.00 feet to an angle point, herein denoted as "Point A";

Thence South 76°05'58" West, 57.19 feet to an angle point;

Thence South 53°08'30" West, 54.25 feet to an angle point;

Thence South 41°41'01" West, 45.09 feet to an angle point;

Thence South 10°04'39" West, 283.45 feet to an angle point;

Thence South 00°20'31" East, 986.82 feet to the beginning of 485.00 foot radius curve to the right;

Thence along said curve to the right, through a central angle of 08°37'28" (chord bears South 03°58'13" West, 72.94 feet) 73.00 feet to the Southerly line of said Section 29, and the True Point of Beginning.

Containing 11,955 square feet±

ALSO TOGETHER WITH the following described strip of land:

Commencing at the aforementioned "Point A";

Thence North 00°11'37" West 86.40 feet to the True Point of Beginning;

Thence North 00°11'37" West 8.00 feet to an angle point;

Thence South 89°48'23" West, 37.19 feet to an angle point;

Thence North 47°27'18" West, 71.00 feet to an angle point;

Thence North 20°12'59" West, 102.01 feet to an angle point;

Thence North 00°20'31" West, 519.08 feet to the beginning of a 273.85 foot radius curve to the right;

Thence along said curve to the right, through a central angle of 17°01'28" (chord bears North 08°10'13" East, 81.07 feet) 81.37 feet to an angle point;

Thence North 00°20'31" West, 308.29 feet to an angle point;

Thence South 44°26'13" West, 11.36 feet to an angle point;

Thence South 00°20'31" East, 299.04 feet to a 281.85 foot radius non-tangent curve to the left;

Thence along said non-tangent curve to the left, through a central angle of 16°46'46" (chord bears South 08°02'52" West, 82.25 feet) 82.54 feet to a point of tangency;

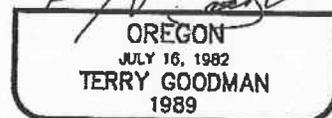
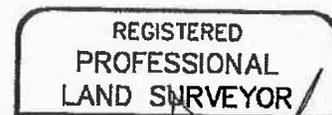
Thence South 00°20'31" East, 520.48 feet to an angle point;

Thence South 20°12'59" East, 103.04 feet to an angle point;

Thence South 47°17'52" East, 79.03 feet to an angle point;

Thence North 89°48'23" East, 39.08 feet to the True Point of Beginning.

Containing 8,898 square feet more or less.



RENEWAL DATE: 7-01-11

EXHIBIT "B"

S.W. CENTURY DR

LOCATED IN THE SE 1/4 OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, WASHINGTON
COUNTY, OR

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	72.97'	493.00	8°28'50"	72.90'	N03°53'54"E
C2	73.00'	485.00	8°37'28"	72.94'	S03°58'13"W

S.W. WHETSTONE WAY

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.52	N89°29'31"E
L2	8.09	N89°29'31"E
L3	986.09	N00°20'31"W
L4	280.45	N10°04'39"E
L5	42.03	N41°41'01"E
L6	51.82	N53°08'30"E
L7	55.56	N76°05'58"E
L8	8.00	N13°54'02"W
L9	57.19	S76°05'58"W
L10	54.25	S53°08'30"W
L11	45.09	S41°41'01"W
L12	283.45	S10°04'39"W
L13	986.82	S00°20'31"E
L14	86.40	N00°11'37"W
L15	8.00	N00°11'37"W
L16	37.19	S89°48'23"W
L17	71.00	N47°27'18"W
L18	102.01	N20°12'59"W
L19	912.49	N00°20'31"W
L20	11.36	S44°26'13"W
L21	905.83	S00°20'31"E
L22	103.04	S20°12'59"E
L23	79.03	S47°17'52"E
L24	39.08	N89°48'23"E

L14 "POINT A"
L9
L8
L7
L6
L5
L4
L3

LANGER FAMILY, LLC.
DEED. #98094905

SW ADAMS AVENUE

UTILITY EASEMENT AREA = 20,852 SQ. FT.

S 1/4 SEC. 29 TRUE POINT OF BEGINNING

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 16, 1982
TERRY GOODMAN
1989

RENEWAL DATE: 7-01-11

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"=200'	DATE: 10/20/2010
CHECKED BY: TLG	JOB NO.: 2336-00	SHEET 1 OF 2

EXHIBIT "B"

LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OR

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.52	N89°29'31"E
L2	8.09	N89°29'31"E
L3	986.09	N00°20'31"W
L4	280.45	N10°04'39"E
L5	42.03	N41°41'01"E
L6	51.82	N53°08'30"E
L7	55.56	N76°05'58"E
L8	8.00	N13°54'02"W
L9	57.19	S76°05'58"W
L10	54.25	S53°08'30"W
L11	45.09	S41°41'01"W
L12	283.45	S10°04'39"W
L13	986.82	S00°20'31"E
L14	86.40	N00°11'37"W
L15	8.00	N00°11'37"W
L16	37.19	S89°48'23"W
L17	71.00	N47°27'18"W
L18	102.01	N20°12'59"W
L19	519.08	N00°20'31"W
L20	308.29	N00°20'31"W
L21	11.36	S44°26'13"W
L22	299.04	S00°20'31"E
L23	520.48	S00°20'31"E
L24	103.04	S20°12'59"E
L25	79.03	S47°17'52"E
L26	39.08	N89°48'23"E

TUALATIN - SHERWOOD ROAD

$\Delta=16^{\circ}46'46''$
 $L=82.54'$
 $R=281.85'$
 $CH=S08^{\circ}02'52''W$
 $82.25'$

$\Delta=17^{\circ}01'28''$
 $L=81.37'$
 $R=273.85'$
 $CH=N08^{\circ}10'13''E$ 81.07'

LANGER FAMILY, LLC.
 DEED. #98094905

UTILITY EASEMENT AREA = 20,852 SQ. FT.

S.W. CENTURY DR

SW ADAMS AVENUE



REGISTERED PROFESSIONAL LAND SURVEYOR

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CHECKED BY: TLG	JOB NO.: 2336-00	SHEET 2 OF 2