


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 **2011-030293**
04/22/2011 08:32:33 AM
D-DD Cnt=1 Stn=21 RECORDS1
\$30.00 \$5.00 \$11.00 \$15.00 - Total = \$61.00



01591881201100302930060061

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
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



DEDICATION OF PUBLIC RIGHT OF WAY

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 and dedicate to the CITY OF SHERWOOD, an Oregon municipal corporation (hereinafter GRANTEE), a perpetual public right-of-way across, on and below 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.

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 persons who may claim the same, except as stated herein.

GRANTEE (and other public or private entities or persons GRANTEE deems in its reasonable discretion as appropriate) shall have the perpetual right to construct, improve, operate and maintain a public right-of-way (and such other uses deemed by the GRANTEE to not be incompatible therewith) across and on and below the property described on Exhibit "A" and shown on Exhibit "B".

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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.

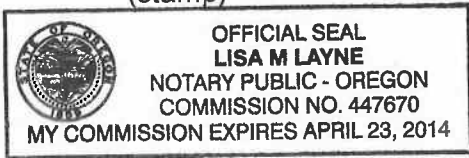
Clarence D Langer Jr
Clarence Langer Jr., Manager, Langer Family LLC

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
Notary Public (Signature)

(stamp)



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
Right-of-Way Acquisition – Langer Family, LLC

Right-of-way Acquisition Parcel

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:

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

Thence along the Center line of said section, North $00^{\circ}20'31''$ West, 1,426.72 feet to the Southerly Right-of-Way line of SW Adams Ave as shown on "Langer Marketplace", recorded in the Washington County Plat Records;

Thence along said Southerly Right-of-Way line North $89^{\circ}48'23''$ East, 42.00 feet to the Easterly Right-of-Way line of said SW Adams Ave;

Thence along said Westerly Right-of-Way line North $00^{\circ}20'31''$ West, 170.08 feet to the beginning of a 608.00 foot radius curve to the right;

Thence along said curve to the right and Westerly Right-of-Way line, through a central angle of $13^{\circ}30'55''$ (chord bears North $06^{\circ}24'57''$ East, 143.09 feet) 143.42 feet to the beginning of a 692.00 foot radius reverse curve to the left;

Thence along said reverse curve to the left and Westerly Right-of-Way line, through a central angle of $13^{\circ}30'55''$ (chord bears North $06^{\circ}24'57''$ East, 162.85 feet) 163.23 feet to a point of tangency;

Thence North $00^{\circ}20'31''$ West, 665.35 feet to an angle point in said Westerly Right-of-Way line;

Thence North $45^{\circ}43'36''$ East, 36.01 feet to an angle point in said Westerly Right-of-Way line;

Thence North $01^{\circ}47'42''$ East, 12.00 feet to the Southerly Right-of-Way line of S.W. Tualatin-Sherwood Road (C.R. 2737);

Thence along said Southerly Right-of-Way line, South 88°12'18" East, 58.27 feet to an angle point;

Thence leaving said Southerly Right-of-Way line, South 01°47'37" West, 12.01 feet to an angle point;

Thence North 88°12'18" West, 28.56 feet to an angle point;

Thence South 44°26'13" West, 47.73 feet to an angle point;

Thence South 00°20'31" East, 299.04 feet to the beginning of 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 an angle point;

Thence South 00°11'37" East, 86.40 feet to an angle point;

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;

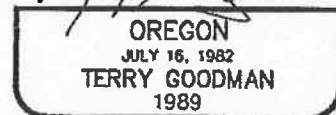
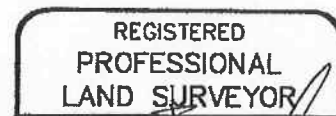
Thence South 10°04'39" West, 283.45 feet to an angle point;

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;

Thence along said Southerly Section line, South 89°29'31" West, 33.52 feet to the Point of Beginning.

Containing 2.65 acres 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	143.42'	608.00	13°30'55"	143.09'	N06°24'57"E
C2	163.23'	692.00	13°30'55"	162.85'	N06°24'57"E
C3	82.54'	281.85	16°46'46"	82.25'	S08°02'52"W
C4	73.00'	485.00	8°37'28"	72.94'	S03°58'13"W

S.W. WHETSTONE WAY

LINE TABLE

LINE	LENGTH	BEARING
L1	1426.72	N00°20'31"W
L2	42.00	N89°48'23"E
L3	170.08	N00°20'31"W
L4	665.35	N00°20'31"W
L5	36.01	N45°43'36"E
L6	12.00	N01°47'42"E
L7	58.27	S88°12'18"E
L8	12.01	S01°47'37"W
L9	28.56	N88°12'18"W
L10	47.73	S44°26'13"W
L11	299.04	S00°20'31"E
L12	520.48	S00°20'31"E
L13	103.04	S20°12'59"E
L14	79.03	S47°17'52"E
L15	39.08	N89°48'23"E
L16	86.40	S00°11'37"E
L17	57.19	S76°05'58"W
L18	54.25	S53°08'30"W
L19	45.09	S41°41'01"W
L20	283.45	S10°04'39"W
L21	986.82	S00°20'31"E
L22	33.52	S89°29'31"W

LANGER FAMILY, LLC.
DEED. #98094905

FEE ACQUIRED ROW AREA



= 2.65 ACRES

POINT OF BEGINNING
S 1/4 SEC. 29

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
TERRY GOODMAN
1989

RENEWAL DATE: 7-01-11



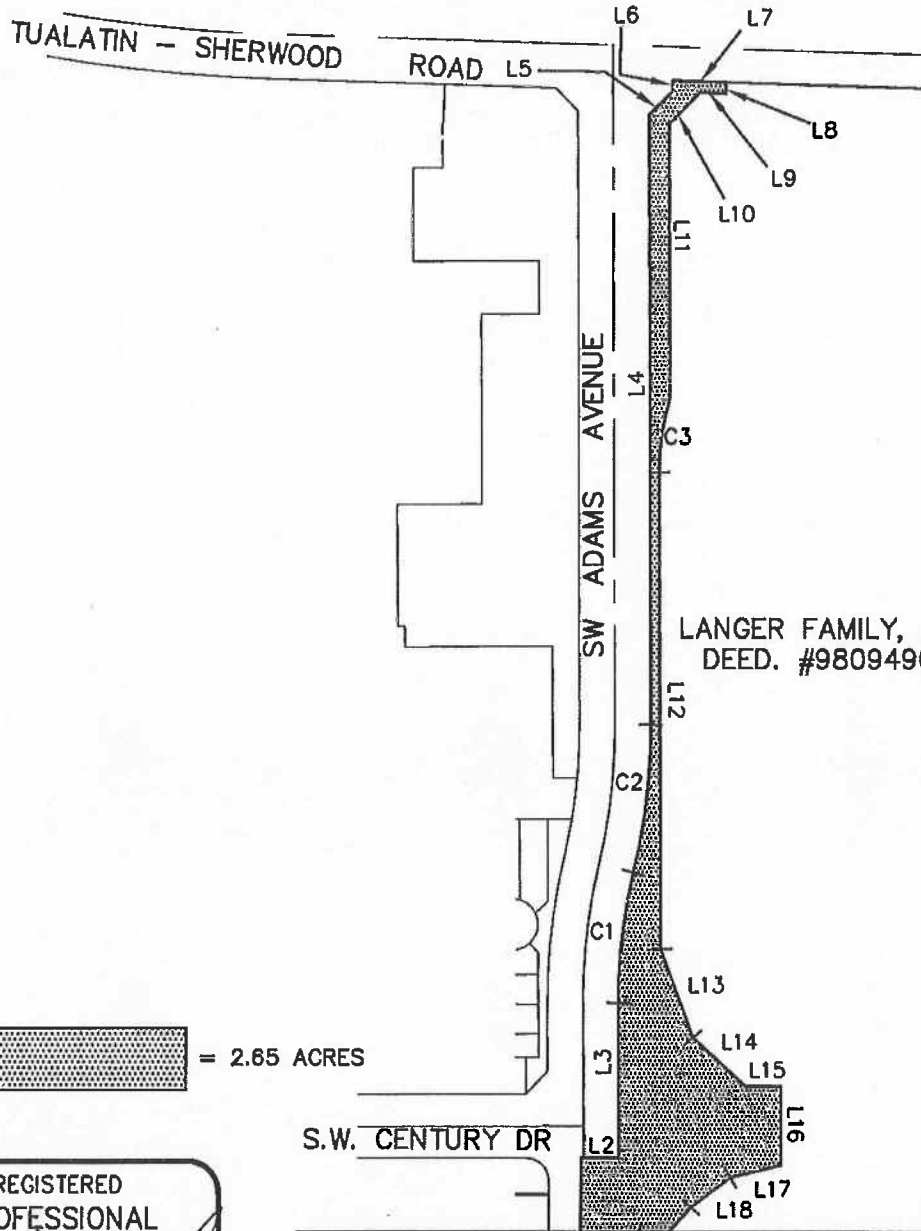
300 W 15th Street
Vancouver, WA 98660-2927
360/695-3488
503/924-4005
360/695-8767 fax

engineers landscape architects planners surveyors

DRAWN BY: MCW	SCALE: 1"=200'	DATE: 10/21/2010
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



LANGER FAMILY, LLC.
DEED. #98094905

FEE ACQUIRED ROW AREA = 2.65 ACRES



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 16, 1982
TERRY GOODMAN
1989

RENEWAL DATE: 7-01-11



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: 10/21/2010
CHECKED BY: TLG	JOB NO.: 2336-00	SHEET 2 OF 2