

**SANITARY SEWER EASEMENT**

DATED: MAY 9, 2011

**AFTER RECORDING RETURN TO:**

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

Washington County, Oregon  
05/10/2011 04:03:53 PM  
D-E Cnt=1 Str=29 RECORDS1  
\$30.00 \$5.00 \$11.00 \$15.00 - Total = \$61.00



01597143201100360980060066  
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



**BETWEEN:**

Grantor: MR. DAVID COHOON  
Mr. Cohoon  
9750 SW Serena Way  
Tigard, OR 97224

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 Mr. COHOON, its successors ("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 \$ 5,000.00 and other good and valuable consideration, the receipt of which is acknowledged by Grantors. 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. Grantors 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. Grantors 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. Grantors 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. Grantors will not endanger or permit anyone else to endanger the lateral support of any facilities constructed within the Easement Area.
6. Grantors hereby covenant that Grantors are the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and that Grantors will warrant and defend the easement rights herein granted from all claims whatsoever.

IN WITNESS WHEREOF, the undersigned grantor has executed this easement this 5 day of May, 2011.

GRANTOR:

David G Cohoon  
(Signature)

STATE OF OREGON )  
                                  )ss  
County of Washington )

On this 5th day of May, 2011, before me, a notary public in and for said County and State, personally appeared David G Cohoon 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.

Adriana Reyes  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: Apr. 23 2012

GRANTEE:

Accepted on behalf of The City of Sherwood.

This 9 day of May, 2011

James Patterson  
James Patterson  
City Manager



RODRIGUEZ 428398

**ENGINEERING PLANNING  
FORESTRY**

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



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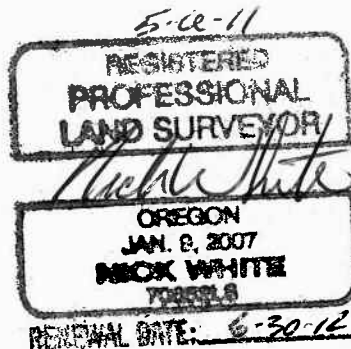
**EXHIBIT A**

**Legal Description of Sanitary Sewer Easement**

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 being more particularly described as follows:

Beginning at a 5/8 inch iron rod with an orange plastic cap inscribed "CONSULTING ENGINEERING SERVICES" at the northwest corner of Tract "A" of Partition Plat Number 2006-012; thence along the north line of said Tract "A" South 82°36'43" East 31.27 feet to the True Point of Beginning; thence North 24°56'39" East 82.62 feet to a point on the east line of Document Number 79024431; thence along said east line South 01°22'34" West 37.52 feet to a point; thence South 24°56'39" West 43.49 feet to a point on the north line of said Tract "A"; thence along said north line North 82°36'43" West 15.73 feet the True Point of Beginning

The above described tract contains 946 square feet, more or less.

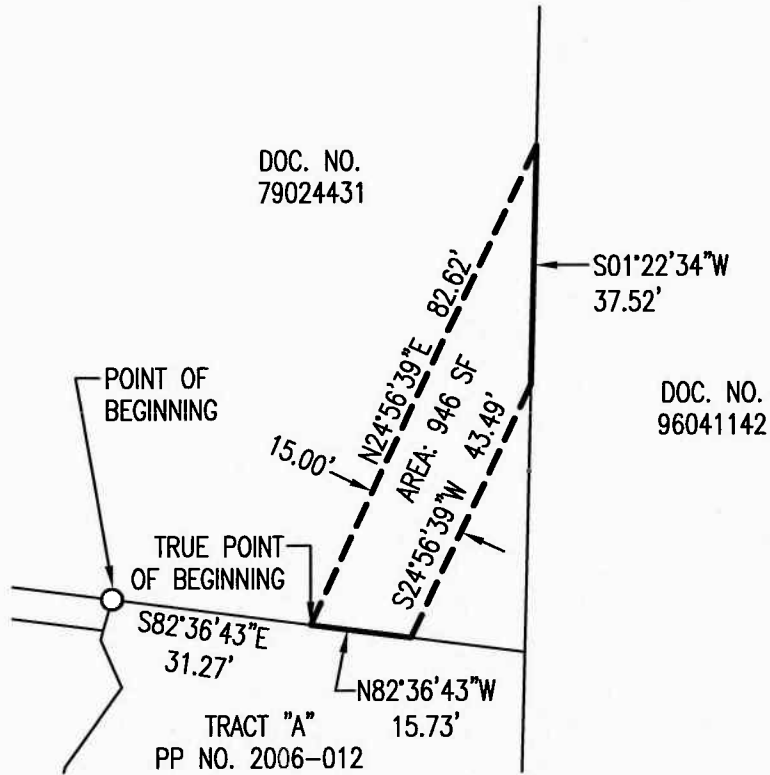


# PREPARED FOR

CITY OF SHERWOOD  
22560 SW PINE STREET  
SHERWOOD, OR 97140

# EXHIBIT B

MAP OF SANITARY SEWER EASEMENT  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



SCALE 1" = 30 FEET



## LEGEND

- FOUND 5/8" IRON ROD W/ORANGE PLASTIC CAP INSCRIBED "CONSULTING ENGINEERING SERVICES"
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
- PP NO. PARTITION PLAT NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- SF SQUARE FEET

5-Ce-11

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/12

JOB NAME: BROOKMAN SANI

JOB NUMBER: 2573

DRAWN BY: JOH

CHECKED BY: NSW

DWG NO.: 050411 2573EXB

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FORESTRY • SURVEYING



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13910 SW GALBREATH  
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SHERWOOD, OR 97140  
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FAX: (503) 925-8969

OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

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**EXHIBIT C**

**Legal Description of Temporary Construction Easement**

Tracts 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 being more particularly described as follows:

**PARCEL 1**

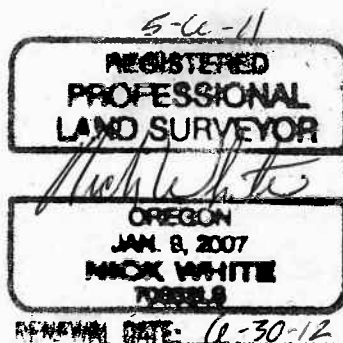
Beginning at a 5/8 inch iron rod with an orange plastic cap inscribed "CONSULTING ENGINEERING SERVICES" at the northwest corner of Tract "A" of Partition Plat Number 2006-012; thence along the north line of said Tract "A" South 82°36'43" East 64.49 feet to the northeast corner thereof; thence along the east line of the tract per Document Number 79024431 North 01°22'34" East 145.50 feet to the True Point of Beginning; thence North 11°23'07" West 17.93 feet to a point on the southerly right-of-way line of SW Sunset Boulevard (30 feet from centerline); thence along said southerly right-of-way line South 88°44'43" East 3.96 feet to a 5/8 inch iron rod with an orange plastic cap inscribed "CONSULTING ENGINEERING SERVICES"; thence along the east line of said tract South 01°22'34" West 17.50 feet to the True Point of Beginning.

The above described tract contains 35 square feet, more or less.

**PARCEL 2**

Beginning at a 5/8 inch iron rod with an orange plastic cap inscribed "CONSULTING ENGINEERING SERVICES" at the northwest corner of Tract "A" of Partition Plat Number 2006-012; thence along the north line of said Tract "A" South 82°36'43" East 64.49 feet to the northeast corner thereof; thence along the east line of the tract per Document Number 79024431 North 01°22'34" East 101.45 feet to the True Point of Beginning; thence North 37°44'37" West 33.84 feet to a point; thence North 65°29'00" East 23.73 feet to a point on the said east line; thence along said east line South 01°22'34" West 36.62 feet to the True Point of Beginning.

The above described tract contains 391 square feet, more or less.

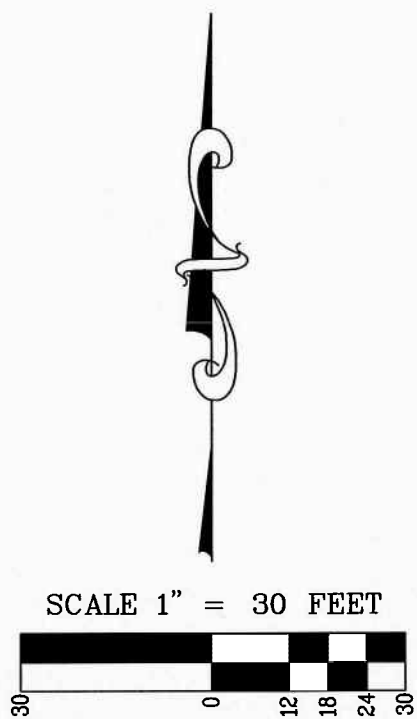
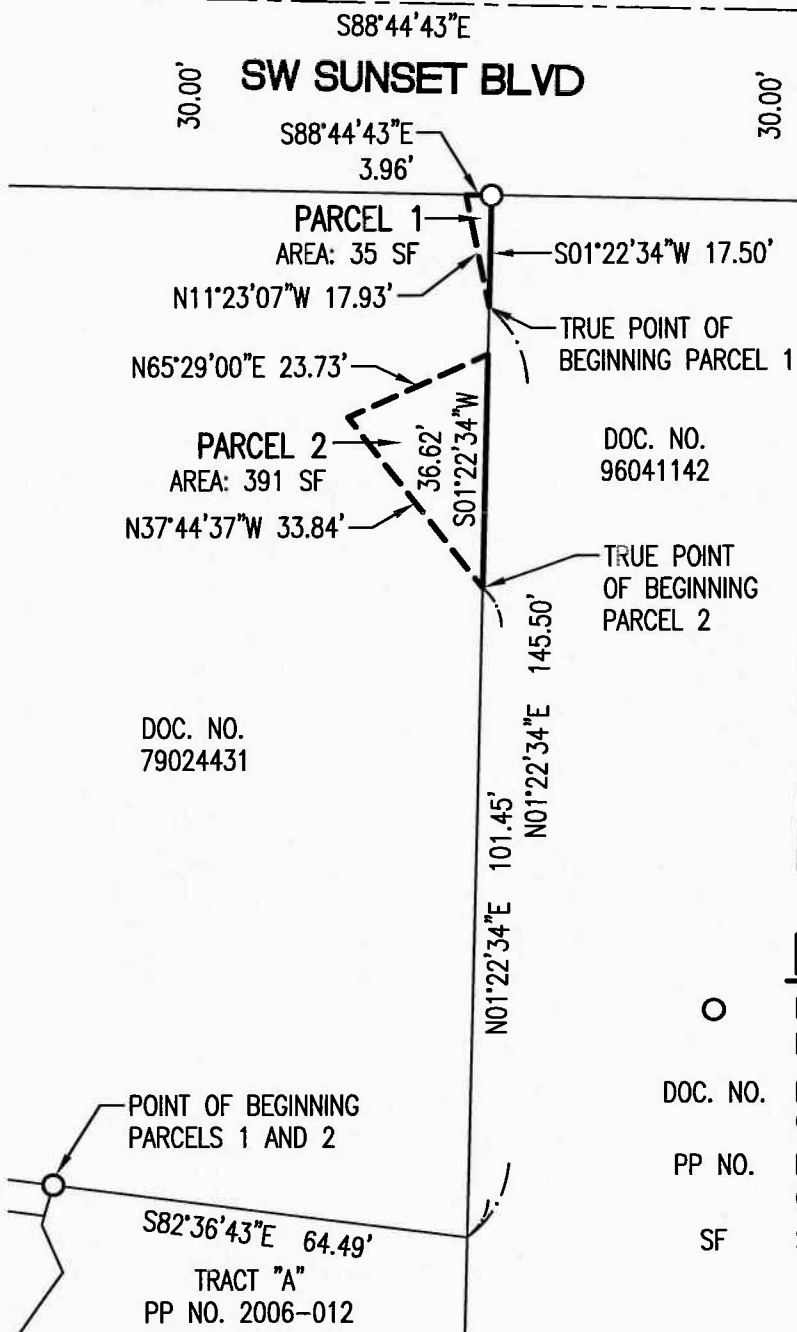


# EXHIBIT D

MAP OF TEMPORARY CONSTRUCTION EASEMENT  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST,  
 WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

**PREPARED FOR**

CITY OF SHERWOOD  
 22560 SW PINE STREET  
 SHERWOOD, OR 97140



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