

2025  
2024  
2023  
SM



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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



AFTER RECORDING RETURN TO:

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

GRANT IS MADE BETWEEN:

Grantor:

FPWL Sherwood, LLC  
403 Madison Ave., No., Ste. 230  
Bainbridge Island, WA 98110

Grantee:

City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140

THIS GRANT OF A PUBLIC SANITARY SEWER AND WATER LINE EASEMENT is made by and between FPWL Sherwood, LLC, an Oregon limited liability company, its successors and assigns ("Grantor") and the City of Sherwood, an Oregon municipal corporation, its successors and assigns ("Grantee" or "City") for the consideration hereinafter stated. The public Sanitary Sewer and Water Line easement exists over, under, through, across and along the full width and length of the premises described as follows, ("Public Sanitary Sewer and Water Line Easement") to wit:

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.

The true consideration for this conveyance is \$0.00. However, the actual consideration consists of other value given, which value constitutes the whole consideration.

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. The easement 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 easement granted herein.

Grantor hereby covenants to and with Grantee that Grantor is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and that Grantor will warrant and defend the easement rights herein granted from all claims whatsoever.

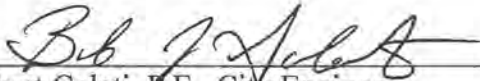
Grantee (and other public or private entities or persons Grantee deems in its sole discretion as appropriate) shall have the right to use the property for public sanitary sewer and water line purposes and shall have the right to install, construct, operate, maintain, repair, replace and reconstruct said facilities as Grantee may deem necessary over, across, through, in and under the property described in Exhibits "A" and "B". 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 Grantors, and any improvements disturbed by the City, to as good condition as they were prior to any such installation work,



GRANTEE:

Accepted on behalf of The City of Sherwood.

This 2ND day of JUNE, 2014



Robert Galati, P.E., City Engineer

5-29-14

Date



Joseph Gall, ICMA-CM

6/2/14

Date



**Harper  
Houf Peterson  
Righellis Inc.**

REGISTERED PROFESSIONAL  
LAND SURVEYORS • OREGON

**EXHIBIT A**

**Legal Description**

**PUBLIC SANITARY SEWER AND WATER LINE EASEMENT**

**April 14, 2014**

A portion of that tract of land as described by Statutory Bargain and Sale Deed to FPWL Sherwood, LLC, an Oregon Limited Liability Company, re-recorded October 25, 2013 as Document No. 2013-093824, Washington County Deed records, located in the Southeast One-Quarter of Section 30, Township 2 South, Range 1 West, of the Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:

Beginning at a point on the north right-of-way line of SW 12<sup>th</sup> Street, which bears N88°37'28"W, 215.60 feet from the southeast corner of Parcel 3 of Partition Plat No. 1995-110, Washington County Survey Records;

Thence N88°37'28"W, along said north right-of-way line, 26.00 feet to a point;

Thence leaving said north right-of-way line N01°22'32"E, 134.38 feet to a point;

Thence N41°34'08"W, 235.33 feet to the southeasterly line of Document No. 2005-056779, Washington County Deed Records;

Thence N48°25'52"E, along said southeasterly line, 26.00 feet to the most westerly corner of Parcel 1 of said Partition Plat No. 1995-110;

Thence S41°34'08"E, along the southwesterly line of said Parcel 1 and the southeasterly extension thereof, 245.56 feet to a point;

Thence S01°22'32"W, 144.61 feet to the Point of Beginning.

Containing 9,878 square feet more or less.

This legal description along with the basis of bearings thereof, is based upon Record of Survey recorded as CS 31,861, Washington County Survey Records.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John T. Campbell*  
OREGON  
JULY 15, 2003  
JOHN T. CAMPBELL  
60070 LS

EXPIRES: 12-31-15

**EXHIBIT "B"**

APRIL 14, 2014

DOC. NO.  
2005-056779

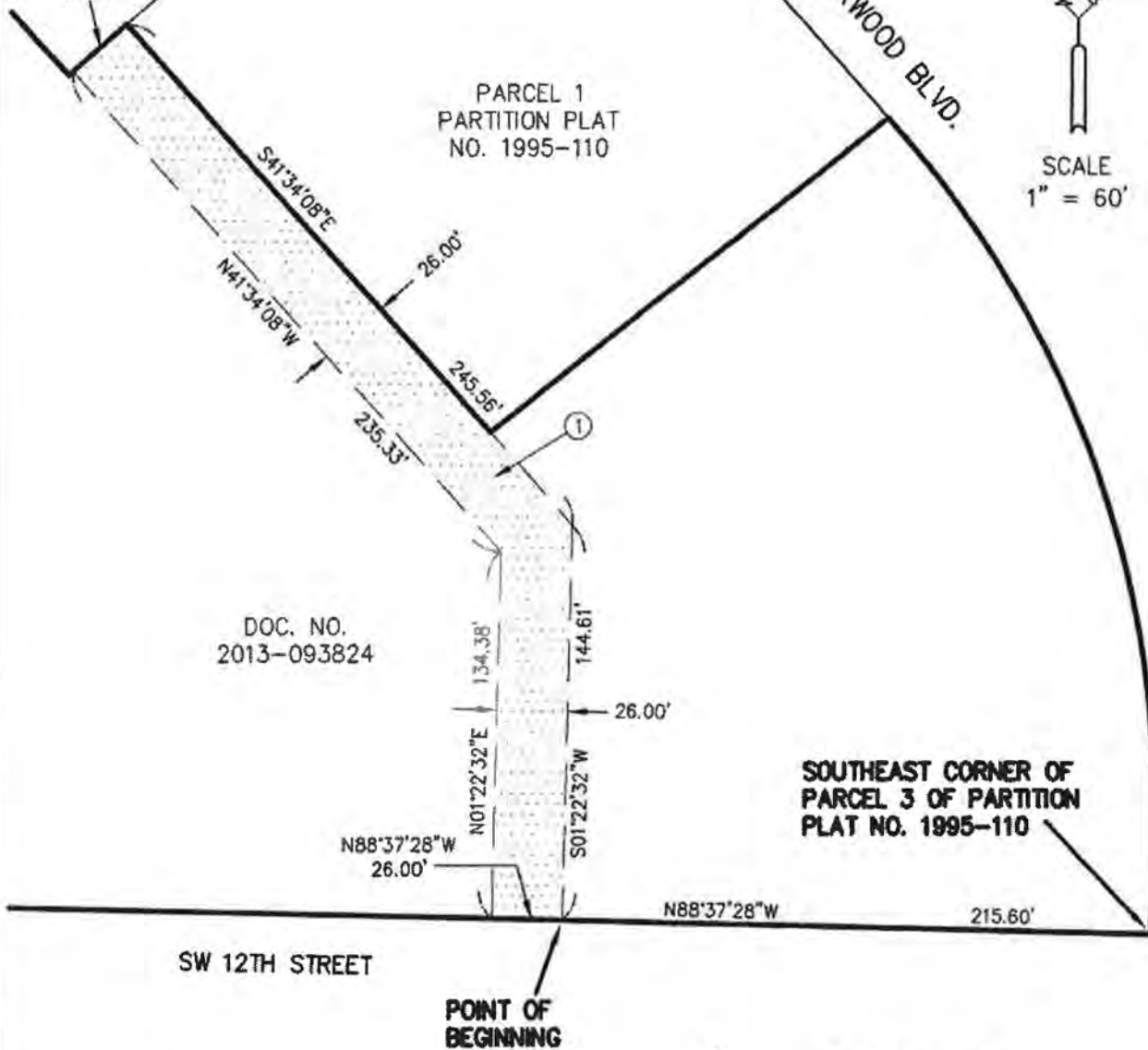
N48°25'52"E  
26.00'

PARCEL 1  
PARTITION PLAT  
NO. 1995-110

SW SHERWOOD BLVD.



SCALE  
1" = 60'



DOC. NO.  
2013-093824

SOUTHEAST CORNER OF  
PARCEL 3 OF PARTITION  
PLAT NO. 1995-110

SW 12TH STREET

POINT OF  
BEGINNING

**LEGEND**



26.00 FOOT PUBLIC SANITARY  
SEWER AND PUBLIC WATER LINE  
EASEMENT  
± 9,878 SQ.FT.

SEE ATTACHED  
LEGAL DESCRIPTION



**Harper  
Houf Peterson  
Righellis Inc.**

ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202  
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

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