

Washington County, Oregon **2014-052224**  
D-DQ  
Stn=13 M LOPEZ 08/19/2014 04:00:23 PM  
\$25.00 \$11.00 \$5.00 \$5.00 \$20.00 **\$66.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Office 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-Office

**After recording return to:**

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

**Grantor:**

City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140

**Grantee:**

Langer Family LLC  
15585 SW Tualatin-Sherwood Road  
Sherwood, OR 97140

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

No Change

The true and actual consideration for this transfer in terms of dollars is \$0.00, but consists of other good and valuable consideration.

**QUITCLAIM DEED AND RELEASE OF STORMWATER EASEMENT**

**RECITALS**

- A. The City of Sherwood, a municipal corporation of the State of Oregon (City), and Langer Family LLC, an Oregon limited liability company, entered that certain Stormwater Easement dated November 14, 1994, and recorded among the Deed Records of Washington County, Oregon, as Document #94109104 (Easement).
- B. Under the Easement, Langer Family LLC's predecessor in interest granted the City, for the benefit of the public, a permanent non-exclusive stormwater easement.
- C. The real property subject to the Easement has been further divided among Lot 4 and Tract A of the Langer Farms Subdivision. Lot 4 is now owned by Langer Family LLC, an Oregon limited liability company, and Tract A is owned by the City.
- D. The portion of Lot 4 that is subject to the Easement is further described in Exhibit A attached hereto, and depicted in Exhibit B, attached hereto (Lot 4 Easement Area).
- E. Stormwater facilities have been installed and were previously utilized within the Lot 4 Easement Area consistent with the Easement. However, these facilities are currently abandoned and not being used for stormwater purposes because new facilities have been developed to serve this area.

F. The City has determined that the Easement is no longer needed for public use and that it is in the public interest to release all of the City's right, title, and interest in the Easement and the Lot 4 Easement Area to Langer Family LLC.

G. The parties agree that, upon execution and delivery of these various documents, the Easement will be extinguished.

### **QUITCLAIM AND RELEASE**

1. For the reasons recited above, the City of Sherwood, a municipal corporation of the State of Oregon, Grantor, hereby releases, relinquishes, and quitclaims to Langer Family LLC, an Oregon limited liability company, Grantee and its successors and assigns, all rights, title, and interest in the Lot 4 Easement Area, described in Exhibit A and depicted in Exhibit B, created by and under the Easement. Upon such release, all of the estates, rights, and privileges created by or under the Easement and in favor of the City shall be of no further force and effect as to the Lot 4 Easement Area and shall not burden or benefit or otherwise encumber any portion of the Lot 4 Easement Area.

2. The real property and all improvements located within the Lot 4 Easement Area pursuant to the Easement, including any stormwater facilities that may be located within the Lot 4 Easement Area, are conveyed to Grantee "AS IS," without any representation or warranties, express or implied. The City shall have no responsibility to maintain or remove any stormwater facilities that may be located within the Lot 4 Easement Area.

3. The true and actual consideration for this conveyance is other than money.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quitclaim Deed and Release of Stormwater Easement as of the date set forth below.

DATED this 15<sup>th</sup> day of August, 2014.

GRANTOR, City of Sherwood

By: [Signature]  
Printed Name: Joseph P. Gall  
Its: City Manager

STATE OF OREGON )  
 ) ss.  
COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me this 15 day of August, 2014, by Joseph Gall as the City Manager of the City of Sherwood.



[Signature]  
Notary Public for Oregon  
My commission expires: May 15, 2015

ENGINEERING PLANNING  
FORESTRY

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

Job #3048



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## EXHIBIT A

Portion of Document Number 94109104  
located in Lot 4 of the plat of "Langer Farms"

A portion of Lot 4 of the plat "Langer Farms", 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 more particularly described as follows:

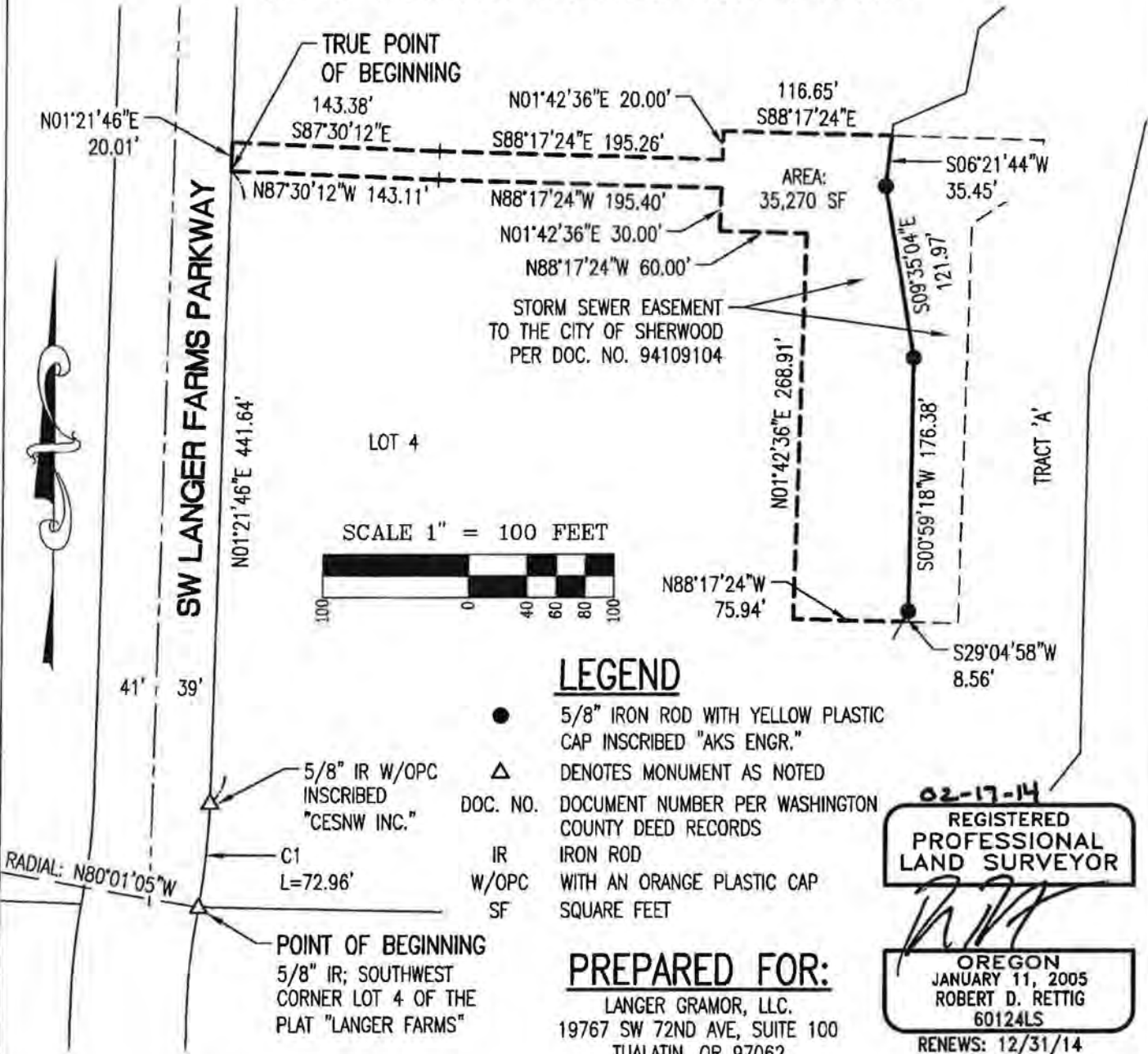
Beginning at a 5/8 inch iron rod at the southwest corner of said Lot 4; thence along the east right-of-way line of SW Langer Farms Parkway along a curve to the left (Radial: North 80°01'05" West) with a Radius of 485.00 feet, a Delta of 08°37'09", a Length of 72.96 feet, and a Chord of North 05°40'21" East 72.89 feet to a 5/8 inch iron rod with an orange plastic cap inscribed "CESNW INC."; thence continuing along said east right-of-way line North 01°21'46" East 441.64 feet to the westerly southwest corner of the Storm Sewer Easement per Document Number 94109104 and the True Point of Beginning; thence continuing along said east right-of-way line North 01°21'46" East 20.01 feet to the westerly northwest corner of said easement; thence along the north line of said easement South 87°30'12" East 143.38 feet to a point; thence continuing along said north line South 88°17'24" East 195.26 feet to a point; thence continuing along said north line North 01°42'36" East 20.00 feet to a point; thence continuing along said north line South 88°17'24" East 116.65 feet to a point on the west line of Tract 'A' of said plat; thence along said west line South 06°21'44" West 35.45 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence continuing along said west line South 09°35'04" East 121.97 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence continuing along said west line South 00°59'18" West 176.38 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence continuing along said west line South 29°04'58" West 8.56 feet to a point on the south line of said easement; thence along said south line North 88°17'24" West 75.94 feet to a point; thence continuing along said south line North 01°42'36" East 268.91 feet to a point; thence continuing along said south line North 88°17'24" West 60.00 feet to a point; thence continuing along said south line North 01°42'36" East 30.00 feet to a point; thence continuing along said south line North 88°17'24" West 195.40 feet to a point; thence continuing along said south line North 87°30'12" West 143.11 feet to the True Point of Beginning.

The above described tract contains 35,270 square feet, more or less.



# EXHIBIT B

A PORTION OF LOT 4 OF THE PLAT "LANGER FARMS"  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29,  
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
 CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



## LEGEND

- 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."
- △ DENOTES MONUMENT AS NOTED
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
- IR IRON ROD
- W/OPC WITH AN ORANGE PLASTIC CAP
- SF SQUARE FEET

02-17-14  
**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
 JANUARY 11, 2005  
 ROBERT D. RETTIG  
 60124LS  
 RENEWS: 12/31/14

## PREPARED FOR:

LANGER GRAMOR, LLC.  
 19767 SW 72ND AVE, SUITE 100  
 TUALATIN, OR 97062

DATE: 03/10/14

## CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	485.00'	08°37'09"	72.96'	N05°40'21"E 72.89'

<b>LANGER FARMS</b>		3048 031014 EXB STM	
DRAWN BY: JOH	CHECKED BY: RDR	DWG: ESMT RELEASE	JOB: 3048
AKS ENGINEERING & FORESTRY, LLC			
13910 SW GALBREATH DR		SUITE 100	
SHERWOOD, OR 97140		www.aks-eng.com	
PHONE: 503.925.8799		FAX: 503.925.8969	

