

Washington County, Oregon **2014-052225**
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-Officio

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 April 18, 2011, and recorded among the Deed Records of Washington County, Oregon, as Document #2011-030294 (Easement).
- B. Under the Easement, Langer Family LLC granted the City, for the benefit of the public, a permanent non-exclusive stormwater easement for the purpose of constructing, building, installing, laying, patrolling, operating, maintaining and repairing a storm drainage system, over, under, through, across, and along the identified easement area (Easement Area), and with the further right to remove obstructions within the Easement Area that interfere with the stormwater facilities.
- C. Stormwater facilities have been installed and were previously utilized within the 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.
- D. 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 Easement Area to Langer Family LLC.
- E. The parties agree that, upon execution and delivery of these various documents, the Easement will be extinguished.

MT 14149 MSU1 RICH

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 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 Easement Area and shall not burden or benefit or otherwise encumber any portion of the Easement Area.

2. The real property and all improvements located within the Easement Area pursuant to the Easement, including any stormwater facilities that may be located within the 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 Easement Area.

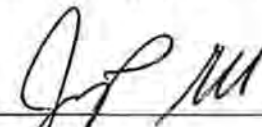
3. The true and actual consideration for this conveyance is other than money.

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 19th day of August, 2014.

GRANTOR, City of Sherwood

By: 
Printed Name: Joseph P. Gall
Its: City Manager



STATE OF OREGON)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 19 day of August, 2014, by Joseph Gall as the city manager of the City of Sherwood.

Michelle Burchfield
Notary Public for Oregon
My commission expires: 10-9-17



Exhibit "A"
Legal Description
Storm Easement – Langer Family, LLC

Storm 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 said South line, North 89°29'31" East, 41.61 feet to the True Point of Beginning

Thence said South line, North 89°29'31" East, 215.46 feet to an angle point;

Thence leaving said South line, North 00°30'29" West, 15.00 feet to an angle point;

Thence South 89°29'31" West, 155.47 feet to an angle point;

Thence North 07°25'10" East, 97.89 feet to an angle point;

Thence North 33°56'35" East, 466.22 feet to the Southerly easement line of document number 94109104 as recorded in the Washington County Deed Records;

Thence along said Southerly line, North 00°00'19" East, 12.95 feet to an angle point;

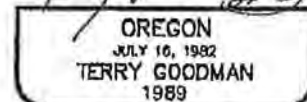
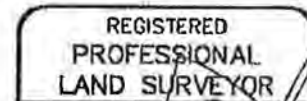
Thence along said Southerly line, North 89°59'41" West, 22.62 feet to an angle point;

Thence leaving said Southerly line, South 33°56'35" West, 470.47 feet to an angle point;

Thence South 07°25'10" West, 94.51 feet to an angle point;

Thence South 89°29'31" West, 32.11 feet to the beginning of 493.00 foot non-tangent curve to the right;

Thence along said non-tangent curve to the right, through a central angle of 03°16'45" (chord bears South 06°29'57" West, 28.21 feet) 28.21 feet to the True Point of Beginning. Containing 18,626 square feet more or less.



RENEWAL DATE: 7-01-11

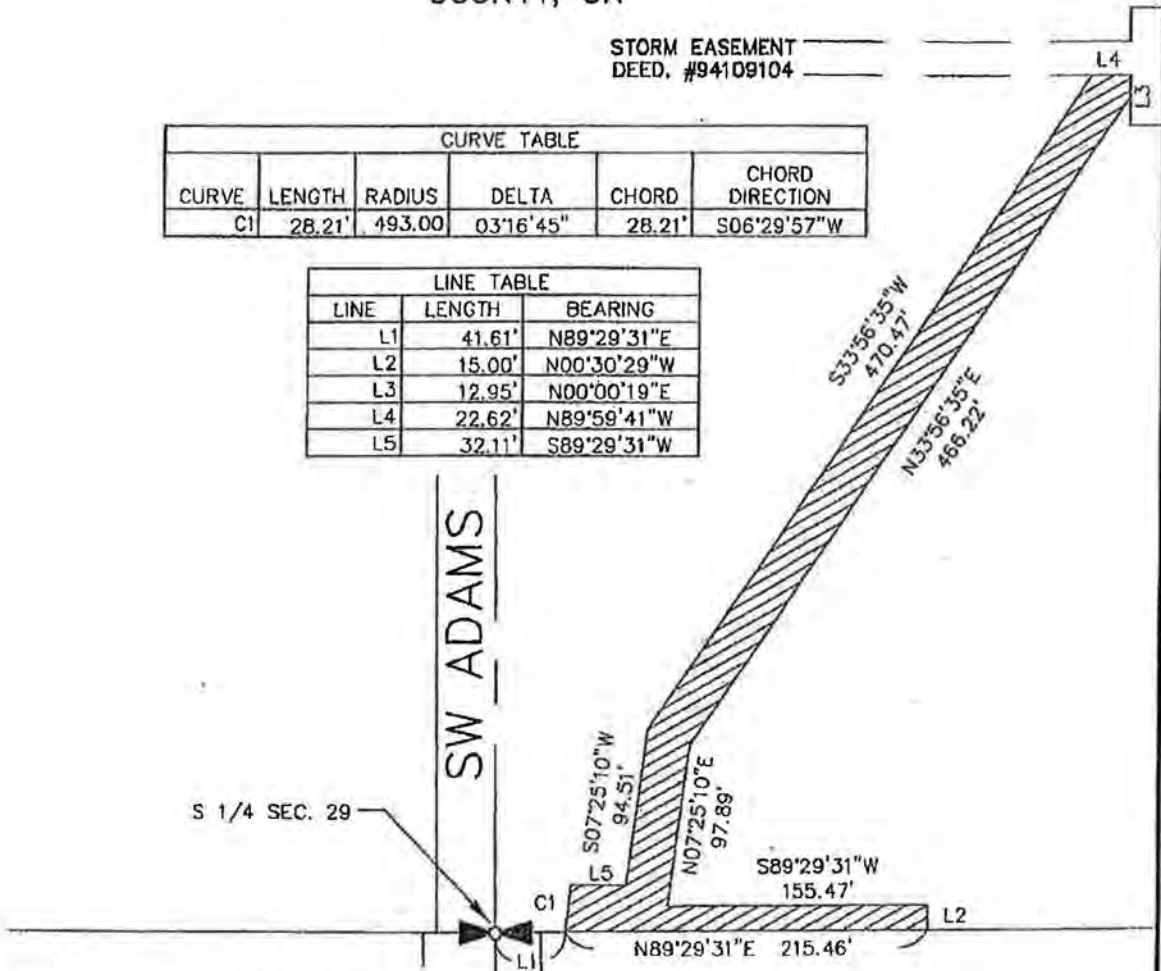
EXHIBIT "B"

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

STORM EASEMENT _____
DEED. #94109104 _____

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	28.21'	493.00	03'16'45"	28.21'	S06°29'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.61'	N89°29'31"E
L2	15.00'	N00°30'29"W
L3	12.95'	N00°00'19"E
L4	22.62'	N89°59'41"W
L5	32.11'	S89°29'31"W



STORM EASEMENT  = 18,826 SQ. FT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
TERRY GOODMAN
1989

RENEWAL DATE: 7-01-11

 **HDJ** INC.
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"=100'	DATE: 08/03/2010
CHECKED BY: TLG	JOB NO.: 2336-00	SHEET 1 OF 1