

Public Utility Easement

DATED: 8-19, 2014

AFTER RECORDING RETURN TO:

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

BETWEEN:

Grantors:

Dutch Ventures LLC
10250 SW Egret Place
Beaverton, OR 97007

Grantee:

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

Washington County, Oregon

2014-053204

D-E

08/22/2014 02:44:35 PM

Stn=4 K GRUNEWALD

\$25.00 \$11.00 \$5.00 \$20.00

\$61.00

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

~~THIS GRANT OF A PUBLIC UTILITY EASEMENT~~ is made by and between Dutch Ventures LLC, 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 utility 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 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 \$00.00. 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.

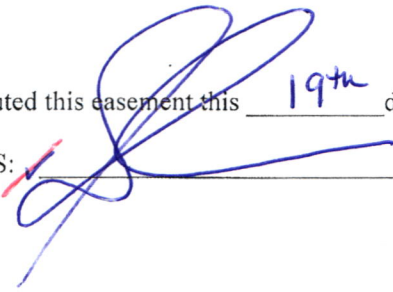
Grantor hereby covenants to and with Grantee that Grantor is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and that Grantor will warrant and defend the easement rights herein granted from all claims whatsoever.

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 utility purposes, including but not limited to water, wastewater, drainage, electric, fiber optic, telephone and cable 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, 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.

IN WITNESS WHEREOF, the undersigned grantor has executed this easement this 19th day of August, 20 14

GRANTORS: 

STATE OF OREGON)
KJC Clackamas)ss
County of Washington)

On this 19th day of August, 20 14, before me, a notary public in and for said County and State, personally appeared SCOTT Sideras, member of Dutch Ventures LLC 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.

Kathi J Lawrence
NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

GRANTEE:

Accepted on behalf of The City of Sherwood.

This 19th day of AUGUST, 20 14

Bob J Galati
Robert J. Galati, P.E., City Engineer

Date 8/22/14

Joseph Gall
Joseph Gall, ICMA-CM, City Manager

Date 8/22/14



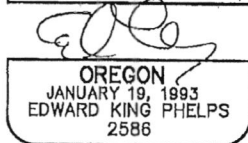
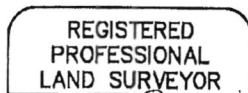
JOB: 150-005 June 4, 2014

PUBLIC UTILITY EASEMENT

An 8.00 foot wide public utility easement over and across a portion of Parcel 1 of Partition Plat No. 2007-029, Washington County Plat Records, situated in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 2 South, Range 1 West, W.M., City of Sherwood, Washington County, Oregon, being more particularly described as follows:

Beginning at a point on the southerly line of said Parcel 1, being the most northerly point of the easterly right of way line of S.W. Cedar Brook Way; thence leaving said right of way, S78°30'47"E, 8.00 feet; thence 8.00 feet from and parallel with said southerly line of said Parcel 1 the following courses: along the arc of a 357.88 foot radius curve, concave to the east, through a central angle of 4°05'34", an arc length of 25.56 feet (chord bears S09°26'25"W, 25.56 feet) to a point of compound curvature; thence along the arc of a 105.85 foot radius curve (concave to the northeast) through a central angle of 80°15'47", an arc length of 148.28' (chord bears S32°44'15"E, 136.45 feet); thence S72°52'06"E, 40.66 feet; thence N77°07'46"E, 33.15 feet; thence S71°13'15"E, 104.44 feet to a point of curvature; thence along the arc of a 381.39 foot radius curve, concave to the southwest, through a central angle of 25°46'52", an arc length of 171.61 feet (chord bears S58°19'49"E, 170.17 feet) to the easterly line of said Parcel 1; thence along said easterly line, S01°37'55"W, 11.03 feet to the southerly line of said Parcel 1; thence along said southerly line of said Parcel 1 the following courses: along the arc of a 373.39 foot radius curve, concave to the southwest, through a central angle of 26°56'02", an arc length of 175.53 feet (chord bears N57°45'14"W, 173.91 feet); thence N71°13'15"W, 102.17 feet; thence S77°07'46"W, 33.03 feet; thence N72°52'06"W, 42.81 feet to a point of curvature; thence along the arc of a 113.85 foot radius curve, concave to the northeast, through a central angle of 80°15'40", an arc length of 159.48 feet (chord bears N32°44'13"W, 146.76 feet) to a point of compound curvature; thence along the arc of a 365.88 foot radius curve, concave to the east, through a central angle of 04°05'34", an arc length of 26.14 feet (chord bears N09°26'25"E, 26.13 feet) to the Point of Beginning.

Containing 4251 square feet, more or less.



EXPIRES 12-31-14

EXHIBIT "A"

Basis of bearings and boundary resolution per Partition Plat No. 2007-029

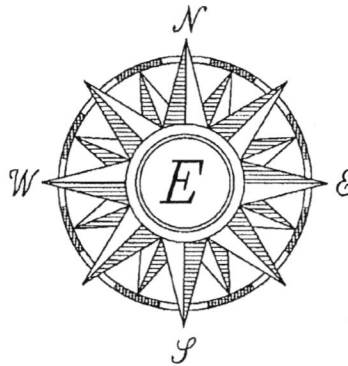
EXHIBIT "B"

SW BROOK WAY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

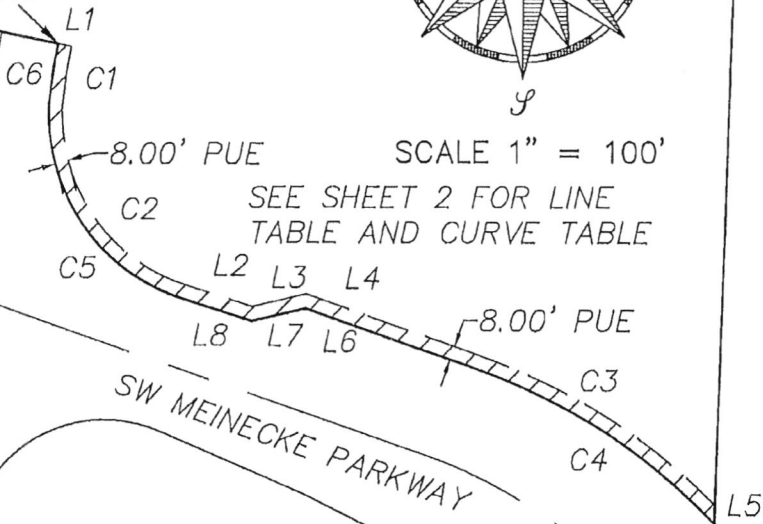
EKP
OREGON
JANUARY 19, 1993
EDWARD KING PHELPS
2586

EXPIRES 12-31-14



PARCEL 1
PARTITION PLAT
NO. 2007-029

POINT OF
BEGINNING



SCALE 1" = 100'

SEE SHEET 2 FOR LINE
TABLE AND CURVE TABLE

SW CEDAR
BROOK WAY

PARCEL 2
PARTITION PLAT
NO. 2007-029

SW MEINECKE PARKWAY



6107 SW MURRAY BLVD. SUITE 147
BEAVERTON, OREGON 97008
PH: (503) 515-5528

PUBLIC UTILITY EASEMENT CEDAR BROOK

D R HORTON
SHERWOOD, OR

PROJECT NO. 150-005
DATE: 6-4-2014
BY: EKP
SCALE: 1"=100'
SHEET NO. 1 OF 2

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S78°30'47"E | 8.00' |
| L2 | S72°52'06"E | 40.66' |
| L3 | N77°07'46"E | 33.15' |
| L4 | S71°13'15"E | 104.44' |
| L5 | S01°37'55"W | 11.03' |
| L6 | N71°13'15"W | 102.17' |
| L7 | S77°07'46"W | 33.03' |
| L8 | N72°52'06"W | 42.81' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHD BEARING | CHD DISTANCE |
|-------|-----------|---------|---------|-------------|--------------|
| C1 | 4°05'34" | 357.88' | 25.56' | S09°26'25"W | 25.56' |
| C2 | 80°15'47" | 105.85' | 148.28' | S32°44'15"E | 136.45' |
| C3 | 25°46'52" | 381.39' | 171.61' | S58°19'49"E | 170.17' |
| C4 | 26°56'02" | 373.39' | 175.53' | N57°45'14"W | 173.91' |
| C5 | 80°15'40" | 113.85' | 159.48' | N32°44'13"W | 146.76' |
| C6 | 04°05'34" | 365.88' | 26.14' | N09°26'25"E | 26.13' |



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PUBLIC UTILITY EASEMENT CEDAR BROOK

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PROJECT NO. 150-005
DATE: 6-4-2014
BY: EKP
SCALE: 1"=100'
SHEET NO. 2 OF 2