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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



**PUBLIC ACCESS EASEMENT**

DATED: January 15, 2015

**AFTER RECORDING RETURN TO:**

City of Sherwood  
Engineering Dept  
22560 SW Pine St  
Sherwood, OR 97140

**BETWEEN:**

Grantors:  
Jim Dougherty and Patricia Dougherty  
PO Box 623  
Manzanita, OR 97130

Grantee:  
City of Sherwood  
22560 SW Pine St  
Sherwood, OR 97140

This easement is made this 15<sup>th</sup> day of January, 2015, between Jim A. Dougherty and Patricia Dougherty, GRANTOR(S) and the City of Sherwood, an Oregon Municipal Corporation, GRANTEE.

In consideration of the sum of \$0.00 and other good and valuable consideration, the receipt of which is hereby acknowledged by GRANTOR(S), the GRANTOR(S) do grant and convey to GRANTEE, its successors and assigns a public access easement upon and across the land and property of the GRANTOR(S) as follows:

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.

This document establishes a permanent easement on the property described but does not convey fee title or any interest in the underlying property except as expressly stated herein. The easement granted shall not prevent GRANTOR(S) from the use of the property provided, however, that such use shall not interfere with the rights herein granted.

GRANTOR(S) warrants that they are the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever.

SIGNED this 15<sup>th</sup> day of January, 2015

  
Jim A. Dougherty

  
Patricia Dougherty





AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job No. 3592

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM, OR

## EXHIBIT A

### Legal Description

Located in the Northwest One-Quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the 2 inch brass disk at the 1/4 corner common to Sections 28 and 29; thence North  $19^{\circ}07'57''$  East 15.34 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "W&H Pacific" on the centerline of SW Tualatin Sherwood Road; thence along said centerline South  $88^{\circ}45'05''$  East 403.48 feet to a point at the centerline intersection of SW Tualatin Sherwood Road and SW Gerda Lane; thence along the centerline of Gerda Lane North  $01^{\circ}14'55''$  East 260.00 feet to a point on the north right-of-way line of SW Gerda Lane; thence along said north right-of-way line North  $88^{\circ}45'05''$  West 29.48 feet to a point; thence along the east line of Document Number 2013-092110 and Parcel 1 of Document Number 91059128 North  $01^{\circ}10'33''$  East 297.09 feet to the True Point of Beginning; thence continuing along said east line North  $01^{\circ}10'33''$  East 25.00 feet to a point; thence leaving said east line North  $88^{\circ}49'27''$  West 28.10 feet to a point of curvature; thence along a curve to the left with a Radius of 52.50 feet, a Delta of  $88^{\circ}14'21''$ ; a Length of 80.85 feet, and a Chord of South  $47^{\circ}03'23''$  West 73.10 feet to a point of tangency; thence South  $02^{\circ}56'12''$  West 215.44 feet to a point of tangency; thence along a curve to the right with a Radius of 37.50 feet, a Delta of  $45^{\circ}45'02''$ , a Length of 29.94 feet, and a Chord of South  $25^{\circ}48'43''$  West 29.15 feet to a point of reverse curvature; thence along a curve to the left with a Radius of 72.50 feet, a Delta of  $48^{\circ}16'10''$ , a Length of 61.08 feet, and a Chord of South  $24^{\circ}33'10''$  West 59.29 feet to a point of tangency; thence South  $00^{\circ}25'05''$  West 55.21 feet to a point on the north line of the tract per Document Number 2013-092111; thence along said north line North  $88^{\circ}45'05''$  West 48.23 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at the northwest corner thereof; thence along the west line of said tract per Document Number 2013-092111 South  $01^{\circ}14'55''$  West 119.58 feet to a point; thence leaving said west line South  $88^{\circ}45'05''$  East 24.25 feet to a point; thence North  $01^{\circ}14'55''$  East 23.64 feet to a point; thence South  $88^{\circ}45'05''$  East 48.98 feet to a point; thence North  $01^{\circ}14'55''$  East 95.94 feet to a point on the north line of said tract per Document Number 2013-092111; thence leaving said north line North  $00^{\circ}25'05''$  East 55.57 feet to a point of curvature; thence along a curve to the right with a Radius of 47.50 feet, a Delta of  $48^{\circ}16'10''$ ; a Length of 40.02 feet, and a Chord of North  $24^{\circ}33'10''$  East 38.84 feet to a point of reverse curvature; thence along a curve to the left with a Radius of 62.50 feet, a Delta of  $45^{\circ}45'02''$ , a Length of 49.91 feet, and a Chord of North  $25^{\circ}48'43''$  East 48.59 feet to a point of tangency; thence North  $02^{\circ}56'12''$  East 215.44 feet to a point of curvature; thence along a curve to the right with a Radius of 27.50 feet, a Delta of  $88^{\circ}14'21''$ ; a Length of 42.35 feet, and a Chord of North  $47^{\circ}03'23''$  East 38.29 feet to a point of tangency; thence North  $88^{\circ}49'27''$  East 28.10 feet to the True Point of Beginning.

The above described strip of land contains 18,875 square feet, 06/04/14  
more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS  
RENEWS: 6/30/16

# EXHIBIT B

LOCATED IN THE NW 1/4 OF SEC. 28, T2S, R1W, W.M.,  
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

06/04/14

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

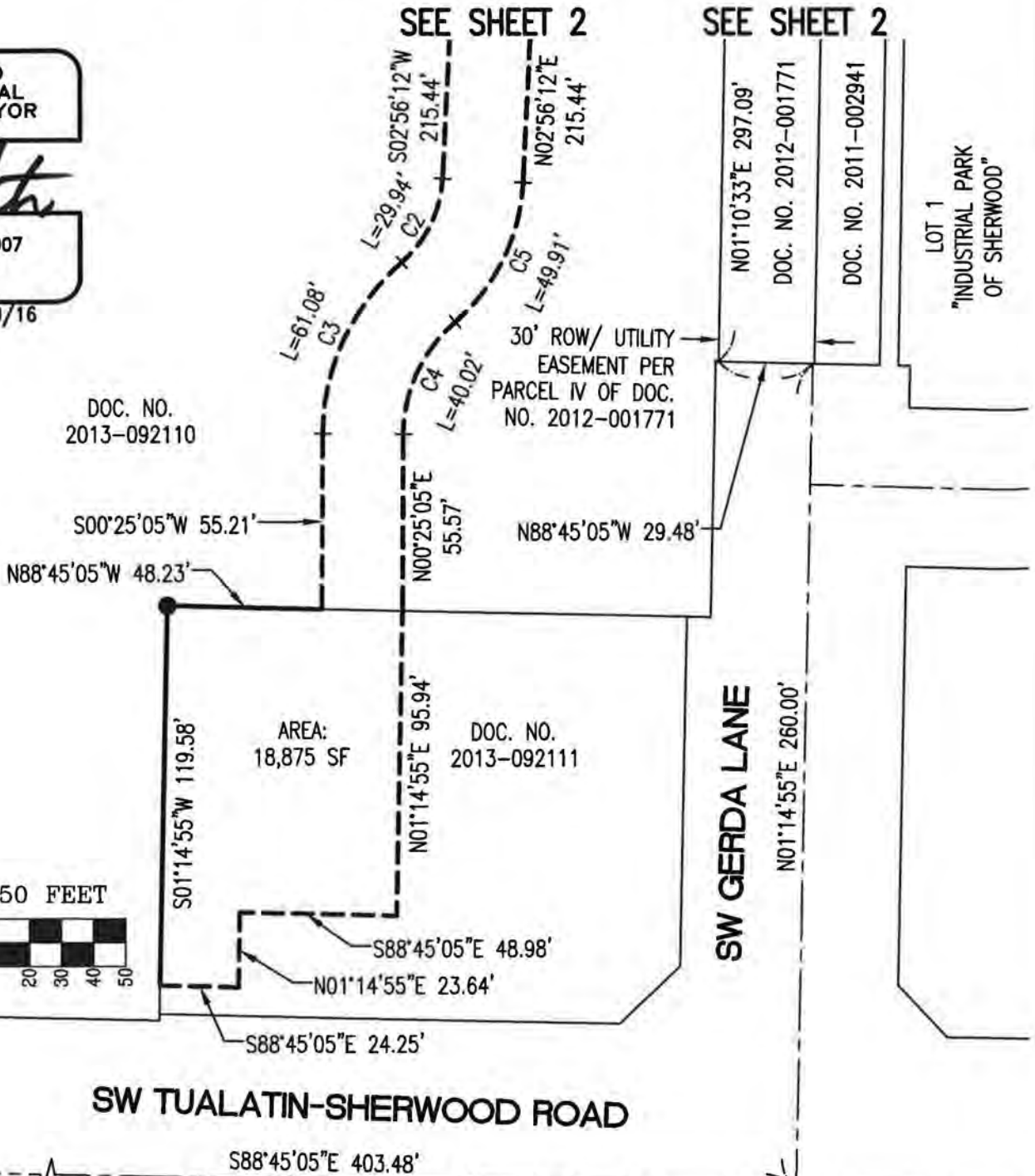


OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/16



SCALE 1" = 50 FEET



POINT OF BEGINNING  
1/4 CORNER COMMON TO  
SECTIONS 28 AND 29, 2"  
BRASS DISK

SEE SHEET 2 FOR LEGEND  
AND CURVE TABLE

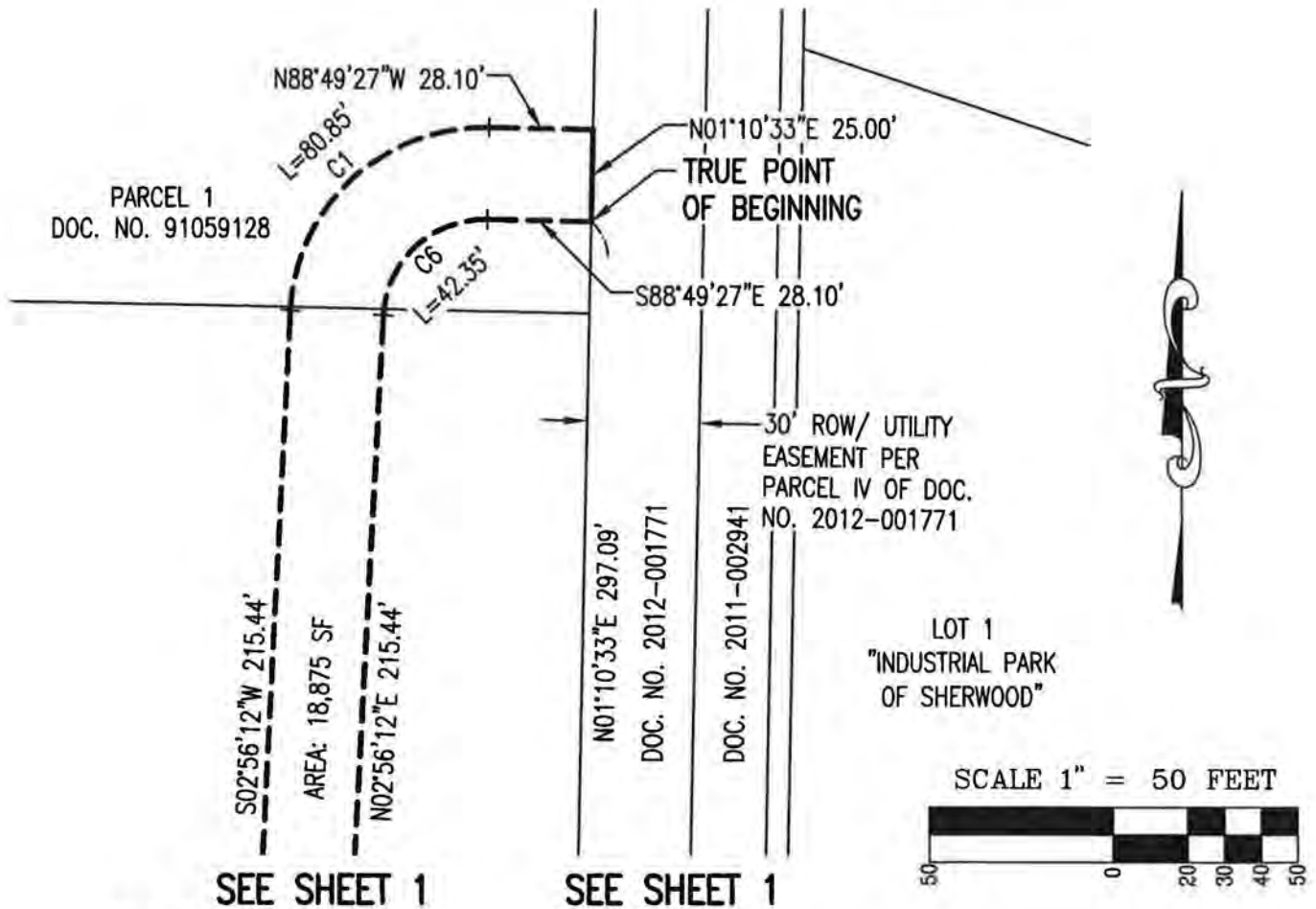
DATE: 06/04/14

PREPARED FOR  
MISTY MOUNTAIN ENTERPRISES  
P.O. BOX 623  
MANZANITA, OR 97130

GERDA LANE		3592 20140604 SWALE	
DRAWN BY: JOH	CHECKED BY: NSW	DWG: ESMT	JOB: 3592
AKS ENGINEERING & FORESTRY, LLC		SUITE 100	
12965 SW HERMAN RD		TUALATIN, OR 97062	
PHONE: 503.563.6151		FAX: 503.563.6152	
www.aks-eng.com		AKS	

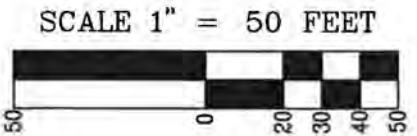
# EXHIBIT B

LOCATED IN THE NW 1/4 OF SEC. 28, T2S, R1W, W.M.,  
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



SEE SHEET 1

SEE SHEET 1



## LEGEND

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

06/04/14

REGISTERED PROFESSIONAL LAND SURVEYOR

*Nick White*  
 OREGON  
 JANUARY 9, 2007  
 NICK WHITE  
 70652LS  
 RENEWS: 6/30/16

PREPARED FOR  
 MISTY MOUNTAIN ENTERPRISES  
 P.O. BOX 623  
 MANZANITA, OR 97130

## CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	52.50'	88°14'21"	80.85'	S47°03'23"W 73.10'
C2	37.50'	45°45'02"	29.94'	S25°48'43"W 29.15'
C3	72.50'	48°16'10"	61.08'	S24°33'10"W 59.29'
C4	47.50'	48°16'10"	40.02'	N24°33'10"E 38.84'
C5	62.50'	45°45'02"	49.91'	N25°48'43"E 48.59'
C6	27.50'	88°14'21"	42.35'	N47°03'23"E 38.29'

DATE: 06/04/14

GERDA LANE		3592 20140604 SWALE	
DRAWN BY: JOH	CHECKED BY: NSW	DWG: ESMT	JOB: 3592
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