

Public Water Line Easement

DATED: January 15, 2015

AFTER RECORDING RETURN TO:

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

Washington County, Oregon
01/16/2015 10:42:07 AM
D-E Cnt=1 Stn=29 RECORDS1
\$20.00 \$5.00 \$11.00 \$20.00 - Total = \$56.00



02005722201500030910040044
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



GRANT IS MADE BETWEEN:

Grantors:

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

Grantee:

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

THIS GRANT OF A PUBLIC WATER LINE EASEMENT is made by and between Jim A. Dougherty and Patricia Dougherty, 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 water line easement exists over, under, through, across and along the full width and length of the premises described as follows, ("Public 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.

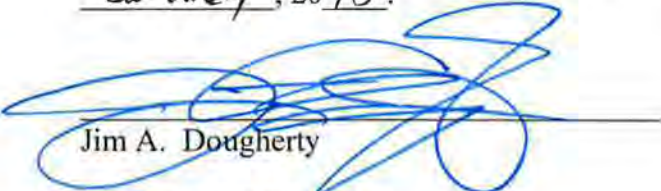
This document is intended to establish a permanent easement on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easement granted shall not prevent Grantor from the use of said property provided, however, that such use shall 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 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, 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 13th day of January, 20 15.

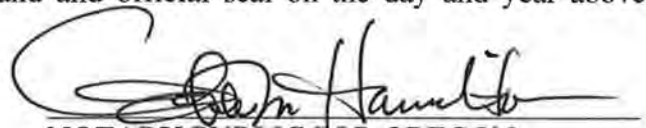

Jim A. Dougherty


Patricia Dougherty

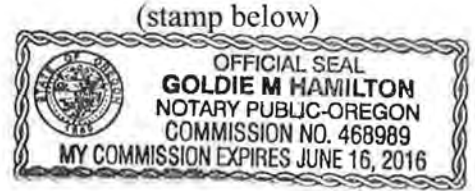
STATE OF OREGON)
)ss
County of Washington)

On this 13th day of January, 20 15, before me, a notary public in and for said County and State, personally appeared Jim A. Dougherty & Patricia Dougherty 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.


NOTARY PUBLIC FOR OREGON
My Commission Expires: 06/16/2016

GRANTEE:
Accepted on behalf of The City of Sherwood.
This 15th day of January, 20 15




Robert Galati, P.E., City Engineer

1-15-15
Date


Joseph Gall, ICMA-CM

1-15-15
Date



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

Tracts of land located in the Northwest One-Quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon being 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 203.73 feet to a point; thence along the southerly projection of the west line of the tract per Document Number 2013-092111 North $01^{\circ}14'55''$ East 51.00 feet to a point; thence along the northerly right-of-way line of SW Tualatin Sherwood Road (51.00 feet from centerline) South $88^{\circ}45'05''$ East 143.33 feet to a point; thence along the southeast line of said tract North $46^{\circ}14'55''$ East 26.06 feet to a point on the westerly right-of-way line of SW Gerda Lane (38.00 feet from centerline) and the True Point of Beginning; thence along said westerly right-of-way line North $01^{\circ}14'55''$ East 110.15 feet to a point on the north line of said tract per Document Number 2013-092111; thence along said north line North $88^{\circ}45'05''$ West 1.75 feet to a point; thence leaving said north line South $01^{\circ}39'20''$ West 112.70 feet to a point on the southeast line of said tract; thence along said southeast line North $46^{\circ}14'55''$ East 3.60 feet to the True Point of Beginning.

The above described tract of land contains 239 square feet, more or less.

06/04/14



Nick White
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



LEGEND

- 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "W&H PACIFIC"
- △ MONUMENT AT NOTED



06/04/14

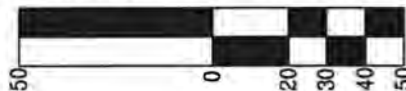
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

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

SCALE 1" = 50 FEET



DATE: 06/04/14

GERDA LANE		3592 20140604
DRAWN BY: JOH	CHECKED BY: NSW	DWG: WATERLINE
AKS ENGINEERING & FORESTRY SALEM, LLC		JOB: 3582
528 COTTAGE ST NE		SUITE 160
SALEM, OR 97301		www.aks-eng.com
PHONE: 503.400.6028	FAX: 503.400.7722	

