

Tax Statements to be sent to:  
Nathan Doyel  
17680 SW Handley St #101  
Sherwood, OR 97140

Knob Properties, LLC  
15425 SW Pleasant Hill  
Sherwood, OR 97140

After recording, please return to:  
City of Sherwood  
Engineering Department  
22560 SW Pine St  
Sherwood, OR 97140

Washington County, Oregon **2015-007441**  
D-EA  
Stn=11 S PFEIFER 02/04/2015 11:29:05 AM  
\$35.00 \$11.00 \$5.00 \$20.00 \$71.00

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 PAGE IS A PART OF  
THE OFFICIAL DOCUMENT  
PLEASE DO NOT REMOVE**

**PRIVATE STORMWATER FACILITY  
ACCESS & MAINTENANCE COVENANT**

THIS 7 DAY OF November, 2014

Nathan Doyel and Knob Properties, LLC are the Owners and/or Developers ("Owners") of the real property subject to this Private Stormwater Facility Access and Maintenance Covenant ("Covenant"), commonly known as 17680 SW Handley St #101 and 22065 SW Pacific Highway, Sherwood, Washington County, Oregon, 97140, and more particularly described as:

See Exhibit "A" for legal description and Exhibit "B" for map of legal description for 17680 SW Handley St #101 and See Exhibit "C" for legal description and Exhibit "D" for map of legal description for 22065 SW Pacific Highway.

In consideration of the City of Sherwood approving the installation of a private stormwater facility located on this site, Owner and his/her/its successors in interest to title, hereby accept and bind themselves to the terms and conditions contained in this Covenant and the City of Sherwood Construction Standards, as those standards exist on the effective date of this Covenant and as they may be updated in the future.

This Covenant runs with the real property described herein, and shall bind and obligate any future successors in title to Owner. In the absence of privity of estate, Owner intends to create an equitable servitude. This Covenant is perpetual in nature, and may only be modified in writing, with consent by the current Owner and approval by the City of Sherwood. It is within the City's sole discretion to approve any proposed amendment or modification to this Covenant.

Owner agrees to allow City to access the property on each and every occasion as necessary to verify compliance with the terms and conditions of this Covenant.

As a condition precedent to the effectiveness of this Covenant, Owner shall provide the City with manufacturer's recommendations for the maintenance of the storm treatment system.

Owner shall provide annual reports documenting its compliance with the engineer's or manufacturer's recommended maintenance requirements for the private stormwater facility and any applicable City of Sherwood Construction Standards. Maintenance of the system and compliance with the engineer's or manufacturer's recommendations regarding maintenance and the City's Construction Standards is the Owner's sole responsibility. Without limitation, Owner is fully responsible for all costs associated with maintaining the system. The first report shall be due exactly one year from the Engineering Department's acceptance of the improvements.

Lawyers Title 15 Ac 16 36303

RECORDED BY LAWYERS TITLE INS CORP AS AN ACCOMMODATION ONLY NO LIABILITY IS ACCEPTED FOR THE CONDITION OF TITLE OR FOR THE VALIDITY, SUFFICIENCY, OR EFFECT OF THIS DOCUMENT

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FOR THE VALIDITY, SUFFICIENCY, OR EFFECT OF THIS DOCUMENT.

LAWYERS TITLE ISAC 1536303

Any default by the Owner in regard to the agreed upon maintenance practices and schedule gives the City of Sherwood all repair and replacement rights with the Owner agreeing to reimburse the City for all costs including but not limited to materials, labor, equipment and administrative fees as determined at the time of services. If full reimbursement is not made within 30 days of the City's demand, City may place and record a lien against the real property described above for the costs City incurred in maintaining the system, including all design costs and other related costs incurred by the City. Owner waives any objection it may legally possess to the City placing a lien on its property. Repair and replacement rights become effective thirty (30) days after the required annual maintenance report is due.

Owner accepts that the City of Sherwood may charge a nominal administrative fee for monitoring and record keeping when such fee is adopted by City Council.

Owner warrants that he/she/it has fee title to the property and has the full authority to execute this Covenant.

Attached hereto are Exhibit "A" for legal description and Exhibit "B" for map of legal description for 17680 SW Handley St #101; Exhibit "C" for legal description and Exhibit "D" for map of legal description for 22065 SW Pacific; and Exhibit "E" - a site plan showing the storm water treatment facility location, the source of run-off entering the facility, and where storm water will be discharged after leaving the facility.

[Signature]  
Signature of Owner

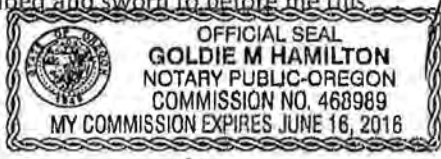
11/7/14  
Date

[Signature]  
Signature of Owner

11/7/14  
Date

STATE OF OREGON     )  
                                  ) ss.  
County of Washington )

Subscribed and sworn to before me this 7 day of November, 2014.



[Signature]  
Notary Public for Oregon

[Signature]  
Robert Galati  
City Engineer  
City of Sherwood

1.30.15  
Date

[Signature]  
Joseph Gall, ICMA-CM  
City Manager  
City of Sherwood

1/30/15  
Date



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

AKS Job #2721

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

## EXHIBIT A

A tract of land located in the Southwest One-Quarter of Section 30, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:

Beginning at the southwest corner of Lot 13 of the Plat of "Wyndham Ridge", being a 5/8 inch iron rod with a yellow plastic cap inscribed "ALPHA ENG. INC.", also being a point on the south line of said Section 30; thence along said south line South  $88^{\circ}11'00''$  East 103.44 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at the southwest corner of Document Number 2007-081406 and the **True Point of Beginning**, also being a point on the easterly right-of-way line of SW Cedar Brook Way (variable width right-of-way); thence along said easterly right-of-way line North  $09^{\circ}44'33''$  East 99.92 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." on the southerly right-of-way line of SW Handley Street (26.00 feet from centerline); thence along said southerly right-of-way line South  $88^{\circ}11'05''$  East 374.37 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence North  $01^{\circ}48'55''$  East 26.00 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." on the centerline of SW Handley Street; thence along the easterly extension of said centerline South  $88^{\circ}11'05''$  East 36.48 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." on the westerly right-of-way line of SW Pacific Highway (50.00 feet from the southbound centerline); thence along said westerly right-of-way line along a non-tangential curve to the right with a Radius of 14273.94 feet, Delta of  $00^{\circ}41'42''$ , Length of 173.16 feet, and a Chord of South  $47^{\circ}28'08''$  West 173.16 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence along a Spiral Curve to the right (with a Spiral Centerline  $s=00^{\circ}48'$ ,  $a=0.01$ ) with a Chord of South  $47^{\circ}49'41''$  West 5.66 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at the northeast corner of Document Number 2011-071218, also being a point on the south line of said Section 30; thence along the north line of said Deed and said south line North  $88^{\circ}11'00''$  West 296.72 feet to the **True Point of Beginning**.

The above described tract contains 34,333 square feet, more or less.

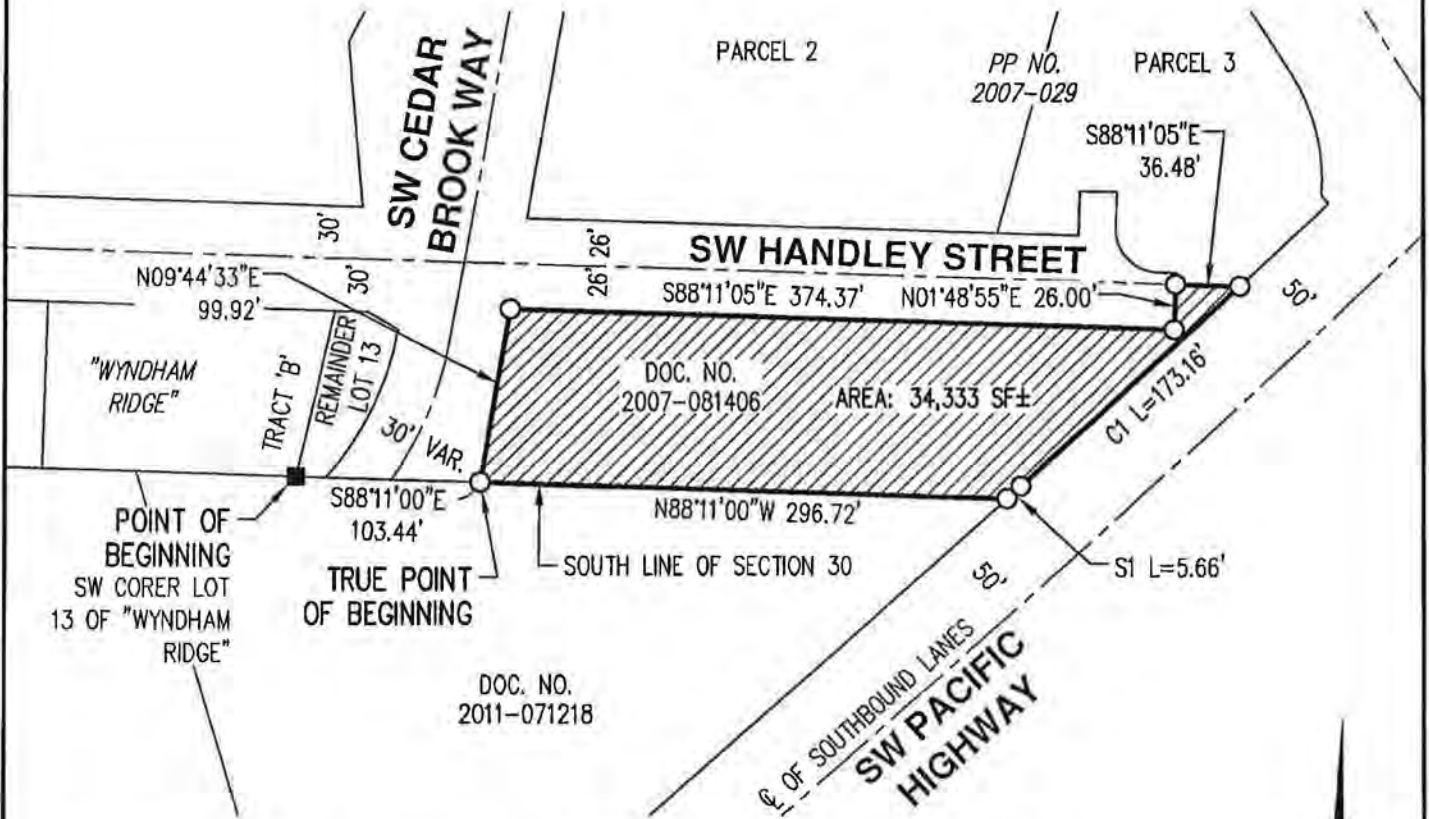
09/17/2014





# EXHIBIT B

A TRACT OF LAND LOCATED IN THE SW 1/4 OF SEC. 30, T2S, R1W, W.M., CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	14273.94'	0°41'42"	173.16'	S47°28'08"W 173.16'

SPIRAL	SPIRAL INFORMATION	LENGTH	CHORD
S1	S = 0°48'; σ=0.01	5.66'	S47°49'41"W 5.66'

09/17/2014

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

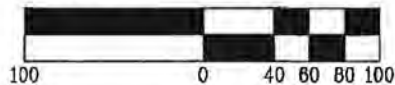
RENEWS: 6/30/16

PREPARED FOR  
NATHAN DOYEL  
17680 SW HANDLEY ST #101  
SHERWOOD, OR 97140

## LEGEND

- 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."
- 5/8" IRON ROD W/YPC INSCRIBED "ALPHA ENG. INC."

SCALE 1" = 100 FEET



DATE:

PACIFIC FAMILY DENTAL 2721 20140917	
DRAWN BY:MSK CHECKED BY:NSW DWG:EXHIBITS	JOB: 2721
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD SUITE 100 TUALATIN, OR 97062 www.aks-eng.com PHONE: 503.563.6151 FAX: 503.563.6152	





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

AKS Job #2721

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

## EXHIBIT C

A tract of land located in the Northwest One-Quarter of Section 31, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:

Beginning at the southwest corner of Lot 13 of the Plat of "Wyndham Ridge", being a 5/8 inch iron rod with a yellow plastic cap inscribed "ALPHA ENG. INC.", also being a point on the north line of said Section 31; thence along said north line South 88°11'00" East 400.16 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." on the westerly right-of-way line of SW Pacific Highway (50.00 feet from the southbound centerline); thence along said westerly right-of-way line along a non-tangential Spiral Curve to the left (with a Spiral Centerline  $s=00^{\circ}48'$ ,  $a=0.01$ ) with a Chord of South 48°21'27" West 393.64 feet to a 5/8 inch iron rod; thence South 48°37'00" West 121.07 feet to a 1 inch iron pipe at the most southerly corner of Document Number 2011-071218; thence along the westerly line of said Deed North 16°19'43" West 372.14 feet to a 1 inch iron pipe on the south line of the Plat of "Wyndham Ridge", also being the north line of said Section 31; thence along the south line of said Plat South 88°11'00" East 89.72 feet to the Point of Beginning.

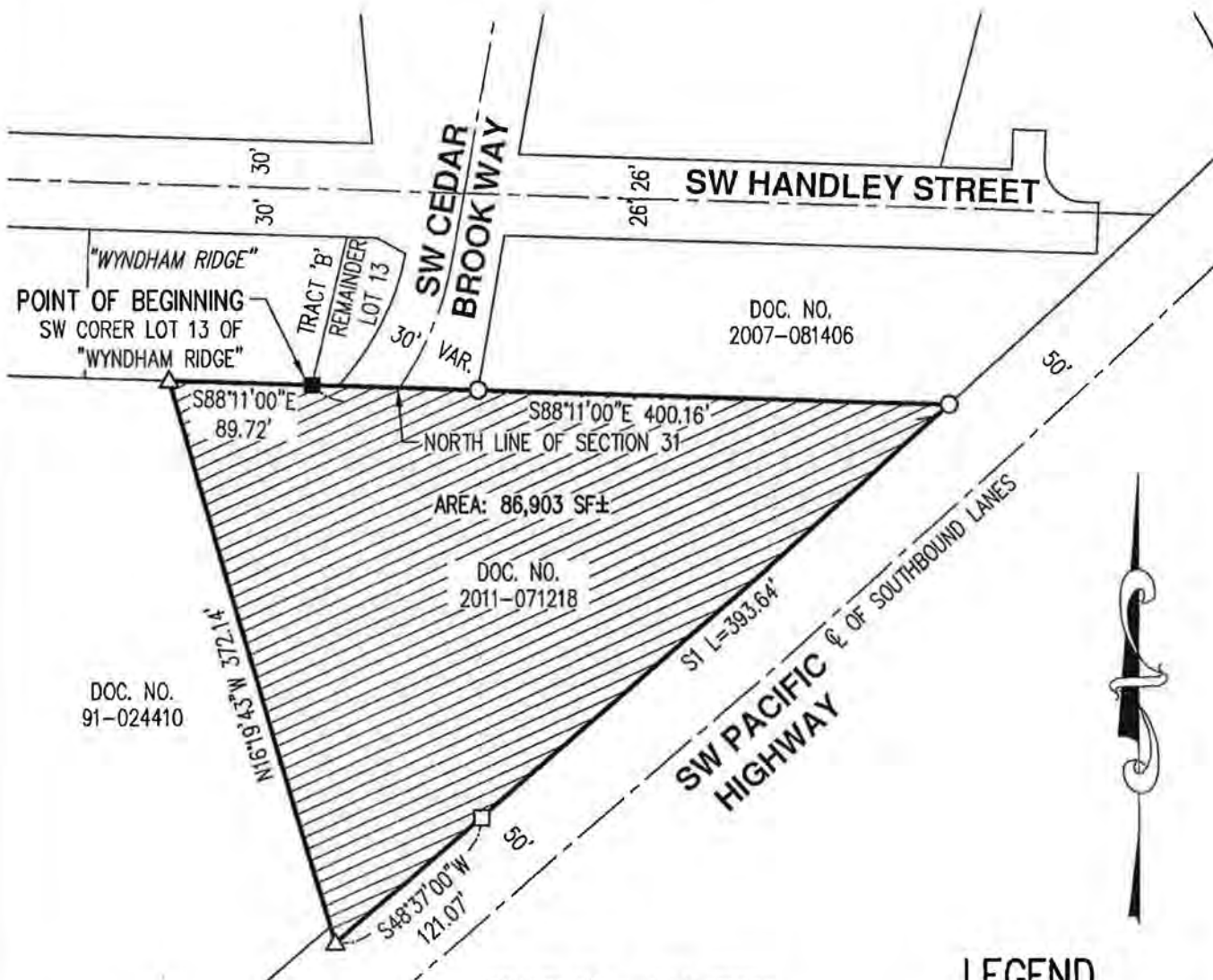
The above described tract contains 86,903 square feet, more or less.

09/17/2014

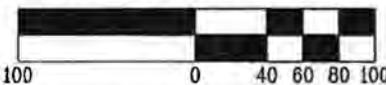


# EXHIBIT D

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



SCALE 1" = 100 FEET



## LEGEND

- 5/8" IRON ROD W/YPC INSCRIBED "ALPHA ENG. INC."
- 5/8" IRON ROD
- 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."
- △ FOUND 1" IRON PIPE

09/17/2014

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/16

SPIRAL	SPIRAL INFORMATION	LENGTH	CHORD
S1	S = 0°48'; α=0.01	393.64'	S48°21'27"W 393.64'

PREPARED FOR  
NATHAN DOYAL

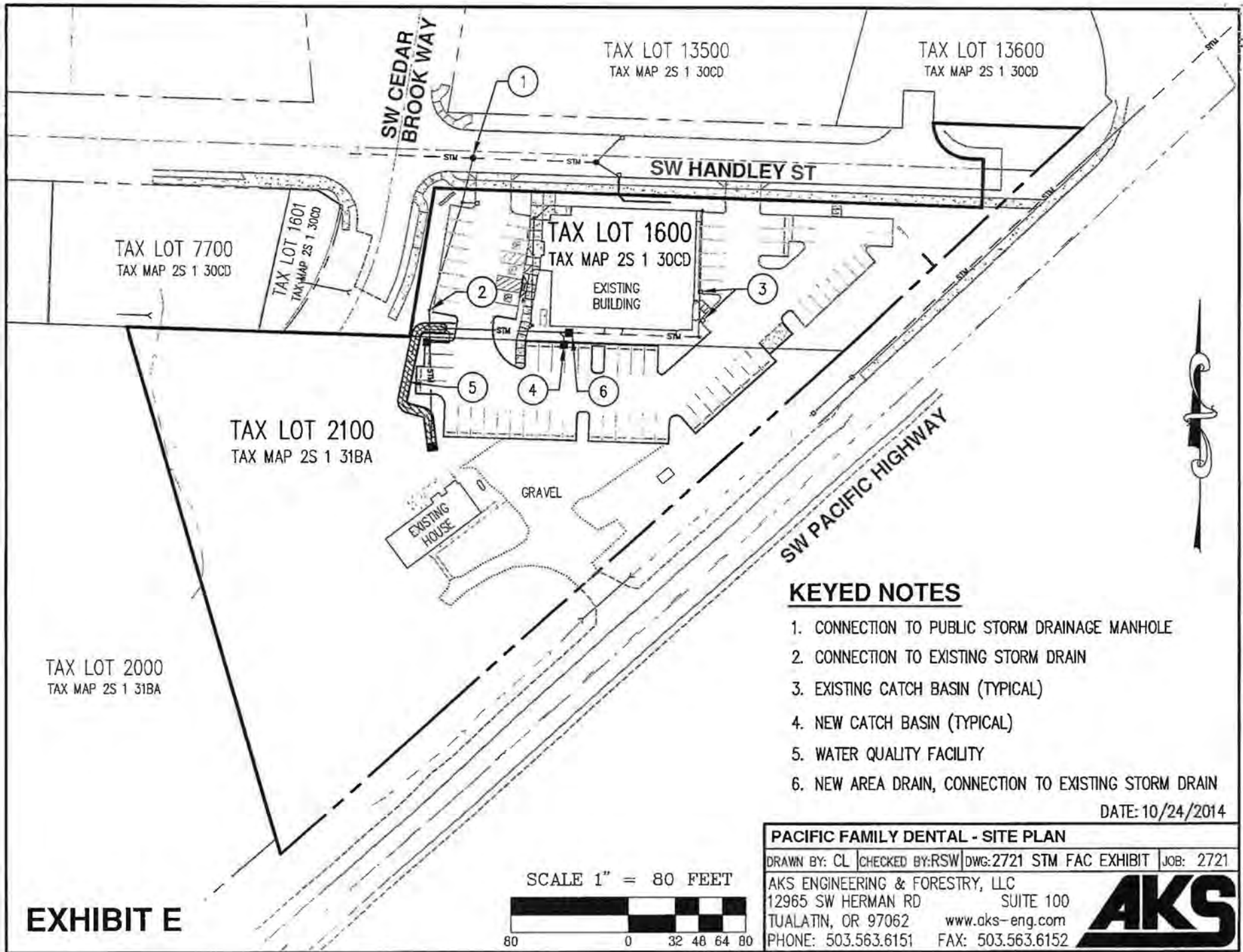
17680 SW HANDLEY ST #101  
SHERWOOD, OR 97140

### PACIFIC FAMILY DENTAL

DRAWN BY:MSK|CHECKED BY:NSW|DWG:2721 EXHB-TL2100 |JOB: 2721

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD SUITE 100  
TUALATIN, OR 97062 www.aks-eng.com  
PHONE: 503.563.6151 FAX: 503.563.6152





**KEYED NOTES**

- 1. CONNECTION TO PUBLIC STORM DRAINAGE MANHOLE
- 2. CONNECTION TO EXISTING STORM DRAIN
- 3. EXISTING CATCH BASIN (TYPICAL)
- 4. NEW CATCH BASIN (TYPICAL)
- 5. WATER QUALITY FACILITY
- 6. NEW AREA DRAIN, CONNECTION TO EXISTING STORM DRAIN

DATE: 10/24/2014

**PACIFIC FAMILY DENTAL - SITE PLAN**  
 DRAWN BY: CL | CHECKED BY: RSW | DWG: 2721 STM FAC EXHIBIT | JOB: 2721  
 AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD SUITE 100  
 TUALATIN, OR 97062 www.aks-eng.com  
 PHONE: 503.563.6151 FAX: 503.563.6152



SCALE 1" = 80 FEET



**EXHIBIT E**