

Public Water Line Easement

DATED: January 30, 2015

AFTER RECORDING RETURN TO:

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

Washington County, Oregon	2015-007442
D-E	
Stn=11 S PFEIFER	02/04/2015 11:29:05 AM
\$20.00 \$11.00 \$5.00 \$20.00	\$56.00
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**

GRANT IS MADE BETWEEN:

Grantors:

Handle Properties, LLC
17680 SW Handley St
Sherwood OR 97140

Grantee:

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

LAWYERS TITLE ISAC 1536303

THIS GRANT OF A PUBLIC WATER LINE EASEMENT is made by and between Handle Properties, 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 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,

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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LA-1625 7.17.06 15AZ 1536303

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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 28th day of January 2015.

GRANTORS: *Nathan Doyel*

STATE OF OREGON)
)ss
County of Washington)

On this 28th day of January, 2015, before me, a notary public in and for said County and State, personally appeared Nathan Doyel 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.

Goldie M Hamilton
NOTARY PUBLIC FOR OREGON
My Commission Expires: 06/16/16

(stamp below)

GRANTEE:

Accepted on behalf of The City of Sherwood.

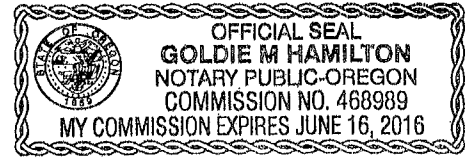
This 30th day of January, 20 15

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

1.30.15
Date

J.P. Mc
Joseph Gall, ICMA-CM

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

Legal Description Public Water Easement

A tract of land located in the 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°11'00" East 346.63 feet to a point; thence North 01°49'00" East 30.95 feet to the **True Point of Beginning**; thence North 38°55'52" West 20.50 feet to a point; thence North 51°04'08" East 16.40 feet to a point on an existing public utility easement; thence along said easement along a non-tangential curve to the right with a Radius of 170.00 feet, Delta of 05°50'44", Length of 17.34 feet, and a Chord of South 46°18'51" East 17.34 feet to a point; thence South 43°23'29" East 3.32 feet to a point; thence South 51°04'08" West 18.88 feet to the **True Point of Beginning**.

The above described tract contains 366 square feet, more or less.

09/30/2014

REGISTERED
PROFESSIONAL
LAND SURVEYOR

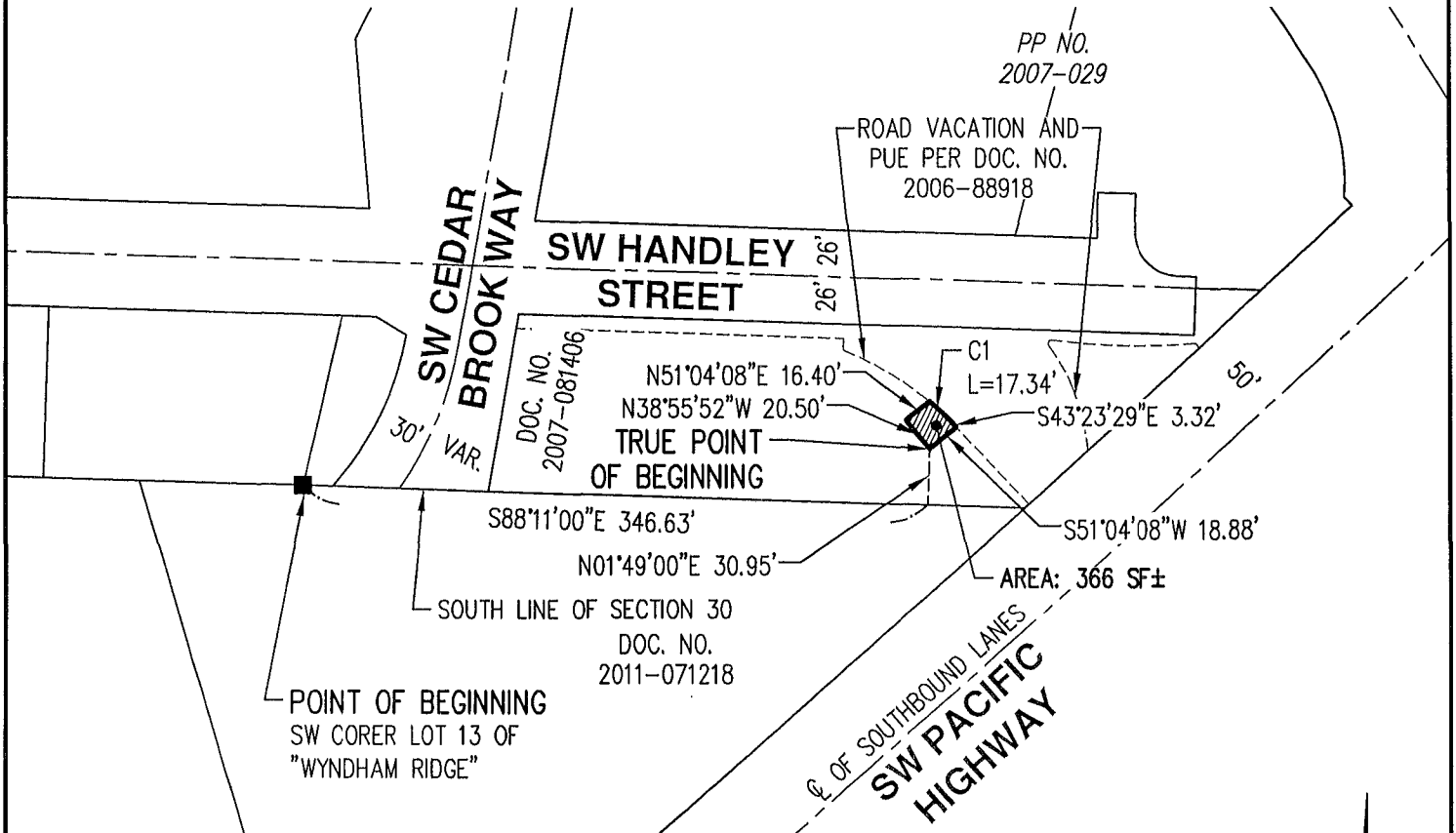
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

EXHIBIT B

MAP OF PUBLIC WATER EASEMENT

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



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	170.00'	5°50'44"	17.34'	S46°18'51"E 17.34'

LEGEND

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

SCALE 1" = 100 FEET



DATE:

09/30/2014

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

PACIFIC FAMILY DENTAL		2721 20140929	
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		

