

**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	<b>2015-007443</b>
D-E	
Stn=11 S PFEIFER	02/04/2015 11:29:05 AM
\$20.00 \$11.00 \$5.00 \$20.00	<b>\$56.00</b>
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

*Lawyer's Title is Ac 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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Sherwood OR 97140

**Grantee:**

City of Sherwood  
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Sherwood, OR. 97140

Lawyers Title IS Ac 1530303

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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 28<sup>th</sup> day of January 2015.

GRANTORS: Nathan Doyel

STATE OF OREGON )  
 )ss  
 County of Washington )

On this 28<sup>th</sup> 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.

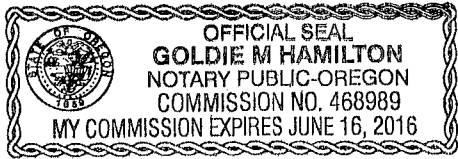
This 30<sup>th</sup> day of January, 2015

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

1.30.15  
 Date

Joseph Gall  
 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 400.16 feet to a point on the westerly right-of-way line of SW Pacific Highway (50.00 feet from centerline of southbound lanes) and the **True Point of Beginning**; thence North 32°36'17" West 16.46 feet to a point on an existing public utility easement; thence along said existing easement South 43°23'29" East 16.24 feet to a point on said westerly right-of-way line; thence along said westerly right-of-way line along a non-tangential Spiral Curve to the right (with a Spiral Centerline  $s=00^{\circ}48'$ ,  $a=0.01$ ) with a Chord of South 47°49'41" West 3.08 feet the **True Point of Beginning**.

The above described tract contains 25 square feet, more or less.

09/30/2014

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

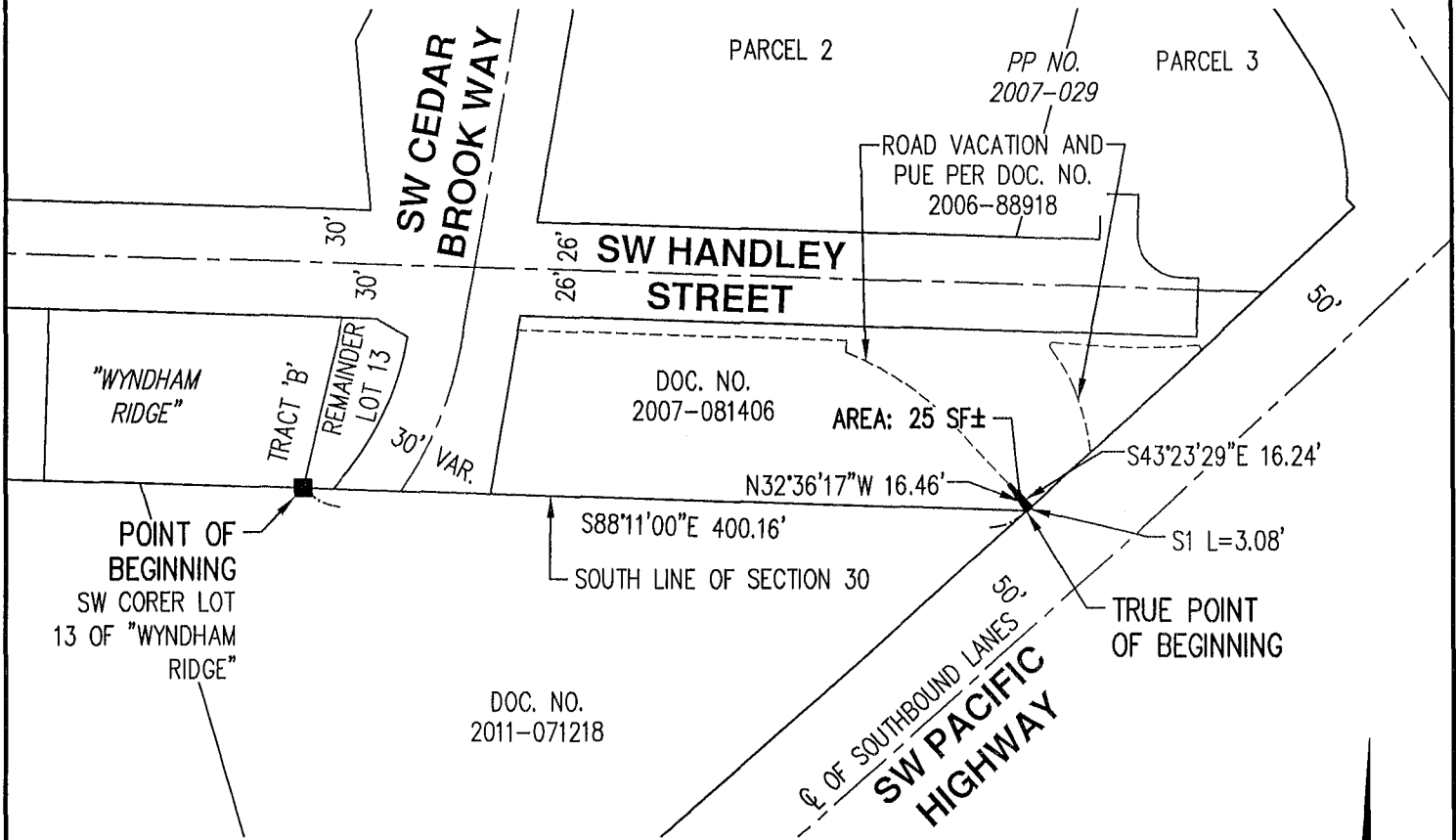
OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

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



### SPIRAL TABLE

SPIRAL	SPIRAL INFORMATION	LENGTH	CHORD
S1	S = 0°48'; d=0.01	3.08'	S47°49'58"W 3.08'

09/30/2014

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*  
OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

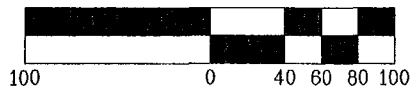
RENEWS: 6/30/16

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

### LEGEND

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

SCALE 1" = 100 FEET



DATE:

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

