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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

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording, please return to:

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

DEDICATION DEED
(Individual Grantor)

SENTINEL SELF STORAGE, LLC, an Oregon limited liability company, GRANTOR, does on behalf of GRANTOR, GRANTOR'S heirs, successors and assigns hereby grant, convey and dedicate to the CITY OF SHERWOOD, a political subdivision of the State of Oregon, GRANTEE, a perpetual public right-of-way easement across, on and below certain real property situated in the City of Sherwood as described in Exhibit "A" (Legal Description) and Exhibit "B" (Location Map), attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is **\$18,500.00**

GRANTOR(S) hereby covenant(s) to and with GRANTEE 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, except as stated herein.

GRANTEE (and other public or private entities or persons GRANTEE deems in its sole discretion as appropriate) shall have the perpetual right to construct, improve, operate and maintain a public right-of-way (and such other uses deemed by the GRANTEE to not be incompatible therewith) across and on and below the property described on Exhibits "A" and "B" provided it is used for vehicular (be they motorized or otherwise), pedestrian, bicycle or other public road, street, highway and/or similar or complementary public purposes.

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IN WITNESS WHEREOF, the above named Grantor has caused this instrument to be signed.

DATED this 15 day of May, 2015.

SENTINEL SELF STORAGE, LLC

By: Clarence D. Langer Jr.
GRANTOR (Signature)
Printed Name: CLARENCE D. LANGER Jr.
Title: OWNER

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on this 15 day of May, 2015, by Clarence Langer, who is the authorized agent of Sentinel Self Storage, LLC.

(notary stamp)

Michelle Babcock
Notary Public (signature)



Accepted on behalf of the City of Sherwood:

By: Joseph Gall
GRANTEE (Signature)
Printed Name: Joseph Gall, ICMA
Title: City Manager
Dated this ___ day of _____, 2015



Harper
Houf Peterson
Righellis Inc.

EXHIBIT "A"
LEGAL DESCRIPTION
November 2, 2012

Perpetual Public Right-of-Way Easement

A parcel of land, as shown on attached Exhibit "B", located in the Northwest One-Quarter of Section 29, Township 2 South, Range 1 West, of the Willamette Meridian, City of Sherwood, Washington County, Oregon, said parcel being a portion of that property described in deed to Sentinel Self Storage, LLC, and recorded in Document No. 2005-063362, Washington County records, being more particularly described as follows:

Beginning at the southeast corner of said Document No. 2005-063362, said corner being 34.00 feet right of Proposed Centerline Station 32+93.36 and bears South $01^{\circ}21'17''$ West a distance of 2.59 feet from a 5/8 inch iron rod with a yellow plastic cap inscribed "Pelser PLS 2801", as shown on Preconstruction Record of Survey recorded as SN 31,601, Washington County Survey Records, said iron rod being 34.00 feet right of Proposed Centerline Station 32+90.77;

Thence North $88^{\circ}27'29''$ West, along the north right of way line of S.W. Tualatin-Sherwood Road, coincident with the south boundary of said Document No. 2005-063362, to the southerly most southwest corner thereof which lies 134.22 feet right of Proposed Centerline Station 32+93.03;

Thence leaving said right of way line and south boundary, northerly along the southerly most west line of said Document No. 2005-063362, to a point 134.21 feet right of Proposed Centerline Station 32+80.03;

Thence leaving said west line, southeasterly in a straight line, to a point 70.37 feet right of Proposed Centerline Station 32+82.41;

Thence northeasterly in a straight line, to a point on the east line of said Document No. 2005-063362, said point being 34.00 feet right of Proposed Centerline Station 32+33.10;

Thence South $01^{\circ}21'17''$ West, along the east boundary of said Document No. 2005-063362, and parallel with said Proposed Centerline, to the Point of Beginning.

The parcel of land to which this description applies contains 2,054 square feet more or less.

The stationing of the Proposed Centerline of S.W. Adams Avenue is more particularly described as follows:

Beginning at Proposed Centerline Station 0+99.12, being a point on the Engineer's Centerline for the Tualatin River-Middleton Section of Pacific Highway West as shown on State Highway Drawing No. 7B-15-19 (November 1952), recorded as SN 25,639, Washington County Survey Records, said Engineer's Centerline being the same centerline described in Warranty Deed to the State of Oregon, by and through its State Highway Commission, recorded September 11, 1954 as Book of Deeds Volume 360 Pages 234-236, Washington County Deed Records, said Proposed Centerline Station 0+99.12 being located S43°47'30"W, 47.91 feet along said Engineer's Centerline from existing highway centerline station 375+79.60 as shown on Preconstruction Record of Survey recorded as SN 31,601, Washington County Survey Records;

Thence leaving said Engineer's Centerline S46°12'30"E, 76.93 feet to Proposed Centerline Station 1+76.05 and the beginning of a 330.00 foot radius curve to the left, having a central angle of 42°15'15";

Thence southeasterly along the arc of said curve to the left (the long chord of which bears S67°20'08"E, 237.89 feet) 243.36 feet to Proposed Centerline Station 4+19.41;

Thence S88°27'45"E, 610.51 feet to Proposed Centerline Station 10+29.92 and the beginning of a 300.00 foot radius curve to the right, having a central angle of 127°53'32";

Thence southeasterly along the arc of said curve to the right (the long chord of which bears S24°30'59"E, 539.03 feet) 669.64 feet to Proposed Centerline Station 16+99.56;

Thence S39°25'47"W, 704.56 feet to Proposed Centerline Station 24+04.12 and the beginning of a 400.00 foot radius curve to the left, having a central angle of 38°04'30";

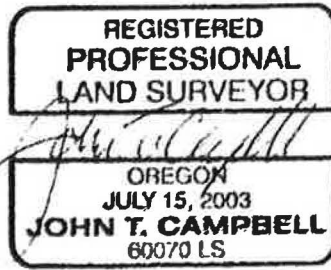
Thence southwesterly along the arc of said curve to the left (the long chord of which bears S20°23'32"W, 260.95 feet) 265.82 feet to Proposed Centerline Station 26+69.94;

Thence S01°21'17"W, 667.13 feet to Proposed Centerline Station 33+37.07 and the terminus of this description, said terminus being located on the centerline of S.W. Tualatin-Sherwood Road (County Road No. 2737), being the same centerline as shown



and monumented per Record of Survey recorded as SN 25,092, Washington County Survey Records and as shown on said SN 31,601.

This legal description, along with the basis of bearings thereof, is established from a preconstruction record of survey recorded as SN 31,601, Washington County Survey Records.



12-31-13



EXHIBIT "B"

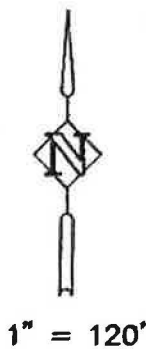
NOVEMBER 2, 2012

Δ 38°04'30"
R=400.00'
L=265.82'
LC=S20°23'32"W
260.95'

PT = 28+69.94

DOC. NO.
2005-063362

PARCEL 2
P.P. 1999-085



1" = 120'

32+33.10
34.00 RT.

32+82.41
70.37 RT.

32+80.03
134.21 RT.

32+93.03
134.22 RT.

32+93.36
34.00 RT.

32+90.77
34.00 RT.

END PROPOSED
CENTERLINE
33+37.07
N 628860.87
E 7601770.63

667.13'

S01°21'17"W

S.W. TUALATIN-SHERWOOD RD.

LEGEND



① PERPETUAL PUBLIC R.O.W.
EASEMENT
± 2,054 SQ.FT.

● - FOUND SURVEY MONUMENT



Harper
Houf Peterson
Righellis Inc.

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS

205 SE SPOKANE STREET, SUITE 200, PORTLAND, OR 97202
TEL 503.221.1131 www.hhpr.com FAX 503.221.1171

EXHIBIT PAGE 1 OF 1