

20
36


RIGHT OF ENTRY

DATED: 2/26/2016

AFTER RECORDING RETURN TO:

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

02141006201600190330040047
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



BETWEEN:

Grantor:
ORWA Sherwood, LLC
8320 NE Hwy 99
Vancouver, WA 98665

Grantee:
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

THIS GRANT OF A RIGHT OF ENTRY is made by and between ORWA Sherwood, LLC its successors (“Grantor”) and the City of Sherwood, an Oregon municipal corporation, its successors and assigns (“Grantee” or “City”) for the consideration hereinafter stated. The Right of Entry exists over, though, across and along the full width and length of the premises described as follows, to wit:

1. A legal description of the Right of Entry is set forth in “EXHIBIT A” attached and incorporated by reference;
2. A map of the above legal description of the Right of Entry is set forth in “EXHIBIT B”, attached and incorporated by reference;

The true and actual consideration paid for this transfer is \$0.00 and other good and valuable consideration, the receipt of which is acknowledged by Grantors. This document is intended to establish a permanent Right of Entry on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein.

TO HAVE AND TO HOLD the above described permanent easement unto City in accordance with the conditions and covenants as follows:

1. Grantors hereby covenant that Grantors own Grantor’s Property and the land contained in the Right of Entry Area, which are free from all encumbrances, except for easements, conditions and restrictions of record, and that Grantors will warrant and defend the easement rights herein granted from all claims whatsoever.
2. Grantor’s grant Grantee a Right of Entry permitting Grantee to enter across and over Grantor’s Property in order for Grantee, its agents and assigns to access the Easement Area as necessary for the maintenance of public facilities within the Easement Area. The Grantee shall contact Grantor to schedule said maintenance. In the absence of an emergency, Grantor will grant access to Grantee within ten (10) days of said contact. Except in the case of an emergency, Grantor will determine the manner and location of access, provided that Grantor shall authorize access that is both financially and logistically reasonable. If Grantor does not authorize such access within ten (10) days of Grantee’s contact, Grantee may access Grantor’s Property in any reasonable manner. In the event of an emergency (e.g. a break in the sewer line), Grantee may enter Grantor’s Property immediately after providing reasonable notice to Grantor of the emergency necessitating immediate access to the Easement Area. Grantee shall work with Grantor to minimize disturbance to business operations on the Grantor’s Property. To the extent

Grantee Damages Grantor's property in accessing the Easement Area, Grantee will be responsible to reasonably repair Grantor's property.

IN WITNESS WHEREOF, the undersigned grantor has executed this easement this 26 day of February, 2016

O.R.W.A SHERWOOD LLC

GRANTOR:

Milton O. Brown
Milton O. Brown, Manager

Washington

STATE OF ~~OREGON~~)

Clallam)ss

County of ~~Washington~~)

On this 26 day of February, 2016, before me, a notary public in and for said County and State, personally appeared MILTON O BROWN 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.

Sandra K Poslick
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 8/9/2016

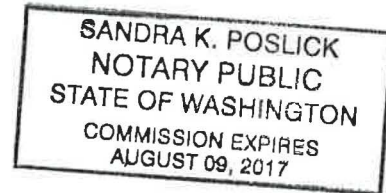
GRANTEE:

Accepted on behalf of The City of Sherwood.

This 30th day of May 2016

Joseph Gall

Joseph Gall, ICMA-CM
City Manager





**ORTHWEST
SURVEYING, INC.**

RESIDENTIAL - COMMERCIAL - INDUSTRIAL

Licensed in OR, WA & ID

1815 NW 169th Place, Suite 2090
Beaverton, OR 97006

Telephone: 503-848-2127
Fax: 503-848-2179

**Exhibit A (Legal Description)
Access Easement**

**NWS Project No. 230
July 4, 2015**

A portion of the property described in deed to ORWA Sherwood, LLC recorded as document number 2006-011186, Washington County Deed Records, located in the southeast one-quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, in the City of Sherwood, Washington County, Oregon, more particularly described as follow;

Commencing at a 2 inch brass disk marking the east one-quarter corner of said Section 29; Thence along the north line of said southeast one-quarter of Section 29, S89°48'21"W 1087.38 feet to its intersection with the northerly extension of the east line of Parcel 2 of Partition Plat No. 1995-100; Thence along said northerly extension and continuing along the east line of said Parcel 2, South 00°11'39" East 288.70 feet to a 5/8 inch iron rod located at the southeast corner of said Parcel 2; Thence along the south line of said Parcel 2 and the south line of Parcel 1 of said Partition Plat No. 1995-100, South 89°48'21" West 682.67 feet to a 5/8 inch iron rod at the most westerly northwest corner of said ORWA Sherwood, LLC property; Thence along the westerly boundary of said ORWA Sherwood, LLC property, South 05°39'14" East 943.29 feet to its intersection with the southerly right-of-way line of SW Century Drive (31.00 feet southerly from the centerline thereof, when measured at right angles) and the Point of Beginning;

Thence along said southerly right-of-way line, North 84°20'46" East 485.00 feet to a point of curvature; Thence continuing along said southerly right-of-way line 141.71 feet along a tangent circular curve to the left, having a radius of 156.00 feet, a delta angle of 52°02'44", and a chord bearing North 58°19'24" East 136.88 feet; Thence leaving said southerly right-of-way line, South 50°39'14" East 8.98 feet; Thence North 84°20'46" East 55.49 feet; Thence South 05°39'14" East 78.98 feet; Thence South 52°50'20" East 33.25 feet; Thence South 05°39'14" East 212.17 feet; Thence South 62°33'11" East 59.69 feet; Thence South 05°39'14" East 217.48 feet to the northerly right-of-way line of the Southern Pacific Railroad; Thence along said northerly right-of-way line, South 47°13'29" West 423.91 to a 5/8 inch iron rod at the most southerly corner of said ORWA Sherwood, LLC property; Thence along the westerly boundary of said ORWA Sherwood, LLC property, North 42°27'31" West 456.00 feet to a 5/8 inch iron rod at an angle point thereon; Thence continuing along said westerly boundary, North 65°38'40" West 153.65 feet to a 5/8 inch iron rod at an angle point thereon; Thence continuing along said westerly boundary, North 05°39'14" West 324.00 feet to the Point of Beginning.

The above described easement contains 3.089 acres, more or less.

The basis of bearings for this description is between found monuments at the east one-quarter corner of Section 29 and the center of Section 29, per Survey Number 28,065 on file at the Washington County Surveyor's Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWAL DATE: 6/30/16

VICINITY MAP
NOT TO SCALE

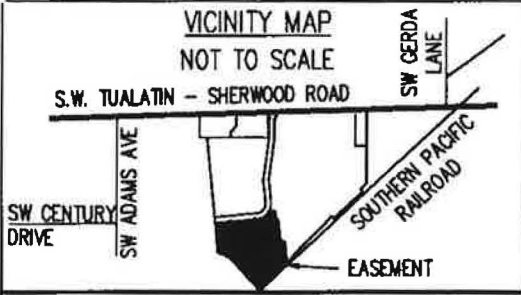
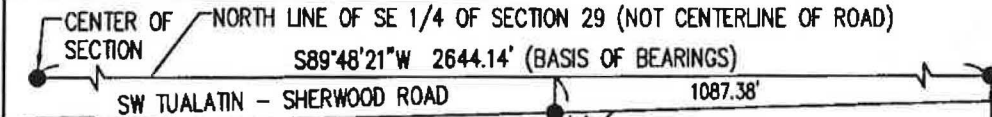
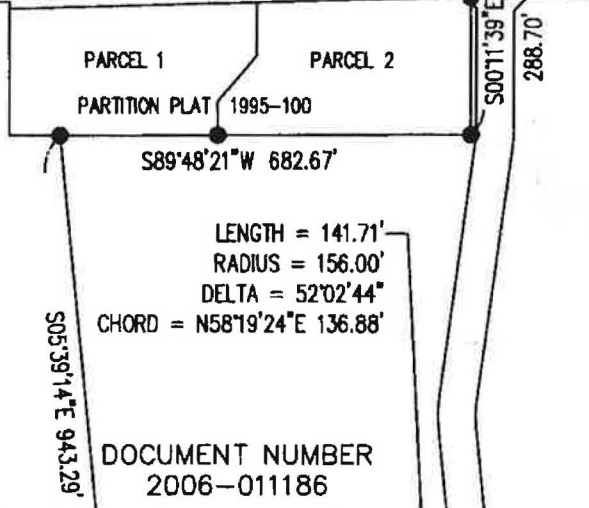


EXHIBIT B (MAP)

SE 1/4 OF SEC. 29, T.2S., R.1W., W.M.
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON
WATER QUALITY PRESERVATION EASEMENT
DATE: JULY 4, 2015



POINT OF COMMENCEMENT
EAST 1/4 CORNER SECTION 29,
2" BRASS DISK IN MONUMENT BOX



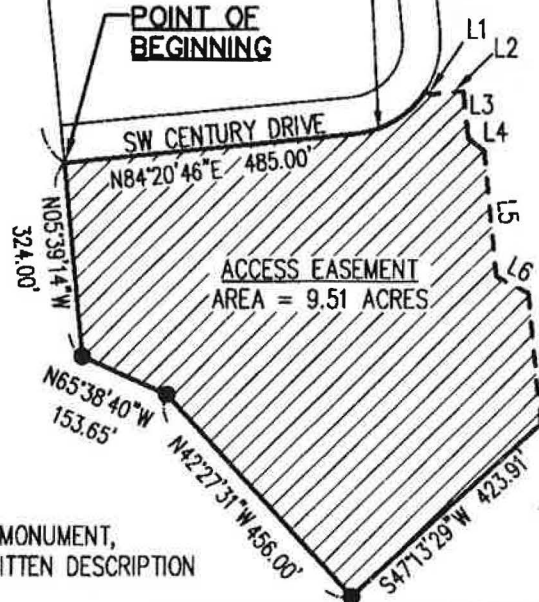
LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°39'14"E	8.98'
L2	N84°20'46"E	55.49'
L3	S05°39'14"E	78.98'
L4	S52°50'20"E	33.25'
L5	S05°39'14"E	212.17'
L6	S62°33'11"E	59.69'
L7	S05°39'14"E	217.48'

DOCUMENT NUMBER
2006-011186

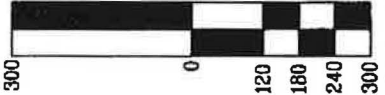
DOCUMENT NUMBER
2006-011186



POINT OF BEGINNING



SCALE 1" = 300 FEET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 13, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWAL DATE: 06/30/16

● FOUND MONUMENT,
PER WRITTEN DESCRIPTION

PREPARED FOR:

ORWA SHERWOOD, LLC
8320 NE HWY 99W
VANCOUVER, WA 98665

JOB NAME: SHERWOOD INDUSTRIAL
JOB NUMBER: 230
DRAWING NUMBER: 230 EASE
DRAWN BY: CHS
CHECKED BY: SFF

NORTHWEST
SURVEYING, Inc.

1815 NW 169TH PL.
SUITE 2090
BEAVERTON, OR 97006
PHONE: 503-848-2127
FAX: 503-848-2179
EMAIL: nwsurveying@nwsrvy.com