

2016



02141008201600190340040043  
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



**WATER LINE EASEMENT**

DATED: Feb 26, 2016

**AFTER RECORDING RETURN TO:**

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

BETWEEN:

**Grantors:**

ORWA Sherwood LLC  
8320 NE Hwy 99  
Vancouver, WA

**Grantee:**

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

THIS GRANT OF A PERMANENT WATER LINE EASEMENT is made by and between ORWA Sherwood 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 permanent public water line easement exists over, under, through, across and along the full width and length of the premises described as follows, ("Easement Area") 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 and actual consideration paid for this transfer is \$00.00 and other good and valuable consideration, the receipt of which is acknowledged by Grantor. 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.

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

1. The permanent water line easement includes the right, privilege, and authority granted to the City to excavate for, and to construct, build, install, lay, patrol, operate, maintain, and repair a water line system, with all appurtenances incident thereto or necessary therewith, and across the Easement Area, and to cut and remove from it any trees and other obstructions which may endanger the safety or interfere with the use of said pipelines and any appurtenances attached to or connected therewith.
2. City upon the initial installation (as applicable) and upon each and every occasion that the same be repaired, replaced, 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.

3. Grantors may, at his/her/their option and expense, relocate the easement and associated public appurtenances, provided City agrees in writing in advance to the relocation and the City determines the relocation will comply with applicable codes and standards, land use laws and regulations.
4. Grantors will not obstruct or permit anyone else to obstruct the Easement Area. Grantor will not construct or permit anyone else to construct any building or structure of any kind in the Easement Area. Grantor will not perform or permit anyone else to perform any fill or excavation activities within the Easement Area without the City's prior written consent. Grantors will not endanger or permit anyone else to endanger the lateral support of any facilities constructed within the Easement Area.
5. Grantors hereby covenant that Grantors are the owner of said property, which is 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.

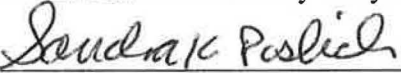
IN WITNESS WHEREOF, the undersigned grantor has executed this easement this 26<sup>th</sup> day of February, 2016

GRANTORS:   
Milton O Brown, Manager

Washington  
STATE OF ~~OREGON~~ )  
Clark )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.

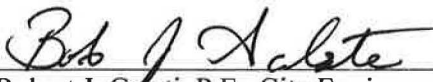
IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

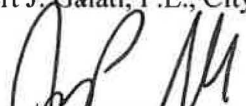
  
NOTARY PUBLIC FOR ~~OREGON~~ Washington  
My Commission Expires: 5/9/2017

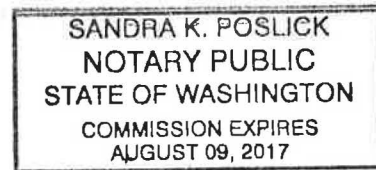
GRANTEE:

Accepted on behalf of The City of Sherwood.

This 3<sup>rd</sup> day of MARCH, 2016

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

  
Joseph Gall, ICMA-CM, City Manager





**ORTHWEST  
SURVEYING, INC.**

**RESIDENTIAL - COMMERCIAL - INDUSTRIAL**

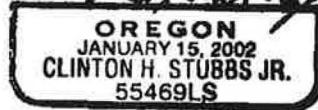
Licensed in OR, WA & ID

1815 NW 169<sup>th</sup> Place, Suite 2090  
Beaverton, OR 97006

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

**Exhibit A (Legal Description)  
Water Line Easement**

**NWS Project No. 230  
June 30, 2015**



A portion of that 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 1995-100; Thence along said northerly extension and the east line of said Parcel 2, S00°11'39"E 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 1995-100, S89°48'21"W 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, S05°39'14"E 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); Thence along said southerly right-of-way line, N84°20'46"E 171.85 feet to Point A; Thence continuing along said southerly right-of-way line, N84°20'46"E 266.41 feet to the Point of Beginning of the first easement;

Thence continuing along said southerly right-of-way line, N84°20'46"E 10.00 feet; Thence departing said southerly right-of-way line, S05°39'14"E 23.60 feet; Thence S84°20'46"W 10.00 feet; Thence N05°39'14"W 23.60 feet to the Point of Beginning of the first easement;

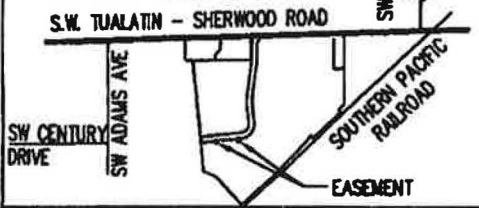
The above described easement contains 236 square feet, more or less

Together with a second easement beginning at aforementioned Point A; Thence along said southerly right-of-way line, N84°20'46"E 8.00 feet; Thence departing said southerly right-of-way line, S05°39'14"E 13.50 feet; Thence S84°20'46"W 8.00 feet; Thence N05°39'14"W 13.50 feet to the Point of Beginning;

The above described easement contains 108 square feet, 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.

VICINITY MAP  
NOT TO SCALE

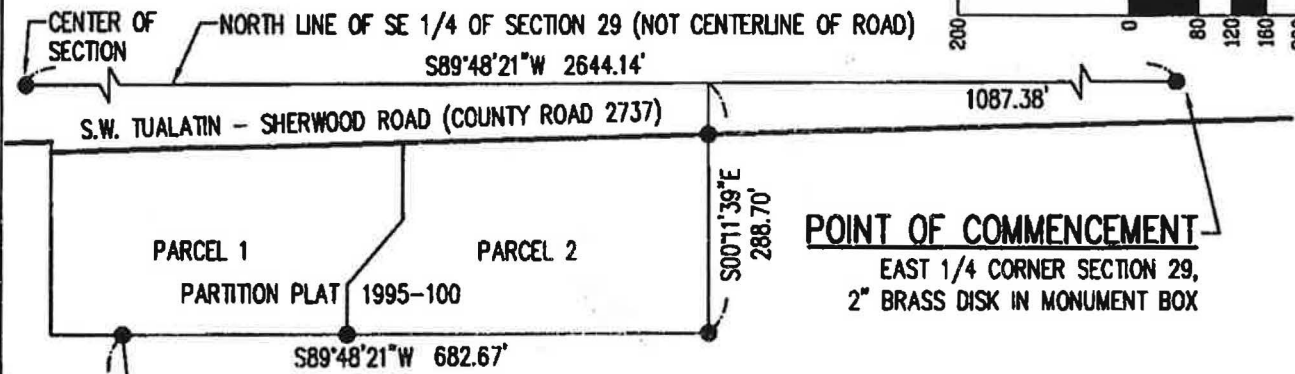


# EXHIBIT B (MAP)

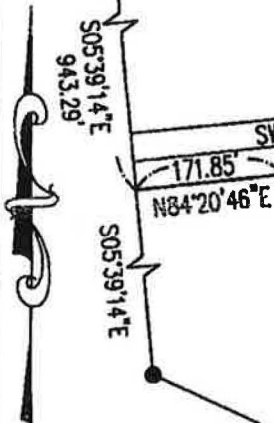
SE 1/4 OF SEC. 29, T.2S., R.1W., W.M.  
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON  
WATER QUALITY PRESERVATION EASEMENT

DATE: JUNE 30, 2015

SCALE 1" = 200 FEET



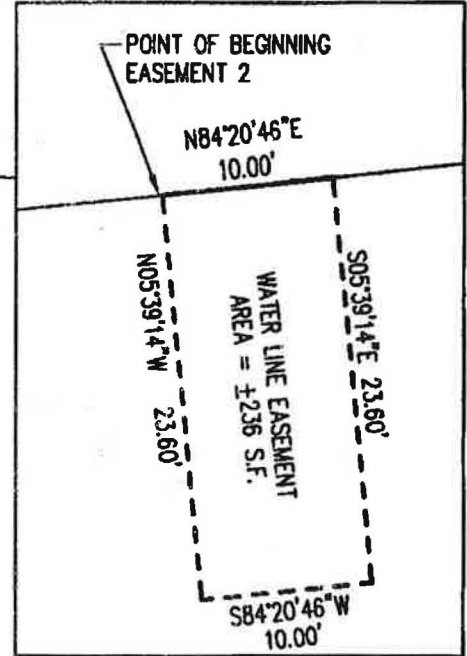
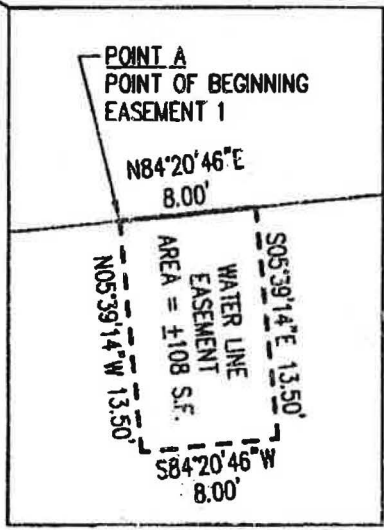
DOCUMENT NUMBER  
2006-011186



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 15, 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