

Washington County, Oregon **2018-043175**
 D-E
 Stn=4 A STROM 06/22/2018 01:13:52 PM
 \$20.00 \$11.00 \$5.00 \$60.00 **\$96.00**

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

PUBLIC ACCESS EASEMENT

DATED: June 8, 2018

JUN 21 2018

AFTER RECORDING RETURN TO:

City of Sherwood
 Engineering Dept
 22560 SW Pine St
 Sherwood, OR 97140

BETWEEN:

Grantors:
 Venture Properties, Inc.
 4230 Galewood #100
 Lake Oswego, OR 97035

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

This easement is made this 31st day of May 2019, between Venture Properties, Inc., GRANTOR(S) and the City of Sherwood, an Oregon Municipal Corporation, GRANTEE.

In consideration of the sum of \$0.00 and other good and valuable consideration, the receipt of which is hereby acknowledged by GRANTOR(S), the GRANTOR(S) do grant and convey to GRANTEE, its successors and assigns a public access easement for the construction, operation and maintenance of a vehicle and pedestrian way, including but not limited to an improved or unimproved street, road, sidewalk, nature path or other ways to facilitate vehicular and pedestrian travel upon and across the land and property of the GRANTOR(S) as follows:

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.

This document establishes a permanent easement on the property described but does not convey fee title or any interest in the underlying property except as expressly stated herein. The easement granted shall not prevent GRANTOR(S) from the use of the property provided, however, that such use shall not interfere with the rights herein granted.

GRANTOR(S) warrants 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.

FIRST AMERICAN BDRSW 2018-22

First American Title Accommodation
 Recording Assumes No Liability

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FIRST AMERICAN BLD RSW 2018-22

First American Title Accommodation
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IN WITNESS WHEREOF, the undersigned grantor has executed this easement this 31st day of May, 2018.



Kelly Ritz,
President, Venture Properties, Inc.

STATE OF OREGON)

)ss

County of Clackamas)

On this 31st day of May, 2018, before me, a notary public in and for said County and State, personally appeared Kelly Ritz 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

My Commission Expires: April 06, 2020

ACCEPTED on behalf of GRANTEE by:



Robert J. Galati, P.E.
City Engineer



Joseph Gall, ICMA-CM
City Manager

7.1.18

Date

6/8/18

Date



Approved as to form: City Attorney



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #4570

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

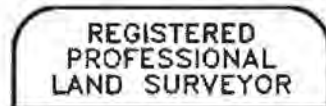
EXHIBIT A

Public Sidewalk Easement Description

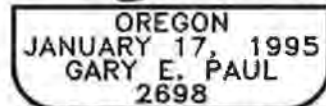
A tract of land located in the southwest one-quarter of Section 30, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Commencing at the intersection of the centerline of SW Simon Terrace with the easterly south line of Lot 86, "Mandel Farms No. 4", recorded as Document No. 2017-096701, Washington County Records; thence North 88°19'26" West along the easterly south line of said Lot 86, a distance of 14.89 feet to the Point of Beginning of the tract herein described; thence leaving said easterly south line North 74°30'52" West, 11.44 feet to the northerly extension of the westerly right-of-way line of SW Simon Terrace; thence South 01°40'34" West along said northerly extension, 2.73 feet to the easterly south line of said Lot 86; thence South 88°19'26" East along said easterly south line, 11.11 feet to the Point of Beginning.

Contains 15 square foot, more or less.



Gary E. Paul



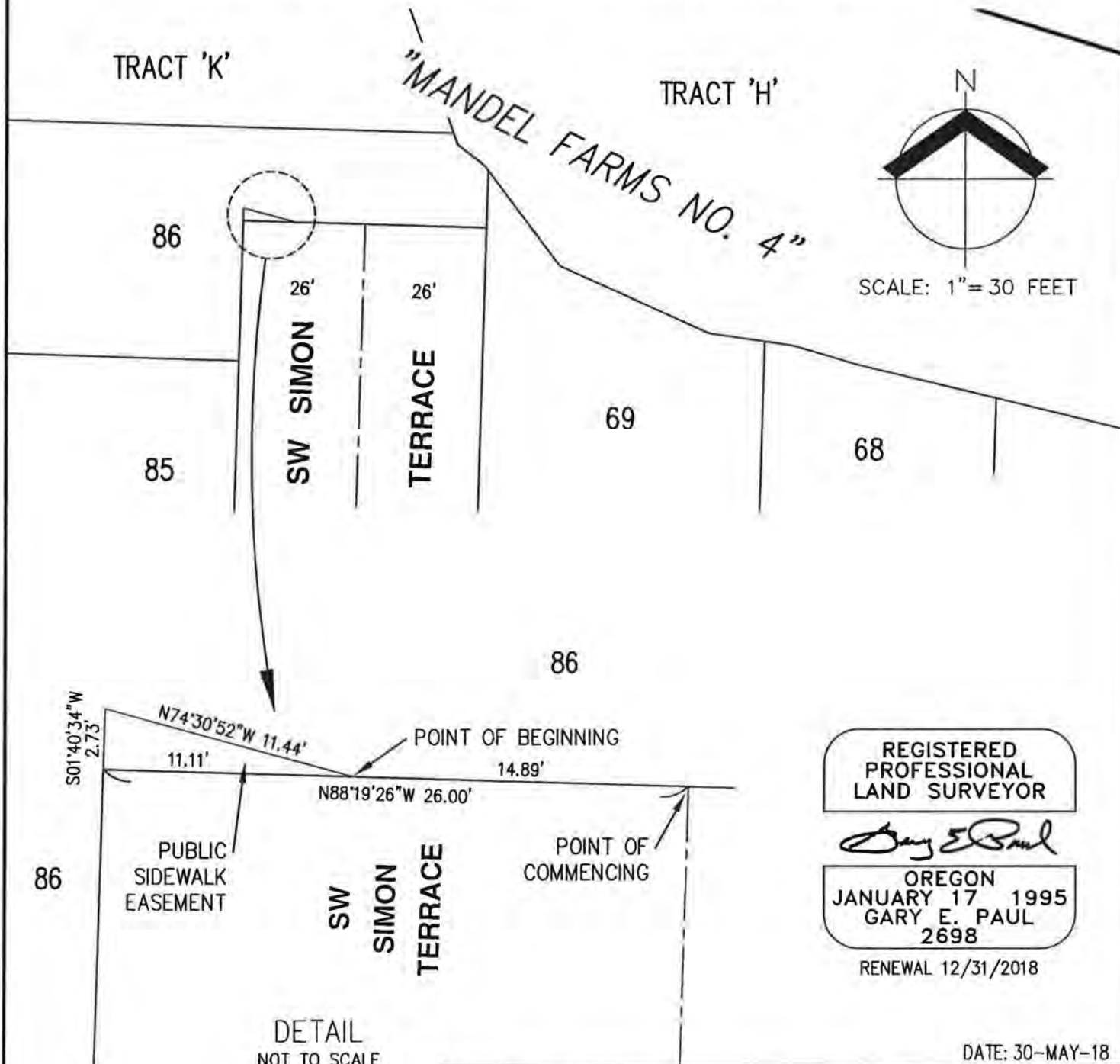
RENEWAL 12/31/2018

EXHIBIT B

MAP OF SIDEWALK EASEMENT DESCRIPTION

MANDEL FARMS NO. 4

LOCATED IN THE SW 1/4 OF SEC. 30, T.2S., R.1W., W.M.,
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON
JANUARY 17 1995
GARY E. PAUL
2698

RENEWAL 12/31/2018

DETAIL
NOT TO SCALE

DATE: 30-MAY-18

PREPARED FOR
VENTURE PROPERTIES
4230 SW GALEWOOD STREET, SUITE 100
LAKE OSWEGO, OR 97035

PUBLIC SIDEWALK EASEMENT - MANDEL FARMS		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: GEP CHKD: PAS AKS JOB: 4570

