



02428297201800688720040045

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



MAINTENANCE ACCESS EASEMENT

DATED: 9/26/18, 20

AFTER RECORDING RETURN TO:

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

BETWEEN:

Grantors:

JDR, LLC
23225 NE Dillon Road
Newberg, OR. 97132

Grantee:

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

THIS GRANT OF A PERMANENT MAINTENANCE ACCESS EASEMENT is made by and between JDR, 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 maintenance access 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 maintenance access easement includes the right, privilege, and authority granted to the City to use existing, and any later-constructed, driving surfaces to access public facilities (storm sewer, sanitary sewer and water) for the purposes of maintaining said facilities.
2. Grantee bears no responsibility for the maintenance/upkeep of the driving surfaces within the maintenance access easement.
3. Grantors may, at his/her/their option and expense, relocate the easement, provided the 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 maintenance access 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 26th day of September, 2018.

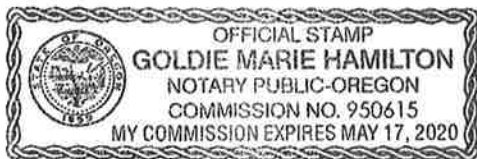
James L Fisher manager
Name (Printed)

[Signature]
Signature
Manager
Title

STATE OF OREGON)
)ss
County of Washington)

On this 26th day of September, 2018, before me, a notary public in and for said County and State, personally appeared James L Fisher, Manager 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.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5/17/2020

GRANTEE:

Accepted on behalf of The City of Sherwood.

This 1st day of October, 2018

[Signature]
Robert J. Galati, P.E., City Engineer

[Signature]
Joseph Gall, ICMA-CM, City Manager

[Signature]
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 #5416

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

EXHIBIT A

City of Sherwood Storm and Sanitary Maintenance Access Easement Description

A tract of land located in the Northwest One-Quarter of Section 32, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

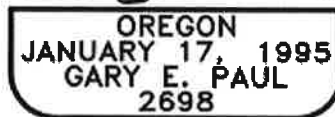
Commencing at the most easterly corner of Lot 1, Block 11, "Smock Addition to Sherwood", a duly recorded plat in Washington County, and also being on the northwesterly right-of-way line of SW Oregon Street (20.00 feet from centerline); thence South $41^{\circ}06'54''$ East 20.00 feet to the centerline of SW Oregon Street; thence North $48^{\circ}53'06''$ East along said centerline, 19.00 feet; thence leaving said centerline line South $41^{\circ}06'54''$ East 27.00 feet to the southeasterly right-of-way line of SW Oregon Street and the Point of Beginning of the tract herein described; thence North $48^{\circ}53'06''$ East along said southeasterly right-of-way line, 28.24 feet; thence leaving said southeasterly right-of-way line along a non-tangent curve to the left with a Radius of 28.25 feet, a Delta of $47^{\circ}11'57''$, a Length of 23.27 feet, and a Chord of South $17^{\circ}26'31''$ East 22.62 feet; thence South $41^{\circ}02'30''$ East, 19.20 feet; thence along a curve to the left with a Radius of 15.25 feet, a Delta of $90^{\circ}00'00''$, a Length of 23.95 feet, and a Chord of South $86^{\circ}02'30''$ East 21.57 feet; thence North $48^{\circ}57'30''$ East, 24.94 feet; thence South $41^{\circ}02'30''$ East, 23.50 feet; thence South $48^{\circ}57'30''$ West, 98.84 feet; thence North $41^{\circ}02'30''$ West, 23.50 feet; thence North $48^{\circ}57'30''$ East, 19.91 feet; thence along a curve to the left with a Radius of 15.25 feet, a Delta of $90^{\circ}00'00''$, a Length of 23.95 feet, and a Chord of North $03^{\circ}57'30''$ East 21.57 feet; thence North $41^{\circ}02'30''$ West, 19.20 feet; thence along a curve to the right with a Radius of 51.75 feet, a Delta of $23^{\circ}34'04''$, a Length of 21.29 feet, and a Chord of North $29^{\circ}15'28''$ West 21.14 feet to the Point of Beginning.

Contains 3,747 square feet, more or less.

9/25/2018



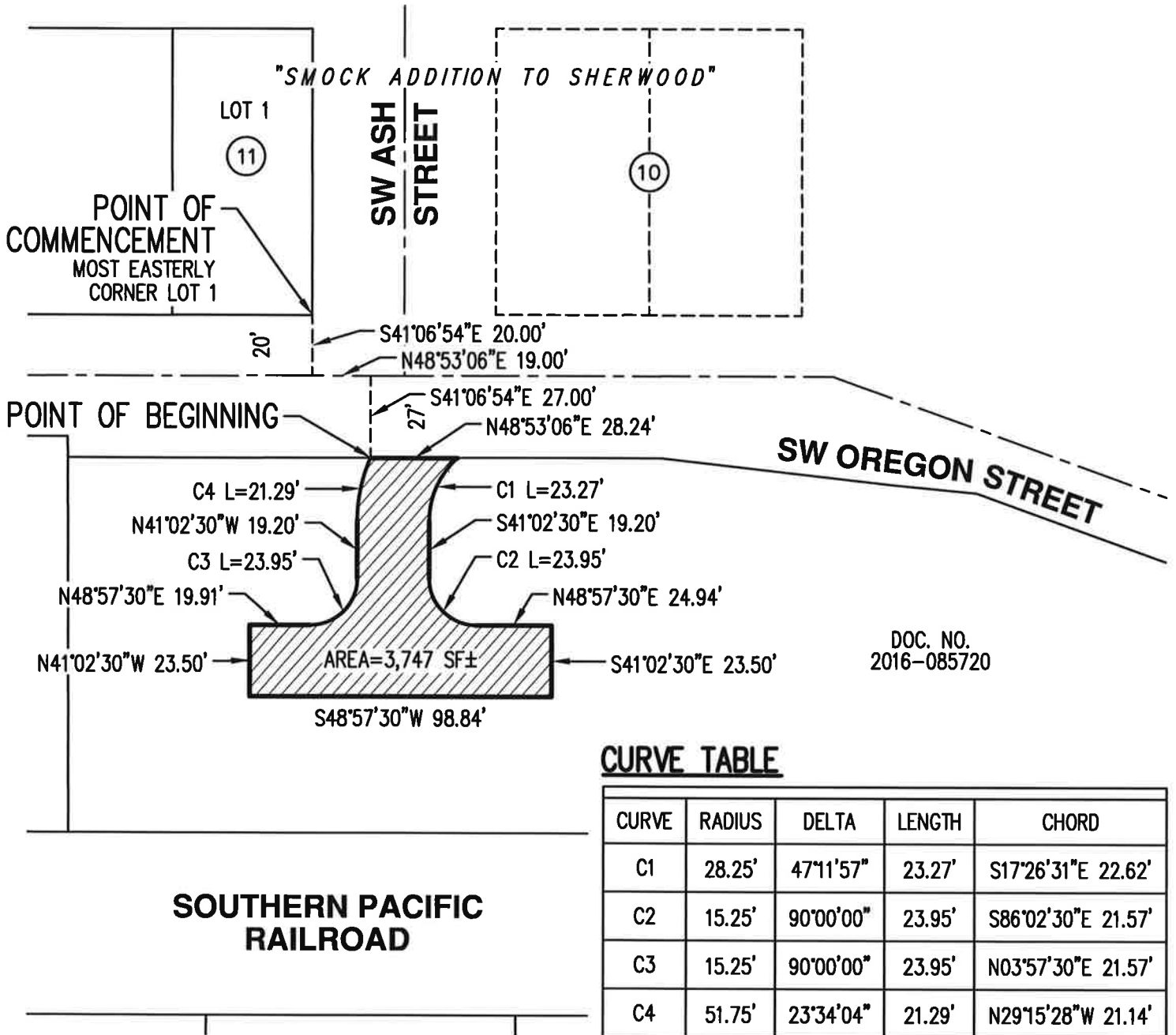
Gary E. Paul



RENEWAL 12/31/2018

EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



CURVE TABLE

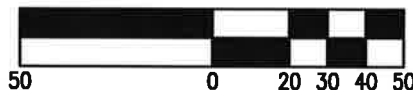
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	28.25'	47°11'57"	23.27'	S17°26'31"E 22.62'
C2	15.25'	90°00'00"	23.95'	S86°02'30"E 21.57'
C3	15.25'	90°00'00"	23.95'	N03°57'30"E 21.57'
C4	51.75'	23°34'04"	21.29'	N29°15'28"W 21.14'

9/25/2018

PREPARED FOR

JDR, LLC
23225 NE DILLON ROAD
NEWBERG, OR 97132

SCALE: 1" = 50 FEET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2018

CITY OF SHERWOOD STORM AND SANITARY MAINTENANCE ACCESS EASEMENT MAP

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151 F: 503.563.6152 aks-eng.com

AKS

EXHIBIT
B

DRWN: WCB
CHKD: GEP

AKS JOB:
5416