

After recording, please return to:  
Washington County  
LUT, Right-of-Way Section  
1400 SW Walnut St. Mail Stop #18  
Hillsboro, OR 97124-5625



02484809201900328200080087

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



## DEDICATION DEED

**CITY OF SHERWOOD**, an Oregon municipal corporation, Grantor, grants to **WASHINGTON COUNTY**, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

The true consideration for this conveyance is \$ NONE.

### PARCEL 1 - DEDICATION OF RIGHT-OF-WAY

Including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities;

### PARCEL 2 - DRAINAGE EASEMENT

Including the right to construct, operate, and maintain facilities for storm and surface drainage purposes over, under, and across said property, together with the right to enter upon said easement area for the purpose of planting, digging, cleaning, and to perform other activities that enhance and preserve the drainage function of the easement area.

### PARCEL 3 - PUBLIC UTILITIES EASEMENT

Including the right to install, maintain, and repair public utilities over, under, and across the property described;

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantor hereby covenants to and with Grantee that it is 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.

IN WITNESS WHEREOF, the above named Grantor, by and through its City Manager, has caused this instrument to be duly signed.

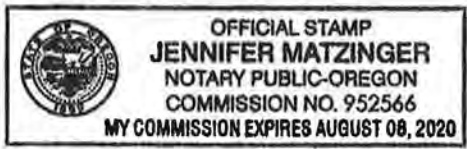
DATED this 23 day of May, 2019

CITY OF SHERWOOD  
an Oregon municipal corporation

By: [Signature]  
Title: City Manager

STATE OF OREGON )  
County of Washington ) ss.

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of May, 2019 by Joseph Gall, City Manager (name and title of position) of City of Sherwood an Oregon municipal corporation, on behalf of the municipal corporation.



[Signature]  
Notary Public

Approved As To Form

Accepted on behalf of Washington County, Oregon.

Cortney D. Duke-Driessen  
Assistant County Counsel  
Signed & Dated: September 9, 2013

By: Stacy A. Shellen  
Title: 5/28/19 COUNTY ENGINEER

## EXHIBIT "A"

ELWERT-KRUGER INTERSECTION

April 5, 2019

WASH. CO. PROJECT NO. 100251

FILE NO. 26

TAX MAP & LOT NO. 2S2360000206

### PARCEL 1 – DEDICATION OF RIGHT-OF-WAY

A parcel of land lying in the Southeast one-quarter of the Northeast one-quarter of section 36, Township 2 South, Range 2 West of the Willamette Meridian in Washington County, Oregon, and being all that property described in a Statutory Bargain and Sale Deed (Property Line Adjustment Deed) to City of Sherwood, recorded June 29, 2018 as Deed Document Number 2018-045208 in the Washington County Book of Records.

**Except** therefrom those lands set aside by the City of Sherwood, herein described as Parcel 2.

The parcel of land to which this description applies contains 96,286 square feet, more or less.

### PARCEL 2 – DRAINAGE EASEMENT

A parcel of land lying in the Southeast one-quarter of the Northeast one-quarter of section 36, Township 2 South, Range 2 West of the Willamette Meridian in Washington County, Oregon, and being a portion of that property described in a Statutory Bargain and Sale Deed (Property Line Adjustment Deed) to City of Sherwood, recorded June 29, 2018 as Deed Document Number 2018-045208 in the Washington County Book of Records; said parcel being a portion of said property, lying on the Westerly side of SW Elwert Road, which centerline is described as follows:

A road centerline located in Sections 25 and 36, Township 2 South, Range 2 West, and Sections 30 and 31, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

Commencing at the calculated east Quarter Corner of said Section 36 per survey number 33,445 Washington County Survey Records, said Quarter Corner being S 89°39'44" E, 206.68 feet of a 5/8-inch iron rod set in survey number 10,355, thence N 02°57'27" E, 13.46 feet to centerline station 481+92.80 (99S) of the southbound alignment of Highway 99 per said survey number 33,445 and the **True Point of Beginning** of the herein described centerline, being centerline station 3+69.33 (EL);

thence N 54°40'11" W, 77.41 feet to a Point of Curvature, being centerline station 4+46.74 (EL);

thence following the arc of a 148.00 foot radius curve to the right through a central angle of 88°45'26" (Chord bears N 10°17'28" W, 207.02 feet) 229.26 feet to, and terminating at, a Point of Tangent, being centerline station 6+76.00 (EL);

thence N 34°05'15" E, 87.35 feet to a Point of Curvature, being centerline station 7+63.35 (EL);

## EXHIBIT "A"

thence following the arc of a 225.00 foot radius curve to the left through a central angle of 29°54'19" (Chord bears N 19°08'05" E, 116.11 feet) 117.44 feet to, and terminating at, a Point of Tangent, being centerline station 8+80.79 (EL);

thence N 04°10'56" E, 129.21 feet to an Angle Point, being centerline station 10+10.00 (EL);

thence N 02°20'28" E, 109.85 feet to a Point of Curvature, being centerline station 11+19.85 (EL);

thence following the arc of a 400.00 foot radius curve to the left through a central angle of 06°16'38" (Chord bears N 00°47'50" W, 43.80 feet) 43.82 feet to, and terminating at, a Point of Tangent, being centerline station 11+63.67 (EL);

thence N 03°56'10" W, 58.55 feet to a Point of Curvature, being centerline station 12+22.22 (EL);

thence following the arc of an 800.00 foot radius curve to the right through a central angle of 06°12'27" (Chord bears N 00°49'56" W, 86.63 feet) 86.67 feet to, and terminating at, a Point of Tangent, being centerline station 13+08.89 (EL);

thence N 02°16'17" E, 115.68 feet to a Point of Curvature, being centerline station 14+24.57 (EL);

thence following the arc of a 1,500.00 foot radius curve to the left through a central angle of 02°11'48" (Chord bears N 01°10'23" E, 57.51 feet) 57.51 feet to a point on the East Section Line of said Section 36, and terminating at, a Point of Tangent, being centerline station 14+82.08 (EL);

thence N 00°04'29" E, 130.32 feet along said Section Line to a Point of Curvature, being centerline station 16+12.40 (EL);

thence leaving said Section Line, following the arc of a 3,000.00 foot radius curve to the left through a central angle of 01°22'29" (Chord bears N 00°36'45" W, 71.97 feet) 71.98 feet to, and terminating at, a Point of Tangent, being centerline station 16+84.38 (EL);

thence N 01°18'00" W, 344.86 feet to a Point of Curvature, being centerline station 20+29.24 (EL);

thence following the arc of a 3,000.00 foot radius curve to the right through a central angle of 01°22'29" (Chord bears N 00°36'45" W, 71.97 feet) 71.98 feet to, and terminating at, a Point of Tangent, being centerline station 21+01.22 (EL);

thence N 00°04'29" E, 376.71 feet, parallel with and 10.00 feet west of said Section Line, to a Point of Curvature, being centerline station 24+77.93 (EL);

thence following the arc of a 3,500.00 foot radius curve to the right through a central angle of 01°01'12" (Chord bears N 00°35'05" E, 62.31 feet) 62.31 feet to, and terminating at, a Point of Tangent, being centerline station 25+40.24 (EL);

thence N 01°05'41" E, 530.60 feet to the Section Corner common to Sections 25 and 36, Township 2 South, Range 2 West, and sections 30 and 31, Township 2 South, Range 1 West

## EXHIBIT "A"

of the Willamette Meridian, monumented by a 2" brass disk in a monument box, said Section Corner being centerline station 30+70.84 (EL);

thence N 00°04'57" E, 2,630.87 feet along the section line common to said Sections 25 and 30, to the Quarter Corner common to said Sections 25 and 30, monumented by a 2-inch brass disk in a monument box, said Quarter Corner being centerline station 57+01.71 (EL).

**The centerline described above is per survey number 33,445.**

### **BASIS OF BEARINGS:**

**The basis of bearings is the Oregon Coordinate Reference System, Portland Zone.**

As depicted on survey number 33,445:

The resultant bearing from the easterly Quarter Corner of Section 36, Township 2 South, Range 2 West, Willamette Meridian to the northeasterly corner of said Section is North 00°04'29" East.

Said parcel being more particularly described as follows:

Beginning at a point 63.00 feet Southwesterly, when measured at right angles, to centerline station 5+28.09 of SW Elwert Road, described above;

thence following the arc of a 211.00 foot radius curve to the right through a central angle of 59°20'46" (Chord bears N 06°29'54" E, 208.91 feet) 218.55 feet to a Point of Tangent;

thence N 36°10'17" E, 108.84 feet to the beginning of a Tangent Curve;

thence following the arc of a 79.00 foot radius curve to the left through a central angle of 61°53'09" (Chord bears N 05°13'42" E, 81.24 feet) 85.33 feet to a Point of Tangent;

thence N 25°42'53" W, 35.16 feet to the beginning of a Tangent Curve;

thence following the arc of a 54.00 foot radius curve to the left through a central angle of 15°13'23" (Chord bears N 33°19'34" W, 14.31 feet) 14.35 feet;

thence N 87°04'08" W, 5.07 feet;

thence N 49°04'21" W, 7.30 feet;

thence N 12°02'01" W, 5.15 feet;

thence following the arc of a 60.00 foot radius curve to the left through a central angle of 22°36'01" (Chord bears N 69°55'05" W, 23.51 feet) 23.67 feet;

thence S 86°03'23" W, 51.81 feet;

thence following the arc of a 177.00 foot radius curve to the left through a central angle of 37°39'16" (Chord bears S 29°13'25" W, 114.24 feet) 116.32 feet;

thence S 09°52'25" W, 134.75 feet;

thence S 08°16'17" W, 108.41 feet to the beginning of a Tangent Curve;

**EXHIBIT "A"**

thence following the arc of a 222.00 foot radius curve to the right through a central angle of 31°19'41" (Chord bears S 23°56'08" W, 119.88 feet) 121.39 feet to a Point of Tangent;

thence S 39°35'58" W, 25.86 feet;

thence S 40°35'29" E, 23.75 feet to the beginning of a Tangent Curve;

thence following the arc of a 39.00 foot radius curve to the left through a central angle of 50°24'11" (Chord bears S 65°47'35" E, 33.21 feet) 34.31 feet to a Point of Tangent;

thence N 89°00'20" E, 61.37 feet to a point 151.09 feet Southwesterly, when measured at right angles, to centerline station 5+11.16 of said SW Elwert Road;

thence N 45°12'23" E, 92.65 feet to the Point of Beginning.

**Except** therefrom that portion of said parcel lying within the existing rights-of-way of SW Kruger Road, SW Elwert Road, and Highway 99, as shown on Survey Number 33,445.

The parcel of land to which this description applies contains 61,106 square feet, more or less.

**PARCEL 3 – UTILITY EASEMENT**

A parcel of land lying in the Southeast one-quarter of the Northeast one-quarter of section 36, Township 2 South, Range 2 West of the Willamette Meridian in Washington County, Oregon, and being a portion of that property described in a Statutory Bargain and Sale Deed (Property Line Adjustment Deed) to City of Sherwood, recorded June 29, 2018 as Deed Document Number 2018-045208 in the Washington County Book of Records; said parcel being a portion of the herein described Parcel 2, lying on the Southwesterly side of the following described line:

Beginning at a point 228.75 feet Southwesterly, when measured at right angles, to centerline station 5+44.14 of SW Elwert Road, described above;

thence S 40°35'29" E, 25.48 feet to the beginning of a Tangent Curve;

thence following the arc of a 29.00 foot radius curve to the left through a central angle of 50°24'11" (Chord bears S 65°47'35" E, 24.70 feet) 25.51 feet to a Point of Tangent;

thence N 89°00'20" E, 71.79 feet to a point 137.16 feet Southwesterly, when measured at right angles, to centerline station 5+13.11 of said SW Elwert Road.

**Except** therefrom that portion of said parcel lying within Parcel 1.

**Also except** therefrom that portion of said parcel lying within the existing rights-of-way of SW Kruger Road and Highway 99, as shown on Survey Number 33,445.



The parcel of land to which this description applies contains 1,068 square feet, more or less.

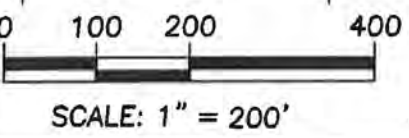
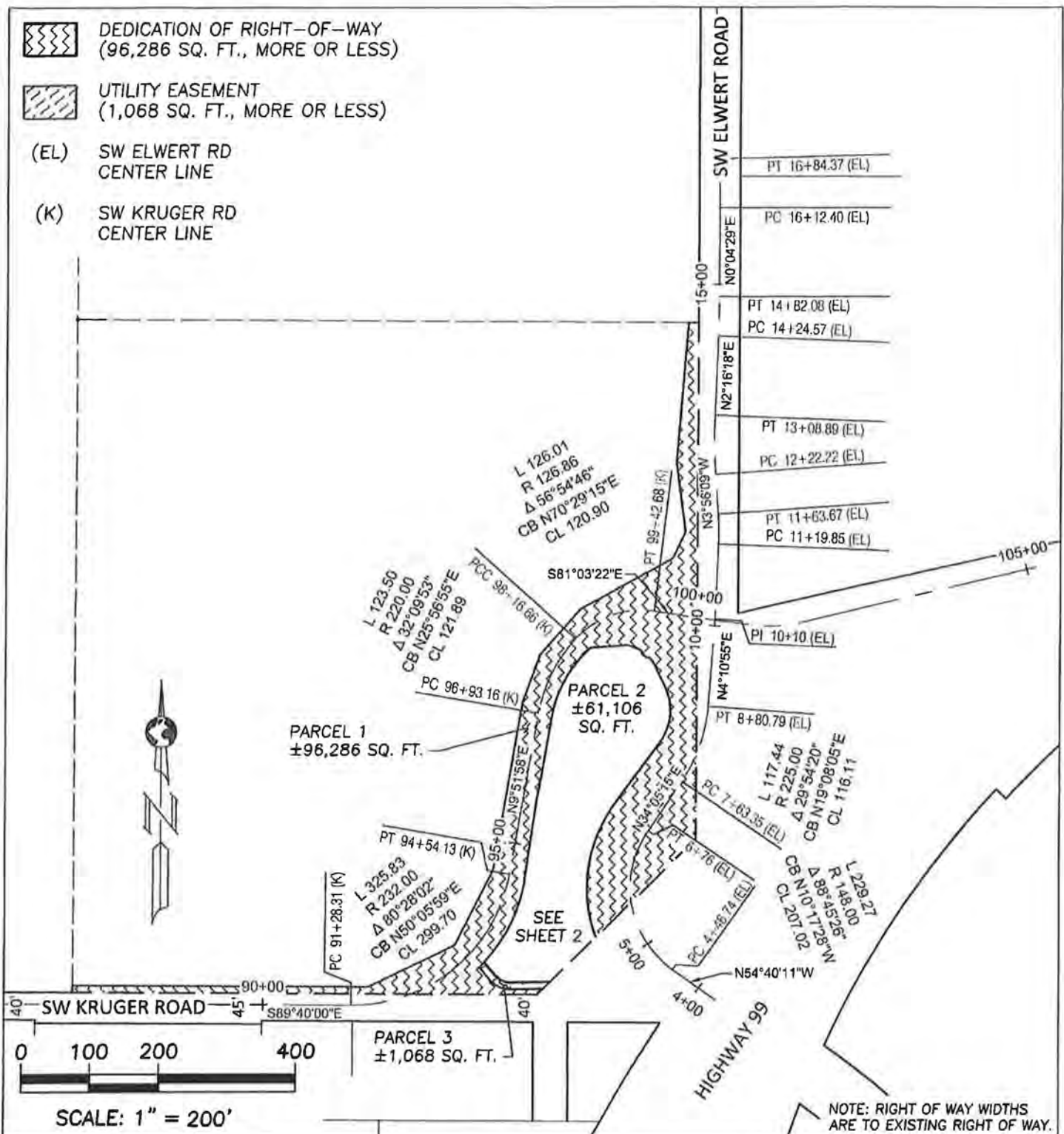
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert C. Lennox*

OREGON  
JULY 14, 1998  
ROBERT C. LENNOX  
2886

RENEWS: 12-31-20

-  DEDICATION OF RIGHT-OF-WAY  
(96,286 SQ. FT., MORE OR LESS)
-  UTILITY EASEMENT  
(1,068 SQ. FT., MORE OR LESS)
- (EL) SW ELWERT RD  
CENTER LINE
- (K) SW KRUGER RD  
CENTER LINE



NOTE: RIGHT OF WAY WIDTHS ARE TO EXISTING RIGHT OF WAY.



**PACE**  
An Engineering Services Company

5000 Meadows Road, Suite 345,  
Lake Oswego, OR 97035  
503.597.3222

DATE **APRIL 5, 2019**  
JOB NO. **2016001**

**EXHIBIT B - SHEET 1**  
SE1/4 OF NE 1/4 SEC. 36, T2S, R2W, W.M.,  
22895 SW ELWERT RD, SHERWOOD  
WASHINGTON COUNTY, OREGON

ELWERT-KRUGER INTERSECTION  
WASHINGTON COUNTY  
PROJECT NO. 100251, FILE NO. 26  
TAX MAP & LOT NO. 2S2360000206

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert Chenail*

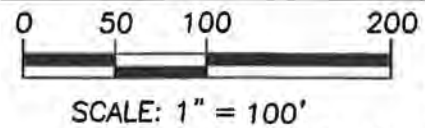
OREGON  
JULY 14, 1998  
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RENEWAL: 12-31-20

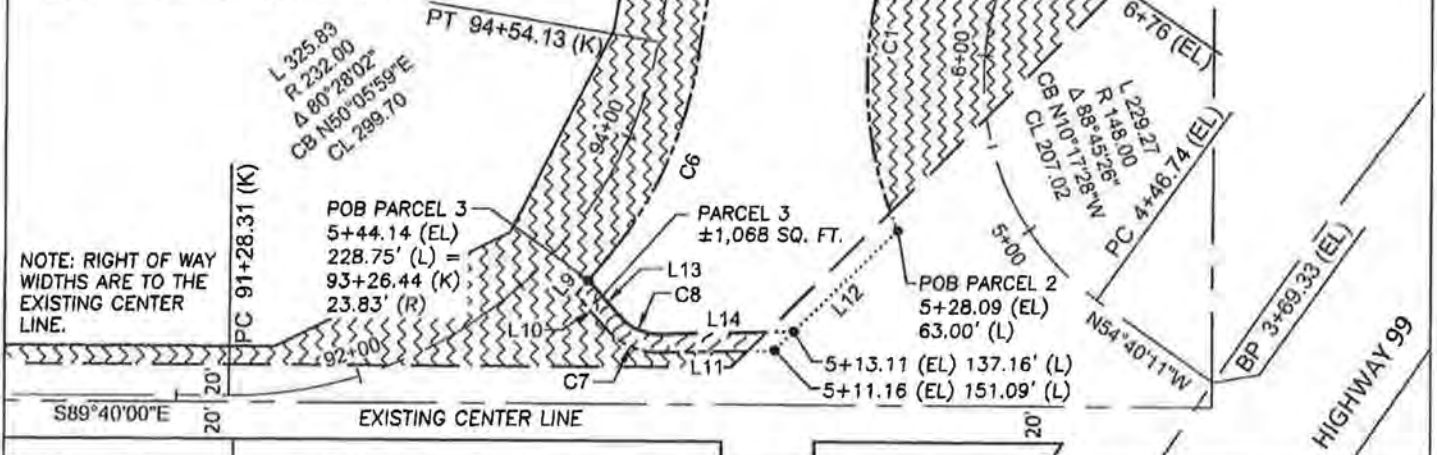
JK DM

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	DIST.
C1	218.55	211.00	Δ59°20'46"	N06°29'54"E	208.91
C2	85.33	79.00	Δ61°53'09"	N05°13'42"E	81.24
C3	14.35	54.00	Δ15°13'23"	N33°19'34"W	14.31
C4	23.67	60.00	Δ22°36'01"	N69°55'05"W	23.51
C5	116.32	177.00	Δ37°39'16"	S29°13'25"W	114.24
C6	121.39	222.00	Δ31°19'41"	S23°56'08"W	119.88
C7	34.31	39.00	Δ50°24'11"	S65°47'35"E	33.21
C8	25.51	29.00	Δ50°24'11"	S65°47'35"E	24.70

LINE	BEARING	DISTANCE
L1	N36°10'17"E	108.84
L2	N25°42'53"W	35.16
L3	N87°04'08"W	5.07
L4	N49°04'21"W	7.30
L5	N12°02'01"W	5.15
L6	S86°03'23"W	51.81
L7	S09°52'25"W	134.75
L8	S08°16'17"W	108.41
L9	S39°35'58"W	25.86
L10	S40°35'29"E	23.75
L11	N89°00'20"E	61.37
L12	N45°12'23"E	92.65
L13	S40°35'29"E	35.48
L14	N89°00'20"E	71.79



- DEDICATION OF RIGHT-OF-WAY (96,286 SQ. FT., MORE OR LESS)
- UTILITY EASEMENT (1,068 SQ. FT., MORE OR LESS)
- (EL) SW ELWERT RD CENTER LINE
- (K) SW KRUGER RD CENTER LINE
- POB POINT OF BEGINNING



**EXHIBIT B - SHEET 2**  
 SE1/4 OF NE 1/4 SEC. 36, T2S, R2W, W.M.,  
 22895 SW ELWERT RD, SHERWOOD  
 WASHINGTON COUNTY, OREGON

ELWERT-KRUGER INTERSECTION  
 WASHINGTON COUNTY  
 PROJECT NO. 100251, FILE NO. 26  
 TAX MAP & LOT NO. 2S2360000206

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Robert Chenail*  
 OREGON  
 JULY 14, 1998  
 ROBERT C. LENNOX  
 2886

RENEWS: 12-31-20

DATE **APRIL 5, 2019**  
 JOB NO. **2016001**

JK *BTM*