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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



Public Utility Easement

(16872 SW Edy Road, Sherwood, OR)

DATED: June 3, 2019

AFTER RECORDING RETURN TO:

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

BETWEEN:

Grantors:

Sherwood Senior Living, LLC
10305 SW Park Way, Suite 204
Portland, OR 97225

Grantee:

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

THIS GRANT OF A PUBLIC UTILITY EASEMENT is made by and between Sherwood Senior Living, LLC, a Delaware limited liability company, 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 public utility 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 consideration for this conveyance is \$00.00. However, the actual consideration consists of other value given, which value constitutes the whole consideration.

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. The easement granted shall not prevent Grantor 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 easement granted herein.

Grantor hereby covenants to and with Grantee that Grantor is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and that Grantor will warrant and defend the easement rights herein granted from all claims whatsoever.

Grantee (and other public or private entities or persons Grantee deems in its sole discretion as appropriate) shall have the right to use the property for utility purposes, including but not limited to water, wastewater, drainage, electric, fiber optic, telephone and cable and shall have the right to install, construct, operate, maintain, repair, replace and reconstruct said facilities as Grantee may deem necessary over, across, through, in and under the property described in Exhibits "A" and "B."

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

EXHIBIT A
PROPERTY DESCRIPTION

May 28, 2019
NWS Project No. 1697
Variable Width Public Utility Easement
Page 1 of 2

A tract of land located in the southeast one-quarter of Section 30, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, being a portion of that property conveyed to Sherwood Senior Living LLC by deed recorded December 21, 2017 as Document No. 2017-099521, Washington County Deed Records, more particularly described as follows:

Commencing at the most easterly corner of Lot 4, Cedar Creek Plaza, said point being on the northwesterly right-of-way line of SW Pacific Highway (State Highway 99W), 40.00 feet northwesterly of the southbound centerline thereof, when measured at right angles; thence along said northwesterly right-of-way line, North 46°46'25" East a distance of 347.71 feet to its intersection with the southwesterly right-of-way line of SW Edy Road; thence along said southwesterly right-of-way line, North 01°25'03" West a distance of 39.25 feet to an angle point thereon; thence continuing along said southwesterly right-of-way line the following seven courses: North 43°43'40" West a distance of 28.48 feet to a point; 77.22 feet through the arc of a tangent 774.50 foot radius circular curve to the left, said curve having a central angle of 5°42'45", a chord bearing of North 46°35'02" West and chord length of 77.19 feet to a point of reverse curvature; 83.53 feet through the arc of a 837.50 foot radius circular curve to the right, said curve having a central angle of 5°42'53", a chord bearing of North 46°34'58" West and a chord length of 83.50 feet to a point of tangency; North 43°43'31" West a distance of 3.49 feet to a point of curvature; 46.24 feet through the arc of a tangent 174.06 foot radius circular curve to the right, said curve having a central angle of 15°13'15", a chord bearing of North 36°06'54" West and a chord length of 46.10 feet to a point of reverse curvature; 24.43 feet through the arc of a 159.06 foot radius circular curve to the left, said curve having a central angle of 8°47'55", a chord bearing of North 32°54'13" West and a chord length of 24.40 feet to a point; 41.71 feet through the arc of a non-tangent 655.00 foot radius circular curve to the left, said curve having a central angle of 3°38'55", a chord bearing of North 47°36'02" West and a chord length of 41.70 feet to a point; thence departing said southwesterly right-of-way line, North 54°34'35" West a distance of 87.85 feet to an angle point on the southerly right-of-way line of SW Edy Road and the Point of Beginning; thence along said southerly right-of-way line the following four courses; 294.17 feet through the arc of a non-tangent 653.00 foot radius circular curve to the left, said curve having a central angle of 25°48'41", a chord bearing of North 70°01'49" West and a chord length of 291.69 feet to a point of reverse curvature; 32.65 feet through the arc of a 449.00 foot radius circular curve to the right, said curve having a central angle of 4°10'01", a chord bearing of North 80°51'09" West and a chord length of 32.65 feet to a point; 53.31 feet through the arc of a non-tangent 655.00 foot radius circular curve to the left, said curve having a central angle of 4°39'48", a chord bearing of North 88°07'22" West and a chord length of 53.30 feet to a point of tangency; South 89°32'44" West a distance of 327.11 feet to a point on the most northerly northeast line of Madeira; thence departing said southerly right-of-way line and along the most northerly northeast line of Madeira,

South 43°44'46" East a distance of 10.99 feet to a point 8.00 feet southerly of said southerly right-of-way line, when measured at right angles; thence parallel with and 8.00 feet southerly of said southerly right-of-way line, when measured at right angles, North 89°32'44" East a distance of 319.57 feet to a point of curvature; thence continuing parallel with and 8.00 feet southerly of said southerly right-of-way line, when measured at right angles, 5.77 feet through the arc of a tangent 647.00 foot radius circular curve to the right, said curve having a central angle of 0°30'39", a chord bearing of North 89°48'03" East and a chord length of 5.77 feet to a point; thence South 00°03'23" West a distance of 4.00 feet to a point 12.00 feet southerly of said southerly right-of-way line, when measured at right angles; thence parallel with and 12.00 feet southerly of said southerly right-of-way line, when measured at right angles, the following three courses: 45.87 feet through the arc of a non-tangent 643.00 foot radius circular curve to the right, said curve having a central angle of 4°05'15", a chord bearing of South 87°54'00" East and a chord length of 45.86 feet to a point; 32.78 feet through the arc of a non-tangent 461.00 foot radius circular curve to the left, said curve having a central angle of 4°04'28"; a chord bearing of South 80°53'56" East and a chord length of 32.78 feet to a point of reverse curvature; 21.32 feet through the arc of a tangent 641.00 foot radius circular curve to right, said curve having a central angle of 1°54'20", a chord bearing of South 81°59'00" East and a chord length of 21.32 feet to a point; thence North 08°58'10" East a distance of 4.00 feet to a point 8.00 feet southerly of said southerly right-of-way line, when measured at right angles; thence parallel with and 8.00 feet southerly of said southerly right-of-way line, when measured at right angles, 275.87 feet through the arc of a non-tangent 645.00 foot radius circular curve to the right, said curve having a central angle of 24°30'21", a chord bearing of South 68°46'39" East and a chord length of 273.77 feet to a point on said southerly right-of-way line; thence along said southerly right-of-way line, North 07°10'28" West a distance of 10.50 feet to the Point of Beginning.

Said described Tract of land contains 6,037 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Scott F. Field
OREGON
JUNE 30, 1997
SCOTT F. FIELD
2844
RENEWS: 12/31/2019

EXHIBIT B - PUBLIC UTILITY EASEMENT

LOCATED IN THE SE 1/4 OF SECTION 30,
T. 2 S., R. 1 W., W.M., CITY OF SHERWOOD,
WASHINGTON COUNTY, OREGON
MAY 28, 2019

DETAIL

SCALE: 1" = 20'

VARIABLE WIDTH PUBLIC
UTILITY EASEMENT (SHERWOOD)
6.037 SQUARE FEET ±

(WIDTH VARIES)
SW EDY ROAD

GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FT.

DETAIL

SCALE: 1" = 50'

SHERWOOD SENIOR
LIVING, LLC
DOCUMENT NO.
2017-099521

SEE DETAIL

PROVIDENCE
DOCUMENT NO.
2017-059050
(EXHIBIT "C")

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	77.22'	774.50'	5°42'45"	N46°35'02"W	77.19'
C2	83.53'	837.50'	5°42'53"	N46°34'58"W	83.50'
C3	46.24'	174.06'	15°13'15"	N36°06'54"W	46.10'
C4	24.43'	159.06'	8°47'55"	N32°54'13"W	24.40'
C5	41.71'	655.00'	3°38'55"	N47°36'02"W	41.70'
C6	294.17'	653.00'	25°48'41"	N70°01'49"W	291.69'
C7	32.65'	449.00'	4°10'01"	N80°51'09"W	32.65'
C8	53.31'	655.00'	4°39'48"	N88°07'22"W	53.30'
C9	5.77'	647.00'	0°30'39"	N89°48'03"E	5.77'
C10	45.87'	643.00'	4°05'15"	S87°54'00"E	45.86'
C11	32.78'	461.00'	4°04'28"	S80°53'56"E	32.78'
C12	21.32'	641.00'	1°54'20"	S81°59'00"E	21.32'
C13	275.87'	645.00'	24°30'21"	S68°46'39"E	273.77'
C14	47.00'	647.00'	4°09'44"	S47°54'37"E	46.99'
C15	22.61'	151.06'	8°34'34"	S32°47'33"E	22.59'
C16	48.37'	182.06'	15°13'15"	S36°06'54"E	48.22'
C17	84.33'	845.50'	5°42'53"	S46°34'58"E	84.30'
C18	76.42'	766.50'	5°42'45"	S46°35'02"E	76.39'

CURVE TABLE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott Field

OREGON
JUNE 30, 1997
SCOTT F. FIELD
2844

12-31-2019

RENEWAL DATE

1815 NW 169TH PLACE
SUITE 2090
BEAVERTON, OR 97006
PHONE: (503) 848-2127
FAX: (503) 848-2179

NORTHWEST

SURVEYING, Inc.

JOB NAME:	CEDAR CREEK PLAZA
JOB NUMBER:	1697
DRAWING NAME:	1697 PUE
DRAWN BY:	SFF
CHECKED BY:	CHS

SW PACIFIC HIGHWAY
(STATE HIGHWAY 99W)

SOUTHBOUND CENTERLINE
N46°46'25"W 344.13'
N46°46'25"E 347.71'

LOT 4
LOT 3

POINT OF BEGINNING
(PROVIDENCE)

8.00' P.U.E.

8.00' WIDE PUBLIC UTILITY
EASEMENT (PROVIDENCE)
5,505 SQUARE FEET ±

N43°43'40"W 28.48'
N01°25'03"W 39.25'

N43°43'40"E 25.39'
S01°25'03"E 32.58'

S43°13'35"E 8.00'

S43°13'35"E 8.00'

POINT OF BEGINNING
(SHERWOOD)
N54°34'35"W 87.85'
S79°06'45"W 10.27'

C5
C6
C7
C8
C9
C10
C11
C12
C13
C14
C15
C16
C17
C18

MADERIA

CEDAR CREEK PLAZA