

After recording return to:
City of Tualatin, Oregon
18880 SW Martinazzi Ave.
Tualatin, OR 97062-7092



**CITY OF TUALATIN, OREGON
WATERLINE, STORM DRAINAGE LINE, STORMWATER,
SANITARY SEWER LINE, AND ACCESS EASEMENT**

The Wetlands Conservancy, an Oregon non-profit corporation which acquired title as The Wetlands Conservancy, Inc., a nonprofit corporation of the State of Oregon ("GRANTOR"), grants to the City of Tualatin (the "CITY"), its successors and assigns, the permanent right to design, construct, reconstruct, operate and maintain a Waterline, Storm Drainage Line, Stormwater, Sanitary Sewer Line, and Access Easement on the following described land:

*See attached legal descriptions and drawings,
incorporated by reference*

TO HAVE AND TO HOLD, the described EASEMENT unto the CITY, its successors and assigns, runs with the land.

GRANTOR reserves the right to use the surface of the land for walkways, landscaping, parking, and other uses undertaken by the GRANTOR that are not inconsistent and do not interfere with the use of the subject EASEMENT area by the CITY. No building or utility shall be placed upon, under or within the property subject to this easement during its term without the written permission of the CITY.

Except as otherwise provided, upon completion of construction by CITY on the EASEMENT, the CITY shall restore the property's disturbed surface to the condition reasonably similar to the previous state, and shall indemnify and hold the GRANTOR harmless against all loss, costs, or damage arising out of the exercise of the rights granted. Nothing in this easement shall be construed as requiring the CITY, its successors or assigns, to maintain landscaping, walkways, parking or other surface or subsurface improvement made or constructed by or on behalf of the GRANTOR, its heirs, successors or assigns. The true and actual consideration paid for this transfer consists of or includes other property or other value given or promised, the receipt of which is acknowledged by the

GRANTOR.

The GRANTOR covenants to the CITY, and its successors and assigns, that GRANTOR is lawfully seized in fee simple of the granted premises, free from all encumbrances list any exceptions and that GRANTOR, and the GRANTOR'S heirs and personal representatives, shall warrant and forever defend the premises to the CITY, its agents, successors, and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

Executed this 5 day of March, 2021.

The Wetlands Conservancy,
an Oregon non-profit corporation



Katie Ryan, Executive Director



(STATE OF OREGON)ss
(County of Washington)

On this 5th day of March, 2021, before me, the undersigned, a Notary Public, personally appeared Katie Ryan as Executive Director of The Wetlands Conservancy, an Oregon non-profit corporation and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for Oregon

My commission expires: Jan 24 2023

CITY OF TUALATIN, OREGON

By: _____
City Manager

The City Manager of the City of Tualatin, being duly authorized and directed by the Council of the City of Tualatin, pursuant to TMC 1-3-030, approves and accepts the foregoing document on behalf of the City of Tualatin. Dated this ___ day of _____ 20__.

City Manager



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com

AKS Job #5511-08

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

EXHIBIT A

Permanent Utility Easement Description

A tract of land located in the Southeast One-Quarter of Section 24, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the plat "Stoneridge", Washington County Plat Records, also being on the south line of Document Number 2010-086932, Washington County Deed Records; thence along said south line, South 88°57'45" East 632.71 feet to the west right-of-way line of 65th Avenue (60.00 feet from centerline); thence along said west right-of-way line, North 01°49'55" East 402.01 feet to the south line of Document Number 2000-052082, Washington County Deed Records; thence along said south line, North 87°45'07" West 149.99 feet to the southwest corner of said deed; thence along the west line of said deed and the northerly extension thereof, North 01°49'25" East 87.73 feet to the northeast corner of said Document Number 2010-086932; thence along the northerly line of said deed the following three (3) courses: North 88°10'35" West 130.00 feet; South 74°06'45" West 288.59 feet; North 88°10'35" West 243.00 feet to the northwest corner of said deed, also being on the east line of Document Number 86036639, Washington County Deed Records, and the Point of Beginning; thence along said east line, South 01°50'06" West 2.68 feet; thence leaving said east line, North 32°43'34" West 58.66 feet; thence North 57°16'26" East 15.00 feet; thence South 32°43'34" East 36.89 feet to said east line; thence along said east line, South 01°50'06" West 23.76v feet to the Point of Beginning.

The above described tract of land contains 717 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

10/23/2020

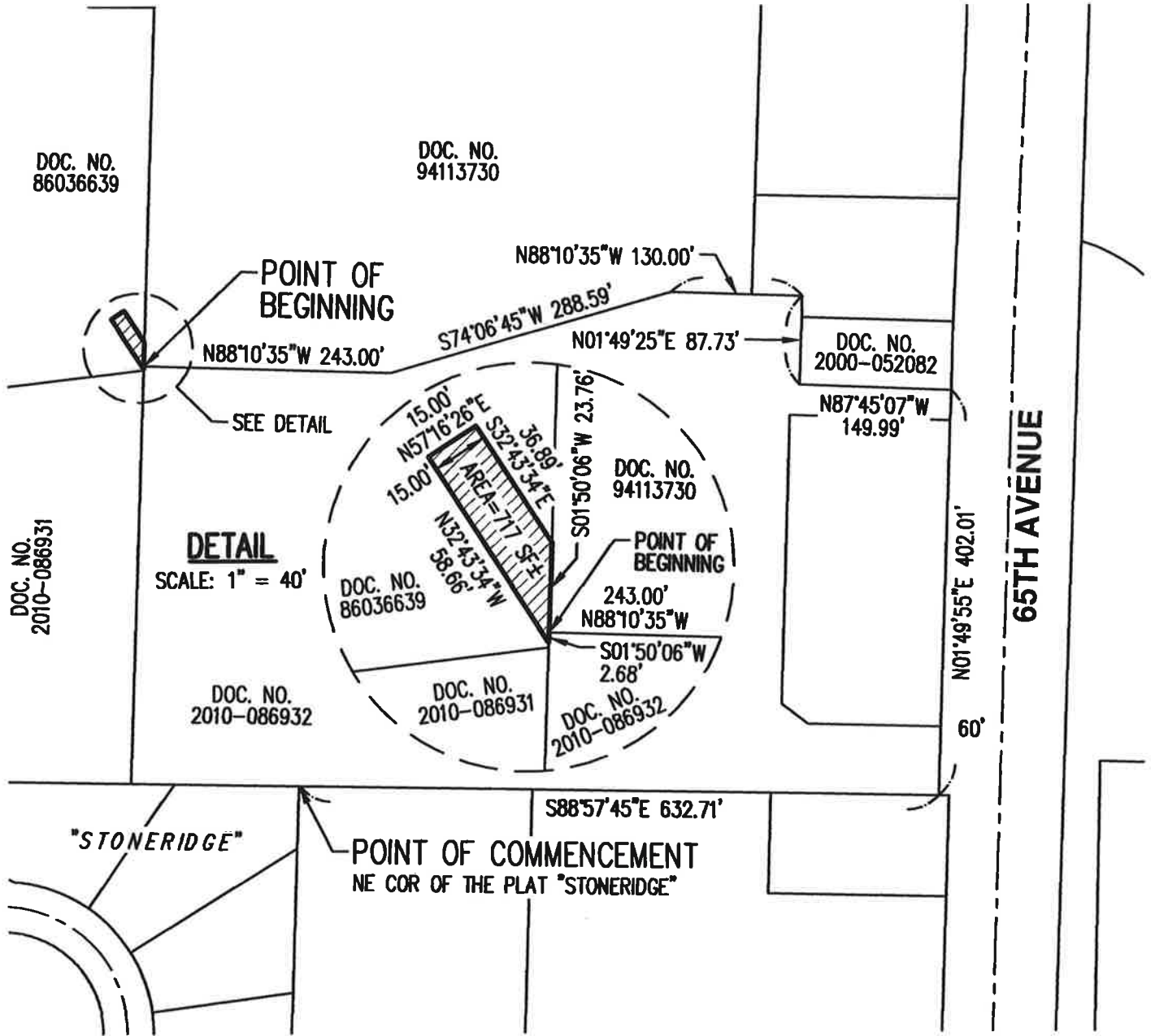
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/22

EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON



DETAIL
SCALE: 1" = 40'

10/23/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

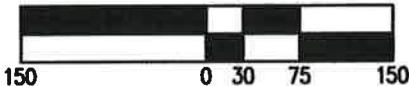
Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/22

PREPARED FOR

CITY OF TUALATIN
18880 SW MARTINAZZI AVENUE, SUITE 200
TUALATIN, OR 97062

SCALE: 1" = 150 FEET



PERMANENT UTILITY EASEMENT MAP

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



EXHIBIT
B
DRWN: WCB
CHKD: NSW
AKS JOB:
5511-08



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AKS Job #5511-08

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

EXHIBIT A

Permanent Utility Easement Description

Two tracts of land located in the Southeast One-Quarter of Section 24, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the plat "Stoneridge", Washington County Plat Records, also being on the south line of Document Number 2010-086932, Washington County Deed Records; thence along said south line, South 88°57'45" East 632.71 feet to the west right-of-way line of 65th Avenue (60.00 feet from centerline); thence along said west right-of-way line, North 01°49'55" East 402.01 feet to the south line of Document Number 2000-052082, Washington County Deed Records; thence along said south line, North 87°45'07" West 149.99 feet to the southwest corner of said deed; thence along the west line of said deed and the northerly extension thereof, North 01°49'25" East 87.73 feet to the northeast corner of said Document Number 2010-086932; thence along the northerly line of said deed, North 88°10'35" West 130.00 feet; thence continuing along said northerly line, South 74°06'45" West 30.49 feet to Reference Point 'A'; thence leaving said northerly line, North 15°53'15" West 43.57 feet to the Point of Beginning; thence South 71°06'53" West 15.00 feet; thence North 18°53'07" West 28.83 feet; thence North 71°06'53" East 15.00 feet; thence South 18°53'07" East 28.83 feet to the Point of Beginning.

Together with;

Commencing at the aforementioned Reference Point 'A', also being on the northerly line of said Document Number 2010-086932; thence along said northerly line, South 74°06'45" West 258.10 feet; thence continuing along said northerly line, North 88°10'35" West 226.63 feet to the Point of Beginning; thence continuing along said northerly line, North 88°10'35" West 16.37 feet to the southwest corner of Document Number 94113730, Washington County Deed Records; thence along the west line of said deed, North 01°50'06" East 23.76 feet; thence leaving said west line, South 32°43'34" East 28.85 feet to the Point of Beginning.

The above described tracts of land contain 627 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

10/23/2020

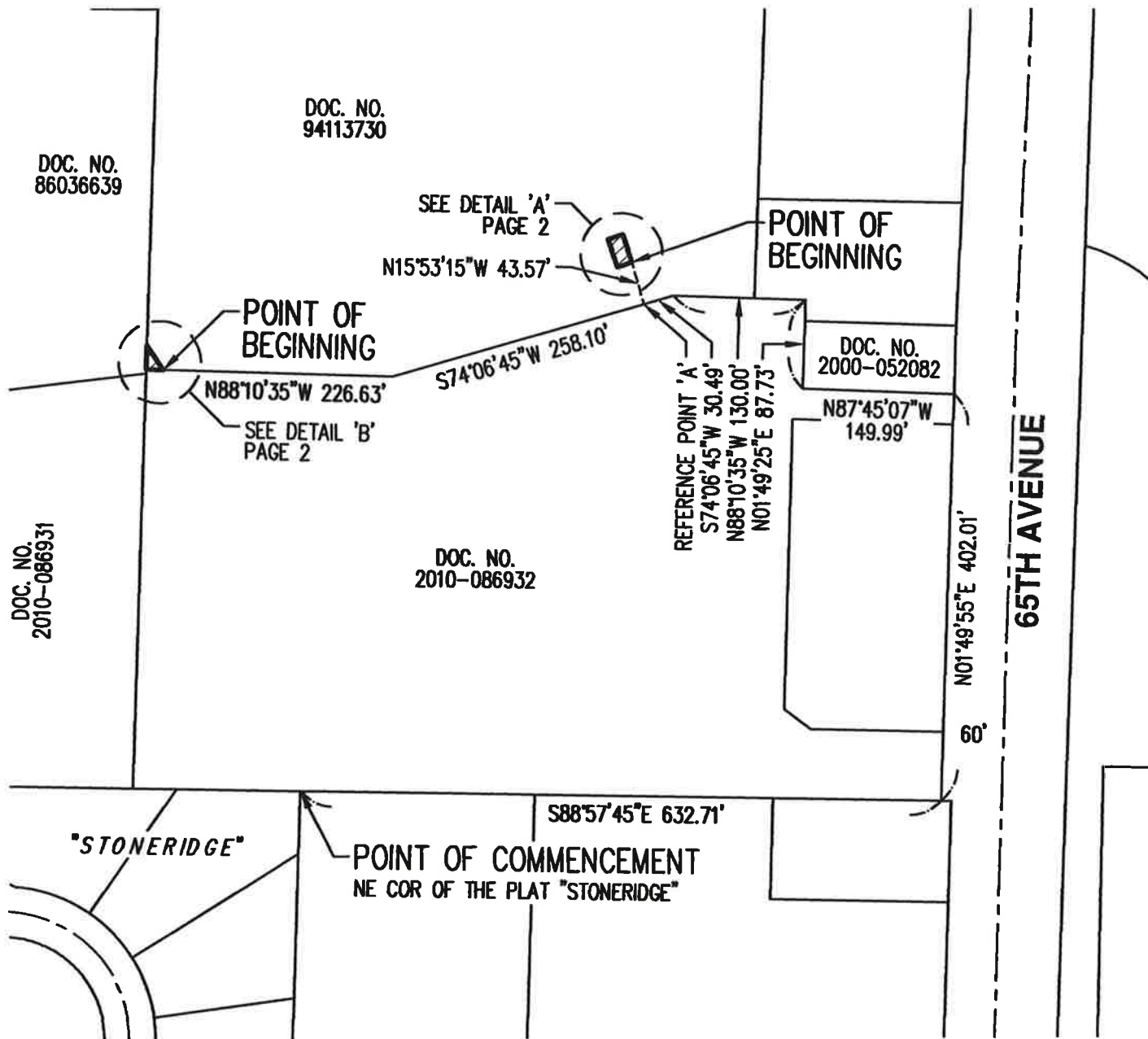
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/22

EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON



10/23/2020

REGISTERED
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OREGON
JANUARY 9, 2007
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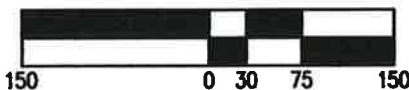
RENEWS: 6/30/22

PREPARED FOR

CITY OF TUALATIN
18880 SW MARTINAZZI AVENUE, SUITE 200
TUALATIN, OR 97062

TOTAL AREA=627 SF±

SCALE: 1"=150 FEET



PERMANENT UTILITY EASEMENT MAP

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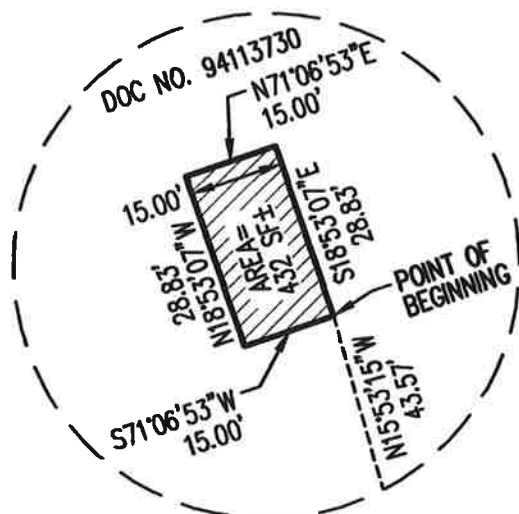
EXHIBIT
B

DRWN: WCB
CHKD: NSW

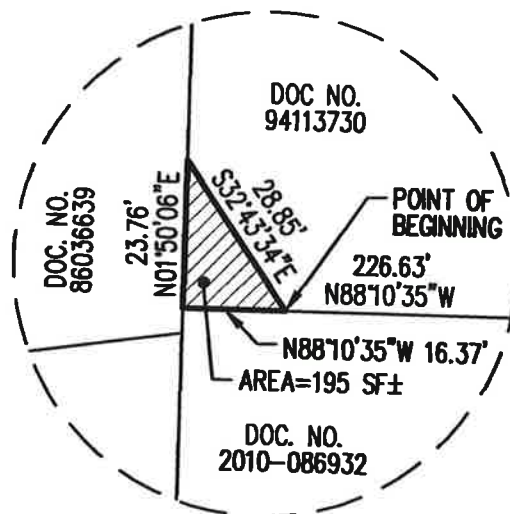
AKS JOB:
5511-08

EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON



DETAIL 'A'



DETAIL 'B'

10/23/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

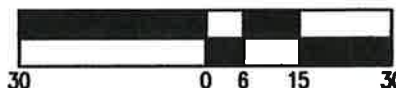
RENEWS: 6/30/22

PREPARED FOR

CITY OF TUALATIN
18880 SW MARTINAZZI AVENUE, SUITE 200
TUALATIN, OR 97062

TOTAL AREA=627 SF±

SCALE: 1"= 30 FEET



PERMANENT UTILITY EASEMENT MAP

EXHIBIT
B

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DRWN: WCB
CHKD: NSW
AKS JOB:
5511-08