

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**

Rolling Hills - 277, LLC, an Oregon limited liability company ("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 description and drawing,
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 is for mutual benefit of both parties and other good and valuable consideration, 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, subject to all encumbrances of record as exist on 10th day of AUGUST, 2021, and recorded liens, 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, though, or under the GRANTOR.

Executed this 10th day of AUGUST, 2021.

Rolling Hills – 277, LLC, an Oregon limited liability company
By Randall Realty Corp, an Oregon corporation, its manager

By Ronald L. Koos
Ronald L. Koos, Vice President

(STATE OF OREGON)ss
(County of ~~Washington~~)
MULTNOMAH

This instrument was acknowledged before me this 10th day of AUGUST, 2021, by Ronald L. Koos, Vice President of Randall Realty Corp, an Oregon corporation, which is the Manager of Rolling Hills – 277, LLC, an Oregon limited liability company.

Before me: Emmaline Marie Klinger
Notary Public for Oregon

My commission expires: August 21, 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 $88^{\circ}57'45''$ 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 $01^{\circ}49'55''$ East 402.01 feet to the south line of Document Number 2000-052082, Washington County Deed Records; thence along said south line, North $87^{\circ}45'07''$ 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 $01^{\circ}49'25''$ 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 $88^{\circ}10'35''$ West 130.00 feet; South $74^{\circ}06'45''$ West 288.59 feet; North $88^{\circ}10'35''$ West 228.00 feet to the Point of Beginning; thence leaving said north line, South $01^{\circ}50'06''$ West 10.00 feet; thence North $88^{\circ}09'54''$ West 15.00 feet to the west line of said deed; thence along said west line, North $01^{\circ}50'06''$ East 10.00 feet to the northwest corner of said deed; thence along the north line of said deed, South $88^{\circ}10'35''$ East 15.00 feet to the Point of Beginning.

The above described tract of land contains 150 square feet, more or less.

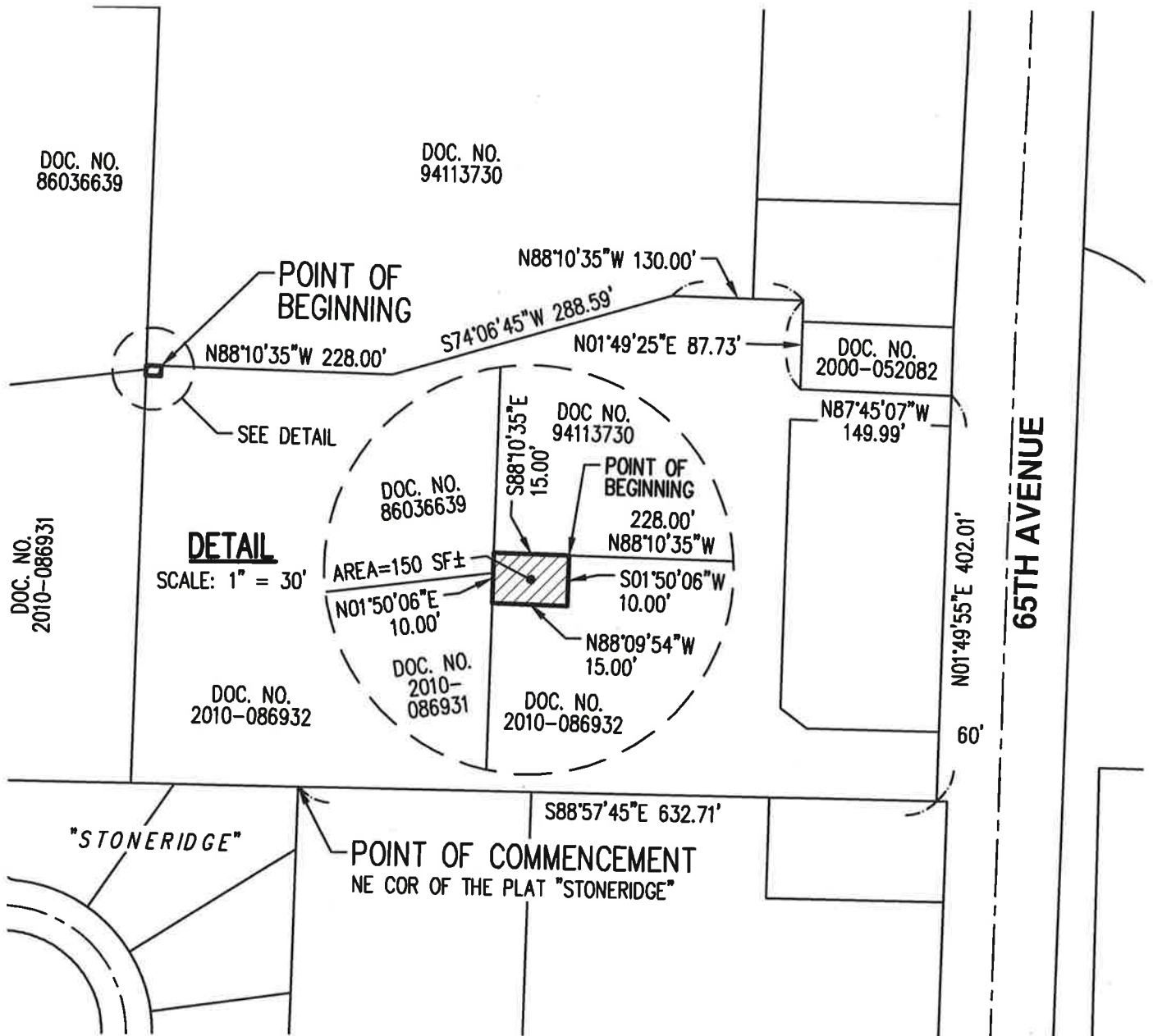
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

10/23/2020



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
PROFESSIONAL
LAND SURVEYOR

Nick White

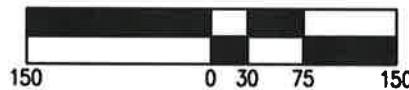
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

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