

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



**CITY OF TUALATIN, OREGON
PUBLIC UTILITY AND ACCESS EASEMENT**

Enter Name of Grantor ("GRANTOR"), grants to the City of Tualatin (the "CITY"), its successors and assigns, the permanent right to design, construct, reconstruct, operate and maintain a Public Utility 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 consists of \$1.00 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 ____ day of _____, 20____.

Signature

Signature

Name (print or type)

Name (print or type)

Title

Title

(STATE OF OREGON)ss
(County of Washington)

On this ____ day of _____, 20____, before me, the undersigned, a
Notary Public, personally appeared _____ and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: _____
Notary Public for Oregon

My commission expires: _____

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

12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #8860-06

EXHIBIT A

Public Utility and Access Easement

A portion of vacated right-of-way, 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:

Beginning at the southeast corner of Tract "C" of "Stoneridge", recorded as Book 39, Page 39, Washington County Records, also being on the westerly line of Lot 16 of said plat; thence along said westerly line, South $00^{\circ}48'26''$ East 82.72 feet; thence continuing along said westerly line on a curve to the left with a Radius of 15.00 feet, a Central Angle of $85^{\circ}29'20''$, an Arc Length of 22.38 feet, and a Chord of South $43^{\circ}33'09''$ East 20.36 feet to the northerly right-of-way line of SW 67th Avenue (25.00 feet from centerline); thence along a line which is parallel with and 25.00 feet northerly of, when measured at right angles to, the centerline of SW 67th Avenue on a non-tangent curve to the left (with a radial bearing of South $03^{\circ}42'09''$ West) with a Radius of 150.00 feet, a Central Angle of $01^{\circ}56'16''$, an Arc Length of 5.07 feet, and a Chord of North $87^{\circ}16'00''$ West 5.07 feet; thence along a line which is parallel with and 25.00 feet northerly of, when measured at right angles to, the centerline of SW 68th Avenue on a compound curve to the left with a Radius of 375.00 feet, a Central Angle of $10^{\circ}57'56''$, an Arc Length of 71.77 feet, and a Chord of South $86^{\circ}16'54''$ West 71.66 feet to the westerly southeast corner of Tract "A" of said plat; thence along the easterly line of said Tract "A" on a non-tangent curve to the left (with a radial bearing of North $09^{\circ}12'04''$ West) with a Radius of 15.00 feet, a Central Angle of $81^{\circ}36'21''$, an Arc Length of 21.36 feet, and a Chord of North $39^{\circ}59'45''$ East 19.60 feet; thence continuing along said easterly line, North $00^{\circ}48'26''$ West 86.16 feet to the southerly line of Tract "C" of said plat; thence along said southerly line, North $89^{\circ}11'34''$ East 50.00 feet to the Point of Beginning.

The above described tract of land contains 4,959 square feet, more or less.

The Basis of Bearings for this description are based on the plat of "Stoneridge".



