

**After recording, please return to:**

*Washington County  
LUT, Right-of-Way Section  
1400 SW Walnut St. Mail Stop #18  
Hillsboro, OR 97123-5625*

Until a change is requested all  
tax statements shall be sent to:  
*No Change*

## **DEDICATION DEED**

**THE CITY OF TUALATIN**, 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 - SLOPE EASEMENT**

Including the right to construct and maintain slopes necessitated by the construction, operation, and maintenance of the public road, all public facilities, and improvements in the adjacent right-of-way. Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor by reasons of any change of grade of the roadway abutting on said property.

### **PARCEL 3 - SLOPE EASEMENT**

Including the right to construct and maintain slopes necessitated by the construction, operation, and maintenance of the public road, all public facilities, and improvements in the adjacent right-of-way. Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor by reasons of any change of grade of the roadway abutting on said property.

### **AND - 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.

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 \_\_\_\_\_, has caused this instrument to be duly signed.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

THE CITY OF TUALATIN  
an Oregon municipal corporation

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OREGON        )  
                                  ) ss.  
County of Washington    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ (name and title of position) of

\_\_\_\_\_ The City of Tualatin an Oregon municipal corporation, on behalf of the municipal corporation.

\_\_\_\_\_  
*Notary Public*

**Accepted on behalf of Washington County, Oregon.**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

*Approved As To Form:*

Cortney D. Duke-Driessen  
Sr. Assistant County Counsel  
Dated & Signed: September 4, 2013



**EXHIBIT "A"**

SW Tualatin-Sherwood Road  
SW Langer Farms Parkway to SW Teton Avenue  
August 20, 2021

Project 100361  
File No. 50  
Tax Map 2S127BD  
Tax Lot 00500

**PARCEL 1 (RIGHT-OF-WAY DEDICATION)**

A parcel of land lying in Tract "B", PARTITION PLAT NO. 2002-66, City of Tualatin, Washington County, Oregon, and being a portion of that property described in that Deed of Dedication to City of Tualatin, recorded January 18, 2005 as Document Number 2005-005920 of Washington County Records; said parcel being that portion of said property included in a strip of land lying on the Southerly side of the centerline of SW Tualatin-Sherwood Road, which centerline is described as follows:

The width in feet of said strip of land is as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Southerly Side of Centerline</u>
148+50.19		148+74.99	49.00 along a non-tangent curve to 52.27 Radial Bearing: S 15°15'15" E Delta: 02°35'35" Radius: 559.50 Length: 25.32 Chord: N 76°02'32" E 25.32 Point of Reverse Curve
148+74.99		149+20.00	52.27 along a curve to 57.85 Delta: 04°29'31" Radius: 586.50 Length: 45.98 Chord: N 75°05'34" E 45.97

**CENTERLINE DESCRIPTION OF A PORTION OF SW TUALATIN-SHERWOOD ROAD**

A road centerline situated in the Northeast, Southeast, Northwest, and Southwest one-quarters of Section 29, the Northeast, Northwest, and Southwest one-quarters of Section 28, the Northeast and Northwest one-quarters of section 27, the Southeast one-quarter of Section 22, and the Southwest one-quarter of Section 23, all in Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:



Beginning at a point on the centerline of SW Tualatin-Sherwood Road (County Road No. 2737), being a punch mark in the rim of a monument box, at centerline station 43+17.71, and being a point of tangency, which bears South 08°28'04" West a distance of 2661.43 feet from a found 2 inch brass cap, stamped "1988, 20/29, 2S1, Wash. Co. Surveyor", in monument box, at the North one-quarter corner of Section 29, per USBT Book 5, Pages 143-147, Washington County Survey Records; thence South 86°30'30" East a distance of 639.11 feet to a point of curvature at centerline station 49+56.82, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence along the arc of a 4000.00 foot radius curve to the left, through a central angle of 03°20'07" (the long chord of which bears South 88°10'34" East 232.82 feet) an arc distance of 232.86 feet to a point of tangency at centerline station 51+89.68, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence South 89°50'37" East a distance of 2031.24 feet to a point of curvature at centerline station 72+20.92, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence along the arc of a 4000.00 foot radius curve to the right, through a central angle of 01°05'30" (the long chord of which bears South 89°17'52" East 76.21 feet) an arc distance of 76.21 feet to a point of tangency at centerline station 72+97.13, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box, also which bears North 19°19'46" East a distance of 15.36 feet from a found 2 inch brass cap, stamped "T2S, R1W, 29/28, 1992, WASH. CO. SURVEYOR", in monument box, at the East one-quarter corner of Section 29, per USBT Book 7, Page 21, Washington County Survey Records; thence South 88°45'08" East a distance of 1251.95 feet to a point of curvature at centerline station 85+49.08, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence along the arc of a 4000.00 foot radius curve to the left, through a central angle of 07°33'27" (the long chord of which bears North 87°28'09" East 527.24 feet) an arc distance of 527.62 feet to a point of tangency at centerline station 90+76.70, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence North 83°41'25" East a distance of 4734.13 feet to a point of curvature at centerline station 138+10.83, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence along the arc of a 4000.00 foot radius curve to the left, through a central angle of 29°28'00" (the long chord of which bears North 68°57'25" East 2034.56 feet) an arc distance of 2057.16 feet to a point of tangency at centerline station 158+67.99, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence North 54°13'25" East a distance of 3139.10 feet to a point of curvature at centerline station 190+07.09, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence along the arc of a 1700.00 foot radius curve to the right, through a central angle of 32°26'33" (the long chord of which bears North 70°26'42" East 949.78 feet) an arc distance of 962.58 feet to a point of tangency at centerline station 199+69.67, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence North 86°39'58" East a distance of 328.52 feet to a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific", in monument box, at centerline station 202+98.19, which bears North 45°21'30" West a distance of 1563.57 feet from a found 2 inch brass cap, stamped "1/4, 23/26, T2S, R1W,



2005, Wash. Co. Surveyor", in monument box, at the South one-quarter corner of Section 23, per USBT 2005-001, Washington County Survey Records.

This parcel of land contains 189 square feet, more or less, excepting therefrom the existing right-of-way of SW Tualatin-Sherwood Road.

**PARCEL 2 (PERMANENT SLOPE EASEMENT)**

A parcel of land lying in Tract "B", PARTITION PLAT NO. 2002-66, City of Tualatin, Washington County, Oregon, and being a portion of that property described in that Deed of Dedication to City of Tualatin, recorded January 18, 2005 as Document Number 2005-005920 of Washington County Records; said parcel being that portion of said property included in a strip of land lying on the Southerly side of the centerline of SW Tualatin-Sherwood Road, which centerline is described in Parcel 1.

The width in feet of said strip of land is as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Southerly Side of Centerline</u>
145+69.00		146+46.00	56.20 in a straight line to 55.50
146+46.00		147+73.50	55.50 in a straight line to 53.30

This parcel of land contains 1,074 square feet, more or less, excepting therefrom the existing right-of-way of SW Tualatin-Sherwood Road.

**PARCEL 3 (PERMANENT SLOPE AND DRAINAGE EASEMENT)**

A parcel of land lying in Tract "B", PARTITION PLAT NO. 2002-66, City of Tualatin, Washington County, Oregon, and being a portion of that property described in that Deed of Dedication to City of Tualatin, recorded January 18, 2005 as Document Number 2005-005920 of Washington County Records; said parcel being that portion of said property included in a strip of land, lying on the Southerly side of the centerline of SW Tualatin-Sherwood Road, which centerline is described in Parcel 1.

The width in feet of said strip of land is as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Southerly Side of Centerline</u>
147+73.50		148+65.50	58.50 in a straight line to 57.00
148+65.50		149+10.00	57.00 in a straight line to 65.45



**EXCEPT therefrom** that portion lying within the above-described Parcel 1 (Right-Of-Way Dedication).

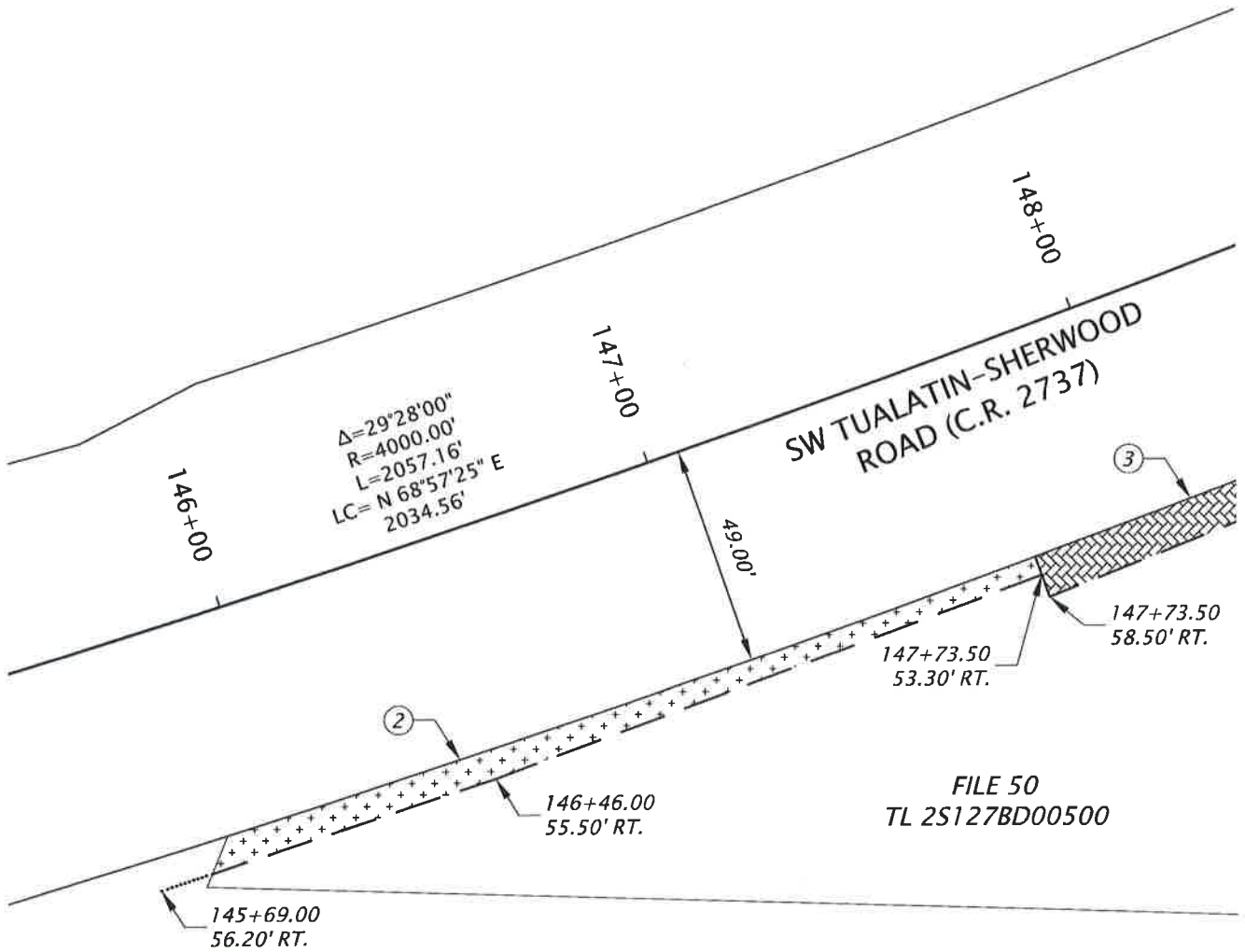
This parcel of land contains 1,050 square feet, more or less, excepting therefrom the existing right-of-way of SW Tualatin-Sherwood Road.

The bearings of this description were established on Record of Survey No. 33760, Washington County Survey Records.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
MAY 10, 2011  
STEPHEN C. WILLIAMS  
84070


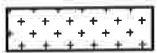

RENEWS: 06/30/22

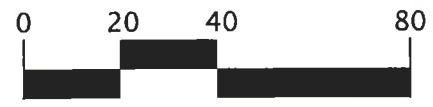


SEE SHEET 2 OF 2

FILE 50  
TL 2S127BD00500

LEGEND:

-  ① RIGHT-OF-WAY DEDICATION  
189 SQ. FT. ± (0.004 AC. ±)
-  ② PERMANENT SLOPE EASEMENT  
1,074 SQ. FT. ± (0.025 AC. ±)
-  ③ PERMANENT SLOPE AND DRAINAGE EASEMENT  
1,050 SQ. FT. ± (0.024 AC. ±)



**SW TUALATIN-SHERWOOD ROAD**  
**SW LANGER FARMS PARKWAY TO SW TETON AVENUE**

FILE NO: 50	SUBMITTAL DATE: AUGUST 20, 2021	REV'D:
TAX LOT: 00500	ADDRESS: 20663 SW 115TH AVENUE	
TAX MAP: 2S127BD		



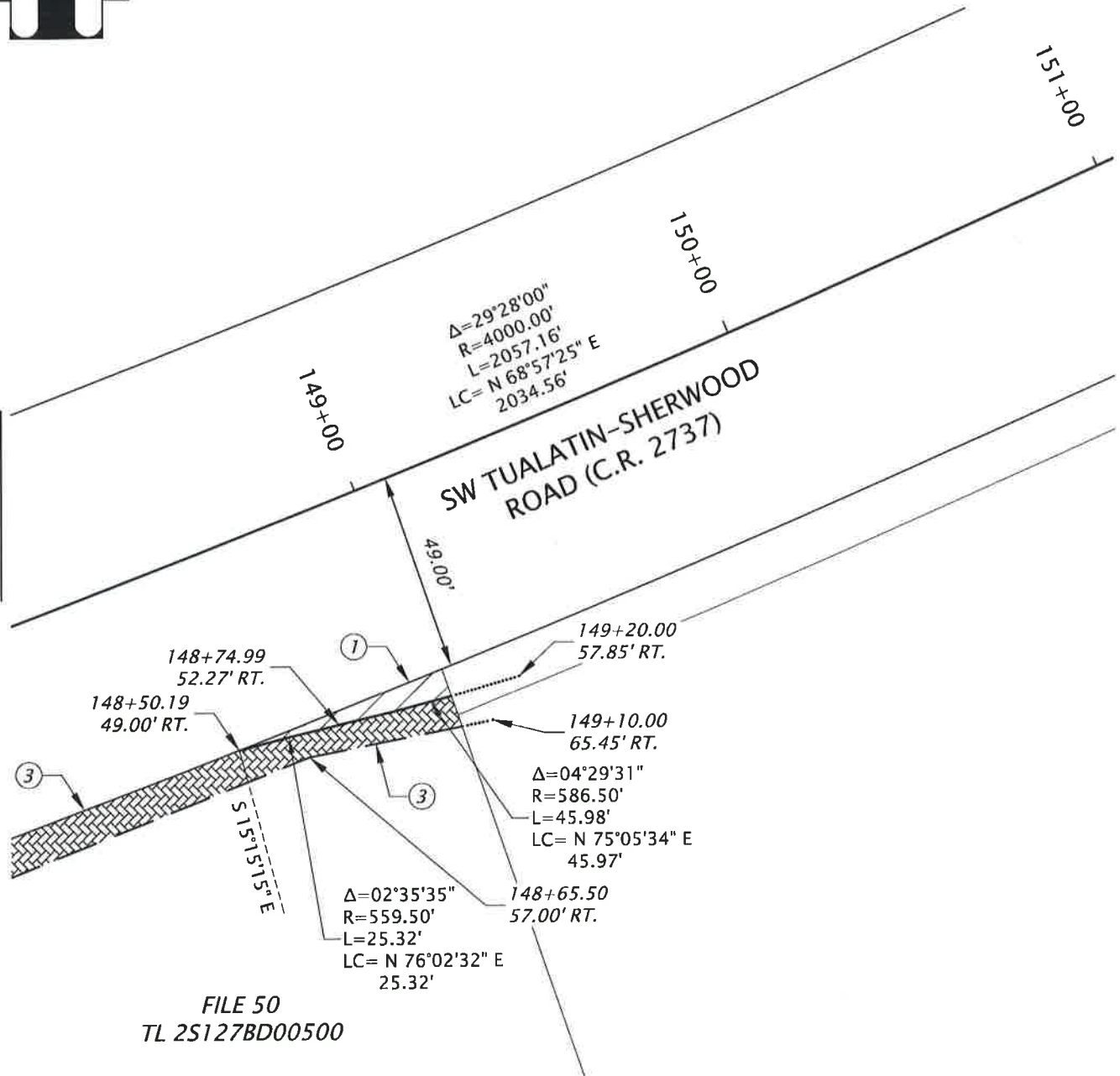
**DAVID EVANS AND ASSOCIATES INC.**

2100 S River Parkway, Suite 100  
Portland Oregon 97201  
Phone: 503.223.6663

DM JK






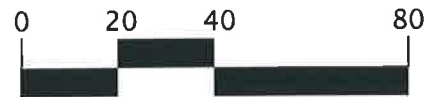
SEE SHEET 1 OF 2



FILE 50  
TL 2S127BD00500

**LEGEND :**

-  ① RIGHT-OF-WAY DEDICATION  
189 SQ. FT. ± (0.004 AC. ±)
-  ② PERMANENT SLOPE EASEMENT  
1,074 SQ. FT. ± (0.025 AC. ±)
-  ③ PERMANENT SLOPE AND DRAINAGE EASEMENT  
1,050 SQ. FT. ± (0.024 AC. ±)



**SW TUALATIN-SHERWOOD ROAD  
SW LANGER FARMS PARKWAY TO SW TETON AVENUE**

FILE NO: 50	SUBMITTAL DATE: AUGUST 20, 2021	REV'D:
TAX LOT: 00500	ADDRESS: 20663 SW 115TH AVENUE	
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