

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**

TMV 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.

The true and actual consideration paid for this conveyance is \$58,299.00 or includes other property or other value given or promised, the receipt of which is acknowledged by GRANTOR.

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 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 17 day of February, 2022.

TMV LLC, an Oregon limited liability company

By Robert Tatsumi
Signature

Robert Tatsumi
Print Name and Title:

(STATE OF OREGON)ss
(County of Washington)

This instrument was acknowledged before me this 17th day of February, 2022, by Robert Tatsumi of TMV LLC, an Oregon limited liability company.

Before me: Kellie Kiss
Notary Public for Oregon

My commission expires: AUGUST 30, 2024



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



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 469.85 feet; thence continuing along said west right-of-way line, North 02°40'19" East 226.99 feet to the Point of Beginning; thence leaving said west right-of-way line, South 58°30'53" West 153.00 feet; thence North 26°14'10" East 37.45 feet; thence North 58°30'53" East 110.11 feet; thence South 82°08'15" East 20.60 feet to said west right-of-way line; thence along said west right-of-way line, South 02°40'19" West 8.38 feet to the Point of Beginning.

The above described tract of land contains 2,717 square feet, more or less.

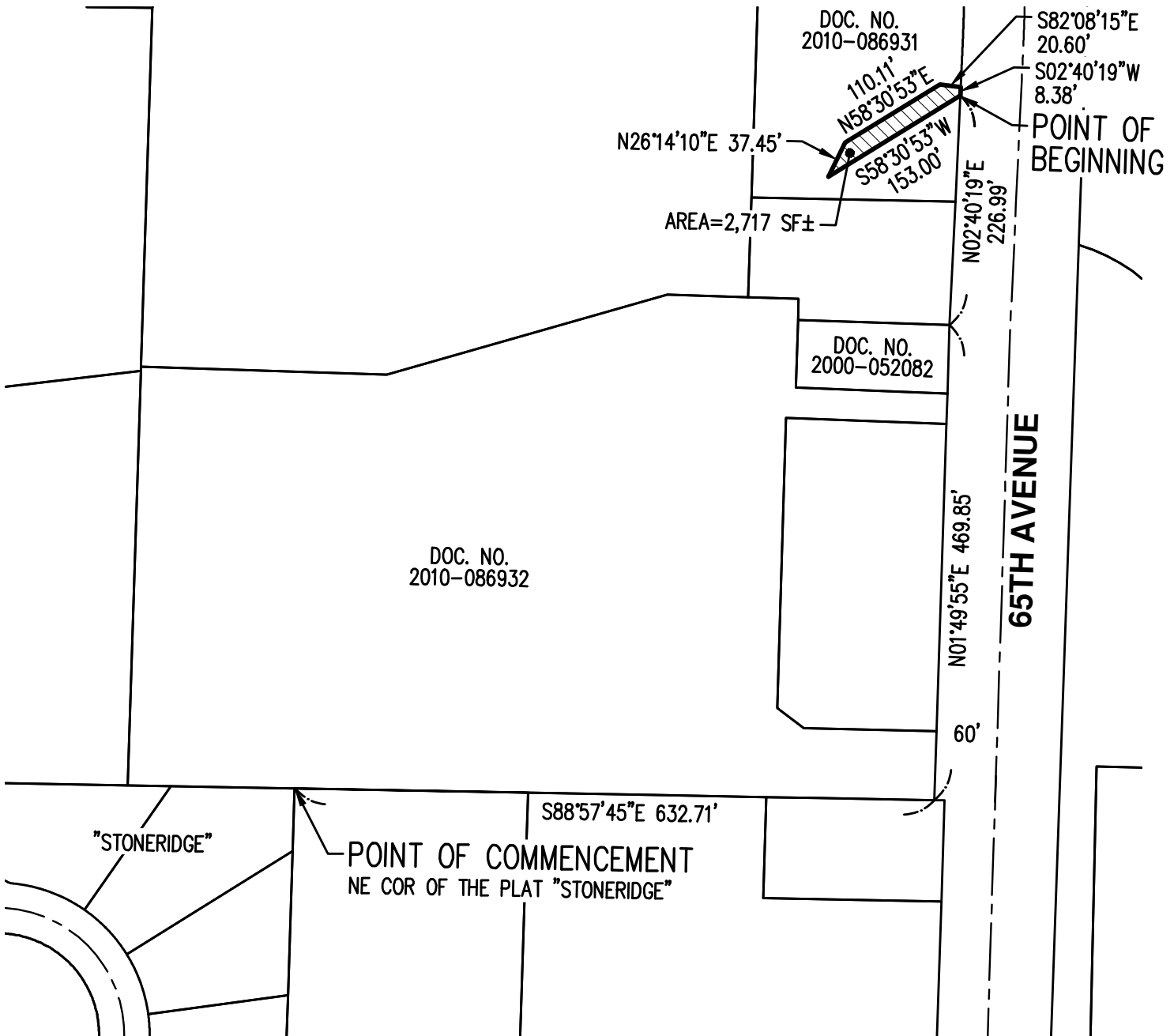
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

10/13/2020



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

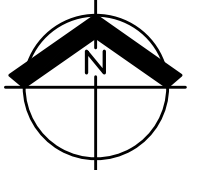


10/13/2020

PREPARED FOR

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

SCALE: 1" = 150 FEET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/22

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