

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



02854930202200150390060062

I, Joe Nelson, Director of Assessment and Taxation
and Ex-Officio County Clerk for Washington County,
Oregon, do hereby certify that the within Instrument of
writing was received and recorded in the book of
records of said county.

Joe Nelson, Director of Assessment and Taxation,
Ex-Officio County Clerk



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 - 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 - PUBLIC UTILITIES EASEMENT

Including the right to install, maintain, and repair public utilities over, under, and across the property described.

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.

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 CITY MANAGER, has caused this instrument to be duly signed.

DATED this 16 day of FEBRUARY, 2022.

THE CITY OF TUALATIN
an Oregon municipal corporation

By: [Signature]

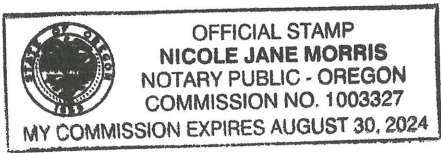
Title: City Manager

STATE OF OREGON)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me this 16 day of February, 2022 by Sherilyn Lombas, City Manager (name and title of position) of

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

[Signature]
Notary Public



Accepted on behalf of Washington County, Oregon.

By: [Signature]

Title: County Engineer

Dated this 28 day of February, 2022

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
September 30, 2021

Project 100361
File No. 32
Tax Map 2S128D
Tax Lot 01000

PARCEL 1 (PERMANENT SLOPE AND UTILITY EASEMENT)

A parcel of land lying in the Southwest one-quarter of the Northeast one-quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being a portion of that property described in that Circuit Court, Amended General Judgment to the City of Tualatin, an Oregon municipal corporation, City of, recorded July 19, 2004 as Document Number C031936CV of Washington County Records; said parcel being that portion of said property included in a strip of land, 61.00 feet in width lying on the Southerly side of the centerline of SW Tualatin-Sherwood Road, which centerline is described as follows:

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 $01^{\circ}05'30''$ (the long chord of which bears South $89^{\circ}17'52''$ 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 $19^{\circ}19'46''$ 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 $88^{\circ}45'08''$ 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 $07^{\circ}33'27''$ (the long chord of which bears North $87^{\circ}28'09''$ 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 $83^{\circ}41'25''$ 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 $29^{\circ}28'00''$ (the long chord of which bears North $68^{\circ}57'25''$ 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 $54^{\circ}13'25''$ 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 $32^{\circ}26'33''$ (the long chord of which bears North $70^{\circ}26'42''$ 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 $86^{\circ}39'58''$ 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 $45^{\circ}21'30''$ 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 2,337 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 the Southwest one-quarter of the Northeast one-quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being a portion of that property described in that Circuit Court, Amended General Judgment to the City of Tualatin, an Oregon municipal corporation, City of, recorded July 19, 2004 as Document Number C031936CV of Washington County Records; said parcel being that portion of said property included in a strip of land, 73.00 feet in width lying on the



Southerly side of the centerline of SW Tualatin-Sherwood Road, which centerline is described in Parcel 1.

EXCEPT therefrom that portion lying within the above-described Parcel 1 (Permanent Slope and Utility Easement).

This parcel of land contains 2,615 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

DIGITALLY SIGNED 2021.09.30
17:18:56-07'00'

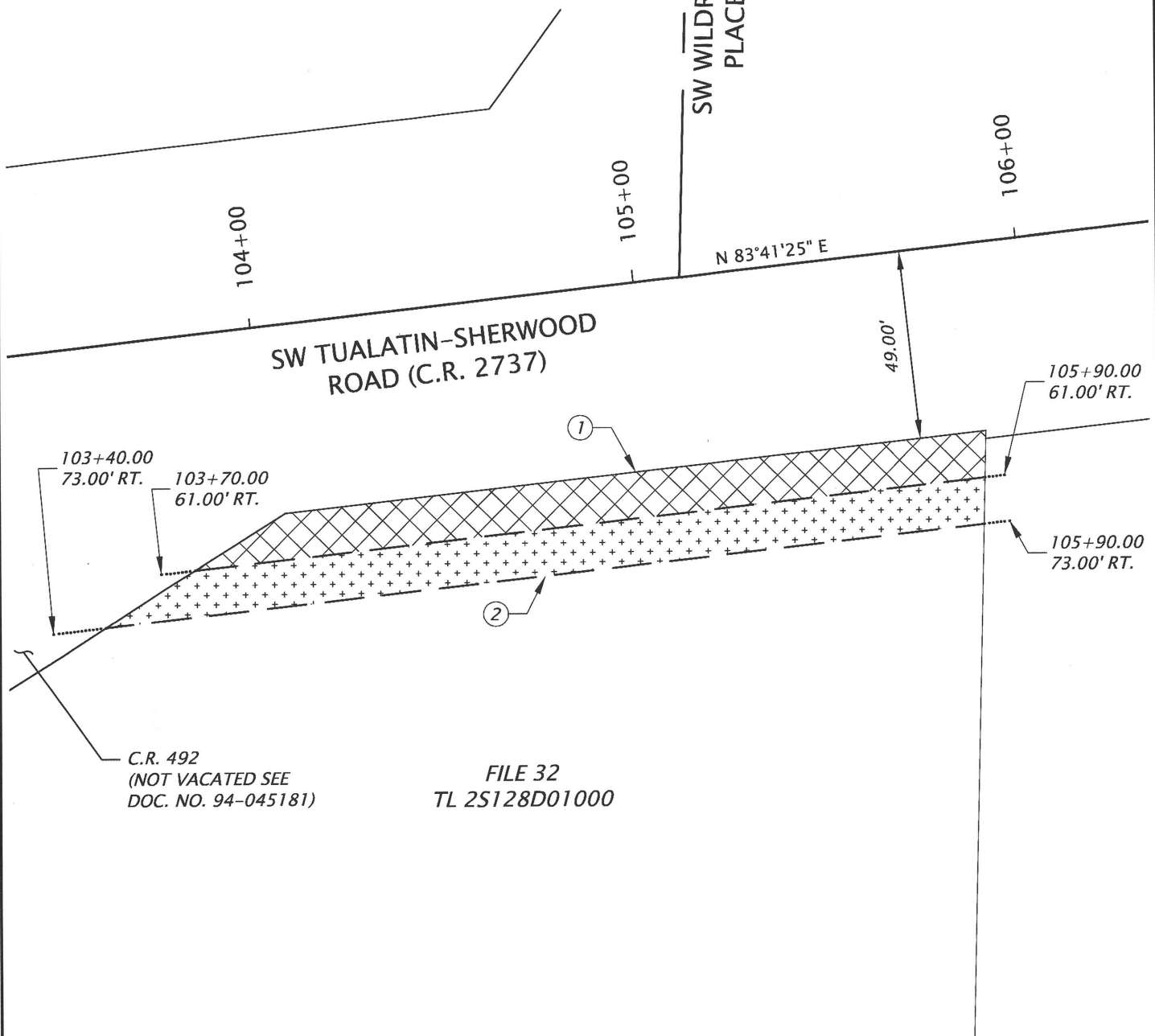
OREGON
MAY 10, 2011
STEPHEN C. WILLIAMS
84070

RENEWS: 06-30-22

EXHIBIT "B"



SW WILDROSE PLACE



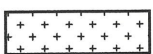
C.R. 492
(NOT VACATED SEE
DOC. NO. 94-045181)

FILE 32
TL 2S128D01000

LEGEND:



① PERMANENT SLOPE AND UTILITY EASEMENT
2,337 SQ. FT. ± (0.054 AC. ±)



② PERMANENT SLOPE EASEMENT
2,615 SQ. FT. ± (0.060 AC. ±)



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

FILE NO: 32	SUBMITTAL DATE: SEPT. 30, 2021	REV'D:
TAX LOT: 01000	ADDRESS: 20940 SW DAHKLE LANE	
TAX MAP: 2S128D		



**DAVID EVANS
AND ASSOCIATES INC.**

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