

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

Washington County, Oregon 2011-073575
10/21/2011 11:58:30 AM

D-E Cnt=1 Str=29 RECORDS1
\$25.00 \$5.00 \$11.00 \$15.00 - Total = \$56.00



01641460201100735750050050

I, Richard Hobernicht, 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.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



CITY OF TUALATIN, OREGON PUBLIC UTILITY EASEMENT

Pascuzzi Investments, LLC ("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 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 \$ 0.00 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 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 October, 2011.

[Signature]
Signature

N/A
Signature

PASQUALE PASCUZZI
Name (print or type)

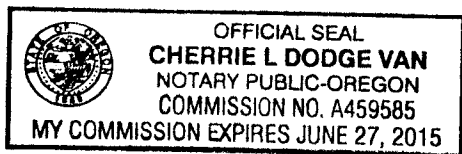
Name (print or type)

Managing Member
Title

Title

STATE OF OREGON)ss
County of Washington)

On this 17 day of October, 2011, before me, the undersigned, a Notary Public, personally appeared Pasquale PascuZZi and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: [Signature]
Notary Public for Oregon
My commission expires: June 27, 2011

CITY OF TUALATIN, OREGON
By: [Signature]
City Manager

ATTEST:
By: _____
City Recorder

The City Manager of the City of Tualatin, being duly authorized and directed by the Council of the City of Tualatin, pursuant to Ordinance 787-89, approves and accepts the foregoing Dedication on behalf of the City of Tualatin. Dated this 17th day of October, 2011.

APPROVED AS TO LEGAL FORM
[Signature]
CITY ATTORNEY

[Signature]
City Manager

**ENGINEERING PLANNING
FORESTRY**

13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



**LANDSCAPE ARCHITECTURE
SURVEYING**

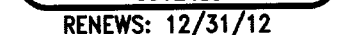
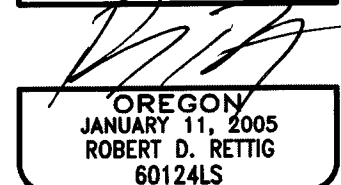
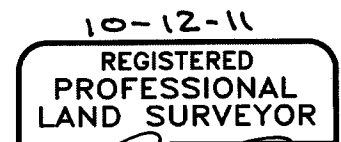
AKS Group of Companies:
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

EXHIBIT A
Public Utility Easement

An 8.00-foot wide tract of land, located in the Southeast One-Quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, the inside line of which being more particularly described as follows:

Beginning at the southwest corner of Parcel 1 of Partition Plat Number 2003-082, being a 3 inch brass disk inscribed "DE HAAS AND ASSOC. INC.", thence along the west line of said Parcel 1 North 00°20'09" West 395.59 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "DE HAAS & ASSOC. INC."; thence continuing along the boundary of said Parcel 1, South 89°37'22" West 5.00 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "DE HAAS & ASSOC. INC."; thence continuing along the boundary of said Parcel 1, North 00°20'09" West 140.00 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence along the north line of the tract per Document Number 2010-102923 South 89°37'22" West 495.10 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence along the west line of said tract South 00°22'38" East 110.00 feet to a 5/8 inch iron rod with a red plastic cap inscribed "RYAN LS 58833" at the northeast corner of the SW Myslony Street dedication per Document Number 2008-99930 and the True Point of Beginning; thence leaving said west line North 89°37'22" East 0.02 feet to a point; thence along a curve to the left with a Radius of 15.00 feet, a Delta of 49°59'41", a Length of 13.09 feet, and a Chord of North 64°37'31" East 12.68 feet to a point of reverse curvature; thence along a curve to the right with a Radius of 55.00 feet, a Delta of 279°59'23", a Length of 268.77 feet, and a Chord of South 00°22'38" East 70.71 feet to a point of reverse curvature; thence along a curve to the left with a Radius of 15.00 feet, a Delta of 49°59'41", a Length of 13.09 feet, and a Chord of North 65°22'47" West 12.68 feet to a point; thence South 89°37'22" West 0.02 feet to a point; thence along a curve to the left with a Radius of 2493.81 feet, a Delta of 00°00'02", a Length of 0.02 feet, and a Chord of South 89°37'21" West 0.02 feet to a 5/8 inch iron rod with a red plastic cap inscribed "RYAN LS 58833" at the southeast corner of the SW Myslony Street dedication per Document Number 2008-99930; thence along the west line of the tract per Document Number 2010-102923, South 00°20'09" East 8.00 feet to a point; thence leaving said west line along a non-tangent curve (Radial: North 00°22'40" West) to the right with a Radius of 2485.81 feet, a Delta of 00°00'02", a Length of 0.03 feet, and a Chord of North 89°37'21" East 0.03 feet to a point; thence North 89°37'22" East 0.02 feet to a point; thence along a curve to the right with a Radius of 7.00 feet, a Delta of 49°59'41", a Length of 6.11 feet, and a Chord of South 65°22'47" East 5.92 feet to a point; thence along a curve to the left with a Radius of 63.00 feet, a Delta of 279°59'23", a Length of 307.86 feet, and a Chord of North 00°22'38" West 81.00 feet to a point; thence along a curve to the right with a Radius of 7.00 feet, a Delta of 49°59'41", a Length of 6.11 feet, and a Chord of South 64°37'31" West 5.92 feet to a point; thence South 89°37'22" West 0.02 feet to a point on the west line of Document Number 2010-102923; thence along said west line South 00°22'38" East 8.00 feet to the True Point of Beginning.

The above described tract of land contains 631 square feet, more or less.
The Basis of Bearings is per Washington County Survey Number 31,560.



RENEWS: 12/31/12

PREPARED FOR

PASCUZZI INVESTMENTS, LLC.
10250 SW NORTH DAKOTA STREET
TIGARD, OR 97223

EXHIBIT B

MAP OF PUBLIC UTILITY EASEMENT
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

DOC. NO.
2010-102922

S89°37'22"W 495.10'

S00°22'38"E
110.00'

TRUE POINT
OF BEGINNING

30' SW MYSLONY
STREET

STREET DEDICATION PER
DOC. NO. 2008-99930

DOC. NO.
2007-130681

N00°20'09"W

SEE DETAIL B

SEE DETAIL A

8.00'

L=268.77'

C2
L=307.86'

AREA: 631 SF

S89°37'22"W 5.00'

N00°20'09"W 140.00'

N00°20'09"W 395.59'

PARCEL 1
PP NO. 2003-082

DOC. NO. 95037906
(ADJUSTED PER DOC.
NO. 2010-102923)

SCALE 1" = 100 FEET



POINT OF BEGINNING
SW CORNER OF PARCEL 1
OF PP. NO. 2003-082

**SEE SHEET 2 FOR LEGEND,
CURVE TABLE AND DETAILS**

10-12-11

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/12

JOB NAME: MYSLONY
JOB NUMBER: 2463
DRAWN BY: JOH
CHECKED BY: RDR
DWG NO.: 100311 2463EXB

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
FORESTRY • SURVEYING



LICENSED IN OR & WA

13910 SW GALBREATH
DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

PREPARED FOR

PASCUZZI INVESTMENTS, LLC.
10250 SW NORTH DAKOTA STREET
TIGARD, OR 97223

EXHIBIT B

MAP OF PUBLIC UTILITY EASEMENT
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

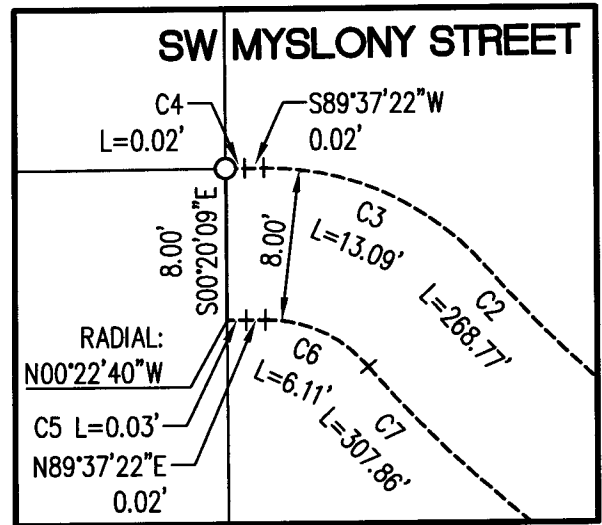
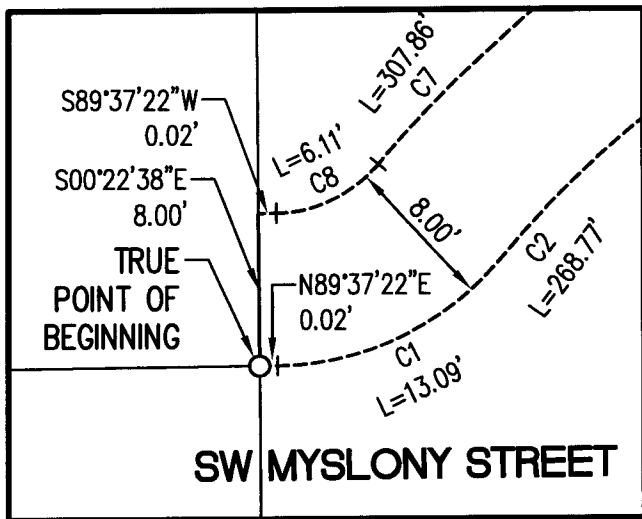
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00'	49°59'41"	13.09'	N64°37'31"E 12.68'
C2	55.00'	279°59'23"	268.77'	S00°22'38"E 70.71'
C3	15.00'	49°59'41"	13.09'	N65°22'47"W 12.68'
C4	2493.81'	00°00'02"	0.02'	S89°37'21"W 0.02'
C5	2485.81'	00°00'02"	0.03'	N89°37'21"E 0.03'
C6	7.00'	49°59'41"	6.11'	S65°22'47"E 5.92'
C7	63.00'	279°59'23"	307.86'	N00°22'38"W 81.00'
C8	7.00'	49°59'41"	6.11'	S64°37'31"W 5.92'

LEGEND

- 5/8" IRON ROD W/RPC INSCRIBED "RYAN LS 58833"
- △ 5/8" IRON ROD W/YPC INSCRIBED "DE HAAS & ASSOC INC."
- ▲ 3" BRASS DISK

DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
W/YPC WITH A YELLOW PLASTIC CAP
W/RPC WITH A RED PLASTIC CAP
PP NO. PARTITION PLAT NUMBER PER WASHINGTON COUNTY SURVEY RECORDS



**THE BASIS OF BEARINGS IS PER SURVEY NUMBER 31,560, WASHINGTON COUNTY SURVEY RECORDS

10-12-11
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/12

JOB NAME: MYSLONY
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