

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Beaver Construction Co., an Oregon corporation, Grantor, hereby grants and receives an easement over, under and across Tract 132 J, of The Four Seasons No. 11, Washington County, Oregon, a resubdivision of Lot 132, The Four Seasons No. 7, Washington County, Oregon, for the purpose of maintaining thereon a private paved street and right of way, together with such curbs, walkways, gutters and underground utilities as may be reasonably necessary to serve Lots 132 F, 132 G, 132 H and 132 I, of said The Four Seasons No. 11, and the heirs, successors and assigns, and the tenants and guests of the owners of said lots, and an easement under said Lot 132 J for construction and maintenance of underground storm sewers, sanitary sewers, electrical, gas and telephone lines, and for other utilities, is granted and reserved to the public subject to reasonable rules and regulations from The Four Seasons Homeowners Association and subject also to the obligation of any person installing or repairing such utilities, to repair promptly any damage to the paving or other improvements thereon. The cost of maintenance and repair of said private paved street shall be borne equally by the owners of said Lots 132 F, G, H and I, their heirs and assigns (the total cost shall be divided by the number of lots and assessed equally against each lot).

01A 59940-16

A Maintenance Committee, elected by the Owners of Lots 132 F, G, H and I as set forth below, shall determine the type, method and cost of the maintenance required, if any, cause the same to be performed, and assess the owners of each lot for an equal share of the cost thereof. Said assessments shall be a lien upon the Lot assessed until paid and enforceable in the same manner as that provided in the Covenant for The Four Seasons No. 7, recorded in Book 817, Page 98, Records of Washington County, Oregon (including provisions therein for attorneys' fees), by the Maintenance Committee, by Four Seasons Homeowners Association, or by the owner of any of the above mentioned lots. The Maintenance Committee shall be composed of three persons elected annually by a majority vote of the owners of Lots 132 F, G, H and I, present at a meeting called for such purpose on February 1st of each year, or as soon thereafter as practicable. The owner of each lot shall be entitled to one vote; if there is more than one owner of any lot, the owner shall be entitled to fractional votes. Written notice of the annual meeting shall be mailed or delivered to the owner of each lot at his last-known address not less than ten (10) days prior to the meeting. The members of the Committee shall serve for one (1) year and until their successors are elected; however, a member of the Committee may be removed at any time by a majority vote cast in person or by written proxy at any meeting called in writing by any member of the Committee or by the owners of two (2) or more lots, provided written notice of said meeting, setting forth expressly that the meeting is for such purpose, is delivered in person or mailed to each owner not less than ten (10) days prior to the date of the meeting. The initial members of the Committee shall be John H. Klein, Howard Baker, and Dwight E. Haugen, who shall serve until their successors have been elected as set forth herein. Each owner of a lot abutting said private road easement (Tract 132 J) shall be responsible for keeping the unpaved portion thereof between his lot and the paved portion of Lot 132 J from becoming unsightly. The easements granted and reserved herein shall run with the land and shall be transferred automatically with the transfer of ownership of each of the above mentioned Lots 132 F, 132 G, 132 H and 132 I.

IN WITNESS WHEREOF, the undersigned grantor has caused this instrument to be executed this 22 day of December 1971.

BEAVER CONSTRUCTION COMPANY, INC.
 By Dwight E. Haugen Director
 BY John H. Klein

6233

STATE OF OREGON)
County of Washington) ss.

On this 23 day of Dec, 1975, before me a Notary Public for Oregon, appeared Donald R. Sligden to me personally known, who being duly sworn, did say that they are the Director and John V. Sligden, respectively, of BEAVIS CONSTRUCTION CO., the owner corporation, and that the seal affixed to this instrument is the corporate seal of said corporation and that said instrument was signed and sealed by them on behalf of said corporation by authority of its Board of Directors, and they acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Virginia L. Meader
Notary Public for Oregon
My commission expires: 7/14/75

STATE OF OREGON)
County of Washington) Deeds

I, Roger Thomassen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records

in _____
of said County

Witness my hand and seal affixed.
ROGER THOMASSEN, Director of
Records & Elections

R Corp
Deputy

DEC 27 3 25 PM '71

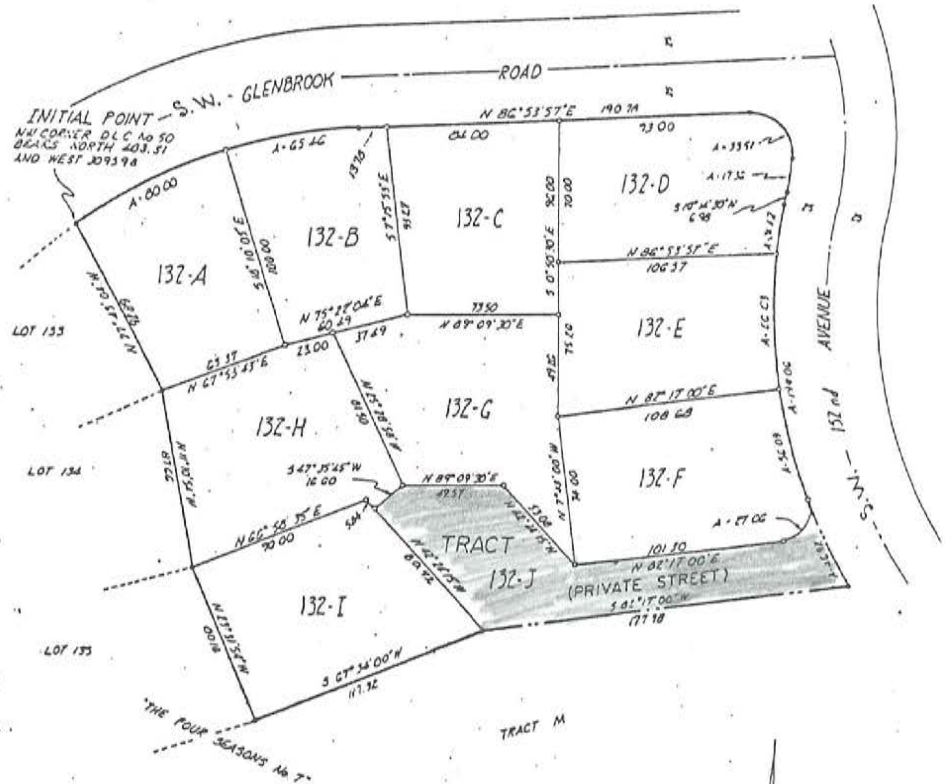
BOOK 848 PAGE 493

PASADENA 2

Private Street Subject to Easement Dec 6233

THE FOUR SEASONS No. 11

A RESUBDIVISION OF LOT 132, THE FOUR SEASONS No. 7
 In the Southeast Quarter of Section 17, Township 1 South, Range 1 West
 Willamette Meridian, Washington County, Oregon
 Scale: 1" = 50'
 Surveyed: August, 1971



LOT CURVE DATA

LOT No.	DELTA	RADIUS	ARC	CHORD
A	18°24'48.4"	248.93	80.00	66°57'21" W 79.62
B	15°04'00.5"	248.93	65.42	57°21'37" W 65.27
D	90°00'00"	20.00	33.51	54°02'03" E 29.72
	7°20'30"	155.48	17.36	9°24'15" W 77.34
	5°11'57"	229.00	24.42	9°58'35" W 24.40
E	14°8'31"	229.00	22.65	5°20'14" E 60.40
F	1°50'50"	209.00	50.09	5°10'25" E 55.99
	10°3'22.54"	15.00	17.00	5°30'35" W 73.54
J	9°59'37"	229.00	46.92	5°28'05" E 46.82

NOTE: There exists a 5 foot utility easement along both sides of all interior lot lines.

- DENOTES 3/8" IRON ROD FOUND
- DENOTES 3/8" IRON ROD SET

