



Oregon

John A. Kitzhaber, MD, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregonstatelands.us

March 14, 2014

Randy Meyers
Brownstone Real Estate
P.O. Box 2375
Lake Oswego, OR 97035

State Land Board

John A. Kitzhaber, MD
Governor

Re: Wetland Delineation Report for the Proposed Kennedy Court
Townhomes Site, Washington County; T2S R1W Sec. 30CD,
Tax Lot 13400; WD #13-0369

Kate Brown
Secretary of State

Dear Mr. Meyers:

Ted Wheeler
State Treasurer

The Department of State Lands has reviewed the wetland delineation report prepared by Schott and Associates for the site referenced above. Based upon our review, we concur with their conclusions that, within the study area, no wetlands or waterways were identified. Please replace all copies of the preliminary wetland map with the final Department-approved map, Revised Figure 4.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity, or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. Please phone me at 503-986-5232 if you have any questions.

Sincerely,


Peter Ryan, PWS
Wetland Specialist

Approved by


Kathy Verble, CPSS
Acting Wetlands Program Manager

Enclosures

ec: Martin Schott, Schott and Associates
City of Sherwood Planning Department
Mike Turaski, Corps of Engineers
Amber Wierck, Clean Water Services
Charles Redon, DSL

Exhibit B

W# 13-0369

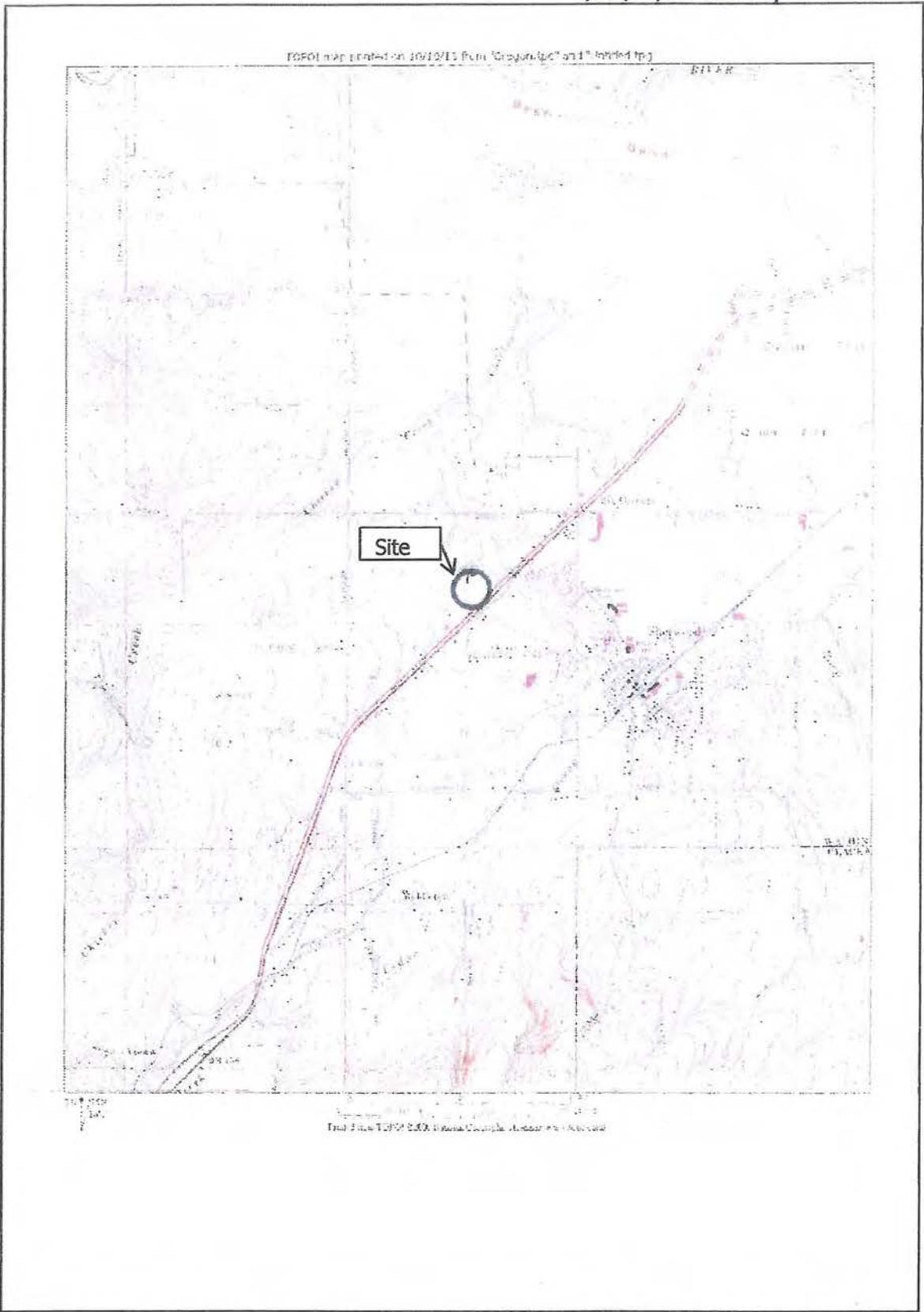
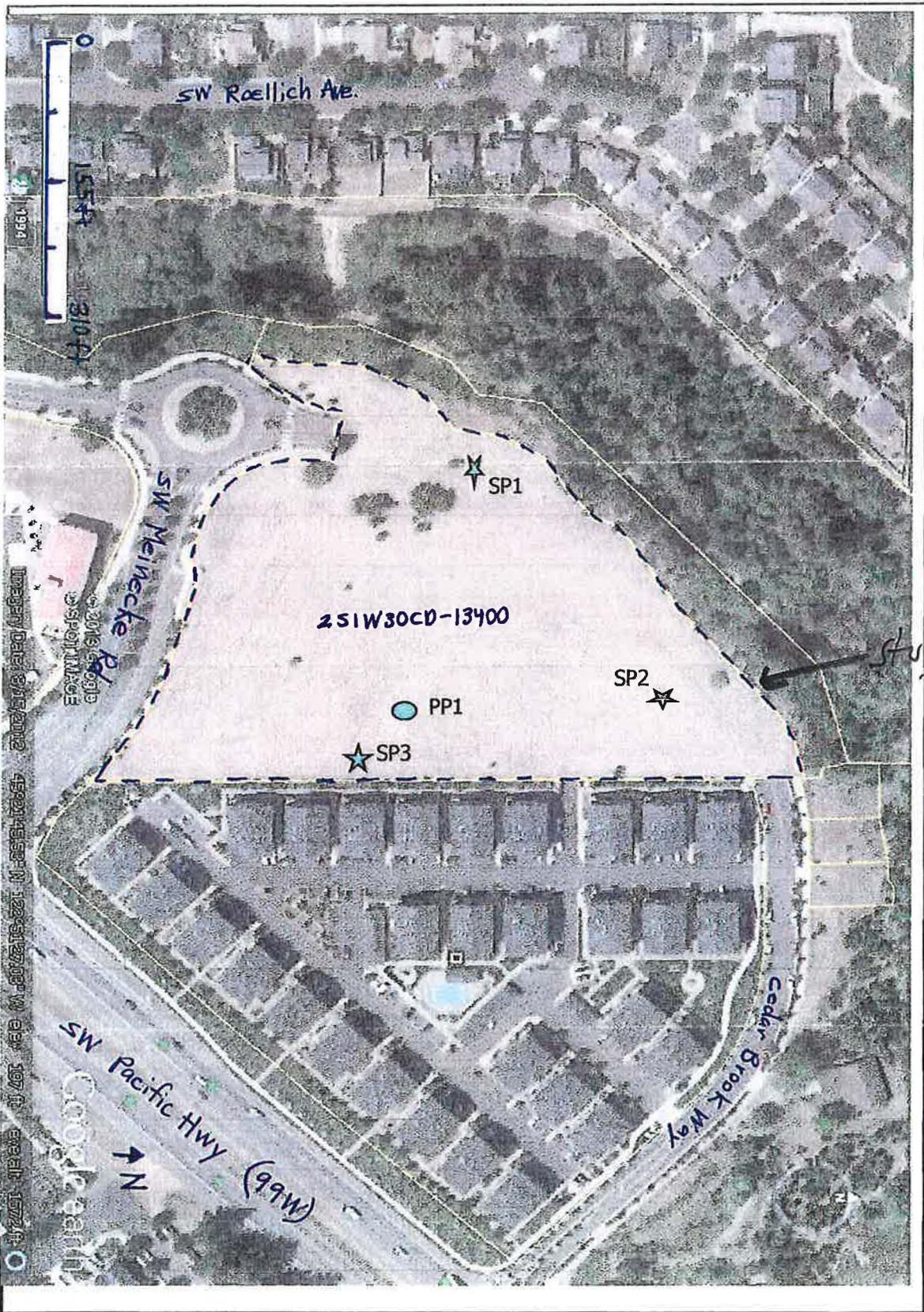


Figure 1-Site Vicinity Map
Kennedy Court
S&A 2270

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007



DSL WD # 13-0369
 Approval Issued 3/14/2014
 Approval Expires 3/14/2019

Study Area Boundary

Revised

Figure 4-Aerial Photo with sample plot (SP) and photo point (PP) locations
 Kennedy Court
 S&A 2270

Schott & Associates
 P.O. Box 589
 Aurora, OR. 97002
 503.678.6007

Mapping Method & Precision Statement:
 Base map down loaded from Google earth,
 Sampling points mapped by hand using
 visible land marks (+/- 20')

Relinquishment Deed

4506
500
1100

Right of Way Files 6962001 - 6962011

Relinquishment No. 6962000A
Jurisdictional Transfer Agreement No. 726
Meinecke/Handley @ 99W Section
Pacific Highway West
Washington County, Oregon

In order to complete the terms of Cooperative Improvement & Preliminary Engineering and Construction Finance & Abandonment and Retention Agreement No. 726, dated May 28, 2002, between the **STATE OF OREGON, by and through its Department of Transportation**, hereinafter called "State", and **CITY OF SHERWOOD, by and through its Elected Officials**, hereinafter called "City", State does hereby relinquish unto City its right, title and interest in relocated S.W. Handley Street, relocated Meinecke Road and relocated Smith Road, or portions thereof, as provided for in said agreement, BUT ONLY SO LONG AS USED FOR PUBLIC ROAD PURPOSES. IF SAID RIGHT OF WAY IS NO LONGER USED FOR PUBLIC ROAD PURPOSES, IT SHALL AUTOMATICALLY REVERT TO STATE. The area being relinquished is described in the legal description and accompanying map, marked Exhibit "A" and Exhibit "B" respectively, attached hereto and by this reference made a part hereof.

The property above described is transferred subject to the rights of any utilities located within said property and further subject to the rights of the owners of said existing facilities if any there be, to operate, reconstruct, and maintain their utility facilities presently located within said property.

The Oregon Transportation Commission, by a duly adopted Delegation Order No. 3, dated June 18, 2003, and Sub-delegation Order No. 4, dated July 7, 2005, and Letter of Authority paragraph No. 13, dated February 22, 2002, authorize the State Right of Way Manager to sign this Relinquishment for and on behalf of the Commission.

By Richard R. Dunlap
Richard R. Dunlap
Acting State Right of Way Manager

Date: 3/18/08

STATE OF OREGON, County of Marion

Dated March 18, 2008. Personally appeared Richard R. Dunlap, who being sworn, stated that he is the Acting State Right of Way Manager for the State of Oregon, Department of Transportation, and that this document accurately reflects action taken by the Oregon Transportation Commission. Before me:

Dale R. Shafer
Notary Public for Oregon
My Commission expires 11/01/2011

3/14/08
Page 1 - Relinquishment

RETURN TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
355 CAPITOL STREET NE, ROOM 420
SALEM OR 97301-3871



Right of Way Files 6962001 - 6962011

Relinquishment No. 6962000A
Jurisdictional Transfer Agreement No. 726
Meinecke/Handley @ 99W Section
Pacific Highway West
Washington County, Oregon

Title as hereinabove relinquished and as shown on accompanying legal description and map, Exhibit "A" and Exhibit "B", is hereby accepted by City of Sherwood as completion of said agreement between State and City dated May 28, 2002.

Accepted on behalf of City of Sherwood

By *Rose E. Schully*

Date 4-30-08

To Be Relinquished To City Of Sherwood

That certain real property consisting of 11 parts situated in Sections 30 and 31, Township 2 South, Range 1 West, W.M., Washington County Oregon:

Part 1 being that property designated as Parcels 2, 3, 4, 5 and 6 and acquired by the State of Oregon, by and through its Department of Transportation, in that Stipulated Final Judgment dated October 17, 2002, entered as Circuit Court Case No. C021244CV, Washington County, Oregon.

Part 2 being that property acquired by the State of Oregon, by and through its Department of Transportation, in that Final Judgment dated November 3, 2003, entered as Circuit Court Case No. C021312CV, Washington County, Oregon.

Part 3 being that property described in that Deed to the State of Oregon, by and through its Department of Transportation, recorded May 21, 2002 as Microfilm Document No. 2002-058710 of Washington County Book of Records;

Part 4 being that property described in that Special Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded August 18, 2002 as Microfilm Document No. 2002-094895 of Washington County Book of Records;

Part 5 being that property described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded April 29, 2002 as Microfilm Document No. 2002-050820 of Washington County Book of Records.

Part 6 being that property acquired by the State of Oregon, by and through its Department of Transportation, in that Final Judgment dated March 18, 2003, entered as Circuit Court Case No. C021243CV, Washington County, Oregon;

Part 7 being that property acquired by the State of Oregon, by and through its Department of Transportation, in that Stipulated Final Judgment dated April 29, 2003, entered as Circuit Court Case No. C021660-CV, Washington County, Oregon.

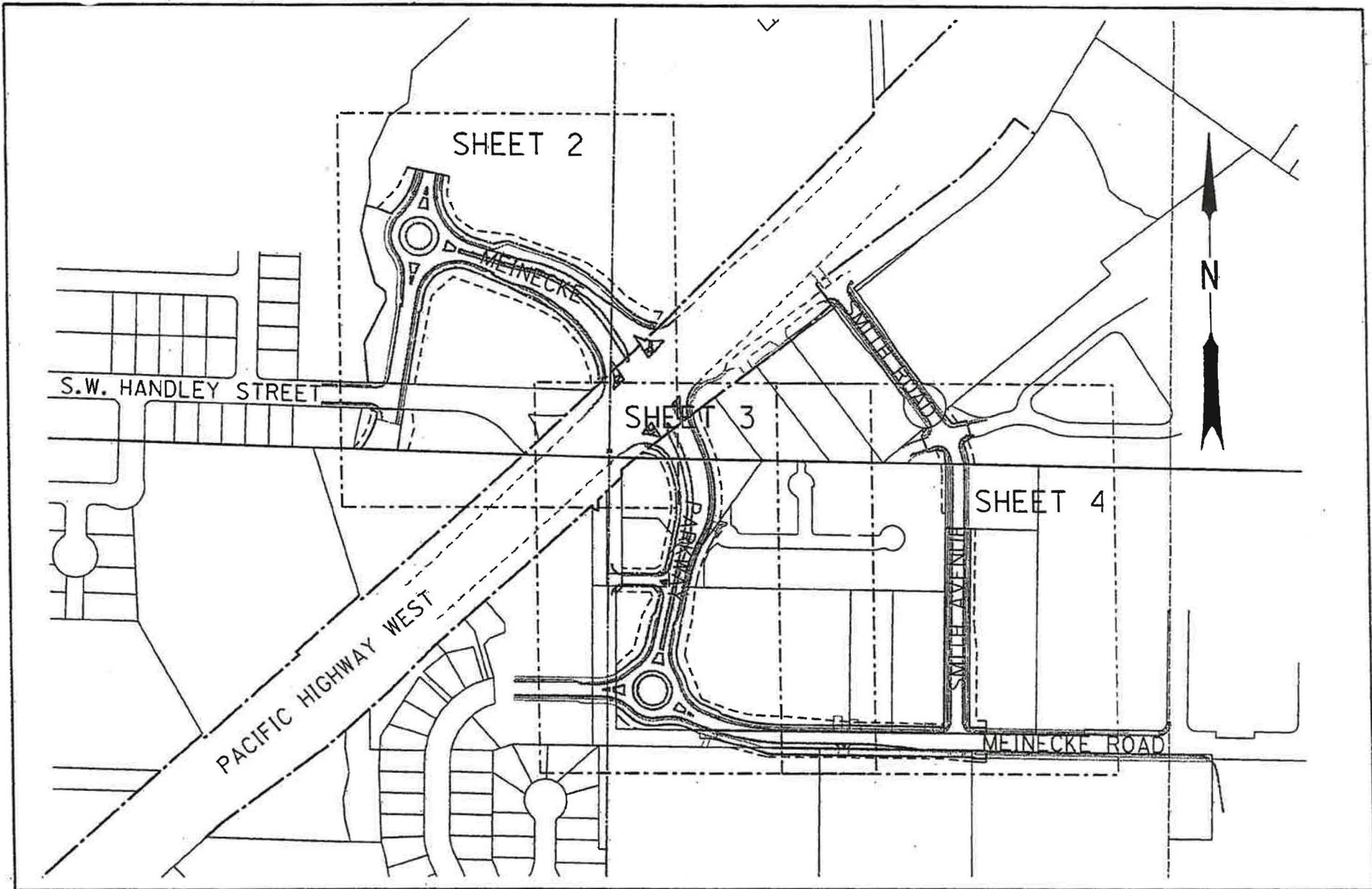
Part 8 being that property described in that Deed to the State of Oregon, by and through its Department of Transportation, recorded June 4, 2002 as Microfilm Document No. 2002-063993 of Washington County Book of Records;

Part 9 being that property designated as Parcel 1 and that permanent easement designated as Parcel 2, and acquired by the State of Oregon, by and through its Department of Transportation, in that Stipulated General Judgment dated January 4, 2005,

entered as Circuit Court Case No. C021659CV, Washington County Oregon; and recorded January 24, 2005 as Microfilm Document No. 2005-008029 of Washington County Book of Records.

Part 10 being that property described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded as Microfilm Document No. 2002-21557 of Washington County Book of Records

Part 11 being that property designated as Parcel 1 and those permanent easements designated as Parcels 2 and 3 and described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded December 6, 2002 as Microfilm Document No. 2002-148476 of Washington County Book of Records.



OREGON DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY
RELINQUISHMENT
EXHIBIT B SHEET 1 OF 4

Section	Meinecke/Handley@99W (AM Program)	Scale	NTS
Highway	Pacific Highway West	Date	March, 2008
County	Washington County	File	6962000A
		See Drawing 1A-23-7	

NO.	DATE	REVISIONS

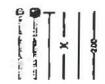
PRELIMINARY GRADING & EROSION CONTROL PLAN

CEDAR BROOK & 66 LOT SUBDIVISION & PUD TAX MAP 128 R1W 30CD

Case File No. 13-002074
 Approved
 High Water Services
 For Environmental Review
 By AW Date 3/26/14
 SPL Attachment 1 of 2



PROPOSED STORM SEWER & MANHOLE
 PROPOSED 1' CONTROL FENCE
 PROPOSED 5' CONTROL FENCE
 PROPOSED STORM LATERAL
 PROPOSED 1' CONTROL LINE
 PROPOSED 5' CONTROL LINE



EXISTING STORM SEWER & MANHOLE
 EXISTING STORM SEWER & JUNCTION
 EXISTING STORM LATERAL
 EXISTING 1' CONTROL FENCE
 EXISTING 5' CONTROL FENCE
 EXISTING 1' CONTROL LINE
 EXISTING 5' CONTROL LINE



PROPERTY/NEW LINE
 PROPOSED LOT LINE
 COVERED LOT OR RW
 EXISTING LOT LINE
 EXISTING 1' CONTROL LINE
 EXISTING 5' CONTROL LINE

