



Home of the Tualatin River National Wildlife Refuge

RESOLUTION 2022-014

AUTHORIZING THE CITY MANAGER TO SIGN TEMPORARY AND PERMANENT WALL AND CONSTRUCTION EASEMENTS ON PUBLICLY OWNED PROPERTY LOCATED AT TAX MAP 2S129A000301 TO THE BENEFIT OF WASHINGTON COUNTY FOR THE TUALATIN SHERWOOD ROAD WIDENING PROJECT

WHEREAS, Washington County is in preparation to construct street improvements to widen Tualatin Sherwood Road within the City of Sherwood; and

WHEREAS, Washington County street improvements along Tualatin Sherwood Road will require approximately 306 square feet of City of Sherwood owned property for a permanent wall easement and 3333 square feet for a temporary construction easement to be dedicated to Washington County; and

WHEREAS, dedicating the easement is in the interest of the City to allow for a consistent street section; and

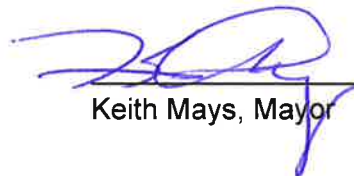
WHEREAS, the property is open space and, therefore, dedication of the easement does not affect the developability or value of the property.

NOW, THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

Section 1: The City Manager is hereby authorized to sign the a dedication deed in a form substantially similar to the attached Exhibit A.

Section 2: This Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 1st of March, 2022.



Keith Mays, Mayor

Attest:



Sylvia Murphy, MMC, City Recorder

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

DEDICATION DEED

CITY OF SHERWOOD, a political subdivision of the State of Oregon, 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 - WALL EASEMENT

Including the right to construct, maintain, and repair a retaining wall and related infrastructure, over, under, and across the described property.

PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT

Including the right for Grantee, its employees, agents, and employees of independent contractors performing work under contract for Washington County, to enter and use the easement area for a construction work area in connection with the construction of the Tualatin-Sherwood Rd (Teton to Langer Farms) project as designed.

The term and duration of this temporary construction easement shall be for a period of three and one-half (3 1/2) years, from January 1, 2022, to June 30, 2025, or upon completion of the above-mentioned construction project, whichever is sooner.

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 _____, has caused
this instrument to be duly signed.

DATED this _____ day of _____, 20__.

CITY OF SHERWOOD
a political subdivision of the State of Oregon

By: _____

Title: _____

STATE OF OREGON)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by

_____ (name and title of position)

of CITY OF SHERWOOD, a political subdivision of the State of Oregon, on behalf of the CITY OF SHERWOOD, a political
subdivision of the State of Oregon.

Notary Public

Accepted on behalf of Washington County, Oregon.

By: _____

Title: _____

Dated this _____ day of _____, 20__

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
April 2, 2021

Project 100361
File No. 07
Tax Map 2S129A
Tax Lot 000301

PARCEL 1 (PERMANENT WALL EASEMENT)

A parcel of land lying in the Southeast one-quarter of the Northeast one-quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being a portion of that property described in that Bargain And Sale Deed to CITY OF SHERWOOD, a political subdivision of the State of Oregon, recorded December 7, 1994 as Document Number 94-109382 of Washington County Records; said parcel being that portion of said property included in a strip of land 51.50 feet in width, lying on the Northerly 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°05'30" (the long chord



of which bears South 89°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°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°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°33'27" (the long chord of which bears North 87°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°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°28'00" (the long chord of which bears North 68°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°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°26'33" (the long chord of which bears North 70°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°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°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 306 square feet, more or less, excepting therefrom the existing right-of-way of SW Tualatin-Sherwood Road.

PARCEL 2 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land lying in the Southeast one-quarter of the Northeast one-quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being a portion of that property described in that Bargain And Sale Deed to CITY OF SHERWOOD, a political subdivision of the State of Oregon, recorded December 7, 1994 as Document Number 94-109382 of Washington County Records; said parcel being that portion of said property included in a strip of land, lying on the Northerly side of the centerline of SW Tualatin-Sherwood Road, which centerline is described in Parcel 1.



The width in feet of said strip of land is as follows:

Station	to	Station	Width on Northerly Side of Centerline
65+00.00		65+75.00	56.50
65+75.00		66+40.00	105.00

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

This parcel of land contains 3,333 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.

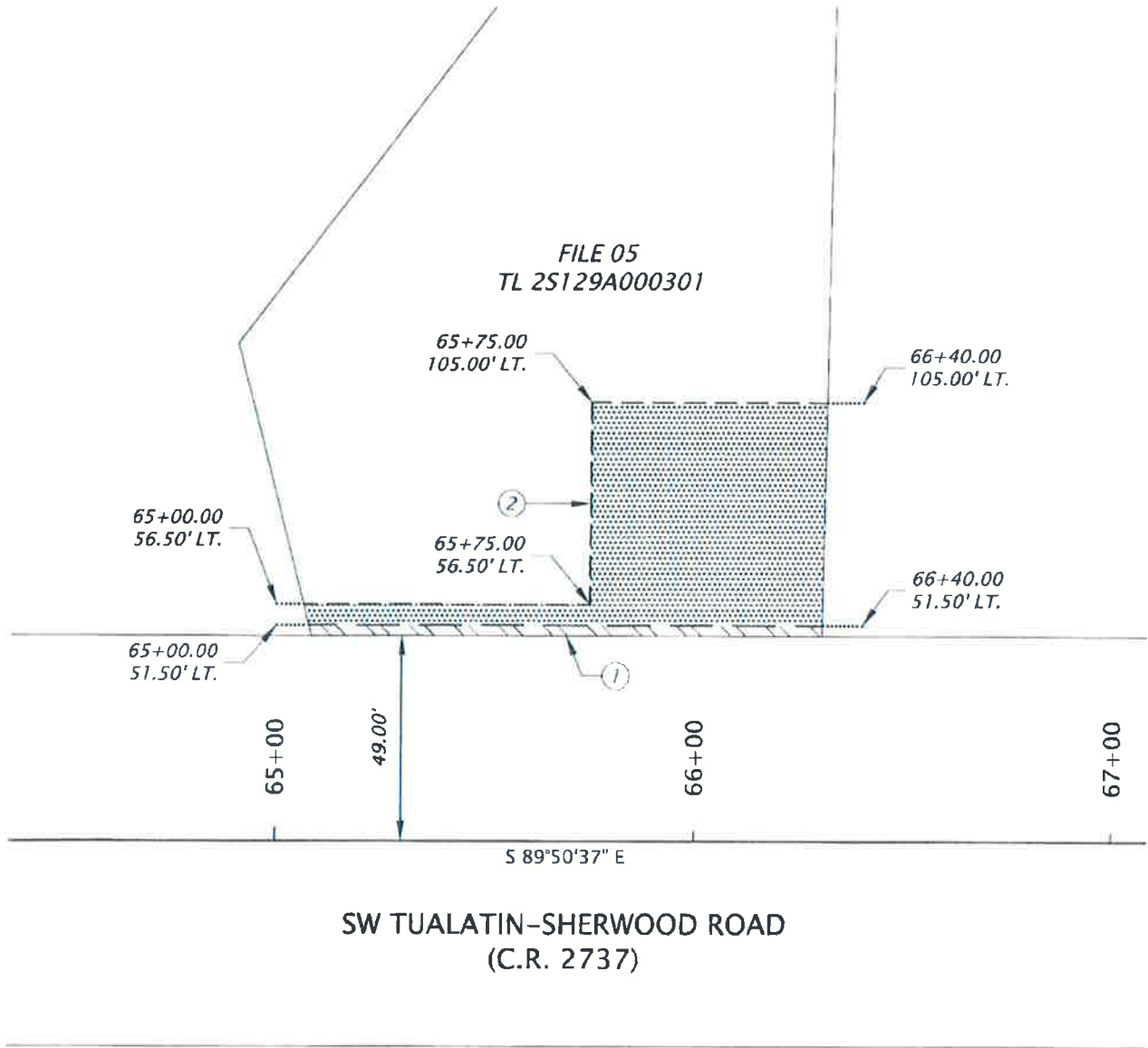
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen C. Williams

OREGON
MAY 10, 2011
STEPHEN C. WILLIAMS
84070



RENEWS: 06/30/22

EXHIBIT "B"



SW TUALATIN-SHERWOOD ROAD
 (C.R. 2737)

LEGEND:

-  ① PERMANENT WALL EASEMENT
306 SQ. FT. ± (0.007 AC. ±)
-  ② TEMPORARY CONSTRUCTION EASEMENT
3,333 SQ. FT. ± (0.076 AC. ±)



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



**DAVID EVANS
 AND ASSOCIATES INC.**

FILE NO: 07	SUBMITTAL DATE: APRIL 2, 2021	REV'D:
TAX LOT: 000301	ADDRESS: NO SITE ADDRESS	
TAX MAP: 2S129A		

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

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