

# SW Oregon Street Access Easement Vacation

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**Date:** January 2026  
Updated February 2026

**Submitted to:** City of Sherwood  
Community Development Department  
22560 SW Pine Street  
Sherwood, OR 97140

**Applicant:** MB Family Properties LLC  
18200 SW Pacific Highway  
Tualatin, OR 97062

**AKS Job Number:** 8627-03



**AKS**  
ENGINEERING & FORESTRY

12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
(503) 563-6151

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## Exhibits

- Exhibit A:** Proposed Restated Access Easement Agreement, Legal Descriptions, and Maps [Updated]
  - Exhibit B:** Vacation Petitions
  - Exhibit C:** Ownership Information
  - Exhibit D:** Assessor’s Maps
  - Exhibit E:** Vacation Area Calculations [Updated]
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<b>Submitted to:</b>	City of Sherwood Community Development Department 22560 SW Pine Street Sherwood, OR 97140
<b>Applicant:</b>	MB Family Properties LLC 18200 SW Pacific Highway Tualatin, OR 97062
<b>Property Owners:</b>	MB Family Properties LLC 18200 SW Pacific Highway Tualatin, OR 97062
<b>Applicant's Consultant:</b>	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062  Contact(s): Glen Southerland, AICP Email: southerlandg@aks-eng.com Phone: (503) 563-6151
<b>Site Location:</b>	Access easements north of the intersection of SW Oregon Street and SW Lower Roy Street, south of Union Pacific right-of-way
<b>Washington County Assessor's Map:</b>	Map 2S129DC, Tax Lot 1600
<b>Site Size:</b>	Total area of easement: ±11,326 square feet Area of affected property: ±95,800 square feet
<b>Land Use Districts:</b>	Light Industrial (LI)



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## I. Executive Summary

MB Family Properties LLC (Applicant) is applying to vacate two overlapping access easements north of the intersection of SW Oregon Street and SW Lower Roy Street. The access easements, described and recorded as Washington County Document No. 2010-53593 and Document No. 2010-53594, are aligned north-to-south and extend from SW Oregon Street and terminate at the shared property line between Tax Lot 1600 and properties to the east (Tax Lots 600 and 602).

Document Nos. 2010-53593 and 2010-53594 were required per a previous City land use decision (SP 07-08). The purpose of the access easements is to provide access and utilities to the City of Sherwood, the property owner of Tax Lots 600 (Doc. No. 2010-53593) and 602 (Doc. No. 2010-53594). An apparent error resulted in the “general public at large” being granted access to use the easements in addition to the stated purpose, access to the City’s properties to the east. This situation is not desirable to the parties with a legitimate interest in access to the properties; therefore, the property owners propose to vacate the easement and establish a new easement that does not provide access to the “general public at large.” The City has determined that a right-of-way vacation process would establish an appropriate level of public involvement to allow the City to change the easement text. The process would result in access easements that retain rights for reciprocal ingress, egress, and utility purposes between the Applicant and the City of Sherwood.

This application includes the City of Sherwood (City) application forms, written materials, and other information necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City’s approval of the application.

## II. Site Description/Setting

The subject site is located within the City of Sherwood north of the intersection of SW Oregon Street and SW Lower Roy Street, is zoned Limited Industrial (LI), and affects four tax lots: Tax Lots 500 and 1600 of Washington County Assessor’s Map 2S129DC and Tax Lots 600 and 602 of Map 2S129D. The easements are contained within Map 2S129DC Tax Lot 1600.

The four tax lots abutting the subject site comprise a total area of ±30.11 acres. The easements cover an area of ±10,000 square feet (Doc. No. 2010-53593) and ±11,326 square feet (Doc. No. 2010-53594). Details regarding property sizes and property ownership percentages related to vacation area calculations are available in Exhibit E.

## III. Applicable Review Criteria

### SHERWOOD MUNICIPAL CODE

#### TITLE 12 – STREETS, SIDEWALKS, AND PUBLIC PLACES

##### Chapter 12.16 UTILITY FACILITIES IN PUBLIC RIGHT-OF-WAY

[...]

##### 12.16.110 Vacation.

If the city vacates any ROW, or portion thereof, that a utility operator uses, the utility operator shall, at its own expense, remove its facilities from the ROW unless the city reserves a public utility easement, which the city shall make a reasonable effort to do provided that there is no cost or expense to the city, or the utility operator obtains an easement for its facilities. If the utility operator fails to remove its facilities within thirty (30) days after a ROW is vacated, or as otherwise directed or agreed to in writing by

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the city, the city may remove the facilities at the utility operator's sole expense. Upon receipt of an invoice from the city, the utility operator shall reimburse the city for the costs the city incurred within thirty (30) days.

**Response:** The vacation of the easement does not involve a right-of-way; the applicant has planned to remove access granted to the public from a private property. Access rights will be retained for the intended party, the City of Sherwood, owner of the adjacent parcel. The standards of this section do not apply to the application.

## TITLE 16 – ZONING AND COMMUNITY DEVELOPMENT CODE

### Division I. GENERAL PROVISIONS

#### Chapter 16.04 ESTABLISHMENT OF ZONING DISTRICTS\*

##### 16.04.030 - Zoning District Boundaries

The Commission shall resolve any dispute over the exact location of a zoning district boundary. In interpreting the location of such boundaries on the Official Plan and Zoning Map, the Commission shall rely on the following guidelines:

- A. Unless otherwise indicated, zoning district boundaries are the centerlines of streets, roads, highways, alleys, or such lines extended.
- B. Where a boundary line follows or nearly coincides with a section, lot or property ownership line, the boundary shall be construed as following such line.
- C. In the event that a dedicated street, road, highway, or alley is vacated by ordinance, the zoning regulations applicable to abutting property shall apply up to the centerline of such rights-of-way.
- D. If a right-of-way is vacated in total to one (1) property, the zoning of that property shall apply to the total vacated right-of-way.

**Response:** The area to be vacated does not serve as a zoning district boundary. As such, the above standards do not apply.

### Division II. LAND USE AND DEVELOPMENT

#### Chapter 16.31 INDUSTRIAL LAND USE DISTRICTS

##### 16.31.030 Development Standards

##### A. Generally

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Chapter 16.84 (Variances and Adjustments).

**Response:** Following the planned vacation, site dimensions and requirements will remain at or above the minimum required by the Sherwood Zoning and Community Development Code, as demonstrated by the Proposed Easement Agreement, Legal Description, and Maps (Exhibit A). Properties will meet minimum dimensions, area, setbacks, and other

requirements. This application does not include a variance or adjustment to development standards. This standard is met.

**B. Development Standards**

Except as otherwise provided, required minimum lot areas and dimensions and setbacks shall be:

Development Standards by Zone	LI
Lot area – industrial uses:	10,000 SF
Lot area – commercial uses (subject to Section 16.31.050):	10,000 SF
Lot width at front property line:	100 feet
Lot width at building line:	100 feet
Front yard setback <sup>11</sup>	20 feet
Side yard setback <sup>10</sup>	None
Rear yard setback <sup>11</sup>	None
Corner lot street side <sup>11</sup>	20 feet
Height <sup>11</sup>	50 feet

<sup>9</sup> Lots within the EI zone that were legal lots of record prior to October 5, 2010 and smaller than the minimum lot size required in the table below may be developed if found consistent with other applicable requirements of Chapter 16.31 and this Code. Further subdivision of lots smaller than three acres shall be prohibited unless Section 16.31.050 applies.

<sup>10</sup> When a yard is abutting a residential zone or public park, there shall be a minimum setback of forty (40) feet provided for properties zoned Employment Industrial and Light Industrial zones, and a minimum setback of fifty (50) feet provided for properties zoned General Industrial.

<sup>11</sup> Structures located within one hundred (100) feet of a residential zone shall be limited to the height requirements of that residential zone.

**Response:** As mentioned in the Executive Summary, this project involves a vacation of an easement providing access to the “general public at large” and does not involve any changes to the underlying property. The underlying property meets the minimum requirements of the table above. Other development standards will continue to be met following vacation of the easement. Therefore, these criteria are met.

**16.31.070 - Community Design**

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, the applicable provisions of Divisions V, VIII and IX will apply.

**Response:** The provisions of Divisions V, VIII, and IX do not apply to this application.

[...]

**Division III. ADMINISTRATIVE PROCEDURES**

**Chapter 16.70 GENERAL PROVISIONS**

**16.70.030 Application Requirements**

**A. Form**

Any request for a land use action shall be made on forms prescribed and provided by the City and shall be prepared and submitted in compliance with this Code. A land use application shall be reviewed against the standards and criteria effective at the time of application submittal. Original signatures from all owners or their legal representative must be on the application form.

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**B. Copies**

To assist in determining the compliance of proposed land use actions with the Comprehensive Plan and provisions of this Code, applicants shall submit one (1) complete electronic copy of the full application packet, one reduced (8½ × 11) copy of the full application packet and the required number of hard copies as outlined on the applicable forms prescribed and provided by the City.

**C. Content**

1. In addition to the required application form, all applications for Residential Design Checklist approval must include the following:
  - a. Residential Design Checklist.
  - b. Building elevations including enough detail to confirm conformance with the design standards of Chapter 16.14.
2. In addition to the required application form, all applications for Type I approval must include the following:
  - a. Appropriate fee(s) for the requested land use action required based on the City of Sherwood Fee Schedule.
  - b. Tax Map showing property within at least 300 ft. with scale (1" = 100' or 1" = 200'), north arrow, date, and legend.
  - c. Vicinity Map.
3. In addition to the required application form, all applications for Type II-V land use approval must include the following:
  - a. Appropriate fee(s) for the requested land use action required based on the City of Sherwood Fee Schedule.
  - b. Documentation of neighborhood meeting per 16.70.020.
  - c. Tax Map showing property within at least 300 feet with scale (1" = 100' or 1" = 200') north point, date and legend.
  - d. Two (2) sets of mailing labels for property owners of record within 1,000 feet of the subject site, including a map of the area showing the properties to receive notice and a list of the property owners, addresses and tax lots. Ownership records shall be based on the most current available information from the Tax Assessor's office.
  - e. Vicinity Map showing a minimum radius of 500 feet around the property and the closest intersection of two Principal Arterial, Arterial, Collector or Neighborhood roads.
  - f. A narrative explaining the proposal in detail and a response to the Required Findings for Land Use Review for the land use approval(s) being sought.

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- g. Two (2) copies of a current preliminary title report.
  - h. Existing conditions plan drawn to scale showing: property lines and dimensions, existing structures and other improvements such as streets and utilities, existing vegetation, any floodplains or wetlands and any easements on the property.
  - i. Proposed development plans sufficient for the Hearing Authority to determine compliance with the applicable standards. Checklists shall be provided by the City detailing information typically needed to adequately review specific land use actions.
  - j. A traffic study, if required by other sections of this Code.
  - k. Other special studies or reports that may be identified by the City Manager or his or her designee to address unique issues identified in the pre-application meeting or during project review including but not limited to:
    - 1) Wetland assessment and delineation;
    - 2) Geotechnical report;
    - 3) Traffic study;
    - 4) Verification of compliance with other agency standards such as CWS, DSL, Army Corps of Engineers, ODOT, PGE, BPA, Washington County.
  - l. Plan sets must have:
    - 1) The proposed name of the development. If a proposed project name is the same as or similar to other existing projects in the City of Sherwood, the applicant may be required to modify the project name.
    - 2) The name, address and phone of the owner, developer, applicant and plan producer.
    - 3) North arrow.
    - 4) Legend.
    - 5) Date plans were prepared and date of any revisions.
    - 6) Scale clearly shown. Other than architectural elevations, all plans must be drawn to an engineer scale.
    - 7) All dimensions clearly shown.
  - 4. Exemptions can be made when items in 16.70.030.C.1 are not necessary in order to make a land use decision, such as for text amendments to the development code. Additional written documentation may be necessary to adequately demonstrate compliance with the criteria.

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**Response:** The application package includes the relevant information required from the list above. These requirements are met.

**Division VI. PUBLIC INFRASTRUCTURE**

**Chapter 16.118 - PUBLIC AND PRIVATE UTILITIES**

**16.118.020 – Standard**

- A. Installation of utilities shall be provided in public utility easements and shall be sized, constructed, located and installed consistent with this Code, and applicable utility company and City standards.
- B. Public utility easements shall be a minimum of eight (8) feet in width unless a reduced width is specifically exempted by the City Engineer. An eight-foot wide public utility easement (PUE) shall be provided on private property along all public street frontages. This standard does not apply to developments within the Old Town Overlay.

[...]

**Response:** The subject easements currently provide for utilities and access to the adjacent properties. The recorded easements are planned to remain within the same location and provide the same function as the current easements; however, the easements will no longer provide access to the “general public at large.” These criteria are met.

**16.118.050 - Private Streets**

The construction of new private streets, serving single-family residential developments shall be prohibited unless it provides principal access to two or fewer residential lots or parcels i.e. flag lots. Provisions shall be made to assure private responsibility for future access and maintenance through recorded easements. Unless otherwise specifically authorized, a private street shall comply with the same standards as a public street identified in the Community Development Code and the Transportation System Plan. A private street shall be distinguished from public streets and reservations or restrictions relating to the private street shall be described in land division documents and deed records. A private street shall also be signed differently from public streets and include the words "Private Street".

**Response:** The easements were established to provide for access to the adjacent properties; however, it is not a private street. Therefore, this standard does not apply.

**Division VII. LAND DIVISIONS, SUBDIVISIONS, PARTITIONS, LOT LINE ADJUSTMENTS AND MODIFICATIONS**

**Chapter 16.126 REPLATTING, LOT CONSOLIDATIONS AND VACATION OF PLATS**

**16.126.010. - Generally**

- A. Any plat or portion thereof may be re-platted, consolidated or vacated upon receiving an application signed by all of the owners as appearing on the deed.
- B. All applications for a plat shall be made in accordance with the subdivision or the partition provisions within this Division and processed under the Type I procedure.

**Response:** This application does not involve vacation of a plat or an application for a plat. These standards do not apply.

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16.126.020 - Basis for Denial

The application may be denied if it abridges or destroys any public right in any of its public uses, improvements, streets or alleys.

**Response:** The vacation involves access easements established on private property that do not serve a legitimate public purpose. Destruction or abridgement of public rights to public uses, improvements, streets, or alleys will not result from approval of the application. This standard is met.

16.126.030. - Timing of Vacations

All approved plat vacations shall be recorded in accordance with Section 16.122.010:

- A. Once recorded, the vacation shall operate to eliminate the force and effect of the plat prior to vacation; and
- B. The vacation shall also divest all public rights in the streets, alleys and public grounds, and all dedications laid out or described on the plat.

**Response:** These standards are understood.

**OREGON REVISED STATUTES**

Chapter 271 — Use and Disposition of Public Lands Generally; Easements

VACATION

271.080 Vacation in incorporated cities; petition; consent of property owners.

- (1) Whenever any person interested in any real property in an incorporated city in this state desires to vacate all or part of any street, avenue, boulevard, alley, plat, public square or other public place, such person may file a petition therefor setting forth a description of the ground proposed to be vacated, the purpose for which the ground is proposed to be used and the reason for such vacation.

**Response:** The Applicant is a business interested in real property within the City and is adjacent to the area planned to be vacated. The Applicant would like to remove the right to access by the “general public at large” while retaining an easement for public utilities and the City of Sherwood, owner of Tax Lots 600 and 602, and the reason for such vacation is explained in the Executive Summary, above. This criterion is met.

- (2) There shall be appended to such petition, as a part thereof and as a basis for granting the same, the consent of the owners of all abutting property and of not less than two-thirds in area of the real property affected thereby. The real property affected thereby shall be deemed to be the land lying on either side of the street or portion thereof proposed to be vacated and extending laterally to the next street that serves as a parallel street, but in any case not to exceed 200 feet, and the land for a like lateral distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated. Where a street is proposed to be vacated to its termini, the land embraced in an extension of the street for a distance of 400 feet beyond each terminus shall also be counted. In the vacation of any plat or part thereof the consent of the owner or owners of two-thirds in area of the property embraced within such plat or part thereof proposed to be vacated shall be sufficient, except where such vacation embraces street area, when, as to such street area

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the above requirements shall also apply. The consent of the owners of the required amount of property shall be in writing.

**Response:** This application includes consent letters (Exhibit B) signed by the owners of all abutting property and owners of over two-thirds of affected properties. A Vacation Area Calculation Sheet (Exhibit E) demonstrates compliance with the minimum area requirements outlined in the above subsection. This criterion is met.

271.090 Filing of petition; notice.

The petition shall be presented to the city recorder or other recording officer of the city. If found by the recorder to be sufficient, the recorder shall file it and inform at least one of the petitioners when the petition will come before the city governing body. A failure to give such information shall not be in any respect a lack of jurisdiction for the governing body to proceed on the petition.

**Response:** This application package contains petitions signed by each of the property owners abutting the area proposed for vacation. These procedures are understood and this criterion is met.

271.100 Action by city governing body.

The city governing body may deny the petition after notice to the petitioners of such proposed action, but if there appears to be no reason why the petition should not be allowed in whole or in part, the governing body shall fix a time for a formal hearing upon the petition.

**Response:** This provision is understood.

271.110 Notice of hearing

(1) The city recorder or other recording officer of the city shall give notice of the petition and hearing by publishing a notice in the city official newspaper once each week for two consecutive weeks prior to the hearing. If no newspaper is published in such city, written notice of the petition and hearing shall be posted in three of the most public places in the city. The notices shall describe the ground covered by the petition, give the date it was filed, the name of at least one of the petitioners and the date when the petition, and any objection or remonstrance, which may be made in writing and filed with the recording officer of the city prior to the time of hearing, will be heard and considered.

**Response:** Notice of the public hearing will be published per Oregon Revised Statutes (ORS) requirements. This noticing requirement will be met at the appropriate time.

(2) Within five days after the first day of publication of the notice, the city recording officer shall cause to be posted at or near each end of the proposed vacation a copy of the notice, which shall be headed, "Notice of Street Vacation," "Notice of Plat Vacation" or "Notice of Plat and Street Vacation," as the case may be. The notice shall be posted in at least two conspicuous places in the proposed vacation area. The posting and first day of publication of such notice shall be at least 14 days before the hearing.

**Response:** When the hearing date is scheduled, the Applicant agrees to post the signs at the subject property at least 14 days prior to the hearing date, meeting the above requirements. This criterion is understood and will be met at the appropriate time.

(3) The city recording officer shall, before publishing such notice, obtain from the petitioners a sum sufficient to cover the cost of publication, posting and other anticipated expenses. The city recording officer shall hold the sum so

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obtained until the actual cost has been ascertained, when the amount of the cost shall be paid into the city treasury and any surplus refunded to the depositor.

**Response:** The Applicant understands and will meet these requirements when needed.

271.120 Hearing determination.

At the time fixed by the governing body for hearing the petition and any objections filed thereto or at any postponement or continuance of such matter, the governing body shall hear the petition and objections and shall determine whether the consent of the owners of the requisite area has been obtained, whether notice has been duly given and whether the public interest will be prejudiced by the vacation of such plat or street or parts thereof. If such matters are determined in favor of the petition the governing body shall by ordinance make such determination a matter of record and vacate such plat or street; otherwise it shall deny the petition. The governing body may, upon hearing, grant the petition in part and deny it in part, and make such reservations, or either, as appear to be for the public interest.

**Response:** ORS 271.130 contains three approval criteria for the City Council to determine whether to grant the vacation. First, the City Council must find that the Applicant has obtained the consent of all abutting property owners and the owners of two-thirds of the affected area. The evidence before the City Council, provided by the Vacation Area Calculations attached as Exhibit E, demonstrates that such consents have been obtained. Second, the City Council must find that notice of the public hearing has been duly given. Timely and correctly located on-site postings will be made notifying the public of the City Council hearing on the area of the public right-of-way proposed to be vacated, appropriate and timely notice of the City Council hearing will be published in the local newspaper of record, and notice of the City Council public hearing will be mailed to all surrounding property owners based on the most recent Washington County Tax Roll. Finally, the City Council can find that the public interest will not be prejudiced by the vacation because the easement will retain access to the adjacent properties owned by the City of Sherwood. Access by the public at large to this privately owned property is not required and will be vacated. These requirements have been or will be met.

271.140 Title to vacated areas.

The title to the street or other public area vacated shall attach to the lands bordering on such area in equal portions; except that where the area has been originally dedicated by different persons and the fee title to such area has not been otherwise disposed of, original boundary lines shall be adhered to and the street area which lies on each side of such boundary line shall attach to the abutting property on such side. If a public square is vacated the title thereto shall vest in the city.

**Response:** The vacation involves an easement on private property. As the vacation does not involve a right-of-way, the vacation will not require title to vacated areas. The property will continue to be owned by the Applicant. This requirement does not apply to the application.

271.150 Vacation records to be filed; costs.

A certified copy of the ordinance vacating any street or plat area and any map, plat or other record in regard thereto which may be required or provided for by law, shall be filed for record with the county clerk. The petitioner for such vacation shall bear the recording cost and the cost of preparing and filing the certified copy of the ordinance

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and map. A certified copy of any such ordinance shall be filed with the county assessor and county surveyor.

**Response:** These requirements are understood.

271.160 Vacations for purposes of rededication.

No street shall be vacated upon the petition of any person when it is proposed to replat or rededicate all or part of any street in lieu of the original unless such petition is accompanied by a plat showing the proposed manner of replatting or rededicating. If the proposed manner of replatting or rededicating or any modification thereof which may subsequently be made meets with the approval of the city governing body, it shall require a suitable guarantee to be given for the carrying out of such replatting or rededication or may make any vacation conditional or to take effect only upon the consummation of such replatting or rededication.

**Response:** The vacation will remove the subject access easements. The vacated easements will be replaced by new easements retaining access to its properties east of the subject site. The areas accessed are not public rights-of-way or other areas that the public require access to. As there is no public need, the “general public at large” do not require legal access to the easement. The vacation does not involve street dedication or rededication; therefore, this requirement does not apply.

[...]

271.190 Consent of owners of adjoining property; other required approval.

No vacation of all or part of a street, alley, common or public place shall take place under ORS 271.180 unless the consent of the persons owning the property immediately adjoining that part of the street or alley to be vacated is obtained thereto in writing and filed with the auditor or clerk of the city or town. No vacation shall be made of any street, alley, public place or part thereof, if within 5,000 feet of the harbor or pierhead line of the port, unless the port commission, or other bodies having jurisdiction over docks and wharves in the port district involved, approves the proposed vacation in writing.

**Response:** The consent of abutting property owners has been obtained in writing. Those petitions are included as Exhibit B of this application package. This requirement is met.

271.200 Petition; notice.

- (1) Before any street, alley, common or public place or any part thereof is vacated, or other right granted by any city governing body under ORS 271.180 to 271.210 the applicant must petition the governing body of the city or town involved, setting forth the particular circumstances of the case, giving a definite description of the property sought to be vacated, or of the right, use or occupancy sought to be obtained, and the names of the persons to be particularly affected thereby. The petition shall be filed with the auditor or clerk of the city or town involved 30 days previous to the taking of any action thereon by the city governing body.
- (2) Notice of the pendency of the petition, containing a description of the area sought to be vacated or right, use or occupancy sought to be obtained, shall be published at least once each week for three successive weeks prior to expiration of such 30-day period in a newspaper of general circulation in the county wherein the city or town is located.

**Response:** A description of the area has been included as part of this submittal. The required petition has been submitted, and the required notice will be posted. These requirements are met.

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271.210 Hearing; grant of petition.

Hearing upon the petition shall be had by the city governing body at its next regular meeting following the expiration of 30 days from the filing of the petition. At that time objections to the granting of the whole or any part of the petition shall be duly heard and considered by the governing body, which shall thereupon, or at any later time to which the hearing is postponed or adjourned, pass by a majority vote an ordinance setting forth the property to be vacated, or other rights, occupancy or use to be thereby granted. Upon the expiration of 30 days from the passage of the ordinance and the approval thereof by the mayor of the city or town, the ordinance shall be in full force and effect.

**Response:** These requirements are understood.

#### **IV. Conclusion**

The required findings have been made, and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the City of Sherwood Zoning and Community Development Code and Oregon Revised Statutes. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City approve this Vacation application.

**Exhibit A: Proposed Restated Access Easement Agreement, Legal Descriptions, and Maps [Updated]**

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After recording, return to:

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\_\_\_\_\_  
\_\_\_\_\_

**RESTATED ACCESS EASEMENT AGREEMENT**

**BETWEEN:** MB Family Properties LLC  
an Oregon limited liability company **(Grantor)**

**AND:** The City of Sherwood  
an Oregon municipal corporation **(Grantee)**

**EFFECTIVE  
DATE:** \_\_\_\_\_

This Restated Access Agreement (this “Agreement”) is made as of the Effective Date, by and between Grantor and Grantee.

**RECITALS**

A. Grantor owns the real property more particularly described as Parcel 1 of Partition Plat No. 2023-018, recorded as Document Number 2023-026535, Washington County Records, located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon (“Parcel 1”).

B. Grantee owns the real property more particularly described as set forth in the attached Exhibit C (referred to respectively as “Tax Lot 600” and “Tax Lot 602.”

C. Grantor’s predecessor in interest granted easements over Parcel 1 for ingress and egress to Tax Lot 600 and Tax Lot 602 recorded in Washington County Records as instrument numbers 2010-053593 and 2010-053594 (Prior Easements). Grantor and Grantee desire to completely restate and amend the Prior Easements on the terms and conditions of this Agreement.

**AGREEMENT**

**1. Incorporation of Recitals.** The Recitals set forth above are true and accurate and are incorporated into this Agreement.

2. **Grant of Easement.** Grantor grants to Grantee a nonexclusive easement to be used for ingress, egress, and utility purposes over and across Parcel 1, the legal description of which is as set forth in the attached Exhibit "A" and depicted in the attached Exhibit "B" (the "Easement").
3. **Use of Easement.** Grantor reserves the right to engage in any use compatible with the full enjoyment of Grantee's easement rights. Use of the Easement to access Lot 600 and Lot 602 shall be secondary with principal access to Lot 600 and Lot 602 directly from Oregon Street.
4. **Maintenance.** Upon the development of Lot 600 and Lot 602, the parties shall enter into a maintenance agreement that provides for the maintenance, repair, and upkeep of the Easement. The maintenance agreement shall provide that the parties share equally the costs and expenses for the maintenance, repair, and upkeep of the Easement and that the maintenance agreement be recorded.
5. **Consideration.** The consideration for this grant is other than money.
6. **Exceptions of Record.** The Easement is subject to all prior easements or encumbrances of record.
7. **Remedies.** In the event Grantee breaches or fails to perform or observe any of the terms and conditions set forth in this Agreement and Grantee fails to cure the default within ninety (90) days of Grantor's giving Grantee written notice of default, or, if the default is not curable within ninety (90) days and Grantee fails to commence to cure within the 90 days and diligently proceed to complete the cure; then Grantor may seek all legal remedies available to Grantor except that Grantor may not terminate Grantee's rights under this Agreement.
8. **Termination of Agreement.** The Easement provided in this Agreement shall be permanent and irrevocable except upon the written termination of the then owners of the properties.
9. **Severability.** Any provision of this Agreement that is deemed invalid or unenforceable shall be ineffective to the extent of the invalidity or unenforceability, without rendering invalid or unenforceable the remaining provisions of this Agreement.
10. **Notices.** All notices or other communications required or permitted hereunder shall be in writing and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed received three (3) days after deposit in the United States mail to the addresses that appear below the signature lines below.
11. **Further Assurances.** The parties each agree, at the request of the other party, to execute and deliver all further documents as may be reasonably necessary or appropriate in order to confirm, record, or carry out the provisions of this Agreement.
12. **Resolution by Arbitration.** Any disagreements associated with this Agreement are to be resolved through binding arbitration pursuant to the Washington County Circuit Court arbitration rules, with the presiding judge of the Washington County Circuit Court appointing one arbitrator

whose decision will be binding and final. The non-prevailing party is to pay the cost of the arbitration.

**13. Attorney Fees.** If any suit or action arising out of or related to this Agreement is brought by a party, the prevailing party shall be entitled to recover the costs and fees (including without limitation reasonable attorneys' fees, the fees and costs of experts and consultants, copying, courier and telecommunication costs, deposition costs, and all costs of discovery) incurred by the prevailing party in the suit or action, including without limitation any post-trial or appellate proceeding, or in the collection or enforcement of any judgment or award entered or made in the suit or action.

**14. Not a Public Dedication.** Nothing contained in this Agreement shall be deemed to constitute a gift or dedication of any portion of Parcel 1 to the general public or for the benefit of the general public or for any public purpose, it being the intention that the Easement will be strictly limited to and for the purposes expressed in this Agreement.

[signatures on following page]



**Tax Lot 600**



**AKS ENGINEERING & FORESTRY**  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #8627-03

**EXHIBIT A**  
Access Easement

A portion of Parcel 1 of Partition Plat No. 2023-018, recorded as Document Number 2023-026535, Washington County Records, located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of said Parcel 1, also being on the north right-of-way line of SW Oregon Street (36.00 feet from centerline); thence along said north right-of-way line, North 88°53'20" West 18.03 feet to the Point of Beginning; thence continuing along said north right-of-way line, North 88°53'20" West 35.95 feet; thence leaving said north right-of-way line, North 18°07'42" East 13.58 feet to a line which is parallel with and 50.00 feet westerly of, when measured at right angles to, the east line of said Parcel 1; thence along said parallel line, North 01°06'40" East 298.50 feet; thence leaving said parallel line, South 88°53'20" East 50.00 feet to the east line of said Parcel 1; thence along said east line, South 01°06'40" West 57.99 feet; thence leaving said east line, North 88°53'20" West 22.00 feet to a line which is parallel with and 22.00 feet westerly of, when measured at right angles to, said east line; thence along said parallel line, South 01°06'40" West 240.51 feet; thence leaving said parallel line, South 15°54'22" East 13.58 feet to the Point of Beginning.

The above described tract of land contains 10,049 square feet, more or less.

The Basis of Bearings for this description are based on said Partition Plat No. 2023-018.

9/29/2025



*Nick White*



RENEWS: 6/30/26

**Tax Lot 602**



**AKS ENGINEERING & FORESTRY**  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #8627-03

**EXHIBIT A**  
Access Easement

A portion of Parcel 1 of Partition Plat No. 2023-018, recorded as Document Number 2023-026535, Washington County Records, located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of said Parcel 1, also being on the north right-of-way line of SW Oregon Street (36.00 feet from centerline); thence along said north right-of-way line, North 88°53'20" West 18.03 feet to the Point of Beginning; thence continuing along said north right-of-way line, North 88°53'20" West 35.95 feet; thence leaving said north right-of-way line, North 18°07'42" East 13.58 feet to a line which is parallel with and 50.00 feet westerly of, when measured at right angles to, the east line of said Parcel 1; thence along said parallel line, North 01°06'40" East 349.49 feet; thence leaving said parallel line, South 88°53'20" East 50.00 feet to the east line of said Parcel 1; thence along said east line, South 01°06'40" West 50.99 feet; thence leaving said east line, North 88°53'20" West 22.00 feet to a line which is parallel with and 22.00 feet westerly of, when measured at right angles to, said east line; thence along said parallel line, South 01°06'40" West 298.50 feet; thence leaving said parallel line, South 15°54'22" East 13.58 feet to the Point of Beginning.

The above described tract of land contains 11,323 square feet, more or less.

The Basis of Bearings for this description are based on said Partition Plat No. 2023-018.

9/29/2025

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

**OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS**

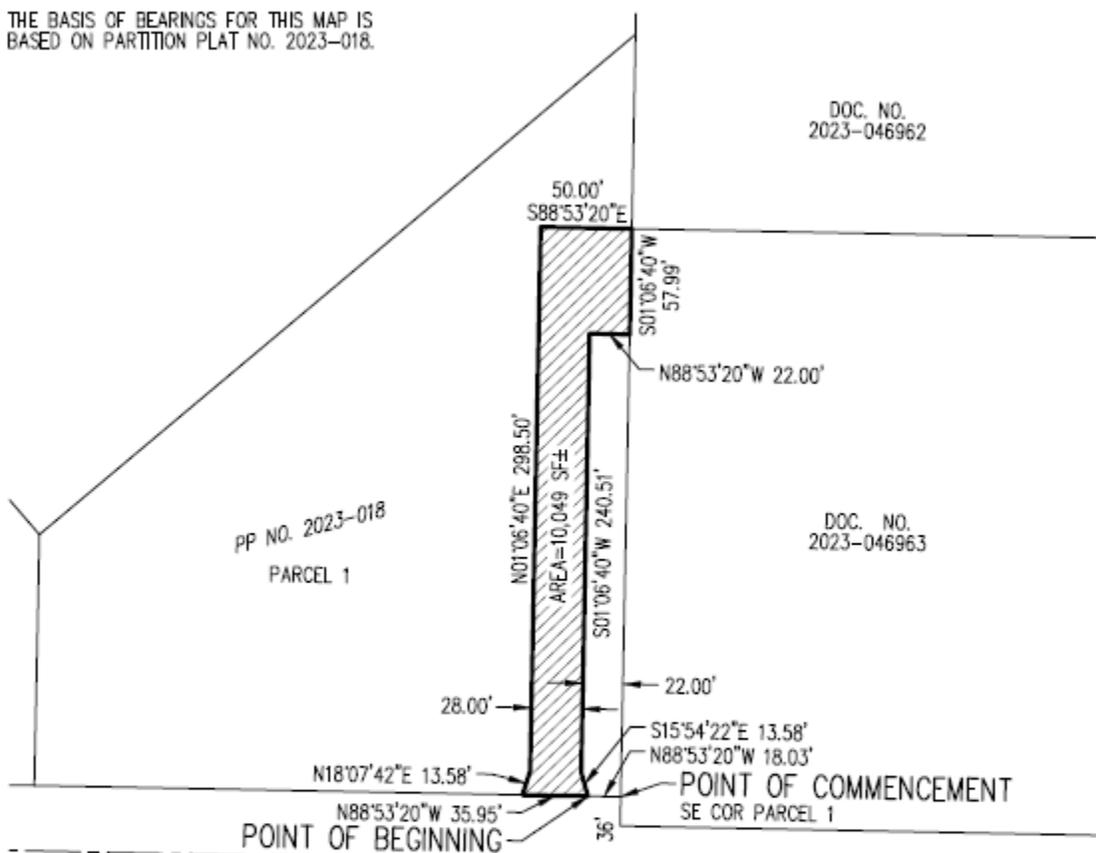
**RENEWS: 6/30/26**

**Tax Lot 600**

**EXHIBIT B**

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2023-018,  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29,  
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
 CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

THE BASIS OF BEARINGS FOR THIS MAP IS  
 BASED ON PARTITION PLAT NO. 2023-018.



DOC. NO.  
2023-046962

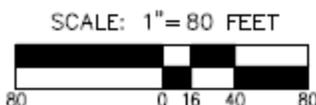
DOC. NO.  
2023-046963

PP NO. 2023-018  
PARCEL 1

9/29/2025  
**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**  
  
**OREGON**  
 JANUARY 9, 2007  
 NICK WHITE  
 70652LS  
 RENEWS: 6/30/26

**PREPARED FOR**  
 JBMAC VENTURES, LLC  
 19435 SW 129TH AVENUE  
 TUALATIN, OR 97062

**SW OREGON STREET**  
**SW LOWER ROY STREET**



AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151 WWW.AKS-ENG.COM



**ACCESS EASEMENT**

TL 251290C 01600	
DRWN: WCB	CHKD: NSW
AKS JOB: 8627-03	EXHIBIT <b>B</b>

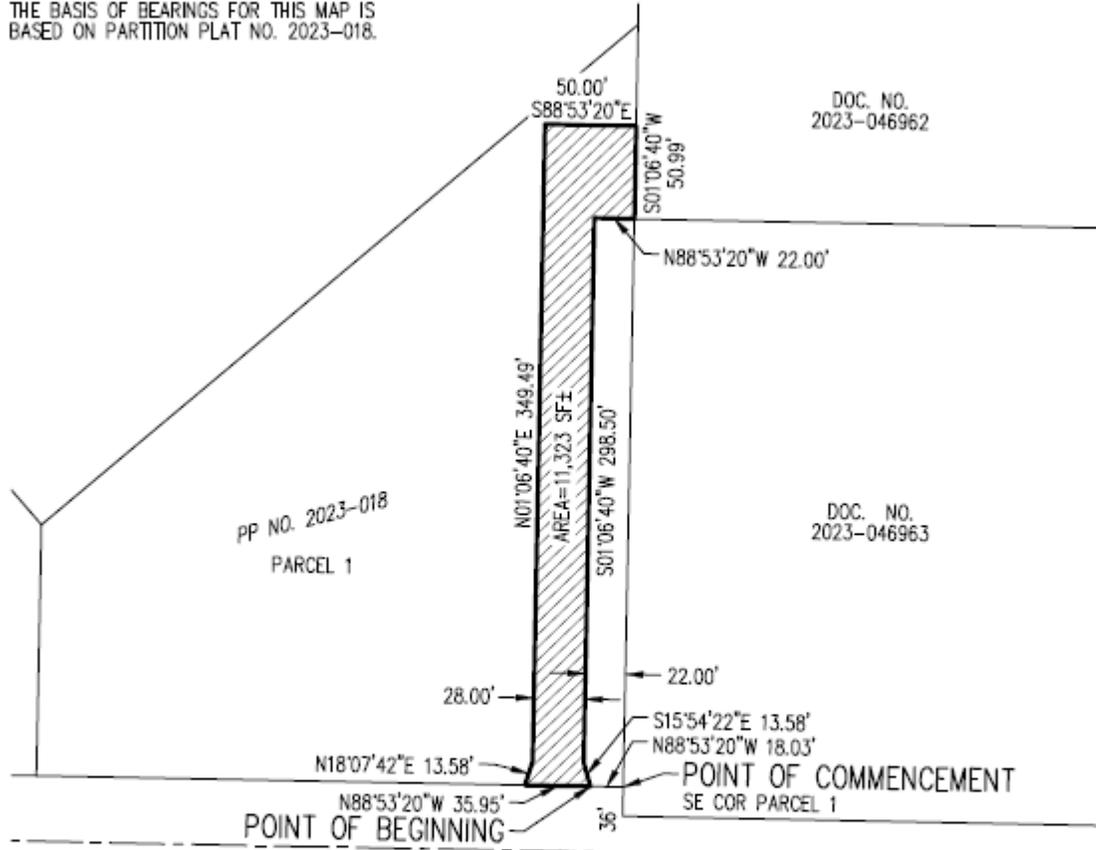
DWG: 8627-03 20250929 EXB | EXB1

Tax Lot 602

**EXHIBIT B**

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2023-018,  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29,  
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
 CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

THE BASIS OF BEARINGS FOR THIS MAP IS  
 BASED ON PARTITION PLAT NO. 2023-018.



DOC. NO.  
2023-046962

DOC. NO.  
2023-046963

PP NO. 2023-018  
PARCEL 1

9/29/2025

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Nick White*

**OREGON**  
 JANUARY 9, 2007  
 NICK WHITE  
 706521S  
 RENEWS: 6/30/26

**PREPARED FOR**  
 JBMAC VENTURES, LLC  
 19435 SW 129TH AVENUE  
 TUALATIN, OR 97062

**SW OREGON STREET**

**SW LOWER ROY STREET**

SCALE: 1" = 80 FEET

80 0 16 40 80

N

AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151 WWW.AKS-ENG.COM



**ACCESS EASEMENT**

TL 251290C 01600  
 DRWN: WCB CHKD: NSW  
 AKS JOB: EXHIBIT  
 8627-03 **B**

**Exhibit C**  
**Tax Lot 600**

**25129D000600—**

Beginning at the Southeast corner of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, Washington County, Oregon; and running thence North 0°20' East, on the East line of said Section 29, a distance of 1719.3 feet to a point on the Southerly line of a 60.0 foot railroad right of way as described in Book "Q", Page 466, Washington County, Oregon Deed Records; thence South 47°49' West, on said right of way line, 441.5 feet to a corner of a tract of land conveyed for railroad right of way and described in Book 50, Page 212, Washington County, Oregon Deed Records; thence South 42°11' East, along a line of said tract, 38 feet to a point; thence South 47°49' West 102 feet to a corner of said tract; thence Southwesterly, along a line of said tract, 440 feet to a point which bears South 42°11' East 43 feet from the center line of railroad tract; thence Southwesterly 120 feet to a point on the right of way of said railroad, South 42°11' East 30.0 feet from the center line of said tract; thence South 47°49' West, parallel to the center line of said railroad, 138.8 feet to the Northeast corner of a tract of land conveyed to the Sherwood Corporation and described in Book 277, Page 733 Washington County, Oregon Deed Records; thence South 0°01' East, on the East line of said tract and the East line of a tract of land described in Book 275, Page 319, said deed records, a distance of 885.5 feet to the South line of said Section 29; thence North 89°59' East 911.4 feet to the place of beginning.

Excepting therefrom the following described tract conveyed to Transpacific International, Inc., an Oregon Corporation, by deed recorded September 13, 1996, Fee No. 96082349, Washington County records:

A parcel of land in the Southeast one-quarter of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, Washington County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 29; thence South 89°59' West, along the South line of said Section 29, to the point of intersection with the Southerly extension of the East line of tract of land described in Book 275, Page 319, Washington County, Oregon deed records; thence North 00°01'00" West, along the Southerly extension of the above mentioned East line and the East line of that tract of land conveyed to the City of Sherwood Corporation as described in Book 277, Page 733, Washington County, Oregon deed records, 347.41 feet to the true point of beginning; thence North 89°59'00" East 350.00 feet; thence North 00°01'00" West 400.00 feet; thence South 89°59'00" West 225.00 feet; thence South 44°59'00" West 176.78 feet to the said Sherwood Corporation East line; thence, along said East line, South 00°01'00" East 275.00 feet to the true point of beginning.

And further excepting therefrom that portion taken in eminent domain by Washington County, in Case No. C012484CV, in the Circuit Court for Washington County.

**Tax Lot 602**

**25129D000602—**

A parcel of land in the Southeast one-quarter of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, Washington County, Oregon, more particularly described as follows:

Beginning in the Southeast corner of said Section 29; thence South 89°59' West, along the South line of said Section 29, to the point of intersection with the Southerly extension of the East line of a tract of land described in Book 275, Page 319, Washington County, Oregon Deed Records; thence North 00°01'01" West, along the Southerly extension of the above mentioned East line and the East line of that tract of land conveyed to the Sherwood Corporation, as described in Book 277, Page 733, Washington County, Oregon Deed Records, 347.41 feet to the true point of beginning; thence North 89°59'00" East 350.00 feet; thence North 00°01'00" West 400.00 feet; thence South 89°59'00" West 225.00 feet; thence South 44°59'00" West 176.78 feet to the said Sherwood Corporation East line; thence, along said East line, South 00°01'00" East 275.00 feet to the true point of beginning.

## Exhibit B: Vacation Petitions

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Home of the Tualatin River National Wildlife Refuge

Case No. \_\_\_\_\_  
Fee \_\_\_\_\_  
Receipt # \_\_\_\_\_  
Date \_\_\_\_\_  
TYPE \_\_\_\_\_

### City of Sherwood Application for Land Use Action

**Type of Land Use Action Requested: (check all that apply)**

- Annexation
- Plan Amendment (Proposed Zone \_\_\_\_\_)
- Planned Unit Development
- Site Plan (square footage of building and parking area)
- Variance (list standards to be varied in description)
- Conditional Use
- Partition (# of lots \_\_\_\_\_)
- Subdivision (# of lots \_\_\_\_\_)
- Other: Vacation of Easement

*By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.*

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at [www.sherwoodoregon.gov](http://www.sherwoodoregon.gov). Click on Government/Finance/Fee Schedule.

**Owner/Applicant Information:**

Applicant: MB Family Properties LLC  
Applicant Address: 18200 SW Pacific HWY, Tualatin OR 97062  
Owner: Same as Applicant  
Owner Address: Same as Applicant

Phone: Please contact Applicant's consultant  
Email: Please contact Applicant's consultant  
Phone: Please contact Applicant's consultant  
Email: Please contact Applicant's consultant

Contact for Additional Information: Applicant's Consultant: Glen Gouterland, AICP - AKS Engineering & Forestry, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062; (503) 563-6151 ; southernlandg@aks-eng.com

**Property Information:**

Street Location: No situs  
Tax Lot and Map No: Map 2S129DC Tax Lot 1600  
Existing Structures/Use: Vacant  
Existing Plan/Zone Designation: Limited Industrial  
Size of Property(ies) ±2.02 Acres

**Proposed Action:**

Purpose and Description of Proposed Action:

**Vacation of two access easements to remove access by the "general public at large" while preserving access for abutting properties.**

Proposed Use: N/A

Proposed No. of Phases (one year each): N/A

LAND USE APPLICATION FORM

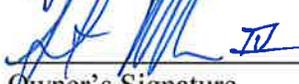
**Authorizing Signatures:**

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

  
Applicant's Signature

1/7/26  
Date

  
Owner's Signature

1/7/26  
Date

**The following materials must be submitted with your application or it will not be accepted at the counter.** Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review. Applicant can verify submittal includes specific materials necessary for the application per checklist.

**3 Copies of Application Form\*** completely filled out and signed by the property owner (or person with authority to make decisions on the property).

**Copy of Deed** to verify ownership, easements, etc.

**At least 3 folded** sets of plans\*

**At least 3 copies** of narrative addressing application criteria\*

**Fee** (along with calculations utilized to determine fee if applicable)

N/A  **Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

\* **Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

**Easement Vacation**  
Requested by MB Family Properties LLC

**Area of Request for Vacation:**

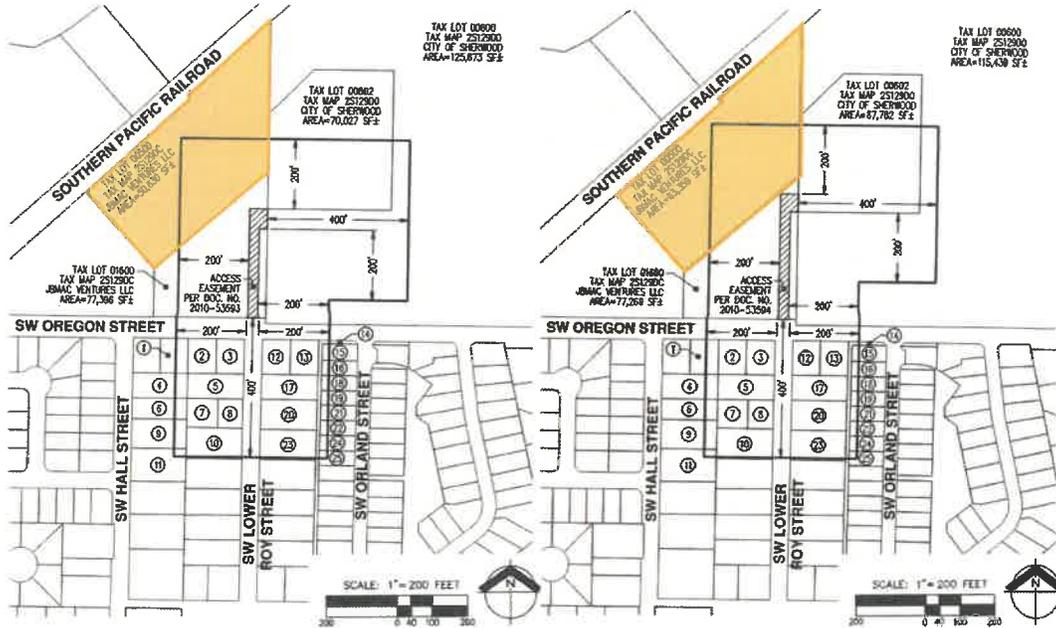


Figure 1: Doc. No. 2010-53593 (TL 600)

Figure 1: Doc. No. 2010-53594 (TL 602)

Two access easements north of the intersection of SW Oregon Street and SW Lower Roy Street for the purposes of removing access by the general public while preserving access for abutting properties.

I hereby support the proposed easement vacation.

**Property Owner Name:** JBMAC Ventures LLC

**Property Assessor's Map and Tax Lot/Address:**  
2S129DC000500 – 14843 SW Oregon Street, Sherwood, OR 97140

  
\_\_\_\_\_  
Property Owner's Signature

1-7-2026  
\_\_\_\_\_  
Date

**Easement Vacation**

Requested by MB Family Properties LLC

**Area of Request for Vacation:**

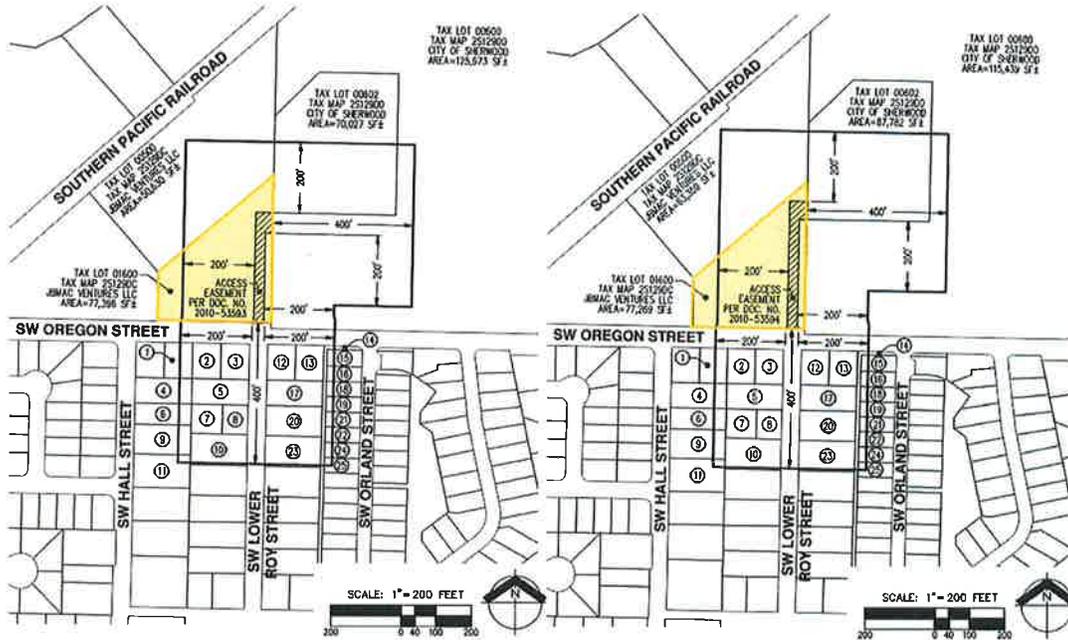


Figure 1: Doc. No. 2010-53593 (TL 600)

Figure 1: Doc. No. 2010-53594 (TL 602)

Two access easements north of the intersection of SW Oregon Street and SW Lower Roy Street for the purposes of removing access by the general public while preserving access for abutting properties.

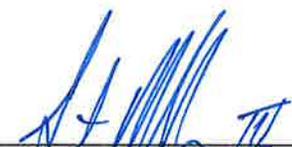
I hereby support the proposed easement vacation.

**Property Owner Name:**

MB Family Properties LLC

**Property Assessor's Map and Tax Lot/Address:**

2S129DC001600 – No assigned address, Sherwood, OR 97140

  
\_\_\_\_\_  
Property Owner's Signature

  
\_\_\_\_\_  
Date

## Easement Vacation

Requested by MB Family Properties LLC

### Area of Request for Vacation:

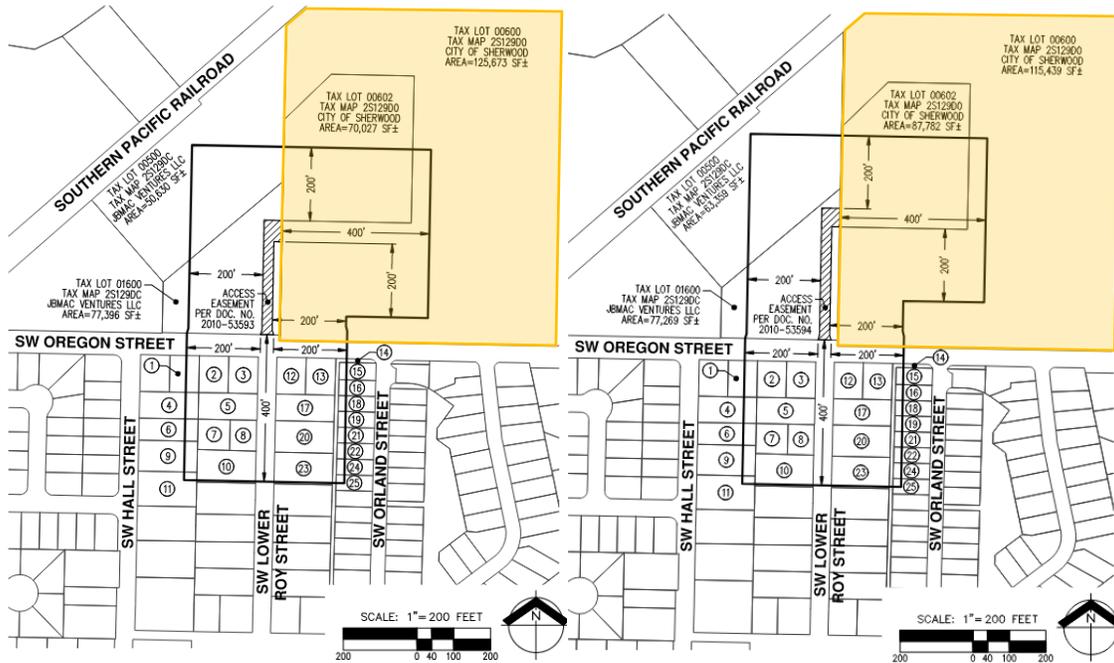


Figure 1: Doc. No. 2010-53593 (TL 600)

Figure 1: Doc. No. 2010-53594 (TL 602)

Two access easements north of the intersection of SW Oregon Street and SW Lower Roy Street for the purposes of removing access by the general public while preserving access for abutting properties.

I hereby support the proposed easement vacation.

**Property Owner Name:** City of Sherwood

**Property Assessor's Map and Tax Lot/Address:**

2S129D0000600 – No assigned address, Sherwood, OR 97140

2S129D0000602 – No assigned address, Sherwood, OR 97140

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

## **Exhibit C: Ownership Information**

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# Property Detail Report

Owner: Jbmac Ventures LLC  
Site: 14843 SW Oregon St Sherwood OR 97140  
Mail: 19435 SW 129th Ave Tualatin OR 97062



## Location and Site Information

County:	Washington	Lot SqFt:	174,240
Legal Description:	ACRES 4.00	Lot Acres:	4.00
APN:	R548161	Land Use:	2300
Tax Lot:	2S129DC00500	Land Use STD:	Industrial-Vacant Land
Twn-Rng-Sec:	02S / 01W / 29 / SE	County Bldg Use:	8003
Neighborhood:	Cpo 5 Sherwood-Tualatin S1	# Dwellings:	
Subdivision:		Map Page/Grid:	684-H6
Legal Lot/Block:		Zoning:	Sherwood-LI
Census Tract/Block:	032104 / 2002	Watershed:	Fanno Creek-Tualatin River
Elementary School:	Hawks View Elementary School	High School:	Sherwood High School
Middle School:	Sherwood Middle School	School District:	Sherwood

## Property Characteristics

Total Living Area:	Bedrooms:	Year Built/Eff:
First Floor SqFt:	Bathrooms Total:	Heating:
Second Floor SqFt:	Bathrooms Full/Half:	Cooling:
Basement Fin/Unfin:	Stories:	Fireplace:
Attic Fin/Unfin:	Foundation:	Pool:
Garage SqFt:	Roof Material:	Kitchen:

## Assessment and Tax Information

Market Total:	\$2,025,000.00	Property Tax:	\$10,054.60
Market Land:	\$2,025,000.00	Exemption:	
Market Structure:		Market Improved %:	
Assessment Year:	2025	Levy Code:	88.52
Assessed Total:	\$508,200.00	Mill Rate:	19.6325

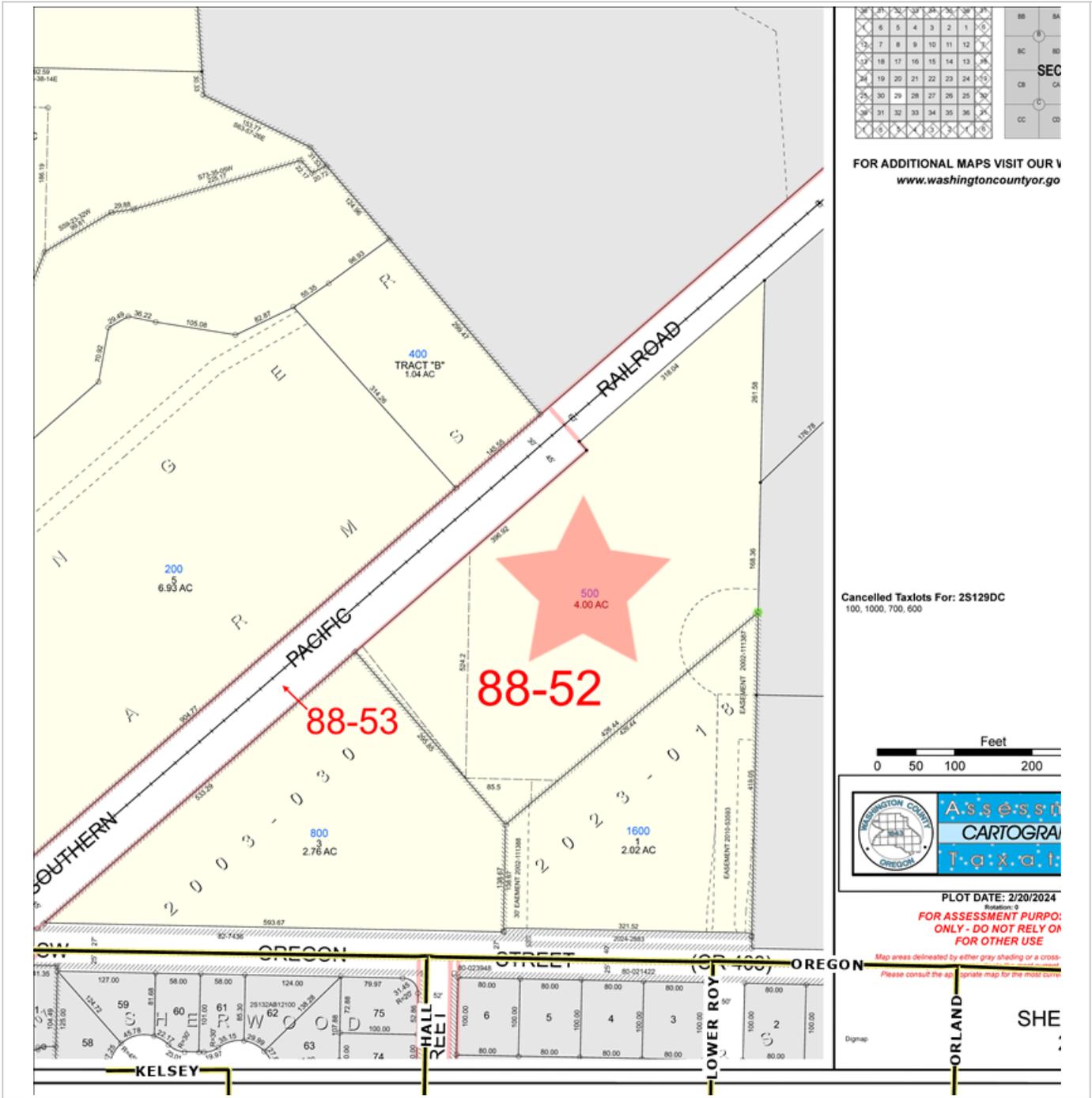
## Sale and Loan Information

Sale Date:	07/02/2021	Lender:	
Sale Amount:	\$1,600,000.00	Loan Amount:	
Document #:	2021075182	Loan Type:	
Deed Type:	Deed	Price/SqFt:	\$0.00
Title Co:		Seller Name:	GRABOWSKI FAMILY TRUST

Prepared By: WFG National Title Customer Service Department  
12909 SW 68th Pkwy, Suite 350, Portland, OR 97223  
P: 503 603 1700 | 360 891 5474 E: cs@wfgnationaltitle.com | cccs@wfgtitle.com

Sentry Dynamics, Inc. and its customers make no representation, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

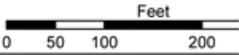
Assessor Map



6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

FOR ADDITIONAL MAPS VISIT OUR WEBSITE  
[www.washingtoncountyor.gov](http://www.washingtoncountyor.gov)

Cancelled Taxlots For: 2S129DC  
 100, 1000, 700, 600



PLOT DATE: 2/20/2024  
 Rotation: 0  
**FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON THIS MAP FOR OTHER USE**

Map areas delineated by either gray shading or a cross-hatch pattern are not to be relied upon for legal purposes. Please consult the appropriate map for the most current information.



Parcel ID: R548161  
 Site Address: 14843 SW Oregon St

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



**Parcel ID: R548161**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

WFG Title 21-177825 COMM

File No.: 21-177825

<b>Grantor</b>
WFG Investments, LLC, an Idaho limited liability company and the Grabowski Family Trust dated August 13, 1993
<b>Grantee</b>
JBMAC Ventures, LLC, an Oregon limited liability company 19435 SW 129th Avenue Tualatin, OR 97062
<b>After recording return to</b>
JBMAC Ventures, LLC, an Oregon limited liability company 19435 SW 129th Avenue Tualatin, OR 97062
<b>Until requested, all tax statements shall be sent to</b>
JBMAC Ventures, LLC, an Oregon limited liability company 19435 SW 129th Avenue Tualatin, OR 97062 Tax Acct No(s): 2S129DC-00500, R548161, R2118788, R2118789

Washington County, Oregon	<b>2021-075182</b>
<b>D-DW</b>	
Stn=2 S AKINS	<b>07/02/2021 12:26:27 PM</b>
\$30.00 \$11.00 \$5.00 \$60.00 \$1,600.00	<b>\$1,706.00</b>
I, Joe Nelson, Interim 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, Interim Director of Assessment and Taxation, Ex-Officio	

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

WFG Investments, LLC, an Idaho limited liability company and Robert C. Grabowski and Barbara G. Grabowski, as Trustees of The Grabowski Family Trust, as tenants in common, as to Parcel I Robert C. Grabowski and Barbara G. Grabowski, Trustees of the Grabowski Family Trust, dated August 13, 1993, as to Parcel II, Grantor(s) convey and warrant to JBMAC Ventures, LLC, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$1,600,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 30 day of June, 2021

WFG Investments, LLC, an Idaho limited liability company

By: [Signature]  
Name: William F. Gallagher  
Its: Managing Member

By: [Signature]  
Name: Carol Gallagher  
Its: Managing Member

the Grabowski Family Trust dated August 13, 1993

By: \_\_\_\_\_  
Name: Robert C. Grabowski  
Its: Trustee

By: \_\_\_\_\_  
Name: Barbara G. Grabowski  
Its: Trustee

Idaho  
STATE OF ~~OREGON~~  
COUNTY OF Ada

This instrument was acknowledged before me this 30 day of June, 2021 by William F. Gallagher and Carol Gallagher as Managing Members of William F. GallagherWFG Investments, LLC, an Idaho limited liability company, on behalf of the limited liability company.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 1-27-2026



STATE OF OREGON  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of June, 2021 by Robert C. Grabowski, as Trustee, and Barbara G. Grabowski, as Trustee, of the Grabowski Family Trust dated August 13, 1993, on behalf of the Trust.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

Executed this \_\_\_\_\_ day of June, 2021

WFG Investments, LLC, an Idaho limited liability company

By: \_\_\_\_\_  
Name: William F. Gallagher  
Its: Managing Member

By: \_\_\_\_\_  
Name: Carol Gallagher  
Its: Managing Member

the Grabowski Family Trust dated August 13, 1993

By: RCG  
Name: Robert C. Grabowski  
Its: Trustee

By: Barbara G. Grabowski  
Name: Barbara G. Grabowski  
Its: Trustee

STATE OF OREGON  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of June, 2021 by William F. Gallagher and Carol Gallagher as Managing Members of William F. GallagherWFG Investments, LLC, an Idaho limited liability company, on behalf of the limited liability company

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

STATE OF ~~OREGON~~ Idaho  
COUNTY OF Blaine

This instrument was acknowledged before me this 30<sup>th</sup> day of June, 2021 by Robert C. Grabowski, as Trustee, and Barbara G. Grabowski, as Trustee, of the Grabowski Family Trust dated August 13, 1993, on behalf of the Trust.

Vaele K. Bryant  
Notary Public for Oregon Idaho  
My Commission Expires: 08/10/2021

VAELENE K BRYANT  
Notary Public - State of Idaho  
Commission Number 54613  
My Commission Expires 08-10-2021

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

A parcel of land situated in the Southeast one-quarter of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast one-quarter of said Section 29; thence North 89°59'00" East, along the South line of said Southeast one-quarter of Section 29, a distance of 1726.21 feet to the Southerly extension of the West line of that parcel conveyed to Frontier Leather Company by document recorded in Book 467, page 108, Washington County Deed Records; thence North 00°01'00" West along said West line and the Southerly extension thereof, a distance of 347.41 feet to the Southwest corner of that parcel conveyed to Transpacific International, Inc. by document recorded as Fee No. 96082349, Washington County Deed Records; thence North 89°59'00" East, along the South line thereof, a distance of 350.00 feet to the Southeast corner thereof; thence North 00°01'00" West along the East line thereof a distance of 400.00 feet to the Northeast corner thereof; thence South 89°59'00" West along the North line thereof a distance of 225.00 feet to an angle point therein; thence South 44°59'00" West continuing along said North line a distance of 176.78 feet to a point on the West line of the aforementioned Frontier Leather Company parcel and the true point of beginning; thence South 00°01'00" East along said West line a distance of 168.36 feet; thence South 48°52'28" West a distance of 426.44 feet; thence North 42°10'49" West a distance of 295.85 feet to the Southeasterly right-of-way line of the Southern Pacific Railroad, said point being 45.00 feet from, when measured at right angles to, the center line of said railroad; thence North 47°49'15" East along said Southeasterly right-of-way line a distance of 396.92 feet to an angle point therein; thence North 42°10'45" West continuing along said Southeasterly right-of-way line a distance of 15.00 feet; thence North 47°49'15" East continuing along said Southeasterly right-of-way line a distance of 318.04 feet to the Northwest corner of the aforementioned Frontier Leather Company parcel; thence South 00°01'00" East along said West line a distance of 261.58 feet to the true point of beginning.

**PARCEL II:**

Parcel 1 and 2, PARTITION PLAT NO. 2003-030, in the City of Sherwood, County of Washington and State of Oregon.

TOGETHER WITH non-exclusive easement for ingress and egress as described in Access Easement and Joint Maintenance Agreement recorded July 15, 2010, Recording No. 2010-053595.

**EXHIBIT "B"**  
**Exceptions**

1. Possible Easement as disclosed by instrument, including the terms and provisions thereof:  
For : Electric Transmission lines, and appurtenances with rights to "danger trees"  
Granted to : Portland General Electric Company, an Oregon Corporation  
Recorded : June 12, 1959  
Recording No(s) : (book) 418 (page) 678  
Affects : the East 12.5 feet of premises as disclosed by DRG EB 4071 attached to document.
  
2. Terms and provisions of Permanent Easement Agreement:  
For : Underground sewer line and permitted waste and maintenance responsibilities  
Between : Linke Enterprises of Oregon, Inc., an Oregon corporation  
formerly : known as Frontier Leather Company, Inc  
And : Transpacific International, Inc., an Oregon corporation  
Recorded : August 8, 1995  
Recording No(s) : 95055118  
Affects : appurtenant rights over property lying East of Parcel 1 Partition Plat No. 2003-030
  
3. Prospective Purchase Agreement, including the terms and provisions thereof with ground water restrictions, land use restrictions and Easement for right of entry:  
Between : Oregon Department of Environmental Quality  
And : Pacific III, LLC  
Recorded : March 19, 2002  
Recording No. : 2002-032053  
  
As amended or modified by Easement and Equitable Servitude, including the terms and provisions thereof:  
Recorded : April 3, 2008  
Recording No. : 2008-029679
  
4. Effect, if any of Declaration of Private Access and Utility Easement, including the terms and provisions thereof:  
Recorded : September 24, 2002  
Recording No(s) : 2002-111387  
Affects : Parcel 1 Partition Plat No. 2003-030 - also delineated on the Partition plat.

NOTE: When property becomes under one ownership, the above easement would merge.

5. Effect if any, of Declaration of Private Access and Utility Easement, including the terms and provisions thereof:  
Recorded : September 24, 2002  
Recording No(s) : 2002-111388  
Affects : Parcel 2, Partition Plat No. 2003-030 - also delineated on the partition plat.

NOTE: When property becomes under one ownership, the above easement would merge.

6. Access Easement and Maintenance Agreement, including the terms and provisions thereof:
  - For : reciprocal easement to be used for ingress, egress and utility purposes
  - To : owner of Tax Lot 600 in the Southeast quarter of Section 29 T2S, R1W and the general public at large
  - Recorded : July 15, 2010
  - Recording No(s) : 2010-053593
  - (Affects Parcel 1, Partition Plat 2003-30 see document for location for the benefit of 2S129D-00600)
  
7. Access Easement and Maintenance Agreement, including the terms and provisions thereof:
  - For : reciprocal easement to be used for ingress, egress and utility purposes
  - To : Owner of Tax Lot 602 in the Southeast quarter of Section 29 T2S R1W and the general public at large
  - Recorded : July 15, 2010
  - Recording No(s) : 2010-053594
  - (Affects Parcel I, Partition Plat No. 2003-030 for the benefit of 2S129D 0602)
  
8. Terms and provisions of Access Easement and Joint Maintenance Agreement::
  - For : ingress and egress
  - Between : Sherwood Oaks Care Facility, LLC, an Oregon limited liability company
  - And : Pacific III, LLC, an Oregon limited liability company and general public at large
  - Recorded : July 15, 2010
  - Recording No(s) : 2010-053595
  
9. 2021/2022 real property taxes a lien due but not yet payable

# Property Detail Report

Owner: Mb Family Properties LLC  
Site: Sherwood OR 97140  
Mail: 18200 SW Pacific Hwy Tualatin OR 97062



## Location and Site Information

County:	<b>Washington</b>	Lot SqFt:	<b>87,991</b>
Legal Description:	<b>2023-018 PARTITION PLAT, LOT 1, ACRES 2.02</b>	Lot Acres:	<b>2.02</b>
APN:	<b>R2229066</b>	Land Use:	<b>2300</b>
Tax Lot:	<b>2S129DC01600</b>	Land Use STD:	<b>Industrial-Vacant Land</b>
TwN-Rng-Sec:	<b>02S / 01W / 29 / SE</b>	County Bldg Use:	<b>8003</b>
Neighborhood:	<b>Cpo 5 Sherwood-Tualatin S1</b>	# Dwellings:	
Subdivision:		Map Page/Grid:	<b>684-H6</b>
Legal Lot/Block:	<b>1</b>	Zoning:	<b>Sherwood-LI</b>
Census Tract/Block:	<b>032104 / 2002</b>	Watershed:	<b>Fanno Creek-Tualatin River</b>
Elementary School:	<b>Hawks View Elementary School</b>	High School:	<b>Sherwood High School</b>
Middle School:	<b>Sherwood Middle School</b>	School District:	<b>Sherwood</b>

## Property Characteristics

Total Living Area:	Bedrooms:	Year Built/Eff:
First Floor SqFt:	Bathrooms Total:	Heating:
Second Floor SqFt:	Bathrooms Full/Half:	Cooling:
Basement Fin/Unfin:	Stories:	Fireplace:
Attic Fin/Unfin:	Foundation:	Pool:
Garage SqFt:	Roof Material:	Kitchen:

## Assessment and Tax Information

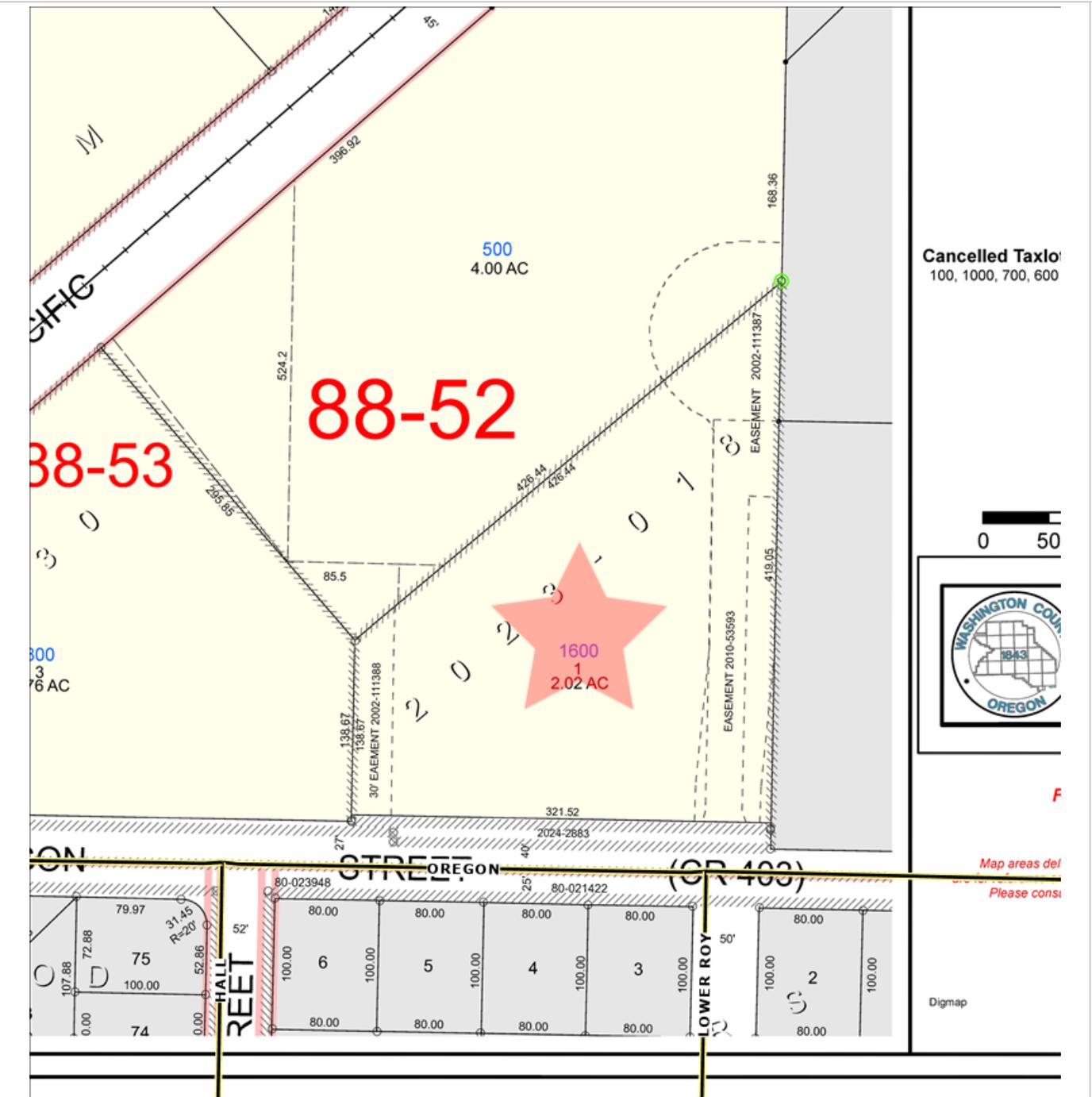
Market Total:	<b>\$1,346,260.00</b>	Property Tax:	<b>\$10,423.00</b>
Market Land:	<b>\$1,346,260.00</b>	Exemption:	
Market Structure:		Market Improved %:	
Assessment Year:	<b>2025</b>	Levy Code:	<b>88.52</b>
Assessed Total:	<b>\$526,820.00</b>	Mill Rate:	<b>19.6325</b>

## Sale and Loan Information

Sale Date:	<b>10/15/2025</b>	Lender:	
Sale Amount:	<b>\$1,350,000.00</b>	Loan Amount:	<b>\$0.00</b>
Document #:	<b>46355</b>	Loan Type:	
Deed Type:	<b>Warranty Deed</b>	Price/SqFt:	<b>\$0.00</b>
Title Co:	<b>WFG TITLE</b>	Seller Name:	<b>JBMAC VENTURES LLC</b>

Prepared By: WFG National Title Customer Service Department  
12909 SW 68th Pkwy, Suite 350, Portland, OR 97223  
P: 503 603 1700 | 360 891 5474 E: cs@wfgnationaltitle.com | cccs@wfgtitle.com

Sentry Dynamics, Inc. and its customers make no representation, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: R2229066

Site Address:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



**Parcel ID: R2229066**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

WFG Title 25-138033 Comm

File No.: 25-138033

<b>Grantor</b>
JBMAC Ventures, LLC
<b>Grantee</b>
MB Family Properties LLC
<b>After recording return to</b>
MB Family Properties LLC 18200 SW Pacific Highway Tualatin, OR 97062
<b>Until requested, all tax statements shall be sent to</b>
MB Family Properties, LLC 18200 SW Pacific Highway Tualatin, OR 97062
Tax Acct No(s): <b>2S129DC01600, R2229066</b>

Washington County, Oregon	<b>2025-046355</b>
<b>D-DW</b>	<b>10/15/2025 10:33:21 AM</b>
Stn=2 S AKINS	<b>\$1,456.00</b>
\$25.00 \$11.00 \$10.00 \$60.00 \$1,350.00	
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	

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

JBMAC Ventures, LLC, an Oregon limited liability company, Grantor, conveys and warrants to MB Family Properties LLC, an Oregon limited liability company, Grantee, the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is \$1,350,000.00. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 13 day of October, 2025

JBMAC Ventures, LLC, an Oregon limited liability company

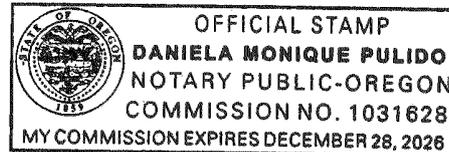
By: Jim Bayne  
Name: Jim Bayne  
Its: Member

By: Brooks Bayne  
Name: Brooks Bayne  
Its: Member

STATE OF OREGON  
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 13<sup>th</sup> day of October, 2025 by Jim Bayne and Brooks Bayne, as Member, of JBMAC Ventures, LLC, an Oregon limited liability company, on behalf of the limited liability company.

Daniela Monique Pulido  
Notary Public for Oregon  
My Commission Expires: 12/28/2026



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1, Partition Plat No. 2023-018 in the City of Sherwood, County of Washington and State of Oregon.

TOGETHER WITH non-exclusive Easement for Ingress and Egress as described in Access Easement and Joint Maintenance Agreement recorded July 15, 2010, Recording No. 2010-053595.

**EXHIBIT "B"**  
**Exceptions**

1. Possible Easement as disclosed by instrument, including the terms and provisions thereof:  
For : Electric Transmission lines, and appurtenances with rights  
to "danger trees"  
Granted to : Portland General Electric Company, an Oregon Corporation  
Recorded : June 12, 1959  
Recording No(s) : (book) 418 (page) 678  
Affects : the East 12.5 feet of premises as disclosed by DRG EB 4071  
attached to document.

Also, delineated on Partition Plat No. 2023-018.

2. Intentionally Deleted.
3. Prospective Purchase Agreement, including the terms and provisions thereof with ground water restrictions, land use restrictions and Easement for right of entry:  
Between : Oregon Department of Environmental Quality  
And : Pacific III, LLC  
Recorded : March 19, 2002  
Recording No. : 2002-032053

As amended or modified by Easement and Equitable Servitude, including the terms and provisions thereof:

Recorded : April 3, 2008  
Recording No. : 2008-029679

4. Easement, including the terms and provisions thereof:  
For : Private Access and Utility  
Recorded : September 24, 2002  
Recording No(s) : 2002-111387  
Affects : a portion of the premises herein - also delineated on the  
Partition Plat  
2003-030 and 2023-018 with possible maintenance  
provisions included..

5. Easement, including the terms and provisions thereof:  
For : Private Access and Utility Easement  
Recorded : September 24, 2002  
Recording No(s) : 2002-111388  
Affects : a portion of the premises herein - also delineated on the  
Partition Plat  
2003-030 and 2023-018 with possible maintenance  
provisions included..

6. Access Easement and Maintenance Agreement, including the terms and provisions thereof:  
For : reciprocal easement to be used for ingress, egress and  
utility : purposes  
To : owner of Tax Lot 600 in the Southeast quarter of Section  
29 T2S, R1W and the general public at large  
Recorded : July 15, 2010  
Recording No(s) : 2010-053593

(Affects Parcel I, Partition Plat No. 2003-030 for the benefit of 2S129D 0602)  
Also, delineated on Partition Plat No. 2023-018.

7. Access Easement and Maintenance Agreement, including the terms and provisions thereof:
  - For utility : reciprocal easement to be used for ingress, egress and purposes
  - To Section 29 : Owner of Tax Lot 602 in the Southeast quarter of T2S R1W and the general public at large
  - Recorded : July 15, 2010
  - Recording No(s) : 2010-053594

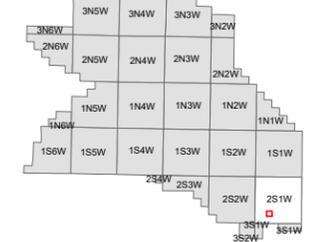
(Affects Parcel I, Partition Plat No. 2003-030 for the benefit of 2S129D 0602)  
Also, delineated on Partition Plat No. 2023-018.
8. Terms and provisions of Access Easement and Joint Maintenance Agreement::
  - For : ingress and egress
  - Between liability : Sherwood Oaks Care Facility, LLC, an Oregon limited company
  - And general : Pacific III, LLC, an Oregon limited liability company and public at large
  - Recorded : July 15, 2010
  - Recording No(s) : 2010-053595
9. Covenants, Conditions, Restrictions & Easements, including the terms and provisions thereof, as shown on the recorded Partition Plat No. 2023-018.
10. Easement, including the terms and provisions thereof:
  - For : Utility
  - Granted to : Portland General Electric Company
  - Recorded : October 24, 2023
  - Recording No(s) : 2023-044192
11. Easement, including the terms and provisions thereof:
  - For : Sanitary Sewer
  - Granted to : City of Sherwood
  - Recorded : January 19, 2024
  - Recording No(s) : 2024-002882
12. Easement, including the terms and provisions thereof:
  - For : Public Access
  - Granted to : City of Sherwood
  - Recorded : January 19, 2024
  - Recording No(s) : 2024-002883
13. Easement, including the terms and provisions thereof:
  - For : Public Utility
  - Granted to : City of Sherwood
  - Recorded : January 19, 2024
  - Recording No(s) : 2024-002884
14. 2025-2026 taxes, a lien not yet due and payable.

## **Exhibit D: Assessor's Maps**

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WASHINGTON COUNTY OREGON  
SE 1/4 SECTION 29 T2S R1W  
SCALE 1"= 200'



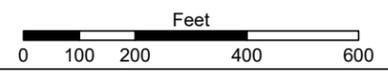
36	35	34	33	32	31	30
27	26	25	24	23	22	21
18	17	16	15	14	13	12
9	8	7	6	5	4	3
0	0	0	0	0	0	0

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

SECTION 29

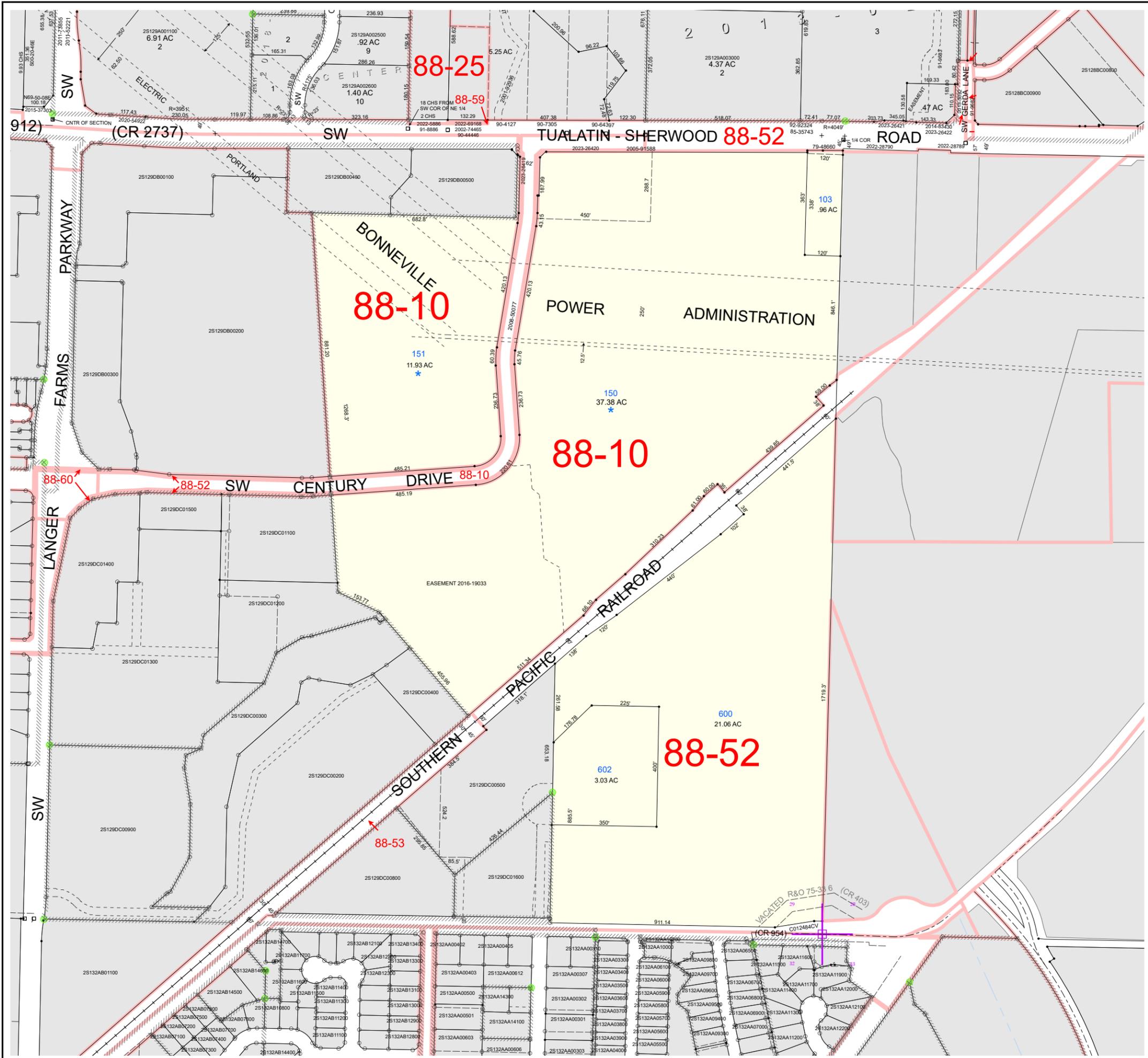
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.washingtoncountyor.gov/gis](http://www.washingtoncountyor.gov/gis)

Cancelled Taxlots For: 2S129D  
401, 402, 500-A1, 104, 200, 400, 403, 501, 101, 102, 500, 700, 800, 900, 1000, 1100, 100, 601

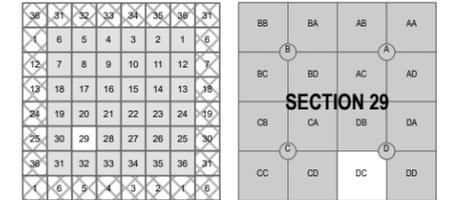
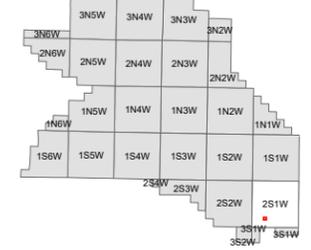


PLOT DATE: 7/24/2023  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE  
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

SHERWOOD  
2S129D

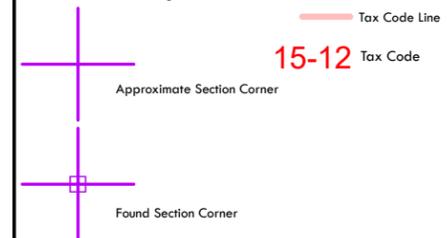


WASHINGTON COUNTY OREGON  
SW 1/4 SE 1/4 SECTION 29 T2S R1W  
SCALE 1"= 100'

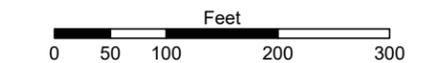


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.washingtoncountyor.gov/gis](http://www.washingtoncountyor.gov/gis)

- Plat Lot Corner
- Adjusted Lot Corner
- Lot Corner in Road
- ★ Urban Land Hook
- Initial Point of Plat
- ⊙ Approximate DLC Corner
- Found DLC Corner
- + Stationing
- Taxlot Line
- Old Lot Line
- ▨ Plat Boundary
- Easement ROW
- Easement Centerline
- Condo Unit Boundary
- Public Road Centerline
- Railroad Centerline
- Stream
- Donation Land Claim
- Tax Code Line

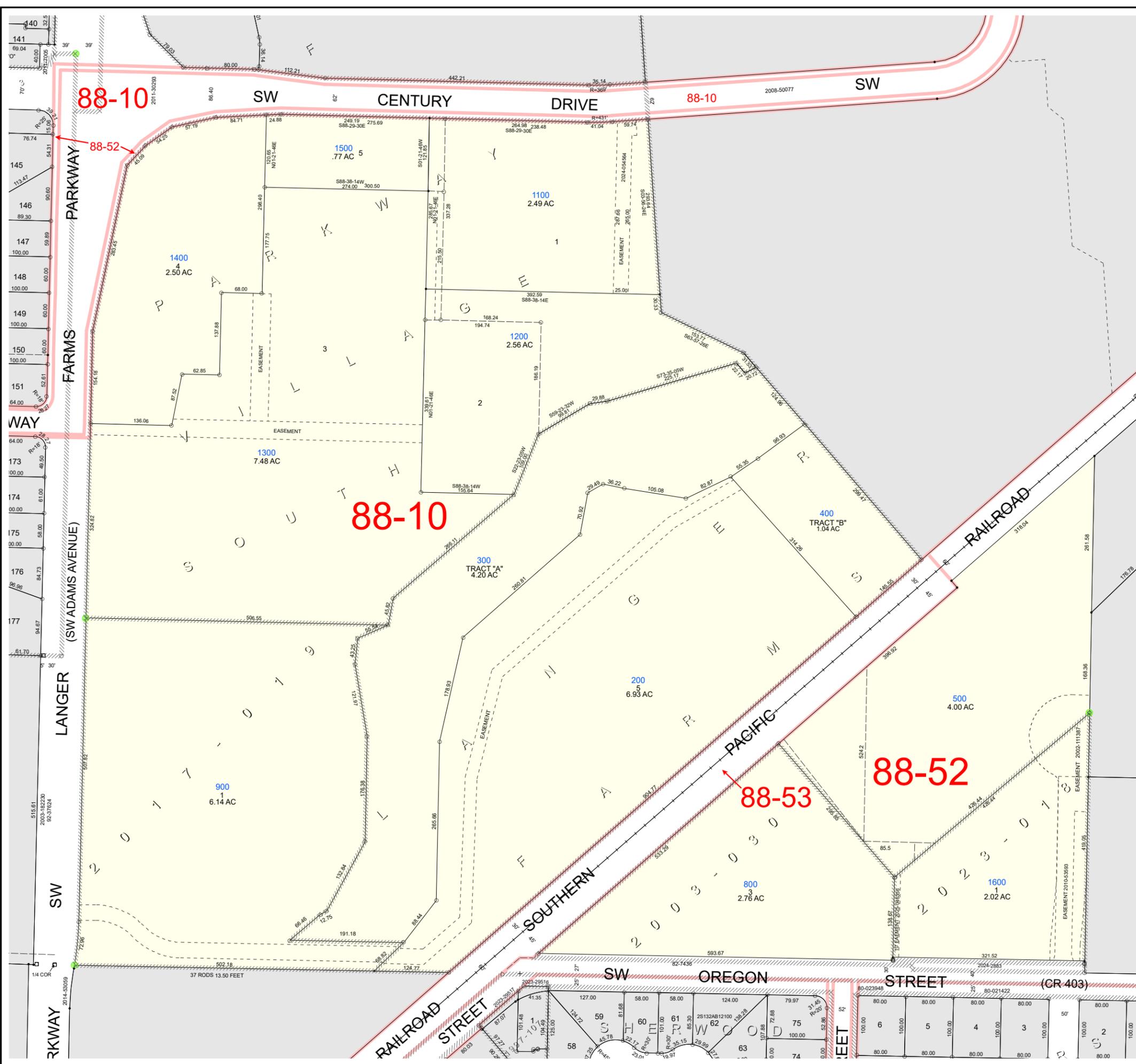


Cancelled Taxlots For: 2S129DC  
100, 1000, 700, 600



PLOT DATE: 10/24/2025  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern  
are for reference only and may not indicate the most current property boundaries.  
Please consult the appropriate map for the most current information.



## **Exhibit E: Vacation Area Calculations [Updated]**

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# EXHIBIT E1

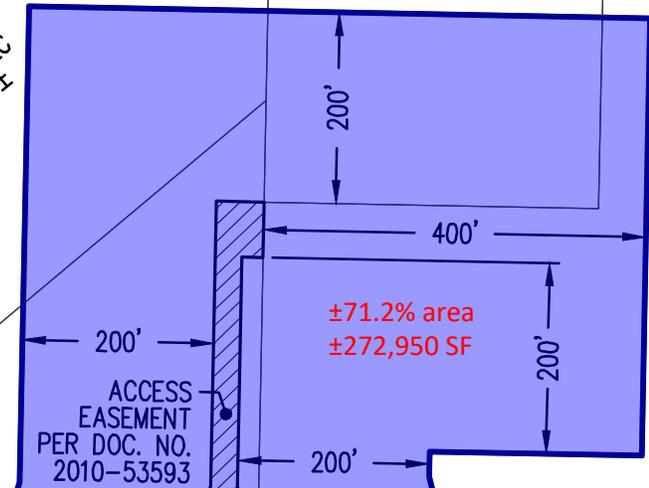
TAX LOT 00600  
TAX MAP 2S129D0  
CITY OF SHERWOOD  
AREA=125,738 SF±

TAX LOT 00602  
TAX MAP 2S129D0  
CITY OF SHERWOOD  
AREA=69,943 SF±

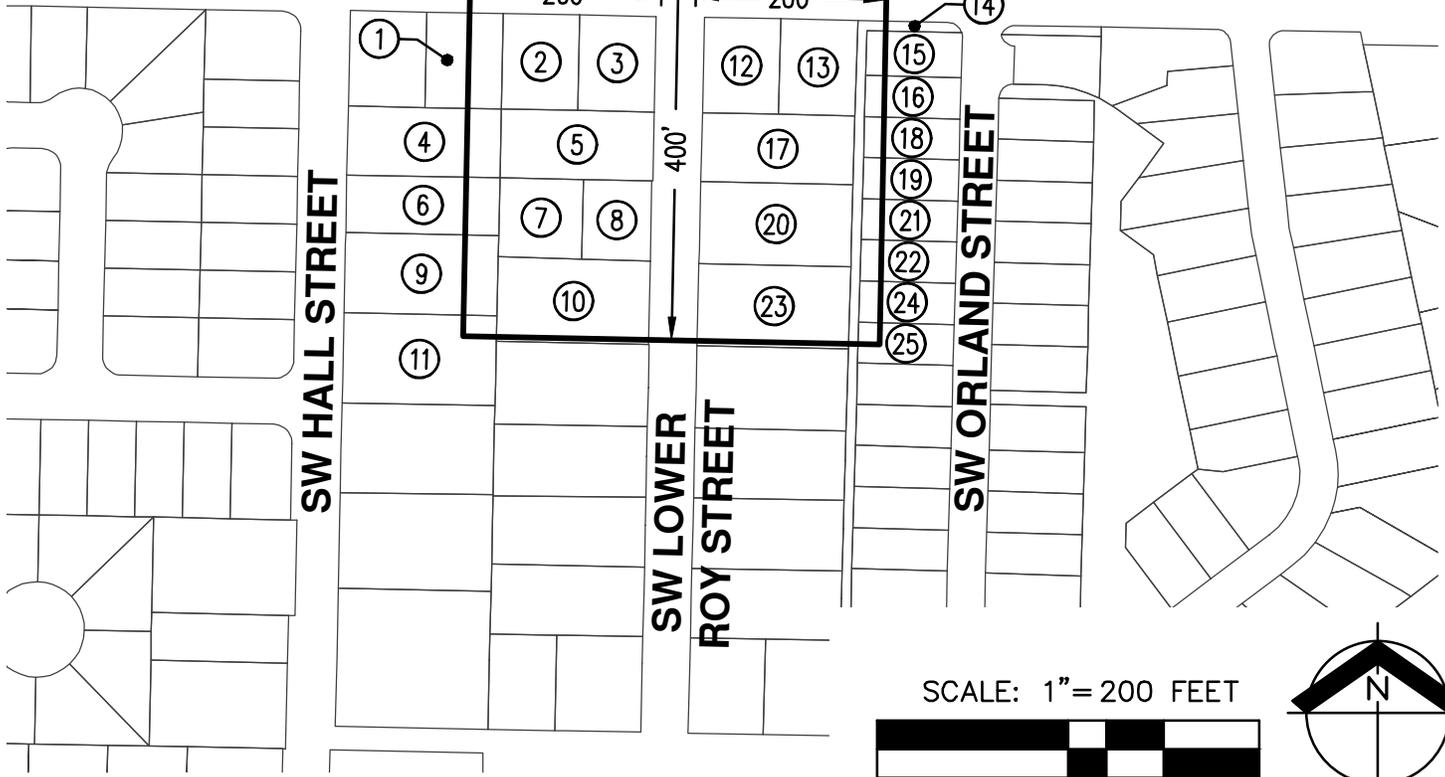
**SOUTHERN PACIFIC RAILROAD**

TAX LOT 00500  
TAX MAP 2S129D0  
JBMAC VENTURES LLC  
AREA=50,611 SF±

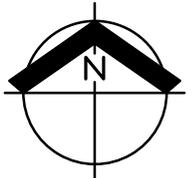
TAX LOT 01600  
TAX MAP 2S129D0  
MB FAMILY PROPERTIES LLC  
AREA=77,269 SF±



**SW OREGON STREET**



SCALE: 1" = 200 FEET



AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



**ACCESS EASEMENT EXHIBIT**

1/7/2026	
DRWN: WCB	CHKD: NSW
AKS JOB: 8627-03	EXHIBIT

## EXHIBIT E1

- ① TAX LOT 00404  
TAX MAP 2S132AA  
CATRON JAMES R  
AREA=3,524 SF±
- ② TAX LOT 00405  
TAX MAP 2S132AA  
WHITE ROBERT A JR  
AREA=8,006 SF±
- ③ TAX LOT 00401  
TAX MAP 2S132AA  
ASHER KYLIE L  
AREA=8,005 SF±
- ④ TAX LOT 00403  
TAX MAP 2S132AA  
ROSSI KYLE G & TRACI S  
AREA=2,534 SF±
- ⑤ TAX LOT 00612  
TAX MAP 2S132AA  
VIVANCO MARIO & NICOLE  
AREA=11,537 SF±
- ⑥ TAX LOT 00500  
TAX MAP 2S132AA  
HICHAUD-TRADD ROBERT T & KATHLEEN  
AREA=2,124 SF±
- ⑦ TAX LOT 14300  
TAX MAP 2S132AA  
LUIKART CALLI K LIV TRUST  
AREA=7,280 SF±
- ⑧ TAX LOT 14200  
TAX MAP 2S132AA  
WHITE FAMILY TRUST  
AREA=6,001 SF±
- ⑨ TAX LOT 00501  
TAX MAP 2S132AA  
ALEGRIA JOSE MILTON  
AREA=2,950 SF±
- ⑩ TAX LOT 00606  
TAX MAP 2S132AA  
SWENSON DALE & LAURA LIV TRUST  
AREA=13,201 SF±
- ⑪ TAX LOT 00604  
TAX MAP 2S132AA  
BRIDGE PATRICK M & ADRIENNE  
AREA=772 SF±
- ⑫ TAX LOT 00309  
TAX MAP 2S132AA  
HEPBURN JOYCE G & ROGER V  
AREA=7,951 SF±
- ⑬ TAX LOT 00310  
TAX MAP 2S132AA  
MEREDITH COREY J & SITTON KATHARINE  
AREA=8,036 SF±
- ⑭ TAX LOT 06300  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=3,589 SF±
- ⑮ TAX LOT 03200  
TAX MAP 2S132AA  
ENGEL RONALD M  
AREA=939 SF±
- ⑯ TAX LOT 03300  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=882 SF±
- ⑰ TAX LOT 00307  
TAX MAP 2S132AA  
WEST TRUST & WEST CREDIT SHELTER TRUST  
AREA=11,521 SF±
- ⑱ TAX LOT 03400  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=898 SF±
- ⑲ TAX LOT 03500  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=914 SF±
- ⑳ TAX LOT 00302  
TAX MAP 2S132AA  
BOLT JORDAN D & BRYAN C  
AREA=13,865 SF±
- ㉑ TAX LOT 03600  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=930 SF±
- ㉒ TAX LOT 03700  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=946 SF±
- ㉓ TAX LOT 00301  
TAX MAP 2S132AA  
WORTHEN FAMILY TRUST  
AREA=12,782 SF±
- ㉔ TAX LOT 038600  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=962 SF±
- ㉕ TAX LOT 03900  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=515 SF±

# EXHIBIT E2

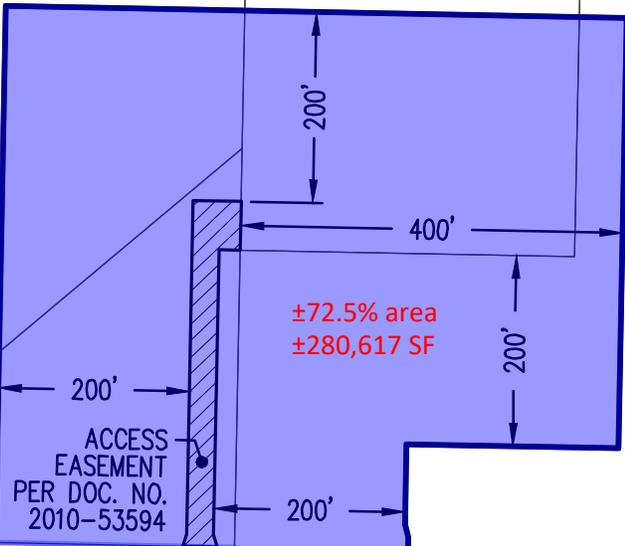
TAX LOT 00600  
TAX MAP 2S129D0  
CITY OF SHERWOOD  
AREA=115,439 SF±

TAX LOT 00602  
TAX MAP 2S129D0  
CITY OF SHERWOOD  
AREA=87,782 SF±

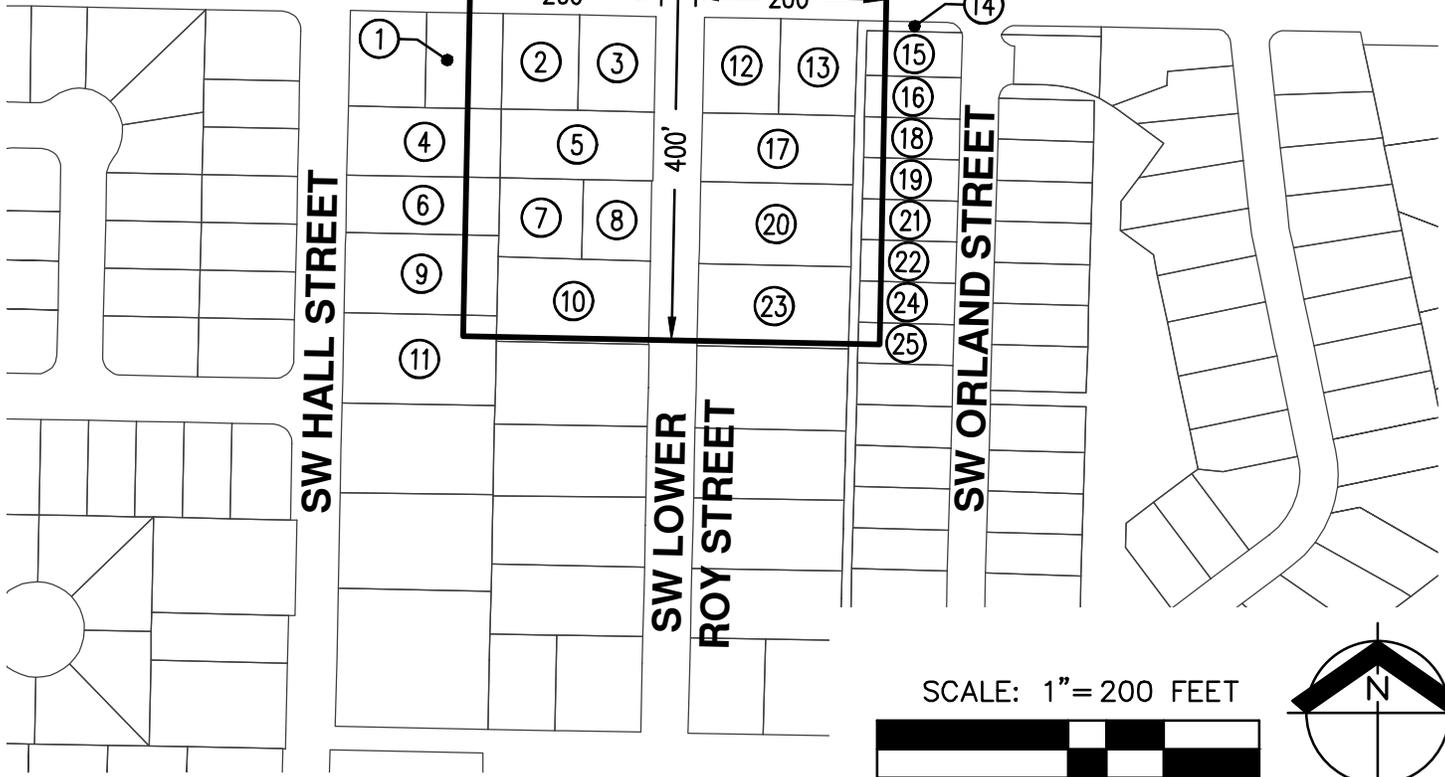
**SOUTHERN PACIFIC RAILROAD**

TAX LOT 00500  
TAX MAP 2S129D0  
JBMAC VENTURES LLC  
AREA=63,359 SF±

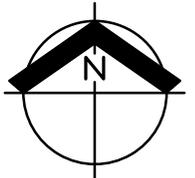
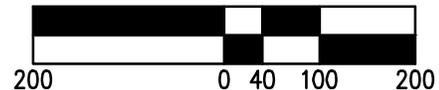
TAX LOT 01600  
TAX MAP 2S129D0  
MB FAMILY PROPERTIES LLC  
AREA=77,269 SF±



**SW OREGON STREET**



SCALE: 1" = 200 FEET



AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



**ACCESS EASEMENT EXHIBIT**

1/7/2026	
DRWN: WCB	CHKD: NSW
AKS JOB: 8627-03	EXHIBIT

## EXHIBIT E2

- ① TAX LOT 00404  
TAX MAP 2S132AA  
CATRON JAMES R  
AREA=3,524 SF±
- ② TAX LOT 00405  
TAX MAP 2S132AA  
WHITE ROBERT A JR  
AREA=8,006 SF±
- ③ TAX LOT 00401  
TAX MAP 2S132AA  
ASHER KYLIE L  
AREA=8,005 SF±
- ④ TAX LOT 00403  
TAX MAP 2S132AA  
ROSSI KYLE G & TRACI S  
AREA=2,534 SF±
- ⑤ TAX LOT 00612  
TAX MAP 2S132AA  
VIVANCO MARIO & NICOLE  
AREA=11,537 SF±
- ⑥ TAX LOT 00500  
TAX MAP 2S132AA  
HICHAUD-TRADD ROBERT T & KATHLEEN  
AREA=2,124 SF±
- ⑦ TAX LOT 14300  
TAX MAP 2S132AA  
LUIKART CALLI K LIV TRUST  
AREA=7,280 SF±
- ⑧ TAX LOT 14200  
TAX MAP 2S132AA  
WHITE FAMILY TRUST  
AREA=6,001 SF±
- ⑨ TAX LOT 00501  
TAX MAP 2S132AA  
ALEGRIA JOSE MILTON  
AREA=2,950 SF±
- ⑩ TAX LOT 00606  
TAX MAP 2S132AA  
SWENSON DALE & LAURA LIV TRUST  
AREA=13,201 SF±
- ⑪ TAX LOT 00604  
TAX MAP 2S132AA  
BRIDGE PATRICK M & ADRIENNE  
AREA=772 SF±
- ⑫ TAX LOT 00309  
TAX MAP 2S132AA  
HEPBURN JOYCE G & ROGER V  
AREA=7,951 SF±
- ⑬ TAX LOT 00310  
TAX MAP 2S132AA  
MEREDITH COREY J & SITTON KATHARINE  
AREA=8,036 SF±
- ⑭ TAX LOT 06300  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=3,589 SF±
- ⑮ TAX LOT 03200  
TAX MAP 2S132AA  
ENGEL RONALD M  
AREA=939 SF±
- ⑯ TAX LOT 03300  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=882 SF±
- ⑰ TAX LOT 00307  
TAX MAP 2S132AA  
WEST TRUST & WEST CREDIT SHELTER TRUST  
AREA=11,521 SF±
- ⑱ TAX LOT 03400  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=898 SF±
- ⑲ TAX LOT 03500  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=914 SF±
- ⑳ TAX LOT 00302  
TAX MAP 2S132AA  
BOLT JORDAN D & BRYAN C  
AREA=13,865 SF±
- ㉑ TAX LOT 03600  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=930 SF±
- ㉒ TAX LOT 03700  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=946 SF±
- ㉓ TAX LOT 00301  
TAX MAP 2S132AA  
WORTHEN FAMILY TRUST  
AREA=12,782 SF±
- ㉔ TAX LOT 038600  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=962 SF±
- ㉕ TAX LOT 03900  
TAX MAP 2S132AA  
ORLAND VILLA ESTATES LLC  
AREA=515 SF±

Vacation Area Calculations

Abutting Properties

Map	Tax Lot	Owner	Area Within Boundary (square feet)	Percentage of Total Abutting
2S129DC		1600 MB Family Properties LLC	77,269	28.3%
2S129D		600 City of Sherwood	125,738	46.1%
2S129D		602 City of Sherwood	69,943	25.6%
<b>Total</b>			<b>272,950</b>	<b>100.0%</b>

Affected Properties

Map	Tax Lot	Owner	Area Within Boundary (square feet)	Percentage of Total Affected
2S129DC		500 JBMAC Ventures LLC	50,611	18.5%
2S132AA		301 Worthen Family Trust	12,782	7.1%
2S132AA		302 Bolt Jordan D & Bryan C	13,865	7.6%
2S132AA		307 West Trust & West Credit Shelter Trust	11,521	6.4%
2S132AA		309 Hepburn Joyce G & Roger V	7,951	4.4%
2S132AA		310 Meredith Corey J & Sitton Katharine	8,036	4.4%
2S132AA		401 Asher Kylie L	8,005	4.4%
2S132AA		403 Rossi Kyle G & Traci S	2,534	1.4%
2S132AA		404 Catron James R	3,524	1.9%
2S132AA		405 White Robert A Jr	8,006	4.4%
2S132AA		500 Hichaud-Tradd Robert T & Kathleen	2,124	1.2%
2S132AA		501 Alegria Jose Milton	2,950	1.6%
2S132AA		604 Bridge Patrick M & Adrienne	772	0.4%
2S132AA		606 Swenson Dale & Laura Liv Trust	13,201	7.3%
2S132AA		612 Vivanco Mario & Nicole	11,537	6.4%
2S132AA		3200 Engle Ronald M	939	0.5%
2S132AA		3300 Orland Villa Estates LLC	882	0.5%
2S132AA		3400 Orland Villa Estates LLC	898	0.5%
2S132AA		3500 Orland Villa Estates LLC	914	0.5%
2S132AA		3600 Orland Villa Estates LLC	930	0.5%
2S132AA		3700 Orland Villa Estates LLC	946	0.5%
2S132AA		3800 Orland Villa Estates LLC	962	0.5%
2S132AA		3900 Orland Villa Estates LLC	515	0.3%
2S132AA		6300 Orland Villa Estates LLC	3,589	2.0%
2S132AA		14200 White Family Trust	6,001	3.3%
2S132AA		14300 Luikart Calli K Liv Trust	7,280	4.0%
<b>Total</b>			<b>181,275</b>	<b>100.0%</b>

Percentage Signatures Obtained Pending City Council Approval

71.2%

Vacation Area Calculations

Abutting Properties

Map	Tax Lot	Owner	Area Within Boundary (square feet)	Percentage of Total Abutting
2S129DC		1600 MB Family Properties LLC	77,396	27.6%
2S129D		600 City of Sherwood	115,439	41.1%
2S129D		602 City of Sherwood	87,782	31.3%
<b>Total</b>			<b>280,617</b>	<b>100.0%</b>

Affected Properties

Map	Tax Lot	Owner	Area Within Boundary (square feet)	Percentage of Total Affected
2S129DC		500 JBMAC Ventures LLC	63,359	22.6%
2S132AA		301 Worthen Family Trust	12,782	6.6%
2S132AA		302 Bolt Jordan D & Bryan C	13,865	7.1%
2S132AA		307 West Trust & West Credit Shelter Trust	11,521	5.9%
2S132AA		309 Hepburn Joyce G & Roger V	7,951	4.1%
2S132AA		310 Meredith Corey J & Sitton Katharine	8,036	4.1%
2S132AA		401 Asher Kylie L	8,005	4.1%
2S132AA		403 Rossi Kyle G & Traci S	2,534	1.3%
2S132AA		404 Catron James R	3,524	1.8%
2S132AA		405 White Robert A Jr	8,006	4.1%
2S132AA		500 Hichaud-Tradd Robert T & Kathleen	2,124	1.1%
2S132AA		501 Alegria Jose Milton	2,950	1.5%
2S132AA		604 Bridge Patrick M & Adrienne	772	0.4%
2S132AA		606 Swenson Dale & Laura Liv Trust	13,201	6.8%
2S132AA		612 Vivanco Mario & Nicole	11,537	5.9%
2S132AA		3200 Engle Ronald M	939	0.5%
2S132AA		3300 Orland Villa Estates LLC	882	0.5%
2S132AA		3400 Orland Villa Estates LLC	898	0.5%
2S132AA		3500 Orland Villa Estates LLC	914	0.5%
2S132AA		3600 Orland Villa Estates LLC	930	0.5%
2S132AA		3700 Orland Villa Estates LLC	946	0.5%
2S132AA		3800 Orland Villa Estates LLC	962	0.5%
2S132AA		3900 Orland Villa Estates LLC	515	0.3%
2S132AA		6300 Orland Villa Estates LLC	3,589	1.8%
2S132AA		14200 White Family Trust	6,001	3.1%
2S132AA		14300 Luikart Calli K Liv Trust	7,280	3.8%
<b>Total</b>			<b>194,023</b>	<b>100.0%</b>

Percentage Signatures Obtained Pending City Council Approval

72.5%