

COPY



Resolution No. 2001-989

A RESOLUTION AUTHORIZING A LOT LINE ADJUSTMENT FOR DOUG BROWN'S PROPERTY (TAX MAP 2S129D, TAX LOT 4900, ORLAND VILLA).

WHEREAS, the Council decided in its January 25, 2001 decision (Exhibit A) to obtain Tract A of Orland Villa (Exhibit B) so the open space there could be adequately maintained; and

WHEREAS, the only other open space in the Orland Villa/Atley Estates PUD, (Exhibits C & D) labeled Tract C, is a small lot owned by Mr. Doug Brown; and

WHEREAS, Mr. Doug Brown also owns Lot 18 where his home sits and Lot 18 and Tract C are divided by a small sliver of land which is part of Tract A owned by the City; and

WHEREAS, Mr. Brown has asked the City to dedicate that small sliver of Tract A which divides his two pieces of property.

NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:

Section 1. Once the City of Sherwood has acquired Tract A of Orland Villa, the owner of Lot 18 of Orland Villa and Tract C of Atley Estates must receive Lot Line Adjustment approval from the Sherwood Planning Department to consolidate this property into one lot. Once Lot Line Adjustment Approval is received the owner shall record the survey and legal descriptions with Washington County.

Section 2. Subject to the approval of the City Attorney and City Manager.

Duly passed by the City Council this 23rd day of October 2001.

A large, stylized handwritten signature in black ink, which appears to read "Mark O. Cottle".

Mark O. Cottle, Mayor

ATTEST:

A handwritten signature in black ink, which appears to read "C.L. Wiley".

C.L. Wiley, City Recorder

ATTACHMENT

2



Home of the Tualatin River National Wildlife Refuge

NOTICE OF DECISION

TAX LOT: Various
MAP NO: 2S 1 32AA
CASE NO: PUD 88-1 Modif
DATE OF DECISION: 01-25-2000

Applicant:

Patricia L. Stout
1740 SE G&T Drive
Sherwood, OR 97140

Owners:

All Property Owners in Atley Estates

On January 25, 2000, the City Council of the City of Sherwood, Oregon approved Resolution No. 2000-849 recommending modifications to the Final Development Plan and Subdivision Plat for PUD 88-1 Atley Estates Planned Unit Development by revising specific conditions in the original approval.

This decision was based on the findings contained in the Staff Report dated October 12, 1999, and two memorandums dated October 26, 1999 and January 4, 2000, and public testimony received on December 14, 1999 and January 11, 2000.

The following conditions were placed on approval of the application:

1. Return control of Tracts A, B and C to the Atley Estates Homeowners Association, with the provision that the Oregon Street portion of Tracts A and B shall be designated as a ten (10) foot landscape corridor and utility easement to be maintained by the adjoining property owners.
2. The portion of Tract A adjoining Lots 1 through 10 shall be dedicated to the City as a ten (10) foot utility easement.
3. Tract D (Tax Lot 10400) shall be dedicated to the City of Sherwood for access to the adjoining open space.
4. The Atley Estates Homeowners Association shall give to the City any known interest in the adjoining Orland Villa Planned Unit Development 1.05 acre park site (Tax Lot 6200).

5. The modification of Lots 1 through 23 incorporating the landscape buffer into the adjoining lots is the responsibility of the individual lot owners. Lot owners may request a fee waiver for the lot line adjustment(s) from the City Council.

This approval is valid for three (3) years from the date of this decision.

Signed: 
Carole W. Connell, Planning Consultant

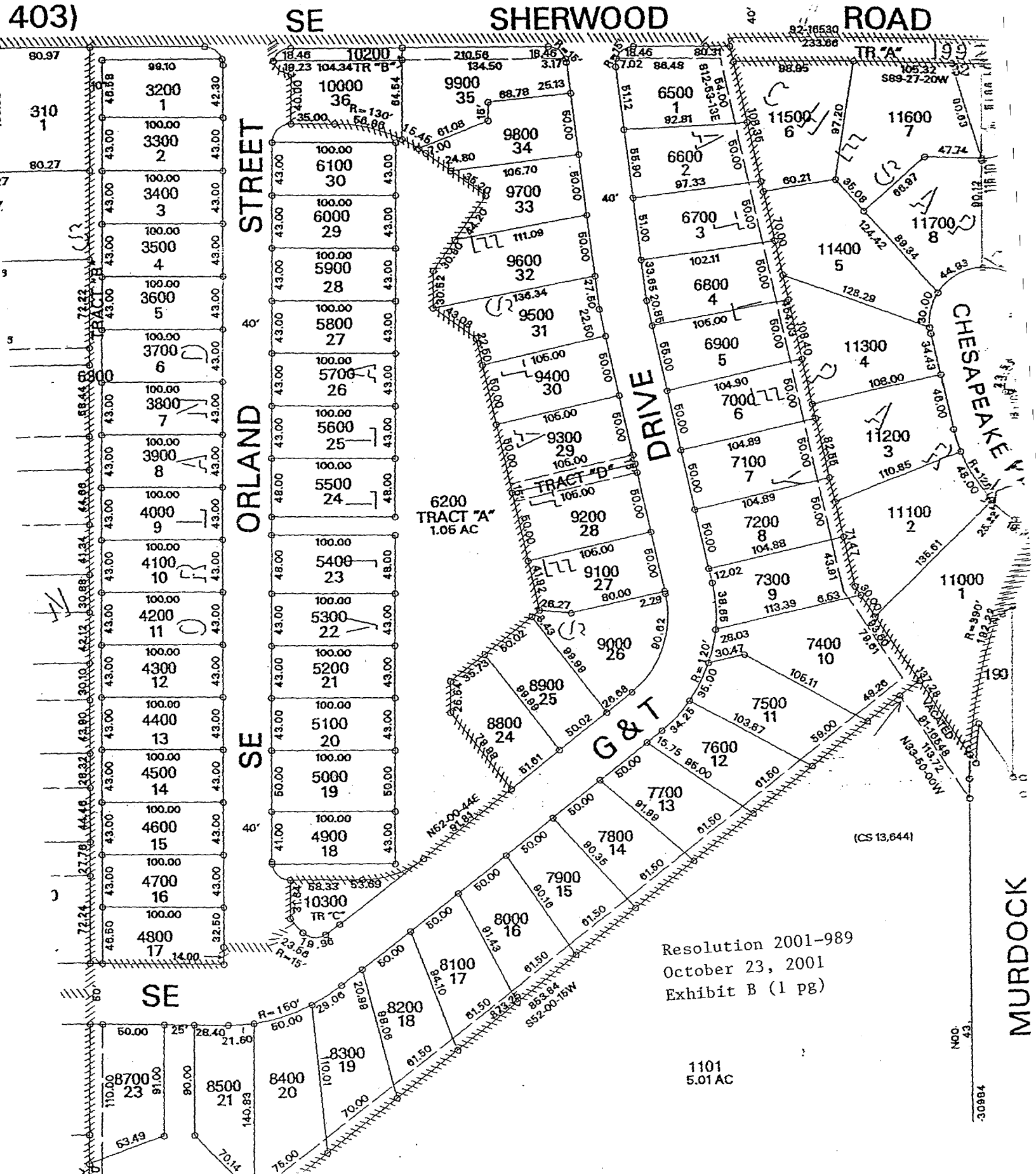
X Final Action

APPEAL

Persons who are a party to the decision and who have a basis for an appeal based on an issue that has been raised, are eligible to appeal this decision not more than 21 days after the date on which the action took place. For the applicant, the 21 days are counted from the date this decision was mailed.

ATTACHMENT

1



Resolution 2001-989
October 23, 2001
Exhibit B (1 pg)

MURDOCK

NO. 43

30984

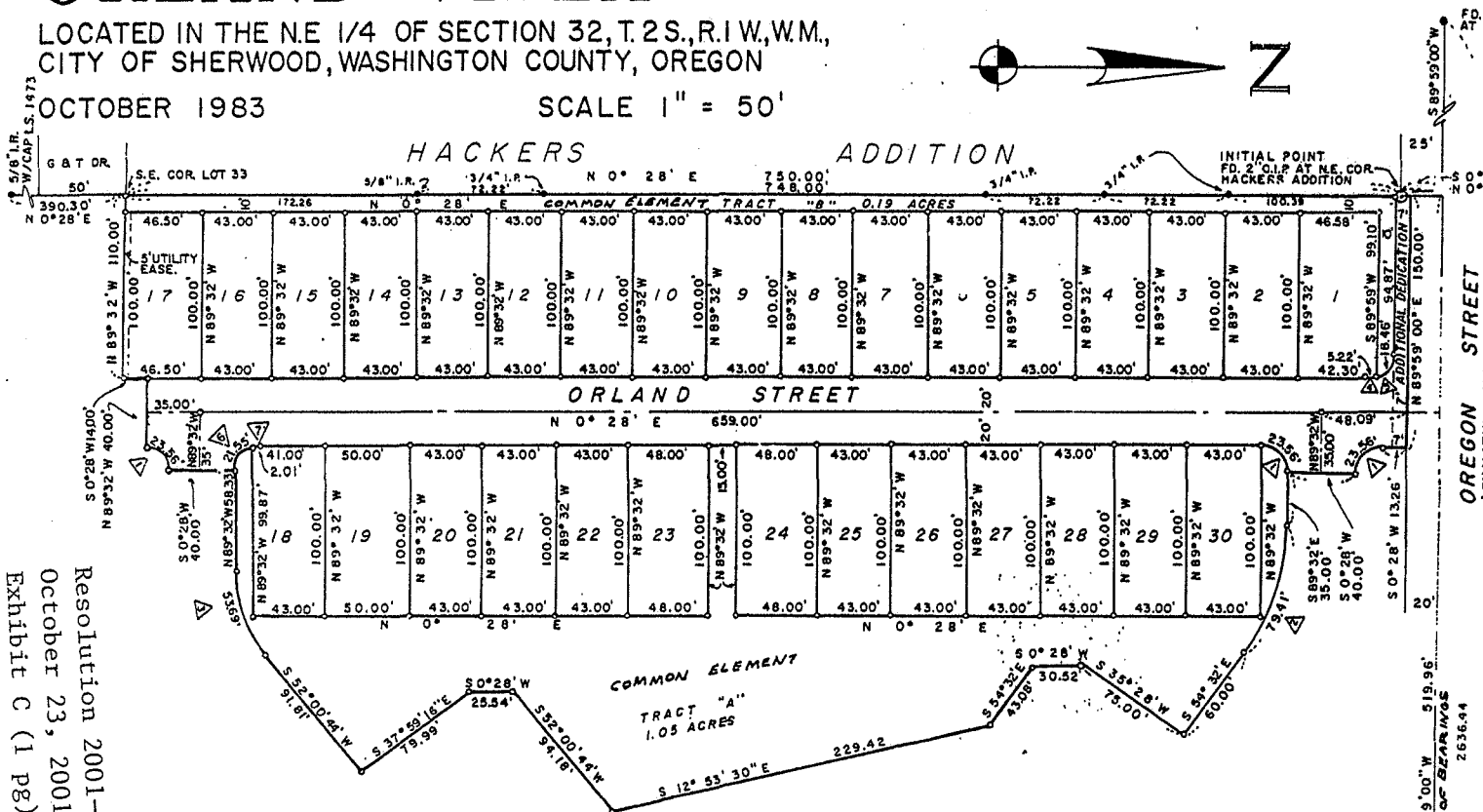
ORLAND VILLA

LOCATED IN THE N.E. 1/4 OF SECTION 32, T.2 S., R.1 W., W.M.,
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

OCTOBER 1983

SCALE 1" = 50'

Book 56 Page 29



FD. 3/4" I.P. AT 1/4 COR. W/WASH. CO. BRASS DISC

NARRATIVE
ESTABLISHED EAST LINE OF HACKERS ADDITION FOR BASIS OF BEARING OF SURVEY AND PLAT FROM MONUMENTS FOUND.
ESTABLISHED ROAD BY 1/4 COR. TO SECTION COR. TIE.
SET IRONS IN PLAT WITH EASTERLY AND SOUTHERLY BOUNDARY FOR FUTURE PLAT PHASES.
SEE SURVEY No. 2015 FOR BASIS OF BEARINGS AND BOUNDARY RESOLUTION

OREGON STREET
(TUALATIN - SHERWOOD ROAD)

- NOTE**
- 1) A 6' WIDE UTILITY EASEMENT SHALL EXIST ALONG ALL FRONT AND REAR LOT LINES AND OVER ALL OF TRACT "A" AND "B"
 - 2) TRACTS "A" AND "B" ARE COMMON AREAS TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION.
 - 3) WHERE BEARINGS DO NOT SHOW SECONDS THEY ARE EVEN MINUTES.

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	CHORD
1	15.00	90°00'00"	15.00	21.21
2	130.00	35°00'00"	40.99	78.18
3	80.00	38°27'16"	27.90	52.69
4	15.00	19°57'16"	2.64	5.20
5	15.00	70°31'44"	10.61	17.32
6	15.00	82°20'00"	13.12	19.75
7	15.00	7°40'00"	1.01	2.01

FD. MONUMENTS AS NOTED
SET 5/8" x 30" I.R. W/ YELLOW PLASTIC CAP STAMPED "L.S. 1473"
I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE PLAT OF "ORLAND VILLA"

FD. 5/8" I.R. G.E. CARLSON 1153
N.E. CORNER OF SEC. 32,
T. 2 S., R. 1 W., W.M.

2085 SE MAPLE HILLSBORO, ORE.
640-5821

Resolution 2001-989
October 23, 2001
Exhibit C (1 pg)

APPROVALS

APPROVED THIS 18th DAY OF DECEMBER, 1983.
CITY OF SHERWOOD CITY ADMINISTRATOR
BY [Signature]

APPROVED THIS 13 DAY OF DECEMBER, 1983
CITY OF SHERWOOD CITY ENGINEER
BY [Signature] 200 6577

APPROVED THIS 30 DAY OF DECEMBER, 1983
WASHINGTON COUNTY SURVEYOR
BY [Signature]

APPROVED THIS 29 DAY OF DECEMBER, 1983
WASH. CO. DEPT. OF PUBLIC HEALTH
BY [Signature]

ATTEST: THIS 30th DAY OF DECEMBER, 1983
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK
BY [Signature] DEPUTY

APPROVED THIS 21st DAY OF DECEMBER, 1983
CITY OF SHERWOOD PLANNING COMMISSION CHAIRMAN
BY [Signature]

APPROVED THIS 30th DAY OF DECEMBER, 1983
WASHINGTON CO. BOARD OF COMMISSIONERS
BY [Signature]

APPROVED THIS 30th DAY OF DECEMBER, 1983
DIRECTOR OF ASSESSMENT AND TAXATION CO. ASSESSOR
BY [Signature]



ATTACHMENT 3

ATLEY ESTATES

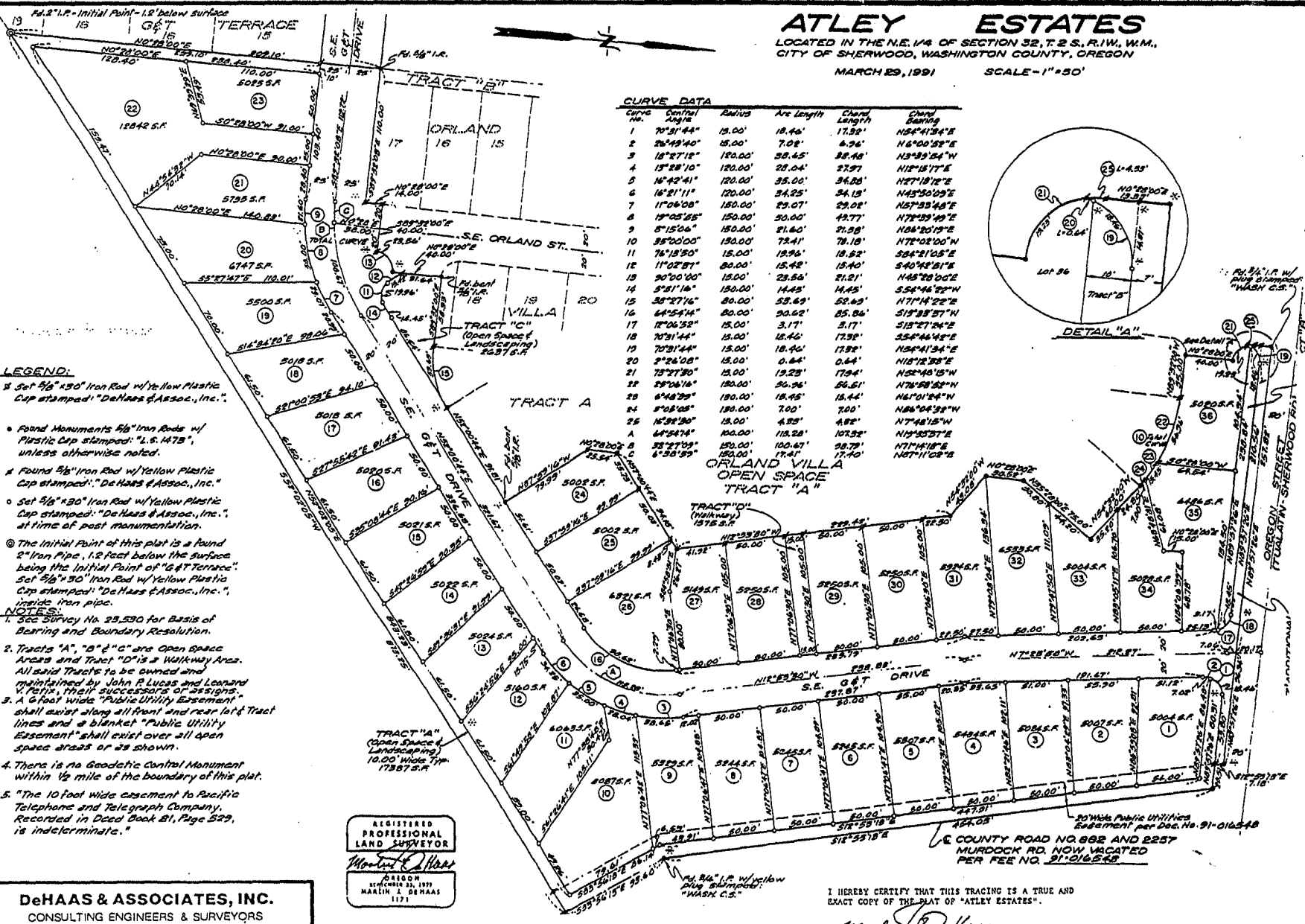
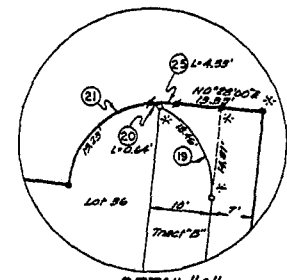
LOCATED IN THE N.E. 1/4 OF SECTION 12, T.2 S., R.1W., W.M.,
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

MARCH 29, 1991

SCALE - 1"=50'

CURVE DATA

Curve No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
1	70°31'44"	15.00'	18.46'	17.52'	N54°43'4"E
2	26°49'40"	15.00'	7.08'	4.96'	N6°00'52"E
3	18°27'18"	120.00'	59.45'	59.46'	N5°39'54"W
4	15°28'10"	120.00'	29.04'	27.97'	N12°18'17"E
5	16°42'41"	120.00'	35.00'	34.86'	N17°18'17"E
6	16°21'11"	120.00'	34.25'	34.19'	N43°50'29"E
7	11°06'00"	180.00'	29.07'	29.02'	N57°33'48"E
8	19°05'55"	150.00'	50.00'	49.77'	N72°39'49"E
9	5°15'04"	150.00'	21.60'	21.59'	N64°20'19"E
10	35°00'00"	180.00'	78.41'	78.18'	N72°02'00"W
11	78°18'50"	15.00'	18.96'	18.82'	S64°21'05"E
12	11°02'37"	80.00'	15.48'	15.40'	S40°48'31"E
13	20°20'00"	150.00'	28.56'	28.21'	N45°29'00"E
14	5°51'16"	150.00'	14.45'	14.45'	S54°46'39"W
15	32°27'16"	80.00'	53.69'	53.69'	N71°44'22"E
16	64°54'14"	80.00'	90.62'	85.86'	S15°38'37"W
17	17°06'52"	15.00'	3.17'	3.17'	S15°27'04"E
18	70°21'44"	15.00'	18.46'	17.91'	S54°46'47"E
19	2°24'00"	15.00'	0.44'	0.44'	N12°18'28"E
20	73°27'30"	15.00'	19.23'	17.94'	N54°46'15"W
21	59°26'16"	180.00'	56.36'	56.51'	N78°38'29"W
22	5°48'29"	180.00'	18.45'	18.44'	N61°01'24"W
23	3°08'48"	180.00'	7.00'	7.00'	N48°59'39"W
24	1°28'12"	15.00'	4.88'	4.88'	N74°48'15"W
25	4°47'47"	180.00'	19.28'	19.52'	N15°50'37"E
26	59°27'09"	150.00'	100.47'	98.79'	N71°44'22"E
27	4°38'59"	180.00'	17.41'	17.40'	N71°44'22"E



LEGEND:

- Set 3/8" x 30" Iron Rod w/ Yellow Plastic Cap stamped: "De Haas & Assoc., Inc."
- Found Monuments 3/8" Iron Rods w/ Plastic Cap stamped: "L.S. 1473", unless otherwise noted.
- Found Monuments 3/8" Iron Rod w/ Yellow Plastic Cap stamped: "De Haas & Assoc., Inc."
- Set 3/8" x 30" Iron Rod w/ Yellow Plastic Cap stamped: "De Haas & Assoc., Inc.", at time of past monumentation.
- The Initial Point of this plat is a found 2" Iron Pipe, 1.2 feet below the surface being the Initial Point of "G&T Terrace". Set 3/8" x 30" Iron Rod w/ Yellow Plastic Cap stamped: "De Haas & Assoc., Inc.", inside iron pipe.

NOTES:

- See Survey No. 29,530 for Basis of Bearing and Boundary Resolution.
- Tracts "A", "B" & "C" are Open Space Areas and Tract "D" is a Walkway Area. All said Tracts to be owned and maintained by John R. Lucas and Leonard V. Felix, their successors or assigns.
- A 6-foot wide "Public Utility Easement" shall exist along all front and rear lot & Tract lines and a blanket "Public Utility Easement" shall exist over all open space areas as shown.
- There is no Geodetic Control Monument within 1/2 mile of the boundary of this plat.
- The 10 foot wide easement to Pacific Telephone and Telegraph Company, Recorded in Deed Book 91, Page 529, is indeterminate.

REGISTERED PROFESSIONAL LAND SURVEYOR
Marvin A. DeHaas
 OREGON
 EXPIRES 31, 1999
 MARVIN A. DEHAAS
 1171

DeHAAS & ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 Suite 300-AGC Center (503) 882-2450
 9450 S.W. Commerce Circle (503) 882-2450
 Wilsonville, Oregon 97070 (503) 882-6195
 89.904.417

I HEREBY CERTIFY THAT THIS TRACING IS A TRUE AND EXACT COPY OF THE PLAT OF "ATLEY ESTATES".
Marvin A. DeHaas
 P.L.S. No. 1171

ATTACHMENT 4

Resolution 2001-989
 October 23, 2001
 Exhibit B (1 pg)