



URA RESOLUTION 2011-018

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF SHERWOOD, OREGON AUTHORIZING A LOT LINE ADJUSTMENT AND APPROVING THE DISPOSITION OF A RESULTING PARCEL OF REAL PROPERTY ON SHERWOOD BOULEVARD

WHEREAS, the Urban Renewal Agency (URA) of the City of Sherwood ("Agency") as the duly designated Urban Renewal Agency for the City of Sherwood, Oregon ("City") is undertaking to carry out the Sherwood Urban Renewal Plan ("Plan") which was approved by the Sherwood City Council on August 29, 2000 by Ordinance No. 2000-1098; and

WHEREAS, the Plan at Section 505 authorizes disposition of real property acquired in furtherance of the Plan, provided the affected property will be used for the purposes contemplated in the Plan; and

WHEREAS, real property consisting of 1.80 acres and identified as "Tract 1" on the attached Exhibit A, Record of Survey ("Property") in Sherwood, Oregon is owned by the URA. The identified Tract 1 property is a portion of a larger property owned by the URA, referenced as the Sherwood Boulevard property in the Plan, and is within an identified floodplain; and

WHEREAS, the URA desires to undertake a lot line adjustment to segregate the Tract 1 floodplain portion of the site from the remainder, and to dispose of Tract 1; and

WHEREAS, the URA has determined that the City of Sherwood is willing to accept ownership of the Tract 1 floodplain area as an asset to the City's park and open space inventory and will agree in a separate agreement to own and maintain the Tract 1 floodplain; and

WHEREAS, the URA finds that maintaining Tract 1 in public ownership and thereby facilitating redevelopment of the remainder of the site is consistent with Plan Section 302 goals and objectives; and

WHEREAS, the Agency finds that the value of the City accepting responsibility for maintenance of the floodplain area of Tract 1, together with the value to the Agency of creating a remainder parcel that can be redeveloped consistent with Agency objectives as outlined in the Plan constitutes fair reuse value as required by Plan Section 505.

NOW, THEREFORE, THE SHERWOOD URBAN RENEWAL AGENCY BOARD RESOLVES AS FOLLOWS:

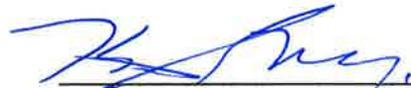
Section 1. The Agency hereby authorizes the filing of an application for a lot line adjustment affecting the Sherwood Boulevard property, as shown on Exhibit A – Record of

Survey and as described in the attached Exhibit B in Sherwood, Oregon, to create Tract 1 consisting of approximately 1.80 acres.

Section 2. The Agency hereby approves the disposition of Tract 1 following completion of the lot line adjustment to the City of Sherwood, subject to the conditions stated herein.

Section 3. This Resolution is effective immediately upon its adoption by the URA Board.

DATED this 4th day of October, 2011.



Keith S. Mays, Board Chairman

Attest:



Sylvia Murphy, CMC, Agency Recorder

**ENGINEERING PLANNING
 FORESTRY**

13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
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**LANDSCAPE ARCHITECTURE
 SURVEYING**

AKS Group of Companies:
SHERWOOD, OREGON
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AKS Job No. 2846

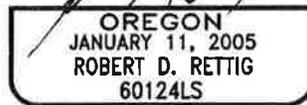
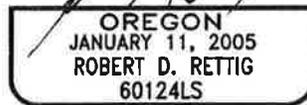
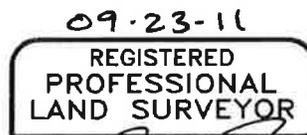
EXHIBIT A

Property Description – Tract 1

A tract of land located in the Northwest One-Quarter of Section 32, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Commencing at a 3-1/4 inch aluminum cap marking the northwest corner of said Section 32; thence along the north line of said Section 32, South 89°25'43" East 105.60 feet to the Point of Beginning; thence continuing along said north line of Section 32, South 89°25'43" East 776.57 feet to a point on the westerly right-of-way line of SW Sherwood Boulevard (variable width right-of-way); thence along said westerly right-of-way line, South 19°28'06" East 53.22 feet to the northeast corner of that tract of land conveyed to Sherwood Park Apartments in Document Number 79002127, Washington County Deed Records; thence along the north line of the Sherwood Park Apartments tract, North 89°25'43" West 357.56 feet to the northwest corner thereof; thence along the westerly line of the Sherwood Park Apartments tract, South 00°49'04" West 62.42 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence North 89°25'43" West 182.32 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 45°00'00" West 76.43 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence North 89°25'43" West 175.07 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence North 38°25'50" West 41.44 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence North 00°34'17" East 134.80 feet to the Point of Beginning.

The above described tract of land contains 1.80 acres, more or less. The Basis of Bearings is per Washington County Survey Number 16,853.



RENEWS: 12/31/12

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EXHIBIT B

Property Description – Tract 2

A tract of land located in the Northwest One-Quarter of Section 32, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Beginning at a 3-1/4 inch aluminum cap marking the northwest corner of said Section 32; thence along the north line of said Section 32 South 89°25'43" East 105.60 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 00°34'17" West 134.80 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 38°25'50" East 41.44 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 89°25'43" East 175.07 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence North 45°00'00" East 76.43 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 89°25'43" East 182.32 feet to a point on the west of that tract of land conveyed to Sherwood Park Apartments in Document Number 79002127, Washington County Deed Records; thence along said west line, South 00°49'04" West 127.58 feet to a point; thence continuing along said west line South 25°09'40" West 184.91 feet to the southwest corner thereof and being a point on the north line of that tract of land conveyed to The Methodist Church in deed Book 495, Page 415; thence along the northerly line of the Methodist Church tract, North 89°44'50" West 110.79 feet to the northwest corner thereof; thence along the west line of the Methodist Church tract, South 05°12'27" East 259.64 feet to the northeast corner of that tract of land conveyed to Donald E. Pollock and Julie Gail Pollock in deed Book 1035, Page 677; thence along the north line of the Pollock tract, North 89°44'50" West 369.87 feet to the northwest corner thereof and being a point on the west line of said Section 32; thence along the west line of said Section 32, North 00°20'02" West 669.08 feet to the Point of Beginning.

The above described tract of land contains 5.65 acres, more or less. The Basis of Bearings is per Washington County Survey Number 16,853.



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EXHIBIT C

Legal Description of Exchange Parcel

A tract of land located in the Northwest One-Quarter of Section 32, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Beginning at a 3-1/4 inch aluminum cap marking the northwest corner of said Section 32; thence along the north line of said Section 32 South 89°25'43" East 105.60 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 00°34'17" West 134.80 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 38°25'50" East 41.44 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 89°25'43" East 175.07 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence North 45°00'00" East 76.43 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 89°25'43" East 182.32 feet to a point on the west of that tract of land conveyed to Sherwood Park Apartments in Document Number 79002127, Washington County Deed Records; thence along said west line, South 00°48'58" West 127.58 feet to a point; thence continuing along said west line South 25°08'55" West 184.91 feet to the southwest corner thereof and being a point on the north line of that tract of land conveyed to The Methodist Church in deed Book 495, Page 415; thence along the northerly line of the Methodist Church tract and that tract of land conveyed to the City of Sherwood in deed Book 310, Page 160, Washington County Deed Records, North 89°44'50" West 458.58 feet to the northwest corner of the City of Sherwood tract, being a point on the west line of said Section 32; thence along said west line North 00°20'02" West 410.74 feet to the Point of Beginning.

The above described tract of land contains 3.51 acres, more or less. The Basis of Bearings is per Washington County Survey Number 16,853.



WASHINGTON COUNTY SURVEYOR'S OFFICE
ACCEPTED FOR FILING: _____

RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON
SEPTEMBER 30, 2011



LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." DN: ___/___/2011
 - FOUND 5/8" IRON ROD; PER SN 19647; HELD UNLESS NOTED OTHERWISE
 - ⊙ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
- IP IRON PIPE
- IR IRON ROD
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- (1) RECORD INFORMATION PER SN 30,491
 - (2) RECORD INFORMATION PER SN 19,647
 - (3) RECORD INFORMATION PER SN 16,853
 - (4) RECORD INFORMATION PER SN 19,247
 - (5) RECORD INFORMATION PER SN 8902
 - (6) RECORD INFORMATION PER DEED BOOK 310 PAGE 180



PREPARED FOR

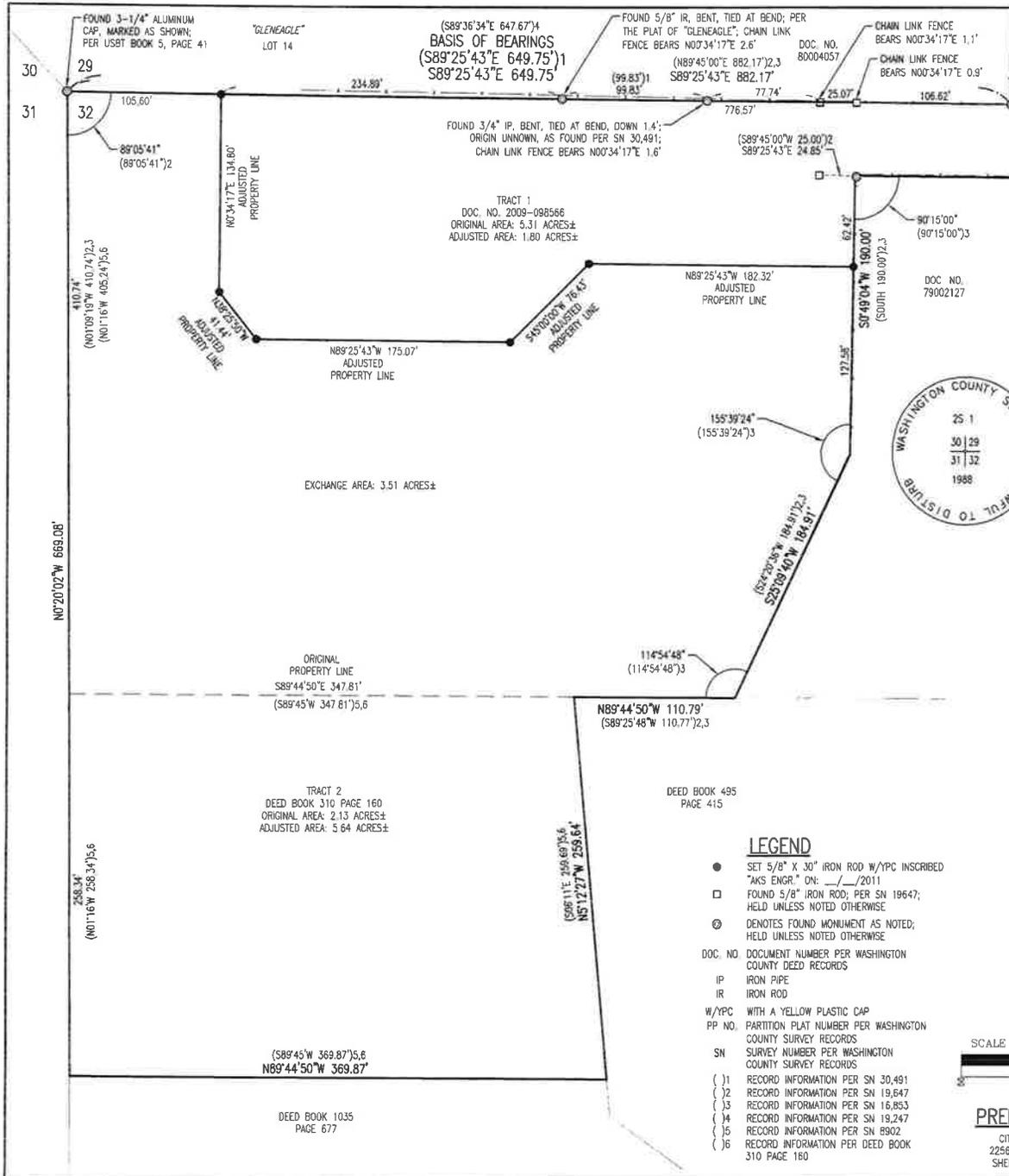
CITY OF SHERWOOD
22560 SW PINE STREET
SHERWOOD, OR 97140

REVIEW COPY

09-23-11
REGISTERED
PROFESSIONAL
LAND SURVEYOR
ROBERT D. RETTING
JANUARY 11, 2009
ROBERT D. RETTING
602465
RENEWS: 12/31/12

I CERTIFY THAT THIS SURVEY
WAS PREPARED USING HP
PRODUCT #51645A
CARTRIDGE ON OCE #868342.

JOB NAME:	SHERWOOD BLVD	ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE FORESTRY • SURVEYING
JOB NUMBER:	2846	
DRAWN BY:	MSK	LICENSED IN OR & WA
CHECKED BY:	RDR	13910 SW GALBREATH DRIVE, SUITE 100 SHERWOOD, OR 97140 PHONE: (503) 925-8799 FAX: (503) 925-8969
DRAWING NO.:	2846C-ROS	OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA



SHERWOOD BLVD
 300.887'±
 (S89°25'43"E 300.887'±)