



Home of the Tualatin River National Wildlife Refuge

ORDINANCE 2017-002

APPROVING ANNEXATION TO THE CITY OF SHERWOOD OF 92.30 ACRES, COMPRISED OF 8 TAX LOTS AND ADJACENT BROOKMAN ROAD RIGHT-OF-WAY WITHIN THE BROOKMAN ADDITION CONCEPT PLAN AREA

WHEREAS, the Holt Group, Inc., on behalf of the owners of 8 tax lots, has submitted an application for annexation of certain land, as described in Exhibits A and B to this Ordinance, to the City of Sherwood; and

WHEREAS, the property owners initiated this annexation in accordance with ORS Chapter 222 and SB 1573 (2016); and

WHEREAS, SB 1573 requires City approval without submission to the electors, regardless of any local charter or ordinance requirements to the contrary, of annexation requests submitted by all owners of land in the territory proposed to be annexed, when:

- (a)** The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015;
- (b)** The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city;
- (c)** At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right-of-way or body of water; and
- (d)** The proposal conforms to all other requirements of the city's ordinances; and

WHEREAS, the Brookman Addition Concept Plan area, which includes the territory proposed to be annexed, was brought into the Urban Growth Boundary in 2002 by Metro via Ordinance 02-0969B; and

WHEREAS, the City of Sherwood developed a concept plan for that area and adopted the concept plan and implementing ordinances in 2009 via Ordinance 2009-004; and

WHEREAS, at least one lot or parcel within the territory proposed to be annexed is contiguous to the current city limits; and

WHEREAS, the City does not presently have any other ordinance requirements applicable to this annexation request; and

WHEREAS, the properties proposed to be annexed are currently in unincorporated Washington County and part of the Washington County Service Districts for Enhanced Law Enforcement and Urban Road Maintenance; and

WHEREAS, Washington County and the City of Sherwood have entered into an agreement acknowledging that the City of Sherwood should be the ultimate provider of services in the Brookman area; and

WHEREAS, these properties must be within the City limits in order to be developed for the urban uses and densities planned for in the Brookman Concept Plan; and

WHEREAS, after proper legal notice, public hearings were held on the proposed annexation by the City Council on March 21, 2017 and April 4, 2017, at which public comments and testimony were received and considered; and

WHEREAS, the Council reviewed and considered the staff report with proposed findings and reasons for the decision;

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

Section 1. The territory proposed to be annexed is specifically identified in the legal description (Exhibit A) and map (Exhibit B) attached to this Ordinance.

Section 2. The applicant has demonstrated that the annexation of the territory proposed to be annexed to the City of Sherwood meets all applicable requirements, as documented in Exhibit 1 to the City Council Staff Report.

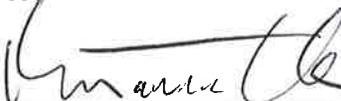
Section 3. Upon annexation, the Comprehensive Plan zoning designations adopted via Ordinance 2009-004 implementing the Brookman Addition Concept Plan, will apply to the territory proposed to be annexed.

Section 4. Pursuant to ORS 222.520 and 222.120(5), the City Council declares that upon the effective date of the annexation, the annexed territory will be withdrawn from the Washington County Service Districts for Enhanced Law Enforcement and Urban Road Maintenance. The City Council further supports the future annexation into any special districts necessary for the provision of urban services to the property.

Section 5. The territory proposed to be annexed is hereby declared annexed to the City of Sherwood.

Section 6. This Ordinance shall become effective 30 days from its adoption

Duly passed by the City Council this 4th of April, 2017.


Krisanna Clark, Mayor 4/4/17
Date

Attest:


Sylvia Murphy, MMC, City Recorder

	<u>AYE</u>	<u>NAY</u>
Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garland	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robinson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kuiper	<input checked="" type="checkbox"/>	<input type="checkbox"/>
King	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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

AKS Job #3591

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Annexation Parcel

A tract of land located in the northwest one-quarter and in the northeast one-quarter of Section 6, Township 3 South, Range 1 West, and in the southwest one-quarter of Section 31, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Parcel 1:

Beginning at the one-quarter corner common to said sections 6 and 31, also being the southwesterly corner of the Plat of "Abney Revard No. 2", thence along the north line of said section 6 and the City of Sherwood City Limits, South 88°45'45" East 2647.18 feet to the east line of said section 6 and the Washington County-Clackamas County line; thence leaving the City of Sherwood city limits along the said east line of said section 6, South 01°51'49" West 50.00 feet to the easterly extension of the north line of Deed Book 1182 Page 951; thence along said easterly extension and the north line of said Deed, North 88°45'45" West 766.59 feet to the west line of said Deed; thence along said west line, South 01°51'49" West 554.81 feet to the north line of Document Number 87-027469; thence along said north line, South 88°45'45" East 107.00 feet to the east line of said Deed; thence along said east line and the southerly extension thereof, South 01°51'49" West 746.00 feet to the southerly right-of-way line of Brookman Road (20.00 feet from centerline); thence along said southerly right-of-way line, North 88°50'38" West 2308.30 feet to the southerly extension of the east line of Document Number 87-037951; thence along said southerly extension and the east line of said Deed, North 02°23'45" East 459.00 feet to the northeast corner thereof; thence along the north line of said Deed, North 88°50'38" West 208.00 feet to the northwest corner thereof; thence along the west line of said Deed and the southerly extension thereof, South 02°23'45" West 459.00 feet to the southerly right-of-way line of Brookman Road (County Road No. 493) (20.00 feet from centerline); thence along said southerly right-of-way line, North 88°50'38" West 594.24 feet to the southerly extension of the east line of Document Number 2011-080743; thence along said southerly extension and the east line of said Deed, North 01°07'39" East 479.83 feet to the northeast corner of said Deed; thence along the north line of said Deed, North 89°52'17" West 54.60 feet to the east line of the Plat of "Middleton"; thence along the east line of said Plat, North 00°07'56" East 485.66 feet to the southeasterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline), also referenced as **Point 'A'**, which bears South 00°07'56" West 234.85 feet from the southerly southwest corner of Tract 'U' of the Plat "Woodhaven No. 4", and the City of Sherwood city limits; thence along said southeasterly right-of-way line, North 68°14'32" East 1260.43 feet; thence continuing along said southerly right-of-way line and along the City of Sherwood city limits, North 66°48'03" East 46.53 feet to the northwest corner of Lot 97 of the Plat of "Abney Revard No. 2", being an angle point of the southerly line of the City of Sherwood city limits; thence along the west line of said Lot 97 and the City of Sherwood city limits, South 01°15'43" West 120.84 feet to the Point of Beginning.

Parcel 2:

Beginning at said **Point 'A'**, which bears South 00°07'56" West 234.85 feet from the southerly southwest corner of Tract 'U' of the Plat "Woodhaven No. 4"; thence along the east line of the Plat of

Exhibit A

“Middleton”, North 00°07’56” East 64.66 feet to the northwesterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline) and the **True Point of Beginning**; thence continuing along said east line, North 00°07’56” East 170.19 feet to the southerly southwest corner of Tract ‘U’ of the Plat “Woodhaven No. 4”, and the City of Sherwood city limits; thence along the southerly line of said Tract ‘U’ and the City of Sherwood city limits, South 87°19’51” East 381.87 feet to the northwesterly right-of-way line of said Railroad (30.00 feet from centerline); thence leaving the City of Sherwood city limits along said northwesterly right-of-way line, South 68°14’32” West 411.14 feet to the True Point of Beginning.

The above described tracts of land contain 92.30 acres, more or less (of which 2.71 acres is existing right-of-way and 89.59 acres is private property).

01/06/2017



Michael Kalina



RENEWS: 6/30/17

ANNEXATION CERTIFIED

BY VF

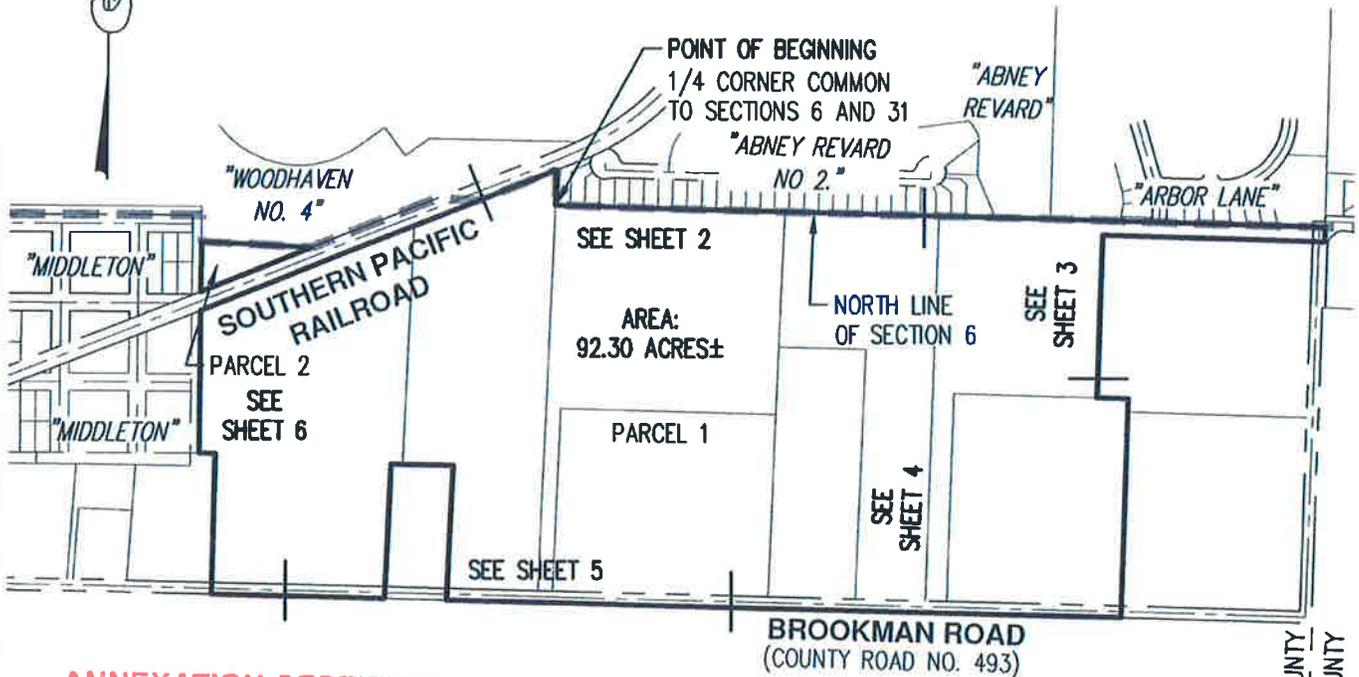
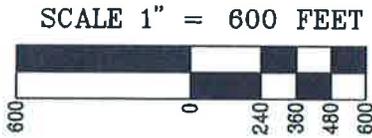
FEB 01 2017

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

EXHIBIT B

SHEET 1 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND
 NE 1/4 OF SECTION 6, T3S, R1W, AND
 IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M.,
 WASHINGTON COUNTY, OREGON



ANNEXATION CERTIFIED

BY: 

FEB 01 2017

WASHINGTON COUNTY A & T
 CARTOGRAPHY

01/06/2017

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR



OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS

RENEWS: 6/30/17

LEGEND

--- CITY OF SHERWOOD
 CITY LIMITS

AREA TABLE

TOTAL AREA: 92.30 ACRES±
 RIGHT-OF-WAY AREA: 2.71 ACRES±
 PROPERTY AREA: 89.59 ACRES±

Exhibit B

BROOKMAN AREA ANNEXATION

DRAWN BY: MSK | CHECKED BY: RDR | DWG: 3591 ANNEX EXHIBIT | JOB: 3591

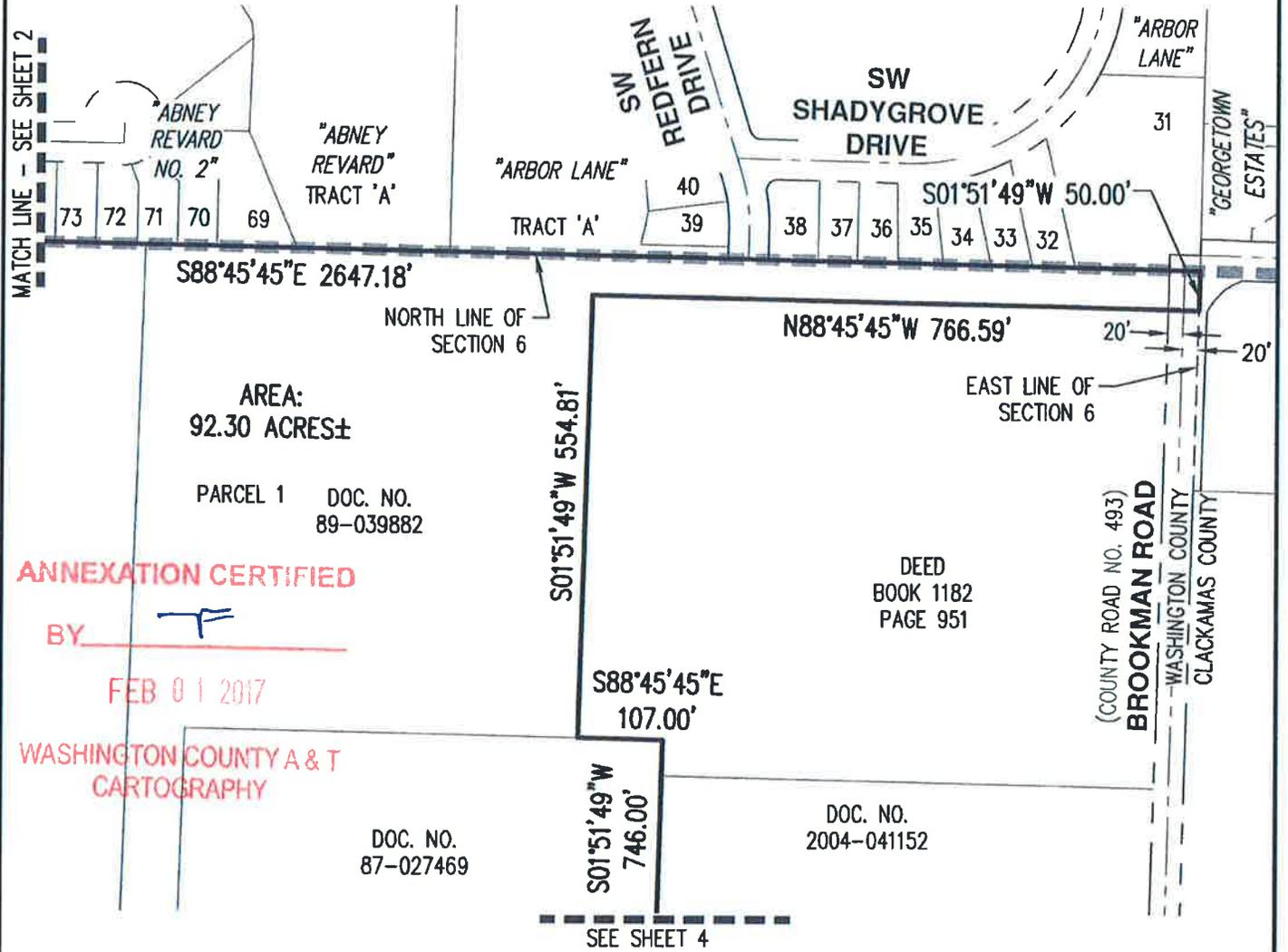
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 12965 SW HERMAN RD SUITE 100
 TUALATIN, OR 97062 www.aks-eng.com
 PHONE: 503.563.6151 FAX: 503.563.6152



EXHIBIT B

SHEET 3 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



AREA:
92.30 ACRES±

PARCEL 1 DOC. NO.
89-039882

DEED
BOOK 1182
PAGE 951

DOC. NO.
2004-041152

DOC. NO.
87-027469

ANNEXATION CERTIFIED

BY

FEB 01 2017

WASHINGTON COUNTY A & T
CARTOGRAPHY

LEGEND

--- CITY OF SHERWOOD
CITY LIMITS

SCALE 1" = 200 FEET



01/06/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION

DRAWN BY:MSK | CHECKED BY:RDR | DWG:3591 ANNEX EXHIBIT | JOB: 3591

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EXHIBIT B

SHEET 4 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON

SCALE 1" = 200 FEET



LEGEND

CITY OF SHERWOOD CITY LIMITS

ANNEXATION CERTIFIED

BY **FEB 01 2017**

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

**AREA:
92.30 ACRES±**

PARCEL 1

DOC. NO.
99-109559

DOC. NO.
98-103799

DOC. NO.
89-039882

SEE SHEET 3

S88°45'45"E
107.00'

DOC. NO.
87-027469

S01°51'49"W 746.00'

DOC. NO.
2004-041152

(COUNTY ROAD NO. 493)
BROOKMAN ROAD

N88°50'38"W 2308.30'

MATCH LINE - SEE SHEET 5

01/06/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION

DRAWN BY: MSK | CHECKED BY: RDR | DWG: 3591 ANNEX EXHIBIT | JOB: 3591

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EXHIBIT B

SHEET 5 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON

SCALE 1" = 200 FEET



PARCEL 1

AREA:
92.30 ACRES±

DOC. NO.
2005-079964

DOC. NO.
2010-049649

DOC. NO.
97-038339

N88°50'38"W
208.00'

DOC. NO.
87-037951

S02°23'45"W 459.00'

N02°23'45"E 459.00'

DOC. NO.
2010-058473

(COUNTY ROAD NO. 493)
BROOKMAN ROAD

N88°50'38"W
594.24'

N88°50'38"W 2308.30'

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 4

ANNEXATION CERTIFIED

BY Michael Kalina

FEB 01 2017

WASHINGTON COUNTY A & T
CARTOGRAPHY

LEGEND

--- CITY OF SHERWOOD
--- CITY LIMITS

01/06/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
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RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION

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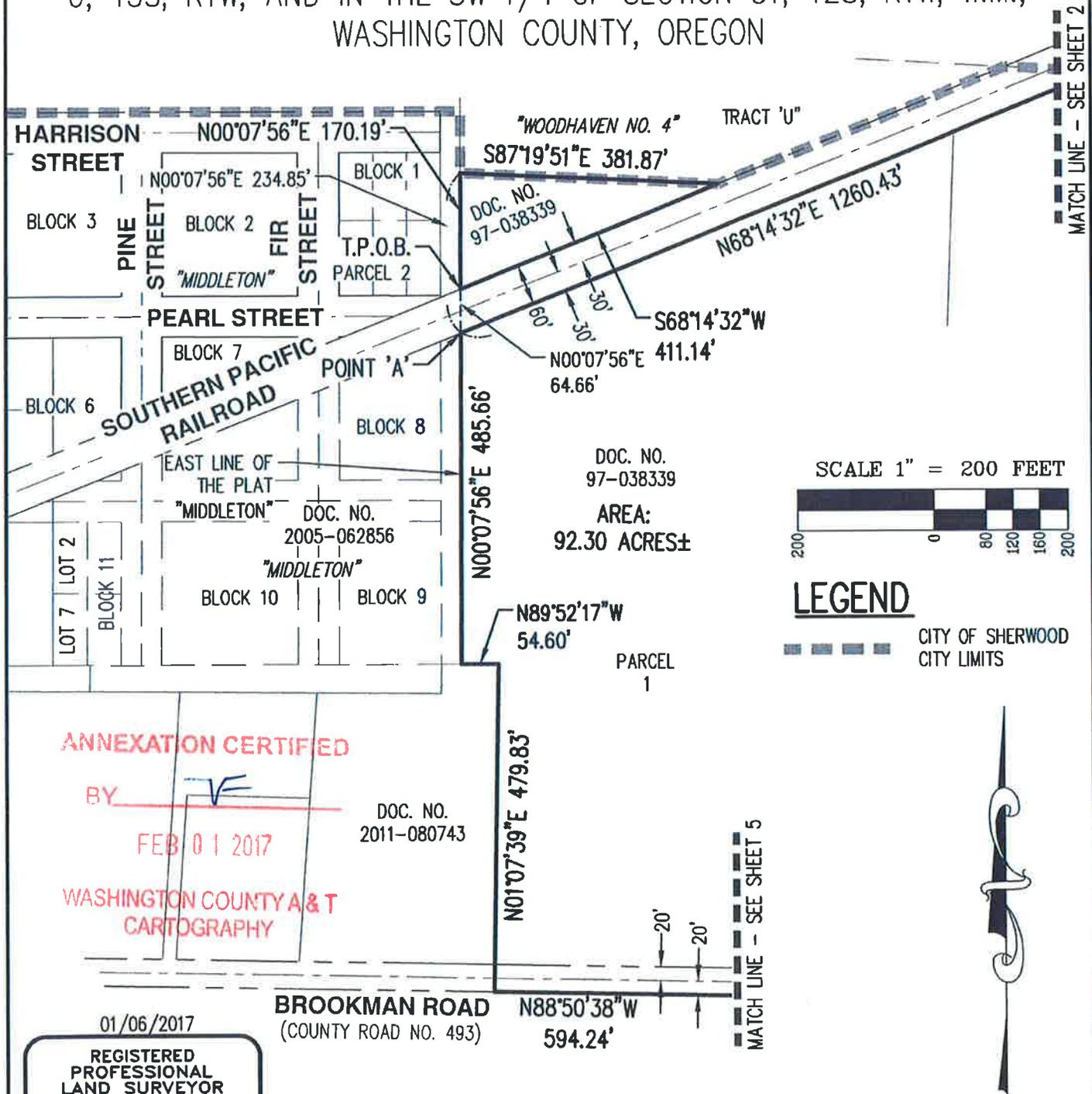
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EXHIBIT B

SHEET 6 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



SCALE 1" = 200 FEET

LEGEND

--- CITY OF SHERWOOD CITY LIMITS

ANNEXATION CERTIFIED
 BY VF
 FEB 01 2017
 WASHINGTON COUNTY A & T
 CARTOGRAPHY

DOC. NO.
 2011-080743

01/06/2017

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Michael Kal
 OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/17

BROOKMAN ROAD
 (COUNTY ROAD NO. 493)
 N88°50'38"W
 594.24'

BROOKMAN AREA ANNEXATION

DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591 ANNEX EXHIBIT	JOB: 3591
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