

25  
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WT-B

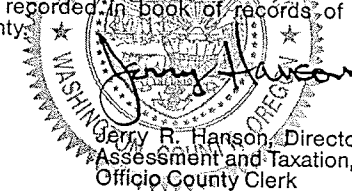
After recording, please return to:

Washington County  
LUT, Right-of-Way Section  
155 N. First Avenue, Suite 350 ~ Mail Stop #18  
Hillsboro, OR 97124

Consideration in terms of dollars is \$ 0

STATE OF OREGON }  
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Doc : 99095936  
Inv : 8383 31.00  
08/16/1999 03:09:42pm

**DEDICATION DEED**

**CITY OF SHERWOOD**, a municipal subdivision of the State of Oregon, Grantor, grants to Washington County, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

**PARCEL I - DEDICATION OF RIGHT-OF-WAY**

Including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities;

**PARCEL II - SLOPE EASEMENT**

Including the right to construct and maintain slopes necessitated by the construction, operation, and maintenance of the public road, all public facilities, and improvements in the adjacent right-of-way. Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor by reasons of any change of grade of the roadway abutting on said property.

**AND DRAINAGE EASEMENT**

Including the right to construct, operate, and maintain facilities for storm and surface drainage purposes over, under, and across said property, together with the right to enter upon said easement area for the purpose of planting, digging, cleaning, and to perform other activities that enhance and preserve the drainage function of the easement area.

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantor hereby covenants to and with Grantee that it is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

1-5

IN WITNESS WHEREOF, the above named Grantor, by and through its CITY COUNCIL has caused this instrument to be duly signed.

DATED this 4<sup>TH</sup> day of AUGUST, 1999.

CITY OF SHERWOOD, a municipal subdivision of the State of Oregon

By: Lee D. Weislogel

Title: CITY MANAGER PRO TEM

STATE OF OREGON )  
 ) ss.  
County of Washington )

This forgoing instrument was acknowledged before me this 4<sup>th</sup> day of August, 1999, by LEE D. WEISLOGEL of City of Sherwood, a municipal subdivision of the State of Oregon.



Lisa M. Layne  
Notary Public

Accepted on behalf of Washington County, Oregon.

By: Michael M

Title: County Engineer

Dated this 9<sup>th</sup> day of August, 1999.

Approved As To Form:

Loretta S. Skurdahl  
Sr. Assistant County Counsel

Date: 29 October 1998

## EXHIBIT A

Beef Bend, Elsner, Scholls-Sherwood Roads  
Revised February 2, 1999  
Parcel I and II

County Project No. 2265  
File No. 45  
Map and Tax Lot No. 2S130AD-11800

### PARCEL I (DEDICATION)

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 98057473, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 13.716 meters wide, lying at right angles between Station "L" 6+851.905, of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, and the easterly property line of said parcel, and lying southerly of and parallel with said centerline, which centerline is described as follows:

Beginning at a point of tangency known as Station "L" 6+683.343PT (meters) of said re-aligned Beef Bend Road; from whence a 5/8" iron rod inside a 3/4" iron pipe, bears North 89°35'28" West, 167.662 meters, as said pipe is shown on Survey Number 12,192 as Station 40+47.9PT (feet); thence, South 88°54'16" East, 168.563 meters to a point of curvature at Station "L" 6+851.905; thence, along a 1070.000 meter radius curve to the right, through a central angle of 01°52'36", an arc distance of 35.048 meters, subtended by a chord of South 87°57'57" East, 35.046 meters to a point of tangency at Station "L" 6+886.953; thence, South 87°01'39" East, 29.547 meters to a point of curvature at Station "L" 6+916.500; thence, along a 1070.000 meter radius curve to the left, through a central angle of 01°51'45", an arc distance of 34.784 meters, subtended by a chord of South 87°57'32" East, 34.783 meters to a point of tangency at Station "L" 6+951.284, said point of tangency being on the centerline of SW Scholls-Sherwood Road, (County Road 2912), as shown on Survey Number 25,278; thence along said centerline, South 88°53'25" East, 123.708 meters to a 5/8" iron rod with yellow plastic cap stamped "DEA, INC." as shown on Survey Number 25,278 as Station 10+07.65 (feet), which equals Station "L" 7+074.992; thence, continuing along said centerline, South 88°53'25" East, 164.734 meters to the centerline intersection of SW Borchers Drive and SW Scholl-Sherwood Road (County Road 2912), being marked by a brass screw with a washer stamped "DEA, Inc.", as shown on Survey Number 25,278 as Station 15+48.14 (feet), which equals Station "L" 7+239.726, the point of termination of this description; from whence the east one-quarter corner of said Section 30 bears South 01°29'35" West, 399.235 meters, as said corner is shown on Survey Number 25,278.

Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324).

This legal description along with the basis of bearing thereof, is established from a record of survey recorded under Survey Number 24,494, Washington County Survey Records. The bearings and distances shown herein are Local Datum Plane (ground), based on the North American Datum of 1983(86), Oregon North Zone. Multiply all distances and radii by

EXHIBIT A

0.99989117 to obtain grid level distances. The conversion from meters to feet is based on 0.3048m per foot.

The area of land to which the Parcel I description applies contains 162 square meters (0.040 acres) more or less.

PARCEL II (PERMANENT SLOPE & DRAINAGE EASEMENT)

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 98057473, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 17.0 meters wide, lying at right angles between Station "L" 6+851.905, of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, and the easterly property line of said parcel, and lying southerly of and parallel with said centerline, which centerline is described in Parcel I.

Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324) and that described above as Parcel I.

The area of land to which the Parcel II description applies contains 180 square meters (0.044 acres) more or less.

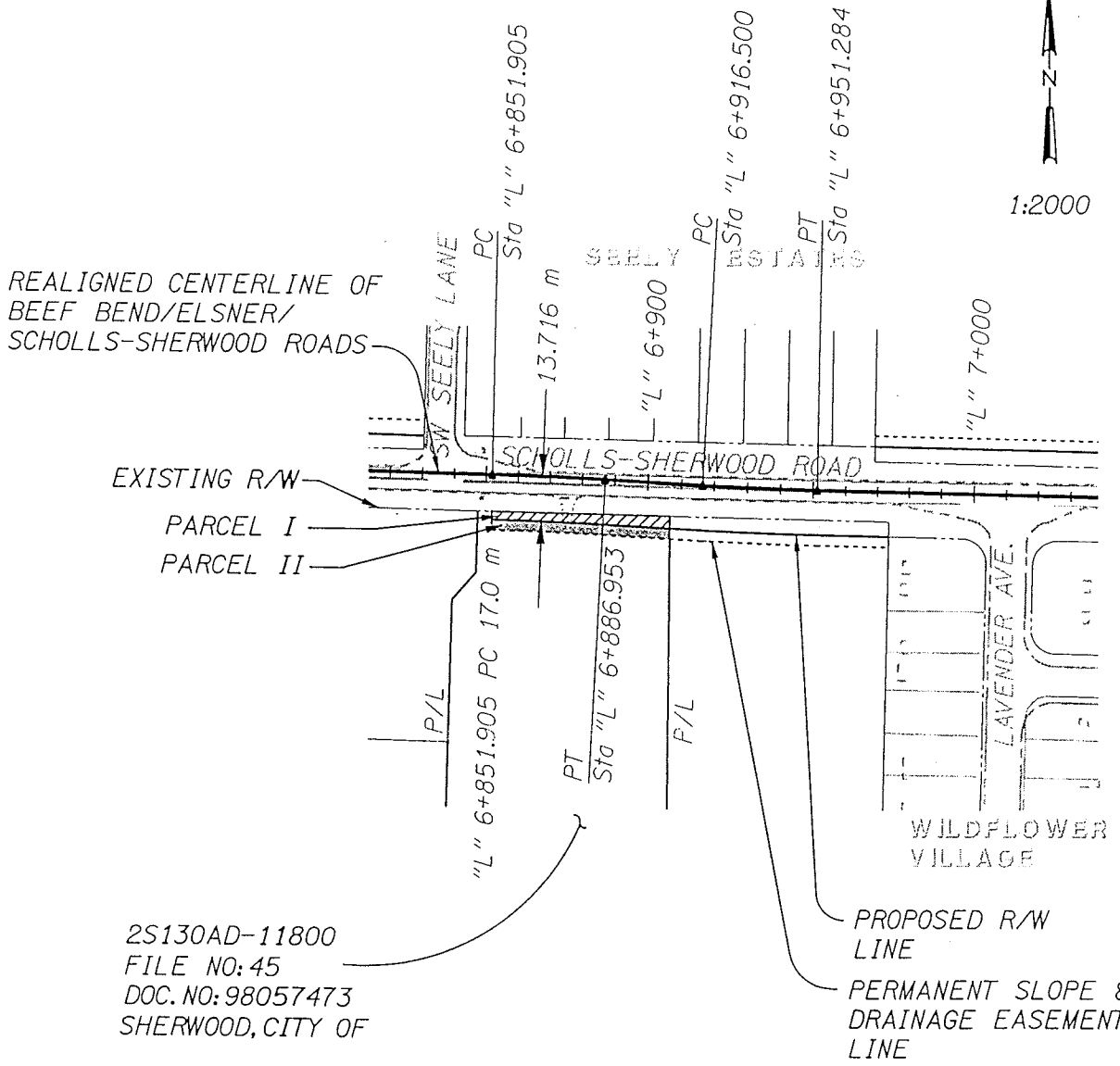
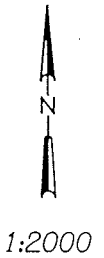
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Anderson*



OREGON  
JAN. 21, 1997  
ROGER W. ANDERSON  
2795

EXPIRES: 12/31/99

# EXHIBIT B



## LEGEND

-  PARCEL I - DEDICATION  
AREA = 162 SQ. METERS (0.040) MORE OR LESS
-  PARCEL II - PERMANENT SLOPE & DRAINAGE EASEMENT  
AREA = 180 SQ. METERS (0.044 ACRES) MORE OR LESS

PAGE 1 OF 1 Drawn\_By ADJ

02-FEB-1999

30ad\_11800.dgn

5

# Recorded Document

1999-095936

Dedication of ROW - Beef Bend,  
Elsner, Scholls-Sherwood Roads  
Reference pages

Not a part of record. For reference use only.

**From:** Lori Conger <Lori\_Conger@co.washington.or.us>  
**To:** "weislogell@sherwood.or.us" <weislogell@sherwood...>  
**Date:** 9/30/99 11:04AM  
**Subject:** dedication deeds previously signed on the BBESS project

Fm LDW

>>> "Lori\_Conger@co.washington.or.us" 09/30/99 11:04 >>>

Mr. Weislogel: I'm sure you remember signing dedication deeds for Washington County on 2 parcels the City of Sherwood owns on the BBESS project, improving Beef Bend, Elsner & Scholls Sherwood roads. The lots are 2S1 30AD 11800 & 11900. It was recently discovered the engineering firm that gave us the descriptions made an error in the first calling point on the metes and bounds descriptions (Exhibit A). The starting calling point on the lots were from a parcel map located in Cornelius. Usually with small description errors that do not change anything, I have always just crossed out the bad description and re-recorded the document again with the corrected description. Washington County's legal counsel has decided that the entire document needs to be re-signed and then recorded. I am terribly sorry for any inconvenience this causes, and will be mailing the documents to be resigned shortly. Any questions, please feel free to contact me and thank you for your time. Lori Conger, ROW Agent, 846-7872



**WASHINGTON COUNTY**  
**OREGON**

RECEIVED  
SEP 01 1999  
LEE D. WEISLOGEL



August 17, 1999

City of Sherwood  
20 NW Washington Street  
Sherwood, OR 97140

File: 45 & 88  
Name: City of Sherwood  
Section: Scholls Ferry to Highway 99  
Roadway: BBESS  
Project: 2265  
FAP#: N/A

Enclosed for your records is a photocopy of the recorded Dedication Deeds, dated August 4, 1999.

On behalf of Washington County I would like to thank you for your time, cooperation and assistance, it is greatly appreciated. If you have any questions concerning this matter, please feel free to call me at 846-7872.

Sincerely,

Lori Conger  
Right-of-Way Agent

Enclosures

Original:  
City Recorder, Chris Wiley  
Cc: Nicki Colliander



2B-12 Wick Drains are an issue

Soil and Gravel will be looked at.

Stability Transoms on both sides before GFO grid.

Stair Foundation How will it be paid.

Slope to be 1 to 1 How will transom splices be handled? Partner's work  
Contract will build haul road

PLA Devices need to have accurate account of core drill testing sites.

ROW Access Fish + Wildlife EASEMENT.

FISHING FARMS 2 SEPARATE EASEMENTS.

Point of Entry, DO THE EASEMENT AT 10<sup>th</sup>

WFTSEL 2 irrigation crossings are they permitted.

BASED ON LHM AT REPLACEMENT

CAUSE WALL 7 CHOKES, WHAT ARE WE DOING.

DOT STANDARDS FOR DRIVEWAYS.

GAS CO WILL BE DOING WORK ON HIGH PRESSURE LINES.

836 COMMON STEEL PIPES PER STATEMENT 25' CLOSER 30'

USE APPROX 5' SECTIONS

CEMENT ONLY USED AS A DRYING METHOD

Sub grade Drains

How is SURCHARGE MEASURED

How is INTERMISSION



**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
www.co.washington.or.us

RECEIVED BY SEP - 8 1999

**CASEFILE NO.:** 99-350-E

**APPLICANT:**

Washington County Dept. Of Land Use & Transp.  
CPM Division - Jerry Parmenter/Alex Sander  
1400 SW Walnut St, Ms #18  
Hillsboro, OR 97123

**OWNER:**

Many, Refer To Casefile  
Project To Be Within The Public Right-Of-Way

**PROPERTY DESCRIPTION:**

**LOCATION:** From the intersection of SW Scholls Ferry Road and Beef Bend Road in a southerly direction to SW Elsner Road, then in a southwesterly direction to SW Tualatin-Sherwood Road and then an easterly direction to SW Pacific Highway 99.

**ASSESSOR MAPS:**

2S1 06, 2S1 07, 2S1 17, 2S1 18, 2S1 19, 2S1 29B, 2S1 30A, 2S1 30AC, 2S1 30, 2S1 30BA (SEE CASEFILE FOR SPECIFIC TAX LOT NUMBERS)

**TYPE II PUBLIC NOTICE**

**CPO:** 4B, 5, 10

**RURAL/NATURAL RESOURCE PLAN ELEMENT  
SHERWOOD COMMUNITY PLAN**

**EXISTING LAND USE DISTRICTS:**

- AF5 District (Agriculture and Forest 5 ac. min.)
- AF10 District (Agriculture and Forest 10 ac. min.)
- AF20 District (Agriculture Forestry)
- EFU District (Exclusive Farm Use)
- R-9 District (Residential 7-9 units/acre)
- R-6 District (Residential 6 units/acre)
- R-15 District (Residential 12-15 units/acre)
- Inst District (Institutional)
- Dist A (Quarry)
- Dist B (Mineral Aggregate Overlay District)

**PROPOSED DEVELOPMENT ACTION:** Extension Of Approval Of Casefile 97-251-D(CI)/FP/ DHA (The Beef Bend-Elsner-Scholls Sherwood Road Improvement Project).

**COMMENT**

**PERIOD:** 9/7/99 to 9/21/99  
mailed date closing date (5:00 p.m.)

The applicant is seeking Administrative Approval of the above-stated Proposed Development Action.

This is an opportunity for interested persons to submit written comments about this Proposed Development Action before the Director makes a decision on the request. In reviewing this request, the Director will consider all written comments actually received by the Department within 14 calendar days from the date this Notice is mailed.

The Notice of Decision for this Proposed Development Action and Appeal Information will be mailed to those persons entitled to receive a Notice of Decision pursuant to ORS Ch. 215.416(11). (Individuals who receive a copy of this Public Notice and other persons who submit written comments to the Department will receive a Notice of Decision.)

The decision of the Director may be appealed by those persons entitled to appeal the decision pursuant to ORS Ch. 215.416(11). (Individuals who receive a Notice of Decision are entitled to appeal the decision.)

The complete application, applicable standards and other information are available for review at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.

**FOR FURTHER INFORMATION, CONTACT**

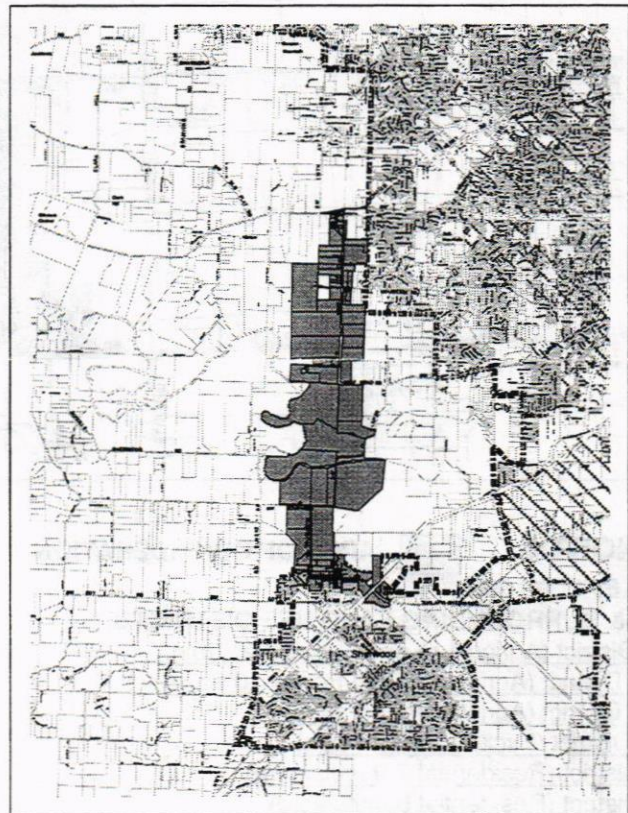
**Phil Healy, Senior Planner**

**AT THE DEPARTMENT OF LAND USE AND  
TRANSPORTATION. PHONE: (503) 846-3842**

**AREA MAP**



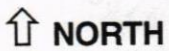
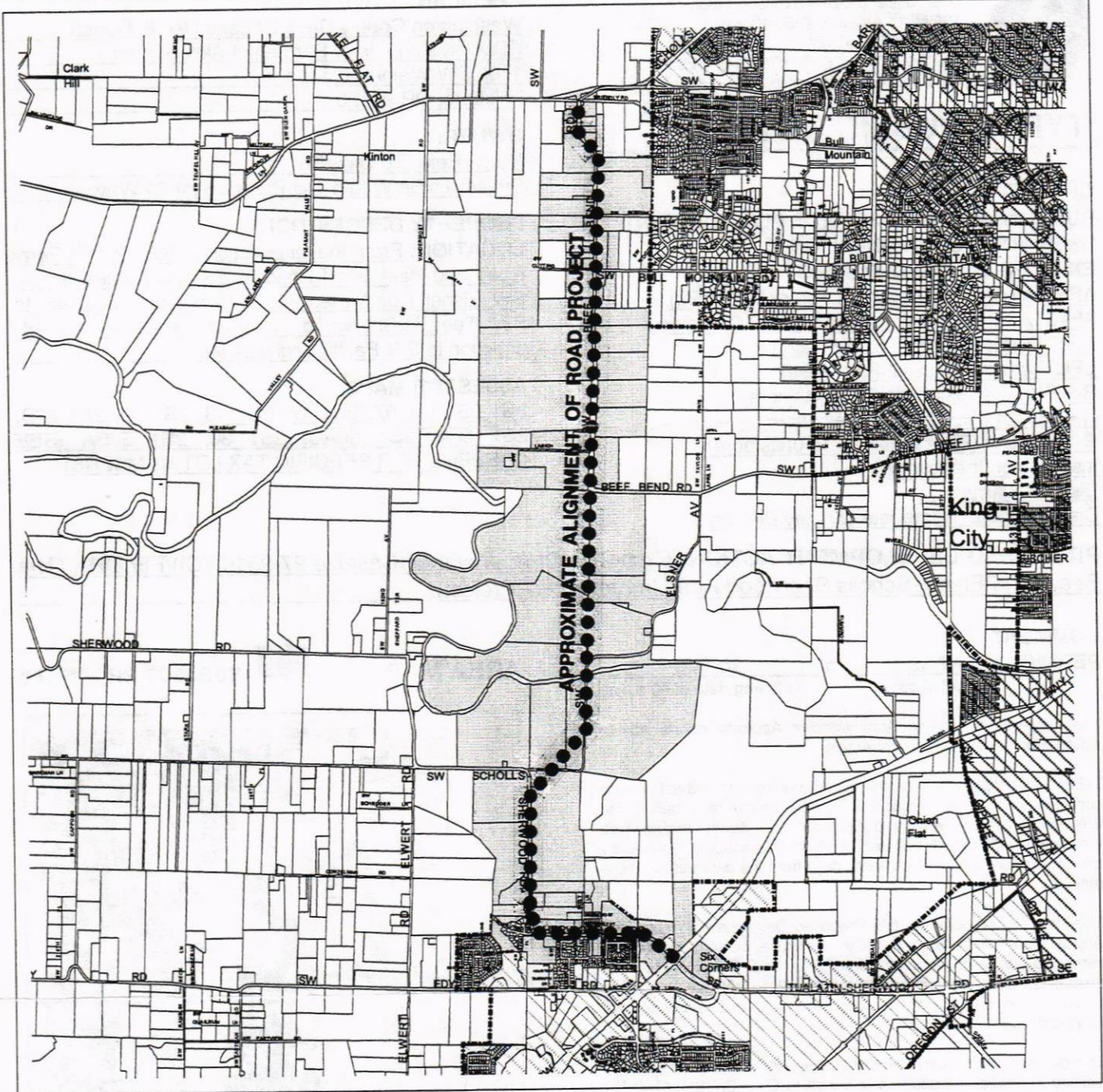
**SUBJECT PROPERTY**



**Notice to Mortgagee, Lien Holder, Vendor or Seller:** ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

# ATTACHMENT A VICINITY MAP

TAX MAP/LOT NO. 2S1 06, 2S1 07, 2S1 17, 2S1 18, 2S1 19, 2S1 29B, 2S1 30A, 2S1 30AC, 2S1 30, 2S1 30BA  
(SEE CASEFILE FOR SPECIFIC TAX LOT NUMBERS) CASE FILE NO. 99-350-E



**NORTH**



**AREA OF CONSIDERATION**

SCALE: 1" TO 3500'

**SITE & SURROUNDING LAND USE DISTRICTS:**

AF5 District (Agriculture and Forest 5 ac. min.)

AF10 District (Agriculture and Forest 10 ac. min.)

AF20 District (Agriculture Forestry)

EFU District (Exclusive Farm Use)

R-9 District (Residential 7-9 units/acre)

R-6 District (Residential 6 units/acre)

R-15 District (Residential 12-15 units/acre)

Inst District (Institutional)

Dist A (Quarry)

Dist B (Mineral Aggregate Overlay District)

**REVIEW STANDARDS FROM CURRENT OR APPLICABLE ORDINANCE OR PLAN**

- A. WASHINGTON COUNTY COMPREHENSIVE PLAN
- B. RURAL/NATURAL RESOURCE ELEMENT  
SHERWOOD COMMUNITY PLAN
- C. TRANSPORTATION PLAN
- D. WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE:
  - ARTICLE I, INTRODUCTION & GENERAL PROVISIONS
  - ARTICLE II, PROCEDURES
  - ARTICLE III, LAND USE DISTRICTS
  - ARTICLE IV, DEVELOPMENT STANDARDS
  - ARTICLE V, PUBLIC FACILITIES AND SERVICES
  - ARTICLE VI, LAND DIV. & LOT LINE ADJUSTMENTS
  - ARTICLE VII, PUBLIC TRANSPORTATION FACILITIES
- E. R & O 86-95 TRAFFIC SAFETY IMPROVEMENTS
- F. ORD. NO. 318 UNIFORM ROAD IMPROVEMENT STANDARDS
- G. ORD. NO. 379 TRAFFIC IMPACT FEE



City of  
**Sherwood**  
Oregon  
*Engineering Dept.*

**Date** *August 5, 1999*

**Number of pages including cover sheet**  
**3**

**TO:** Bonnie Scheeland, P.E.  
*CH2M HILL*

**Phone** 235-5000

**Fax Phone** 736-2037

**FROM:** *Bill Carley*  
*Construction Supervisor*  
*City of Sherwood*  
*20 NW Washington St.*  
*Sherwood, OR. 97140*

**Phone** 503-625-4208

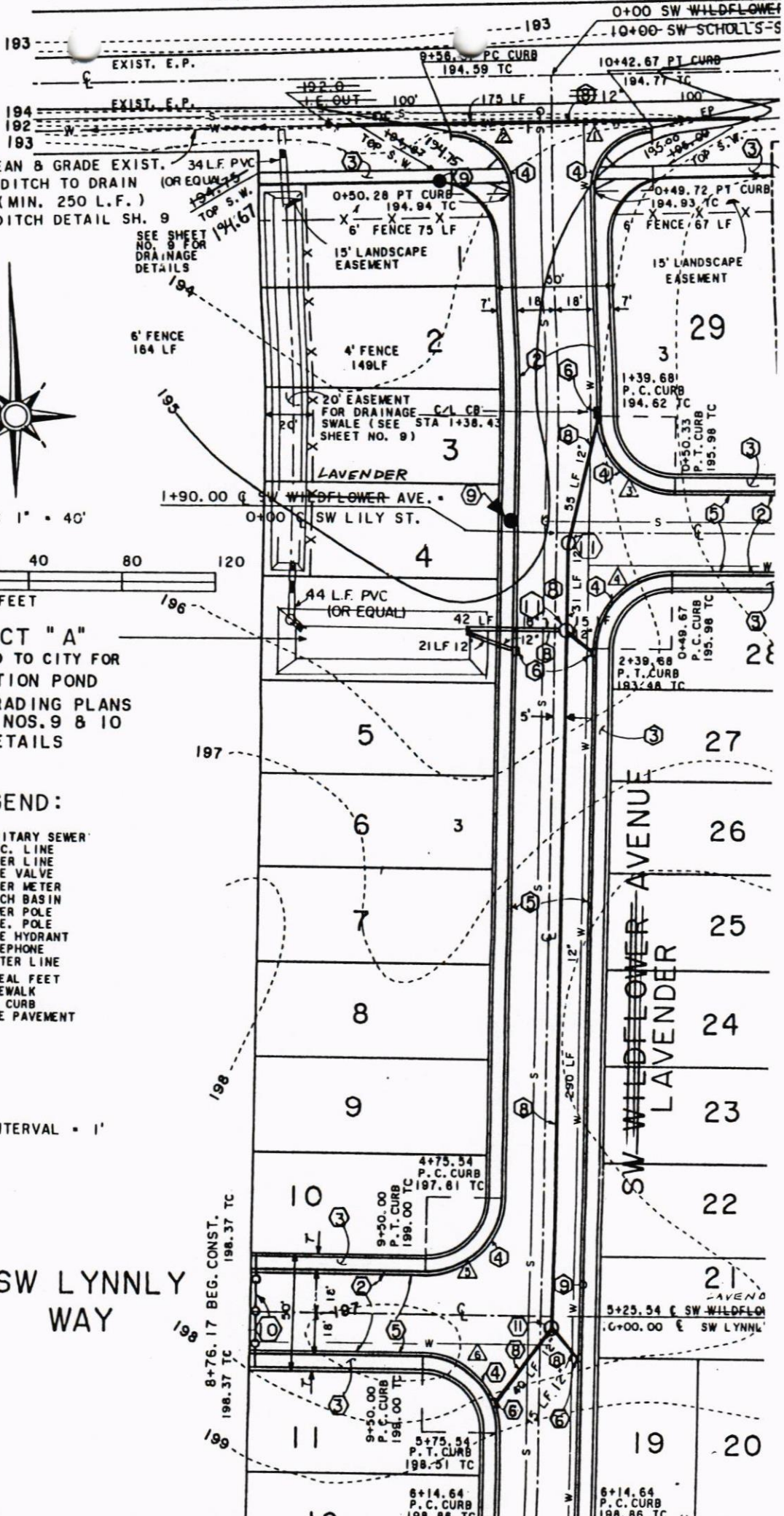
**Fax Phone** 503-625-0679

**CC:**

**REMARKS:**  *Urgent*  *For your review*  *Reply ASAP*  *Please Comment*

Bonnie

Here is the info from the Wildflower I subdivision. I will try and complete a review of the Scholls-Sherwood section of your project ASAP. Please let me know if you need anything else or any questions answered. The Project Engineer is Jim Weddle and Associates, Inc. 1750 SW Skyline Blvd. Portland, Oregon. 97221 503-292-8083 They may be able to send you a disk. Of this project.



SCALE: 1" = 40'



**TRACT "A"**  
 DEDICATED TO CITY FOR  
 DETENTION POND  
 SEE GRADING PLANS  
 SHEET NOS. 9 & 10  
 FOR DETAILS

**LEGEND:**

- S- • SANITARY SEWER
- E- • ELEC. LINE
- W- • WATER LINE
- GV • GATE VALVE
- WM • WATER METER
- CB • CATCH BASIN
- PP • POWER POLE
- TP • TELE. POLE
- FH • FIRE HYDRANT
- T • TELEPHONE
- CL • CENTER LINE
- LF • LINEAL FEET
- SW • SIDEWALK
- TC • TOP CURB
- EP • EDGE PAVEMENT

CONTOUR INTERVAL • 1'

SW LYNNLY  
 WAY

SW WILDFLOWER AVENUE  
 LAVENDER

CLEAN & GRADE EXIST.  
 DITCH TO DRAIN  
 (MIN. 250 L.F.)  
 SEE DITCH DETAIL SH. 9

SEE SHEET  
 NO. 9 FOR  
 DRAINAGE  
 DETAILS

20' EASEMENT  
 FOR DRAINAGE  
 SWALE (SEE STA 1+38.43  
 SHEET NO. 8)

1+90.00 G SW WILDFLOWER AVE.  
 0+00 SW LILY ST.

3+25.54 G SW WILDFLOW  
 0+00.00 E SW LYNNLY

5+75.54  
 P.T. CURB  
 198.51 TC

6+14.64  
 P.C. CURB  
 198.86 TC

8+76.17 BEG. CONST.  
 198.37 TC

4+75.54  
 P.C. CURB  
 197.61 TC

2+39.68  
 P.T. CURB  
 193.98 TC

0+49.72  
 P.C. CURB  
 194.93 TC

1+39.68  
 P.C. CURB  
 194.62 TC

0+50.28  
 P.T. CURB  
 194.94 TC

0+00 SW WILDFLOWER  
 10+00 SW SCHOLL'S-S

8+56.34  
 P.C. CURB  
 194.99 TC

10+42.67  
 P.T. CURB  
 194.77 TC

192.0  
 I.E. OUT

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 EXIST. E.P.

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185  
 EXIST. E.P.

183 SW SCHOLLS-SHERWOOD ROAD 193 194

CONST. CONSTRUCTION ENTRANCE  
PER DETAIL SHEET 11.

DITCH  
SEE DETAIL RIGHT

15' WIDE  
LANDSCAPE  
EASEMENT

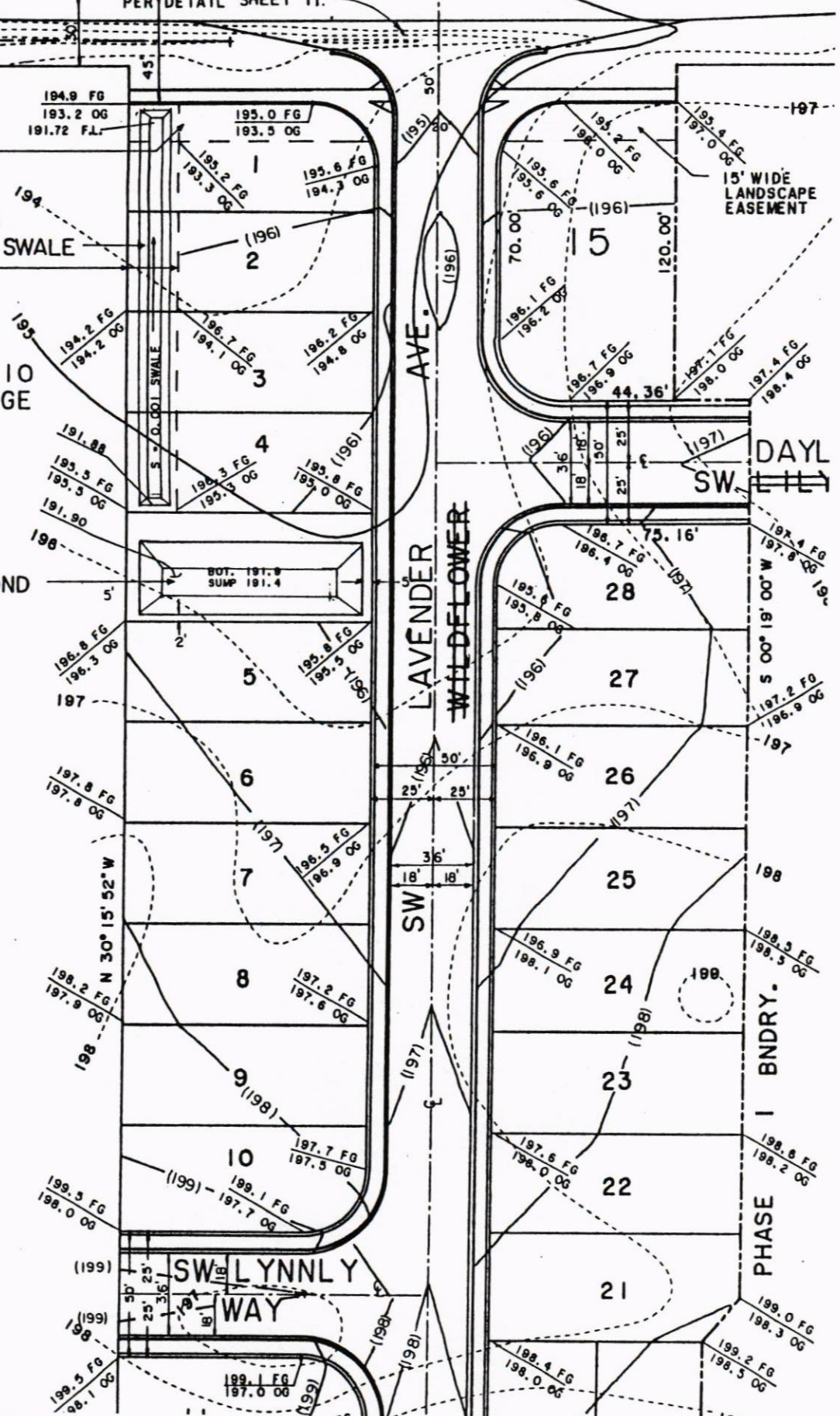
DRAINAGE &  
TREATMENT SWALE  
20' WIDE  
STORM DRAIN  
EASEMENT

SEE SHEET 10  
FOR DRAINAGE  
DETAILS

TRACT  
"A"  
DETENTION POND

LEGEND:

- S- • SANITARY SEWER
  - E- • ELEC. LINE
  - W- • WATER LINE
  - GV • GATE VALVE
  - WM • WATER METER
  - CB • CATCH BASIN
  - PP • POWER POLE
  - TP • TELE. POLE
  - FH • FIRE HYDRANT
  - T • TELEPHONE
  - C • CENTER LINE
  - FG • FINISH GRADE
  - OG • ORIGINAL GROUND
  - F.L. • FLOW LINE
  - (200)- • FINISH GRADE CONTOURS
- CONTOUR INTERVAL • 1'



DAYL  
SW

PHASE I BNDRY.

SW LYNNLY  
WAY

LAVENDER  
WILDEFLOWER

**CH2MHILL** TRANSMITTAL

RECEIVED  
AUG - 2 1999  
BY:

To: City of Sherwood  
20 NW Washington Street  
Sherwood, OR 97140

From: Bonnie Scheeland  
CH2M HILL  
825 NE Multnomah, Suite 1300  
Portland, OR 97232

Attn: Robert Meyer

Date: July 30, 1999

Re: BBESS Urban Section

**We Are Sending You:**

Attached	Under separate cover via	
Shop Drawings	Documents	Tracings
Prints	Specifications	Catalogs
Copy of letter	Other:	

Quantity	Description
1 map	Design features: Chicken Creek to Borchers
1 map	Landscaping Plan: Chicken Creek to Borchers
1 copy	Cost Analysis supporting closure of Scholls-Sherwood for construction

If material received is not as listed, please notify us at once

Remarks:

Copy To: Randy Lapo; File

**Table 1**  
**VE Proposal Summary**  
*Beef Bend, Elsner, Scholls-Sherwood Road Project*  
 Value Engineering Study

	Greatest Saving Potential (X)	Recommended by VE Team (Y)	Proposal Description	Potential Initial Cost Saving
			<b>VE COST SAVING PROPOSALS THAT MODIFY THE BASE DESIGN WITH MINIMAL IMPACT TO NECESSARY FUNCTIONS</b>	
			<i>Roadway Proposals</i>	
R-1	X		Reduce shoulder paving thickness along the 8 ft. wide paved shoulders from Station 1+550 (Bull Mtn. Rd.) to Station 6+150 (Sherwood City limits).	\$190,000
R-2	X	Y	Compact subgrade to a higher density (92% or 95% of Modified Proctor) to increase resilient modulus and thereby decrease the structural pavement section thickness.	\$1,100,000
R-3	X	Y	Shallower sideslopes west of Beef Bend Road (Sta 1+500) at Bull Mtn. Road (to north) to improve safety, utilize onsite material, and improve adjacent property.	\$5,000
			<i>Construction Staging and Traffic Control</i>	
T-1			The current design contemplates utilizing no road closures on the project, meaning that traffic control during construction will be very difficult. The VE proposal considers two road closure options as follows.	
	X	Y	a) Option A: Close Beef Bend Road from Bull Mtn. Road (Sta 1+550) to Beef Bend Road (Sta 3+145), and detour traffic via Bull Mtn. Road to Highway 99W to Beef Bend Road.	\$415,000
	X	Y	b) Option B: Close Beef Bend (Scholls-Sherwood Road) at Cedar Creek, and detour traffic via Bouchers Drive to Edy to Elwert to Scholls-Sherwood Road.	\$360,000
	X	Y	c) Earthwork savings common to both Options A and B.	\$1,120,000
			<i>Structural Proposals</i>	
S-1	X	Y	Use deck bulb tees on the Cedar Creek (Chicken Creek) bridge instead of the BT1525 style of precast beams with the 200 mm cast-in-place deck.	\$30,000
S-2	X	Y	The current design calls for a bridge at the Amsted fill (Sta 4+000). The VE proposal suggests filling the area with earth and using a box culvert for flood flows, and eliminating the bridge. Auto access under Beef Bend Road would be accommodated per the VE proposal, and access can be obtained across the surface of Beef Bend road.	\$370,000
S-3	X		Shift retaining wall at Sta 6+250 closer to the sidewalk. This wall is adjacent to a home in Sherwood.	\$20,000



PROPOSAL PHASE

ALTERNATIVE DESCRIPTION	ESTIMATE POTENTIAL SAVING		REMARKS
	INITIAL	FUTURE*	
THE CURRENT DESIGN IS ESTIMATED UTILIZING NO CLOSURES ON THE PROJECT. THE VE PROPOSAL LOOKED AT TWO CLOSURE OPTIONS:			
OPTION "A" CLOSE BEEF BEND ROAD FROM BULL MOUNTAIN ROAD (STA. 1+550) TO BEEF BEND RD. (STA. 3+145), AND DETOUR TRAFFIC VIA BULL Mtn. RD. TO 99W TO BEEF BEND RD.	\$415,000		
OPTION "B" CLOSE BEEF BEND (SCHOLLS-SHERWOOD RD.) AT THE CEDAR CREEK AND DETOUR TRAFFIC VIA BOUCHERS TO RDY TO ELWART TO SCHOLLS-SHERWOOD RD.	\$360,000		
EAARTHWORK SAVINGS COMMON TO BOTH OPTIONS "A" AND "B"	\$1,120,000		

DEVELOPERS INITIALS TFT

NET LIFE CYCLE\*

\*Present Worth Basis



# IDEA COMPARISON

## ANALYSIS PHASE

Select the most feasible alternatives to the original design. List both the advantages and disadvantages of each alternative to determine where additional work must be done.

T-1

BASIC FUNCTION <u>LINK DESTINATIONS</u>	
IDEA <u>CLOSE ROAD AT CEDAR CR / DETOUR TRAFFIC AT BOURCHERS DR TO SCHOLLS SHERWOOD Rd.</u>	
RATING _____	RANK _____ <u>OPTION 'B'</u>
ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> <li>• REDUCE INITIAL COST</li> <li>• MINIMIZES BRIDGE CONSTRUCTION TIME</li> <li>• SIMPLIFIES BRIDGE STAGING CONSTRUCTION</li> <li>• ADDED SAFETY FOR PUBLIC AND CONTRACTOR TIME &amp; EXPOSURE</li> <li>• MEETS FISH PASSAGE DATE REQUIREMENTS STATE &amp; FEDERAL AGENCIES</li> <li>• MINIMIZES TIME OF INCONVENIENCE TO PUBLIC BY SHORTENING CONSTRUCTION TIME</li> </ul>	<ul style="list-style-type: none"> <li>• IMPACTS TO LOCAL RESIDENTS ON DETOUR ROUTE.</li> <li>• HIGH WEAR ON DETOUR ROUTE - INCREASED MAINTENANCE.</li> <li>• DETOUR TIME IS INCONVENIENCE TO PUBLIC.</li> </ul>

CALCULATIONS

CURRENT DESIGN

STAGED CONSTRUCTION OVER AN APPROXIMATE LENGTH OF 360 METERS FROM STA. 6+020 TO STA. 6+380. (REFERENCE SHEETS 24, 25, 26 - 10/98 PLANS)

STA. 6+020 TO 6+080	1.5 METER SLIVER <sup>*</sup> WIDENING AND CONCRETE BARRIER
STA. 6+080 TO 6+155	1.5 METER SLIVER WIDENING, CONCRETE BARRIER, AND SHIRT PILE.
STA. 6+180 TO 6+280	1.5 METER SLIVER WIDENING, CONCRETE BARRIER, AND SHIRT PILE.
STA. 6+280 TO 6+380	1.5 METER SLIVER WIDENING, AND CONCRETE BARRIER.

TEMP. AC WIDENING

- 1.5 METER @ \$24.12 PER METER X 335 METERS = \$8080
- CONCRETE BARRIER @ \$100 PER METER X 335 METERS = \$33500
- MOVE CONC. BARRIER @ 20 PER METER X 335 = 6700
- SHIRT PILE @ \$200 PER METER<sup>2</sup> X 175 METERS = \$175000
- 4 @ 5m DEEP

SUBTOTAL \$223,280  
 MARKUP, 62% \$138,430  
 TOTAL CURRENT DESIGN \$361,710  
 ROUNDED \$360,000

\* NOTE: ASSUMED 20MM AGGREGATE AND 75MM A/C.



SUBJECT CLOSE ROAD @ CEDAR CREEK &  
DR TOUR

BY JIM TEASDALE DATE 9/30/98  
SHEET 2 OF 2

PROJECT NO. T-1

VE PROPOSAL

DR TOUR TRAFFIC AT BOUCHNER'S DRIVE TO EDY RD. TO  
ELWERT TO SCHOOLS - SHARWOOD.

ASSUMPTION:

FOR BOTH THE CURRENT DESIGN AS WELL AS  
THE VE PROPOSAL THE "NORMAL" TP&D  
ESTIMATE IS ASSUMED TO COVER THE COST  
FOR CONSTRUCTION SIGNING & TRAFFIC CONTROL  
UNDER THE "CURRENT DESIGN" AND CLOSURE  
SIGNING & TRAFFIC CONTROL UNDER THE  
VE PROPOSAL.

POTENTIAL SAVINGS IS ∴ \$360,000



**CH2MHILL**  
**MEMORANDUM**

SUBJECT BBESS - VE T-1  
CLOSE ROAD @ CEDAR CR & DETOUR  
BY \_\_\_\_\_ DATE 9/30/98  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_ PROJECT NUMBER \_\_\_\_\_

OPTION 'B'

DISCUSSION

CURRENT DESIGN AND ESTIMATE DOES NOT ASSUME OR INCLUDE COST FOR BUILDING BRIDGE UNDER TWO-WAY TRAFFIC. STANDARD METHOD WOULD REQUIRE 8.0M MINIMUM WIDTH FOR TWO WAY TRAFFIC, WIDEN EXISTING FUNT, PLACE CONCRETE BARRIER ALONG WORK ZONE IN FILL AREA & SHEET PILE FILL ABOVE 2m DEPTH TO MINIMIZE ALIGNMENT CHANGE, CONSTRUCT MINIMUM 8m. BRIDGE (STAGE I) WIDTH, MOVE CONCRETE BARRIER TO BRIDGE & SHIFT TRAFFIC TO BRIDGE. THEN DEMO. OLD BRIDGE AND CONST. REMAINING HALF OF BRIDGE (STAGE II).

VE PROPOSAL IS TO DETOUR TRAFFIC AT BOUCHERS DRIVE TO EDY TO ELWERT TO SHOLLS - SHERWOOD TO SAVE COST OF BUILDING BRIDGE UNDER TWO-WAY TRAFFIC.

NEED TO ADJUST THE BASE DESIGN ESTIMATE UPWARD TO REFLECT COST OF BUILDING BRIDGE UNDER TRAFFIC.



# MEMORANDUM

**TO:** City Council

**FROM:** Planning Department

**DATE:** July 6, 1999

**RE:** Request for Dedication of Right-of-Way on Scholls-Sherwood Road

## **BACKGROUND:**

As part of the Washington County roadway improvement project for Beef-Bend/Elsner/Scholls Sherwood, Washington County is realigning the center of Scholls-Sherwood Road in the vicinity of Seely Lane. The County is requesting dedication of a strip of land adjacent to the south side of the existing Scholls-Sherwood right-of-way for roadway use and slope easement. The dedication affects two tax lots (Tax Lot 1800 and 1900 of Map 2S130AD) which are owned by the City of Sherwood. The County is requesting a donation of the strip of land from the City.

If the City Council is of the opinion that the dedication of the subject strips of land is in the public interest for improvement of Scholls-Sherwood Road, that the public will be benefitted thereby and the City park property will not be adversely affected, the strip can be conveyed and transferred to the County. The dedication may affect the park property which also contains a water detention facility. Prior to the dedication, the City Engineering Department will review the dedication to ensure that there are no conflicts. The dedication does not require a public hearing, however, if the Council chooses, a notice and opportunity for public input can be provided. The City has worked with Washington County regarding the proposed street profile of Scholl-Sherwood Road. The County has worked to provide wide sidewalks as well as landscape strips on both sides of Scholls-Sherwood Road to match the City's street standards. Additionally, a center landscaped island is being provided where feasible. Staff feels that the County has worked with the City in a cooperative effort to provide improvements along Scholls-Sherwood Road and that the dedication is justified.

## **RECOMMENDATION:**

Staff recommends that the City Council authorize the City Manager to proceed with the dedication of the subject strips of land along Scholls-Sherwood Road to Washington County as a donation.

Post-it® Fax Note	7671	Date	6-22	# of pages	11
To	Craig Turner	From	Mary Henderson		
Co./Dept.	City Sherwood	Co.	WA. CO.		
Phone #	625-5522	Phone #	844-8319		
Fax #	625-5524	Fax #	844-8321		

DN COUNTY  
 Use & Transportation  
 AY SECTION

File #:  
 Name:  
 Section:  
 Roadway:  
 Project:

**DONATION AGREEMENT**

When a public improvement project requires any government agency or its contractor to acquire or enter upon private property, the owners of that property are entitled to compensation under the Federal Uniform Relocation and Acquisition Act, PL 91-646, and Oregon Revised Statutes, 281.060, as amended.

The above Federal and State laws also allow property owners to donate necessary property rights if they wish. To accomplish a donation, you only need to acknowledge that the agency has informed you of the right to compensation and that you wish to donate.

If you elect to donate the property rights as described in the attached Donation Deed and shown on Exhibit "A", subject to the above information, please date and sign this Donation Agreement in the space below.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

(name of person or corporation)

By: \_\_\_\_\_

Title: \_\_\_\_\_

(address of person or corporation)

Site: (address of donated land)

After recording, please return to:

Washington County  
UT, Right-of-Way Section  
55 N. First Avenue, Suite 350 ~ Mail Stop #1.8  
Hillsboro, OR 97124

Consideration in terms of dollars is \$ 0.

## DEDICATION DEED

**CITY OF SHERWOOD**, a municipal subdivision of the State of Oregon, Grantor, grants to Washington County, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

### PARCEL I - DEDICATION OF RIGHT-OF-WAY

Including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities;

### PARCEL II - SLOPE EASEMENT

Including the right to construct and maintain slopes necessitated by the construction, operation, and maintenance of the public road, all public facilities, and improvements in the adjacent right-of-way. Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor by reasons of any change of grade of the roadway abutting on said property.

### AND DRAINAGE EASEMENT

Including the right to construct, operate, and maintain facilities for storm and surface drainage purposes over, under, and across said property, together with the right to enter upon said easement area for the purpose of planting, digging, cleaning, and to perform other activities that enhance and preserve the drainage function of the easement area.

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantor hereby covenants to and with Grantee that it is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.



IN WITNESS WHEREOF, the above named Grantor, by and through its \_\_\_\_\_ has caused this instrument to be duly signed.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

CITY OF SHERWOOD, a municipal subdivision of the State of Oregon

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OREGON )  
                                  ) ss.  
County of Washington )

This forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by \_\_\_\_\_ of City of Sherwood, a municipal subdivision of the State of Oregon.

\_\_\_\_\_  
Notary Public

Accepted on behalf of Washington County, Oregon.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Approved As To Form:

Loretta S. Skurdahl  
St. Assistant County Counsel

Date: 29 October 1998

**EXHIBIT A**

Beef Bend, Elsner, Scholls-Sherwood Roads  
October 30, 1998  
Parcel I and II

County Project No. 2265  
File No. 88  
Map and Tax Lot No. 2S130AD-11900

**PARCEL I (DEDICATION)**

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 97039255, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 13.716 meters wide, lying parallel with and southerly to the following described centerline of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, which centerline is described as follows:

Beginning at a point of tangency known as Station "L" 6+683.343PT (meters) of said re-aligned Beef Bend Road; from whence a 5/8" iron rod inside a 3/4" iron pipe, bears North 89°35'28" West, 167.662 meters, as said pipe is shown on Survey Number 12,192 as Station 40+47.9PT (feet); thence, South 88°54'16" East, 168.563 meters to a point of curvature at Station "L" 6+851.905; thence, along a 1070.000 meter radius curve to the right, through a central angle of 01°52'36", an arc distance of 35.048 meters, subtended by a chord of South 87°57'57" East, 35.046 meters to a point of tangency at Station "L" 6+886.953; thence, South 87°01'39" East, 29.547 meters to a point of curvature at Station "L" 6+916.500; thence, along a 1070.000 meter radius curve to the left, through a central angle of 01°51'45", an arc distance of 34.784 meters, subtended by a chord of South 87°57'32" East, 34.783 meters to a point of tangency at Station "L" 6+951.284, said point of tangency being on the centerline of SW Scholls-Sherwood Road, (County Road 2912), as shown on Survey Number 25,278; thence along said centerline, South 88°53'25" East, 123.708 meters to a 5/8" iron rod with yellow plastic cap stamped "DEA, INC." as shown on Survey Number 25,278 as Station 10+07.65 (feet), which equals Station "L" 7+074.992; thence, continuing along said centerline, South 88°53'25" East, 164.734 meters to the centerline intersection of SW Borchers Drive and SW Scholl-Sherwood Road (County Road 2912), being marked by a brass screw with a washer stamped "DEA, Inc.", as shown on Survey Number 25,278 as Station 15+48.14 (feet), which equals Station "L" 7+239.726, the point of termination of this description; from whence the east one-quarter corner of said Section 30 bears South 01°29'35" West, 399.235 meters, as said corner is shown on Survey Number 25,278.

Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324).

This legal description along with the basis of bearing thereof, is established from a record of survey recorded under Survey Number 24,494, Washington County Survey Records. The bearings and distances shown herein are Local Datum Plane (ground), based on the North American Datum of 1983(86), Oregon North Zone. Multiply all distances and radii by

**EXHIBIT A**

0.99989117 to obtain grid level distances. The conversion from meters to feet is based on 0.3048m per foot.

The area of land to which the Parcel I description applies contains 295 square meters (0.073 acres) more or less.

**PARCEL II (PERMANENT SLOPE & DRAINAGE EASEMENT)**

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 97039255, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 17.0 meters wide, lying parallel with and southerly to the described centerline of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, which centerline is described in Parcel I.

Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324) and that described above as Parcel I.

The area of land to which the Parcel II description applies contains 221 square meters (0.054 acres) more or less.

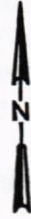
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Anderson*

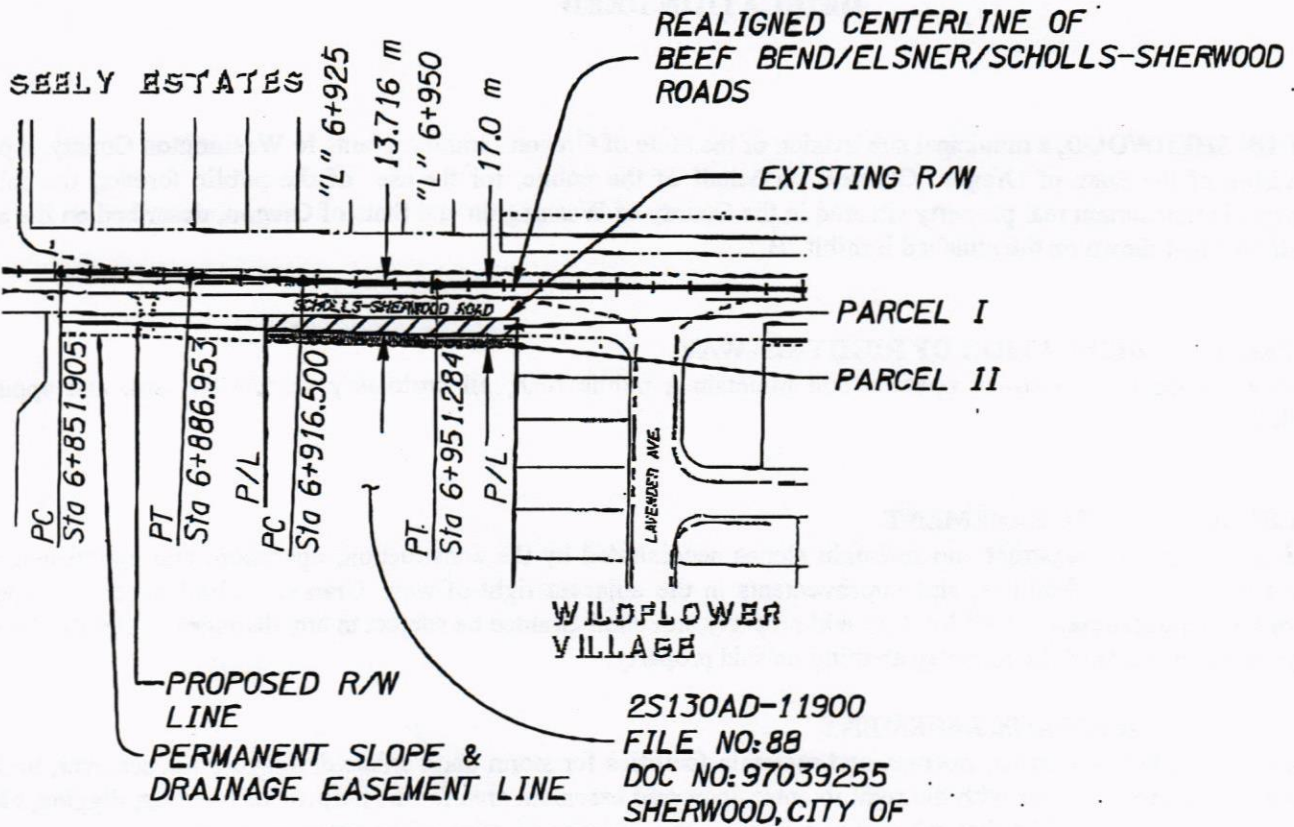
OREGON  
JAN. 21, 1997  
ROGER W. ANDERSON  
2785

EXPIRES: 12/31/99

# EXHIBIT B



1:2000



2S130AD-11900  
 FILE NO: 88  
 DOC NO: 97039255  
 SHERWOOD, CITY OF

## LEGEND



PARCEL I - DEDICATION  
 AREA = 295 SQ. METERS (0.073 ACRES) MORE OR LESS



PARCEL II - PERMANENT SLOPE & DRAINAGE EASEMENT  
 AREA = 221 SQ. METERS (0.054 ACRES) MORE OR LESS

Drawn By ADJ

PAGE 1 OF .

30-OCT-1998

oad\_11900.dgn

After recording, please return to:

Washington County  
LUT, Right-of-Way Section  
155 N. First Avenue, Suite 350 ~ Mail Stop #18  
Hillsboro, OR 97124

Consideration in terms of dollars is \$ 0.

## DEDICATION DEED

**CITY OF SHERWOOD**, a municipal subdivision of the State of Oregon, Grantor, grants to Washington County, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

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### PARCEL II - SLOPE EASEMENT

Including the right to construct and maintain slopes necessitated by the construction, operation, and maintenance of the public road, all public facilities, and improvements in the adjacent right-of-way. Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor by reasons of any change of grade of the roadway abutting on said property.

### AND DRAINAGE EASEMENT

Including the right to construct, operate, and maintain facilities for storm and surface drainage purposes over, under, and across said property, together with the right to enter upon said easement area for the purpose of planting, digging, cleaning, and to perform other activities that enhance and preserve the drainage function of the easement area.

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantor hereby covenants to and with Grantee that it is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

IN WITNESS WHEREOF, the above named Grantor, by and through its \_\_\_\_\_ has caused this instrument to be duly signed.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

CITY OF SHERWOOD, a municipal subdivision of the State of Oregon

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OREGON )  
                                  ) ss.  
County of Washington )

This forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by \_\_\_\_\_ of City of Sherwood, a municipal subdivision of the State of Oregon.

\_\_\_\_\_  
Notary Public

Accepted on behalf of Washington County, Oregon.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Approved As To Form:

Loretta S. Skurdahl  
Sr. Assistant County Counsel

Date: 29 October 1998

City  
of Sherwood**EXHIBIT A**

Beef Bend, Elsner, Scholls-Sherwood Roads  
Revised February 2, 1999  
Parcel I and II

County Project No. 2265  
File No. 45  
Map and Tax Lot No. 2S130AD-11800

**PARCEL I (DEDICATION)**

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 98057473, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 13.716 meters wide, lying at right angles between Station "L" 6+851.905, of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, and the easterly property line of said parcel, and lying southerly of and parallel with said centerline, which centerline is described as follows:

Beginning at a point of tangency known as Station "L" 6+683.343PT (meters) of said re-aligned Beef Bend Road; from whence a 5/8" iron rod inside a 3/4" iron pipe, bears North 89°35'28" West, 167.662 meters, as said pipe is shown on Survey Number 12,192 as Station 40+47.9PT (feet); thence, South 88°54'16" East, 168.563 meters to a point of curvature at Station "L" 6+851.905; thence, along a 1070.000 meter radius curve to the right, through a central angle of 01°52'36", an arc distance of 35.048 meters, subtended by a chord of South 87°57'57" East, 35.046 meters to a point of tangency at Station "L" 6+886.953; thence, South 87°01'39" East, 29.547 meters to a point of curvature at Station "L" 6+916.500; thence, along a 1070.000 meter radius curve to the left, through a central angle of 01°51'45", an arc distance of 34.784 meters, subtended by a chord of South 87°57'32" East, 34.783 meters to a point of tangency at Station "L" 6+951.284, said point of tangency being on the centerline of SW Scholls-Sherwood Road, (County Road 2912), as shown on Survey Number 25,278; thence along said centerline, South 88°53'25" East, 123.708 meters to a 5/8" iron rod with yellow plastic cap stamped "DEA, INC." as shown on Survey Number 25,278 as Station 10+07.65 (feet), which equals Station "L" 7+074.992; thence, continuing along said centerline, South 88°53'25" East, 164.734 meters to the centerline intersection of SW Borchers Drive and SW Scholl-Sherwood Road (County Road 2912), being marked by a brass screw with a washer stamped "DEA, Inc.", as shown on Survey Number 25,278 as Station 15+48.14 (feet), which equals Station "L" 7+239.726, the point of termination of this description; from whence the east one-quarter corner of said Section 30 bears South 01°29'35" West, 399.235 meters, as said corner is shown on Survey Number 25,278.

Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324).

This legal description along with the basis of bearing thereof, is established from a record of survey recorded under Survey Number 24,494, Washington County Survey Records. The bearings and distances shown herein are Local Datum Plane (ground), based on the North American Datum of 1983(86), Oregon North Zone. Multiply all distances and radii by

**EXHIBIT A**

0.99989117 to obtain grid level distances. The conversion from meters to feet is based on 0.3048m per foot.

The area of land to which the Parcel I description applies contains 162 square meters (0.040 acres) more or less.

**PARCEL II (PERMANENT SLOPE & DRAINAGE EASEMENT)**

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 98057473, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 17.0 meters wide, lying at right angles between Station "L" 6+851.905, of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, and the easterly property line of said parcel, and lying southerly of and parallel with said centerline, which centerline is described in Parcel I.

Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324) and that described above as Parcel I.

The area of land to which the Parcel II description applies contains 180 square meters (0.044 acres) more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

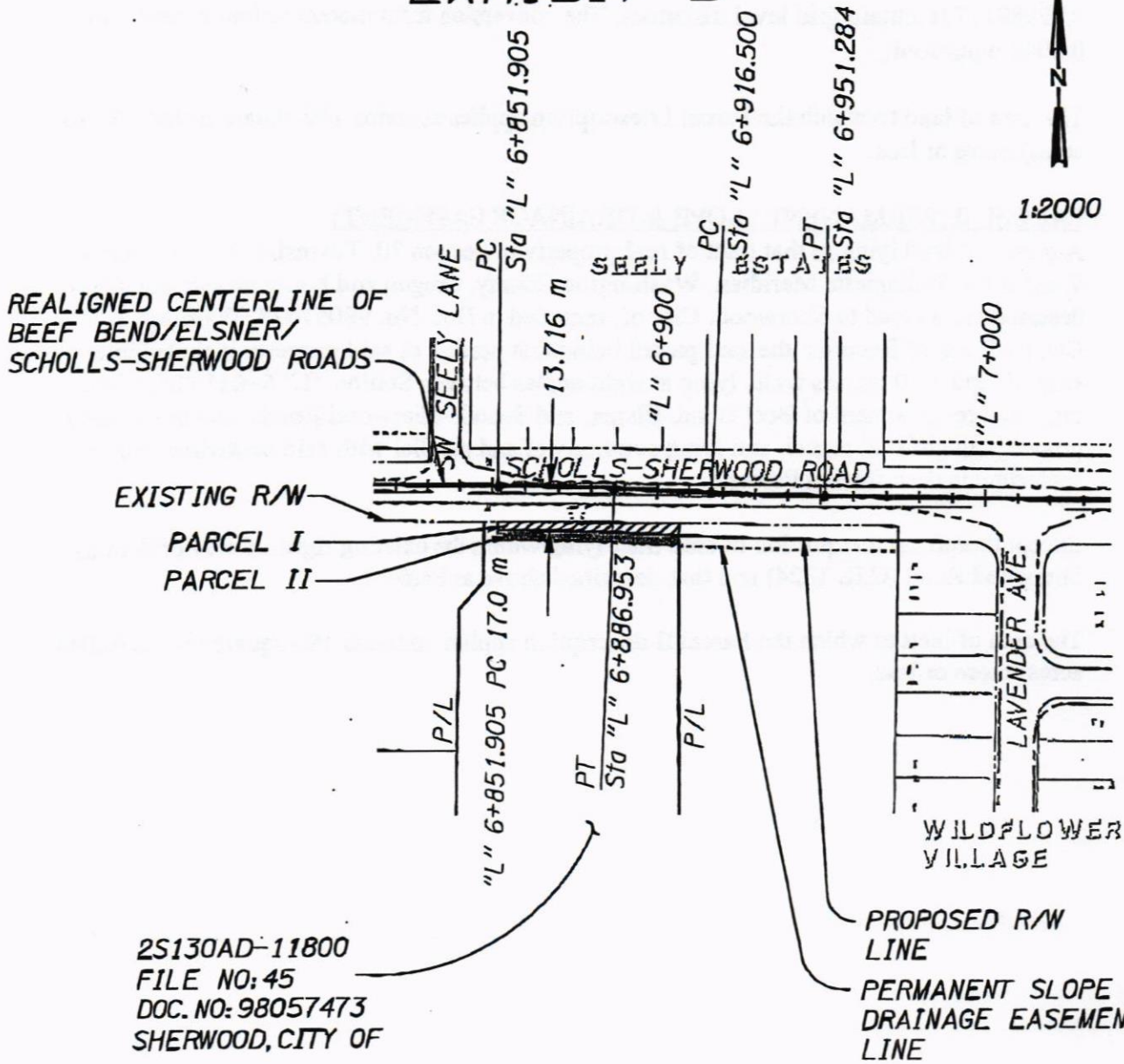
*Roger W. Anderson*

OREGON  
JAN. 21, 1997  
ROGER W. ANDERSON  
2795

EXPIRES: 12/31/99



# EXHIBIT B



## LEGEND



PARCEL I - DEDICATION  
AREA = 162 SQ. METERS (0.040) MORE OR LESS



PARCEL II - PERMANENT SLOPE & DRAINAGE EASEMENT  
AREA = 180 SQ. METERS (0.044 ACRES) MORE OR LESS

30ad\_11800.dgn 02-FEB-1999 PAGE 1 OF 1 Drawn\_By ADJ



# MEMORANDUM

**TO:** City Council

**FROM:** Planning Department

**DATE:** July 6, 1999

**RE:** Request for Dedication of Right-of-Way on Scholls-Sherwood Road

## **BACKGROUND:**

As part of the Washington County roadway improvement project for Beef-Bend/Elsner/Scholls Sherwood, Washington County is realigning the center of Scholls-Sherwood Road in the vicinity of Seely Lane. The County is requesting dedication of a strip of land adjacent to the south side of the existing Scholls-Sherwood right-of-way for roadway use and slope easement. The dedication affects two tax lots (Tax Lot 1800 and 1900 of Map 2S130AD) which are owned by the City of Sherwood. The County is requesting a donation of the strip of land from the City.

If the City Council is of the opinion that the dedication of the subject strips of land is in the public interest for improvement of Scholls-Sherwood Road, that the public will be benefitted thereby and the City park property will not be adversely affected, the strip can be conveyed and transferred to the County. The dedication may affect the park property which also contains a water detention facility. Prior to the dedication, the City Engineering Department will review the dedication to ensure that there are no conflicts. The dedication does not require a public hearing, however, if the Council chooses, a notice and opportunity for public input can be provided. The City has worked with Washington County regarding the proposed street profile of Scholl-Sherwood Road. The County has worked to provide wide sidewalks as well as landscape strips on both sides of Scholls-Sherwood Road to match the City's street standards. Additionally, a center landscaped island is being provided where feasible. Staff feels that the County has worked with the City in a cooperative effort to provide improvements along Scholls-Sherwood Road and that the dedication is justified.

## **RECOMMENDATION:**

Staff recommends that the City Council authorize the City Manager to proceed with the dedication of the subject strips of land along Scholls-Sherwood Road to Washington County as a donation.

Post-it® Fax Note	7671	Date	6-22	# of pages	11
To	Craig Turner	From	Mary Henderson		
Co./Dept.	City Sherwood	Co.	WA. CO.		
Phone #	625-5522	Phone #	844-8319		
Fax #	625-5524	Fax #	844-8321		

ON COUNTY  
Use & Transportation  
AY SECTION

File #:  
Name:  
Section:  
Roadway:  
Project:

### DONATION AGREEMENT

When a public improvement project requires any government agency or its contractor to acquire or enter upon private property, the owners of that property are entitled to compensation under the Federal Uniform Relocation and Acquisition Act, PL 91-646, and Oregon Revised Statutes, 281.060, as amended.

The above Federal and State laws also allow property owners to donate necessary property rights if they wish. To accomplish a donation, you only need to acknowledge that the agency has informed you of the right to compensation and that you wish to donate.

If you elect to donate the property rights as described in the attached Donation Deed and shown on Exhibit "A", subject to the above information, please date and sign this Donation Agreement in the space below.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

(name of person or corporation)

By: \_\_\_\_\_

Title: \_\_\_\_\_

(address of person or corporation)

Site: (address of donated land)

After recording, please return to:

Washington County  
UT, Right-of-Way Section  
55 N. First Avenue, Suite 350 ~ Mail Stop #1.8  
Hillsboro, OR 97124

Consideration in terms of dollars is \$ 0.

## DEDICATION DEED

**CITY OF SHERWOOD**, a municipal subdivision of the State of Oregon, Grantor, grants to Washington County, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

### PARCEL I - DEDICATION OF RIGHT-OF-WAY

Including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities;

### PARCEL II - SLOPE EASEMENT

Including the right to construct and maintain slopes necessitated by the construction, operation, and maintenance of the public road, all public facilities, and improvements in the adjacent right-of-way. Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor by reasons of any change of grade of the roadway abutting on said property.

### AND DRAINAGE EASEMENT

Including the right to construct, operate, and maintain facilities for storm and surface drainage purposes over, under, and across said property, together with the right to enter upon said easement area for the purpose of planting, digging, cleaning, and to perform other activities that enhance and preserve the drainage function of the easement area.

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantor hereby covenants to and with Grantee that it is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

IN WITNESS WHEREOF, the above named Grantor, by and through its \_\_\_\_\_ has caused this instrument to be duly signed.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

CITY OF SHERWOOD, a municipal subdivision of the State of Oregon

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OREGON )  
 ) ss.  
County of Washington )

This forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by \_\_\_\_\_ of City of Sherwood, a municipal subdivision of the State of Oregon.

\_\_\_\_\_  
Notary Public

Accepted on behalf of Washington County, Oregon.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Approved As To Form:

Loretta S. Skurdahl  
St. Assistant County Counsel

Date: 29 October 1998

**EXHIBIT A**

Beef Bend, Elsner, Scholls-Sherwood Roads  
October 30, 1998  
Parcel I and II

County Project No. 2265  
File No. 88  
Map and Tax Lot No. 2S130AD-11900

**PARCEL I (DEDICATION)**

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 97039255, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 13.716 meters wide, lying parallel with and southerly to the following described centerline of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, which centerline is described as follows:

Beginning at a point of tangency known as Station "L" 6+683.343PT (meters) of said re-aligned Beef Bend Road; from whence a 5/8" iron rod inside a 3/4" iron pipe, bears North 89°35'28" West, 167.662 meters, as said pipe is shown on Survey Number 12,192 as Station 40+47.9PT (feet); thence, South 88°54'16" East, 168.563 meters to a point of curvature at Station "L" 6+851.905; thence, along a 1070.000 meter radius curve to the right, through a central angle of 01°52'36", an arc distance of 35.048 meters, subtended by a chord of South 87°57'57" East, 35.046 meters to a point of tangency at Station "L" 6+886.953; thence, South 87°01'39" East, 29.547 meters to a point of curvature at Station "L" 6+916.500; thence, along a 1070.000 meter radius curve to the left, through a central angle of 01°51'45", an arc distance of 34.784 meters, subtended by a chord of South 87°57'32" East, 34.783 meters to a point of tangency at Station "L" 6+951.284, said point of tangency being on the centerline of SW Scholls-Sherwood Road, (County Road 2912), as shown on Survey Number 25,278; thence along said centerline, South 88°53'25" East, 123.708 meters to a 5/8" iron rod with yellow plastic cap stamped "DEA, INC." as shown on Survey Number 25,278 as Station 10+07.65 (feet), which equals Station "L" 7+074.992; thence, continuing along said centerline, South 88°53'25" East, 164.734 meters to the centerline intersection of SW Borchers Drive and SW Scholl-Sherwood Road (County Road 2912), being marked by a brass screw with a washer stamped "DEA, Inc.", as shown on Survey Number 25,278 as Station 15+48.14 (feet), which equals Station "L" 7+239.726, the point of termination of this description; from whence the east one-quarter corner of said Section 30 bears South 01°29'35" West, 399.235 meters, as said corner is shown on Survey Number 25,278.

Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324).

This legal description along with the basis of bearing thereof, is established from a record of survey recorded under Survey Number 24,494, Washington County Survey Records. The bearings and distances shown herein are Local Datum Plane (ground), based on the North American Datum of 1983(86), Oregon North Zone. Multiply all distances and radii by

**EXHIBIT A**

0.99989117 to obtain grid level distances. The conversion from meters to feet is based on 0.3048m per foot.

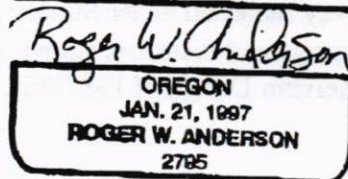
The area of land to which the Parcel I description applies contains 295 square meters (0.073 acres) more or less.

**PARCEL II (PERMANENT SLOPE & DRAINAGE EASEMENT)**

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 97039255, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 17.0 meters wide, lying parallel with and southerly to the described centerline of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, which centerline is described in Parcel I.

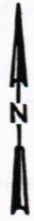
Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324) and that described above as Parcel I.

The area of land to which the Parcel II description applies contains 221 square meters (0.054 acres) more or less.

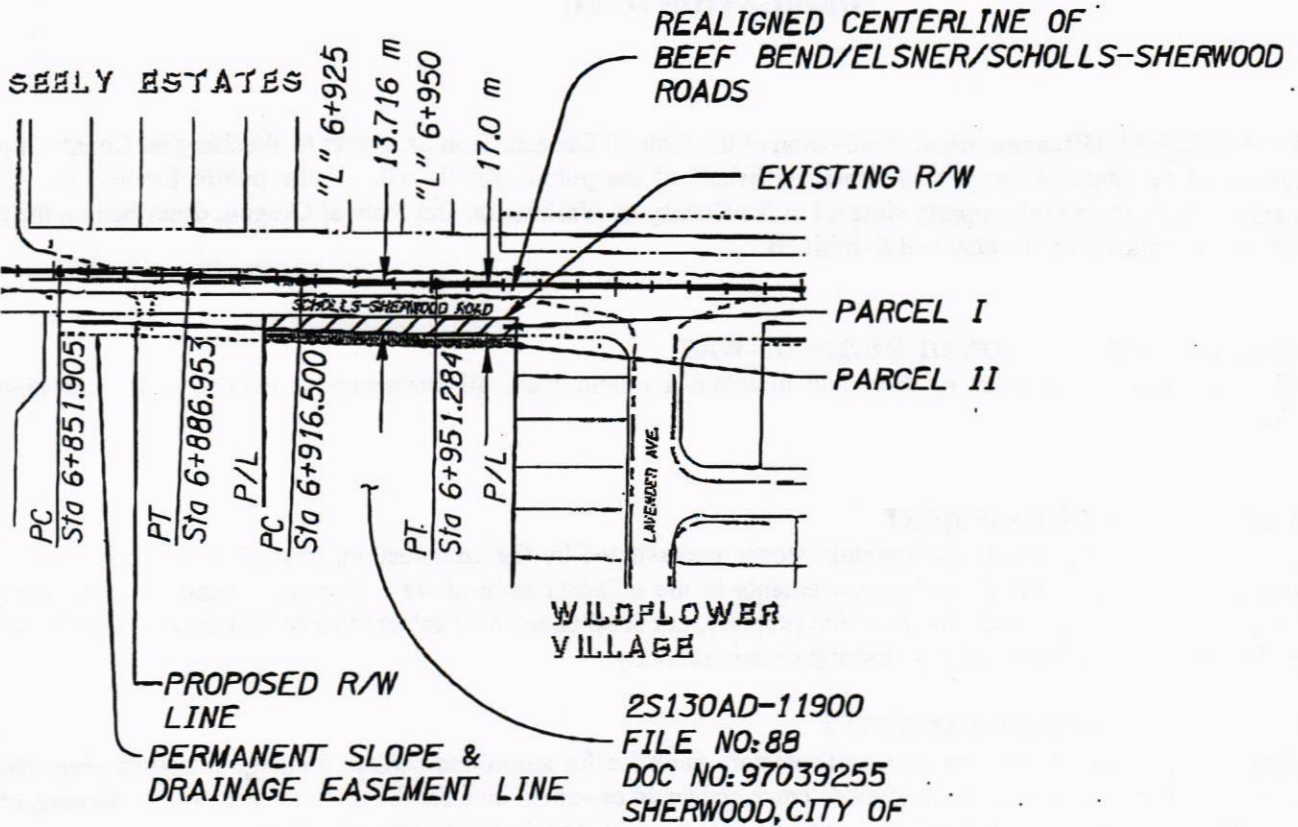


EXPIRES: 12/31/99

# EXHIBIT B



1:2000



Drawn By ADJ

PAGE 1 OF .

30-OCT-1998

0ad\_11900.dgn

## LEGEND



PARCEL I - DEDICATION

AREA = 295 SQ. METERS (0.073 ACRES) MORE OR LESS



PARCEL II - PERMANENT SLOPE & DRAINAGE EASEMENT

AREA = 221 SQ. METERS (0.054 ACRES) MORE OR LESS



**After recording, please return to:**

Washington County  
LUT, Right-of-Way Section  
155 N. First Avenue, Suite 350 ~ Mail Stop #18  
Hillsboro, OR 97124

Consideration in terms of dollars is \$ 0.

## **DEDICATION DEED**

**CITY OF SHERWOOD**, a municipal subdivision of the State of Oregon, Grantor, grants to Washington County, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

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Including the right to construct and maintain slopes necessitated by the construction, operation, and maintenance of the public road, all public facilities, and improvements in the adjacent right-of-way. Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor by reasons of any change of grade of the roadway abutting on said property.

### **AND DRAINAGE EASEMENT**

Including the right to construct, operate, and maintain facilities for storm and surface drainage purposes over, under, and across said property, together with the right to enter upon said easement area for the purpose of planting, digging, cleaning, and to perform other activities that enhance and preserve the drainage function of the easement area.

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Grantor hereby covenants to and with Grantee that it is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

IN WITNESS WHEREOF, the above named Grantor, by and through its \_\_\_\_\_ has caused this instrument to be duly signed.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

CITY OF SHERWOOD, a municipal subdivision of the State of Oregon

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OREGON )  
                                  ) ss.  
County of Washington )

This forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by \_\_\_\_\_ of City of Sherwood, a municipal subdivision of the State of Oregon.

\_\_\_\_\_  
Notary Public

Accepted on behalf of Washington County, Oregon.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Approved As To Form:

Loretta S. Skurdahl  
Sr. Assistant County Counsel

Date: 29 October 1998

**EXHIBIT A**

Beef Bend, Elsner, Scholls-Sherwood Roads  
Revised February 2, 1999  
Parcel I and II

County Project No. 2265  
File No. 45  
Map and Tax Lot No. 2S130AD-11800

**PARCEL I (DEDICATION)**

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 98057473, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 13.716 meters wide, lying at right angles between Station "L" 6+851.905, of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, and the easterly property line of said parcel, and lying southerly of and parallel with said centerline, which centerline is described as follows:

Beginning at a point of tangency known as Station "L" 6+683.343PT (meters) of said re-aligned Beef Bend Road; from whence a 5/8" iron rod inside a 3/4" iron pipe, bears North 89°35'28" West, 167.662 meters, as said pipe is shown on Survey Number 12,192 as Station 40+47.9PT (feet); thence, South 88°54'16" East, 168.563 meters to a point of curvature at Station "L" 6+851.905; thence, along a 1070.000 meter radius curve to the right, through a central angle of 01°52'36", an arc distance of 35.048 meters, subtended by a chord of South 87°57'57" East, 35.046 meters to a point of tangency at Station "L" 6+886.953; thence, South 87°01'39" East, 29.547 meters to a point of curvature at Station "L" 6+916.500; thence, along a 1070.000 meter radius curve to the left, through a central angle of 01°51'45", an arc distance of 34.784 meters, subtended by a chord of South 87°57'32" East, 34.783 meters to a point of tangency at Station "L" 6+951.284, said point of tangency being on the centerline of SW Scholls-Sherwood Road, (County Road 2912), as shown on Survey Number 25,278; thence along said centerline, South 88°53'25" East, 123.708 meters to a 5/8" iron rod with yellow plastic cap stamped "DEA, INC." as shown on Survey Number 25,278 as Station 10+07.65 (feet), which equals Station "L" 7+074.992; thence, continuing along said centerline, South 88°53'25" East, 164.734 meters to the centerline intersection of SW Borchers Drive and SW Scholl-Sherwood Road (County Road 2912), being marked by a brass screw with a washer stamped "DEA, Inc.", as shown on Survey Number 25,278 as Station 15+48.14 (feet), which equals Station "L" 7+239.726, the point of termination of this description; from whence the east one-quarter corner of said Section 30 bears South 01°29'35" West, 399.235 meters, as said corner is shown on Survey Number 25,278.

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**EXHIBIT A**

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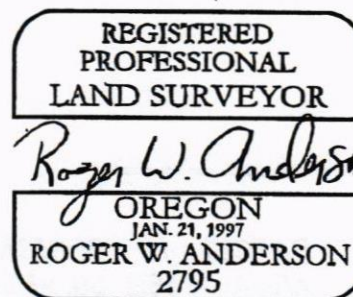
The area of land to which the Parcel I description applies contains 162 square meters (0.040 acres) more or less.

**PARCEL II (PERMANENT SLOPE & DRAINAGE EASEMENT)**

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 98057473, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 17.0 meters wide, lying at right angles between Station "L" 6+851.905, of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, and the easterly property line of said parcel, and lying southerly of and parallel with said centerline, which centerline is described in Parcel I.

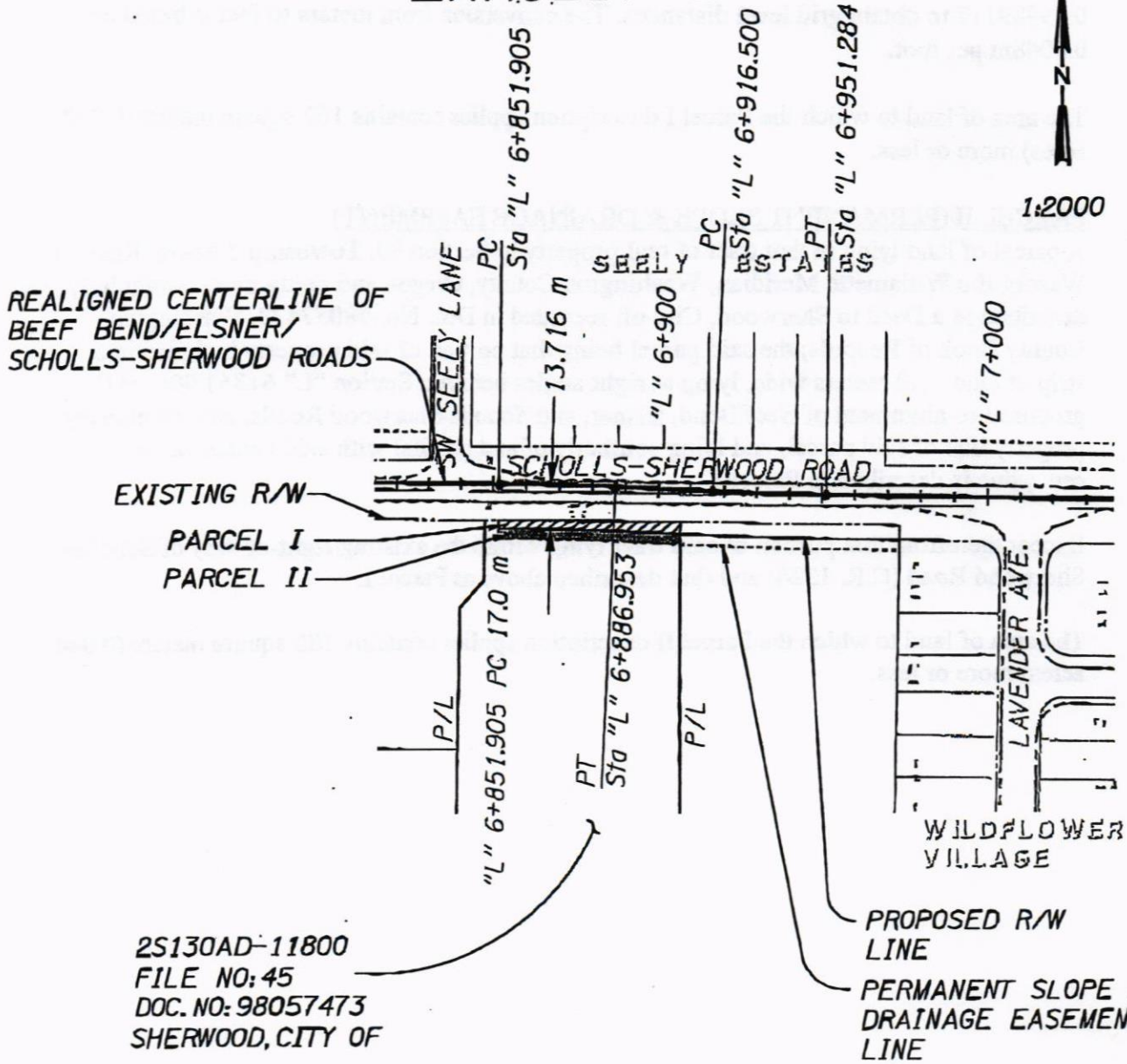
Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324) and that described above as Parcel I.

The area of land to which the Parcel II description applies contains 180 square meters (0.044 acres) more or less.



EXPIRES: 12/31/99

# EXHIBIT B



## LEGEND



PARCEL I - DEDICATION  
AREA = 162 SQ. METERS (0.040) MORE OR LESS



PARCEL II - PERMANENT SLOPE & DRAINAGE EASEMENT  
AREA = 180 SQ. METERS (0.044 ACRES) MORE OR LESS

30ad\_11800.dgn 02-FEB-1999 PAGE 1 OF 1 Drawn\_By ADJ



**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
www.co.washington.or.us

**CASEFILE NO.:** 99-350-E

**APPLICANT:**

Washington County Dept. Of Land Use & Transp.  
CPM Division - Jerry Parmenter/Alex Sander  
1400 SW Walnut St, Ms #18  
Hillsboro, OR 97123

**TYPE II PUBLIC NOTICE**

**CPO:** 4B, 5, 10

**RURAL/NATURAL RESOURCE PLAN ELEMENT  
SHERWOOD COMMUNITY PLAN**

**EXISTING LAND USE DISTRICTS:**

- AF5 District (Agriculture and Forest 5 ac. min.)
- AF10 District (Agriculture and Forest 10 ac. min.)
- AF20 District (Agriculture Forestry)
- EFU District (Exclusive Farm Use)
- R-9 District (Residential 7-9 units/acre)
- R-6 District (Residential 6 units/acre)
- R-15 District (Residential 12-15 units/acre)
- Inst District (Institutional)
- Dist A (Quarry)
- Dist B (Mineral Aggregate Overlay District)

**OWNER:**

Many, Refer To Casefile  
Project To Be Within The Public Right-Of-Way

**PROPERTY DESCRIPTION:**

**LOCATION:** From the intersection of SW Scholls Ferry Road and Beef Bend Road in a southerly direction to SW Elsner Road, then in a southwesterly direction to SW Tualatin-Sherwood Road and then an easterly direction to SW Pacific Highway 99.

**ASSESSOR MAPS:**

2S1 06, 2S1 07, 2S1 17, 2S1 18, 2S1 19, 2S1 29B, 2S1 30A, 2S1 30AC, 2S1 30, 2S1 30BA (SEE CASEFILE FOR SPECIFIC TAX LOT NUMBERS)

**PROPOSED DEVELOPMENT ACTION:** Extension Of Approval Of Casefile 97-251-D(CI)/FP/ DHA (The Beef Bend-Elsner-Scholls Sherwood Road Improvement Project).

**COMMENT**

**PERIOD:** 9/7/99 to 9/21/99  
mailed date closing date (5:00 p.m.)

The applicant is seeking Administrative Approval of the above-stated Proposed Development Action.

This is an opportunity for interested persons to submit written comments about this Proposed Development Action before the Director makes a decision on the request. In reviewing this request, the Director will consider all written comments actually received by the Department within 14 calendar days from the date this Notice is mailed.

The Notice of Decision for this Proposed Development Action and Appeal Information will be mailed to those persons entitled to receive a Notice of Decision pursuant to ORS Ch. 215.416(11). (Individuals who receive a copy of this Public Notice and other persons who submit written comments to the Department will receive a Notice of Decision.)

The decision of the Director may be appealed by those persons entitled to appeal the decision pursuant to ORS Ch. 215.416(11). (Individuals who receive a Notice of Decision are entitled to appeal the decision.)

The complete application, applicable standards and other information are available for review at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.

**FOR FURTHER INFORMATION, CONTACT**

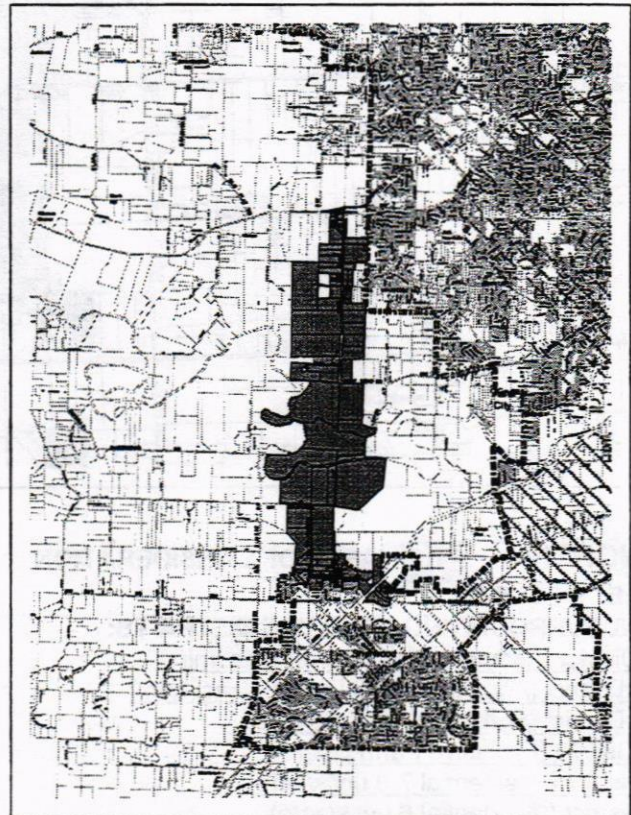
**Phil Healy, Senior Planner**

**AT THE DEPARTMENT OF LAND USE AND TRANSPORTATION. PHONE: (503) 846-3842**

**AREA MAP**

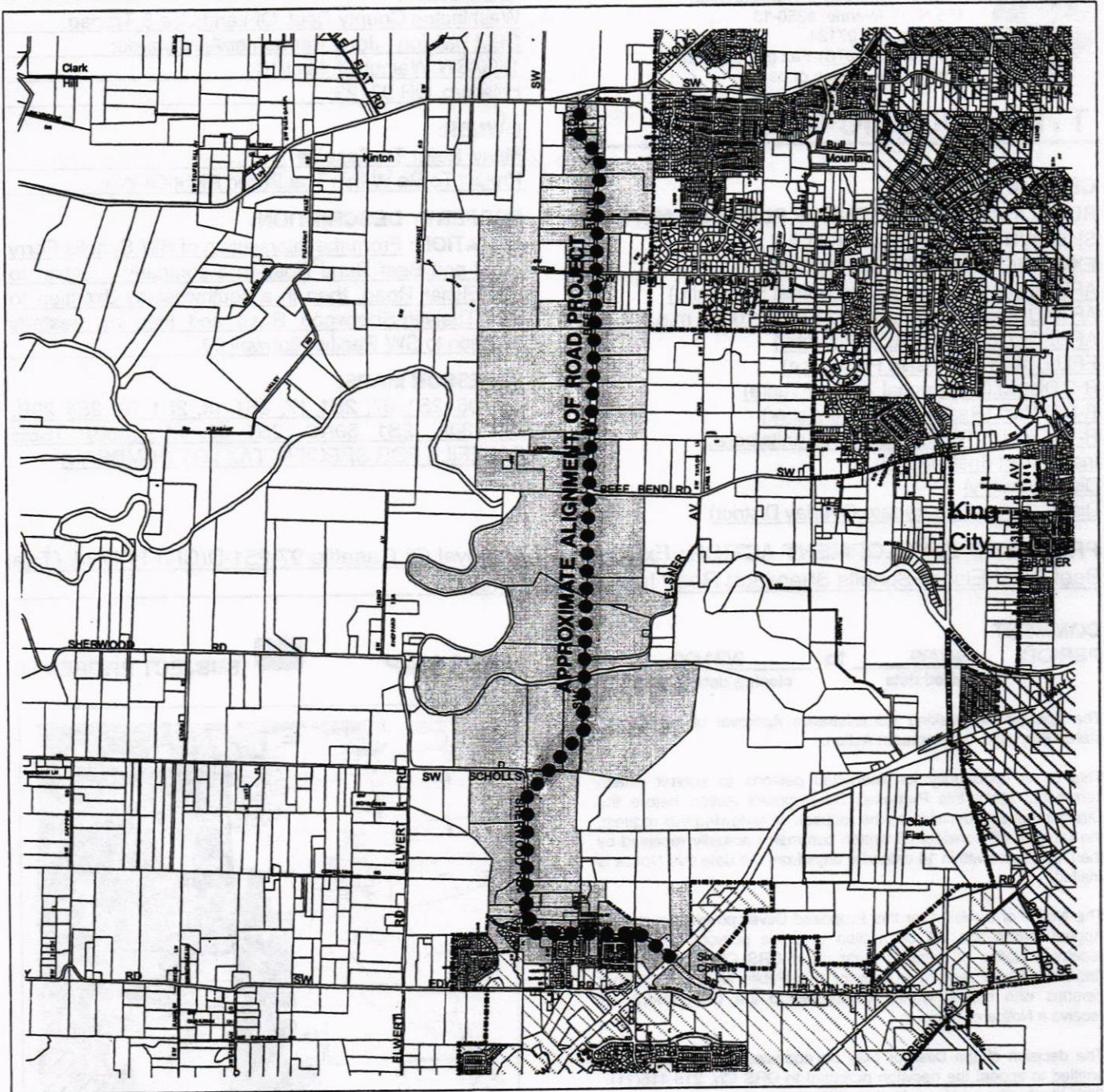


**SUBJECT PROPERTY**



**Notice to Mortgagee, Lien Holder, Vendor or Seller:** ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

TAX MAP/LOT NO. 2S1 06, 2S1 07, 2S1 17, 2S1 18, 2S1 19, 2S1 29B, 2S1 30A, 2S1 30AC, 2S1 30, 2S1 30BA  
 (SEE CASEFILE FOR SPECIFIC TAX LOT NUMBERS) CASE FILE NO. 99-350-E



↑ NORTH      ■ AREA OF CONSIDERATION

SCALE: 1" TO 3500'

**SITE & SURROUNDING LAND USE DISTRICTS:**

AF5 District (Agriculture and Forest 5 ac. min.)

AF10 District (Agriculture and Forest 10 ac. min.)

AF20 District (Agriculture Forestry)

EFU District (Exclusive Farm Use)

R-9 District (Residential 7-9 units/acre)

R-6 District (Residential 6 units/acre)

R-15 District (Residential 12-15 units/acre)

Inst District (Institutional)

Dist A (Quarry)

Dist B (Mineral Aggregate Overlay District)

**REVIEW STANDARDS FROM CURRENT OR APPLICABLE ORDINANCE OR PLAN**

- A. WASHINGTON COUNTY COMPREHENSIVE PLAN
- B. RURAL/NATURAL RESOURCE ELEMENT  
SHERWOOD COMMUNITY PLAN
- C. TRANSPORTATION PLAN
- D. WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE:  
 ARTICLE I, INTRODUCTION & GENERAL PROVISIONS  
 ARTICLE II, PROCEDURES  
 ARTICLE III, LAND USE DISTRICTS  
 ARTICLE IV, DEVELOPMENT STANDARDS  
 ARTICLE V, PUBLIC FACILITIES AND SERVICES  
 ARTICLE VI, LAND DIV. & LOT LINE ADJUSTMENTS  
 ARTICLE VII, PUBLIC TRANSPORTATION FACILITIES
- E. R & O 86-95 TRAFFIC SAFETY IMPROVEMENTS
- F. ORD. NO. 318 UNIFORM ROAD IMPROVEMENT STANDARDS
- G. ORD. NO. 379 TRAFFIC IMPACT FEE

2B-12 Wick Drains ARE AN ISSUE

SAND AND GRAVEL WILL BE LOOKED AT.

STABILITY TRENCHES ON BOTH SIDES BEFORE GPO GRID.

SOIL FUNDAMENTAL HOW WILL IT BE PAID.

SLOPE TO BE 1 TO 1 HOW WILL TRENCH SPIES BE HANDLED 9 WEEKS' WID.

CONTRACT WILL BUILD HAUL ROAD

Pile Drivings NEED TO HAVE ACCURATE ACCOUNT OF CORE DRILL TESTING SITES.

ROW Access Fish + Wild Life EASEMENT.

FISHER FARMS. 2 SEPARATE EASEMENTS.

Point of Entry. DO THE EASEMENT AT 10'

WETSEL 2 IRRIGATION CROSSINGS ARE THEY PERMITTED.

BASED ON 2 IN FT REPLACEMENT

CAIRNS WALL 7 CHOICES WHAT ARE WE DOING.

DOT STANDARDS FOR DRIVEWAYS.

GAS CO WILL BE DOING WORK ON HIGH PRESSURE LINES.

830 COMMON STEEL PIPES FOR SKETCHES 25' CLOSER 30'

USE APPROX 5' SECTIONS

CEMENT ONLY USED AS A DRYING METHOD

Sub grade Drains

How is SURCHARGE MAXIMUM

How is FUTURE





City of  
**Sherwood**  
Oregon  
Engineering Dept.

**Date** August 5, 1999

**Number of pages including cover sheet**  
3

**TO:** Bonnie Scheeland, P.E.  
CH2M HILL

**Phone** 235-5000

**Fax Phone** 736-2037

**FROM:** Bill Carley  
Construction Supervisor  
City of Sherwood  
20 NW Washington St.  
Sherwood, OR. 97140

**Phone** 503-625-4208

**Fax Phone** 503-625-0679

**CC:**

**REMARKS:**  Urgent  For your review  Reply ASAP  Please Comment

Bonnie

Here is the info from the Wildflower I subdivision. I will try and complete a review of the Scholls-Sherwood section of your project ASAP. Please let me know if you need anything else or any questions answered. The Project Engineer is Jim Weddle and Associates, Inc. 1750 SW Skyline Blvd. Portland, Oregon. 97221 503-292-8083 They may be able to send you a disk. Of this project.



CLEAN & GRADE EXIST. DITCH TO DRAIN (MIN. 250 L.F.) SEE DITCH DETAIL SH. 9



SCALE: 1" = 40'



**TRACT "A"**  
 DEDICATED TO CITY FOR  
 DETENTION POND  
 SEE GRADING PLANS  
 SHEET NOS. 9 & 10  
 FOR DETAILS

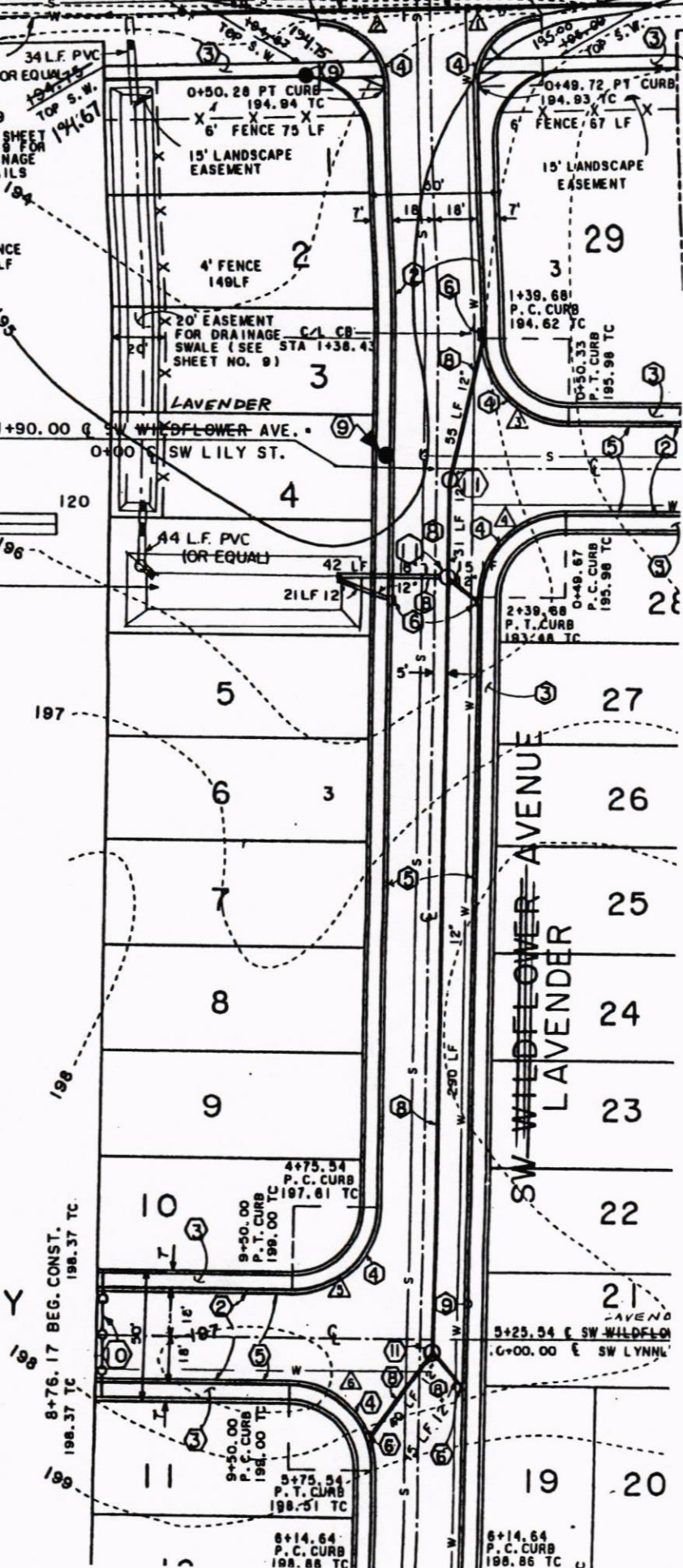
**LEGEND:**

- S- SANITARY SEWER
- E- ELEC. LINE
- W- WATER LINE
- GV GATE VALVE
- WM WATER METER
- CB CATCH BASIN
- PP POWER POLE
- TP TELE. POLE
- FH FIRE HYDRANT
- T TELEPHONE
- CL CENTER LINE
- LF LINEAL FEET
- SW SIDEWALK
- TC TOP CURB
- EP EDGE PAVEMENT

CONTOUR INTERVAL - 1'

SW LYNNLY WAY

SW WILDFLOWER AVENUE  
 LAVENDER



193 SW SCHOLLS-SHERWOOD ROAD 193 ROAD 194

CONST. CONSTRUCTION ENTRANCE  
PER DETAIL SHEET 11.

DITCH  
SEE DETAIL RIGHT

15' WIDE  
LANDSCAPE  
EASEMENT

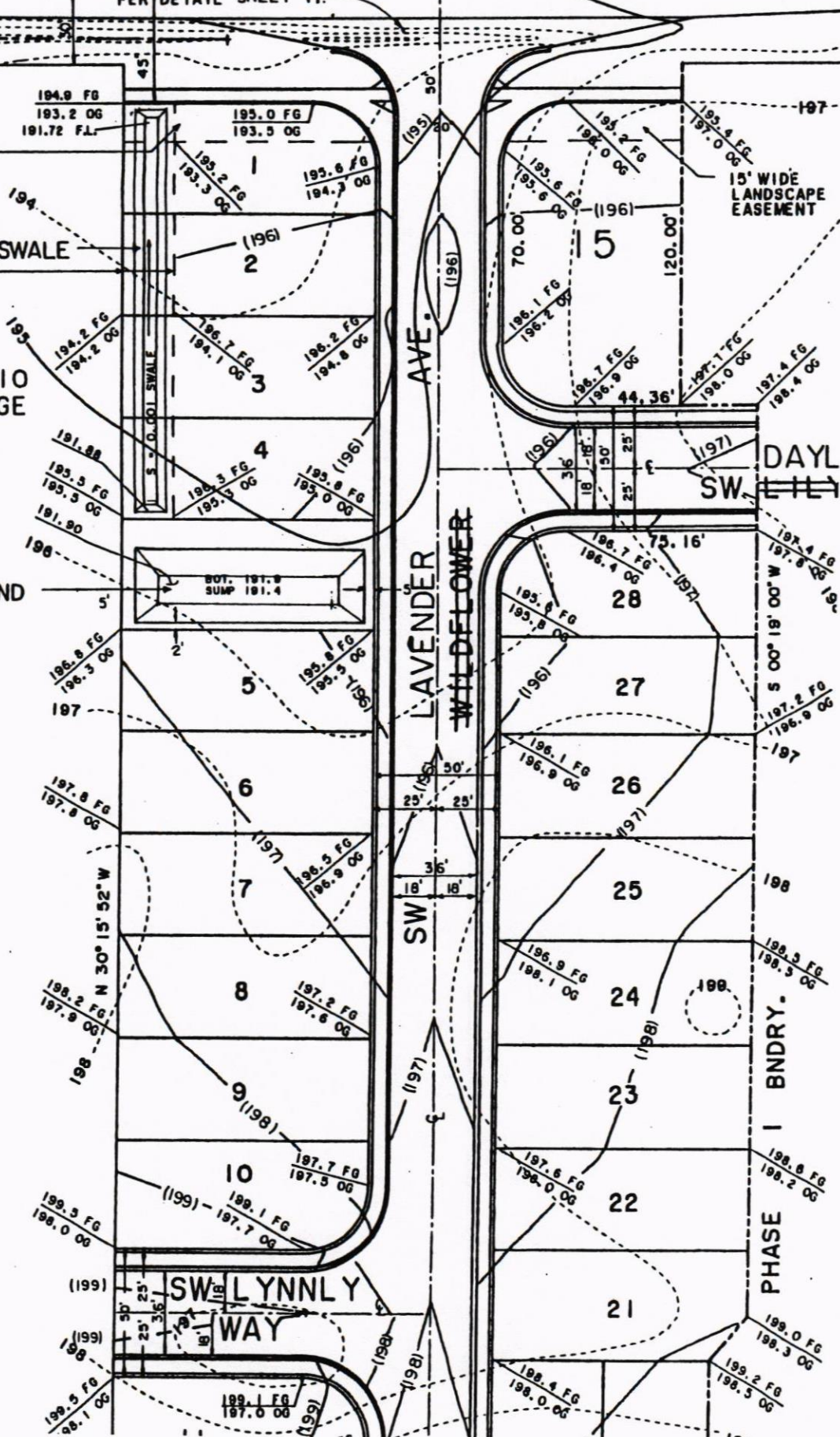
DRAINAGE &  
TREATMENT SWALE  
20' WIDE  
STORM DRAIN  
EASEMENT

SEE SHEET 10  
FOR DRAINAGE  
DETAILS

TRACT  
"A"  
DETENTION POND

LEGEND:

- S- • SANITARY SEWER
  - E- • ELEC. LINE
  - W- • WATER LINE
  - GV • GATE VALVE
  - WM • WATER METER
  - CB • CATCH BASIN
  - PP • POWER POLE
  - TP • TELE. POLE
  - FH • FIRE HYDRANT
  - T • TELEPHONE
  - CL • CENTER LINE
  - FG • FINISH GRADE
  - OG • ORIGINAL GROUND
  - F.L. • FLOW LINE
  - (200)- • FINISH GRADE CONTOURS
- CONTOUR INTERVAL • 1'



**CH2MHILL** TRANSMITTAL

RECEIVED  
AUG - 2 1999  
BY:

To: City of Sherwood  
20 NW Washington Street  
Sherwood, OR 97140

From: Bonnie Scheeland  
CH2M HILL  
825 NE Multnomah, Suite 1300  
Portland, OR 97232

Attn: Robert Meyer

Date: July 30, 1999

Re: BBESS Urban Section

**We Are Sending You:**

Attached	Under separate cover via	
Shop Drawings	Documents	Tracings
Prints	Specifications	Catalogs
Copy of letter	Other:	

Quantity	Description
1 map	Design features: Chicken Creek to Borchers
1 map	Landscaping Plan: Chicken Creek to Borchers
1 copy	Cost Analysis supporting closure of Scholls-Sherwood for construction

If material received is not as listed, please notify us at once

Remarks:

Copy To: Randy Lapo; File

**Table 1**  
**VE Proposal Summary**  
*Beef Bend, Elsner, Scholls-Sherwood Road Project*  
 Value Engineering Study

	Greatest Saving Potential (X)	Recommended by VE Team (Y)	Proposal Description	Potential Initial Cost Saving
			<b>VE COST SAVING PROPOSALS THAT MODIFY THE BASE DESIGN WITH MINIMAL IMPACT TO NECESSARY FUNCTIONS</b>	
			<i>Roadway Proposals</i>	
R-1	X		Reduce shoulder paving thickness along the 8 ft. wide paved shoulders from Station 1+550 (Bull Mtn. Rd.) to Station 6+150 (Sherwood City limits).	\$190,000
R-2	X	Y	Compact subgrade to a higher density (92% or 95% of Modified Proctor) to increase resilient modulus and thereby decrease the structural pavement section thickness.	\$1,100,000
R-3	X	Y	Shallower sideslopes west of Beef Bend Road (Sta 1+500) at Bull Mtn. Road (to north) to improve safety, utilize onsite material, and improve adjacent property.	\$5,000
			<i>Construction Staging and Traffic Control</i>	
T-1			The current design contemplates utilizing no road closures on the project, meaning that traffic control during construction will be very difficult. The VE proposal considers two road closure options as follows.	
	X	Y	a) Option A: Close Beef Bend Road from Bull Mtn. Road (Sta 1+550) to Beef Bend Road (Sta 3+145), and detour traffic via Bull Mtn. Road to Highway 99W to Beef Bend Road.	\$415,000
	X	Y	b) Option B: Close Beef Bend (Scholls-Sherwood Road) at Cedar Creek, and detour traffic via Bouchers Drive to Edy to Elwert to Scholls-Sherwood Road.	\$360,000
	X	Y	c) Earthwork savings common to both Options A and B.	\$1,120,000
			<i>Structural Proposals</i>	
S-1	X	Y	Use deck bulb tees on the Cedar Creek (Chicken Creek) bridge instead of the BT1525 style of precast beams with the 200 mm cast-in-place deck.	\$30,000
S-2	X	Y	The current design calls for a bridge at the Amsted fill (Sta 4+000). The VE proposal suggests filling the area with earth and using a box culvert for flood flows, and eliminating the bridge. Auto access under Beef Bend Road would be accommodated per the VE proposal, and access can be obtained across the surface of Beef Bend road.	\$370,000
S-3	X		Shift retaining wall at Sta 6+250 closer to the sidewalk. This wall is adjacent to a home in Sherwood.	\$20,000



# VALUE ENGINEERING PROPOSAL NO. T-T

## PROPOSAL PHASE

ALTERNATIVE DESCRIPTION	ESTIMATE POTENTIAL SAVING		REMARKS
	INITIAL	FUTURE*	
THE CURRENT DESIGN IS ESTIMATED UTILIZING NO CLOSURES ON THE PROJECT. THE VE PROPOSAL LOOKED AT TWO CLOSURE OPTIONS:			
OPTION "A" CLOSE BEEF BEND ROAD FROM BULL MOUNTAIN ROAD (STA. 1+550) TO BEEF BEND RD. (STA. 3+145), AND DETOUR TRAFFIC VIA BULL MTN. RD. TO 99W TO BEEF BEND RD.	\$415,000		
OPTION "B" CLOSE BEEF BEND (SCHOLLS-SHERWOOD RD.) AT THE CROAK CREEK AND DETOUR TRAFFIC VIA BOUCHERS I. TO RDY TO ELWERT TO SCHOLLS-SHERWOOD RD.	\$360,000		
EARTHWORK SAVINGS COMMON TO BOTH OPTIONS "A" AND "B"	\$1,120,000		

DEVELOPERS INITIALS TFT

NET LIFE CYCLE\*

\*Present Worth Basis



# IDEA COMPARISON

## ANALYSIS PHASE

Select the most feasible alternatives to the original design. List both the advantages and disadvantages of each alternative to determine where additional work must be done.

T-1

BASIC FUNCTION LINK DESTINATIONS  
 IDEA CLOSE ROAD AT CEDAR CR / DETOUR TRAFFIC AT BOURCHERS DR TO SCHOLLS SHERWOOD Rd.

RATING \_\_\_\_\_

RANK \_\_\_\_\_

OPTION 'B'

### ADVANTAGES

### DISADVANTAGES

- REDUCE INITIAL COST
- MINIMIZES BRIDGE CONSTRUCTION TIME
- SIMPLIFIES BRIDGE STAGING CONSTRUCTION
- ADDED SAFETY FOR PUBLIC AND CONTRACTOR TIME & EXPOSURE
- MEETS FISH PASSAGE DATE REQUIREMENTS STATE & FEDERAL AGENCIES
- MINIMIZES TIME OF INCONVENIENCE TO PUBLIC BY SHORTENING CONSTRUCTION TIME

- IMPACTS TO LOCAL RESIDENTS ON DETOUR ROUTE.
- HIGH WEAR ON DETOUR ROUTE - INCREASED MAINTENANCE.
- DETOUR TIME IS INCONVENIENCE TO PUBLIC.

CALCULATIONS:

CURRENT DESIGN

STAGED CONSTRUCTION OVER AN APPROXIMATE LENGTH OF 360 METERS FROM STA. 6+020 TO STA. 6+380. (REFERENCE SHEETS 24, 25, & 26 - 10/98 PLAN)

STA. 6+020 TO 6+080	1.5 METER SLIVER <sup>*</sup> WIDENING AND CONCRETE BARRIER.
STA. 6+080 TO 6+155	1.5 METER SLIVER WIDENING, CONCRETE BARRIER, AND SHORT PILE.
STA. 6+180 TO 6+280	1.5 METER SLIVER WIDENING, CONCRETE BARRIER, AND SHORT PILE.
STA. 6+280 TO 6+380	1.5 METER SLIVER WIDENING, AND CONCRETE BARRIER.

TEMP. AC WIDENING

- 1.5 METER @ \$24.12 PER METER X 335 METERS = \$8080
- CONCRETE BARRIER @ \$100 PER METER X 335 METERS = \$33500
- MOVE CONC. BARRIER @ 20 PER METER X 335 = 6700
- SHORT PILE @ \$200 PER METER<sup>2</sup> X 175 METERS = \$175000
- 4 @ 5 M DEEP

SUBTOTAL \$223,280

MARKUP, 62% \$138,430

TOTAL CURRENT DESIGN \$361,710

ROUNDED \$360,000

\* NOTE: ASSUMED 20MM AGGREGATE AND 75MM A/C.





SUBJECT CLOSE ROAD @ CEDAR CREEK &  
DATOUR

BY TOM TURNER DATE 9/30/98

SHEET 2 OF 2

PROJECT NO. \_\_\_\_\_

T-1

VE PROPOSAL

OUTOUR TRAFFIK AT BOVENERS DRIVE TO EDY RD. TO  
ELWAT TO SCHOLLS - SHARWOOD.

ASSUMPTION:

FOR BOTH THE CURRENT DESIGN AS WELL AS  
THE VE PROPOSAL THE "NORMAL" TP&D  
ESTIMATE IS ASSUMED TO COVER THE COST  
FOR CONSTRUCTION SIGNING & TRAFFIC CONTROL  
UNDER THE "CURRENT DESIGN" AND CLOSURE  
SIGNING & TRAFFIC CONTROL UNDER THE  
VE PROPOSAL.

POTENTIAL SAVINGS IS ∴ \$360,000



**CH2MHILL**  
**MEMORANDUM**

SUBJECT BBESS - VE T-1  
CLOSE ROAD @ CEDAR CR & DETOUR  
BY \_\_\_\_\_ DATE 9/30/98  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_ PROJECT NUMBER \_\_\_\_\_

OPTION 'B'

DISCUSSION

CURRENT DESIGN AND ESTIMATE DOES NOT ASSUME OR INCLUDE COST FOR BUILDING BRIDGE UNDER TWO-WAY TRAFFIC. STANDARD METHOD WOULD REQUIRE 8.0M MINIMUM WIDTH FOR TWO WAY TRAFFIC, WIDEN EXISTING FUMT, PLACE CONCRETE BARRIER ALONG WORK ZONE IN FILL AREA & SHEET PILE FILL ABOVE 2M DEPTH TO MINIMIZE ALIGNMENT CHANGE, CONSTRUCT MINIMUM 8m. BRIDGE (STAGE I) WIDTH, MOVE CONCRETE BARRIER TO BRIDGE & SHIFT TRAFFIC TO BRIDGE. THEN DEMO. OLD BRIDGE AND CONST. REMAINING HALF OF BRIDGE (STAGE II).

VE PROPOSAL IS TO DETOUR TRAFFIC AT BOUCHERS DRIVE TO EDY TO ELWERT TO SHOLLS - SHERWOOD TO SAVE COST OF BUILDING BRIDGE UNDER TWO-WAY TRAFFIC.

NEED TO ADJUST THE BASE DESIGN ESTIMATE UPWARD TO REFLECT COST OF BUILDING BRIDGE UNDER TRAFFIC.



# MEMORANDUM

**TO:** City Council

**FROM:** Planning Department

**DATE:** July 6, 1999

**RE:** Request for Dedication of Right-of-Way on Scholls-Sherwood Road

## **BACKGROUND:**

As part of the Washington County roadway improvement project for Beef-Bend/Elsner/Scholls Sherwood, Washington County is realigning the center of Scholls-Sherwood Road in the vicinity of Seely Lane. The County is requesting dedication of a strip of land adjacent to the south side of the existing Scholls-Sherwood right-of-way for roadway use and slope easement. The dedication affects two tax lots (Tax Lot 1800 and 1900 of Map 2S130AD) which are owned by the City of Sherwood. The County is requesting a donation of the strip of land from the City.

If the City Council is of the opinion that the dedication of the subject strips of land is in the public interest for improvement of Scholls-Sherwood Road, that the public will be benefitted thereby and the City park property will not be adversely affected, the strip can be conveyed and transferred to the County. The dedication may affect the park property which also contains a water detention facility. Prior to the dedication, the City Engineering Department will review the dedication to ensure that there are no conflicts. The dedication does not require a public hearing, however, if the Council chooses, a notice and opportunity for public input can be provided. The City has worked with Washington County regarding the proposed street profile of Scholl-Sherwood Road. The County has worked to provide wide sidewalks as well as landscape strips on both sides of Scholls-Sherwood Road to match the City's street standards. Additionally, a center landscaped island is being provided where feasible. Staff feels that the County has worked with the City in a cooperative effort to provide improvements along Scholls-Sherwood Road and that the dedication is justified.

## **RECOMMENDATION:**

Staff recommends that the City Council authorize the City Manager to proceed with the dedication of the subject strips of land along Scholls-Sherwood Road to Washington County as a donation.

Post-it® Fax Note	7671	Date	6-22	# of pages	11
To	Craig Turner	From	Mary Henderson		
Co./Dept.	City Sherwood	Co.	WA. CO.		
Phone #	625-5522	Phone #	844-8319		
Fax #	625-5524	Fax #	844-8321		

ON COUNTY  
 Use & Transportation  
 AY SECTION

File #:  
 Name:  
 Section:  
 Roadway:  
 Project:

**DONATION AGREEMENT**

When a public improvement project requires any government agency or its contractor to acquire or enter upon private property, the owners of that property are entitled to compensation under the Federal Uniform Relocation and Acquisition Act, PL 91-646, and Oregon Revised Statutes, 281.060, as amended.

The above Federal and State laws also allow property owners to donate necessary property rights if they wish. To accomplish a donation, you only need to acknowledge that the agency has informed you of the right to compensation and that you wish to donate.

If you elect to donate the property rights as described in the attached Donation Deed and shown on Exhibit "A", subject to the above information, please date and sign this Donation Agreement in the space below.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

(name of person or corporation)

By: \_\_\_\_\_

Title: \_\_\_\_\_

(address of person or corporation)

Site: (address of donated land)

After recording, please return to:

Washington County  
UT, Right-of-Way Section  
55 N. First Avenue, Suite 350 ~ Mail Stop #1.8  
Hillsboro, OR 97124

Consideration in terms of dollars is \$ 0 .

## DEDICATION DEED

**CITY OF SHERWOOD**, a municipal subdivision of the State of Oregon, Grantor, grants to Washington County, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

### PARCEL I - DEDICATION OF RIGHT-OF-WAY

Including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities;

### PARCEL II - SLOPE EASEMENT

Including the right to construct and maintain slopes necessitated by the construction, operation, and maintenance of the public road, all public facilities, and improvements in the adjacent right-of-way. Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor by reasons of any change of grade of the roadway abutting on said property.

### AND DRAINAGE EASEMENT

Including the right to construct, operate, and maintain facilities for storm and surface drainage purposes over, under, and across said property, together with the right to enter upon said easement area for the purpose of planting, digging, cleaning, and to perform other activities that enhance and preserve the drainage function of the easement area.

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantor hereby covenants to and with Grantee that it is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

IN WITNESS WHEREOF, the above named Grantor, by and through its \_\_\_\_\_ has caused this instrument to be duly signed.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

CITY OF SHERWOOD, a municipal subdivision of the State of Oregon

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OREGON )  
County of Washington ) ss.

This forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by \_\_\_\_\_ of City of Sherwood, a municipal subdivision of the State of Oregon.

\_\_\_\_\_  
Notary Public

Accepted on behalf of Washington County, Oregon.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Approved As To Form:

Loretta S. Skurdahl  
Sr. Assistant County Counsel

Date: 29 October 1998

## EXHIBIT A

Beef Bend, Elsner, Scholls-Sherwood Roads  
October 30, 1998  
Parcel I and II

County Project No. 2265  
File No. 88  
Map and Tax Lot No. 2S130AD-11900

### PARCEL I (DEDICATION)

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 97039255, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 13.716 meters wide, lying parallel with and southerly to the following described centerline of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, which centerline is described as follows:

Beginning at a point of tangency known as Station "L" 6+683.343PT (meters) of said re-aligned Beef Bend Road; from whence a 5/8" iron rod inside a 3/4" iron pipe, bears North 89°35'28" West, 167.662 meters, as said pipe is shown on Survey Number 12,192 as Station 40+47.9PT (feet); thence, South 88°54'16" East, 168.563 meters to a point of curvature at Station "L" 6+851.905; thence, along a 1070.000 meter radius curve to the right, through a central angle of 01°52'36", an arc distance of 35.048 meters, subtended by a chord of South 87°57'57" East, 35.046 meters to a point of tangency at Station "L" 6+886.953; thence, South 87°01'39" East, 29.547 meters to a point of curvature at Station "L" 6+916.500; thence, along a 1070.000 meter radius curve to the left, through a central angle of 01°51'45", an arc distance of 34.784 meters, subtended by a chord of South 87°57'32" East, 34.783 meters to a point of tangency at Station "L" 6+951.284, said point of tangency being on the centerline of SW Scholls-Sherwood Road, (County Road 2912), as shown on Survey Number 25,278; thence along said centerline, South 88°53'25" East, 123.708 meters to a 5/8" iron rod with yellow plastic cap stamped "DEA, INC." as shown on Survey Number 25,278 as Station 10+07.65 (feet), which equals Station "L" 7+074.992; thence, continuing along said centerline, South 88°53'25" East, 164.734 meters to the centerline intersection of SW Borchers Drive and SW Scholl-Sherwood Road (County Road 2912), being marked by a brass screw with a washer stamped "DEA, Inc.", as shown on Survey Number 25,278 as Station 15+48.14 (feet), which equals Station "L" 7+239.726, the point of termination of this description; from whence the east one-quarter corner of said Section 30 bears South 01°29'35" West, 399.235 meters, as said corner is shown on Survey Number 25,278.

Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324).

This legal description along with the basis of bearing thereof, is established from a record of survey recorded under Survey Number 24,494, Washington County Survey Records. The bearings and distances shown herein are Local Datum Plane (ground), based on the North American Datum of 1983(86), Oregon North Zone. Multiply all distances and radii by

**EXHIBIT A**

0.99989117 to obtain grid level distances. The conversion from meters to feet is based on 0.3048m per foot.

The area of land to which the Parcel I description applies contains 295 square meters (0.073 acres) more or less.

**PARCEL II (PERMANENT SLOPE & DRAINAGE EASEMENT)**

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 97039255, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 17.0 meters wide, lying parallel with and southerly to the described centerline of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, which centerline is described in Parcel I.

Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324) and that described above as Parcel I.

The area of land to which the Parcel II description applies contains 221 square meters (0.054 acres) more or less.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Roger W. Anderson*

OREGON  
JAN. 21, 1997  
ROGER W. ANDERSON  
2785

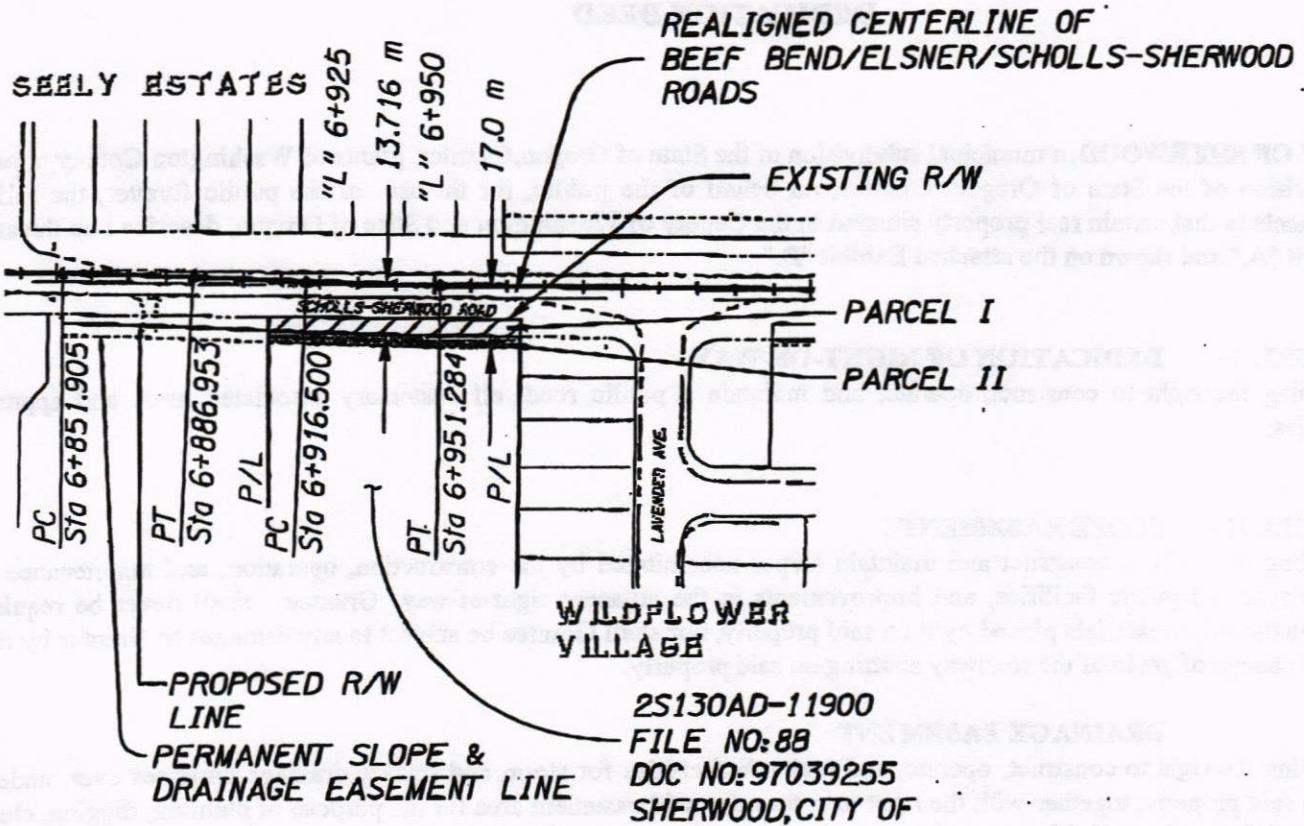
EXPIRES: 12/31/99



# EXHIBIT B



1:2000



## LEGEND



PARCEL I - DEDICATION  
AREA = 295 SQ. METERS (0.073 ACRES) MORE OR LESS



PARCEL II - PERMANENT SLOPE & DRAINAGE EASEMENT  
AREA = 221 SQ. METERS (0.054 ACRES) MORE OR LESS

After recording, please return to:

Washington County  
LUT, Right-of-Way Section  
155 N. First Avenue, Suite 350 - Mail Stop #18  
Hillsboro, OR 97124

Consideration in terms of dollars is \$ 0.

## DEDICATION DEED

**CITY OF SHERWOOD**, a municipal subdivision of the State of Oregon, Grantor, grants to Washington County, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

### PARCEL I - DEDICATION OF RIGHT-OF-WAY

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Including the right to construct and maintain slopes necessitated by the construction, operation, and maintenance of the public road, all public facilities, and improvements in the adjacent right-of-way. Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor by reasons of any change of grade of the roadway abutting on said property.

### AND DRAINAGE EASEMENT

Including the right to construct, operate, and maintain facilities for storm and surface drainage purposes over, under, and across said property, together with the right to enter upon said easement area for the purpose of planting, digging, cleaning, and to perform other activities that enhance and preserve the drainage function of the easement area.

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantor hereby covenants to and with Grantee that it is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

06/22/99 11:36 FAX 1 503 844 8321 WA CO CPM 42008  
IN WITNESS WHEREOF, the above named Grantor, by and through its \_\_\_\_\_ has caused this instrument to be duly signed.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

CITY OF SHERWOOD, a municipal subdivision of the State of Oregon

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OREGON )  
County of Washington ) ss.

This forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by \_\_\_\_\_ of City of Sherwood, a municipal subdivision of the State of Oregon.

\_\_\_\_\_  
Notary Public

Accepted on behalf of Washington County, Oregon.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Approved As To Form:

Loretta S. Skurdahl  
Sr. Assistant County Counsel

Date: 29 October 1998

**EXHIBIT A**

Beef Bend, Elsner, Scholls-Sherwood Roads  
 Revised February 2, 1999  
 Parcel I and II

County Project No. 2265  
 File No. 45  
 Map and Tax Lot No. 2S130AD-11800

**PARCEL I (DEDICATION)**

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 98057473, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 13.716 meters wide, lying at right angles between Station "L" 6+851.905, of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, and the easterly property line of said parcel, and lying southerly of and parallel with said centerline, which centerline is described as follows:

Beginning at a point of tangency known as Station "L" 6+683.343PT (meters) of said re-aligned Beef Bend Road; from whence a 5/8" iron rod inside a 3/4" iron pipe, bears North 89°35'28" West, 167.662 meters, as said pipe is shown on Survey Number 12,192 as Station 40+47.9PT (feet); thence, South 88°54'16" East, 168.563 meters to a point of curvature at Station "L" 6+851.905; thence, along a 1070.000 meter radius curve to the right, through a central angle of 01°52'36", an arc distance of 35.048 meters, subtended by a chord of South 87°57'57" East, 35.046 meters to a point of tangency at Station "L" 6+886.953; thence, South 87°01'39" East, 29.547 meters to a point of curvature at Station "L" 6+916.500; thence, along a 1070.000 meter radius curve to the left, through a central angle of 01°51'45", an arc distance of 34.784 meters, subtended by a chord of South 87°57'32" East, 34.783 meters to a point of tangency at Station "L" 6+951.284, said point of tangency being on the centerline of SW Scholls-Sherwood Road, (County Road 2912), as shown on Survey Number 25,278; thence along said centerline, South 88°53'25" East, 123.708 meters to a 5/8" iron rod with yellow plastic cap stamped "DEA, INC." as shown on Survey Number 25,278 as Station 10+07.65 (feet), which equals Station "L" 7+074.992; thence, continuing along said centerline, South 88°53'25" East, 164.734 meters to the centerline intersection of SW Borchers Drive and SW Scholl-Sherwood Road (County Road 2912), being marked by a brass screw with a washer stamped "DEA, Inc.", as shown on Survey Number 25,278 as Station 15+48.14 (feet), which equals Station "L" 7+239.726, the point of termination of this description; from whence the east one-quarter corner of said Section 30 bears South 01°29'35" West, 399.235 meters, as said corner is shown on Survey Number 25,278.

Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324).

This legal description along with the basis of bearing thereof, is established from a record of survey recorded under Survey Number 24,494, Washington County Survey Records. The bearings and distances shown herein are Local Datum Plane (ground), based on the North American Datum of 1983(86), Oregon North Zone. Multiply all distances and radii by

**EXHIBIT A**

0.99989117 to obtain grid level distances. The conversion from meters to feet is based on 0.3048m per foot.

The area of land to which the Parcel I description applies contains 162 square meters (0.040 acres) more or less.

**PARCEL II (PERMANENT SLOPE & DRAINAGE EASEMENT)**

A parcel of land lying in that tract of real property in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described in a Deed to Sherwood, City of, recorded in Doc. No. 98057473, Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 17.0 meters wide, lying at right angles between Station "L" 6+851.905, of the proposed re-alignment of Beef Bend, Elsner, and Scholls-Sherwood Roads, and the easterly property line of said parcel, and lying southerly of and parallel with said centerline, which centerline is described in Parcel I.

Except therefrom that portion of said tract lying within the existing right-of-way of Scholls-Sherwood Road (C.R. 1324) and that described above as Parcel I.

The area of land to which the Parcel II description applies contains 180 square meters (0.044 acres) more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

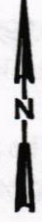
*Roger W. Anderson*

OREGON  
JAN. 21, 1997  
ROGER W. ANDERSON  
2795

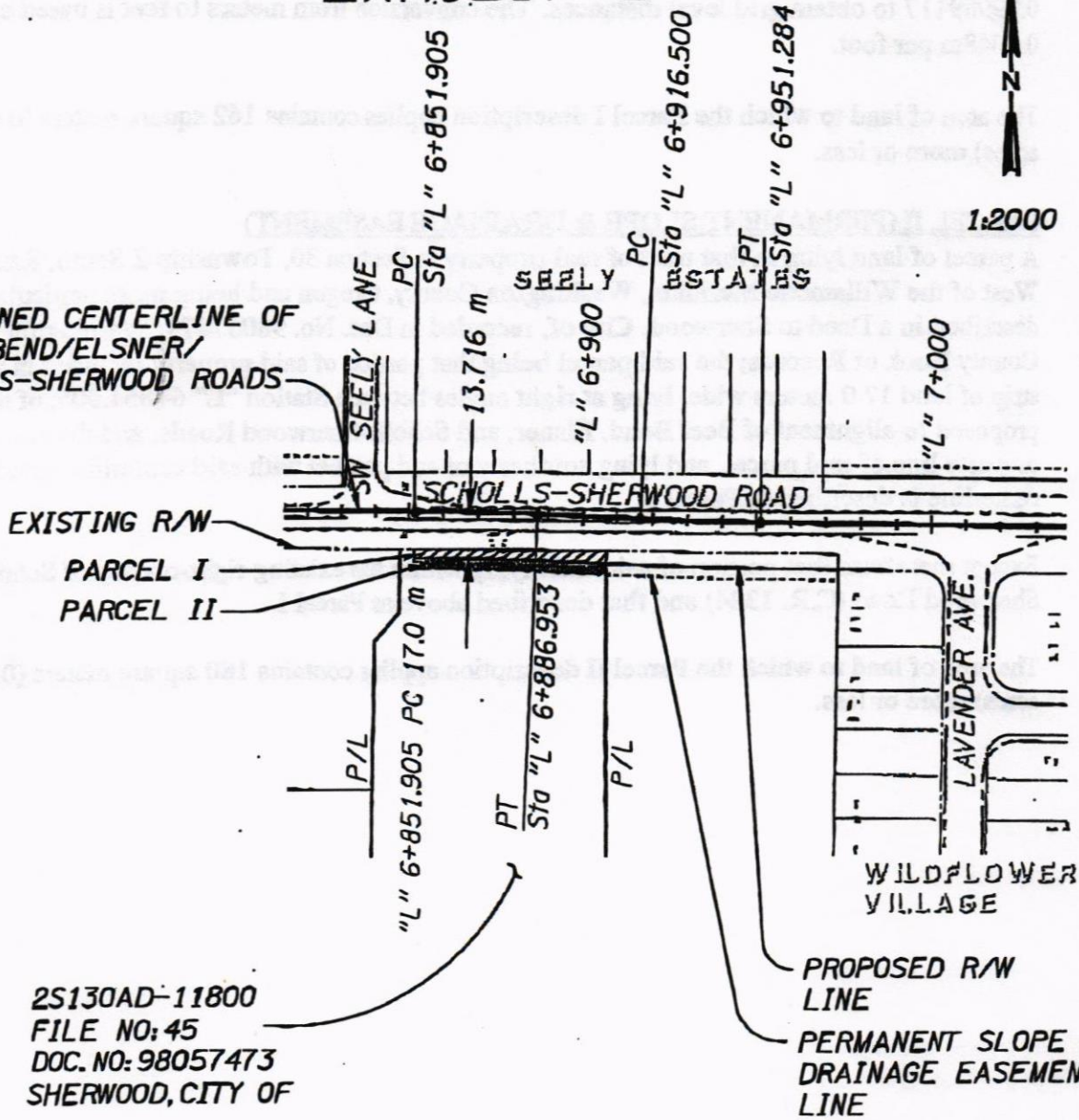
EXPIRES: 12/31/99

# EXHIBIT B

1:2000



REALIGNED CENTERLINE OF  
BEEF BEND/ELSNER/  
SCHOLLS-SHERWOOD ROADS



2S130AD-11800  
FILE NO: 45  
DOC. NO: 98057473  
SHERWOOD, CITY OF

PROPOSED R/W  
LINE  
PERMANENT SLOPE &  
DRAINAGE EASEMENT  
LINE

## LEGEND



PARCEL I - DEDICATION  
AREA = 162 SQ. METERS (0.040) MORE OR LESS



PARCEL II - PERMANENT SLOPE & DRAINAGE EASEMENT  
AREA = 180 SQ. METERS (0.044 ACRES) MORE OR LESS

30ad\_11800.dgn 02-FEB-1999 PAGE 1 OF 1 Drawn\_By ADJ