

After recording, please return to:
Washington County Surveyor's Office
1400 SW Walnut Street, MS-17
Hillsboro, Oregon 97123

Washington County, Oregon **2025-006303**

02/11/2025 11:04:36 AM

D-VAC Cnt=1 Str=31 RECORDS1

\$45.00 \$5.00 \$11.00 \$60.00 - Total =\$121.00



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



Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk



AGENDA ITEM

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Reference No: **RO 25-9**

Meeting Date: February 04, 2025

Status: **APPROVED**

Agenda Category: CONSENT AGENDA

CPO: 5

Department(s): Land Use & Transportation

Presented by: Stephen Roberts, Director of Land Use & Transportation

Agenda Title: **Vacation of Portions of Public Slope Easements, Vacation No. 581**

REQUESTED ACTION:

Vacate the portions of public slope easements described in the attached Vacation Report, and request that the City Council of the City of Tualatin resolve or order concurrence with this vacation (No. 581) pursuant to ORS 368.361(3).

SUMMARY:

A petition was received by the Board to vacate a portion of the public slope easement granted in Deed Document number 2023-043644, Washington County Book of Records, and a portion of the public slope easement granted in State of Oregon Circuit Court Case number 22CV15049, both being situated in the southwest one-quarter of Section 23, T2S, R1W, Willamette Meridian, City of Tualatin, Washington County, Oregon, and as described and shown in the attached Vacation Report.

Due to the construction of a retaining wall, the existing public slope easements proposed to be vacated are no longer needed by the public. There will be no adverse impacts to the public or to the abutting properties.

The vacation petition was signed by 100% of the abutting property owners. Staff has reviewed this request and has determined that the portions of public slope easements proposed to be vacated are no longer necessary for public use. The proposed vacation is in the public interest.

A Resolution and Order has been prepared granting the requested vacation and, when executed, will complete Washington County's portion of the vacation proceedings. These easements are within the limits of the City of Tualatin (City). Pursuant to ORS 368.361(3), the City, by resolution and order, must concur in the findings of the county governing body to complete the vacation proceedings.

ADDITIONAL INFORMATION:

Community Feedback (Known Support/Opposition):

None known at this time

Legal History/Prior Board Action:

None

Budget Impacts:

None

ATTACHMENTS:

[Resolution and Order 25-9 - Vacation No. 581](#)

[Vacation No. 581 - Exs. A-B: Legal Description](#)

Approved by the
Washington County Board of Commissioners
also serving as the governing body of Clean Water Services and all other County Districts



Kevin Moss, Board Clerk

February 4, 2025

Date Signed

RO 25-9

IN THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

In the Matter of the Vacation of Portions) RESOLUTION AND ORDER
of Public Slope Easements, in the) No. 25-9
Southwest One-Quarter of Section 23, T2S,) VACATION NO. 581
R1W, W.M., Washington County, Oregon)

The above entitled matter having come regularly before the Board at its meeting February 4, 2025; and

It appearing to the Board that Shocat, Inc., an Oregon Corporation, the property owner, has filed a petition to vacate portions of public slope easements lying in the southwest One-quarter of Section 23, T2S, R1W, W.M., Washington County, Oregon, as described in Exhibit A and shown on Exhibit B of the attached Vacation Report. The petition was signed by the owners of 100% of the property abutting the public easements to be vacated, pursuant to ORS 368.351; and

It appearing to the Board that said petition did describe the public easements to be vacated, the names of the parties to be particularly affected thereby, and set forth the particular circumstances of the case; and

It appearing to the Board that the public easements, proposed to be vacated, are under the jurisdiction of Washington County and entirely within the corporate limits of the City of Tualatin, Oregon; and

It appearing to the Board that the public easements, proposed to be vacated, are no longer needed for the use of the public; and

It appearing to the Board that the County Road Official did examine the area proposed to be vacated, and hereby submits to the Board the Vacation Report attached hereto, and by this

1 reference made a part hereof, in accordance with ORS 368.351(1); it is therefore

2 RESOLVED AND ORDERED that the portions of public slope easements, proposed to be
3 vacated and more particularly described in Exhibit A and shown in Exhibit B of the attached
4 Vacation Report, are hereby vacated as it is in the public interest. This vacation shall become
5 final upon the recording of a formal concurrence of the City of Tualatin by either resolution or
6 order pursuant to ORS 368.361(3); and it is further

7 RESOLVED AND ORDERED that the County Surveyor of Washington County, Oregon, be
8 and hereby is authorized and directed to have this order of vacation and the resolution or order
9 of the City of Tualatin recorded in the records of Washington County, Oregon, and cause copies
10 of this order to be filed with the Director of Assessment and Taxation and the County Surveyor's
11 Office in accordance with ORS 368.356(3); and it is further

12 RESOLVED AND ORDERED that the County Surveyor of Washington County, Oregon, be and
13 hereby is authorized and directed to mark the vacated easements on the plats and records of
14 Washington County, Oregon.

15 DATED this 4th day of February, 2025.

16
17 BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

18 
19 _____
CHAIR KATHRYN HARRINGTON

20 
21 _____
RECORDING SECRETARY



EXHIBIT "A"

SW Tualatin-Sherwood Road
SW Langer Farms Parkway to SW Teton Avenue
October 31, 2024

Project 100361
File No. 63 & 65
Tax Map 2S123CC
Tax Lot 00600 & 00700

PARCEL 1 (VACATION OF PERMANENT SLOPE EASEMENT)

A parcel of land lying in Lot 2 and Lot 3, PREMIER INDUSTRIAL PARK, City of Tualatin, Washington County, Oregon, and being a portion of an existing slope easement recorded October 19, 2023 as Document Number 2023-043644 of Washington County Records, and a portion of an existing slope easement per State of Oregon Circuit Court Case No. 22CV15049; said parcel being that portion of said easements lying Northwesterly of a strip of land 65.00 feet in width, lying on the Northwesterly side of the centerline of SW Tualatin-Sherwood Road between Engineer's centerline station 192+19.00 and 192+31.00, which centerline is described as follows:

CENTERLINE DESCRIPTION OF A PORTION OF SW TUALATIN-SHERWOOD ROAD

A road centerline situated in the Northeast, Southeast, Northwest, and Southwest one-quarters of Section 29, the Northeast, Northwest, and Southwest one-quarters of Section 28, the Northeast and Northwest one-quarters of Section 27, the Southeast one-quarter of Section 22, and the Southwest one-quarter of Section 23, all in Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at a point on the centerline of SW Tualatin-Sherwood Road (County Road No. 2737), being a punch mark in the rim of a monument box, at centerline station 43+17.71, and being a point of tangency, which bears South 08°28'04" West a distance of 2661.43 feet from a found 2 inch brass cap, stamped "1988, 20/29, 2S1, Wash. Co. Surveyor", in monument box, at the North one-quarter corner of Section 29, per USBT Book 5, Pages 143-147, Washington County Survey Records; thence South 86°30'30" East a distance of 639.11 feet to a point of curvature at centerline station 49+56.82, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence along the arc of a 4000.00 foot radius curve to the left, through a central angle of 03°20'07" (the long chord of which bears South 88°10'34" East 232.82 feet) an arc distance of 232.86 feet to a point of tangency at centerline station 51+89.68, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence South 89°50'37" East a distance of 2031.24 feet to a point of curvature at centerline station 72+20.92, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence along the arc of a



4000.00 foot radius curve to the right, through a central angle of $01^{\circ}05'30''$ (the long chord of which bears South $89^{\circ}17'52''$ East 76.21 feet) an arc distance of 76.21 feet to a point of tangency at centerline station 72+97.13, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box, also which bears North $19^{\circ}19'46''$ East a distance of 15.36 feet from a found 2 inch brass cap, stamped "T2S, R1W, 29/28, 1992, WASH. CO. SURVEYOR", in monument box, at the East one-quarter corner of Section 29, per USBT Book 7, Page 21, Washington County Survey Records; thence South $88^{\circ}45'08''$ East a distance of 1251.95 feet to a point of curvature at centerline station 85+49.08, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence along the arc of a 4000.00 foot radius curve to the left, through a central angle of $07^{\circ}33'27''$ (the long chord of which bears North $87^{\circ}28'09''$ East 527.24 feet) an arc distance of 527.62 feet to a point of tangency at centerline station 90+76.70, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence North $83^{\circ}41'25''$ East a distance of 4734.13 feet to a point of curvature at centerline station 138+10.83, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence along the arc of a 4000.00 foot radius curve to the left, through a central angle of $29^{\circ}28'00''$ (the long chord of which bears North $68^{\circ}57'25''$ East 2034.56 feet) an arc distance of 2057.16 feet to a point of tangency at centerline station 158+67.99, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence North $54^{\circ}13'25''$ East a distance of 3139.10 feet to a point of curvature at centerline station 190+07.09, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence along the arc of a 1700.00 foot radius curve to the right, through a central angle of $32^{\circ}26'33''$ (the long chord of which bears North $70^{\circ}26'42''$ East 949.78 feet) an arc distance of 962.58 feet to a point of tangency at centerline station 199+69.67, and being a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific" in monument box; thence North $86^{\circ}39'58''$ East a distance of 328.52 feet to a 5/8" iron rod with yellow plastic cap stamped "W&H Pacific", in monument box, at centerline station 202+98.19, which bears North $45^{\circ}21'30''$ West a distance of 1563.57 feet from a found 2 inch brass cap, stamped "1/4, 23/26, T2S, R1W, 2005, Wash. Co. Surveyor", in monument box, at the South one-quarter corner of Section 23, per USBT 2005-001, Washington County Survey Records.

This parcel of land contains 138 square feet, more or less.

The bearings of this description were established on Record of Survey No. 33760, Washington County Survey Records.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Digitally Signed

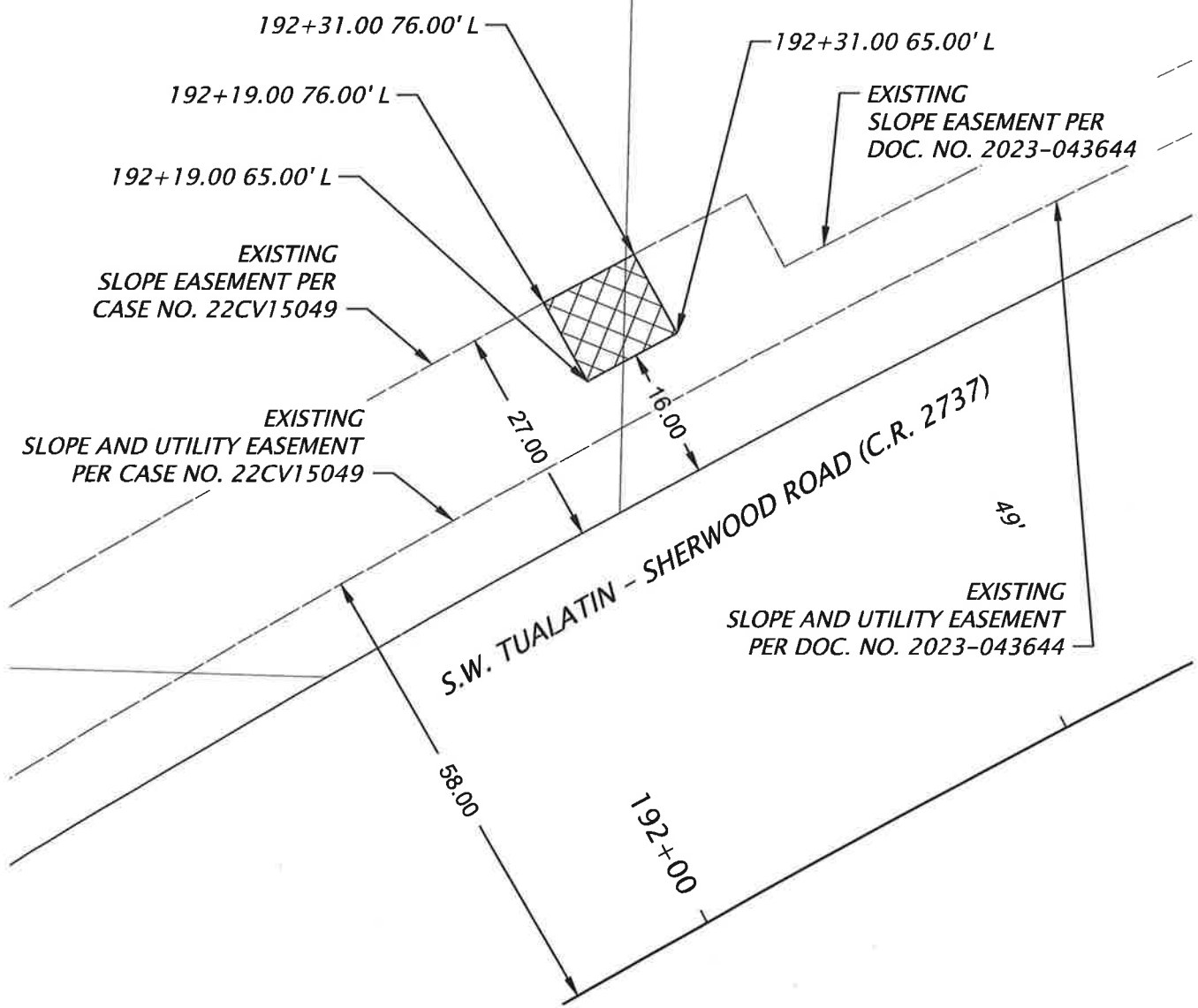
OREGON
MARCH 12, 2019
GORDON M. WILSON
93485

RENEWS: 6/30/2026



FILE 63
TL 2S123CC00700

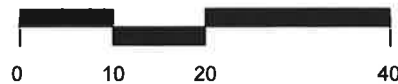
FILE 65
TL 2S123CC00600



LEGEND :



VACATION OF PERMANENT SLOPE EASEMENT
138 SQ. FT.±



SW TUALATIN-SHERWOOD ROAD
SW LANGER FARMS PARKWAY TO SW TETON AVENUE



DAVID EVANS
AND ASSOCIATES INC.
2100 S. River Parkway, Suite 100
Portland, OR 97201
Phone: 503.223.6663

FILE NO:	63 & 65	SUBMITTAL DATE:	OCT. 31, 2024	REV'D:
TAX LOT:	00700 & 00600	ADDRESS:	10450 SW MANHASSET DRIVE	
TAX MAP:	2S123CC			