

Split - A - Permit

Applicant A:

Name Westlake Development Group LLC

Address 12042 SE Sunnyside Rd PMB 696
Clackamas, OR 97015

Change in SAP

Date Filed 2-3-2025

Initial notice date DPFO 8-18-2025

DPD issued date DPFO PN 8-19-2025

PD issued date

PD notice date

Date of FO 3/5/2026 Vol 138 Page 520-525

C-Date 10/1/2032

COBU due date

COBU Received date

Certificate issued

DESCRIPTION OF WATER RIGHT(S)

Name of Stream A Well

Trib. of Willamette River Basin

Use Irrigation

County Clackamas

Quantity of water (CFS)

No. of Acres

Name of ditch

App# G-116499 Per # G-18862 Cert # PR Date 7/20/2005

App# Per # Cert # PR Date

App# Per # Cert # PR Date

App# Per # Cert # PR Date

App# Per # Cert # PR Date

FEES PAID		
Date	Amount	Receipt #
3-3-25	\$690.00	144794
2-26-25	\$690.00	144778

FEES REFUNDED		
Date	Amount	Receipt #

Assignments:

Irrigation District

Agent

CWRE

CC's list Applicant B: Jeff Dickson
28767 SW Mountain Rd.
West Linn, OR 97068

Applicant C: Sandelie Golf Club Inc.
28333 SW Mountain Rd.
West Linn, OR 97068

- Oversized map - Location



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

www.oregon.gov/owrd

March 5, 2026

Jeff Dickson
28767 SW Mountain Rd
West Linn, OR 97068

Westlake Development
Group LLC
12042 SE Sunnyside Rd
PMB 696
Clackamas, OR 97015

Sandelie Golf Club Inc.
3030 SW Advance Rd
Wilsonville, OR 97070

REFERENCE: Split a Permit Application T-14620

Enclosed is a copy of the order approving your Split a Permit application requesting to split Permit # G -18862.

Also enclosed is your superseding permit and a copy of the permit covering the remainder of the water right. Please read the documents and abide by the requirements.

If you have any questions related to the approval of this split a permit application, you may contact your caseworker, Arla Davis, by telephone at (503) 979-3129 or by e-mail at Arla.L.Davis@water.oregon.gov.

Sincerely,

David V. Jones Jr
Water Rights Services Support
Transfers and Conservation Section

cc: Joel M. Plahn, Watermaster Dist. # 22 (via email)
Doann Hamilton, Agent

Enclosure

**BEFORE THE WATER RESOURCES DEPARTMENT
OF THE
STATE OF OREGON**

In the Matter of Permit G-18862,)	FINAL ORDER
Clackamas County)	APPROVING ASSIGNMENT OF WATER
)	RIGHT PERMIT AND ISSUANCE OF
)	REPLACEMENT WATER RIGHT PERMITS

Authority

ORS 537.225 establishes the process in which a water right permit holder may submit a request for full or partial assignment of a water right permit and issuance of replacement permits. OAR Chapter 690, Division 325 establishes the requirements and procedures to be used by the Department to evaluate an application by a landowner of record holding a water right permit for irrigation, nursery, temperature control, stock watering or agricultural water use to assign all or part of the water right permit and to issue replacement permits to reflect an assignment from the current permit holder to one or more additional permit holders.

Applicant

JEFF DICKSON
28767 SW MOUNTAIN RD.
WEST LINN, OR 97068

Applicant

WESTLAKE DEVELOPMENT GROUP LLC
GERALD ROWLETT
12042 SE SUNNYSIDE RD PMB 696
CLACKAMAS, OR 97015

Findings of Fact

1. On March 3, 2025, Jeff Dickson and Westlake Development Group, LLC, Gerald Rowlett, filed an application for partial assignment of Water Right Permit G-18862 and requested issuance of replacement permits. The Department assigned the application number T-14620.
2. On November 20, 2024, the Department approved a partial assignment of Permit G-18862 from Sandelie Golf Club Inc. to Westlake Development Group LLC, and from Sandelie Golf Club Inc. to Jeff Dickson.
3. On March 4, 2024, the Department approved Split a Permit Application T-14244 recorded in Special Order Volume 129, Page 862. Permit G-18861, in the name of SHORTLAND GOLF CLUB, LLC C/O MIKE FRITZ, and Permit G-18862 in the name of Sandelie Golf Club, Inc. were issued to supersede Permit G-16291.

This final order is subject to judicial review by the Court of Appeals under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482(1). Pursuant to ORS 536.075 and OAR 137-003-0675, you may petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

4. The applicants identified the following landowner within the authorized place of use, who is not participating in the request for assignment: Sandelie Golf Club, Inc.
5. On June 11, 2025, the Department contacted the applicant Jeff Dickson regarding a deficiency in the application, specifically, the deed for the lands belonging to Jeff Dickson was not included at the time of application submittal.
6. On June 18, 2025, the applicant provided the required deed for the lands belonging to Jeff Dickson, satisfying the deficiency.
7. Page 6 of application T-14620 identifies the assignment of the permits as follows:
 - a. Applicant A – SANDELIE GOLF CLUB INC
 - b. Applicant B – JEFF DICKSON
 - c. Applicant C – WESTLAKE DEVELOPMENT GROUP, LLC

However, Pages 3-5 of application T-14620 and the application map identifies the assignment of the permits. The Department has assigned the permits according to this information:

- a. Applicant A – JEFF DICKSON
 - b. Applicant B – WESTLAKE DEVELOPMENT GROUP, LLC
 - c. Applicant C – SANDELIE GOLF CLUB
8. Notice of the application for the assignment of the water right permit and request for issuance of replacement water right permits was published in the Department's weekly notice on August 19, 2025, pursuant to ORS 537.325(3)(e) and OAR 690-325-0080. No comments were filed in response to the notice. In addition, the Department provided copies of the draft Proposed Final Order, draft replacement permits, the application, map, and existing water right permit to each owner of land upon which the water right permit is appurtenant.
9. On August 25, 2025, the applicant, Jeff Dickson, requested via email to update the mailing address from 451 SW HEBB PARK RD, WEST LINN, OR, 97068 to 28767 SW MOUNTAIN RD, WEST LINN, OR, 97068.
10. On October 14, 2025, the Department issued a Proposed Final Order considering any comments received, and sent a copy to the applicants, each owner of land upon which the water right permit is appurtenant. Notice of the Proposed Final Order was published in the Department's weekly notice on October 21, 2025. No protests were filed in response to the notice.

11. The Permit to be modified and assigned is as follows:

Use: IRRIGATION USE on 131.7 ACRES
Priority Date: July 20, 2005
Quantity: 329.25 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 1.6 CUBIC FEET PER SECOND
Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use: MARCH 1 THROUGH OCTOBER 31
Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twtp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twtp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	39.8
3 S	1 E	WM	16	SE NW	30.7
3 S	1 E	WM	16	NE SW	21.2
3 S	1 E	WM	16	NW SW	38.6
3 S	1 E	WM	16	SW SW	1.4
Total					131.7

12. The Applicants request Permit G-18862 be split and replacement permits be issued as follows:

PERMIT A: JEFF DICKSON:

Use: IRRIGATION USE on 62.3 ACRES
Priority Date: July 20, 2005
Quantity: 155.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.76 CUBIC FOOT PER SECOND
Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use: MARCH 1 THROUGH OCTOBER 31
Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	33.7
3 S	1 E	WM	16	SE NW	28.6
Total					62.3

PERMIT B: WESTLAKE DEVELOPMENT GROUP LLC C/O GERALD ROWLETT:**Use:** IRRIGATION USE on 28.3 ACRES**Priority Date:** July 20, 2005**Quantity:** 70.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.34 CUBIC FEET PER SECOND**Rate/Duty:** The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.**Period of Use:** MARCH 1 THROUGH OCTOBER 31**Source:** WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN**Authorized Points of Appropriation:**

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	NE SW	11.5
3 S	1 E	WM	16	NW SW	15.4
3 S	1 E	WM	16	SW SW	1.4
Total					28.3

PERMIT C: SANDELIE GOLF CLUB:

Use: IRRIGATION USE on 41.1 ACRES
Priority Date: July 20, 2005
Quantity: 102.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.50 CUBIC FEET PER SECOND
Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use: MARCH 1 THROUGH OCTOBER 31
Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	6.1
3 S	1 E	WM	16	SE NW	2.1
3 S	1 E	WM	16	NE SW	9.7
3 S	1 E	WM	16	NW SW	23.2
Total					41.1

Split a Permit Review Criteria

13. The Department has verified the mailing address of each owner of the authorized place of use identified on the map contained in the application as follows:

Name and Address	Acres	Proportionate Rate	Twp	Rng	Mer	Sec	Q-Q	Tax Lot
JEFF DICKSON 28767 SW MOUNTAIN RD WEST LINN, OR 97068	62.3	0.76 CFS	3 S	1 E	WM	16	MULTIPLE	500
WESTLAKE DEVELOPMENT GROUP LLC, C/O GERALD ROWLETT 12042 SE SUNNYSIDE RD PMB 696 CLACKAMAS, OR	28.3	0.34 CFS	3 S	1 E	WM	16		1200 & 1300
SANDELIE GOLF CLUB INC 3030 SW ADVANCE RD WILSONVILLE, OR 97070	41.1	0.5 CFS	3 S	1 E	WM	16		400

14. The deeds supplied with the application, match the properties proposed for assignment.

15. The applicant affirmed the most recent water use under the permit has been exercised within the relevant terms and conditions of the water right permit.
16. The assignment and issuance of replacement permits would not result in injury to other water right holders.
17. The assignment and issuance of replacement permits would not result in enlargement of the permit.
18. The assignment and issuance of replacement permits does not alter any other terms of Permit G-18862.

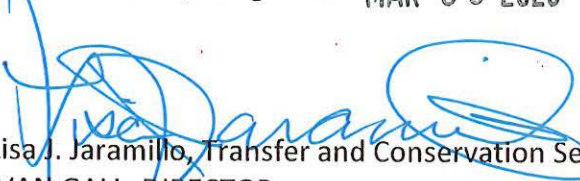
Conclusions of Law

The assignment and issuance of replacement permits proposed by Application T-14620 are consistent with the requirements of ORS 537.225 and OAR Chapter 690, Division 325.

Now, therefore, it is ORDERED:

1. The assignment and issuance of replacement permits proposed by Application T-14620 are approved.
2. Permit G-18960, in the name of JEFF DICKSON, Permit G-18961 in the name of WESTLAKE DEVELOPMENT GROUP LLC, C/O GERALD ROWLETT, and Permit G-18962 in the name of SANDELIE GOLF CLUB INC, are issued to supersede Permit G-18862. Permit G-18862 is no longer of any force or affect.
3. All other terms and conditions under Permit G-18862, including previous assignments, extensions of time, and split a permit are incorporated into Permits G-18960, G-18961, and G-18962.

Dated in Salem, Oregon on **MAR 05 2026**


Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

Mailing date: MAR 06 2026

STATE OF OREGON

COUNTY OF CLACKAMAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

JEFF DICKSON
451 SE HEBB PARK RD
WEST LINN, OR 97068

This superseding permit is issued to describe a partial assignment approved November 20, 2024, a Split a Permit approved March 4, 2024, recorded at Special Order Volume 129, Page 862, and a Split a Permit recorded at Special Order Volume 138, Page 520 entered on MAR 05 2026. This permit, together with Permit G-18961 and Permit G-18962 supersede Permit G-18862.

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-16499

SOURCE OF WATER: WELL 1 (CLAC 9317) AND WELL 2 (CLAC 9316) IN WILLAMETTE RIVER BASIN

PURPOSE OR USE: IRRIGATION USE ON 62.3 ACRES

MAXIMUM VOLUME: 155.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.76 CUBIC FEET PER SECOND

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: JULY 20, 2005

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	33.7
3 S	1 E	WM	16	SE NW	28.6
Total					62.3

Original Permit Conditions:

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter or other suitable measuring device as approved by the Director at each point of appropriation. The permittee shall maintain the meter or measuring device in good working order, shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- B. The permittee shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

Use of water from the wells, as allowed herein, shall be controlled or shut off if the wells display:

- (a) An average water level decline of three or more feet per year for five consecutive years; or
- (b) A total water level decline of fifteen or more feet; or
- (c) A hydraulic interference decline of fifteen or more feet in any neighboring well providing water for senior exempt uses or wells covered by prior rights.

For the purpose of determining declines, the reference levels that shall be used are 93.03 feet below land surface for Well 1 and 99.65 feet below land surface for Well 2.

The permittee/appropriator shall be responsible for complying with each of the following requirements for measuring water levels in the wells:

- (a) A water level measurement shall be made each year during the period March 1 through March 31.
- (b) All water level measurements shall be made by a qualified individual. Qualified individuals are certified water rights examiners, registered geologists, registered professional engineers, licensed land surveyors, licensed water well constructor, licensed pump installer, or the permittee/appropriator.

- (c) Any qualified individual measuring a well shall use standard methods of procedure and equipment designed for the purpose of well measurement. The equipment used shall be well suited to the conditions of construction at the well. A list of standard methods of procedure and suitable equipment shall be available from the Department.
- (d) The permittee/appropriator shall submit a record of the measurement to the Department on a form available from the Department. The record of measurement shall include both measurements and calculations, shall include a certification as to their accuracy signed by the individual making the measurements, and shall be submitted to the Department within 90 days from the date of measurement. The Department shall determine when any of the declines cited in section (1) are evidenced by the well measurement required in section (3).

STANDARD CONDITIONS

If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may not be valid, unless the Department authorizes the change in writing.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The wells shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

Prior to receiving a certificate of water right, the permit holder shall submit the results of a pump test meeting the department's standards, to the Water Resources Department. The Director may require water level or pump test results every ten years thereafter.

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.


By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

Completion of construction and complete application of the water to the use was to be made on or October 1, 2012. By Extension of Time Final Order dated July 30, 2013, the completion of construction and complete application of the water to the use was extended to October 1, 2032. If the water is not completely applied before this date, and the permittee wishes to continue development under the permit, the permittee must submit an application for extension of time, which may be approved based upon the merit of the application.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner (CWRE).

Issued MAR 05 2026



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

STATE OF OREGON

COUNTY OF CLACKAMAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

WESTLAKE DEVELOPMENT GROUP LLC,
C/O GERALD ROWLETT
12042 SE SUNNYSIDE RD PMB 696
CLACKAMAS, OR

This superseding permit is issued to describe a partial assignment approved November 20, 2024, a Split a Permit approved March 4, 2024, recorded at Special Order Volume 129, Page 862, and a Split a Permit recorded at Special Order Volume 138, Page 520 entered on MAR 05 2026. This permit, together with Permit G-18960 and Permit G-18962 supersede Permit G-18862.

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-16499

SOURCE OF WATER: WELL 1 (CLAC 9317) AND WELL 2 (CLAC 9316) IN WILLAMETTE RIVER BASIN

PURPOSE OR USE: IRRIGATION USE ON 28.3 ACRES

MAXIMUM VOLUME: 70.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.34 CUBIC FEET PER SECOND

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: JULY 20, 2005

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	NE SW	11.5
3 S	1 E	WM	16	NW SW	15.4
3 S	1 E	WM	16	SW SW	1.4
Total					28.3

Original Permit Conditions:

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter or other suitable measuring device as approved by the Director at each point of appropriation. The permittee shall maintain the meter or measuring device in good working order, shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- B. The permittee shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

Use of water from the wells, as allowed herein, shall be controlled or shut off if the wells display:

- (a) An average water level decline of three or more feet per year for five consecutive years; or
- (b) A total water level decline of fifteen or more feet; or
- (c) A hydraulic interference decline of fifteen or more feet in any neighboring well providing water for senior exempt uses or wells covered by prior rights.

For the purpose of determining declines, the reference levels that shall be used are 93.03 feet below land surface for Well 1 and 99.65 feet below land surface for Well 2.

The permittee/appropriator shall be responsible for complying with each of the following requirements for measuring water levels in the wells:

- (a) A water level measurement shall be made each year during the period March 1 through March 31.
- (b) All water level measurements shall be made by a qualified individual. Qualified individuals are certified water rights examiners, registered geologists, registered professional engineers, licensed land surveyors, licensed water well constructor, licensed pump installer, or the permittee/appropriator.

- (c) Any qualified individual measuring a well shall use standard methods of procedure and equipment designed for the purpose of well measurement. The equipment used shall be well suited to the conditions of construction at the well. A list of standard methods of procedure and suitable equipment shall be available from the Department.
- (d) The permittee/appropriator shall submit a record of the measurement to the Department on a form available from the Department. The record of measurement shall include both measurements and calculations, shall include a certification as to their accuracy signed by the individual making the measurements, and shall be submitted to the Department within 90 days from the date of measurement. The Department shall determine when any of the declines cited in section (1) are evidenced by the well measurement required in section (3).

STANDARD CONDITIONS

If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may not be valid, unless the Department authorizes the change in writing.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The wells shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

Prior to receiving a certificate of water right, the permit holder shall submit the results of a pump test meeting the department's standards, to the Water Resources Department. The Director may require water level or pump test results every ten years thereafter.

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

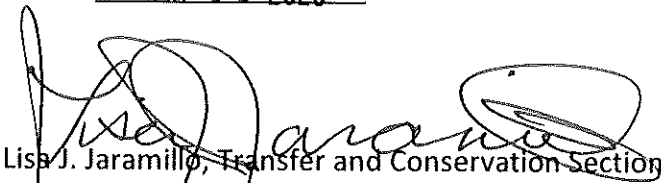
By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

Completion of construction and complete application of the water to the use was to be made on or October 1, 2012. By Extension of Time Final Order dated July 30, 2013, the completion of construction and complete application of the water to the use was extended to October 1, 2032. If the water is not completely applied before this date, and the permittee wishes to continue development under the permit, the permittee must submit an application for extension of time, which may be approved based upon the merit of the application.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner (CWRE).

Issued MAR 05 2026



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

STATE OF OREGON

COUNTY OF CLACKAMAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

SANDELIE GOLF CLUB INC
3030 SW ADVANCE RD
WILSONVILLE, OR 97070

This superseding permit is issued to describe a partial assignment approved November 20, 2024, a Split a Permit approved March 4, 2024, recorded at Special Order Volume 129, Page 862, and a Split a Permit recorded at Special Order Volume 138, Page 520 entered on MAR 05 2026. This permit, together with Permit G-18960 and Permit G-18961 supersede Permit G-18862.

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-16499

SOURCE OF WATER: WELL 1 (CLAC 9317) AND WELL 2 (CLAC 9316) IN WILLAMETTE RIVER BASIN

PURPOSE OR USE: IRRIGATION USE ON 41.1 ACRES

MAXIMUM VOLUME: 102.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.50 CUBIC FEET PER SECOND

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: JULY 20, 2005

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	6.1
3 S	1 E	WM	16	SE NW	2.1
3 S	1 E	WM	16	NE SW	9.7
3 S	1 E	WM	16	NW SW	23.2
Total					41.1

Original Permit Conditions:

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter or other suitable measuring device as approved by the Director at each point of appropriation. The permittee shall maintain the meter or measuring device in good working order, shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- B. The permittee shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

Use of water from the wells, as allowed herein, shall be controlled or shut off if the wells display:

- (a) An average water level decline of three or more feet per year for five consecutive years; or
- (b) A total water level decline of fifteen or more feet; or
- (c) A hydraulic interference decline of fifteen or more feet in any neighboring well providing water for senior exempt uses or wells covered by prior rights.

For the purpose of determining declines, the reference levels that shall be used are 93.03 feet below land surface for Well 1 and 99.65 feet below land surface for Well 2.

The permittee/appropriator shall be responsible for complying with each of the following requirements for measuring water levels in the wells:

- (a) A water level measurement shall be made each year during the period March 1 through March 31.
- (b) All water level measurements shall be made by a qualified individual. Qualified individuals are certified water rights examiners, registered geologists, registered

professional engineers, licensed land surveyors, licensed water well constructor, licensed pump installer, or the permittee/appropriator.

- (c) Any qualified individual measuring a well shall use standard methods of procedure and equipment designed for the purpose of well measurement. The equipment used shall be well suited to the conditions of construction at the well. A list of standard methods of procedure and suitable equipment shall be available from the Department.
- (d) The permittee/appropriator shall submit a record of the measurement to the Department on a form available from the Department. The record of measurement shall include both measurements and calculations, shall include a certification as to their accuracy signed by the individual making the measurements, and shall be submitted to the Department within 90 days from the date of measurement. The Department shall determine when any of the declines cited in section (1) are evidenced by the well measurement required in section (3).

STANDARD CONDITIONS

If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may not be valid, unless the Department authorizes the change in writing.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The wells shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

Prior to receiving a certificate of water right, the permit holder shall submit the results of a pump test meeting the department's standards, to the Water Resources Department. The Director may require water level or pump test results every ten years thereafter.

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

This permit is for the beneficial use of water without waste. The water user is advised that new

regulations may require the use of best practical technologies or conservation practices to achieve this end.

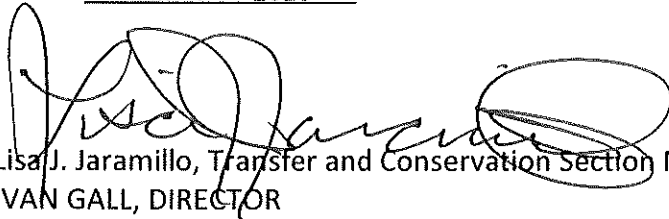
By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

Completion of construction and complete application of the water to the use was to be made on or October 1, 2012. By Extension of Time Final Order dated July 30, 2013, the completion of construction and complete application of the water to the use was extended to October 1, 2032. If the water is not completely applied before this date, and the permittee wishes to continue development under the permit, the permittee must submit an application for extension of time, which may be approved based upon the merit of the application.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner (CWRE).

Issued MAR 05 2026



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

**BEFORE THE WATER RESOURCES DEPARTMENT
OF THE
STATE OF OREGON**

In the Matter of Permit G-18862,)	PROPOSED FINAL ORDER
Clackamas County)	APPROVING ASSIGNMENT OF WATER
)	RIGHT PERMIT AND ISSUANCE OF
)	REPLACEMENT WATER RIGHT PERMITS

Authority

ORS 537.225 establishes the process in which a water right permit holder may submit a request for full or partial assignment of a water right permit and issuance of replacement permits. OAR Chapter 690, Division 325 establishes the requirements and procedures to be used by the Department to evaluate an application by a landowner of record holding a water right permit for irrigation, nursery, temperature control, stock watering or agricultural water use to assign all or part of the water right permit and to issue replacement permits to reflect an assignment from the current permit holder to one or more additional permit holders.

Applicant

JEFF DICKSON
28767 SW MOUNTAIN RD.
WEST LINN, OR 97068

Applicant

WESTLAKE DEVELOPMENT GROUP LLC
GERALD ROWLETT
12042 SE SUNNYSIDE RD PMB 696
CLACKAMAS, OR 97015

Findings of Fact

1. On March 3, 2025, Jeff Dickson and Westlake Development Group, LLC, Gerald Rowlett, filed an application for partial assignment of Water Right Permit G-18862 and requested issuance of replacement permits. The Department assigned the application number T-14620.
2. On November 20, 2024, the Department approved a partial assignment of Permit G-18862 from Sandelie Golf Club Inc. to Westlake Development Group LLC, and from Sandelie Golf Club Inc. to Jeff Dickson.
3. On March 4, 2024, the Department approved Split a Permit Application T-14244 recorded in Special Order Volume 129, Page 862. Permit G-18861, in the name of SHORTLAND GOLF CLUB, LLC C/O MIKE FRITZ, and Permit G-18862 in the name of Sandelie Golf Club, Inc. were issued to supersede Permit G-16291.
4. The applicant identified the following landowner within the authorized place of use, who is not participating in the request for assignment: Sandelie Golf Club, Inc.

Pursuant to OAR 690-325-0100, a record landowner, an applicant, an assignee, an affected water right permit holder or other interested person may file a protest within 45 days after the date of publication of notice of this Proposed Final Order.

5. On June 11, 2025, the Department contacted the applicant Jeff Dickson regarding a deficiency in the application, specifically, the deed for the lands belonging to Jeff Dickson was not included at the time of application submittal.
6. On June 18, 2025, the applicant provided the required deed for the lands belonging to Jeff Dickson, satisfying the deficiency.
7. Page 6 of application T-14620 identifies the assignment of the permits as follows:
 - a. Applicant A – SANDELIE GOLF CLUB INC
 - b. Applicant B – JEFF DICKSON
 - c. Applicant C – WESTLAKE DEVELOPMENT GROUP, LLC

However, Pages 3-5 of application T-14620 and the application map identifies the assignment of the permits. The Department has assigned the permits according to this information:

- a. Applicant A – JEFF DICKSON
 - b. Applicant B – WESTLAKE DEVELOPMENT GROUP, LLC
 - c. Applicant C – SANDELIE GOLF CLUB
8. Notice of the application for the assignment of the water right permit and request for issuance of replacement water right permits was published in the Department’s weekly notice on August 19, 2025, pursuant to ORS 537.325(3)(e) and OAR 690-325-0080. No comments were filed in response to the notice. In addition, the Department provided copies of the draft Proposed Final Order, draft replacement permits, the application, map, and existing water right permit to each owner of land upon which the water right permit is appurtenant.
9. On August 25, 2025, the applicant, Jeff Dickson, requested via email to update the mailing address from 451 SW HEBB PARK RD, WEST LINN, OR, 97068 to 28767 SW MOUNTAIN RD, WEST LINN, OR, 97068.
10. The Permit to be modified and assigned is as follows:

Use: IRRIGATION USE on 131.7 ACRES
Priority Date: July 20, 2005
Quantity: 329.25 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 1.6 CUBIC FEET PER SECOND
Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use: MARCH 1 THROUGH OCTOBER 31
Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	39.8
3 S	1 E	WM	16	SE NW	30.7
3 S	1 E	WM	16	NE SW	21.2
3 S	1 E	WM	16	NW SW	38.6
3 S	1 E	WM	16	SW SW	1.4
Total					131.7

11. The Applicants request Permit G-18862 be split and replacement permits be issued as follows:

PERMIT A: JEFF DICKSON:

Use: IRRIGATION USE on 62.3 ACRES

Priority Date: July 20, 2005

Quantity: 155.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.76 CUBIC FOOT PER SECOND

Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

Period of Use: MARCH 1 THROUGH OCTOBER 31

Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	33.7
3 S	1 E	WM	16	SE NW	28.6
Total					62.3

PERMIT B: WESTLAKE DEVELOPMENT GROUP LLC C/O GERALD ROWLETT:

Use: IRRIGATION USE on 28.3 ACRES
Priority Date: July 20, 2005
Quantity: 70.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.34 CUBIC FEET PER SECOND
Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use: MARCH 1 THROUGH OCTOBER 31
Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	NE SW	11.5
3 S	1 E	WM	16	NW SW	15.4
3 S	1 E	WM	16	SW SW	1.4
Total					28.3

PERMIT C: SANDELIE GOLF CLUB:

Use: IRRIGATION USE on 41.1 ACRES
Priority Date: July 20, 2005
Quantity: 102.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.50 CUBIC FEET PER SECOND
Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use: MARCH 1 THROUGH OCTOBER 31
Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	6.1
3 S	1 E	WM	16	SE NW	2.1
3 S	1 E	WM	16	NE SW	9.7
3 S	1 E	WM	16	NW SW	23.2
Total					41.1

Split a Permit Review Criteria

12. The Department has verified the mailing address of each owner of the authorized place of use identified on the map contained in the application as follows:

Name and Address	Acres	Proportionate Rate	Twp	Rng	Mer	Sec	Q-Q	Tax Lot
JEFF DICKSON 28767 SW MOUNTAIN RD WEST LINN, OR 97068	62.3	0.76 CFS	3 S	1 E	WM	16	MULTIPLE	500
WESTLAKE DEVELOPMENT GROUP LLC, C/O GERALD ROWLETT 12042 SE SUNNYSIDE RD PMB 696 CLACKAMAS, OR	28.3	0.34 CFS	3 S	1 E	WM	16		1200 & 1300
SANDELIE GOLF CLUB INC 3030 SW ADVANCE RD WILSONVILLE, OR 97070	41.1	0.5 CFS	3 S	1 E	WM	16		400

13. The deeds supplied with the application, match the properties proposed for assignment.
14. The applicant affirmed the most recent water use under the permit has been exercised within the relevant terms and conditions of the water right permit.
15. The assignment and issuance of replacement permits would not result in injury to other water right holders.
16. The assignment and issuance of replacement permits would not result in enlargement of the permit.
17. The assignment and issuance of replacement permits does not alter any other terms of Permit G-18862.


Conclusions of Law

The assignment and issuance of replacement permits proposed by Application T-14620 appear to be consistent with the requirements of ORS 537.225 and OAR Chapter 690, Division 325. If protests are not filed pursuant to OAR 690-325-0100, the application will be approved.

If a final order approving the request for assignment and issuance of replacement permits is issued, the order will contain the following conditions:

- 1. The assignment and issuance of replacement permits proposed by Application T-14620 are approved.*
- 2. Permit G-18960, in the name of JEFF DICKSON, Permit G-18961 in the name of WESTLAKE DEVELOPMENT GROUP LLC, C/O GERALD ROWLETT, and Permit G-18962 in the name of SANDELIE GOLF CLUB INC, are issued to supersede Permit G-18862. Permit G-18862 is no longer of any force or affect.*
- 3. All other terms and conditions under Permit G-18862, including previous assignments, extensions of time, and split a permit are incorporated into Permits G-18960, G-18961, and G-18962.*

Dated in Salem, Oregon on OCT 14 2025


Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

This Proposed Final Order was prepared by Arla L Davis. If you have questions about the information in this document, you may reach me at 503-979-3129 or arla.l.davis@water.oregon.gov

Protests

Under the provisions of ORS 537.227 and OAR 690-325-0100, within 45 days after the date of publication in the Department's weekly notice as prescribed by OAR 690-325-0090, a record landowner, an assignee, an affected water right permit holder or other interested person may protest this proposed final order.

Protests must be in writing and received in hard copy form with the appropriate statutory protest filing fee; protests cannot be filed by electronic mail. [OAR 690-002-0025(3) and 690-325-0100]. The protest must include the following:

- The person's name, address, and telephone number of the person filing the protest; and;
- A detailed explanation of why the proposed order does not conform with the criteria for a water right permit assignment and a description of the changes to the order that are necessary to correct the nonconformity.
- A protest must identify all issues the person wishes to raise that are reasonably ascertainable at the time the protest is filed. The issues must directly pertain to whether the proposed replacement water right permits are authorized under and in conformance with ORS 537.225;

- If a protest is properly filed, the Department may work with the applicant and the person filing the protest to determine whether the issues raised by the protest can be resolved informally. The Department may:
 - (a) Reissue a proposed final order;
 - (b) Issue a final order; or
 - (c) Refer the matter for a contested case hearing.

- If the Department is unable to resolve the issues informally and refers the matter for a contested case hearing, the issues properly before the administrative law judge are limited to whether the proposed replacement water right permits are authorized under and in conformance with ORS 537.225. Any unraised issue that was reasonably ascertainable at the time the protest was filed and any argument not raised in the protest with sufficient specificity to afford the Department an opportunity for response is not subject to review at the contested case hearing.

- Notwithstanding ORS 183.310, the parties to a contested case hearing held under OAR 690-325-0100 are limited to:
 - (a) The applicant for the water right permit assignment; and
 - (b) Persons that timely filed a protest against the proposed order under OAR 690-325-0090(3)

- If you are the applicant, a protest fee of \$720.00 required by ORS 536.050; and

- If you are not the applicant, a protest fee of \$1425.00 required by ORS 536.050 and proof of service of the protest upon the applicant.

Notice Regarding Service Members: Active-duty service members have a right to stay proceedings under the federal Service Members Civil Relief Act. 50 U.S.C. App. §§501-597b. You may contact the Oregon State Bar or the Oregon Military Department for more information. The toll-free telephone number for the Oregon State Bar is: 1 (800) 452-8260. The telephone number for the Oregon Military Department is: 971-355-4127. The Internet address for the United States Armed Forces Legal Assistance Legal Services Locator website is: <http://legalassistance.law.af.mil>.

If you have questions about how to file a protest or if you have previously filed a protest and you want to know the status, please contact Will Davidson at 503-986-0801.

If you have questions about the Department or any of its programs, please contact our Water Resources Customer Service Group at 503-986-0900.

Address any correspondence to: Oregon Water Resources Department, Transfer and Conservation Section, 725 Summer Street NE, Suite A, Salem OR 97301-1266.



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

October 15, 2025

JEFF DICKSON
451 SE HEBB PARK RD
WEST LINN, OR 97068

Re: Split a Permit Application T-14620

Enclosed please find the Proposed Final Order proposing approval of the order to Split a Permit and Request for Issuance of Replacement Permits. Also enclosed are copies of the draft replacement permits.

Subsequent to the mailing of this Proposed Order, notice of the application will be published in the Department's weekly notice on October 21, 2025. This public notice will initiate a 45-day protest period. If no protests are filed, the Department will issue a final order and replacement permits consistent with the Proposed Final Order.

Please do not hesitate to contact me at 503-979-3129 or arla.l.davis@water.oregon.gov, if you should have any questions or concerns.

Sincerely,

Arla L. Davis

Transfer Specialist

Transfer and Conservation Section

cc: Split a Permit Application file T-14620
Joel Plahn, District 22 Watermaster (*via e-mail*)

cc w/enc.: Doann Hamilton, Pacific Hydro-Geology, Inc., Agent for the applicant (*via e-mail*)
Sandellie Golf Club, Inc (*via e-mail*)



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Phone 503 986-0900

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C/O GERALD ROWLETT
12042 SE SUNNYSIDE RD PMB 696
CLACKAMAS, OR

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3030 SW ADVANCE RD
WILSONVILLE, OR 97070

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August 18, 2025

JEFF DICKSON
451 SE HEBB PARK RD
WEST LINN, OR 97068

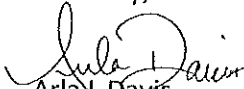
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Subsequent to the mailing of this draft Proposed Order, notice of the application will be published in the Department's weekly notice on August 19, 2025. Anyone can comment to the application within 30 days of the date of publication.

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Fax 503 986-0904

August 18, 2025

WESTLAKE DEVELOPMENT GROUP LLC,
C/O GERALD ROWLETT
12042 SE SUNNYSIDE RD PMB 696
CLACKAMAS, OR

Re: Split a Permit Application T-14620

Enclosed please find the Draft Proposed Final Order proposing approval of an application to Split a Permit and Request for Issuance of Replacement Permits. Also enclosed are copies of the application to split a permit and map, a copy of the original permit and map, and copies of the draft replacement permits.

Subsequent to the mailing of this draft Proposed Order, notice of the application will be published in the Department's weekly notice on August 19, 2025. Anyone can comment to the application within 30 days of the date of publication.

Please do not hesitate to contact me at arla.l.davis@water.oregon.gov, if you should have any questions or concerns.

Sincerely,

Arla L. Davis

Transfer Specialist

Transfer and Conservation Section

cc: Split a Permit Application file T-14620
Joel Plahn, District 22 Watermaster (*via e-mail*)

cc w/enc.: Doann Hamilton, Pacific Hydro-Geology, Inc., Agent for the applicant (*via e-mail*)
Sandellie Golf Club, Inc

**BEFORE THE WATER RESOURCES DEPARTMENT
OF THE
STATE OF OREGON**

In the Matter of Permit G-18862,
Clackamas County

)
) **D R A F T**
) PROPOSED FINAL ORDER
) APPROVING ASSIGNMENT OF WATER
) RIGHT PERMIT AND ISSUANCE OF
) REPLACEMENT WATER RIGHT PERMITS

Authority

ORS 537.225 establishes the process in which a water right permit holder may submit a request for full or partial assignment of a water right permit and issuance of replacement permits. OAR Chapter 690, Division 325 establishes the requirements and procedures to be used by the Department to evaluate an application by a landowner of record holding a water right permit for irrigation, nursery, temperature control, stock watering or agricultural water use to assign all or part of the water right permit and to issue replacement permits to reflect an assignment from the current permit holder to one or more additional permit holders.

Applicant

JEFF DICKSON
451 SW HWBB PARK ROAD
WEST LINN, OR 97068

Applicant

WESTLAKE DEVELOPMENT GROUP LLC
GERALD ROWLETT
12042 SE SUNNYSIDE RD PMB 696
CLACKAMAS, OR 97015

Findings of Fact

1. On March 3, 2025, Jeff Dickson and Westlake Development Group, LLC, Gerald Rowlett, filed an application for partial assignment of Water Right Permit G-18862 and requested issuance of replacement permits. The Department assigned the application number T-14620.
2. On November 20, 2024, the Department approved a partial assignment of Permit G-18862 from Sandelie Golf Club Inc. to Westlake Development Group LLC, and from Sandelie Golf Club Inc. to Jeff Dickson.
3. On March 4, 2024, the Department approved Split a Permit Application T-14244 at Special Order Volume 129, Page 862. Permit G-18861, in the name of SHORTLAND GOLF CLUB, LLC C/O MIKE FRITZ, and Permit G-18862 in the name of Sandelie Golf Club, Inc. were issued to supersede Permit G-16291.
4. The Applicant identified the following landowner within the authorized place of use, who is not participating in the request for assignment: Sandelie Golf Club, Inc.

5. On June 11, 2025, the Department contacted the applicant Jeff Dickson regarding a deficiency in the application, specifically, the deed for the lands belonging to Jeff Dickson was not included at the time of application submittal.
6. On June 18, 2025, the applicant provided the required deed for the lands belonging to Jeff Dickson, satisfying the deficiency.
7. Page 6 of application T-14620 identifies the assignment of the permits as follows:
 - a. Applicant A – SANDELIE GOLF CLUB INC
 - b. Applicant B – JEFF DICKSON
 - c. Applicant C – WESTLAKE DEVELOPMENT GROUP, LLC

However, Pages 3-5 of application T-14620 and the application map identifies the assignment of the permits. The Department has assigned the permits according to this information:

- a. Applicant A – JEFF DICKSON
 - b. Applicant B – WESTLAKE DEVELOPMENT GROUP, LLC
 - c. Applicant C – SANDELIE GOLF CLUB
8. The Permit to be modified and assigned is as follows:

Use: IRRIGATION USE on 131.7 ACRES

Priority Date: July 20, 2005

Quantity: 329.25 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 1.6 CUBIC FEET PER SECOND

Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

Period of Use: MARCH 1 THROUGH OCTOBER 31

Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	39.8
3 S	1 E	WM	16	SE NW	30.7
3 S	1 E	WM	16	NE SW	21.2
3 S	1 E	WM	16	NW SW	38.6
3 S	1 E	WM	16	SW SW	1.4
Total					131.7

9. The Applicants request Permit G-18862 be split and replacement permits be issued as follows:

PERMIT A: JEFF DICKSON:

Use: IRRIGATION USE on 62.3 ACRES
Priority Date: July 20, 2005
Quantity: 155.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.76 CUBIC FOOT PER SECOND
Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use: MARCH 1 THROUGH OCTOBER 31
Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN
Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	33.7
3 S	1 E	WM	16	SE NW	28.6
Total					62.3

PERMIT B: WESTLAKE DEVELOPMENT GROUP LLC C/O GERALD ROWLETT:

Use: IRRIGATION USE on 28.3 ACRES
Priority Date: July 20, 2005
Quantity: 70.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.34 CUBIC FEET PER SECOND
Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use: MARCH 1 THROUGH OCTOBER 31
Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	NE SW	11.5
3 S	1 E	WM	16	NW SW	15.4
3 S	1 E	WM	16	SW SW	1.4
Total					28.3

PERMIT C: SANDELIE GOLF CLUB:

Use: IRRIGATION USE on 41.1 ACRES
Priority Date: July 20, 2005
Quantity: 102.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.50 CUBIC FEET PER SECOND
Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use: MARCH 1 THROUGH OCTOBER 31
Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	6.1
3 S	1 E	WM	16	SE NW	2.1
3 S	1 E	WM	16	NE SW	9.7
3 S	1 E	WM	16	NW SW	23.2
Total					41.1

Split a Permit Review Criteria

10. The Department has verified the mailing address of each owner of the authorized place of use identified on the map contained in the application as follows:

Name and Address	Acres	Proportionate Rate	Twp	Rng	Mer	Sec	Q-Q	Tax Lot
JEFF DICKSON 451 SE HEBB PARK RD WEST LINN, OR 97068	62.3	0.76 CFS	3 S	1 E	WM	16	MULTIPLE	500
WESTLAKE DEVELOPMENT GROUP LLC, C/O GERALD ROWLETT 12042 SE SUNNYSIDE RD PMB 696 CLACKAMAS, OR	28.3	0.34 CFS	3 S	1 E	WM	16		1200 & 1300

SANDELIE GOLF CLUB INC 3030 SW ADVANCE RD WILSONVILLE, OR 97070	41.1	0.5 CFS	3 S	1 E	WM	16		400
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11. The deeds supplied with the application, match the properties proposed for assignment.
12. The applicant affirmed the most recent water use under the permit has been exercised within the relevant terms and conditions of the water right permit.
13. The assignment and issuance of replacement permits would not result in injury to other water right holders.
14. The assignment and issuance of replacement permits would not result in enlargement of the permit.
15. The assignment and issuance of replacement permits does not alter any other terms of Permit G-18862.

Conclusions of Law

The assignment and issuance of replacement permits proposed by Application T-14620 appear to be consistent with the requirements of ORS 537.225 and OAR Chapter 690, Division 325. If protests are not filed pursuant to OAR 690-325-0100, the application will be approved.

If Application T-14620 is approved, the final order will contain the following:

1. *The assignment and issuance of replacement permits proposed by Application T-14620 are approved.*
2. *Permit G-18960, in the name of JEFF DICKSON, Permit G-18961 in the name of WESTLAKE DEVELOPMENT GROUP LLC, C/O GERALD ROWLETT, and Permit G-18962 in the name of SANDELIE GOLF CLUB INC, are issued to supersede Permit G-18862. Permit G-18862 is no longer of any force or affect.*
3. *All other terms and conditions under Permit G-18862, including previous assignments, extensions of time, and split a permit are incorporated into Permits G-18960, G-18961, and G-18962.*

Dated in Salem, Oregon on

D R A F T

Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
 IVAN GALL, DIRECTOR
 Oregon Water Resources Department



\$93.00

AFTER RECORDING RETURN TO:

Angela Dickson
451 SW Hebb Park Road
West Linn, OR 97068

D-D Cnt=1 Stn=78 ALICIA
\$5.00 \$16.00 \$62.00 \$10.00

12/10/2024 08:52:12 AM

UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:

Angela Dickson
451 SW Hebb Park Road
West Linn, OR 97068

BARGAIN AND SALE DEED
(Statutory Form)

GRANTOR: Angela Dickson,

CONVEYS TO

GRANTEE: Angela Dickson,

The following described real property:

Parcel 1 of Partition Plat 2024-063 in the Re-Plat of Lots 10 and 11 of Sandelie Estates No. 4,
in the NW Quarter and SW Quarter of Section 16, T. 3 S., R. 1 E., W.M., Clackamas County, Oregon.

THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITES AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDERS ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17. CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration paid for this transfer consists of or includes other property or value given or promised which is the whole of this consideration.

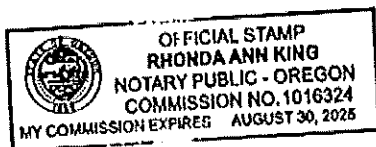
DATED: December 6, 2024

GRANTOR:

Angela Dickson

STATE OF OREGON }
County of Washington } ss.

On this 6th day of December, 2024 personally appeared before me the above-named Angela Dickson acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public In and for the State of Oregon

Watermaster Review Form: Water Right Transfer



Oregon Water Resources Department
725 Summer St NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/OWRD

Transfer Application: T-14620

Review Due Date:

Applicant Name: Jeff Dickson

Proposed Changes: POU POD POA USE OTHER

Reviewer(s): Joel Plahn

Date of Review: 03/20/2025

1. Do you have evidence that the right has not been used in the last 5 years and that the presumption of forfeiture would not likely be rebuttable? Yes No If "Yes", attach evidence (e.g. dated aerial photo showing pavement or building on the land for >5 yrs.)
2. Is there a history of regulation on the source that serves this (or these) right(s) that has involved the transferred right(s) and downstream water rights? Yes No Generally characterize the frequency of any regulation or explain why regulation has not occurred:
3. Have headgate notices been issued for the source that serves the transferred right(s)?
 Yes No Records not available.
4. In your estimation, after the proposed change, would distribution of water for the right(s) result in regulation of other water rights that would not have occurred if use under the original right(s) was/were maximized? Yes No If "Yes", explain:
5. In your estimation, if the proposed change is approved, are there upstream water rights that would be affected? Yes No If "Yes", describe how the rights would be affected and list the rights most affected:

6. Check here if it appears that downstream water rights benefit from return flows resulting from the current use of the transferred right(s)? If you check the box, generally characterize the locations where the return flows likely occur and list the water rights that benefit most:

N/A

7. For POD changes and instream transfers, check here if there are channel losses between the old and new PODs or within the proposed instream reach? If you check the box, describe and, if possible, estimate the losses:

N/A

8. For instream transfers that propose protection of a reach beyond the mouth of the source stream:

N/A Would the quantity be measureable into the receiving stream consistent with OAR 690-077-0015(8)? Yes No

9. For POU changes: N/A Is it likely the original place of use would continue to receive water from the same source? Yes No If "Yes", explain:

10. For POU or USE changes: N/A In your best judgment, would use of the existing right at "full face value," result in the diversion of more water than can be used beneficially and without waste?

Yes No If "Yes", explain:

11. For POU changes that involve micro-irrigation: N/A

- a. Has the applicant made changes (absent a transfer) to convert to micro-irrigation within the current place of use boundary of the water right proposed for transfer, and previously demonstrated to the Department through monitoring and site inspections by the Watermaster that the proposed transfer will not result in injury or enlargement?

Yes No If "Yes", explain:

b. Has a temporary transfer of this nature been previously filed and approved on the same lands (or portions thereof) as those lands involved in this transfer?

Yes No If "Yes", answer the following:

i. Were there any problems with more acres being irrigated (or wetted) than were authorized under the temporary transfer? Yes No If "Yes", explain:

ii. Did the designated areas that were to remain dry (or not wetted) under the temporary transfer actually remain dry? Yes No If "No", explain:

iii. Did the applicant comply with and meet all of the conditions of the temporary transfer? Yes No If "No", explain:

iv. Do you have any other observations regarding the temporary transfer? Yes No If "Yes", describe:

v. Did the applicant demonstrate to the Department through monitoring and site inspections by the Watermaster that neither injury nor enlargement occurred as a result of the temporary transfer? Yes No If "No", explain:

c. To the best of your knowledge, if this transfer is approved, does it appear that:

i. "Injury" will occur to other water rights that share the same source? Yes No If "Yes", explain:

ii. "Enlargement" of the water right being transferred will occur? Yes No If "Yes", explain:

12. Are there other issues not identified through the above questions that should be considered in determining whether the change "can be effected without injury to other rights"?

Yes No If "Yes", explain:

13. What alternatives may be available for addressing any issues identified above:

14. Do conditions need to be included in the transfer order to avoid enlargement of the right or injury to other rights? No Yes, as checked and provided below:

For POU changes that involve micro-irrigation, provide the monitoring and reporting conditions necessary to prevent injury/enlargement:

A Headgate should be required prior to diverting water.

Measurement Devices for POD or POA: (if this condition is selected, also fill in the top sections of Page 4)

*a. Before water use may begin under this order, the water user shall install a **totalizing flow meter***, or, with prior approval of the Director, another suitable measuring device, at each point of diversion/appropriation (new and existing) OR at each new point of diversion/appropriation with the exception that water rights issued to the Bureau of Reclamation or an irrigation district (or similar entity) are not subject to this condition.*

b. The water user shall maintain the meters or measuring devices in good working order.

c. The water user shall allow the Watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are located within a private structure, the Watermaster shall request access upon reasonable notice.

Reservoir water use measurement: (if this condition is selected, also fill in the top sections of Page 4)

*a. Before water use may begin under this order, the water user shall install **staff gages***, or, with prior approval of the Director, other suitable measuring devices, that measure the entire range and stage between empty and full in each reservoir. Staff gages shall be United States Geological Survey style.*

b. Before water use may begin under this order, if the reservoir is located in channel, weirs or other suitable measuring devices must be installed upstream and downstream of the reservoir, and, an adjustable outlet valve must be installed. The water user shall maintain such devices in good working order. A written waiver may be obtained, if in the judgment of the Director, the installation of weirs or other suitable measuring devices, or the adjustable outlet valve, will provide no public benefit.

* The following alternative device(s) should be substituted for the bold, underlined device in the above selected condition:

- | | |
|---|--|
| <input type="checkbox"/> Weir | <input type="checkbox"/> Submerged Orifice |
| <input type="checkbox"/> Parshall Flume | <input type="checkbox"/> Flow Restrictor |
| <input type="checkbox"/> Other: ___ | |

Split a Permit Cover Sheet

Transfer T-14620

Transfer Specialist: Arla

Transfer Type: Split a Permit Transfer

Applicant Name/Address: JEFF DICKSON 28767 SW MOUNTAIN RD WEST LINN, OR 97068	Applicant Name/Address: WESTLAKE DEVELOPMENT GROUP LLC 12042 SE SUNNYSIDE RD PMB 696 CLACKAMAS, OR 97015	Agent Name/Address: DOANN HAMILTON 18487 S VALLEY VISTA RD MULINO, OR 97042
	Irr. District Name/Address:	Other Landowner Name/Address: SANDELIE GOLF CLUB INC. 3030 SW ADVANCE RD WILSONVILLE, OR 97070
Commentors: Name/Address:		

Water Right Permit Affected

Records Marked	Records Copied	App File No. or Decree Name	Original Permit No.	Replacement Permit	Replacement Permit	Replacement Permit
<input type="checkbox"/>	<input type="checkbox"/>	G-16499	G-18862			

Key Dates & Initial Actions

Fees Paid: 125.00	February 3, 2025	
Acknowledgement Letter Sent <input type="checkbox"/>	WM District: 22	Initial Notice:

Processing Dates & Actions

Draft PFO to Data w/draft Permits: _____	
Draft PFO Mailed: _____	Public Notice: _____ Comments Rec'd: Yes / No
Proposed Final Order: _____	Public Notice: _____ Protest Period Ends: _____
Final Order: _____	FO & Permits mailed: _____

DPFO Review (Optional)	PFO Review (Salem)	Final Order Review (Salem)
Reviewer: _____	Reviewer: _____	Reviewer: _____
Date: _____	Date: _____	Date: _____
Changes Made: _____	Changes Made: _____	Changes Made: _____
Date: _____	Date: _____	Date: _____
Mailed: _____	Sig. Bin Date: _____	Sig. Bin Date: _____
Comments/Special Issues:		

Special Order Volume: Vol _____ Pages _____

APPLICATION (OAR 680-325-0040)			
CW		CW	
<input type="checkbox"/>	Appropriately signed	<input type="checkbox"/>	Appropriate Fees Paid
<input type="checkbox"/>	All required Attachments Received	<input type="checkbox"/>	Permit "C" Date has not expired
<input type="checkbox"/>	Use is for irrigation, nursery, agricultural, stock watering, or temperature control	<input type="checkbox"/>	Applicant is not a unit of local government, port, water authority, or a district
<input type="checkbox"/>	Is the Permit located within an Irrigation District? District Name and address provided?	<input type="checkbox"/>	Check for any other authorized Permit Amendments that are not reflected on the Permit

DETERMINING THE "SPLIT"					
(Make working copy of application and permit to mark on)					
PR	CW		PR	CW	
<input type="checkbox"/>	<input type="checkbox"/>	The maps adequately show the lands assigned to each landowner and meet the requirements of OAR 690-325-0050	<input type="checkbox"/>	<input type="checkbox"/>	Application & Permit tabulations match. (Mark on Permit and cert. copies and note corrections needed)

DEPARTMENT REVIEW (OAR 690-325-0070)					
PR	CW		YES	NO	
<input type="checkbox"/>	<input type="checkbox"/>	OAR 690-325-0070(1)(a) The mailing address of each owner of the authorized place of use has been verified	<input type="checkbox"/>	<input type="checkbox"/>	Notes: Use interactive mapper and assessor's page
<input type="checkbox"/>	<input type="checkbox"/>	OAR 690-325-0070(1)(b) The deed(s) supplied with the application match(es) the properties proposed for assignment	<input type="checkbox"/>	<input type="checkbox"/>	Notes:
<input type="checkbox"/>	<input type="checkbox"/>	OAR 690-325-0070(1)(c) The most recent water use under the permit, if any, has been exercised within the relevant terms and conditions of the water right permit.	<input type="checkbox"/>	<input type="checkbox"/>	Notes:
<input type="checkbox"/>	<input type="checkbox"/>	OAR 690-325-0070(1)(d) Will the splitting of the Permit result in enlargement of the original Permit?	<input type="checkbox"/>	<input type="checkbox"/>	Notes:
<input type="checkbox"/>	<input type="checkbox"/>	OAR 690-325-0070(1)(d) Will the splitting of the Permit result in Injury to other water right holders?	<input type="checkbox"/>	<input type="checkbox"/>	Notes:

REPLACEMENT PERMITS (OAR 690-325-0110)					
PR	CW		PR	CW	
<input type="checkbox"/>	<input type="checkbox"/>	Are the same conditions from the original permit included on the replacement permits?	<input type="checkbox"/>	<input type="checkbox"/>	Notes:



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building
725 Summer St NE, Suite A
Salem, OR 97301
Phone 503 986-0900
Fax 503 986-0904

March 5, 2025

JEFF DICKSON
28767 SW MOUNTAIN RD
WEST LINN, OR 97068

SANDELIE GOLF CLUB INC.
3030 SW ADVANCE RD
WILSONVILLE, OR 97070

WESTLAKE DEVELOPMENT GROUP LLC
GERALD ROWLETT
12042 SE SUNNYSIDE RD PMB 696
CLACKAMAS, OR 97015

Reference: Application T-14620

On February 3, 2025, OWRD received your signed contract to split a permit. The contract was accompanied by \$125.00. Our receipt number 144654 is enclosed.

The Department will issue a Draft Proposed Final Order with Draft Permits for your review within thirty days. Refer to the following page for a chart showing the steps and expected timelines for the processing of your application.

If you have any questions, please contact the Transfer Section at (503) 986-0935.

Cc: Watermaster Dist. #22 (via email)
Doann Hamilton, Agent

Enclosure

**SPLIT A PERMIT and REQUEST FOR ISSUANCE
OF REPLACEMENT PERMITS
APPLICANT'S AGREEMENT**

Received
FEB 26 2025
OWRD

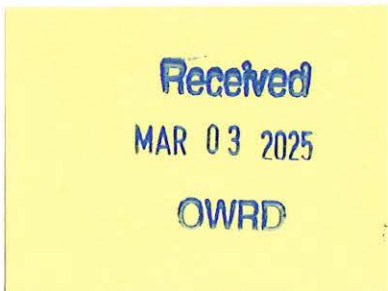
This Agreement is between the Oregon Water Resources Department, hereafter OWRD, and Westlake Development Group LLC, c/o Gerald Rowlett and Jeff Dickson hereafter Applicants, hereafter known together as the parties.

OWRD Information	Applicant's Information	Applicant's Representative
Contact: Lisa Jaramillo	Name: Westlake Development Group LLC	Name: Pacific Hydrology, Inc
Title: Transfer & Conservation Mgr	Contact: c/o Gerald Rowlett	Contact: Doann Hamilton
Address: 725 Summer Street, NE, Ste A Salem, OR 97301-1266	Address: 12042 SE Sunnyside Rd PMB 696 Clackamas, OR 97015	Address: 18487 S Valley Vista Rd. Mulino, OR 97042
Phone: 503 979-3129	Phone: 503-708-1056	Phone: 503-632-5016
Email: arla.l.davis@water.oregon.gov	Email: gerald@westlakedevelopment.com <i>Gerald@westlakedevelopmentllc.com</i>	Email: phgdmh@gmail.com
	Name: Jeff Dickson	
	Address: 451 SW Hebb Park Rd West Linn, OR 97068	
	Phone: 503-849-8550	<i>jdickson@nwearthmovers.com</i>
	Email: gerald@westlakedevelopment.com	

Purpose: The purpose of this Agreement is to process the Split a Permit Application. (Permit Number: G -18862)

1. **Authority.** The OWRD has been authorized pursuant to ORS 537.225 to receive and review application for assignment of all or part of the water right permit and for the issuance of a replacement water right permit that reflects that assignment. In addition OAR 690-325-0010 through 0110 establishes the requirements and procedures for evaluating the application. In making this agreement, OWRD shall require the applicant to pay the full cost of evaluating the application.
2. **Restrictions.** Applicant and OWRD agree that this Agreement shall not be construed to restrict in any way the decisions and actions by OWRD. OWRD shall be free to exercise independent judgment consistent with existing laws and regulations.
3. **Effective Date and Duration.** Unless otherwise terminated by non-deposit of funds by the Applicant, this Agreement shall become effective on the date on which both parties have signed the Agreement and the full deposit of the estimated cost of the proposed service.
4. **Statement of Work.** The Statement of Work is contained in Exhibit A attached hereto and incorporated by reference into this Agreement. OWRD agrees to perform this work in accordance with the terms and conditions of this Agreement.
5. **Consideration.**
 - a. **Applicant** shall pay OWRD in advance for actual costs incurred by OWRD as specified in the Statement of work attached and incorporated as Exhibit A. The estimated maximum reimbursement payable to OWRD under this Agreement is **\$1380.00**. **Applicant** agrees to pay the full amount of **\$1380.00** to OWRD prior to commencement of any work stated in this Agreement. This payment will be placed in an account administered by OWRD and drawn upon as costs are actually incurred. If the actual cost of performing the work is less than payments received, OWRD will refund the unspent balance. If the actual cost of processing exceeds the estimate, the Applicant can either elect to terminate this Agreement or amend the Agreement to reflect the increase in cost.
 - b. The costs stated in this Agreement do not include the statutory application processing and filing fees.
6. **Contract Documents.** This Agreement consists of the following documents which are listed in descending order of precedence: this Agreement and the attached Exhibit A. All attached Exhibits are incorporated into this Agreement by reference.
7. **Confidentiality.** **Applicant** agrees that any information provided to or acquired by OWRD under this Agreement will be subject to the Oregon Public Records Law and shall be considered public records.

**SPLIT A PERMIT and REQUEST FOR ISSUANCE
OF REPLACEMENT PERMITS
APPLICANT'S AGREEMENT**



This Agreement is between the Oregon Water Resources Department, hereafter OWRD, and Westlake Development Group, LLC, c/o Gerald Rowlett and Jeff Dickson hereafter Applicants, hereafter known together as the parties.


OWRD Information	Applicant's Information	Applicant's Representative
Contact: Lisa Jaramillo Title: Transfer & Conservation Mgr Address: 725 Summer Street, NE, Ste A Salem, OR 97301-1266 Phone: 503 979-3129 Email: arla.l.davis@water.oregon.gov	Name: Westlake Development Group LLC Contact: c/o Gerald Rowlett Address: 12042 SE Sunnyside Rd PMB 696 Clackamas, OR 97015 Phone: 503-708-1056 Email: gerald@westlakedevelopment.com Name: Jeff Dickson Address: 451 SW Hebb Park Rd 28767 SW MOUNTAIN RD West Linn, OR 97068 WEST LINN, OR 97068 Phone: 503-849-8550 Email: gerald@westlakedevelopment.com J.DICKSON@NWEARTHMOVERS.COM	Name: Pacific Hydrology, Inc Contact: Doann Hamilton Address: 18487 S Valley Vista Rd. Mulino, OR 97042 Phone: 503-632-5016 Email: phgdmh@gmail.com

Purpose: The purpose of this Agreement is to process the Split a Permit Application. (Permit Number: G -18862)

1. **Authority.** The OWRD has been authorized pursuant to ORS 537.225 to receive and review application for assignment of all or part of the water right permit and for the issuance of a replacement water right permit that reflects that assignment. In addition OAR 690-325-0010 through 0110 establishes the requirements and procedures for evaluating the application. In making this agreement, OWRD shall require the applicant to pay the full cost of evaluating the application.
2. **Restrictions.** Applicant and OWRD agree that this Agreement shall not be construed to restrict in any way the decisions and actions by OWRD. OWRD shall be free to exercise independent judgment consistent with existing laws and regulations.
3. **Effective Date and Duration.** Unless otherwise terminated by non-deposit of funds by the Applicant, this Agreement shall become effective on the date on which both parties have signed the Agreement and the full deposit of the estimated cost of the proposed service.
4. **Statement of Work.** The Statement of Work is contained in Exhibit A attached hereto and incorporated by reference into this Agreement. OWRD agrees to perform this work in accordance with the terms and conditions of this Agreement.
5. **Consideration.**
 - a. **Applicant** shall pay OWRD in advance for actual costs incurred by OWRD as specified in the Statement of work attached and incorporated as Exhibit A. The estimated maximum reimbursement payable to OWRD under this Agreement is **\$1380.00**. **Applicant** agrees to pay the full amount of **\$1380.00** to OWRD prior to commencement of any work stated in this Agreement. This payment will be placed in an account administered by OWRD and drawn upon as costs are actually incurred. If the actual cost of performing the work is less than payments received, OWRD will refund the unspent balance. If the actual cost of processing exceeds the estimate, the Applicant can either elect to terminate this Agreement or amend the Agreement to reflect the increase in cost.
 - b. The costs stated in this Agreement do not include the statutory application processing and filing fees.
6. **Contract Documents.** This Agreement consists of the following documents which are listed in descending order of precedence: this Agreement and the attached Exhibit A. All attached Exhibits are incorporated into this Agreement by reference.
7. **Confidentiality.** **Applicant** agrees that any information provided to or acquired by OWRD under this Agreement will be subject to the Oregon Public Records Law and shall be considered public records.

8. **Indemnity.** Applicant shall defend, save, hold harmless, and indemnify the State of Oregon, OWRD and their officers, employees, and agents from and against all claims, suits, actions, losses, damages, liabilities, costs and expenses of any nature resulting from or arising out of, or relating to the activities of Applicant or its representatives, officers, employees, contractors, or agents under this Agreement or with respect to the service. The Applicant acknowledges that the Oregon Water Resources Department cannot and does not guarantee a favorable review under the subject regulatory process.
9. **Termination.** Applicant may request to terminate this agreement only in writing at anytime during the process. The Applicant agrees to pay for the work done by OWRD up until the time of the written termination request. OWRD, upon receiving such written termination request from the Applicant will refund any unspent balance after paying the contractor for the work done.
10. **Funds Authorized and Available.** By its execution of this Agreement, Applicants certify that sufficient funds are authorized and available to cover the expenditures contemplated by this Agreement.
11. **Duration of Estimate.** The Estimate of Time to complete the work in Exhibit A (Statement of Work) becomes null and void after thirty- (30) days from the date the Applicant's Agreement is mailed. If the Applicant's Agreement is not received by the Department within thirty (30) days of mailing the Agreement, the Applicant must re-apply for a new estimate.
12. **Completion Date.** OWRD, by the execution of this Agreement does not guarantee the completion date indicated in this Agreement. Completion date is only an estimate and may be affected by the Department's workload, statutory waiting periods, issues arising from the processing of the requested services and Applicant's timely response to requests for additional information.
13. **Captions.** The captions or headings in this Agreement are for the convenience only and in no way define limit or describe the scope or intent of any provision of this Agreement.
14. **Amendment and Merger.** The terms of this Agreement shall not be waived, altered, modified, supplemented or amended in any manner whatsoever, except by written instrument signed by both parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements or representations, oral or written, not specified herein regarding this Agreement.
15. **Signatures.** All parties, by the authorized representative's signature below, hereby acknowledge that they have read this Agreement, understand it and agree to be bound by its terms and conditions.

For Applicant: _____
 Westlake Development Group, LLC, c/o Gerald Rowlett _____ Date

For Applicant:  _____
 Jeff Dickson _____ 2/24/25 _____
 Date

For OWRD: _____
 Katie Ratcliffe – Administrator WRSD _____ Date

Mail signed Agreement to:

Arla L Davis
 Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, OR 97301-1266

Exhibit A
Statement of Work

Permit Number: **G-18862**

Name of Applicant: **Westlake Development Group, LLC, c/o Gerald Rowlett and Jeff Dickson**

**Split a Permit Process
Itemized Estimate Sheet**
For
Permit Application

Action Item	Est. process time (in hrs.)
Review Application for Completeness	1.0
Verify mailing address of each owner of the authorized place of use	1.0
Verify deed(s) match(es) properties proposed for assignment	2.0
Verify most recent water use under the permit has been exercised within relevant terms and conditions of permit	3.0
Assess application for enlargement of the original permit and injury to other water right holders	3.0
Review and prepare draft documents	4.0
Peer review, issue, mail, and publish draft PFO	3.0
Peer review, issue, mail, and publish PFO	3.0
Peer review, issue and mail Final Order	3.0
Total hours	23.0

Total estimated cost is 21.0 hours at \$60.00* per hour, totaling \$ 1380.00

* - This figure is representative of the average compensation for staff time, with benefits and overhead, for the staff persons working on this file. You may request a detailed accounting upon completion of this project.

Estimated Completion of Draft Proposed Final Order: April 14, 2025

**Dates are contingent on the Applicant's expeditious resolution of any deficiency and may be affected by Department's workload.*

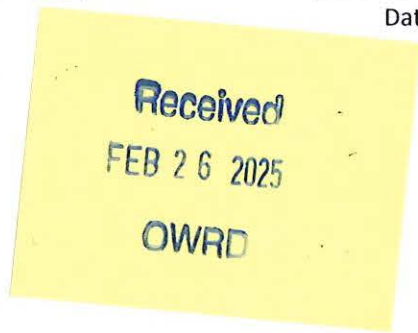
8. **Indemnity.** Applicant shall defend, save, hold harmless, and indemnify the State of Oregon, OWRD and their officers, employees, and agents from and against all claims, suits, actions, losses, damages, liabilities, costs and expenses of any nature resulting from or arising out of, or relating to the activities of Applicant or its representatives, officers, employees, contractors, or agents under this Agreement or with respect to the service. The Applicant acknowledges that the Oregon Water Resources Department cannot and does not guarantee a favorable review under the subject regulatory process.
9. **Termination.** Applicant may request to terminate this agreement only in writing at anytime during the process. The Applicant agrees to pay for the work done by OWRD up until the time of the written termination request. OWRD, upon receiving such written termination request from the Applicant will refund any unspent balance after paying the contractor for the work done.
10. **Funds Authorized and Available.** By its execution of this Agreement, Applicants certify that sufficient funds are authorized and available to cover the expenditures contemplated by this Agreement.
11. **Duration of Estimate.** The Estimate of Time to complete the work in Exhibit A (Statement of Work) becomes null and void after thirty- (30) days from the date the Applicant's Agreement is mailed. If the Applicant's Agreement is not received by the Department within thirty (30) days of mailing the Agreement, the Applicant must re-apply for a new estimate.
12. **Completion Date.** OWRD, by the execution of this Agreement does not guarantee the completion date indicated in this Agreement. Completion date is only an estimate and may be affected by the Department's workload, statutory waiting periods, issues arising from the processing of the requested services and Applicant's timely response to requests for additional information.
13. **Captions.** The captions or headings in this Agreement are for the convenience only and in no way define limit or describe the scope or intent of any provision of this Agreement.
14. **Amendment and Merger.** The terms of this Agreement shall not be waived, altered, modified, supplemented or amended in any manner whatsoever, except by written instrument signed by both parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements or representations, oral or written, not specified herein regarding this Agreement.
15. **Signatures.** All parties, by the authorized representative's signature below, hereby acknowledge that they have read this Agreement, understand it and agree to be bound by its terms and conditions.

For Applicant:  2.24.25
 Westlake Development Group, LLC, c/o Gerald Rowlett Date

For Applicant: _____
 Jeff Dickson Date

For OWRD: _____
 Katie Ratcliffe – Administrator WRSD Date

Mail signed Agreement to:
 Arla L Davis
 Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, OR 97301-1266





Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

www.oregon.gov/owrd

February 13, 2025

Westlake Development Group LLC
c/o Gerald Rowlett
12042 SE Sunnyside Rd PMB 696
Clackamas, OR 97015

Jeff Dickson
451 SW Hebb Park Rd
West Linn, OR 97068

RE: Split a Permit Application

We are in receipt of your application to Split a Permit and Request for Issuance of Replacement Permits. Our Receipt #144654 for your \$125.00 for the estimated cost to process our application is enclosed.

Also enclosed is the Applicant's Agreement which includes the estimated cost of the work to be performed. In order to commence work, the Agreement must be signed and accompanied with the full payment of the estimated maximum cost.

Please read the Agreement thoroughly and follow the instructions to proceed with the process. A copy of this letter and the contract was sent out to both applicants and both applicants must sign the contract, however, each contract may be submitted to the Department without the other applicant's signature.

Please mail the signed contracts and a check in the amount of \$1380.00 (two checks, one from each applicant totaling \$1380.00 and mailed separately with each applicants' signed contract, is acceptable) prior to **March 13, 2025**, to:

Oregon Water Resources Department
Attn: Arla L Davis
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266

If you have any questions, please contact me at 503-979-3129 or arla.l.davis@water.oregon.gov.

Sincerely,

Arla L Davis

Arla L Davis
Transfer Specialist
Transfer and Conservation Section

Enclosures

cc: Pacific Hydro-Geology, Doann Hamilton (via email)
Joel Plahn, District 22 Watermaster (via email)

pd. # 3186
24.25
690-25

Received
FEB 26 2025
OWRD

**STATE OF OREGON
WATER RESOURCES DEPARTMENT**

725 Summer St. N.E. Ste. A
SALEM, OR 97301-4172
(503) 986-0900 / (503) 986-0904 (fax)

RECEIPT # **144794**

INVOICE # _____

RECEIVED FROM: Jeff Dickson
BY: Angela Dickson

APPLICATION	
PERMIT	
TRANSFER	<u>T-14620</u>

CASH: CHECK:# 1243 OTHER: (IDENTIFY) _____

TOTAL REC'D \$ 690.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407	COPIES	\$
_____	OTHER: (IDENTIFY) _____	\$
0243 I/S Lease	_____	_____
0244 Muni Water Mgmt. Plan	_____	_____
0245 Cons. Water	_____	_____

4270 WRD OPERATING ACCT

MISCELLANEOUS					
0407	COPY & TAPE FEES	\$			
0410	RESEARCH FEES	\$			
0408	MISC REVENUE: (IDENTIFY) _____	\$			
TC162	DEPOSIT LIAB. (IDENTIFY) _____	\$			
0240	EXTENSION OF TIME	\$			
WATER RIGHTS:					
0201	SURFACE WATER	\$	0202	RECORD FEE	\$
0203	GROUND WATER	\$	0204	RECORD FEE	\$
0205	TRANSFER	\$			
WELL CONSTRUCTION					
0218	WELL DRILL CONSTRUCTOR	\$	0219	LICENSE FEE	\$
	LANDOWNER'S PERMIT	\$	0220	LICENSE FEE	\$
<u>0252</u>	OTHER (IDENTIFY) <u>Split a Permit</u>	\$			\$ <u>690.00</u>

0536 TREASURY 0437 WELL CONST. START FEE

0211	WELL CONST START FEE	\$	CARD#	
0210	MONITORING WELLS	\$	CARD#	
_____	OTHER (IDENTIFY) _____			

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

0233	POWER LICENSE FEE (FW/WRD)	\$	
0231	HYDRO LICENSE FEE (FW/WRD)	\$	
_____	HYDRO APPLICATION	\$	

TREASURY OTHER / RDX

FUND _____ TITLE _____
OBJ. CODE _____ VENDOR # _____
DESCRIPTION _____ \$ _____

RECEIPT: **144794**

DATED: 3-3-25

BY: [Signature]

**STATE OF OREGON
WATER RESOURCES DEPARTMENT**

725 Summer St. N.E. Ste. A
SALEM, OR 97301-4172
(503) 986-0900 / (503) 986-0904 (fax)

RECEIPT # **144778**

INVOICE # _____

RECEIVED FROM: Westlake Development Group, LLC
BY: _____

APPLICATION	
PERMIT	
TRANSFER	T-17620

CASH: CHECK:# 3186 OTHER: (IDENTIFY)

TOTAL REC'D \$ 690.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES \$ _____
OTHER: (IDENTIFY) \$ _____
0243 I/S Lease _____ 0244 Muni Water Mgmt. Plan _____ 0245 Cons. Water _____

4270 WRD OPERATING ACCT

MISCELLANEOUS 46110

0407 COPY & TAPE FEES \$ _____
0410 RESEARCH FEES \$ _____
0408 MISC REVENUE: (IDENTIFY) _____ \$ _____
TC162 DEPOSIT LIAB. (IDENTIFY) _____ \$ _____
0240 EXTENSION OF TIME \$ _____

WATER RIGHTS:

EXAM FEE	RECORD FEE
0201 SURFACE WATER \$ _____	0202 \$ _____
0203 GROUND WATER \$ _____	0204 \$ _____
0205 TRANSFER \$ _____	

WELL CONSTRUCTION

EXAM FEE	LICENSE FEE
0218 WELL DRILL CONSTRUCTOR \$ _____	0219 \$ _____
LANDOWNER'S PERMIT	0220 \$ _____

0252 OTHER (IDENTIFY) Split a Permit \$1690.00

0536 TREASURY 0437 WELL CONST. START FEE

0211 WELL CONST START FEE \$ _____ CARD# _____
0210 MONITORING WELLS \$ _____ CARD# _____
OTHER (IDENTIFY) _____

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

0233 POWER LICENSE FEE (FW/WRD) \$ _____
0231 HYDRO LICENSE FEE (FW/WRD) \$ _____
HYDRO APPLICATION \$ _____

TREASURY OTHER / RDX

FUND _____ TITLE _____
OBJ. CODE _____ VENDOR # _____
DESCRIPTION _____ \$ _____

RECEIPT: **144778** DATED: 2-26-25 BY: [Signature]

Distribution - White Copy - Customer, Yellow Copy - Fiscal, Blue Copy - File, Buff Copy - Fiscal

**STATE OF OREGON
WATER RESOURCES DEPARTMENT**

725 Summer St. N.E. Ste. A

SALEM, OR 97301-4172

(503) 986-0900 / (503) 986-0904 (fax)

RECEIPT # **144654**

INVOICE # _____

RECEIVED FROM: <u>Westlake Development</u>	APPLICATION
BY: <u>Group LLC</u>	PERMIT <u>6-18862</u>
	TRANSFER
CASH: <input type="checkbox"/> CHECK:# <u>3177</u> OTHER: (IDENTIFY) _____	TOTAL REC'D <u>\$125.00</u>

1083 TREASURY 4170 WRD MISC CASH ACCT
0407 COPIES \$ _____
OTHER: (IDENTIFY) _____ \$ _____
0243 I/S Lease _____ 0244 Muni Water Mgmt. Plan _____ 0245 Cons. Water _____

4270 WRD OPERATING ACCT			
MISCELLANEOUS <u>46110</u>			
0407 COPY & TAPE FEES			\$ _____
0410 RESEARCH FEES			\$ _____
0408 MISC REVENUE: (IDENTIFY) _____			\$ _____
TC162 DEPOSIT LIAB. (IDENTIFY) _____			\$ _____
0240 EXTENSION OF TIME			\$ _____
WATER RIGHTS:		EXAM FEE	RECORD FEE
0201 SURFACE WATER	\$ _____	0202	\$ _____
0203 GROUND WATER	\$ _____	0204	\$ _____
0205 TRANSFER	\$ _____		
WELL CONSTRUCTION		EXAM FEE	LICENSE FEE
0218 WELL DRILL CONSTRUCTOR	\$ _____	0219	\$ _____
LANDOWNER'S PERMIT		0220	\$ _____
<u>0252</u> OTHER (IDENTIFY) <u>Split a Permit</u> <u>\$125.00</u>			

0536 TREASURY 0437 WELL CONST. START FEE			
0211 WELL CONST START FEE	\$ _____	CARD#	_____
0210 MONITORING WELLS	\$ _____	CARD#	_____
OTHER (IDENTIFY) _____			

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER			
0233 POWER LICENSE FEE (FW/WRD)			\$ _____
0231 HYDRO LICENSE FEE (FW/WRD)			\$ _____
HYDRO APPLICATION			\$ _____

TREASURY	OTHER / RDX
FUND _____	TITLE _____
OBJ. CODE _____	VENDOR # _____
DESCRIPTION _____	\$ _____

RECEIPT: **144654** DATED: 2-3-25 BY: [Signature]

**Application to
Split A Permit and Request for Issuance of
Replacement Permits (ORS 537.225)
Part 1 of 5 – Minimum Requirements Checklist**



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/OWRD

This application will be returned if Parts 1 through 5 and all required attachments are not completed and included.

For questions, please call (503) 986-0900, and ask for Transfer Section.

Check all items included with this application.

- Part 1 – Completed Minimum Requirements Checklist.
- Part 2 – Completed Application Map Checklist.
- Part 3 – Completed Application with non-refundable \$125.00 Application Fee, Applicant(s) Information and Signature(s).
- Part 4 – Other Landowner Information and proportionate rate(s).
- Part 5 – Water Right Permit Information. List the permit number to be assigned here: **G-18862**.

Attachments:

- Completed application map prepared by Certified Water Right Examiner (CWRE).
- Completed Affidavit(s) from the applicant(s):
 - Certifying the permit has not been conveyed or withheld, and remains appurtenant to the applicant's land.
 - Certifying the applicant has read the permit.
- Copy(s) of current recorded deed(s) showing that the applicant(s) is/are an owner of the land(s) to which the permit is appurtenant.

Received
FEB 03 2025
OWRD

INSTRUCTIONS for editing the Application Form

Photocopy pages or tables in Part 5, ~~mark through~~ any non-applicable information, insert/attach photocopied pages to document in the appropriate location, and manually amend page numbers as necessary (e.g., Page 5 6 of 9 10).

You may refer to additional attachments that you may include, such as separately produced tables or spreadsheets to convey large numbers of rows of place of use listings, owner/property parcels, etc. You may contact the Department at 503-986-0900 and ask for Transfer Staff if you have questions.

For Staff Accounting Purposes Only – PCA #46110 Object #_ _ _ _

Part 2 of 5 –Application Map Checklist

This application will be returned if any of the map requirements listed below are not met.

Please be sure that the map you submit is based upon the original water right application map or permit amendment map and includes all the items listed below and meets the requirements of OAR 690-325-0050. Check all boxes that apply.

The map shall not include any unauthorized change to the authorized place of use outside of its original perimeters as exhibited on the original water right application map or approved permit amendment map nor any unauthorized change to the location of the point(s) of diversion or appropriation as exhibited on the original water right application map or approved permit amendment map.

- Certified Water Right Examiner (CWRE) Stamp and Signature. For a list of CWRE's, see http://apps.wrd.state.or.us/apps/wr/cwre_license_view/.
- Permanent quality printed with dark ink on good quality paper.
- The size of the map can be 8½ x 11 inches, 8½ x 14 inches, or up to 30 x 30 inches. For 30 x 30 inch maps, one additional paper copy and an electronic copy in a .pdf, .tiff or .jpg format is required.
- A north arrow, a legend, and scale. The scale of the map must be: 1 inch = 400 feet, 1 inch = 1,320 feet, the scale of the county assessor map if the scale is not smaller than 1 inch = 1,320 feet, or a scale that has been pre-approved by the Department.
- Township, Range, Section, ¼ ¼, DLC, Government Lot, and other recognized public land survey lines.
- Tax lot boundaries (property lines) are required. Tax lot numbers are recommended.
- Major physical features including rivers and creeks showing direction of flow, lakes and reservoirs, roads, and railroads.
- Major water delivery system features from the point(s) of diversion/appropriation such as main pipelines, canals, and ditches.
- The place of use of each applicant's portion of the water right permit shall be clearly defined by outline and shaded or hachured and shall show the number of acres for each portion in each quarter-quarter section, government lot, or quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If the permit has multiple priority dates or uses, the lands to be served by each priority date and on which use is authorized, must be separately identified.
- The place of use of any part of the permit **not** being assigned shall be clearly defined by outline and shaded or hachured and shall show the number of acres for each portion in each quarter-quarter section, government lot, or quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If the permit has multiple priority dates or uses, the lands to be served by each priority date and on which use is authorized, must be separately identified.
- Each applicant's portion of the permit shall be referenced, by either alphabet letter or number, to each applicant(s) listed in the application form.
- The rate and any applicable acre-feet allowance of water use under the permit for each applicant's portion of the permit shall be clearly labeled on the map.
- The location of each authorized point of diversion or appropriation.

Applicant Information


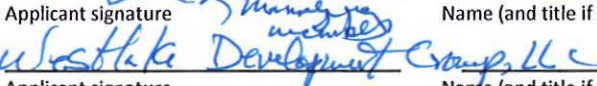
APPLICANT/BUSINESS NAME WESTLAKE DEVELOPMENT GROUP LLC C/O GERALD ROWLETT		MAP ID (LETTER OR NUMBER) B	PHONE NO. 503-708-1056	ADDITIONAL CONTACT NO.
ADDRESS 12042 SE SUNNYSIDE RD PMB 696				FAX NO.
CITY CLACKAMAS	STATE OR	ZIP 97015	E-MAIL GERALD@WESTLAKEDEVELOPMENTLLC.COM	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.				

Agent Information – This agent is authorized to represent the above applicant in all matters relating to this application

AGENT/BUSINESS NAME DOANN HAMILTON / PACIFIC HYDRO-GEOLOGY, INC.		PHONE NO. (503) 632-5016	ADDITIONAL CONTACT NO. (503) 349-6946 (CELL)	
ADDRESS 18487 S VALLEY VISTA RD.				FAX NO. (503) 632-5983
CITY MULINO	STATE OR	ZIP 97042	E-MAIL PHGDMH@GMAIL.COM	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.				

I (we) affirm that the most recent water use (if any) under my (our) portion of the permit has been exercised within the relevant terms and conditions of the permit.

I (we) affirm that the information contained in this application is true and accurate.


 Applicant signature Name (and title if applicable) (print) Date 12.13.24

 Applicant signature Name (and title if applicable) (print) Date 12.13.24

Applicant Information

APPLICANT/BUSINESS NAME NA		MAP ID (LETTER OR NUMBER)	PHONE NO.	ADDITIONAL CONTACT NO.
ADDRESS				FAX NO.
CITY	STATE	ZIP	E-MAIL	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.				

Agent Information – This agent is authorized to represent the above applicant in all matters relating to this application

AGENT/BUSINESS NAME NA		PHONE NO.	ADDITIONAL CONTACT NO.	
ADDRESS				FAX NO.
CITY	STATE	ZIP	E-MAIL	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.				

I (we) affirm that the most recent water use (if any) under my (our) portion of the permit has been exercised within the relevant terms and conditions of the permit.

I (we) affirm that the information contained in this application is true and accurate.

 Applicant signature Name (and title if applicable) (print) Date

 Applicant signature Name (and title if applicable) (print) Date

Received
FEB 03 2025
OWRD

Part 4 of 5 – Other Landowner Information

Please use additional pages as needed

Please list the owner(s) of land under the permit who are not submitting the assignment and request for issuance of replacement water right permit.

Landowner Information

LANDOWNER/BUSINESS NAME SANDELIE GOLF CLUB		MAP ID (LETTER OR NUMBER) C	
MAILING ADDRESS 3030 SW ADVANCE RD		CITY WILSONVILLE	STATE OR ZIP 97070
TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP) 41.1 ACRES	PROPORTIONATE RATE 0.50 CFS		

Landowner Information

LANDOWNER/BUSINESS NAME NA		MAP ID (LETTER OR NUMBER)	
MAILING ADDRESS		CITY	STATE ZIP
TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP)	PROPORTIONATE RATE		

Landowner Information

LANDOWNER/BUSINESS NAME NA		MAP ID (LETTER OR NUMBER)	
MAILING ADDRESS		CITY	STATE ZIP
TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP)	PROPORTIONATE RATE		

Landowner Information

LANDOWNER/BUSINESS NAME NA		MAP ID (LETTER OR NUMBER)	
MAILING ADDRESS		CITY	STATE ZIP
TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP)	PROPORTIONATE RATE		

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PERMIT # G-18862

Completion date of the permit: OCTOBER 1, 2032

Name(s) currently appearing on permit:

NOTE: ASSIGNMENT RECEIVED BY OWRD 11-19-24

- a. SANDELIE GOLF CLUB INC.
- b. JEFF DICKSON
- c. WESTLAKE DEVELOPMENT GROUP LLC

Type(s) of use as listed on permit: IRRIGATION

Note: Type of use must be one or more of the following uses approved for assignment under ORS 537.225(1) and OAR 690-325-0010: irrigation, nursery, temperature control, stock watering, or agricultural water use.

Table 1. Location of Authorized Point(s) of Diversion (POD) or Appropriation (POA)

POD/POA Name or Number	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp		Rng		Sec	¼ ¼		Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
Well 1	CLAC 9317	3	S	1	E	16	SW	NW	TL 500	2,050 feet south and 1,560 feet west from the N ¼ corner, Section 16
Well 2	CLAC 9316, 9324	3	S	1	E	16	NE	SW	TL 1200	3,780 feet south and 360 feet west from the N ¼ corner, Section 16

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Please use additional pages of Table 2 as needed

Table 2. Description of Permit #G-18862.

List all parts of the permit (both assigned and unassigned). For the acreage or place(s) of use in each ¼ ¼, list the Map ID (letter or number from map and Parts 3 and 4) for each parcel. The acreage listed must equal the total acreage on the permit.

Description of Permitted Lands												
Twp	Rng		Sec		¼ ¼		Tax Lot	Gvt Lot or DLC	Acres (if applicable)	Type of Use	POD(s) or POA(s) (name or number from Table 1)	Map ID (letter or number from map and Parts 3 and 4)
3	S	1	E	16	SW	NW	500	NA	33.7		Well 1	A
3	S	1	E	16	SW	NW	400	NA	6.1		Well 1	C
3	S	1	E	16	SE	NW	500	NA	28.6		Well 1	A
3	S	1	E	16	SE	NW	400	NA	2.1		Well 1	C
3	S	1	E	16	NE	SW	400	NA	9.7		Well 1	C
3	S	1	E	16	NE	SW	1200	NA	11.0		Well 2	B
3	S	1	E	16	NE	SW	1300	NA	0.5		Well 2	B
3	S	1	E	16	NW	SW	400	NA	23.2		Well 1	C
3	S	1	E	16	NW	SW	1200	NA	2.0		Well 2	B
3	S	1	E	16	NW	SW	1300	NA	13.4		Well 2	B
3	S	1	E	16	SW	SW	1300	NA	1.4		Well 2	B
TOTAL ACRES									131.7			

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Check the appropriate box, if applicable:

Check here if any portion of the permit is located within an irrigation or other water district.

IRRIGATION DISTRICT NAME NA	ADDRESS	
CITY	STATE	ZIP

Check here if water for any portion of the permit is supplied under a water service agreement or other contract for stored water with a federal agency or other entity.

ENTITY NAME NA	ADDRESS	
CITY	STATE	ZIP

Additional Remarks:

Please note: TL 3 1E 16B 500 is going through a lot line adjustment with TL 3 1E 16B 501

The new address for TL 3 1E 16B 500 is:

28563 SW Mountain Rd and was decreased to 60.88 acres

The new address for TL 3 1E 16B 501 is:

28767 SW Mountain Rd and was increased to 1.79 acres

Attached is the recorded plat

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Split A Permit and Request for Issuance of Replacement Permits

Affidavit of Non-Conveyance and Reading of Permit G-18862



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/OWRD

State of Oregon)
) ss
County of Clackamas)

I, JEFF DICKSON, mailing address 28767 SW MOUNTAIN RD, WEST LINN, OR 97068, telephone number (503) 849-8550, being first duly sworn depose and say:

- 1. Permit G-18862, has not been conveyed or withheld and remains appurtenant to my land.
- 2. I attest that I have read Permit G-18862.

[Signature]

Signature of Affiant

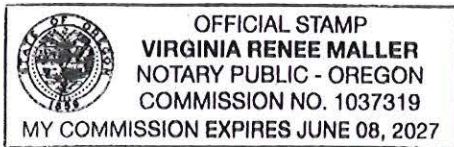
1/20/25

Date

Signature of Affiant

Date

Signed and sworn to (or affirmed) before me this 20 day of January, 2025.



VRMaller

Notary Public for Oregon

My Commission Expires: 6/8/2027

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FEB 03 2025
OWRD

Split A Permit and Request for Issuance of Replacement Permits

Affidavit of Non-Conveyance and Reading of Permit G-18862



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/OWRD

State of Oregon)
) ss
County of Clackamas)

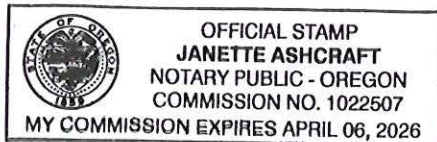
We, WESTLAKE DEVELOPMENT GROUP LLC, mailing address 12042 SE SUNNYSIDE RD PMB 696, CLACKAMAS, OR 97015, telephone number (503) 708-1056, being first duly sworn depose and say:

- 1. Permit G-18862, has not been conveyed or withheld and remains appurtenant to our land.
- 2. We attest that we have read Permit G-18862.

[Signature] *managing member* 12.13.24
Signature of Affiant Date

Westlake Development Group, LLC 12.13.24
Signature of Affiant Date

Signed and sworn to (or affirmed) before me this 13 day of December 20 24.



[Signature]
Notary Public for Oregon
My Commission Expires: April 6, 2026

Received
FEB 03 2025
OWRD

STATUTORY WARRANTY DEED
(continued)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Received
FEB 03 2025
OWRD

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 3-7-2024; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Sandelie Golf Club, Inc.

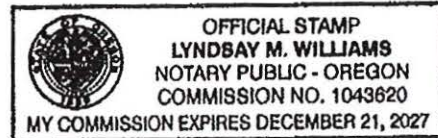
BY: Janet M. Kaiser
Janet M. Kaiser
President

BY: Keith Kaiser
Keith Kaiser
Secretary

State of OR
County of Clackamas

This instrument was acknowledged before me on 3/7/2024 by Janet M Kaiser, as President of Sandelie Golf Club, Inc..

[Signature]
Notary Public - State of Oregon

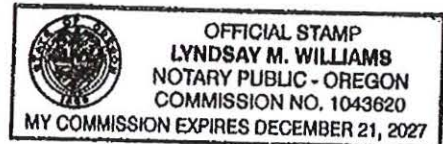


My Commission Expires: 12/21/2027

State of OR
County of Clackamas

This instrument was acknowledged before me on 3/7/2024 by Keith Kaiser as Secretary of Sandelie Golf Club, Inc..

[Signature]
Notary Public - State of Oregon



My Commission Expires: 12/21/2027

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EXHIBIT "A"
Legal Description

Part of the Southwest quarter of Section 16, Township 3 South, Range 1 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, including parts of Lots 6 and 8, THOMAS BUCKMAN TRACT, described as follows:

Beginning at the Southwest corner of said Lot 8 on the West line of said Section 16, being 21.50 chains South of the quarter corner on said West line; thence North 9.79 chains along said West line to the Southwest corner of the tract described in Deed to Alvin Miska et ux, recorded July 31, 1944 in Deed Book 417, Page 148; thence East 40.0 chains along the South line of said Miska tract to the East line of said Southwest quarter; thence South 6.04 chains to the Northeast corner of the tract described in Deed to George E. Fell et ux, recorded June 14, 1951 in Deed Book 445, Page 403; thence West 25.95 chains along the North line of said Fell tract to the West line of said Lot 6; thence North along the West line of Lot 6, 0.40 chains to the Southeast line of said Lot 8; thence along the Southeasterly and South lines of said Lot 8 the following courses and distances: South 55° West 1.80 chains; South 68° 50' West 7.50 chains and West 5.85 chains to the point of beginning.

EXCEPTING THEREFROM that portion lying within public roads.

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EXHIBIT "B"
Exceptions

Subject to:

The Land has been classified as Open Space, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: 00765915 and 00765924

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of unnamed creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Rights of the public, riparian owners and governmental bodies as to the use of the waters of unnamed creek and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

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Application for Water Right Transfer



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

Consent by Deeded Landowner

State of Oregon)
)ss
County of Clackamas)

I Angela Dickson in my/our capacity as Owner,

mailing address 451 SW Hebb Park Rd, West Linn 97068,

telephone number 503-679-7191, duly sworn depose and say that I/We

consent to the proposed change(s) to Water Right Permit Number G-18862

described in a Water Right Transfer Application (T- NA),
(transfer number, if known)

submitted by Jeff Dickson

on the property in tax lot number(s) 500,

Section 16B Township 3S North/South Range 1E East/West, W.M.

located at 28563 SW Mountain Rd, West Linn, OR 97068
(site address)

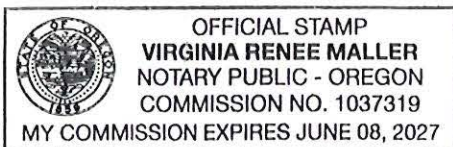
Angela Dickson
Signature of Affiant

1/17/25
Date

Signature of Affiant

Date

Subscribed and Sworn to before me this 17 day of January, 2025.



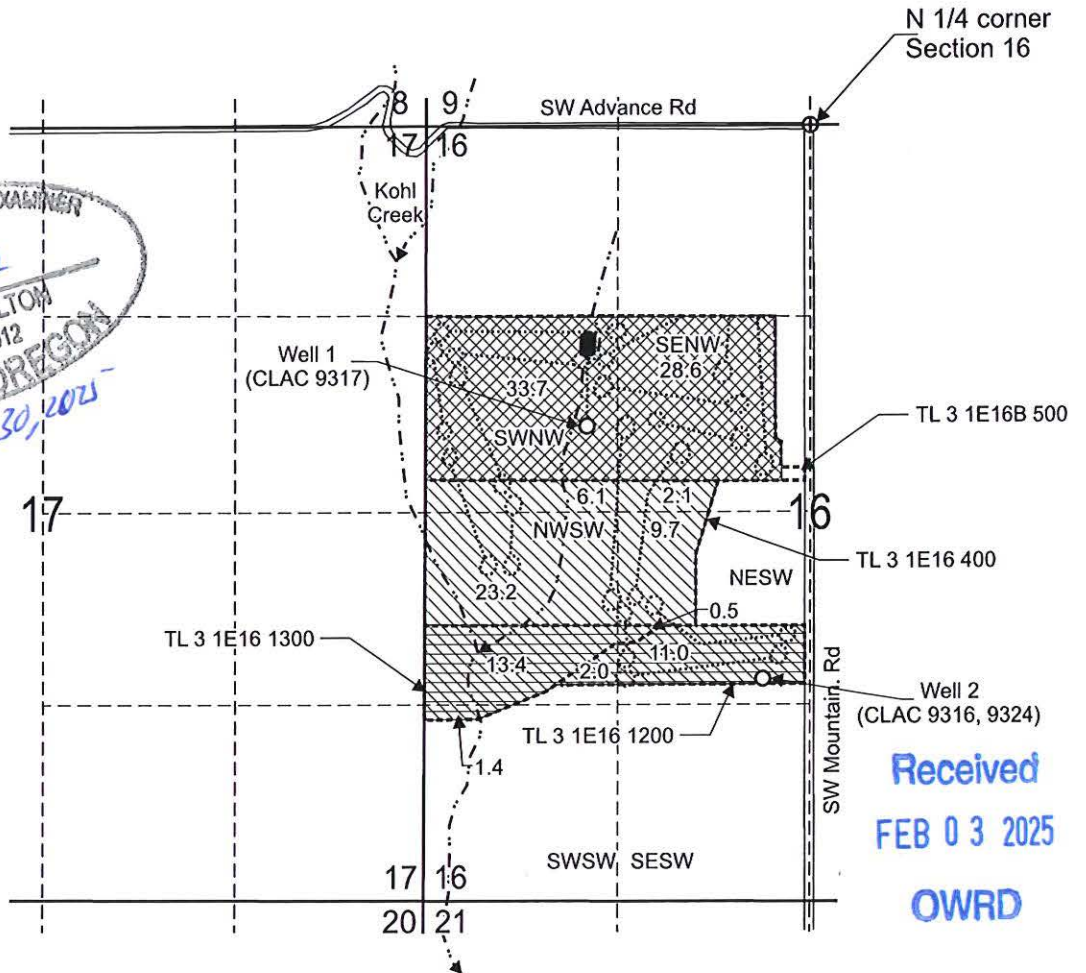
VR Maller
Notary Public for Oregon

My commission expires 6/8/2027.

Received
FEB 03 2025
OWRD

T.3S. R.1E. Section 16, W.M.




CERTIFIED WATER RIGHT EXAMINER
85503
Doan LL
DOANN HAMILTON
MAY 10, 2012
STATE OF OREGON
EXPIRES: *June 30, 2025*



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Well 1 (CLAC 9317) is located 2,050 feet south and 1,560 feet west from the N 1/4 corner, Section 16.

Well 2 (CLAC 9316, 9324) is located 3,780 feet south and 360 feet west from the N 1/4 corner, Section 16.

-  Area "A" (62.3 Acres) of irrigation under Application G-16499, Permit G-18862, T-14244 affected by this Split-A-Permit and assigned to Jeff Dickson at 0.76 cfs
-  Area "B" (28.3 Acres) of irrigation under Application G-16499, Permit G-18862, T-14244, affected by this Split-A-Permit and assigned to Westlake Development Group LLC at 0.34 cfs
-  Area "C" (41.1 Acres) of irrigation under Application G-16499, Permit G-18862, T-14244, to remain under Sandelie Golf Course at 0.50 cfs.

- Water main line
- Tax lot boundary

Scale: 1" = 1,320'



This map was prepared for the purpose of identifying the location of a water right only and is not intended to provide legal dimensions or location of property ownership lines.



Split-A-Permit Map
Application G-16499, Permit G-18862, T-14244

Pacific Hydro-Geology Inc.

Sandelie Golf Club
T.3S. R.1E. Section 16, W.M.

12/2024

A Re-Plat of Lots 10 & 11 of Sandelie Estates No. 4 in the NW 1/4 and SW 1/4 of Section 16, T. 3 S., R. 1 E., W.M., CLACKAMAS COUNTY, OREGON

CLACKAMAS COUNTY PLANNING FILE NO. Z0223-24

November, 2024

SHEET 1 OF 5

INDEX OF SHEETS

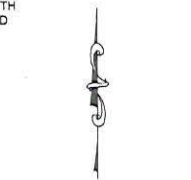
- 1. AREA BREAKDOWN
2. HISTORICAL RECORDS, SITE OF PARTITION
3. EASEMENTS
4. EASEMENTS CONTINUED
5. SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATION, ACKNOWLEDGMENT, APPROVALS

SURVEYS

- R1 SANDELIE ESTATES NO. 4 PLAT NO. 4350
R2 PP2021-056 BY RETTIG
R3 SANDELIE ESTATES NO. 3 PLAT NO. 1142
R4 SN2012-078 BY ANDERSON
R5 PP2019-082 BY BOLDEN

DEEDS

- D1 DOC. NO. 2022-051764
DOC. NO. 2024-001345
DOC. NO. 2018-043275
DOC. NO. 2021-105338
DOC. NO. 2000-014921
BOOK 697, PAGE 162
DOC. NO. 2023-005194



1" = 100'

REGISTERED PROFESSIONAL LAND SURVEYOR
TOMY BROOKS
OREGON
JAN. 16, 1998
TONY J. BROOKS
2736
RENEWS: 12/31/25
SIGNED: 12-1-24

Ag Geospatial NW
Ag spatial Data Management
Land Surveying & GIS
30532 S McCown Road, Molalla, OR 97038
503-329-8008 cell/text
info@AgGeoNW.com www.AgGeoNW.com

DOCUMENT NO. 2024-019225

DOCUMENT NO. 09-036952

PARCEL 1, PARTITION PLAT NO 2019-082

S 89°56'27" E 2421.40'

1095.88'

(N 89°30'17" W 1325.56' R5) 1325.51'

INITIAL POINT
#210 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", FLUSH, HELD, (R4)

#200 FOUND 5/8" IRON ROD, FLUSH, SN 0485 N 00°03'33" E 0.27'

#215 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", FLUSH, HELD (R4)

S 89°40'08" W 200.05'
#220 FOUND 5/8" IRON ROD, FLUSH, (R3) S 89°43'17" W 0.10'

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10

PARCEL 1
60.88 ACRES

SANDELIE ESTATES NO. 3

#185 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", FLUSH, HELD, (R1) (R3) (R4)

#130 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", DOWN 0.3', HELD E-W, (R1) S 00°14'29" E 0.03'

#190 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", UP 0.1', HELD, (R1) (R3) (R4)

#120 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", FLUSH, HELD N-S, (R1) (R2) N 89°46'44" E 0.28'

#150 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", DOWN 0.3', HELD, (R1)

#180 FOUND 5/8" IRON ROD BADLY BENT AND MOSTLY OUT OF THE GROUND, SPIN WAS LOOSE DIRT, DOWN 0.6', HELD, (R1) N-S N 89°58'05" E 0.04"

#200 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", FLUSH, HELD N-S, (R4) N 80°58'05" E 0.22'

#155 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", FLUSH, HELD, (R1) S 89°55'38" W 43.91' (S 89°35'57" E 44.00' R1)

DETAIL A & B SHEETS 2 & 3

DOC. NO. 2024-013756

#125 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", DOWN 0.3', HELD, (R1)

PARCEL 2
1.79 ACRES

#205 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AKS ENGR.", UP 0.75', (R2) S 00°00'10" W 0.12'

DOC. NO. 2018-043275

N 53°40'53" E 32.62'

N 89°46'44" E 164.81'

N 00°12'45" W 70.50' OLD PROPERTY LINE

N 80°55'04" E 94.54'

N 80°57'05" E 382.00'

#110 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AKS ENGR.", UP 0.4', HELD, (R2)

#115 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AKS ENGR.", FLUSH, TOP LEANING EASTERLY, HELD, (R2)

S 89°58'05" W 2621.99"
#200 TO #165
BASIS OF BEARINGS

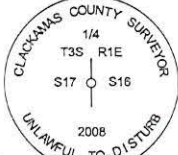
LEGEND

- PUBLIC CORNER FOUND AS NOTED
FOUND MONUMENT AS NOTED
SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AG GEO NW LLC" ON OCTOBER 23, 2024

#105 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AKS ENGR.", UP 0.4', HELD, (R2)

PARCEL 2 PARTITION PLAT 2021-056
DOC. NO. 2021-105338

Received
FEB 03 2025
OWRD



#170 FOUND 3.25" BRONZE DISK FLUSH IN CONCRETE, HELD, USBT ENTRY 2008-129

N 00°13'53" W 1119.20'

DOCUMENT NO. E2-32316

N 00°13'16" W 217.22'

S 89°58'05" W 2621.77' (N 89°35'57" W 2821.09' R1)

BOOK 697, PAGE 162

N 16°45'35" E 517.41'

N 00°00'19" E 198.29'

N 80°55'04" E 94.54'

N 80°57'05" E 382.00'

S 00°13'28" E 458.57'

S 00°13'28" E 458.57'

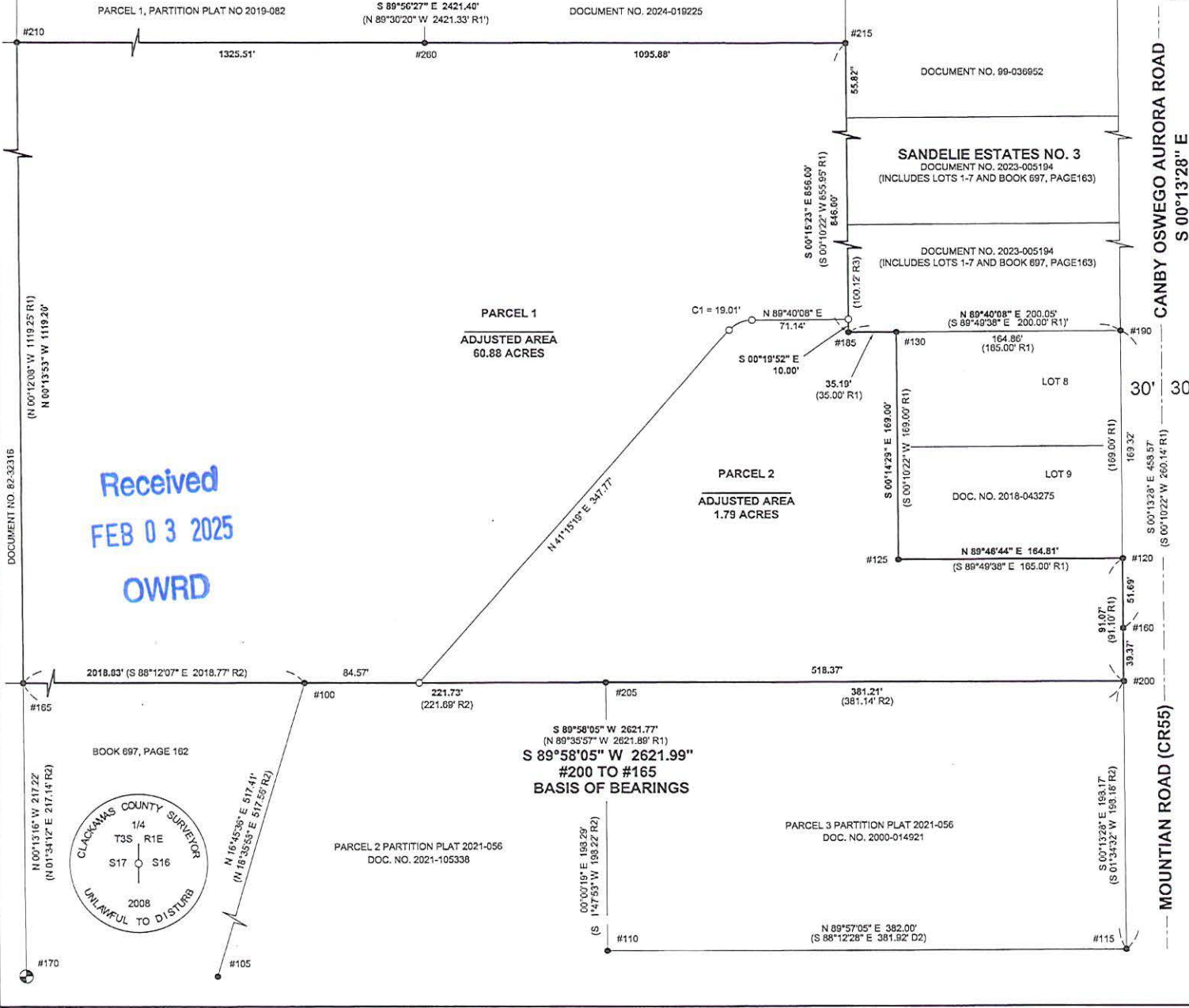
S 00°13'28" E 458.57'

S 00°13'28" E 458.57'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.50'	19.01'	49°24'49"	N 65°27'44" E	18.45'

DETAIL A

PARTITION PLAT NO. 2024 - 063
 A Re-Plat of Lots 10 & 11 of Sandelie Estates No. 4 in the
 NW ¼ and SW ¼ of Section 16, T. 3 S., R. 1 E., W.M.,
 CLACKAMAS COUNTY, OREGON
 CLACKAMAS COUNTY PLANNING FILE NO. Z0223-24
 November, 2024
 SHEET 2 OF 5

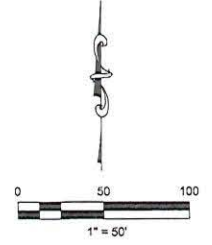


Received
 FEB 03 2025
 OWRD

- #### LEGEND
- PUBLIC CORNER FOUND AS NOTED
 - FOUND MONUMENT AS NOTED ON SHEET 1
 - SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AG GEO NW LLC" ON OCTOBER 23, 2024

- #### SURVEYS
- (R1) SANDELIE ESTATES NO. 4 PLAT NO. 4950
 - (R2) PP2021-058 BY RETTING
 - (R3) SANDELIE ESTATES NO. 3 PLAT NO. 1142
 - (R4) SN2012-078 BY ANDERSON
 - (R5) PP2019-082 BY BOLDEN

- #### DEEDS
- DOC. NO. 2024-001345
 - DOC. NO. 2018-043275
 - DOC. NO. 2021-105338
 - DOC. NO. 2000-014921
 - DOC. NO. 2022-051764
 - BOOK 697, PAGE 162
 - DOC. NO. 2023-005194



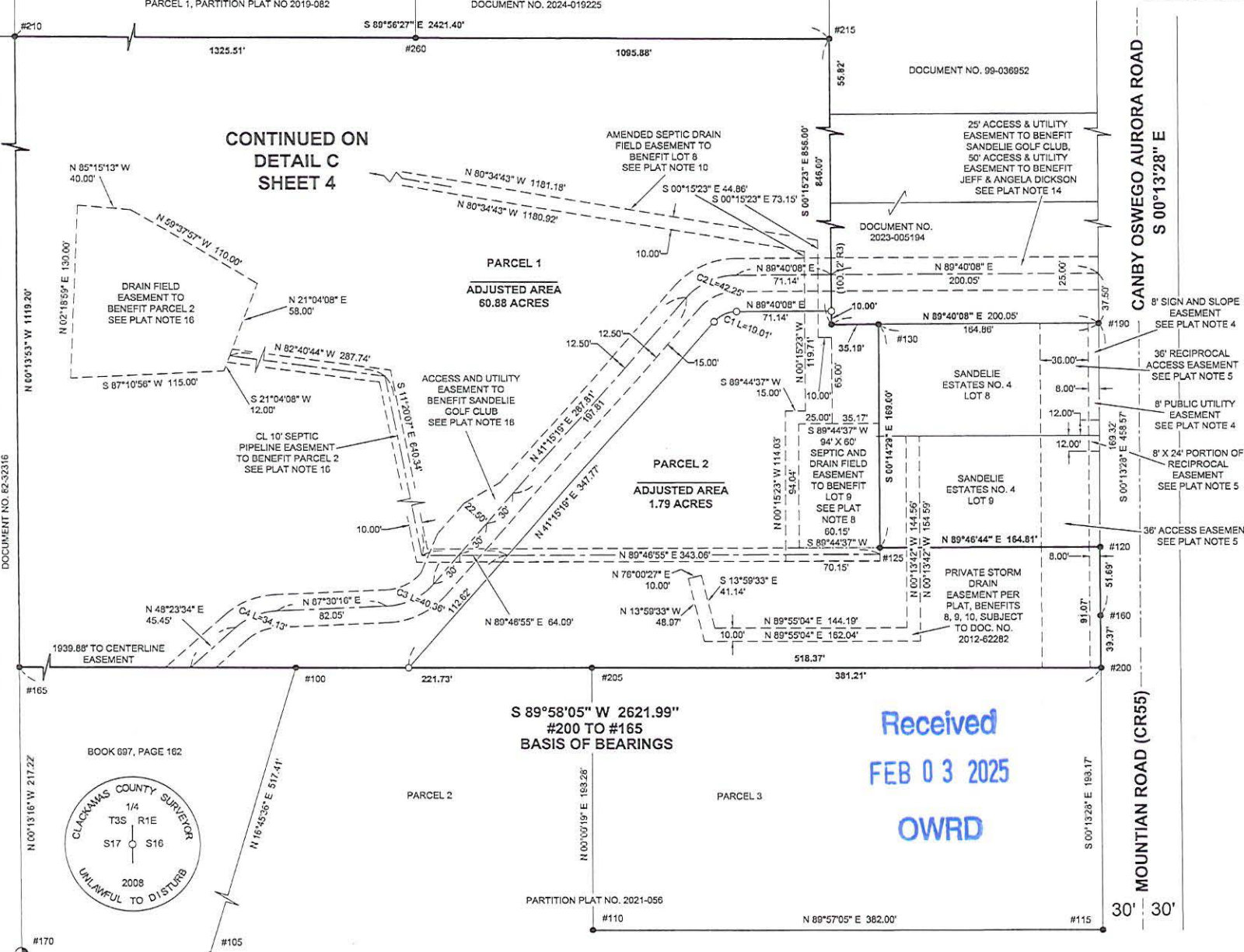
REGISTERED PROFESSIONAL LAND SURVEYOR
Tony Brooks
 OREGON
 JAN. 16, 1996
 TONY J. BROOKS
 2736
 RENEWS: 12/31/25
 SIGNED: 12-1-24

Ag Geospatial NW
 Ag spatial Data Management
 Land Surveying & GIS
 30532 S McCown Road, Molalla, OR 97038
 503-329-8008 call/text
 info@AgGeoNW.com www.AgGeoNW.com

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.50'	19.01'	48°24'49"	N 65°27'44" E	18.45'
C2	50.00'	42' 25"	48°24'49"	N 65°27'44" E	41.00'
C3	50.00'	40.36'	48°14'58"	N 64°27'47" E	38.27'
C4	50.00'	34.13'	39°09'41"	N 67°58'55" E	33.47'

DETAIL B

PARTITION PLAT NO. 2024 - 063
 A Re-Plat of Lots 10 & 11 of Sandelie Estates No. 4 in the
 NW ¼ and SW ¼ of Section 16, T. 3 S., R. 1 E., W.M.,
 CLACKAMAS COUNTY, OREGON
 CLACKAMAS COUNTY PLANNING FILE NO. Z0223-24
 November, 2024
 SHEET 3 OF 5



LEGEND

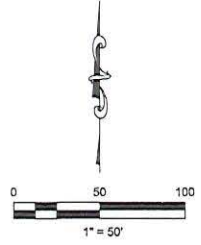
- PUBLIC CORNER FOUND AS NOTED
- FOUND MONUMENT AS NOTED ON SHEET 1
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AG GEO NW LLC" ON OCTOBER 23, 2024

SURVEYS

- (R1) SANDELIE ESTATES NO. 4 PLAT NO. 4350
- (R2) PP2021-058 BY RETTIG
- (R3) SANDELIE ESTATES NO. 3 PLAT NO. 1142
- (R4) SN2012-078 BY ANDERSON
- (R5) PP2019-082 BY BOLDEN

DEEDS

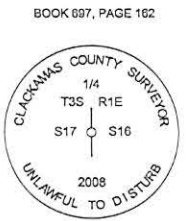
- DOC. NO. 2024-001345
- DOC. NO. 2018-043275
- DOC. NO. 2021-105338
- DOC. NO. 2000-014921
- DOC. NO. 2022-051764
- BOOK 667, PAGE 162
- DOC. NO. 2023-005194



REGISTERED PROFESSIONAL LAND SURVEYOR
Tony Brooks
 OREGON
 JAN. 16, 1998
 TONY J. BROOKS
 2736
 RENEWS: 12/31/25
 SIGNED: 12-1-24

Ag Geospatial NW
 Ag spatial Data Management
 Land Surveying & GIS
 30532 S McCown Road, Molalla, OR 97038
 503-329-8008 cell/text
 info@AgGeoNW.com www.AgGeoNW.com

Received
 FEB 03 2025
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DOCUMENT NO. 82-32316

CANBY OSWEGO AURORA ROAD S 00°13'28" E

MOUNTAIN ROAD (CR55)

PARTITION PLAT NO. 2021-056

S 89°58'05" W 2621.99"
 #200 TO #165
 BASIS OF BEARINGS

DETAIL C

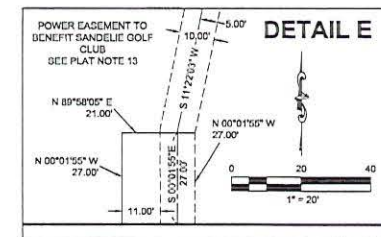
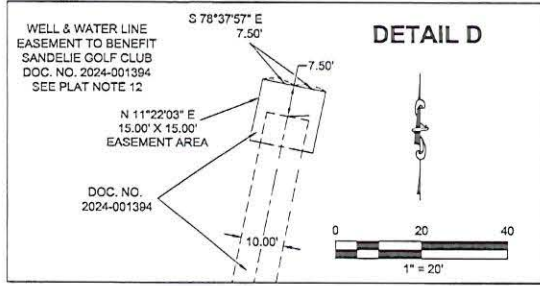
DOC. NO. 2024-019225

#215

#210 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", FLUSH, (R1)

PARCEL 1, PARTITION PLAT NO 2019-082

S 89°58'27" E 2421.40'



LEGEND

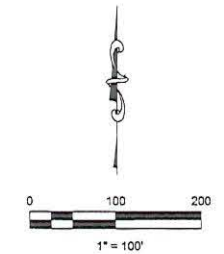
- PUBLIC CORNER FOUND AS NOTED
- FOUND MONUMENT AS NOTED ON SHEET 1
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AG CEO NW LLC" ON OCTOBER 23, 2024

SURVEYS

- (R1) SANDELIE ESTATES NO. 4 PLAT NO. 4350
- (R2) PP2021-056 BY RETTIG
- (R3) SANDELIE ESTATES NO. 3 PLAT NO. 1142
- (R4) SN2012-078 BY ANDERSON
- (R5) PP2019-082 BY BOLDEN

DEEDS

- DOC. NO. 2024-001345
- DOC. NO. 2018-043275
- DOC. NO. 2021-105338
- DOC. NO. 2000-014921
- DOC. NO. 2022-051764
- BOOK 697, PAGE 162
- DOC. NO. 2023-005194



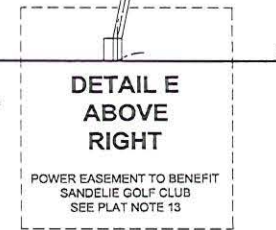
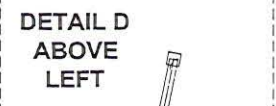
REGISTERED PROFESSIONAL LAND SURVEYOR

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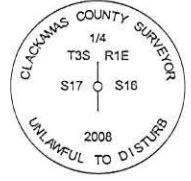
PARCEL 1



Received
FEB 03 2025
OWRD

S 89°58'05" W 2621.99"
#200 TO #165
BASIS OF BEARINGS

BOOK 697, PAGE 162



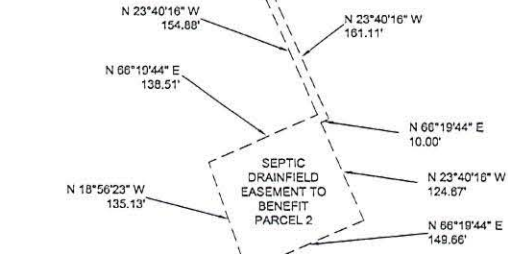
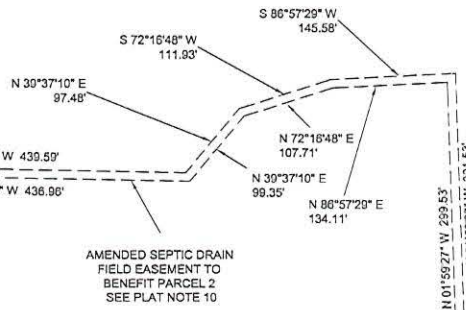
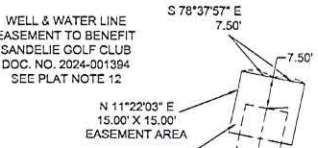
#165 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS", FLUSH, HELD, (R1) (R2)

#170 FOUND 3.25" BRONZE DISK FLUSH IN CONCRETE, HELD, (R1) (R2)

N 00°13'33" W 1119.20'

DOCUMENT NO. 62-32316

N 00°13'16" W 217.22'



338.14' (DOC. NO. 2017-004692)

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED LINE IN A PROPERTY LINE ADJUSTMENT APPROVED BY CLACKAMAS COUNTY PLANNING AND ZONING DIVISION IN FILE NO. 20223-24, SUBJECT PROPERTIES ARE THE ORIGINAL LOTS 10 AND 11, SANDELIE ESTATES NO. 4, AS DESCRIBED IN DEED DOCUMENT NO. 2024-013756

MOUNTAIN ROAD (COUNTY ROAD NO. 55): I HELD FOUND MONUMENTS #115, SET IN PARTITION PLAT NO. 2021-056, AND #190, SET IN SN 2012-078, TO ESTABLISH THE WEST RIGHT-OF-WAY LINE, WHICH LINE IS 30.00 FEET WEST OF CENTERLINE.

LOT 10, SANDELIE ESTATES NO. 4: I FOUND AND HELD MONUMENTS AT ALL THE CORNERS. MONUMENTS #120 AND #160 ARE HELD NORTH-SOUTH AS SHOWN.

SOUTH LINE OF LOT 11, SANDELIE ESTATES NO. 4: I HELD FOUND MONUMENT #165, SET IN SN 2012-078 AND HELD IN THE PLAT, FOR THE SOUTHWEST CORNER. I HELD FOUND MONUMENT #200, ALSO SET IN SN 2012-078 AND HELD IN THE PLAT, TO CONTROL THE EAST END OF SAID SOUTH LINE.

EAST LINE OF LOT 11, SANDELIE ESTATES NO. 4: I HELD FOUND PLAT MONUMENTS #125 AND #130 TO CONTROL THE WEST LINES OF LOTS 8 AND 9. I HELD FOUND MONUMENTS #190 AND #185 TO CONTROL THE SOUTH LINE OF THE TRACT DESCRIBED IN DEED DOCUMENT NO. 2023-005194. I HELD FOUND MONUMENTS #185 AND #215, SET IN SN 2012-078 FOR THE PLAT OUTBOUNDS, TO CONTROL SAID EAST LINE, HOLDING #215 FOR THE NORTHEAST CORNER.

WEST LINE OF LOT 11, SANDELIE ESTATES NO. 4: I FOUND AND HELD #165 FOR THE SOUTHWEST CORNER AND #210 FOR THE NORTHWEST CORNER AND THE INITIAL POINT OF THE PLAT. BOTH MONUMENTS WERE SET IN OUTBOUNDS SURVEY SN 2012-078.

BASIS OF BEARINGS: THE SOUTH LINE OF LOT 11, SANDELIE ESTATES NO. 4 BEARS N 89°58'04" E, AS CONTROLLED BY FOUND MONUMENTS #165 AND #100. BEARINGS ARE BASED ON "OCRS (OREGON COORDINATE REFERENCE SYSTEM) SALEM" NAD 1983(2011) EPOCH 2010.00, INTERNATIONAL FEET, ESTABLISHED PER TRIMBLE VRSNOW GPS NETWORK.

PLAT NOTES:

- 1. THIS PLAT IS SUBJECT TO EASEMENT AGREEMENT FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM PER DOCUMENT NO. 77-049312. NO LOCATION IS DESCRIBED.
2. THIS PLAT IS SUBJECT TO RESTRICTIONS AS SHOWN ON THE PLAT OF SANDELIE ESTATES NO. 4.
3. THIS PLAT IS SUBJECT TO SEPTIC DRAINFIELD EASEMENTS AS SHOWN ON THE PLAT OF SANDELIE ESTATES NO. 4 OR AS TERMINATED OR MODIFIED AND SHOWN HEREON.
4. THIS PLAT IS SUBJECT TO EASEMENTS FOR ACCESS, PUBLIC UTILITIES AND SIGNS & SLOPES AS SHOWN ON THE PLAT OF SANDELIE ESTATES NO. 4.
5. THIS PLAT IS SUBJECT TO DECLARATION OF ROAD MAINTENANCE AGREEMENT PER DOCUMENT NO. 2012-062277.
6. THIS PLAT IS SUBJECT TO TREE PROTECTION/MAINTENANCE/MANAGEMENT PLAN PER DOCUMENT NO. 2012-062278.
7. THIS PLAT IS SUBJECT TO TERMINATION OF EASEMENT AGREEMENT PER DOCUMENT NO. 2015-045288. SAID AGREEMENT TERMINATES DECLARATION OF EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2012-062270 BENEFITING LOT 8 AND SHOWN ON THE PLAT OF SANDELIE ESTATES NO. 4 AS SEPTIC DRAINFIELD EASEMENTS.
8. THIS PLAT IS SUBJECT TO AMENDED SEPTIC DRAINFIELD EASEMENT PER DOCUMENT NO. 2018-020354.
9. THIS PLAT IS SUBJECT TO DECLARATION OF EASEMENT AGREEMENT PER DOCUMENT NO. 2012-062280.
10. THIS PLAT IS SUBJECT TO DECLARATION OF AMENDED EASEMENT AGREEMENT PER DOCUMENT NO. 2017-004802. THE AMENDED AND RELOCATED SEPTIC DRAIN FIELD EASEMENT BENEFITS LOT 10, SANDELIE ESTATES NO. 4.
11. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DOCUMENT NO. 2012-062282 AND AS AMENDED/MODIFIED PER DOCUMENT NO. 2015-045284.
12. THIS PLAT IS SUBJECT TO WELL EASEMENT AND WATER USE AGREEMENT PER DOCUMENTS NO. 2022-051766 AND 2024-001394, AND AS AMENDED BY DOCUMENT NO. 2024-001488.
13. THIS PLAT IS SUBJECT TO UTILITY EASEMENT AGREEMENT FOR THE PURPOSE OF RIGHT TO USE, MAINTAIN REPAIR, IMPROVE AND REPLACE ELECTRICAL UTILITY LINES PER DOCUMENT NO. 2024-001347.
14. THIS PLAT IS SUBJECT TO PERMANENT, NON-EXCLUSIVE EASEMENT AND ACCESS AGREEMENT PER DOCUMENT NO. 2024-001348.
15. THIS PLAT IS SUBJECT TO PERMANENT, NON-EXCLUSIVE EASEMENT AND ACCESS AGREEMENT PER DOCUMENT NO. 2024-001349.
16. THIS PLAT IS SUBJECT TO EASEMENT, COVENANT AND SERVITUDE PER DOCUMENT NO. 2024-006850.
17. THIS PLAT IS SUBJECT TO WELL EASEMENT AND WATER USE AGREEMENT PER DOCUMENT NO. 2022-051766. THE PIPELINE PORTION OF SAID EASEMENT, 50 FEET IN WIDTH, IS NOT DESCRIBED BY METES AND BOUNDS AND CANNOT BE MAPPED. A PIPELINE HAD NOT BEEN BUILT AS OF THE DATE THIS PARTITION PLAT WAS RECORDED.

DECLARATION:

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

KNOW ALL PEOPLE BY THESE PRESENTS THAT JEFF DICKSON AND ANGELA DICKSON, THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION OF SAID PROPERTY WITH EASEMENTS AND RESTRICTIONS AS SHOWN OR NOTED AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES.

JEFF DICKSON [Signature] DATE 12/2/24

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF December, 2024 BY THE ABOVE SIGNED JEFF DICKSON.

BY: [Signature] NOTARY SIGNATURE RENE MALLER COMMISSION NO. 1037319

BY: [Signature] MY COMMISSION EXPIRES: June 8, 2027

ANGELA DICKSON [Signature] DATE 12/2/24

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF December, 2024 BY THE ABOVE SIGNED ANGELA DICKSON.

BY: [Signature] NOTARY SIGNATURE RENE MALLER COMMISSION NO. 1037319

BY: [Signature] NOTARY PUBLIC-OREGON (PRINT) ANGELA DICKSON MY COMMISSION EXPIRES: June 8, 2027

SURVEYOR'S CERTIFICATE:

I, TONY J. BROOKS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ATTACHED PARTITION PLAT.

A TRACT OF LAND, BEING LOTS 10 AND 11, SANDELIE ESTATES NO. 4, AS CONVEYED TO JEFF DICKSON AND ANGELA DICKSON BY DEED RECORDED AS DOCUMENT NO. 2024-013756, CLACKAMAS COUNTY DEED RECORDS, THE SAID TRACT BEING SITUATED IN THE NW QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTLAKE CONSULTANTS" MARKING THE INITIAL POINT OF SANDELIE ESTATES NO. 4 AND THE NW CORNER OF SAID LOT 11; THENCE S 89°50'27" E ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 2421.40 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTLAKE CONSULTANTS" MARKING THE NE CORNER THEREOF; THENCE S 00°15'23" E ALONG THE EAST LINE OF SAID LOT 11 A DISTANCE OF 858.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTLAKE CONSULTANTS" AND AN ANGLE POINT IN SAID EAST LINE; THENCE N 89°40'08" E A DISTANCE OF 35.19 FEET TO THE NW CORNER OF LOT 8, SANDELIE ESTATES NO. 4; THENCE S 00°14'29" E ALONG THE WEST LINE OF LOTS 8 AND 9 OF SAID PLAT A DISTANCE OF 160.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTLAKE CONSULTANTS" MARKING THE NW CORNER OF LOT 10, SANDELIE ESTATES NO. 4; THENCE N 89°48'44" E ALONG THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 184.81 FEET TO THE WEST RIGHT-OF-WAY LINE OF MOUNTAIN ROAD AND THE NE CORNER OF SAID LOT 10; THENCE S 00°13'28" E ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID LOTS 10 AND 11, A DISTANCE OF 91.95 FEET TO THE SE CORNER OF SAID LOT 11; THENCE S 89°58'04" W ALONG THE SOUTH LINE OF SAID LOT 11 A DISTANCE OF 2621.77 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTLAKE CONSULTANTS" MARKING THE SW CORNER OF SAID LOT 11; THENCE N 00°13'53" W ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 1119.20 FEET TO THE POINT OF BEGINNING, CONTAINING 62.66 ACRES, MORE OR LESS.

APPROVALS:

APPROVED THIS 4th DAY OF December, 2024

BY: [Signature] CLACKAMAS COUNTY PLANNING DIRECTOR

APPROVED THIS 9th DAY OF December, 2024

BY: [Signature] CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2025

APPROVED THIS 09 DAY OF December, 2024 CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR.

BY: [Signature] DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD

ON THE 10th DAY OF December, 2024, AT 8:52 O'CLOCK A.M.

AS PARTITION PLAT NO. 2024-063

DOCUMENT NO. 2024-045226

CATHERINE MCMULLEN, CLACKAMAS COUNTY CLERK

BY: [Signature] DEPUTY

Received FEB 03 2025 OWRD

REGISTERED PROFESSIONAL LAND SURVEYOR Tony Brooks OREGON JAN. 16, 1996 TONY J. BROOKS 2736

RENEWALS: 12/31/25 SIGNED: 12-1-24

Ag Geospatial NW Ag spatial Data Management Land Surveying & GIS

30532 S McCown Road, Molalla, OR 97038 503-329-8008 cell/text

Info@AgGeoNW.com www.AgGeoNW.com

Business Registry Business Name Search

[New Search](#)

Business Entity Data

02-04-2025
16:13

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
715264-88	DLLC	ACT	OREGON	10-12-1999	10-12-2025	
Entity Name	WESTLAKE DEVELOPMENT GROUP, LLC					
Foreign Name						

[New Search](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	9206 SE IDLEMAN RD				
Addr 2					
CSZ	HAPPY VALLEY	OR	97086	Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	09-20-2021	Resign Date
Name	GERALD ROWLETT				
Addr 1	9206 SE IDLEMAN ROAD				
Addr 2					
CSZ	HAPPY VALLEY	OR	97086	Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS		
Addr 1	12042 SE SUNNYSIDE RD #696			
Addr 2				
CSZ	CLACKAMAS	OR	97015	Country UNITED STATES OF AMERICA

Type	MGR	MANAGER		Resign Date
Name	SUSAN ROWLETT			
Addr 1	12042 SE SUNNYSIDE RD #696			
Addr 2				
CSZ	CLACKAMAS	OR	97015	Country UNITED STATES OF AMERICA

Type	MGR	MANAGER		Resign Date
Name	GERALD ROWLETT			
Addr 1	12042 SE SUNNYSIDE RD #696			
Addr 2				
CSZ	CLACKAMAS	OR	97015	Country UNITED STATES OF AMERICA






[New Search](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
WESTLAKE DEVELOPMENT GROUP, LLC	EN	CUR	10-12-1999	

Please [read](#) before ordering [Copies](#).[New Search](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	09-03-2024		FI		
	AMENDED ANNUAL REPORT	09-05-2023		FI		
	AMENDED ANNUAL REPORT	09-01-2022		FI		
	AMENDED ANNUAL REPORT	09-20-2021		FI	Agent	
	ANNUAL REPORT PAYMENT	09-23-2020		SYS		
	ANNUAL REPORT PAYMENT	09-06-2019		SYS		
	ANNUAL REPORT PAYMENT	09-07-2018		SYS		
	ANNUAL REPORT PAYMENT	09-07-2017		SYS		
	AMENDED ANNUAL REPORT	10-21-2016		FI		
	ANNUAL REPORT PAYMENT	09-14-2015		SYS		
	ANNUAL REPORT PAYMENT	09-10-2014		SYS		
	ANNUAL REPORT PAYMENT	10-02-2013		SYS		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	01-22-2013		FI	Agent	
	REINSTATEMENT AMENDED	01-22-2013		FI		
	ADMINISTRATIVE DISSOLUTION	12-14-2012		SYS		
	ANNUAL REPORT PAYMENT	09-30-2011		SYS		
	ANNUAL REPORT PAYMENT	09-15-2010		SYS		
	ANNUAL REPORT PAYMENT	09-14-2009		SYS		
	ANNUAL REPORT PAYMENT	09-05-2008		SYS		
	ANNUAL REPORT PAYMENT	09-12-2007		SYS		

	CHANGE OF REGISTERED AGENT/ADDRESS	05-30-2007		FI		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	10-06-2006		FI		
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	ANNUAL REPORT PAYMENT	09-15-2005		SYS		
	ANNUAL REPORT PAYMENT	09-10-2004		SYS		
	ANNUAL REPORT PAYMENT	09-23-2003		SYS		
	ANNUAL REPORT PAYMENT	09-06-2002		SYS		
	ANNUAL REPORT PAYMENT	09-19-2001		SYS		
	CHANGED RENEWAL	09-11-2000		FI		
	STRAIGHT RENEWAL	09-08-2000		FI		
	NEW FILING	10-12-1999		FI		

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