

RESOLUTION NO. 19-14

A RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS THROUGH EMINENT DOMAIN RELATED TO THE CONSTRUCTION OF THE MOLALLA AVENUE STREETScape PROJECT

WHEREAS, construction of the Molalla Avenue Streetscape Project (the "Project") as shown in Exhibit 1 will include roadway and safety improvements to make the corridor safer for vehicles, bicyclists, pedestrians, and transit users; and

WHEREAS, in order to construct the Project, the City needs to acquire property and property interests as identified in Exhibit 1 Property Acquisition Maps, and Exhibit 2 Property Acquisition Summary, and as are legally described in Exhibits 3 through 17, attached hereto and incorporated herein; and

WHEREAS, although the attached legal descriptions and estimated areas of taking are considered to be reasonably accurate at this time, modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer; and

WHEREAS, the acquisitions for the Project as described herein are necessary for the Project, and when completed will benefit the general public and will be used for public purposes; and

WHEREAS, the City of Oregon City may exercise the power of eminent domain pursuant to City Charter Chapter IX, Section 36 – Condemnation, ORS 223.005 - 223.015, and ORS 223.930, ORS Chapter 35, and the Law of the State of Oregon generally, when the exercise of such power is deemed necessary by the City of Oregon City's governing body to accomplish public purposes for which City of Oregon City has responsibility; and

WHEREAS, the City of Oregon City has the responsibility of providing safe transportation routes for commerce, convenience, and to adequately serve the traveling public; and

WHEREAS, the project known as Molalla Avenue Streetscape Project has been planned in accordance with appropriate engineering standards for the construction, maintenance, or improvement of said transportation infrastructure such that property damage is minimized, transportation promoted, travel safeguarded; and

WHEREAS, to accomplish the project or projects set forth above, it is necessary to acquire the interests in the property described in "Exhibits 3-17," attached to this resolution and, by this reference incorporated herein.

NOW, THEREFORE, OREGON CITY RESOLVES AS FOLLOWS:

Section 1. The foregoing statements of authority and need are, in fact, the case. The project for which the property is required and is being acquired are necessary in the public interest, and the same have been planned, designed, located, and will be constructed in a manner which will be most compatible with the greatest public good and the least private injury.

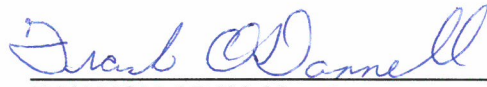
Section 2. The power of eminent domain is hereby exercised with respect to each of the interests in property described herein and attached hereto. Each is acquired subject to payment of just compensation and subject to procedural requirements of Oregon law.

Section 3. The City of Oregon City's staff, the City Attorney, and special counsel for condemnation, are authorized and requested to attempt to agree with the owner and other persons in interest as to the compensation to be paid for each acquisition, and, in the event that no satisfactory agreement can be reached, to commence and prosecute such condemnation proceedings as may be necessary to finally determine just compensation or any other issue appropriate to be determined by a court in connection with the acquisition. This authorization is not intended to expand the jurisdiction of any court to decide matters determined above or determinable by the City Commission.

Section 4. The City of Oregon City expressly reserves its jurisdiction to determine the necessity or propriety of any acquisition, its quantity, quality, or locality, and to change or abandon any acquisition.

Section 5. This resolution shall take effect immediately upon its adoption by the City Commission.

Approved and adopted at a regular meeting of the City Commission held on the 5th day of June 2019.




DAN HOLLADAY, Mayor
COMMISSION
PRESIDENT

Attested to this 5th day of June 2019:

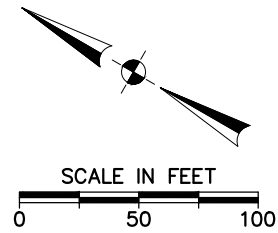


Kattie Riggs, City Recorder

Approved as to legal sufficiency:

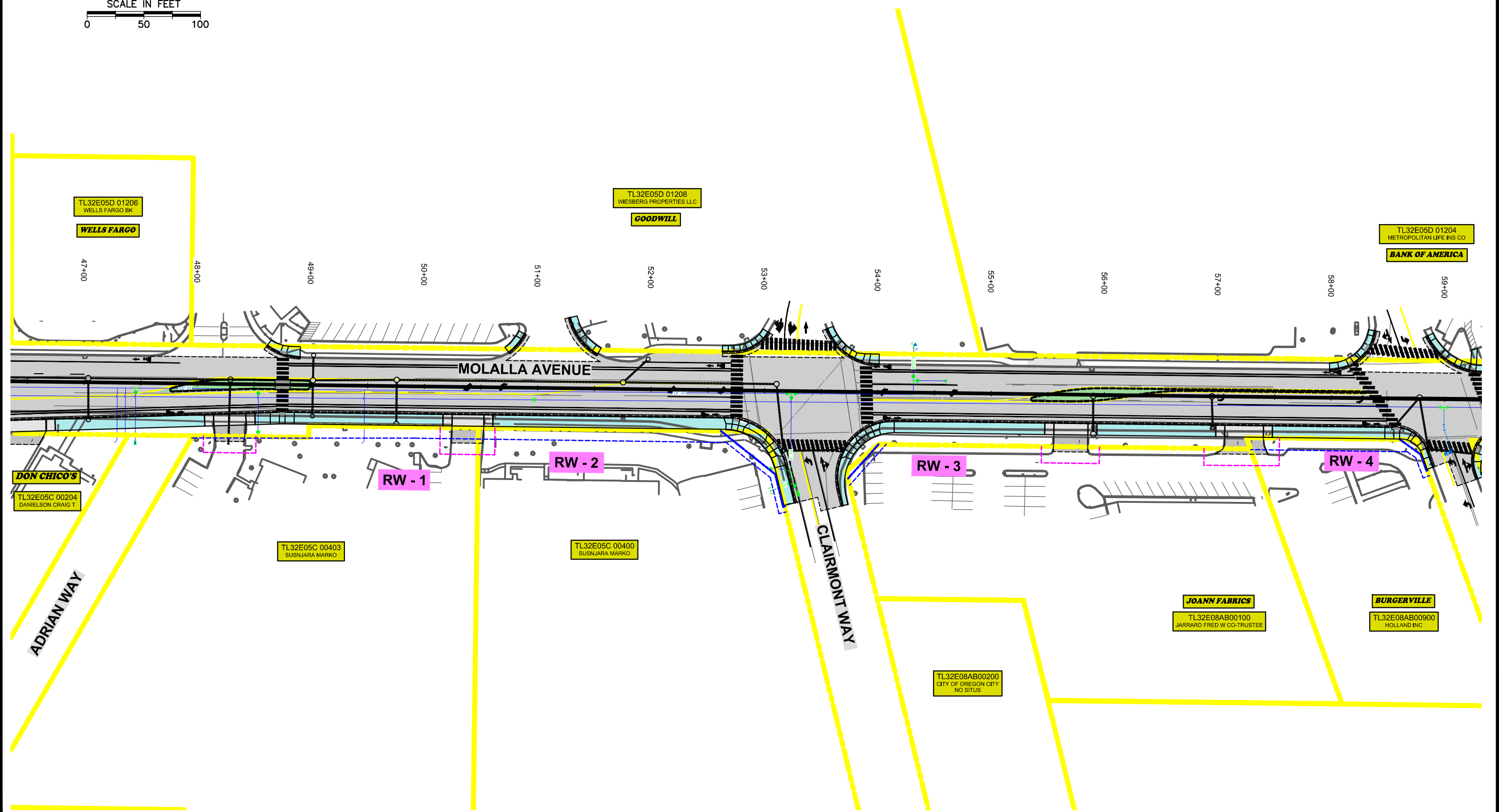


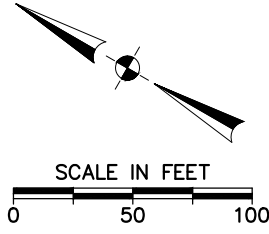
City Attorney



MOLALLA AVENUE STREETSCAPE PROJECT ACQUISITION EXHIBIT

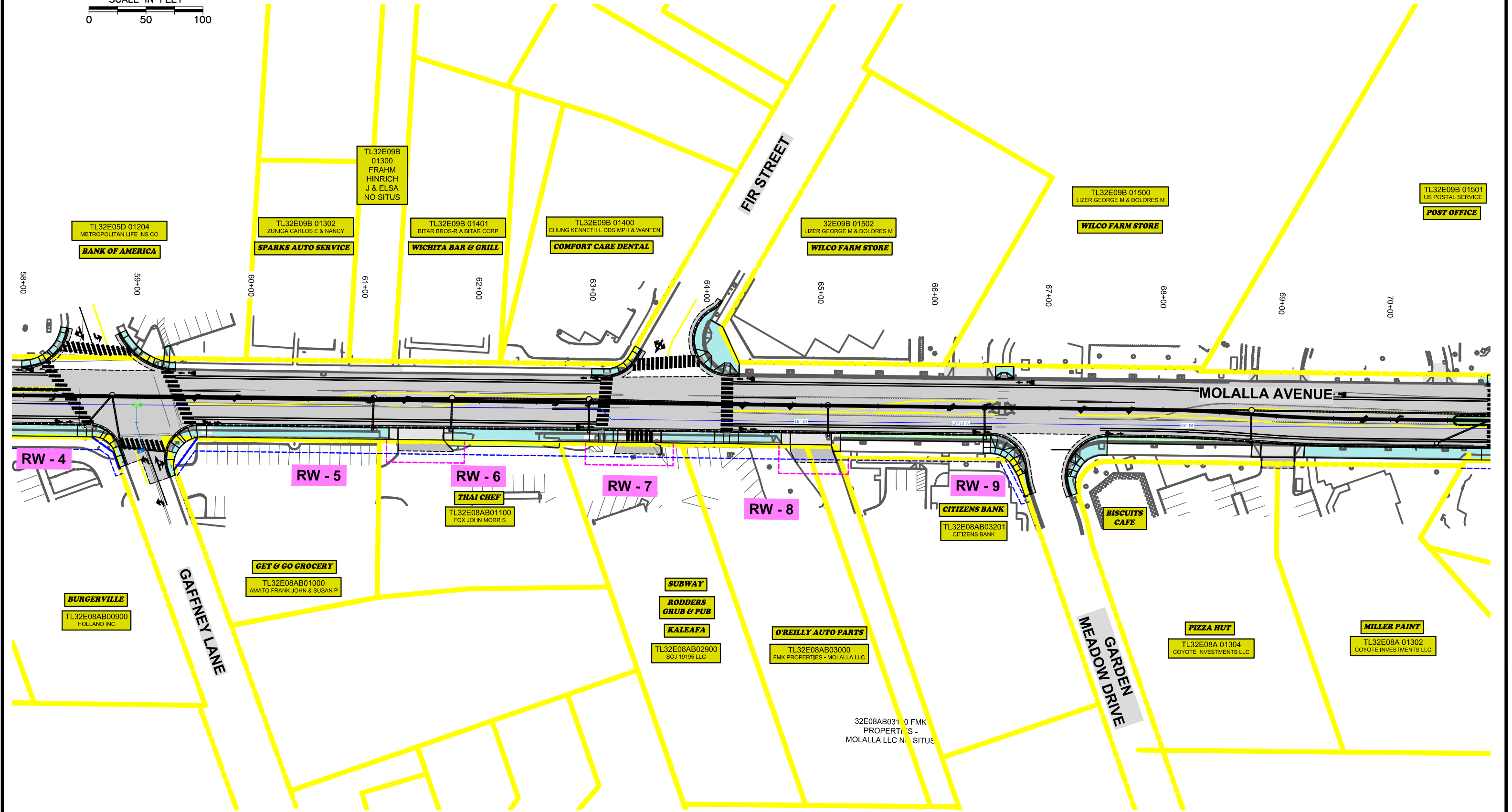
CORPORATE OFFICE:
920 COUNTRY CLUB ROAD, SUITE 100B EUGENE, OREGON 97401
REGIONAL OFFICES:
OREGON: LAKE OSWEGO | SALEM | MEDFORD
WASHINGTON: VANCOUVER

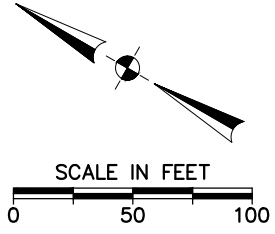




MOLALLA AVENUE STREETSCAPE PROJECT ACQUISITION EXHIBIT

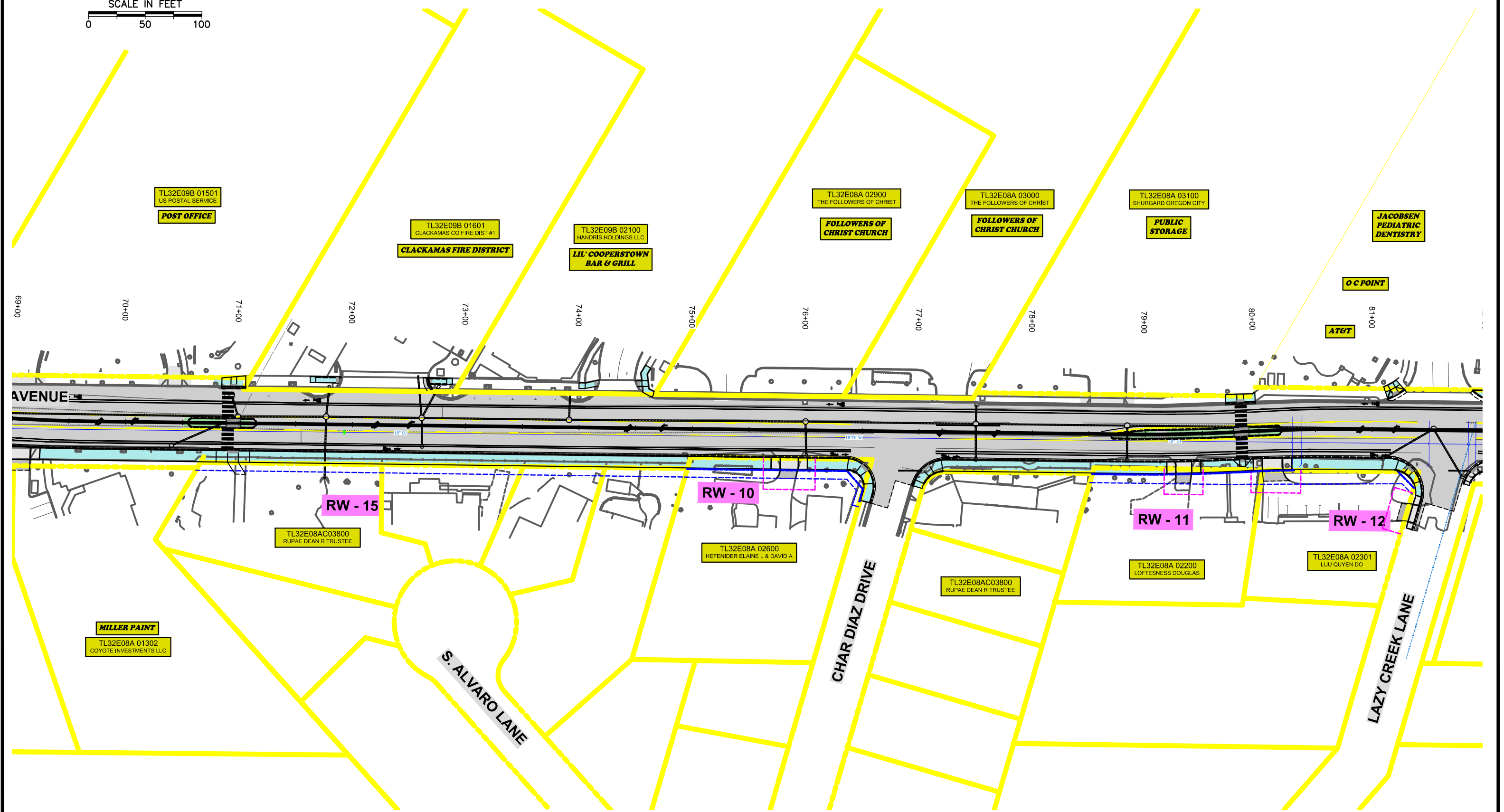
ABRIL LLC
CORPORATE OFFICE:
920 COUNTRY CLUB ROAD, SUITE 100B EUGENE, OREGON 97401
REGIONAL OFFICES:
OREGON: LAKE OSWEGO | SALEM | MEDFORD
WASHINGTON: VANCOUVER

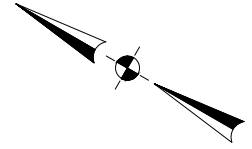




MOLALLA AVENUE STREETSCAPE PROJECT ACQUISITION EXHIBIT

ABDM LLC
CORPORATE OFFICE:
920 COUNTRY CLUB ROAD, SUITE 100B EUGENE, OREGON 97401
REGIONAL OFFICES:
OREGON: LAKE OSWEGO | SALEM | MEDFORD
WASHINGTON: VANCOUVER





SCALE IN FEET
0 50 100

MOLALLA AVENUE STREETSCAPE PROJECT ACQUISITION EXHIBIT

ABDM LLC
CORPORATE OFFICE:
920 COUNTRY CLUB ROAD, SUITE 100B EUGENE, OREGON 97401
REGIONAL OFFICES:
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WASHINGTON: VANCOUVER

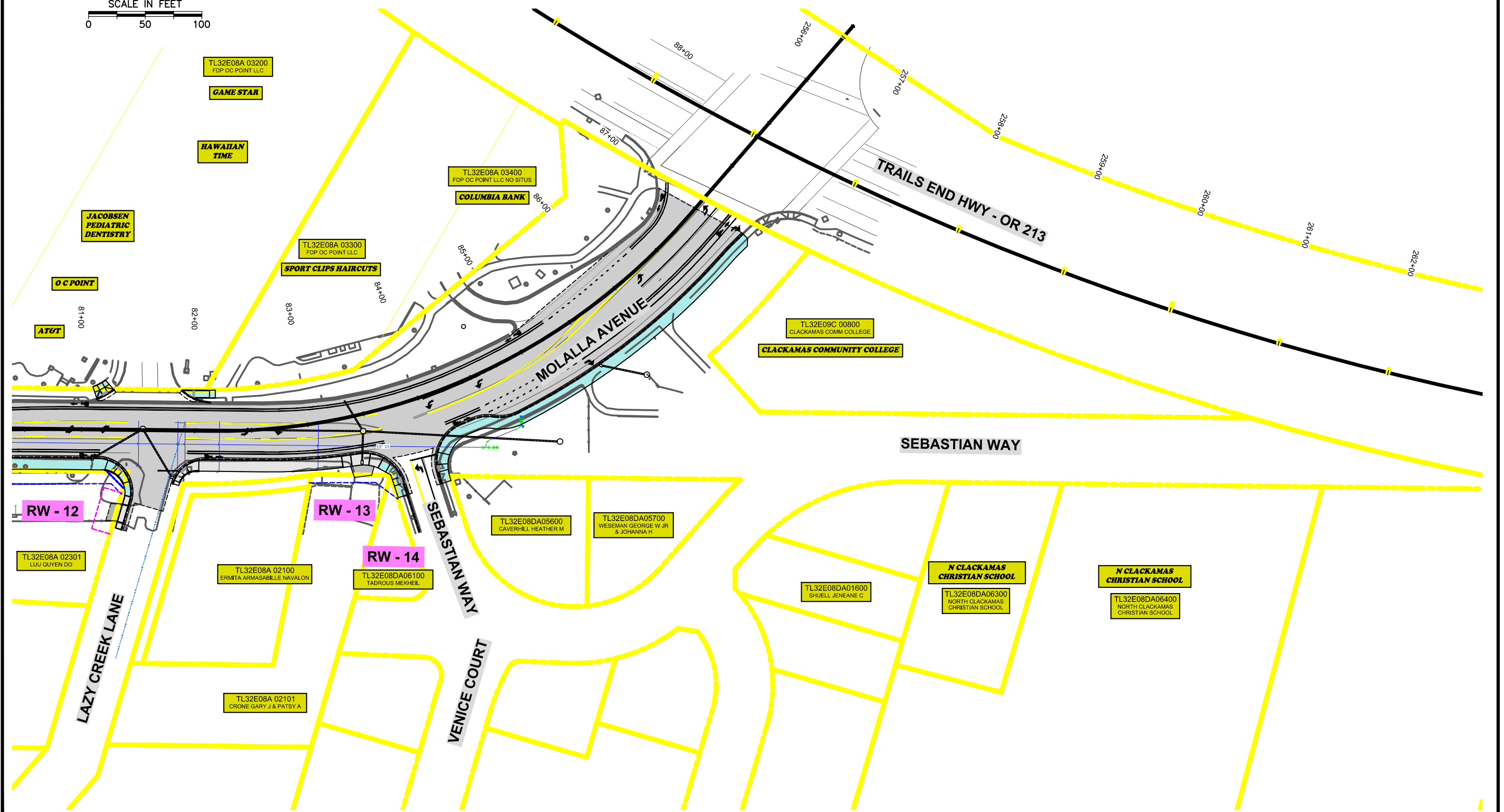


Exhibit 2

Molalla Avenue Streetscape Project Property Acquisition Summary

Parcel #	Property Owner(s)	Tax Map & Lot	Acquisition Type	Area
RW-1	Marko Susnjara	32E 05C 403	Easement – Permanent Slope & PUE	1,652 SF
RW-1	Marko Susnjara	32E 05C 403	Temporary Construction Easement	599 SF
RW-1	Marko Susnjara	32E 05C 403	Temporary Construction Easement	463 SF
RW-2	Marko Susnjara	32E 05C 400	Fee – Right-of-Way	831 SF
RW-2	Marko Susnjara	32E 05C 400	Easement – Permanent Slope & PUE	2,594 SF
RW-2	Marko Susnjara	32E 05C 400	Temporary Construction Easement	201 SF
RW-3	SMB Holdings, LLC	32E 08AB 100	Fee – Right-of-Way	111 SF
RW-3	SMB Holdings, LLC	32E 08AB 100	Easement – Permanent Slope & PUE	222 SF
RW-3	SMB Holdings, LLC	32E 08AB 100	Temporary Construction Easement	743 SF
RW-3	SMB Holdings, LLC	32E 08AB 100	Temporary Construction Easement	644 SF
RW-4	Holland Inc	32E 08AB 900	Fee – Right-of-Way	117 SF
RW-4	Holland Inc	32E 08AB 900	Easement – Permanent Slope & PUE	1,639 SF
RW-4	Holland Inc	32E 08AB 900	Temporary Construction Easement	315 SF
RW-5	Frank John & Susan Amato	32E 08AB 1000	Fee – Right-of-Way	386 SF
RW-5	Frank John & Susan Amato	32E 08AB 1000	Easement – Permanent Slope & PUE	1,912 SF
RW-6	John Fox, Timm Fox & Pamela Ellen Fox-Collis	32E 08AB 1100	Easement – Permanent Slope & PUE	1,788 SF
RW-7	SOJ 19195 LLC	32E 08AB 2900	Easement – Permanent Slope & PUE	1,218 SF

RW-7	SOJ 19195 LLC	32E 08AB 2900	Temporary Construction Easement	551 SF
RW-8	FMK Properties - Molalla LLC	32E 08AB 3000	Easement – Permanent Slope & PUE	1,555 SF
RW-8	FMK Properties - Molalla LLC	32E 08AB 3000	Temporary Construction Easement	706 SF
RW-9	Citizens Bank	32E 08AB 3201	Fee – Right-of-Way	182 SF
RW-9	Citizens Bank	32E 08AB 3201	Easement – Permanent Slope	450 SF
RW-9	Citizens Bank	32E 08AB 3201	Temporary Construction Easement	59 SF
RW-10	David Hefenider	32E 08A 2600	Fee – Right-of-Way	1,834 SF
RW-10	David Hefenider	32E 08A 2600	Easement – Permanent Slope & PUE	1,183 SF
RW-10	David Hefenider	32E 08A 2600	Temporary Construction Easement	448 SF
RW-11	Douglas Loftesness & Li Shao Xia	32E 08A 2200	Fee – Right-of-Way	635 SF
RW-11	Douglas Loftesness & Li Shao Xia	32E 08A 2200	Easement – Permanent Slope & PUE	1,324 SF
RW-11	Douglas Loftesness & Li Shao Xia	32E 08A 2200	Temporary Construction Easement	320 SF
RW-11	Douglas Loftesness & Li Shao Xia	32E 08A 2200	Temporary Construction Easement	58 SF
RW-12	Luu Quyen Do	32E 08A 2301	Fee – Right-of-Way	14 SF
RW-12	Luu Quyen Do	32E 08A 2301	Fee – Right-of-Way	129 SF
RW-12	Luu Quyen Do	32E 08A 2301	Easement – Permanent Slope & PUE	1,485 SF
RW-12	Luu Quyen Do	32E 08A 2301	Temporary Construction Easement	273 SF
RW-13	Gary & Patsy Crone	32E 08A 2101	Fee – Right-of-Way	706 SF
RW-14	Mekheil M Tadrous	32E 08DA 6100	Fee – Right-of-Way	86 SF
RW-15	Dean Rupae Trustee	32E 08AB 3800	Easement – Permanent Slope	3,130 SF

EXHIBIT A – Page 1 of 3

File 05170010 001
 Jim Colton, PLS OBEC – 5/13/2019

**Molalla Avenue Phase 3:
 Beavercreek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E05C
 Tax Lot 00403**

Parcel 1 – Permanent Slope and Public Utility Easement

A parcel of land lying in the Southwest one-quarter of Section 5 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Mountain View Jara LLC, an Oregon limited liability company in that Special Warranty Deed, recorded March 21, 2012 as Document No. 2012-016620, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said connection road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
47+90.00		49+92.88	42.10 in a straight line to 39.72
49+92.88		52+66.78	39.72 in a straight line to 40.02

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 1,652 square feet, more or less, outside the existing right of way.

Parcel 2 - Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in the Southwest one-quarter of Section 5 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Mountain View Jara LLC, an Oregon limited liability company in that Special Warranty Deed, recorded March 21, 2012 as Document No. 2012-016620, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land 54.60 feet in width and lying between lines at right angles to Stations 48+06.36 and 48+52.06 lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 1 - Permanent Slope and Public Utility Easement.

This parcel of land contains 599 square feet, more or less, outside the existing right of way.

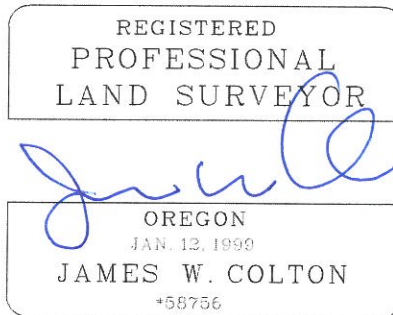
Parcel 3 - Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in the Southwest one-quarter of Section 5 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Mountain View Jara LLC, an Oregon limited liability company in that Special Warranty Deed, recorded March 21, 2012 as Document No. 2012-016620, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land 53.50 feet in width and lying between lines at right angles to Stations 50+14.47 and 50+62.78 lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 1 - Permanent Slope and Public Utility Easement.

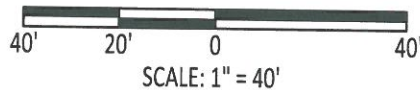
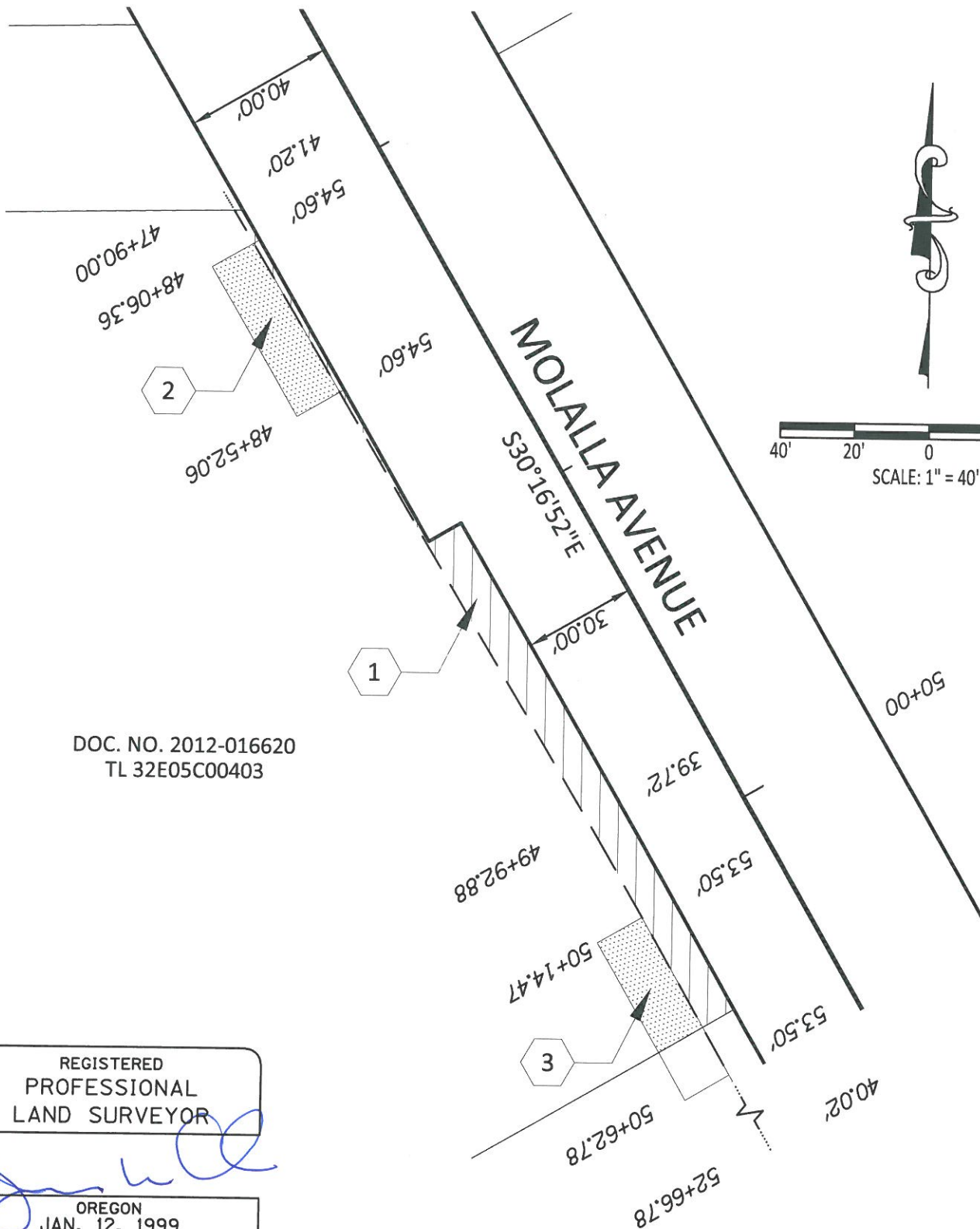
ALSO EXCEPT therefrom that portion lying within Parcel 2 of that Special Warranty Deed, recorded March 21, 2012 as Document No. 2012-016620, Clackamas County Deed Records.

This parcel of land contains 463 square feet, more or less, outside the existing right of way.



RENEWS: DEC. 31, 2019
SIGNED: 5/13/2019

EXHIBIT "B"



DOC. NO. 2012-016620
 TL 32E05C00403



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]

OREGON
 JAN. 12, 1999
 JAMES W. COLTON
 #58756

RENEWS: DEC. 31, 2019
 SIGNED: *[Signature]*

LEGEND

-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
 1,652 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
 599 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
 463 SQ. FT. ±

MOLALLA AVENUE PHASE 3
 BEAVERCREEK ROAD TO OR 213

FILE NO: 001	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 00403	ADDRESS: 1820 MOLALLA AVENUE
TAX MAP: 32E05C	OREGON CITY, OR 97045

**Molalla Avenue Phase 3:
 Beavercreek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E05C
 Tax Lot 00400**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the Southwest one-quarter of Section 5 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Mountain View Jara LLC, an Oregon limited liability company in that Special Warranty Deed, recorded March 21, 2012 as Document No. 2012-016620, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
52+62.02		53+10.44	30.00 in a straight line to 67.58
53+10.44		53+17.78	67.58 in a straight line to 96.21
53+17.78		53+30.00	96.21 in a straight line to 93.08

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 831 square feet, more or less, outside the existing right of way.

Parcel 2 – Permanent Slope and Public Utility Easement

A parcel of land lying in the Southwest one-quarter of Section 5 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Mountain View Jara LLC, an Oregon limited liability company in that Special Warranty Deed, recorded March 21, 2012 as Document No. 2012-016620, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
49+92.88		52+66.78	39.72 in a straight line to 40.02
52+66.78		53+06.02	40.02 in a straight line to 70.48
53+06.02		53+14.17	70.48 in a straight line to 102.29
53+14.17		53+30.00	102.29 in a straight line to 98.24

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

This parcel of land contains 2,594 square feet, more or less, outside the existing right of way.

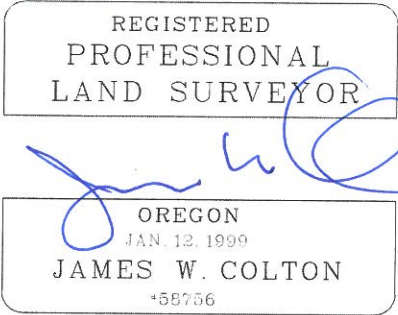
Parcel 3 - Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in the Southwest one-quarter of Section 5 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Mountain View Jara LLC, an Oregon limited liability company in that Special Warranty Deed, recorded March 21, 2012 as Document No. 2012-016620, Clackamas County Deed records; said parcel being that portion of said property included in a strip of land 53.50 feet in width and lying between lines at right angles to Stations 50+14.47 and 50+62.78 lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 2 - Permanent Slope and Public Utility Easement.

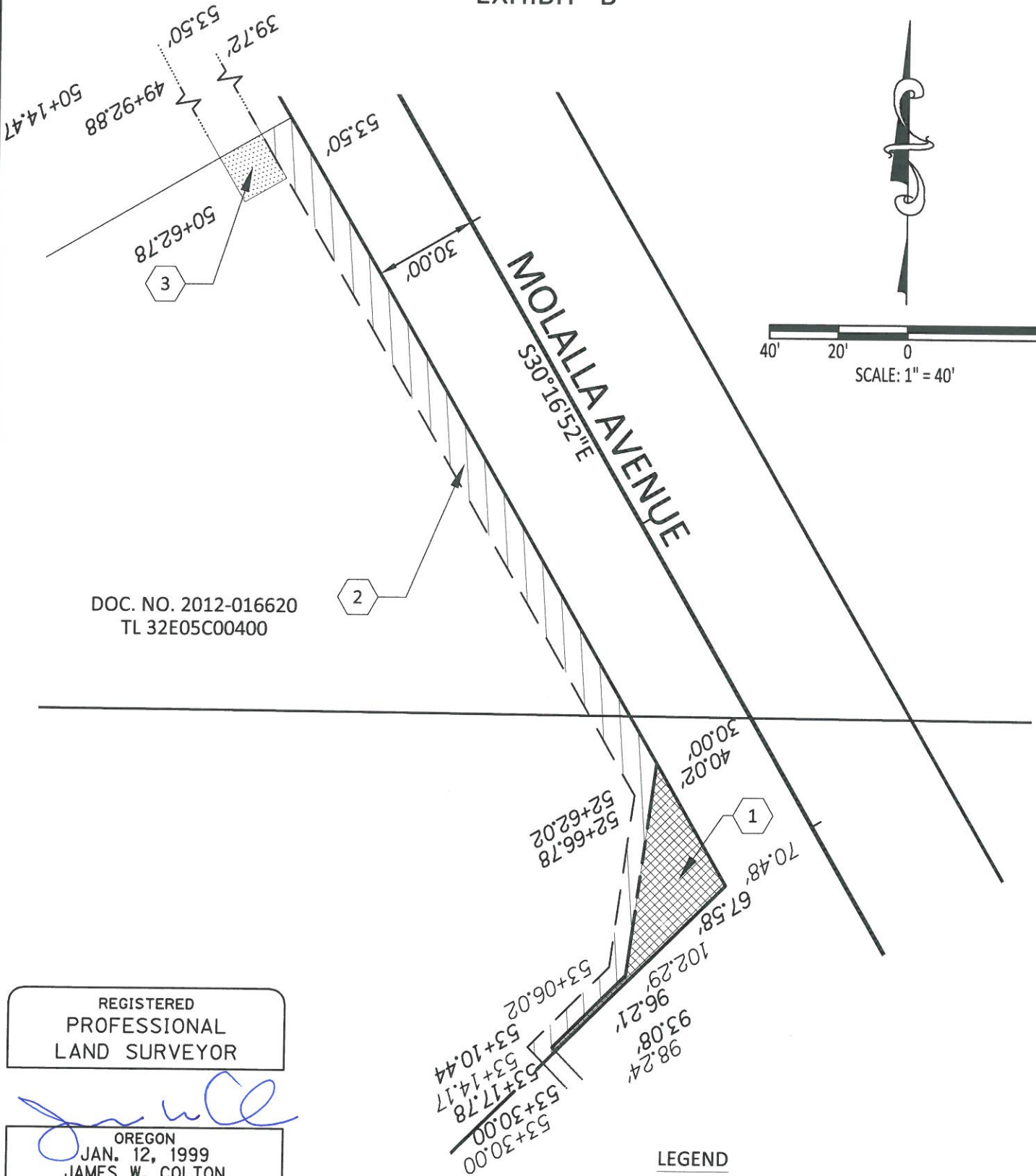
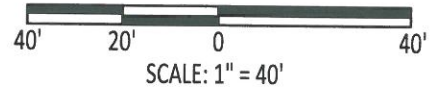
EXCEPT therefrom that portion lying within Parcel 1 of that Special Warranty Deed, recorded March 21, 2012 as Document No. 2012-016620, Clackamas County Deed Records.

This parcel of land contains 201 square feet, more or less, outside the existing right of way.



RENEWS: DEC 31, 2019
SIGNED: 5/13/2019

EXHIBIT "B"



DOC. NO. 2012-016620
TL 32E05C00400

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James W. Colton
OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWES: DEC. 31, 2019
SIGNED: *3/13/2019*

MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213	
FILE NO: 002	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 00400	ADDRESS: 1840 MOLALLA AVENUE
TAX MAP: 32E05C	OREGON CITY, OR 97045

LEGEND







-  RIGHT OF WAY DEDICATION
-  831 SQ. FT. ±
-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
-  2,594 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
-  201 SQ. FT. ±

EXHIBIT A – Page 1 of 3

File 05170010 003
 Jim Colton, PLS OBEC – 5/13/2019

**Molalla Avenue Phase 3:
 Beavercreek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E08AB
 Tax Lot 00100**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the Southwest one-quarter of Section 5 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to SMB Holdings, LLC, an Oregon limited liability company in that Bargain and Sale Deed, recorded December 7, 2017 as Document No. 2017-082441, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
53+60.00		54+01.19	87.42 in a straight line to 40.00

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 111 square feet, more or less, outside the existing right of way.

Parcel 2 – Permanent Slope and Public Utility Easement

A parcel of land lying in the Southwest one-quarter of Section 5 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to SMB Holdings, LLC, an Oregon limited liability company in that Bargain and Sale Deed, recorded December 7, 2017 as Document No. 2017-082441, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
53+60.00		54+07.82	95.05 in a straight line to 40.00

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

This parcel of land contains 222 square feet, more or less, outside the existing right of way.

Parcel 3 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in the Southwest one-quarter of Section 5 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to SMB Holdings, LLC, an Oregon limited liability company in that Bargain and Sale Deed, recorded December 7, 2017 as Document No. 2017-082441, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land 54.52 feet in width and lying between lines at right angles Stations 55+44.87 and 55+96.07 lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

This parcel of land contains 743 square feet, more or less, outside the existing right of way.

Parcel 4 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

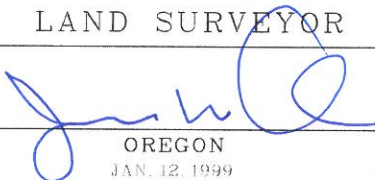
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The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
56+88.30		57+54.65	54.93 in a straight line to 54.42

This parcel of land contains 644 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

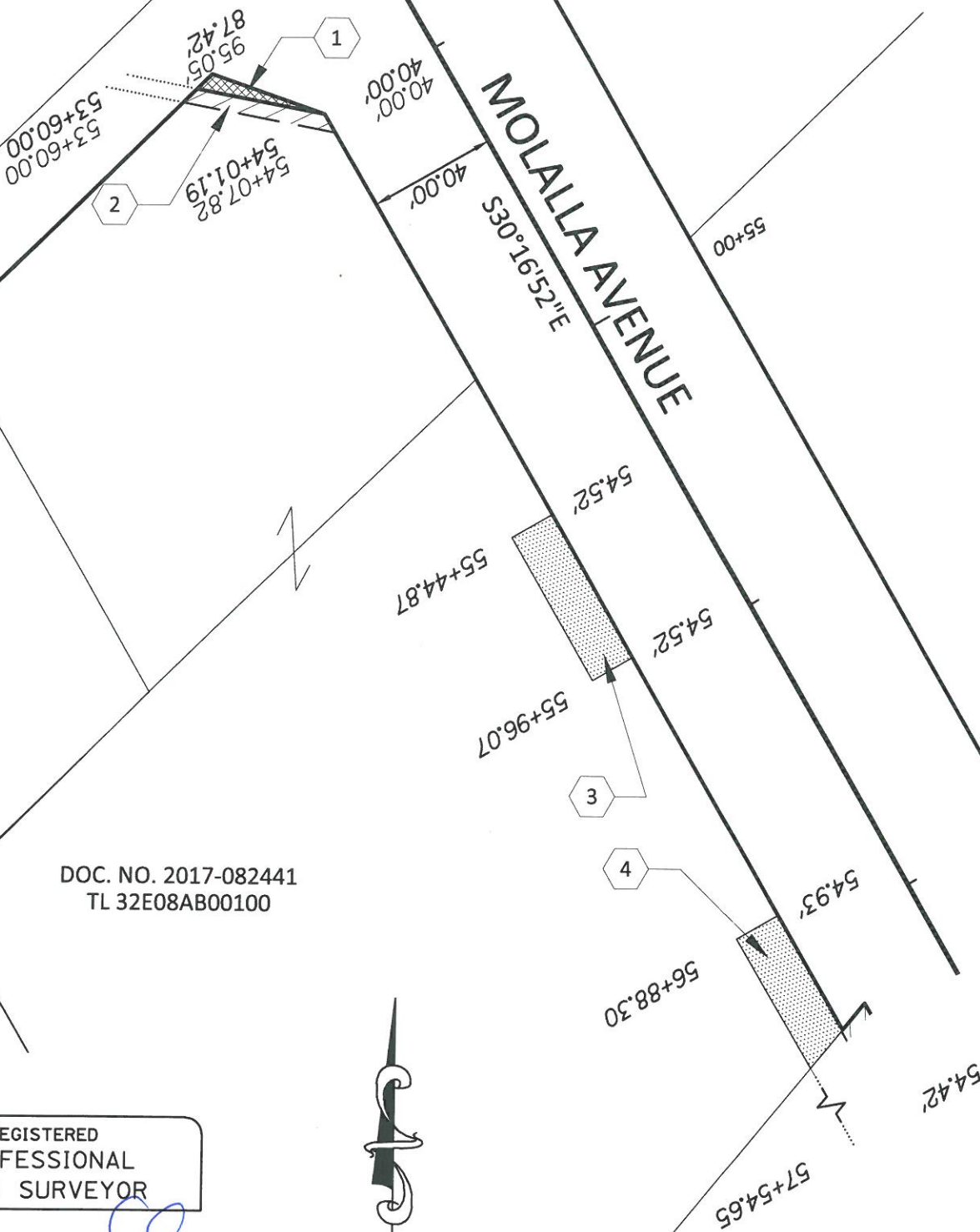

OREGON
JAN. 12, 1999
JAMES W. COLTON
#58756

RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

EXHIBIT "B"

MOLALLA AVENUE
S30°16'52"E

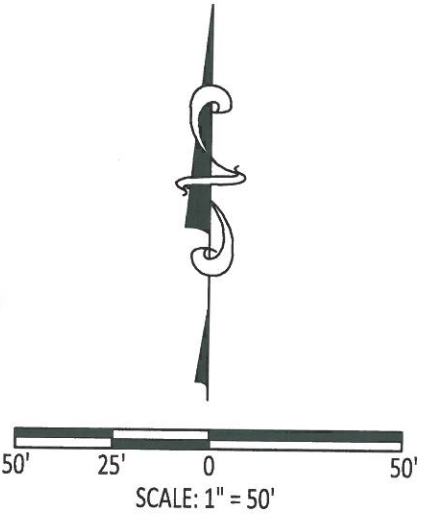


DOC. NO. 2017-082441
TL 32E08AB00100









REGISTERED
PROFESSIONAL
LAND SURVEYOR

James W. Colton
OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWS: DEC. 31, 2019
SIGNED: *3/13/2019*



LEGEND

-  RIGHT OF WAY DEDICATION
-  111 SQ. FT. ±
-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
-  222 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
-  743 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
-  644 SQ. FT. ±

MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213	
FILE NO: 003	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 00100	ADDRESS: 1842 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR. 97045

**Molalla Avenue Phase 3:
 Beavercreek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E08AB
 Tax Lot 00900**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to The Property 2002, LLC, a Delaware limited liability company in that Statutory Bargain and Sale Deed, recorded March 8, 2002 as Document No. 2002-022535, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
58+60.79		58+79.31	30.00 in a straight line to 42.86
58+79.31		58+84.67	42.86 in a straight line to 57.21
58+84.67		58+95.00	57.21 in a straight line to 53.36

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 117 square feet, more or less, outside the existing right of way.

Parcel 2 – Permanent Slope and Public Utility Easement

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to The Property 2002, LLC, a Delaware limited liability company in that Statutory Bargain and Sale Deed, recorded March 8, 2002 as Document No. 2002-022535, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
57+20.00		58+67.51	40.55 in a straight line to 40.75
58+67.51		58+75.17	40.75 in a straight line to 46.07
58+75.17		58+81.73	46.07 in a straight line to 63.64
58+81.73		58+95.00	63.64 in a straight line to 58.67

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

This parcel of land contains 1,639 square feet, more or less, outside the existing right of way.

Parcel 3 - Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to The Property 2002, LLC, a Delaware limited liability company in that Statutory Bargain and Sale Deed, recorded March 8, 2002 as Document No. 2002-022535, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.


The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
56+88.30		57+54.65	54.93 in a straight line to 54.42

EXCEPT therefrom that portion lying within the above described Parcel 2 - Permanent Slope and Public Utility Easement.

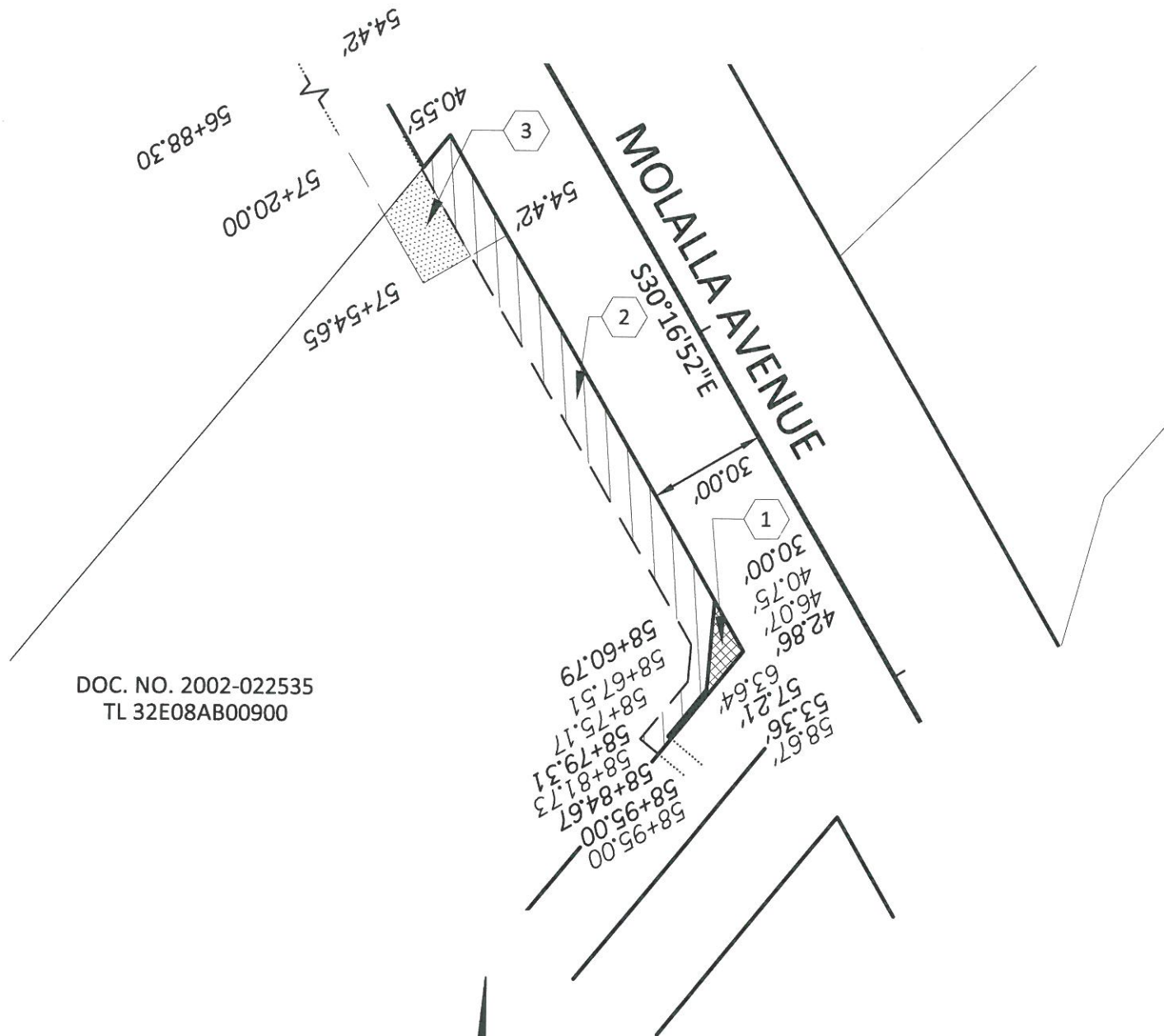
This parcel of land contains 315 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWS: DEC. 31, 2019
SIGNED: 5/13/2019

EXHIBIT "B"

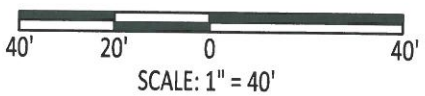


DOC. NO. 2002-022535
 TL 32E08AB00900







REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

James W. Colton
 OREGON
 JAN. 12, 1999
 JAMES W. COLTON
 *58756

RENEWALS: DEC. 31, 2019
 SIGNED: *3/13/2019*



LEGEND

-  RIGHT OF WAY DEDICATION
-  117 SQ. FT. ±
-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
-  1,639 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
-  315 SQ. FT. ±

MOLALLA AVENUE PHASE 3
 BEAVERCREEK ROAD TO OR 213

FILE NO: 004	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 00900	ADDRESS: 1900 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045

EXHIBIT A – Page 1 of 2

File 05170010 005
 Jim Colton, PLS OBEC – 5/13/2019

**Molalla Avenue Phase 3:
 Beavercreek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E08AB
 Tax Lot 01000**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Frank Amato, Sr., and Anne M. Amato, husband and wife; Richard L. Amato and Marlene Amato, husband and wife; Frank John Amato and Susan P. Amato, husband and wife; Jon R. Walsh and Mary Beth Walsh, husband and wife, in that Warranty Deed, recorded August 13, 1984 as Document No.84-27732, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
59+20.00		59+52.50	75.99 in a straight line to 30.00

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 386 square feet, more or less, outside the existing right of way.

Parcel 2 – Permanent Slope and Public Utility Easement

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Frank Amato, Sr., and Anne M. Amato, husband and wife; Richard L. Amato and Marlene Amato, husband and wife; Frank John Amato and Susan P. Amato, husband and wife; Jon R. Walsh and Mary Beth Walsh, husband and wife, in that Warranty Deed, recorded August 13, 1984 as Document No.84-27732, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1:

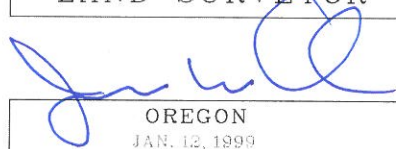
The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
59+20.00		59+50.95	84.66 in a straight line to 40.86
59+50.95		66+57.78	40.86 in a straight line to 41.64

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

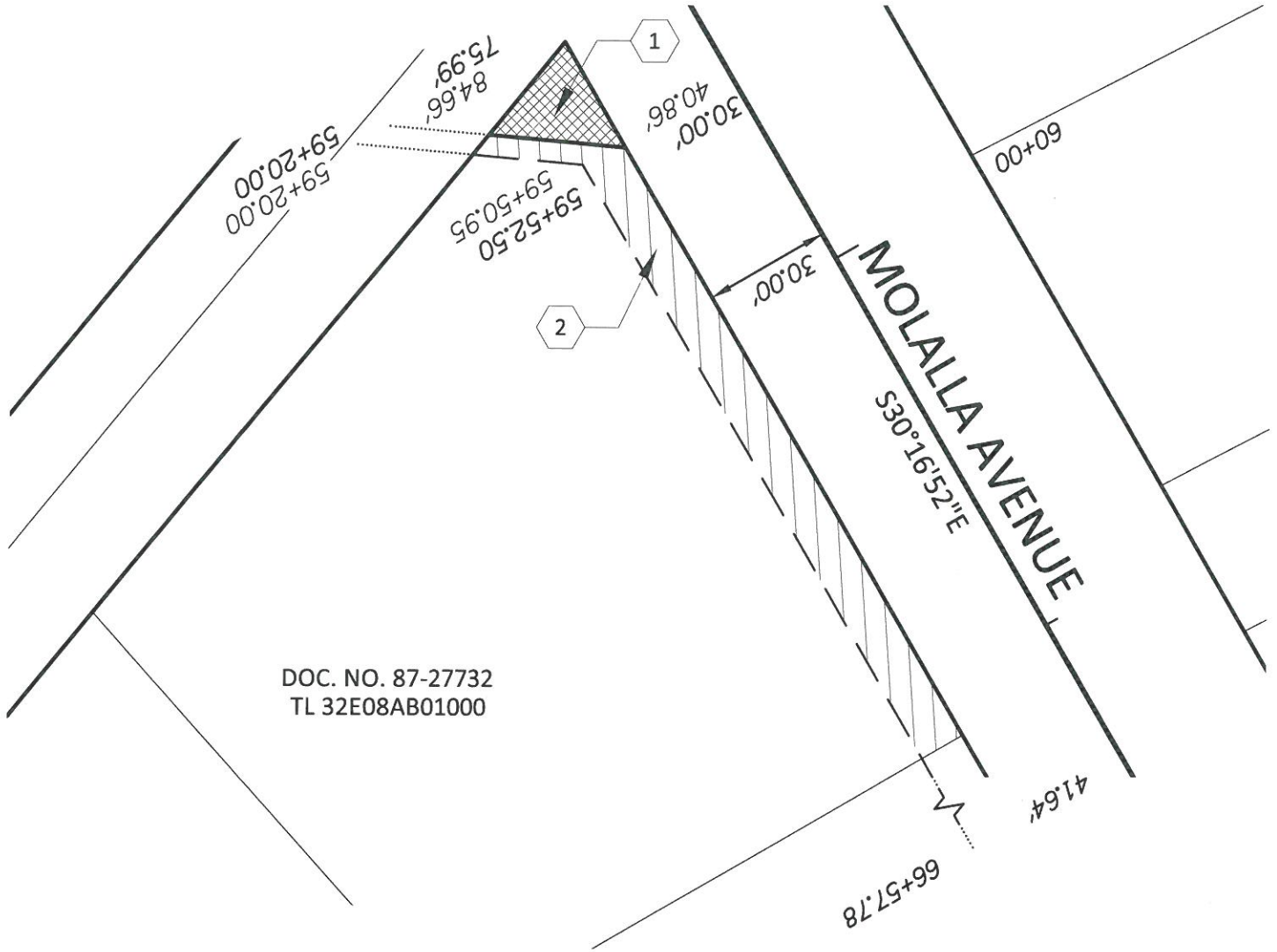
This parcel of land contains 1,912 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JAN. 12, 1999
JAMES W. COLTON
#58756

RENEWS: DEC. 31, 2019
SIGNED: 5/13/2019

EXHIBIT "B"

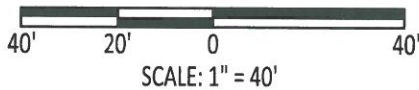


DOC. NO. 87-27732
TL 32E08AB01000





REGISTERED
PROFESSIONAL
LAND SURVEYOR

James W. Colton
OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWS: DEC. 31, 2019
SIGNED: *3/13/2019*



LEGEND

-  RIGHT OF WAY DEDICATION
-  386 SQ. FT. ±
-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
-  1,912 SQ. FT. ±

MOLALLA AVENUE PHASE 3
BEAVERCREEK ROAD TO OR 213

FILE NO: 005	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 01000	ADDRESS: 2200 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045

**Molalla Avenue Phase 3:
Beavercreek Road to OR 213
City of Oregon City
May 13, 2019**

**Tax Map 32E08AB
Tax Lot 01100**

Parcel 1 – Permanent Slope and Public Utility Easement

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to John Morris Fox, Pamela Ellen Fox-Collins and Tim Lloyd Fox, in that Bargain and Sale Deed recorded May 21, 2002 as Document No. 2002-048212, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

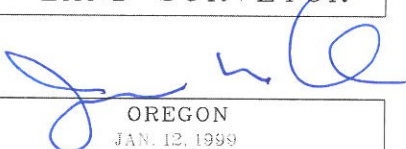
The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
59+50.95		66+57.78	40.86 in a straight line to 41.64

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 1,788 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

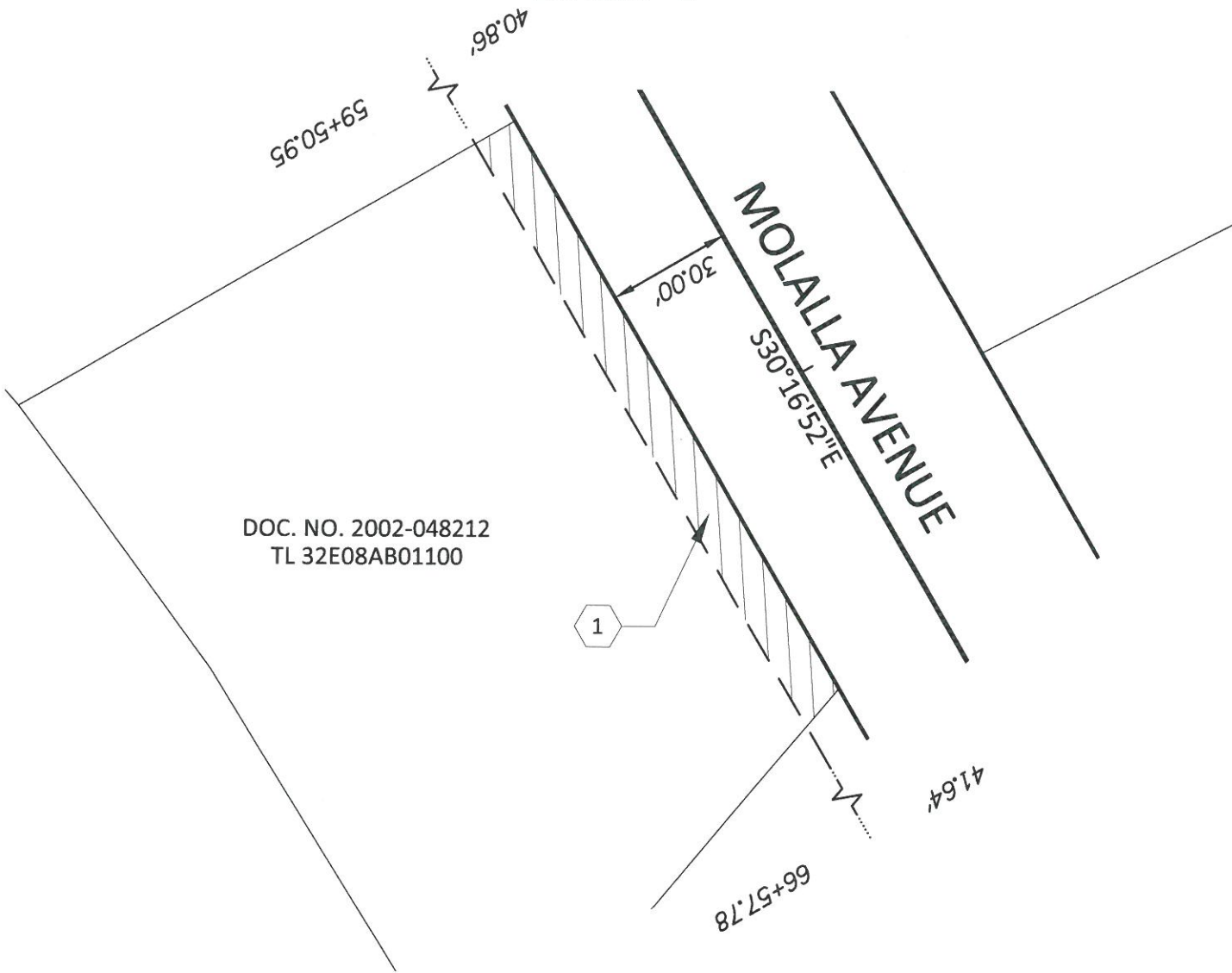


OREGON
JAN. 12, 1999
JAMES W. COLTON
*59756

RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

EXHIBIT "B"

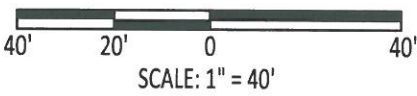


DOC. NO. 2002-048212
TL 32E08AB01100

1

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756



LEGEND

-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
-  1,788 SQ. FT. ±

RENEWS: DEC. 31, 2019
SIGNED: *[Signature]*

<p>MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213</p>	
FILE NO: 006	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 01100	ADDRESS: 2260 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045

**Molalla Avenue Phase 3:
Beavercreek Road to OR 213
City of Oregon City
May 13, 2019**

**Tax Map 32E08AB
Tax Lot 02900**

Parcel 1 – Permanent Slope and Public Utility Easement

A parcel of land lying in the Northeast one-quarter of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to SOJ 19195 LLC, in that Statutory Warranty Deed recorded June 27, 2014 as Document No. 2014-031311, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
59+50.95		66+57.78	40.86 in a straight line to 41.64

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 1,218 square feet, more or less, outside the existing right of way.

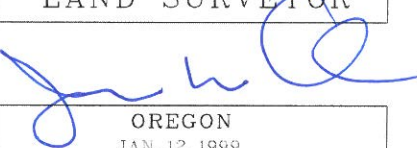
Parcel 2 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in the Northeast one-quarter of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to SOJ 19195 LLC, in that Statutory Warranty Deed recorded June 27, 2014 as Document No. 2014-031311, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land 48.50 feet in width and lying between lines at right angles to Stations 62+93.61 and 63+70.66 lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 1 - Permanent Slope and Public Utility Easement.

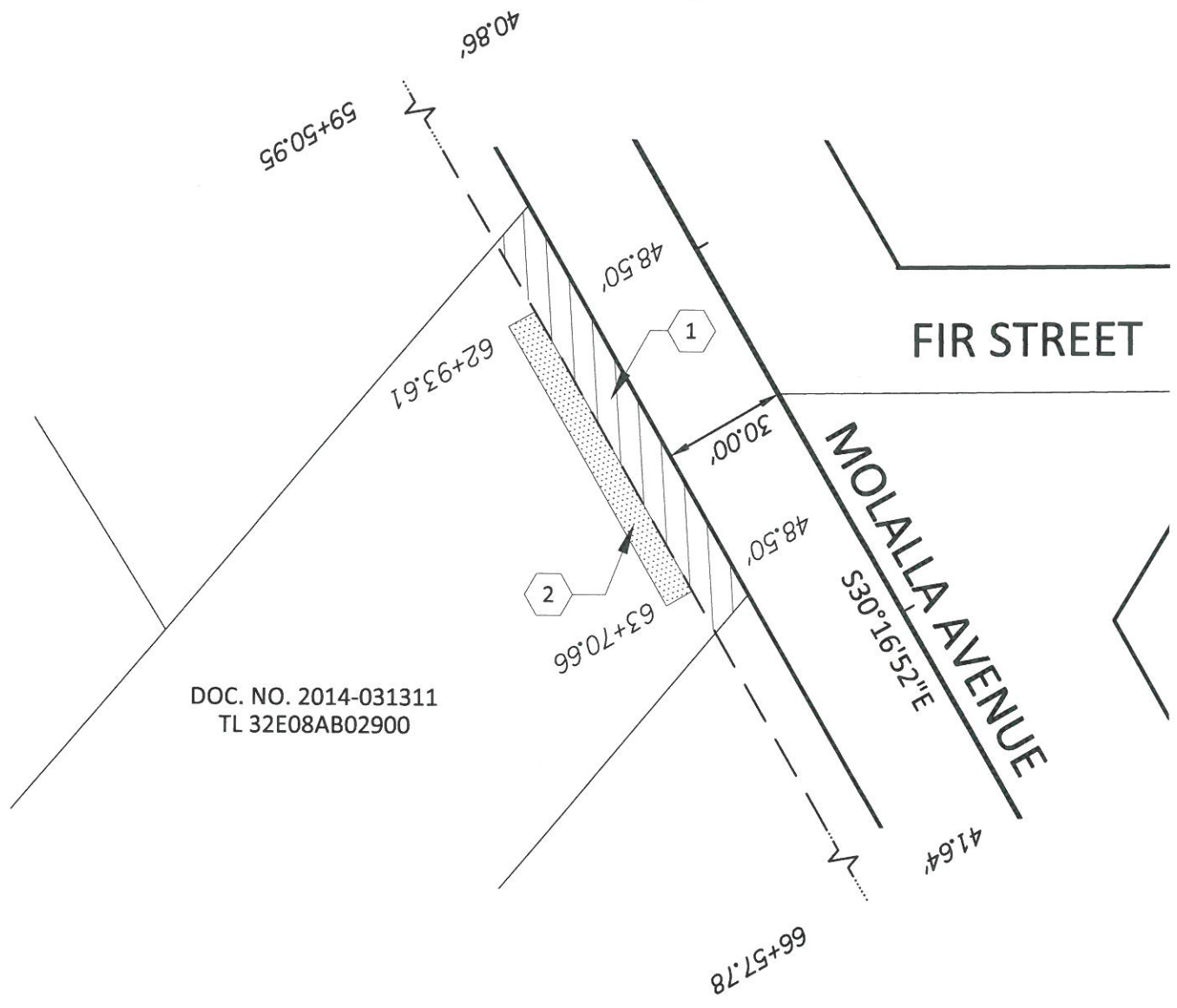
This parcel of land contains 551 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWS: DEC. 31, 2019
SIGNED: 5/13/2019

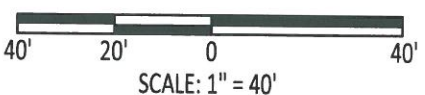
EXHIBIT "B"



DOC. NO. 2014-031311
TL 32E08AB02900





REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756



RENEWES: DEC. 31, 2019
SIGNED: *[Signature]*

LEGEND

-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
1,218 SQ. FT. ±
-  1
-  TEMPORARY CONSTRUCTION EASEMENT
551 SQ. FT. ±
-  2

MOLALLA AVENUE PHASE 3
BEAVERCREEK ROAD TO OR 213

FILE NO: 007	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 02900	ADDRESS: 19195 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045

EXHIBIT A – Page 1 of 2

File 05170010 008
 Jim Colton, PLS OBEC – 5/13/2019

**Molalla Avenue Phase 3:
 Beavercreek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E08AB
 Tax Lot 03000**

Parcel 1 – Permanent Slope and Public Utility Easement

A parcel of land lying in the Northeast one-quarter of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to FMK Properties – Molalla, LLC, in that Warranty Deed recorded January 3, 2012 as Document No. 2012-000072, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
59+50.95		66+57.78	40.86 in a straight line to 41.64

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 1,555 square feet, more or less, outside the existing right of way.

Parcel 2 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in the Northeast one-quarter of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to FMK Properties – Molalla, LLC, in that Warranty Deed recorded January 3, 2012 as Document No. 2012-000072, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of 54.08 feet in width and lying between lines at right angles to Stations 64+63.46 and 65+24.50 lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 1 - Permanent Slope and Public Utility Easement.

ALSO EXCEPT therefrom that portion lying that Receiver's Deed, recorded October 14, 2009 as Document No. 2009-072843, Clackamas County Deed Records.

This parcel of land contains 706 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 12, 1999
JAMES W. COLTON
*58750

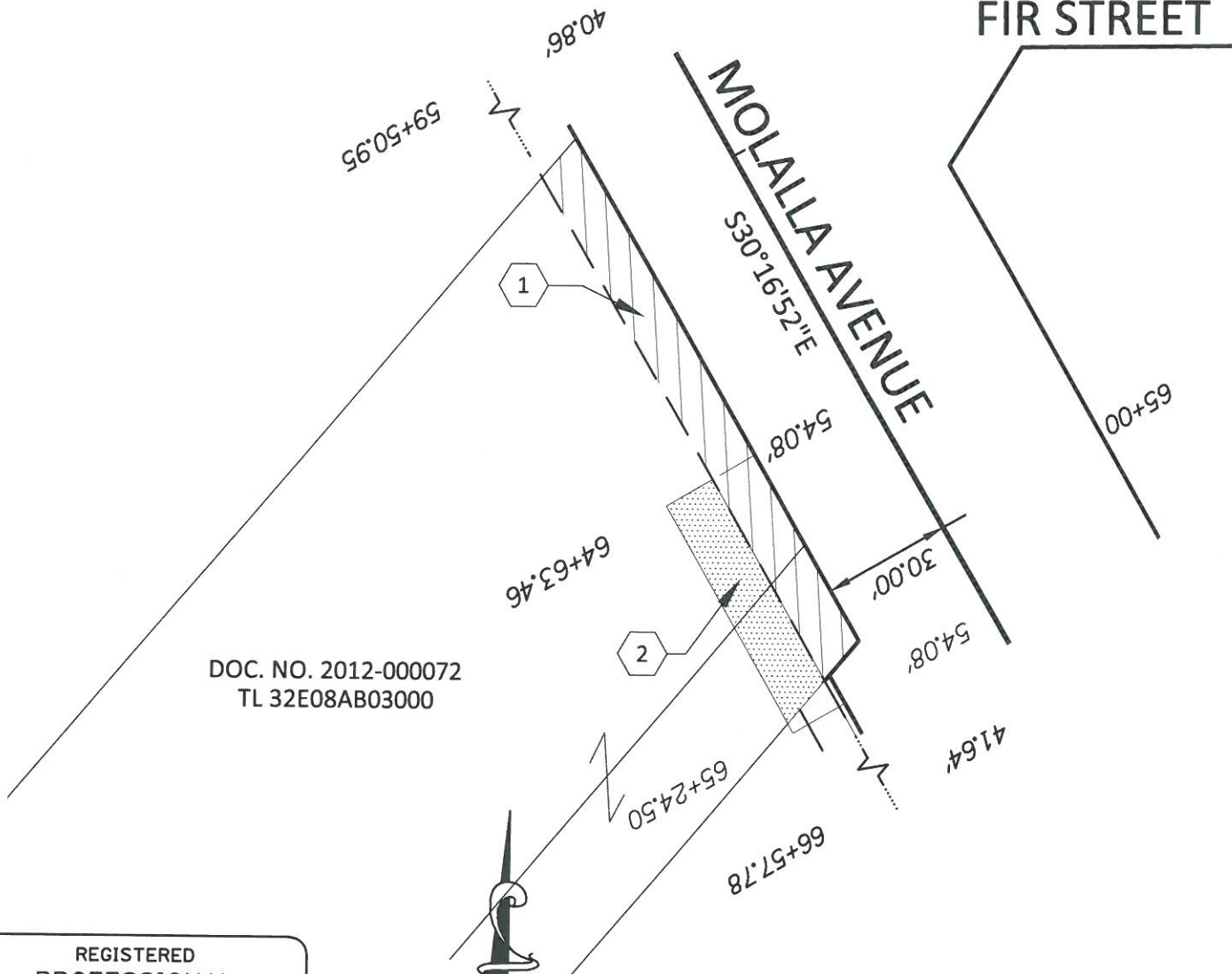
RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

EXHIBIT "B"

FIR STREET

MOLALLA AVENUE
S30°16'52"E

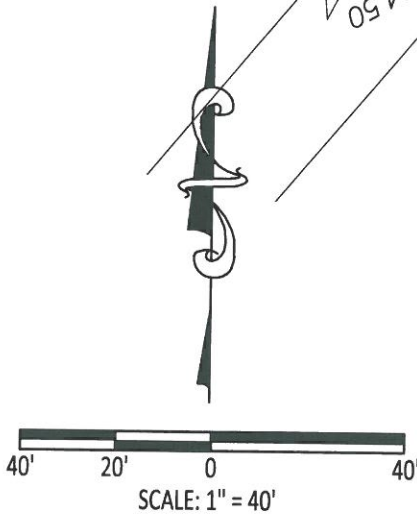


DOC. NO. 2012-000072
TL 32E08AB03000





REGISTERED
PROFESSIONAL
LAND SURVEYOR

James W. Colton
OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWS: DEC. 31, 2019
SIGNED: *5/13/2019*



LEGEND

-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
 1,555 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
 706 SQ. FT. ±

MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213	
FILE NO: 008	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 03000	ADDRESS: 19201 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045

EXHIBIT A – Page 1 of 3

File 05170010 009
 Jim Colton, PLS OBEC – 5/13/2019

**Molalla Avenue Phase 3:
 Beavercreek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E08AB
 Tax Lot 03201**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in Parcel 2 of Partition Plat 2001-58 being located in the Northeast one-quarter of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Citizens Bank, Corvallis, Oregon, in that Receiver’s Deed recorded October 14, 2009 as Document No. 2009-072843, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42’53” West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16’52” East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16’52” East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48’36”, an arc distance of 498.10 feet (the long chord of which bears South 55°11’10” East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25’20” West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
66+62.55		66+79.25	40.00 in a straight line to 72.33
66+79.25		67+00.00	72.33 in a straight line to 65.63

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 182 square feet, more or less, outside the existing right of way.

Parcel 2 – Permanent Slope Easement

A parcel of land lying in Parcel 2 of Partition Plat 2001-58 being located in the Northeast one-quarter of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Citizens Bank, Corvallis, Oregon, in that Receiver’s Deed recorded October 14, 2009 as Document No. 2009072843, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

The width in feet of said strip of land is as follows:

<u>Station</u>	to	<u>Station</u>	<u>Width on Westerly Side of Center Line</u>
59+50.95		66+57.78	40.86 in a straight line to 41.64
66+57.78		66+76.75	41.64 in a straight line to 78.38
66+76.75		67+00.00	78.38 in a straight line to 70.88

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

This parcel of land contains 450 square feet, more or less, outside the existing right of way

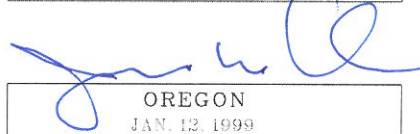
Parcel 3 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in Parcel 2 of Partition Plat 2001-58 being located in the Northeast one-quarter of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Citizens Bank, Corvallis, Oregon, in that Receiver’s Deed recorded October 14, 2009 as Document No. 2009072843, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of 54.08 feet in width and lying between lines at right angles to Stations 64+63.46 and 65+24.50 lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 2 - Permanent Slope and Public Utility Easement.

This parcel of land contains 59 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

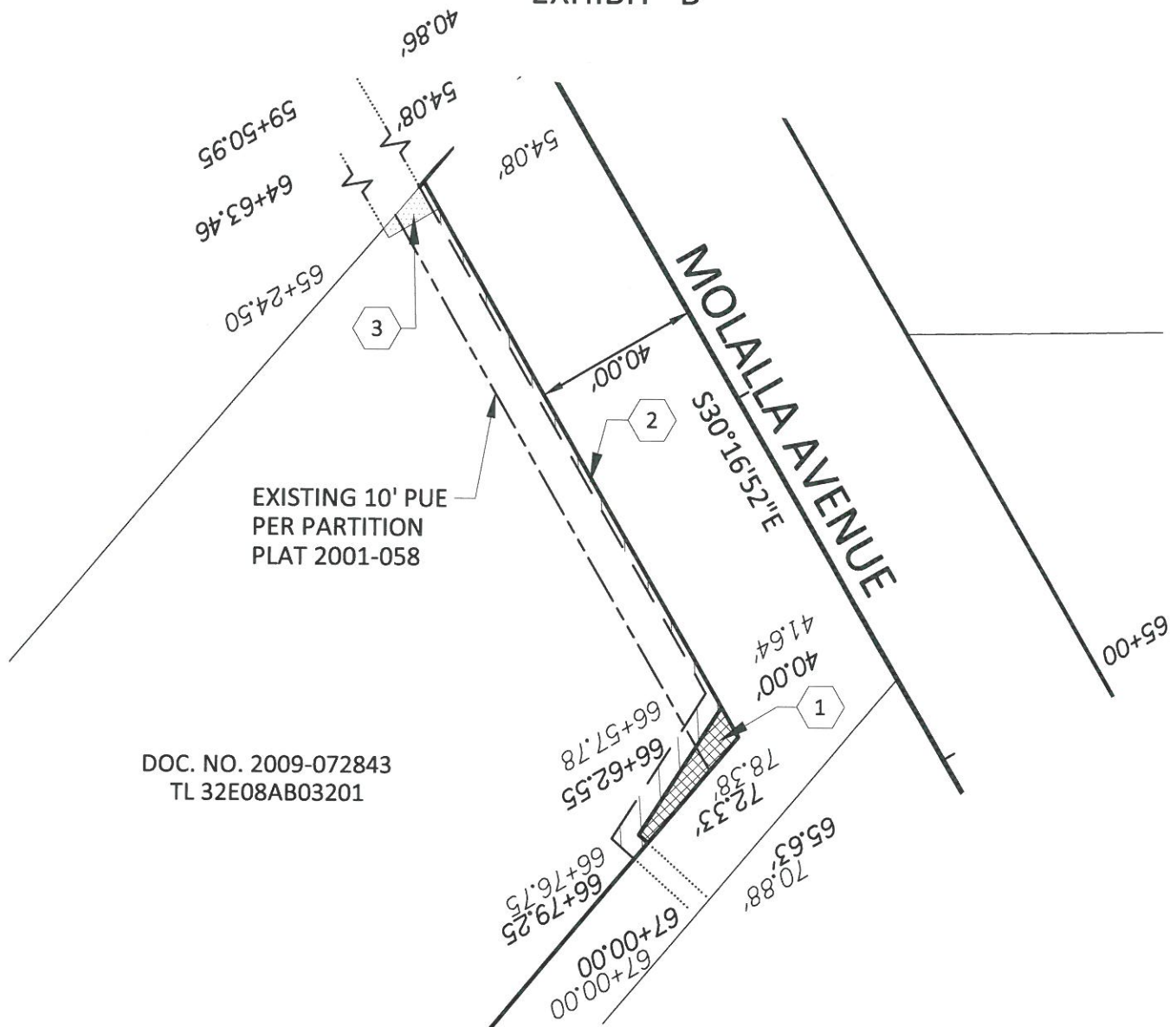


OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

EXHIBIT "B"

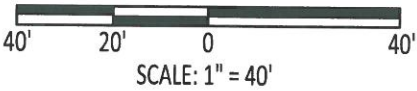


EXISTING 10' PUE
PER PARTITION
PLAT 2001-058

DOC. NO. 2009-072843
TL 32E08AB03201







REGISTERED
PROFESSIONAL
LAND SURVEYOR

James W. Colton
OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756



RENEWALS: DEC. 31, 2019
SIGNED: *5/13/2019*

LEGEND

-  RIGHT OF WAY DEDICATION
-  182 SQ. FT. ±
-  PERMANENT SLOPE EASEMENT
-  450 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
-  59 SQ. FT. ±

MOLALLA AVENUE PHASE 3
BEAVERCREEK ROAD TO OR 213

FILE NO: 009	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 03201	ADDRESS: 19245 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045

**Molalla Avenue Phase 3:
 Beaver Creek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E08A
 Tax Lot 02600**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Lyle D. Walters and Elaine L. Walters, in that Warranty Deed recorded November 10, 1964 in Book 649, Page 68, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
74+85.00		76+36.95	35.50
76+36.95		76+50.99	35.50 in a straight line to 51.24
76+50.99		76+48.02	51.24 in a straight line to 61.97
76+48.02		76+55.00	61.97 in a straight line to 63.90

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 1,834 square feet, more or less, outside the existing right of way.

Parcel 2 – Permanent Slope and Public Utility Easement

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Lyle D. Walters and Elaine L. Walters, in that Warranty Deed recorded November 10, 1964 in Book 649, Page 68, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
70+55.00		76+36.74	42.03 in a straight line to 42.78
76+36.74		76+45.45	42.78 in a straight line to 52.53
76+45.45		76+41.87	52.53 in a straight line to 65.45
76+41.87		76+55.00	65.45 in a straight line to 69.09

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

This parcel of land contains 1,183 square feet, more or less, outside the existing right of way.

Parcel 3 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Lyle D. Walters and Elaine L. Walters, in that Warranty Deed recorded November 10, 1964 in Book 649, Page 68, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on

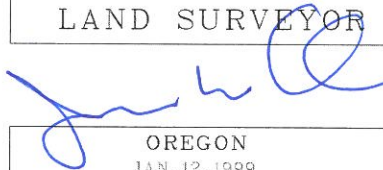
the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Wat Dedication.

ALSO EXCEPT therefrom that portion lying within the above described Parcel 2 - Permanent Slope and Public Utility Easement.

This parcel of land contains 448 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

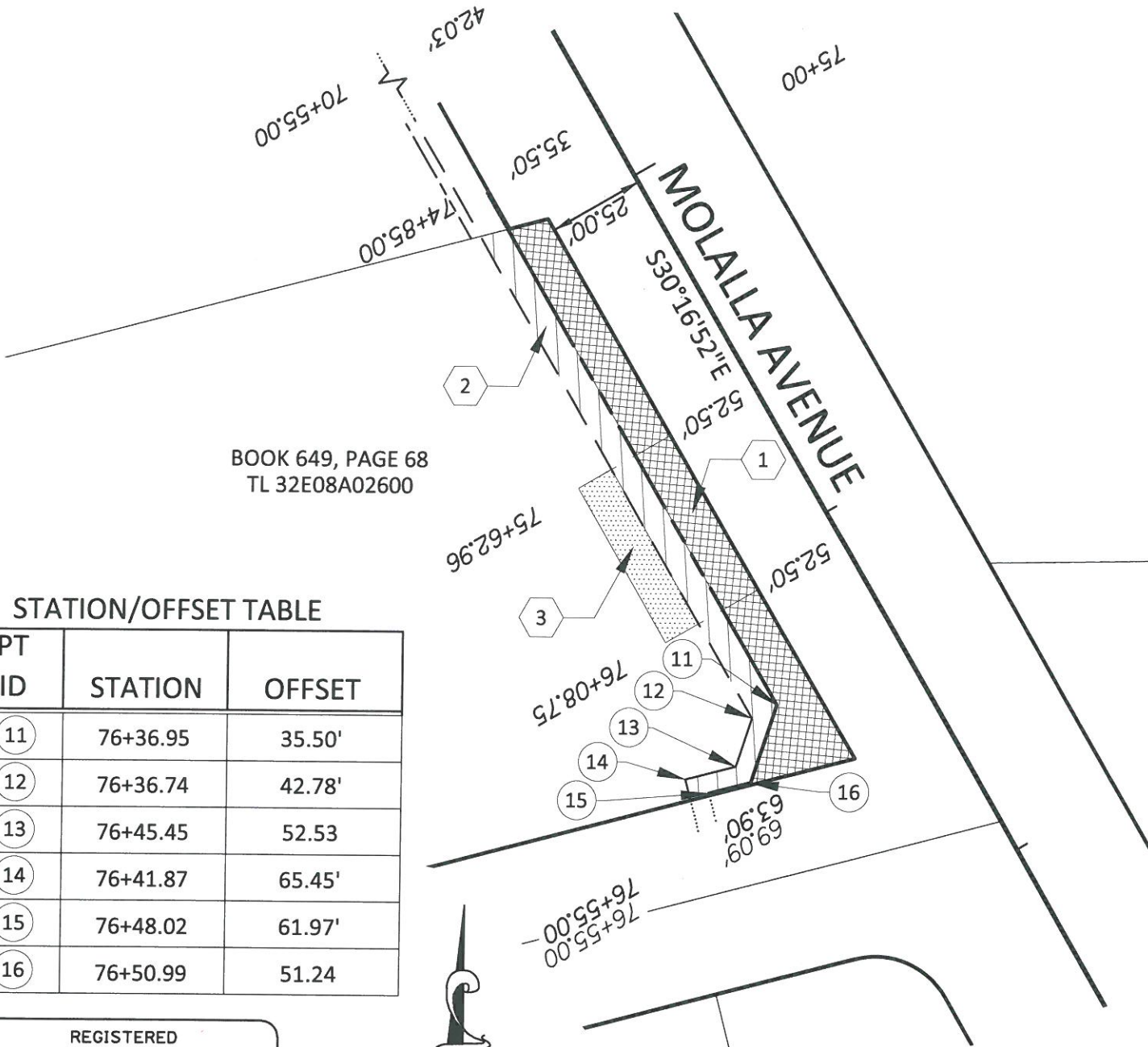


OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

EXHIBIT "B"



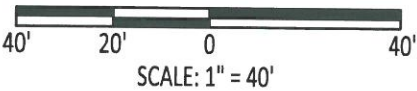
BOOK 649, PAGE 68
TL 32E08A02600

STATION/OFFSET TABLE

PT ID	STATION	OFFSET
11	76+36.95	35.50'
12	76+36.74	42.78'
13	76+45.45	52.53
14	76+41.87	65.45'
15	76+48.02	61.97'
16	76+50.99	51.24

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James W. Colton
OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756



RENEWS: DEC. 31, 2019
SIGNED: *3/13/2019*

LEGEND

- RIGHT OF WAY DEDICATION
- 1,834 SQ. FT. ±
- PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
- 1,183 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT
- 448 SQ. FT. ±

MOLALLA AVENUE PHASE 3
BEAVERCREEK ROAD TO OR 213

FILE NO: 010	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 02600	ADDRESS: 19389 MOLALLA AVENUE
TAX MAP: 32E08A	OREGON CITY, OR 97045

EXHIBIT A – Page 1 of 4

File 05170010 011
 Jim Colton, PLS OBEC – 5/13/2019

**Molalla Avenue Phase 3:
 Beavercreek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E08A
 Tax Lot 02200**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Douglas Loftesness and Shao Xia Li, in that Statutory Warranty Deed recorded July 11, 2017 in Document No. 2017-047082, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

<u>Station</u>	to	<u>Station</u>	<u>Width on Westerly Side of Center Line</u>
78+40.00		78+83.31	35.50
78+83.31	a	70009+64.44	35.50, along a curve to the right having a radius of 1,535.50 feet, Δ of 3°54"53", length of 104.92 feet and a chord of South 32°14'18" East, 104.89 feet to a point
			31.92
a 70009+64.44	a	70009+75.25	31.22, along a curve to the left having a radius of 1,464.50 feet, Δ of 0°25"25", length of 10.83 feet and a chord of South 33°59'02" East, 10.83 feet to a point
			31.22

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 635 square feet, more or less, outside the existing right of way.

Parcel 2 – Permanent Slope and Public Utility Easement

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Douglas Loftesness and Shao Xia Li, in that Statutory Warranty Deed recorded July 11, 2017 in Document No. 2017-047082, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
78+40.00		a 70009+47.03	43.02 in a straight line to 43.20
a 70009+47.03		a 70011+02.80	43.20 in a straight line to 40.53

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

This parcel of land contains 1,324 square feet, more or less, outside the existing right of way.

Parcel 3 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Douglas Loftesness and Shao Xia Li, in that Statutory Warranty Deed

recorded July 11, 2017 in Document No. 2017-047082, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land 52.46 feet in width and lying between lines at right angles to Stations 79+16.67 and a 70009+27.31 lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

ALSO EXCEPT therefrom that portion lying within the above described Parcel 2 - Permanent Slope and Public Utility Easement.

This parcel of land contains 320 square feet, more or less, outside the existing right of way.

Parcel 4 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

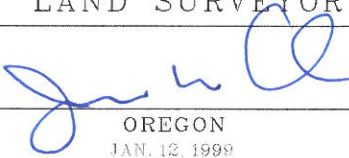
A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Douglas Loftesness and Shao Xia Li, in that Statutory Warranty Deed recorded July 11, 2017 in Document No. 2017-047082, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land 49.98 feet in width and lying between lines at right angles to Stations a 70009+69.68 and a 70010+13.53 lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

ALSO EXCEPT therefrom that portion lying within the above described Parcel 2 - Permanent Slope and Public Utility Easement.

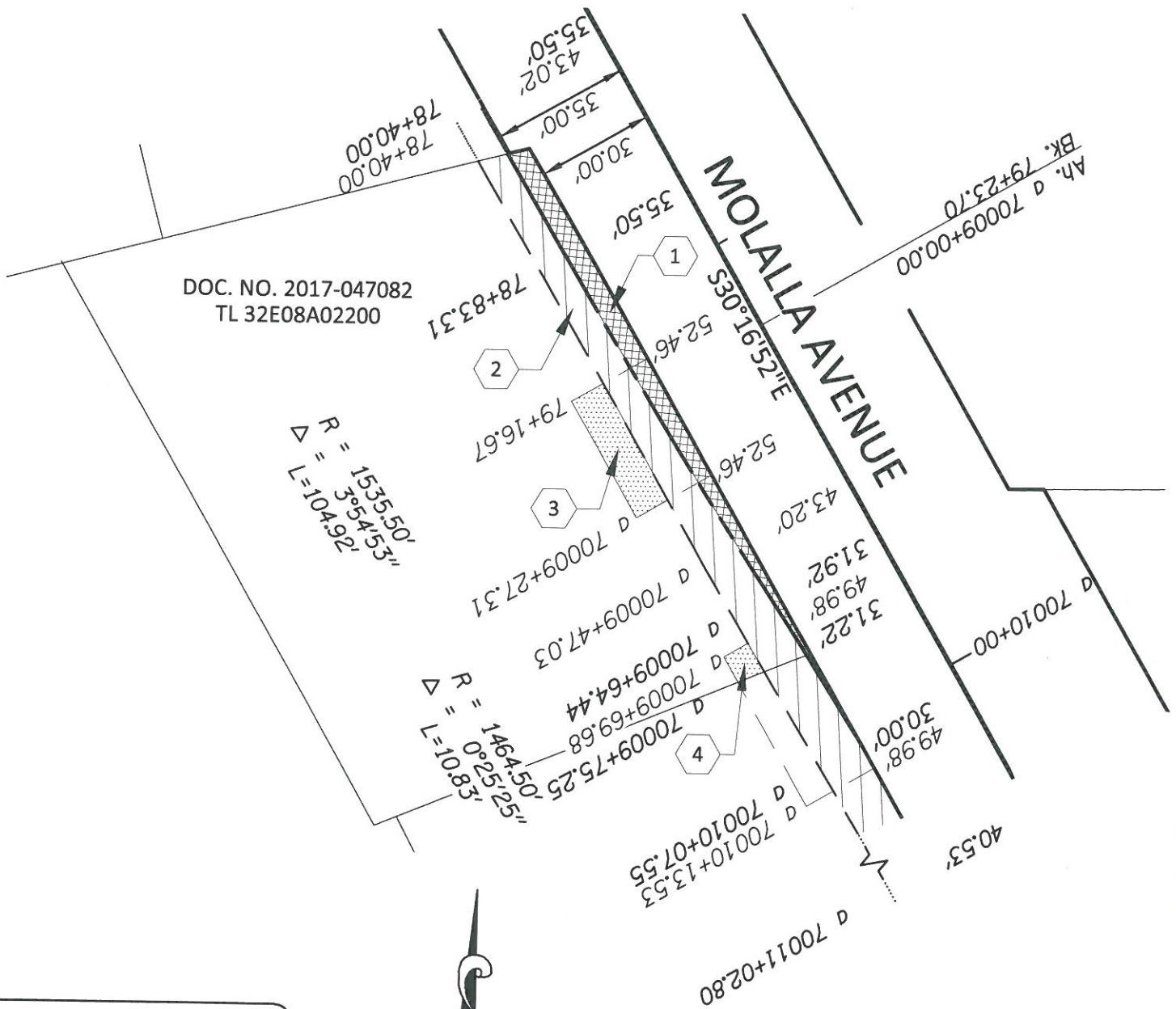
This parcel of land contains 58 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWS: DEC. 31, 2019
SIGNED: 5/13/2019

EXHIBIT "B"



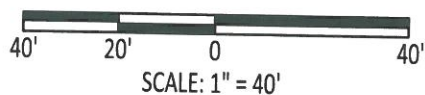
DOC. NO. 2017-047082
TL 32E08A02200

$R = 1535.50'$
 $L = 104.92'$
 $3^{\circ}54'53''$

$R = 1464.50'$
 $L = 10.83'$
 $0^{\circ}25'25''$

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756



LEGEND

- RIGHT OF WAY DEDICATION
- 635 SQ. FT. ±
- PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
- 1,324 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT
- 320 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT
- 58 SQ. FT. ±

RENEWS: DEC. 31, 2019
SIGNED: *[Signature]*

MOLALLA AVENUE PHASE 3
BEAVERCREEK ROAD TO OR 213

FILE NO: 011	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 02200	ADDRESS: 19461 MOLALLA AVENUE
TAX MAP: 32E08A	OREGON CITY, OR 97045

EXHIBIT A – Page 1 of 4

File 05170010 012
 Jim Colton, PLS OBEC – 5/13/2019

**Molalla Avenue Phase 3:
 Beaver Creek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E08A
 Tax Lot 02301**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Quyen Do Luu, in that Statutory Warranty Deed recorded March 9, 2011 in Document No. 2011-015792, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
a 70009+64.44		a 70010+07.55	31.92 in a straight line to 30.00

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 14 square feet, more or less, outside the existing right of way.

Parcel 2 – Right-of-Way Dedication

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Quyen Do Luu, in that Statutory Warranty Deed recorded March 9, 2011 in Document No. 2011-015792, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
a 70010+99.36		a 70011+19.31	30.00 in a straight line to 50.00

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 129 square feet, more or less, outside the existing right of way.

Parcel 3 – Permanent Slope and Public Utility Easement

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Quyen Do Luu, in that Statutory Warranty Deed recorded March 9, 2011 in Document No. 2011-015792, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
a 70009+47.03		a 70011+02.80	43.20 in a straight line to 40.53
a 70011+02.80		a 70011+22.22	40.53 in a straight line to 60.00

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

EXCEPT therefrom that portion lying within the above described Parcel 2 – Right-of-Way Dedication.

This parcel of land contains 1,485 square feet, more or less, outside the existing right of way.

Parcel 4 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)


A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Quyen Do Luu, in that Statutory Warranty Deed recorded March 9, 2011 in Document No. 2011-015792, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land 49.98 feet in width and lying between lines at right angles to Stations a 70009+69.68 and a 70010+13.53 lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 1 - Right-of-Way Dedication.

ALSO EXCEPT therefrom that portion lying within the above described Parcel 3 - Permanent Slope and Public Utility Easement.

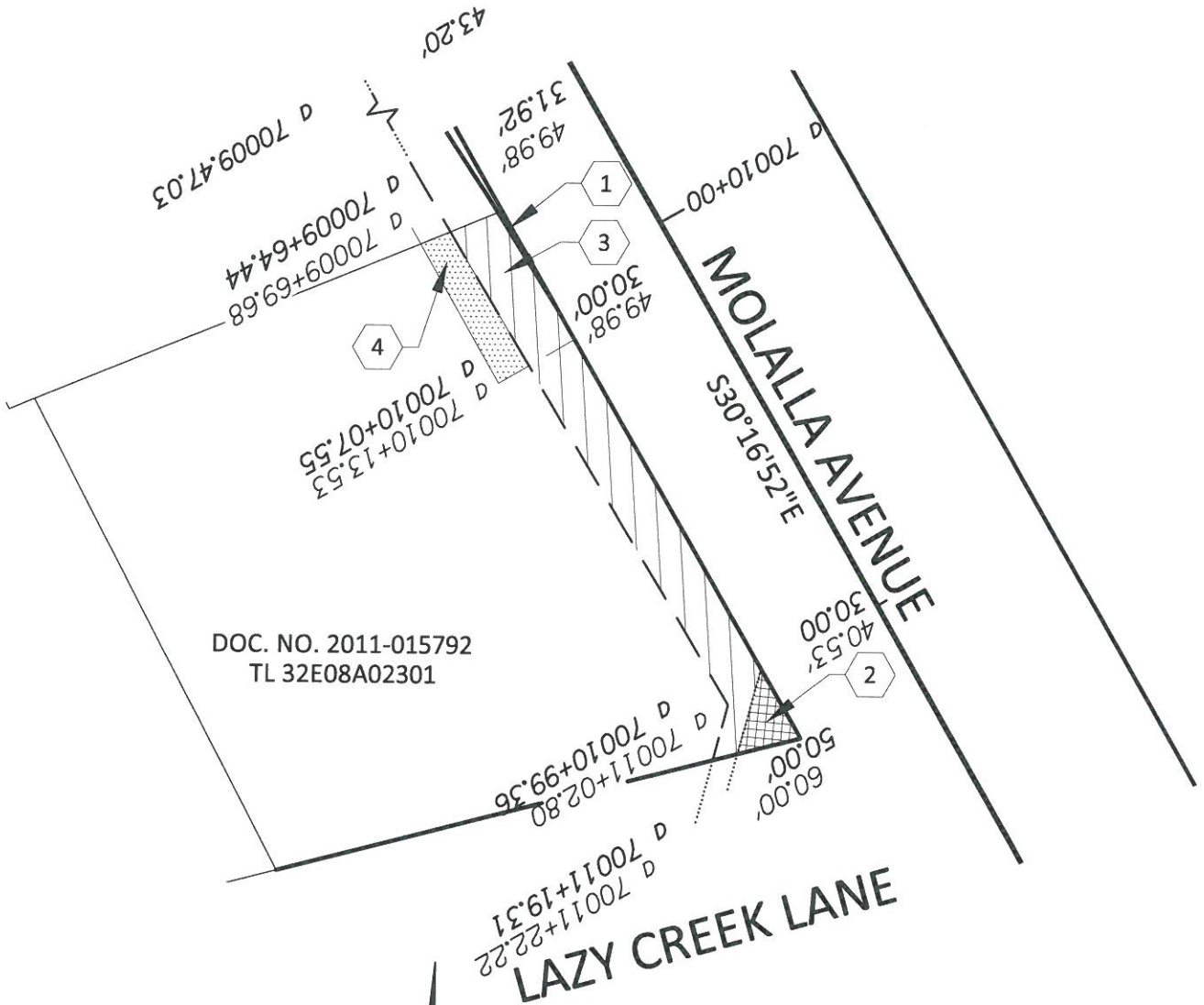
This parcel of land contains 273 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWS: DEC. 31, 2019
SIGNED: 5/13/2019

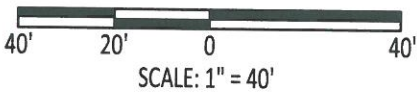
EXHIBIT "B"



DOC. NO. 2011-015792
TL 32E08A02301

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James W. Colton
OREGON
JAN. 12, 1999
JAMES W. COLTON
#58756



RENEWS: DEC. 31, 2019
SIGNED: *5/13/2019*

LEGEND

- RIGHT OF WAY DEDICATION
 14 SQ. FT. ±
- RIGHT OF WAY DEDICATION
 129 SQ. FT. ±
- PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
 3 1,485 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT
 4 273 SQ. FT. ±

MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213

FILE NO: 012	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 02301	ADDRESS: 19477 MOLALLA AVENUE
TAX MAP: 32E08A	OREGON CITY, OR 97045

EXHIBIT A – Page 1 of 2

File 05170010 013
 Jim Colton, PLS OBEC – 5/13/2019

**Molalla Avenue Phase 3:
 Beavercreek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E08A
 Tax Lot 02101**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No. 53 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Gary J. Crone and Patsy A. Crone in that Warranty Deed, recorded March 14, 1968 as Document No. 68-5689, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

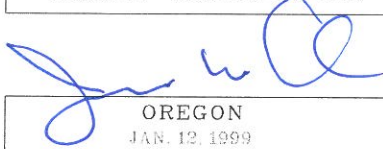
The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
a 70012+10.34		a 70013+22.61	40.00 in a straight line to 58.12
a 70013+22.61		a 70013+45.00	58.12 in a straight line to 90.24

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 706 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JAN. 12, 1999
JAMES W. COLTON
+58756

RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

EXHIBIT A – Page 1 of 2

File 05170010 014
 Jim Colton, PLS OBEC – 5/13/2019

**Molalla Avenue Phase 3:
 Beavercreek Road to OR 213
 City of Oregon City
 May 13, 2019**

**Tax Map 32E08DA
 Tax Lot 06100**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No. 53 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Mekhel Tadrous and Madlin Youssef in that Bargain and Sale Deed, recorded June 3, 2015 as Document No. 2015-033530, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

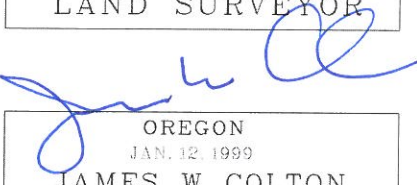
The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
a 70013+22.61		a 70013+45.00	58.12 in a straight line to 90.24

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 86 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JAN. 12 1999
JAMES W. COLTON
458756

RENEWS: DEC. 31, 2019
SIGNED: 5/13/2019

EXHIBIT "B"

LAZY CREEK LANE

MOLALLA AVENUE

70012+10.34

70011+72.51 P.C.

40.00'

R = 572.96'
 Δ = 49°48'36"
 L = 498.10'

58.12

1

90.24

70013+22.61

70013+45.00

DOC. NO. 2015-033530
 TL 32E08DA06100

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

James W. Colton
 OREGON
 JAN. 12, 1999
 JAMES W. COLTON
 *58756



40' 20' 0 40'
 SCALE: 1" = 40'

LEGEND

RIGHT OF WAY DEDICATION
 86 SQ. FT. ±

RENEWS: DEC. 31, 2019
 SIGNED: *3/13/2019*

MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213	
FILE NO: 014	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 06100	ADDRESS: 13951 VENICE CIRCLE
TAX MAP: 32E08DA	OREGON CITY, OR 97045

**Molalla Avenue Phase 3:
Beavercreek Road to OR 213
City of Oregon City
May 13, 2019**

**Tax Map 32E08A
Tax Lot 03800**

Parcel 1 – Permanent Slope Easement

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Charlotte L. Rupae, Trustee of the Charlotte L. Rupae, Living trust dated August 16, 2011, in that Warranty Deed recorded September 26, 2011 in Document No. 2011-054224 Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

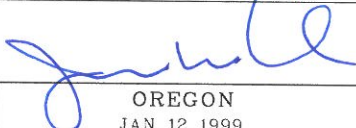
The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
70+55.00		76+36.74	42.03 in a straight line to 42.78

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 3,130 square feet, more or less, outside the existing right of way.

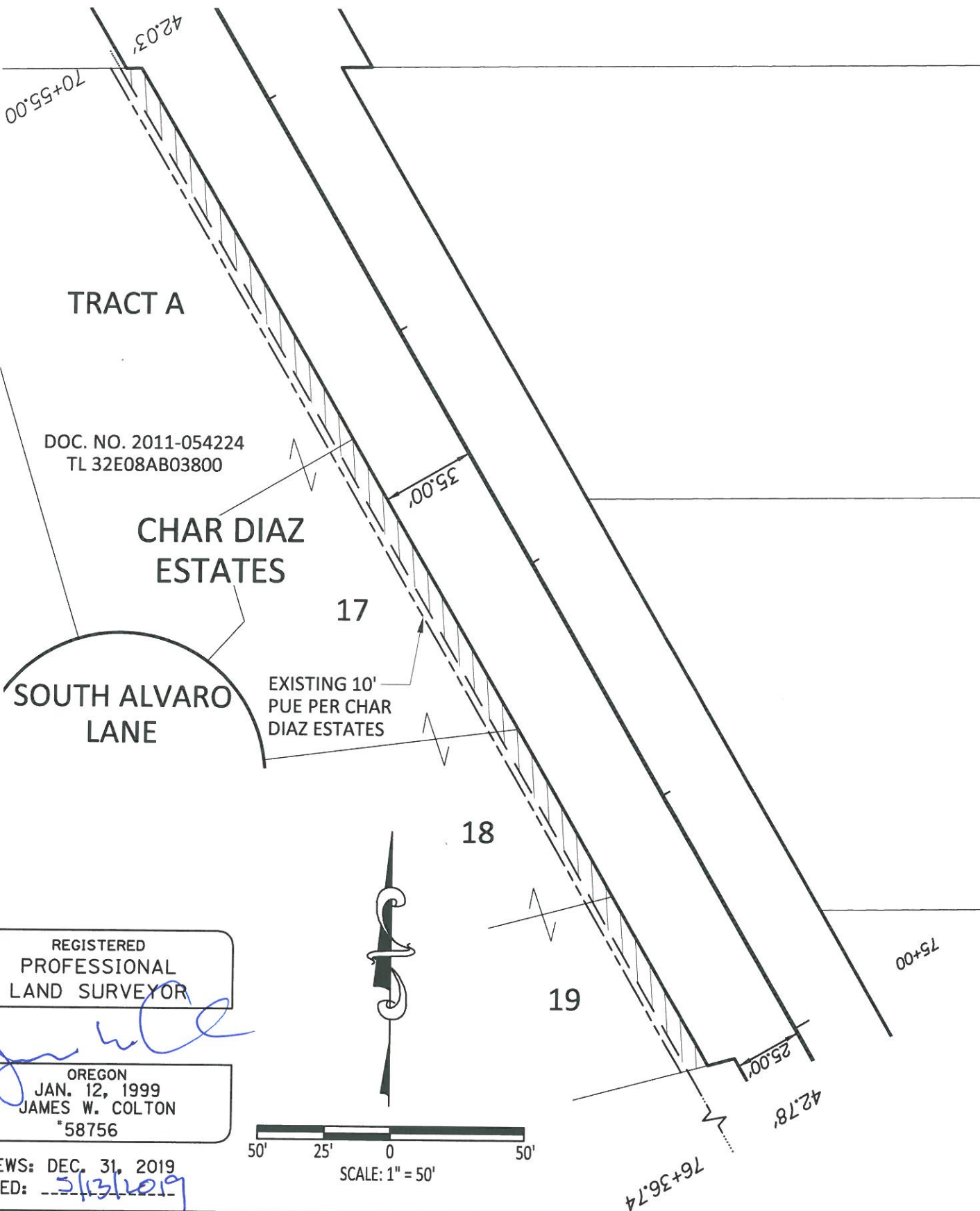
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

RENEWS: DEC. 31, 2019
SIGNED: 5/13/19

EXHIBIT "B"



TRACT A

DOC. NO. 2011-054224
TL 32E08AB03800

CHAR DIAZ
ESTATES

SOUTH ALVARO
LANE

EXISTING 10'
PUE PER CHAR
DIAZ ESTATES

17

18

19

75+00

42.78'

76+36.74

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James W. Colton
OREGON
JAN. 12, 1999
JAMES W. COLTON
#58756





SCALE: 1" = 50'

RENEWS: DEC. 31, 2019
SIGNED: *5/13/2019*

MOLALLA AVENUE PHASE 3
BEAVERCREEK ROAD TO OR 213

FILE NO: 015	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 03800	ADDRESS: 13709 CHAR DIAZ DRIVE
TAX MAP: 32E08AB	OREGON CITY, OR 97045

LEGEND

-  PERMANENT SLOPE EASMENT
-  3,130 SQ. FT. ±