

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.

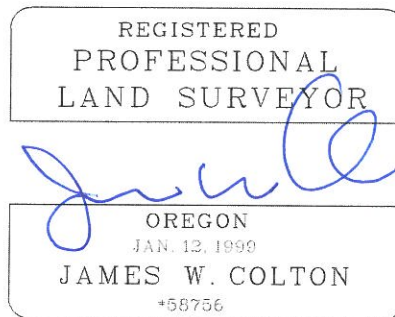
Parcel 3 - Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

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.

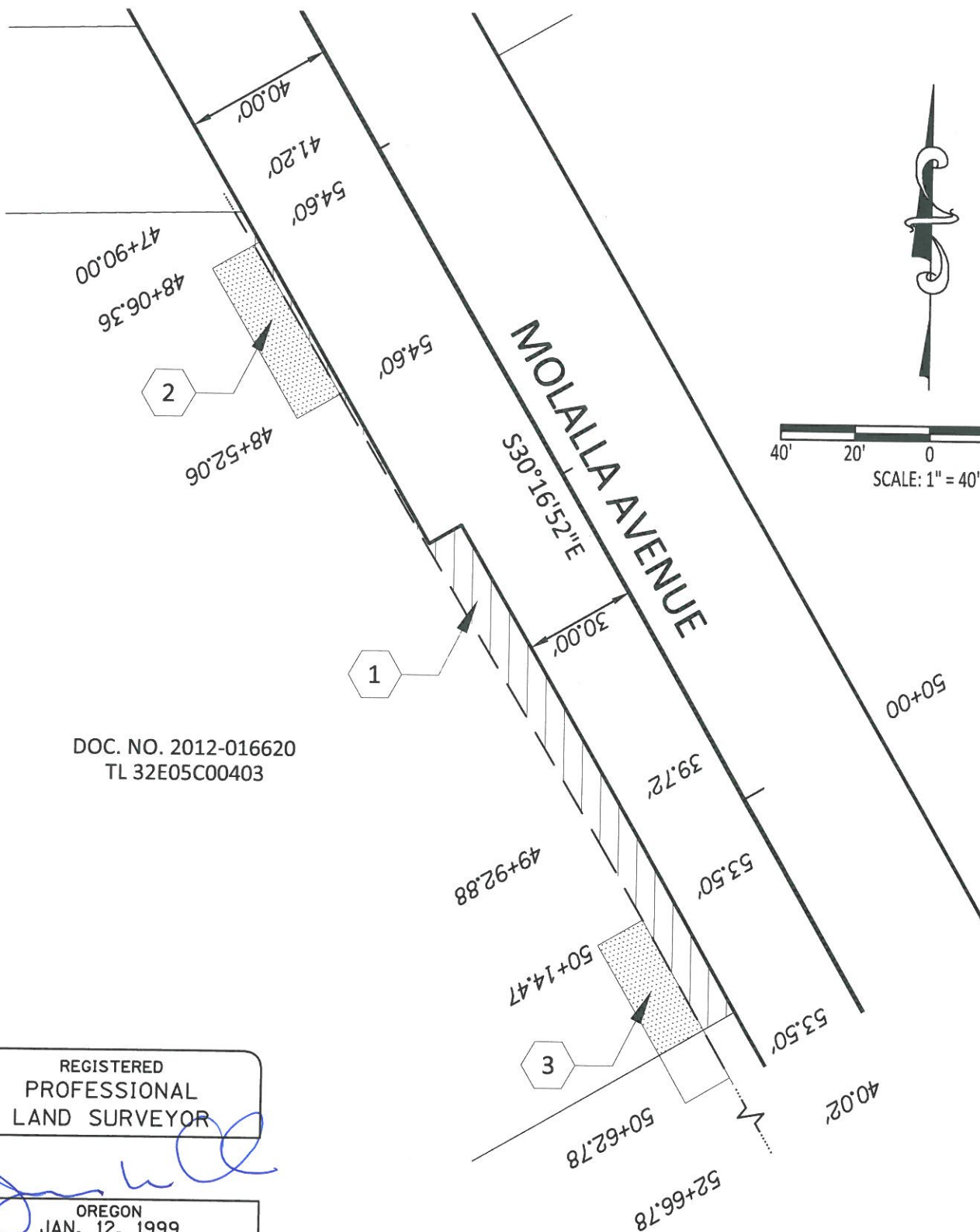
ALSO EXCEPT therefrom that portion lying within Parcel 2 of that Special Warranty Deed, recorded March 21, 2012 as Document No. 2012-016620, Clackamas County Deed Records.

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




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

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

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

LEGEND

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