

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.

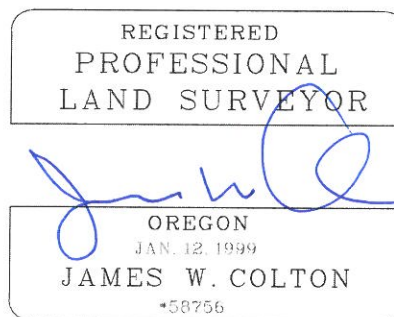
Parcel 4 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

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
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.



RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

EXHIBIT "B"

MOLALLA AVENUE

S30°16'52"E

87.42'
95.05'
53+60.00
54+07.82
54+01.19
40.00'

54.52'
55+44.87
55+96.07
54.52'

54.93'
56+88.30
57+54.65
54.42'

DOC. NO. 2017-082441
TL 32E08AB00100

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

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

50' 25' 0 50'
SCALE: 1" = 50'

LEGEND



RIGHT OF WAY DEDICATION

1

111 SQ. FT. ±



PERMANENT SLOPE & PUBLIC UTILITY
EASEMENT

2

222 SQ. FT. ±



TEMPORARY CONSTRUCTION EASEMENT

3

743 SQ. FT. ±



TEMPORARY CONSTRUCTION EASEMENT

4

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