

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**

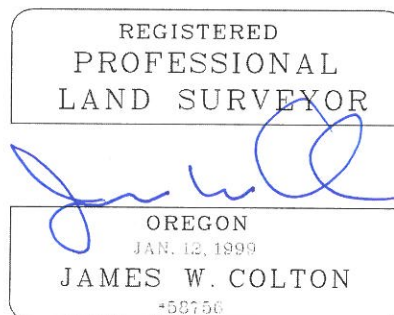
A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Frank Amato, Sr., and Anne M. Amato, husband 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.

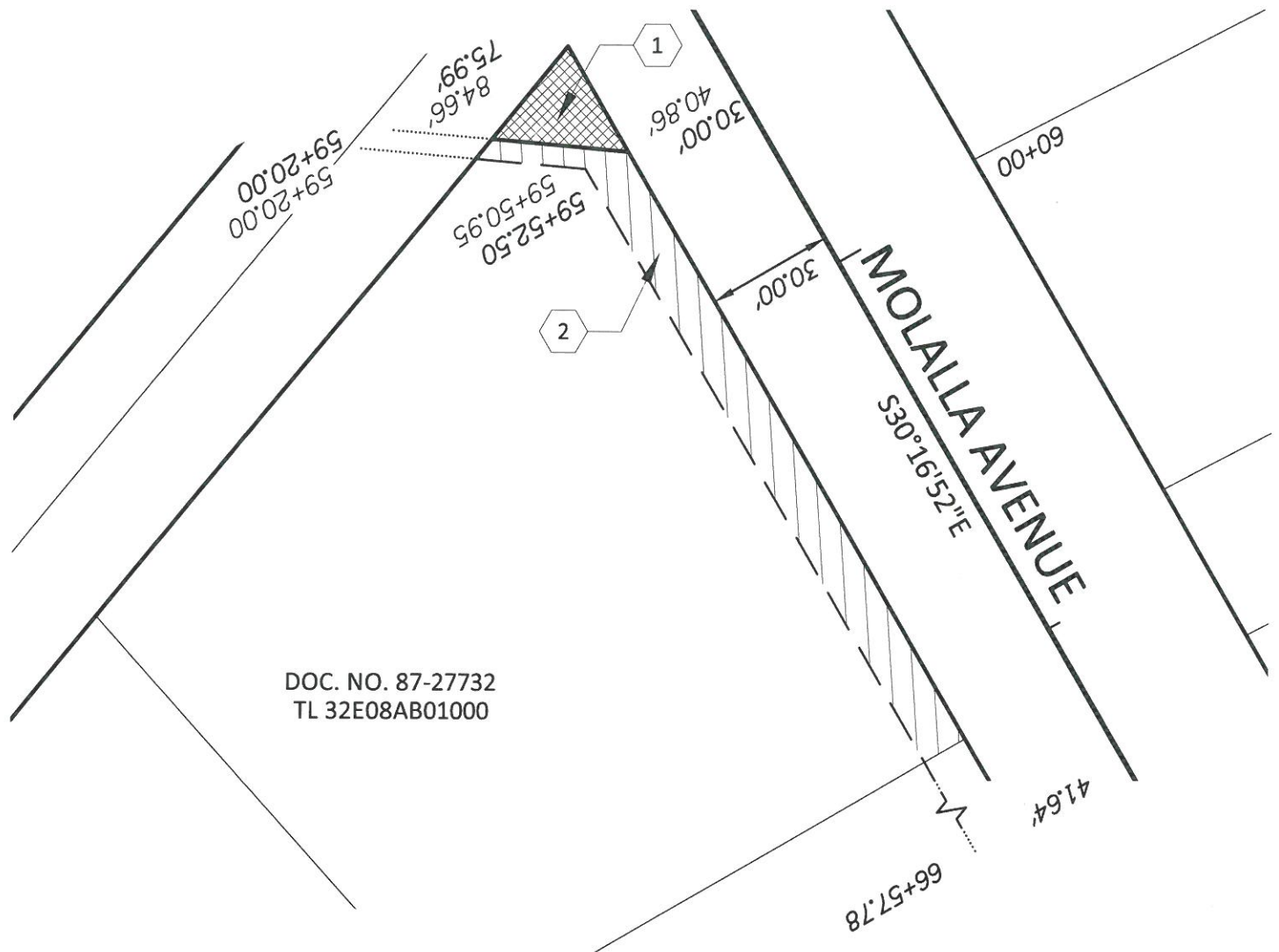
This parcel of land contains 1,912 square feet, more or less, outside the existing right of way.



RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

# EXHIBIT "B"

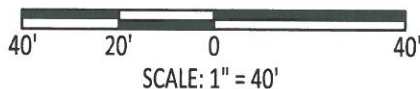


DOC. NO. 87-27732  
TL 32E08AB01000

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

RENEWES: 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