

**EXHIBIT A** – Page 1 of 2**File 05170010 006**

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 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.

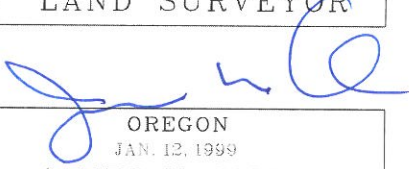
The width in feet of said strip of land is as follows:

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.

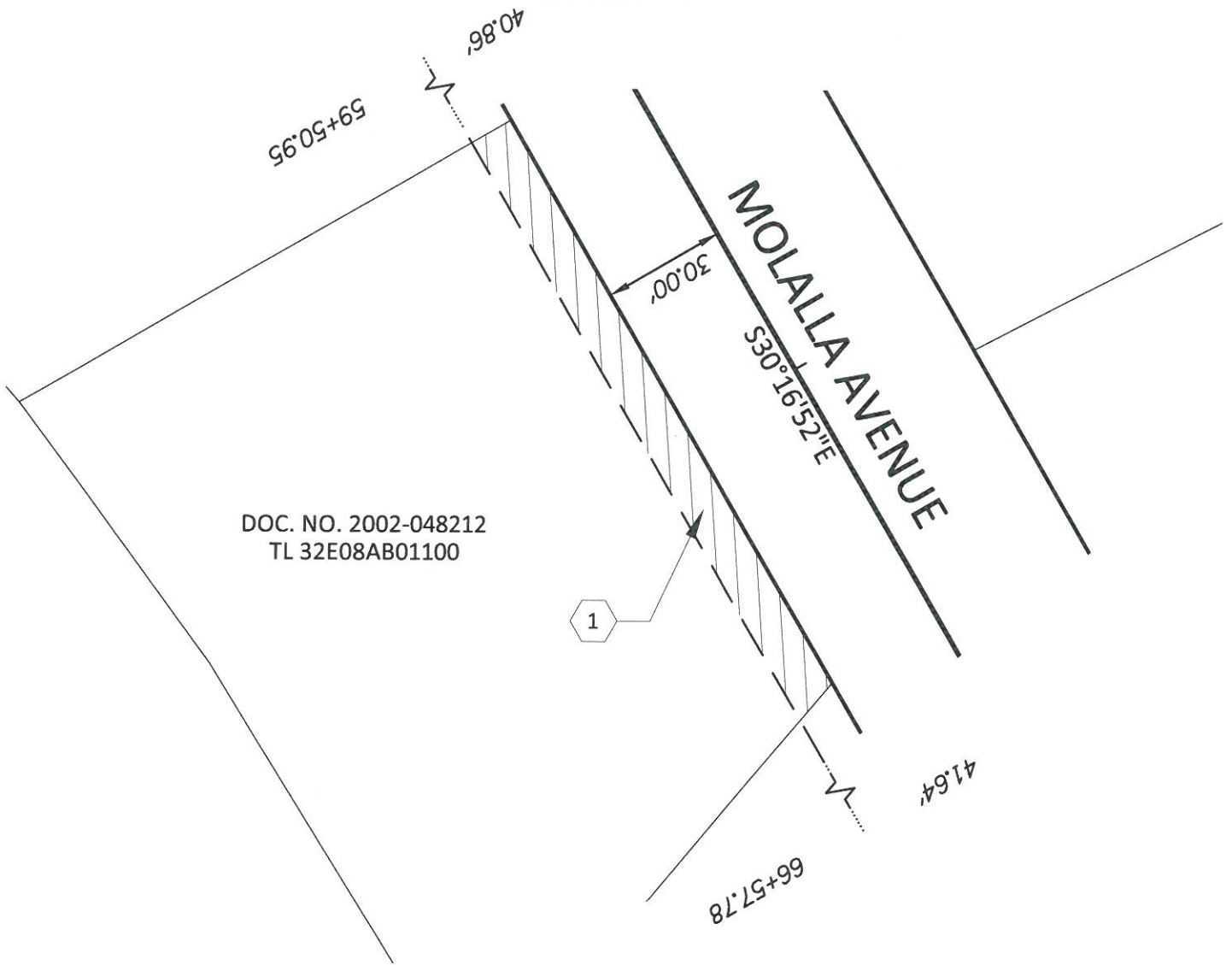
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

RENEWES: DEC. 31, 2019

SIGNED: 5/13/2019

# EXHIBIT "B"

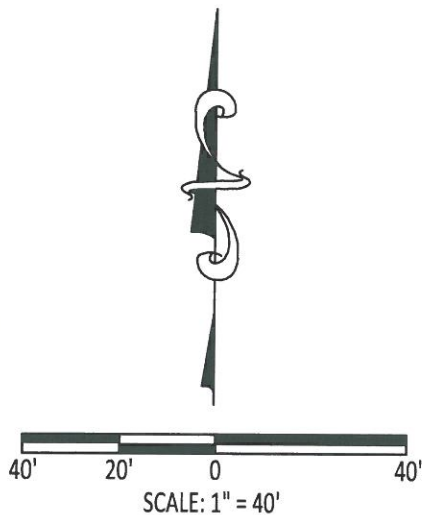


DOC. NO. 2002-048212  
TL 32E08AB01100

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JAN. 12, 1999  
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RENEWS: DEC. 31, 2019  
SIGNED: *5/13/2019*



## LEGEND

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

## MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213

FILE NO: 006	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 01100	ADDRESS: 2260 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045