

**EXHIBIT A – Page 1 of 2**

**File 05170010 007**  
 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 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.

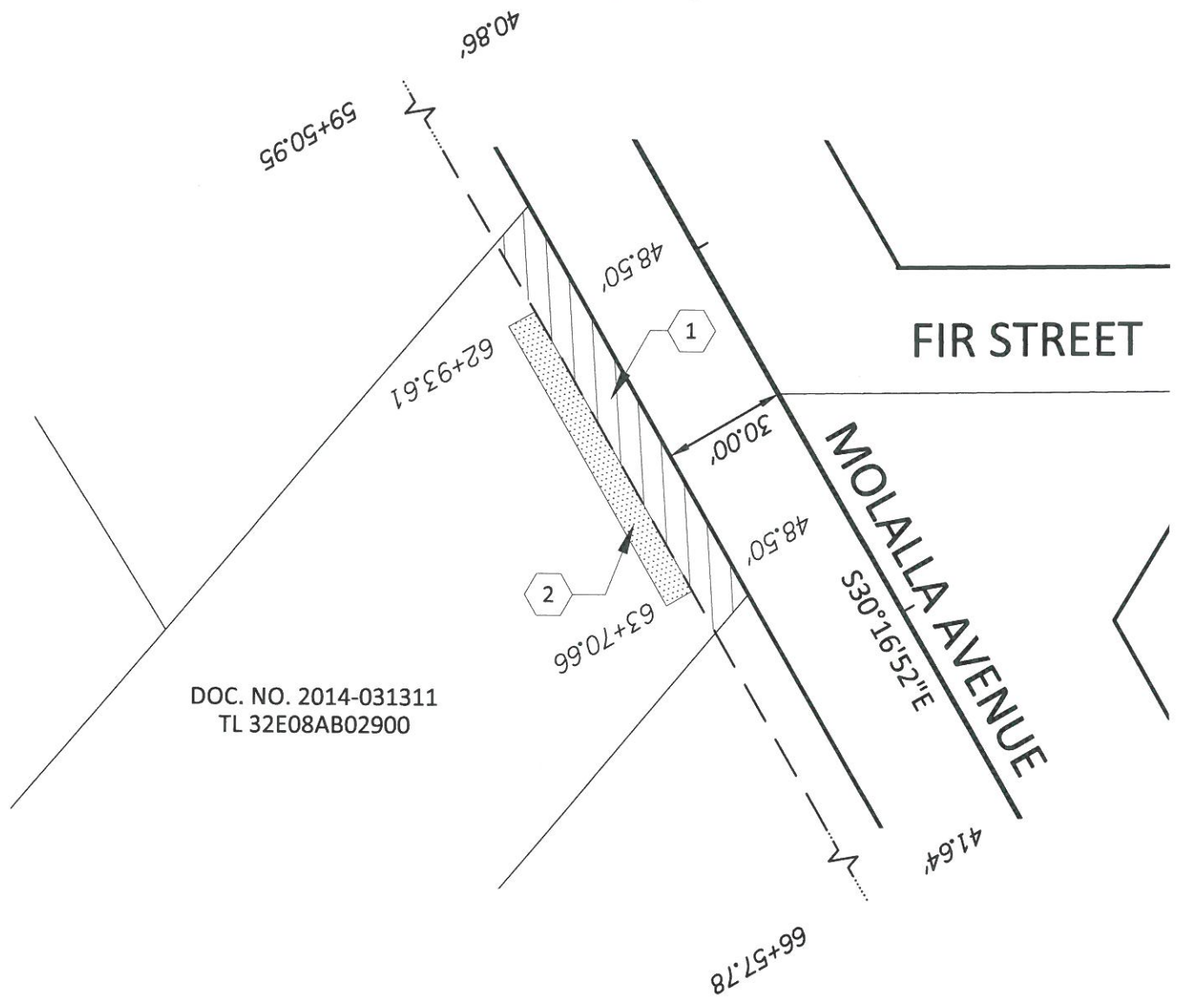
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

RENEWES: DEC. 31, 2019

SIGNED: 5/13/2019

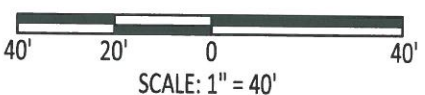
# EXHIBIT "B"



DOC. NO. 2014-031311  
TL 32E08AB02900





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## LEGEND

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

## 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