

EXHIBIT A – Page 1 of 2**File 05170010 008**

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 03000**

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 FMK Properties – Molalla, LLC, in that Warranty Deed recorded January 3, 2012 as Document No. 2012-000072, 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 1,555 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 FMK Properties – Molalla, LLC, in that Warranty Deed recorded January 3, 2012 as Document No. 2012-000072, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of 54.08 feet in width and lying between lines at right angles to Stations 64+63.46 and 65+24.50 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 that Receiver's Deed, recorded October 14, 2009 as Document No. 2009-072843, Clackamas County Deed Records.

This parcel of land contains 706 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 12, 1999
JAMES W. COLTON
*58750

RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

EXHIBIT "B"

FIR STREET

MOLALLA AVENUE
S30°16'52"E

DOC. NO. 2012-000072
TL 32E08AB03000



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWS: DEC. 31, 2019
SIGNED: 5/15/2019

40' 20' 0 40'
SCALE: 1" = 40'

LEGEND

-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
1,555 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
706 SQ. FT. ±

MOLALLA AVENUE PHASE 3
BEAVERCREEK ROAD TO OR 213

FILE NO: 008	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 03000	ADDRESS: 19201 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045