

EXHIBIT A – Page 1 of 3

File 05170010 010
 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 32E08A
 Tax Lot 02600**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Lyle D. Walters and Elaine L. Walters, in that Warranty Deed recorded November 10, 1964 in Book 649, Page 68, 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
74+85.00		76+36.95	35.50
76+36.95		76+50.99	35.50 in a straight line to 51.24
76+50.99		76+48.02	51.24 in a straight line to 61.97
76+48.02		76+55.00	61.97 in a straight line to 63.90

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 1,834 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 in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Lyle D. Walters and Elaine L. Walters, in that Warranty Deed recorded November 10, 1964 in Book 649, Page 68, 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
70+55.00		76+36.74	42.03 in a straight line to 42.78
76+36.74		76+45.45	42.78 in a straight line to 52.53
76+45.45		76+41.87	52.53 in a straight line to 65.45
76+41.87		76+55.00	65.45 in a straight line to 69.09

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

This parcel of land contains 1,183 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)

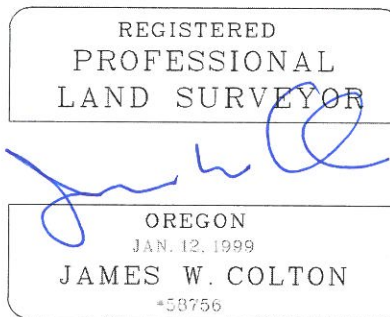
A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Lyle D. Walters and Elaine L. Walters, in that Warranty Deed recorded November 10, 1964 in Book 649, Page 68, 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.

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

ALSO EXCEPT therefrom that portion lying within the above described Parcel 2 - Permanent Slope and Public Utility Easement.

This parcel of land contains 448 square feet, more or less, outside the existing right of way.



RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

EXHIBIT "B"

BOOK 649, PAGE 68
TL 32E08A02600

STATION/OFFSET TABLE

PT ID	STATION	OFFSET
11	76+36.95	35.50'
12	76+36.74	42.78'
13	76+45.45	52.53
14	76+41.87	65.45'
15	76+48.02	61.97'
16	76+50.99	51.24

REGISTERED
PROFESSIONAL
LAND SURVEYOR

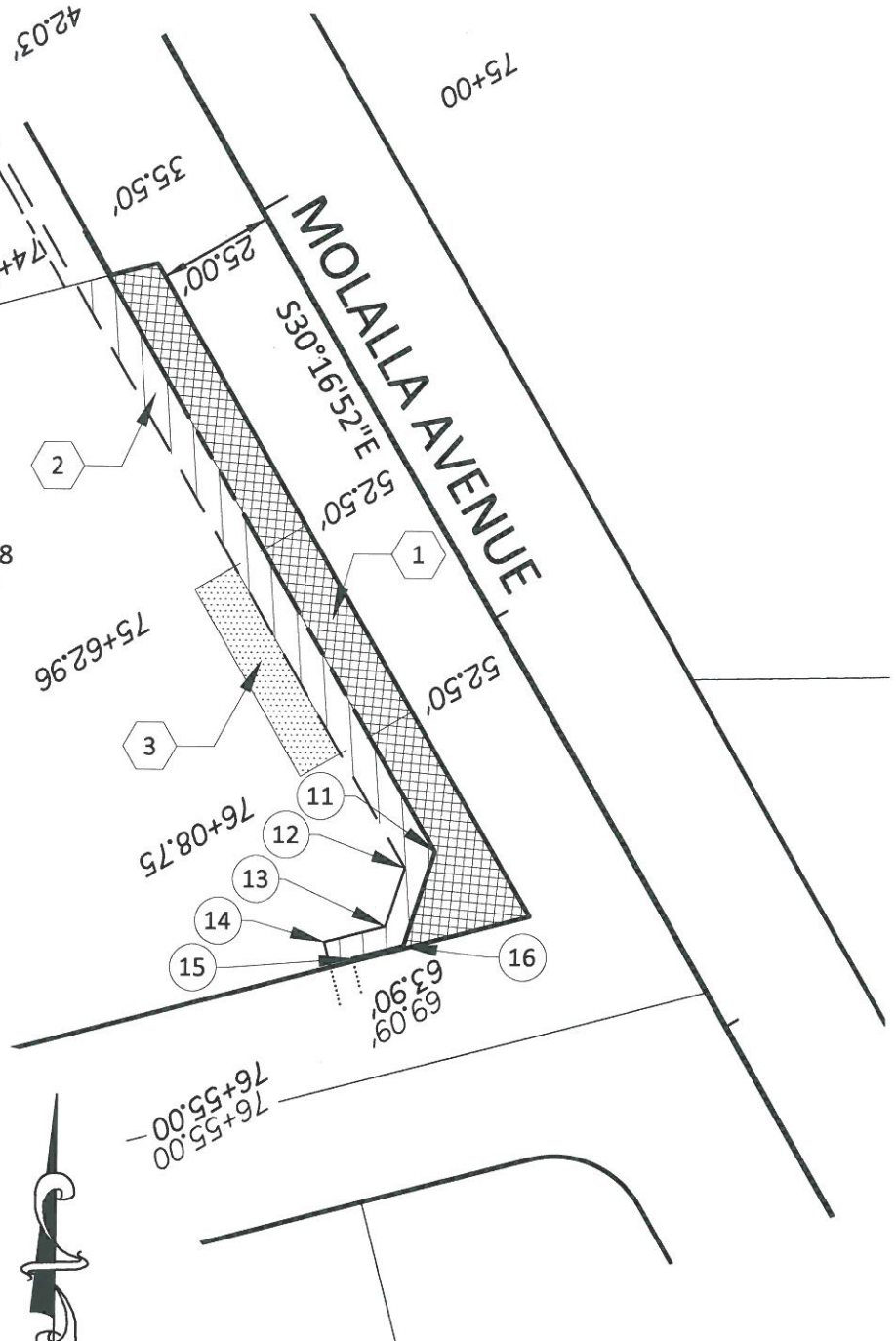
OREGON
JAN. 12, 1999
JAMES W. COLTON
*58756

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

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

MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213

FILE NO: 010	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 02600	ADDRESS: 19389 MOLALLA AVENUE
TAX MAP: 32E08A	OREGON CITY, OR 97045



LEGEND

- RIGHT OF WAY DEDICATION
1,834 SQ. FT. ±
- PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
1,183 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT
448 SQ. FT. ±