

EXHIBIT A – Page 1 of 3

File 05170010 009

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 03201**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in Parcel 2 of Partition Plat 2001-58 being located 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 Citizens Bank, Corvallis, Oregon, in that Receiver's Deed recorded October 14, 2009 as Document No. 2009-072843, 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
66+62.55		66+79.25	40.00 in a straight line to 72.33
66+79.25		67+00.00	72.33 in a straight line to 65.63

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

This parcel of land contains 182 square feet, more or less, outside the existing right of way.

Parcel 2 – Permanent Slope Easement

A parcel of land lying in Parcel 2 of Partition Plat 2001-58 being located 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 Citizens Bank, Corvallis, Oregon, in that Receiver's Deed recorded October 14, 2009 as Document No. 2009072843, 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:

<u>Station</u>	to	<u>Station</u>	<u>Width on Westerly Side of Center Line</u>
59+50.95		66+57.78	40.86 in a straight line to 41.64
66+57.78		66+76.75	41.64 in a straight line to 78.38
66+76.75		67+00.00	78.38 in a straight line to 70.88

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

This parcel of land contains 450 square feet, more or less, outside the existing right of way

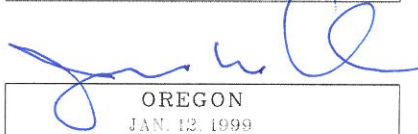
Parcel 3 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in Parcel 2 of Partition Plat 2001-58 being located 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 Citizens Bank, Corvallis, Oregon, in that Receiver's Deed recorded October 14, 2009 as Document No. 2009072843, 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 2 - Permanent Slope and Public Utility Easement.

This parcel of land contains 59 square feet, more or less, outside the existing right of way.

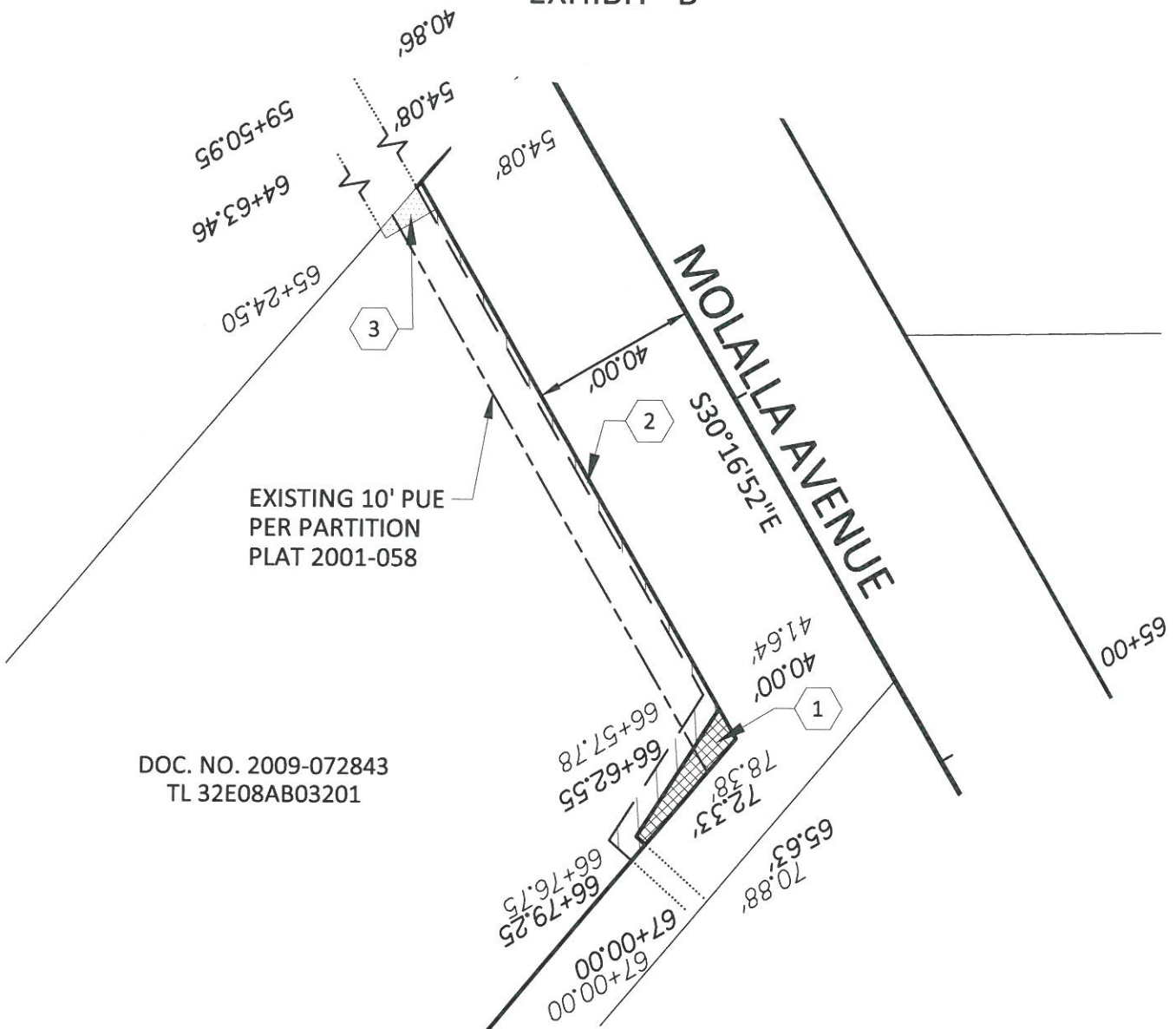
REGISTERED
PROFESSIONAL
LAND SURVEYOR


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

RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

EXHIBIT "B"



DOC. NO. 2009-072843
TL 32E08AB03201

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWALS: DEC. 31, 2019
SIGNED: *[Signature]*

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

LEGEND

- RIGHT OF WAY DEDICATION
1 182 SQ. FT. ±
- PERMANENT SLOPE EASEMENT
2 450 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT
3 59 SQ. FT. ±

MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213

FILE NO: 009	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 03201	ADDRESS: 19245 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045