

EXHIBIT A – Page 1 of 4

File 05170010 011

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 02200**

### **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 Douglas Loftesness and Shao Xia Li, in that Statutory Warranty Deed recorded July 11, 2017 in Document No. 2017-047082, 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 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:

| <u>Station</u> | <u>to</u>     | <u>Station</u> | <u>Width on Westerly Side of Center Line</u>   |
|----------------|---------------|----------------|--|
| 78+40.00       |               | 78+83.31       | 35.50  |
| 78+83.31       | a 70009+64.44 |                | 35.50, along a curve to the right having a radius of 1,535.50 feet, Δ of 3°54'53", length of 104.92 feet and a chord of South 32°14'18" East, 104.89 feet to a point |
|                |               |                | 31.92  |
| a 70009+64.44  | a 70009+75.25 |                | 31.22, along a curve to the left having a radius of 1,464.50 feet, Δ of 0°25'25", length of 10.83 feet and a chord of South 33°59'02" East, 10.83 feet to a point    |
|                |               |                | 31.22  |

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

This parcel of land contains 635 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 Douglas Loftesness and Shao Xia Li, in that Statutory Warranty Deed recorded July 11, 2017 in Document No. 2017-047082, 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 |
|---------------|----|---------------|---------------------------------------|
| 78+40.00      |    | a 70009+47.03 | 43.02 in a straight line to 43.20     |
| a 70009+47.03 |    | a 70011+02.80 | 43.20 in a straight line to 40.53     |

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

This parcel of land contains 1,324 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 Douglas Loftesness and Shao Xia Li, in that Statutory Warranty Deed

recorded July 11, 2017 in Document No. 2017-047082, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land 52.46 feet in width and lying between lines at right angles to Stations 79+16.67 and a 70009+27.31 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 320 square feet, more or less, outside the existing right of way.

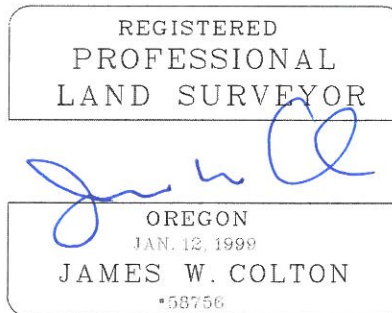
**Parcel 4 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)**

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 Douglas Loftesness and Shao Xia Li, in that Statutory Warranty Deed recorded July 11, 2017 in Document No. 2017-047082, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land 49.98 feet in width and lying between lines at right angles to Stations a 70009+69.68 and a 70010+13.53 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 58 square feet, more or less, outside the existing right of way.



RENEWS: DEC. 31, 2019  
SIGNED: 5/13/2019

# EXHIBIT "B"

**DOC. NO. 2017-047082**  
**TL 32E08A02200**

**MOLALLA AVENUE**  
S30°16'52"E

**LEGEND**

- RIGHT OF WAY DEDICATION
- 635 SQ. FT. ±
- PERMANENT SLOPE & PUBLIC UTILITY EASEMENT  
1,324 SQ. FT. ±
- 320 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT  
58 SQ. FT. ±
- 320 SQ. FT. ±
- 58 SQ. FT. ±

**REGISTERED PROFESSIONAL LAND SURVEYOR**

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

**RENEWALS: DEC. 31, 2019**  
**SIGNED: 5/13/2019**

**MOLALLA AVENUE PHASE 3**  
**BEAVERCREEK ROAD TO OR 213**

**LE NO: 011**  
**AX LOT: 02200**  
**AX MAP: 32E08A**

**SUBMITTAL DATE: MAY 13, 2019**  
**ADDRESS: 19461 MOLALLA AVENUE**  
**OREGON CITY, OR 97045**

**SCALE: 1" = 40'**

**Curved Boundary Data:**

- $R = 1535.50'$   
 $\Delta = 3754.53''$   
 $L = 104.92'$
- $R = 1464.50'$   
 $\Delta = 025.25''$   
 $L = 10.83'$

**Stationing and Distances:**

- 78+40.00
- 78+83.31
- 79+16.67
- 70009+27.31
- 70009+47.03
- 70009+64.44
- 70009+75.25
- 70010+13.53
- 70010+07.55
- 70011+02.80
- 70010+00.00
- 70009+00.00
- 79+25.70
- 43.02'
- 35.00'
- 30.00'
- 35.50'
- 52.46'
- 43.20'
- 31.92'
- 49.98'
- 31.22'
- 49.98'
- 30.00'
- 40.53'

$\Delta = R = 153.5.50''$   
 $L = 104.9.21''$

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

RENEWALS: DEC. 31, 2019  
SIGNED: 5/13/2019

**MOLALLA AVENUE PHASE 3  
BEAVERCREEK ROAD TO OR 213**

FILE NO: 011

SUBMITTAL DATE: MAY 13, 2019









TAX LOT: 02200

ADDRESS: 19461 MOLALLA AVENUE

TAX MAP: 32E08A

OREGON CITY, OR 97045

### LEGEND

- |  |   |
|--|---|
|  | RIGHT OF WAY DEDICATION                   |
|  | 635 SQ. FT. ±                             |
|  | PERMANENT SLOPE & PUBLIC UTILITY EASEMENT |
|  | 1,324 SQ. FT. ±                           |
|  | TEMPORARY CONSTRUCTION EASEMENT           |
|  | 320 SQ. FT. ±                             |
|  | TEMPORARY CONSTRUCTION EASEMENT           |
|  | 58 SQ. FT. ±                              |