

EXHIBIT A – Page 1 of 4**File 05170010 012**

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 02301**

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 Quyen Do Luu, in that Statutory Warranty Deed recorded March 9, 2011 in Document No. 2011-015792, 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
a 70009+64.44		a 70010+07.55	31.92 in a straight line to 30.00

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

This parcel of land contains 14 square feet, more or less, outside the existing right of way.

Parcel 2 – 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 Quyen Do Luu, in that Statutory Warranty Deed recorded March 9, 2011 in Document No. 2011-015792, 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
a 70010+99.36		a 70011+19.31	30.00 in a straight line to 50.00

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

This parcel of land contains 129 square feet, more or less, outside the existing right of way.

Parcel 3 – 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 Quyen Do Luu, in that Statutory Warranty Deed recorded March 9, 2011 in Document No. 2011-015792, 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
a 70009+47.03		a 70011+02.80	43.20 in a straight line to 40.53
a 70011+02.80		a 70011+22.22	40.53 in a straight line to 60.00

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

EXCEPT therefrom that portion lying within the above described Parcel 2 – Right-of-Way Dedication.

This parcel of land contains 1,485 square feet, more or less, outside the existing right of way.

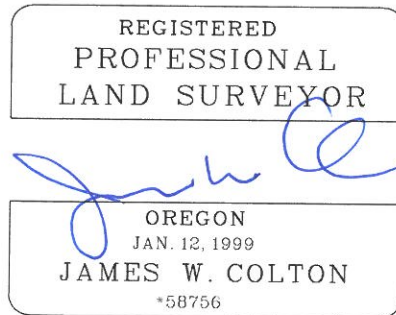
Parcel 4 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

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 Quyen Do Luu, in that Statutory Warranty Deed recorded March 9, 2011 in Document No. 2011-015792, 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 3 - Permanent Slope and Public Utility Easement.

This parcel of land contains 273 square feet, more or less, outside the existing right of way.







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


REGISTERED
PROFESSIONAL
LAND SURVEYOR

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



 RIGHT OF WAY DEDICATION
 14 SQ. FT. ±

 RIGHT OF WAY DEDICATION
 129 SQ. FT. ±

 PERMANENT SLOPE & PUBLIC UTILITY
EASEMENT
1,485 SQ. FT. ±

 TEMPORARY CONSTRUCTION EASEMENT
 273 SQ. FT. ±

MOLALLA AVENUE PHASE 3
BEAVERCREEK ROAD TO OR 213

FILE NO: 012	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 02301	ADDRESS: 19477 MOLALLA AVENUE
TAX MAP: 32E08A	OREGON CITY, OR 97045