

EXHIBIT A – Page 1 of 2

File 05170010 014

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 32E08DA  
Tax Lot 06100**

### **Parcel 1 – Right-of-Way Dedication**

A parcel of land lying in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No. 53 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Mekhel Tadrous and Madlin Youssef in that Bargain and Sale Deed, recorded June 3, 2015 as Document No. 2015-033530, 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:

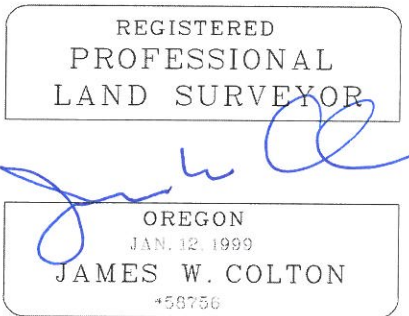
Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence 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 70013+22.61		a 70013+45.00	58.12 in a straight line to 90.24

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

This parcel of land contains 86 square feet, more or less, outside the existing right of way.



RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

# EXHIBIT "B"

LAZY CREEK LANE

MOLALLA AVENUE

70012+10.34

40.00'

70011+72.51 P.C.

$R = 572.96'$   
 $\Delta = 49^\circ 48' 36''$   
 $L = 498.10'$

58.12

1

90.24

70013+22.61

70013+45.00

DOC. NO. 2015-033530  
 TL 32E08DA06100



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'

## LEGEND

 RIGHT OF WAY DEDICATION  
 86 SQ. FT. ±

## MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213

FILE NO: 014	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 06100	ADDRESS: 13951 VENICE CIRCLE
TAX MAP: 32E08DA	OREGON CITY, OR 97045