

EXHIBIT A – Page 1 of 2**File 05170010 015**

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 03800**

Parcel 1 – Permanent Slope 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 Charlotte L. Rupae, Trustee of the Charlotte L. Rupae, Living trust dated August 16, 2011, in that Warranty Deed recorded September 26, 2011 in Document No. 2011-054224 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.

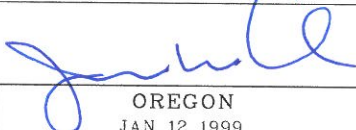
The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
70+55.00		76+36.74	42.03 in a straight line to 42.78

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

This parcel of land contains 3,130 square feet, more or less, outside the existing right of way.

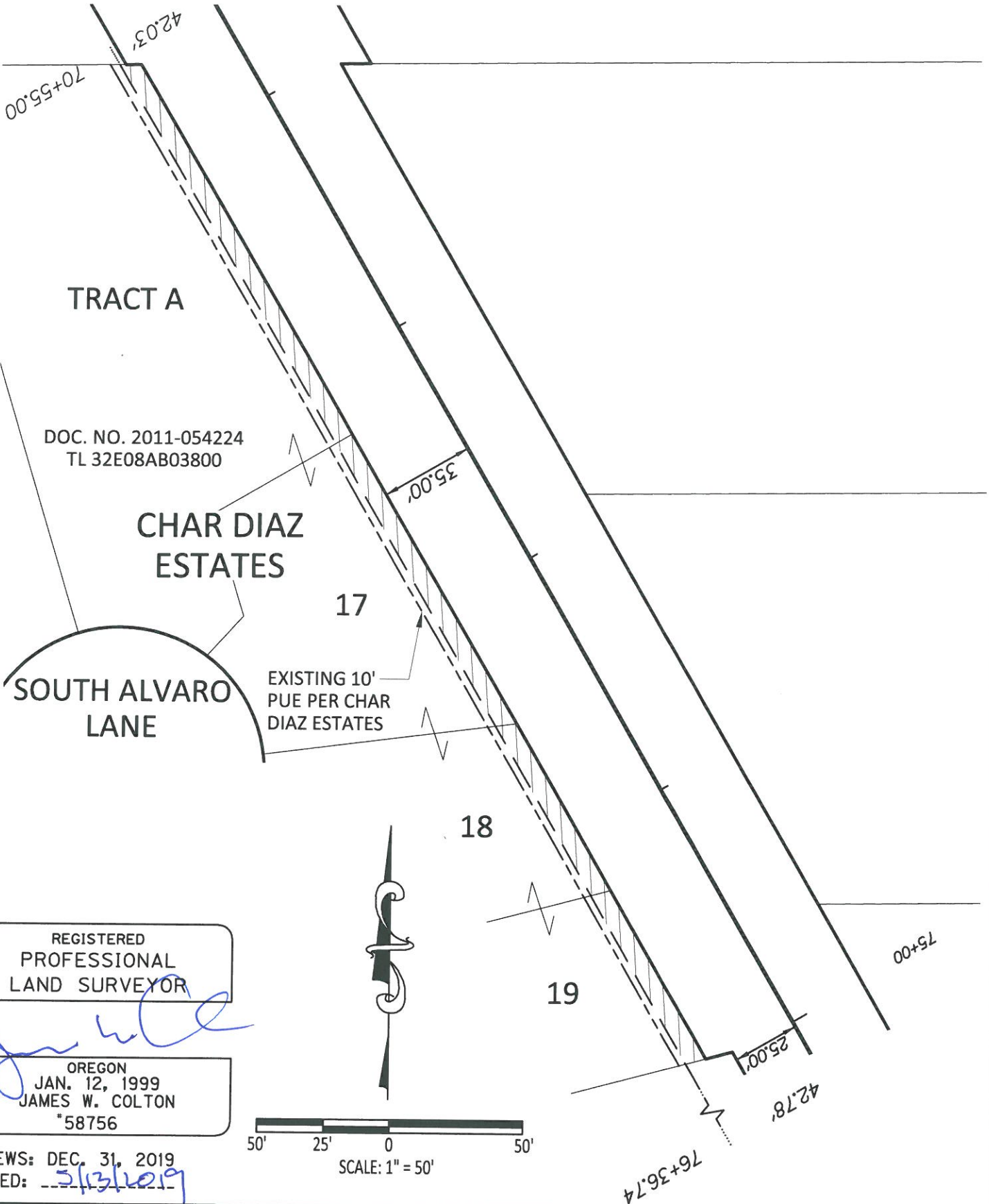
REGISTERED
PROFESSIONAL
LAND SURVEYOR


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

RENEWES: DEC. 31, 2019

SIGNED: 5/13/19

EXHIBIT "B"



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWS: DEC. 31, 2019
SIGNED: *James W. Colton*

MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213

FILE NO: 015	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 03800	ADDRESS: 13709 CHAR DIAZ DRIVE
TAX MAP: 32E08AB	OREGON CITY, OR 97045

LEGEND

- PERMANENT SLOPE EASMENT
- 3,130 SQ. FT. ±