

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON
RESOLUTION NO. 2011-008

Authorizing the Acquisition of Real Property for the New Sellwood Bridge Project

The Multnomah County Board of Commissioners Finds:

- a. It is necessary for Multnomah County to acquire the property interests described in the attached Exhibit 1 (the "Property") for the purpose of constructing, operating, maintaining, repairing and reconstructing the Sellwood Bridge, approaches and interchanges in the City of Portland (the "Project").
- b. The Project has been planned and located in a manner that is most compatible with the greatest public good and the least private injury.


The Multnomah County Board of Commissioners Resolves:

1. It is necessary to acquire the Property for the purposes of the Project.
2. The Department of Community Services (DCS) is directed to begin negotiations to acquire the Property in accordance with all applicable laws, rules, and regulations governing such acquisition. Legal counsel is directed to assist DCS as necessary in such negotiations. Any agreement to purchase property described in Exhibit 1 is subject to Board approval.

ADOPTED this 27th day of January, 2011.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Jeff Cogen, Chair

REVIEWED:
HENRY H. LAZENBY, JR., COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Matthew O. Ryan, Assistant County Attorney

TRACT 1: Permanent easement for access and for the demolition of the existing Sellwood Bridge, and for the installation, construction, inspection, operation, maintenance, repair, reconstruction and replacement of the new Sellwood Bridge over, under, and upon the following described real property:

A portion of that tract of land described as Parcel XIV in Document No. 98073856, Multnomah County Deed Records, located in the Southeast Quarter of Section 22, and the Southwest Quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, said tract of land being bounded on the North by the following described Line 'A' and being bounded on the South by the following described Line 'B':

Line 'A'

Beginning at a point on the West line of Block 3, Sellwood, Multnomah County Plat Records, being 39.00 feet Northerly of, when measured at right angles to, the centerline of SE Tacoma Street; Thence S88°44'14"W, a distance of 373.56 feet to a point being 20.50 feet Northerly of, when measured at right angles to, the Westerly extension of the centerline of SE Tacoma Street; Thence N88°25'27"W, parallel with said centerline, a distance of 325.87 feet, more or less, to the mean low water line of the Willamette River.

Line 'B'

Beginning at a point on the West line of Block 4, Sellwood, Multnomah County Plat Records, being 63.50 feet Southerly of, when measured at right angles to, the centerline of SE Tacoma Street; Thence N88°25'27"W parallel with the Westerly extension of said centerline, a distance of 645.35 feet, more or less, to the mean low water line of the Willamette River.

Containing 8,599 square feet, more or less.

As shown on the attached Map, in the event of a conflict or discrepancy between the map and the written legal description provided above, the written legal description shall prevail.

TRACT 2: Temporary Construction Easement expiring on December 31, 2016 or the completion of project, whichever is earlier; over, under and upon the following described property:

A portion of that tract of land described as Parcel XIV in Document No. 98073856, Multnomah County Deed Records, located in the Southeast Quarter of Section 22, and the Southwest Quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, said tract of land being bounded on the North by the following described Line 'C' and being bounded on the South by the following described Line 'A',

Line 'C'

Beginning at a point on the West line of Block 3, Sellwood, Multnomah County Plat Records, being 54.00 feet Northerly of, when measured at right angles to, the centerline of SE Tacoma Street; Thence S88°46'35"W, a distance of 307.12 feet to the East line of Riverpark Condominium, Multnomah County Plat Records.

Line 'A'

Beginning at a point on the West line of Block 3, Sellwood, Multnomah County Plat Records, being 39.00 feet Northerly of, when measured at right angles to, the centerline of SE Tacoma Street; Thence S88°44'14"W, a distance of 373.56 feet to a point being 20.50 feet Northerly of, when measured at right angles to, the Westerly extension of the centerline of SE Tacoma Street; Thence N88°25'27"W, parallel with said centerline, a distance of 325.87 feet, more or less, to the mean low water line of the Willamette River.

Containing 1,305 square feet, more or less.

As shown on the attached Map, in the event of a conflict or discrepancy between the map and the written legal description provided above, the written legal description shall prevail.

TRACT 3: Temporary Construction Easement expiring on December 31, 2016 or the completion of project, whichever is earlier; over, under and upon the following described property:

A portion of that tract of land described as Parcel XIV in Document No. 98073856, Multnomah County Deed Records, located in the Southeast Quarter of Section 22, and the Southwest Quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, said tract of land being bounded on the North by the following described Line 'B' and being bounded on the South by the following described Line 'D':

Line 'B'

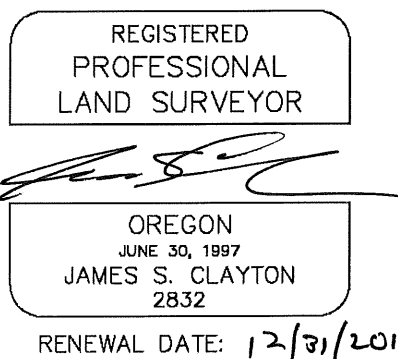
Beginning at a point on the West line of block 4, Sellwood, Multnomah County Plat Records, being 63.50 feet Southerly of, when measured at right angles to, the centerline of SE Tacoma Street; Thence N88°25'27"W parallel with the Westerly extension of said centerline, a distance of 645.35 feet, more or less, to the mean low water line of the Willamette River.

Line 'D'

Beginning at a point on the West line of Block 4, Sellwood, Multnomah County Plat Records, being 78.50 feet Southerly of, when measured at right angles to, the centerline of SE Tacoma Street; Thence N88°25'27"W, parallel with the Westerly extension of the centerline of said SE Tacoma Street, a distance of 636.52 feet to the mean high water line of the Willamette River.

Containing 1,037 square feet, more less.

As shown on the attached Map, in the event of a conflict or discrepancy between the map and the written legal description provided above, the written legal description shall prevail.



TRACT 4: Permanent easement for access and for the demolition of the existing Sellwood Bridge, and for the installation, construction, inspection, operation, maintenance, repair, reconstruction and replacement of the new Sellwood Bridge over, under, and upon the following described real property:

A portion of Lots 4 and 5, Block 3, Sellwood, Multnomah County Plat Records, located in the Southwest quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, being a portion of that certain tract of land conveyed to D.J. Richardson Properties Limited Partnership, an Oregon Limited Partnership by Quitclaim deed recorded as Document No. 2003-050718, Multnomah County Deed Records, said portion lying Southerly of the following described line:

Beginning at a point on the West line of said Lot 5 being 36.00 feet northerly of, when measured at right angles to, the centerline of SE Tacoma Street; Thence N88°51'50"E, a distance of 190.21 feet to a point on the West right-of-way line of SE 6th Avenue as described in that Road Purpose Dedication conveyed to Multnomah County on February 19, 1924 in Book 956, Page 165, Multnomah County Deed Records, said point being 45.00 feet northerly of, when measured at right angles to, the centerline of SE Tacoma Street.

Containing 1,882 square feet more or less.

As shown on the attached Map, in the event of a conflict or discrepancy between the map and the written legal description provided above, the written legal description shall prevail.

TRACT 5: Temporary Construction Easement expiring on December 31, 2016 or the completion of project, whichever is earlier; over, under and upon the following described property:

All of Block 3, Sellwood, Multnomah County Plat Records, located in the Southwest quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, in the City of Portland, Multnomah County, Oregon.

EXCEPTING THEREFROM that portion of said Block 3 described above as Tract 4 and that portion of said Block 3 described in that Road Purpose Dedication conveyed to Multnomah County on February 19, 1924 in Book 956, Page 165, Multnomah County Deed Records.

Containing 37,804 square feet more or less.

As shown on the attached Map, in the event of a conflict or discrepancy between the map and the written legal description provided above, the written legal description shall prevail.

Item No. 2010-19
DEA File No. T1015D-021 & 022
1/11/2011

SELLWOOD BRIDGE



EXHIBIT 1

Page 6 of 11



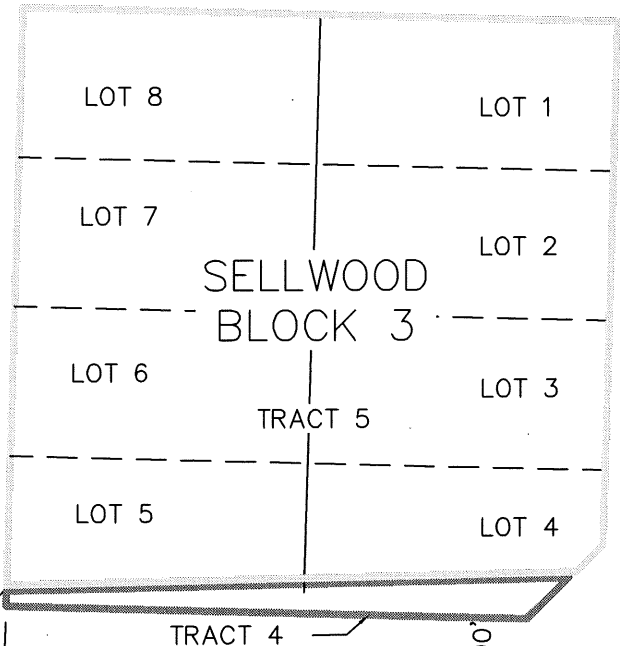
Item No. 2010-19
DEA File No. T1015D-021 & 022
Page 7 of 11



- LEGEND
-  PERMANENT EASEMENT
 -  TEMPORARY CONSTRUCTION EASEMENT

SE SPOKANE ST.

P.R.R.

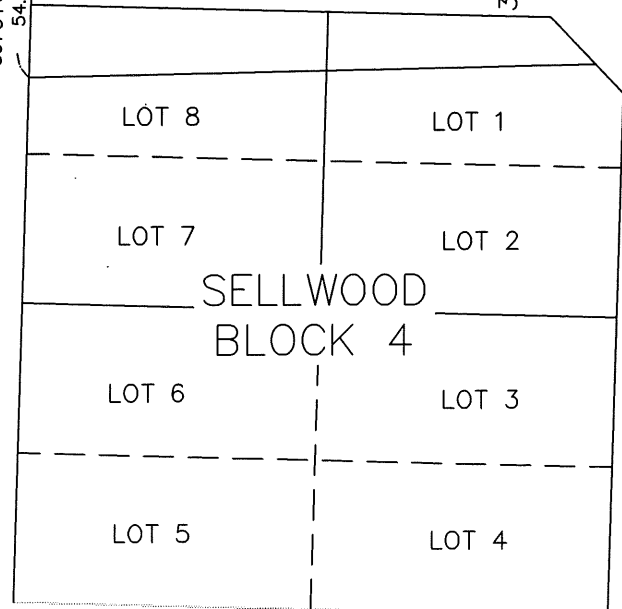


S01°34'33"W
54.50'

SE TACOMA ST.

30.00'

SELLWOOD
HARBOR
CONDOMINIUM



TRACT 6: Permanent easement for access and for the demolition of the existing Sellwood Bridge, and for the installation, construction, inspection, operation, maintenance, repair, reconstruction and replacement of the new Sellwood Bridge over, under, and upon the following described real property:

A portion of Lots 1 and 8, Block 4, Sellwood, Multnomah County Plat Records, located in the Southwest quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, being a portion of that certain tract of land conveyed to South Tacoma Block LLC, an Oregon limited liability company by Bargain and Sale deed recorded as Document No. 2006-033524, Multnomah County Deed Records, said portion lying Northerly of the following described line:

Beginning at a point on the West line of said Lot 8 being 54.50 feet southerly of, when measured at right angles to, the centerline of SE Tacoma Street; Thence N88°52'15"E, a distance of 190.71 feet to a point on the West right-of-way line of SE 6th Avenue as described in that Road Purpose Dedication conveyed to Multnomah County on February 19, 1924 in Book 956, Page 165, Multnomah County Deed Records, said point being 45.50 feet southerly of, when measured at right angles to, the centerline of SE Tacoma Street.

Containing 3,689 square feet more or less.

As shown on the attached Map, in the event of a conflict or discrepancy between the map and the written legal description provided above, the written legal description shall prevail.

TRACT 7: Temporary Construction Easement expiring on December 31, 2016 or the completion of project, whichever is earlier; over, under and upon the following described property:

All of Block 4, Sellwood, Multnomah County Plat Records, located in the Southwest quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, in the City of Portland, Multnomah County, Oregon.

EXCEPTING THEREFROM that portion of said Block 4 described above as Tract 6 and that portion of said Block 3 described in that Road Purpose Dedication conveyed to Multnomah County on February 19, 1924 in Book 956, Page 165, Multnomah County Deed Records.

Containing 35,997 square feet more or less.

As shown on the attached Map, in the event of a conflict or discrepancy between the map and the written legal description provided above, the written legal description shall prevail.

Item No. 2010-20
DEA File No. T1015D-023 & 024
1/11/2011

SELLWOOD BRIDGE

EXHIBIT 1

Page 9 of 11





LEGEND



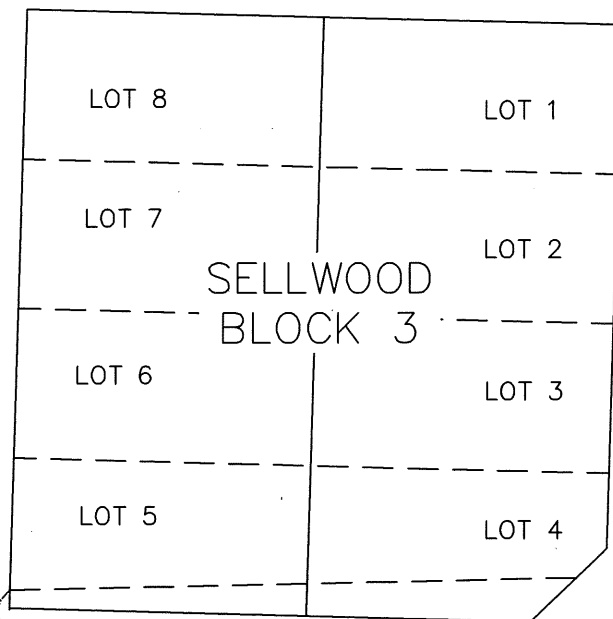
PERMANENT
EASEMENT



TEMPORARY
CONSTRUCTION
EASEMENT

SE SPOKANE ST.

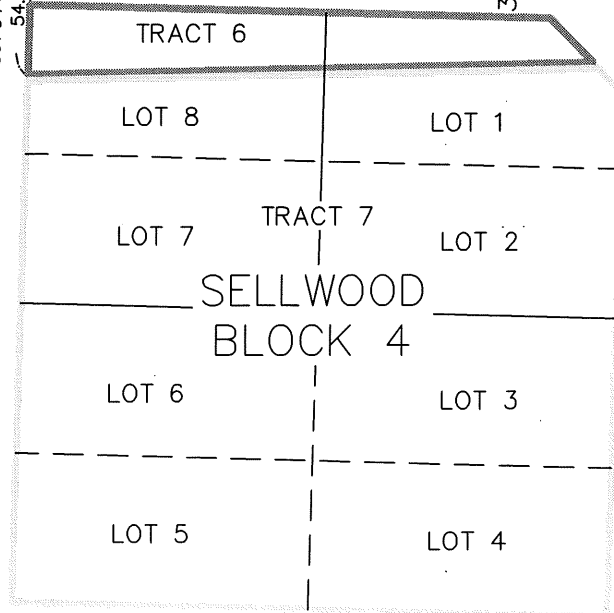
P. R. R.



S01°34'33"W
54.50'

30.00' 30.00'

SE TACOMA ST.



SELLWOOD
HARBOR
CONDOMINIUM

DEA File No. T1015D-017
1/11/2011

EXHIBIT 1

SELLWOOD BRIDGE
Page 11 of 11

TRACT 8

All necessary rights for a Temporary Construction Easement for the New Sellwood Bridge (as determined by the County Attorney) over, under and upon the following property interest located in the City of Portland, Multnomah County, Oregon:

RIVERPARK CONDOMINIUM

Parking Unit P-60,