

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON**

**RESOLUTION NO. 2012-139**

Approving the Purchase of a Temporary Construction Easement for the NE Halsey Street Project from Constance A. Lofstedt and Julie K. Lofstedt.

**The Multnomah County Board of Commissioners Finds:**

- a. Multnomah County has reached a proposed settlement with Constance A. Lofstedt and Julie K. Lofstedt, the owners of certain real property interests determined to be necessary for the purpose of constructing, maintaining, repairing, replacing, and reconstructing slopes, sidewalks, driveways, and road facilities on a portion of NE Halsey Street in the Cities of Wood Village and Troutdale (the "Project") as authorized by Resolution No. 2012-085.
- b. The real property proposed to be acquired for the price of \$600.00 is more particularly described in the Temporary Construction Easement, a copy of which is attached as Exhibit 1 (the "Property").
- c. The Property is necessary for the Project, and it is in the best interest of the public and Multnomah County to approve the purchase of the Property.

**The Multnomah County Board of Commissioners Resolves:**

1. The Board approves the purchase of the Property, and the County Chair is authorized and directed to execute any documents required for completion of the purchase.
2. The County Engineer is authorized and directed to execute the acceptance statement on the original Temporary Construction Easement for the Property in conformance with the attached Exhibit 1.

ADOPTED this 6th day of September, 2012.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Jeff Cogen, Chair

REVIEWED:  
JENNY M. MORF, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY: M. Cecilia Collier, Director, Department of Community Services.

**Grantor:**  
Constance A. Lofstedt  
Julie K. Lofstedt  
24221 NE Halsey Street  
Wood Village, OR 97060-1029

**After recording return to:**  
Grantee: Multnomah County; attn: Patrick Hinds  
Land Use & Transportation Division, Bldg. #425

### TEMPORARY EASEMENT

Constance A. Lofstedt and Julie K. Lofstedt, not as tenants in common but with the right of survivorship, "Grantors", grant to MULTNOMAH COUNTY, a Political Subdivision of the State of Oregon, "Grantee", a temporary easement as described in the attached Exhibit A. These grants are free of encumbrances except Conditions, Restrictions, Restrictive Covenants, and Easements of Record if any.

Grantors represent and warrant that they have the authority to do this easement grant. Grantors assume ownership of those certain improvements and installations as more particularly depicted in the attached Exhibit B, installed or constructed in the temporary easement area and shall be responsible for the repair and maintenance of said improvements and installations after August 31, 2013. During the easement term, Grantors shall not grant or allow any subsequent uses or activities in the temporary easement area described in Exhibit A which would interfere with the Grantee's use of said easement.

The true consideration paid for this grant stated in terms of dollars is \$ 600.00.

Dated this 27 day of July, 2012

Constance A. Lofstedt  
Constance A. Lofstedt

Julie K. Lofstedt  
Julie K. Lofstedt

STATE OF OREGON )  
 ) ss  
County of Multnomah )

This instrument was acknowledged before me on July 27, 2012, by Constance A. Lofstedt and Julie K. Lofstedt, authorized to execute the instrument. IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

[Signature]  
Notary Public for Oregon  
My Commission Expires: Oct 17, 2012

REVIEWED:  
By Jenny M. Morf, ~~Acting~~ County Attorney  
For Multnomah County, Oregon

By: \_\_\_\_\_  
Assistant County Attorney



The described property is accepted for use in conjunction with NE Halsey Street, County Road No. 1180, on behalf of the Board of County Commissioners of Multnomah County, Oregon, pursuant to Ordinance No. 619 and Executive Order No. 199.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012

By \_\_\_\_\_  
Brian S. Vincent, P.E., County Engineer for Multnomah County, Oregon

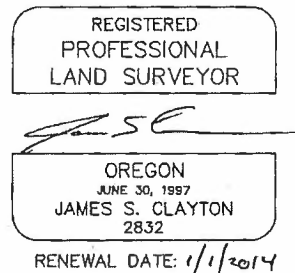
**EXHIBIT "A"**

A TEMPORARY EASEMENT (EXPIRING ON AUGUST 31, 2013) FOR THE PURPOSE OF ACCESSING, LAYING DOWN, INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, INSPECTING, MONITORING, AND MAINTAINING A DRIVEWAY AND APPURTENANCES, THROUGH, UNDER, OVER AND ALONG THE FOLLOWING REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

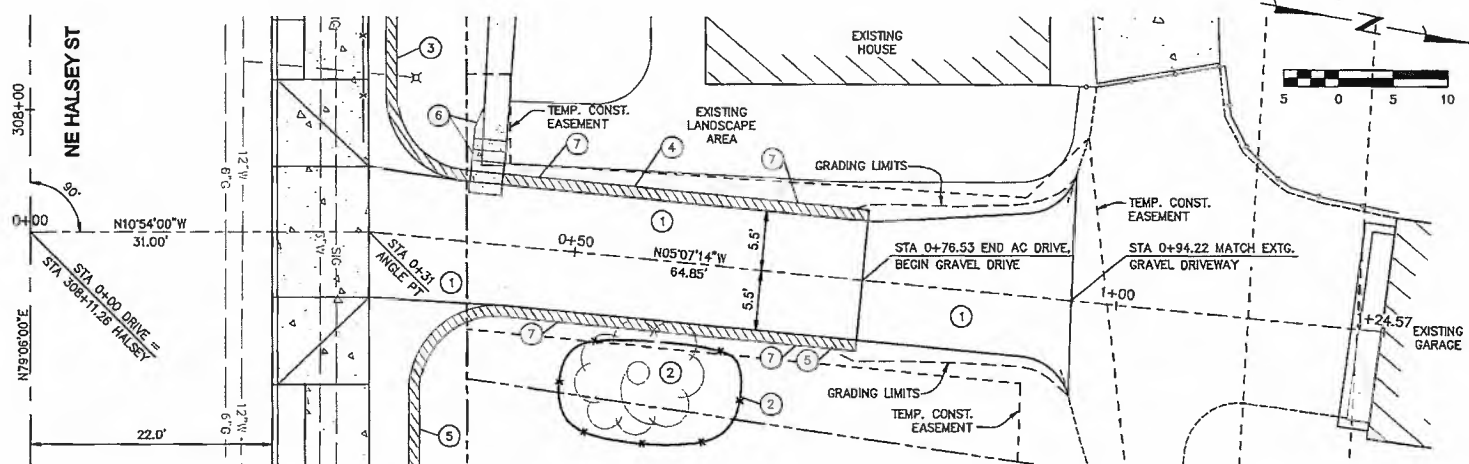
A portion of that tract of land described in warranty deed to Bertha B. Lofstedt, Constance A. Lofstedt, Julie K. Lofstedt, and Laurie J. Lofstedt recorded on November 3, 1981 in Book 1559, Page 2190, Multnomah County Deed Records, situated in the Southwest One-quarter of Section 26, Township 1 North, Range 3 East, W.M., City of Wood Village, Multnomah County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Lofstedt tract, said corner being 40.00 feet northerly of, when measured at right angles to, the centerline of NE Halsey St, County Road No. 1180; thence N79°06'00"E, along the northerly right-of-way line of said NE Halsey St., a distance of 42.06 feet to the point of beginning; thence N10°54'00"W, a distance of 4.00 feet to a point that lies 44.00 feet northerly of, when measured at right angles to, the centerline of said NE Halsey St.; thence N79°06'00"E, parallel with said centerline, a distance of 8.26 feet; thence N06°55'38"W, a distance of 47.58 feet; thence N54°36'50"W, a distance of 7.89 feet; thence N73°00'11"E, a distance of 31.35 feet to the East line of said Lofstedt tract; thence S02°08'56"E, along said East line, a distance of 10.07 feet; thence S81°19'47"W, a distance of 7.17 feet; thence S05°07'14"E, a distance of 51.09 feet to the Northerly right-of-way line of said NE Halsey St.; thence S79°06'00"W, along said Northerly right-of-way line, a distance of 23.44 feet to the point of beginning.

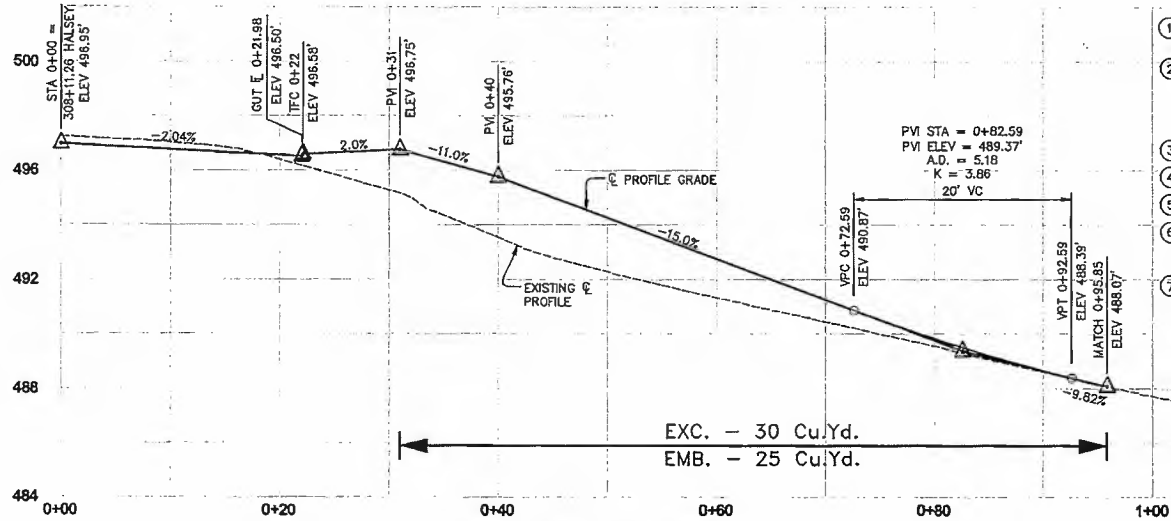
Containing 1,083 square feet more or less.



As shown on the attached EXHIBIT MAP, herein made a part of this document. In the event of a conflict or discrepancy between the map as shown on the EXHIBIT MAP and the written legal description, the written legal description shall prevail.



DRIVEWAY No. 3 PLAN  
SCALE: 1"=5'



DRIVEWAY No. 3 PROFILE  
SCALE: 1"=5' HORIZ.  
1"=2' VERT.

CONSTRUCTION NOTES:

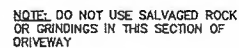
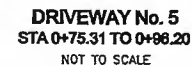
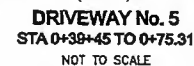
- ① CONSTRUCT DRIVEWAY PER DRIVEWAY No. 3 TYPICAL SECTION. SEE SHEET 4A.
- ② INSTALL TREE PROTECTION FENCE. NOTE: THE TREE LIMBS SHALL NOT BE TRIMMED OR REMOVED. THERE IS LIMITED VERTICAL CLEARANCE UNDER LIMBS. SPECIAL CARE SHALL BE TAKEN TO NOT DAMAGE TREE. SPECIAL EQUIPMENT MAY BE NECESSARY TO WORK ON DRIVEWAY.
- ③ INSTALL WALL No. 2. SEE DETAIL SHEETS 14 TO 20.
- ④ INSTALL WALL No. 3. SEE DETAIL SHEETS 14 TO 20.
- ⑤ INSTALL WALL No. 4. SEE DETAIL SHEETS 14 TO 20.
- ⑥ CONSTRUCT CONCRETE STAIRS AND SIDEWALK. INSTALL HANDRAIL TO CENTER OF RETAINING WALL. SEE CONCRETE STAIR DETAIL No. 1 ON SHEET 27.
- ⑦ PROPERTY OWNER WILL BACKFILL WALL WITH THEIR OWN TOPSOIL. IF WITHIN 72 HOURS OF NOTIFICATION OF PROPERTY OWNER THE BACKFILL IS NOT COMPLETE, THE CONTRACTOR IS TO BACKFILL WALL WITH TOPSOIL AND SEED DISTURBED GROUND.



<b>DRIVEWAY PLAN AND PROFILE SHEET</b> <b>NE HALSEY STREET</b> <b>FROM BIRCH AVE TO NE 244th AVE</b> <b>STREET IMPROVEMENTS</b>		DATE: SEPTEMBER 2012 SCALE: 1"=5' HORIZ. 1"=2' VERT.												
<b>MULTNOMAH COUNTY</b> DEPARTMENT OF COMMUNITY SERVICES 1420 S.E. 90th Ave. Portland, OR 97216-3999		COUNTY ENGINEER BRIAN S. VINCENT P.E.												
DESIGNED BY: J.A.J.	DRAFTER BY: J.A.J.	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE		DESCRIPTION											
CHECKED BY: J.A.J.														
SHEET NO. <b>11</b>														

Exhibit B

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**DRIVEWAY No. 3**  
**STA 0+78.50 to 0+85.85**  
**NOT TO SCALE**

## TYPICAL DRIVEWAY SECTIONS

NE HALSEY STREET  
FROM BIRCH AVE TO NE 244th AVE  
STREET IMPROVEMENTS

DATE: SEPTEMBER 2012 SCALE: NONE



**MULTNOMAH COUNTY**  
DEPARTMENT OF COMMUNITY SERVICES

DESIGNED BY

529

1920 S.E. 15001 AVE. PORTLAND, ORE 97233-3759

BERIAN S. VINCENT P.E. COUNTY ENGINEER

255

## REVISIONS

**ENVIRONMENTAL**

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DATE:	
SHEET NO.	

DATE: \_\_\_\_\_

[illegible]

Exhibit B

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# CONSTRUCTION NOTES:

- ① STA 305+62.07 30' LT. TO STA 307+47.91 22' LT. CONSTRUCT TYPE 'A' CONC. CURB & GUTTER. SEE DETAIL SHEET MC100.
- ② STA 307+74.08 22' LT. TO STA 308+90.87 22' LT. CONSTRUCT TYPE 'A' CONC. CURB & GUTTER. SEE DETAIL SHEET MC100.
- ③ STA 305+92.41 30' LT. CURB ANGLE POINT.
- ④ STA 306+91.01 22' LT. CURB ANGLE POINT.
- ⑤ CONSTRUCT 6' CONC. SIDEWALK W/PLANTER STRIP. SEE TYPICAL SECTION DETAIL AND DETAIL SHEET MC100.
- ⑥ STA 306+18.65 CONSTRUCT 16' COMMERCIAL DRIVE APPROACH WITH 8' WINGS. SEE DETAIL SHEET MC100. CONSTRUCT DRIVEWAY #1. SEE SHEET 9 FOR DRIVEWAY DETAILS & SHEET 4A FOR DRIVEWAY TYPICAL SECTIONS.
- ⑦ STA 307+04.37 CONSTRUCT 26' RESIDENTIAL DRIVE APPROACH WITH 8' WINGS. SEE DETAIL SHEET MC100. CONSTRUCT DRIVEWAY #2. SEE SHEET 10 FOR DRIVEWAY DETAILS & SHEET 4A FOR DRIVEWAY TYPICAL SECTIONS.
- ⑧ STA 308+11.26 CONSTRUCT 12' RESIDENTIAL DRIVE APPROACH WITH 8' WINGS. SEE DETAIL SHEET MC100. CONSTRUCT DRIVEWAY #3. SEE SHEET 11 FOR DRIVEWAY DETAILS & SHEET 4A FOR DRIVEWAY TYPICAL SECTIONS.
- ⑨ CONSTRUCT NEW STREET SECTION. SEE TYPICAL SECTION SHEET 4.
- ⑩ CONSTRUCT RETAINING WALL #1. SEE SHEETS 14-20 FOR WALL DETAILS.
- ⑪ CONSTRUCT RETAINING WALL #2. SEE SHEETS 14-20 FOR WALL DETAILS.
- ⑫ CONSTRUCT RETAINING WALL #3. SEE SHEETS 14-20 FOR WALL DETAILS.
- ⑬ CONSTRUCT RETAINING WALL #4. SEE SHEETS 14-20 FOR WALL DETAILS.
- ⑭ NOTE NOT USED
- ⑮ NOTE NOT USED
- ⑯ NOTE NOT USED
- ⑰ ADJUST WATER METER TO GRADE.
- ⑱ ADJUST FIRE HYDRANT TO GRADE.
- ⑲ INSTALL MAILBOX SINGLE SUPPORT.
- ⑳ REMOVE 3" OF EXISTING PEA GRAVEL BETWEEN THE EXISTING WALL AND EXISTING SIDEWALK AND PAVE WITH 3" OF ASPHALT CONCRETE.
- ㉑ STA 305+70 TO STA 306+10 INSTALL THREE RAIL HANDRAIL AT BACK OF SIDEWALK. MATCH HANDRAIL TO EXISTING PROJECT HANDRAIL. SEE OREGON STANDARD DRAWINGS RD120, RD770 AND RD771.
- ㉒ STA 307+23 TO STA 308+03 INSTALL THREE RAIL HANDRAIL AT BACK OF SIDEWALK. MATCH HANDRAIL TO EXISTING PROJECT HANDRAIL. SEE OREGON STANDARD DRAWINGS RD120, RD770 AND RD771.
- ㉓ NOTE NOT USED
- ㉔ CONSTRUCT RETAINING WALL #5. SEE SHEETS 14-20 FOR WALL DETAILS.
- ㉕ ALL SAND PLACED WITH PRIOR PROJECT IS TO BE REMOVED ALONG THE NORTH SIDE OF HALSEY FROM STATION 307+50 TO 308+30 AND NOT REINSTALLED AT THIS LOCATION. WALL BACKFILL TO BE CRUSHED ROCK OR SALVAGED ROCK OR AC

# STORM DRAINAGE NOTES:

- ① STA 303+60.37 26.54' RT INSTALL '8" MANHOLE RIM = 503.62' IE IN 18'(W) = 497.23' IE IN 8'(N) = 497.56' IE OUT 18'(E) = 497.23'
- ② INSTALL 57 LF OF 8" N-12 PIPE @ S=0.0100
- ③ STA 303+60.12 30.0' LT INSTALL CG-3 INLET TC = 503.56' IE OUT 8'(S) = 498.13' BOTTOM = 498.13'
- ④ STA 305+26.66 21.95' RT EXISTING CATCH BASIN
- ⑤ STA 306+00.97 29.31' LT INSTALL CG-3 INLET TC = 499.91' IE OUT 8'(SE) = 494.30' BOTTOM = 492.30'
- ⑥ INSTALL 97 LF OF 8" N-12 PIPE @ S=0.0087
- ⑦ STA 306+73.49 29.87' RT EXISTING CATCH BASIN
- ⑧ STA 306+80.53 25.10' RT EXISTING '8" MANHOLE. ADJUST TO GRADE. RIM = 498.36' IE IE 18'(W) = 493.46' IE OUT 18'(E) = 493.31' NEW IE IN 8'(NW) = 493.46' CORE INTO EXISTING MANHOLE
- ⑨ STA 307+90.24 24.53' RT INSTALL 18"x8"x18" TEE IE 8" = 492.35'
- ⑩ STA 307+90 22.0' LT INSTALL CG-3 INLET TC = 497.32' IE OUT 8'(S) = 494.70' BOTTOM = 492.30'
- ⑪ INSTALL 47 LF OF 8" N-12 PIPE @ S= 0.0457
- ⑫ STA 308+35 29.87' RT EXISTING CATCH BASIN

# GENERAL NOTES:

1. SEE SHEET 5 FOR DEMOLITION NOTES.

# UTILITY CONFLICTS:

- ① STORM TO GO UNDER 12" WATER 0.53' CLEARANCE.
- ② STORM TO GO UNDER 6" GAS 1.26' CLEARANCE.
- ③ STORM TO GO UNDER 12" WATER 0.24' CLEARANCE.
- ④ STORM TO GO UNDER 6" GAS 1.03' CLEARANCE.
- ⑤ STORM TO GO OVER 12" WATER 0.42' CLEARANCE.
- ⑥ STORM TO GO OVER 6" GAS 0.26' CLEARANCE.

*Handwritten notes:*  
 - asphalt concrete  
 - 3" sand - 3" asphalt  
 - small 1" x 1" x 1" aggregate

STREET PLAN AND PROFILE SHEET

NE HALSEY STREET  
 FROM BIRCH AVE TO NE 244th AVE  
 STREET IMPROVEMENTS

DATE: SEPTEMBER 2012 SCALE: NONE

MULTNOMAH COUNTY  
 DEPARTMENT OF COMMUNITY SERVICES  
 1200 S.E. 10th Ave. Portland, OR 97213-1999

COUNTY ENGINEER  
 BRIAN S. VINCENT P.E.

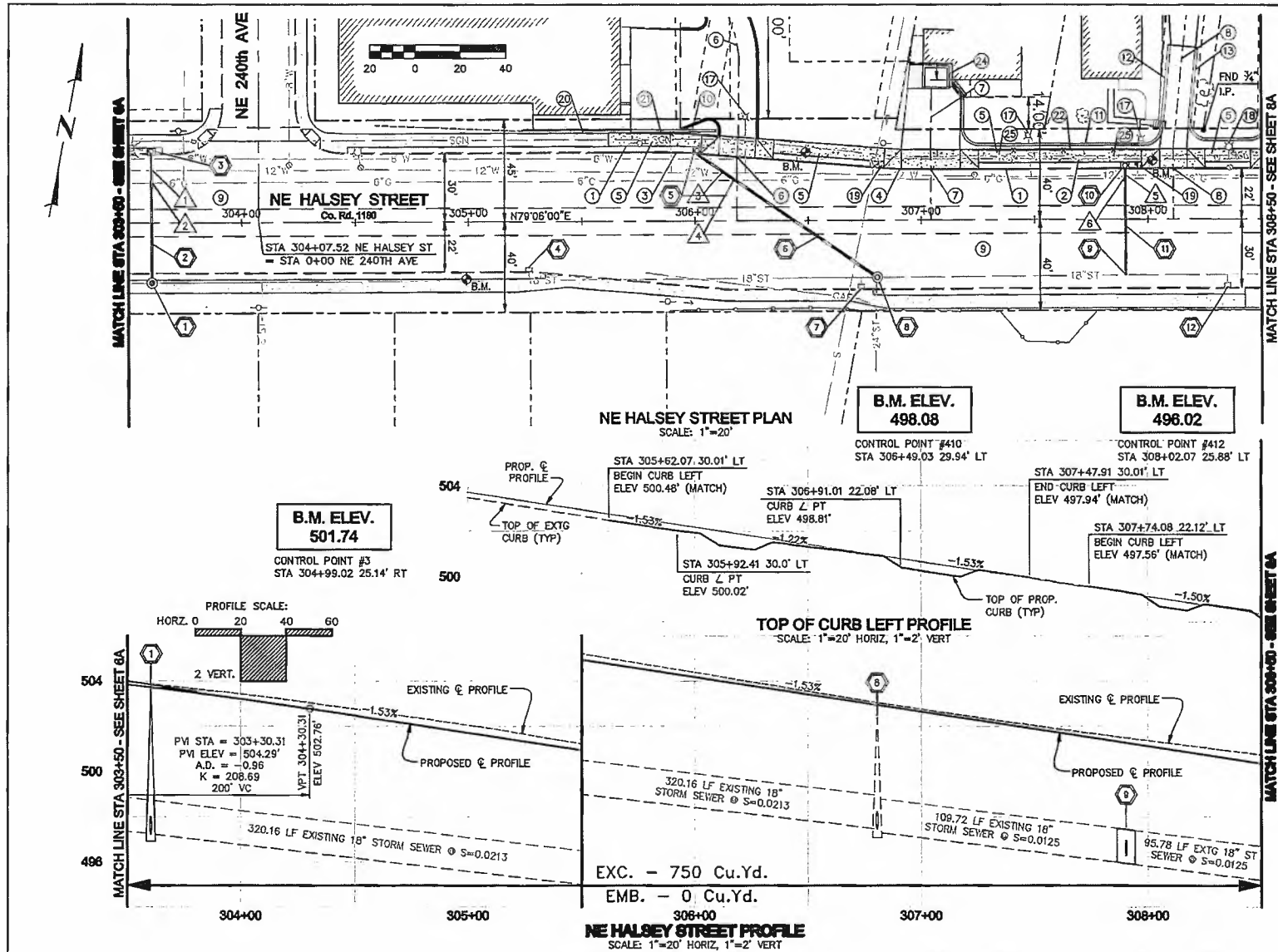
DESIGNED BY: JAJ  
 DRAFTER BY: JAJ  
 CHECKED BY: GAV

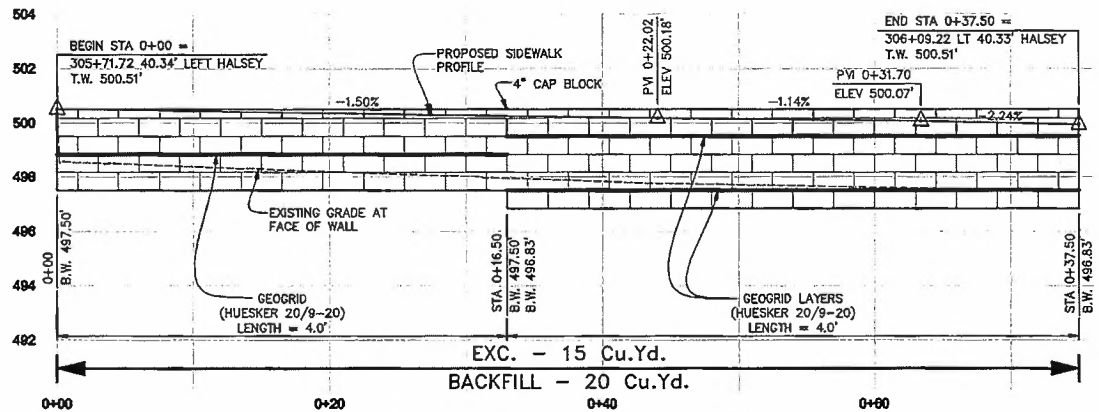
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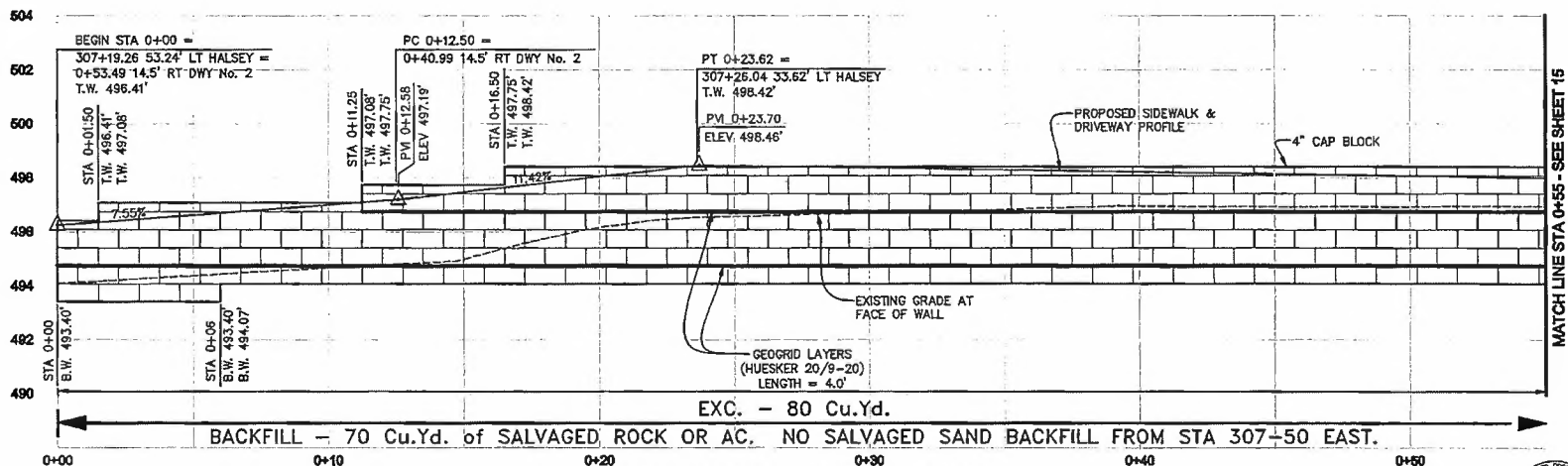


Exhibit B  
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**KEYSTONE RETAINING WALL No. 1 PROFILE**  
SCALE: 1"=2' HORIZ; 1"=2' VERT



**KEYSTONE RETAINING WALL No. 2 PROFILE**  
SCALE: 1"=2' HORIZ; 1"=2' VERT

RETAINING WALL PROFILES

NE HALSEY STREET  
FROM BIRCH AVE TO NE 24th AVE  
STREET IMPROVEMENTS

DATE: SEPTEMBER 2012 SCALE: 1"=2' HORIZ, 1"=2' VERT

**MULTNOMAH COUNTY**  
DEPARTMENT OF COUNTY SERVICES  
LAND USE AND TRANSPORTATION PROGRAM  
1800 SE 180th AVE. PORTLAND, ORE 97233-2999

COUNTY ENGINEER

BRIAN S. VINCENT P.E.

DESIGNED BY  
J.J.F.

DRAWN BY  
J.J.F.

CHECKED BY  
J.J.F.

REVISIONS

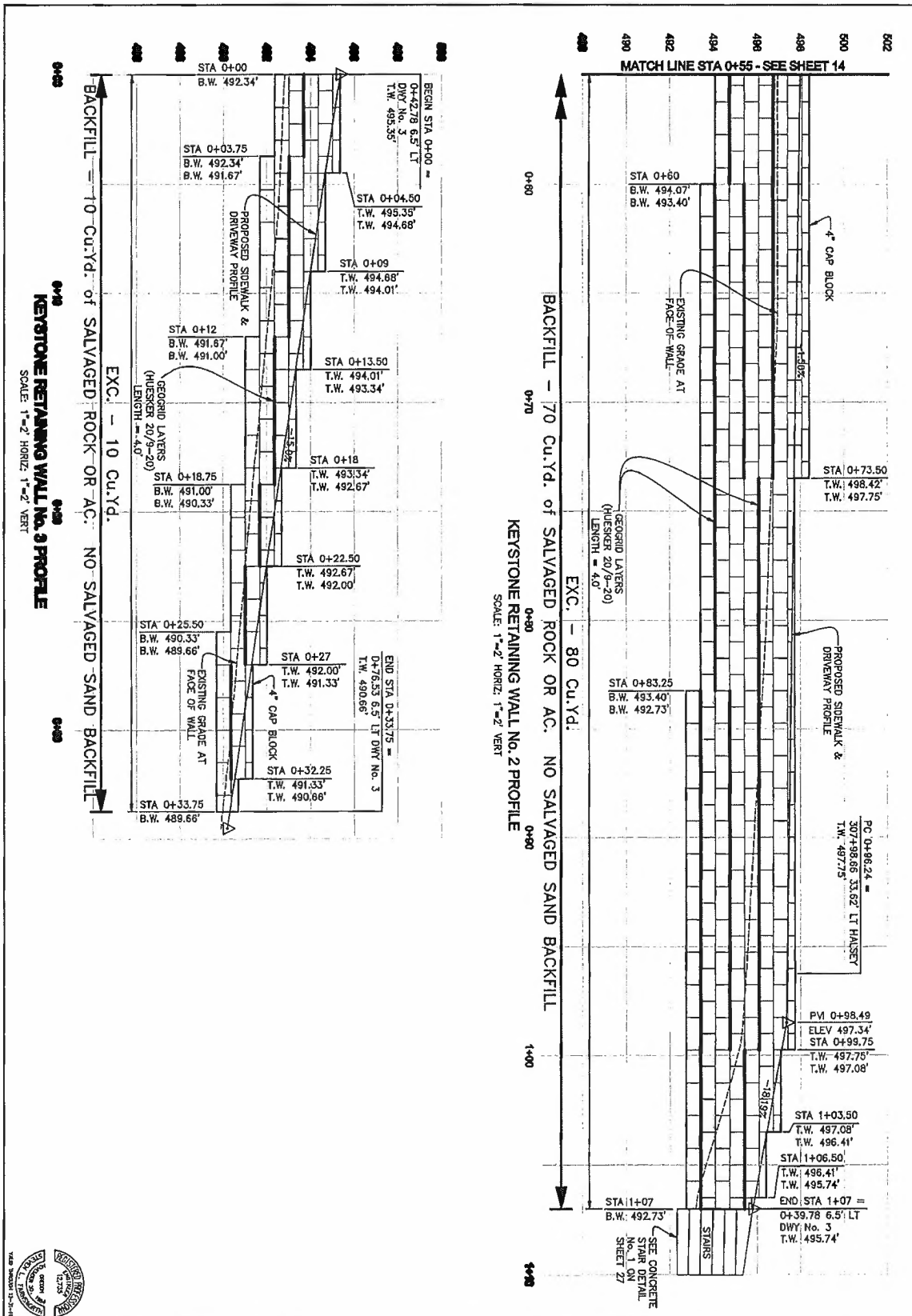
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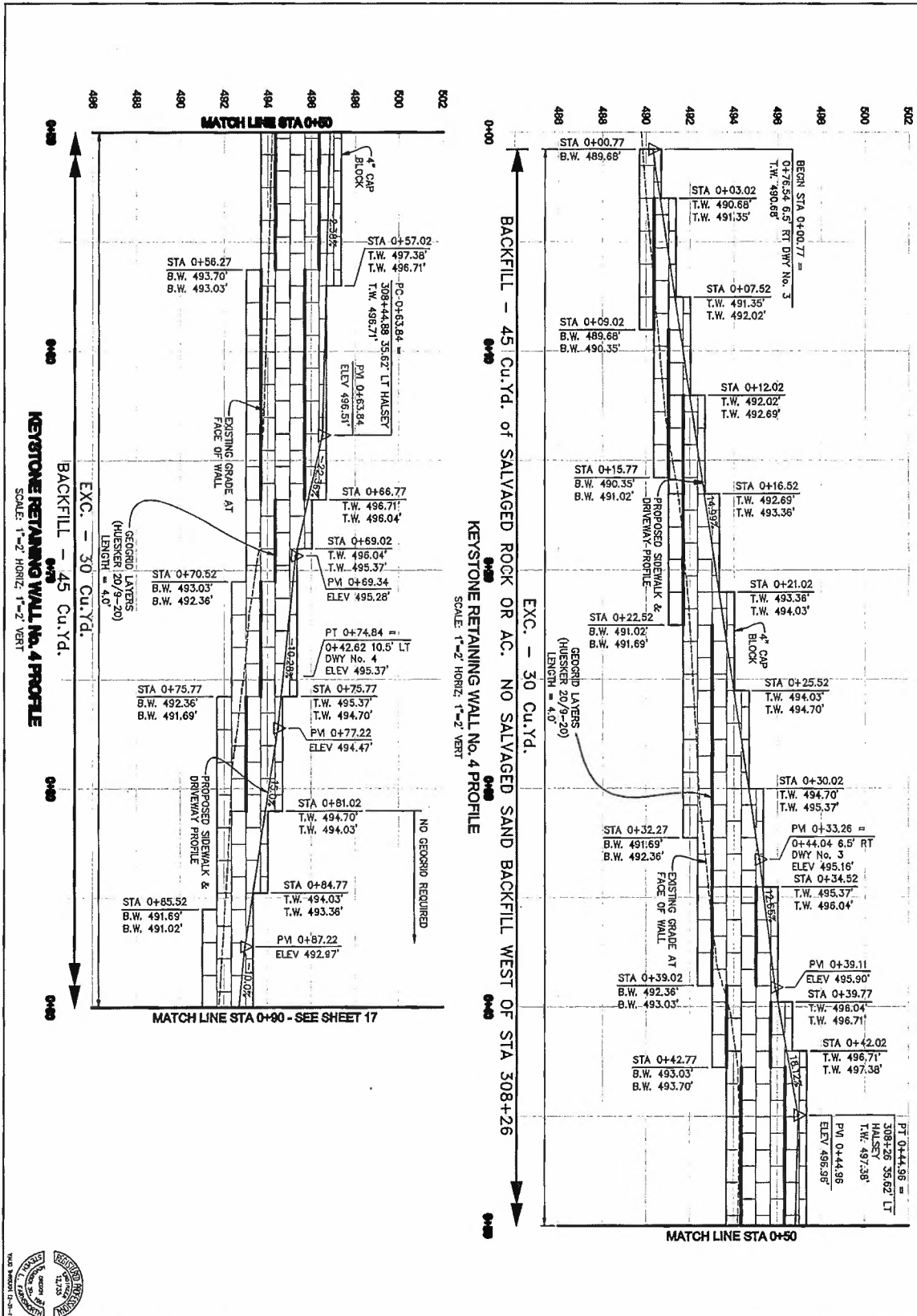


REVISIONS		DESIGNED BY:	MULTNOMAH COUNTY		RETAINING WALL PROFILES	
DATE:		DESIGNED BY:	DEPARTMENT OF COMMUNITY SERVICES		NE HALSEY STREET	
		DRAFTED BY:	LAND USE AND TRANSPORTATION PROGRAM		FROM BIRCH AVE TO NE 244th AVE	
		CHECKED BY:	1820 S.E. 190th AVE. PORTLAND, ORE. 97233-5999		STREET IMPROVEMENTS	
			BRIAN S. VINCENT P.E.		DATE: SEPTEMBER 2012	
			COUNTY ENGINEER		SCALE: 1"=2' HORIZ. 1"=2' VERT	

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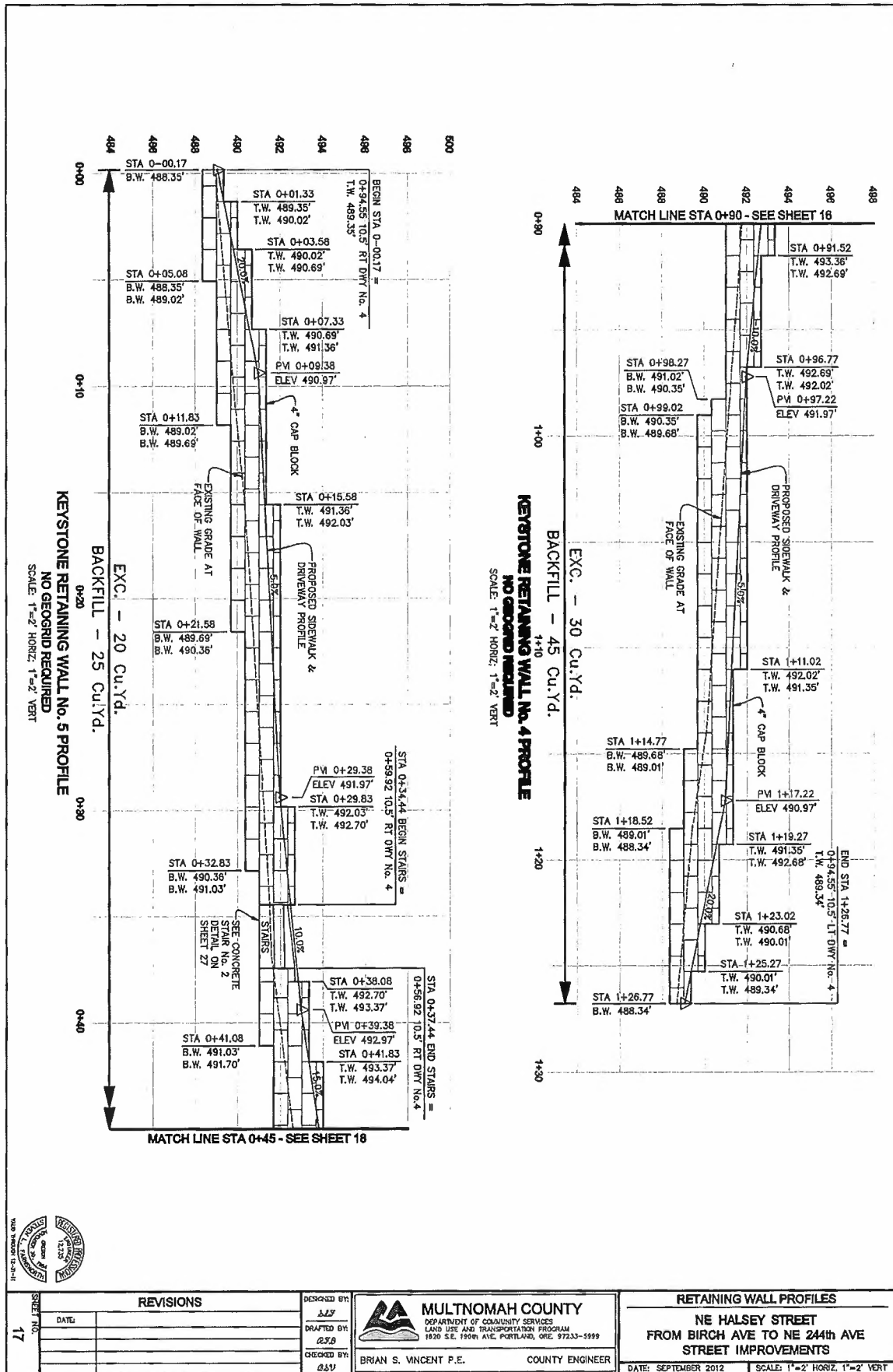
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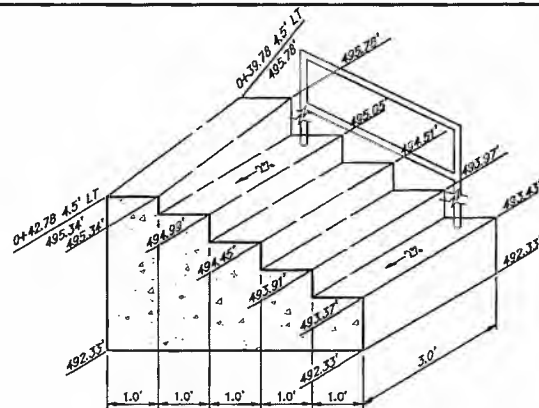
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	DATE:		DRAFTED BY: RJD		NE HALSEY STREET FROM BIRCH AVE TO NE 244th AVE STREET IMPROVEMENTS	
			CHECKED BY: BAV		DATE: SEPTEMBER 2012	
			BRIAN S. VINCENT P.E.		COUNTY ENGINEER	SCALE: 1"=2' HORIZ, 1"=2' VERT

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 Exhibit B

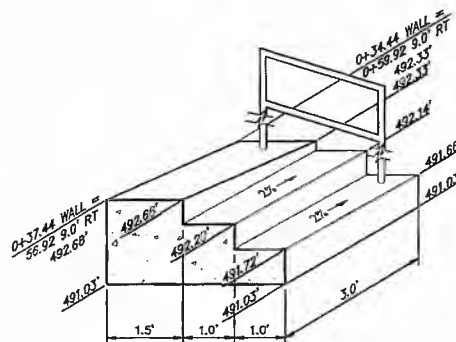


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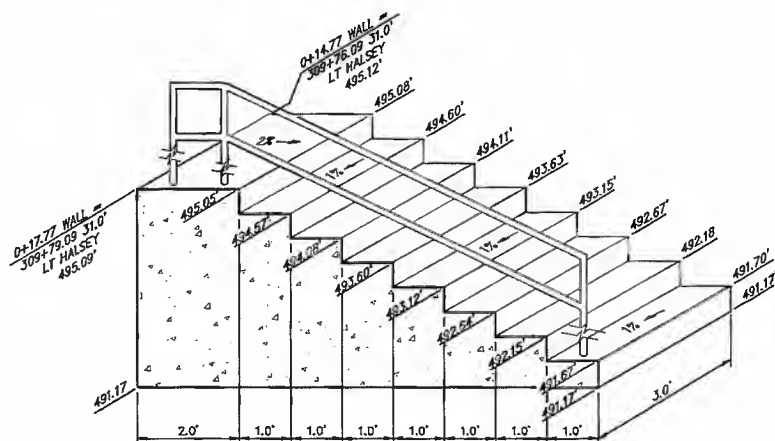
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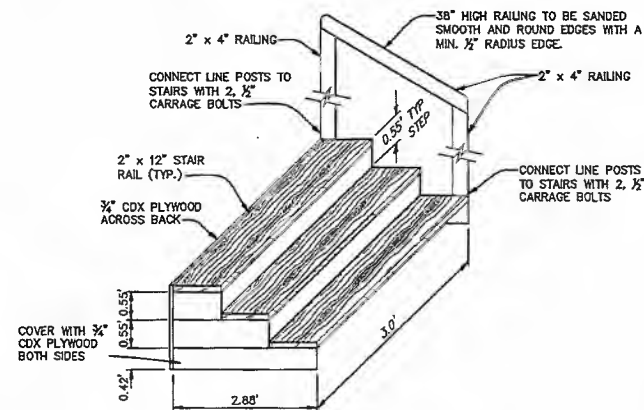
**CONCRETE STAIR DETAIL No. 1**  
 STAIR HEIGHT = 0.54' = 6.48" EXCEPT TOP STEP  
 INSTALL HAND RAILING TO SOUTH SIDE OF STAIRS  
 SCALE: 1"=1'



**CONCRETE STAIR DETAIL No. 2**  
 STAIR HEIGHT = 0.48' = 5.76" EXCEPT TOP STEP  
 INSTALL HAND RAILING TO NORTH SIDE OF STAIRS  
 SCALE: 1"=1'



**CONCRETE STAIR DETAIL No. 3**  
 STAIR HEIGHT = 0.4829' = 5.79"  
 INSTALL HAND RAILING TO EAST SIDE OF STAIRS  
 CONNECT TO SIDEWALK HANDRAIL  
 SCALE: 1"=1'



**WOOD STAIR DETAIL**  
 STAIR HEIGHT = 0.55' = 6.60"  
 INSTALL 2"x4"x8" HEIGHT HAND RAILING TO NORTH SIDE OF STAIRS  
 STAIN STAIRS TO MATCH EXISTING DECK  
 USE WOOD SCREWS TO ATTACH ALL WOOD  
 SCALE: 1"=1'

**NOTE:**  
 NO REINFORCING STEEL IS REQUIRED IN CONCRETE STAIRS.

MISCELLANEOUS SITE DETAILS  
 NE HALSEY STREET  
 FROM BIRCH AVE TO NE 24th AVE  
 STREET IMPROVEMENTS

MULTNOMAH COUNTY  
 DEPARTMENT OF COMMUNITY SERVICES  
 1000 NE 10th Ave, Portland, OR 97232-1599  
 COUNTY ENGINEER  
 BRIAN S. VINCENT P.E.

REVISIONS	DATE	BY	REASON



SHEET NO.  
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