

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)

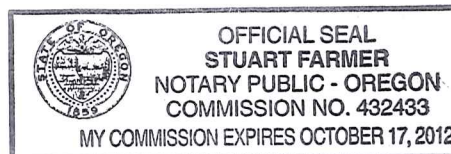
This instrument was acknowledged before me on July 27, 2012, by Constance A. Lofstedt and Julie K. Lofstedt, authorized to execute the instrument. IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Stuart Farmer
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


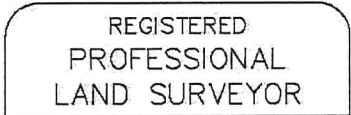
EXHIBIT "A"

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:

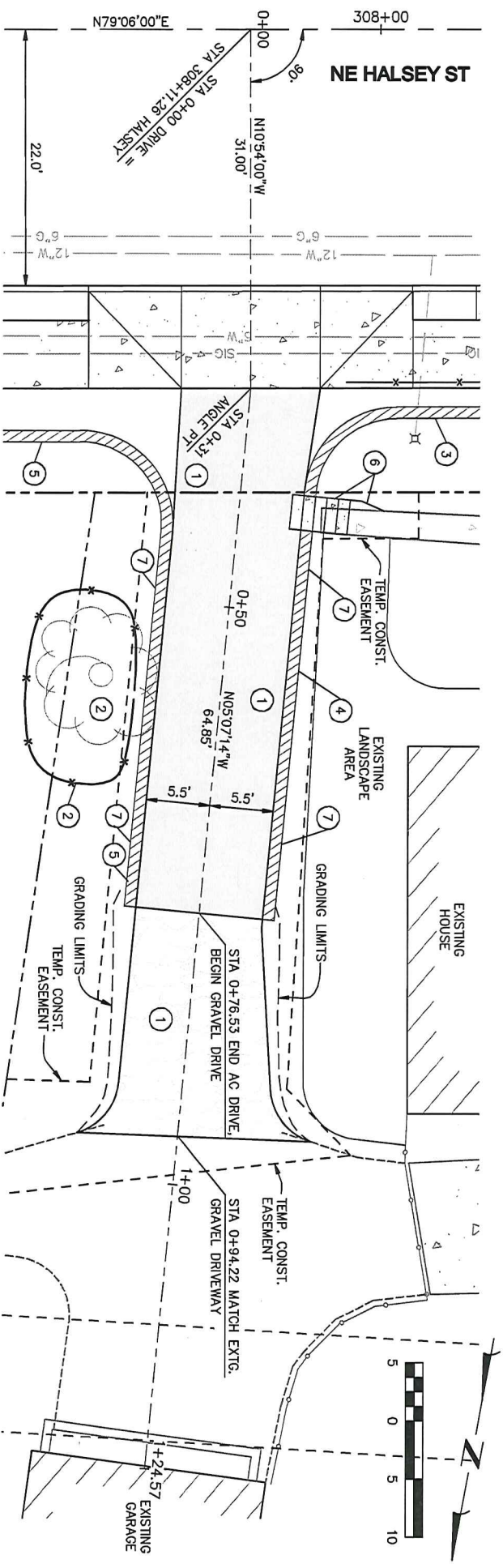
Commencing at the Southwest corner of said Lofstedt tract, said corner being 40.00 feet northerly of, when measured at right angles to, the centerline of NE Halsey St, County Road No. 1180; thence N79°06'00"E, along the northerly right-of-way line of said NE Halsey St., a distance of 42.06 feet to the 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.

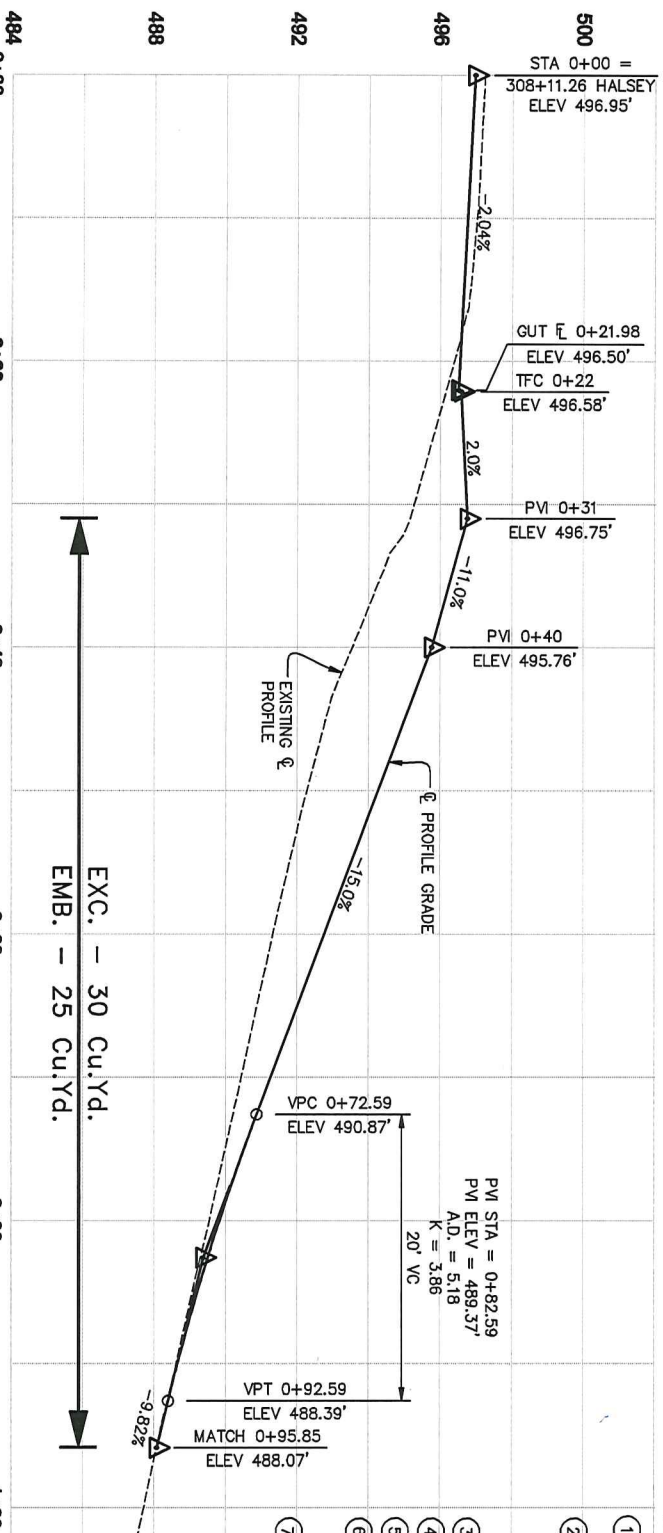

OREGON
JUNE 30, 1997
JAMES S. CLAYTON
2832

RENEWAL DATE: 1/1/2014

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'



EXC. - 30 Cu.Yd.
EMB. - 25 Cu.Yd.

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.



REVISIONS	
DATE:	
SHEET NO.	11

DESIGNED BY:
DLS

DRAFTED BY:
DLS

CHECKED BY:
DLS

MULTNOMAH COUNTY
DEPARTMENT OF COMMUNITY SERVICES
LAND USE AND TRANSPORTATION PROGRAM
1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999

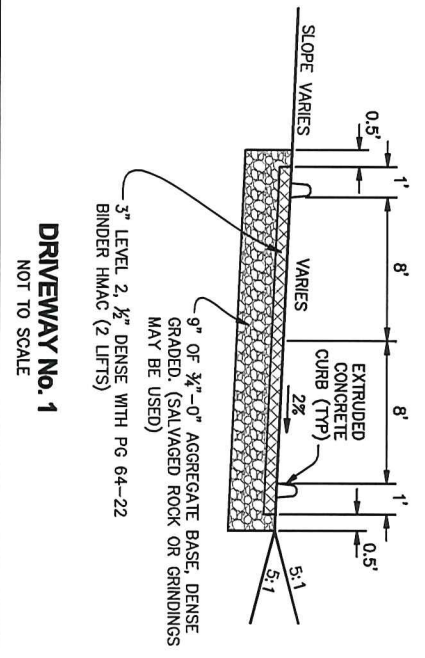
BRIAN S. VINCENT P.E. COUNTY ENGINEER

DRIVEWAY PLAN AND PROFILE SHEET

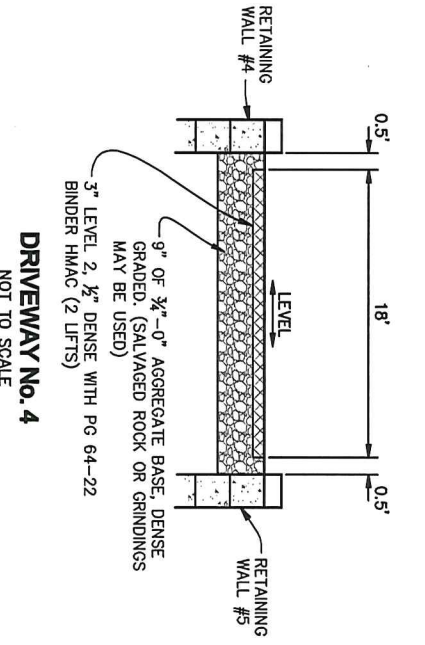
NE HALSEY STREET
FROM BIRCH AVE TO NE 244th AVE
STREET IMPROVEMENTS

DATE: SEPTEMBER 2012 SCALE: 1"=5' HORIZ, 1"=2' VERT

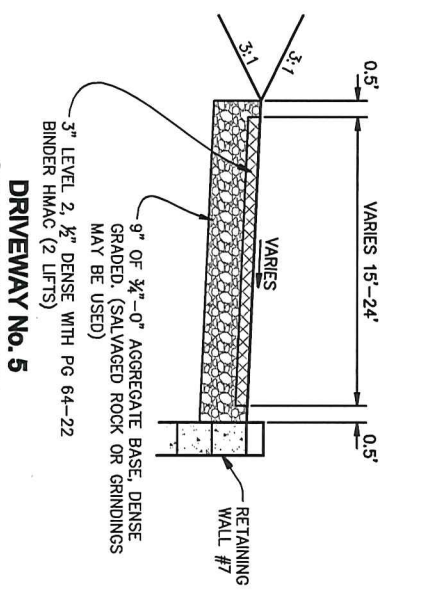
Exhibit B
pg. 1 of 9



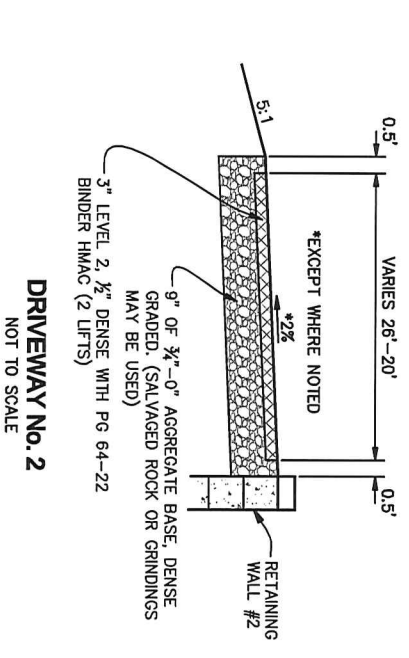
DRIVEWAY No. 1
NOT TO SCALE



DRIVEWAY No. 4
NOT TO SCALE



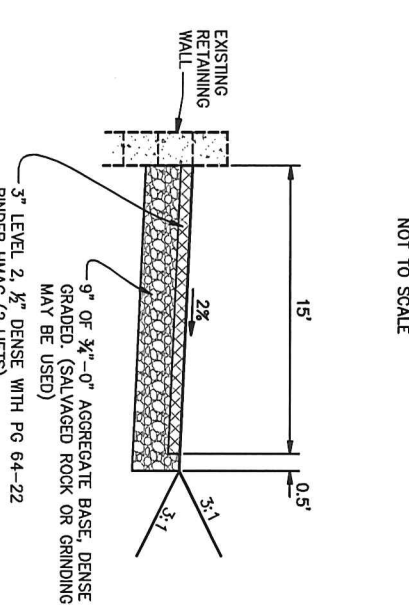
DRIVEWAY No. 5
STA 0+39+45 TO 0+75.31
NOT TO SCALE



DRIVEWAY No. 2
NOT TO SCALE




DRIVEWAY No. 3
STA 0+76.50 TO 0+95.85
NOT TO SCALE



DRIVEWAY No. 5
STA 0+75.31 TO 0+98.20
NOT TO SCALE

TYPICAL DRIVEWAY SECTIONS	
NE HALSEY STREET FROM BIRCH AVE TO NE 244th AVE STREET IMPROVEMENTS	
DATE: SEPTEMBER 2012	SCALE: NONE

DESIGNED BY: B.S.V.	 MULTNOMAH COUNTY DEPARTMENT OF COMMUNITY SERVICES LAND USE AND TRANSPORTATION PROGRAM 1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999	BRIAN S. VINCENT P.E. COUNTY ENGINEER
DRAFTED BY: B.S.V.		
CHECKED BY: B.S.V.		

REVISIONS	
SHEET NO. 4A	DATE:



Exhibit B
pg. 2 of 9

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+18.66 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 #8. 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 'BP' 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 = 496.13'
- ④ STA 305+26.66 21.96' 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 'BP' MANHOLE. ADJUST TO GRADE.
RIM = 498.36'
IE IE 16"(W) = 493.46'
IE OUT 16"(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.



MULTNOMAH COUNTY

DEPARTMENT OF COMMUNITY SERVICES
LAND USE AND TRANSPORTATION PROGRAM
1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999

BRIAN S. VINCENT P.E.

COUNTY ENGINEER

STREET PLAN AND PROFILE SHEET

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

DATE: SEPTEMBER 2012

SCALE: NONE

REVISIONS

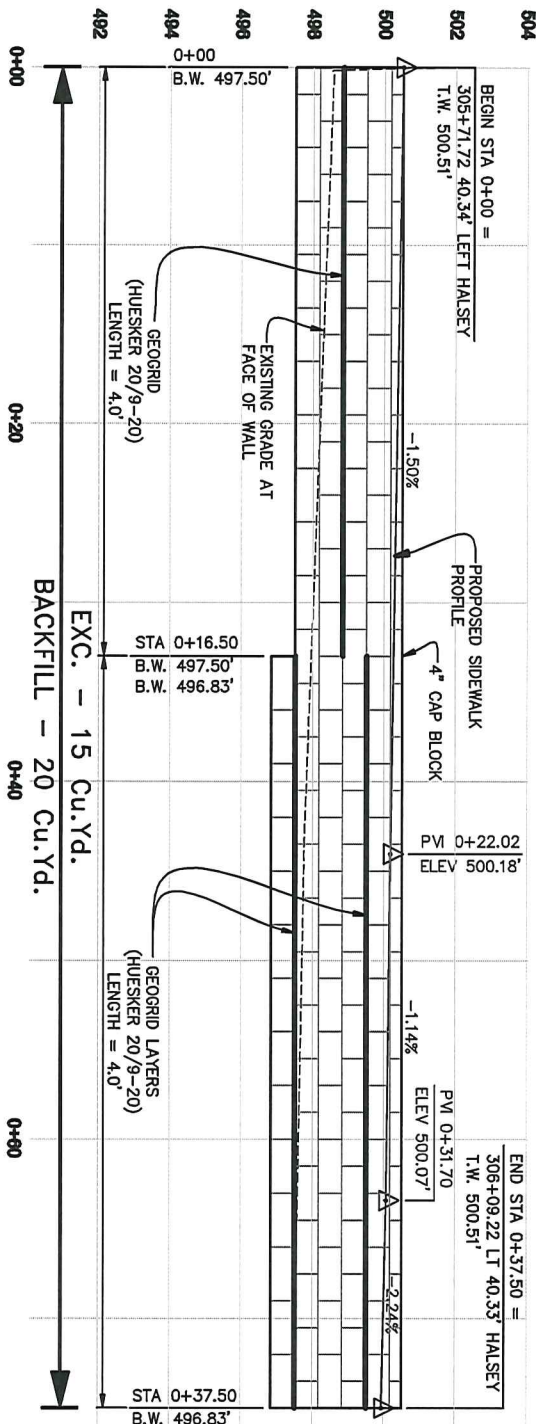
DATE:

SHEET NO.

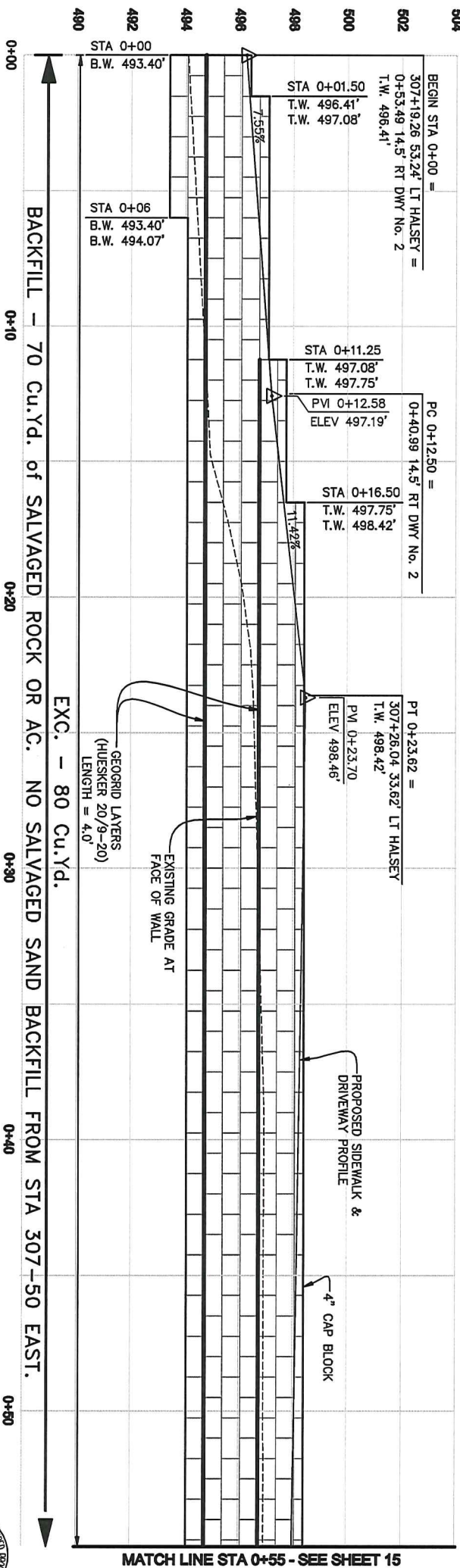
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MADE THROUGH 12-31-13



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

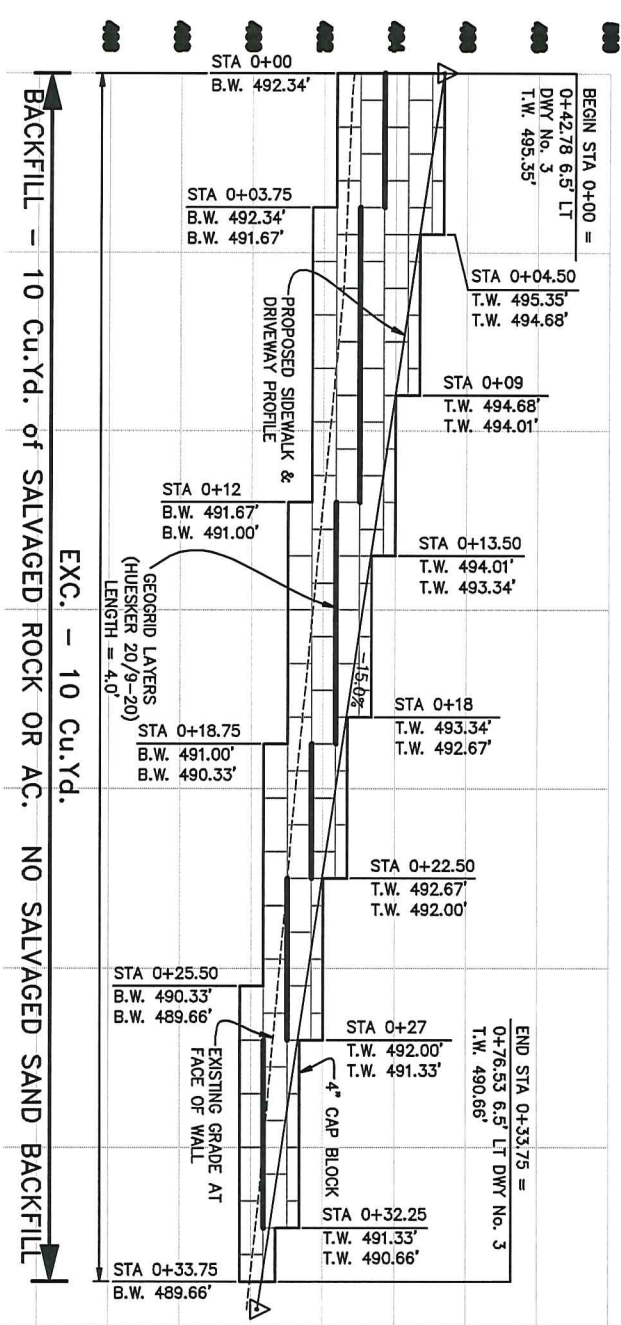
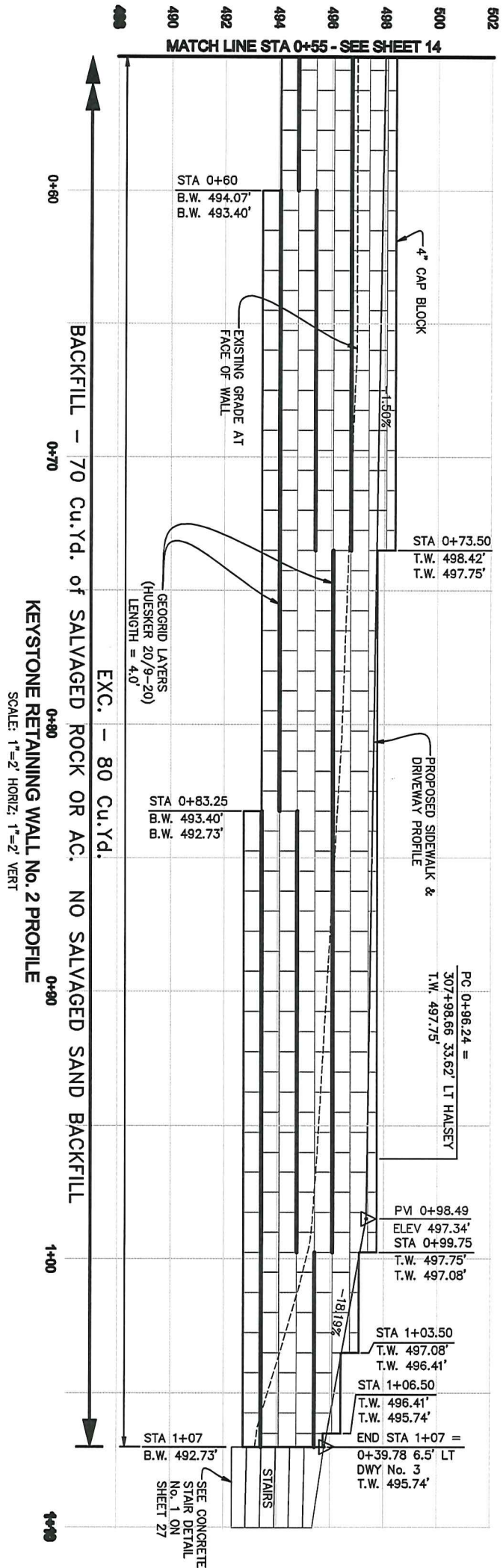


KEYSTONE RETAINING WALL No. 2 PROFILE
SCALE: 1"=2' HORIZ; 1"=2' VERT



SHEET NO. 14		REVISIONS		DESIGNED BY: JLS	 MULTNOMAH COUNTY DEPARTMENT OF COMMUNITY SERVICES LAND USE AND TRANSPORTATION PROGRAM 1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999	RETAINING WALL PROFILES	
DATE:				DRAFTED BY: JLS		NE HALSEY STREET	
				CHECKED BY: JLS		FROM BIRCH AVE TO NE 244th AVE	
						STREET IMPROVEMENTS	
				BRIAN S. VINCENT P.E.		COUNTY ENGINEER	
						DATE: SEPTEMBER 2012 SCALE: 1"=2' HORIZ, 1"=2' VERT	

Exhibit B
pg. 549



SHEET NO. 15	REVISIONS		DESIGNED BY: DES	 MULTNOMAH COUNTY DEPARTMENT OF COMMUNITY SERVICES LAND USE AND TRANSPORTATION PROGRAM 1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999	RETAINING WALL PROFILES	
	DATE:		DRAFTED BY: RFS		NE HALSEY STREET	
			CHECKED BY: BSV		FROM BIRCH AVE TO NE 244th AVE	
					STREET IMPROVEMENTS	
					BRIAN S. VINCENT P.E.	COUNTY ENGINEER
					DATE: SEPTEMBER 2012	SCALE: 1"=2' HORIZ, 1"=2' VERT

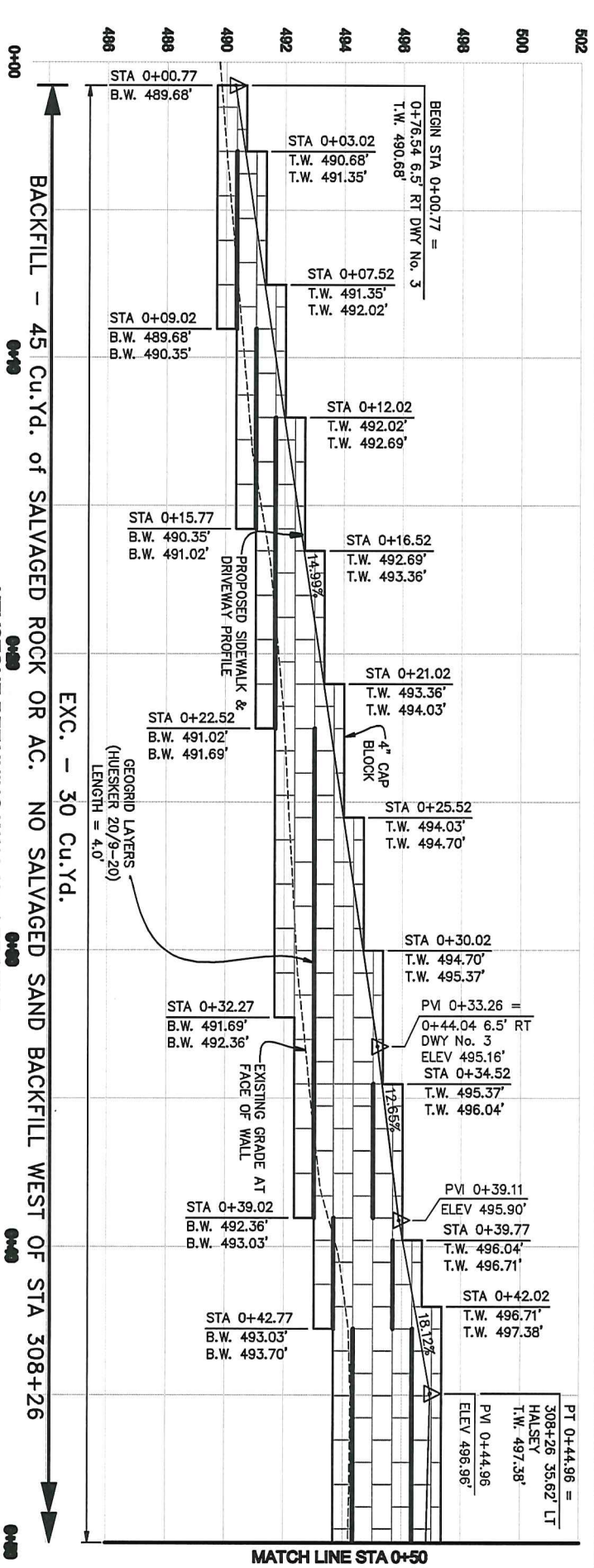
KEYSTONE RETAINING WALL NO. 3 PROFILE

SCALE: 1"=2' HORIZ, 1"=2' VERT

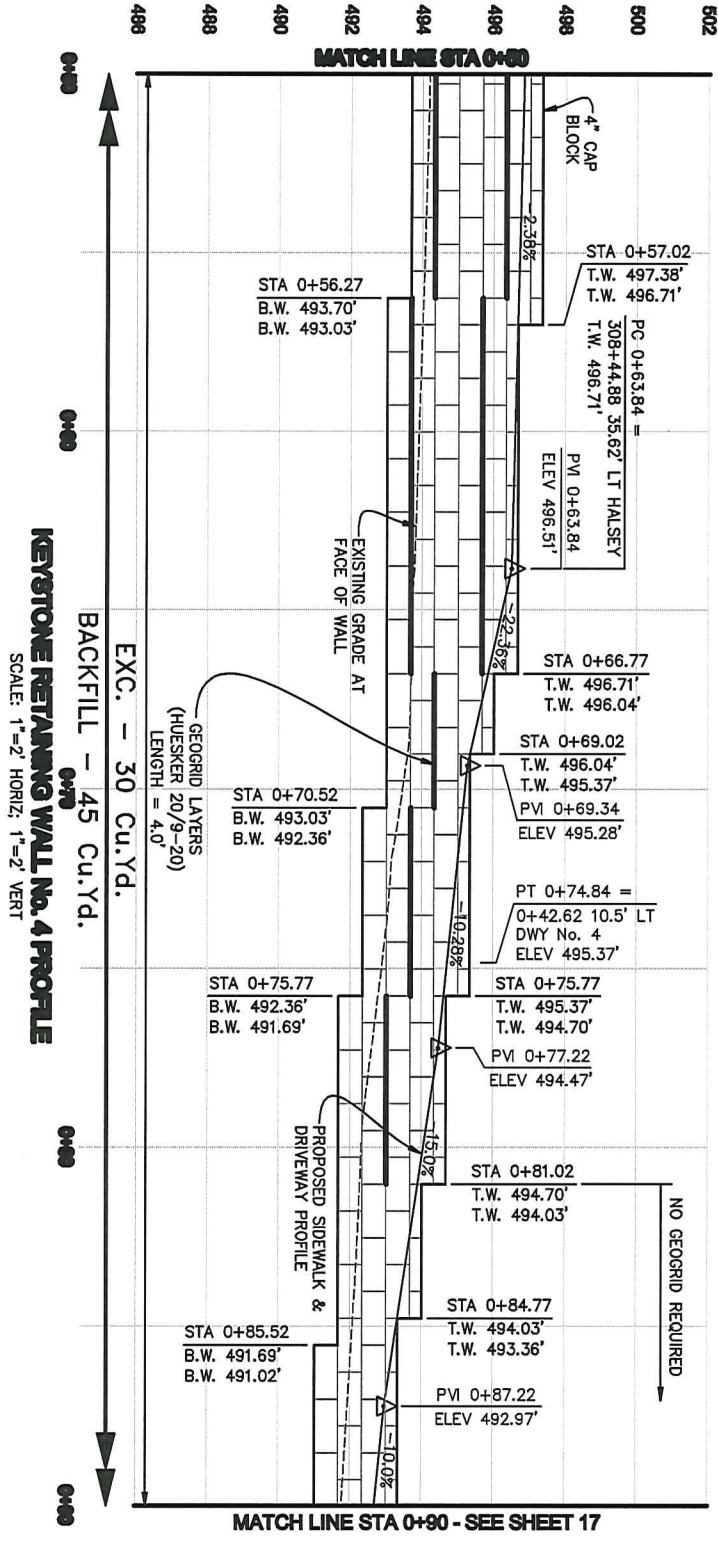
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Exhibit B
page 9



KEYSTONE RETAINING WALL No. 4 PROFILE
SCALE: 1"=2' HORIZ, 1"=2' VERT



KEYSTONE RETAINING WALL No. 4 PROFILE
SCALE: 1"=2' HORIZ, 1"=2' VERT



REVISIONS		DESIGNED BY:
DATE:		BSV
		DRAFTED BY:
		BSV
		CHECKED BY:
		BSV

MULTNOMAH COUNTY
DEPARTMENT OF COMMUNITY SERVICES
LAND USE AND TRANSPORTATION PROGRAM
1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999

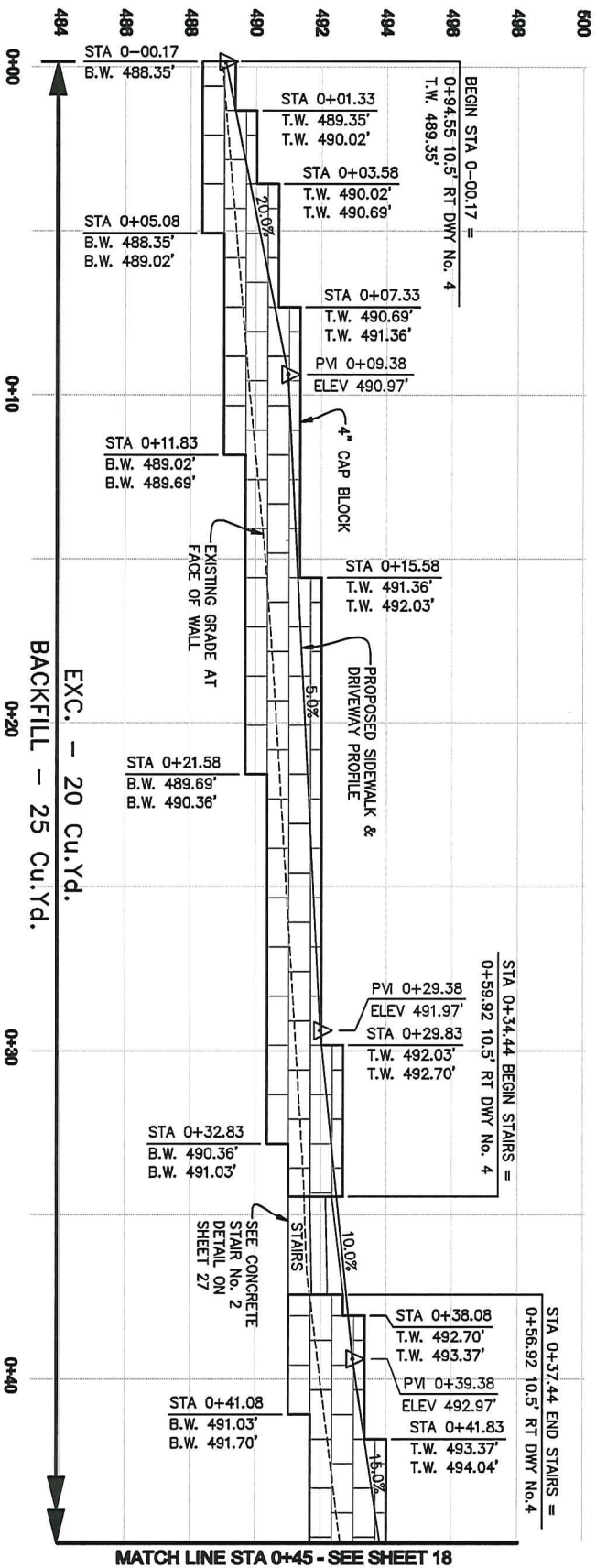
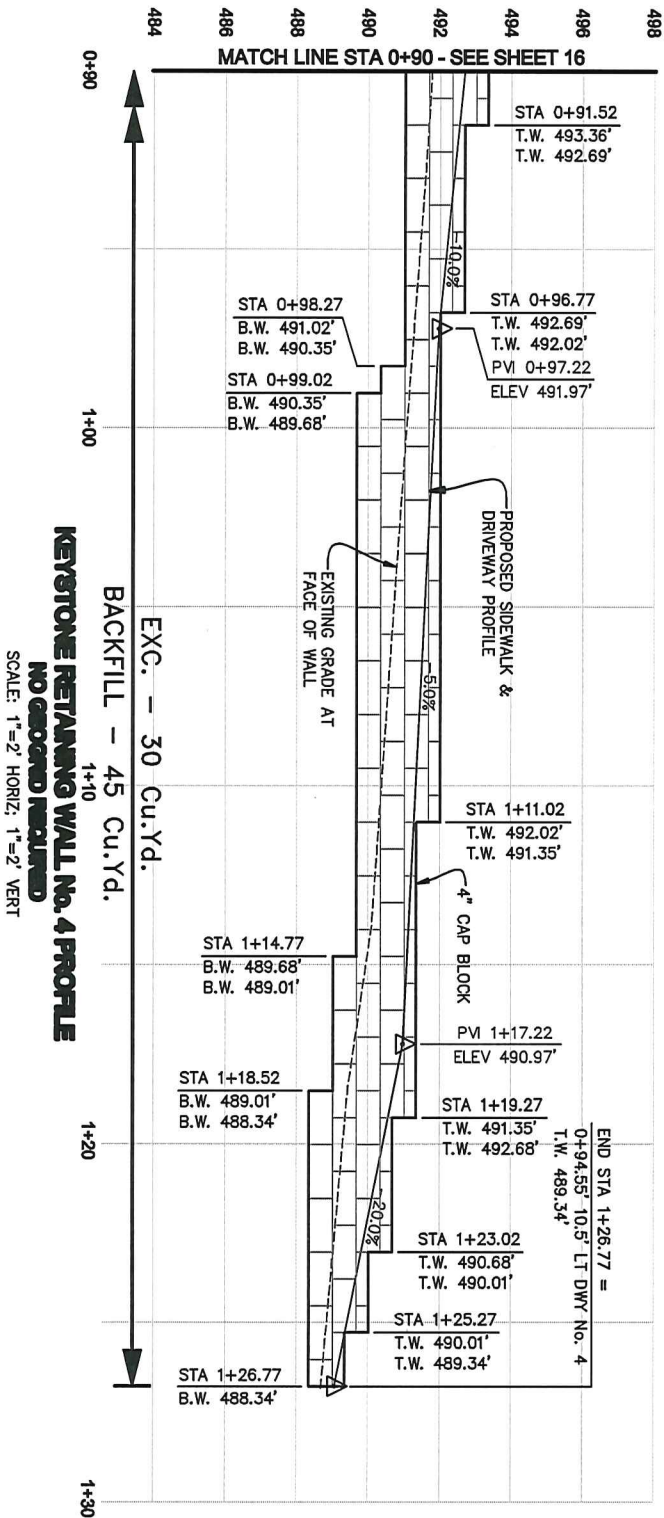
BRIAN S. VINCENT P.E. COUNTY ENGINEER

RETAINING WALL PROFILES


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

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

Exhibit 7B
pg 7 of 9



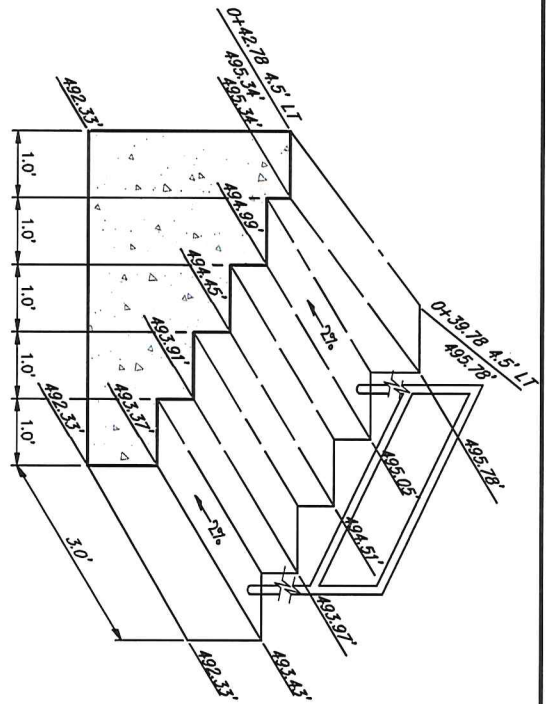
REVISIONS	
DATE:	
SHEET NO.	17

DESIGNED BY: JLS	 MULTNOMAH COUNTY DEPARTMENT OF COMMUNITY SERVICES LAND USE AND TRANSPORTATION PROGRAM 1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999 BRIAN S. VINCENT P.E. COUNTY ENGINEER
DRAFTED BY: JLS	
CHECKED BY: JLS	

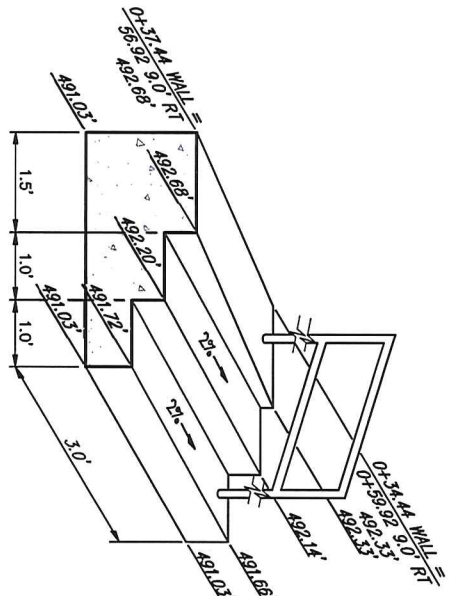
RETAINING WALL PROFILES	
NE HALSEY STREET FROM BIRCH AVE TO NE 244th AVE STREET IMPROVEMENTS	
DATE: SEPTEMBER 2012	SCALE: 1"=2' HORIZ, 1"=2' VERT

Exhibit B

pg. 8 of 9

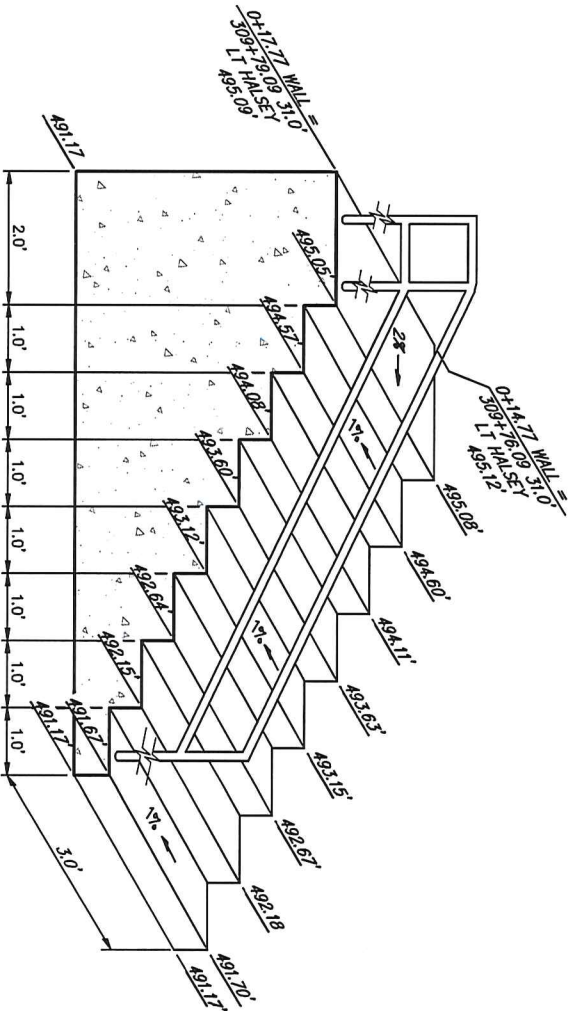


CONCRETE STAIR DETAIL No. 1
STAIR HEIGHT = 0.54' EXCEPT TOP STEP
INSTALL HAND RAILING TO SOUTH SIDE OF STAIRS
SCALE: 1"=1'

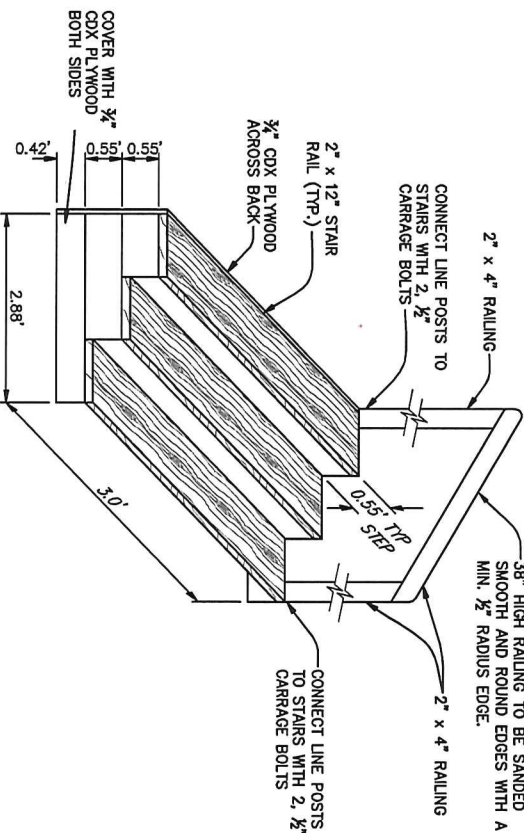


CONCRETE STAIR DETAIL No. 2
STAIR HEIGHT = 0.48' EXCEPT TOP STEP
INSTALL HAND RAILING TO NORTH SIDE OF STAIRS
SCALE: 1"=1'

NOTE:
NO REINFORCING STEEL IS REQUIRED IN CONCRETE STAIRS.



CONCRETE STAIR DETAIL No. 3
STAIR HEIGHT = 0.4828' = 5.78"
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 2x4x38" HEIGHT HAND RAILING TO NORTH SIDE OF STAIRS
STAIN STAIRS TO MATCH EXISTING DECK
USE WOOD SCREWS TO ATTACH ALL WOOD
SCALE: 1"=1'




SHEET NO. 27	REVISIONS		DESIGNED BY: <u>LSF</u>	 MULTNOMAH COUNTY DEPARTMENT OF COMMUNITY SERVICES LAND USE AND TRANSPORTATION PROGRAM 1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999	MISCELLANEOUS SITE DETAILS	
	DATE:		DRAFTED BY: <u>BSB</u>		NE HALSEY STREET FROM BIRCH AVE TO NE 244th AVE STREET IMPROVEMENTS	
			CHECKED BY: <u>BSB</u>		DATE: SEPTEMBER 2012 SCALE: AS SHOWN	
			BRIAN S. VINCENT P.E.		COUNTY ENGINEER	

Exhibit B
pg. 9 of 9