

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 06-139

Authorizing Condemnation and Immediate Possession of Real Property Interests for the Purpose of Constructing the New Sauvie Island Bridge and Removing the Existing Bridge

The Multnomah County Board of Commissioners Finds:

- a. On March 17, 2005, the Board adopted Resolution No. 05-040 authorizing condemnation and immediate possession of real property interests for the purpose of constructing the Project.
- b. On April 7, 2005, by Resolution 05-047, the Board amended Resolution No. 05-040, to correct the legal descriptions in Exhibit A to the earlier adopted resolution.
- c. On October 10, 2005, the Board adopted Resolution 05-177 authorizing condemnation and immediate possession of additional real property interests for the Project, described in Exhibit A to that Resolution.
- d. Since October 2005, the County has determined yet again that to construct the Project, it is necessary to revise the legal descriptions that were contained in "Exhibit A" to Resolution No. 05-047 and "Exhibit A" to Resolution No. 05-177.
- e. It is necessary for Multnomah County to acquire the real property interests described in the attached Exhibit A (the property) for the purpose of constructing and operating the new Sauvie Island Bridge and to remove the existing bridge to the Island (collectively referred to as the "Project").
- f. The existing Sauvie Island Bridge is the only road access to the Island and is currently weight restricted due to damage apparently caused by traffic and vehicle loads that are outside its design limits.
- g. 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 map attached as Exhibit B shows the approximate location of the Project and the property to be acquired.
- h. By Resolution 05-177 the Board authorized acquisition of immediate possession of the area described in Exhibit A and it is necessary for the County to remain in possession of such property to allow construction to proceed and be completed on schedule and within budgetary limitations.

The Multnomah County Board of Commissioners Resolves:

1. It is necessary for Multnomah County to acquire the property described in the attached Exhibit A for the Project.

2. In the event that no satisfactory agreement can be reached with the owners of the property as to the purchase price, legal counsel is authorized and directed to prosecute to final determination such condemnation proceedings as may be necessary to acquire the property. Such action shall be in accordance with all applicable laws, rules and regulations governing such acquisition.
3. Upon final determination of any such proceeding, the deposit of funds and payment of judgment conveying the property to the County is authorized.
4. It is necessary for the County to remain in possession of the property to allow construction to proceed and be completed on schedule and within its budgetary limits.
5. Legal counsel is authorized and directed to take action in accordance with law, if any such action is necessary, to allow the County to remain in possession of the property.
6. There is authorized the creation of a fund in the amount determined by appraisal to be just compensation for said property, for deposit with the clerk of the court wherein the action was commenced for the use of the defendants in the action, and the Director of the Finance Division is authorized to draw a warrant on the Road Fund of the County in such sum for deposit.

ADOPTED this 3rd day of August, 2006.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Diane M. Linn, County Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Matthew O. Ryan, Assistant County Attorney

EXHIBIT A

Parcel 1 – Permanent Easement

A permanent easement to construct, reconstruct, alter, improve, repair, maintain and have access to a bridge over the following described property from Highway 30 to Sauvie Island together with the right to construct, reconstruct, alter, improve, repair and maintain bridge supports on the property. This easement shall restrict all use of the property during initial construction for a period of four years or until construction is completed whichever first occurs. After the initial construction period, use of the of the property may be made for any purpose, including but not limited to construction, reconstruction, alteration, improvement, repair and maintenance of a boat ramp and use of the property for boat ramp purposes, subject to the permanent easement rights of Multnomah County; provided that, no structures may be constructed or maintained on the property.

A parcel of land lying in the SW1/4 of Section 28, Township 2 North, Range 1 West, of the Willamette Meridian, Multnomah County, Oregon, and being a portion of that property described by memorandum of agreement for sale between Earl and Ella Larson, husband and wife, Sellers, and Kenneth L. Larson and Janet Jo Hirsch, as tenants in common, Purchasers, by instrument recorded as document no. 97145204, Deed Records of Multnomah County; the said parcel lying on the Easterly side of the former Burlington Northern/Santa Fe Railroad right-of-way and on the Southerly side of the existing right-of-way for the Sauvie Island Bridge, being more particularly described as follows:

Beginning at the point of intersection of the Easterly right-of-way line of the former Burlington Northern/Santa Fe Railroad (defined as a line drawn 50.00 feet Easterly from and parallel with the centerline of the existing rails) and the Southeasterly right-of-way line of the existing Sauvie Island Bridge, recorded August 19, 1949 in Book 1353 at Page 445, Deed Records of Multnomah County, which point lies South $85^{\circ}06'03''$ East, a distance of 1987.63 feet from the one-quarter corner common to Sections 28 and 29, Township 2 North, Range 1 West, of the Willamette Meridian; thence following said railroad right-of-way line the following three courses: South $45^{\circ}27'29''$ East, a distance of 11.57 feet; thence South $45^{\circ}21'38''$ East, a distance of 48.57 feet; thence South $45^{\circ}13'31''$ East, a distance of 19.06 feet; thence leaving said railroad right-of-way line, North $51^{\circ}04'54''$ East, a distance of 118.73 feet, more or less, to the line of ordinary high water on the left bank of the Multnomah Channel; thence following said line of ordinary high water the following nine courses: North $77^{\circ}15'36''$ West, a distance of 8.91 feet; thence South $75^{\circ}31'49''$ West, a distance of 13.87 feet; thence South $62^{\circ}46'52''$ West, a distance of 23.13 feet; thence North $83^{\circ}22'33''$ West, a distance of 3.59 feet; thence North $40^{\circ}45'03''$ West, a distance of 11.20 feet; thence North $31^{\circ}28'14''$ East, a distance of 26.25 feet; thence North $22^{\circ}55'06''$ East, a distance of 16.44 feet; thence North $11^{\circ}37'59''$ West, a distance of 17.59 feet; thence North $34^{\circ}07'41''$ West, a distance of 14.67 feet to the aforementioned Southeasterly right-of-way line of the existing Sauvie Island Bridge; thence South $51^{\circ}23'00''$ West, along said right-of-way line, a distance of 132.43 feet to the point of beginning.

EXCEPTING THEREFROM, rights of the public in and to that portion of the herein described parcel lying within the limits of streets, roads and highways.

Bearings are based on the Oregon Coordinate System of 1983, North Zone.

The parcel of land to which this description applies contains 0.20 acres, more or less.

Parcel 2 – Temporary Construction Easement

A temporary construction easement over the following described property for the construction of the new Sauvie Island Bridge for a period of four years or until construction is completed whichever first occurs.

A parcel of land lying in the SW1/4 of Section 28, Township 2 North, Range 1 West, of the Willamette Meridian, Multnomah County, Oregon, and being a portion of that property described by memorandum of agreement for sale between Earl and Ella Larson, husband and wife, Sellers, and Kenneth L. Larson and Janet Jo Hirsch, as tenants in common, Purchasers, by instrument recorded as document no. 97145204, Deed Records of Multnomah County; the said parcel lying on the Easterly side of the former Burlington Northern/Santa Fe Railroad right-of-way and on the northwesterly side of the existing right-of-way for the Sauvie Island Bridge and being more particularly described as follows:

Commencing at the point of intersection of the Easterly right-of-way line of the former Burlington Northern/Santa Fe Railroad (defined as a line drawn 50.00 feet Easterly from and parallel with the centerline of the existing rails) and the southeasterly right-of-way line of the existing Sauvie Island Bridge, recorded August 19, 1949 in Book 1353 at Page 445, Deed Records of Multnomah County, which point lies South 85°06'03" East, a distance of 1987.63 feet from the one-quarter corner common to Sections 28 and 29, Township 2 North, Range 1 West, of the Willamette Meridian; thence North 45°28'19" West, following said railroad right-of-way line, a distance of 80.57 feet to the northwesterly right-of-way line of said Sauvie Island Bridge and the **TRUE POINT OF BEGINNING**; thence continuing North 45°28'19" West along said railroad right-of-way line, a distance of 72.35 feet; to the North line of Tract "C", according to the duly filed plat of Lucerne, recorded September 4, 1909 in Plat Book 475, Pages 75 and 76, Multnomah County Plat Records; thence South 88°05'13" East along the North line of said Tract "C", a distance of 110.55 feet to the aforesaid northwesterly right-of-way line of the Sauvie Island Bridge; thence South 51°23'00" West, along said right-of-way line, a distance of 75.39 feet to the **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM rights of the public in and to that portion of the herein described premises lying within the limits of streets, roads and highways.

Bearings are based on the Oregon Coordinate System of 1983, North Zone.

The parcel of land to which this description applies contains 0.06 acres, more or less.

Parcel 3 – Temporary Construction Easement

A temporary construction easement over the following described property for the construction of the new Sauvie Island Bridge for a period of four years or until construction is completed whichever first occurs.

A parcel of land lying in the SW1/4 of Section 28, Township 2 North, Range 1 West, of the Willamette Meridian, Multnomah County, Oregon, and being a portion of that property described by memorandum of agreement for sale between Earl and Ella Larson, husband and wife, Sellers, and Kenneth L. Larson and Janet Jo Hirsch, as tenants in common, Purchasers, by instrument recorded as document no. 97145204, Deed Records of Multnomah County; the said parcel lying on the easterly side of the former Burlington Northern/Santa Fe Railroad right-of-way and being more particularly described as follows:

Commencing at the point of intersection of the Easterly right-of-way line of the former Burlington Northern/Santa Fe Railroad (defined as a line drawn 50.00 feet Easterly from and parallel with the centerline of the existing rails) and the southeasterly right-of-way line of the existing Sauvie Island Bridge, recorded August 19, 1949 in Book 1353 at Page 445, Deed Records of Multnomah County, which point lies South 85°06'03" East, a distance of 1987.63 feet from the one-quarter corner common to Sections 28 and 29, Township 2 North, Range 1 West, of the Willamette Meridian; thence along said railroad right-of-way line the following four courses: South 45°27'29" East, a distance of 11.57 feet; thence South 45°21'38" East, a distance of 48.57 feet; thence South 45°13'31" East, a distance of 47.58 feet; thence South 44°50'47" East, a distance of 31.97 feet to the TRUE POINT OF BEGINNING; thence continuing along said railroad right of way line South 44°50'47" East, a distance of 14.94 feet; thence leaving said railroad right-of-way line North 51°04'54" East, a distance of 65.65 feet; thence North 34°21'16" West, a distance of 75.24 feet; thence South 51°04'54" West, a distance of 66.43 feet; thence South 32°30'42" East, a distance of 60.52 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM rights of the public in and to that portion of the herein described premises lying within the limits of streets, roads and highways.

Bearings are based on the Oregon Coordinate System of 1983, North Zone.

The parcel of land to which this description applies contains 0.12 acres, more or less.

Parcel 4 – Temporary Construction Easement

A temporary construction easement over the following described property for the construction of the new Sauvie Island Bridge for a period of four years or until construction is completed whichever first occurs.

A parcel of land lying in the SW1/4 of Section 28, Township 2 North, Range 1 West, of the Willamette Meridian, Multnomah County, Oregon, and being a portion of that property described by memorandum of agreement for sale between Earl and Ella Larson, husband and wife, Sellers, and Kenneth L. Larson and Janet Jo Hirsch, as tenants in common, Purchasers, by instrument recorded as document no. 97145204, Deed Records of Multnomah County, being more particularly described as follows:

Commencing at the point of intersection of the Easterly right-of-way line of the former Burlington Northern/Santa Fe Railroad (defined as a line drawn 50.00 feet Easterly from and parallel with the centerline of the existing rails) and the southeasterly right-of-way line of the existing Sauvie Island Bridge, recorded August 19, 1949 in Book 1353 at Page 445, Deed Records of Multnomah County, which point lies South 85°06'03" East, a distance of 1987.63 feet from the one-quarter corner common to Sections 28 and 29, Township 2 North, Range 1 West, of the Willamette Meridian; thence South 45°27'29" East, a distance of 11.57 feet; thence South 45°21'38" East, a distance of 48.57 feet; thence South 45°13'31" East, a distance of 19.06 feet; thence North 51°04'54" East, a distance of 101.04 feet to the TRUE POINT OF BEGINNING; thence South 38°55'06" East, a distance of 65.86 feet; thence North 13°30'15" East, a distance of 14.68 feet, more or less, to the line of ordinary high water on the left bank of the Multnomah Channel; thence following said line of ordinary high water the following six courses: North 33°27'49" West, a distance of 7.55 feet; thence North 29°04'42" West, a distance of 15.21 feet; thence North 33°52'33" West, a distance of 6.75 feet; thence North 31°51'54" West, a distance of 12.99 feet; thence North 36°13'21" West, a distance of 5.14 feet; thence North 37°04'42" West, a distance of 9.66 feet; thence leaving the line of ordinary high water, South 51°04'54" West, a distance of 17.69 feet to the TRUE POINT OF BEGINNING.

Bearings are based on the Oregon Coordinate System of 1983, North Zone.

The parcel of land to which this description applies contains 0.02 acres, more or less.

Parcel 5 – Permanent Easement

A permanent easement for road approach over the following described property.

A parcel of land lying in the SW1/4 of Section 28, Township 2 North, Range 1 West, of the Willamette Meridian, Multnomah County, Oregon, and being a portion of that property described by memorandum of agreement for sale between Earl and Ella Larson, husband and wife, Sellers, and Kenneth L. Larson and Janet Jo Hirsch, as tenants in common, Purchasers, by instrument recorded as document no. 97145204, Deed Records of Multnomah County; the said parcel lying on the easterly side of the existing Burlington Northern/Santa Fe Railroad right-of-way and being more particularly described as follows:

Commencing at the point of intersection of the Easterly right-of-way line of the Burlington Northern/Santa Fe Railroad (defined as a line drawn 50.00 feet Easterly from and parallel with the centerline of the existing rails) and the southeasterly right-of-way line of the existing Sauvie Island Bridge, recorded August 19, 1949 in Book 1353 at Page 445, Deed Records of Multnomah County, which point lies South 85°06'03" East, a distance of 1987.63 feet from the one-quarter corner common to Sections 28 and 29, Township 2 North, Range 1 West, of the Willamette Meridian; thence along said railroad right-of-way line the following three courses: South 45°27'29" East, a distance of 11.57 feet; thence South 45°21'38" East, a distance of 48.57 feet; thence South 45°13'31" East, a distance of 19.06 feet to the TRUE POINT OF BEGINNING; thence continuing along said railroad right of way line South 45°13'31" East, a distance of 28.52 feet; thence South 44°50'47" East, a distance of 31.97 feet; thence leaving said railroad right-of-way North 32°30'42" West, a distance of 60.52 feet; thence South 51°04'54" West, a distance of 13.19 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM rights of the public in and to that portion of the herein described premises lying within the limits of streets, roads and highways.

Bearings are based on the Oregon Coordinate System of 1983, North Zone.

The parcel of land to which this description applies contains 0.01 acres, more or less.

Parcel 6 – Permanent Easement

A permanent easement to construct, reconstruct, alter, improve, repair, maintain and have access to a bridge over the following described property from Highway 30 to Sauvie Island together with the right to construct, reconstruct, repair and maintain bridge supports on the property. This easement shall restrict all use of the property during initial construction for a period of four years or until construction is completed whichever first occurs. After the initial construction period, use of the property may be made for a boat ramp and boat ramp access and boating purposes subject to the permanent easement rights of Multnomah County; provided that, no structures including floating structures may be constructed, stored, moored or maintained on the property.

A parcel of land lying in the W1/2 of Section 28, Township 2 North, Range 1 West, of the Willamette Meridian, Multnomah County, Oregon, and lying riverward of the line of ordinary high water on the left bank of the Multnomah Channel, being more particularly described as follows:

Commencing at the point of intersection of the Easterly right-of-way line of the former Burlington Northern/Santa Fe Railroad (defined as a line drawn 50.00 feet Easterly from and parallel with the centerline of the existing rails) and the Southeasterly right-of-way line of the existing Sauvie Island Bridge, recorded August 19, 1949 in Book 1353 at Page 445, Deed records of Multnomah County, which point lies South 85°06'03" East, a distance of 1987.63 feet from the one-quarter corner common to Sections 28 and 29, Township 2 North, Range 1 West, of the Willamette Meridian; thence North 51°23'00" East, a distance of 132.43 feet, more or less, to the line of ordinary high water on the left bank of the Multnomah Channel and the **TRUE POINT OF BEGINNING**; thence following said line of ordinary high water the following nine courses: South 34°07'41" East, a distance of 14.66 feet; thence South 11°37'59" East, a distance of 17.59 feet; thence South 22°55'06" West, a distance of 16.44 feet; thence South 31°28'14" West, a distance of 26.25 feet; thence South 40°45'03" East, a distance of 11.20 feet; thence South 83°22'33" East, a distance of 3.59 feet; thence North 62°46'52" East, a distance of 23.13 feet; thence North 75°31'49" East, a distance of 13.87 feet; thence South 77°15'36" East, a distance of 8.91 feet; thence leaving the line of ordinary high water, North 51°04'54" East, a distance of 146.89 feet, thence North 40°10'52" West, a distance of 77.28 feet to the aforesaid Southeasterly right-of-way line of the existing Sauvie Island Bridge; thence South 51°23'00" West, along said right-of-way line, a distance of 140.36 feet to the **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM, rights of the public in and to that portion of the herein described parcel lying within the limits of streets, roads and highways.

Bearings are based on the Oregon Coordinate System of 1983, North Zone.

The parcel of land to which this description applies contains 0.29 acres, more or less.

Parcel 7 – Temporary Construction Easement

A temporary construction easement over the following described property for the construction of the new Sauvie Island Bridge for a period of four years or until construction is completed whichever first occurs.

A parcel of land lying in the W1/2 of Section 28, Township 2 North, Range 1 West, of the Willamette Meridian, Multnomah County, Oregon, and lying riverward of the line of ordinary high water on the left bank of the Multnomah Channel, being more particularly described as follows:

Commencing at the point of intersection of the Easterly right-of-way line of the former Burlington Northern/Santa Fe Railroad (defined as a line drawn 50.00 feet Easterly from and parallel with the centerline of the existing rails) and the southeasterly right-of-way line of the existing Sauvie Island Bridge, recorded August 19, 1949 in Book 1353 at Page 445, Deed Records of Multnomah County, which point lies South 85°06'03" East, a distance of 1987.63 feet from the one-quarter corner common to Sections 28 and 29, Township 2 North, Range 1 West, of the Willamette Meridian; thence South 45°27'29" East, a distance of 11.57 feet; thence South 45°21'38" East, a distance of 48.57 feet; thence South 45°13'31" East, a distance of 19.06 feet; thence North 51°04'54" East, a distance of 118.73 feet, more or less, to the line of ordinary high water on the left bank of the Multnomah Channel and the **TRUE POINT OF BEGINNING**; thence continuing North 51°04'54" East, a distance of 146.34 feet; thence South 40°10'52" East, a distance of 90.00 feet; thence South 51°04'54" West, a distance of 157.55 feet, more or less, to the line of ordinary high water on the left bank of the Multnomah Channel; thence following said line of ordinary high water the following six courses: North 33°27'49" West, a distance of 40.77 feet; thence North 29°04'42" West, a distance of 15.21 feet; thence North 33°52'33" West, a distance of 6.75 feet; thence North 31°51'54" West, a distance of 12.99 feet; thence North 36°13'21" West, a distance of 5.14 feet; thence North 37°04'42" West, a distance of 9.66 feet to the **TRUE POINT OF BEGINNING**.

Bearings are based on the Oregon Coordinate System of 1983, North Zone.

The parcel of land to which this description applies contains 0.31 acres, more or less.

Parcel 8 – Permanent Easement

A permanent easement to construct, reconstruct, alter, improve, repair, maintain and have access to a bridge over the following described property from Highway 30 to Sauvie Island together with the right to construct, reconstruct, repair and maintain bridge supports on the property. This easement shall restrict all use of the property during initial construction for a period of four years or until construction is completed whichever first occurs. After the initial construction period, use of the property may be made to store, moor and service small boats and watercraft, subject to the permanent easement rights of Multnomah County; provided that, no structures may be constructed or maintained on the property.

A parcel of land lying in the NE1/4SW1/4 of Section 28, Township 2 North, Range 1 West, of the Willamette Meridian, Multnomah County, Oregon, and being a portion of that property described by warranty deed between Irene Daly, et al, grantors, to the State of Oregon, by and through its State Highway Commission, grantees, by instrument recorded in Book 1353 at page 445, deed records of Multnomah County, the said parcel lying on the Easterly side of the existing Burlington Northern/Santa Fe Railroad right-of-way and comprising a portion of the existing right-of-way for the Sauvie Island Bridge, being more particularly described as follows:

BEGINNING at the point of intersection of the Easterly right-of-way line of the former Burlington Northern/Santa Fe Railroad (defined as a line drawn 50.00 feet Easterly from and parallel with the centerline of the existing rails) and the Southeasterly right-of-way line of the existing Sauvie Island Bridge, recorded August 19, 1949 in Book 1353 at Page 445, Deed Records of Multnomah County, which point lies South 85°06'03" East, a distance of 1987.63 feet from the one-quarter corner common to Sections 28 and 29, Township 2 North, Range 1 West, of the Willamette Meridian; thence North 51°23'00" East, along said Southeasterly right-of-way line, a distance of 132.87 feet, more or less, to the line of ordinary high water on the left bank of the Multnomah Channel; thence following said line of ordinary high water the following three courses: North 21°40'13" West, a distance of 13.97 feet; thence North 85°24'24" West, a distance of 8.12 feet; thence North 38°55'26" West, a distance of 5.31 feet to the North line of Tract "C", according to the duly filed plat of Lucerne, recorded September 4, 1909 in Plat Book 475, Pages 75 and 76, Multnomah County Plat Records; thence North 88°05'13" West along the North line of said Tract "C", a distance of 15.55 feet; thence South 51°04'54" West, a distance of 123.22 feet to the Easterly right-of-way line of the aforesaid former Burlington Northern/Santa Fe Railroad; thence following said Easterly right-of-way line, South 45°28'19" East, a distance of 33.93 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM rights of the public in and to that portion of the herein described parcel lying within the limits of streets, roads and highways.

SUBJECT TO an easement, including the terms and provisions thereof, granted to International Wood Products Company by instrument recorded October 28, 1941 in Book 646 at Page 437, deed records of Multnomah County.

The parcel of land to which this description applies contains 0.10 acres, more or less.

Bearings are based on the Oregon Coordinate System of 1983, North Zone.

Parcel 9 – Temporary Construction Easement

A temporary construction easement over the following described property for the construction of the new Sauvie Island Bridge for a period of four years or until construction is completed whichever first occurs.

A parcel of land lying in the NE1/4SW1/4 of Section 28, Township 2 North, Range 1 West, of the Willamette Meridian, Multnomah County, Oregon, and being a portion of that property described by warranty deed between Irene Daly, et al, grantors, to the State of Oregon, by and through its State Highway Commission, grantees, by instrument recorded in Book 1353 at page 445, Deed Records of Multnomah County, the said parcel lying on the Easterly side of the existing Burlington Northern/Santa Fe Railroad right-of-way and comprising a portion of the existing right-of-way for the Sauvie Island Bridge, being more particularly described as follows:

Commencing at the point of intersection of the Easterly right-of-way line of the former Burlington Northern/Santa Fe Railroad (defined as a line drawn 50.00 feet Easterly from and parallel with the centerline of the existing rails) and the Southeasterly right-of-way line of the existing Sauvie Island Bridge, recorded August 19, 1949 in Book 1353 at Page 445, Deed Records of Multnomah County, which point lies South 85°06'03" East, a distance of 1987.63 feet from the one-quarter corner common to Sections 28 and 29, Township 2 North, Range 1 West, of the Willamette Meridian; thence North 45°28'19" West along said Easterly railroad right-of-way line, a distance of 33.93 feet to the **TRUE POINT OF BEGINNING**; thence North 51°04'54" East, a distance of 123.22 feet to the North line of Tract "C", according to the duly filed plat of Lucerne, recorded September 4, 1909 in Plat Book 475, Pages 75 and 76, Multnomah County Plat Records; thence North 88°05'13" West along the North line of said Tract "C", a distance of 70.26 feet; thence South 51°23'00" West, along the northwesterly right-of-way line of said existing Sauvie Island Bridge, a distance of 75.39 feet to the Easterly right-of-way line of the aforesaid former Burlington Northern/Santa Fe Railroad; thence following said Easterly right-of-way line, South 45°28'19" East, a distance of 46.64 feet to the **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM rights of the public in and to that portion of the herein described parcel lying within the limits of streets, roads and highways.

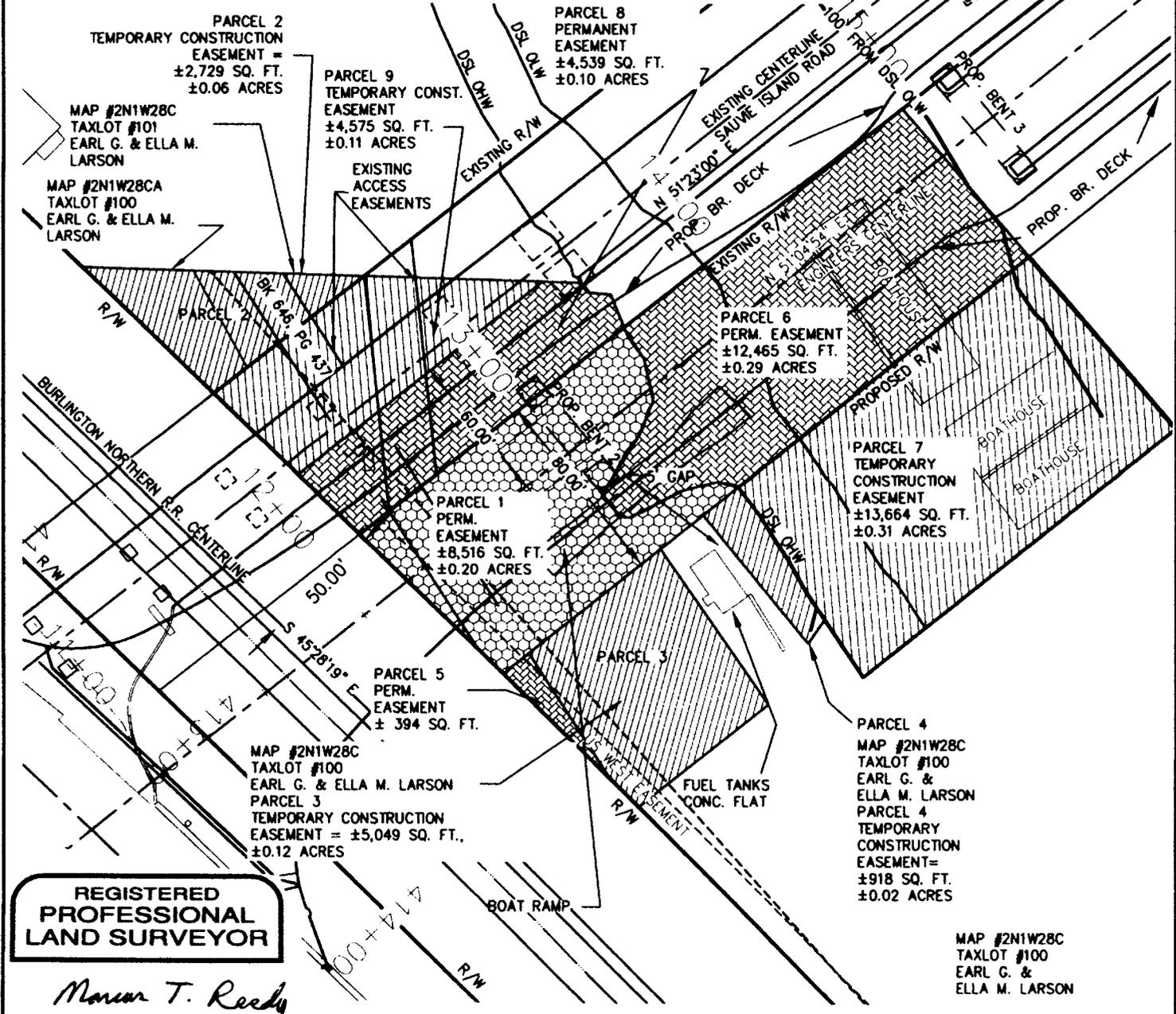
SUBJECT TO an easement, including the terms and provisions thereof, granted to International Wood Products Company by instrument recorded October 28, 1941 in Book 646 at Page 437, deed records of Multnomah County.

The parcel of land to which this description applies contains 0.11 acres, more or less.

Bearings are based on the Oregon Coordinate System of 1983, North Zone.

EXHIBIT MAP

SECTION 28
TOWNSHIP 2 NORTH, RANGE 1 WEST
MULTNOMAH COUNTY, OREGON, WILLAMETTE MERIDIAN

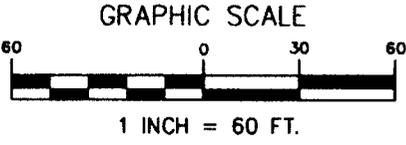


**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Marcus T. Reedy

OREGON
JULY 21, 1988
MARCUS T. REEDY
2871

RENEWAL 12/31/2006



- PERMANENT EASEMENT
- TEMP. CONST. EASEMENT
- PARCEL IN FEE

VERTICAL DATUM:
NGVD 29
DSL OHW ELEV = 17.0'
DSL OLV ELEV = 4.0'



**DAVID EVANS
AND ASSOCIATES INC.**
530 Center Street N.E., Suite 605
Salem Oregon 97301
Phone: 503.361.8635

PROJECT	SAUVIE ISLAND BRIDGE REPLACEMENT		
TITLE	SAUVIE ISLAND ROAD		
	MULTNOMAH COUNTY		
FILE	DRAWN BY	DESIGN BY	SCALE
ODOT00000460	BXL	MTR	1" = 60'
			DATE
			6-6-06

SECRET

1