

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2018-111

Authorizing the Acquisition of Real Property for a Public Improvement Project on N.E. 238th Drive, in Northeast Multnomah County.

The Multnomah County Board of Commissioners Finds:

- a. It is necessary for Multnomah County to acquire the real property interests described in attached Exhibit 1 (the "Property") for purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing road facilities which includes culverts, approaches, access, slopes, and drainage facilities on a portion of N.E. 238th Drive, situated in unincorporated Multnomah County (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 described in Exhibit 1 for purposes of the Project.
2. Multnomah County Transportation Division (Division) 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 the Division as necessary in such negotiations. Any agreement to purchase property described in Exhibit 1 is subject to Board approval.

ADOPTED this 15th day of November 2018.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

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

By *Courtney Lords*
Courtney Lords, Assistant County Attorney

SUBMITTED BY: Kim Peoples, Director, Department of Community Services.

EXHIBIT 1

EXHIBIT A

NE 238th Drive
County Road No. 2529
Item No. 2018-18-03

Treehill Park Condominium

PARCEL 1 – PERMANENT EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of “Treehill Park Condominiums” recorded in Plat Book 1211, Pages 1-4, Multnomah County Plat Records, said parcel being that portion of said Treehill Park Condominiums included in a strip of land variable in width lying on the northerly and easterly side of and coincident with the centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 16+89.24 and 30+59.20, said Centerline being more particularly described as follows:

Beginning at a 4 1/4” brass disk in concrete inside a monument box at the Northeast Corner of the Alanson Taylor D.L.C. No. 57 at Station 0+00;

Thence along the existing centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 the following courses and distances:

N01°20’01”E, 226.57 feet to Centerline Station 2+26.57 and the beginning of a 1432.50 foot radius curve to the right having a central angle of 10°09’33”;

Thence along the arc of said curve to the right (the long chord of which bears N06°24’48”E, 253.67’) 254.00 feet to Centerline Station 4+80.57;

Thence N11°29’34”E, 75.59 feet to a 5/8” iron rod in a monument box at Centerline Station 5+56.16 and the beginning of a 636.67 foot radius curve to the left having a central angle of 103°36’14”;

Thence along the arc of said curve to the left (the long chord of which bears N40°18’33”W, 1000.69’) 1151.25 feet to Centerline Station 17+07.40;

Thence S87°53’20”W, 252.13 feet to Centerline Station 19+59.53 and the beginning of a 477.50 foot radius curve to the right having a central angle of 95°21’52” from which a 1/2" iron pipe in a monument box bears S87°53’20”W, 0.27;

Thence along the arc of said curve to the right (the long chord of which bears N44°25’44”W, 706.15’) 794.76 feet to Centerline Station 27+54.29 from which a 1/2" iron pipe in a monument box bears S03°15’12”W, 0.34 feet;

Thence N03°15’12”E, 594.18 feet to Centerline Station 33+48.47 and the point of intersection with NE Arata Road (County Road No. 730) and the **Terminus Point** of said Centerline.

The basis of bearings along with the centerline location of the above described Centerline is based on a Pre-Construction Survey to be prepared by Multnomah County Surveyors Office and to be filed prior to the beginning of construction of roadway improvements.

The northerly and easterly line of said strip being described by the following courses and distances:

Beginning at a point on the northerly right of way line of NE 238th Drive (County Road No. 2529), 67.17 feet right of Centerline Station 16+89.24;

Thence S88°41'04"W, 272.59 feet to a point 70.66 feet right of Centerline Station 19+59.95;

Thence N18°13'56"W, 43.25 feet to a point 112.00 feet right of Centerline Station 19+75.69;

Thence S73°52'24"W, 20.01 feet to a point 106.00 feet right of Centerline Station 20+00.44;

Thence S18°13'56"E, 37.90 feet to a point 70.40 feet right of Centerline Station 19+84.48;

Thence S88°41'04"W, 40.66 feet to a point 66.82 feet right of Centerline Station 20+31.81 and the beginning of a 433.25 radius non-tangent curve to the right having a central angle of 33°00'28", the radius point of which bears N06°59'06"E;

Thence along the arc of said non-tangent curve (the long chord of which bears N66°30'40"W, 246.16') 249.59 feet to a point 64.73 feet right of Centerline Station 23+21.71;

Thence N52°41'00"W, 47.40 feet to a point 58.72 feet right of Centerline Station 23+75.74;

Thence S47°49'50"W, 8.97 feet to a point 49.74 feet right of Centerline Station 23+75.74 and the beginning of a 447.00 foot radius non-tangent curve to the right having a central angle of 14°08'01", the radius point of which bears N46°13'53"E;

Thence along the arc of said non-tangent curve (the long chord of which bears N36°42'06"W, 109.99') 110.27 feet to a point 46.10 feet right of Centerline Station 24+98.27;

Thence N21°31'24"W, 83.90 feet to a point 46.63 feet right of Centerline Station 25+91.34 and the beginning of a 460.25 foot radius non-tangent curve to the right having a central angle of 20°12'07", the radius point of which bears N76°13'22"E;

Thence along the arc of said non-tangent curve (the long chord of which bears N03°40'34"W, 161.44') 162.28 feet to a point 52.00 feet right of Centerline Station 27+70.35;

Thence N03°15'12"E, 112.39 feet to a point 52.00 feet right of Centerline Station 28+82.74 and the beginning of a 180.00 foot radius curve to the right having a central of 24°20'26";

Thence along the arc of said curve to the right (the long chord of which bears N15°25'25"E, 75.89') 76.47 feet to a point 68.00 feet right of Centerline Station 29+56.93;

Thence S86°44'48"E, 9.00 feet to a point 77.00 feet right of Centerline Station 29+56.93;

Thence N03°15'12"E, 42.60 feet to a point 77.00 feet right of Centerline Station 29+99.54;

Thence N57°56'23"W, 21.68 feet to a point 58.00 feet right of Centerline Station 30+09.98;

Thence N38°51'25"E, 6.87 feet to a point 62.00 feet right of Centerline Station 30+15.57 and the beginning of a 70.00 foot radius non-tangent curve to the right having a central angle of 39°04'40", the radius point of which bears N52°25'31"E;

Thence along the arc of said non-tangent curve (the long chord of which bears N18°02'08"W, 46.82') 47.74 feet to a point on the easterly right of way line of said NE 238th Drive 45.00 feet right of Centerline Station 30+59.20 and the Terminus Point of said line.

EXCEPTING therefrom any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way, any portion of said strip included in Tract "I" in that Deed for Road Purposes recorded November 27, 1973 in Book 960, page 1328, Multnomah County Deed Records, and any portion of said strip included in that Bargain and Sale Deed recorded, December 31, 1986 in Book 1969, Page 607, Multnomah County Deed Records.

The parcel of land to which this description applies contains 9,981 square feet more or less.

PARCEL 2 – SLOPE EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of "Treehill Park Condominiums" recorded in Plat Book 1211, Pages 1-4, Multnomah County Plat Records, said parcel being that portion of said Treehill Park Condominiums included in a strip of land variable in width lying on the northerly side of and coincident with the centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 17+50 and 19+61.68, said Centerline being more particularly described in Parcel 1.

The width of the strip of land referred to above is as follows:

<u>Station to Station</u>	<u>Width on Northerly Side of Centerline</u>
Station 17+50 to 19+61.68	72.75 in a straight line to 75.68 feet

EXCEPTING therefrom Parcel 1, any portion of said strip included in Slope Easement "III" in that Deed for Road Purposes recorded November 27, 1973 in Book 960, page 1328, Multnomah County Deed Records, any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way, and any portion of said strip included in that Bargain and Sale Deed recorded, December 31, 1986 in Book 1969, Page 607, Multnomah County Deed Records.

The parcel of land to which this description applies contains 713 square feet more or less.

PARCEL 3 – TEMPORARY CONSTRUCTION EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of “Treehill Park Condominiums” recorded in Plat Book 1211, Pages 1-4, Multnomah County Plat Records, said parcel being that portion of said Treehill Park Condominiums included in a strip of land variable in width lying on the northerly side of and coincident with the centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 17+50 and 19+62.74, said Centerline being more particularly described in Parcel 1.

The width of the strip of land referred to above is as follows:

<u>Station to Station</u>	<u>Width on Northerly Side of Centerline</u>
Station 17+50 to 19+62.74	75.75 in a straight line to 78.69 feet

EXCEPTING therefrom Parcel 1, Parcel 2, any portion of said strip included in Slope Easement “III” in that Deed for Road Purposes recorded November 27, 1973 in Book 960, page 1328, Multnomah County Deed Records, any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way, and any portion of said strip included in that Bargain and Sale Deed recorded, December 31, 1986 in Book 1969, Page 607, Multnomah County Deed Records.

The parcel of land to which this description applies contains 507 square feet more or less.

PARCEL 4 – SLOPE EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of “Treehill Park Condominiums” recorded in Plat Book 1211, Pages 1-4, Multnomah County Plat Records, said parcel being that portion of said Treehill Park Condominiums included in a strip of land variable in width lying on the northerly side of and coincident with the centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 19+84.48 and 22+82.74, said Centerline being more particularly described in Parcel 1.

The width of the strip of land referred to above is as follows:

<u>Station to Station</u>	<u>Width on Northerly Side of Centerline</u>
Station 19+84.48 to 22+82.74	70.40 in a straight line to 65.46 feet

EXCEPTING therefrom Parcel 1, any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way, any portion of said strip included in Tract “I” in that Deed for Road Purposes recorded November 27, 1973 in Book 960, page 1328, Multnomah County Deed Records, and any portion of said strip included in that Bargain and Sale Deed recorded, December 31, 1986 in Book 1969, Page 607, Multnomah County Deed Records.

The parcel of land to which this description applies contains 3,581 square feet more or less.

PARCEL 5 – SLOPE EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of "Treehill Park Condominiums" recorded in Plat Book 1211, Pages 1-4, Multnomah County Plat Records, said parcel being that portion of said Treehill Park Condominiums included in a strip of land variable in width lying on the northerly and easterly side of and coincident with the centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 24+72.77 and 29+50, said Centerline being more particularly described in Parcel 1.

The northerly and easterly line of said strip being described by the following courses and distances:

Beginning at a point on the northerly line of Parcel 1, as described hereon, 46.95 feet right of Centerline Station 24+72.77;

Thence N08°12'27"E, 13.89 feet to a point 55.50 feet right of Centerline Station 24+85.03;

Thence N25°22'41"W, 91.30 feet to a point 51.50 feet right of Centerline Station 25+87.95, and the beginning of a 455.00 foot radius non-tangent curve to the right having a central angle of 20°35'04", the radius point of which bears N75°51'48"E;

Thence along the arc of said non-tangent curve to the right (the long chord of which bears N03°50'40"W, 162.59') 163.47 feet to a point 57.00 feet right of Centerline Station 27+70.21;

Thence N03°15'12"E, 179.79 feet to a point 57.00 feet right of Centerline Station 29+50 and the Terminus Point of said line.

EXCEPTING therefrom Parcel 1, any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way, any portion of said strip included in Tract "P" and Slope Easement "P" in that Deed for Road Purposes recorded November 27, 1973 in Book 960, page 1328, Multnomah County Deed Records.

The parcel of land to which this description applies contains 2,228 square feet more or less.

PARCEL 6 – TEMPORARY CONSTRUCTION EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of "Treehill Park Condominiums" recorded in Plat Book 1211, Pages 1-4, Multnomah County Plat Records, said parcel being that portion of said Treehill Park Condominiums included in a strip of land variable in width lying on the northerly and easterly side of and coincident with the Centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 23+75.74 and 30+59.20, said Centerline being more particularly described in Parcel 1.

The northerly and easterly line of said strip being described by the following courses and distances:

Beginning at a point on the northerly line of Parcel 1, as described hereon, 58.72 feet right of Centerline Station 23+75.74;

Thence N47°49'50"E, 5.03 feet to a point 63.75 feet right of Centerline Station 23+75.74 and the beginning of a 433.00 foot radius non-tangent curve to the right, having a central angle of 14°11'07", the radius point of which bears N46°10'47"E;

Thence along the arc of said non-tangent curve to the right (the long chord of which bears N36°43'39"W, 106.93') 107.20 feet to a point 60.09 feet right of Centerline Station 24+98.87;

Thence N25°47'42"W, 80.57 feet to a point 54.60 feet right of Centerline Station 25+90.37 and the beginning of a 452.00 foot radius non-tangent curve to the right having a central angle of 20°18'21", the radius point of which bears N76°09'09"E;

Thence along the arc of said non-tangent curve to the right (the long chord of which bears N03°41'40"W, 159.35') 160.19 feet to a point 60.00 feet right of Centerline Station 27+70.13;

Thence N03°15'12"E, 148.47 feet to a point 60.00 feet right of Centerline Station 29+18.60;

Thence S86°44'48"E, 35.00 feet to a point 95.00 feet right of Centerline Station 29+18.60;

Thence N03°15'12"E, 78.77 feet to a point 95.00 feet right of Centerline Station 29+97.37;

Thence N35°42'36"W, 79.51 feet to a point on the easterly right of way line of said NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 being 45.00 feet right of Centerline Station 30+59.20.

EXCEPTING therefrom Parcel 1, Parcel 5, any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way, any portion of said strip included in Tract "I" in that Deed for Road Purposes recorded November 27, 1973 in Book 960, page 1328, Multnomah County Deed Records

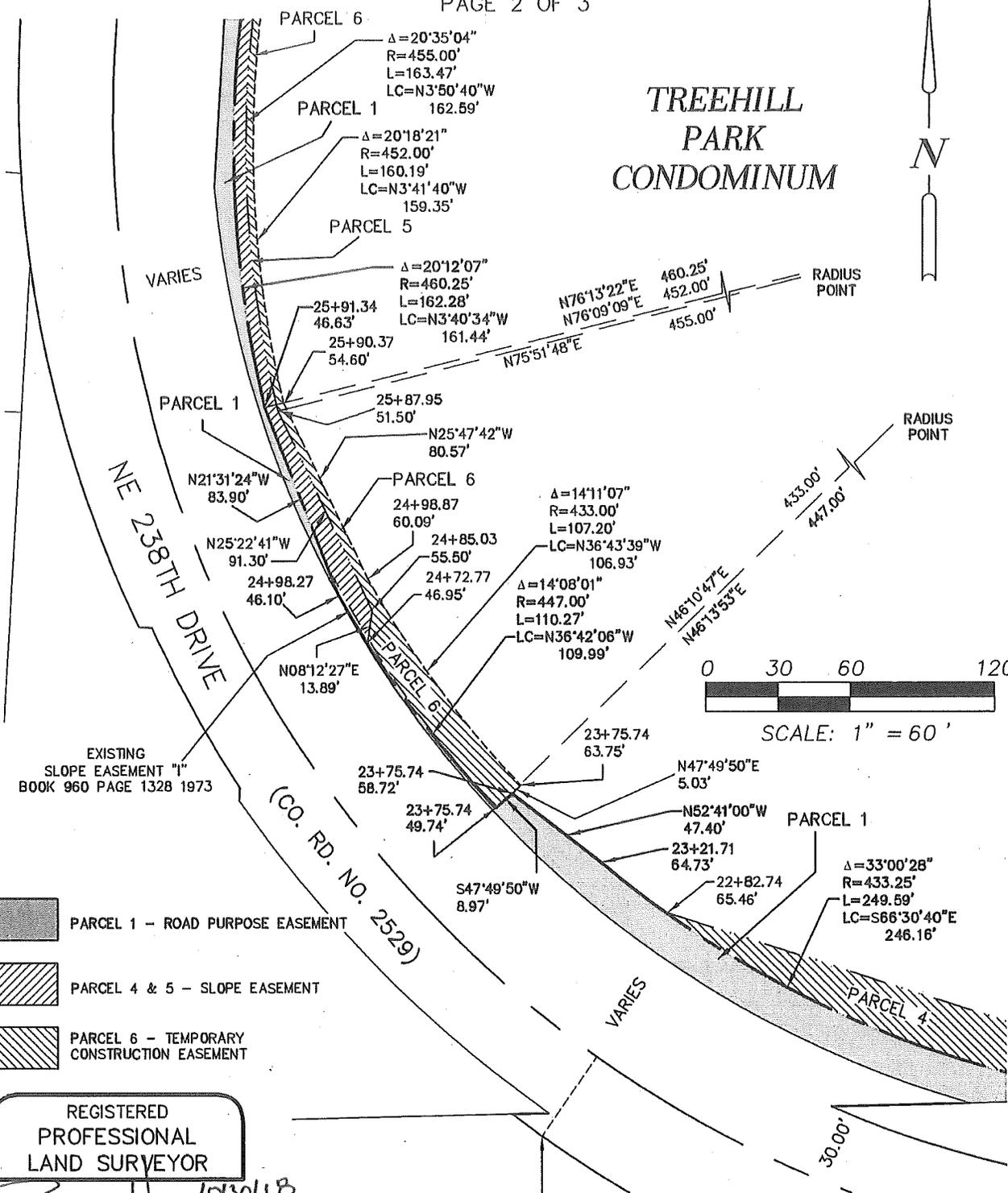
The parcel of land to which this description applies contains 5,523 square feet more or less.



EXHIBIT B

PAGE 2 OF 3

TREEHILL PARK CONDOMINIUM



EXISTING SLOPE EASEMENT "I" BOOK 960 PAGE 1328 1973

- PARCEL 1 - ROAD PURPOSE EASEMENT
- PARCEL 4 & 5 - SLOPE EASEMENT
- PARCEL 6 - TEMPORARY CONSTRUCTION EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] 10/30/18

OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

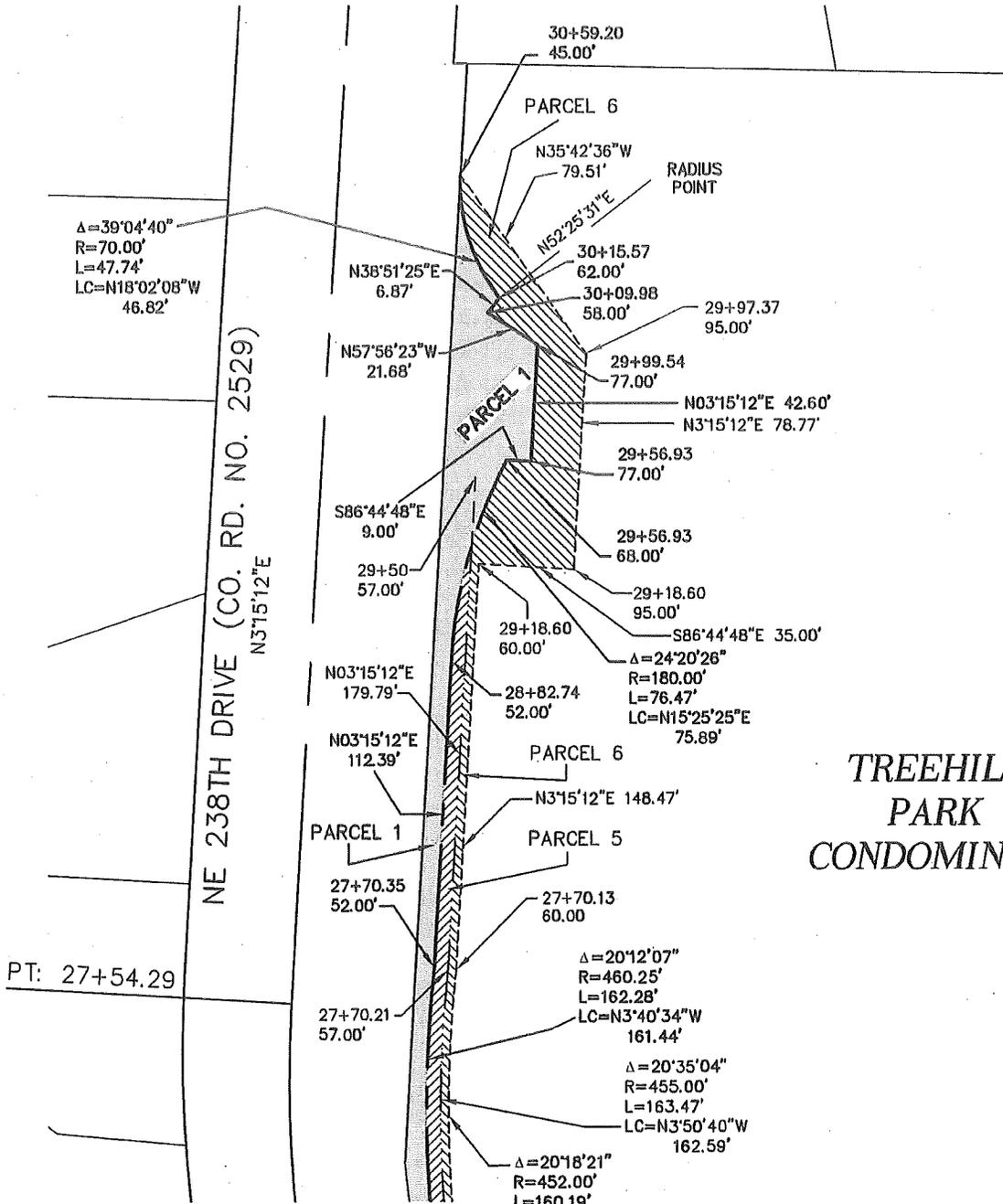
EXPIRES: 6-30-2019



Multnomah County
DEPARTMENT OF COMMUNITY SERVICES
COUNTY SURVEYOR'S OFFICE
1600 S.E. 190TH AVE.,
PORTLAND, OR. 97233-5910
JAMES S. CLAYTON PLS. COUNTY SURVEYOR
NE 238TH DRIVE ROAD PROJECT
ITEM NO. 2018-18-03

EXHIBIT B

PAGE 3 OF 3



TREEHILL PARK CONDOMINIUM

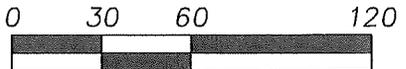
REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] 10/30/18

OREGON
 JANUARY 20, 1998
 BRIAN K. HENSON
 2855

EXPIRES: 6-30-2019

- PARCEL 1 - ROAD PURPOSE EASEMENT
- PARCEL 5 - SLOPE EASEMENT
- PARCEL 6 - TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 60'



Multnomah County
 DEPARTMENT OF COMMUNITY SERVICES
 COUNTY SURVEYOR'S OFFICE
 1600 S.E. 190TH AVE.,
 PORTLAND, OR. 97233-5910

JAMES S. CLAYTON PLS COUNTY SURVEYOR
 NE 238TH DRIVE ROAD PROJECT
 ITEM NO. 2018-18-03

EXHIBIT A

NE 238th Drive
County Road No. 2529
Item No. 2018-19-03

Cottonwood Estates Condominium

PARCEL 1 – ROAD PURPOSE EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of "Cottonwood Estates Condominium" recorded in Plat Book 1215, Pages 94-95, Multnomah County Plat Records, said parcel being that portion of said Cottonwood Estates Condominium included in a strip of land variable in width lying on the northerly side of and coincident with the Centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 12+50 and 19+59.95, said centerline being more particularly described as follows:

Beginning at a 4 1/4" brass disk in concrete inside a monument box at the Northeast Corner of the Alanson Taylor D.L.C. No. 57 at Station 0+00;

Thence along the existing centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 the following courses and distances:

N01°20'01"E, 226.57 feet to Centerline Station 2+26.57 and the beginning of a 1432.50 foot radius curve to the right having a central angle of 10°09'33";

Thence along the arc of said curve to the right (the long chord of which bears N06°24'48"E, 253.67') 254.00 feet to Centerline Station 4+80.57;

Thence N11°29'34"E, 75.59 feet to a 5/8" iron rod in a monument box at Centerline Station 5+56.16 and the beginning of a 636.67 foot radius curve to the left having a central angle of 103°36'14";

Thence along the arc of said curve to the left (the long chord of which bears N40°18'33"W, 1000.69') 1151.25 feet to Centerline Station 17+07.40;

Thence S87°53'20"W, 252.13 feet to Centerline Station 19+59.53 and the beginning of a 477.50 foot radius curve to the right having a central angle of 95°21'52" from which a 1/2" iron pipe in a monument box bears S87°53'20"W, 0.27;

Thence along the arc of said curve to the right (the long chord of which bears N44°25'44"W, 706.15') 794.76 feet to Centerline Station 27+54.29 from which a 1/2" iron pipe in a monument box bears S03°15'12"W, 0.34 feet;

Thence N03°15'12"E, 594.18 feet to Centerline Station 33+48.47 and the point of intersection with NE Arata Road (County Road No. 730) and the **Terminus Point** of said Centerline.

The basis of bearings along with the centerline location of the above described Centerline is based on a Pre-Construction Survey to be prepared by Multnomah County Surveyors Office and to be filed prior to the beginning of construction of roadway improvements.

The width of the strip of land referred to above is as follows:

<u>Station to Station</u>	<u>Width on Northerly Side of Centerline</u>
Station 12+50 to 13+42.01	63.00 feet
Station 13+42.01 to 13+60.03	70.00 feet
Station 13+60.03 to 16+89.24	66.00 feet
Station 16+89.24 to 19+59.95	67.17 feet in a straight line to 70.66 feet

EXCEPTING therefrom any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way, and any portion of said strip included in Tract II and Tract III in that Deed for Road Purposes recorded November 27, 1973 in Book 960, page 1328, Multnomah County Deed Records, and any portion of said strip included in that Deed recorded as Document No. 2004-199111, Multnomah County Deed Records, and any portion of said strip included in that Bargain and Sale Deed recorded, December 31, 1986 in Book 1969, Page 607, Multnomah County Deed Records.

The parcel of land to which this description applies contains 8,467 square feet more or less.

PARCEL 2 – SLOPE EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of "Cottonwood Estates Condominium" recorded in Plat Book 1215, Pages 94-95, Multnomah County Plat Records, said parcel being that portion of said Cottonwood Estates Condominium included in a strip of land 67.00 feet in width lying on the northerly side of and coincident with the centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 12+50 and 13+42.01, said Centerline being more particularly described in Parcel 1.

EXCEPTING therefrom Parcel 1, any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way, and any portion of said strip included in Tract III and Slope Easement V in that Deed for Road Purposes recorded November 27, 1973 in Book 960, page 1328, Multnomah County Deed Records.

The parcel of land to which this description applies contains 163 square feet more or less.

PARCEL 3 – SLOPE EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of “Cottonwood Estates Condominium” recorded in Plat Book 1215, Pages 94-95, Multnomah County Plat Records, said parcel being that portion of said Cottonwood Estates Condominium included in a strip of land variable in width lying on the northerly side of and coincident with the centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 14+21.99 and 14+79.03, said Centerline being more particularly described in Parcel 1.

The width of the strip of land referred to above is as follows:

<u>Station to Station</u>	<u>Width on Northerly Side of Centerline</u>
Station 14+21.99 to 14+33.39	66.00 feet in a straight line to 99.13 feet
Station 14+33.39 to 14+79.03	99.13 feet in a straight line to 81.50 feet
Station 14+79.03 to 14+74.83	81.50 feet in a straight line to 66.00 feet

EXCEPTING therefrom Parcel 1, any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way, and any portion of said strip included in Tracts “II” and “III” and Slope Easement “V” in that Deed for Road Purposes recorded November 27, 1973 in Book 960, page 1328, Multnomah County Deed Records, and any portion of said strip included in that Deed recorded as Document No. 2004-199111, Multnomah County Deed Records

The parcel of land to which this description applies contains 625 square feet more or less.

PARCEL 4 – TEMPORARY CONSTRUCTION EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of “Cottonwood Estates Condominium” recorded in Plat Book 1215, Pages 94-95, Multnomah County Plat Records, said parcel being that portion of said Cottonwood Estates Condominium included in a strip of land 70.00 feet in width lying on the northerly side of and coincident with the centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 12+50 and 18+00, said Centerline being more particularly described in Parcel 1.

EXCEPTING therefrom Parcel 1, Parcel 2, any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way, and any portion of said strip included in Tract II and Tract III in that Deed for Road Purposes recorded November 27, 1973 in Book 960, page 1328, Multnomah County Deed Records, and any portion of said strip included in that Deed recorded as Document No. 2004-199111, Multnomah County Deed Records, and any portion of said strip included in that Bargain and Sale Deed, recorded December 31, 1986 in Book 1969, Page 607, Multnomah County Deed Records.

The parcel of land to which this description applies contains 1,746 square feet more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

BKH 10/30/18

OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

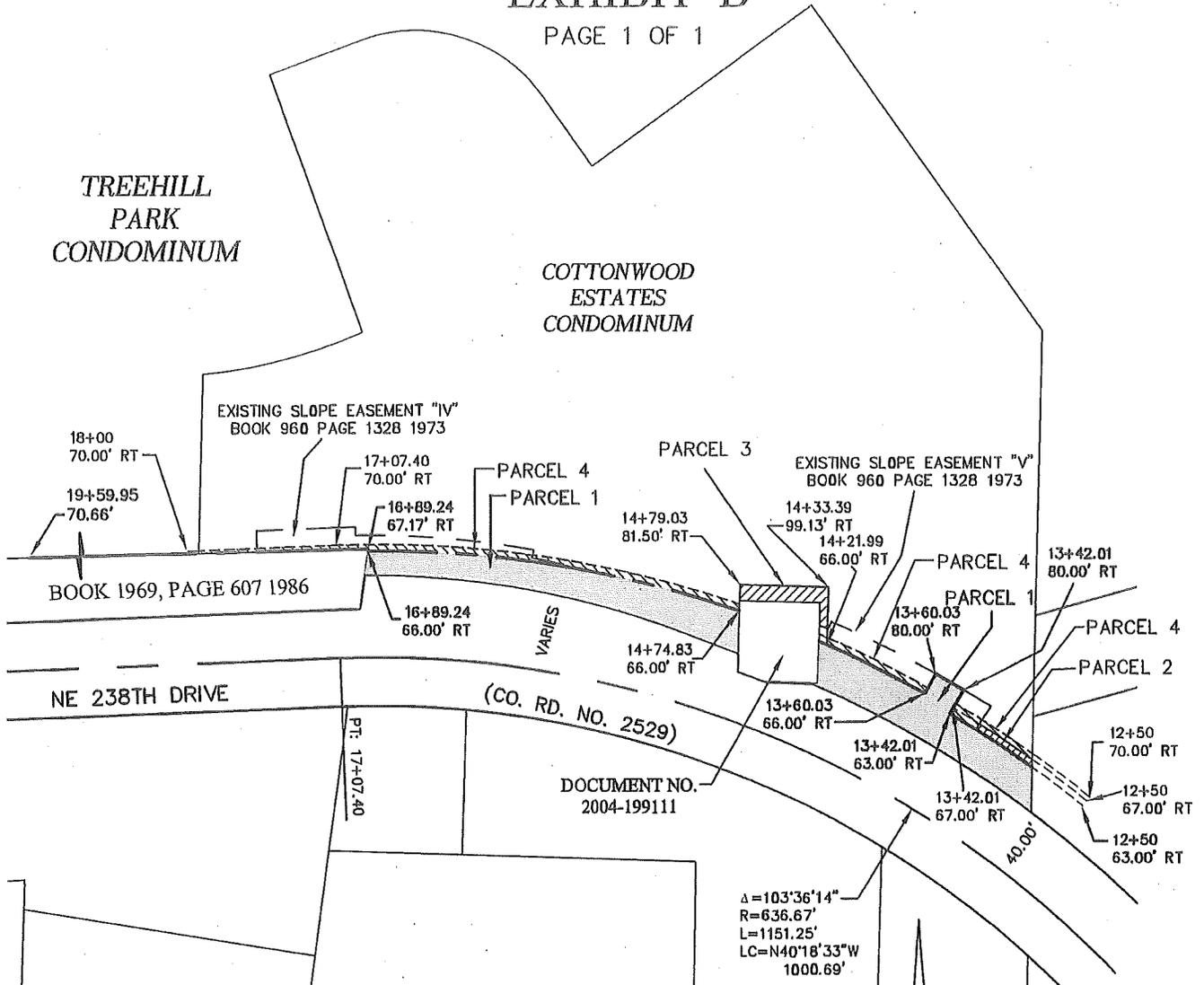
EXP. 6-30-2019

EXHIBIT B

PAGE 1 OF 1

TREEHILL
PARK
CONDOMINIUM

COTTONWOOD
ESTATES
CONDOMINIUM



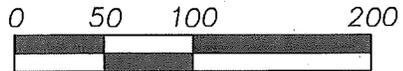
-  PARCEL 1 - ROAD PURPOSE EASEMENT
-  PARCEL 2 - SLOPE EASEMENT
-  PARCEL 3 - SLOPE EASEMENT
-  PARCEL 4 - TEMPORARY CONSTRUCTION EASEMENT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature] 10/30/18

OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

EXPIRES: 6-30-2019



SCALE: 1" = 100'



JAMES S. CLAYTON PLS COUNTY SURVEYOR

NE 238TH DRIVE ROAD PROJECT
ITEM NO. 2018-19-03

DEPARTMENT OF COMMUNITY SERVICES
COUNTY SURVEYOR'S OFFICE
1600 S.E. 190TH AVE.,
PORTLAND, OR. 97233-5910

EXHIBIT A

NE 238th Drive
County Road No. 2529
Item No. 2018-25-02

Fletcher 1

PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of that tract of land described in Deed to Cathy Lynn Fletcher (“Fletcher”) recorded on April 4, 1980 in Book 1431, page 1455, Multnomah County Deed Records, said parcel being that portion of said Fletcher tract included in a strip of land 40.00 feet in width lying on the southerly side of and coincident with the Centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 14+44 and 14+82, said Centerline being more particularly described as follows:

Beginning at a 4 1/4” brass disk in concrete inside a monument box at the Northeast Corner of the Alanson Taylor D.L.C. No. 57 at Station 0+00;

Thence along the existing centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 the following courses and distances:

N01°20’01”E, 226.57 feet to Centerline Station 2+26.57 and the beginning of a 1432.50 foot radius curve to the right having a central angle of 10°09’33”;

Thence along the arc of said curve to the right (the long chord of which bears N06°24’48”E, 253.67’) 254.00 feet to Centerline Station 4+80.57;

Thence N11°29’34”E, 75.59 feet to a 5/8” iron rod in a monument box at Centerline Station 5+56.16 and the beginning of a 636.67 foot radius curve to the left having a central angle of 103°36’14”;

Thence along the arc of said curve to the left (the long chord of which bears N40°18’33”W, 1000.69’) 1151.25 feet to Centerline Station 17+07.40;

Thence S87°53’20”W, 252.13 feet to Centerline Station 19+59.53 and the beginning of a 477.50 foot radius curve to the right having a central angle of 95°21’52” from which a 1/2” iron pipe in a monument box bears S87°53’20”W, 0.27;

Thence along the arc of said curve to the right (the long chord of which bears N44°25’44”W, 706.15’) 794.76 feet to Centerline Station 27+54.29 from which a 1/2” iron pipe in a monument box bears S03°15’12”W, 0.34 feet;

Thence N03°15’12”E, 594.18 feet to Centerline Station 33+48.47 and the point of intersection with NE Arata Road (County Road No. 730) and the **Terminus Point** of said Centerline.

The basis of bearings along with the centerline location of the above described Centerline is based on a Pre-Construction Survey to be prepared by Multnomah County Surveyors Office and to be filed prior to the beginning of construction of roadway improvements.

EXCEPTING therefrom any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive, County Road No. 2529), right of way.

The parcel of land to which this description applies contains 359 square feet more or less.

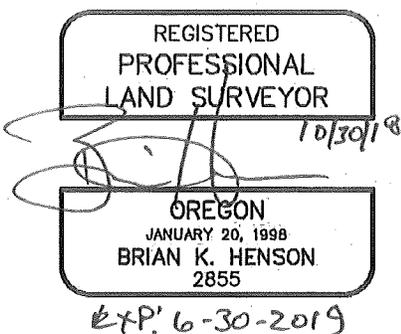
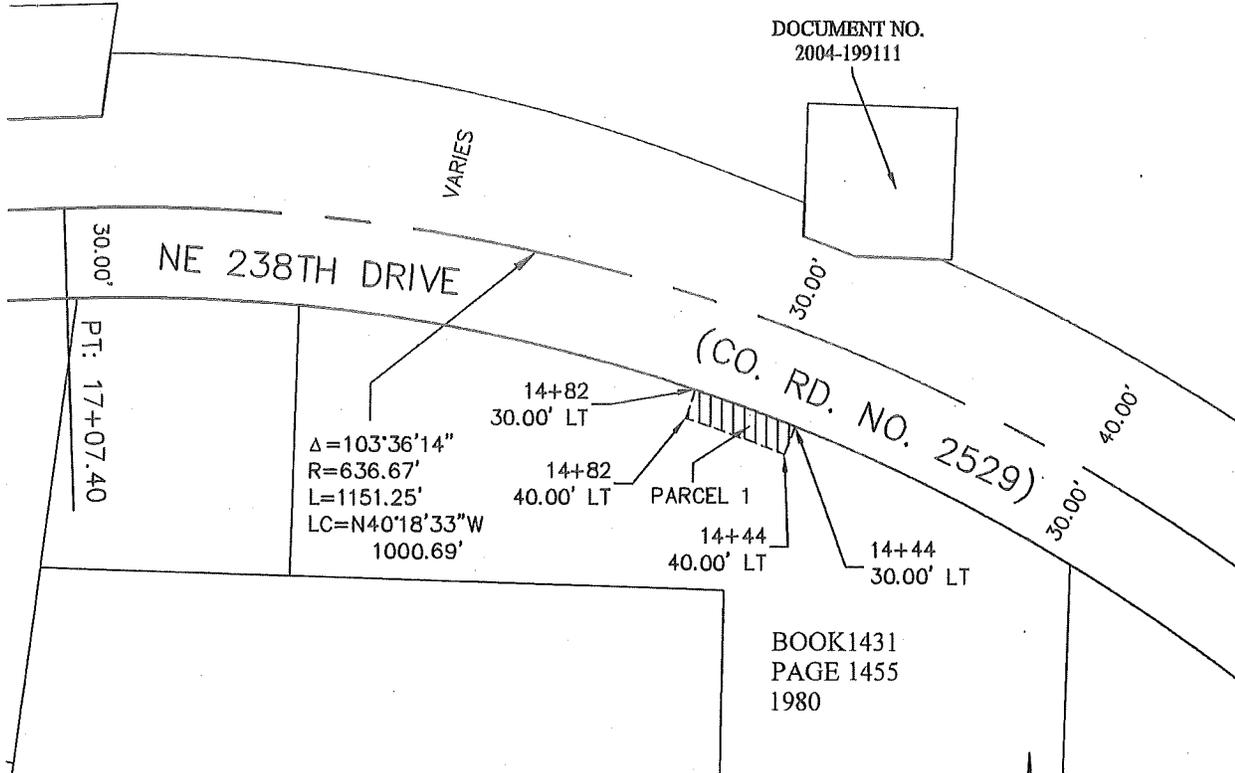
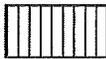


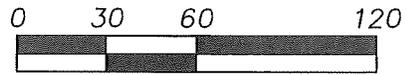
EXHIBIT B

PAGE 1 OF 1

COTTONWOOD
ESTATES
CONDOMINIUM



 PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 60'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

BKH 10/30/18

OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

EXPIRES: 6-30-2019



DEPARTMENT OF COMMUNITY SERVICES
COUNTY SURVEYOR'S OFFICE
1600 S.E. 190TH AVE.,
PORTLAND, OR. 97233-5910

JAMES S. CLAYTON PLS COUNTY SURVEYOR

NE 238TH DRIVE ROAD PROJECT
ITEM NO. 2018-25-02

EXHIBIT A

NE 238th Drive
County Road No. 2529
Item No. 2018-26-02

Fletcher 2

PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northeast One-Quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of that tract of land described in Warranty Deed to Kraig R. Fletcher & Linda L. Fletcher co-trustees of the AB Living trust dated November 16, 2007 & Kenneth B. & Cathy L. Fletcher, co-trustees of the AB Living Trust dated December 18, 2007 ("Fletcher") recorded on January 5, 2009 as Document No. 2009-000708, Multnomah County Deed Records, said parcel being that portion of said Fletcher tract included in a strip of land 40.00 feet in width lying on the southerly side of and coincident with the Centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 12+24 and 12+58, said centerline being more particularly described as follows:

Beginning at a 4 1/4" brass disk in concrete inside a monument box at the Northeast Corner of the Alanson Taylor D.L.C. No. 57 at Station 0+00;

Thence along the existing centerline of NE 238th Drive (formerly known as Cherry Park Drive), County Road No. 2529 the following courses and distances:

N01°20'01"E, 226.57 feet to Centerline Station 2+26.57 and the beginning of a 1432.50 foot radius curve to the right having a central angle of 10°09'33";

Thence along the arc of said curve to the right (the long chord of which bears N06°24'48"E, 253.67') 254.00 feet to Centerline Station 4+80.57;

Thence N11°29'34"E, 75.59 feet to a 5/8" iron rod in a monument box at Centerline Station 5+56.16 and the beginning of a 636.67 foot radius curve to the left having a central angle of 103°36'14";

Thence along the arc of said curve to the left (the long chord of which bears N40°18'33"W, 1000.69') 1151.25 feet to Centerline Station 17+07.40;

Thence S87°53'20"W, 252.13 feet to Centerline Station 19+59.53 and the beginning of a 477.50 foot radius curve to the right having a central angle of 95°21'52" from which a 1/2" iron pipe in a monument box bears S87°53'20"W, 0.27;

Thence along the arc of said curve to the right (the long chord of which bears N44°25'44"W, 706.15') 794.76 feet to Centerline Station 27+54.29 from which a 1/2" iron pipe in a monument box bears S03°15'12"W, 0.34 feet;

Thence N03°15'12"E, 594.18 feet to Centerline Station 33+48.47 and the point of intersection with NE Arata Road (County Road No. 730) and the **Terminus Point** of said Centerline.

The basis of bearings along with the centerline location of the above described Centerline is based on a Pre-Construction Survey to be prepared by Multnomah County Surveyors Office and to be filed prior to the beginning of construction of roadway improvements.

EXCEPTING therefrom any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive, County Road No. 2529), right of way.

The parcel of land to which this description applies contains 321 square feet more or less.

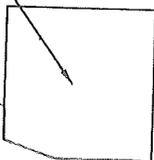


EXHIBIT B

PAGE 1 OF 1

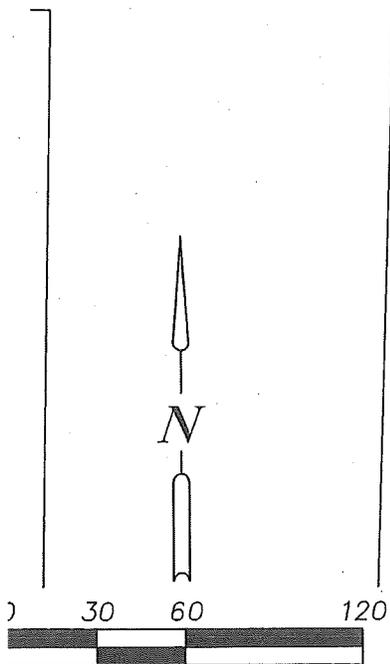
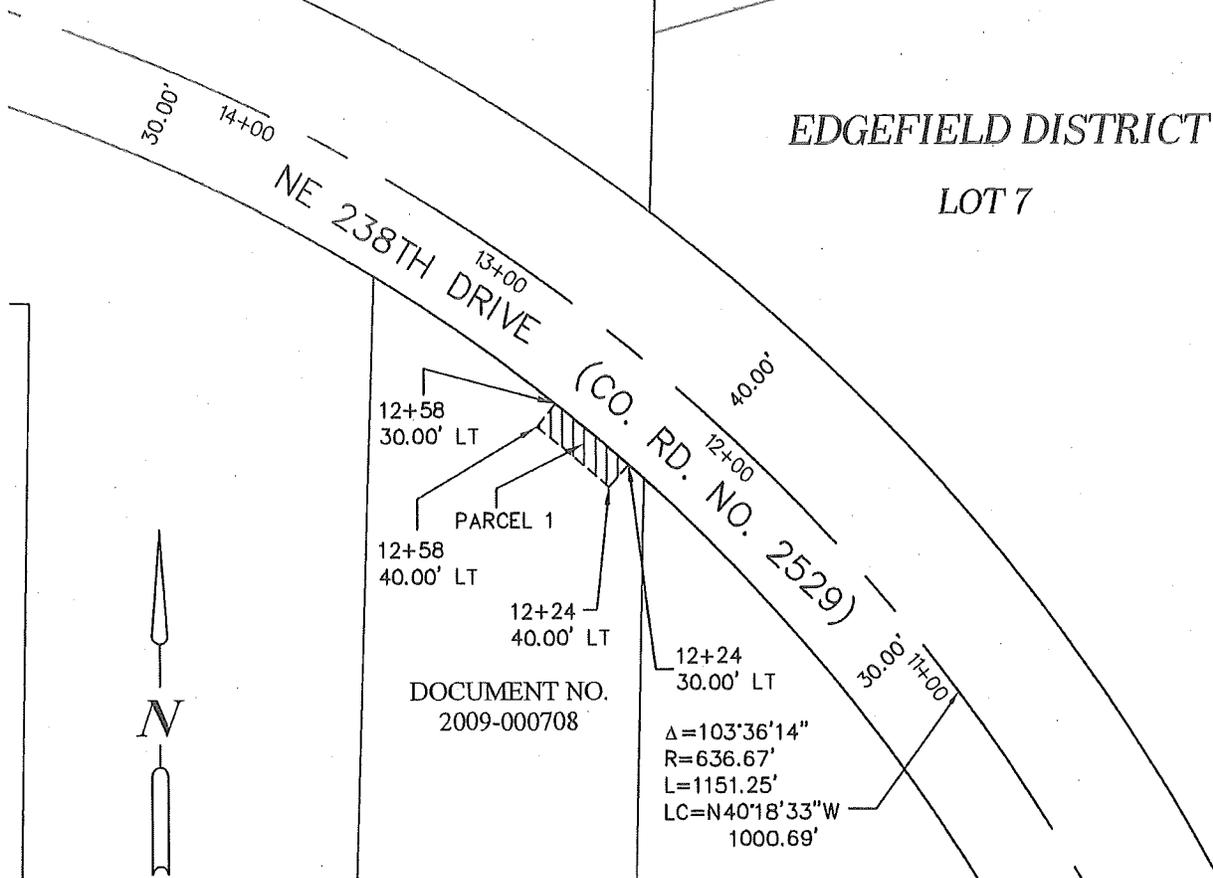
DOCUMENT NO.
2004-199111

COTTONWOOD
ESTATES
CONDOMINIUM

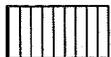


EDGEFIELD DISTRICT

LOT 7



SCALE: 1" = 60'



PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature] 10/30/18

OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

EXPIRES: 6-30-2019



DEPARTMENT OF COMMUNITY SERVICES
COUNTY SURVEYOR'S OFFICE
1600 S.E. 190TH AVE.,
PORTLAND, OR. 97233-5910

JAMES S. CLAYTON PLS COUNTY SURVEYOR

NE 238TH DRIVE ROAD PROJECT

ITEM NO. 2018-26-02

EXHIBIT A

NE 238th Drive
County Road No. 2529
Item No. 2018-27-02

Rosehill Investments

PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northwest One-Quarter of Section 35, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of that tract of land described in Warranty deed to **Rosehill Investments LLC, a Washington Limited Liability Co.** ("Rosehill"), recorded on January 27, 2000 as Document No. 2000-010983, Multnomah County Deed Records, said parcel being that portion of said Rosehill tract included in a strip of land 35.00 feet in width lying on the westerly side of and coincident with the Centerline line of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 3+59 and 3+80, said Centerline being more particularly described as follows:

Beginning at a 4 1/4" brass disk in concrete inside a monument box at the Northeast Corner of the Alanson Taylor D.L.C. No. 57 at Station 0+00;

Thence along the existing centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 the following courses and distances:

N01°20'01"E, 226.57 feet to Centerline Station 2+26.57 and the beginning of a 1432.50 foot radius curve to the right having a central angle of 10°09'33";

Thence along the arc of said curve to the right (the long chord of which bears N06°24'48"E, 253.67') 254.00 feet to Centerline Station 4+80.57;

Thence N11°29'34"E, 75.59 feet to a 5/8" iron rod in a monument box at Centerline Station 5+56.16 and the beginning of a 636.67 foot radius curve to the left having a central angle of 103°36'14";

Thence along the arc of said curve to the left (the long chord of which bears N40°18'33"W, 1000.69') 1151.25 feet to Centerline Station 17+07.40;

Thence S87°53'20"W, 252.13 feet to Centerline Station 19+59.53 and the beginning of a 477.50 foot radius curve to the right having a central angle of 95°21'52" from which a 1/2" iron pipe in a monument box bears S87°53'20"W, 0.27;

Thence along the arc of said curve to the right (the long chord of which bears N44°25'44"W, 706.15') 794.76 feet to Centerline Station 27+54.29 from which a 1/2" iron pipe in a monument box bears S03°15'12"W, 0.34 feet;

Thence N03°15'12"E, 594.18 feet to Centerline Station 33+48.47 and the point of intersection with NE Arata Road (County Road No. 730) and the **Terminus Point** of said Centerline.

The basis of bearings along with the centerline location of the above described Centerline is based on a Pre-Construction Survey to be prepared by Multnomah County Surveyors Office and to be filed prior to the beginning of construction of roadway improvements.

EXCEPTING therefrom any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive, County Road No. 2529), right of way.

The parcel of land to which this description applies contains 87 square feet more or less.

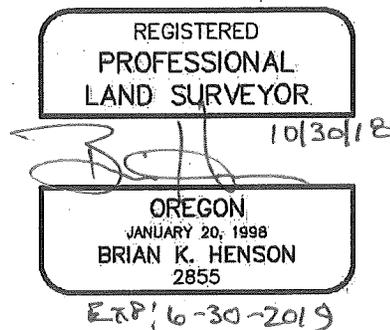
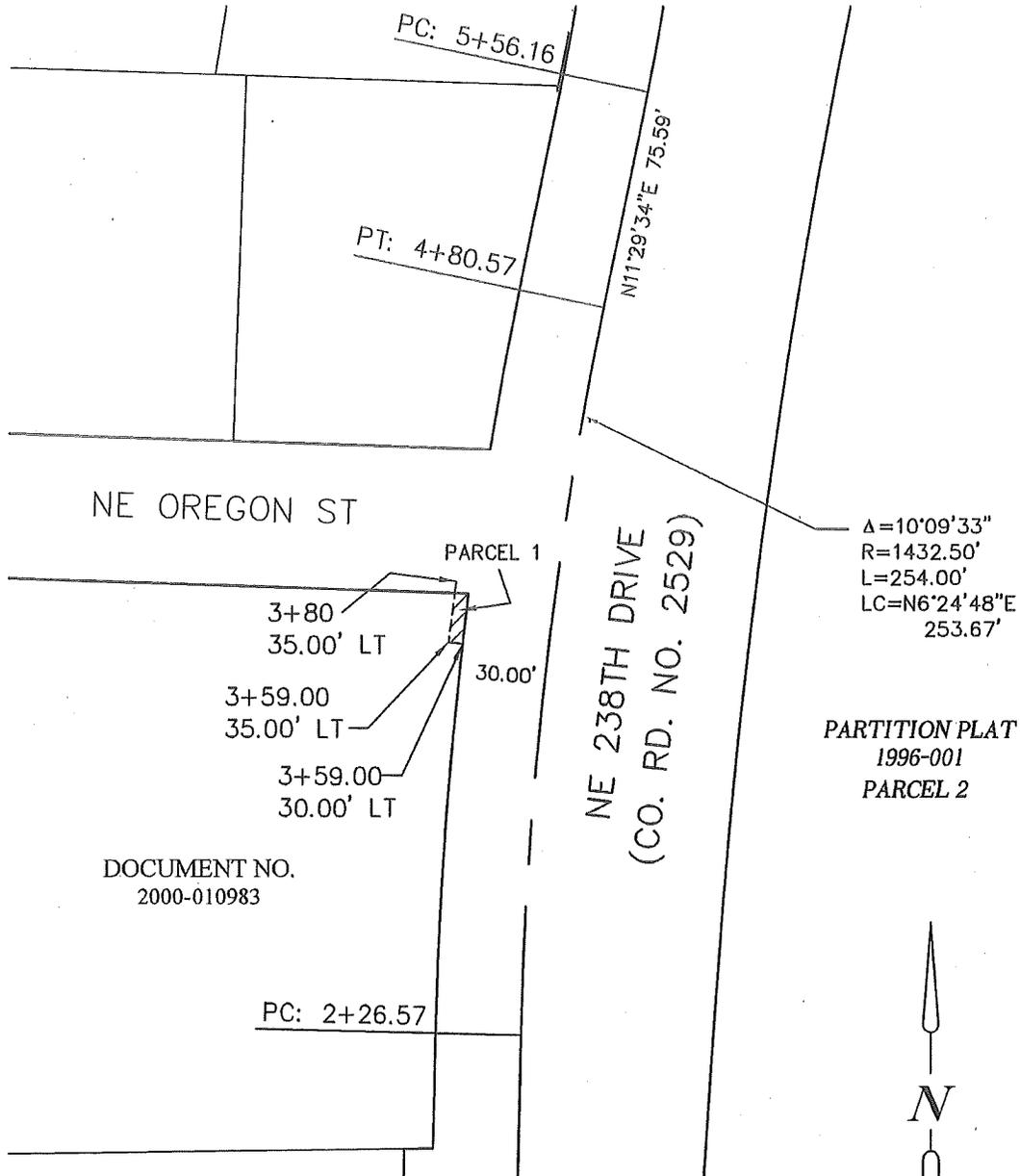


EXHIBIT B

PAGE 1 OF 1



PARTITION PLAT
1996-001
PARCEL 2



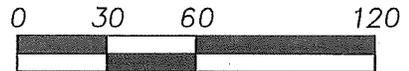
PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature] 10/30/18

OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

EXPIRES: 6-30-2019



SCALE: 1" = 60'



**Multnomah
County**

DEPARTMENT OF COMMUNITY SERVICES
COUNTY SURVEYOR'S OFFICE
1600 S.E. 190TH AVE.,
PORTLAND, OR. 97233-5910

JAMES S. CLAYTON PLS COUNTY SURVEYOR

NE 238TH DRIVE ROAD PROJECT
ITEM NO. 2018-27-02

EXHIBIT A

NE 238th Drive
County Road No. 2529
Item No. 2018-28-02

MGP X Properties

PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northwest One-Quarter of Section 35, Township 1 North, Range 3 East, of the Willamette Meridian, City of Troutdale, Multnomah County, Oregon, and being a portion of that tract of land described in Special Warranty Deed to **MGP X Properties, LLC, a California limited liability company** ("MGP") recorded on December 21, 2011 as Document No. 2011-143287, Multnomah County Deed Records, said parcel being that portion of said MGP tract included in a strip of land 90.00 feet in width lying on the easterly side of and coincident with the Centerline line of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 4+03 and 4+66, said centerline being more particularly described as follows:

Beginning at a 4 1/4" brass disk in concrete inside a monument box at the Northeast Corner of the Alanson Taylor D.L.C. No. 57 at Station 0+00;

Thence along the existing centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 the following courses and distances:

N01°20'01"E, 226.57 feet to Centerline Station 2+26.57 and the beginning of a 1432.50 foot radius curve to the right having a central angle of 10°09'33";

Thence along the arc of said curve to the right (the long chord of which bears N06°24'48"E, 253.67') 254.00 feet to Centerline Station 4+80.57;

Thence N11°29'34"E, 75.59 feet to a 5/8" iron rod in a monument box at Centerline Station 5+56.16 and the beginning of a 636.67 foot radius curve to the left having a central angle of 103°36'14";

Thence along the arc of said curve to the left (the long chord of which bears N40°18'33"W, 1000.69') 1151.25 feet to Centerline Station 17+07.40;

Thence S87°53'20"W, 252.13 feet to Centerline Station 19+59.53 and the beginning of a 477.50 foot radius curve to the right having a central angle of 95°21'52" from which a 1/2" iron pipe in a monument box bears S87°53'20"W, 0.27;

Thence along the arc of said curve to the right (the long chord of which bears N44°25'44"W, 706.15') 794.76 feet to Centerline Station 27+54.29 from which a 1/2" iron pipe in a monument box bears S03°15'12"W, 0.34 feet;

Thence N03°15'12"E, 594.18 feet to Centerline Station 33+48.47 and the point of intersection with NE Arata Road (County Road No. 730) and the **Terminus Point** of said Centerline.

The basis of bearings along with the centerline location of the above described Centerline is based on a Pre-Construction Survey to be prepared by Multnomah County Surveyors Office and to be filed prior to the beginning of construction of roadway improvements.

EXCEPTING therefrom any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way, and existing NE 242nd Connector (County Road No. 5007), right of way.

The parcel of land to which this description applies contains 1,323 square feet more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Handwritten signature] 10/30/18

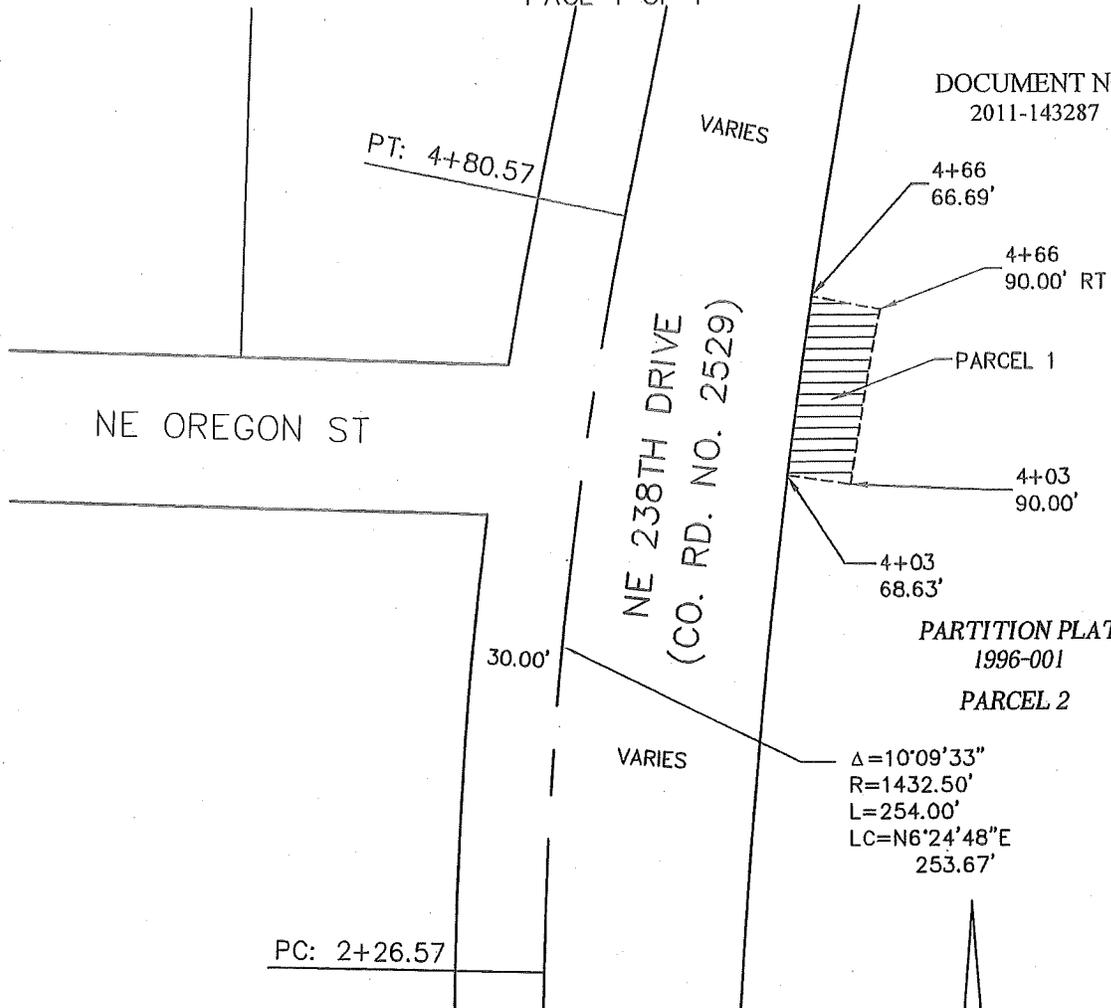
OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

EXP! 6-30-2019

EXHIBIT B

PAGE 1 OF 1

DOCUMENT NO.
2011-143287



PARTITION PLAT
1996-001
PARCEL 2

 PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

 193918

OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

EXPIRES: 6-30-2019



DEPARTMENT OF COMMUNITY SERVICES
COUNTY SURVEYOR'S OFFICE
1600 S.E. 190TH AVE.,
PORTLAND, OR. 97233-5910

JAMES S. CLAYTON PLS COUNTY SURVEYOR

NE 238TH DRIVE ROAD PROJECT

ITEM NO. 2018-28-02

EXHIBIT A

NE 238th Drive
County Road No. 2529
Item No. 2018-36-02

Critchlow

PARCEL 1 – ROAD PURPOSE EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northwest One-Quarter of Section 35, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of that tract of land described in that Bargain and Sale Deed to Namiko Critchlow ("Critchlow") recorded on April 30, 2012 as Document No. 2012-051209, Multnomah County Deed Records, said parcel being that portion of said Critchlow tract included in a strip of land variable in width lying on the westerly side of and coincident with the Centerline line of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 7+50 and 8+14.50, said Centerline being more particularly described as follows:

Beginning at a 4 1/4" brass disk in concrete inside a monument box at the Northeast Corner of the Alanson Taylor D.L.C. No. 57 at Station 0+00;

Thence along the existing centerline of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 the following courses and distances:

N01°20'01"E, 226.57 feet to Centerline Station 2+26.57 and the beginning of a 1432.50 foot radius curve to the right having a central angle of 10°09'33";

Thence along the arc of said curve to the right (the long chord of which bears N06°24'48"E, 253.67') 254.00 feet to Centerline Station 4+80.57;

Thence N11°29'34"E, 75.59 feet to a 5/8" iron rod in a monument box at Centerline Station 5+56.16 and the beginning of a 636.67 foot radius curve to the left having a central angle of 103°36'14";

Thence along the arc of said curve to the left (the long chord of which bears N40°18'33"W, 1000.69') 1151.25 feet to Centerline Station 17+07.40;

Thence S87°53'20"W, 252.13 feet to Centerline Station 19+59.53 and the beginning of a 477.50 foot radius curve to the right having a central angle of 95°21'52" from which a 1/2" iron pipe in a monument box bears S87°53'20"W, 0.27;

Thence along the arc of said curve to the right (the long chord of which bears N44°25'44"W, 706.15') 794.76 feet to Centerline Station 27+54.29 from which a 1/2" iron pipe in a monument box bears S03°15'12"W, 0.34 feet;

Thence N03°15'12"E, 594.18 feet to Centerline Station 33+48.47 and the point of intersection with NE Arata Road (County Road No. 730) and the **Terminus Point** of said Centerline.

The basis of bearings along with the centerline location of the above described Centerline is based on a Pre-Construction Survey to be prepared by Multnomah County Surveyors Office and to be filed prior to the beginning of construction of roadway improvements.

The westerly line of said strip being described by the following courses and distances:

Beginning at a point 31.88 feet left of Centerline Station 7+50;

Thence in a straight line to a point on the westerly right of way line of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 30.00 feet left of Centerline Station 8+14.50.

EXCEPTING therefrom any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way.

The parcel of land to which this description applies contains 65 square feet more or less.

PARCEL 2 - SLOPE EASEMENT

A parcel of land, as shown on attached Exhibit B, located in the Northwest One-Quarter of Section 35, Township 1 North, Range 3 East, of the Willamette Meridian, City of Wood Village, Multnomah County, Oregon, and being a portion of that tract of land described in that Bargain and Sale Deed to Namiko Critchlow ("Critchlow") recorded on April 30, 2012 as Document No. 2012-051209, Multnomah County Deed Records, said parcel being that portion of said Critchlow tract included in a strip of land 33.00 feet in width lying on the westerly side of and coincident with the Centerline line of NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529 between Centerline Stations 7+50 and 8+34.50, said Centerline being more particularly described in Parcel 1:

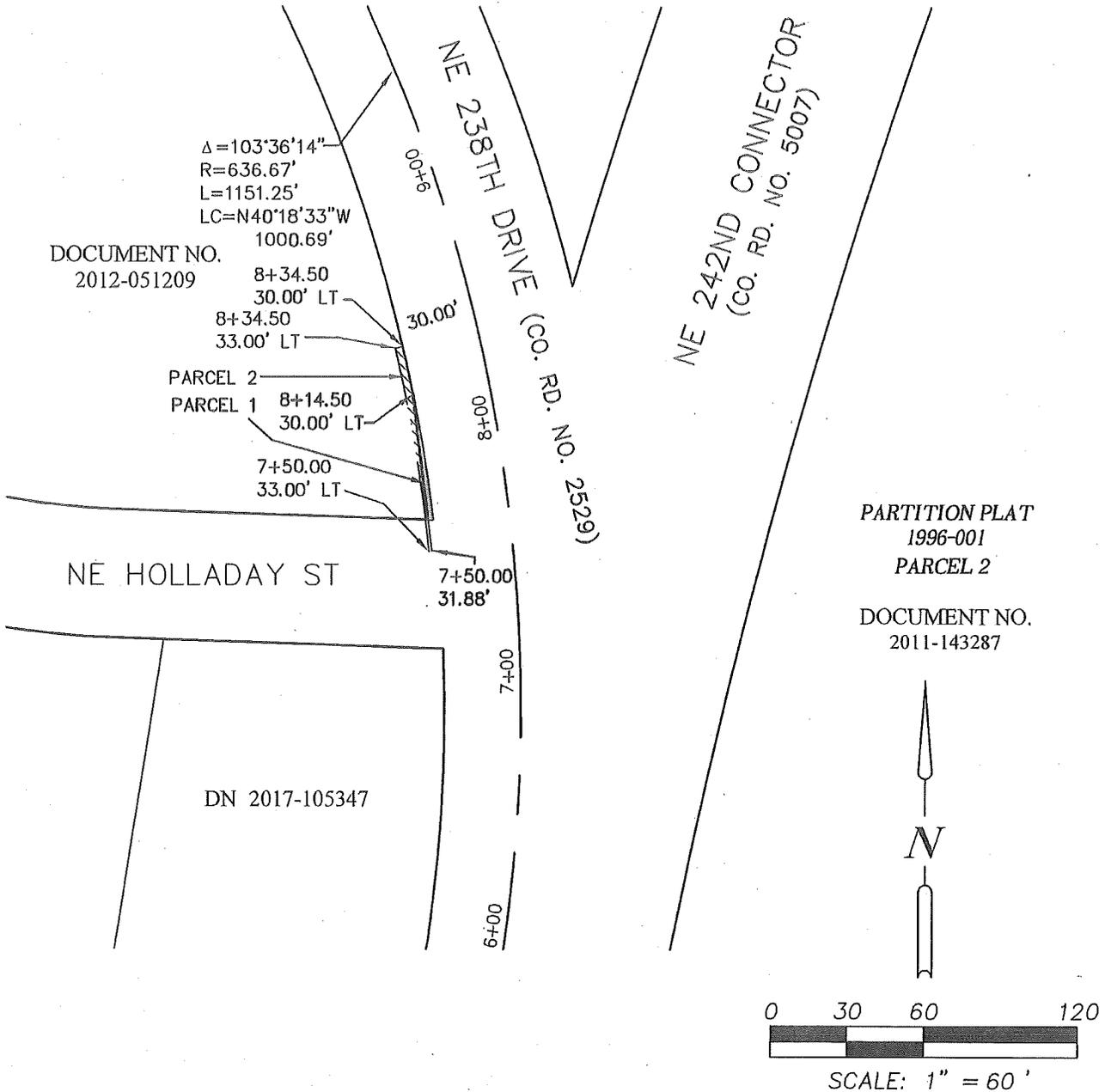
EXCEPTING therefrom Parcel 1, and any portion of said strip lying within the existing NE 238th Drive (formerly known as Cherry Park Drive) County Road No. 2529, right of way.

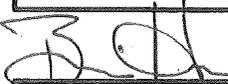
The parcel of land to which this description applies contains 138 square feet more or less.



EXHIBIT B

PAGE 1 OF 1



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 10/30/18
 OREGON
 JANUARY 20, 1998
 BRIAN K. HENSON
 2855
 EXPIRES: 6-30-2019

 PARCEL 1 - ROAD PURPOSE EASEMENT
 PARCEL 2 - SLOPE EASEMENT

 **Multnomah County**
 DEPARTMENT OF COMMUNITY SERVICES
 COUNTY SURVEYOR'S OFFICE
 1600 S.E. 190TH AVE.,
 PORTLAND, OR. 97233-5910
 JAMES S. CLAYTON PLS COUNTY SURVEYOR
 NE 238TH DRIVE ROAD PROJECT
 ITEM NO. 2018-36-02