

## **EXHIBIT "A"**

### **Parcel 1: Permanent Road Purpose Easement**

A portion of that tract of land described as Parcel 2 in Bargain and Sale Deed to Virgil Kerley and Jayme Kathleen Pohlman, recorded on June 11, 2008 in Document No. 2008-088083, Multnomah County Deed Records (MCDR), situated in the N.W. One-quarter of Section 30, Township 2 North, Range 1 West, W.M., Multnomah County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rebar with yellow plastic cap marked "MULT. CO. SURVEY" at the end of curve at station 81+22.21 on the easterly right-of-way line (30.00 feet easterly of, when measured at right angles, to the centerline of NW Cornelius Pass Rd.) of NW Cornelius Pass Rd., County Road No. 891 per Survey Number 57186, Multnomah County Survey Records (MCSR); thence northerly along said easterly right-of-way line along the arc of a 113.25 foot radius curve to the right, through a central angle of 76°38'11" (the long chord of which bears N21°33'05"E, 140.44 feet) an arc distance of 151.48 feet to a 5/8" iron rebar with yellow plastic cap marked "MULT. CO. SURVEY", a point of tangency at station 79+30.61; thence N59°52'11"E, continuing along said easterly right-of-way line, a distance of 23.76 feet; thence S25°21'26"W, a distance of 108.29 feet; thence S06°39'01"E, a distance of 59.25 feet; thence S34°55'41"E, a distance of 45.09 feet to the northwesterly right-of-way line of NW 8th Avenue; thence S54°19'31"W, along said northwesterly right-of-way line, a distance of 43.55 feet to the intersection with the easterly right-of-way line of said NW Cornelius Pass Rd.; thence N16°46'00"W, along said easterly right-of-way line, a distance of 79.93 feet to the point of beginning.

Containing 6,575 square feet more or less.

## Parcel 2: Temporary Construction Easement

A 10.00 foot wide strip of land being a portion of that tract of land described as Parcel 2 in Bargain and Sale Deed to Virgil Kerley and Jayme Kathleen Pohlman, recorded on June 11, 2008 in Document No. 2008-088083, Multnomah County Deed Records (MCDR), situated in the N.W. One-quarter of Section 30, Township 2 North, Range 1 West, W.M., Multnomah County, Oregon, more particularly described as follows:

Commencing at a 5/8" iron rebar with yellow plastic cap marked "MULT. CO. SURVEY" at the end of curve at station 81+22.21 on the easterly right-of-way line (30.00 feet easterly of, when measured at right angles, to the centerline of NW Cornelius Pass Rd.) of NW Cornelius Pass Rd., County Road No. 891 per Survey Number 57186, Multnomah County Survey Records (MCSR); thence northerly along said easterly right-of-way line along the arc of a 113.25 foot radius curve to the right, through a central angle of 76°38'11" (the long chord of which bears N21°33'05"E, 140.44 feet) an arc distance of 151.48 feet to a 5/8" iron rebar with yellow plastic cap marked "MULT. CO. SURVEY", a point of tangency at station 79+30.61; thence N59°52'11"E, continuing along said easterly right-of-way line, a distance of 23.76 feet to the point of beginning of the herein described tract of land; thence N59°52'11"E, continuing along said easterly right-of-way line, a distance of 17.65 feet; thence S25°21'26"W, a distance of 119.96 feet; thence S06°39'01"E, a distance of 54.02 feet; thence S70°03'17"W, a distance of 10.28 feet; thence N06°39'01"W, a distance of 59.25 feet; thence N25°21'26"E, a distance of 108.29 feet to the point of beginning.

Containing 1,708 square feet more or less.

### Parcel 3: Temporary Construction Easement

A portion of that tract of land described as Parcel 2 in Bargain and Sale Deed to Virgil Kerley and Jayme Kathleen Pohlman, recorded on June 11, 2008 in Document No. 2008-088083, Multnomah County Deed Records (MCDR), situated in the N.W. One-quarter of Section 30, Township 2 North, Range 1 West, W.M., Multnomah County, Oregon, more particularly described as follows:

Commencing at a found 5/8" iron rebar with yellow plastic cap marked "MULT. CO. SURVEY" at the end of curve at station 81+22.21 on the easterly right-of-way line (30.00 feet easterly of, when measured at right angles, to the centerline of NW Cornelius Pass Rd.) of NW Cornelius Pass Rd., County Road No. 891 per Survey Number 57186, Multnomah County Survey Records (MCSR); thence S16°46'00"E along said easterly right-of-way line, a distance of 79.93 feet to the intersection with the northwesterly right-of-way line with NW 8th Avenue; thence N54°19'31"E, along said northwesterly right-of-way line, a distance of 43.55 feet to the point of beginning of the herein described tract of land; thence N34°55'41"W, a distance of 45.09 feet; thence N70°03'17"E, a distance of 74.10 feet to a point being 25.00 feet northwesterly of, when measured at right angles to, the northwesterly right of way line of said NW 8th Avenue; thence N54°19'31"E, parallel with said northwesterly right-of-way line, a distance of 51.53 feet; thence S35°40'29"E, a distance of 25.00 feet to the northwesterly line of Lot 1, Block 11, FOLKENBERG, Plat Book 561, Page 57 and 58, Multnomah County Plat Records; thence S54°19'31"W, along said northwesterly line of said Lot 1 and the northwesterly right-of-way line of said NW 8th Avenue, a distance of 123.45 feet to the point of beginning.

Containing 3,801 square feet more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]* 11-1-16

OREGON  
JUNE 30, 1997  
JAMES S. CLAYTON  
2832

RENEWAL DATE: 1-1-18

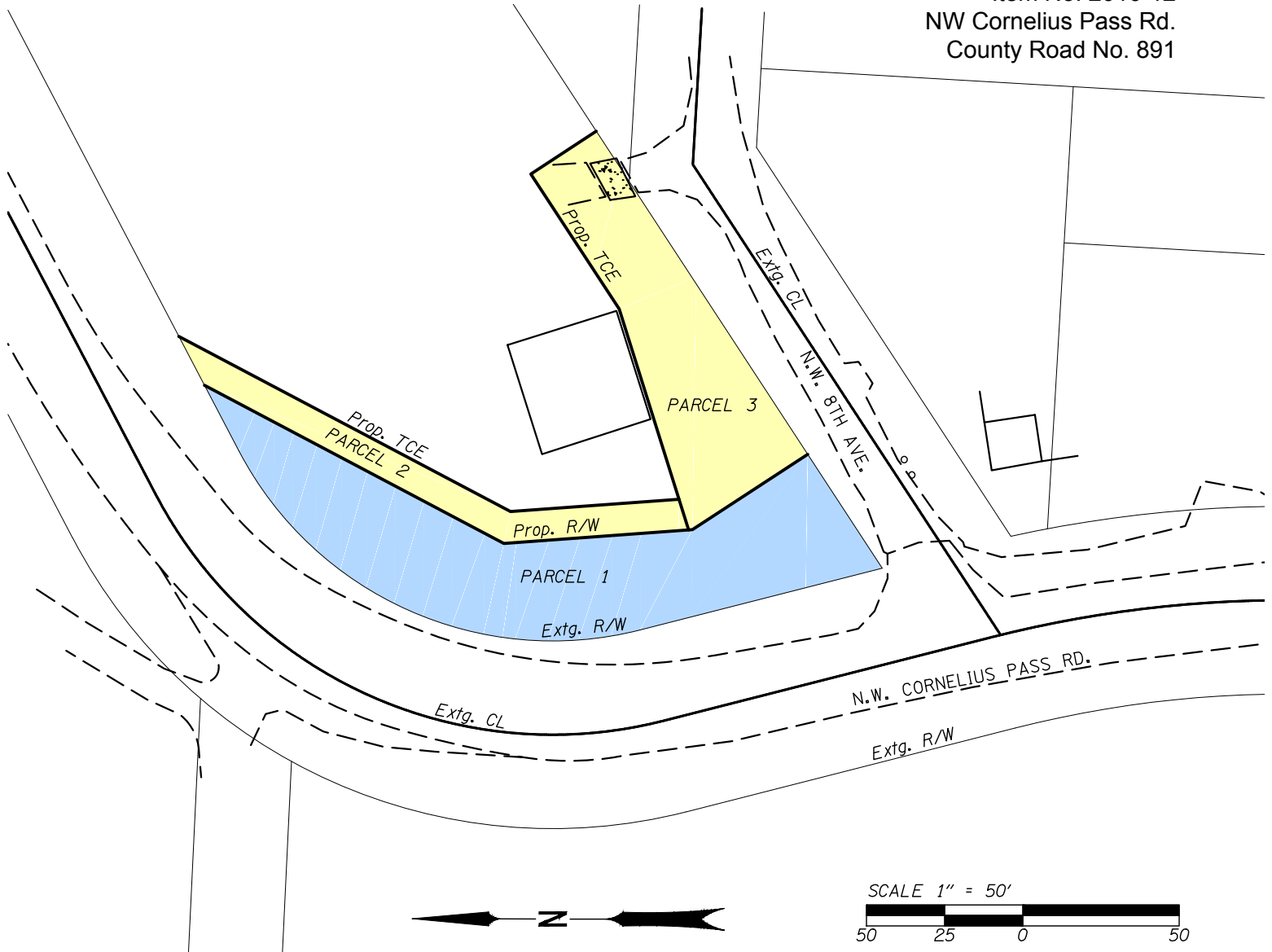
This legal description along with the basis of bearings thereof, was prepared based on that Survey recorded as Survey Number 57186, Multnomah County Survey Records.

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.

# Exhibit Map

SEC. 30, T. 2N, R. 1W, W.M.

Item No. 2016-12  
NW Cornelius Pass Rd.  
County Road No. 891



## **PROPOSED ROAD PURPOSE AND TEMPORARY CONSTRUCTION EASEMENTS (TCE):**

ROAD PURPOSE EASEMENT (PARCEL 1) = 6,575 SF  
TCE (PARCEL 2) = 1,708 SF  
TCE (PARCEL 3) = 3,801 SF

## **PROPERTY INFORMATION:**

PROPERTY ADDRESS:  
15124 NW CORNELIUS PASS ROAD  
PORTLAND, OR 97231

OWNER:  
MARTA J. KERLEY, VIRGIL KERLEY AND JAYME KATHLEEN POHLMAN

OWNERS ADDRESS:  
54351 FREEMAN ROAD  
SCAPPOOSE, OR 97053-2532