

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 13-19

A RESOLUTION DECLARING THE NEED TO ACQUIRE RIGHTS OF WAY AND EASEMENTS ON PROPERTIES FOR THE PURPOSE OF CONSTRUCTING STREET IMPROVEMENTS ALONG 72ND AVENUE AND DARTMOUTH STREET AND AUTHORIZING IMMEDIATE POSSESSION OF THE PROPERTY

WHEREAS, the City Charter grants the City of Tigard (“City”) the authority to acquire land for public purposes; and

WHEREAS, the City is authorized by ORS 223.005 et seq. and ORS 35.015 et seq. to purchase, acquire, take, use, enter upon and appropriate land and property within or without its corporate limits for the purpose provided in those statutes; and

WHEREAS, the construction of the 72nd Avenue/Dartmouth Street Intersection Improvement project (the “Project”) is identified in the City of Tigard *Transportation System Plan* and the proposed *2014-2018 Capital Improvement Plan*; and

WHEREAS, the City needs to construct the Project for the health, safety, benefit, and general welfare of the public by addressing traffic congestion and safety issues in the area; and

WHEREAS, the City needs to acquire an interest in the Properties (as defined below) on which to construct and maintain the needed street improvements that are part of the Project (including sidewalks, drainage systems, utilities, street-related easements, and other aspects of the Project); and

WHEREAS, immediate possession of the Properties is necessary in order to complete the Project in a timely and efficient manner; and

WHEREAS, to allow for acquisition of the Properties in a timely and efficient manner, a resolution of necessity is necessary to allow the City to take all measures necessary to acquire the Properties, including the exercise of eminent domain, if needed.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The City hereby finds and declares that certain properties located in the City of Tigard, Washington County, Oregon are immediately needed and required for the Project, which includes construction, operation, maintenance, repair, and improvement of 72nd Avenue and Dartmouth Street. The properties for which the City needs to acquire a right of way or easements are legally described and depicted in the attached and incorporated exhibits (Exhibits A-1 through Exhibit J), (collectively, the “Properties”).

RESOLUTION NO. 13-19

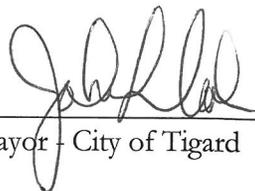
SECTION 2: The City hereby finds that the acquisition of rights of way and/or easements on the Properties is necessary and in the public interest, and the improvements to the Properties will be planned, designed, located and constructed in a manner that will be most compatible with the greatest public benefit and the least private injury or damage.

SECTION 3: The city manager, city's agent, and the city's real estate attorney are authorized to negotiate and enter into agreements with the owners and other persons who have an interest in the Properties as to the compensation for each acquisition.

SECTION 4: In the event that no satisfactory agreement can be reached on the right of way or easement acquisition for all or any portion of the Properties, the city's real estate attorney is directed and authorized to commence and prosecute to final determination such proceedings as may be necessary to acquire the Properties or any portion of the Properties for which no satisfactory agreement can be reached, including exercise of eminent domain, and upon the filing of such proceedings, possession of the affected real property therein may be taken immediately to the extent provided by law.

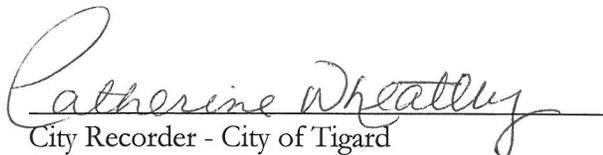
SECTION 5: This resolution is effective immediately upon passage.

PASSED: This 14th day of May 2013.



Mayor - City of Tigard

ATTEST:



City Recorder - City of Tigard

Exhibit A-1

S.W. 72nd Avenue &
S.W. Dartmouth Street Intersection
February 6, 2013
Parcels 1 and 2

City Road Project No.: 95035
File No.: 01
Assessors Map: 2S 1 01BA
Tax Lot No.: 00401

PARCEL 1 (SLOPE EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Gordon R. Martin, by Bargain and Sale Deed recorded December 28, 2005, in Document No. 2005-163368, Washington County Book of Records, said parcel also being all that portion lying Easterly of the line delineated by following the below noted stations and offsets, Westerly of the Centerline of S.W. 72nd Avenue, as said Centerline is described below.

S.W. 72nd AVENUE CENTERLINE

A road Centerline situated in the Southeast One-Quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian in Washington County, Oregon and in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

Beginning at SW 72nd Avenue right-of-way Centerline Station 127+18.37, said point bears South 65° 48' 43" West, a distance of 2120.02 feet from the Northeast One-Quarter corner of Section 1, Township 2 South, Range 1 West, of the Willamette Meridian; said point being the point of curvature of a 285.16 foot radius curve, concave Westerly, thence along said Centerline through a central angle of 24° 06' 20" (the long chord of which bears North 11° 02' 44" East, a distance of 119.09 feet) an arc distance of 119.97 feet to a point of tangency at Centerline Station 128+38.35; thence North 01° 00' 26" West, a distance of 800.38 feet to Station 136+38.72, a Centerline angle point; thence North 01° 43' 36" East, a distance of 920.85 feet to Station 145+59.57, at the point of terminus, said point bears South 39° 14' 07" West, a distance of 1,165.26 feet from the North One-Quarter corner of Section 1, Township 2 South, Range 1 West, Willamette Meridian.

Centerline Stationing for SW 72nd Avenue is determined by holding a Station of 136+03.69 = 23+72.60 at the right-of-way Centerline of SW 72nd Avenue and the right-

of-way Centerline of SW Dartmouth Street, as per Survey Number 30,893, Washington County Survey Records.

Bearings are based upon Survey Number 30,893, Washington County Survey Records.

Station to Station	Offset Distances Westerly of S.W. 72nd Avenue Centerline
128+60.00 to 129+63.00	54.00 feet parallel with the centerline

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. 72nd Avenue.

The parcel of land to which this description applies contains 711 square feet, more or less.

PARCEL 2 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Gordon R. Martin, by Bargain and Sale Deed recorded December 28, 2005 in Document No. 2005-163368, Washington County Book of Records, said parcel also being all that portion lying Easterly of the lines delineated by following the below noted stations and offsets, Westerly of the Centerline of S.W. 72nd Avenue, as said Centerline is described above under Parcel 1.

Station to Station	Offset Distances Westerly of S.W. 72nd Avenue Centerline
128+60.00 to 129+59.00	57.00 feet parallel with the centerline
129+59.00 to 129+90.00	69.00 feet parallel with the centerline

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. 72nd Avenue and all that portion within the above described Parcel 1.



The parcel of land to which this description applies contains 727 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

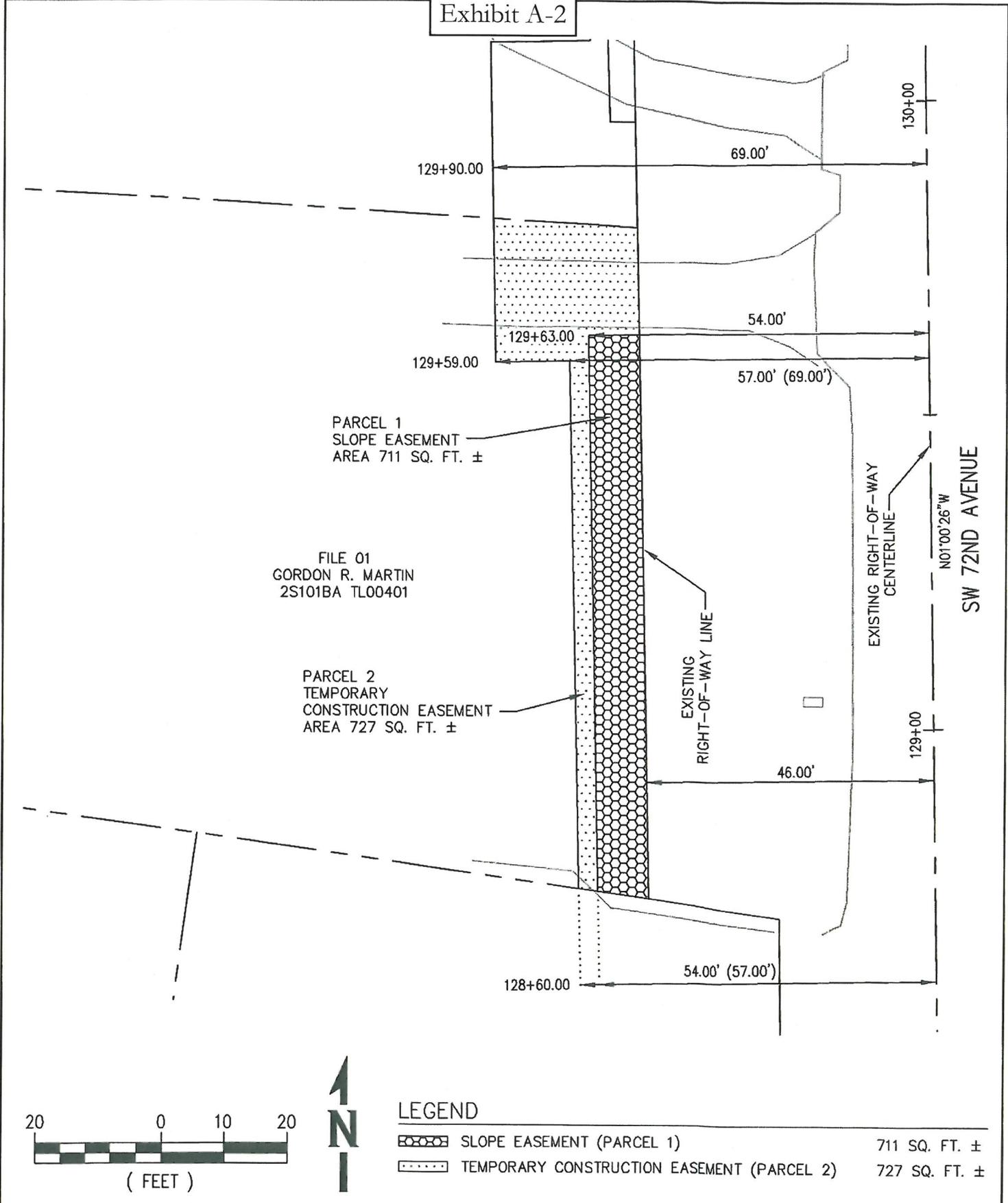
Scott M. Grubbs

OREGON
JULY 13, 2004
SCOTT M. GRUBBS
54728

RENEWAL: 06-30-13



Exhibit A-2



FILE 01
GORDON R. MARTIN
2S101BA TL00401

PARCEL 2
TEMPORARY
CONSTRUCTION EASEMENT
AREA 727 SQ. FT. ±

PARCEL 1
SLOPE EASEMENT
AREA 711 SQ. FT. ±

LEGEND

-  SLOPE EASEMENT (PARCEL 1) 711 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT (PARCEL 2) 727 SQ. FT. ±

FILE NO.: 01
TAX LOT: 00401
TAX MAP: 2S 1 01BA
ADDRESS: 12265 SW 72ND AVENUE

**SW 72ND AVENUE &
SW DARTMOUTH STREET
INTERSECTION**
CITY OF TIGARD PROJECT NO. 95035

SUBMITTAL DATE: 02/06/13
REVISED DATE:
REVISED DATE:
REVISED DATE:

WHPacific
9155 SW Barnes Rd, Suite 302
Portland, OR 97225
503-252-0452 Fax 503-250-4775
www.whpacific.com
DWG: 037614-V-EXF01.dwg

Exhibit B-1

S.W. 72nd Avenue &
S.W. Dartmouth Street Intersection
February 2, 2013
Parcels 1, 2 and 3

City Road Project No.: 95035
File No.: 02
Assessors Map: 2S 1 01AB
Tax Lot No.: 00700

PARCEL 1 (RIGHT-OF-WAY DEDICATION)

A parcel of land lying in the Northeast one-quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Miguel Ramon Heras and Elaine Clare Heras, Co-Trustees, by Warranty Deed recorded July 19, 2008 in Document No. 2008-055480, Washington County Book of Records, said parcel also being all that portion lying Westerly of the lines delineated by following the below noted stations and offsets, Easterly of the Centerline of S.W. 72nd Avenue, as said Centerline is described below.

S.W. 72nd AVENUE CENTERLINE

A road centerline situated in the Southeast One-Quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian in Washington County, Oregon and in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

Beginning at SW 72nd Avenue right-of-way Centerline Station 127+18.37, said point bears South 65° 48' 43" West, a distance of 2120.02 feet from the Northeast One-Quarter corner of Section 1, Township 2 South, Range 1 West, of the Willamette Meridian; said point being the point of curvature of a 285.16 foot radius curve, concave Westerly, thence along said Centerline through a central angle of 24° 06' 20" (the long chord of which bears North 11° 02' 44" East, a distance of 119.09 feet) an arc distance of 119.97 feet to a point of tangency at Centerline Station 128+38.35; thence North 01° 00' 26" West, a distance of 800.38 feet to Station 136+38.72, a Centerline angle point; thence North 01° 43' 36" East, a distance of 920.85 feet to Station 145+59.57, at the point of terminus, said point bears South 39° 14' 07" West, a distance of 1,165.26 feet from the North One-Quarter corner of Section 1, Township 2 South, Range 1 West, Willamette Meridian.

Centerline Stationing for SW 72nd Avenue is determined by holding a Station of 136+03.69 = 23+72.60 at the right-of-way Centerline of SW 72nd Avenue and the right-of-way Centerline of SW Dartmouth Street, as per Survey Number 30,893, Washington County Survey Records.

Bearings are based upon Survey Number 30,893, Washington County Survey Records.

Station to Station	Offset Distances Easterly of S.W. 72nd Avenue Centerline
128+40.00 to 129+40.00	27.48 feet parallel with the centerline

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. 72nd Avenue.

The parcel of land to which this description applies contains 695 square feet, more or less.

PARCEL 2 (SLOPE EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Miguel Ramon Heras and Elaine Clare Heras, Co-Trustees, by Warranty Deed recorded July 19, 2008 in Document No. 2008-055480, Washington County Book of Records, said parcel also being all that portion lying Westerly of the lines delineated by following the below noted stations and offsets, Easterly of the Centerline of S.W. 72nd Avenue, as said Centerline is described above under Parcel 1.

Station to Station	Offset Distances Easterly of S.W. 72nd Avenue Centerline
128+40.00 to 128+60.00	28.76 feet along a straight line to 31.00 feet
128+83.00 to 129+40.00	32.00 feet parallel with the centerline

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. 72nd Avenue and all that portion within the above described Parcel 1.



The parcel of land to which this description applies contains 280 square feet, more or less.

PARCEL 3 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Miguel Ramon Heras and Elaine Clare Heras, Co-Trustees, by Warranty Deed recorded July 19, 2008 in Document No. 2008-055480, Washington County Book of Records, said parcel also being all that portion lying Westerly of the lines delineated by following the below noted stations and offsets, Easterly of the Centerline of S.W. 72nd Avenue, as said Centerline is described above under Parcel 1.

Station to Station	Offset Distances Easterly of S.W. 72nd Avenue Centerline
128+40.00 to 128+56.00	31.86 feet along a straight line to 33.00 feet
128+56.00 to 128+84.00	43.48 feet along a straight line to 44.60 feet
128+84.00 to 129+40.00	35.00 feet parallel with the centerline

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. 72nd Avenue and all that portion within the above described Parcels 1 and 2.

The parcel of land to which this description applies contains 637 square feet, more or less.



Exhibit B-2

SW 72ND AVENUE
N01°00'26"W

EXISTING RIGHT-OF-WAY
CENTERLINE

P.T. 128+38.35

129+00

35.00'
27.48' (32.00')

35.00' (44.60')
27.48' (32.00')

20.00'
27.48' (31.00')
33.00' (43.48')

31.86'
27.48' (28.76')

129+40.00

128+83.00

128+60.00

128+40.00

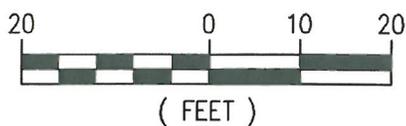
PARCEL 1
RIGHT-OF-WAY
DEDICATION
AREA 695 SQ. FT. ±

PARCEL 2
SLOPE EASEMENT
AREA 235 SQ. FT. ±

PARCEL 3
TEMPORARY
CONSTRUCTION EASEMENT
AREA 637 SQ. FT. ±

PARCEL 2
SLOPE EASEMENT
AREA 45 SQ. FT. ±

FILE 02
MIGUEL RAMON HERAS
& ELAINE CLARE HERAS
2S101AB TL00700



LEGEND

- RIGHT-OF-WAY DEDICATION (PARCEL 1) 695 SQ. FT. ±
- SLOPE EASEMENT (PARCEL 2) 280 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT (PARCEL 3) 637 SQ. FT. ±

FILE NO.: 02
TAX LOT: 00700
TAX MAP: 2S 1 01AB
ADDRESS: 11985 SW 72ND AVENUE

**SW 72ND AVENUE &
SW DARTMOUTH STREET
INTERSECTION**
CITY OF TIGARD PROJECT NO. 95035

SUBMITTAL DATE: 02/06/13
REVISED DATE:
REVISED DATE:
REVISED DATE:

WHPacific
9755 SW Barnes Rd, Suite 100
Portland, OR 97225
503-626-0465 Fax 503-626-0775
www.whpacific.com
DWG: 037614-V-EXF02.dwg

Exhibit C-1

S.W. 72nd Avenue &
S.W. Dartmouth Street Intersection
February 6, 2013
Parcels 1 and 2

City Road Project No.: 95035
File No.: 03
Assessors Map: 2S 1 01BA
Tax Lot No.: 00300, 00400, 00402

PARCEL 1 (SLOPE EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Clackamas County Bank, by Trustee's Deed recorded February 19, 2010 in Document No. 2010-013552, Washington County Book of Records, said parcel also being all that portion lying Easterly of the lines delineated by following the below noted stations and offsets, Westerly of the Centerline of S.W. 72nd Avenue, as said Centerline is described below.

S.W. 72nd AVENUE CENTERLINE

A road Centerline situated in the Southeast One-Quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian in Washington County, Oregon and in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

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Centerline Stationing for SW 72nd Avenue is determined by holding a Station of 136+03.69 = 23+72.60 at the right-of-way Centerline of SW 72nd Avenue and the right-of-way Centerline of SW Dartmouth Street, as per Survey Number 30,893, Washington County Survey Records.

Bearings are based upon Survey Number 30,893, Washington County Survey Records.

Station to Station	Offset Distances Westerly of S.W. 72nd Avenue Centerline
129+97.00 to 130+69.00	50.00 feet along a straight line to 51.00 feet
130+69.00 to 131+88.00	51.00 feet along a straight line to 54.00 feet
131+88.00 to 132+70.00	54.00 feet along a straight line to 50.00 feet
132+70.00 to 134+38.00	50.00 feet along a straight line to 66.00 feet
134+38.00 to 134+95.00	66.00 feet parallel with the centerline

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. 72nd Avenue.

The parcel of land to which this description applies contains 4,578 square feet, more or less.

PARCEL 2 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Clackamas County Bank, by Trustee's Deed recorded February 19, 2010 in Document No. 2010-013552, Washington County Book of Records, said parcel also being all that portion lying Easterly of the lines delineated by following the below noted stations and offsets, Westerly of the Centerline of S.W. 72nd Avenue, as said Centerline is described above under Parcel 1.

Station to Station	Offset Distances Westerly of S.W. 72nd Avenue Centerline
129+75.00 to 130+10.00	69.00 feet parallel with the centerline

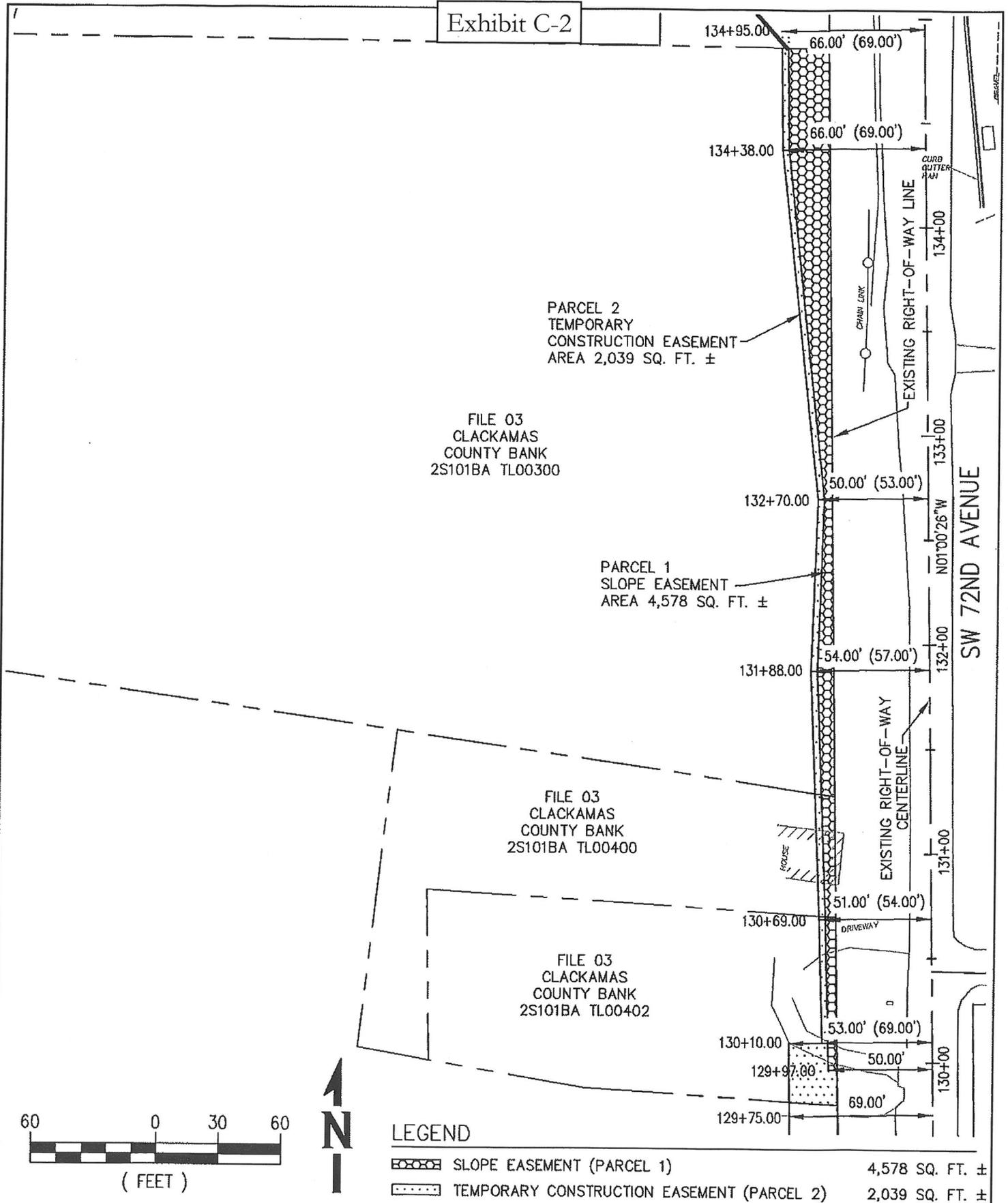


130+10.00 to 130+69.00	53.00 feet along a straight line to 54.00 feet
130+69.00 to 131+88.00	54.00 feet along a straight line to 57.00 feet
131+88.00 to 132+70.00	57.00 feet along a straight line to 53.00 feet
132+70.00 to 134+38.00	53.00 feet along a straight line to 69.00 feet
134+38.00 to 134+95.00	69.00 feet parallel with the centerline

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. 72nd Avenue and all that portion within the above described Parcel 1.

The parcel of land to which this description applies contains 2,039 square feet, more or less.





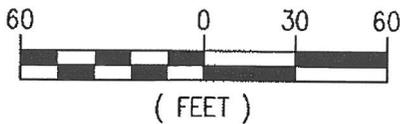
PARCEL 2
TEMPORARY
CONSTRUCTION EASEMENT
AREA 2,039 SQ. FT. ±

FILE 03
CLACKAMAS
COUNTY BANK
2S101BA TL00300

PARCEL 1
SLOPE EASEMENT
AREA 4,578 SQ. FT. ±

FILE 03
CLACKAMAS
COUNTY BANK
2S101BA TL00400

FILE 03
CLACKAMAS
COUNTY BANK
2S101BA TL00402



LEGEND

- SLOPE EASEMENT (PARCEL 1) 4,578 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT (PARCEL 2) 2,039 SQ. FT. ±

FILE NO.: 03
TAX LOT: 00300, 00400, 00402
TAX MAP: 2S 1 01BA
ADDRESS: 12235 & 12215 SW 72ND

**SW 72ND AVENUE &
SW DARTMOUTH STREET
INTERSECTION**
CITY OF TIGARD PROJECT NO. 95035

SUBMITTAL DATE: 02/06/13
REVISED DATE:
REVISED DATE:
REVISED DATE:

WHPacific
9755 SW Gamma Rd. Suite 300
Fallsburg, OR 97228
503 436-0455 Fax 503-276-0775
www.whpacific.com
DWG: 037614-V-EXF03.dwg

Exhibit D-1

S.W. 72nd Avenue &
S.W. Dartmouth Street Intersection
February 6, 2013
Parcels 1 and 2

City Road Project No.: 95035
File No.: 04
Assessors Map: 2S 1 01AB
Tax Lot No.: 00600

PARCEL 1 (RIGHT-OF-WAY DEDICATION)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Femy Kriwandi, by Special Warranty Deed recorded May 11, 1998 in Document No. 98049496, Washington County Book of Records, said parcel also being all that portion lying Westerly and Northerly of the lines delineated by following the below noted stations and offsets, Easterly of the Centerline of S.W. 72nd Avenue, as said Centerline is described below.

S.W. 72nd AVENUE CENTERLINE

A road Centerline situated in the Southeast One-Quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian in Washington County, Oregon and in the Northeast one-quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

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Centerline Stationing for SW 72nd Avenue is determined by holding a Station of 136+03.69 = 23+72.60 at the right-of-way Centerline of SW 72nd Avenue and the right-

of-way Centerline of SW Dartmouth Street, as per Survey Number 30,893, Washington County Survey Records.

Bearings are based upon Survey Number 30,893, Washington County Survey Records.

Station to Station	Offset Distances Easterly of S.W. 72nd Avenue Centerline
129+30.00 to 129+98.00	29.50 feet parallel with the centerline
129+98.00 to 130+10.00	29.50 feet along a straight line to 36.00 feet
130+10.00 to 130+30.00	36.00 feet along a straight line to 101.66 feet

Excepting therefrom, all that portion of said parcel lying within the existing rights-of-way of S.W. 72nd Avenue and S.W. Elmhurst Street.

The parcel of land to which this description applies contains 1,490 square feet, more or less.

PARCEL 2 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Femy Kriwandi, by Special Warranty Deed recorded May 11, 1998 in Document No. 98049496, Washington County Book of Records, said parcel also being all that portion lying Westerly and Northerly of the lines delineated by following the below noted stations and offsets, Easterly of the Centerline of S.W. 72nd Avenue, as said Centerline is described above under Parcel 1.

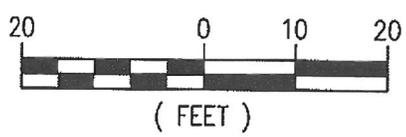
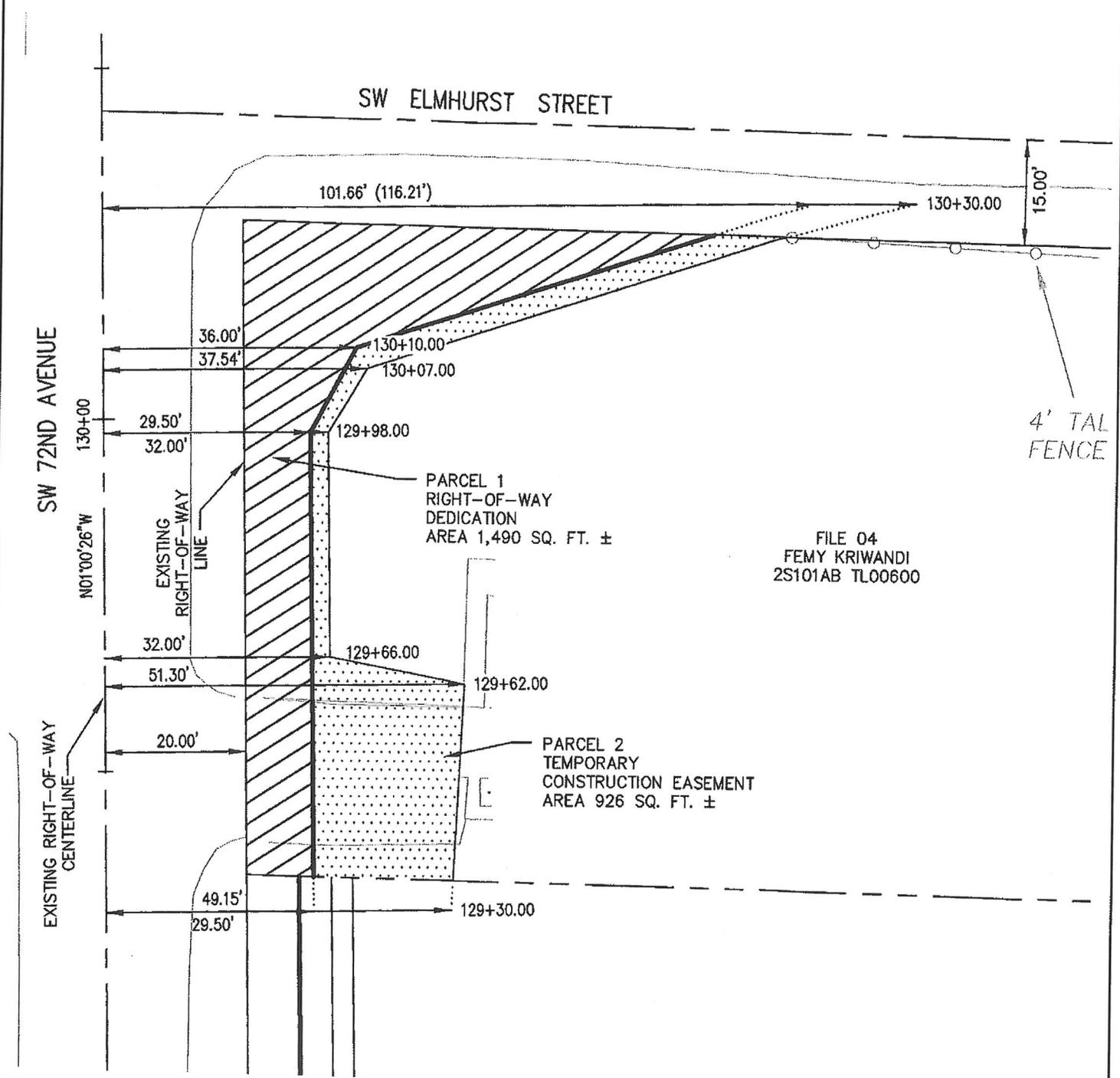
Station to Station	Offset Distances Easterly of S.W. 72nd Avenue Centerline
129+30.00 to 129+62.00	49.15 feet along a straight line to 51.30 feet

129+62.00 to 129+66.00	51.30 feet along a straight line to 32.00 feet
129+66.00 to 129+98.00	32.00 feet parallel with the centerline
129+98.00 to 130+07.00	32.00 feet along a straight line to 37.54 feet
130+07.00 to 130+30.00	37.54 along a straight line to 116.21 feet

Excepting therefrom, all that portion of said parcel lying within the existing rights-of-way of S.W. 72nd Avenue and all that portion within the above described Parcels 1 and 2.

The parcel of land to which this description applies contains 926 square feet, more or less.





LEGEND	
	RIGHT-OF-WAY DEDICATION (PARCEL 1) 1,490 SQ. FT. ±
	TEMPORARY CONSTRUCTION EASEMENT (PARCEL 2) 926 SQ. FT. ±

FILE NO.: 04
TAX LOT: 00600
TAX MAP: 2S 1 01AB
ADDRESS: 12260 SW 72ND AVENUE

**SW 72ND AVENUE &
SW DARTMOUTH STREET
INTERSECTION**
CITY OF TIGARD PROJECT NO. 95035

SUBMITTAL DATE: 02/06/13
REVISED DATE:
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WHPacific
9166 SW Barnes Rd, Suite 300
 Portland, OR 97225
 503-636-0456 Fax 503-626-0775
 www.whpacific.com

DWG: 037814-V-EXF04.dwg

Exhibit E-1

S.W. 72nd Avenue &
S.W. Dartmouth Street Intersection
February 6, 2013
Parcels 1, 2 and 3

City Road Project No.: 95035
File No.: 05
Assessors Map: 2S 1 01BA
Tax Lot No.: 00100

PARCEL 1 (RIGHT-OF-WAY DEDICATION)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Martin R. Gordon, by Bargain and Sale Deed recorded January 4, 2006 in Document No. 2006-000870, Washington County Book of Records, said parcel also being all that portion lying Easterly and Northerly of the lines delineated by following the below noted stations and offsets, Westerly of the Centerline of S.W. 72nd Avenue and Southerly of S.W. Dartmouth Street, as said Centerlines are described below.

S.W. DARTMOUTH STREET CENTERLINE

A road Centerline situated in the Southeast One-Quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian in Washington County, Oregon and in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

Beginning at SW Dartmouth Street Centerline Station 14+22.30, said point bears North 54° 52' 02" West, a distance of 260.92 feet from the North One-Quarter corner of Section 1, Township 2 South, Range 1 West, of the Willamette Meridian; thence South 74° 00' 42" East, a distance of 651.90 feet to Centerline Station 20+74.20 and the beginning of a 500.00 foot radius curve, concave Southerly; thence along said Centerline and said curve through a central angle of 14° 32' 43", (the long chord of which bears South 81° 17' 04" East, a distance of 126.59 feet) an arc distance of 126.93 feet to a point of tangency at Centerline Station 22+01.13; thence South 88° 33' 26" East, a distance of 980.62 feet to centerline Station 31+81.75 at a point of curvature and at the point of terminus, said point bears South 89° 37' 54" West, a distance of 1,115.73 feet from the Northeast One-Quarter corner of Section 1, Township 2 South, Range 1 West, Willamette Meridian.

Centerline Stationing for SW Dartmouth Street is determined by holding a Centerline Station of 23+72.60 = 136+03.69 at the Centerline of SW 72nd Avenue and the Centerline



of SW Dartmouth Street as per Survey Number 30,893, Washington County Survey Records

S.W. 72nd AVENUE CENTERLINE

A road Centerline situated in the Southeast One-Quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian in Washington County, Oregon and in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

Beginning at SW 72nd Avenue right-of-way Centerline Station 127+18.37, said point bears South 65° 48' 43" West, a distance of 2120.02 feet from the Northeast One-Quarter corner of Section 1, Township 2 South, Range 1 West, of the Willamette Meridian; said point being the point of curvature of a 285.16 foot radius curve, concave Westerly, thence along said Centerline through a central angle of 24° 06' 20" (the long chord of which bears North 11° 02' 44" East, a distance of 119.09 feet) an arc distance of 119.97 feet to a point of tangency at Centerline Station 128+38.35; thence North 01° 00' 26" West, a distance of 800.38 feet to Station 136+38.72, a Centerline angle point; thence North 01° 43' 36" East, a distance of 920.85 feet to Station 145+59.57, at the point of terminus, said point bears South 39° 14' 07" West, a distance of 1,165.26 feet from the North One-Quarter corner of Section 1, Township 2 South, Range 1 West, Willamette Meridian.

Centerline Stationing for SW 72nd Avenue is determined by holding a Station of 136+03.69 = 23+72.60 at the right-of-way Centerline of SW 72nd Avenue and the right-of-way Centerline of SW Dartmouth Street, as per Survey Number 30,893, Washington County Survey Records.

Bearings are based upon Survey Number 30,893, Washington County Survey Records.

Station to Station	Offset Distances Westerly of S.W. 72nd Avenue Centerline and Southerly of S.W. Dartmouth Street Centerline
21+40.00, S.W. Dartmouth Street to 21+66.00, S.W. Dartmouth Street	47.00 feet from S.W. Dartmouth Street centerline, along a straight line to 51.00 feet from S.W. Dartmouth Street centerline
21+66.00, S.W. Dartmouth Street to 21+98.00, S.W. Dartmouth Street	51.00 feet from S.W. Dartmouth Street centerline, along a straight line to 54.50 feet from S.W. Dartmouth Street centerline



21+98.00, S.W. Dartmouth Street to 22+49.00, S.W. Dartmouth Street	54.50 feet from and parallel with S.W. Dartmouth Street centerline
22+49.00, S.W. Dartmouth Street to 134+63.00, S.W. 72nd Avenue	54.50 feet from S.W. Dartmouth Street centerline, along a straight line to 46.00 feet from S.W. 72nd Avenue centerline

Excepting therefrom, all that portion of said parcel lying within the existing rights-of-way of S.W. 72nd Avenue and S.W. Dartmouth Street.

The parcel of land to which this description applies contains 4,113 square feet, more or less.

PARCEL 2 (SLOPE EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Martin R. Gordon, by Bargain and Sale Deed recorded January 4, 2006 in Document No. 2006-000870, Washington County Book of Records, said parcel also being all that portion lying Northerly of the lines delineated by following the below noted stations and offsets, Southerly of the Centerline of S.W. Dartmouth Street, as said Centerline is described above under Parcel 1.

Station to Station	Offset Distances Southerly of S.W. Dartmouth Street Centerline
19+83.00 to 21+00.00	52.00 feet along a straight line to 53.00 feet
21+00.00 to 22+13.00	53.00 feet along a straight line to 65.00 feet
22+13.00 to 22+59.00	65.00 feet parallel with the centerline



Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. Dartmouth Street and all that portion within the above described Parcel 1.

The parcel of land to which this description applies contains 1,886 square feet, more or less.

PARCEL 3 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Martin R. Gordon, by Bargain and Sale Deed recorded January 4, 2006 in Document No. 2006-000870, Washington County Book of Records, said parcel also being all that portion lying Easterly and Northerly of the lines delineated by following the below noted stations and offsets, Westerly of the Centerline of S.W. 72nd Avenue and Southerly of S.W. Dartmouth Street, as said Centerlines are described above under Parcel 1.

Station to Station	Offset Distances Southerly of S.W. Dartmouth Street Centerline and Westerly of S.W. 72nd Avenue Centerline
19+60.00, S.W. Dartmouth Street to 21+00.00, S.W. Dartmouth Street	56.98 feet from S.W. Dartmouth Street centerline, along a straight line to 58.00 feet from S.W. Dartmouth Street centerline
21+00.00, S.W. Dartmouth Street to 22+13.00, S.W. Dartmouth Street	58.00 feet from S.W. Dartmouth Street centerline, along a straight line to 70.00 feet from S.W. Dartmouth Street centerline
22+13.00, S.W. Dartmouth Street to 22+49.00, S.W. Dartmouth Street	70.00 feet from and parallel with S.W. Dartmouth Street centerline
22+49.00, S.W. Dartmouth Street to 134+63.00, S.W. 72nd Avenue	70.00 feet from S.W. Dartmouth Street centerline, along a straight line to 56.00 feet from S.W. 72nd Avenue centerline



Excepting therefrom, all that portion of said parcel lying within the existing rights-of-way of S.W. 72nd Avenue, S.W. Dartmouth Street, and all that portion within the above described Parcels 1 and 2.

The parcel of land to which this description applies contains 2,205 square feet, more or less.

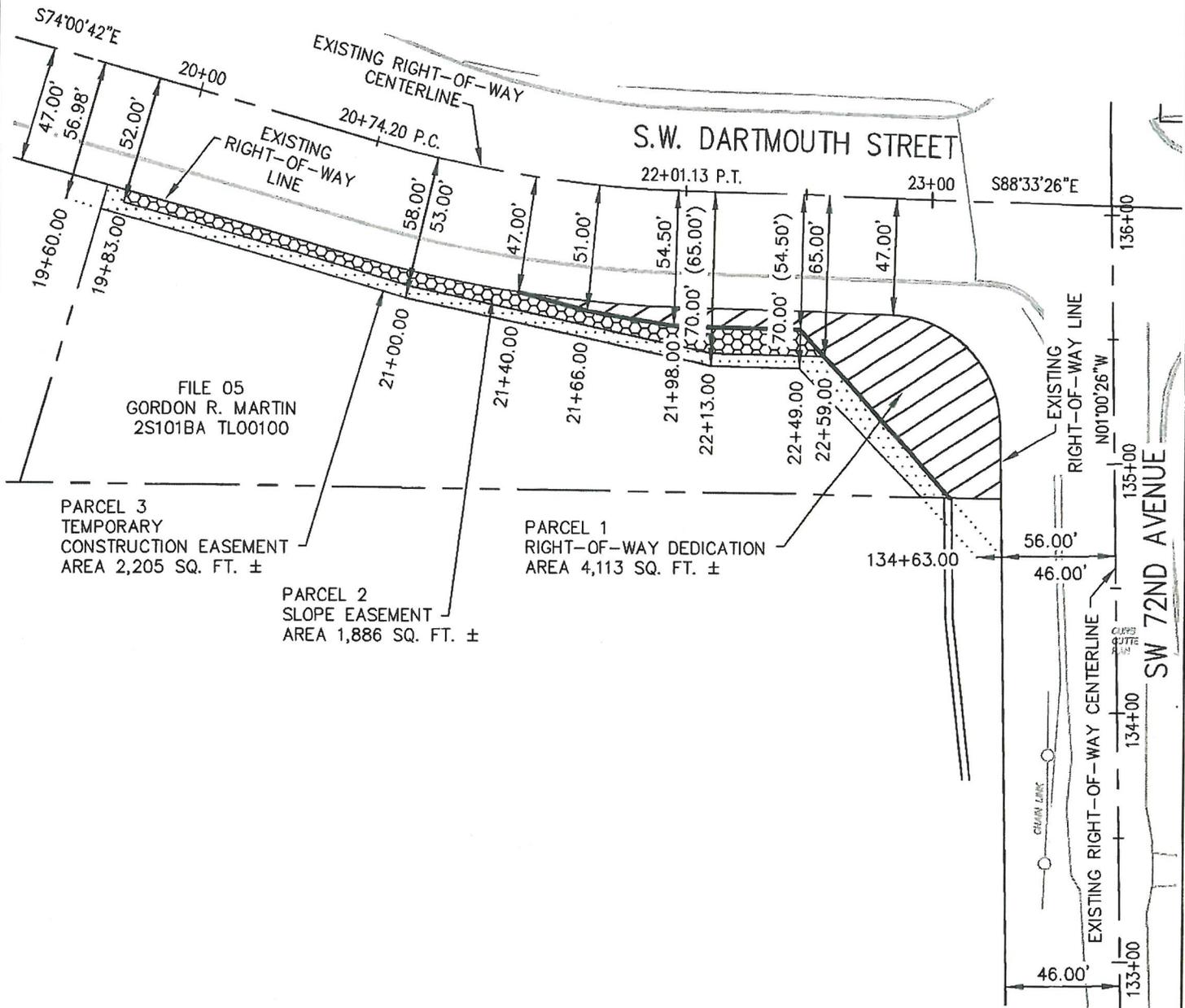
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott M. Grubbs

OREGON
JULY 13, 2004
SCOTT M. GRUBBS
54728

RENEWAL: 06-30-13

Exhibit E-2

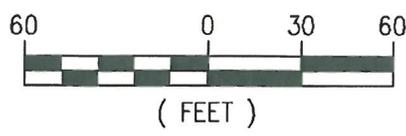


FILE 05
GORDON R. MARTIN
2S101BA TL00100

PARCEL 3
TEMPORARY
CONSTRUCTION EASEMENT
AREA 2,205 SQ. FT. ±

PARCEL 2
SLOPE EASEMENT
AREA 1,886 SQ. FT. ±

PARCEL 1
RIGHT-OF-WAY DEDICATION
AREA 4,113 SQ. FT. ±



LEGEND

- RIGHT-OF-WAY DEDICATION (PARCEL 1) 4,113 SQ. FT. ±
- SLOPE EASEMENT (PARCEL 2) 1,886 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT (PARCEL 3) 2,205 SQ. FT. ±

FILE NO.: 05
TAX LOT: 00100
TAX MAP: 2S 1 01BA
ADDRESS: 11985 SW 72ND AVENUE

**SW 72ND AVENUE &
SW DARTMOUTH STREET
INTERSECTION**
CITY OF TIGARD PROJECT NO. 95035

SUBMITTAL DATE: 02/06/13
REVISED DATE:
REVISED DATE:
REVISED DATE:

WHPacific
9755 SW Barlow Rd. Suite 301
 Portland, OR 97225
 503-236-4455 Fax 503-226-6715
 www.whpacific.com

DWG: 037614-V-EXF05.dwg

Exhibit F-1

S.W. 72nd Avenue &
S.W. Dartmouth Street Intersection
February 6, 2013
Parcels 1, 2 and 3

City Road Project No.: 95035
File No.: 06
Assessors Map: 2S 1 01AB
Tax Lot No.: 00200

PARCEL 1 (RIGHT-OF-WAY DEDICATION)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Gordon R. Martin, Sr., Trustee, by Warranty Deed recorded December 15, 2006 in Document No. 2006-147682, Washington County Book of Records, said parcel also being all that portion lying Westerly and Southwesterly of the lines delineated by following the below noted stations and offsets, Easterly of the Centerline of S.W. 72nd Avenue, as said Centerline is described below.

S.W. 72nd AVENUE CENTERLINE

A road centerline situated in the Southeast One-Quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian in Washington County, Oregon and in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

Beginning at SW 72nd Avenue right-of-way Centerline Station 127+18.37, said point bears South 65° 48' 43" West, a distance of 2120.02 feet from the Northeast One-Quarter corner of Section 1, Township 2 South, Range 1 West, of the Willamette Meridian; said point being the point of curvature of a 285.16 foot radius curve, concave Westerly, thence along said Centerline through a central angle of 24° 06' 20" (the long chord of which bears North 11° 02' 44" East, a distance of 119.09 feet) an arc distance of 119.97 feet to a point of tangency at Centerline Station 128+38.35; thence North 01° 00' 26" West, a distance of 800.38 feet to Station 136+38.72, a Centerline angle point; thence North 01° 43' 36" East, a distance of 920.85 feet to Station 145+59.57, at the point of terminus, said point bears South 39° 14' 07" West, a distance of 1,165.26 feet from the North One-Quarter corner of Section 1, Township 2 South, Range 1 West, Willamette Meridian.

Centerline Stationing for SW 72nd Avenue is determined by holding a Station of 136+03.69 = 23+72.60 at the right-of-way Centerline of SW 72nd Avenue and the right-

of-way Centerline of SW Dartmouth Street, as per Survey Number 30,893, Washington County Survey Records.

Bearings are based upon Survey Number 30,893, Washington County Survey Records.

Station to Station	Offset Distances Easterly of S.W. 72nd Avenue Centerline
130+50.00 to 130+71.83	76.80 feet along a straight line to 60.00 feet
130+71.83 to 130+84.83	60.00 feet along a straight line to 46.00 feet

Excepting therefrom, all that portion of said parcel lying within the existing rights-of-way of S.W. 72nd Avenue and SW. Elmhurst Street.

The parcel of land to which this description applies contains 393 square feet, more or less.

PARCEL 2 (SLOPE EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Gordon R. Martin, Sr., Trustee, by Warranty Deed recorded December 15, 2006 in Document No. 2006-147682, Washington County Book of Records, said parcel also being all that portion lying Westerly and Southwesterly of the lines delineated by following the below noted stations and offsets, Easterly of the Centerline of S.W. 72nd Avenue, as said Centerline is described above under Parcel 1.

Station to Station	Offset Distances Easterly of S.W. 72nd Avenue Centerline
130+50.00 to 130+80.00	81.15 feet along a straight line to 59.00 feet



130+80.00 to 131+83.00	59.00 feet along a straight line to 61.00 feet
131+83.00 to 132+60.00	61.00 feet parallel with the centerline
132+60.00 to 132+80.00	61.00 feet along a straight line to 59.11 feet

Excepting therefrom, all that portion of said parcel lying within the existing rights-of-way of S.W. 72nd Avenue, S.W. Elmhurst Street and all that portion within the above described Parcel 1.

The parcel of land to which this description applies contains 2,625 square feet, more or less.

PARCEL 3 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land lying in in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Gordon R. Martin, Sr., Trustee, by Warranty Deed recorded December 15, 2006 in Document No. 2006-147682, Washington County Book of Records, said parcel also being all that portion lying Westerly and Southwesterly of the lines delineated by following the below noted stations and offsets, Easterly of the Centerline of S.W. 72nd Avenue, as said Centerline is described above under Parcel 1.

Station to Station	Offset Distances Easterly of S.W. 72nd Avenue Centerline
130+50.00 to 130+61.00	129.03 feet along a straight line to 77.00 feet
130+61.00 to 130+80.00	77.00 feet along a straight line to 59.00 feet
130+80.00 to 131+83.00	59.00 feet along a straight line to 64.00 feet
131+83.00 to 132+60.00	64.00 feet parallel with the centerline
132+60.00 to 132+80.00	64.00 feet along a straight line to 62.11 feet

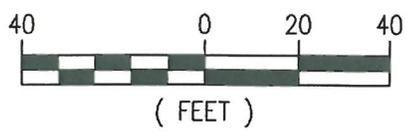
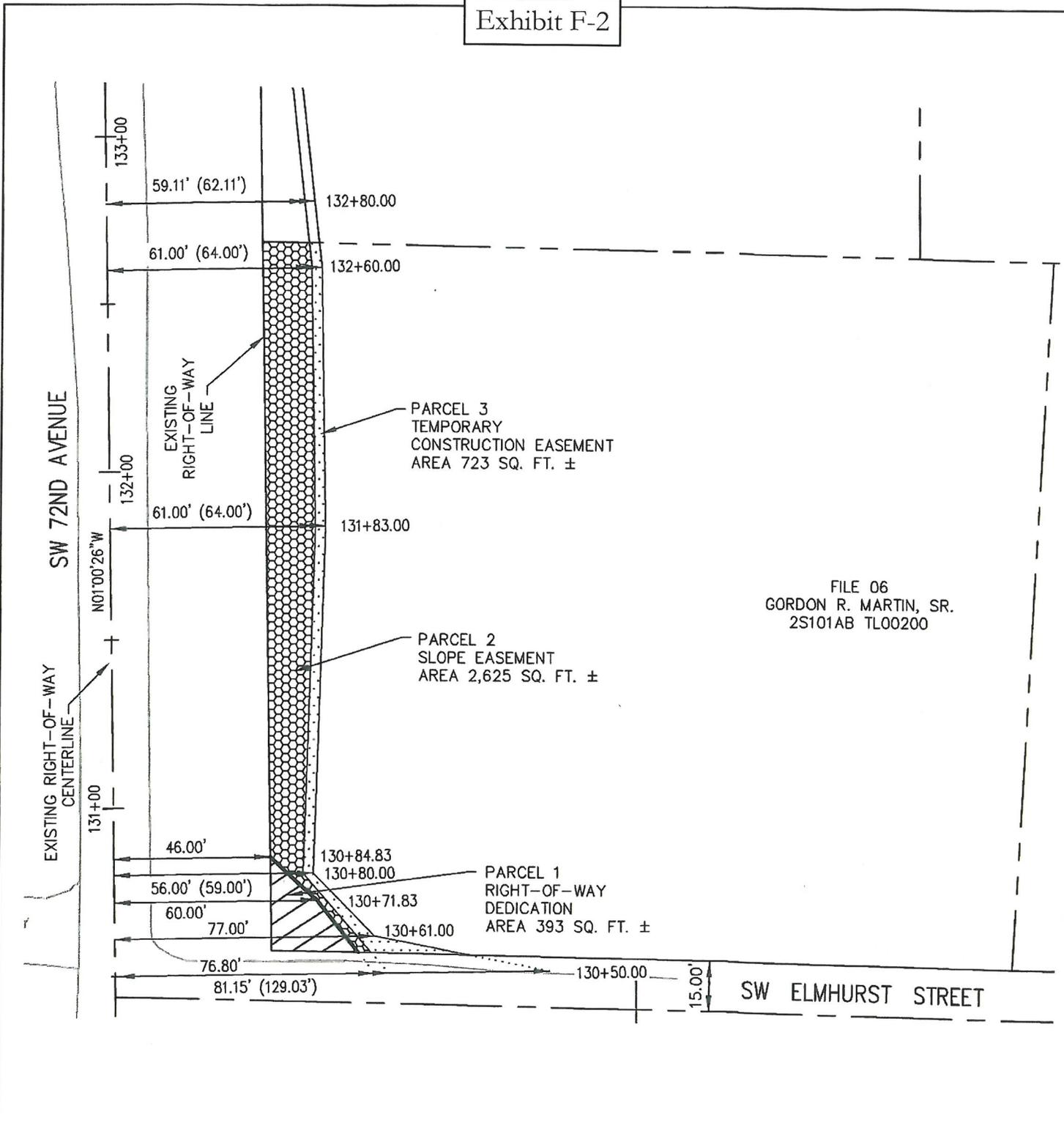


Excepting therefrom, all that portion of said parcel lying within the existing rights-of-way of S.W. 72nd Avenue, S.W. Elmhurst Street and all that portion within the above described Parcels 1 and 2.

The parcel of land to which this description applies contains 723 square feet, more or less.



Exhibit F-2



LEGEND

- RIGHT-OF-WAY DEDICATION (PARCEL 1) 393 SQ. FT. ±
- SLOPE EASEMENT (PARCEL 2) 2,625 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT (PARCEL 3) 723 SQ. FT. ±

FILE NO.: 06
TAX LOT: 00200
TAX MAP: 2S 1 01AB
ADDRESS: 7155 SW ELMHURST ST.

**SW 72ND AVENUE &
SW DARTMOUTH STREET
INTERSECTION**
CITY OF TIGARD PROJECT NO. 95035

SUBMITTAL DATE: 02/06/13
REVISED DATE:
REVISED DATE:
REVISED DATE:

WHPacific
9755 SW Barrow Rd. Suite 300
 Portland, OR 97225
 503-626-0491 Fax 503-626-0716
 www.whpacific.com

DWG: 037614-V-EXF06.dwg

Exhibit G-1

S.W. 72nd Avenue &
S.W. Dartmouth Street Intersection
February 6, 2013
Parcels 1 and 2

City Road Project No.: 95035
File No.: 07
Assessors Map: 2S 1 01AB
Tax Lot No.: 00101

PARCEL 1 (SLOPE EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Gordon R. Martin, by Bargain and Sale Deed recorded January 4, 2006 in Document No. 2006-000870, Washington County Book of Records, said parcel also being all that portion lying Westerly of the lines delineated by following the below noted stations and offsets, Easterly of the Centerline of S.W. 72nd Avenue, as said Centerline is described below.

S.W. 72nd AVENUE CENTERLINE

A road Centerline situated in the southeast One-Quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian in Washington County, Oregon and in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

Beginning at SW 72nd Avenue right-of-way Centerline Station 127+18.37, said point bears South 65° 48' 43" West, a distance of 2120.02 feet from the Northeast One-Quarter corner of Section 1, Township 2 South, Range 1 West, of the Willamette Meridian; said point being the point of curvature of a 285.16 foot radius curve, concave Westerly, thence along said Centerline through a central angle of 24° 06' 20" (the long chord of which bears North 11° 02' 44" East, a distance of 119.09 feet) an arc distance of 119.97 feet to a point of tangency at Centerline Station 128+38.35; thence North 01° 00' 26" West, a distance of 800.38 feet to Station 136+38.72, a Centerline angle point; thence North 01° 43' 36" East, a distance of 920.85 feet to Station 145+59.57, at the point of terminus, said point bears South 39° 14' 07" West, a distance of 1,165.26 feet from the North One-Quarter corner of Section 1, Township 2 South, Range 1 West, Willamette Meridian.

Centerline Stationing for SW 72nd Avenue is determined by holding a Station of 136+03.69 = 23+72.60 at the right-of-way Centerline of SW 72nd Avenue and the right-

of-way Centerline of SW Dartmouth Street, as per Survey Number 30,893, Washington County Survey Records.

Bearings are based upon Survey Number 30,893, Washington County Survey Records.

Station to Station	Offset Distances Easterly of S.W. 72nd Avenue Centerline
132+65.00 to 133+13.00	60.53 feet along a straight line to 56.00 feet
133+13.00 to 133+33.00	56.00 along a straight line to 50.00 feet
133+33.00 to 134+00.00	50.00 feet parallel with the centerline

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. 72nd Avenue.

The parcel of land to which this description applies contains 927 square feet, more or less.

PARCEL 2 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Gordon R. Martin, by Bargain and Sale Deed recorded January 4, 2006 in Document No. 2006-000870, Washington County Book of Records, said parcel also being all that portion lying Westerly of the lines delineated by following the below noted stations and offsets, Easterly of the Centerline of S.W. 72nd Avenue, as said Centerline is described above under Parcel 1.

Station to Station	Offset Distances Easterly of S.W. 72nd Avenue Centerline
132+65.00 to 133+13.00	63.53 feet along a straight line to 59.00 feet



133+13.00 to 133+33.00

59.00 feet along a straight line to 53.00 feet

133+33.00 to 134+00.00

53.00 feet parallel with the centerline

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. 72nd Avenue and all that portion within the above described Parcel 1.

The parcel of land to which this description applies contains 376 square feet, more or less.

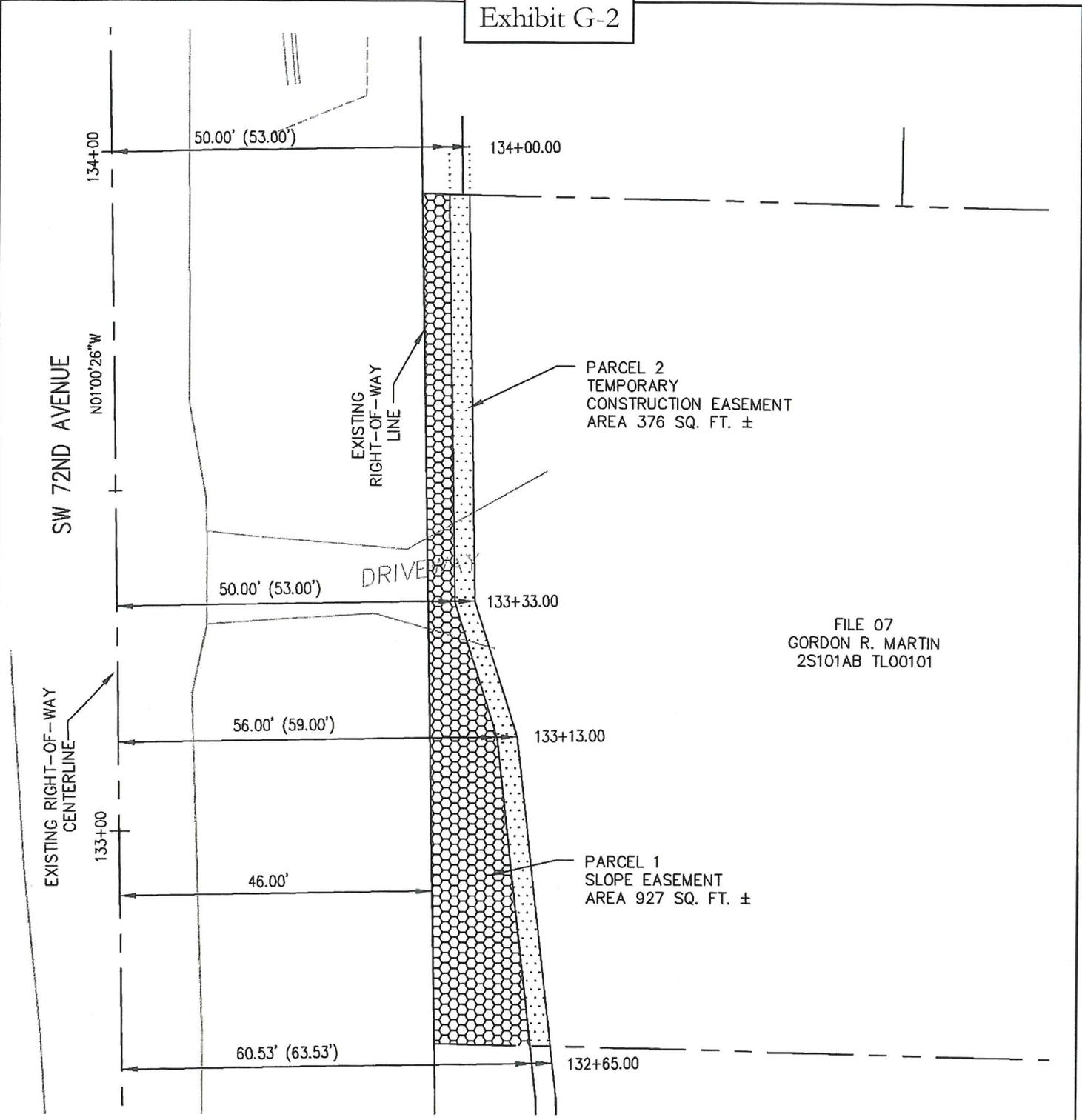
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott M. Grubbs

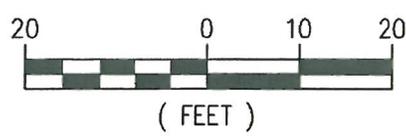
OREGON
JULY 13, 2004
SCOTT M. GRUBBS
54728

RENEWAL: 06-30-13

Exhibit G-2



FILE 07
GORDON R. MARTIN
2S101AB TLO0101



LEGEND

- SLOPE EASEMENT (PARCEL 1) 927 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT (PARCEL 2) 376 SQ. FT. ±

FILE NO.: 07
TAX LOT: 00101
TAX MAP: 2S 101AB
ADDRESS: 12120 SW 72ND AVENUE

**SW 72ND AVENUE &
SW DARTMOUTH STREET
INTERSECTION**
CITY OF TIGARD PROJECT NO. 95035

SUBMITTAL DATE: 02/06/13
REVISED DATE:
REVISED DATE:
REVISED DATE:

WHPacific
9765 SW Barnes Rd. Suite 300
 Portland, OR 97225
 503-620-0465 Fax 503-620-0775
 www.whpacific.com

DWG: 037614-V-EXF07.dwg

Exhibit H-1

S.W. 72nd Avenue &
S.W. Dartmouth Street Intersection
February 6, 2013
Parcel 1

City Road Project No.: 95035
File No.: 08
Assessors Map: 2S 1 01AB
Tax Lot No.: 03200

PARCEL 1 (SLOPE EASEMENT)

A parcel of land lying in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Red Rock Business Associates LLC, by Bargain and Sale Deed recorded June 16, 2011 in Document No. 2011-042536, Washington County Book of Records, said parcel also being all that portion lying Westerly of the line delineated by following the below noted stations and offsets, Easterly of the Centerline of S.W. 72nd Avenue, as said Centerline is described below.

S.W. 72nd AVENUE CENTERLINE

A road Centerline situated in the Southeast One-Quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian in Washington County, Oregon and in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

Beginning at SW 72nd Avenue right-of-way Centerline Station 127+18.37, said point bears South 65° 48' 43" West, a distance of 2120.02 feet from the Northeast one-quarter corner of Section 1, Township 2 South, Range 1 West, of the Willamette Meridian; said point being the point of curvature of a 285.16 foot radius curve, concave Westerly, thence along said Centerline through a central angle of 24° 06' 20" (the long chord of which bears North 11° 02' 44" East, a distance of 119.09 feet) an arc distance of 119.97 feet to a point of tangency at Centerline Station 128+38.35; thence North 01° 00' 26" West, a distance of 800.38 feet to Station 136+38.72, a Centerline angle point; thence North 01° 43' 36" East, a distance of 920.85 feet to Station 145+59.57, at the point of terminus, said point bears South 39° 14' 07" West, a distance of 1,165.26 feet from the North One-Quarter corner of Section 1, Township 2 South, Range 1 West, Willamette Meridian.

Centerline Stationing for SW 72nd Avenue is determined by holding a Station of 136+03.69 = 23+72.60 at the right-of-way Centerline of SW 72nd Avenue and the right-



of-way Centerline of SW Dartmouth Street, as per Survey Number 30,893, Washington County Survey Records.

Bearings are based upon Survey Number 30,893, Washington County Survey Records.

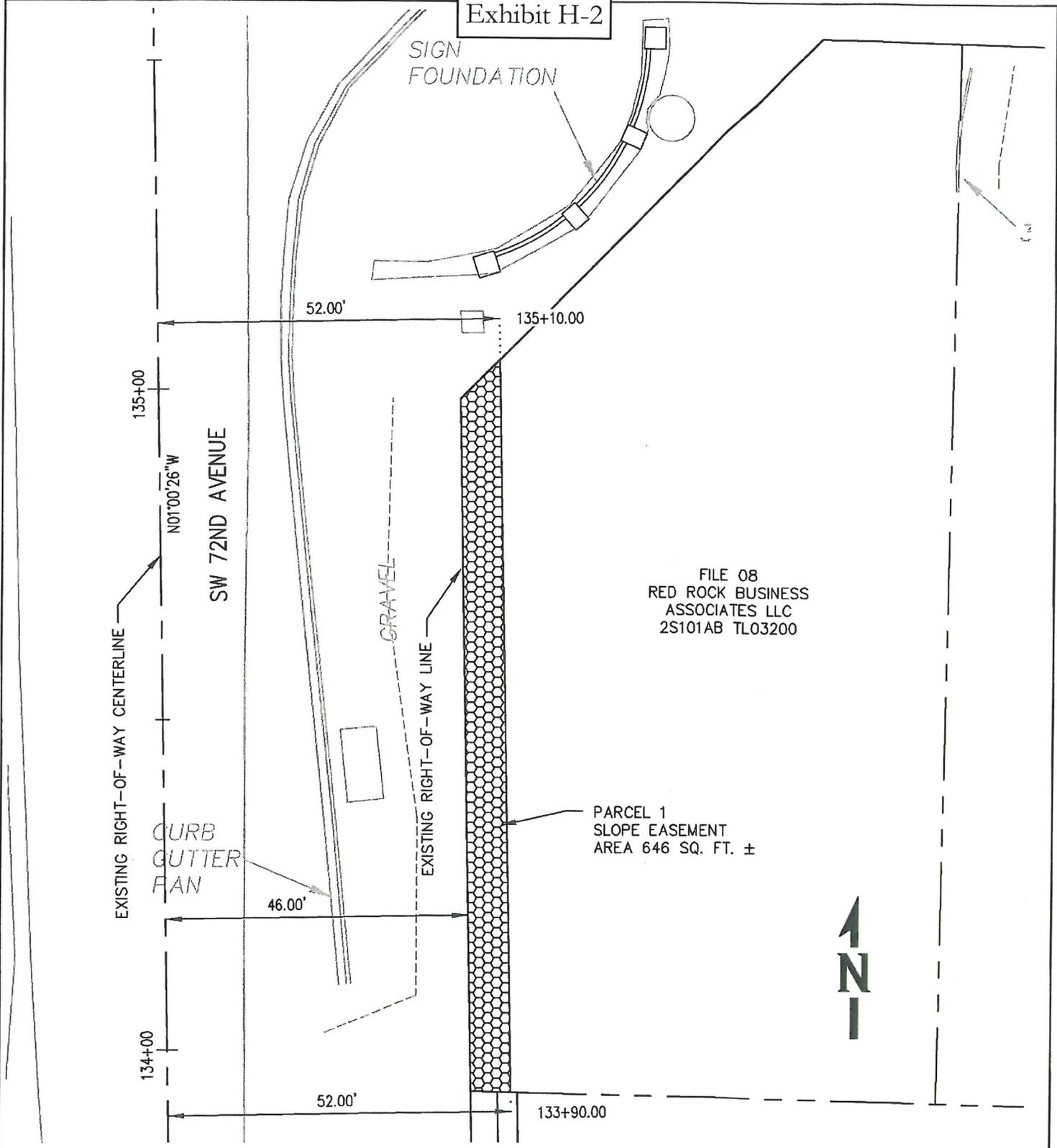
Station to Station	Offset Distances Easterly of S.W. 72nd Avenue Centerline
133+90.00 to 135+10.00	52.00 feet parallel with the centerline

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. 72nd Avenue.

The parcel of land to which this description applies contains 646 square feet, more or less.

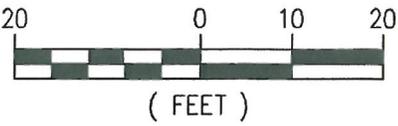


Exhibit H-2



FILE 08
 RED ROCK BUSINESS
 ASSOCIATES LLC
 2S101AB TL03200

PARCEL 1
 SLOPE EASEMENT
 AREA 646 SQ. FT. ±



LEGEND

SLOPE EASEMENT (PARCEL 1)

646 SQ. FT. ±

FILE NO.: 08
TAX LOT: 03200
TAX MAP: 2S 1 01AB
ADDRESS: N/A

**SW 72ND AVENUE &
 SW DARTMOUTH STREET
 INTERSECTION**
 CITY OF TIGARD PROJECT NO. 95035

SUBMITTAL DATE: 02/06/13
REVISED DATE:
REVISED DATE:
REVISED DATE:

WHPacific
9755 NW Barnes Rd. Suite 200
 Portland, OR 97275
 503.626.0400 Fax 503.626.0775
 www.whpacific.com

DWG: 037614-V-EXF07.dwg

Exhibit I

February 6, 2013

CITY OF TIGARD PROJECT NO.95035

**SW 72nd AVENUE / SW DARTMOUTH STREET INTERSECTION
IMPROVEMENT****CENTERLINE DESCRIPTION FOR A PORTION OF SW 72ND AVENUE**

A road centerline situated in the southeast one-quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian in Washington County, Oregon and in the Northeast one-quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

Beginning at SW 72nd Avenue right-of-way Centerline Station 127+18.37, said point bears South 65° 48' 43" West, a distance of 2120.02 feet from the Northeast one-quarter corner of Section 1, Township 2 South, Range 1 West, of the Willamette Meridian; said point being the point of curvature of a 285.16 foot radius curve, concave Westerly, thence along said centerline through a central angle of 24° 06' 20" (the long chord of which bears North 11° 02' 44" East, a distance of 119.09 feet) an arc distance of 119.97 feet to a point of tangency at Centerline Station 128+38.35; thence North 01° 00' 26" West, a distance of 800.38 feet to Station 136+38.72, a Centerline angle point; thence North 01° 43' 36" East, a distance of 920.85 feet to Station 145+59.57, at the point of terminus, said point bears South 39° 14' 07" West, a distance of 1,165.26 feet from the North one-quarter corner of Section 1, Township 2 South, Range 1 West, Willamette Meridian.

Centerline Stationing for SW 72nd Avenue is determined by holding a Station of 136+03.69 = 23+72.60 at the right-of-way Centerline of SW 72nd Avenue and the right-of-way Centerline of SW Dartmouth Street, as per Survey Number 30,893, Washington County Survey Records.

BASIS OF BEARINGS:

North 34° 44' 09" West between the 2 inch Brass cap on a 1-1/2 inch iron pipe in a monument box at the Southeast corner of the George Richardson Donation Land Claim No. 38, and the 3-1/4 inch Aluminum cap in concrete at the North one-

quarter corner of Section 1, per Survey Number 30,893, Washington County
Survey Records.

Prepared by:
WHPacific, Inc.
9755 SW Barnes Road, Suite 300
Portland, Oregon 97225


Scott M. Grubbs, PLS February 6, 2013
Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 13, 2004
SCOTT M. GRUBBS
54728

RENEWAL: 06-30-13



Exhibit J

February 6, 2013

CITY OF TIGARD PROJECT NO.95035

SW 72nd AVENUE / SW DARTMOUTH STREET INTERSECTION
IMPROVEMENT

CENTERLINE DESCRIPTION FOR A PORTION OF SW DARTMOUTH
STREET

A road centerline situated in the South half of Section 36, Township 1 South, Range 1 West of the Willamette Meridian in Washington County, Oregon and in the Northeast One-Quarter of Section 1, Township 2 South, Range 1 West of the Willamette Meridian in Washington County, Oregon, being more particularly described as follows:

Beginning at SW Dartmouth Street Centerline Station 14+22.30, said point bears North 54° 52' 02" West, a distance of 260.92 feet from the North One-Quarter corner of Section 1, Township 2 South, Range 1 West, of the Willamette Meridian; thence South 74° 00' 42" East, a distance of 651.90 feet to Centerline Station 20+74.20 and the beginning of a 500.00 foot radius curve, concave Southerly; thence along said Centerline and said curve through a central angle of 14° 32' 43", (the long chord of which bears South 81° 17' 04" East, a distance of 126.59 feet) an arc distance of 126.93 feet to a point of tangency at Centerline Station 22+01.13; thence South 88° 33' 26" East, a distance of 980.62 feet to centerline Station 31+81.75 at a point of curvature and at the point of terminus, said point bears South 89° 37' 54" West, a distance of 1,115.73 feet from the Northeast One-Quarter corner of Section 1, Township 2 South, Range 1 West, Willamette Meridian.

Centerline Stationing for SW Dartmouth Street is determined by holding a Centerline Station of 23+72.60 = 136+03.69 at the Centerline of SW 72nd Avenue and the Centerline of SW Dartmouth Street as per Survey Number 30,893, Washington County Survey Records.

BASIS OF BEARINGS:

North 34° 44' 09" West between the 2 inch Brass cap on a 1-1/2 inch iron pipe in a monument box at the Southeast corner of the George Richardson Donation Land Claim No. 38 and the 3-1/4 inch Aluminum cap in concrete at the North One-

Quarter corner of Section 1, per Survey Number 30,893, Washington County Survey Records.

Prepared by:
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