

**CITY OF TIGARD, OREGON**  
**TIGARD CITY COUNCIL**  
**RESOLUTION NO. 13- 40**

A RESOLUTION DECLARING THE NEED TO ACQUIRE PROPERTY FOR THE PURPOSE OF CONSTRUCTING STREET AND OTHER IMPROVEMENTS ALONG SW WALNUT STREET AND AUTHORIZING IMMEDIATE POSSESSION OF THE PROPERTY

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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 Derry Dell Creek Culvert Replacement is an approved capital improvement project identified in the City of Tigard *Capital Improvement Plan (the “Project”)*; and

WHEREAS, the City will be constructing this Project for the health, safety, benefit, and general welfare of the public by addressing maintenance and flooding issues in the area; and

WHEREAS, the City needs to acquire real property on which to construct and maintain the Project improvements (including without limitation, a box culvert, associated fill and creek restoration); 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 property interests needed for the Project, including the exercise of eminent domain, if needed.

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

SECTION 1: The City does hereby find and declare that property located in the City of Tigard, Washington County, Oregon is immediately needed and required for the construction, operation, maintenance, repair, and improvement of the Derry Dell Creek Culvert Replacement Project. This property is described and depicted in Exhibits A-J (collectively, the “Property”, “Properties” or “Property Interests”); these exhibits are incorporated herein by this reference.

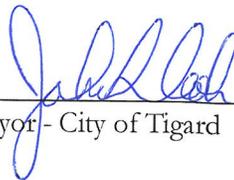
SECTION 2: The City does hereby find the acquisition of the Property and Property Interests is necessary and is in the public interest, and the improvements to the Properties will be planned, designed, located and constructed in a manner that will be most compatible with the greatest public benefit and 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 just compensation for the Properties.

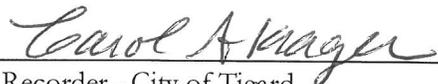
SECTION 4: In the event that satisfactory agreement cannot be reached for purchase of any Property or Property Interest, the city's real estate attorney is directed and authorized to commence and prosecute to final determination such proceedings as may be necessary to acquire the applicable Property and/or Property Interest, including exercise of eminent domain, and upon the filing of such proceedings, possession of the Property therein may be taken immediately to the extent provided by law.

SECTION 5: This resolution is effective immediately upon passage.

PASSED: This 10<sup>th</sup> day of September 2013.

  
\_\_\_\_\_  
Mayor - City of Tigard

ATTEST:

  
\_\_\_\_\_  
City Recorder - City of Tigard

**NLV SERVICES, INC.**  
**SURVEYING – MAPPING**

**5108 S.E. LOGUS ROAD, MILWAUKIE, OREGON 97222**  
**PHONE 503-329-5703 FAX 503-654-1727**

**EXHIBIT "A-1" RIGHT-OF-WAY DEDICATION DESCRIPTION**  
**(For attachment to legal instrument)**

Date: June 21, 2013

Reference Documents

1. Washington County Assessor's Map No. 2S 1 03AA.
2. Plat of "Cottonwood Place".
3. Survey No. 31739, Washington County Surveyor's Office.
4. Exhibit "A-2", Right-Of-Way Dedication, Vicinity Map, accompanying this document.

Right-Of-Way Dedication

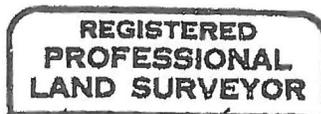
A 13.11 foot wide strip of land in Lot 3, "Cottonwood Place", situated in the N.E. ¼ of Sec. 3, T2S., R.1W., W.M., City of Tigard, Washington Co., Oregon being more particularly described as follows:

A 13.11 foot wide strip of land parallel with and contiguous to the southerly line of Lot 3, "Cottonwood Place" (northerly line of S.W. Walnut St.), the S.E. corner bears N72°53'46"W 25.65 feet and N17°06'14"E 25.00 feet from a 5/8-inch iron rod in a monument box set at station 15+02.41 in Survey No. 31739.

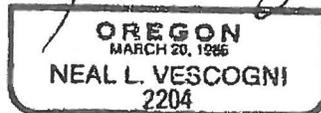
Right-Of-Way Dedication contains 1,158 square feet.

Property Owner

Shelledy Living Trust  
12440 S.W. 106<sup>th</sup> Dr.  
Tigard, OR 97223



*Neal L. Vescoigni*



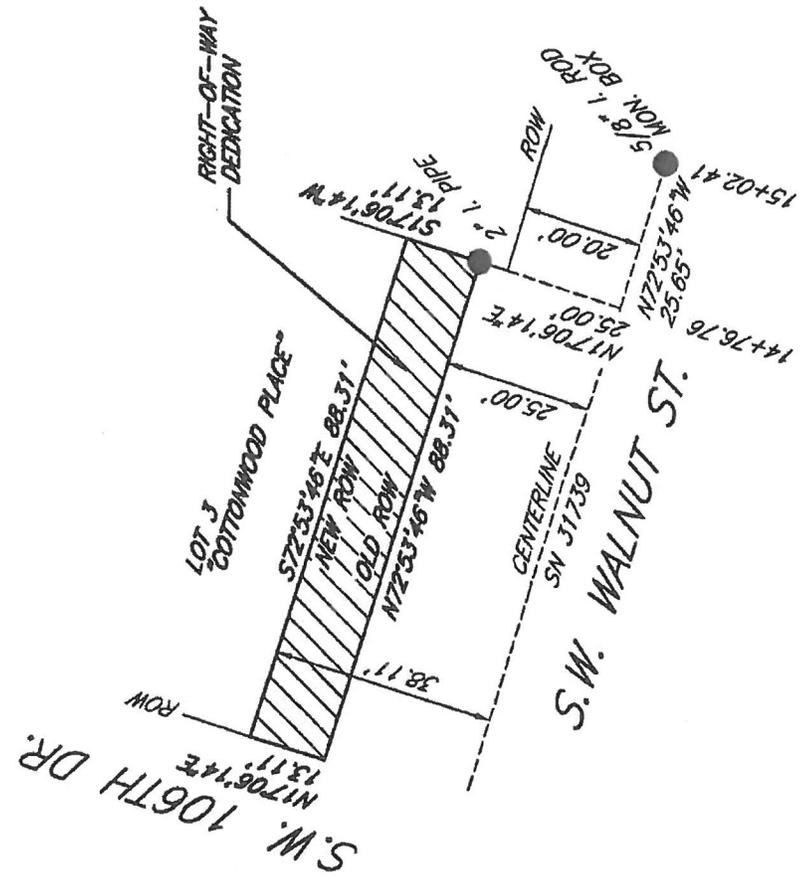
*EXP. 6/30/2014*

**EXHIBIT "A-2" RIGHT-OF-WAY DEDICATION. VICINITY MAP**

A 13.11-FOOT WIDE STRIP OF LAND IN LOT 3, "COTTONWOOD PLACE", SITUATED IN THE N.E. 1/4 OF SEC. 3, T.2S, R.1W, W.M., CITY OF TIGARD, WASHINGTON COUNTY, OREGON.

**NOTES:**

1. VICINITY MAP ACCOMPANIED BY EXHIBIT "A-1" RIGHT-OF-WAY DEDICATION DESCRIPTION.
2. PROPERTY ALSO KNOWN AS 12440 S.W. 106TH DR AND T.L. 1903, MAP NO. 25 1 0344.
3. RIGHT-OF-WAY DEDICATION CONTAINS 1,158 SQUARE FEET.



SCALE 1"=30'  
6/21/2013

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Neal L. Vescoigni*

OREGON  
MARCH 20, 1986  
NEAL L. VESCOGNI  
2204

RENEWAL DATE 6/30/2014

**NLV SERVICES, INC.**  
SURVEYING - MAPPING

5108 S.E. LOGUS ROAD  
MILWAUKEE, OREGON 97222  
PHONE 503-329-5703  
FAX 503-654-1727

**NLV SERVICES, INC.**  
**SURVEYING - MAPPING**

**5108 S.E. LOGUS ROAD, MILWAUKIE, OREGON 97222**  
**PHONE 503-329-5703 FAX 503-654-1727**

**EXHIBIT "B-1" RIGHT-OF-WAY DEDICATION DESCRIPTION**  
**(For attachment to legal instrument)**

Date: June 21, 2013

Reference Documents

1. Washington County Assessor's Map No. 2S 1 03AA.
2. Deed Document No. 95014663
3. Survey No. 31739, Washington County Surveyor's Office.
4. Exhibit "B-2", Right-Of-Way Dedication, Vicinity Map, accompanying this document.

Right-Of-Way Dedication

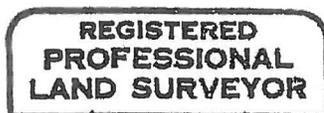
A 18 foot wide strip of land situated in the N.E. ¼ of Sec. 3, T.2S., R.1W., W.M., City of Tigard, Washington Co., Oregon for public roadway purposes being more particularly described as follows:

Beginning at the S.W. corner of that tract of land conveyed to the Glen Richards Haddock Family Trust by deed recorded March 6, 1995 as Document No. 95014663, also being a point on the northerly right-of-way line of S.W. Walnut St. which bears N72°53'46"W 25.65 feet and N17°06'14"E 20.00 feet from a 5/8-inch iron rod in a monument box at station 15+02.41 in Survey No. 31739; thence N17°06'14"E 18.00 feet along the westerly line of said Haddock tract; thence S72°53'46"E 25.70 feet; thence S72°44'46"E 153.62 feet to a point on the easterly line of said Haddock tract and the westerly line of that tract of land conveyed to the City of Tigard by deed recorded October 2, 2012 as Document No. 2012-082825; thence S21°40'14"W 18.05 feet along said Haddock/Tigard line to a point on said northerly right-of-way line and the southerly line of said Haddock tract; thence N72°44'46"W 152.21 feet along said right-of-way/Haddock line; thence N72°53'46"W 25.68 feet along said right-of-way/Haddock line to the point of beginning.

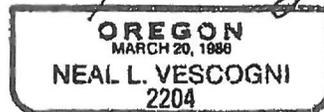
Right-Of-Way Dedication contains 3,214 square feet.

Property Owner

Glen Richards Haddock Family Trust  
10495 S.W. Walnut St.  
Tigard, OR 97223



*Neal L. Vescoigni*



*EXP. 6/30/2014*

**NLV SERVICES, INC.**  
**SURVEYING – MAPPING**

**5108 S.E. LOGUS ROAD, MILWAUKIE, OREGON 97222**  
**PHONE 503-329-5703 FAX 503-654-1727**

**EXHIBIT "C-1" SLOPE EASEMENT DESCRIPTION**  
**(For attachment to legal instrument)**

Date: June 21, 2013

Reference Documents

1. Washington County Assessor's Map No. 2S 1 03AA.
2. Deed Document No. 95014663
3. Survey No. 31739, Washington County Surveyor's Office.
4. Exhibit "C-2", Slope Easement, Vicinity Map, accompanying this document.

Slope Easement

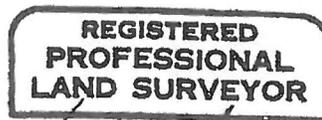
A tract of land situated in the N.E. ¼ of Sec. 3, T.2S., R.1W., W.M., City of Tigard, Washington Co., Oregon for the purpose of constructing, repairing and maintaining slopes associated with roadway, sidewalk and storm sewer construction, being more particularly described as follows:

Beginning at a point on the northerly line of a proposed 18 foot wide right-of-way dedication located in that tract of land conveyed to the Glen Richards Haddock Family Trust by deed recorded March 6, 1995 as Document No. 95014663 which bears N72°53'46"W 25.65 feet, N17°06'14"E 38.00 feet, S72°53'46"E 25.70 feet and S72°44'46"E 3.62 feet from a 5/8-inch iron rod in a monument box at station 15+02.41 in Survey No. 31739; thence S86°54'30"E 71.53 feet; thence S72°44'46"E 82.00 feet to a point on the easterly line of said Haddock tract and the westerly line of that tract of land conveyed to the City of Tigard by deed recorded October 2, 2012 as Doc. No. 2012-082825; thence S21°40'14"W 17.55 feet along said Haddock/Tigard line to a point on the northerly line of said proposed right-of-way dedication; thence N72°44'46"W 150.00 feet along said northerly line to the point of beginning.

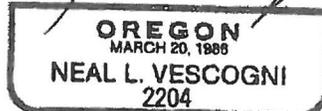
Slope Easement contains 2,030 square feet.

Property Owner

Glen Richards Haddock Family Trust  
10495 S.W. Walnut St.  
Tigard, OR 97223



*Neal L. Vescoigni*



*EXR 6/30/2014*

# EXHIBIT "C-2" SLOPE EASEMENT, VICINITY MAP

A TRACT OF LAND, SITUATED IN THE N.E. 1/4 OF SEC. 3, T.2S, R.1W, M.M., CITY OF TIGARD, WASHINGTON COUNTY, OREGON.

**NOTES:**

1. VICINITY MAP ACCOMPANIED BY EXHIBIT "C-1" SLOPE EASEMENT DESCRIPTION.
2. PROPERTY ALSO KNOWN AS 10495 S.W. WALNUT ST. AND T.L. 1900, MAP NO. 2S 1 034A.
3. SLOPE EASEMENT CONTAINS 2,030 SQUARE FEET.



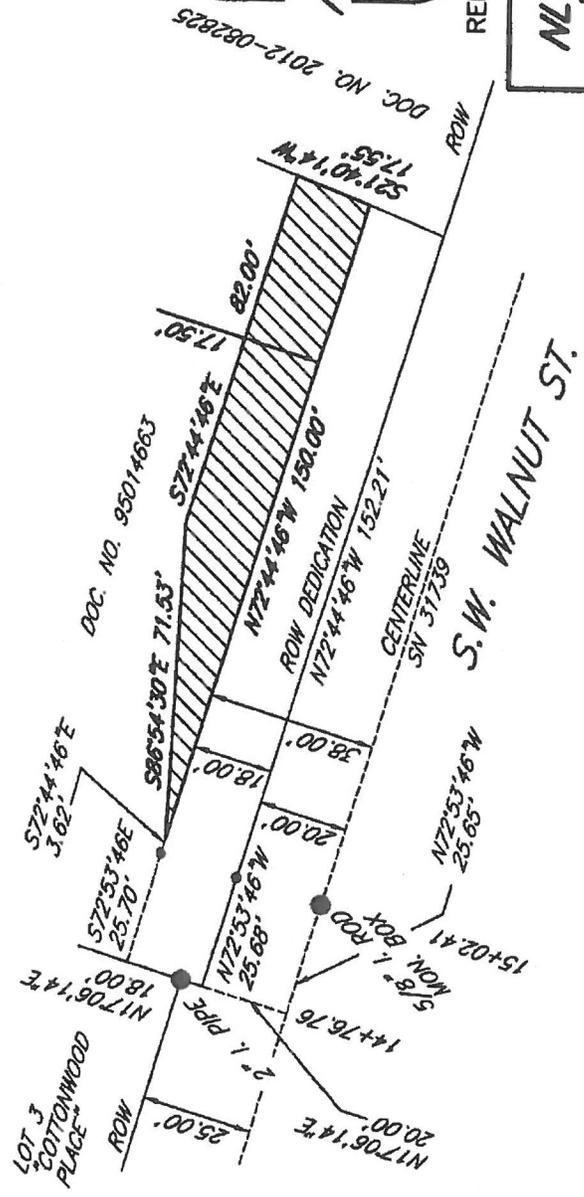
SCALE 1"=40'  
6/21/2013

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Neal L. Vescoigni*

OREGON  
MARCH 20, 1986  
NEAL L. VESCOGNI  
2204

RENEWAL DATE 6/30/2014



DOC. NO. 2012-082825

**NLV SERVICES, INC.**  
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FAX 503-654-1727

**NLV SERVICES, INC.  
SURVEYING - MAPPING**

**5108 S.E. LOGUS ROAD, MILWAUKIE, OREGON 97222  
PHONE 503-329-5703 FAX 503-654-1727**

**EXHIBIT "D-1" RIGHT-OF-WAY DEDICATION DESCRIPTION  
(For attachment to legal instrument)**

Date: June 21, 2013

Reference Documents

1. Washington County Assessor's Map No. 2S 1 02BC.
2. Deed Document No. 2005-010186
3. Survey No. 31739, Washington County Surveyor's Office.
4. Exhibit "D-2", Right-Of-Way Dedication, Vicinity Map, accompanying this document.

Right-Of-Way Dedication

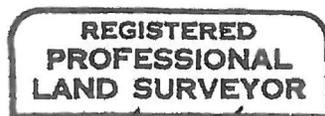
A 18 foot wide strip of land situated in the N.W. ¼ of Sec. 2, T.2S., R.1W., W.M., City of Tigard, Washington Co., Oregon for public roadway purposes being more particularly described as follows:

Beginning at the N.E. corner of that tract of land conveyed to Penny N. Ott by deed recorded January 28, 2005 as Doc. No. 2005-010186, also being a point on the southerly right-of-way line of S.W. Walnut St. which bears N72°53'46"W 11.71 feet and S17°06'14"W 20.00 feet from a 5/8-inch iron rod in a monument box at centerline station 15+02.41 set in Survey No. 31739; thence S47°27'34"W 20.86 feet along the easterly line of said Ott tract to a point on the westerly line of Tract "A", "Yolo Estates"; thence N72°53'46"W 144.96 feet to a point on the westerly line of said Ott tract and a point on the easterly line of that tract of land conveyed to Brenda S. and James L. Thomas by deed recorded May 31, 2005 as Doc. No. 2005-061404; thence N17°06'14"E 18.00 feet along said Ott/Thomas line to the N.W. corner of the Ott tract on said southerly right-of-way line; thence S72°53'46"E 155.50 feet along said southerly right-of-way line to the point of beginning.

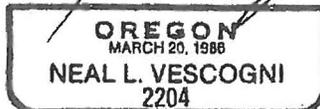
Right-Of-Way Dedication contains 2,704 square feet.

Property Owner

Penny N. Ott  
10540 S.W. Walnut St.  
Tigard, OR 97223



*Neal L. Vescoigni*



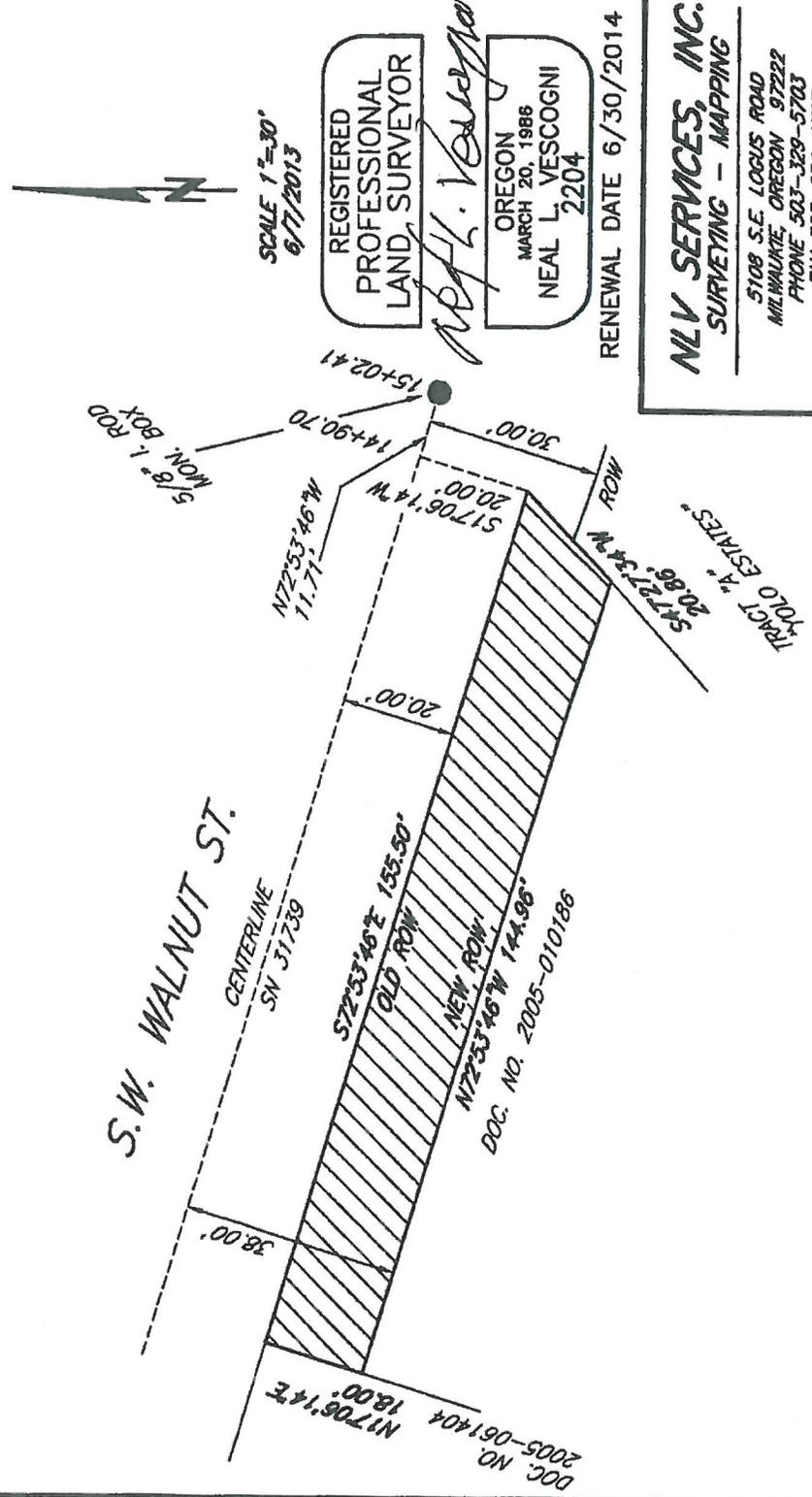
*EXP. 6/30/2014*

# EXHIBIT D-2" RIGHT-OF-WAY DEDICATION. VICINITY MAP

A 18.00-FOOT WIDE STRIP OF LAND, SITUATED IN THE N.W. 1/4 OF SEC. 2, T.25, R.1W., W.M., CITY OF TIGARD, WASHINGTON COUNTY, OREGON.

**NOTES:**

1. VICINITY MAP ACCOMPANIED BY EXHIBIT D-1" RIGHT-OF-WAY DEDICATION DESCRIPTION.
2. PROPERTY ALSO KNOWN AS 10540 S.W. WALNUT ST. AND T.L. 2001, MAP NO. 2S 1 02BC.
3. RIGHT-OF-WAY DEDICATION CONTAINS 2,704 SQUARE FEET.



**NLV SERVICES, INC.**  
 SURVEYING - MAPPING  
 5108 S.E. LOGUS ROAD  
 MILWAUKEE, OREGON 97222  
 PHONE 503-329-5703  
 FAX 503-654-1727

**NLV SERVICES, INC.**  
**SURVEYING - MAPPING**

**5108 S.E. LOGUS ROAD, MILWAUKIE, OREGON 97222**  
**PHONE 503-329-5703 FAX 503-654-1727**

**EXHIBIT "E-1" SLOPE EASEMENT DESCRIPTION**  
**(For attachment to legal instrument)**

Date: June 21, 2013

**Reference Documents**

1. Washington County Assessor's Map No. 2S 1 02BC.
2. Deed Document No. 2005-010186
3. Survey No. 31739, Washington County Surveyor's Office.
4. Exhibit "E-2", Slope Easement, Vicinity Map, accompanying this document.

**Slope Easement**

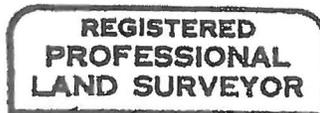
A 6.50 foot wide strip of land situated in the N.W.  $\frac{1}{4}$  of Sec. 2, T.2S., R.1W., W.M., City of Tigard, Washington Co., Oregon for the purpose of constructing, repairing and maintaining slopes associated with roadway, sidewalk and storm sewer construction, being more particularly described as follows:

Beginning at a point on the southerly line of a proposed 18 foot wide right-of-way dedication located in that tract of land conveyed to Penny N. Ott by deed recorded January 28, 2005 as Doc. No. 2005-010186, also being a point on the westerly line of said Ott tract and a point on the easterly line of that tract of land conveyed to Brenda S. and James L. Thomas by deed recorded May 31, 2005 as Doc. No. 2005-061404; thence S72°53'46"E 144.96 feet along said southerly line to a point on the easterly line of said Ott tract and the westerly line of Tract "A" conveyed to the City of Tigard on the plat of "Yolo Estates" which bears N72°53'46"W 11.71 feet, S17°06'14"W 20.00 feet and S47°27'34"W 20.86 feet from a 5/8-inch iron rod in a monument box at centerline station 15+02.41 set in Survey No. 31739; thence S47°27'34"W 7.53 feet along said Ott/Tigard line; thence N72°53'46"W 141.15 feet to a point on said Ott/ Thomas line; thence N17°06'14"E 6.50 feet along said line to the point of beginning.

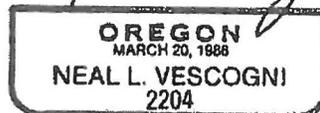
Slope Easement contains 929 square feet.

**Property Owner**

Penny N. Ott  
10540 S.W. Walnut St.  
Tigard, OR 97223



*Neal L. Vescoigni*



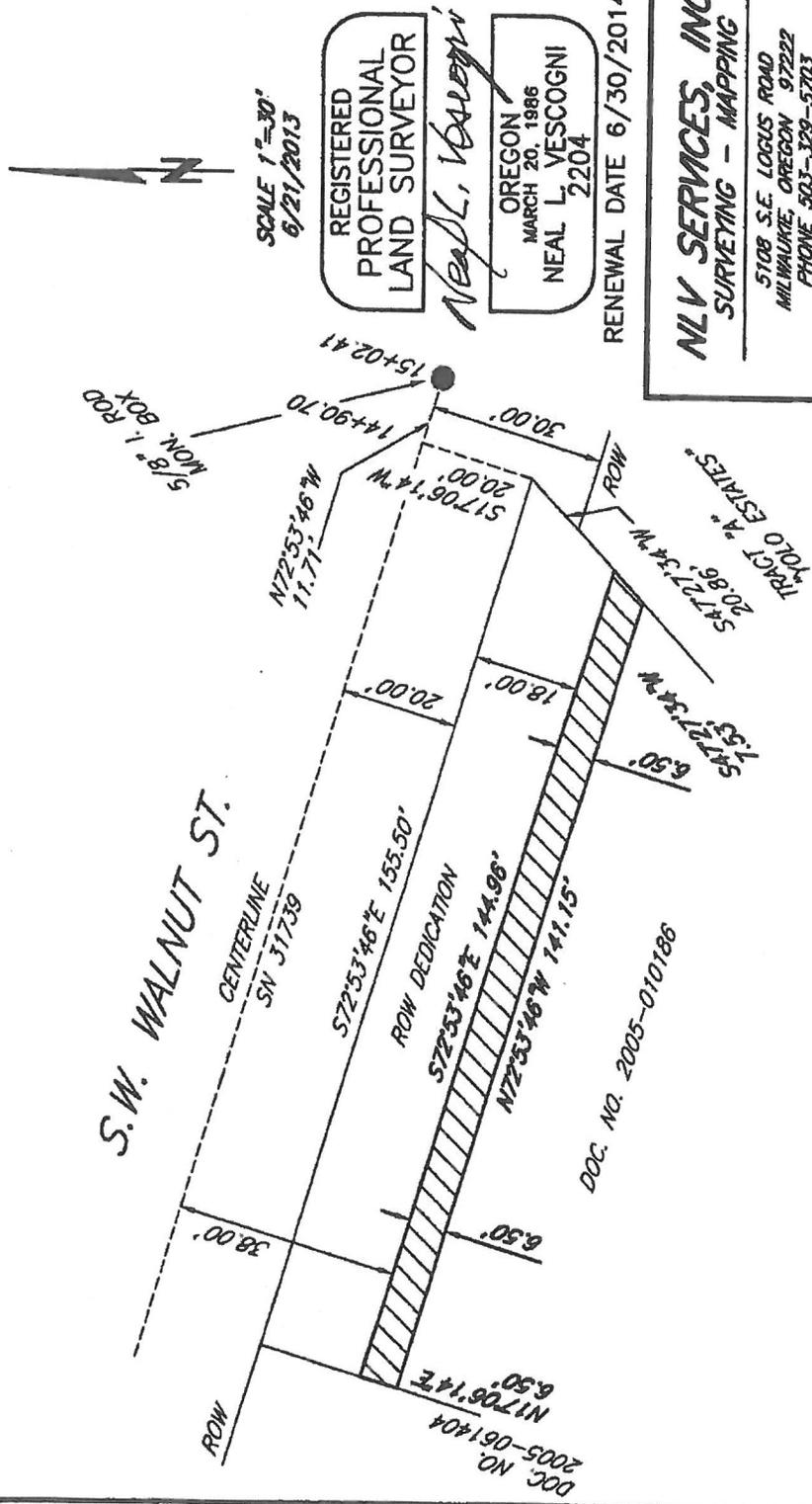
*EXP. 6/30/2014*

# EXHIBIT "E-2" SLOPE EASEMENT. VICINITY MAP

A 6.50-FOOT WIDE STRIP OF LAND, SITUATED IN THE N.W. 1/4 OF SEC. 2, T.2S, R.1W, W.M., CITY OF TIGARD, WASHINGTON COUNTY, OREGON.

**NOTES:**

1. VICINITY MAP ACCOMPANIED BY EXHIBIT "E-1" SLOPE EASEMENT DESCRIPTION.
2. PROPERTY ALSO KNOWN AS 10540 S.W. WALNUT ST. AND T.L. 2001, MAP NO. 2S 1 02B.C.
3. SLOPE EASEMENT CONTAINS 929 SQUARE FEET.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Neal L. Vescozni*

OREGON  
MARCH 20, 1986  
NEAL L. VESCOZNI  
2204

RENEWAL DATE 6/30/2014

**NLV SERVICES, INC.**  
SURVEYING - MAPPING

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**NLV SERVICES, INC.**  
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**PHONE 503-329-5703 FAX 503-654-1727**

**EXHIBIT "F-1" SLOPE EASEMENT DESCRIPTION**  
**(For attachment to legal instrument)**

Date: June 21, 2013

Reference Documents

1. Washington County Assessor's Map No. 2S 1 02BC.
2. Deed Document No. 2003-157450
3. Survey No. 31739, Washington County Surveyor's Office.
4. Exhibit "F-2", Slope Easement, Vicinity Map, accompanying this document.

Slope Easement

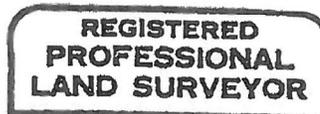
A tract of land in Lot 1, "Yolo Estates" situated in the N.W. ¼ of Sec. 2, T.2S., R.1W., W.M., City of Tigard, Washington Co., Oregon for the purpose of constructing, repairing and maintaining slopes associated with roadway, sidewalk and storm sewer construction, being more particularly described as follows:

Beginning at a point on the southerly line of a proposed 8 foot wide right-of-way dedication located in that tract of land conveyed to Sejis Gonzales by deed recorded September 16, 2003 as Doc. No. 2003-157450, also being a point on the westerly line of Lot 1 and the easterly line of Tract "A" which bears S72°44'46"E 107.26 feet, S17°15'14"W 32.85 feet and S43°14'21"W 8.66 feet from a 5/8-inch iron rod in a monument box at centerline station 15+02.41 set in Survey No. 31739; thence along the southerly line of said right-of-way dedication 33.69 feet on a 1,492.00 foot radius curve to the right, the chord of which bears S68°41'37"E 33.69 feet; thence S21°57'37"W 14.00 feet; thence N68°27'31"W 8.98 feet to a point on the southerly line of Lot 1; thence N40°48'29"W 28.14 feet along said southerly line to a point on the easterly line of Tract "A" and the westerly line of Lot 1; thence N43°14'21"E 0.86 feet along said line to the point of beginning.

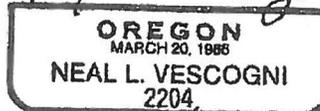
Slope Easement contains 312 square feet.

Property Owner

Sejis Gonzales  
12515 S.W. Pathfinder Ct.  
Tigard, OR 97223



*Neal L. Vescozni*

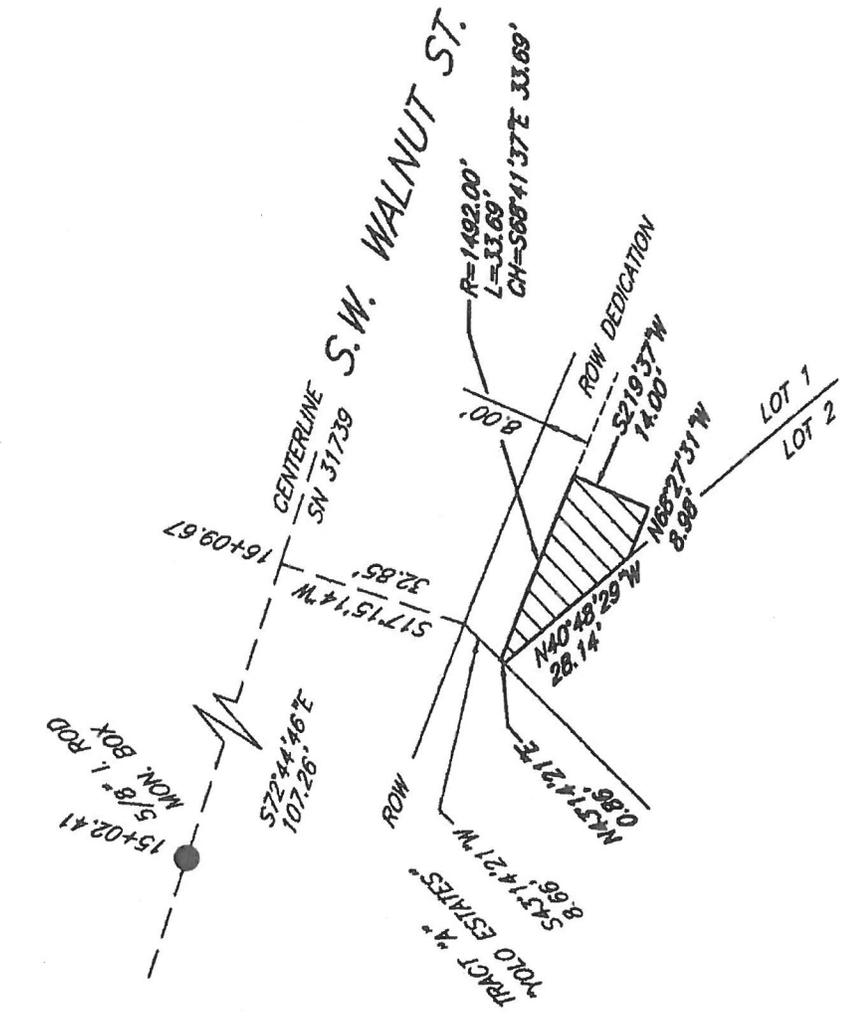


*EXP. 6/30/2017*

# EXHIBIT "F-2" SLOPE EASEMENT VICINITY MAP

A TRACT OF LAND IN LOT 1, "YOLO ESTATES", SITUATED IN THE N.W. 1/4 OF SEC. 2, T.2S, R.1W, W.M., CITY OF TIGARD, WASHINGTON COUNTY, OREGON.

- NOTES:
1. VICINITY MAP ACCOMPANIED BY EXHIBIT "F-1" SLOPE EASEMENT DESCRIPTION.
  2. PROPERTY ALSO KNOWN AS 12515 S.W. PATHFINDER CT., T.L. 5200, MAP NO. 2S 1 02BC.
  3. SLOPE EASEMENT CONTAINS 312 SQUARE FEET.



SCALE 1"=30'  
6/21/2013



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Neal L. Vescozni*

OREGON  
MARCH 20, 1986  
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RENEWAL DATE 6/30/2014

**NLV SERVICES, INC.**  
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**NLV SERVICES, INC.**  
***SURVEYING – MAPPING***

**5108 S.E. LOGUS ROAD, MILWAUKIE, OREGON 97222**  
**PHONE 503-329-5703 FAX 503-654-1727**

**EXHIBIT "G-1" SLOPE EASEMENT DESCRIPTION**  
**(For attachment to legal instrument)**

Date: June 21, 2013

Reference Documents

1. Washington County Assessor's Map No. 2S 1 02BC.
2. Deed Document No. 2011-019672
3. Survey No. 31739, Washington County Surveyor's Office.
4. Exhibit "G-2", Slope Easement, Vicinity Map, accompanying this document.

Slope Easement

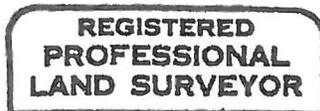
A tract of land in Lot 2, "Yolo Estates" situated in the N.W. ¼ of Sec. 2, T.2S., R.1W., W.M., City of Tigard, Washington Co., Oregon for the purpose of constructing, repairing and maintaining slopes associated with roadway, sidewalk and storm sewer construction, being more particularly described as follows:

Beginning at the N.W. corner of Lot 2, also being a point on the easterly line of Tract "A" and the N.W. corner of that tract of land conveyed to the Craig L. and June E. Cooley Trusts by deed recorded March 9, 2011 as Doc. No. 2011-019672 which bears S72°44'46"E 107.26 feet, S17°15'14"W 32.85 feet and S43°14'21"W 9.52 feet from a 5/8-inch iron rod in a monument box at centerline station 15+02.41 set in Survey No. 31739; thence S40°48'29"E 28.14 feet along the northerly line of Lot 2; thence N68°27'31"W 30.13 feet to a point on the westerly line of Lot 2 and the easterly line of Tract "A"; thence N43°14'21"E 14.06 feet along said line to the point of beginning.

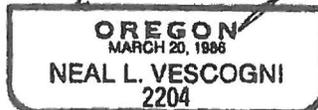
Slope Easement contains 197 square feet.

Property Owner

Craig L. and June E. Cooley Trusts  
12535 S.W. Pathfinder Ct.  
Tigard, OR 97223



*Neal L. Vesogni*



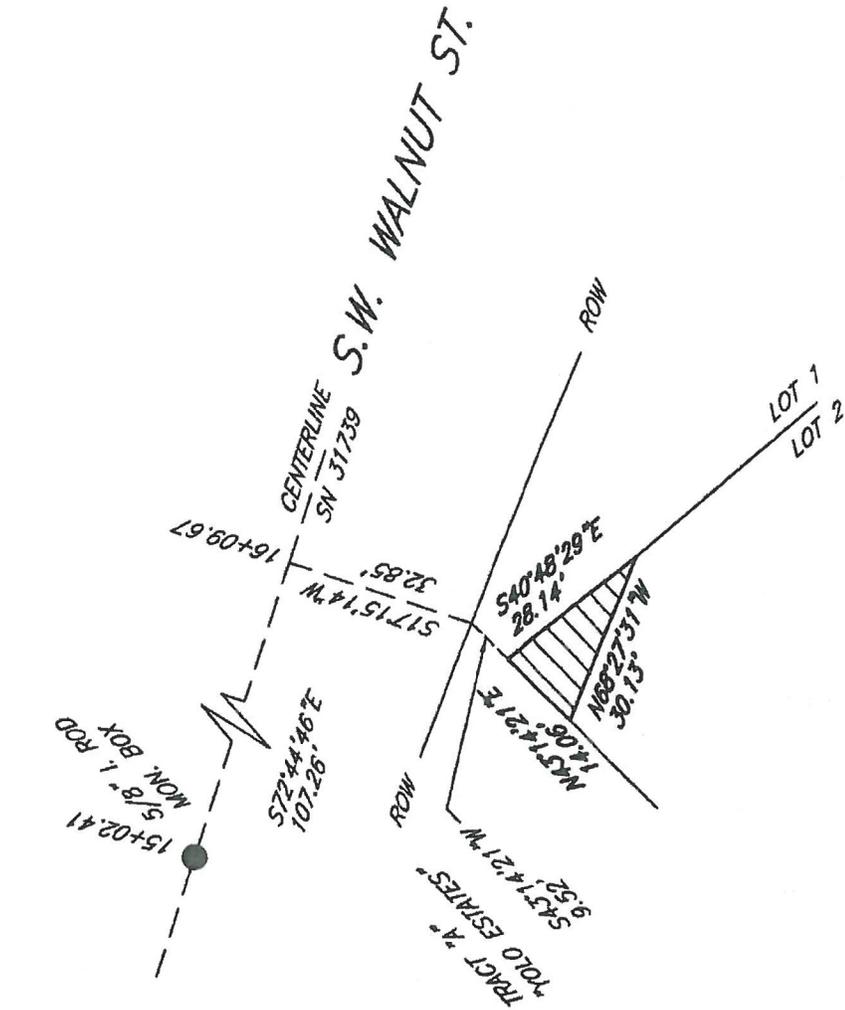
*Exp. 6/30/2014*

# EXHIBIT "G-2": SLOPE EASEMENT, VICINITY MAP

A TRACT OF LAND IN LOT 2, "YOLO ESTATES", SITUATED IN THE N.W. 1/4 OF SEC. 2, T.2S, R.1W, W.M., CITY OF TIGARD, WASHINGTON COUNTY, OREGON.

**NOTES:**

1. VICINITY MAP ACCOMPANIED BY EXHIBIT "G-1" SLOPE EASEMENT DESCRIPTION.
2. PROPERTY ALSO KNOWN AS 12535 S.W. PATHFINDER CT., T.L. 5300, MAP NO. 2S 1 02BC.
3. SLOPE EASEMENT CONTAINS 197 SQUARE FEET.



SCALE 1"=30'  
6/21/2013

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Neal L. Vescoigni*

OREGON  
MARCH 20, 1986  
NEAL L. VESCOGNI  
2204

RENEWAL DATE 6/30/2014

**NLV SERVICES, INC.**  
SURVEYING - MAPPING

5108 S.E. LOGUS ROAD  
MILWAUKEE, OREGON 97222  
PHONE 503-329-5703  
FAX 503-654-1727

**NLV SERVICES, INC.  
SURVEYING -- MAPPING**

**5108 S.E. LOGUS ROAD, MILWAUKIE, OREGON 97222  
PHONE 503-329-5703 FAX 503-654-1727**

**EXHIBIT "H-1" RIGHT-OF-WAY DEDICATION DESCRIPTION  
(For attachment to legal instrument)**

Date: June 21, 2013

Reference Documents

1. Washington County Assessor's Map No. 2S 1 02BC.
2. Deed Document No. 2003-157450
3. Survey No. 31739, Washington County Surveyor's Office.
4. Exhibit "H-2", Right-Of-Way Dedication, Vicinity Map, accompanying this document.

Right-Of-Way Dedication

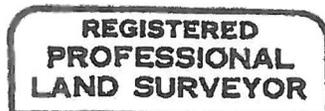
A 8 foot wide strip of land in Lot 1, "Yolo Estates" situated in the N.W. ¼ of Sec. 2, T.2S., R.1W., W.M., City of Tigard, Washington Co., Oregon for public roadway purposes being more particularly described as follows:

Beginning at the N.W. corner of Lot 1 conveyed to Sejis Gonzales by deed recorded September 16, 2003 as Doc. No. 2003-157450, also being a point on the easterly line of Tract "A" and a point on the southerly right-of-way line of S.W. Walnut St. which bears S72°44'46"E 107.26 feet and S17°15'14"W 32.85 feet from a 5/8-inch iron rod in a monument box at centerline station 15+02.41 set in Survey No. 31739; thence along the southerly line of said right-of-way 162.90 feet on a 1,500.00 foot radius curve to the right, the chord of which bears S66°06'09"E 162.82 feet; thence along the westerly right-of-way line of S.W. Pathfinder Ct. 16.34 feet on a 15.00 foot radius curve to the right, the chord of which bears S31°46'13"E 15.55 feet; thence 178.63 feet along a 1,492.00 foot radius curve to the left, the chord of which bears N65°54'39"W 178.53 feet to a point on the westerly line of Lot 1 and the easterly line of Tract "A"; thence N43°14'21"E 8.66 feet along said line to the point of beginning.

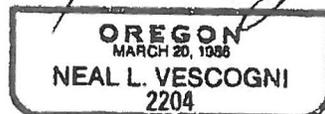
Right-Of-Way Dedication contains 1,388 square feet.

Property Owner

Sejis Gonzales  
12515 S.W. Pathfinder Ct.  
Tigard, OR 97223



*Neal L. Vescoigni*



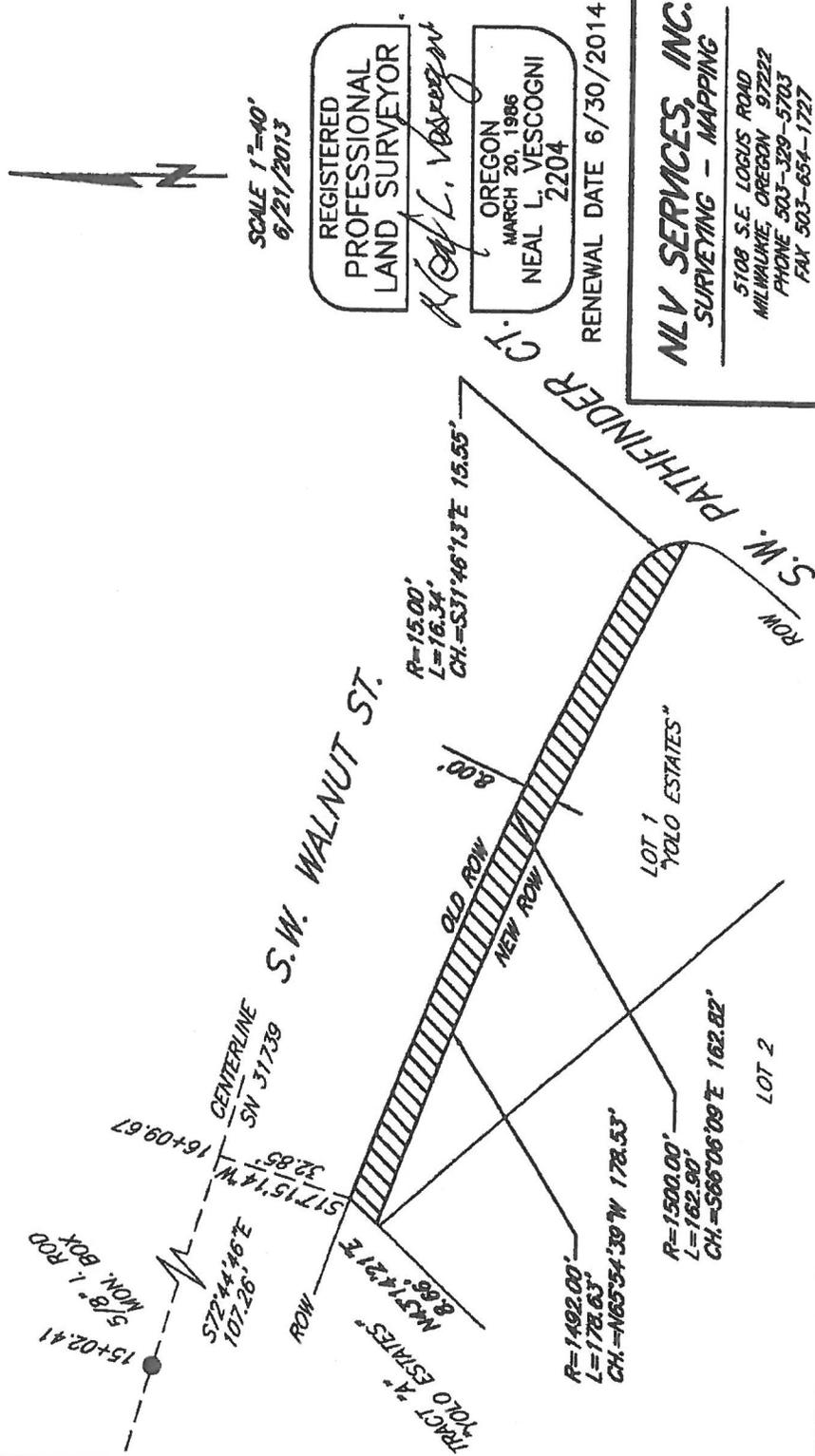
*Exp. 6/30/2014*

# EXHIBIT "H-2" RIGHT-OF-WAY DEDICATION. VICINITY MAP

A 8.00-FOOT WIDE STRIP OF LAND IN LOT 1, "YOLO ESTATES", SITUATED IN THE N.W. 1/4 OF SEC. 2, T.2S, R.1W, W.M., CITY OF TIGARD, WASHINGTON COUNTY, OREGON.

**NOTES:**

1. VICINITY MAP ACCOMPANIED BY EXHIBIT "H-1" RIGHT-OF-WAY DEDICATION DESCRIPTION.
2. PROPERTY ALSO KNOWN AS 12515 S.W. PATHFINDER CT., T.L. 5200, MAP NO. 2S 1 028C.
3. RIGHT-OF-WAY DEDICATION CONTAINS 1,388 SQUARE FEET.



**NLV SERVICES, INC.**  
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**NLV SERVICES, INC.  
SURVEYING - MAPPING**

**5108 S.E. LOGUS ROAD, MILWAUKIE, OREGON 97222  
PHONE 503-329-5703 FAX 503-654-1727**

**EXHIBIT "I-1" UTILITY EASEMENT DESCRIPTION  
(For attachment to legal instrument)**

Date: June 21, 2013

Reference Documents

1. Washington County Assessor's Map No. 2S 1 03AA.
2. Deed Document No. 95014663
3. Survey No. 31739, Washington County Surveyor's Office.
4. Exhibit "I-2", Utility Easement, Vicinity Map, accompanying this document.

Utility Easement

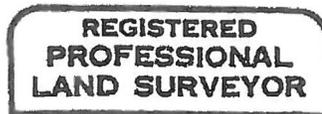
A tract of land situated in the N.E. ¼ of Sec. 3, T.2S., R.1W., W.M., City of Tigard, Washington Co., Oregon for the purpose of constructing, repairing and maintaining storm and sanitary piping and appurtenances being more particularly described as follows:

Beginning at a point on the northerly line of a proposed 18 foot wide right-of-way dedication located in that tract of land conveyed to the Glen Richards Haddock Family Trust by deed recorded March 6, 1995 as Document No. 95014663 which bears N72°53'46"W 25.65 feet, N17°06'14"E 38.00 feet, S72°53'46"E 25.70 feet and S72°44'46"E 74.62 feet from a 5/8-inch iron rod in a monument box at station 15+02.41 in Survey No. 31739; thence N70°00'31"E 105.43 feet to a point on the easterly line of said Haddock tract and the westerly line of that tract of land conveyed to the City of Tigard by deed recorded October 2, 2012 as Document No. 2012-082825; thence S21°40'14"W 64.00 feet along said Haddock/Tigard line to a point on the northerly line of said proposed right-of-way dedication; thence N72°44'46"W 79.00 feet along said northerly line to the point of beginning.

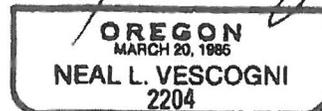
Utility Easement contains 2,520 square feet.

Property Owner

Glen Richards Haddock Family Trust  
10495 S.W. Walnut St.  
Tigard, OR 97223



*Neal L. Vesogni*



*EXP. 6/30/2014*

# EXHIBIT 7-2" UTILITY EASEMENT. VICINITY MAP

A TRACT OF LAND, SITUATED IN THE N.E. 1/4 OF SEC. 3, T.2S, R.1W, W.M., CITY OF TIGARD, WASHINGTON COUNTY, OREGON.

**NOTES:**

1. VICINITY MAP ACCOMPANIED BY EXHIBIT 7-1" UTILITY EASEMENT DESCRIPTION.
2. PROPERTY ALSO KNOWN AS 10495 S.W. WALNUT ST. AND T.L. 1900, MAP NO. 2S 1 0344.
3. UTILITY EASEMENT CONTAINS 2,520 SQUARE FEET.



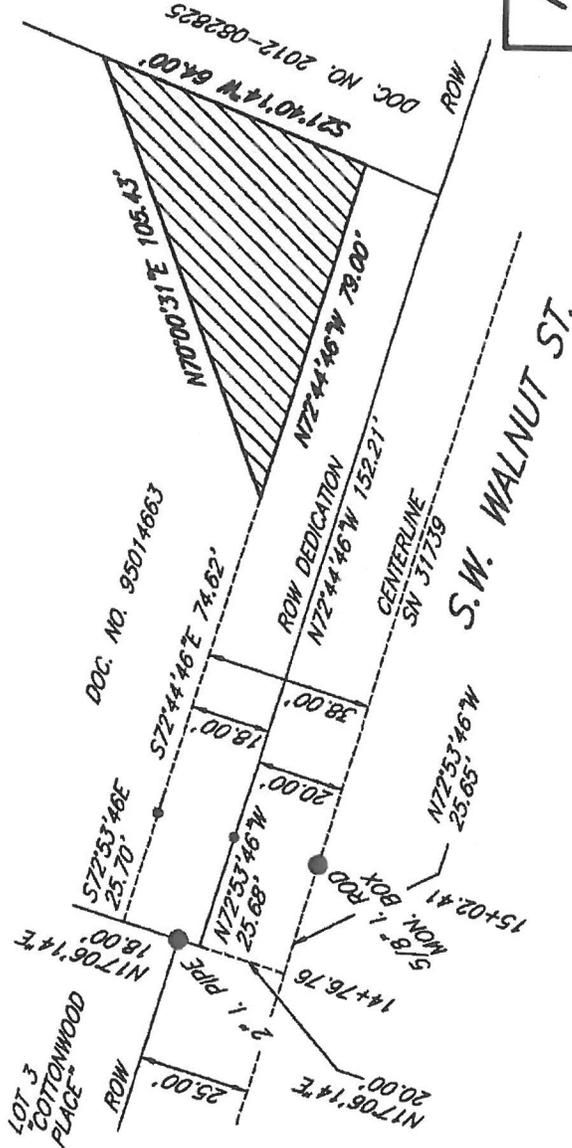
SCALE 1"=40'  
6/21/2013

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Neal L. Vescoigni*

OREGON  
MARCH 20, 1986  
NEAL L. VESCOGNI  
2204

RENEWAL DATE 6/30/2014



**NLV SERVICES, INC.**  
SURVEYING - MAPPING

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MILWAUKEE, OREGON 97222  
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**NLV SERVICES, INC.  
SURVEYING - MAPPING**

**5108 S.E. LOGUS ROAD, MILWAUKIE, OREGON 97222  
PHONE 503-329-5703 FAX 503-654-1727**

**EXHIBIT "J-1" TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION  
(For attachment to legal instrument)**

Date: June 21, 2013

Reference Documents

1. Washington County Assessor's Map No. 2S 1 03AA.
2. Deed Document No. 95014663
3. Survey No. 31739, Washington County Surveyor's Office.
4. Exhibit "J-2", Temporary Construction Easement, Vicinity Map, accompanying this document.

Temporary Construction Easement

A tract of land situated in the N.E. ¼ of Sec. 3, T.2S., R.1W., W.M., City of Tigard, Washington Co., Oregon for the purpose of constructing, repairing and maintaining storm and sanitary piping and appurtenances, to expire at the end of construction, being more particularly described as follows:

Beginning at a point on the northerly line of a proposed 18 foot wide right-of-way dedication located in that tract of land conveyed to the Glen Richards Haddock Family Trust by deed recorded March 6, 1995 as Document No. 95014663 which bears N72°53'46"W 25.65 feet, N17°06'14"E 38.00 feet, S72°53'46"E 25.70 feet and S72°44'46"E 66.62 feet from a 5/8-inch iron rod in a monument box at station 15+02.41 in Survey No. 31739; thence N37°15'14"E 156.44 feet to a point on the northerly line of said Haddock tract and the southerly line of "Cottonwood Place"; thence S72°44'46"E 44.85 feet along said Haddock/"Cottonwood Place" line to a point on the easterly line of said Haddock tract and the westerly line of that tract of land conveyed to the City of Tigard by deed recorded October 2, 2012 as Document No. 2012-082825; thence S21°40'14"W 147.44 feet along said Haddock/Tigard line to a point on the northerly line of said proposed right-of-way dedication; thence N72°44'46"W 87.00 feet along said northerly line to the point of beginning.

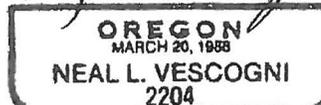
Temporary Construction Easement contains 9,691 square feet.

Property Owner

Glen Richards Haddock Family Trust  
10495 S.W. Walnut St.  
Tigard, OR 97223



*Neal L. Vesco*



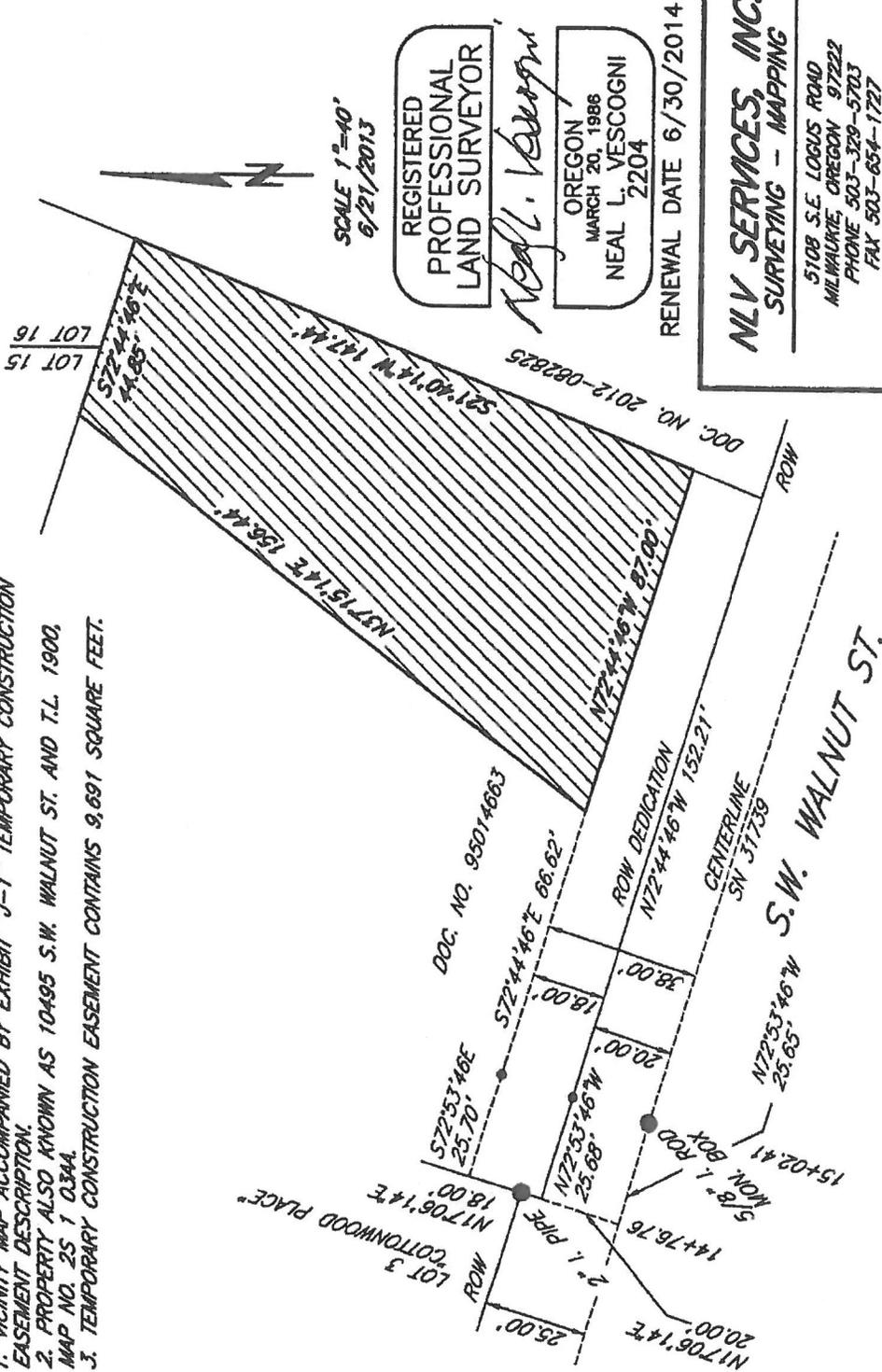
*EXP. 6/30/2014*

# EXHIBIT "J-2" TEMPORARY CONSTRUCTION EASEMENT. VICINITY MAP

A TRACT OF LAND, SITUATED IN THE N.E. 1/4 OF SEC. 3, T.2S, R.1W, W.M., CITY OF TIGARD, WASHINGTON COUNTY, OREGON.  
 "COTTONWOOD PLACE"

**NOTES:**

1. VICINITY MAP ACCOMPANIED BY EXHIBIT "J-1" TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION.
2. PROPERTY ALSO KNOWN AS 10495 S.W. WALNUT ST. AND T.L. 1900, MAP NO. 25 1 0344.
3. TEMPORARY CONSTRUCTION EASEMENT CONTAINS 9,691 SQUARE FEET.



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Neal L. Vescoigni*

OREGON  
 MARCH 20, 1986  
 NEAL L. VESCOGNI  
 2204

RENEWAL DATE 6/30/2014

**NLV SERVICES, INC.**  
 SURVETING - MAPPING

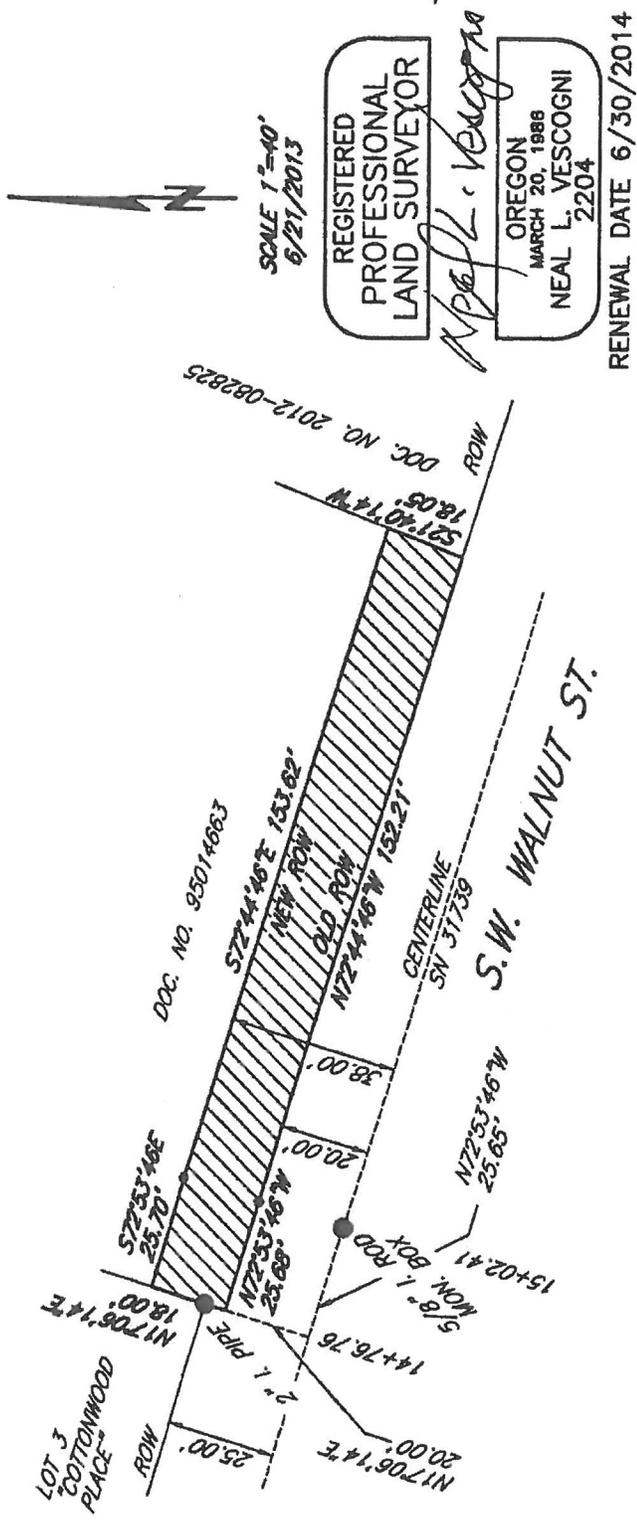
5108 S.E. LOGUS ROAD  
 MILWAUKEE, OREGON 97222  
 PHONE 503-329-5703  
 FAX 503-654-1727

# EXHIBIT "B-2" RIGHT-OF-WAY DEDICATION. VICINITY MAP

A 18.00-FOOT WIDE STRIP OF LAND, SITUATED IN THE N.E. 1/4 OF SEC. 3, T.2S, R.1W, W.M., CITY OF TIGARD, WASHINGTON COUNTY, OREGON.

**NOTES:**

1. VICINITY MAP ACCOMPANIED BY EXHIBIT "B-1" RIGHT-OF-WAY DEDICATION DESCRIPTION.
2. PROPERTY ALSO KNOWN AS 10495 S.W. WALNUT ST. AND T.I.L. 1900, MAP NO. 2S 1 0344.
3. RIGHT-OF-WAY DEDICATION CONTAINS 3,214 SQUARE FEET.



SCALE 1"=40'  
6/21/2013

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Neal L. Vesco*

OREGON  
MARCH 20, 1986  
NEAL L. VESCOGNI  
2204

RENEWAL DATE 6/30/2014

**NLV SERVICES, INC.**  
SURVEYING - MAPPING

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