

## EXHIBIT 1

## SEWER EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that **Tualatin Hills Park & Recreation District**, an Oregon Park and Recreation District (Grantor), in consideration of the sum of Two Hundred Four Thousand Seven Hundred Forty-Eight and no/100 Dollars (\$204,748.00), and other good and valuable consideration, to it paid by the City of Portland, a municipal corporation of the State of Oregon (Grantee), does hereby grant unto said City of Portland an exclusive and perpetual easement for the purpose of laying down, constructing, reconstructing, operating, inspecting, monitoring and maintaining a sewer or sewers and appurtenances, through, under, over and along the following described parcel:

As described on Exhibit "A" and depicted on Exhibits "B", "B-1", "B-2", "B-3" and "B-4" attached hereto.

IT IS UNDERSTOOD and agreed that:

- A. Grantee will restore the easement area to a condition that is as good as or better than the condition existing prior to the original construction, except as to permanent changes made necessary by and authorized under this easement.
- B. No other utilities, buildings, facilities, easements, material storage, grade change or tree planting will be allowed within the easement boundaries without prior written consent of the Director of the Bureau of Environmental Services. Landscaping which by its nature is shallow rooted and may be easily removed to permit access to the sewer lines and facilities authorized by this easement shall not require consent.

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R/W #6963-1

SID 1S124DB02301, 1S12402304,  
1S124DB01800

After Recording Return to:

106/800/John Deyo

Tax Statement shall be sent to:

No Change

- C. This easement includes the right of access for construction, inspection, maintenance or other sewerage system activities.
- D. This easement does not grant or convey to Grantee any right or title to the surface of the soil along the route of said sewer except for the purpose of laying down, constructing, reconstructing, operating, inspecting and maintaining the same.
- E. Grantor reserves all other rights not conveyed herein, but will not exercise said rights in any manner that would be inconsistent or interfere with or materially affect rights herein granted.
- F. This easement shall bind the heirs and assigns of Grantor and shall inure to the benefit of the successors in title of Grantee.
- G. Grantor represents and warrants that it has the authority to grant this easement, that the subject property is free from all liens and encumbrances that would materially affect the easement grant, and that it will defend the same to Grantee against the lawful claims and demands of all persons whomsoever.
- H. This easement is granted pursuant to the exercise of the eminent domain power and authority of Grantee, with the consideration paid by Grantee accepted as just compensation for the property or property rights conveyed, which includes damage to the property remainder, if any, resulting from the acquisition or use of said property or property rights.
- I. Grantor represents that to the best of its knowledge, after appropriate inquiry under the circumstances, the subject property is in compliance with all local, State and Federal environmental laws and regulations.
- J. Grantor represents that it has disclosed all knowledge of any release of hazardous substances onto or from the property, and disclosed any known report, investigation, survey or environmental assessment regarding the subject property. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.
- K. Grantor warrants that there are no underground storage tanks, as defined under Oregon law, presently on or under the subject property.
- L. Grantee, by accepting this easement, is not accepting liability for any preexisting release of hazardous substances onto or from the subject property, and Grantor is not attempting to convey any such liability.
- M. Subject to the limits of the Oregon Constitution and the Oregon Tort Claims Act, City shall hold harmless, indemnify and defend Grantor and its officers, employees and agents from and against all claims, demands, penalties, and causes of action of any kind or character (including the cost of defense thereof, including attorney fees) in favor of any person on account of personal injury, death, damage to property, or violation of law, which arises out of, or results from, the acts or omissions of the City its officers, employees, or agents within the easement area. Grantor shall hold harmless, indemnify and defend the City and its

officers, employees and agents from and against all claims, demands, penalties, and causes of action of any kind or character (including the cost of defense thereof, including attorney fees) in favor of any person on account of personal injury, death, damage to property, or violation of law, which arises out of, or results from, the acts or omissions of the Grantor, its officers, employees, agents, or contractors within the easement area.

IN WITNESS WHEREOF, Tualatin Hills Park and Recreation District, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by \_\_\_\_\_ (name) as \_\_\_\_\_ (title) this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

TUALATIN HILLS PARK AND RECREATION DISTRICT,  
AN OREGON PARK AND RECREATION DISTRICT

By: \_\_\_\_\_

(name and title)

STATE OF OREGON

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date),  
by \_\_\_\_\_ (name) as \_\_\_\_\_ (title) of Tualatin  
Hills Park and Recreation District, an Oregon Park and Recreation District.

\_\_\_\_\_  
Notary Public for Oregon

My Commission expires \_\_\_\_\_

APPROVED AS TO FORM:

APPROVED AS TO FORM

\_\_\_\_\_  
City Attorney

CITY ATTORNEY

APPROVED:

\_\_\_\_\_  
Bureau of Environmental Services Director  
or designee

**EXHIBIT "A"**

**FANNO BASIN PUMP STATION PRESURE LINE – GARDEN HOME SECTION  
REPLACEMENT PROJECT NO. E08293, R/W #6963-1**

**PERMANENT SEWER EASEMENT NO. 1 – FANNO CREEK TRAIL ALIGNMENT**

A PORTION OF PROPERTIES CONVEYED TO TUALATIN HILLS PARK AND RECREATION DISTRICT BY DOCUMENTS NO. 96-075563 AND 98-070074, SITUATED IN THE NORTHWEST ONE-QUARTER SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, AND THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ABANDONED OREGON ELECTRIC RAILROAD RIGHT OF WAY AND THE EAST LINE OF THAT PROPERTY CONVEYED TO PORTLAND GOLF CLUB BY DOCUMENT NO. 78-27949 AND RECORDED JUNE 21, 1978; THENCE N 11° 25' 49" E ALONG SAID EAST LINE A DISTANCE OF 16.14 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE WESTERLY ALONG THE ARC OF A 2850.93 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10° 11' 03", AN ARC DISTANCE OF 506.75 FEET (THE CHORD BEARS N 76° 01' 33" W 506.08 FEET) TO A POINT; THENCE N 87° 49' 04" W A DISTANCE OF 223.06 FEET TO A POINT; THENCE SOUTHERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90° 14' 01", AN ARC DISTANCE OF 63.00 FEET (THE CHORD BEARS S 15° 16' 50" W 56.68 FEET) TO A POINT; THENCE S 29° 50' 11" E A DISTANCE OF 62.92 FEET TO A POINT; THENCE S 02° 15' 00" W A DISTANCE OF 260.88 FEET TO A POINT ON THE SOUTH LINE OF DOCUMENT NO. 98-070074; THENCE N 87° 46' 10" W ALONG SAID SOUTH LINE A DISTANCE OF 854.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 02° 15' 20" E ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 197.94 FEET TO A POINT; THENCE S 89° 16' 33" W A DISTANCE OF 159.68 FEET TO THE WEST LINE OF SECTION 24; THENCE N 02° 00' 16" E ALONG SAID WEST LINE A DISTANCE OF 13.89 FEET TO A POINT ON THE SOUTH LINE OF DOCUMENT NO 96-075563; THENCE S 89° 14' 41" W ALONG SAID SOUTH LINE A DISTANCE OF 152.47 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31° 00' 10", AN ARC DISTANCE OF 75.75 FEET (THE CHORD BEARS N 75° 15' 14" W 74.83 FEET) TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF DOCUMENT NO. 96-075563; THENCE N 89° 14' 41" E ALONG SAID NORTH LINE A DISTANCE OF 389.96 FEET TO A POINT; THENCE S 44° 16' 02" E A DISTANCE OF 42.05 FEET TO A POINT; THENCE S 02° 12' 57" W A DISTANCE OF 143.73 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40° 23' 02", AN ARC DISTANCE OF 21.15 FEET (THE CHORD BEARS S 17° 58' 29" E 20.71 FEET) TO A POINT; THENCE S 87° 46' 44" E A DISTANCE OF 370.20 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HERTEL PLS 1896" SET ON SN 28, 062; THENCE S 87° 46' 44" E A DISTANCE OF 400.18 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG

**EXHIBIT "A" – cont.****FANNO BASIN PUMP STATION PRESURE LINE – GARDEN HOME SECTION  
REPLACEMENT PROJECT NO. E08293, R/W #6963-1****PERMANENT SEWER EASEMENT NO. 1 – FANNO CREEK TRAIL ALIGNMENT, cont.**

THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $02^{\circ} 36' 17''$ , AN ARC DISTANCE OF 2.50 FEET (THE CHORD BEARS N  $47^{\circ} 13' 32''$  E 2.50 FEET) TO A POINT; THENCE N  $02^{\circ} 13' 48''$  E A DISTANCE OF 245.10 FEET TO A POINT; THENCE N  $29^{\circ} 45' 21''$  W A DISTANCE 19.47 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  $126^{\circ} 05' 21''$ , AN ARC DISTANCE OF 132.04 FEET (THE CHORD BEARS N  $33^{\circ} 12' 30''$  E 106.96 FEET) TO A POINT; THENCE S  $83^{\circ} 39' 15''$  E A DISTANCE OF 161.29 FEET TO A POINT; THENCE S  $87^{\circ} 46' 27''$  E A DISTANCE OF 101.75 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A 2873.15 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  $08^{\circ} 52' 21''$ , AN ARC DISTANCE OF 444.92 FEET (THE CHORD BEARS S  $75^{\circ} 25' 45''$  E 444.47 FEET) TO A POINT IN THE EAST LINE OF THE AFOREMENTIONED PORTLAND GOLF CLUB TRACT; THENCE S  $11^{\circ} 25' 49''$  W ALONG SAID EAST LINE A DISTANCE OF 22.42 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 77,360 SQUARE FEET, MORE OR LESS.

**EXHIBIT "A" – cont.**

FANNO BASIN PUMP STATION PRESURE LINE – GARDEN HOME SECTION  
REPLACEMENT PROJECT NO. E08293, R/W #6963-1

PERMANENT SEWER EASEMENT NO. 2 – FANNO CREEK TRAIL ALIGNMENT

A PORTION OF THAT CERTAIN TRACT DESCRIBED IN DOCUMENT NO. 91-007539, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 91-007539, SAID POINT BEING N 11° 25' 49" E A DISTANCE OF 16.14 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT; THENCE CONTINUING N 11° 25' 49" E ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 30.27 FEET TO A POINT; THENCE EASTERLY ALONG THE ARC OF A 2880.93 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06° 27' 30", AN ARC DISTANCE OF 324.73 FEET (THE CHORD BEARS S 67° 47' 04" E 324.56 FEET) TO A POINT; THENCE S 02° 15' 14" W A DISTANCE OF 50.12 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE ON THE ARC OF A 2834.93 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00° 39' 36", AN ARC DISTANCE OF 32.65 FEET (THE CHORD BEARS N 64° 29' 11" W 32.65 FEET) TO A POINT; THENCE N 02° 15' 14" E A DISTANCE OF 17.36 FEET TO A POINT; THENCE WESTERLY ALONG THE ARC OF A 2850.93 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05° 58' 53", AN ARC DISTANCE OF 297.62 FEET (THE CHORD BEARS N 67° 56' 35" W 297.48 FEET) TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10,347 SQUARE FEET, MORE OR LESS.

**EXHIBIT "A" – cont.****FANNO BASIN PUMP STATION PRESURE LINE – GARDEN HOME SECTION  
REPLACEMENT PROJECT NO. E08293, R/W #6963-1****PERMANENT SEWER EASEMENT NO. 3 – FANNO CREEK TRAIL ALIGNMENT**

A PORTION OF LOT 11 OF THE DULY RECORDED PLAT OF GARDEN HOME, SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE WEST LINE OF SW OLESON ROAD, SAID IRON ROD HAVING A YELLOW PLASTIC CAP MARKED "HERTEL PLS 1896", SET ON PROPERTY LINE ADJUSTMENT SURVEY SN 30,913, WASHINGTON COUNTY SURVEY RECORDS; THENCE N 46° 03' 16" W A DISTANCE OF 11.83 FEET TO A POINT; THENCE N 80° 32' 34" E A DISTANCE OF 19.17 FEET TO A POINT ON THE WEST LINE OF SW OLESON ROAD; THENCE S 42° 27' 43" W ALONG SAID WEST LINE A DISTANCE OF 15.40 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 91 SQUARE FEET, MORE OR LESS.

**EXHIBIT "A" – cont.****FANNO BASIN PUMP STATION PRESURE LINE – GARDEN HOME SECTION  
REPLACEMENT PROJECT NO. E08293, R/W #6963-10**30' Permanent Sewer Easement – Garden Home Recreation Center Site

A portion of Lots 11 and 12, of the duly recorded plat of "Garden Home", situated in the Southeast one-quarter of Section 24, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap marked "CH2M Hill" at station 77+97.11, on the West line of SW Oleson Road;

Thence S 42° 56' 49" W, along the West line of SW Oleson Road, a distance of 12.74 feet;

Thence N 48° 42' 23" W, a distance of 70.42 feet;

Thence N 50° 24' 32" W, a distance of 110.74 feet;

Thence N 73° 30' 24" W, a distance of 92.94 feet;

Thence N 87° 45' 24" W, a distance of 208.91 feet;

Thence S 02° 14' 36" W, a distance of 234.72 feet;

Thence N 87° 45' 18" W, a distance of 108.86 feet;

Thence N 42° 34' 09" W, a distance of 10.68 feet to the West line of said Lot 12;

Thence N 01° 42' 15" E, along the West line of said Lot 12 a distance of 38.65 feet, to the Northeast corner of Lot 9 of the subdivision of Lots 13 & 14 of said "Garden Home" as described in document number 98-110591;

Thence S 39° 28' 55" E, a distance of 21.74 feet;

Thence S 87° 45' 18" E, a distance of 72.29 feet;

Thence N 02° 14' 36" E, a distance of 234.72 feet;

Thence S 87° 45' 24" E, a distance of 242.66 feet;

Thence S 73° 30' 24" E, a distance of 103.88 feet to the Southwesterly line of the Oregon Electric Railroad (Abandoned);

Thence S 50° 14' 03" E along said Southwesterly line, a distance of 56.07 feet to a 5/8" iron rod with yellow plastic cap marked "Hertel PLS 1896", marking the adjusted line as established on SN 30,913;

Thence S 43° 08' 24" E along said adjusted line a distance of 24.90 feet to a 5/8" iron rod with yellow plastic cap marked "Hertel PLS 1896";

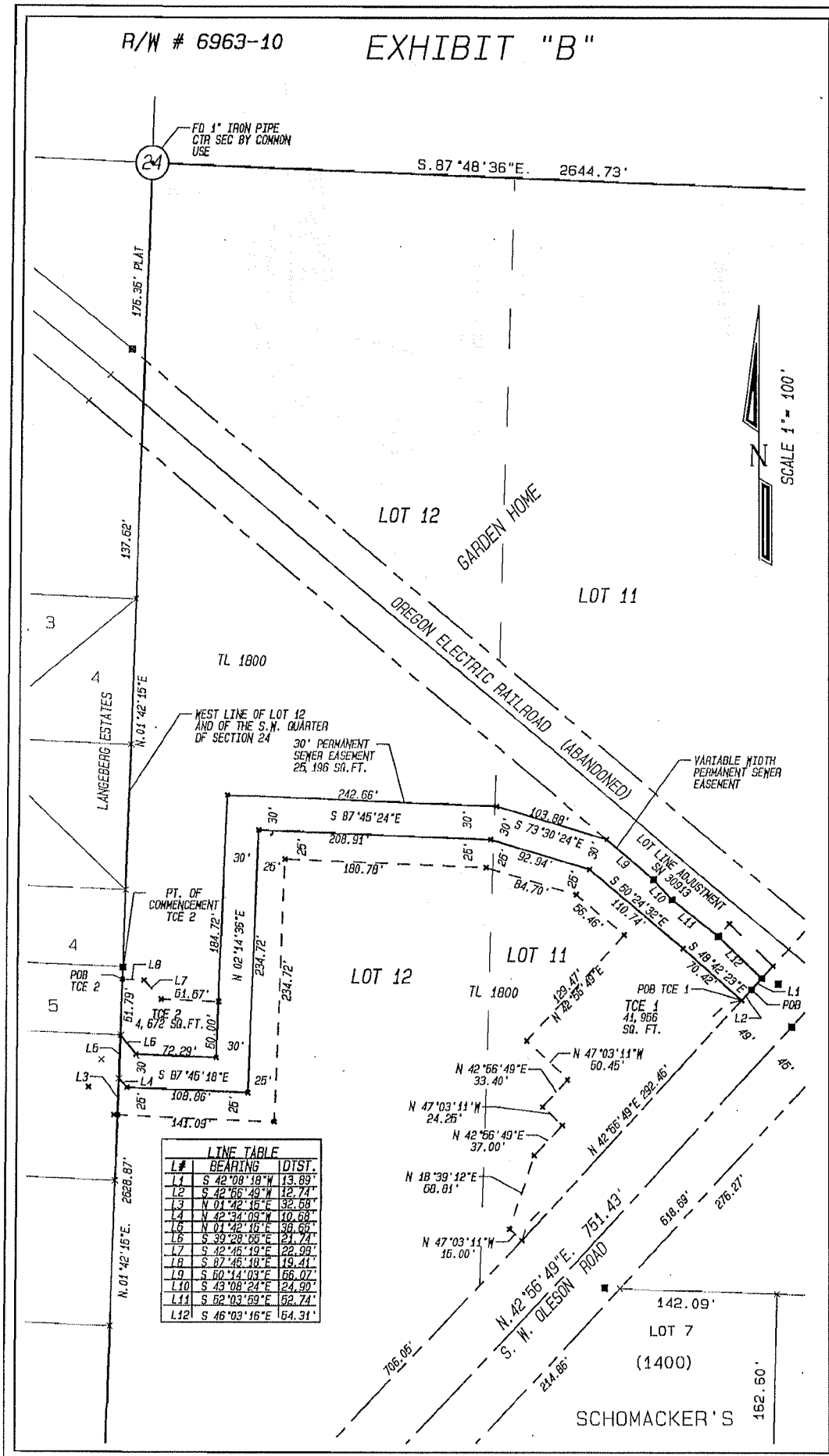
Thence S 52° 03' 59" E, along said adjusted line a distance of 52.74 feet to a 5/8" iron rod with yellow plastic cap marked "Hertel PLS 1896";

Thence S 46° 03' 16" E, along said adjusted line, a distance of 54.31 feet to the West line of SW Oleson Road and a 5/8" iron rod with yellow plastic cap marked "Hertel PLS 1896";

Thence S 42° 08' 18" W, along the West line of SW Oleson Road, a distance of 13.89 feet to the POINT of BEGINNING.

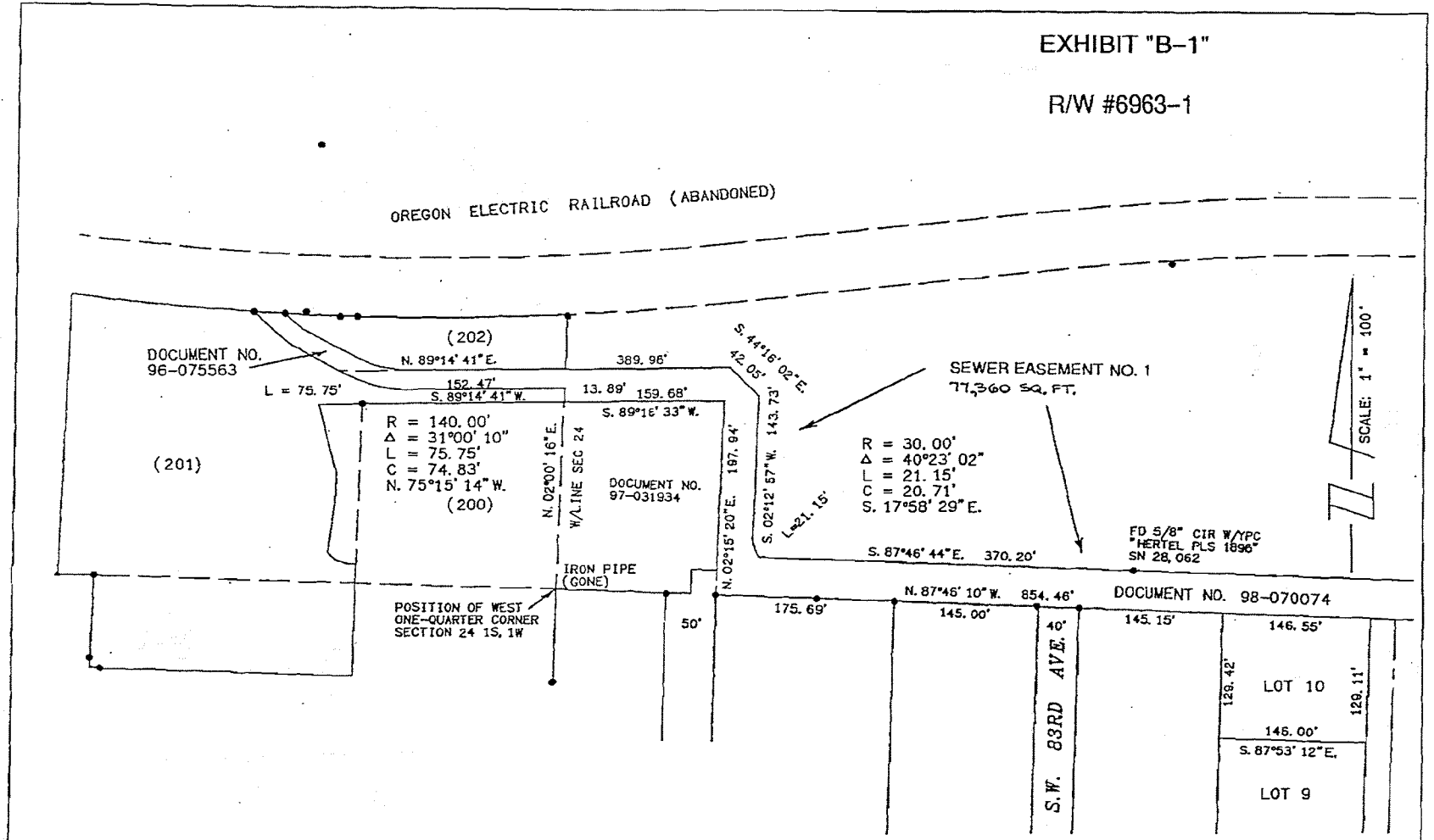
Containing an area of 25,196 square feet, more or less.



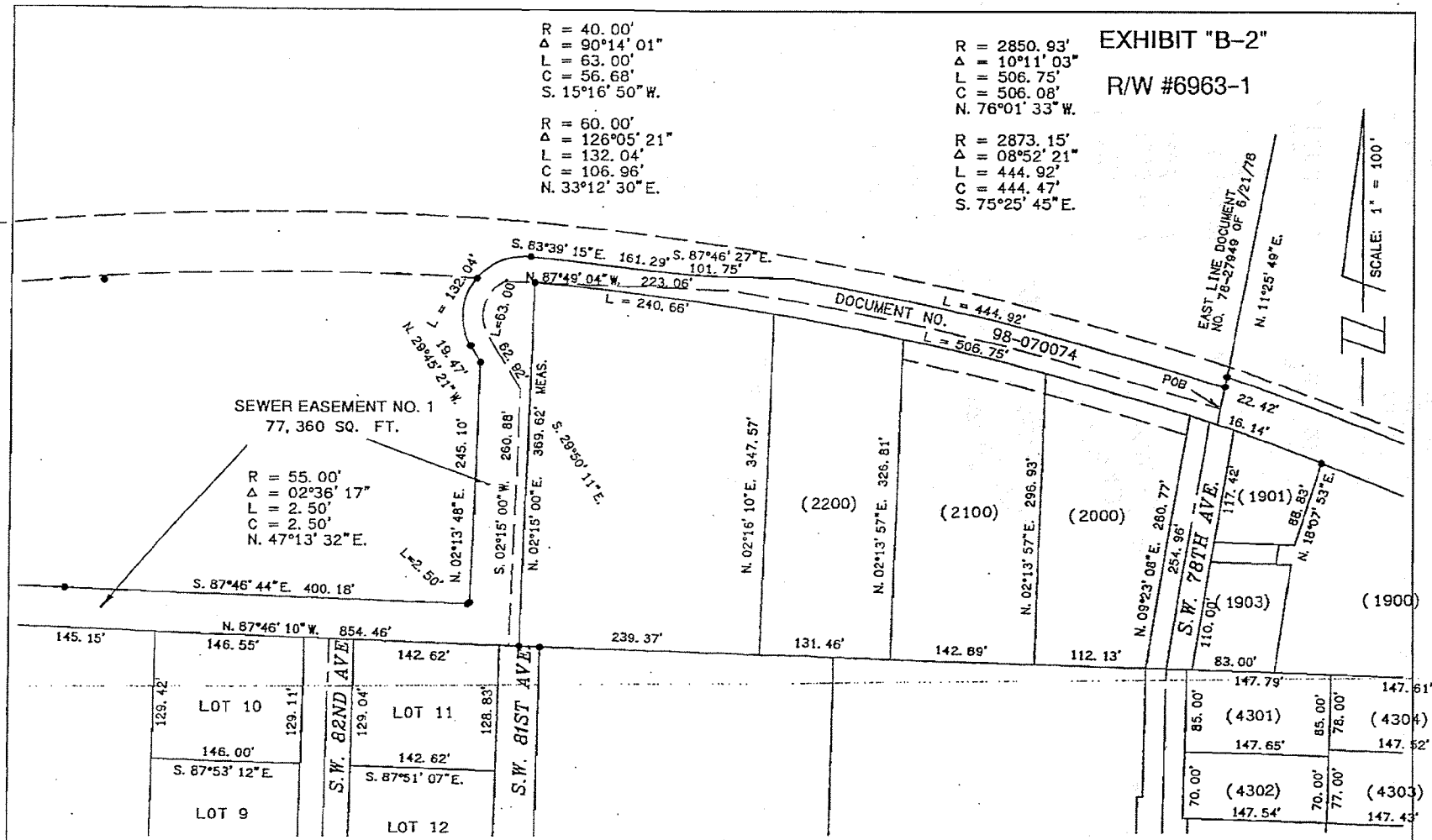


# EXHIBIT "B-1"

R/W #6963-1



183685



# EXHIBIT "B-3"

R/W #6963-1

R = 2834.93'  
 $\Delta = 00^{\circ}32'51''$   
 L = 27.09'  
 C = 27.09'  
 S.  $65^{\circ}05'24''$  E.

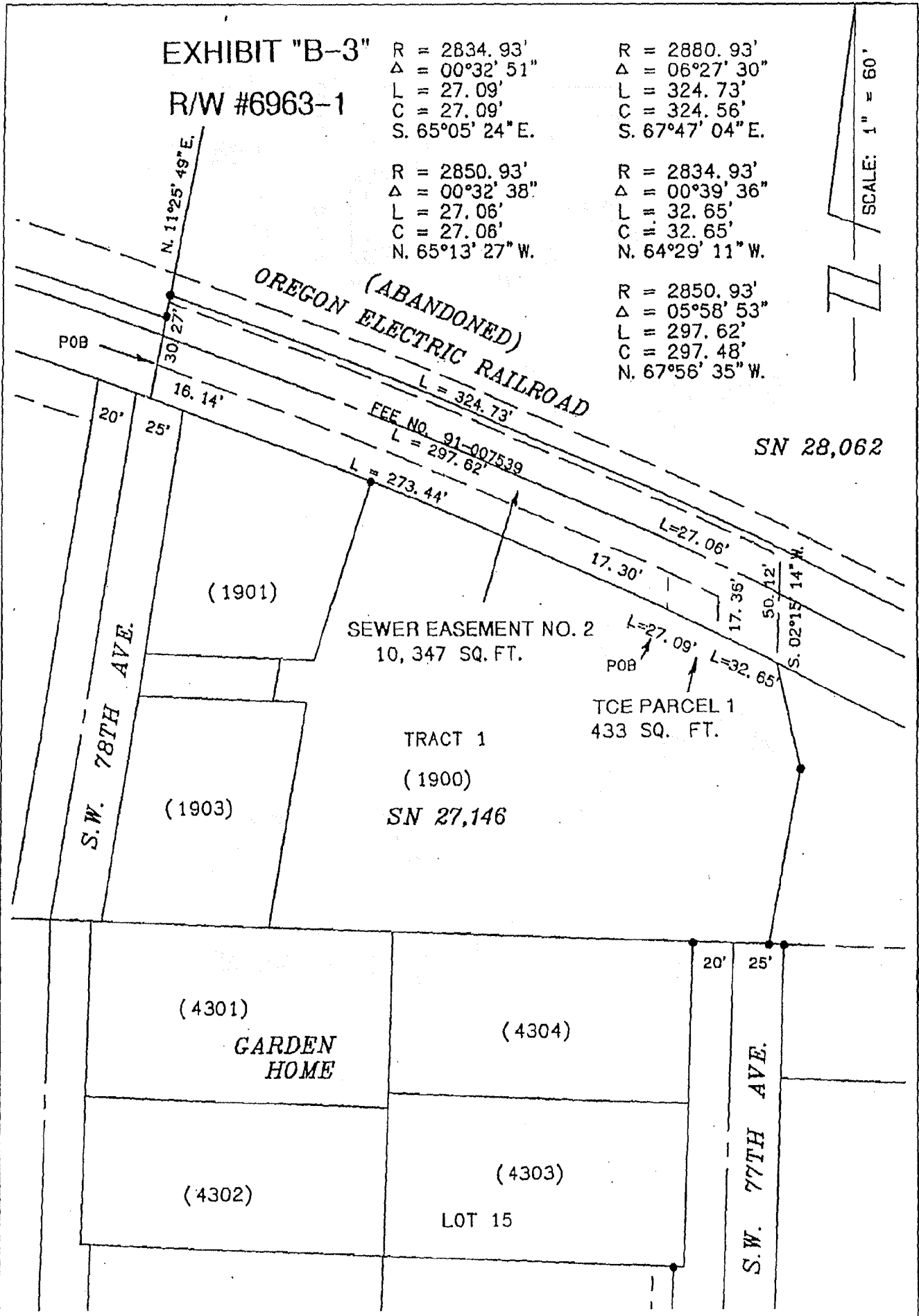
R = 2850.93'  
 $\Delta = 00^{\circ}32'38''$   
 L = 27.06'  
 C = 27.06'  
 N.  $65^{\circ}13'27''$  W.

R = 2880.93'  
 $\Delta = 06^{\circ}27'30''$   
 L = 324.73'  
 C = 324.56'  
 S.  $67^{\circ}47'04''$  E.

R = 2834.93'  
 $\Delta = 00^{\circ}39'36''$   
 L = 32.65'  
 C = 32.65'  
 N.  $64^{\circ}29'11''$  W.

R = 2850.93'  
 $\Delta = 05^{\circ}58'53''$   
 L = 297.62'  
 C = 297.48'  
 N.  $67^{\circ}56'35''$  W.

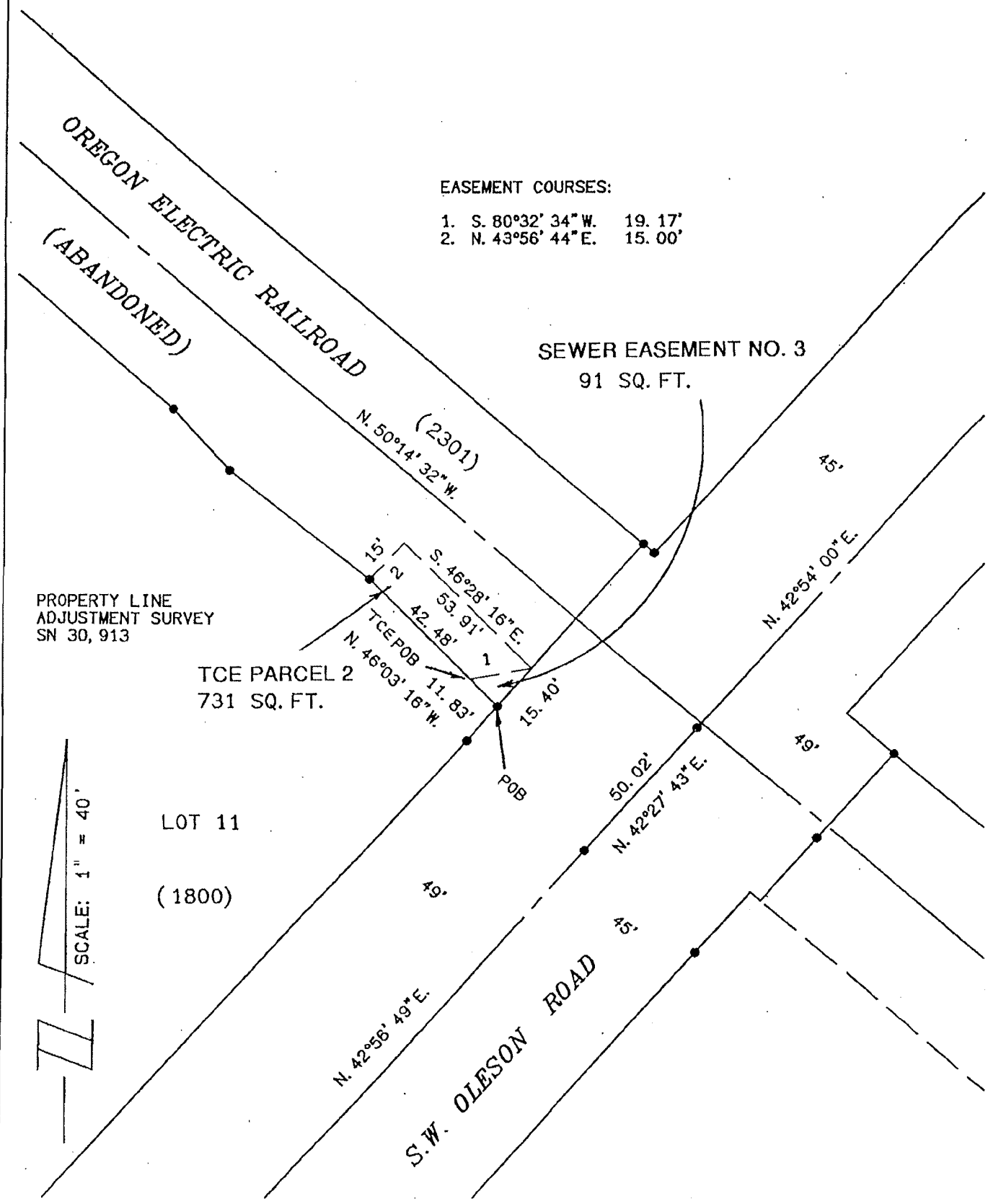
SCALE: 1" = 60'



GARDEN  
HOME

EXHIBIT "B-4"

R/W #6963-1



## EXHIBIT 2

**TEMPORARY CONSTRUCTION EASEMENT**

KNOW ALL PERSONS BY THESE PRESENTS, that **Tualatin Hills Park & Recreation District**, an Oregon Park and Recreation District (Grantor), in consideration of the sum of Fifty Thousand Two Hundred Fifty-Two and no/100 Dollars (\$50,252.00) and other good and valuable consideration, to it paid by the City of Portland, a municipal corporation of the State of Oregon (Grantee), does hereby grant unto said City of Portland a temporary easement for the purpose of supporting construction activities associated with the Fanno Basin Pump Station-Force Main Garden Home Section Replacement Project, through, under, over and along the following described parcel:

As described on Exhibit "A" and depicted on Exhibits "B", "B-3" and "B-4" attached hereto.

IT IS UNDERSTOOD and agreed that:

- A. This easement is temporary and granted for original construction for a term of sixteen (16) months, commencing no earlier than April 1, 2010 and terminating no later than August 31, 2011. However, use of the easement area shall not exceed a total of six (6) months during the time it is in effect and Grantor shall be provided reasonable opportunity to make non-conflicting use of the easement area when the area is not being used by Grantee.
- B. In the event of project delays, the term of this easement will automatically extend by the same amount of time as the period of delay, but in no event will it be extended beyond midnight August 31, 2012.

R/W #6963-1

SID 1S124DB02301, 1S12402304  
1S124DB01800

After Recording Return to:

106/800/John Deyo

Tax Statement shall be sent to:

No Change

- C. Grantee agrees to provide Grantor with at least seven (7) days notice prior to commencing work under this easement.
- D. Grantee agrees that it will make every reasonable effort to minimize construction impacts and will maintain access to Grantor's property to the extent practicable.
- E. The City will restore the easement area to a condition that is as good as or better than the condition existing prior to the original construction.
- F. Grantor reserves all other rights not conveyed herein, but will not exercise said rights in any manner that would be inconsistent or interfere with or materially affect rights herein granted.
- G. This easement shall bind the heirs and assigns of Grantor and shall inure to the benefit of the successors in title of Grantee.
- H. Grantor represents and warrants that it has the authority to grant this easement, that the subject property is free from all liens and encumbrances that would materially affect the easement grant, and that it will defend the same to Grantee against the lawful claims and demands of all persons whomsoever.
- I. This easement is granted pursuant to the exercise of the eminent domain power and authority of Grantee, with the consideration paid by Grantee accepted as just compensation for the property or property rights conveyed, which includes damage to the property remainder, if any, resulting from the acquisition or use of said property or property rights.
- J. Grantor represents that to the best of its knowledge, after appropriate inquiry under the circumstances, the subject property is in compliance with all local, State and Federal environmental laws and regulations.
- K. Grantor represents that it has disclosed all knowledge of any release of hazardous substances onto or from the property, and disclosed any known report, investigation, survey or environmental assessment regarding the subject property. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.
- L. Grantor warrants that there are no underground storage tanks, as defined under Oregon law, presently on or under the subject property.
- M. Grantee, by accepting this easement, is not accepting liability for any preexisting release of hazardous substances onto or from the subject property, and Grantor is not attempting to convey any such liability.
- N. Subject to the limits of the Oregon Constitution and the Oregon Tort Claims Act, City shall hold harmless, indemnify and defend Grantor and its officers, employees and agents from and against all claims, demands, penalties, and causes of action of any kind or character (including the cost of defense thereof, including attorney fees) in favor of any person on account of personal injury, death, damage to property, or violation of law, which arises out of, or results from, the acts or omissions of the City its officers, employees, or agents within

the easement area. Grantor shall hold harmless, indemnify and defend the City and its officers, employees and agents from and against all claims, demands, penalties, and causes of action of any kind or character (including the cost of defense thereof, including attorney fees) in favor of any person on account of personal injury, death, damage to property, or violation of law, which arises out of, or results from, the acts or omissions of the Grantor, its officers, employees, agents, or contractors within the easement area.

IN WITNESS WHEREOF, Tualatin Hills Park and Recreation District, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by \_\_\_\_\_ (name) as \_\_\_\_\_ (title) this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

TUALATIN HILLS PARK AND RECREATION DISTRICT,  
AN OREGON PARK AND RECREATION DISTRICT

By: \_\_\_\_\_

(name and title)

STATE OF OREGON  
County of Multnomah

This instrument was acknowledged before me on \_\_\_\_\_ (date),  
by \_\_\_\_\_ (name) as \_\_\_\_\_ (title) of Tualatin  
Hills Park and Recreation District, an Oregon Park and Recreation District.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission expires \_\_\_\_\_

APPROVED AS TO FORM:

APPROVED AS TO FORM

*Linda Mengo* <sup>DA</sup>  
City Attorney  
CITY ATTORNEY

APPROVED:

\_\_\_\_\_  
Bureau of Environmental Services Director or designee



**EXHIBIT "A"**

FANNO BASIN PUMP STATION PRESURE LINE – GARDEN HOME SECTION  
REPLACEMENT PROJECT NO. E08293, R/W #6963-1

TEMPORARY CONSTRUCTION EASEMENT (TCE) PARCEL 1 – FANNO CREEK TRAIL  
ALIGNMENT

A PORTION OF THAT CERTAIN TRACT DESCRIBED IN DOCUMENT NO. 91-007539, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 91-007539, AND RUNNING EASTERLY ALONG THE SOUTH LINE THEREOF ON THE ARC OF A 2834.93 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05° 31' 35", AN ARC DISTANCE OF 273.44 FEET (THE CHORD BEARS S 68° 07' 37" E 273.33 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE ON THE ARC OF A 2834.93 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00° 32' 51", AN ARC DISTANCE OF 27.09 FEET (THE CHORD BEARS S 65° 05' 24" E 27.09 FEET) TO A POINT; THENCE N 02° 15' 14" E A DISTANCE OF 17.36 FEET TO A POINT; THENCE WESTERLY ALONG THE ARC OF A 2850.93 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00° 32' 38", AN ARC DISTANCE OF 27.06 FEET (THE CHORD BEARS N 65° 13' 27" W 27.06 FEET) TO A POINT; THENCE S 02° 15' 14" W A DISTANCE OF 17.30 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 433 SQUARE FEET, MORE OR LESS.

**EXHIBIT "A" – cont.**

FANNO BASIN PUMP STATION PRESURE LINE – GARDEN HOME SECTION  
REPLACEMENT PROJECT NO. E08293, R/W #6963-1

TEMPORARY CONSTRUCTION EASEMENT (TCE) PARCEL 2 – FANNO CREEK TRAIL  
ALIGNMENT

A PORTION OF LOT 11 OF THE DULY RECORDED PLAT OF GARDEN HOME, SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD ON THE WEST LINE OF SW OLESON ROAD, SAID IRON ROD HAVING A YELLOW PLASTIC CAP MARKED "HERTEL PLS 1896", SET ON PROPERTY LINE ADJUSTMENT SURVEY SN 30,913, WASHINGTON COUNTY SURVEY RECORDS; THENCE N 46° 03' 16" W A DISTANCE OF 11.83 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE CONTINUING N 46° 03' 16" W A DISTANCE OF 42.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HERTEL PLS 1896"; THENCE N 43° 56' 44" E A DISTANCE OF 15.00 FEET TO A POINT; THENCE S 46° 28' 16" E A DISTANCE OF 53.91 FEET TO A POINT; THENCE S 80° 32' 34" W A DISTANCE OF 19.17 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 731 SQUARE FEET, MORE OR LESS.

**EXHIBIT "A" – cont.****FANNO BASIN PUMP STATION PRESURE LINE – GARDEN HOME SECTION  
REPLACEMENT PROJECT NO. E08293, R/W #6963-10**Temporary Construction Easement (TCE) No. 1 – Garden Home Recreation Center Site

A portion of lots 11 and 12, of the duly recorded plat of Garden Home, situated in the Southeast one-quarter of Section 24, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod with a yellow plastic cap marked "CH2M Hill" at station 77+97.11, on the West line of SW Oleson Road; Thence S 42°56'49" W along said West right of way a distance of 12.74 feet to the TRUE POINT of BEGINNING of the tract herein described;

Thence continuing along said West right of way, S 02°56'49" W, a distance of 292.46 feet;

Thence N 47°03'11" W, perpendicular to said West right of way, a distance of 15.00 feet;

Thence N 18°39'12" E, a distance of 68.81 feet;

Thence N 42°56'49" E, parallel to said West right of way, a distance of 37.00 feet;

Thence N 47°03'11" W, perpendicular to said West right of way a distance of 24.25 feet;

Thence N 42°56'49" E, parallel to said West right of way, a distance of 33.40 feet;

Thence N 47°03'11" W, perpendicular to said West right of way, a distance of 50.45 feet;

Thence N 42°56'49" E, parallel to said West right of way, a distance of 129.47 feet;

Thence N 50°24'32" W, a distance of 56.46 feet;

Thence N 73°30'24" W, a distance of 84.70 feet;

Thence N 87°45'24" W, a distance of 180.78 feet;

Thence S 02°14'36" W, a distance of 234.72 feet;

Thence N 87°45'18" W, a distance of 141.09 feet, to the West line of said Lot 12;

Thence N 01°42'15" E, along said West line, a distance of 32.58 feet;

Thence S 42°34'09" E, a distance of 10.68 feet;

Thence S 87°45'18" E, a distance of 108.86 feet;

Thence N 02°14'36" E, a distance of 234.72 feet;

Thence S 87°45'24" E, a distance of 208.91 feet;

Thence S 73°30'24" E, a distance of 92.94;

Thence S 50°24'32" E, a distance of 110.74 feet;

Thence S 48°42'23" E, a distance of 70.42 to the West right of way of SW Oleson Road and the TRUE POINT of BEGINNING.

Containing an area of 41,956 square feet, more or less.

**EXHIBIT "A" – cont.****FANNO BASIN PUMP STATION PRESURE LINE – GARDEN HOME SECTION  
REPLACEMENT PROJECT NO. E08293, R/W #6963-10**Temporary Construction Easement (TCE) No. 2 – Garden Home Recreation Center Site

A portion of Lot 12, of the duly recorded plat of Garden Home, situated in the Southeast one-quarter of Section 24, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Commencing at a 5/8" iron rod with a yellow plastic cap inscribed "Alpha Engineering Inc.", marking the Southeast corner of Lot 4 of Esther Woods Estates, a duly recorded plat in Book 109 of Plats, Page 40, records of Washington County;

Thence S 01°42'15" W, along the West line of said Lot 12 of Garden Home, a distance of 10.69 feet to the TRUE POINT of BEGINNING of the tract herein described;

Thence S 87°45'18" E, a distance of 19.41 feet;

Thence S 42°45'19" E, a distance of 22.98 feet;

Thence S 87°45'18" E, a distance of 51.57 feet;

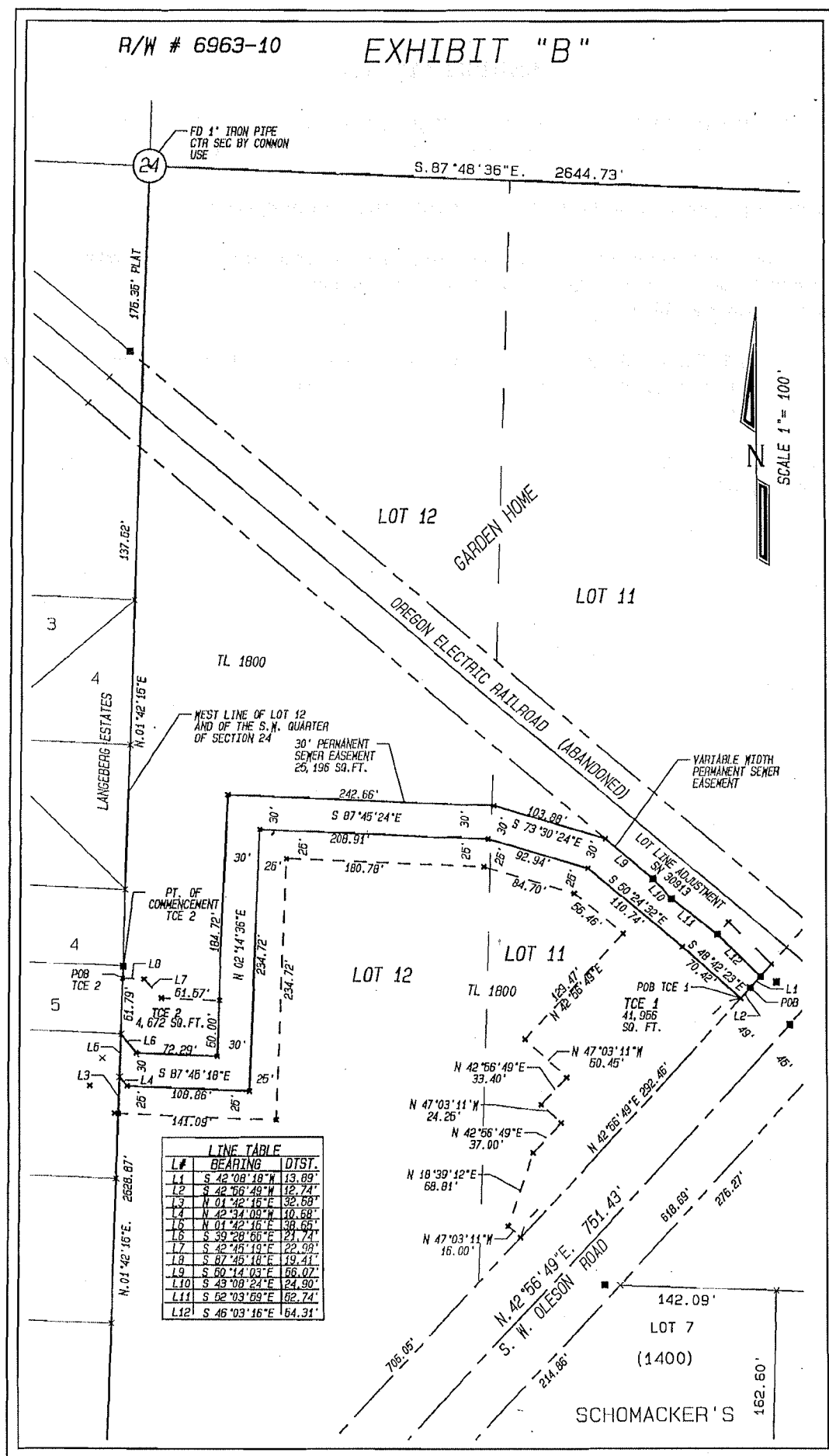
Thence S 02°14'36" W, a distance of 50.00 feet;

Thence N 87°45'18" W, a distance of 72.29 feet;

Thence N 39°28'55" W, a distance of 21.74 feet, to the West line of said Lot 12 and the Northeast corner of Lot 9 of the subdivision of Lots 13 & 14 of said "Garden Home" as described in document number 98-110591;

Thence N 01°42'15" E., along said West line, a distance of 51.79 feet to the TRUE POINT of BEGINNING.

Containing an area of 4,672 square feet, more or less.



R/W #6963-1

R = 2834.93'  
Δ = 00°32' 51"  
L = 27.09'  
C = 27.09'  
S. 65°05' 24" E.

R = 2880.93'  
 $\Delta = 06^{\circ}27'30''$   
 L = 324.73'  
 C = 324.56'  
 S.  $67^{\circ}47'04''$  E.

R = 2850.93'  
 $\Delta = 00^{\circ}32'38''$   
 L = 27.06'  
 C = 27.06'  
 N.  $65^{\circ}13'27''$  W.

R = 2834.93'  
Δ = 00°39'36"  
L = 32.65'  
C = 32.65'  
N. 64°29'11" W.

R = 2850.93'  
 $\Delta = 05^{\circ}58'53''$   
L = 297.62'  
C = 297.48'  
N.  $67^{\circ}56'35''$  W.

SCALE: 1" = 60'

OREGON (ABANDONED)  
ELECTRIC RAILROAD

SN 28,062

S.W. 78TH AVE.

( 1901 )

SEWER EASEMENT NO. 2  
10,347 SQ. FT.

TRACT 1

( 1900 )

SN 27,146

TCE PARCEL 1  
433 SQ. FT.

( 4301 )

*GARDEN  
HOME*

(4304)

(4302)

(4303)

LOT 15

S.W. 77TH AVE.

GARDEN

EXHIBIT "B-4"

R/W #6963-1

HOME

