

R/W # 9131-1
ASPEN NCS
1N1E29CB-5400
EASEMENT FOR SEWER PURPOSES

EXHIBIT A

A portion of that tract of land conveyed by deed to 2102 NW Aspen, LLC, recorded in Document Number 2019-009736, Multnomah County Deed Records, situated in the Southwest One-Quarter of Section 29, Township 1 North, Range 1 East of the Willamette Meridian, City of Portland, County of Multnomah, State of Oregon, being more particularly described as follows:

BEGINNING at the intersection of the Southerly property line of said property and the Easterly Right-of-Way line of NW Aspen Avenue (40.00 feet in width);

Thence, along said Right-of-Way line, North 19°03'10" West, a distance of 5.88 feet;

Thence, leaving said Right-of-Way line, North 63°41'56" East, a distance of 87.33 feet;

Thence, North 22°21'33" West, a distance of 6.03 feet;

Thence, North 67°37'59" East, a distance of 2.95 feet to the Easterly property line;

Thence, along said Easterly line, South 00°28'48" West, a distance of 28.92 feet;

Thence, South 63°41'46" West, a distance of 50.32 feet to the Southerly property line;

Thence North 89°31'14" West, a distance of 31.46 feet to the POINT OF BEGINNING.

Containing 1,478 square feet.

Job # 10935
January 8, 2021

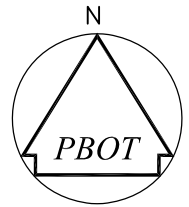
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
MAY 26, 2015
CHRISTOPHER A. BROWN
87332PLS

EXPIRES 12-31-2021

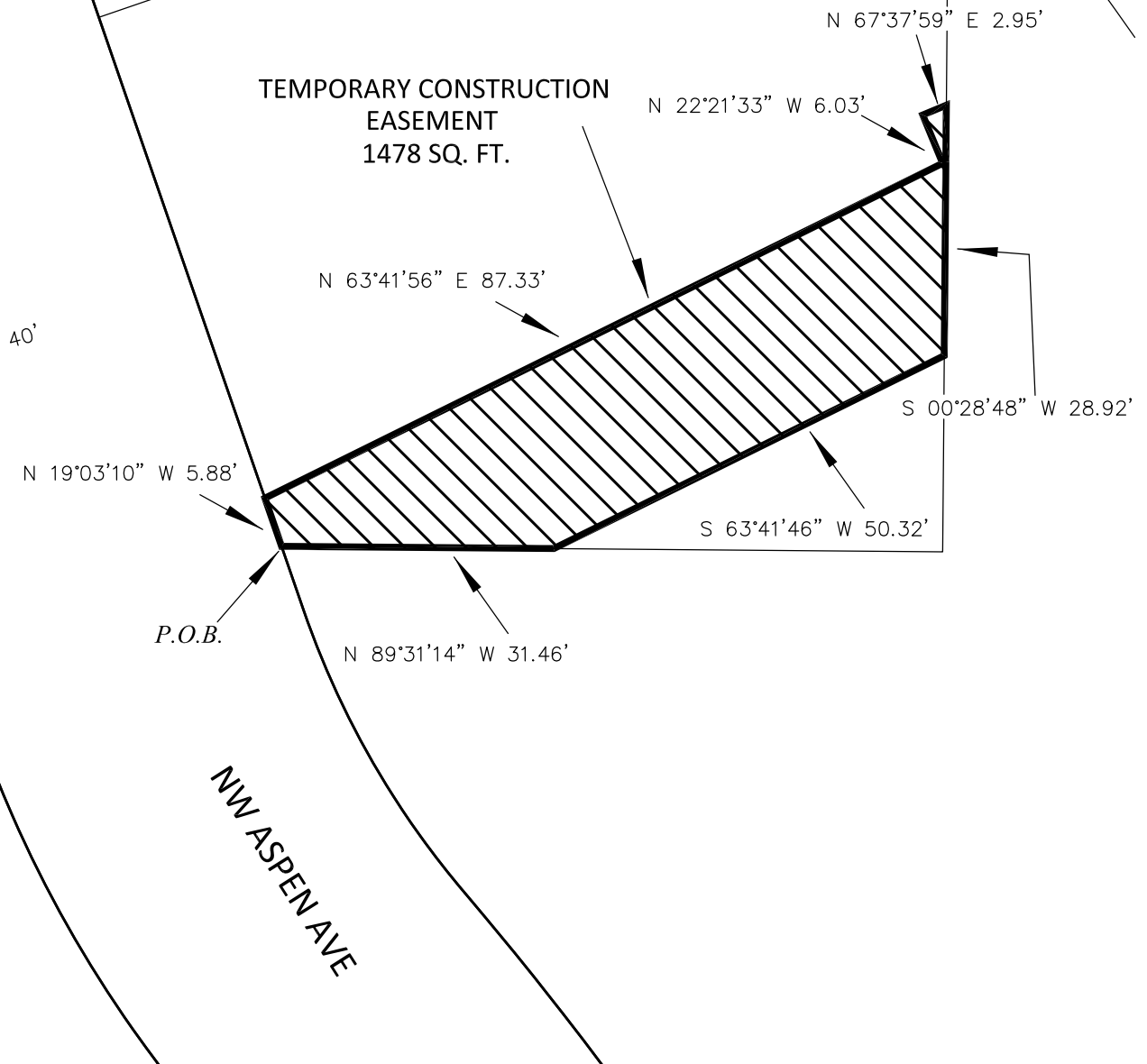
EXHIBIT B



SCALE: 1" = 20'

2102 NW ASPEN AVE.
DOCUMENT NO. 2019-009736

TEMPORARY CONSTRUCTION
EASEMENT
1478 SQ. FT.



R/W#9131-1 PROJ# 10953 ASPEN NCS PREPARED BY: CAB DATE: 1/8/2021

SURVEY SECTION
1120 S.W. 5TH AVE., SUITE 1331
PORTLAND, OREGON 97204
PHONE 503-823-7150

EASEMENT FOR SEWER PURPOSES
2102 NW ASPEN, LLC
2102 NW ASPEN AVE.
1N1E29CB-5400

PBOT
PORTLAND BUREAU OF TRANSPORTATION

R/W # 9131-2
ASPEN NCS
1N1E29CC-100
EASEMENT FOR SEWER PURPOSES

EXHIBIT A

A portion of that tract of land conveyed by deed to Kimberly Kovel, recorded in Document Number 2010-163352, Multnomah County Deed Records, situated in the Southwest One-Quarter of Section 29, Township 1 North, Range 1 East of the Willamette Meridian, City of Portland, County of Multnomah, State of Oregon, being more particularly described as follows:

PARCEL 1:

BEGINNING at the intersection of the Easterly Right-of-Way line of NW Aspen Avenue (40.00 feet in width) and the Northwesterly property line of said tract;

Thence, along said Northerly property line, South 89°31'14" East, a distance of 31.46 feet, to a point hereon known as POINT "A";

Thence, South 63°41'46" West, a distance of 29.69 feet to said Easterly Right-of-Way line;

Thence, along said Right-of-Way lines, also being a point on a curve of a non-tangent curve to the right, of which the radius point lies North 67°22'21" East, a radial distance of 101.08 feet, through a central angle of 03°30'34", a distance of 6.19 feet with a chord bearing North 20°52'23" West and a chord distance of 6.19 feet;

Thence, continuing along said Right-of-Way line, North 19°03'12" West, a distance of 8.08 feet to the POINT OF BEGINNING.

Containing 211 square feet.

PARCEL 2:

COMMENCING at the above referenced POINT "A";

Thence, along said Northerly property line, South 89°31'14" East, a distance of 44.92 feet;

Thence, Northerly along said property line, North 00°28'46" East, a distance of 22.67 feet to the POINT OF BEGINNING;

Thence, continuing along said property line, North 00°28'46" East, a distance of 28.92 feet;

Thence, North 67°37'59" East, a distance of 22.89 feet to the Easterly line of said property

Thence, along said property line, being a point on curve of a non-tangent curve to the right, of which the radius point lies South 54°59'25" West, a radial distance of 245.27 feet, through a central angle of 01°00'34", a distance of 4.32 feet with a chord bearing South 34°30'17" East and a chord distance of 4.32 feet;

Thence, leaving said property line, South 07°55'36" East, a distance of 21.04 feet;

Thence South 63°41'46" West, a distance of 29.85 feet to said property line, also being the POINT OF BEGINNING.

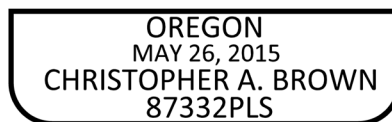
Containing 687 square feet.

Containing 898 total square feet.

Job # 10935
January 8, 2021



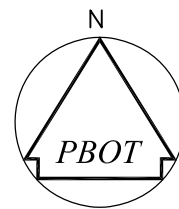
A handwritten signature in cursive script, appearing to read "Chris Brown".



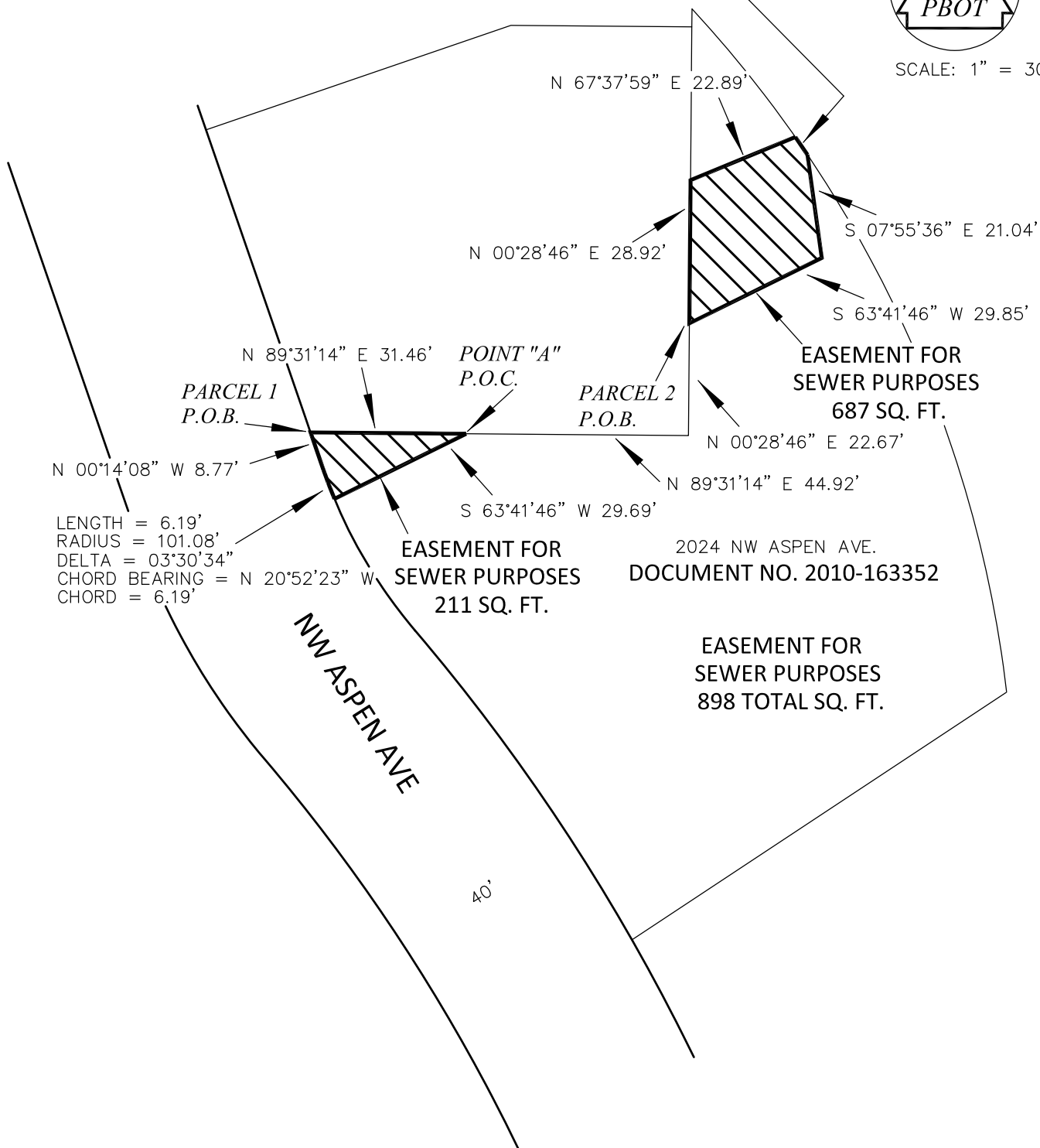
EXPIRES 12-31-2021

EXHIBIT B

LENGTH = 4.32'
 RADIUS = 245.24'
 DELTA = 01°00'34"
 CHORD BEARING = S 34°30'17" E
 CHORD = 4.32'



SCALE: 1" = 30'



R/W#9131-2

PROJ# 10953

ASPEN NCS

PREPARED BY: CAB

DATE: 1/8/2021

SURVEY SECTION

1120 S.W. 5TH AVE., SUITE 1331
 PORTLAND, OREGON 97204
 PHONE 503-823-7150

EASEMENT FOR SEWER PURPOSES
 KIMBERLY KOVEL
 2024 NW ASPEN AVE.
 1N1E29CC-100

PBOT
 PORTLAND BUREAU OF TRANSPORTATION

R/W # 9131-2
ASPEN NCS
1N1E29CC-100
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A

A portion of that tract of land conveyed by deed to Kimberly Kovel, recorded in Document Number 2010-163352, Multnomah County Deed Records, situated in the Southwest One-Quarter of Section 29, Township 1 North, Range 1 East of the Willamette Meridian, City of Portland, County of Multnomah, State of Oregon, being more particularly described as follows:

COMMENCING at the intersection of the Westerly Right-of-Way line of NW Thurman Street (60.00 feet in width) and the Northerly property line of the tract of land conveyed by deed to Steven D. Freer & Katrina Perry, recorded in Document Number 2003-185941;

Thence, along said Northerly property line, South $82^{\circ}16'07''$ West, a distance of 156.72 feet to the Easterly property line of that tract of land conveyed to Kimberly Kovel, also being the POINT OF BEGINNING;

Thence, Southeasterly along a curve to the right, of which the radius point lies South $56^{\circ}00'00''$ West, a radial distance of 245.27 feet the arc, through a central angle of $10^{\circ}36'50''$, a distance of 45.44 feet, with a chord bearing of South $28^{\circ}41'35''$ East, and a chord distance of 45.37 feet;

Thence, South $83^{\circ}34'32''$ West, a distance of 16.78 feet;

Thence, South $69^{\circ}31'45''$ West, a distance of 20.03 feet;

Thence, North $23^{\circ}04'31''$ West, a distance of 17.65 feet;

Thence, North $63^{\circ}41'56''$ East, a distance of 26.18 feet;

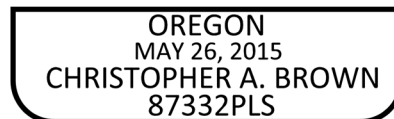
Thence, North $07^{\circ}55'36''$ West, a distance of 21.04 feet to the POINT OF BEGINNING.

Containing 811 square feet.

Job # 10935
January 8, 2021

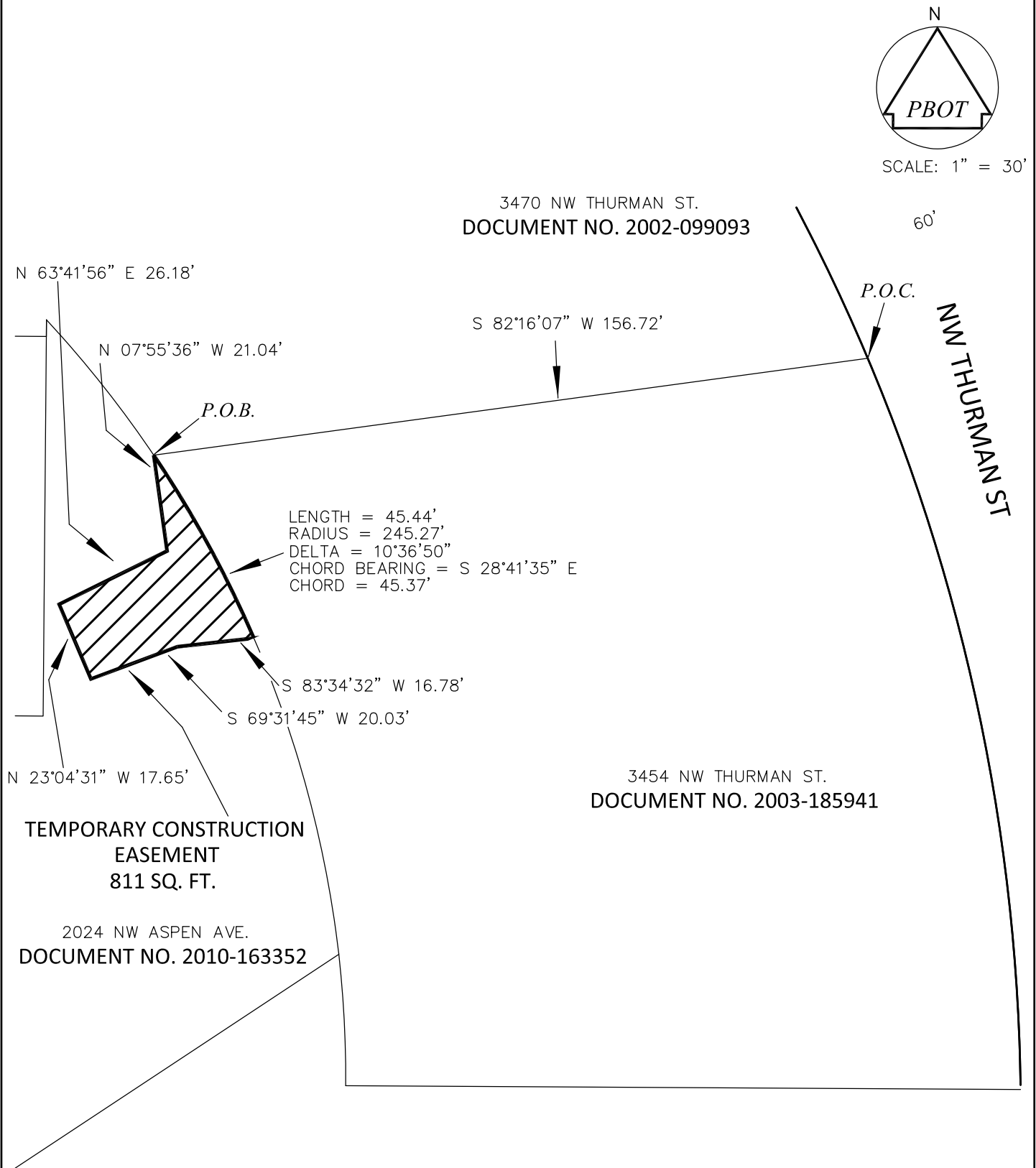


A handwritten signature in cursive script, appearing to read "Chris Brown".



EXPIRES 12-31-2021

EXHIBIT B



R/W#9131-2	PROJ# 10953	ASPEN NCS	PREPARED BY: CAB	DATE: 1/8/2021
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SURVEY SECTION
1120 S.W. 5TH AVE., SUITE 1331
PORTLAND, OREGON 97204
PHONE 503-823-7150

TEMPORARY CONSTRUCTION EASEMENT
KIMBERLY KOVEL
2024 NW ASPEN AVE.
1N1E29CC-100

PBOT
PORTLAND BUREAU OF TRANSPORTATION

R/W # 9131-3
ASPEN NCS
1N1E29CB-5300
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A

A portion of that tract of land conveyed by deed to Steven D. Freer & Katrina Perry, recorded in Document Number 2003-185941, Multnomah County Deed Records, situated in the Southwest One-Quarter of Section 29, Township 1 North, Range 1 East of the Willamette Meridian, City of Portland, County of Multnomah, State of Oregon, being more particularly described as follows:

BEGINNING at the intersection of the Northerly property line of said property and the Westerly Right-of-Way line of NW Thurman Street (60.00 feet in width);

Thence, along said Right-of-Way line, also being a point on a curve to the right, of which the radius point lies South 67°07'34" West, a radial distance of 423.52 feet, through a central angle of 01°40'42", a distance of 12.41 feet, a chord bearing of South 22°02'05" East and a chord distance of 12.41 feet;

Thence, South 62°46'37" West, a distance of 94.67 feet;

Thence, South 83°34'32" West, a distance of 54.33 feet to the a point on the Westerly property line of said property, also being a point on a non-tangent curve to the left, of which the radius point lies South 66°36'50" West, a radial distance of 245.27 feet;

Thence, Northwesterly along the arc, through a central angle of 10°36'50", a distance of 45.44 feet with a chord bearing North 28°41'35" West and a chord distance of 45.37 feet to a point of non-tangency;

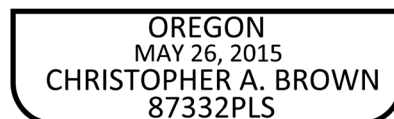
Thence, North 82°16'07" East, a distance of 156.72 feet to a point on said Westerly Right-of-Way line, also being the POINT OF BEGINNING.

Containing 5,111 square feet.

Job # 10935
January 8, 2021

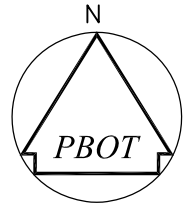


A handwritten signature in cursive script, appearing to read "Chris Brown".



EXPIRES 12-31-2021

EXHIBIT B



SCALE: 1" = 30'

LENGTH = 12.41'
 RADIUS = 423.52'
 DELTA = 01°40'42"
 CHORD BEARING = S 22°02'05" E
 CHORD = 12.41'

P.O.B.

N 82°16'07" E 156.72'

NW THURMAN ST

60'

S 62°46'37" W 94.67'

TEMPORARY CONSTRUCTION
 EASEMENT
 5,111 SQ. FT.

S 83°34'32" W 54.33'

LENGTH = 45.44'
 RADIUS = 245.27'
 DELTA = 10°36'50"
 CHORD BEARING = N 28°41'35" W
 CHORD = 45.37'

3454 NW THURMAN ST.
 DOCUMENT NO. 2003-185941

R/W#9131-3 PROJ# 10953

ASPEN NCS

PREPARED BY: CAB DATE: 1/8/2021

SURVEY SECTION
 1120 S.W. 5TH AVE., SUITE 1331
 PORTLAND, OREGON 97204
 PHONE 503-823-7150

TEMPORARY CONSTRUCTION EASEMENT
 STEVEN D. FREER & KATRINA PERRY
 3454 NW THURMAN ST.
 1N1E29CB-5300

PBOT
 PORTLAND BUREAU OF TRANSPORTATION