

CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT
LAND SURVEYORS & ENGINEERS SINCE 1885

716 SE 11TH AVENUE PORTLAND, OR 97214
PHONE: (503) 228-9844

EXHIBIT 1A

May 18, 2017
Revised December 11, 2017
Revised December 20, 2018
Project No.: 14693-A

Right of Way Vacation
(Portion of SE Grand Avenue)

A portion of SE Grand Avenue (formerly Willamette Avenue) per the plat of "Town of Sellwood", in the City of Portland, County of Multnomah, State of Oregon, situated in the Southwest Quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, being described as follows:

BEGINNING at the Southwest corner of Block 4 of said "Town of Sellwood"; thence along a Westerly prolongation of the South line of said Block 4, North 90°00'00" West 11.57 feet; thence Northwesterly along a curve to the right, from a point with a radial bearing of South 65°15'38" West, having a radius of 10,225.36 feet, through a central angle of 00°55'58", an arc length of 166.46 feet to a point with a radial bearing of South 66°11'35" West, said point being on the East line of Block D of said "Town of Sellwood"; thence along said East line, North 00°00'00" West 10.76 feet; thence North 90°00'00" East 80.00 feet to the West line of said Block 4; thence along said West line, South 00°00'00" East 162.50 feet to the **POINT OF BEGINNING**.

The above described Tract contains 7,846 square feet, more or less.

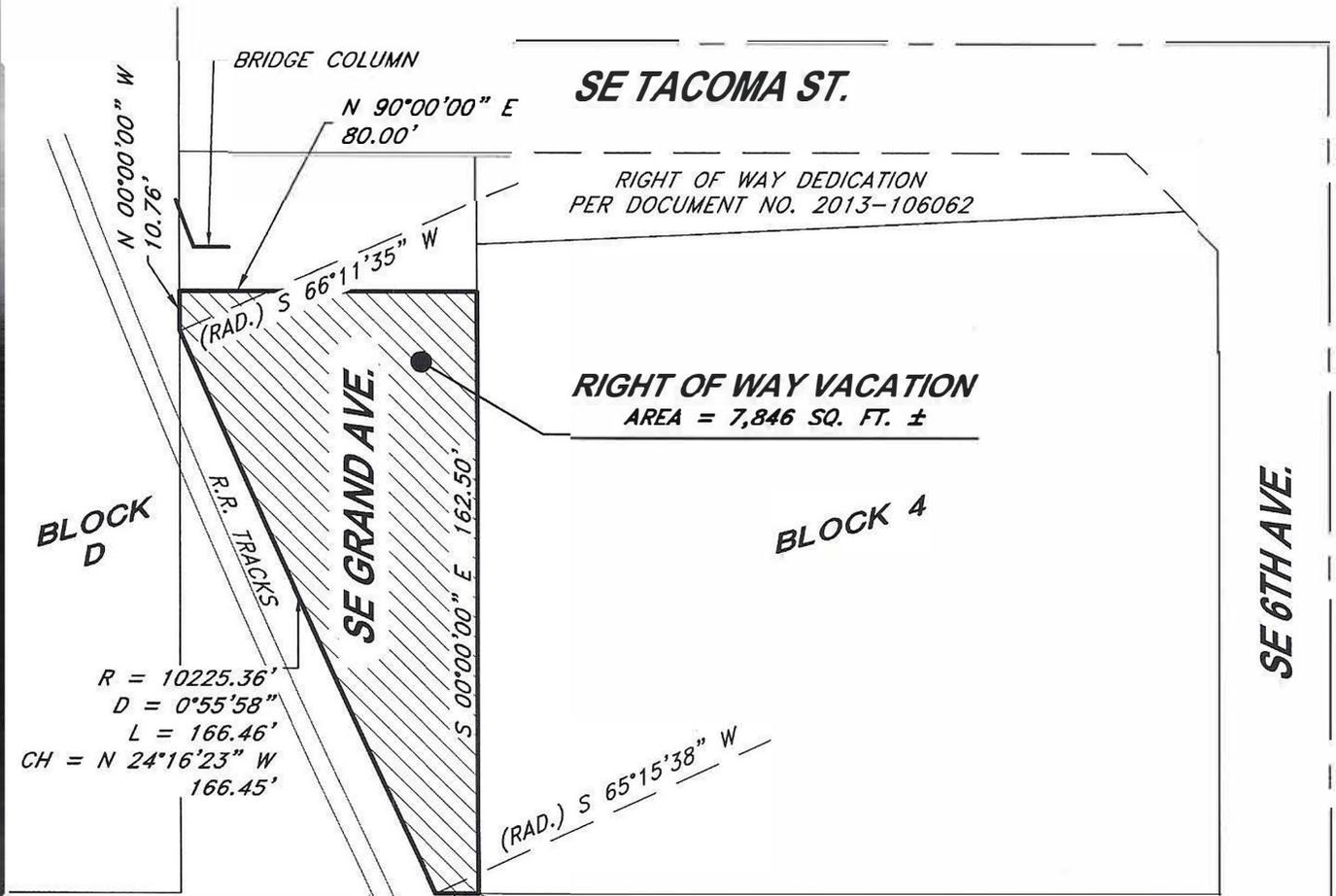
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric D. Jones

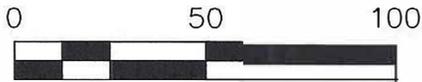
OREGON
JULY 16, 1982
ERRIC D. JONES
1996

RENEWS: 6-30-19

EXHIBIT 2A



R = 10225.36'
D = 0°55'58"
L = 166.46'
CH = N 24°16'23" W 166.45'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric D. Jones

OREGON
JULY 16, 1982
ERRIC D. JONES
1996

RENEWS: 6-30-19

RIGHT OF WAY VACATION

OF
SE GRAND AVENUE
WEST OF BLOCK 4, "SELLWOOD"
SITUATED IN THE

SOUTHWEST 1/4 OF SECTION 23, T1S, R1E, WM
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

BY:

CHASE, JONES & ASSOCIATES INC.
716 S. E. 11TH AVE. PORTLAND, OREGON 97214
PHONE (503) 228-9844

PROJECT NO.: 14693-A
1/4 SECTION: 3831

DATE: MAY 18, 2017
REVISED: DECEMBER 11, 2017
REVISED: DECEMBER 20, 2018
SCALE: 1" = 50'



CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT
LAND SURVEYORS & ENGINEERS SINCE 1885

530 NE Couch St. | Portland | Oregon 97232
(503) 228-9844 | info@chasejonesinc.com

EXHIBIT 1B

May 18, 2017
Revised December 14, 2020
Project No.: 14693-B

Right of Way Vacation (Portion of SE Tenino Street)

A portion of SE Tenino Street per the plat of "Town of Sellwood", in the City of Portland, County of Multnomah, State of Oregon, situated in the Southwest Quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, being described as follows:

BEGINNING at the Southwest corner of Block 4 of said "Town of Sellwood"; thence along a Westerly prolongation of the South line of said Block 4, North 90°00'00" West 11.57 feet; thence Southeasterly along a curve to the left, from a point with a radial bearing of South 65°15'38" West, having a radius of 10,225.36 feet, through a central angle of 00°11'07", an arc length of 33.06 feet to a point with a radial bearing of South 65°04'31" West, said point being on a line parallel with, and southerly 30.00 feet of, when measured at right angles to, the South line of said Block 4; thence along said parallel line, North 90°00'00" East 194.69 feet to a line parallel with, and West 3.00 feet of, when measured at right angles to the southerly prolongation of the East line of said Block 4; thence along said parallel line, North 00°00'00" West 30.00 feet to the South line of said Block 4; thence along said South line, North 90°00'00" West 197.00 feet to the **POINT OF BEGINNING**.

The above described Tract contains 6,049 square feet, more or less.



Eric D. Jones



EXPIRES: 6-30-21

EXHIBIT 2B

SE TACOMA ST.

RIGHT OF WAY VACATION
PER DOCUMENT NO. 2013-106062

SE GRAND AVE.

BLOCK 4

RIGHT OF WAY VACATION

AREA = 6,049 SQ. FT. ±

SE 6TH AVE.

N 90°00'00" W
11.57'

(RAD.) S 65°15'38" W

POINT OF BEGINNING
SW CORNER OF BLOCK 4

3.0'

R.R. TRACKS

(RAD.) S 65°04'31" W N 90°00'00" W 197.00'

N 90°00'00" E 194.69'

SE TENINO ST.

N 00°00'00" W
30.00'

R = 10225.36'
D = 0°11'07"
L = 33.06'
CH = N 24°49'56" W
33.06'

BLOCK 5



RIGHT OF WAY VACATION

OF
SE TENINO STREET
SOUTH OF BLOCK 4, "SELLWOOD"
SITUATED IN THE

SOUTHWEST 1/4 OF SECTION 23, T1S, R1E, WM
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

BY:

CHASE, JONES & ASSOCIATES INC.
530 N.E. COUCH ST. PORTLAND, OREGON 97232
PHONE (503) 228-9844

PROJECT NO.: 14693-B
1/4 SECTION: 3831

DATE: MAY 18, 2017
REVISED NOVEMBER 6, 2017
REVISED DECEMBER 14, 2020
SCALE: 1" = 50'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric D. Jones

OREGON
JULY 16, 1982
ERRIC D. JONES
1996

RENEWS: 6-30-21



CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT
LAND SURVEYORS & ENGINEERS SINCE 1885

530 NE Couch St. | Portland | Oregon 97232
(503) 228-9844 | info@chasejonesinc.com

EXHIBIT1C

May 18, 2017
Revised December 14, 2020
Project No.: 14693-C

Right of Way Vacation

(Portion of SE Tenino Street)

A portion of SE Tenino Street per the plat of "Town of Sellwood", in the City of Portland, County of Multnomah, State of Oregon, situated in the Southwest Quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, being described as follows:

COMMENCING at the Southwest corner of Block 4 of said "Town of Sellwood"; thence along a Westerly prolongation of the South line of said Block 4, North 90°00'00" West 11.57 feet; thence Southeasterly along a curve to the left, from a point with a radial bearing of South 65°15'38" West, having a radius of 10,225.36 feet, through a central angle of 00°22'15", an arc length of 66.16 feet to a point with a radial bearing of South 64°53'23" West, said point being on the westerly prolongation of the North line of Block 5 of said "Town of Sellwood", also being the **POINT OF BEGINNING** of the herein described tract; thence along said westerly prolongation, North 90°00'00" East 14.69 feet to the Northwest corner of said Block 5; thence along the North line of said Block 5, North 90°00'00" East 166.00 feet to a line parallel with, and West 3.00 feet of, when measured at right angles to the East line of said Block 5; thence along said parallel line, North 00°00'00" West 30.00 feet to a line parallel with, and southerly 30.00 feet of, when measured at right angles to, the South line of said Block 4; thence along said parallel line, North 90°00'00" West 194.69 feet; thence Southeasterly along a curve to the left, from a point with a radial bearing of South 65°04'31" West, having a radius of 10,225.36 feet, through a central angle of 00°11'08", an arc length of 33.11 feet to the **POINT OF BEGINNING**.

The above described Tract contains 5,631 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric D. Jones

OREGON
JULY 16, 1982
ERRIC D. JONES
1996

EXPIRES: 6-30-21

EXHIBIT 2C

POINT OF COMMENCEMENT
SW CORNER OF BLOCK 4

N 90°00'00" W
11.57'

(RAD.) S 65°15'38" W
BLOCK 4

(RAD.) S 65°04'31" W
R = 10225.36'
D = 0°11'08"
L = 33.11'
S 64°53'23" W

SE TENINO ST.

R = 10225.36'
D = 0°22'15"
L = 66.16'
CH = S 24°55'30" E
66.16'

(RAD.) S 64°53'23" W
N 90°00'00" W 194.69'
N 90°00'00" E 166.00'

POINT OF BEGINNING

R.R. TRACKS

N 90°00'00" E
14.69'

RIGHT OF WAY VACATION
AREA = 5,631 SQ. FT. ±



SE GRAND AVE.

BLOCK 5

SE 6TH AVE.

SE UMATILLA ST.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric D. Jones

OREGON
JULY 16, 1982
ERRIC D. JONES
1996

RENEWS: 6-30-21

RIGHT OF WAY VACATION

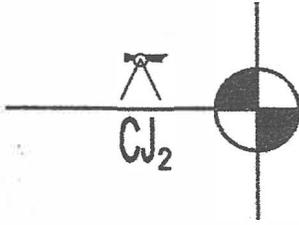
OF
SE TENINO STREET
NORTH OF BLOCK 5, "SELLWOOD"
SITUATED IN THE

SOUTHWEST 1/4 OF SECTION 23, T1S, R1E, WM
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

BY:
CHASE, JONES & ASSOCIATES INC.
530 N.E. COUCH ST. PORTLAND, OREGON 97230
PHONE (503) 228-9844

PROJECT NO.: 14693-C
1/4 SECTION: 3831

DATE: MAY 18, 2017
REVISED DECEMBER 14, 2020
SCALE: 1" = 50'



CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT
LAND SURVEYORS & ENGINEERS SINCE 1885

716 SE 11TH AVENUE PORTLAND, OR 97214
PHONE: (503) 228-9844

EXHIBIT 1D

May 18, 2017
Project No.: 14693-D

Right of Way Vacation

(Portion of SE Grand Avenue)

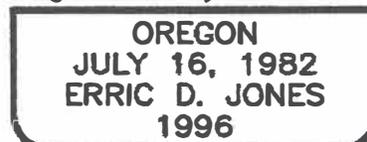
A portion of SE Grand Avenue (formerly Willamette Avenue) per the plat of "Town of Sellwood", in the City of Portland, County of Multnomah, State of Oregon, situated in the Southwest Quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, being described as follows:

COMMENCING at the Southwest corner of Block 4 of said "Town of Sellwood"; thence along a Westerly prolongation of the South line of said Block 4, North 90°00'00" West 11.57 feet; thence Southeasterly along a curve to the left, from a point with a radial bearing of South 65°15'38" West, having a radius of 10,225.36 feet, through a central angle of 00°22'15", an arc length of 66.16 feet to a point with a radial bearing of South 64°53'23" West, said point being on the westerly prolongation of the North line of Block 5 of said "Town of Sellwood", also being the **POINT OF BEGINNING** of the herein described tract; thence continuing along said curve to the left, having a radius of 10,225.36 feet, through a central angle of 01°14'39", an arc length of 222.02 feet, to a point with a radial bearing of South 63°38'45" West, said point being on the westerly prolongation of the South line of said Block 5; thence along said westerly prolongation North 90°00'00" East 17.08 feet to the West line of said Block 5; thence along said West line, North 26°17'05" West 223.06 feet to the North line of said Block 5; thence along said westerly prolongation of the North line of Block 5, North 90°00'00" West 14.69 feet to the **POINT OF BEGINNING**.

The above described Tract contains 3,266 square feet, more or less.

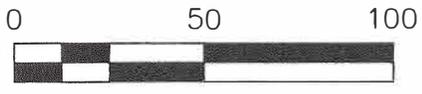
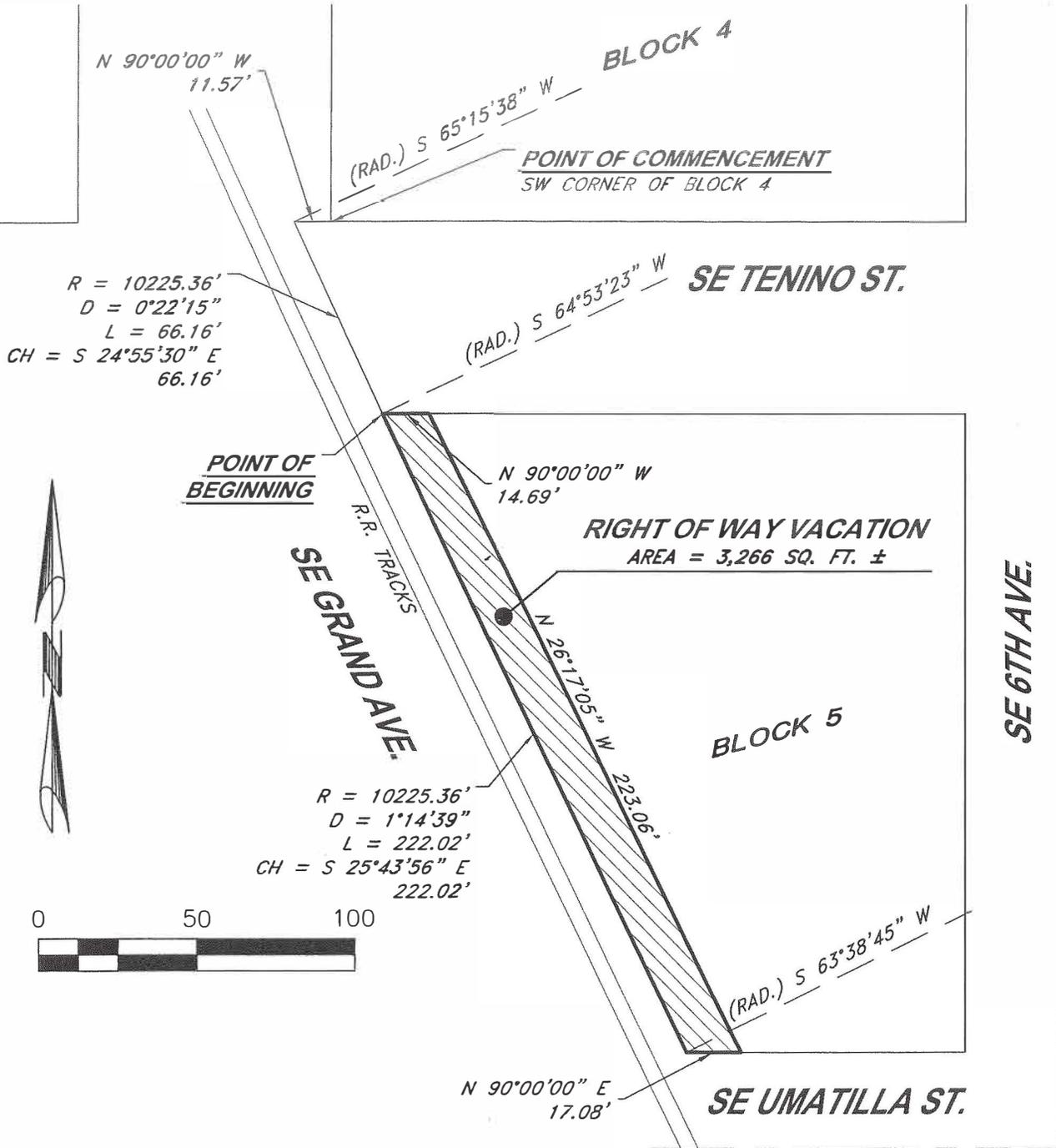


Erric D. Jones



RENEWS: 6-30-19

EXHIBIT 2D



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Eric D. Jones

OREGON
 JULY 16, 1982
 ERRIC D. JONES
 1996

RENEWS: 6-30-17

RIGHT OF WAY VACATION OF SE GRAND AVENUE

WEST OF BLOCK 5, "SELLWOOD"
 SITUATED IN THE
 SOUTHWEST 1/4 OF SECTION 23, T1S, R1E, WM
 CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

BY:
CHASE, JONES & ASSOCIATES INC.
 716 S. E. 11TH AVE. PORTLAND, OREGON 97214
 PHONE (503) 228-9844

PROJECT NO.: 14693-D DATE: MAY 18, 2017
 1/4 SECTION: 3831 SCALE: 1" = 50'

Exhibit 3

Grantor's Name & Address:

South Block Property Owner LLC
Attn: Diana J. Richardson
PMB 230
3 Monroe Parkway, Suite P
Lake Oswego, Oregon 97035

SEWER EASEMENT

SOUTH BLOCK PROPERTY OWNER LLC, an Oregon limited liability company (“Grantor”), in consideration of the receipt of good and valuable non-monetary consideration, hereby grants unto the City of Portland (“Grantee”), a municipal corporation of the State of Oregon, a perpetual easement (“this Easement”) for the purpose of laying down, constructing, operating, inspecting, monitoring, maintaining, repairing, and reconstructing a sewer or sewer line or lines, and appurtenances, through, under, over and along the following described parcel (“the Easement Area”):

As described on Exhibits A and C and depicted on Exhibits B and D attached and incorporated by reference.

All together containing 4,230 square feet, more or less.

IT IS UNDERSTOOD and agreed that:

- A. In the event Grantee undertakes any laying down, constructing, operating, inspecting, monitoring, maintaining, repairing, or reconstructing pursuant to this Easement, Grantee will reasonably endeavor to minimize impacts to existing structures and surfaces. Grantee will restore areas disturbed by Grantee or Grantee’s contractor to a condition that, in the reasonable judgment of Grantee, is as good as the condition that existed before the work began, except as to permanent changes made necessary by and authorized under this Easement. The area of repair or replacement will be limited to the area of damage, may have appearance variations due to age or weathering, and does not include any portion of the public right of way, as defined by Grantee.
- B. No other utilities, buildings, facilities, easements, material storage, grade changes or tree planting will be allowed within the Easement Area without the prior written consent of the Director of the Bureau of Environmental Services, not to be unreasonably withheld. Landscaping which by its nature is shallow-rooted and may be easily removed to permit

R/W #6753

1S1E23CC TL 3200

After Recording Return to:

Lance Lindahl, City of Portland

1120 SW 5th Avenue, Suite 1331

Portland, OR 97204

Tax Statement shall be sent to: No Change

access to the sewer lines and related facilities authorized by this Easement shall not require consent.

- C. This Easement includes a right of access for Grantee and its contractors and agents for construction, inspection, maintenance, and other sewerage system activities.
- D. This Easement does not grant or convey to Grantee any right or title to the surface of the soil in the Easement Area except as may be necessary for the exercise of Grantee's rights under this Easement.
- 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 the 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 Grantor has the authority to grant this Easement, that the Easement Area is free from all liens that would materially affect the grant of this Easement, and that Grantor will defend the same to Grantee against the lawful claims and demands of all persons claiming a lien against the Easement property as of the date this Easement is recorded and the lawful claims and demands of all persons whomsoever pursuant to rights created after this Easement is recorded. Grantee accepts the Easement subject to any encumbrances (other than liens) existing at the time this Easement is recorded.
- H. Grantor agrees that the consideration recited herein is just compensation for this Easement, which includes damage to the property remainder, if any, resulting from Grantee's acquisition or use of the Easement Area.
- I. Grantor represents that, to the best of Grantor's knowledge, the Easement Area is in compliance with all local, State and Federal environmental laws and regulations.
- J. Grantor represents that Grantor has disclosed all knowledge of any release of hazardous substances onto or from the Easement Area. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.
- K. Grantor represents that, to the best of Grantor's knowledge, there are no underground storage tanks, as defined under Oregon law, presently on or under the Easement Area.
- L. Grantee, by accepting this Easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Easement Area, and Grantor is not attempting to convey any such liability.

This section is intentionally left blank.

SOUTH BLOCK PROPERTY OWNER LLC,
an Oregon limited liability company

By: _____
Diana J. Richardson
Its: Manager

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 20____, by Diana J. Richardson in her capacity as the Manager of SOUTH BLOCK PROPERTY OWNER LLC, an Oregon limited liability company.

Notary Public for Oregon
Print Name: _____
My commission expires: _____

APPROVED AS TO FORM:

City Attorney

APPROVED:

Bureau of Environmental Services Director
or designee

Date



CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT
LAND SURVEYORS & ENGINEERS SINCE 1885

735 SE Morrison St. | Portland | Oregon 97214
(503) 228-9844 | info@chasejonesinc.com

EXHIBIT A

December 7, 2022
Project No.: 14693-A

Sewer Easement (Portion of SE Grand Avenue)

A portion of SE Grand Avenue (formerly Willamette Avenue) per the plat of "Town of Sellwood", in the City of Portland, County of Multnomah, State of Oregon, situate in the Southwest Quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, being described as follows:

COMMENCING at the Southwest corner of Block 4 of said "Town of Sellwood"; thence along a Westerly prolongation of the South line of said Block 4, North $90^{\circ}00'00''$ West 11.57 feet; thence Northwesterly along a curve to the right, from a point with a radial bearing of South $65^{\circ}15'38''$ West, having a radius of 10,225.36 feet, through a central angle of $00^{\circ}09'41''$, an arc length of 28.80 feet to a point with a radial bearing of South $65^{\circ}25'19''$ West and the **POINT OF BEGINNING** of the herein described Sewer Easement; thence continuing Northwesterly along said curve to the right having a radius of 10,225.36 feet, through a central angle of $00^{\circ}17'18''$, an arc length of 51.45 feet to a point with a radial bearing of South $65^{\circ}42'37''$ West; thence North $01^{\circ}33'25''$ West 89.52 feet; thence North $90^{\circ}00'00''$ East 20.01 feet; thence South $01^{\circ}33'25''$ East 136.37 feet to said **POINT OF BEGINNING**.

The above described Sewer Easement contains 2,260 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
ERRIC D. JONES
1996

RENEWS: 6-30-23

EXHIBIT B

SE TACOMA ST.

RIGHT OF WAY DEDICATION
PER DOCUMENT NO. 2013-106062

SEWER EASEMENT
AREA = 2,260 SQ. FT. ±

SE 6TH AVE.

BLOCK 4

N 90°00'00" E
20.01'

SE GRAND AVE.

89.52'

N 01°33'25" W

136.37'

(RAD.) S 65°42'37" W

(RAD.) S 65°25'19" W

(RAD.) S 65°15'38" W

BLOCK D

R.R. TRACKS

R = 10,225.36'
D = 0°17'18"
L = 51.45'

POINT OF BEGINNING

R = 10,225.36'
D = 0°09'41"
L = 28.80'

POINT OF COMMENCEMENT
SW CORNER OF BLOCK 4

N 90°00'00" W
11.57' **SE TENINO ST.**

BLOCK 5



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
FRANK D. JONES
1996

RENEWS: 6-30-23

SEWER EASEMENT
OVER A PORTION OF
SE GRAND AVENUE
WEST OF BLOCK 4, "SELLWOOD"
SITUATED IN THE

SOUTHWEST 1/4 OF SECTION 23, T1S, R1E, WM
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

BY:

CHASE, JONES & ASSOCIATES INC.
735 SE MORRISON ST. PORTLAND, OREGON 97214
PHONE (503) 228-9844

PROJECT NO.: 14693-A
1/4 SECTION: 3831

DATE: NOV. 3, 2020
REVISED: DEC. 7, 2022
SCALE: 1" = 50'

PRELIMINARY



CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT
LAND SURVEYORS & ENGINEERS SINCE 1885

735 SE Morrison St. | Portland | Oregon 97214
(503) 228-9844 | info@chasejonesinc.com

EXHIBIT C

December 7, 2022
Project No.: 14693-B

Sewer Easement (Portion of SE Tenino Street)

A portion of SE Tenino Street per the plat of "Town of Sellwood", in the City of Portland, County of Multnomah, State of Oregon, situate in the Southwest Quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, being described as follows:

COMMENCING at the Southwest corner of Block 4 of said "Town of Sellwood"; thence along a Westerly prolongation of the South line of said Block 4, North 90°00'00" West 11.57 feet; thence Southeasterly along a curve to the left, from a point with a radial bearing of South 65°15'38" West, having a radius of 10,225.36 feet, through a central angle of 00°07'25", an arc length of 22.03 feet to a line parallel with, and southerly 20.00 feet of, when measured at right angles to, the South line of said Block 4, said point having a radial bearing of South 65°08'13" West and being the **POINT OF BEGINNING** of the herein described Sewer Easement; thence continuing Southeasterly along said curve to the left having a radius of 10,225.36 feet, through a central angle of 00°03'42", an arc length of 11.02 feet to a point with a radial bearing of South 65°04'31" West, said point being on a line parallel with, and southerly 30.00 feet of, when measured at right angles to, the South line of said Block 4; thence along last said parallel line, North 90°00'00" East 194.69 feet to a line parallel with, and West 3.00 feet of, when measured at right angles to the southerly prolongation of the East line of said Block 4; thence along last said parallel line, North 00°00'00" West 10.00 feet to said line parallel with, and southerly 20.00 feet of, when measured at right angles to, the South line of said Block 4; thence along said parallel line, North 90°00'00" West 199.33 feet to said **POINT OF BEGINNING**.

The above described Sewer Easement contains 1,970 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
ERRIC D. JONES
1996

RENEWS: 6-30-23

EXHIBIT D

SE TACOMA ST.

RIGHT OF WAY VACATION
PER DOCUMENT NO. 2013-106062

SE GRAND AVE.

SE 6TH AVE.

BLOCK 4

POINT OF COMMENCEMENT
SW CORNER OF BLOCK 4

N 90°00'00" W
11.57'

(RAD.) S 65°15'38" W

(RAD.) S 65°08'13" W

(RAD.) S 65°04'31" W

R = 10,225.36'
D = 0°07'25"
L = 22.03'

S 90°00'00" W 199.33'
N 90°00'00" E 194.69'

SE TENINO ST.

POINT OF BEGINNING

R = 10,225.36'
D = 0°03'42"
L = 11.02'

SEWER EASEMENT
AREA = 1,970 SQ. FT. ±

BLOCK 5



N 00°00'00" W
10.00'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
FRANCIS D. JONES
1996

RENEWS: 6-30-23

SEWER EASEMENT

OVER A PORTION OF
SE TENINO STREET
SOUTH OF BLOCK 4, "SELLWOOD"
SITUATED IN THE
SOUTHWEST 1/4 OF SECTION 23, T1S, R1E, WM
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

BY:
CHASE, JONES & ASSOCIATES INC.
735 SE MORRISON ST. PORTLAND, OREGON 97214
PHONE (503) 228-9844

PROJECT NO.: 14693-B DATE: NOV. 3, 2020
1/4 SECTION: 3831 REVISED: DEC. 7, 2022
SCALE: 1" = 50'

PRELIMINARY

Exhibit 4

Grantor's Name & Address:

David S. Stoner
338 SE Spokane St
Portland, OR 97202-6415

SEWER EASEMENT

David S. Stoner, (“Grantor”), in consideration of the receipt of good and valuable non-monetary consideration, hereby grants unto the City of Portland (“Grantee”), a municipal corporation of the State of Oregon, a perpetual easement (“this Easement”) for the purpose of laying down, constructing, operating, inspecting, monitoring, maintaining, repairing, and reconstructing a sewer or sewer line or lines, and appurtenances, through, under, over and along the following described parcel (“the Easement Area”):

As described on Exhibit A and depicted on Exhibit B attached and incorporated by reference.

Contains 1,924 square feet, more or less.

IT IS UNDERSTOOD and agreed that:

- A. In the event Grantee undertakes any laying down, constructing, operating, inspecting, monitoring, maintaining, repairing, or reconstructing pursuant to this Easement, Grantee will reasonably endeavor to minimize impacts to existing structures and surfaces. Grantee will restore areas disturbed by Grantee or Grantee’s contractor to a condition that, in the reasonable judgment of Grantee, is as good as the condition that existed before the work began, except as to permanent changes made necessary by and authorized under this Easement. The area of repair or replacement will be limited to the area of damage, may have appearance variations due to age or weathering, and does not include any portion of the public right of way, as defined by Grantee.
- B. No other utilities, buildings, facilities, easements, material storage, grade changes or tree planting will be allowed within the Easement Area without the prior written consent of the Director of the Bureau of Environmental Services, not to be unreasonably withheld. Landscaping which by its nature is shallow-rooted and may be easily removed to permit access to the sewer lines and related facilities authorized by this Easement shall not require consent.

R/W #6753

1S1E23CC TL 8600

After Recording Return to:

Lance Lindahl, City of Portland

1120 SW 5th Avenue, Suite 1331

Portland, OR 97204

Tax Statement shall be sent to: No Change

- C. This Easement includes a right of access for Grantee and its contractors and agents for construction, inspection, maintenance, and other sewerage system activities.
- D. This Easement does not grant or convey to Grantee any right or title to the surface of the soil in the Easement Area except as may be necessary for the exercise of Grantee's rights under this Easement.
- 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 the 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 Grantor has the authority to grant this Easement, that the Easement Area is free from all liens that would materially affect the grant of this Easement, and that Grantor will defend the same to Grantee against the lawful claims and demands of all persons claiming a lien against the Easement property as of the date this Easement is recorded and the lawful claims and demands of all persons whomsoever pursuant to rights created after this Easement is recorded. Grantee accepts the Easement subject to any encumbrances (other than liens) existing at the time this Easement is recorded.
- H. Grantor agrees that the consideration recited herein is just compensation for this Easement, which includes damage to the property remainder, if any, resulting from Grantee's acquisition or use of the Easement Area.
- I. Grantor represents that, to the best of Grantor's knowledge, the Easement Area is in compliance with all local, State and Federal environmental laws and regulations.
- J. Grantor represents that Grantor has disclosed all knowledge of any release of hazardous substances onto or from the Easement Area. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.
- K. Grantor represents that, to the best of Grantor's knowledge, there are no underground storage tanks, as defined under Oregon law, presently on or under the Easement Area.
- L. Grantee, by accepting this Easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Easement Area, and Grantor is not attempting to convey any such liability.

This section is intentionally left blank.

IN WITNESS WHEREOF, the Grantor above named has hereunto set their hand this _____ day of _____, 20__.

DAVID S. STONER

STATE OF _____

County of _____

This instrument was acknowledged before me on _____, 20__, by David S. Stoner.

Notary Public for (state) _____
My Commission expires _____

APPROVED AS TO FORM:

City Attorney

APPROVED:

Bureau of Environmental Services Director
or designee

Date

6753\SEWER EASEMENT STONER 4-26-23



CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT
LAND SURVEYORS & ENGINEERS SINCE 1885

735 SE Morrison St. | Portland | Oregon 97214
(503) 228-9844 | info@chasejonesinc.com

EXHIBIT A

December 7, 2022
Project No.: 14693-C

Sewer Easement (Portion of SE Tenino Street)

A portion of SE Tenino Street per the plat of "Town of Sellwood", in the City of Portland, County of Multnomah, State of Oregon, situate in the Southwest Quarter of Section 23, Township 1 South, Range 1 East, Willamette Meridian, being described as follows:

COMMENCING at the Southwest corner of Block 4 of said "Town of Sellwood"; thence along a Westerly prolongation of the South line of said Block 4, North 90°00'00" West 11.57 feet; thence Southeasterly along a curve to the left, from a point with a radial bearing of South 65°15'38" West, having a radius of 10,225.36 feet, through a central angle of 00°11'07", an arc length of 33.06 feet to a line parallel with, and southerly 30.00 feet of, when measured at right angles to, the South line of said Block 4, said point having a radial bearing of South 65°04'31" West, and being the **POINT OF BEGINNING** of the herein described Sewer Easement; thence continuing Southeasterly along said curve to the left, having a radius of 10,225.36 feet, through a central angle of 00°03'42", an arc length of 11.03 feet to a point with a radial bearing of South 65°00'49" West, said point being on a line parallel with, and southerly 40.00 feet of, when measured at right angles to, the South line of said Block 4; thence along last said parallel line, North 90°00'00" East 190.04 feet to a line parallel with, and West 3.00 feet of, when measured at right angles to the southerly prolongation of the East line of said Block 4; thence along last said parallel line, North 00°00'00" West 10.00 feet to said line parallel with, and southerly 30.00 feet of, when measured at right angles to, the South line of said Block 4; thence along said parallel line, North 90°00'00" West 194.69 feet to said **POINT OF BEGINNING**.

The above described Tract contains 1,924 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
ERRIC D. JONES
1996

RENEWS: 6-30-23

EXHIBIT B

POINT OF COMMENCEMENT
SW CORNER OF BLOCK 4

N 90°00'00" W 11.57'
R = 10,225.36'
D = 0°11'07"
L = 33.06'

POINT OF BEGINNING

R = 10225.36'
D = 0°03'42"
L = 11.03'

R.R. TRACKS

SE GRAND AVE.

BLOCK 4

(RAD.) S 65°15'38" W

(RAD.) S 65°04'31" W

(RAD.) S 65°00'49" W

N 90°00'00" W 194.69'

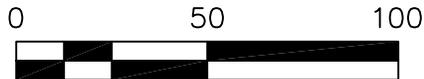
N 90°00'00" E 190.04'
SE TENINO ST.

SEWER EASEMENT
AREA = 1,924 SQ. FT. ±

BLOCK 5

SE 6TH AVE. N 00°00'00" W 10.00'

SE UMATILLA ST.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
FRED D. JONES
1996

RENEWS: 6-30-23

SEWER EASEMENT
OVER A PORTION OF
SE TENINO STREET
NORTH OF BLOCK 5, "SELLWOOD"
SITUATED IN THE

SOUTHWEST 1/4 OF SECTION 23, T1S, R1E, WM
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

BY:

CHASE, JONES & ASSOCIATES INC.

PHONE (503) 228-9844

735 SE MORRISON ST.

PORTLAND, OREGON 97214

PROJECT NO.: 14693-C

DATE: NOV. 3, 2020

1/4 SECTION: 3831

REVISED: DEC. 7, 2022

SCALE: 1" = 50'

PRELIMINARY