

**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.

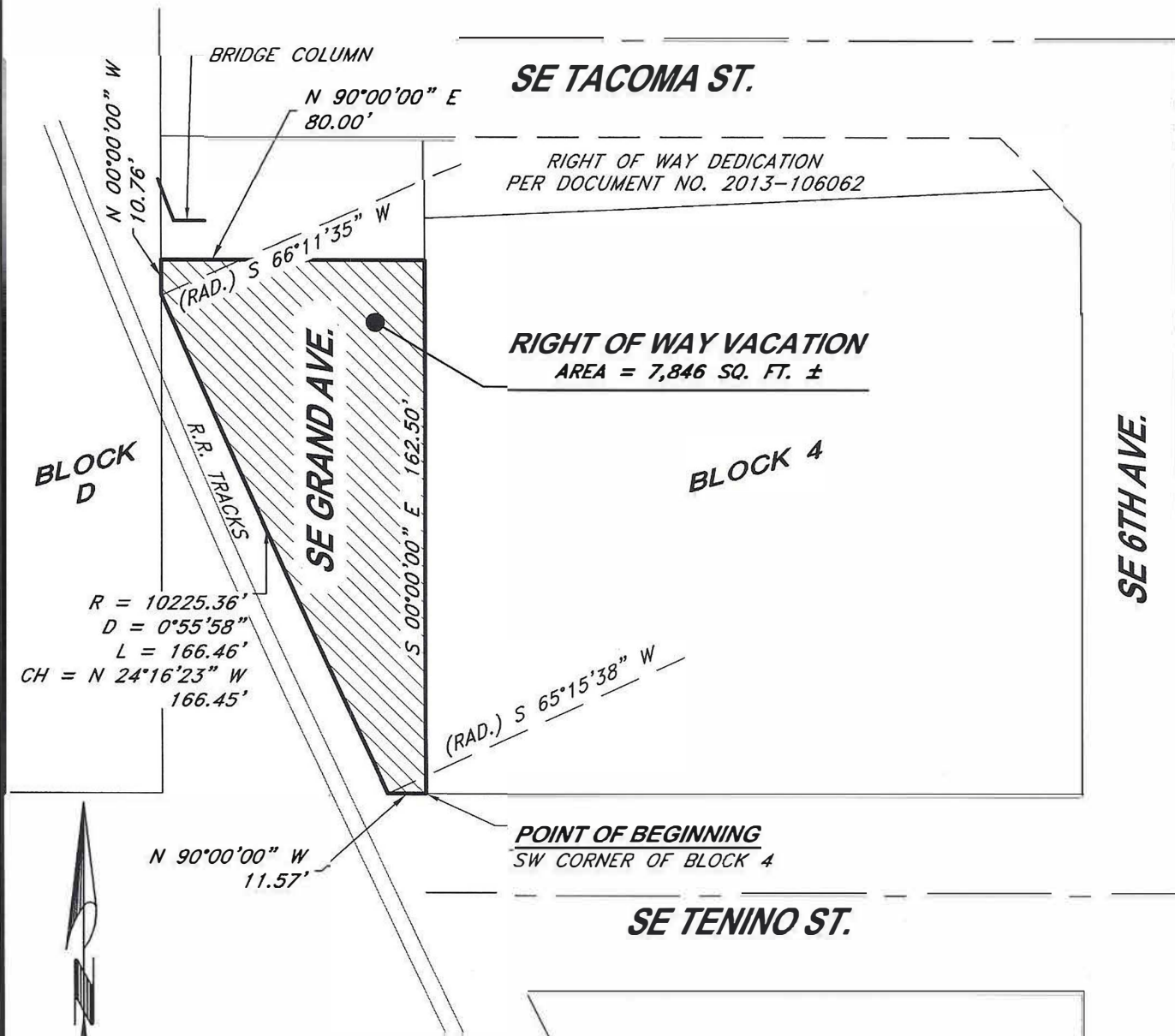
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eric D. Jones*

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

RENEWS: 6-30-19

# EXHIBIT 2A

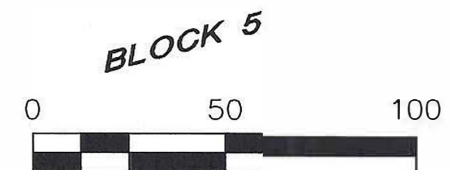


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*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](mailto: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.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eric D. Jones*

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

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. ±

N 90°00'00" W  
11.57'

(RAD.) S 65°15'38" W

**POINT OF BEGINNING**  
SW CORNER OF BLOCK 4

(RAD.)  
S 65°04'31" W

N 90°00'00" W 197.00'

N 90°00'00" E 194.69'

**SE TENINO ST.**

**SE 6TH AVE.**

3.0'

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'

R.R. TRACKS

**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

DATE: MAY 18, 2017

1/4 SECTION: 3831

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](mailto:info@chasejonesinc.com)

## EXHIBIT 1C

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

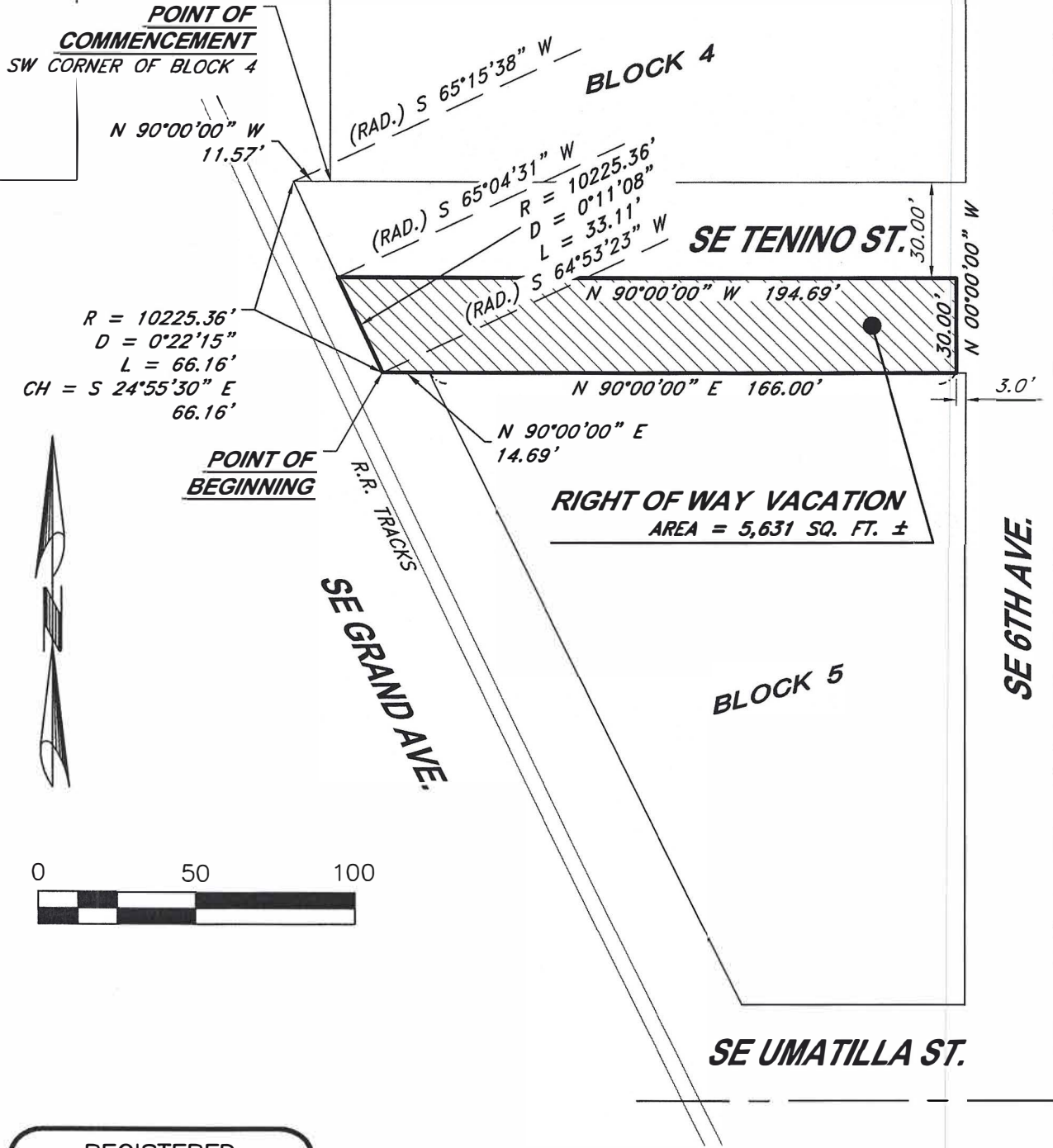
*Eric D. Jones*

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

EXPIRES: 6-30-21



# EXHIBIT 2C



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

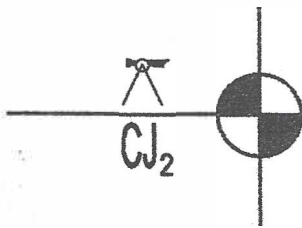
SOUTHWEST 1/4 OF SECTION 23, T1S, R1E, WM  
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

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.

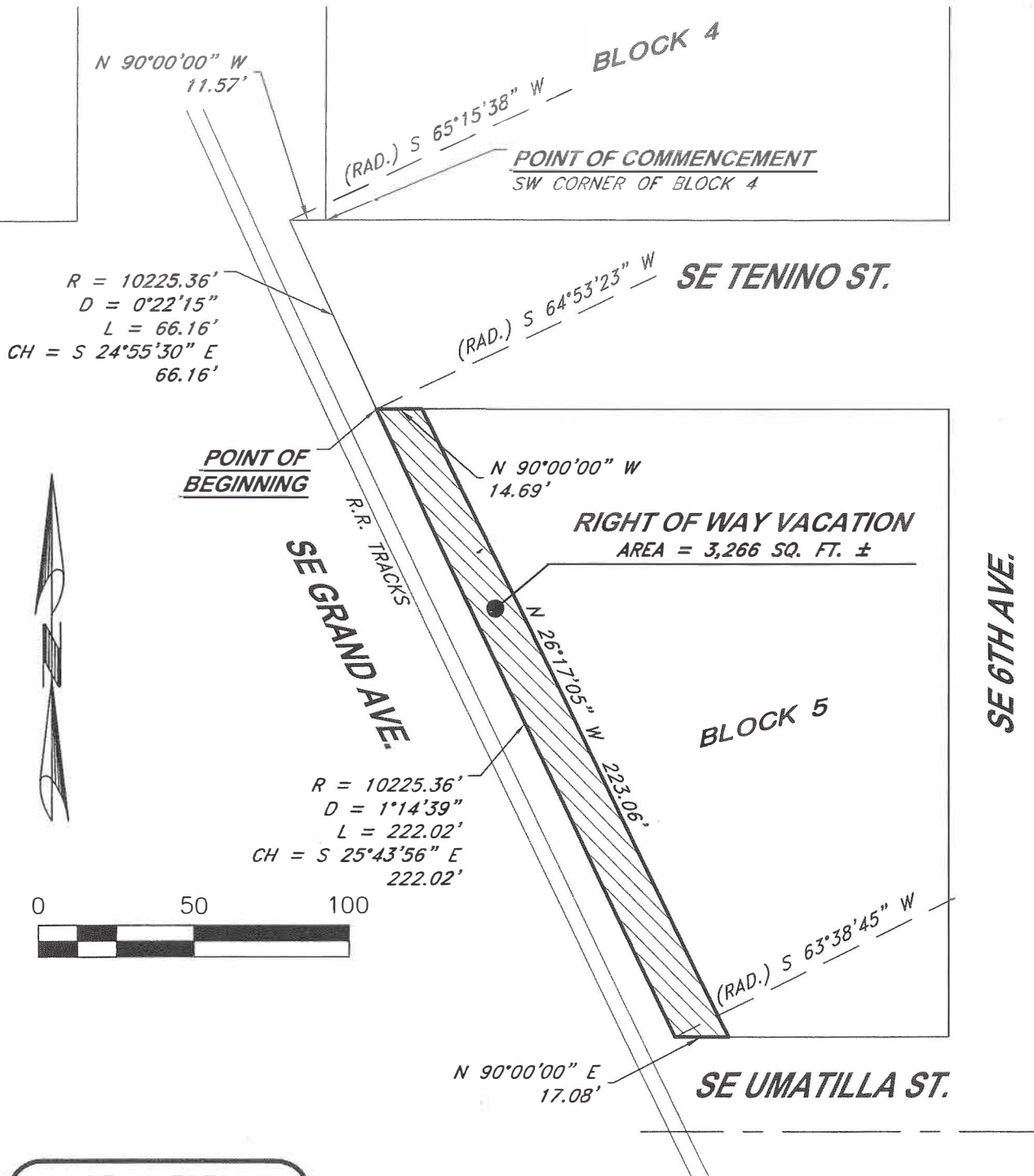
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eric D. Jones*

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

RENEW: 6-30-19

# EXHIBIT 2D



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eric D. Jones*

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

RENEWES: 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

1/4 SECTION: 3831

DATE: MAY 18, 2017

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

6753\SEWER EASEMENT RICHARDSON 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](mailto: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**

**BLOCK D**

$R = 10,225.36'$   
 $D = 0^{\circ}17'18''$   
 $L = 51.45'$

**POINT OF BEGINNING**

$R = 10,225.36'$   
 $D = 0^{\circ}09'41''$   
 $L = 28.80'$

**POINT OF COMMENCEMENT**  
SW CORNER OF BLOCK 4

$N 90^{\circ}00'00'' W 11.57'$  **SE TENINO ST.**

**BLOCK 5**



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 16, 1982  
FARRIS D. JONES  
1996

RENEWALS: 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](mailto: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'

**POINT OF BEGINNING**

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

N 90°00'00" E 194.69'

**SE TENINO ST.**

**SEWER EASEMENT**  
AREA = 1,970 SQ. FT. ±

**BLOCK 5**



N 00°00'00" W  
10.00'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 16, 1982  
FARRIS D. JONES  
1996

RENEWALS: 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'

## 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.

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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](mailto: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  
FERRIS D. JONES  
1996

RENEWALS: 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**