

EXHIBIT 'A'

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-47

1S2E09BC-08500

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO CASSIDY ASSOCIATES LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2016-035428, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 22, PLAT OF BINNSMEAD, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE POWELL BOULEVARD AND THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°05'27" EAST 660.98 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°54'33" EAST 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (VARIABLE WIDTH) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°54'33" EAST 1.00 FEET TO A POINT BEING 41.00 FEET EAST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°05'27" WEST 18.52 FEET TO A POINT OF NON-TANGENT CURVATURE ON SAID EASTERLY RIGHT-OF-WAY LINE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 64°14'56" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 25°50'31" (THE LONG CHORD OF WHICH BEARS NORTH 12°49'49" WEST 4.47 FEET) AN ARC DISTANCE OF 4.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°05'27" EAST 14.16 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 17 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

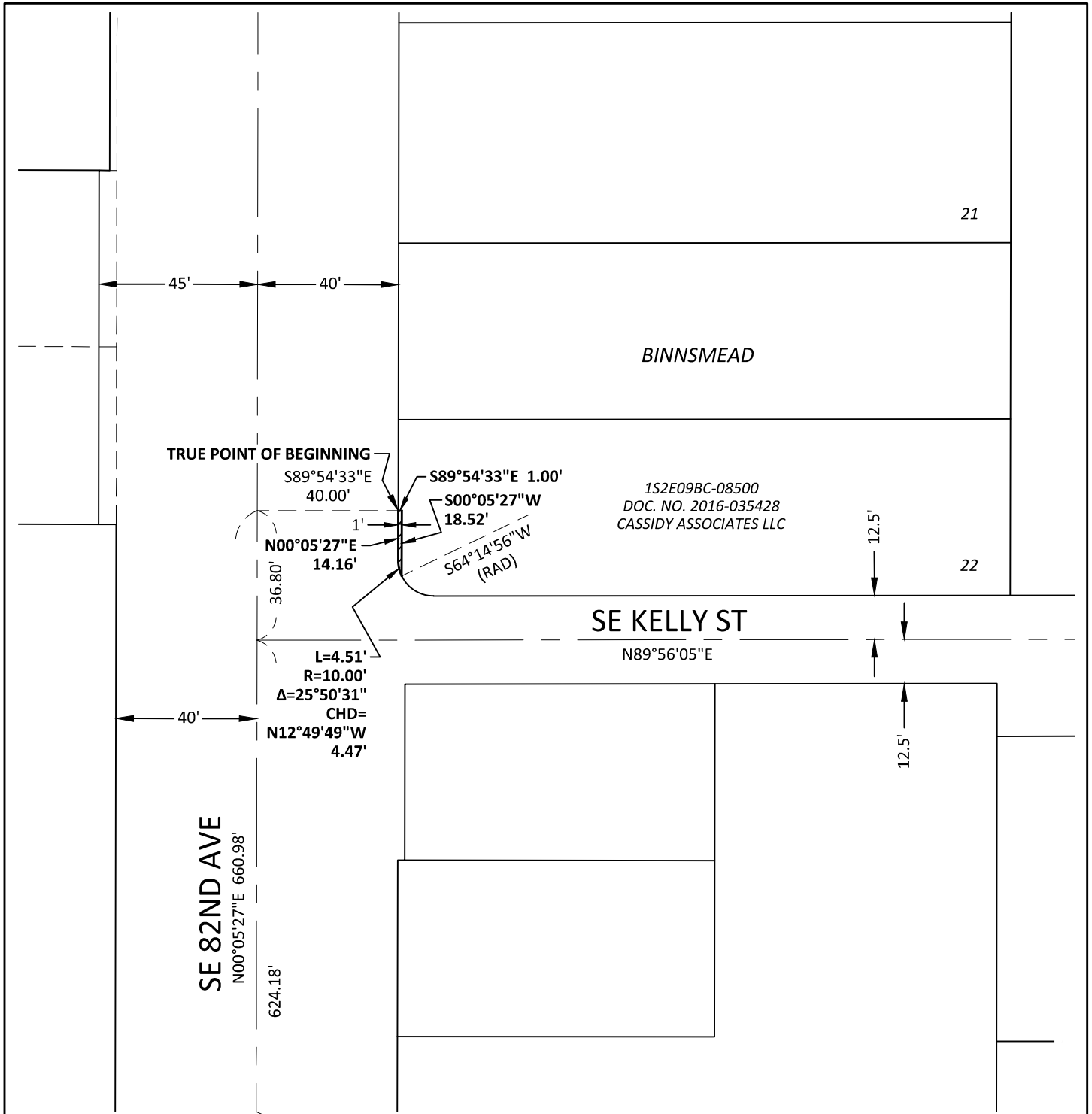
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:10:59-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



1S2E09BC-08500
 DOC. NO. 2016-035428
 CASSIDY ASSOCIATES LLC

SE 82ND AVE
 N00°05'27"E 660.98'

SE KELLY ST
 N89°56'05"E

BINNSMEAD



POINT OF COMMENCEMENT

LEGEND

 EASEMENT FOR RIGHT-OF-WAY PURPOSES
 17 SQUARE FEET



SCALE: 1" = 40'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT 'B' MAP EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E09BC-08500 NW 1/4 OF SECTION 9 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-47
	SHEET: 2 OF 2

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-47

1S2E09BC-08500

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO CASSIDY ASSOCIATES LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2016-035428, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 22, PLAT OF BINNSMEAD, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE POWELL BOULEVARD AND THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°05'27" EAST 660.98 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°54'33" EAST 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (VARIABLE WIDTH) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°54'33" EAST 1.00 FEET; THENCE SOUTH 00°05'27" WEST 18.52 FEET TO A POINT OF NON-TANGENT CURVATURE ON SAID EASTERLY RIGHT-OF-WAY LINE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 64°14'56" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 64°18'50" (THE LONG CHORD OF WHICH BEARS SOUTH 57°54'29" EAST 10.64 FEET) AN ARC DISTANCE OF 11.22 FEET TO A POINT OF TANGENCY ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE KELLY STREET (25 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°56'05" EAST 49.94 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°03'55" WEST 10.98 FEET; THENCE NORTH 89°56'05" WEST 53.94 FEET; THENCE NORTH 00°05'27" WEST 35.33 FEET; THENCE NORTH 89°54'33" WEST 6.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°05'27" WEST 22.14 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 832 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

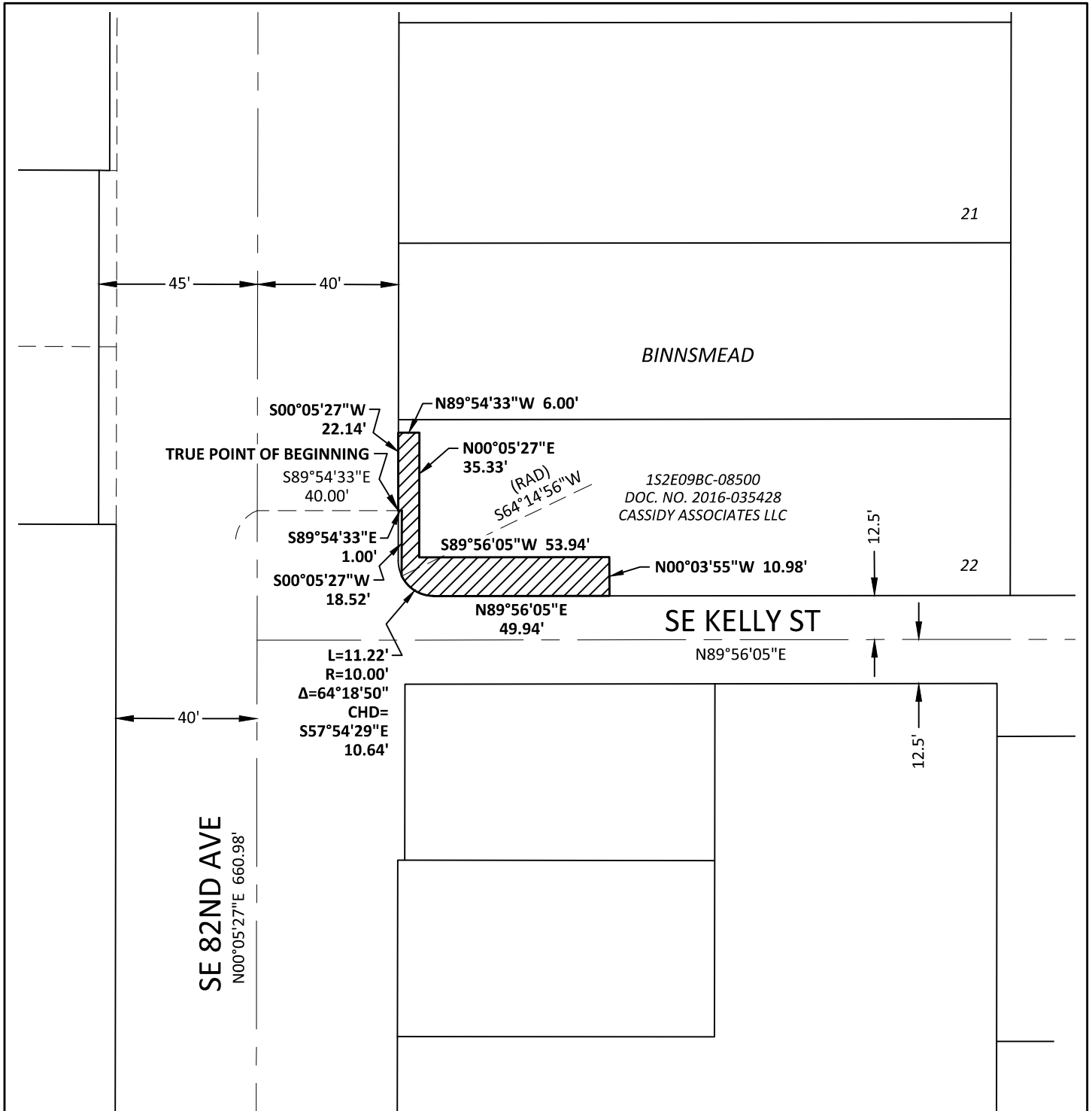
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:12:34-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

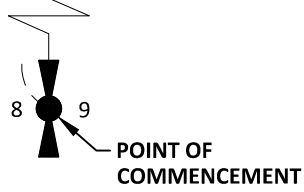
RENEWAL 12/31/2025



1S2E09BC-08500
 DOC. NO. 2016-035428
 CASSIDY ASSOCIATES LLC

SE 82ND AVE
 N00°05'27"E 660.98'

SE KELLY ST



LEGEND

 TEMPORARY CONSTRUCTION EASEMENT
 832 SQUARE FEET



SCALE: 1" = 40'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT 'B' MAP		DATE:	8/16/2024
TEMPORARY CONSTRUCTION EASEMENT		DRAWN BY:	SD
1S2E09BC-08500		PROJECT:	82ND AVE MM
NW 1/4 OF SECTION 9 / T1S / R2E / W.M.		R/W#	9528-47
CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON		SHEET:	2 OF 2

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT
82ND AVE MAJOR MAINTENANCE
R/W# 9528-48
1S2E09BC-13800
AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO LIU HOLDINGS LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2021-133725, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE POWELL BOULEVARD AND THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°05'27" EAST 577.71 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°54'33" EAST 42.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (82 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°54'33" EAST 0.43 FEET; THENCE NORTH 00°07'37" EAST 29.22 FEET; THENCE NORTH 89°56'05" EAST 57.60 FEET; THENCE NORTH 00°03'55" WEST 4.86 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE KELLY STREET (25 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89°56'05" WEST 58.04 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°05'27" WEST 34.08 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 295 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

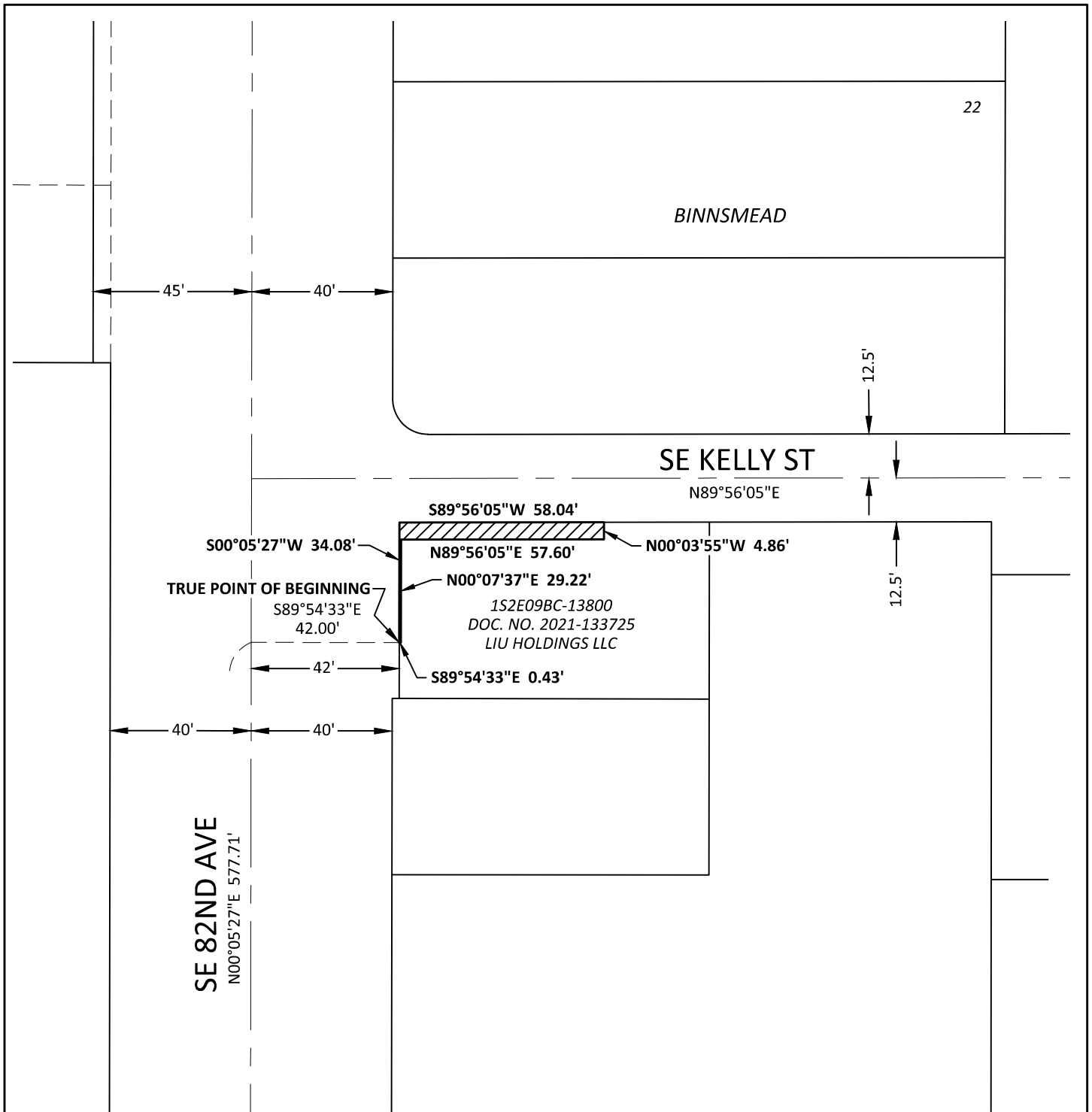
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LAND SURVEYOR

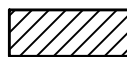
DIGITALLY SIGNED 2024.08.16
10:22:54-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



LEGEND



TEMPORARY
CONSTRUCTION EASEMENT
295 SQUARE FEET



SCALE: 1" = 40'



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Portland, OR 97204
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EXHIBIT 'B' MAP TEMPORARY CONSTRUCTION EASEMENT 1S2E09BC-13800 NW 1/4 OF SECTION 9 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-48
	SHEET: 2 OF 2

EXHIBIT 'A'

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-49

1S2E09BC-13600

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO HY P. JACKSON & MYRA M. JACKSON, TRUSTEES OF THE HY P. JACKSON & MYRA M. JACKSON FAMILY TRUST, RECORDED AS DOCUMENT NO. 2004-152378, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE POWELL BOULEVARD AND THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°05'27" EAST 441.06 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°54'33" EAST 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (80 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°54'33" EAST 5.50 FEET TO A POINT BEING 45.50 FEET EAST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°05'27" WEST 19.56 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 89°49'38" EAST 45.63 FEET; THENCE SOUTH 00°10'22" WEST 9.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE FRANKLIN STREET (37.5 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°49'38" WEST 51.12 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°05'27" EAST 29.06 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 593 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

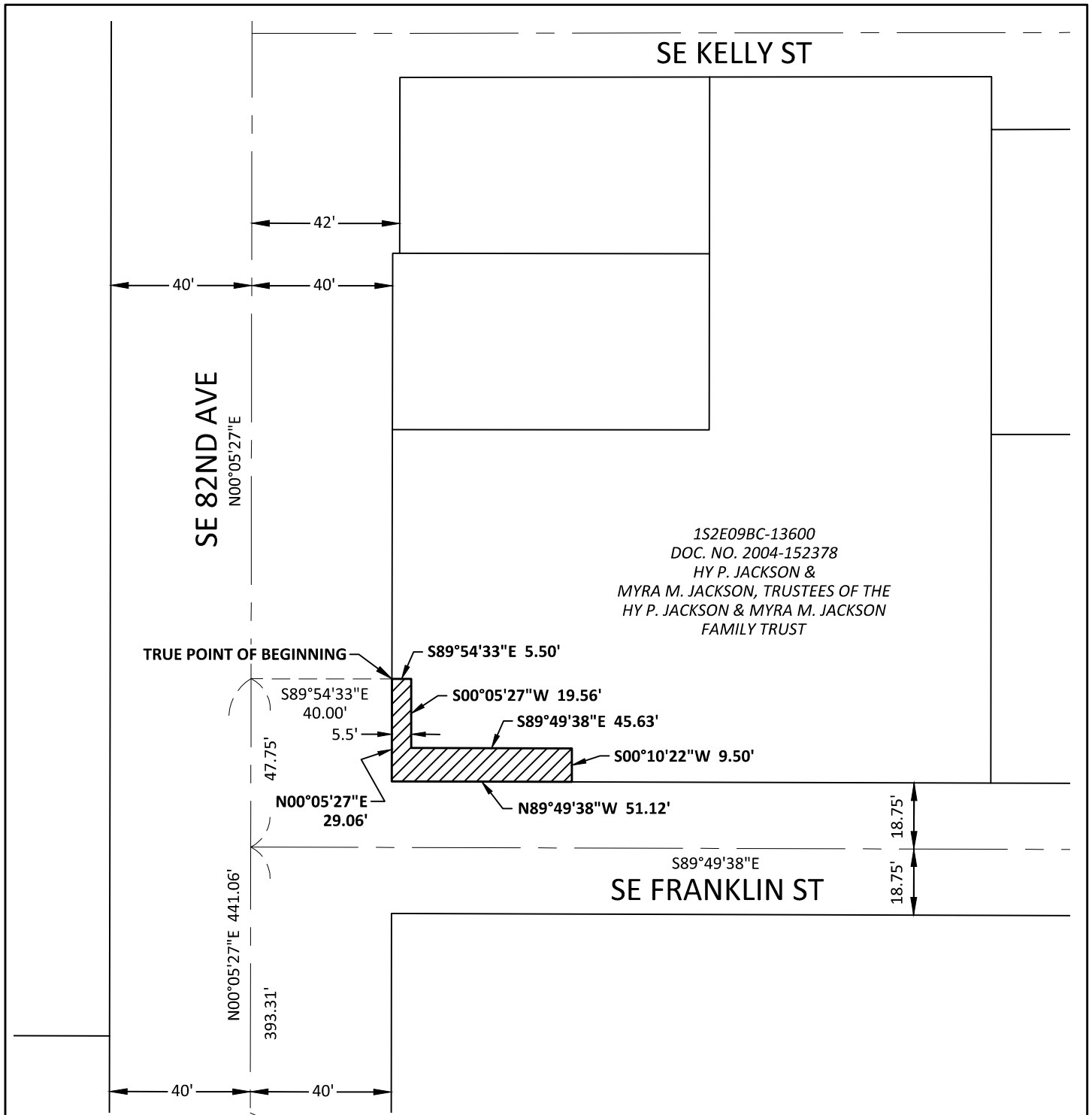
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LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:18:38-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326


RENEWAL 12/31/2025



1S2E09BC-13600
 DOC. NO. 2004-152378
 HY P. JACKSON &
 MYRA M. JACKSON, TRUSTEES OF THE
 HY P. JACKSON & MYRA M. JACKSON
 FAMILY TRUST



LEGEND

 EASEMENT FOR RIGHT-OF-WAY PURPOSES
 593 SQUARE FEET



SCALE: 1" = 40'



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EXHIBIT 'B' MAP EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E09BC-13600 NW 1/4 OF SECTION 9 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-49
	SHEET: 2 OF 2

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-49

1S2E09BC-13600

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO HY P. JACKSON & MYRA M. JACKSON, TRUSTEES OF THE HY P. JACKSON & MYRA M. JACKSON FAMILY TRUST, RECORDED AS DOCUMENT NO. 2004-152378, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 523 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

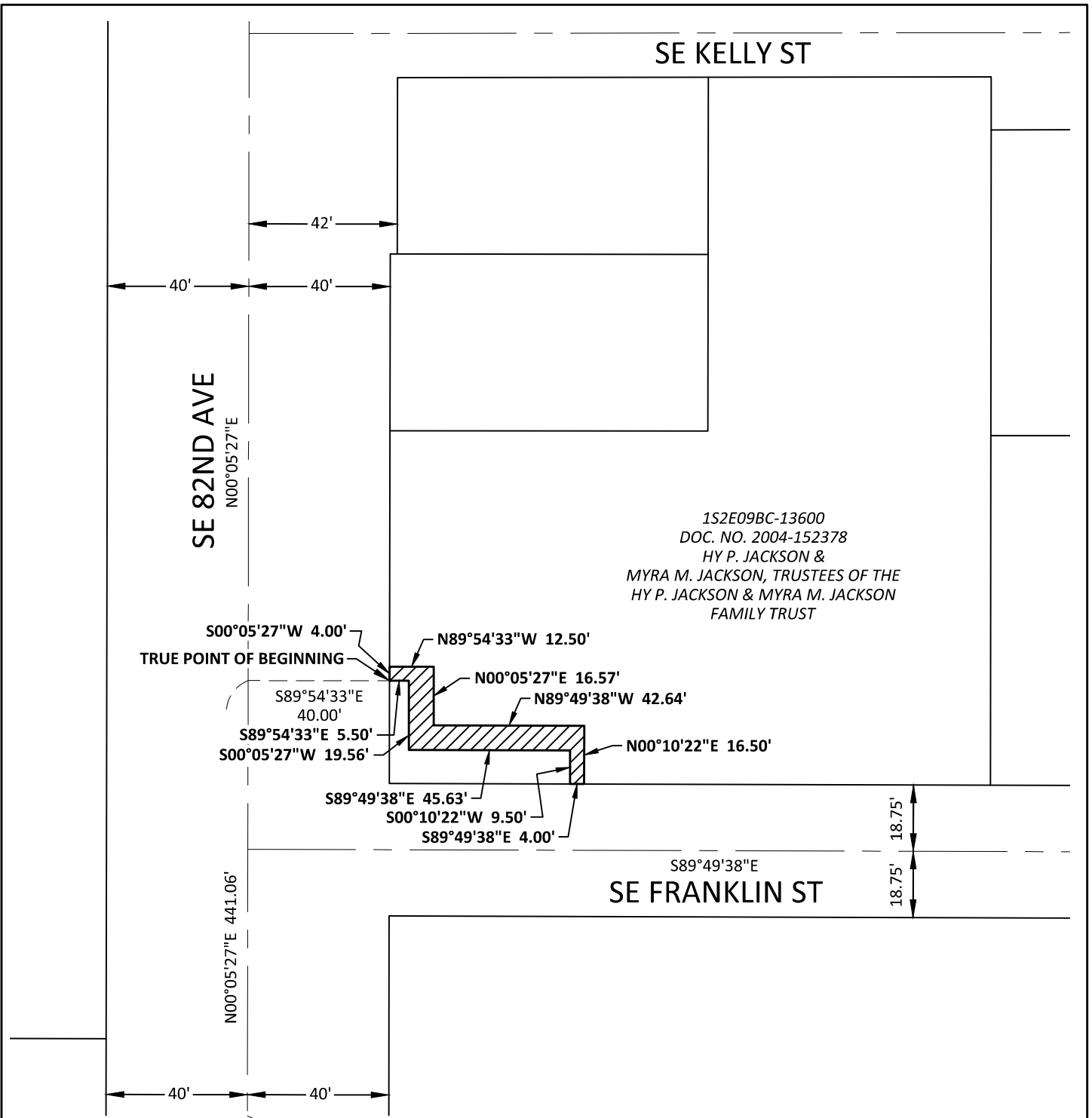
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:20:53-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



LEGEND

 TEMPORARY CONSTRUCTION EASEMENT
523 SQUARE FEET



SCALE: 1" = 40'



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EXHIBIT 'B' MAP TEMPORARY CONSTRUCTION EASEMENT 1S2E09BC-13600 NW 1/4 OF SECTION 9 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-49
	SHEET: 2 OF 2

EXHIBIT 'A'

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-50

1S2E09BC-12600

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO JATESHLAL N. MISTRY, THAKUR L. MISTRY & PRAKASH L. PANCHAL, RECORDED AS DOCUMENT NO. 2007-142835, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 56 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

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LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:13:57-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025

SE FRANKLIN ST

S89°49'38"E

18.75'
18.75'

S00°05'27"W
18.20'

N89°49'38"W 9.49'

N00°10'22"E 1.50'

S89°49'38"E 6.99'

N00°05'27"E 16.69'

S89°54'33"E
40.00'

S89°54'33"E 2.50'

TRUE POINT
OF BEGINNING

1S2E09BC-12600
DOC. NO. 2007-142835
JATESHLAL N. MISTRY, THAKUR L. MISTRY
& PRAKASH L. PANCHAL

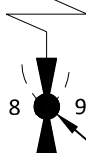
SE 82ND AVE

N00°05'27"E 393.31'

356.31'

40'

40'

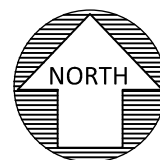


POINT OF
COMMENCEMENT

LEGEND



EASEMENT FOR
RIGHT-OF-WAY PURPOSES
56 SQUARE FEET



SCALE: 1" = 40'



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EXHIBIT 'B' MAP EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E09BC-12600 NW 1/4 OF SECTION 9 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-50
	SHEET: 2 OF 2

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-50

1S2E09BC-12600

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO JATESHLAL N. MISTRY, THAKUR L. MISTRY & PRAKASH L. PANCHAL, RECORDED AS DOCUMENT NO. 2007-142835, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE POWELL BOULEVARD AND THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°05'27" EAST 356.31 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°54'33" EAST 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (80 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°54'33" EAST 2.50 FEET; THENCE NORTH 00°05'27" EAST 16.69 FEET; THENCE SOUTH 89°49'38" EAST 6.99 FEET; THENCE NORTH 00°10'22" EAST 1.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE FRANKLIN STREET (37.5 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°49'38" EAST 4.00 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°10'22" WEST 4.66 FEET; THENCE NORTH 89°43'52" WEST 7.39 FEET; THENCE SOUTH 00°16'08" WEST 17.54 FEET; THENCE NORTH 89°54'33" WEST 6.03 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°05'27" EAST 4.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 113 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

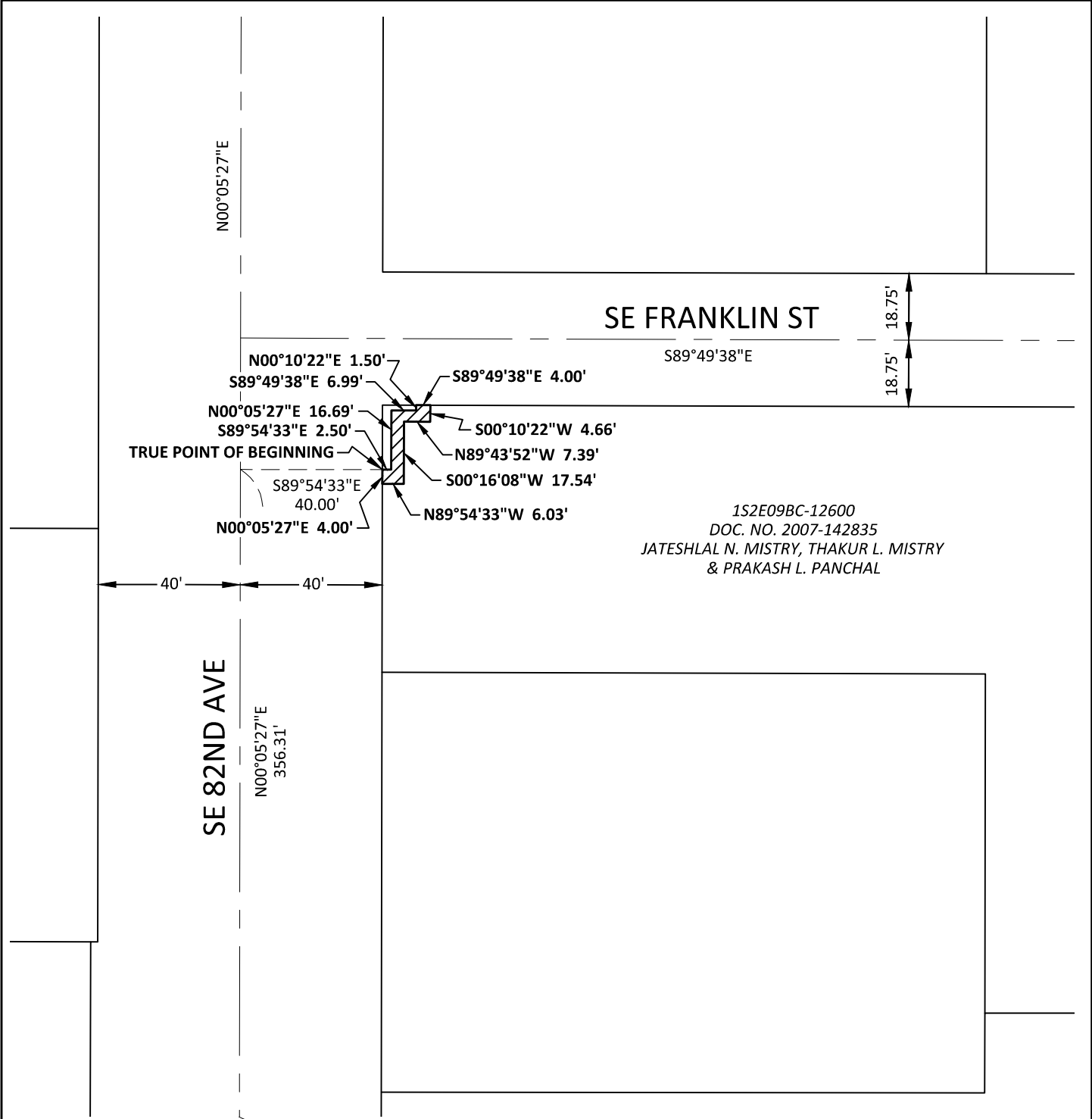
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

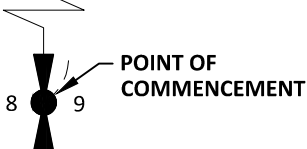
DIGITALLY SIGNED 2024.08.16
10:15:35-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



1S2E09BC-12600
 DOC. NO. 2007-142835
 JATESHLAL N. MISTRY, THAKUR L. MISTRY
 & PRAKASH L. PANCHAL



LEGEND

 TEMPORARY CONSTRUCTION EASEMENT
 113 SQUARE FEET



SCALE: 1" = 40'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
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EXHIBIT 'B' MAP TEMPORARY CONSTRUCTION EASEMENT 1S2E09BC-12600 NW 1/4 OF SECTION 9 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-50
	SHEET: 2 OF 2

EXHIBIT 'A'

TEMPORARY PUBLIC ACCESS EASEMENT
82ND AVE MAJOR MAINTENANCE
R/W# 9528-50
1S2E09BC-12600
AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO JATESHLAL N. MISTRY, THAKUR L. MISTRY & PRAKASH L. PANCHAL, RECORDED AS DOCUMENT NO. 2007-142835, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE POWELL BOULEVARD AND THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°05'27" EAST 304.09 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°54'33" EAST 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (80 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°54'33" EAST 175.93 FEET; THENCE NORTH 45°05'27" EAST 34.49 FEET; THENCE NORTH 00°10'22" EAST 45.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE FRANKLIN STREET (37.5 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°49'38" EAST 20.00 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°10'22" WEST 95.09 FEET; THENCE NORTH 89°54'33" WEST 50.24 FEET TO THE SOUTHERLY LINE OF SAID JATESHLAL N. MISTRY, THAKUR L. MISTRY & PRAKASH L. PANCHAL PARCEL; THENCE ALONG SAID SOUTHERLY LINE NORTH 00°05'27" EAST 19.95 FEET; THENCE NORTH 89°49'38" WEST 170.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°05'27" EAST 4.81 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,794 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

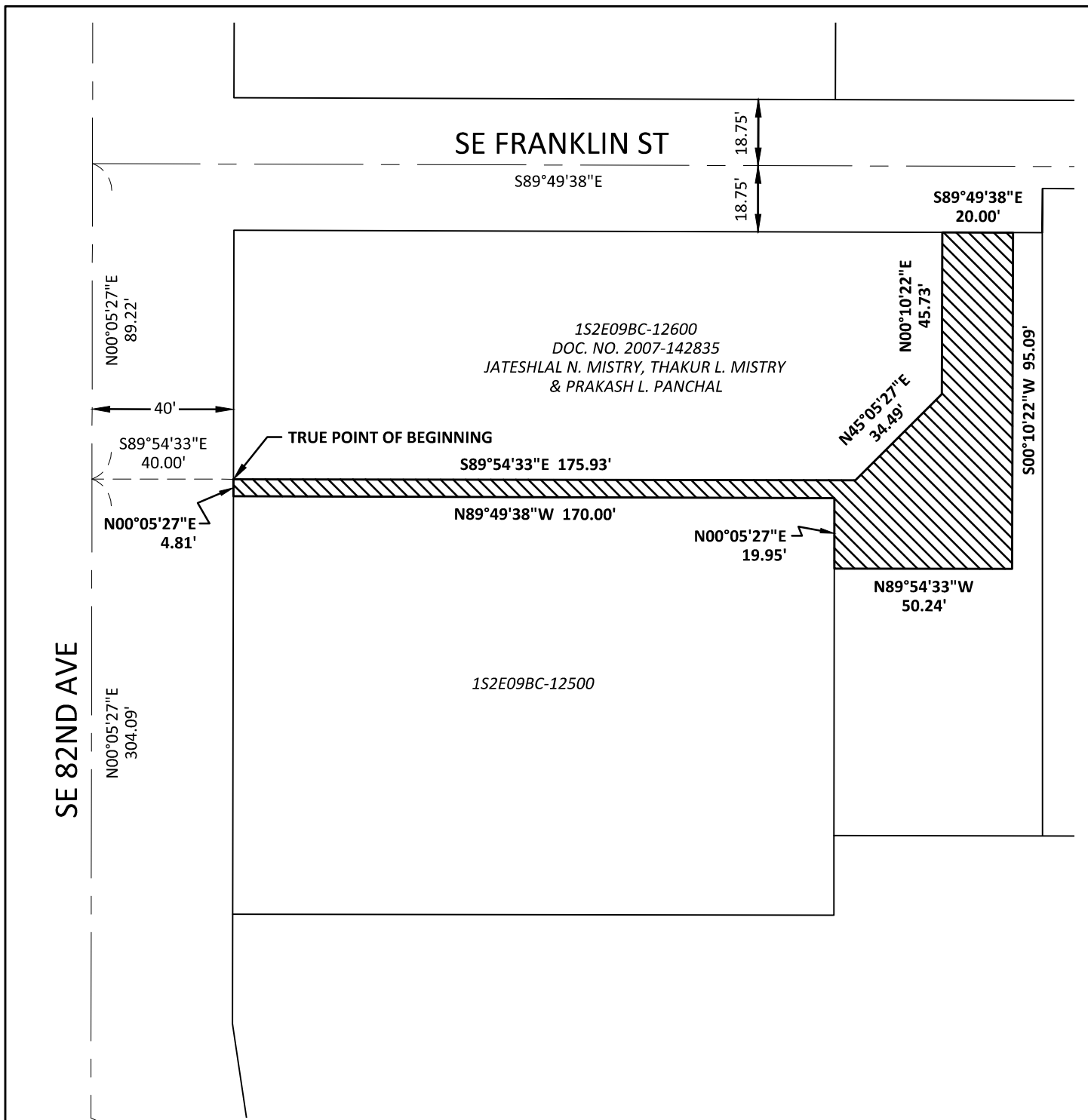
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:17:13-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



LEGEND

 TEMPORARY PUBLIC ACCESS EASEMENT
3,794 SQUARE FEET



SCALE: 1" = 40'



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
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EXHIBIT 'B' MAP TEMPORARY PUBLIC ACCESS EASEMENT 1S2E09BC-12600	DATE: 8/16/2024
	DRAWN BY: SD
NW 1/4 OF SECTION 9 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	PROJECT: 82ND AVE MM
	R/W# 9528-50
	SHEET: 2 OF 2

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT
82ND AVE MAJOR MAINTENANCE
R/W# 9528-54
1S2E09CB-06900
AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO THD INVESTMENTS LLC, RECORDED AS DOCUMENT NO. 2014-043997, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 11, BLOCK 5, PLAT OF GRAND VIEW HEIGHTS BLOCKS 3, 4, 5, 6, 7, 8 & 9, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE POWELL BOULEVARD AND THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°24'00" WEST 508.39 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°36'00" EAST 42.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (82 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°36'00" EAST 8.50 FEET; THENCE NORTH 00°24'00" EAST 14.69 FEET; THENCE NORTH 89°52'23" EAST 23.78 FEET; THENCE NORTH 00°07'37" WEST 1.07 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE LAFAYETTE STREET (52 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°52'23" WEST 32.27 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°24'00" WEST 15.69 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 159 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

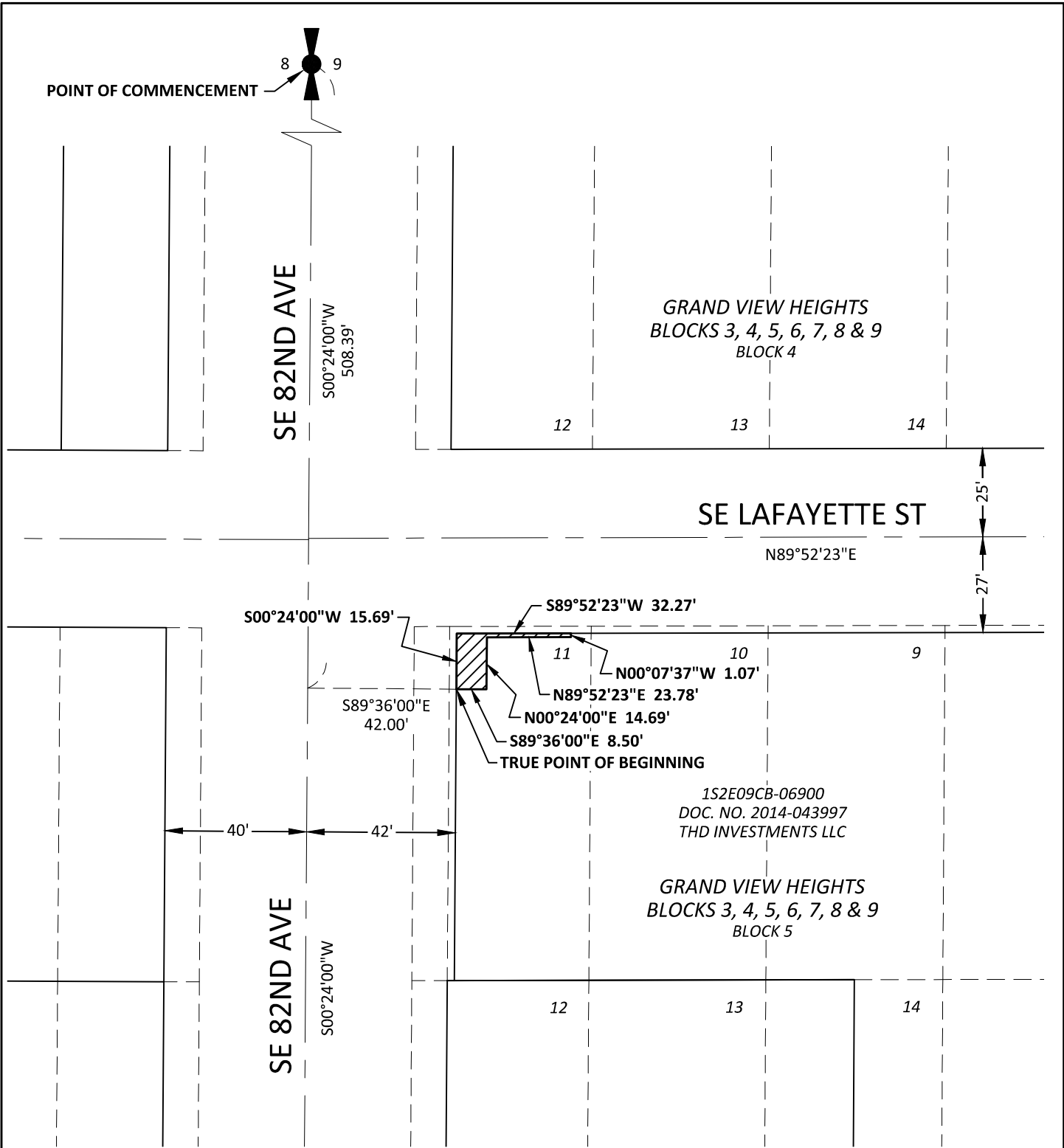
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:24:47-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



LEGEND

 TEMPORARY CONSTRUCTION EASEMENT
159 SQUARE FEET



SCALE: 1" = 40'



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 Portland, OR 97204
 O: 503.227.3251
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EXHIBIT 'B' MAP TEMPORARY CONSTRUCTION EASEMENT 1S2E09CB-06900 SW 1/4 OF SECTION 9 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-54
	SHEET: 2 OF 2

EXHIBIT 'A'

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-64

1S2E16BB-15700

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO HARRIS ENTERPRISES, INC., RECORDED DECEMBER 31, 1986 IN BOOK 1969, PAGE 2576, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 1, BLOCK 1, PLAT OF DIELS ADDITION, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE HOGATE BOULEVARD AND THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°37'04" WEST 1036.17 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (VARIABLE WIDTH), SAID POINT BEING ON THE NORTHERLY LINE OF SAID HARRIS ENTERPRISES PARCEL AND THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID NORTHERLY LINE NORTH 89°56'57" EAST 5.50 FEET TO A POINT BEING 40.50 FEET EAST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°37'04" WEST 150.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE LIEBE STREET (54.75 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°57'26" WEST 5.50 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 150.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 825 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

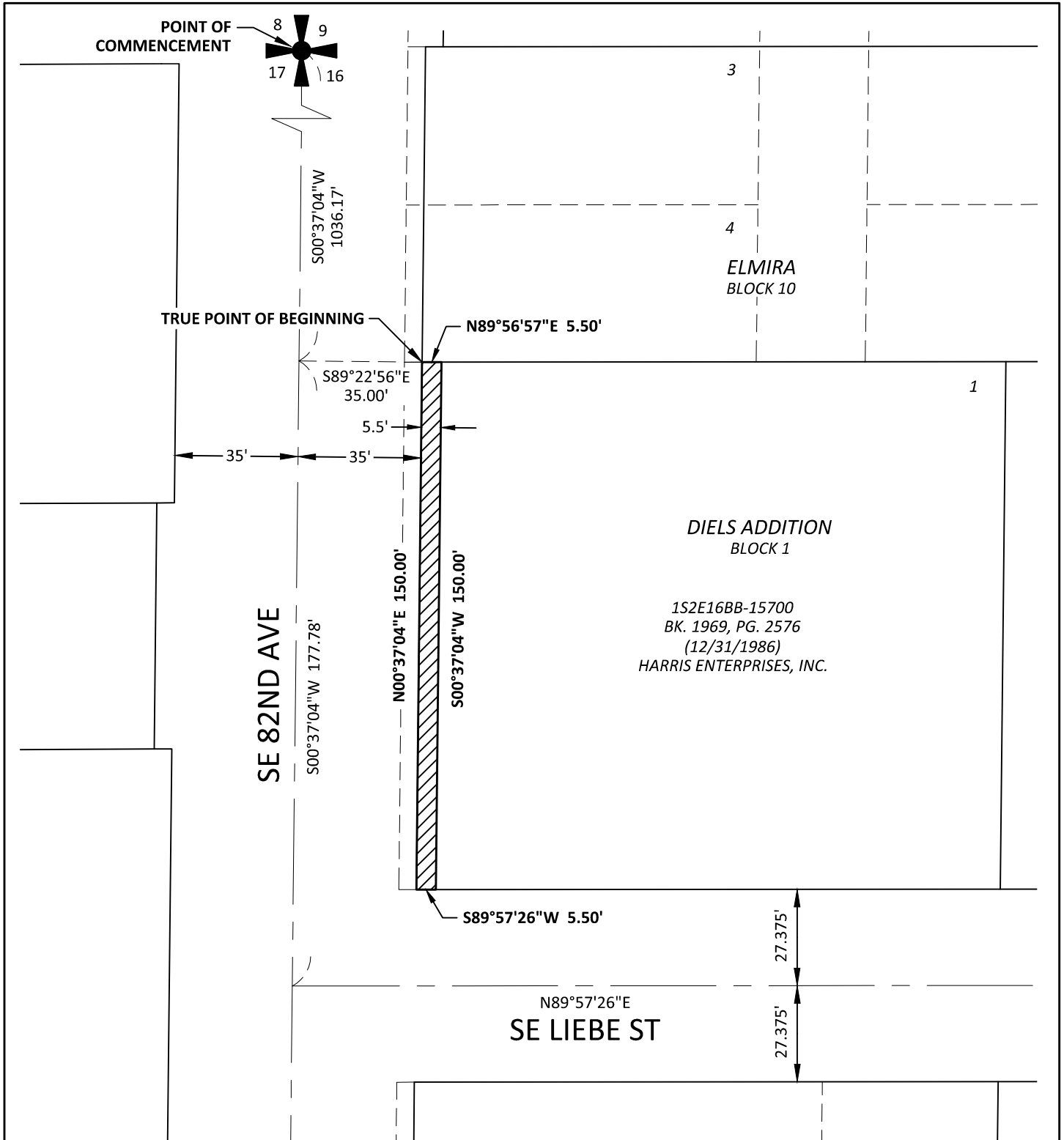
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

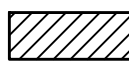
DIGITALLY SIGNED 2024.08.16
10:29:30-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

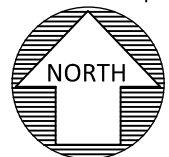
RENEWAL 12/31/2025



LEGEND



EASEMENT FOR RIGHT-OF-WAY PURPOSES
825 SQUARE FEET



SCALE: 1" = 40'

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EXHIBIT 'B' MAP EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E16BB-15700 NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-64
	SHEET: 2 OF 2

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-64

1S2E16BB-15700

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO HARRIS ENTERPRISES, INC., RECORDED DECEMBER 31, 1986 IN BOOK 1969, PAGE 2576, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 1, BLOCK 1, PLAT OF DIELS ADDITION, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE HOGATE BOULEVARD AND THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°37'04" WEST 1036.17 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (VARIABLE WIDTH), SAID POINT BEING ON THE NORTHERLY LINE OF SAID HARRIS ENTERPRISES PARCEL; THENCE ALONG SAID NORTHERLY LINE NORTH 89°56'57" EAST 5.50 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°37'04" WEST 150.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE LIEBE STREET (54.75 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°57'26" EAST 57.41 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°02'34" WEST 5.97 FEET; THENCE SOUTH 89°57'26" WEST 50.34 FEET; THENCE NORTH 00°37'04" EAST 144.03 FEET TO SAID NORTHERLY LINE OF HARRIS ENTERPRISES PARCEL; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°56'57" WEST 7.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,372 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

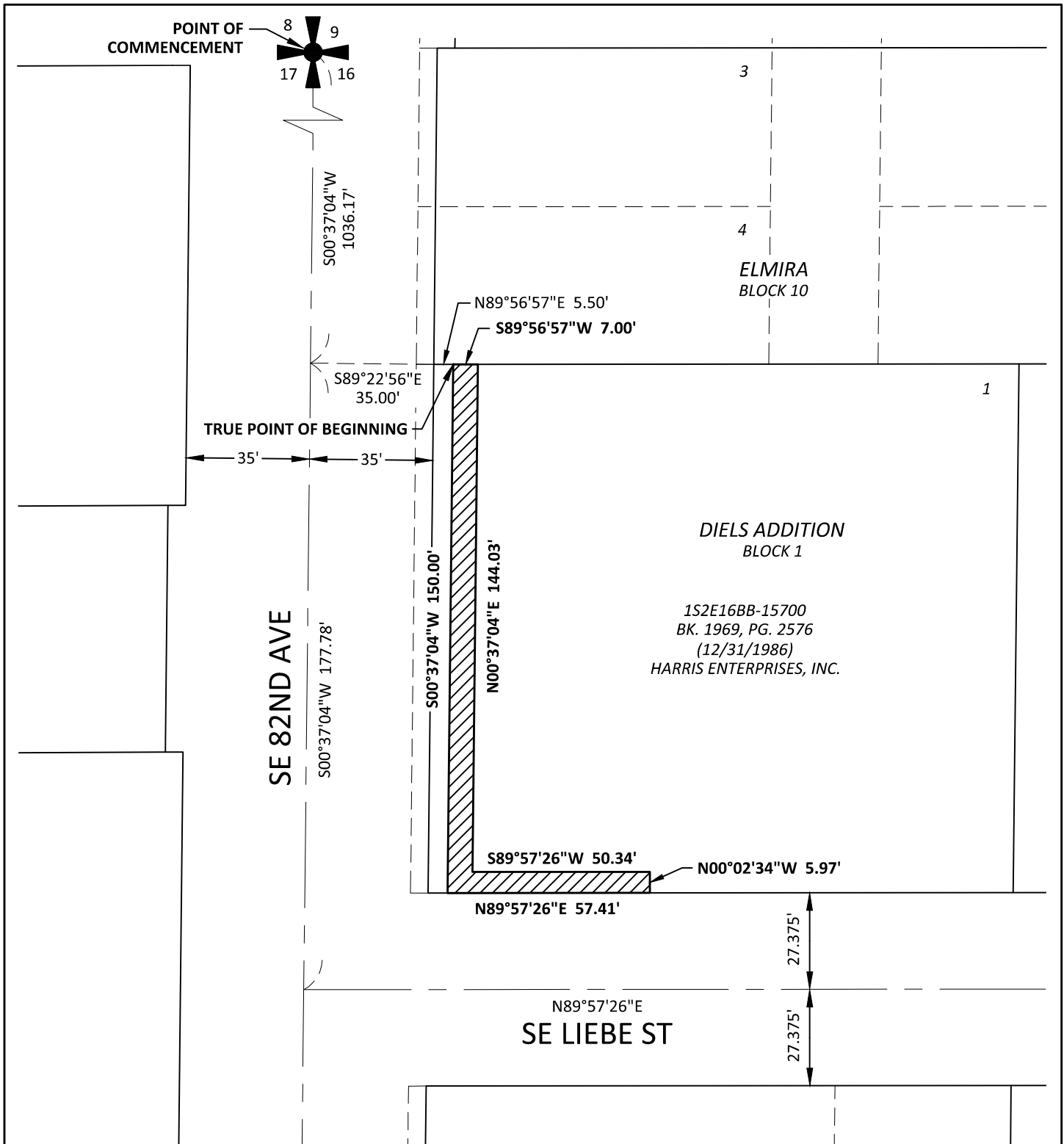
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:31:02-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



LEGEND



TEMPORARY CONSTRUCTION
EASEMENT
1,372 SQUARE FEET



SCALE: 1" = 40'



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O: 503.227.3251
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EXHIBIT 'B' MAP TEMPORARY CONSTRUCTION EASEMENT 1S2E16BB-15700 NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-64
	SHEET: 2 OF 2

EXHIBIT 'A'

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-65

1S2E16BB-16000

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO YOUNIS OBEIDI AND OBEIDI'S LTD, RECORDED AS DOCUMENT NO. 2009-011582, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOTS 1 AND 2, BLOCK 8, PLAT OF DIELS ADDITION, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 1280.51 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE), SAID POINT BEING ON THE SOUTHERLY LINE OF SAID OBEIDI PARCEL AND THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°57'26" EAST 9.00 FEET TO A POINT BEING 44.00 FEET EAST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE NORTH 00°37'04" EAST 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE LIEBE STREET (54.75 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°57'26" WEST 9.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 100.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 900 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

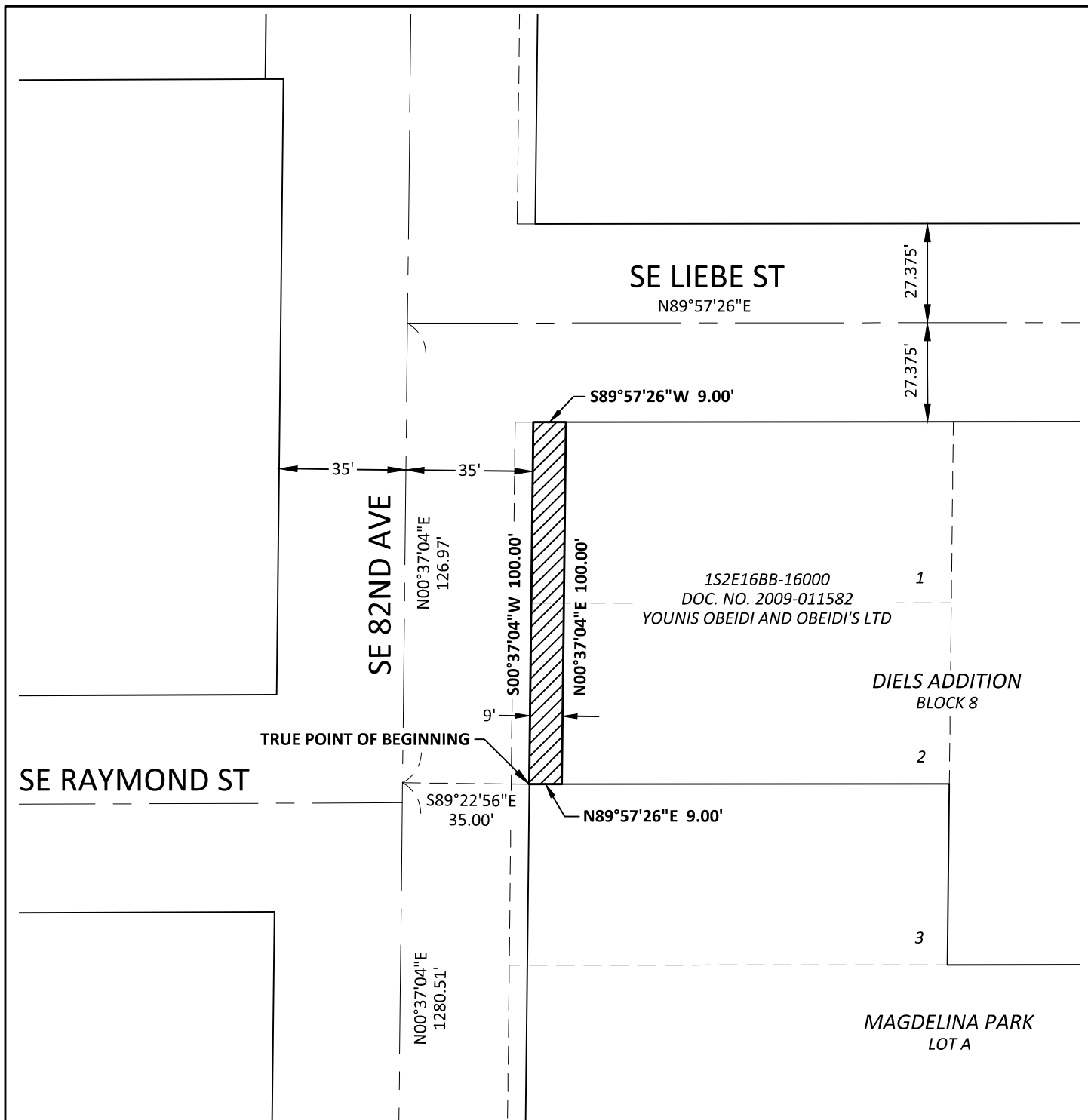
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:32:48-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



LEGEND

 EASEMENT FOR RIGHT-OF-WAY PURPOSES
900 SQUARE FEET



SCALE: 1" = 40'



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EXHIBIT 'B' MAP EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E16BB-16000 NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-65
	SHEET: 2 OF 2

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT
82ND AVE MAJOR MAINTENANCE
R/W# 9528-65
1S2E16BB-16000
AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO YOUNIS OBEIDI AND OBEIDI'S LTD, RECORDED AS DOCUMENT NO. 2009-011582, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOTS 1 AND 2, BLOCK 8, PLAT OF DIELS ADDITION, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 1280.51 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE), SAID POINT BEING ON THE SOUTHERLY LINE OF SAID OBEIDI PARCEL; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°57'26" EAST 9.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°37'04" EAST 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE LIEBE STREET (54.75 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°57'26" EAST 51.29 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°02'34" EAST 5.03 FEET; THENCE SOUTH 89°57'26" WEST 46.84 FEET; THENCE SOUTH 00°37'04" WEST 94.97 FEET TO SAID SOUTHERLY LINE OF OBEIDI PARCEL; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°57'26" WEST 4.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 685 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

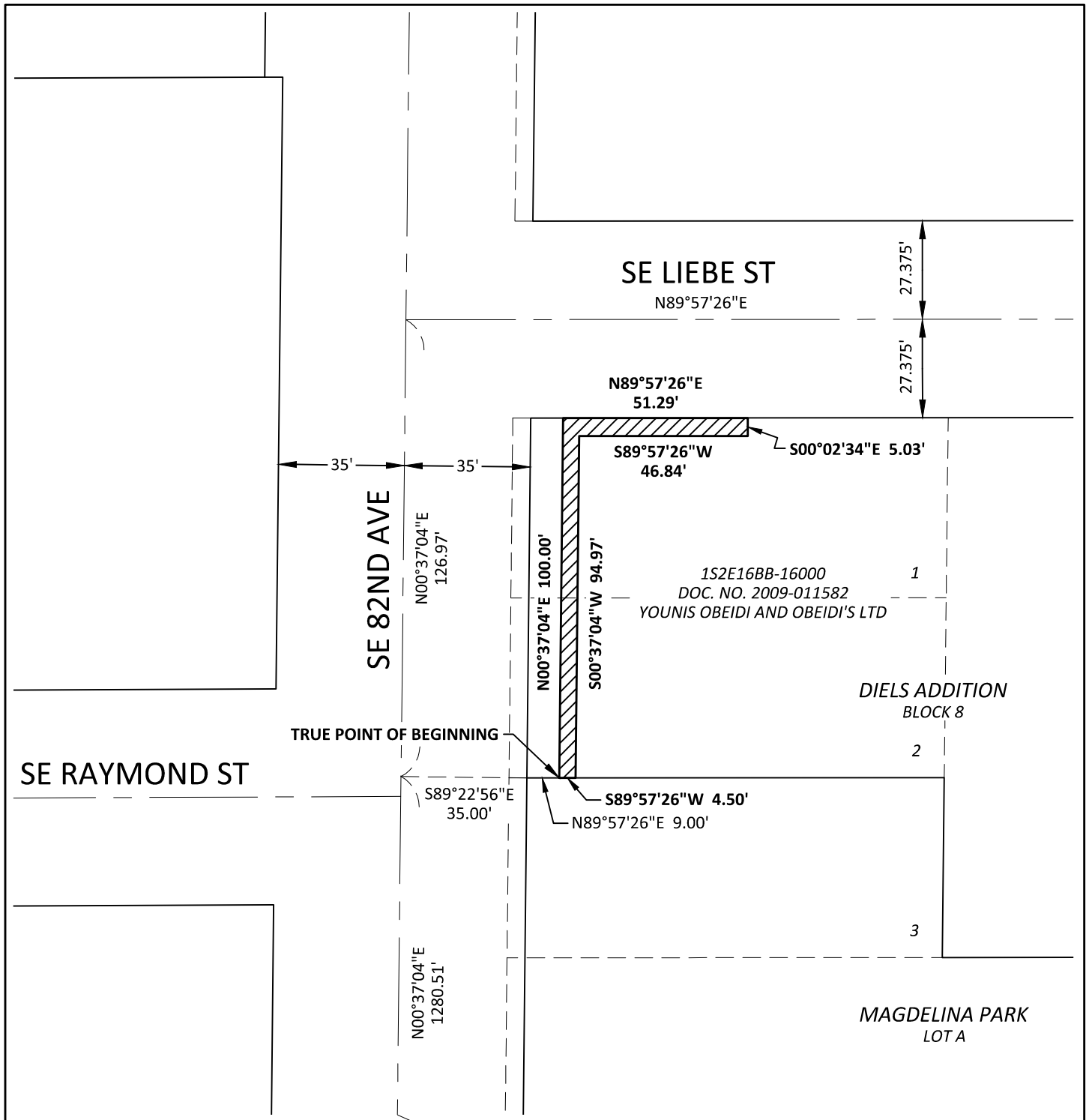
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:34:19-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



LEGEND

 TEMPORARY CONSTRUCTION EASEMENT
685 SQUARE FEET



SCALE: 1" = 40'



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Portland, OR 97204
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EXHIBIT 'B' MAP TEMPORARY CONSTRUCTION EASEMENT 1S2E16BB-16000 NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-65
	SHEET: 2 OF 2

EXHIBIT 'A'

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-66

1S2E16BC-02700

AUGUST 19, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEEDS TO FLOW ENTERPRISES, INC., RECORDED AS DOCUMENT NO. 2022-009593, DOCUMENT NO. 2022-016678, AND DOCUMENT NO. 2022-016679, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT A, PLAT OF MAGDELINA PARK AND A PORTION OF LOT 3, BLOCK 8, PLAT OF DIELS ADDITION, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 1140.69 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE), SAID POINT BEING ON THE SOUTHERLY LINE OF SAID FLOW ENTERPRISES PARCEL AND THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°57'13" EAST 5.50 FEET TO A POINT BEING 40.50 FEET EAST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE NORTH 00°37'04" EAST 88.55 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 89°22'56" EAST 3.50 FEET TO A POINT BEING 44.00 FEET EAST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE NORTH 00°37'04" EAST 51.31 FEET TO THE NORTHERLY LINE OF SAID FLOW ENTERPRISES PARCEL; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°57'26" WEST 9.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 139.82 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 949 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

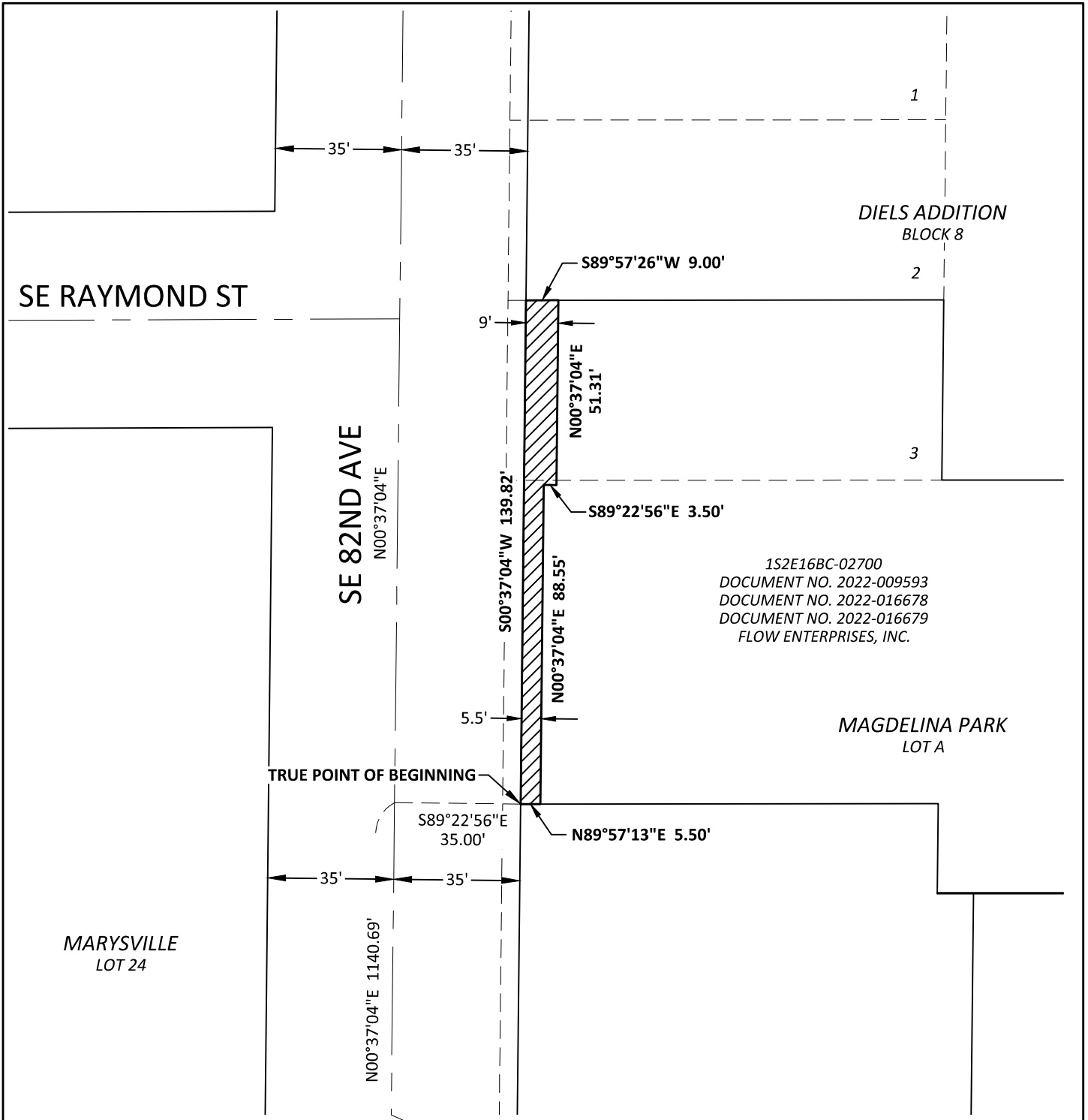
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.19
09:52:40-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

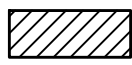
RENEWAL 12/31/2025



1S2E16BC-02700
 DOCUMENT NO. 2022-009593
 DOCUMENT NO. 2022-016678
 DOCUMENT NO. 2022-016679
 FLOW ENTERPRISES, INC.



LEGEND



EASEMENT FOR RIGHT-OF-WAY PURPOSES
 949 SQUARE FEET



SCALE: 1" = 40'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT 'B' MAP EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E16BC-02700 NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/19/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-66
	SHEET: 2 OF 2

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-66

1S2E16BC-02700

AUGUST 19, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEEDS TO FLOW ENTERPRISES, INC., RECORDED AS DOCUMENT NO. 2022-009593, DOCUMENT NO. 2022-016678, AND DOCUMENT NO. 2022-016679, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT A, PLAT OF MAGDELINA PARK AND A PORTION OF LOT 3, BLOCK 8, PLAT OF DIELS ADDITION, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 1140.69 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE), SAID POINT BEING ON THE SOUTHERLY LINE OF SAID FLOW ENTERPRISES PARCEL; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°57'13" EAST 5.50 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°37'04" EAST 88.55 FEET; THENCE SOUTH 89°22'56" EAST 3.50 FEET; THENCE NORTH 00°37'04" EAST 51.31 FEET TO THE NORTHERLY LINE OF SAID FLOW ENTERPRISES PARCEL; THENCE ALONG SAID NORTHERLY LINE NORTH 89°57'26" EAST 4.50 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°37'04" WEST 139.82 FEET TO SAID SOUTHERLY LINE OF FLOW ENTERPRISES PARCEL; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°57'13" WEST 8.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 939 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.19
09:54:19-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025

EXHIBIT 'A'

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-67

1S2E16BC-03000

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO DONALD C. SLOAN, JR., AS TRUSTEE OF THE DONALD C. SLOAN REVOCABLE LIVING TRUST DATED JUNE 20, 2005, RECORDED AS DOCUMENT NO. 2013-101065, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT A, PLAT OF MAGDELINA PARK, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 1140.69 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE), SAID POINT BEING ON THE NORTHERLY LINE OF SAID SLOAN PARCEL AND THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID NORTHERLY LINE NORTH 89°57'13" EAST 5.50 FEET TO A POINT BEING 40.50 FEET EAST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE SOUTH 00°37'04" WEST 118.63 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 89°57'13" EAST 55.67 FEET; THENCE SOUTH 00°02'47" EAST 6.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE RAYMOND COURT (40 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°57'13" WEST 61.24 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 125.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,042 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

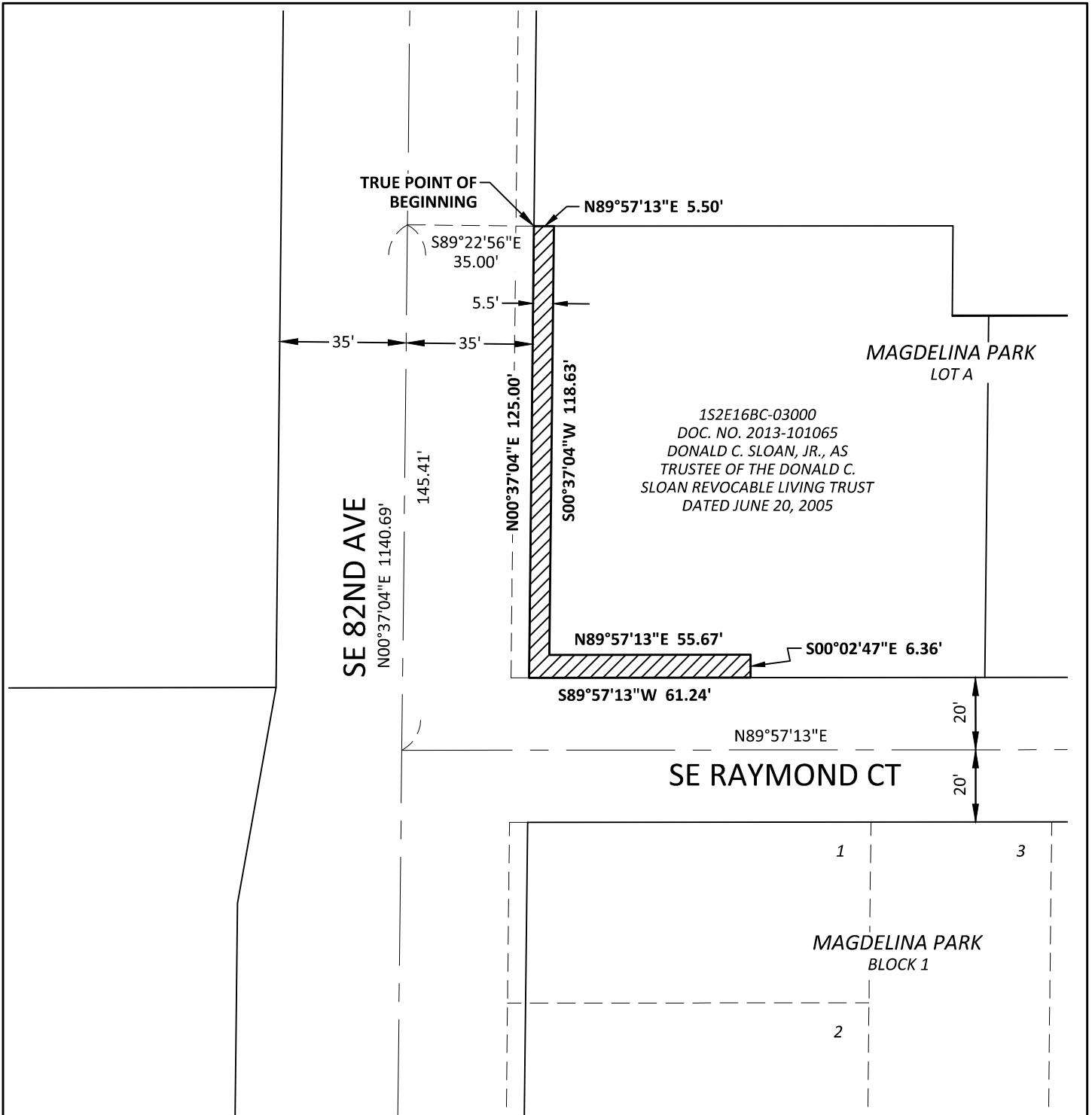
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

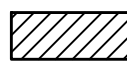
DIGITALLY SIGNED 2024.08.16
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OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



LEGEND



EASEMENT FOR RIGHT-OF-WAY PURPOSES
1,042 SQUARE FEET



SCALE: 1" = 40'



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
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EXHIBIT 'B' MAP EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E16BC-03000 NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-67
	SHEET: 2 OF 2

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT
82ND AVE MAJOR MAINTENANCE
R/W# 9528-67
1S2E16BC-03000
AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO DONALD C. SLOAN, JR., AS TRUSTEE OF THE DONALD C. SLOAN REVOCABLE LIVING TRUST DATED JUNE 20, 2005, RECORDED AS DOCUMENT NO. 2013-101065, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT A, PLAT OF MAGDELINA PARK, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 1140.69 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE), SAID POINT BEING ON THE NORTHERLY LINE OF SAID SLOAN PARCEL; THENCE ALONG SAID NORTHERLY LINE NORTH 89°57'13" EAST 5.50 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°37'04" WEST 118.63 FEET; THENCE NORTH 89°57'13" EAST 55.67 FEET; THENCE SOUTH 00°02'47" EAST 6.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE RAYMOND COURT (40 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°57'13" EAST 4.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°03'49" WEST 17.36 FEET; THENCE SOUTH 89°57'13" WEST 51.53 FEET; THENCE NORTH 00°37'04" EAST 107.64 FEET TO SAID NORTHERLY LINE OF SLOAN PARCEL; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°57'13" WEST 8.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,302 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

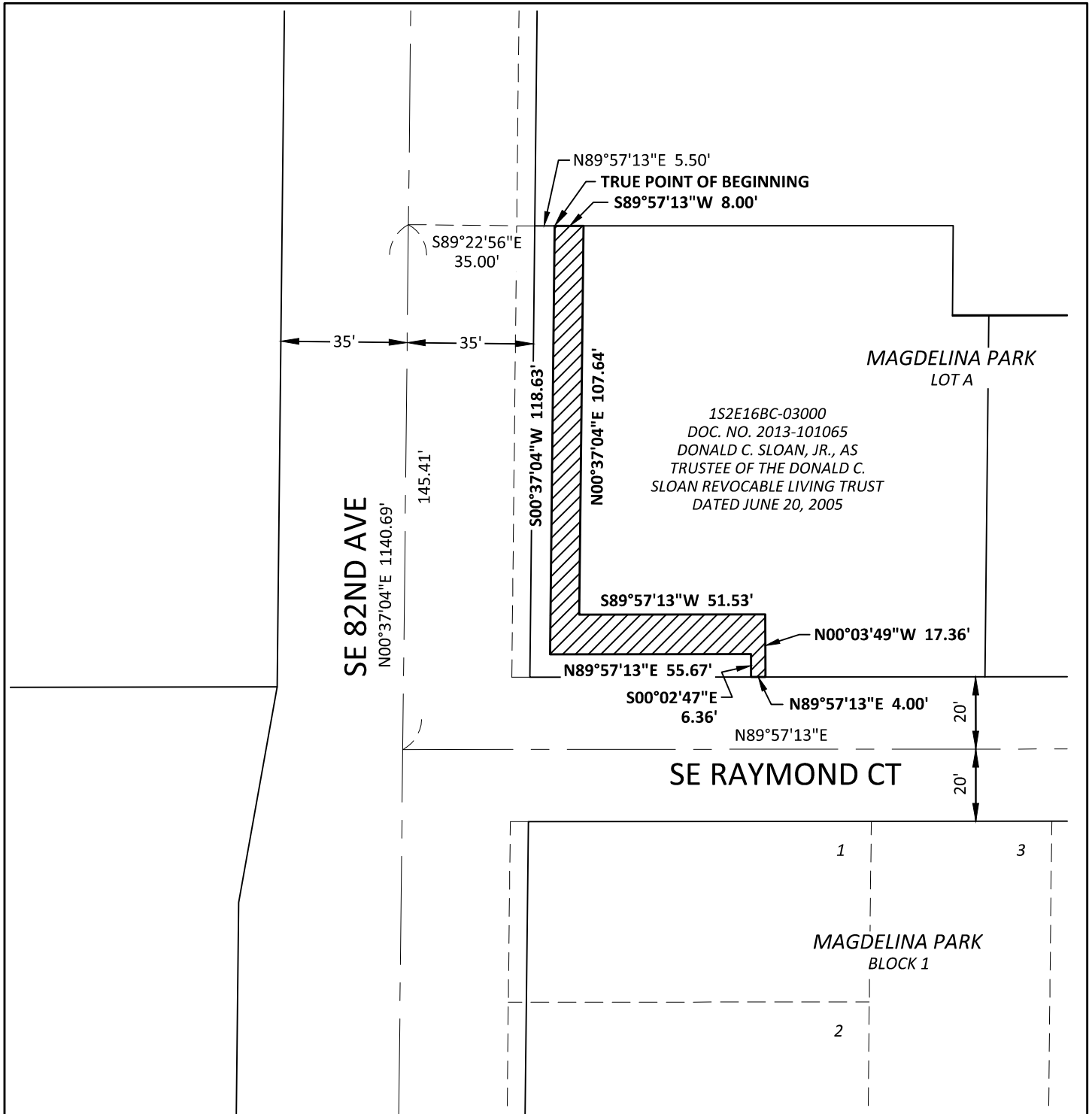
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:38:07-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



LEGEND

 TEMPORARY CONSTRUCTION EASEMENT
1,302 SQUARE FEET



SCALE: 1" = 40'



111 SW Fifth Ave., Suite 2400
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EXHIBIT 'B' MAP TEMPORARY CONSTRUCTION EASEMENT 1S2E16BC-03000 NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/162024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-67
	SHEET: 2 OF 2

EXHIBIT 'A'

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-68

1S2E16BC-04000

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO THE HEIRS AND DEVISEES OF WILLIAM O. ELLISON, DECEASED, JEFFERY W. ELLISON, SANDRA D. ELLISON, THOMAS A. ELLISON, MAUREEN ELLISON, JOHN BACON, DEBRA BACON, AND THE HEIRS AND DEVISEES OF SUE ELLISON, DECEASED, INDIVIDUALLY AND AS PARTNERS IN E & A PORTLAND, A WASHINGTON GENERAL PARTNERSHIP, RECORDED AS DOCUMENT NO. 2012-081926, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, PLAT OF MAGDELINA PARK, MULTNOMAH COUNTY PLAT RECORDS, AND OTHER LANDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 698.38 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (VARIABLE WIDTH), SAID POINT BEING ON THE SOUTHERLY LINE OF SAID ELLISON AND BACON PARCEL AND THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°56'04" EAST 5.00 FEET TO A POINT BEING 40.00 FEET EAST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE NORTH 00°37'04" EAST 250.83 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 89°22'56" EAST 3.50 FEET TO A POINT BEING 43.50 FEET EAST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE NORTH 00°37'04" EAST 19.18 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 89°57'13" EAST 53.29 FEET; THENCE NORTH 00°02'47" WEST 7.34 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE RAYMOND COURT (40 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°57'13" WEST 61.70 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 119.33 FEET; THENCE SOUTH 89°22'56" EAST 2.00 FEET; THENCE SOUTH 00°37'04" WEST 36.00 FEET; THENCE NORTH 89°22'56" WEST 2.00 FEET; THENCE SOUTH 00°37'04" WEST 121.38 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,798 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

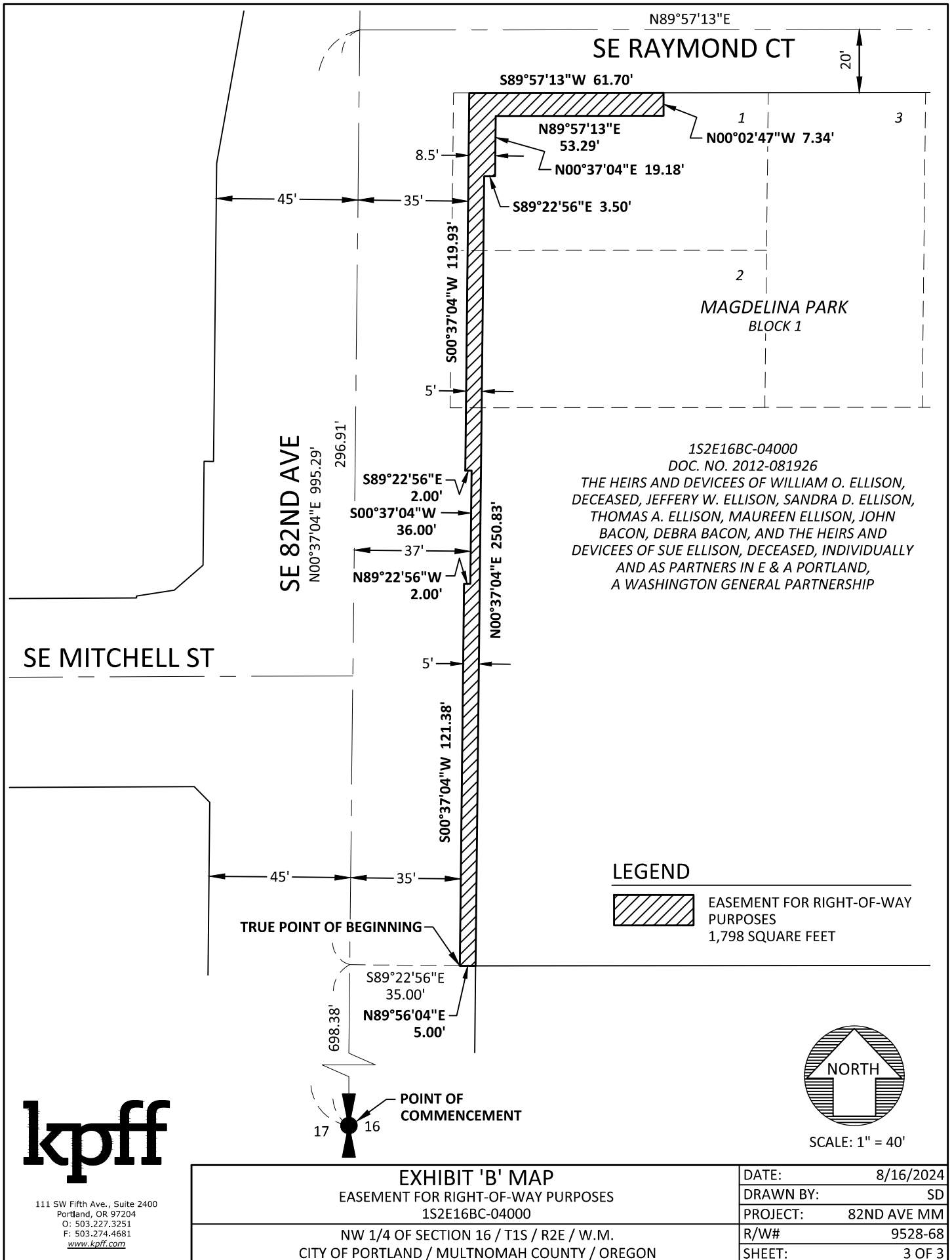
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:39:38-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
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EXHIBIT 'B' MAP EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E16BC-04000 NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-68
	SHEET: 3 OF 3

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-68

1S2E16BC-04000

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO THE HEIRS AND DEVICES OF WILLIAM O. ELLISON, DECEASED, JEFFERY W. ELLISON, SANDRA D. ELLISON, THOMAS A. ELLISON, MAUREEN ELLISON, JOHN BACON, DEBRA BACON, AND THE HEIRS AND DEVICES OF SUE ELLISON, DECEASED, INDIVIDUALLY AND AS PARTNERS IN E & A PORTLAND, A WASHINGTON GENERAL PARTNERSHIP, RECORDED AS DOCUMENT NO. 2012-081926, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, PLAT OF MAGDELINA PARK, MULTNOMAH COUNTY PLAT RECORDS, AND OTHER LANDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 698.38 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (VARIABLE WIDTH), SAID POINT BEING ON THE SOUTHERLY LINE OF SAID ELLISON AND BACON PARCEL; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°56'04" EAST 5.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°37'04" EAST 250.83 FEET; THENCE SOUTH 89°22'56" EAST 3.50 FEET; THENCE NORTH 00°37'04" EAST 19.18 FEET; THENCE NORTH 89°57'13" EAST 53.29 FEET; THENCE NORTH 00°02'47" WEST 7.34 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE RAYMOND COURT (40 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°57'13" EAST 7.01 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°02'47" EAST 14.44 FEET; THENCE SOUTH 89°57'13" WEST 52.90 FEET; THENCE SOUTH 08°20'53" WEST 11.00 FEET; THENCE SOUTH 00°37'04" WEST 251.98 FEET TO SAID SOUTHERLY LINE OF ELLISON AND BACON PARCEL; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°56'04" WEST 9.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2,943 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

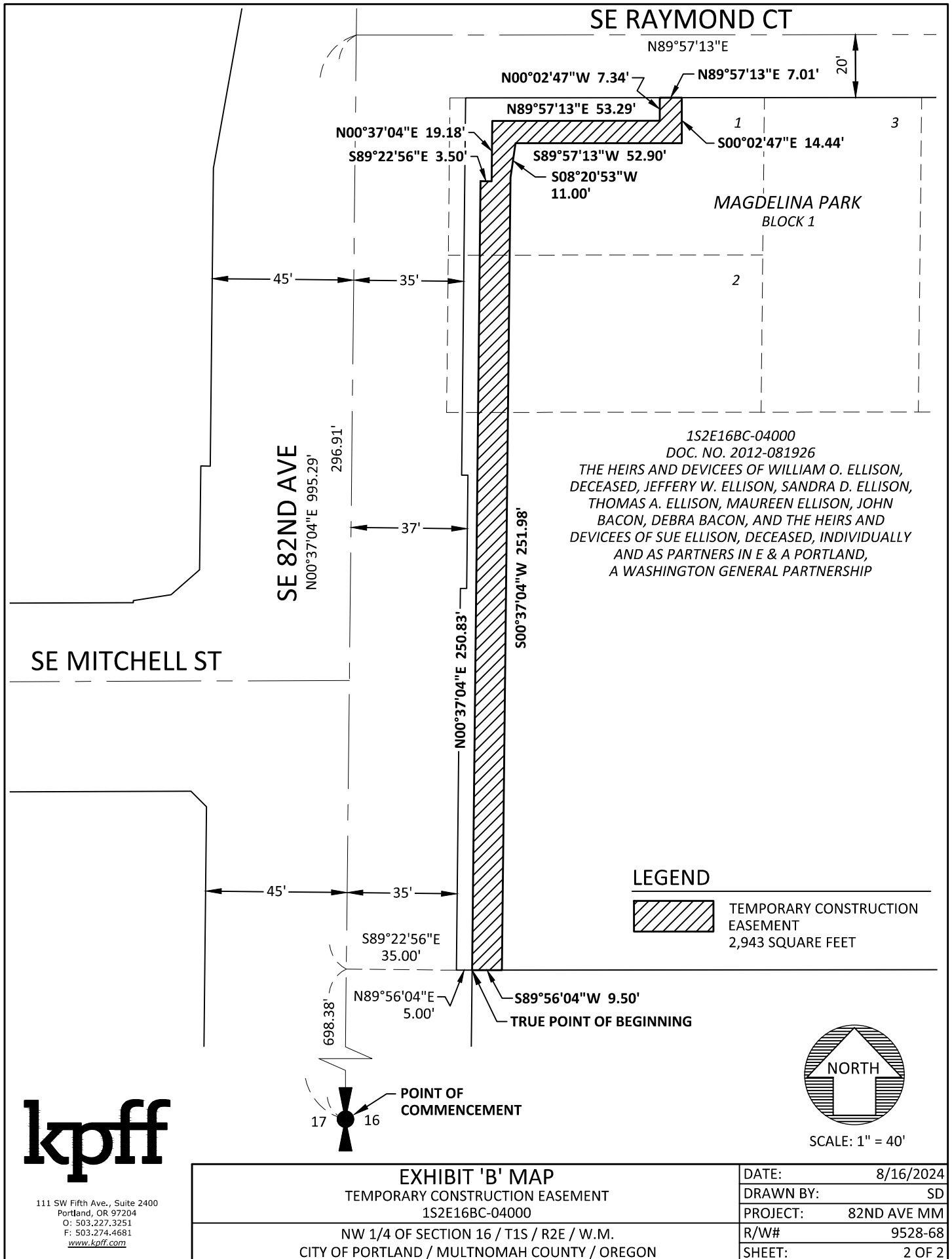
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:41:26-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



SE 82ND AVE
N00°37'04"E 995.29'

SE RAYMOND CT

MAGDELINA PARK
BLOCK 1

1S2E16BC-04000
DOC. NO. 2012-081926
THE HEIRS AND DEVISEES OF WILLIAM O. ELLISON,
DECEASED, JEFFERY W. ELLISON, SANDRA D. ELLISON,
THOMAS A. ELLISON, MAUREEN ELLISON, JOHN
BACON, DEBRA BACON, AND THE HEIRS AND
DEVISEES OF SUE ELLISON, DECEASED, INDIVIDUALLY
AND AS PARTNERS IN E & A PORTLAND,
A WASHINGTON GENERAL PARTNERSHIP

LEGEND



TEMPORARY CONSTRUCTION
EASEMENT
2,943 SQUARE FEET



SCALE: 1" = 40'



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

POINT OF COMMENCEMENT
17
16

TRUE POINT OF BEGINNING

EXHIBIT 'B' MAP TEMPORARY CONSTRUCTION EASEMENT 1S2E16BC-04000	DATE: 8/16/2024
	DRAWN BY: SD
NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	PROJECT: 82ND AVE MM
	R/W# 9528-68
	SHEET: 2 OF 2

EXHIBIT 'A'

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-69

1S2E16BC-04400

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO EAST PROPERTY LLC, RECORDED AS DOCUMENT NO. 2021-100191, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 354.86 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (85 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°22'56" EAST 5.00 FEET TO A POINT BEING 45.00 FEET EAST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE SOUTH 00°37'04" WEST 9.03 FEET TO THE SOUTHERLY LINE OF SAID EAST PROPERTY LLC PARCEL; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°46'13" WEST 5.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 9.10 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 45 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

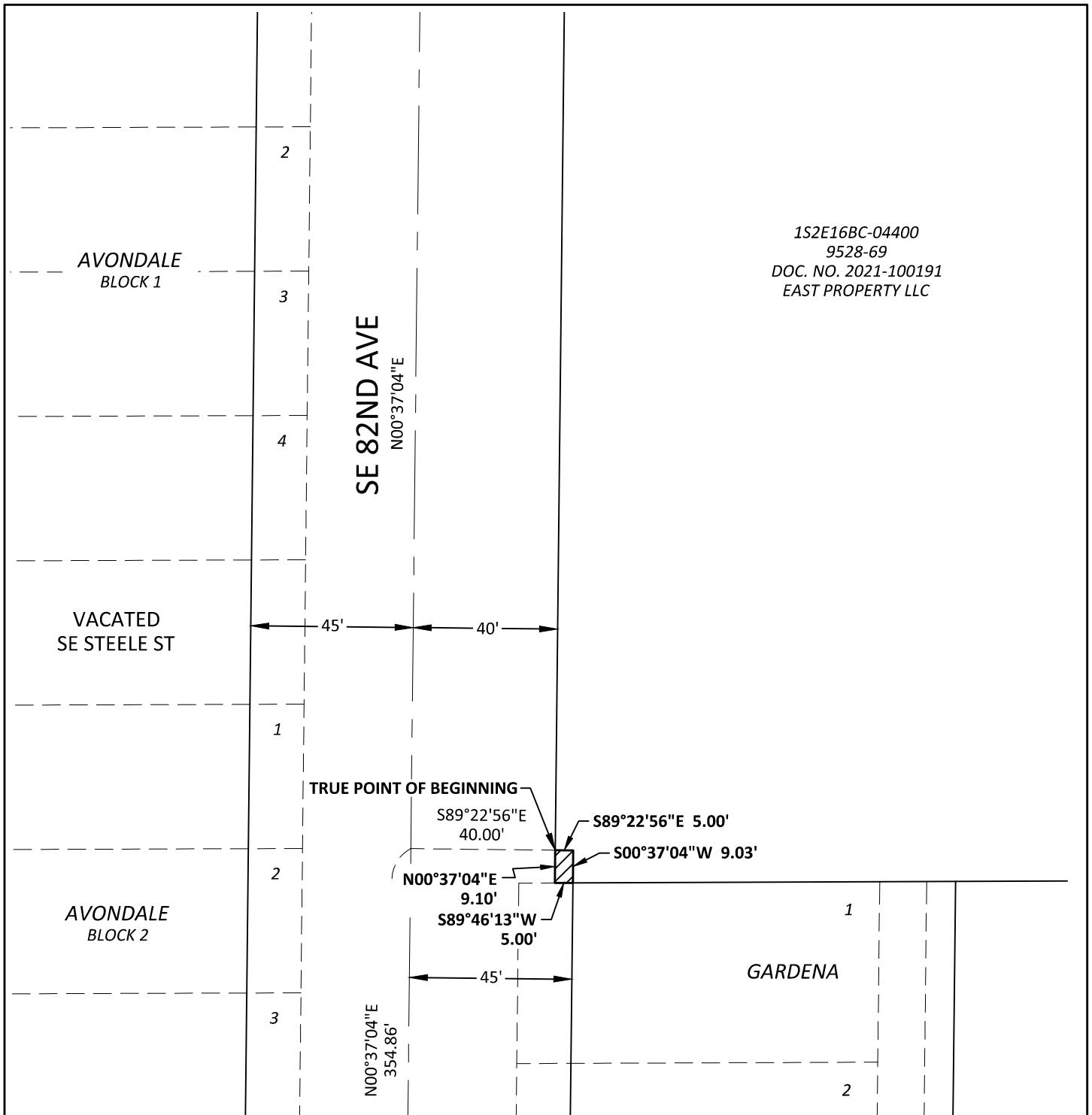
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:43:43-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



1S2E16BC-04400
9528-69
DOC. NO. 2021-100191
EAST PROPERTY LLC



LEGEND

 EASEMENT FOR RIGHT-OF-WAY PURPOSES
45 SQUARE FEET



SCALE: 1" = 40'



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT 'B' MAP EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E16BC-04400	DATE: 8/16/2024
	DRAWN BY: SD
NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	PROJECT: 82ND AVE MM
	R/W# 9528-69
	SHEET: 2 OF 2

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT
82ND AVE MAJOR MAINTENANCE
R/W# 9528-69
1S2E16BC-04400
AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO EAST PROPERTY LLC, RECORDED AS DOCUMENT NO. 2021-100191, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 354.86 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (85 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°22'56" EAST 5.00 FEET; THENCE SOUTH 00°37'04" WEST 9.03 FEET TO THE SOUTHERLY LINE OF SAID EAST PROPERTY LLC PARCEL; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°46'13" EAST 2.50 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°37'04" EAST 140.04 FEET; THENCE SOUTH 89°22'56" EAST 6.00 FEET; THENCE NORTH 00°37'04" EAST 17.93 FEET; THENCE NORTH 89°22'56" WEST 6.00 FEET; THENCE NORTH 00°37'04" EAST 194.70 FEET TO THE NORTHERLY LINE OF SAID EAST PROPERTY LLC PARCEL; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°56'04" WEST 7.50 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 343.58 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2,707 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

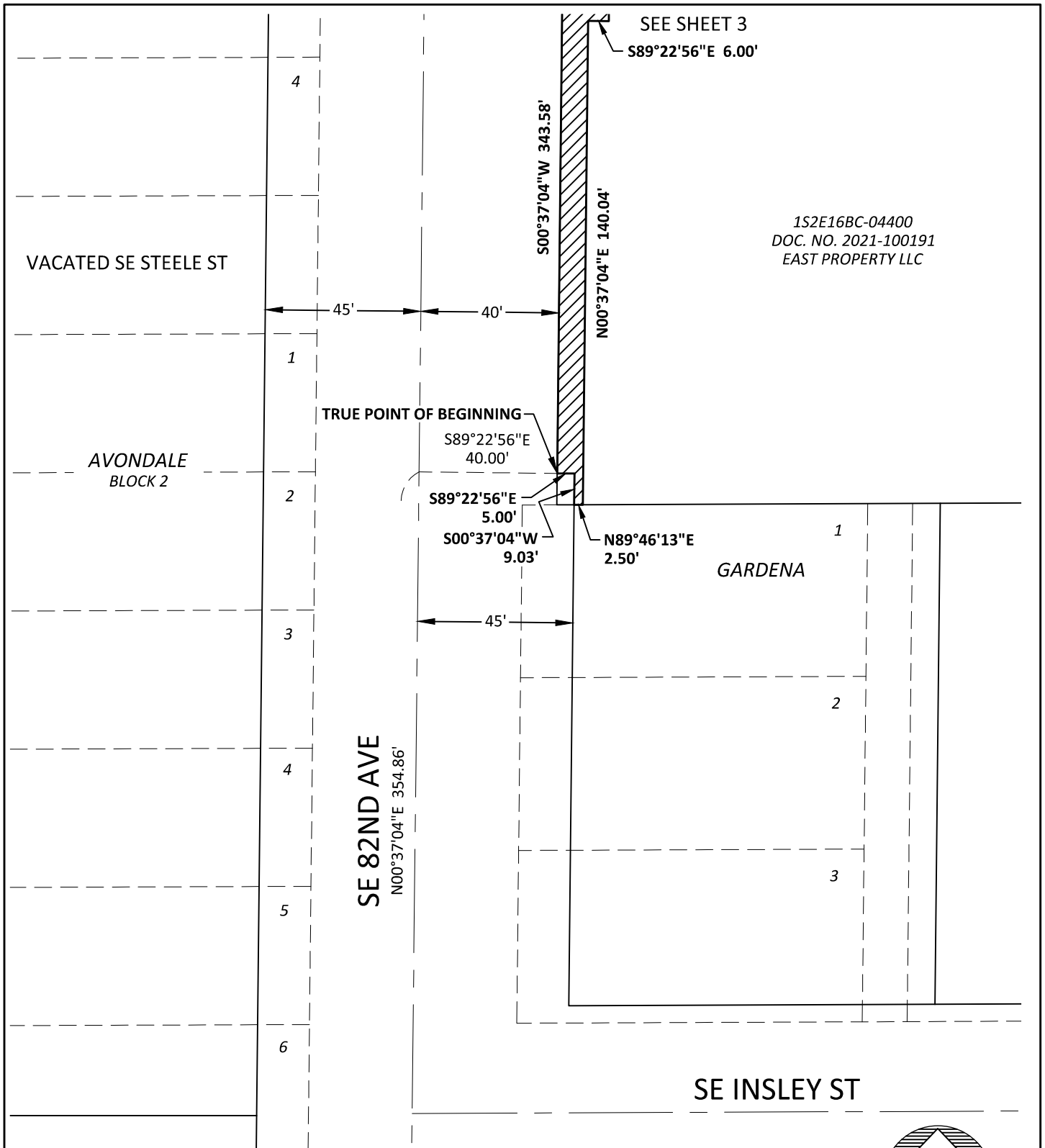
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
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LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:45:28-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
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RENEWAL 12/31/2025



1S2E16BC-04400
 DOC. NO. 2021-100191
 EAST PROPERTY LLC



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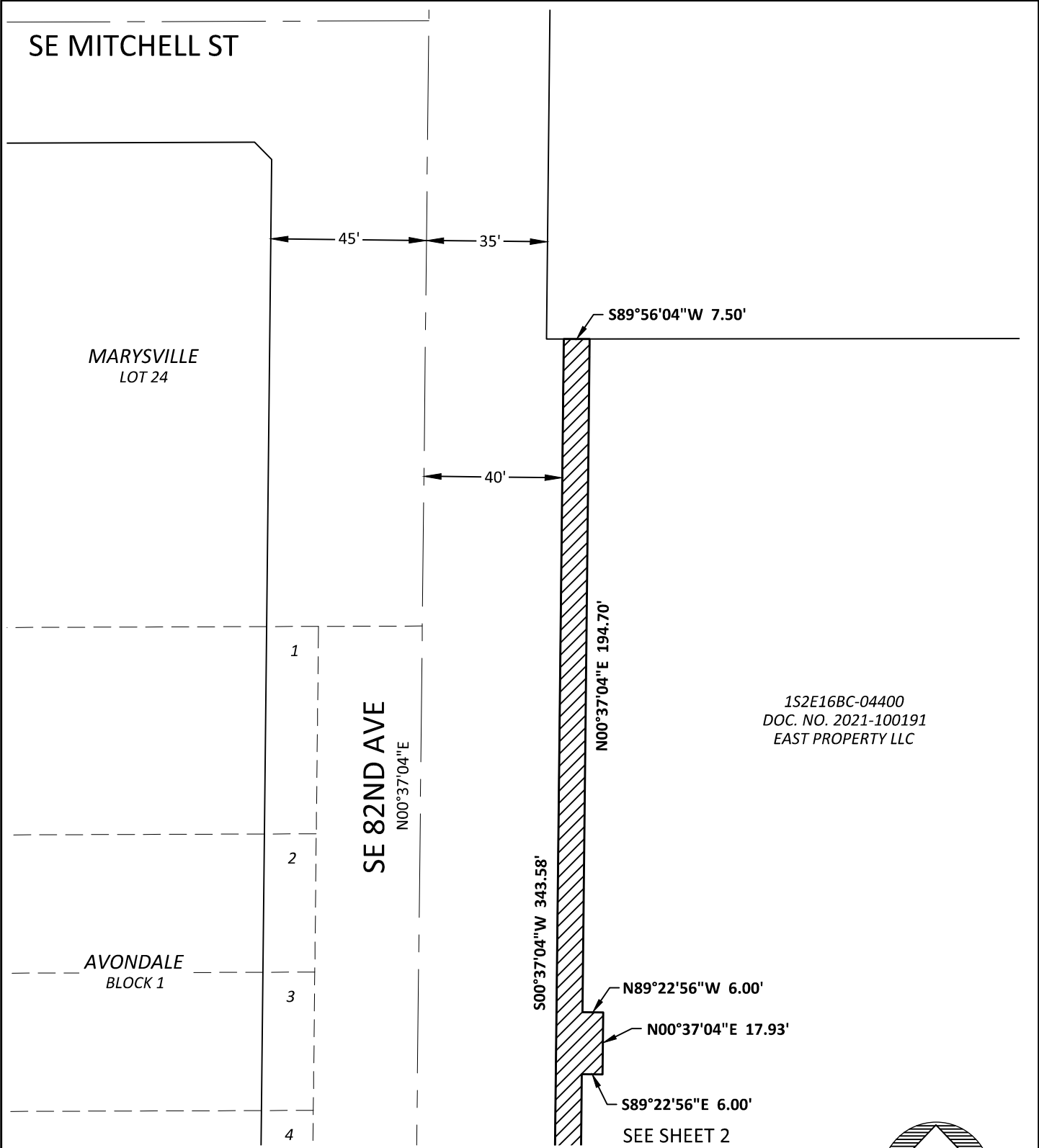


LEGEND



SCALE: 1" = 40'

EXHIBIT 'B' MAP TEMPORARY CONSTRUCTION EASEMENT 1S2E16BC-04400 NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-69
	SHEET: 2 OF 3



1S2E16BC-04400
 DOC. NO. 2021-100191
 EAST PROPERTY LLC

LEGEND

 TEMPORARY CONSTRUCTION EASEMENT
 2,707 SQUARE FEET



SCALE: 1" = 40'



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EXHIBIT 'B' MAP TEMPORARY CONSTRUCTION EASEMENT 1S2E16BC-04400	DATE: 8/16/2024
	DRAWN BY: SD
NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	PROJECT: 82ND AVE MM
	R/W# 9528-69
	SHEET: 3 OF 3

EXHIBIT 'A'

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-70

1S2E16BC-08800

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO RANDY LL CORPORATION, RECORDED AS DOCUMENT NO. 2022-002762, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 3, PLAT OF GARDENA, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 203.33 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 45.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (90 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°46'13" EAST 48.39 FEET; THENCE SOUTH 00°13'47" EAST 2.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE INSLEY STREET (56 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°46'13" WEST 48.43 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 2.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 121 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

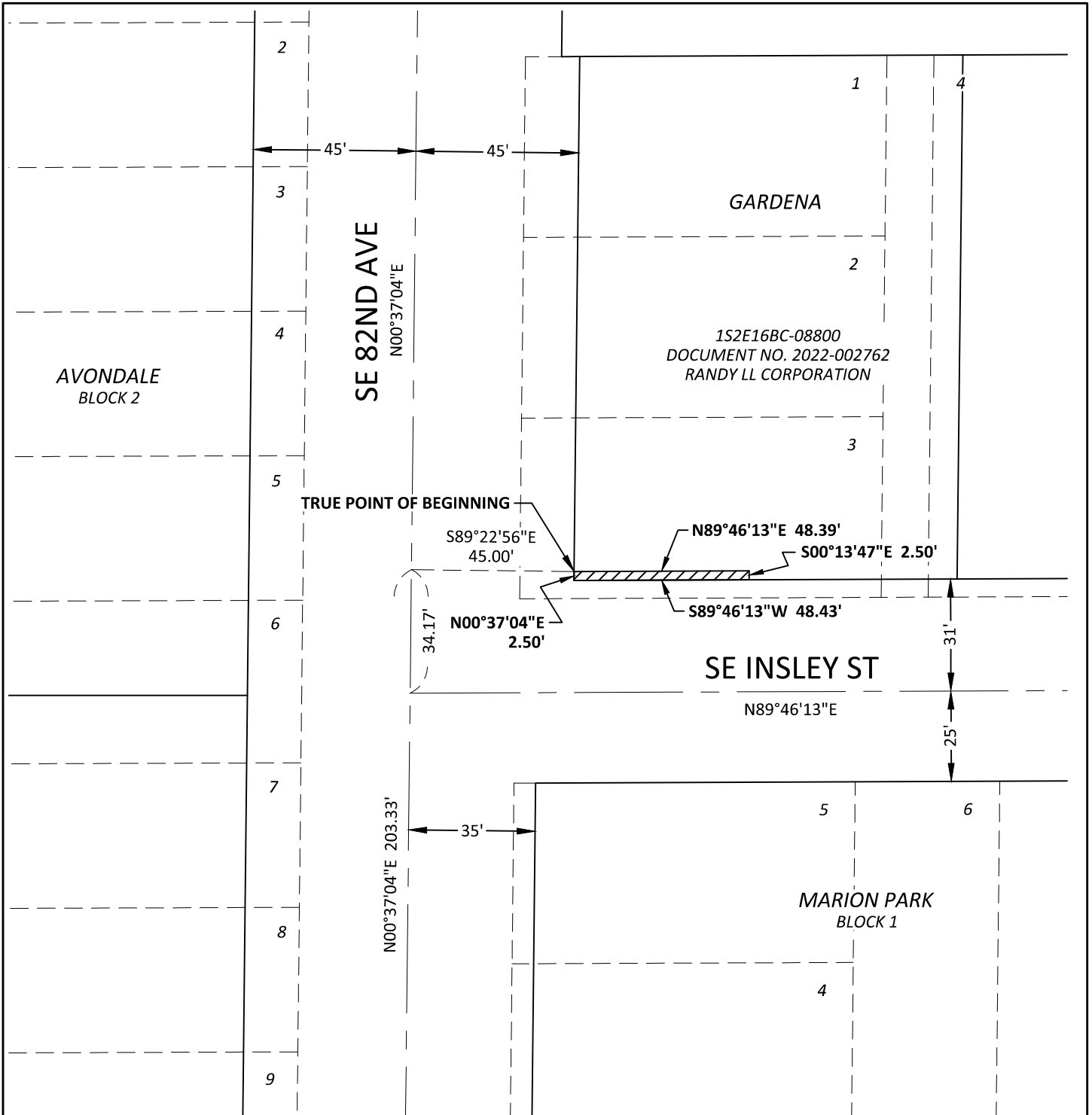
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16
10:46:52-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



POINT OF COMMENCEMENT
17 ● 16

LEGEND



EASEMENT FOR RIGHT-OF-WAY PURPOSES
121 SQUARE FEET



SCALE: 1" = 40'



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EXHIBIT 'B' MAP EASEMENT FOR RIGHT-OF-WAY PURPOSES 152E16BC-08800 NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-70
	SHEET: 2 OF 2

EXHIBIT 'A'

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-70

1S2E16BC-08800

AUGUST 16, 2024

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO RANDY LL CORPORATION, RECORDED AS DOCUMENT NO. 2022-002762, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOTS 1, 2 AND 3, PLAT OF GARDENA, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 203.33 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 45.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (90 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°46'13" EAST 48.39 FEET; THENCE SOUTH 00°13'47" EAST 2.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE INSLEY STREET (56 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°46'13" EAST 4.00 FEET; THENCE NORTH 00°13'47" EAST 7.00 FEET; THENCE SOUTH 89°46'13" WEST 44.82 FEET; THENCE NORTH 00°37'08" EAST 138.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°46'13" WEST 7.50 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 142.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,281 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

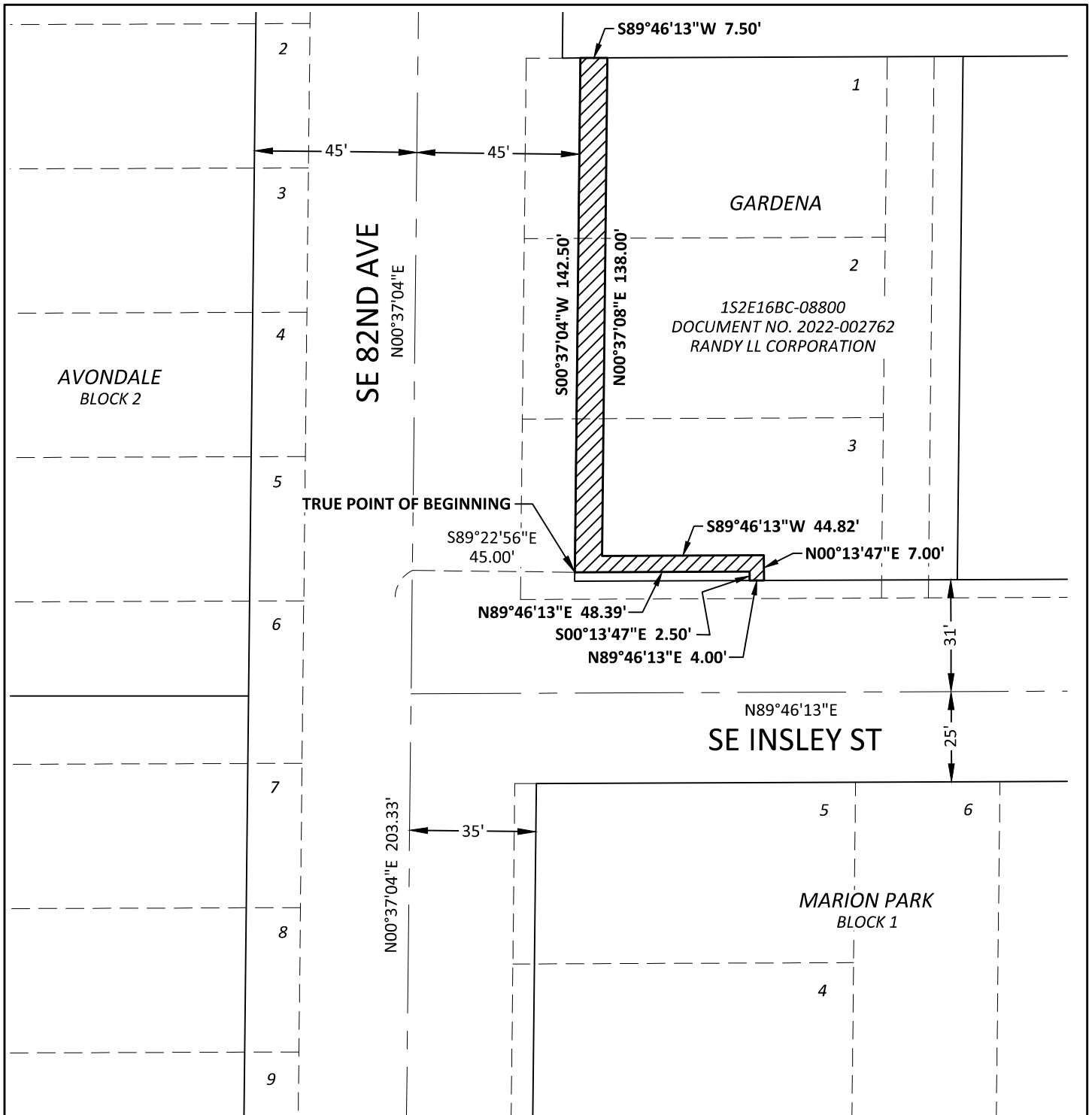
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LEGEND

 TEMPORARY CONSTRUCTION EASEMENT
1,281 SQUARE FEET



SCALE: 1" = 40'



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EXHIBIT 'B' MAP		DATE:	8/16/2024
TEMPORARY CONSTRUCTION EASEMENT		DRAWN BY:	SD
1S2E16BC-08800		PROJECT:	82ND AVE MM
NW 1/4 OF SECTION 16 / T1S / R2E / W.M.		R/W#	9528-70
CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON		SHEET:	2 OF 2