

**EXHIBIT 'A'**

EASEMENT FOR RIGHT-OF-WAY PURPOSES  
82ND AVE MAJOR MAINTENANCE  
R/W# 9528-71  
1S2E16CB-04800  
AUGUST 16, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO KYU HA YU AND GRACE YU, RECORDED AS DOCUMENT NO. 2005-163950, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOTS 4 AND 5, BLOCK 1, PLAT OF MARION 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 76.65 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 (80 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°22'56" EAST 5.50 FEET TO A POINT BEING 40.50 FEET EAST OF SAID CENTERLINE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE NORTH 00°37'04" EAST 63.21 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 89°46'13" EAST 18.06 FEET; THENCE NORTH 00°13'47" WEST 4.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE INSLEY STREET (56 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°46'13" WEST 23.49 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 68.03 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 463 SQUARE FEET, MORE OR LESS.

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

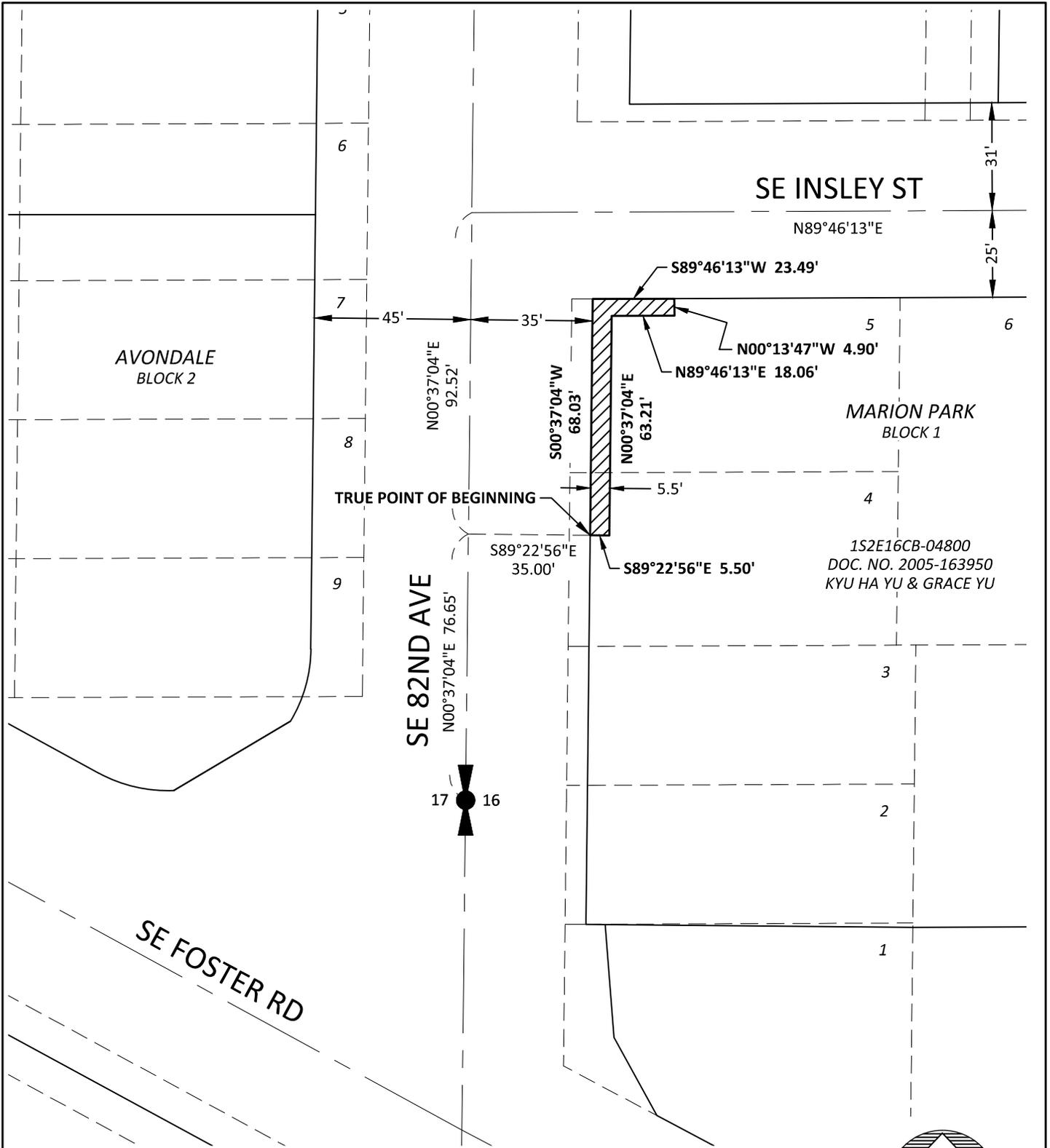
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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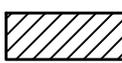
OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



1S2E16CB-04800  
DOC. NO. 2005-163950  
KYU HA YU & GRACE YU

LEGEND

 EASEMENT FOR RIGHT-OF-WAY PURPOSES  
463 SQUARE FEET



SCALE: 1" = 40'



111 SW Fifth Ave., Suite 2400  
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<b>EXHIBIT 'B' MAP</b> EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E16CB-04800 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# 9528-71
	SHEET: 2 OF 2

**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-71

1S2E16CB-04800

AUGUST 16, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO KYU HA YU AND GRACE YU, RECORDED AS DOCUMENT NO. 2005-163950, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOTS 4 AND 5, BLOCK 1, PLAT OF MARION 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 76.65 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 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°22'56" EAST 5.50 FEET; THENCE NORTH 00°37'04" EAST 63.21 FEET; THENCE NORTH 89°46'13" EAST 18.06 FEET; THENCE NORTH 00°13'47" WEST 4.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE INSLEY STREET (56 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°46'13" EAST 4.00 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°13'47" EAST 9.40 FEET; THENCE SOUTH 89°46'13" WEST 15.12 FEET; THENCE SOUTH 00°37'04" WEST 62.81 FEET; THENCE NORTH 89°22'56" WEST 12.50 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 4.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 580 SQUARE FEET, MORE OR LESS.

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

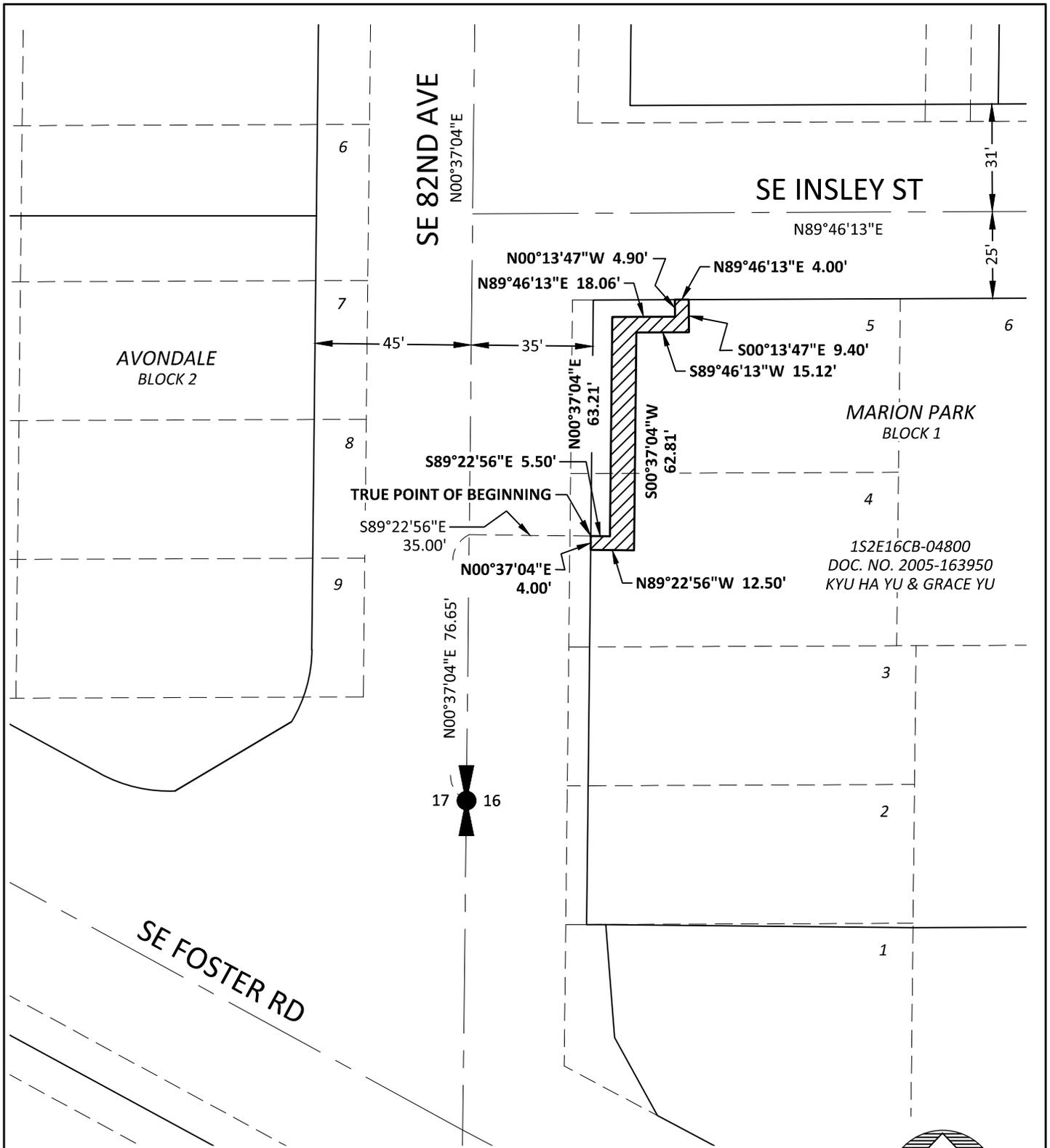
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

RENEWAL 12/31/2025



**LEGEND**



TEMPORARY CONSTRUCTION EASEMENT  
580 SQUARE FEET



SCALE: 1" = 40'



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<b>EXHIBIT 'B' MAP</b> TEMPORARY CONSTRUCTION EASEMENT 1S2E16CB-04800	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# 9528-71
	SHEET: 2 OF 2

**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-72

1S2E17AD-00700

AUGUST 16, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO COLUMBIA BRICK WORKS, INC., RECORDED AS DOCUMENT NO. 98012048, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING PORTIONS OF LOTS 6, 7, 8 AND 9, BLOCK 2, PLAT OF AVONDALE, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 17.88 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 57.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (VARIABLE WIDTH) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 30°43'49" WEST 5.00 FEET; THENCE NORTH 19°16'11" EAST 11.70 FEET; THENCE NORTH 00°37'04" EAST 131.74 FEET; THENCE NORTH 89°22'56" WEST 3.18 FEET; THENCE NORTH 00°37'04" EAST 2.94 FEET TO THE NORTHERLY LINE OF SAID COLUMBIA BRICK WORKS PARCEL; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°59'56" EAST 14.75 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 125.00 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 41.21 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 30°30'30" (THE LONG CHORD OF WHICH BEARS SOUTH 15°52'19" WEST 21.68 FEET) AN ARC DISTANCE OF 21.94 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 58°52'25" EAST; THENCE SOUTH 59°16'11" WEST 57.71 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,700 SQUARE FEET, MORE OR LESS.

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

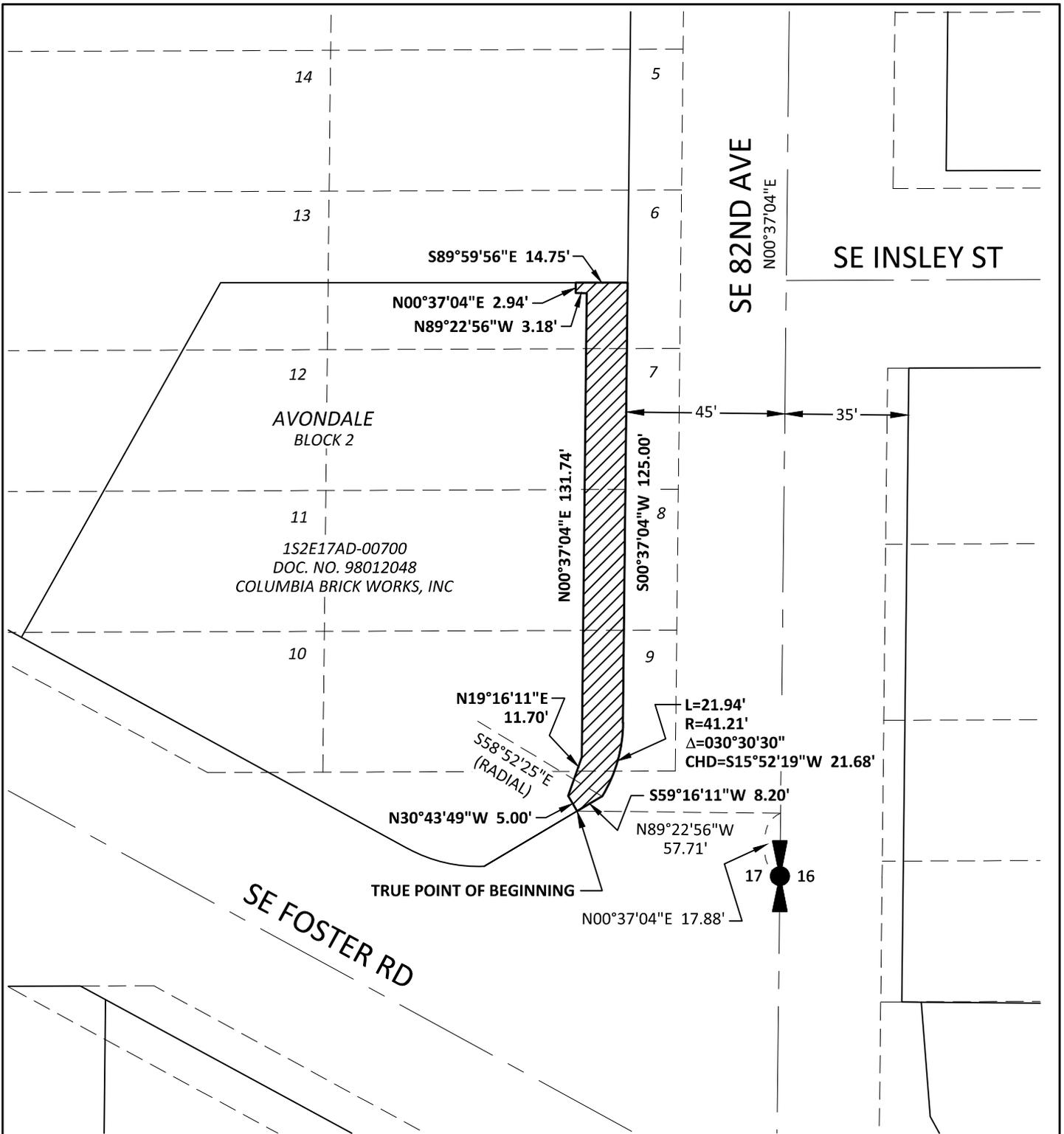
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

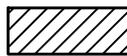
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OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



**LEGEND**



TEMPORARY CONSTRUCTION  
EASEMENT  
1,700 SQUARE FEET



SCALE: 1" = 40'



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<b>EXHIBIT 'B' MAP</b> TEMPORARY CONSTRUCTION EASEMENT 1S2E17AD-00700 NE 1/4 OF SECTION 17 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-72
	SHEET: 2 OF 2

**EXHIBIT 'A'**

EASEMENT FOR RIGHT-OF-WAY PURPOSES  
82ND AVE MAJOR MAINTENANCE  
R/W# 9528-73  
1S2E17AD-00600  
AUGUST 16, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO EMMERT'S 82ND AVE. PROPERTIES, LLC, RECORDED AS DOCUMENT NO. 2018-022285, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 24, PLAT OF MARYSVILLE, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 748.25 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 45.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (80 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 44°13'42" WEST 4.65 FEET; THENCE NORTH 78°54'27" WEST 14.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE MITCHELL STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°47'09" EAST 12.66 FEET; THENCE SOUTH 44°47'53" EAST 7.02 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 1.21 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 23 SQUARE FEET, MORE OR LESS.

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

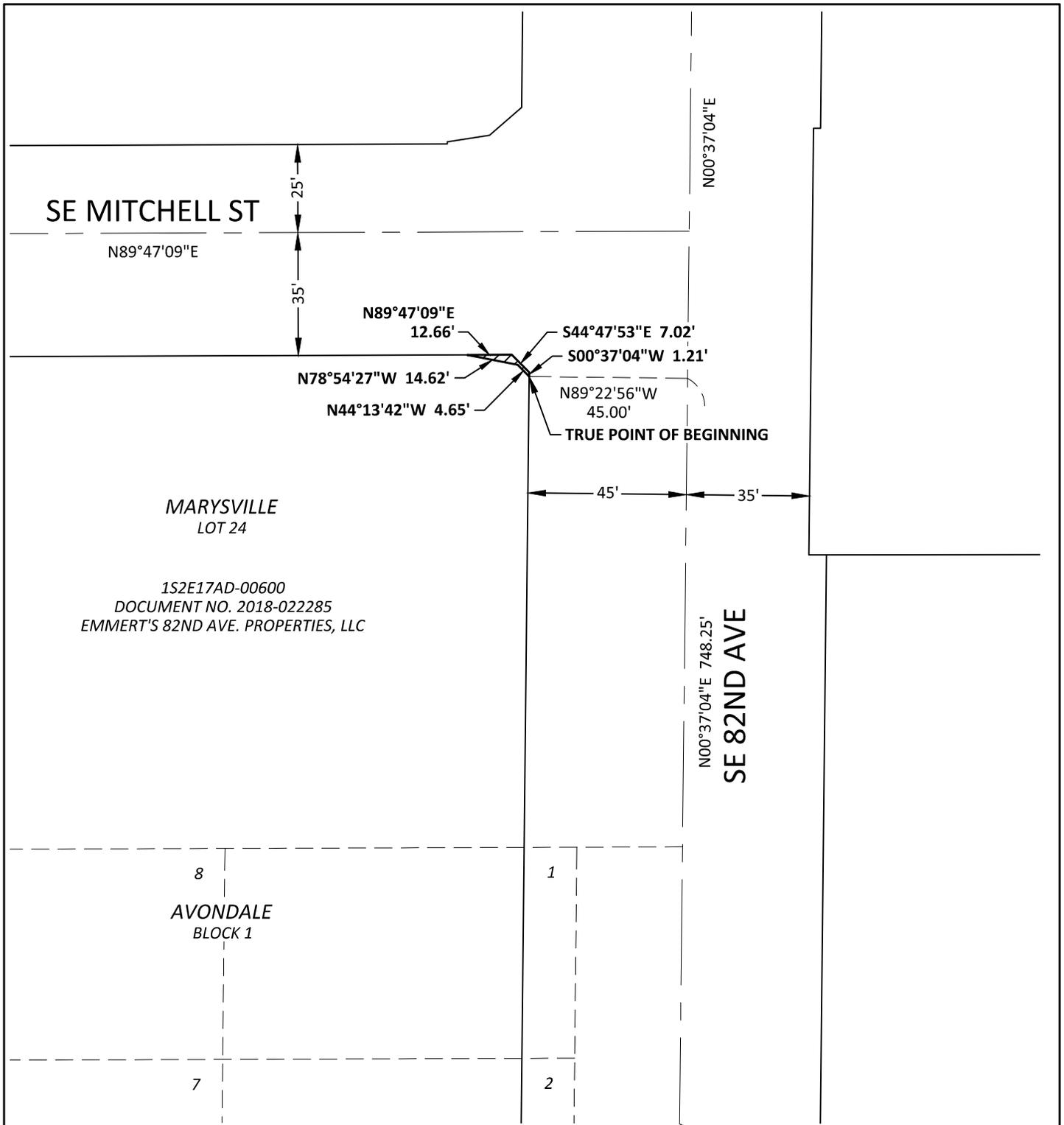
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PROFESSIONAL  
LAND SURVEYOR

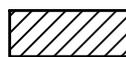
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OREGON  
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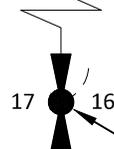
RENEWAL 12/31/2025



LEGEND



EASEMENT FOR RIGHT-OF-WAY PURPOSES  
23 SQUARE FEET



POINT OF COMMENCEMENT



SCALE: 1" = 40'



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<b>EXHIBIT 'B' MAP</b> EASEMENT FOR RIGHT-OF-WAY PURPOSES 152E17AD-00600	DATE: 8/16/2024
	DRAWN BY: SD
NE 1/4 OF SECTION 17 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	PROJECT: 82ND AVE MM
	R/W# 9528-73
	SHEET: 2 OF 2

**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-73

1S2E17AD-00600

AUGUST 16, 2024

**LEGAL DESCRIPTION**

FOUR TRACTS OF LAND BEING PORTIONS OF THAT PARCEL DESCRIBED IN DEED TO EMMERT'S 82ND AVE. PROPERTIES, LLC, RECORDED AS DOCUMENT NO. 2018-022285, MULTNOMAH COUNTY DEED RECORDS, SAID TRACTS BEING PORTIONS OF LOT 24, PLAT OF MARYSVILLE, LOT 4, BLOCK 1, PLAT OF AVONDALE, AND LOTS 3, 4, 5 AND 6, BLOCK 2, PLAT OF AVONDALE, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 748.25 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 45.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (80 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 44°13'42" WEST 4.65 FEET; THENCE NORTH 78°54'27" WEST 14.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE MITCHELL STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°47'09" WEST 9.17 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°08'56" EAST 2.24 FEET; THENCE SOUTH 78°54'27" EAST 16.96 FEET; THENCE SOUTH 08°18'47" EAST 3.18 FEET; THENCE NORTH 86°47'12" EAST 8.73 FEET; THENCE SOUTH 06°11'38" EAST 7.69 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 9.71 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 118 SQUARE FEET, MORE OR LESS.

**TRACT 2**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 464.33 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 45.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (85 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°22'56" WEST 5.25 FEET; THENCE SOUTH 00°37'04" WEST 15.00 FEET; THENCE SOUTH 89°22'56" EAST 5.25 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 15.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 79 SQUARE FEET, MORE OR LESS.

**TRACT 3**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 294.54 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 45.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (90 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°22'56" WEST 7.75 FEET; THENCE SOUTH 00°37'04" WEST 48.13 FEET; THENCE SOUTH 89°22'56" EAST 7.75 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 48.13 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 373 SQUARE FEET, MORE OR LESS.

**TRACT 4**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 204.37 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 45.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (90 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°22'56" WEST 14.75 FEET; THENCE SOUTH 00°37'04" WEST 36.46 FEET TO THE SOUTHERLY LINE OF SAID EMMERTS 82ND AVE PROPERTIES LLC PARCEL; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°59'56" EAST 14.75 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 36.30 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 537 SQUARE FEET, MORE OR LESS.

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

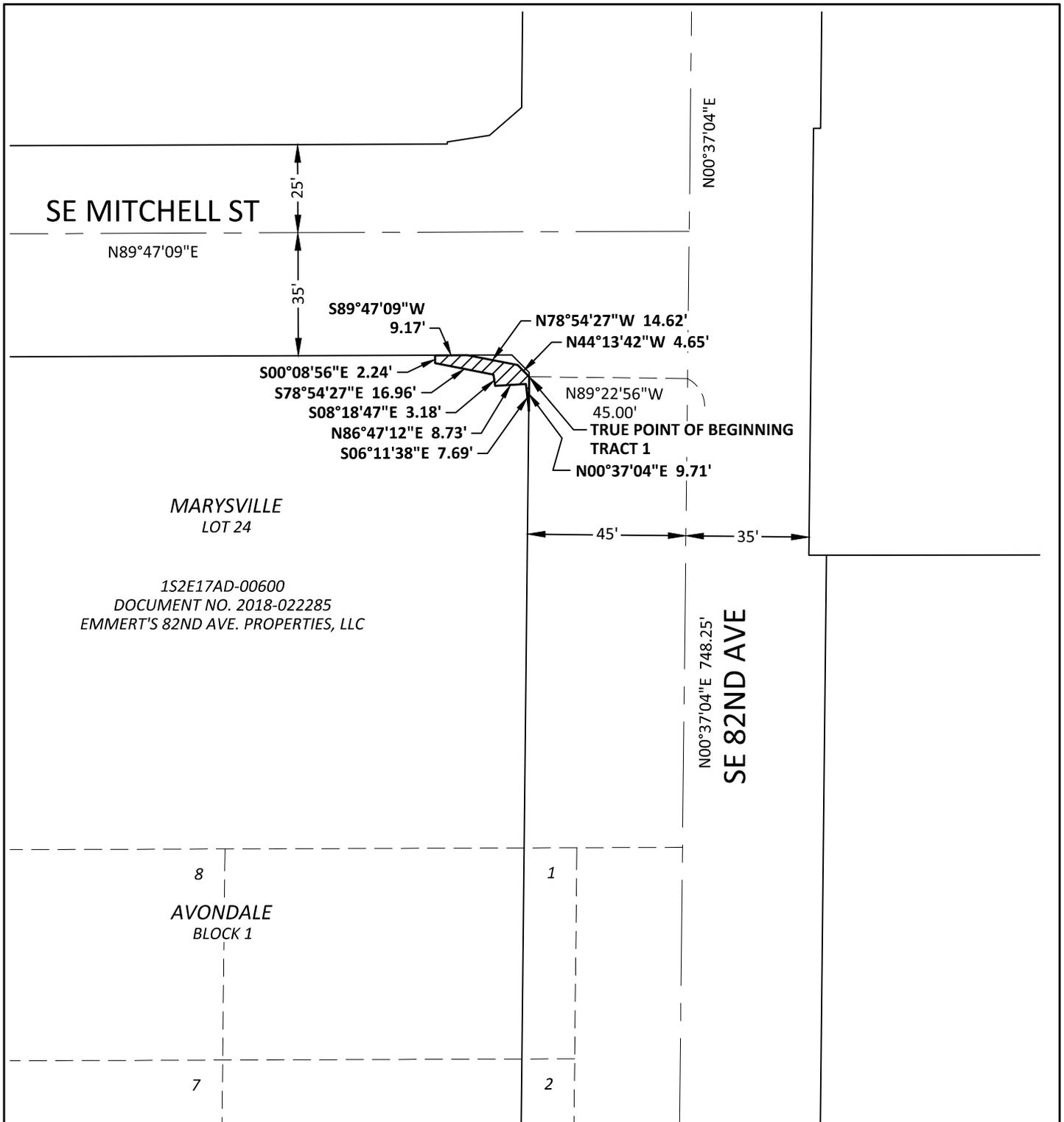
THE TRACTS OF LAND DESCRIBED ABOVE ARE SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16  
11:07:21-07'00'

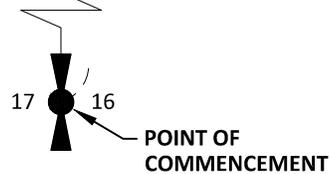
OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



**LEGEND**

 TEMPORARY CONSTRUCTION EASEMENT TRACT 1: 118 SQUARE FEET

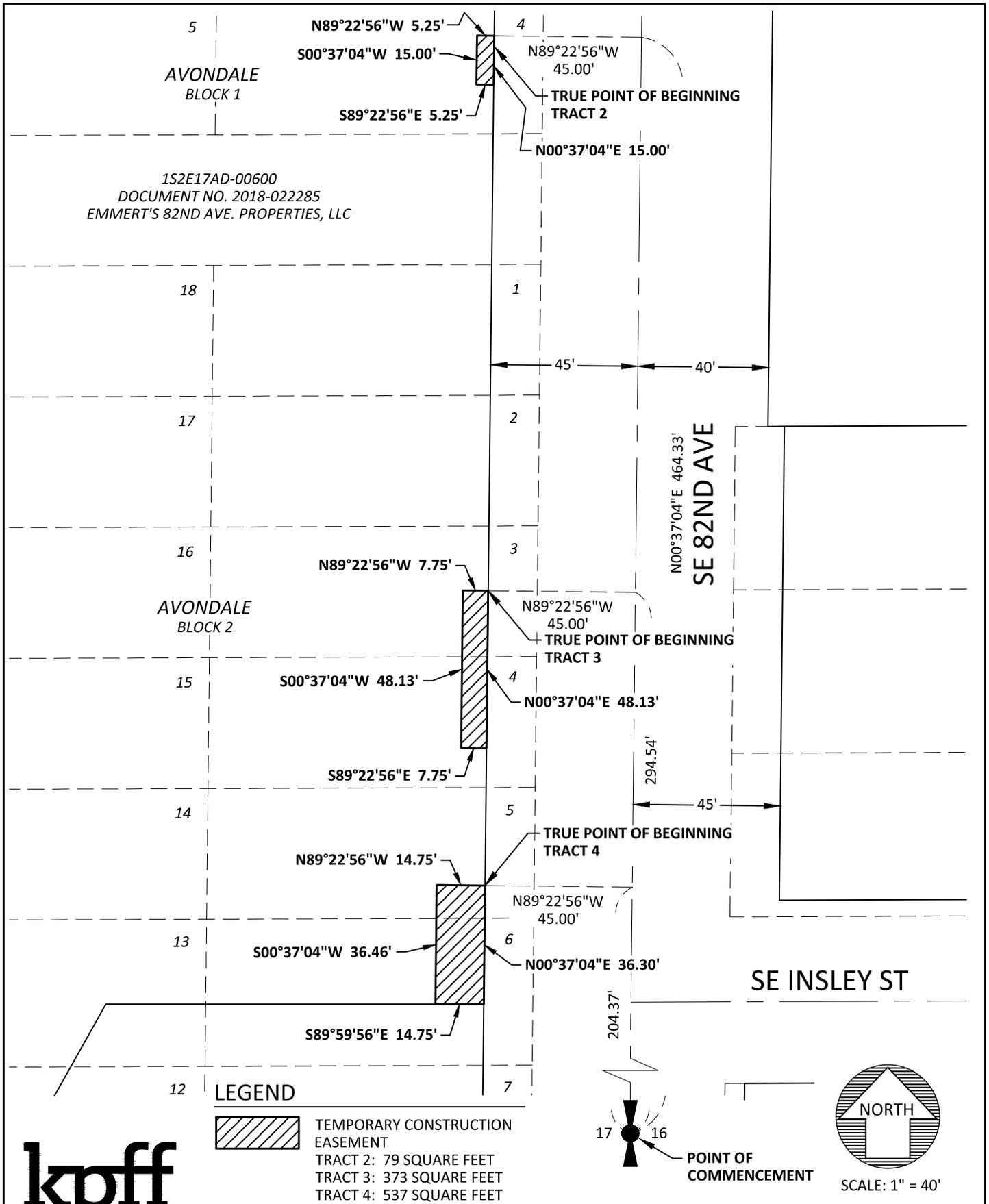


SCALE: 1" = 40'



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<b>EXHIBIT 'B' MAP</b> TEMPORARY CONSTRUCTION EASEMENT 1S2E17AD-00600	DATE: 8/16/2024
	DRAWN BY: SD
NE 1/4 OF SECTION 17 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	PROJECT: 82ND AVE MM
	R/W# 9528-73
	SHEET: 3 OF 4



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<b>EXHIBIT 'B' MAP</b>		DATE:	8/16/2024
TEMPORARY CONSTRUCTION EASEMENT		DRAWN BY:	SD
1S2E17AD-00600		PROJECT:	82ND AVE MM
NE 1/4 OF SECTION 17 / T1S / R2E / W.M.		R/W#	9528-73
CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON		SHEET:	4 OF 4

**EXHIBIT 'A'**

EASEMENT FOR RIGHT-OF-WAY PURPOSES  
82ND AVE MAJOR MAINTENANCE  
R/W# 9528-74  
1S2E17AD-00500  
AUGUST 16, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO MISSION HFT LLC, RECORDED AS DOCUMENT NO. 2015-084558, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 24, PLAT OF MARYSVILLE, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 979.40 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 40.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (VARIABLE WIDTH), SAID POINT BEING 40.50 FEET WEST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO, AND THE **TRUE POINT OF BEGINNING**; THENCE PARALLEL WITH SAID CENTERLINE NORTH 00°37'04" EAST 32.84 FEET TO THE NORTHERLY LINE OF SAID MISSION HFT LLC PARCEL; THENCE ALONG SAID NORTHERLY LINE NORTH 89°51'04" EAST 5.50 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 10°06'17" WEST 33.37 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 90 SQUARE FEET, MORE OR LESS.

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

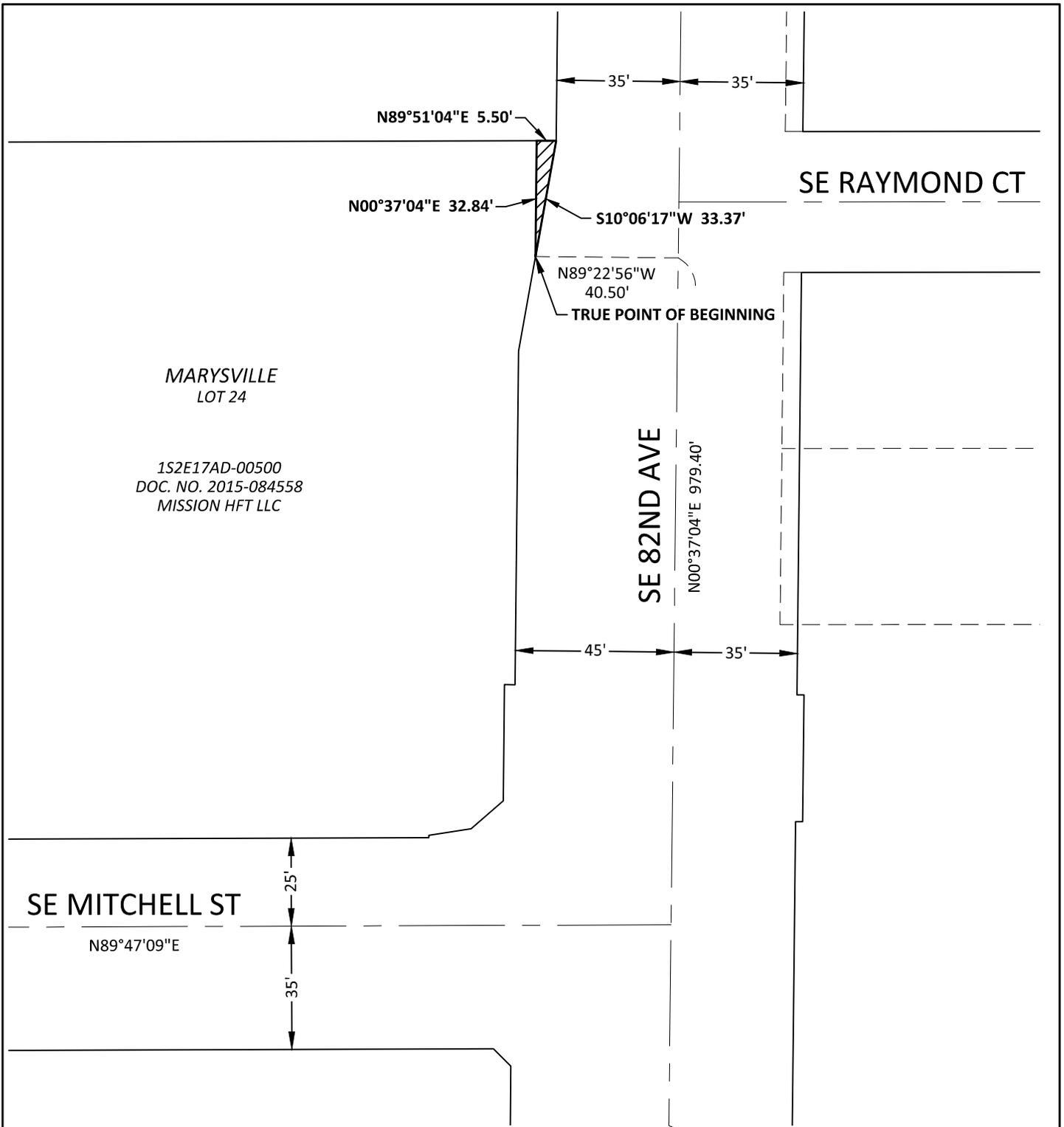
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16  
11:00:04-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



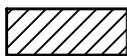
MARYSVILLE  
LOT 24  
  
1S2E17AD-00500  
DOC. NO. 2015-084558  
MISSION HFT LLC

SE RAYMOND CT

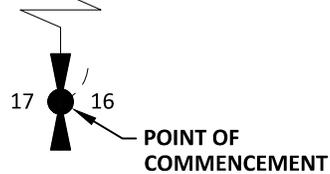
SE 82ND AVE

SE MITCHELL ST

**LEGEND**



EASEMENT FOR RIGHT-OF-WAY  
PURPOSES  
90 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](http://www.kpff.com)

<b>EXHIBIT 'B' MAP</b>		DATE:	8/16/2024
EASEMENT FOR RIGHT-OF-WAY PURPOSES		DRAWN BY:	SD
1S2E17AD-00500		PROJECT:	82ND AVE MM
NE 1/4 OF SECTION 17 / T1S / R2E / W.M.		R/W#	9528-74
CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON		SHEET:	2 OF 2

**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-74

1S2E17AD-00500

AUGUST 16, 2024

**LEGAL DESCRIPTION**

TWO TRACTS OF LAND BEING PORTIONS OF THAT PARCEL DESCRIBED IN DEED TO MISSION HFT LLC, RECORDED AS DOCUMENT NO. 2015-084558, MULTNOMAH COUNTY DEED RECORDS, SAID TRACTS BEING PORTIONS OF LOT 24, PLAT OF MARYSVILLE, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 979.40 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 40.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (VARIABLE WIDTH) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 32.84 FEET TO THE NORTHERLY LINE OF SAID MISSION HFT LLC PARCEL; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°51'04" WEST 7.50 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°37'04" WEST 0.99 FEET; THENCE NORTH 89°54'31" EAST 2.18 FEET; THENCE SOUTH 00°11'04" EAST 58.71 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 10°06'17" EAST 27.30 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 235 SQUARE FEET, MORE OR LESS.

**TRACT 2**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 924.28 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 45.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (VARIABLE WIDTH) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°50'38" WEST 7.50 FEET; THENCE SOUTH 00°37'04" WEST 100.40 FEET; THENCE SOUTH 89°47'09" WEST 21.36 FEET; THENCE SOUTH 00°12'51" EAST 9.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE MITCHELL STREET (60 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°47'09" EAST 4.73 FEET; THENCE NORTH 00°37'04" EAST 0.64 FEET; THENCE NORTH 81°09'20" EAST 12.17 FEET; THENCE NORTH 48°59'04" EAST 12.04 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 33.00 FEET; THENCE SOUTH 89°22'56" EAST 3.00 FEET; THENCE NORTH 00°37'04" EAST 66.52 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 818 SQUARE FEET, MORE OR LESS.

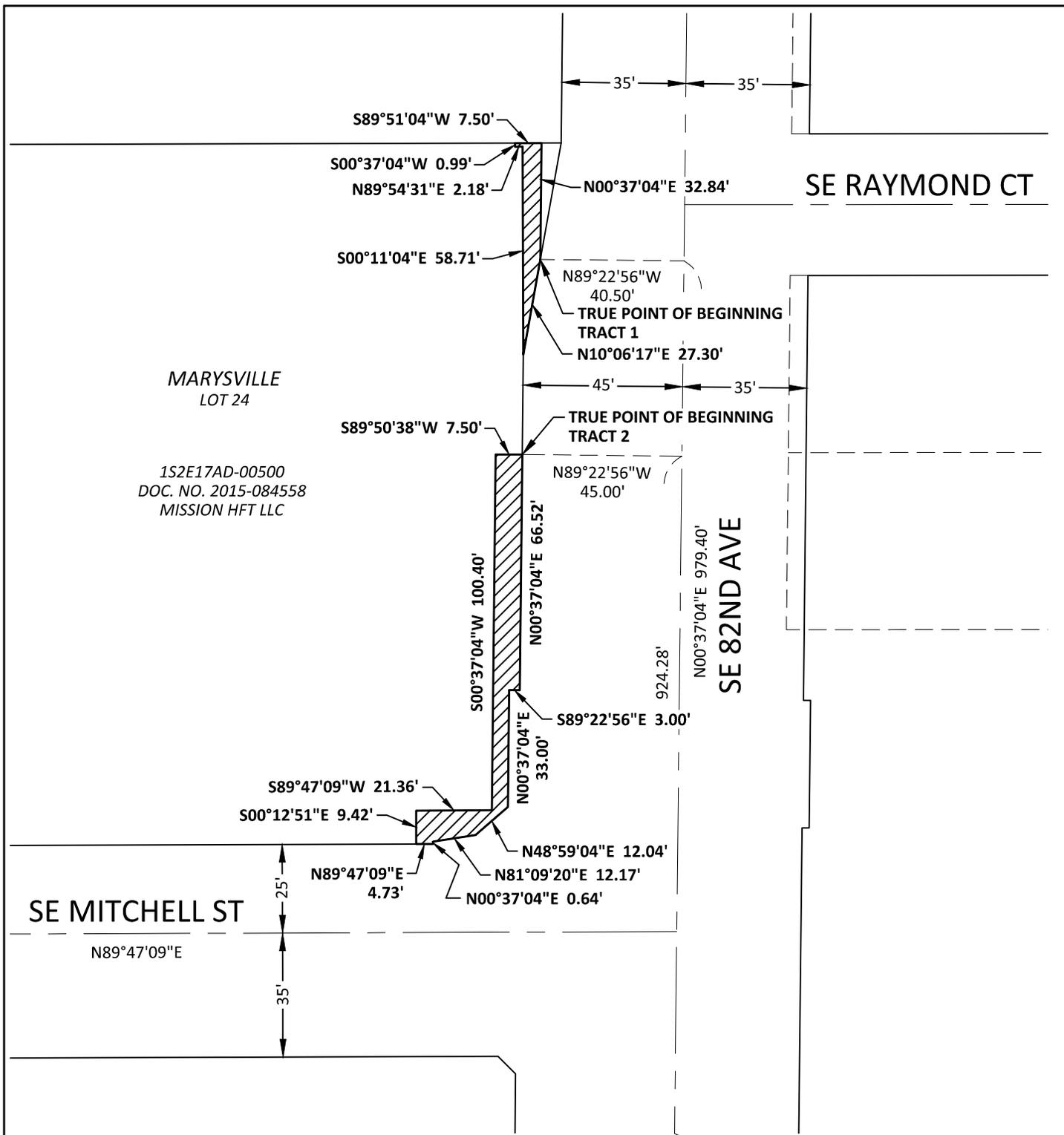
THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16  
11:01:22-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326  
RENEWAL 12/31/2025



MARYSVILLE  
LOT 24  
  
1S2E17AD-00500  
DOC. NO. 2015-084558  
MISSION HFT LLC

SE RAYMOND CT

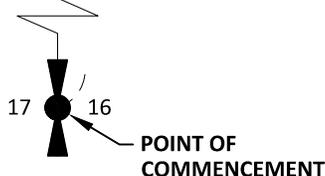
SE 82ND AVE

SE MITCHELL ST

**LEGEND**



TEMPORARY CONSTRUCTION  
EASEMENT  
TRACT 1: 235 SQUARE FEET  
TRACT 2: 818 SQUARE FEET



SCALE: 1" = 40'



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F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<b>EXHIBIT 'B' MAP</b>		DATE:	8/16/2024
TEMPORARY CONSTRUCTION EASEMENT		DRAWN BY:	SD
1S2E17AD-00500		PROJECT:	82ND AVE MM
NE 1/4 OF SECTION 17 / T1S / R2E / W.M.		R/W#	9528-74
CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON		SHEET:	3 OF 3

**EXHIBIT 'A'**

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-75

1S2E17AD-00100

AUGUST 16, 2024

**LEGAL DESCRIPTION**

TWO TRACTS OF LAND BEING PORTIONS OF THAT PARCEL DESCRIBED IN DEED TO YOU FA, INC., RECORDED AS DOCUMENT NO. 2003-047544, MULTNOMAH COUNTY DEED RECORDS, SAID TRACTS BEING A PORTION OF LOT 24, PLAT OF MARYSVILLE, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 1232.94 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 35.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°22'56" WEST 5.00 FEET TO A POINT BEING 40.00 FEET WEST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°37'04" EAST 11.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE RAYMOND STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°46'44" EAST 5.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 11.53 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 57 SQUARE FEET, MORE OR LESS.

**TRACT 2**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 1054.94 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 35.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°22'56" WEST 5.50 FEET TO A POINT BEING 40.50 FEET WEST 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 42.70 FEET TO THE SOUTHERLY LINE OF SAID YOU FA, INC. PARCEL; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°51'04" EAST 5.50 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 42.63 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 235 SQUARE FEET, MORE OR LESS.

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

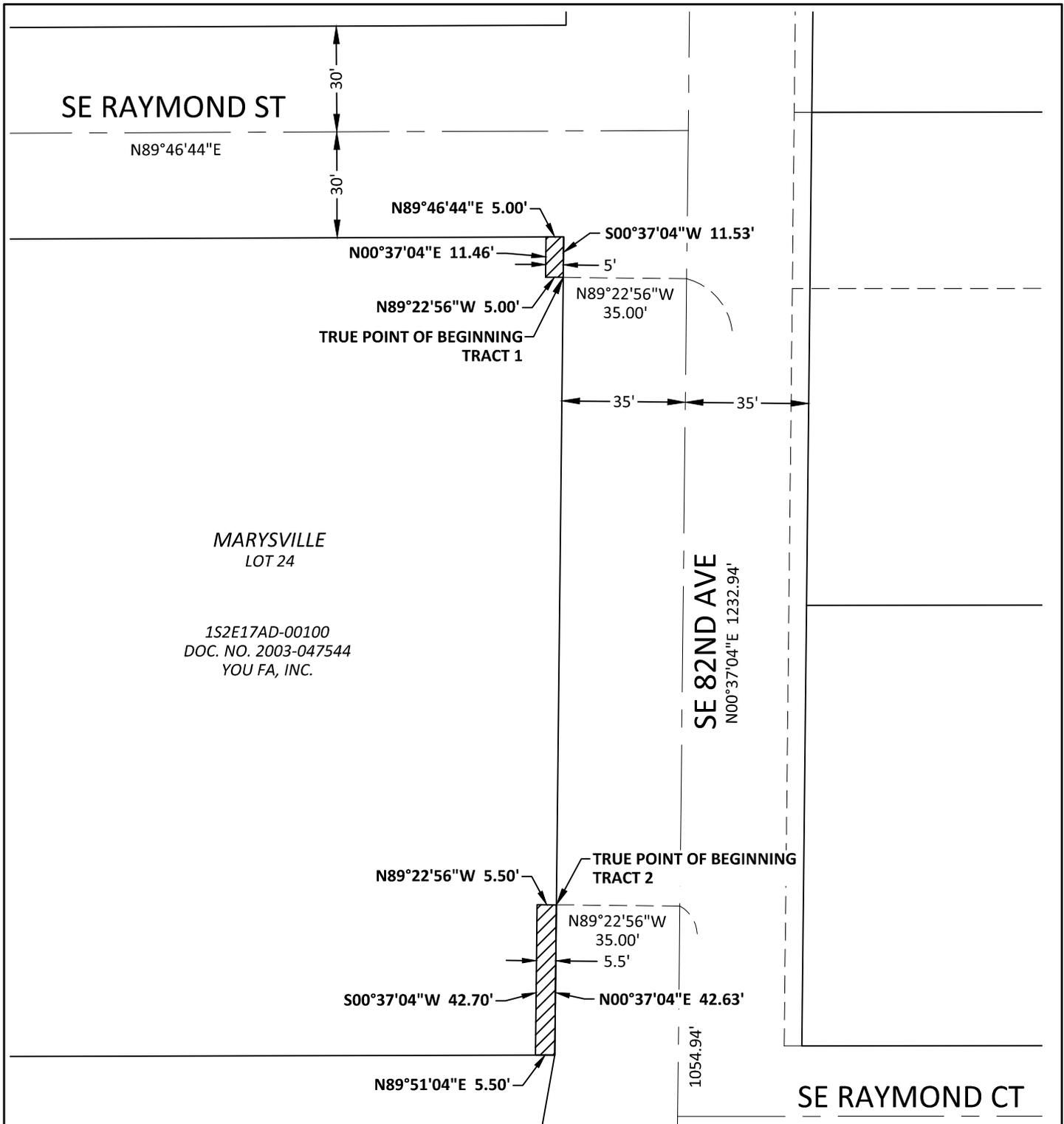
THE TRACTS OF LAND DESCRIBED ABOVE ARE SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16  
10:57:09-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025

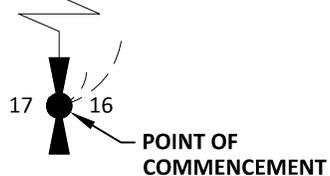


MARYSVILLE  
LOT 24  
  
1S2E17AD-00100  
DOC. NO. 2003-047544  
YOU FA, INC.

**LEGEND**



EASEMENT FOR RIGHT-OF-WAY  
PURPOSES  
TRACT 1: 57 SQUARE FEET  
TRACT 2: 235 SQUARE FEET



SCALE: 1" = 40'



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<b>EXHIBIT 'B' MAP</b> EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E17AD-00100 NE 1/4 OF SECTION 17 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-75
	SHEET: 3 OF 3

**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-75

1S2E17AD-00100

AUGUST 16, 2024

**LEGAL DESCRIPTION**

TWO TRACTS OF LAND BEING PORTIONS OF THAT PARCEL DESCRIBED IN DEED TO YOU FA, INC., RECORDED AS DOCUMENT NO. 2003-047544, MULTNOMAH COUNTY DEED RECORDS, SAID TRACTS BEING A PORTION OF LOT 24, PLAT OF MARYSVILLE, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 1232.94 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 35.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°22'56" WEST 5.00 FEET; THENCE NORTH 00°37'04" EAST 11.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE RAYMOND STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°46'44" WEST 4.50 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 15.39 FEET; THENCE SOUTH 89°22'56" EAST 9.50 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 4.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 89 SQUARE FEET, MORE OR LESS.

**TRACT 2**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF SE 82ND AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°37'04" EAST 1054.94 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 35.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°22'56" WEST 5.50 FEET; THENCE SOUTH 00°37'04" WEST 42.70 FEET TO THE SOUTHERLY LINE OF SAID YOU FA, INC. PARCEL; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°51'04" WEST 7.50 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°37'04" EAST 46.80 FEET; THENCE SOUTH 89°22'56" EAST 13.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 4.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 373 SQUARE FEET, MORE OR LESS.

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

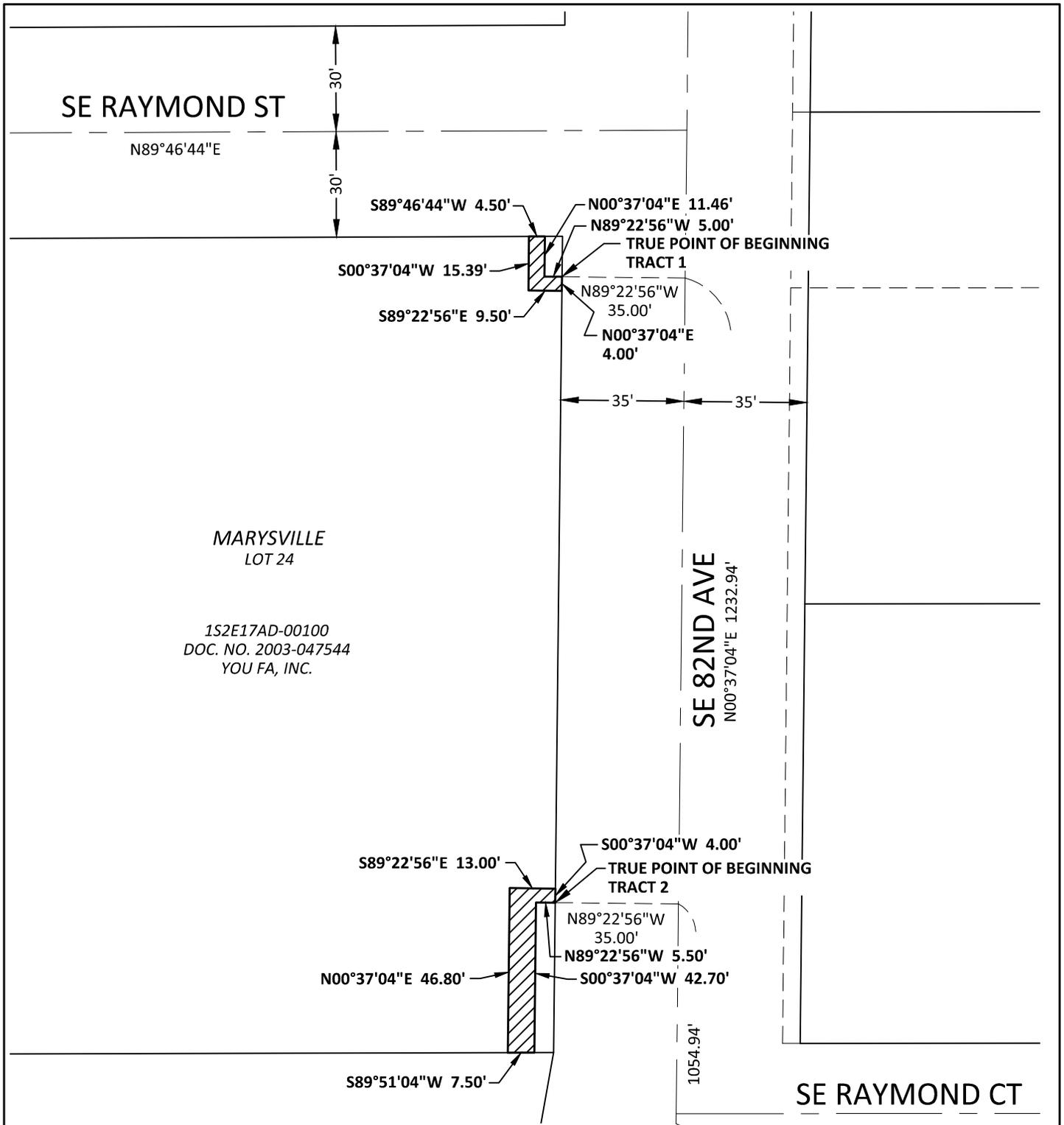
THE TRACTS OF LAND DESCRIBED ABOVE ARE SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16  
10:58:35-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025

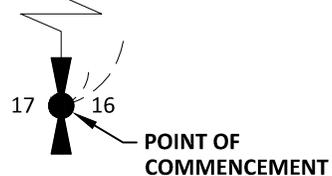


MARYSVILLE  
LOT 24  
  
1S2E17AD-00100  
DOC. NO. 2003-047544  
YOU FA, INC.

**LEGEND**



TEMPORARY CONSTRUCTION  
EASEMENT  
TRACT 1: 89 SQUARE FEET  
TRACT 2: 373 SQUARE FEET



SCALE: 1" = 40'



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Portland, OR 97204  
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F: 503.274.4681  
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<b>EXHIBIT 'B' MAP</b> TEMPORARY CONSTRUCTION EASEMENT 1S2E17AD-00100	DATE: 8/16/2024
	DRAWN BY: SD
NE 1/4 OF SECTION 17 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	PROJECT: 82ND AVE MM
	R/W# 9528-75
	SHEET: 3 OF 3

**EXHIBIT 'A'**

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-76

1S2E17AA-10700

AUGUST 16, 2024

**LEGAL DESCRIPTION**

TWO TRACTS OF LAND BEING PORTIONS OF THAT PARCEL DESCRIBED IN DEED TO MESK INVESTMENT PORTLAND LLC, RECORDED AS DOCUMENT NO. 2023-003421, MULTNOMAH COUNTY DEED RECORDS, SAID TRACTS BEING A PORTION OF LOT 9, PLAT OF MARYSVILLE, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1**

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 17, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE 82ND AVENUE AND THE CENTERLINE OF SE HOLGATE BOULEVARD; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°37'04" WEST 1152.75 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 35.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°22'56" WEST 3.50 FEET TO A POINT BEING 38.5 FEET WEST 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 103.48 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 89°22'56" EAST 3.50 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 103.48 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 362 SQUARE FEET, MORE OR LESS.

**TRACT 2**

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 17, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE 82ND AVENUE AND THE CENTERLINE OF SE HOLGATE BOULEVARD; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°37'04" WEST 1290.98 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 35.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°22'56" WEST 5.50 FEET TO A POINT BEING 40.5 FEET WEST 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 23.68 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 35°49'59" WEST 2.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE RAYMOND STREET (60 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°46'44" EAST 7.20 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°37'04" EAST 25.99 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 145 SQUARE FEET, MORE OR LESS.

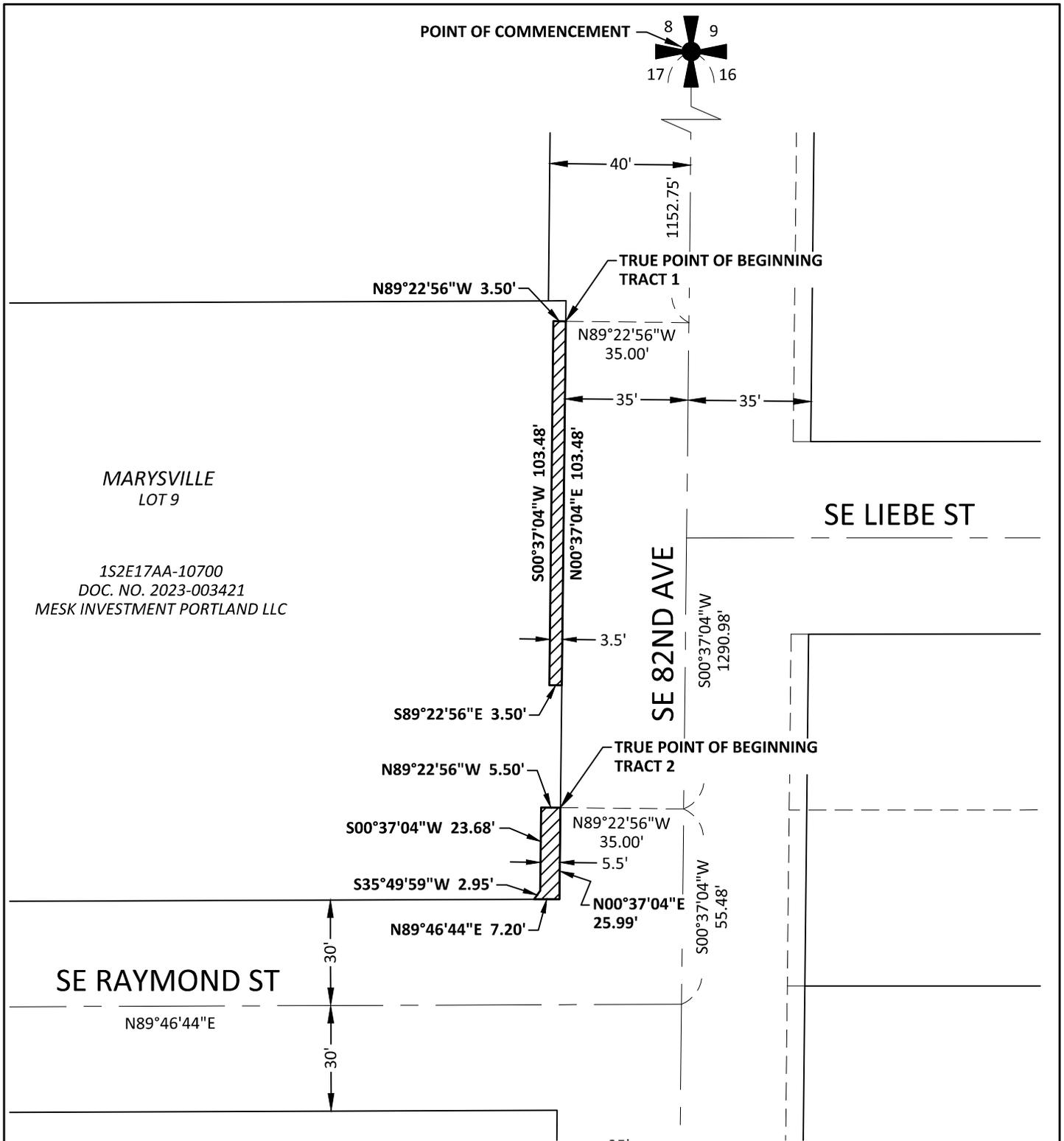
THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

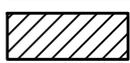
DIGITALLY SIGNED 2024.08.16  
10:53:48-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326  
RENEWAL 12/31/2025



MARYSVILLE  
LOT 9  
  
1S2E17AA-10700  
DOC. NO. 2023-003421  
MESK INVESTMENT PORTLAND LLC

LEGEND

 EASEMENT FOR RIGHT-OF-WAY PURPOSES  
TRACT 1: 362 SQUARE FEET  
TRACT 2: 145 SQUARE FEET



SCALE: 1" = 40'



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F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<b>EXHIBIT 'B' MAP</b> EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E17AA-10700 NE 1/4 OF SECTION 17 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-76
	SHEET: 3 OF 3

**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-76

1S2E17AA-10700

AUGUST 16, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO MESK INVESTMENT PORTLAND LLC, RECORDED AS DOCUMENT NO. 2023-003421, MULTNOMAH COUNTY DEED RECORDS, SAID TRACTS BEING A PORTION OF LOT 9, PLAT OF MARYSVILLE, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 17, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE 82ND AVENUE AND THE CENTERLINE OF SE HOLGATE BOULEVARD; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°37'04" WEST 1152.75 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°22'56" WEST 35.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°22'56" WEST 3.50 FEET; THENCE SOUTH 00°37'04" WEST 103.48 FEET; THENCE SOUTH 89°22'56" EAST 3.50 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 34.75 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°22'56" WEST 5.50 FEET; THENCE SOUTH 00°37'04" WEST 23.68 FEET; THENCE SOUTH 35°49'59" WEST 2.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE RAYMOND STREET (60 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°46'44" WEST 22.51 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°13'16" WEST 5.00 FEET; THENCE NORTH 89°46'44" EAST 19.28 FEET; THENCE NORTH 00°37'04" EAST 50.89 FEET; THENCE NORTH 89°22'56" WEST 7.75 FEET; THENCE NORTH 00°37'04" EAST 41.86 FEET; THENCE SOUTH 89°36'15" WEST 6.88 FEET; THENCE NORTH 00°24'00" EAST 33.54 FEET; THENCE SOUTH 89°22'56" EAST 13.32 FEET; THENCE NORTH 00°37'04" EAST 37.21 FEET; THENCE SOUTH 89°22'56" EAST 11.94 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°37'04" WEST 4.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2,226 SQUARE FEET, MORE OR LESS.

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

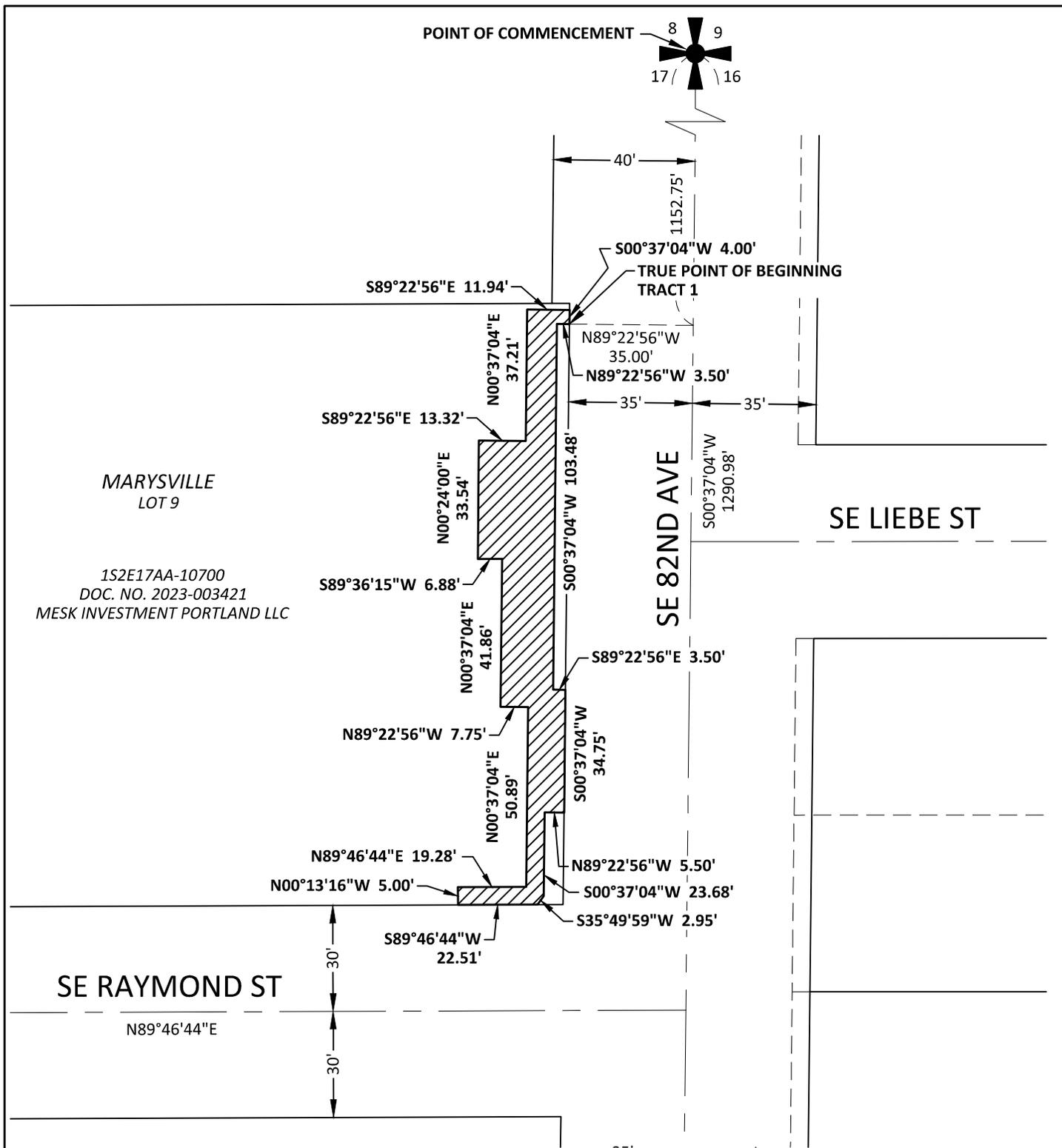
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16  
10:55:33-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

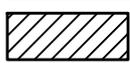
RENEWAL 12/31/2025



1S2E17AA-10700  
 DOC. NO. 2023-003421  
 MESK INVESTMENT PORTLAND LLC

MARYSVILLE  
 LOT 9

LEGEND

 TEMPORARY CONSTRUCTION EASEMENT  
 2,226 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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<b>EXHIBIT 'B' MAP</b> TEMPORARY CONSTRUCTION EASEMENT 1S2E17AA-10700 NE 1/4 OF SECTION 17 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-76
	SHEET: 2 OF 2

**EXHIBIT 'A'**

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-91

1S2E08DA-10100

AUGUST 16, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO RIVER WEST PROPERTIES LLC, RECORDED AS DOCUMENT NO. 2005-225235, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, PLAT OF VAUGHTON PARK, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE 82ND AVENUE AND THE CENTERLINE OF SE POWELL BOULEVARD; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°24'00" WEST 523.23 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°36'00" WEST 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (82 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°36'00" WEST 2.50 FEET TO A POINT BEING 42.5 FEET WEST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°24'00" EAST 30.92 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 89°45'16" WEST 39.22 FEET; THENCE NORTH 00°14'44" EAST 0.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE LAFAYETTE STREET (50 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°45'16" EAST 41.72 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°24'00" WEST 31.64 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 107 SQUARE FEET, MORE OR LESS.

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

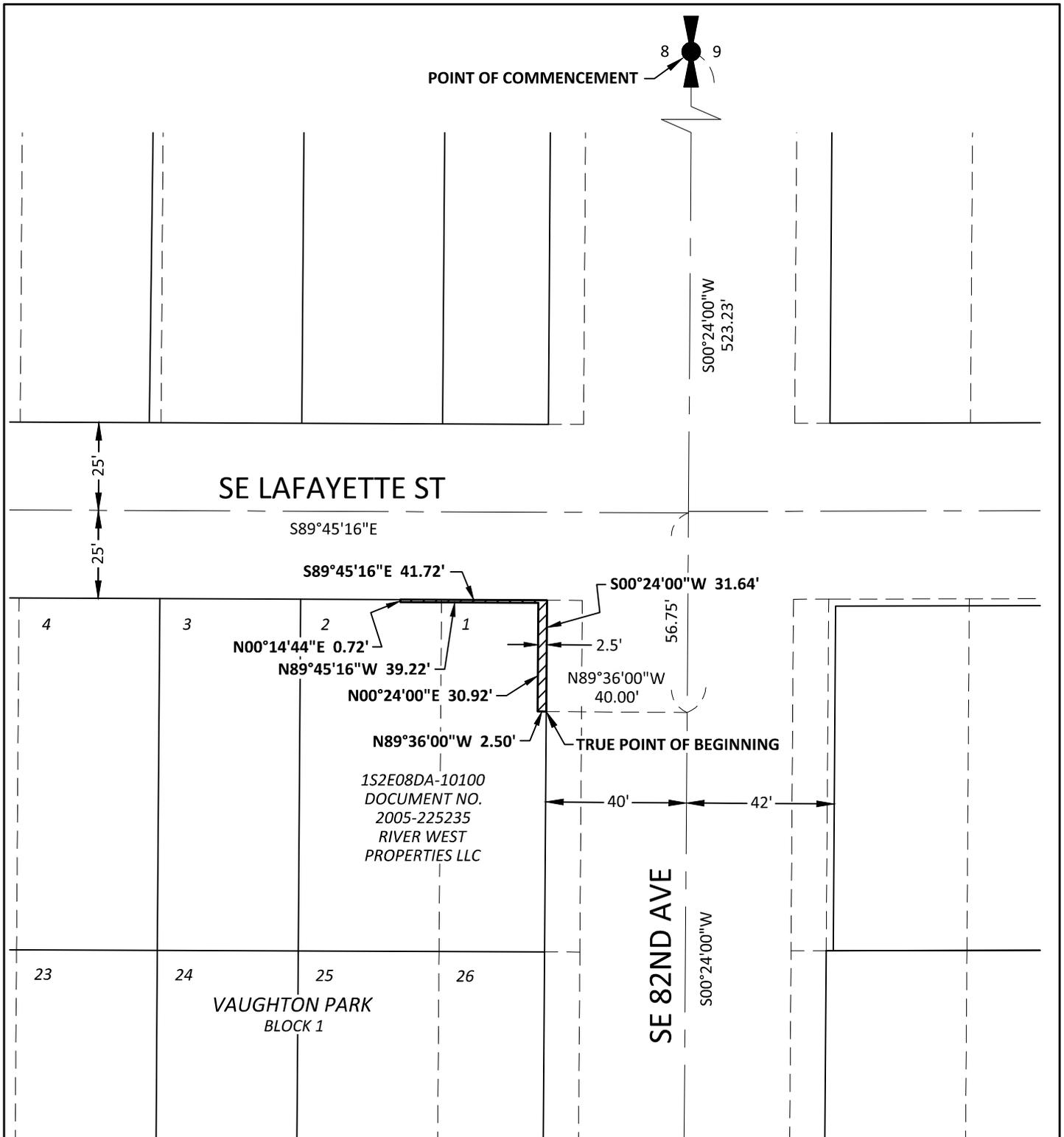
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

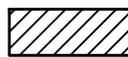
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10:07:16-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



**LEGEND**



EASEMENT FOR  
RIGHT-OF-WAY PURPOSES  
107 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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<b>EXHIBIT 'B' MAP</b> EASEMENT FOR RIGHT-OF-WAY PURPOSES 152E08DA-10100 SE 1/4 OF SECTION 8 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-91
	SHEET: 2 OF 2

**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT  
82ND AVE MAJOR MAINTENANCE  
R/W# 9528-91  
1S2E08DA-10100  
AUGUST 16, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO RIVER WEST PROPERTIES LLC, RECORDED AS DOCUMENT NO. 2005-225235, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, PLAT OF VAUGHTON PARK, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE 82ND AVENUE AND THE CENTERLINE OF SE POWELL BOULEVARD; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°24'00" WEST 523.23 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°36'00" WEST 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (82 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°36'00" WEST 2.50 FEET; THENCE NORTH 00°24'00" EAST 30.92 FEET; THENCE NORTH 89°45'16" WEST 39.22 FEET; THENCE NORTH 00°14'44" EAST 0.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE LAFAYETTE STREET (50 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°45'16" WEST 4.00 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°14'44" WEST 7.60 FEET; THENCE SOUTH 89°45'16" EAST 35.70 FEET; THENCE SOUTH 00°24'00" WEST 28.02 FEET; THENCE SOUTH 89°36'00" EAST 10.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°24'00" EAST 4.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 520 SQUARE FEET, MORE OR LESS.

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

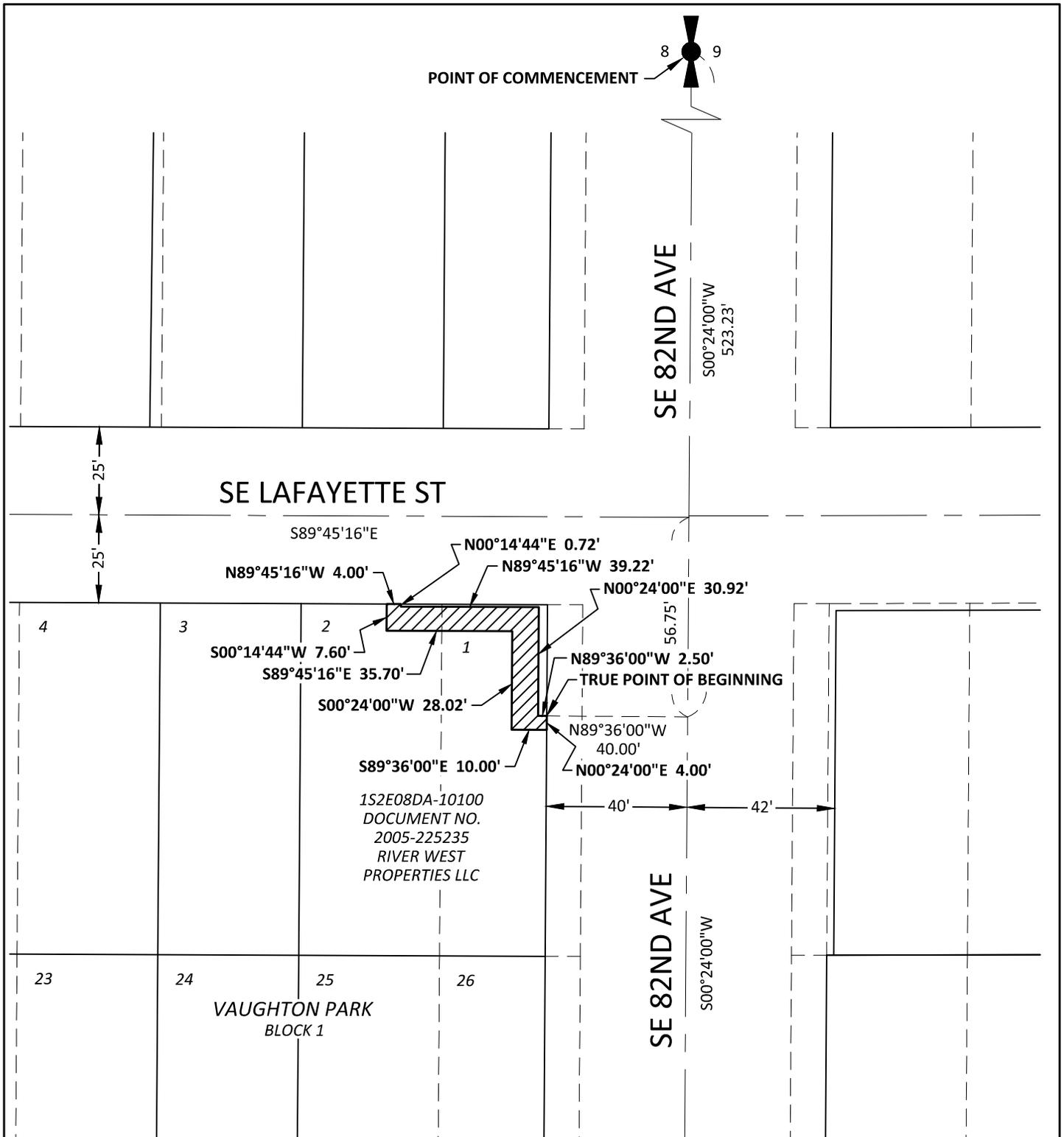
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

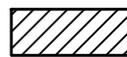
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OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



**LEGEND**



TEMPORARY  
CONSTRUCTION EASEMENT  
520 SQUARE FEET



SCALE: 1" = 40'



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<b>EXHIBIT 'B' MAP</b> TEMPORARY CONSTRUCTION EASEMENT 1S2E08DA-10100 SE 1/4 OF SECTION 8 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/16/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-91
	SHEET: 2 OF 2

**EXHIBIT 'A'**

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-92

1S2E08DA-08300

AUGUST 17, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-151120, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 26, BLOCK 2, PLAT OF WAPELLO PARK, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE 82ND AVENUE AND THE CENTERLINE OF SE POWELL BOULEVARD; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°24'00" WEST 416.85 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°36'00" WEST 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (80 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°36'00" WEST 5.50 FEET TO A POINT BEING 45.5 FEET WEST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°24'00" WEST 23.16 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 89°45'16" WEST 21.73 FEET; THENCE SOUTH 00°14'44" WEST 1.60 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE LAFAYETTE STREET (50 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°45'16" EAST 27.22 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°24'00" EAST 24.75 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 171 SQUARE FEET, MORE OR LESS.

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

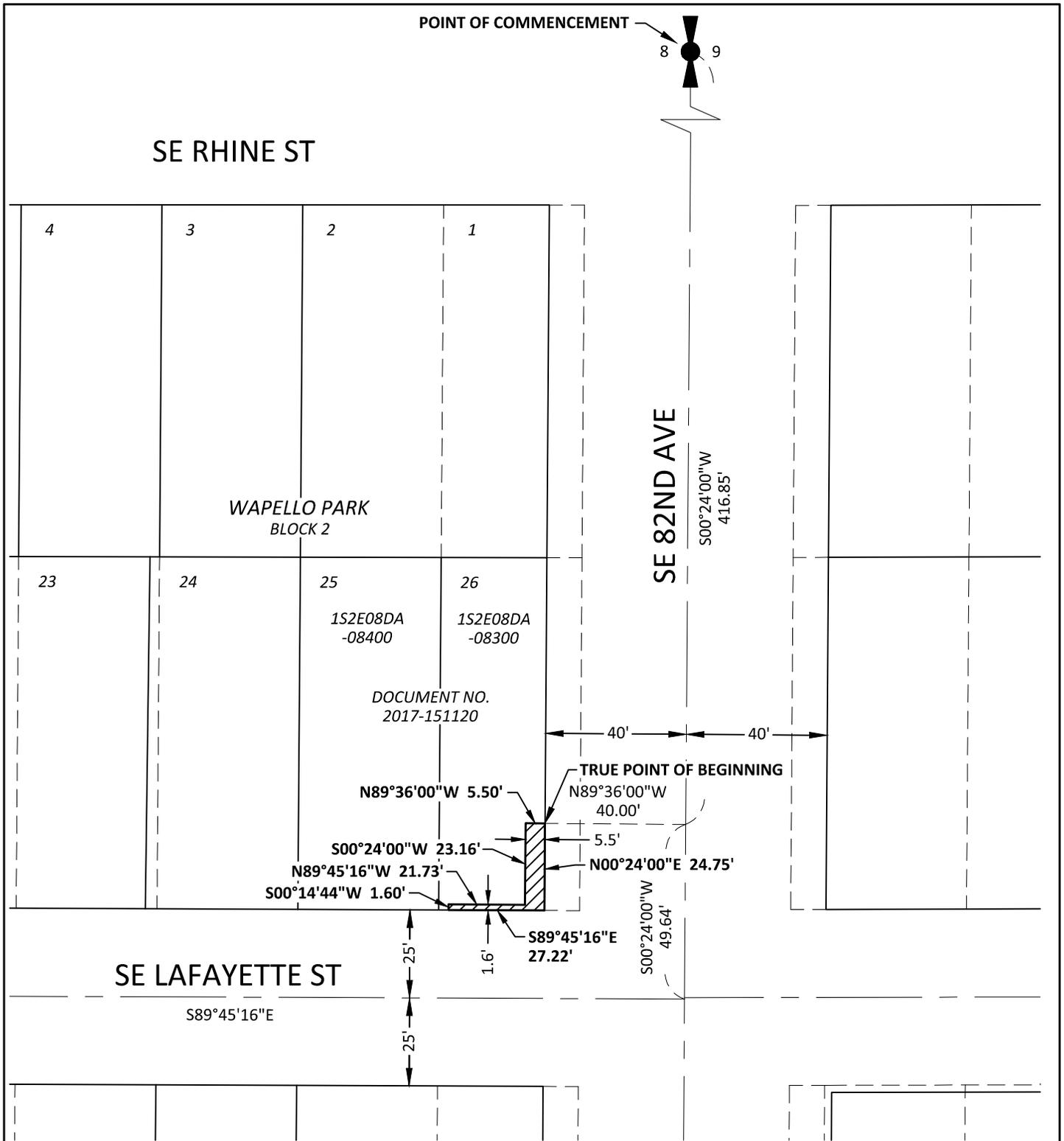
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.17  
09:51:47-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



**LEGEND**



EASEMENT FOR  
RIGHT-OF-WAY PURPOSES  
171 SQUARE FEET



SCALE: 1" = 40'



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F: 503.274.4681  
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<b>EXHIBIT 'B' MAP</b> EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E08DA-08300 SE 1/4 OF SECTION 8 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/17/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-92
	SHEET: 2 OF 2

**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-92

1S2E08DA-08300/08400

AUGUST 17, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-151120, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOTS 25 AND 26, BLOCK 2, PLAT OF WAPELLO PARK, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE 82ND AVENUE AND THE CENTERLINE OF SE POWELL BOULEVARD; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°24'00" WEST 416.85 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°36'00" WEST 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (80 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°36'00" WEST 5.50 FEET; THENCE SOUTH 00°24'00" WEST 23.16 FEET; THENCE NORTH 89°45'16" WEST 21.73 FEET; THENCE SOUTH 00°14'44" WEST 1.60 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE LAFAYETTE STREET (50 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°45'16" WEST 4.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°14'44" EAST 8.60 FEET; THENCE SOUTH 89°45'16" EAST 18.74 FEET; THENCE NORTH 00°24'00" EAST 20.18 FEET; THENCE SOUTH 89°36'00" EAST 12.50 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°24'00" WEST 4.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 350 SQUARE FEET, MORE OR LESS.

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

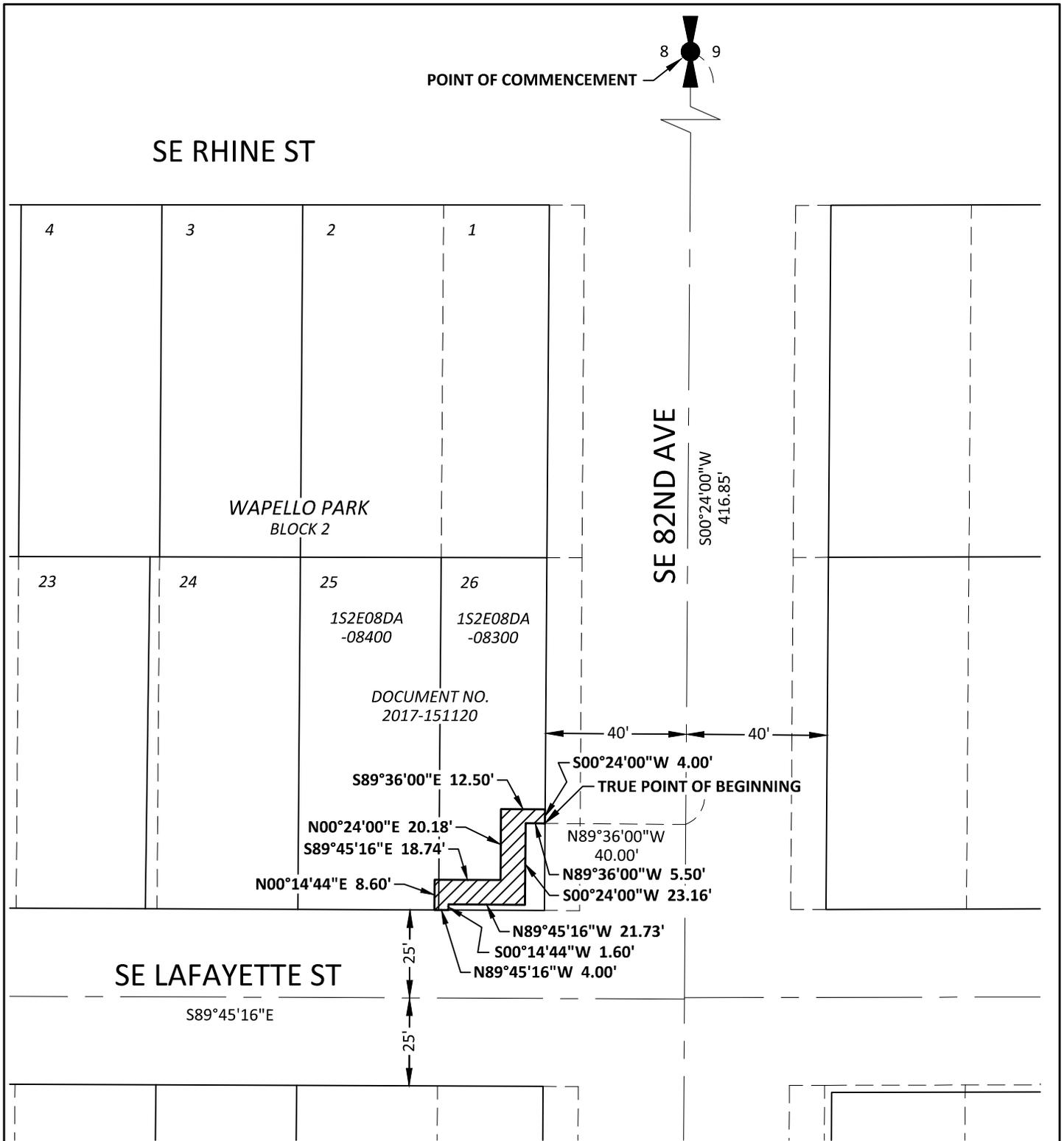
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

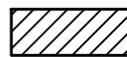
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09:55:00-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



**LEGEND**



TEMPORARY  
CONSTRUCTION EASEMENT  
350 SQUARE FEET



SCALE: 1" = 40'



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F: 503.274.4681  
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<b>EXHIBIT 'B' MAP</b> TEMPORARY CONSTRUCTION EASEMENT 1S2E08DA-08300/08400 SE 1/4 OF SECTION 8 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	DATE: 8/17/2024
	DRAWN BY: SD
	PROJECT: 82ND AVE MM
	R/W# 9528-92
	SHEET: 2 OF 2

**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-99

1S2E08AD-12900

AUGUST 16, 2024

**LEGAL DESCRIPTION**

TWO TRACTS OF LAND BEING PORTIONS OF THAT PARCEL DESCRIBED IN DEED TO POWELL STREET LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, RECORDED JUNE 26, 1991 IN BOOK 2428, PAGE 346, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE 82ND AVENUE AND THE CENTERLINE OF SE POWELL BOULEVARD; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°05'27" EAST 577.44 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°54'33" WEST 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (VARIABLE WIDTH) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°54'33" WEST 5.37 FEET; THENCE NORTH 00°05'04" WEST 16.11 FEET; THENCE SOUTH 89°54'56" WEST 2.58 FEET; THENCE NORTH 00°05'27" EAST 57.83 FEET; THENCE NORTH 89°54'33" WEST 4.50 FEET; THENCE NORTH 00°05'27" EAST 5.63 FEET TO THE NORTHERLY LINE OF SAID POWELL STREET LIMITED PARTNERSHIP PARCEL; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°51'15" EAST 12.50 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°05'27" WEST 79.54 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 620 SQUARE FEET, MORE OR LESS.

**TRACT 2**

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE 82ND AVENUE AND THE CENTERLINE OF SE POWELL BOULEVARD; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°05'27" EAST 350.99 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°54'33" WEST 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (80 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°54'33" WEST 5.00 FEET; THENCE NORTH 00°05'27" EAST 34.07 FEET; THENCE SOUTH 89°54'33" EAST 5.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°05'27" WEST 34.07 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 170 SQUARE FEET, MORE OR LESS.

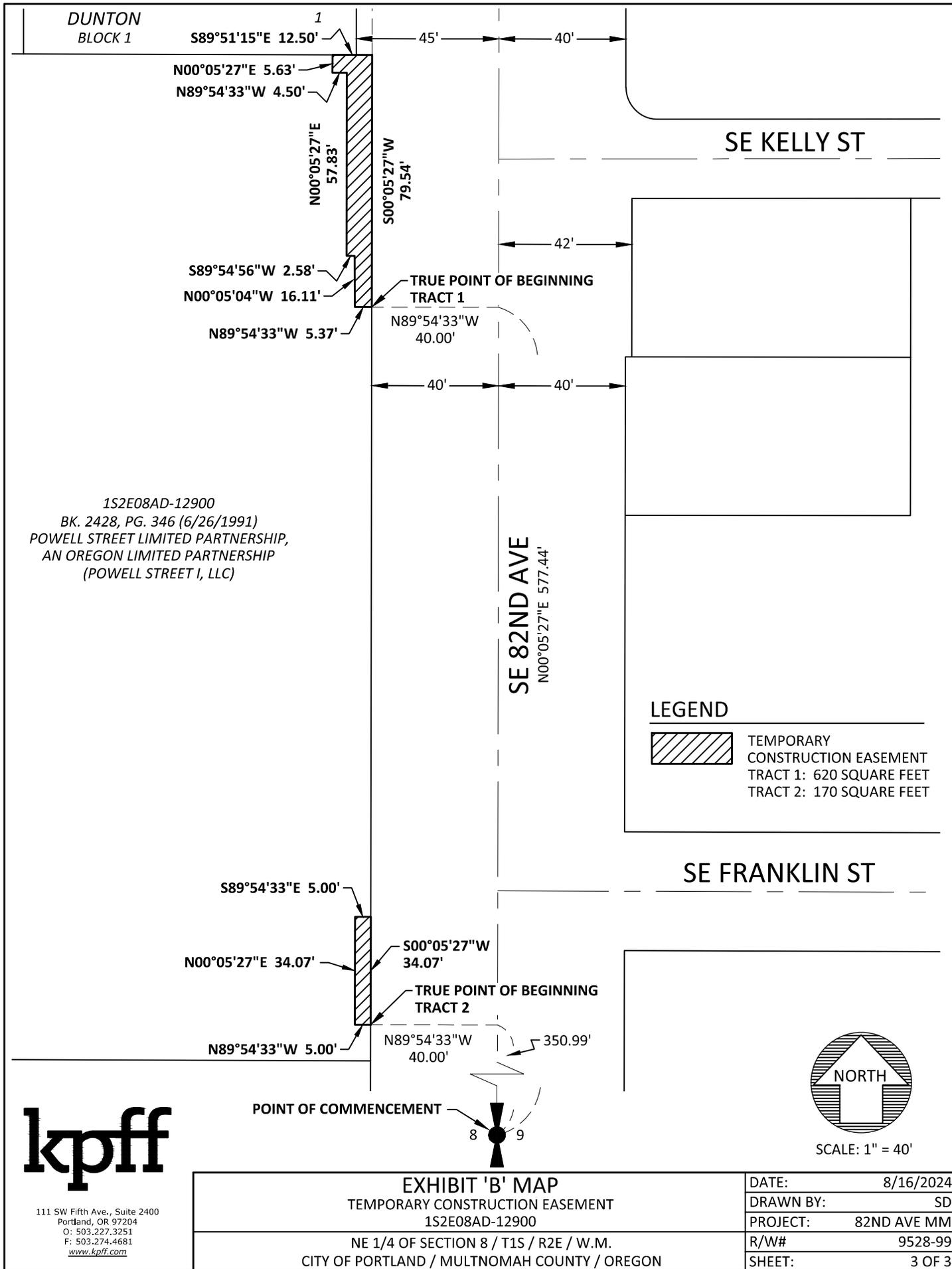
THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.16  
10:04:12-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326  
RENEWAL 12/31/2025



**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT  
82ND AVE MAJOR MAINTENANCE  
R/W# 9528-100  
1S2E08AD-12000  
AUGUST 17, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO NGUYEN PROFESSIONAL CENTER, LLC, RECORDED AS DOCUMENT NO. 2011-102628, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 1, BLOCK 1, PLAT OF DUNTON, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE 82ND AVENUE AND THE CENTERLINE OF SE POWELL BOULEVARD; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°05'27" EAST 679.52 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°54'33" WEST 45.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (85 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°54'33" WEST 5.11 FEET; THENCE SOUTH 00°10'57" WEST 17.02 FEET; THENCE NORTH 89°51'15" WEST 2.37 FEET; THENCE SOUTH 00°05'27" WEST 5.51 FEET TO THE SOUTHERLY LINE OF SAID NGUYEN PROFESSIONAL CENTER PARCEL; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°51'15" EAST 7.50 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°05'27" EAST 22.53 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 128 SQUARE FEET, MORE OR LESS.

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

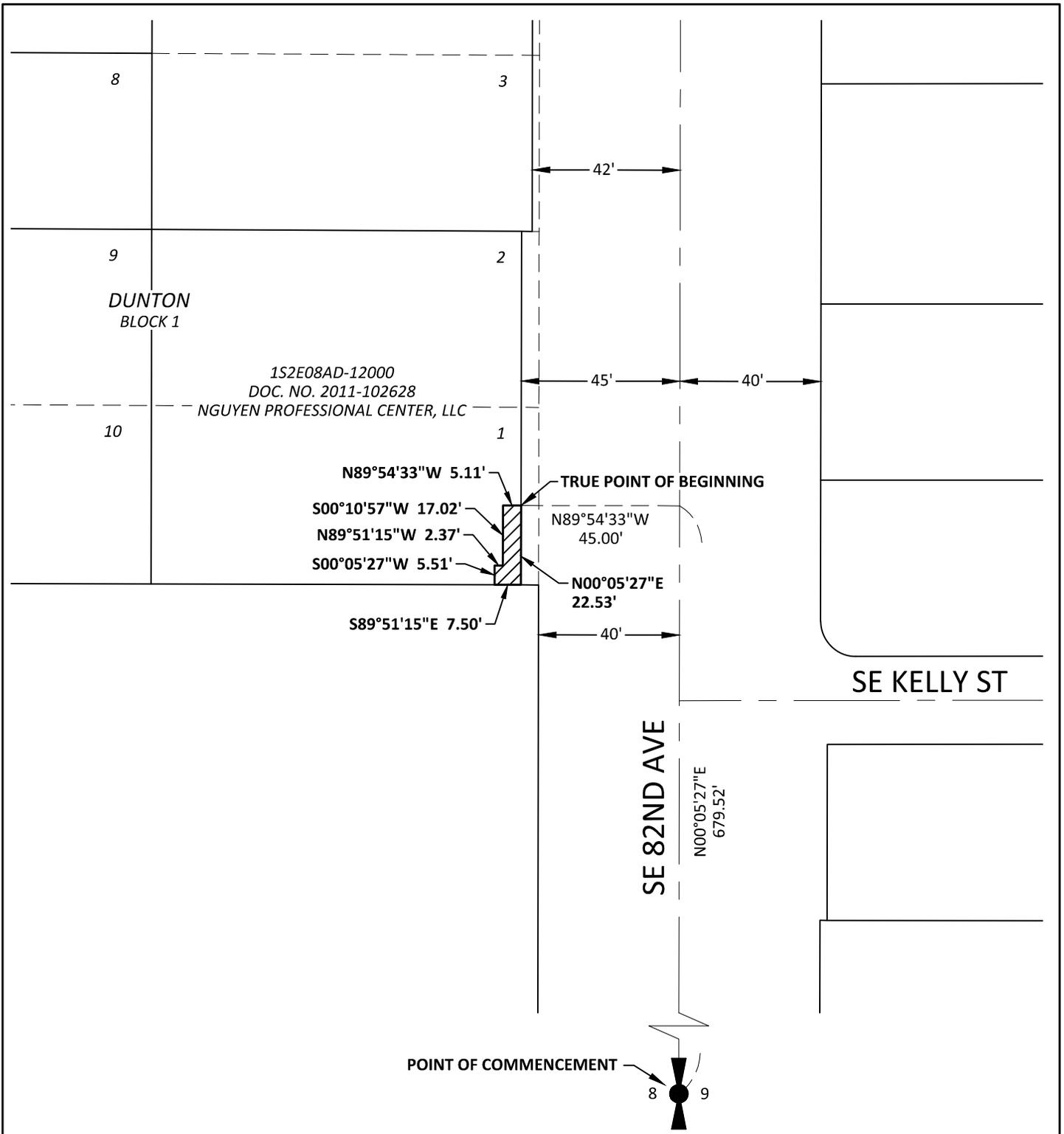
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

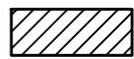
DIGITALLY SIGNED 2024.08.17  
09:42:18-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



**LEGEND**

 TEMPORARY CONSTRUCTION EASEMENT  
128 SQUARE FEET



SCALE: 1" = 40'



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F: 503.274.4681  
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<b>EXHIBIT 'B' MAP</b> TEMPORARY CONSTRUCTION EASEMENT 1S2E08AD-12000	DATE: 8/17/2024
	DRAWN BY: SD
NE 1/4 OF SECTION 8 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	PROJECT: 82ND AVE MM
	R/W# 9528-100
	SHEET: 2 OF 2

**EXHIBIT 'A'**

EASEMENT FOR RIGHT-OF-WAY PURPOSES

82ND AVE MAJOR MAINTENANCE

R/W# 9528-134

1S2E09CB-07000

AUGUST 16, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO CONFEDERATED TRIBES OF THE GRAND RONDE COMMUNITY OF OREGON, RECORDED AS DOCUMENT NO. 2020-077814, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 12, BLOCK 4, 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 430.59 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°36'00" 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°36'00" EAST 1.50 FEET TO A POINT BEING 41.50 FEET EAST OF SAID CENTERLINE OF SE 82ND AVENUE, WHEN MEASURED PERPEDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE OF SE 82ND AVENUE SOUTH 00°24'00" WEST 7.71 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 89°52'23" EAST 10.32 FEET; THENCE SOUTH 00°07'37" EAST 2.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE LAFAYETTE STREET (52 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°52'23" WEST 11.84 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SE 82ND AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°24'00" EAST 10.13 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 40 SQUARE FEET, MORE OR LESS.

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

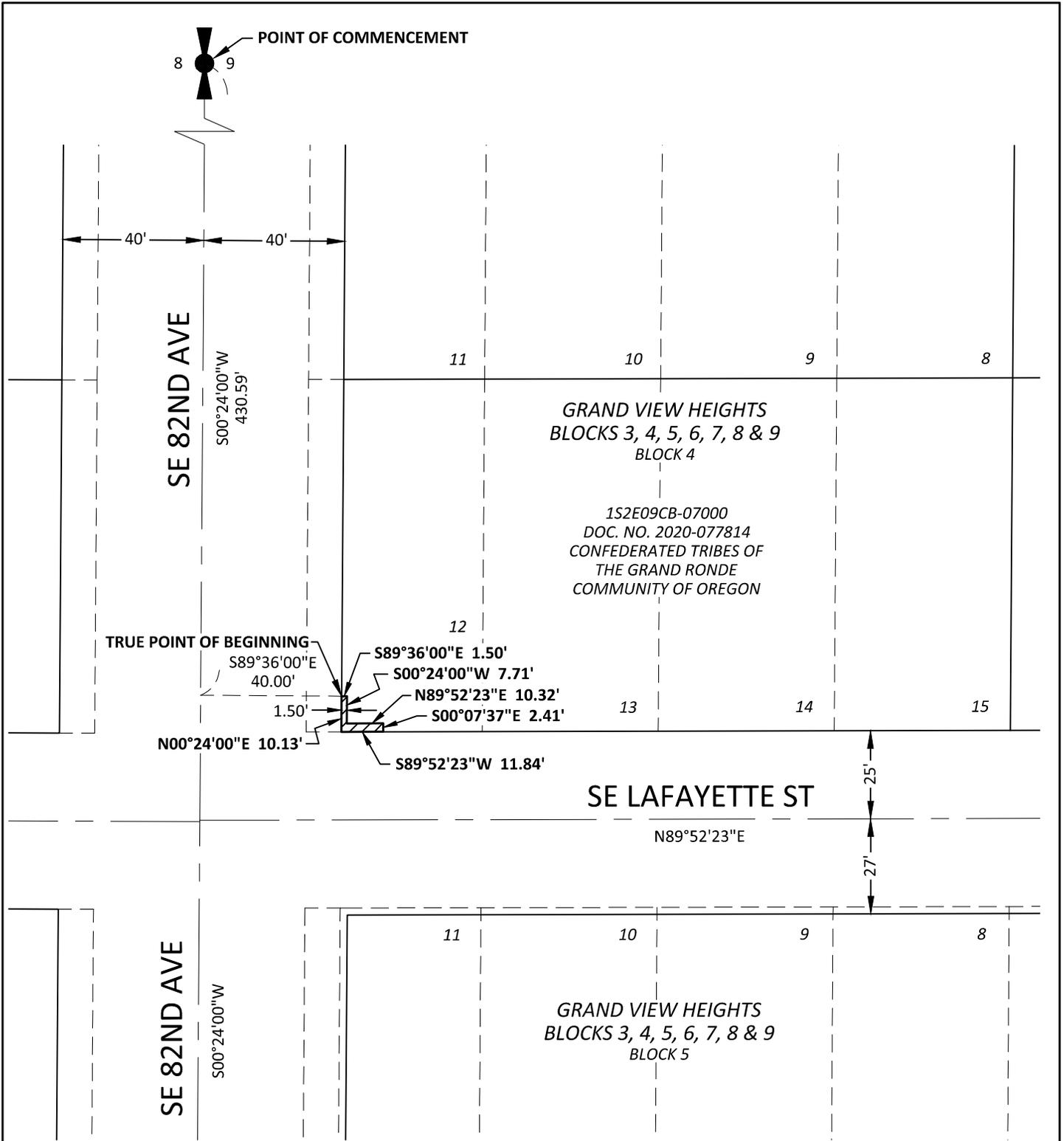
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

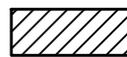
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10:26:17-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



LEGEND



EASEMENT FOR  
RIGHT-OF-WAY PURPOSES  
40 SQUARE FEET



SCALE: 1" = 40'



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F: 503.274.4681  
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<b>EXHIBIT 'B' MAP</b> EASEMENT FOR RIGHT-OF-WAY PURPOSES 1S2E09CB-07000 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# 9528-134
	SHEET: 2 OF 2

**EXHIBIT 'A'**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**82ND AVE MAJOR MAINTENANCE**  
R/W# 9528-134  
1S2E09CB-07000  
AUGUST 16, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO CONFEDERATED TRIBES OF THE GRAND RONDE COMMUNITY OF OREGON, RECORDED AS DOCUMENT NO. 2020-077814, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 12, BLOCK 4, 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 430.59 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°36'00" 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°36'00" EAST 1.50; THENCE SOUTH 00°24'00" WEST 7.71 FEET; THENCE NORTH 89°52'23" EAST 10.32 FEET; THENCE SOUTH 00°07'37" EAST 2.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE LAFAYETTE STREET (52 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°52'23" EAST 5.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°07'37" EAST 6.41 FEET; THENCE SOUTH 89°52'23" WEST 11.79 FEET; THENCE NORTH 00°24'00" EAST 30.44 FEET; THENCE NORTH 89°36'00" WEST 5.00 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 26.76 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 220 SQUARE FEET, MORE OR LESS.

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

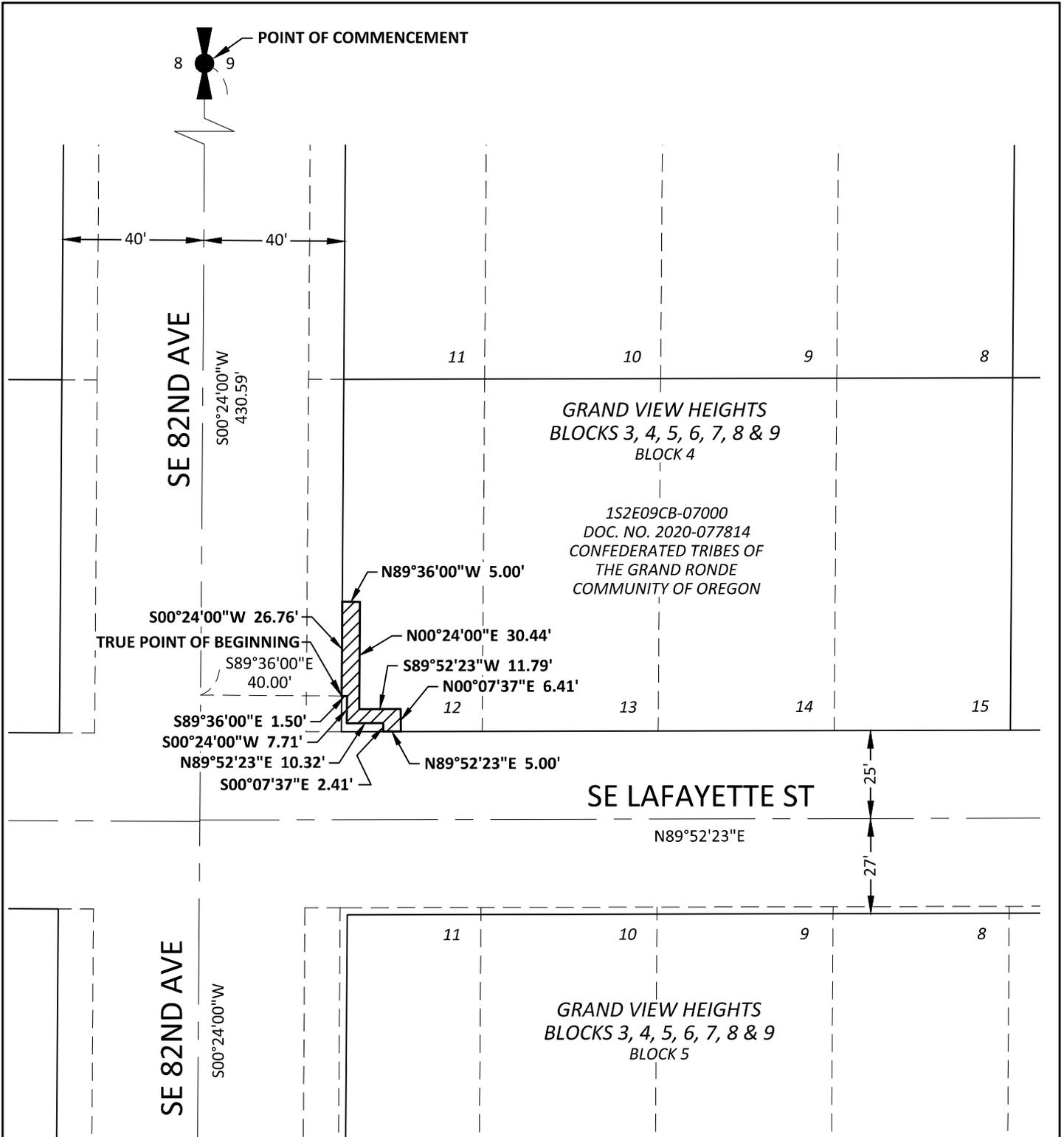
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

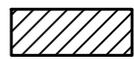
DIGITALLY SIGNED 2024.08.16  
10:27:49-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



LEGEND

 TEMPORARY CONSTRUCTION EASEMENT 220 SQUARE FEET



SCALE: 1" = 40'



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 F: 503.274.4681  
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<b>EXHIBIT 'B' MAP</b> TEMPORARY CONSTRUCTION EASEMENT 1S2E09CB-07000 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# 9528-134
	SHEET: 2 OF 2

**EXHIBIT 'A'**

TEMPORARY PUBLIC ACCESS EASEMENT  
82ND AVE MAJOR MAINTENANCE  
R/W# 9528-135  
1S2E09BC-12500  
AUGUST 17, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO 3330 SE 82ND AVENUE LLC, RECORDED AS DOCUMENT NO. 2004-175591, 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 279.09 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 170.00 FEET TO THE EASTERLY LINE OF SAID 3330 SE 82ND AVENUE LLC PARCEL; THENCE ALONG SAID EASTERLY LINE NORTH 00°05'27" EAST 19.95 FEET TO THE NORTHERLY LINE OF SAID 3330 SE 82ND AVENUE LLC PARCEL; THENCE ALONG SAID NORTHERLY LINE 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 SOUTH 00°05'27" WEST 20.19 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,412 SQUARE FEET, MORE OR LESS.

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

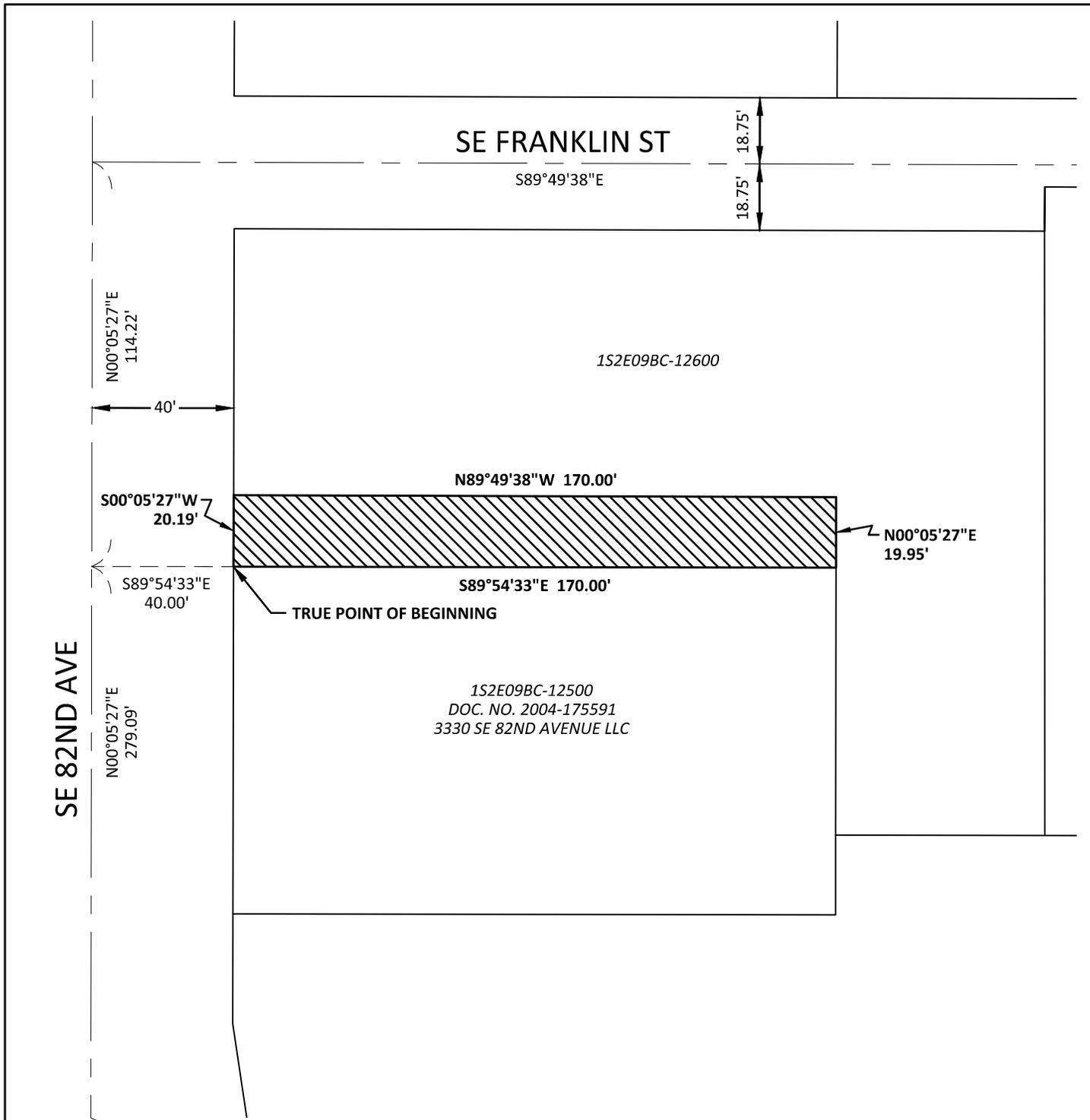
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.17  
09:49:51-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



SE 82ND AVE

SE FRANKLIN ST

1S2E09BC-12600

N89°49'38"W 170.00'

S00°05'27"W 20.19'

N00°05'27"E 19.95'

S89°54'33"E 170.00'

TRUE POINT OF BEGINNING

1S2E09BC-12500  
DOC. NO. 2004-175591  
3330 SE 82ND AVENUE LLC



LEGEND

 TEMPORARY PUBLIC ACCESS EASEMENT  
3,412 SQUARE FEET



SCALE: 1" = 40'



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<b>EXHIBIT 'B' MAP</b> TEMPORARY PUBLIC ACCESS EASEMENT 1S2E09BC-12500	DATE: 8/17/2024
	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# 9528-135
	SHEET: 2 OF 2

**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT

82ND AVE MAJOR MAINTENANCE

R/W# 9528-136

1S2E08AD-12300

AUGUST 17, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO LCM PROPERTIES, LLC, RECORDED AS DOCUMENT NO. 2016-090525, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SE 82ND AVENUE AND THE CENTERLINE OF SE POWELL BOULEVARD; THENCE ALONG SAID CENTERLINE OF SE 82ND AVENUE NORTH 00°05'27" EAST 275.57 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°54'33" WEST 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (80 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°54'33" WEST 18.21 FEET; THENCE NORTH 00°05'27" EAST 62.89 FEET; THENCE NORTH 89°54'33" EAST 18.21 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°05'27" WEST 62.89 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,145 SQUARE FEET, MORE OR LESS.

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

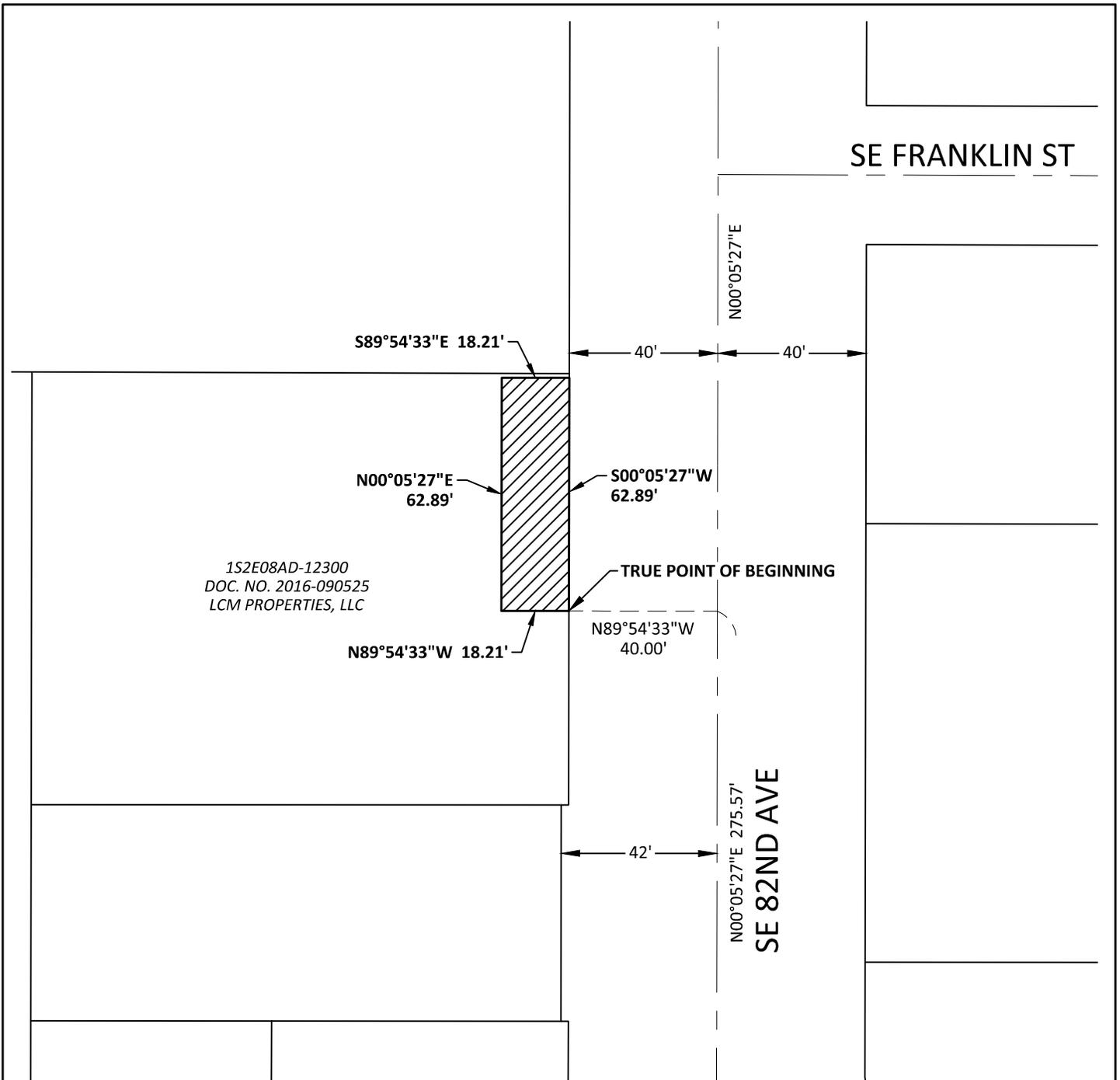
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT 'B' MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED 2024.08.17  
09:45:24-07'00'

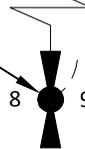
OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



1S2E08AD-12300  
 DOC. NO. 2016-090525  
 LCM PROPERTIES, LLC

POINT OF COMMENCEMENT



LEGEND



TEMPORARY  
 CONSTRUCTION EASEMENT  
 1,145 SQUARE FEET



SCALE: 1" = 40'



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<b>EXHIBIT 'B' MAP</b> TEMPORARY CONSTRUCTION EASEMENT 1S2E08AD-12300	DATE: 8/17/2024
	DRAWN BY: SD
NE 1/4 OF SECTION 8 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON	PROJECT: 82ND AVE MM
	R/W# 9528-136
	SHEET: 2 OF 2

**EXHIBIT 'A'**

TEMPORARY CONSTRUCTION EASEMENT  
82ND AVE MAJOR MAINTENANCE  
R/W# 9528-137  
1S2E16BB-14200  
AUGUST 17, 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO YONG CI CHEN AND ZHI JUN ZHEN, RECORDED AS DOCUMENT NO. 2021-053539, MULTNOMAH COUNTY DEED RECORDS, SAID TRACT BEING A PORTION OF LOT 4, BLOCK 10, PLAT OF ELMIRA, 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 1032.36 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°22'56" EAST 35.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE 82ND AVENUE (70 FEET WIDE) AND THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°22'56" EAST 12.50 FEET; THENCE SOUTH 00°37'04" WEST 3.66 FEET TO THE SOUTHERLY LINE OF SAID YONG CI CHEN AND ZHI JUN ZHEN PARCEL; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°56'57" WEST 12.50 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 3.81 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 47 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 2024.08.17  
09:47:31-07'00'

OREGON  
MARCH 14, 2017  
SCHUYLER JOEL DURY  
78326

RENEWAL 12/31/2025



SE SCHILLER ST

SE 82ND AVE

S00°37'04"W  
1032.36'

40'

40'

35'

35'

1S2E16BB-14200  
DOC. NO. 2021-053539  
YONG CI CHEN & ZHI JUN ZHEN

ELMIRA  
BLOCK 10

TRUE POINT OF BEGINNING

S89°22'56"E 12.50'

S00°37'04"W 3.66'

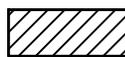
S89°22'56"E  
35.00'

N00°37'04"E  
3.81'

S89°56'57"W 12.50'

DIELS ADDITION  
BLOCK 1

LEGEND



TEMPORARY CONSTRUCTION  
EASEMENT  
47 SQUARE FEET



SCALE: 1" = 40'



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F: 503.274.4681  
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<p align="center"><b>EXHIBIT 'B' MAP</b> TEMPORARY CONSTRUCTION EASEMENT 1S2E16BB-14200</p>	DATE: 8/17/2024
	DRAWN BY: SD
<p align="center">NW 1/4 OF SECTION 16 / T1S / R2E / W.M. CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON</p>	PROJECT: 82ND AVE MM
	R/W# 9528-137
	SHEET: 2 OF 2