



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

July 25, 2024

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

**Approval of a Resolution Declaring the Public Necessity and purpose for Acquisition of Right of Way, Easements and Fee Property and Authorizing Good Faith Negotiations and Condemnation Actions with DTD for the Thiessen Road Culvert Replacement and Kellogg Creek Restoration Project. Total project value is \$1,551,635. Funding is through ARPA and County Road funds.
No County General Funds are involved.**

Previous Board Action/Review	07/23/24: Request for Consent		
Performance Clackamas	The project will build a strong infrastructure.		
Counsel Review	Yes – Sarah Foreman	Procurement Review	No
Contact Person	Carol Hager	Contact Phone	503-742-4674

EXECUTIVE SUMMARY: The Thiessen Road Culvert Replacement and Kellogg Creek Restoration Project (“Project”) will replace an undersized culvert where SE Thiessen Road crosses Kellogg Creek. The creek currently passes through a 6-foot diameter round culvert that creates a backwater and floods the roadway and private property upstream. The project is expected to replace the existing culvert with an arched culvert approximately 16 feet wide and 6 feet tall. The wider archway will allow the natural movement of water and sediment in this section of the creek to alleviate backwater and allow for fish passage. Both ends of the culvert will be revegetated to restore the habitat along the stream in the project area.

In order to construct the improvements as designed, permanent and temporary easements and fee acquisitions will be required. The Project is expected to impact four (4) properties abutting the Project alignment. The Board has authority to exercise the power of eminent domain under ORS Chapter 203 and ORS Chapter 35 to acquire the needed rights of way, easements, and fee property by purchase or condemnation proceedings. In accordance with the procedure set forth

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in ORS Chapter 35, a Resolution of Necessity is required before offers are made for rights of way, easements, and fee property.

The Project design team has collected and analyzed data sufficient to choose an alternative and advance the design of the Project. The Project has been planned and located in a manner which is most compatible with the greatest public good and which causes the least private injury. The design has progressed through the Department of Transportation and Development (the "Department") project development procedures and the final legal descriptions required for acquisition of the needed rights of way and easements from four (4) properties affected by the Project are being developed.

The Department shall negotiate in good faith and accordance with all applicable laws, rules, and regulations in an attempt to reach agreement as to the amount of Just Compensation owed each affected property owner. To fairly determine the amount of Just Compensation, staff will utilize the expertise of authorized real estate appraisers and other such experts.

The resolution directs Department staff to proceed with good faith negotiations for the acquisition of the needed property rights and to utilize the expertise of authorized real estate appraisers and other such experts to assist in the acquisition process. The resolution further requires the Director of the Department to notify the Board if the exercise of the power of eminent domain becomes necessary. Only after this process is completed does it authorize the Office of County Counsel to file a Condemnation Action.

RECOMMENDATION: Staff respectfully recommends that the Board of County Commissioners approve the Resolution of Necessity and Purpose for the Thiessen Road Culvert Replacement and Kellogg Creek Restoration Project authorizing the acquisition of necessary easements, by good faith negotiation if possible, or condemnation, if necessary.

Respectfully submitted,

Dan Johnson

Dan Johnson
Director of Transportation & Development

Attachment:
Board Order

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Declaring the Necessity and Purpose for Acquisition of Rights of Way, Easements, and Fee Property, and Authorizing Good Faith Negotiations and Condemnation Actions for the Thiessen Culvert Replacement and Kellogg Creek Restoration Project



Resolution No. _____

Page 1 of 2

This matter comes before the Board of County Commissioners of Clackamas County, Oregon (the "Board") at its regularly scheduled meeting on July 25, 2024 and,

It appearing to the Board that the Thiessen Culvert Replacement and Kellogg Creek Restoration Project ("the Project") will replace the existing 6-foot diameter round culvert with an arched culvert approximately 16 feet wide and 6 feet tall where Thiessen Road crosses Kellogg Creek and revegetate the habitat at both ends of the culvert is consistent with the powers and purposes of County government; and is necessary for public use and the continued growth, safety and welfare of the community; and,

It further appearing that the Board has the responsibility of providing safe transportation routes for commerce, convenience and to adequately serve the traveling public.

It further appearing to the Board that the Project has been planned in accordance with appropriate standards for the improvement of transportation infrastructure such that property damage is minimized, transportation promoted, and travel safeguarded; and

It further appearing to the Board that the Project has been planned and located in a manner which is most compatible with the greatest public good and causes the least private injury; and,

It further appearing to the Board that rights of way, and easements within the boundaries described in the attached Exhibit(s) A's for files 1-4 (the "Exhibits") are a necessary part of the Project; and,

It further appearing that the Board has authority under ORS Chapter 203 and ORS Chapter 35 to acquire rights of way, easements, and fee property by good faith negotiation, agreement, and purchase or by exercise of the power of eminent domain with condemnation proceedings; and

NOW, THEREFORE, IT IS HEREBY RESOLVED that this Board declares it necessary and in the public interest that the County Department of Transportation and Development ("the Department"), in connection with this Project, begin the acquisition process, in accordance with all applicable laws, rules, and regulations governing such process, for the necessary rights of way, easements, and fee property, either through good faith negotiation, agreement, and purchase, or, if necessary, by commencement of condemnation proceedings.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Declaring the Necessity and Purpose for Acquisition of Rights of Way, Easements, and Fee Property, and Authorizing Good Faith Negotiations and Condemnation Actions for the Thiessen Culvert Replacement and Kellogg Creek Restoration Project



Resolution No. _____

Page 2 of 2

IT IS FURTHER RESOLVED THAT:

1) The Department be authorized to, in good faith, attempt to negotiate agreements of just compensation with owners of affected property identified in the Exhibits. In so doing, the Department is authorized to retain real estate appraisers, negotiators, and other such experts deemed necessary to assist staff with the acquisition process; and,

2). If the Director of the Department (the "Director") determines that changes to the design of the Project, unanticipated field conditions, or the need to accommodate uneconomic remnants makes it necessary or desirable to modify the rights of way, easements, and fee property required for the Project, the Director shall promptly bring before the Board, and the Board shall promptly consider a resolution amending the Exhibits; and,

3). It is the intention of the Board that the required rights of way, easements, and fee property be obtained through good faith negotiation. The Board acknowledges that the exercise of the power of eminent domain may be necessary. The Director of the Department shall inform the Board when the Director deems eminent domain necessary. Thereafter, the Office of County Counsel is authorized to file complaints of condemnation with the circuit court of the County and take such other steps as it determines necessary for the immediate possession of required rights of way, easements, and fee property and the successful litigation of the condemnation action, including the retention of real estate appraisers, experts, and other consultants deemed necessary to the successful conclusion of that litigation.

Dated this _____ day of _____, 2024.

Tootie Smith, Chair

Recording Secretary

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOG CREEK
RESTORATION PROJECT
JUNE 6, 2024
SHEET 1 OF 3

COUNTY PROJECT NO.300323308
TAX LOT 3501, MAP 2-2E-08BB
FILE NO. 1

EXHIBIT "A"

PERMANENT RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING A PORTION OF THAT TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED OCTOBER 25, 2018 AS DOCUMENT NUMBER 2018-065425, CLACKAMAS COUNTY DEED RECORDS, LYING WEST OF SE ALDERCREST COURT (COUNTY ROAD NUMBER 2500) AND SOUTH OF SE THIESSEN ROAD (COUNTY ROAD NUMBER 275), THE CENTERLINE OF SAID SE THIESSEN ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SE THIESSEN ROAD CENTERLINE

A PORTION OF SE THIESSEN ROAD (COUNTY ROAD NUMBER 275, VARIABLE WIDTH), LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, AS SHOWN ON SURVEY NUMBER 2023-226, CLACKAMAS COUNTY SURVEY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3-1/4 INCH BRONZE DISK IN A MONUMENT BOX AT THE NORTHWEST CORNER OF THE CYRUS WARDSWORTH DONATION LAND CLAIM NUMBER 57, STATION 10+00; THENCE SOUTH 89°39'28" EAST, 1650.32 FEET TO A STONE IN A MONUMENT BOX AT STATION 26+50.32 AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION.

BASIS OF BEARINGS: SURVEY NUMBER 2023-226, CLACKAMAS COUNTY SURVEY RECORDS.

PARCEL 1 (PERMANENT RIGHT OF WAY EASEMENT)

STATION TO STATION

SOUTH OFFSET DISTANCE FROM CENTERLINE

10+95.00 TO 11+40.00

45.00 FEET IN A STRAIGHT LINE TO 45.00 FEET

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE EXISTING RIGHTS OF WAY OF SE THIESSEN ROAD OR SE ALDERCREST COURT.

THE PARCEL OF LAND TO WHICH THIS DESCRIBES CONTAINS 928 SQUARE FEET, MORE OR LESS.

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOG CREEK
RESTORATION PROJECT
JUNE 6, 2024
SHEET 2 OF 3

COUNTY PROJECT NO.300323308
TAX LOT 3501, MAP 2-2E-08BB
FILE NO. 1

EXHIBIT "A"

PARCEL 2 (VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT)

STATION TO STATION	SOUTH OFFSET DISTANCE FROM CENTERLINE
10+75.00 TO 11+25.00	100.00 FEET IN A STRAIGHT LINE TO 100.00 FEET
11+25.00 TO 11+62.000	100.00 FEET IN A STRAIGHT LINE TO 78.55 FEET

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE EXISTING RIGHTS OF WAY OF SE THIESSEN ROAD OR SE ALDERCREST COURT. ALSO EXCEPTING THEREFROM, THE HEREIN DESCRIBED PARCEL 1.

THE PARCEL OF LAND TO WHICH THIS DESCRIBES CONTAINS 4,453 SQUARE FEET, MORE OR LESS.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**



**OREGON
JULY 13, 2021
DARREN E HAMMACK
57208**

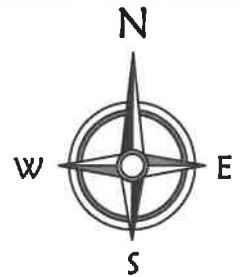
DATE OF SIGNATURE: 6/19/24

EXPIRES: 06/30/2025

SE ALDERCREST ROAD
(CO. RD. NO. 1004)



SCALE: 1" = 40'

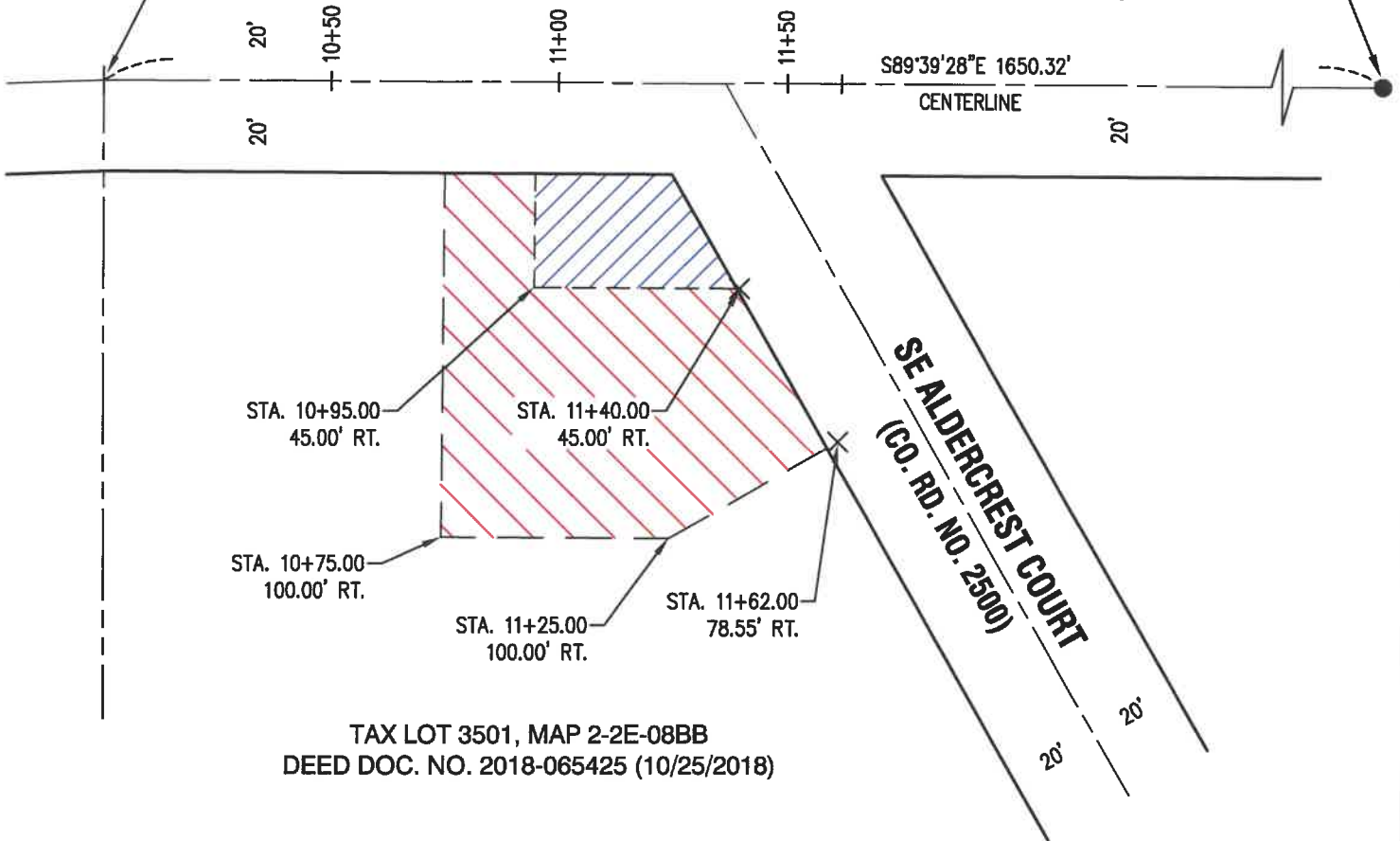


POINT OF BEGINNING

STA. 10+00
3-1/4" BRONZE DISK
IN A MONUMENT BOX



SE THIESSEN ROAD
(CO. RD. NO. 275)

STA. 26+50.32
STONE IN A
MONUMENT BOX



TAX LOT 3501, MAP 2-2E-08BB
DEED DOC. NO. 2018-065425 (10/25/2018)

LEGEND

-  PARCEL 1
PERMANENT RIGHT OF WAY EASEMENT
928 SQUARE FEET MORE OR LESS
-  PARCEL 2
TEMPORARY CONSTRUCTION EASEMENT
4453 SQUARE FEET MORE OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2021
DARREN E HAMMACK
57208

DATE OF SIGNATURE: 6/19/24

EXPIRES: 06/30/2025

8688 TL 3501 ROW Ease.dwg

EXHIBIT "A"

COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

**SE THIESSEN ROAD CULVERT REPLACEMENT
PROJECT, PROJECT NO. 300323308
IN THE NW 1/4 OF SECTION 8, T.2S., R.2E., W.M.
CLACKAMAS COUNTY, OREGON**

3
3

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOG CREEK
RESTORATION PROJECT
JUNE 6, 2024
SHEET 1 OF 3

COUNTY PROJECT NO.300323308
TAX LOT 3400, MAP 2-2E-08BB
FILE NO. 2

EXHIBIT "A"

PERMANENT RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING A PORTION OF THAT TRACT OF LAND CONVEYED BY STATUTORY lineCLACKAMAS COUNTY DEED RECORDS, LYING EAST OF SE ALDERCREST ROAD (COUNTY ROAD NUMBER 1004) AND NORTH OF SE THIESSEN ROAD (COUNTY ROAD NUMBER 275), THE CENTERLINE OF SAID SE THIESSEN ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SE THIESSEN ROAD CENTERLINE

A PORTION OF SE THIESSEN ROAD (COUNTY ROAD NUMBER 275, VARIABLE WIDTH), LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, AS SHOWN ON SURVEY NUMBER 2023-226, CLACKAMAS COUNTY SURVEY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3-1/4 INCH BRONZE DISK IN A MONUMENT BOX AT THE NORTHWEST CORNER OF THE CYRUS WARDSWORTH DONATION LAND CLAIM NUMBER 57, STATION 10+00; THENCE SOUTH 89°39'28" EAST, 1650.32 FEET TO A STONE IN A MONUMENT BOX AT STATION 26+50.32 AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION.

BASIS OF BEARINGS: SURVEY NUMBER 2023-226, CLACKAMAS COUNTY SURVEY RECORDS.

PARCEL 1 (PERMANENT RIGHT OF WAY EASEMENT)

STATION TO STATION

NORTH OFFSET DISTANCE FROM CENTERLINE

10+98 TO 11+33.15

45.17 FEET IN A STRAIGHT LINE TO 45.17 FEET

11+33.15 TO 11+49

45.17 FEET IN A STRAIGHT LINE TO 45.19 FEET

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE EXISTING RIGHT OF WAY OF SE THIESSEN ROAD.

THE PARCEL OF LAND TO WHICH THIS DESCRIBES CONTAINS 1073 SQUARE FEET, MORE OR LESS.

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOG CREEK
RESTORATION PROJECT
JUNE 6, 2024
SHEET 2 OF 3

COUNTY PROJECT NO.300323308
TAX LOT 3400, MAP 2-2E-08BB
FILE NO. 2

EXHIBIT "A"

PARCEL 2 (70.00 WIDE TEMPORARY CONSTRUCTION EASEMENT)

STATION TO STATION

NORTH OFFSET DISTANCE FROM CENTERLINE

10+88.00 TO 11+58.00

145.00 FEET IN A STRAIGHT LINE TO 145.00 FEET

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE EXISTING RIGHTS OF WAY OF SE THIESSEN ROAD.

ALSO EXCEPTING THEREFROM, THE HEREIN DESCRIBED PARCEL 1.

ALSO EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THAT TRACT DESCRIBED IN DEED DOCUMENT NO. 2001-030539, CLACKAMAS COUNTY DEED RECORDS.

ALSO EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THAT TRACT DESCRIBED IN DEED DOCUMENT NO. 2020-083532, CLACKAMAS COUNTY DEED RECORDS.

THE PARCEL OF LAND TO WHICH THIS DESCRIBES CONTAINS 3,585 SQUARE FEET, MORE OR LESS.

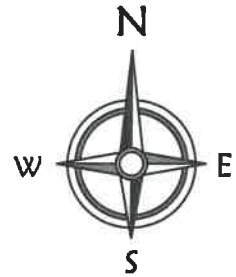
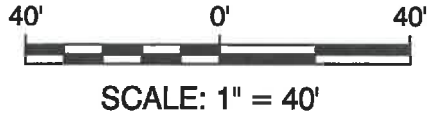
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Darren E Hammack

**OREGON
JULY 13, 2021
DARREN E HAMMACK
57208**

DATE OF SIGNATURE: 6/19/24

EXPIRES: 06/30/2025



TAX LOT 2506,
MAP 2-2E-08BB
DEED DOC. NO.
2020-083532

TAX LOT 3400,
MAP 2-2E-08BB
DEED DOC. NO.
2018-018828

TAX LOT 2116,
MAP 2-2E-08BB
DEED DOC. NO.
2001-030539

STA. 10+88.00
145.00' LEFT

STA. 11+58.00
145.00' LEFT

SE ALDERCREST ROAD
(CO. RD. NO. 1004)

STA. 10+98.00
45.17' LEFT

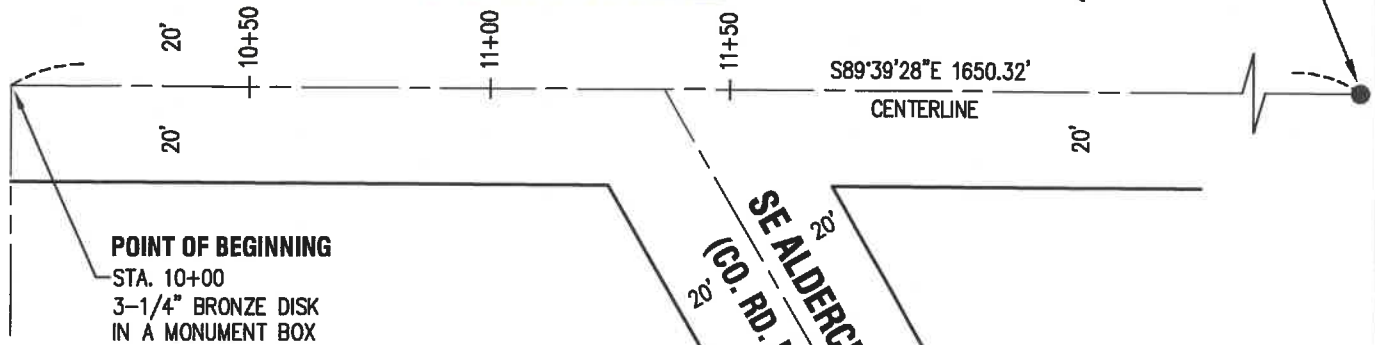
STA. 11+33.15
45.17' LEFT

STA. 11+49.00
45.19' LEFT



70' WIDE TEMPORARY
CONSTRUCTION EASEMENT

SE THIESSEN ROAD
(CO. RD. NO. 275)

STA. 26+50.32
STONE IN A
MONUMENT BOX



LEGEND

-  PARCEL 1
PERMANENT RIGHT OF WAY EASEMENT
1073 SQUARE FEET MORE OR LESS
-  PARCEL 2
TEMPORARY CONSTRUCTION EASEMENT
3585 SQUARE FEET MORE OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darren E Hammack
OREGON
JULY 13, 2021
DARREN E HAMMACK
57208

8688 TL 3400 ROW Ease.dwg

EXHIBIT "A"

DATE OF SIGNATURE: 6/19/24
EXPIRES: 06/30/2025

COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

**SE THIESSEN ROAD CULVERT REPLACEMENT
PROJECT, PROJECT NO. 300323308
IN THE NW 1/4 OF SECTION 8, T.2S., R.2E., W.M.
CLACKAMAS COUNTY, OREGON**

3
3

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOG CREEK
RESTORATION PROJECT
JUNE 6, 2024
SHEET 1 OF 3

COUNTY PROJECT NO.300323308
TAX LOT 2506, MAP 2-2E-08BB
FILE NO. 3

EXHIBIT "A"

PARCEL 1 (70.00 WIDE TEMPORARY CONSTRUCTION EASEMENT)

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING A PORTION OF THAT TRACT OF LAND CONVEYED BY QUITCLAIM DEED RECORDED OCTOBER 7, 2020, AS DOCUMENT NUMBER 2020-083532, CLACKAMAS COUNTY DEED RECORDS, LYING EAST OF SE ALDERCREST ROAD (COUNTY ROAD NUMBER 1004) AND NORTH OF SE THIESSEN ROAD (COUNTY ROAD NUMBER 275), THE CENTERLINE OF SAID SE THIESSEN ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT A FOUND 3-1/4 INCH BRONZE DISK IN A MONUMENT BOX AT THE NORTHWEST CORNER OF THE CYRUS WARDSWORTH DONATION LAND CLAIM NUMBER 57, STATION 10+00; THENCE SOUTH 89°39'28" EAST, 1650.32 FEET TO A STONE IN A MONUMENT BOX AT STATION 26+50.32 AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION.

BASIS OF BEARINGS: SURVEY NUMBER 2023-226, CLACKAMAS COUNTY SURVEY RECORDS.

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOG CREEK
RESTORATION PROJECT
JUNE 6, 2024
SHEET 2 OF 3

COUNTY PROJECT NO.300323308
TAX LOT 2506, MAP 2-2E-08BB
FILE NO. 3

EXHIBIT "A"

PARCEL 1 (70.00 WIDE TEMPORARY CONSTRUCTION EASEMENT)

STATION TO STATION	NORTH OFFSET DISTANCE FROM CENTERLINE
10+88. TO 11+58.00	145.00 FEET IN A STRAIGHT LINE TO 145.00 FEET

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE EXISTING RIGHT OF WAY OF SE THIESSEN ROAD.

ALSO EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THAT TRACT OF LAND CONVEYED BY DEED DOCUMENT NO. 2018-018828, CLACKAMAS COUNTY DEED RECORDS.

ALSO EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THAT TRACT OF LAND CONVEYED BY DEED DOCUMENT 2001-030539, CLACKAMAS COUNTY DEED RECORDS.

THE PARCEL OF LAND TO WHICH THIS DESCRIBES CONTAINS 394 SQUARE FEET, MORE OR LESS.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**



**OREGON
JULY 13, 2021
DARREN E HAMMACK
57208**

DATE OF SIGNATURE: 6/19/24
EXPIRES: 06/30/2025

ACORN CT

TAX LOT 2506,
MAP 2-2E-08BB
DEED DOC. NO.
2020-083532

STA. 10+88.00
145.00' LEFT

STA. 11+58.00
145.00' LEFT

TAX LOT 2116,
MAP 2-2E-08BB
DEED DOC. NO.
2001-030539

TAX LOT 3400,
MAP 2-2E-08BB
DEED DOC. NO.
2018-018828

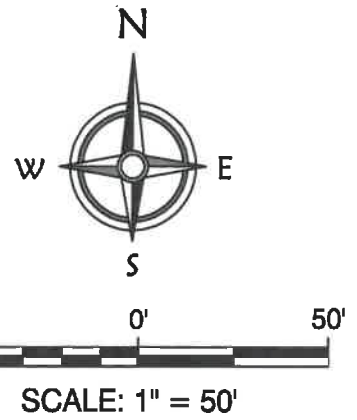
70' WIDE TEMPORARY
CONSTRUCTION EASEMENT

POINT OF BEGINNING
STA. 10+00
3-1/4" BRONZE DISK
IN A MONUMENT BOX

SE THIESSEN ROAD
(CO. RD. NO. 275)

STA. 26+50.32
STONE IN A
MONUMENT BOX

S89°39'28"E 1650.32'
CENTERLINE



SE ALDERCREST ROAD
(CO. RD. NO. 1004)

20'

10+50

11+00

11+50

45'

LEGEND



PARCEL 1
TEMPORARY CONSTRUCTION EASEMENT
394 SQUARE FEET MORE OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darren Hammack

OREGON
JULY 13, 2021
DARREN E HAMMACK
57208

DATE OF SIGNATURE: *6/19/24*
EXPIRES: 06/30/2025

8688 TL 2506 ROW Ease.dwg

EXHIBIT "A"

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4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

**SE THIESSEN ROAD CULVERT REPLACEMENT
PROJECT, PROJECT NO. 300323308
IN THE NW 1/4 OF SECTION 8, T.2S., R.2E., W.M.
CLACKAMAS COUNTY, OREGON**

3
3

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOG CREEK
RESTORATION PROJECT
JUNE 6, 2024
SHEET 1 OF 3

COUNTY PROJECT NO.300323308
TAX LOT 2116, MAP 2-2E-08BB
FILE NO. 4

EXHIBIT "A"

PARCEL 1 (70.00 WIDE TEMPORARY CONSTRUCTION EASEMENT)

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING A PORTION OF THAT TRACT OF LAND CONVEYED BY STATUTORY SPECIAL WARRANTY DEED, RECORDED APRIL 27, 2001, AS DOCUMENT NUMBER 2001-030539, CLACKAMAS COUNTY DEED RECORDS, LYING EAST OF SE ALDERCREST ROAD (COUNTY ROAD NUMBER 1004) AND NORTH OF SE THIESSEN ROAD (COUNTY ROAD NUMBER 275), THE CENTERLINE OF SAID SE THIESSEN ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SE THIESSEN ROAD CENTERLINE

A PORTION OF SE THIESSEN ROAD (COUNTY ROAD NUMBER 275, VARIABLE WIDTH), LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, AS SHOWN ON SURVEY NUMBER 2023-226, CLACKAMAS COUNTY SURVEY RECORDS, DESCRIBED AS FOLLOWS:

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BASIS OF BEARINGS: SURVEY NUMBER 2023-226, CLACKAMAS COUNTY SURVEY RECORDS.

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOG CREEK
RESTORATION PROJECT
JUNE 3, 2024
SHEET 2 OF 3

COUNTY PROJECT NO.300323308
TAX LOT 2116, MAP 2-2E-08BB
FILE NO. 4

EXHIBIT "A"

PARCEL 1 (70.00 WIDE TEMPORARY CONSTRUCTION EASEMENT)

STATION TO STATION	NORTH OFFSET DISTANCE FROM CENTERLINE
10+88. TO 11+58.00	145.00 FEET IN A STRAIGHT LINE TO 145.00 FEET

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE EXISTING RIGHT OF WAY OF SE THIESSEN ROAD.

ALSO EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THAT TRACT OF LAND CONVEYED BY DEED DOCUMENT NO. 2018-018828, CLACKAMAS COUNTY DEED RECORDS.

ALSO EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THAT TRACT OF LAND CONVEYED BY DEED DOCUMENT 2020-083532, CLACKAMAS COUNTY DEED RECORDS.

THE PARCEL OF LAND TO WHICH THIS DESCRIBES CONTAINS 3261 SQUARE FEET, MORE OR LESS.

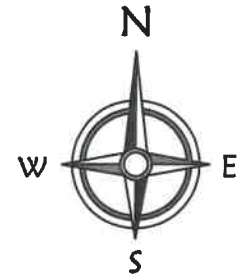
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**



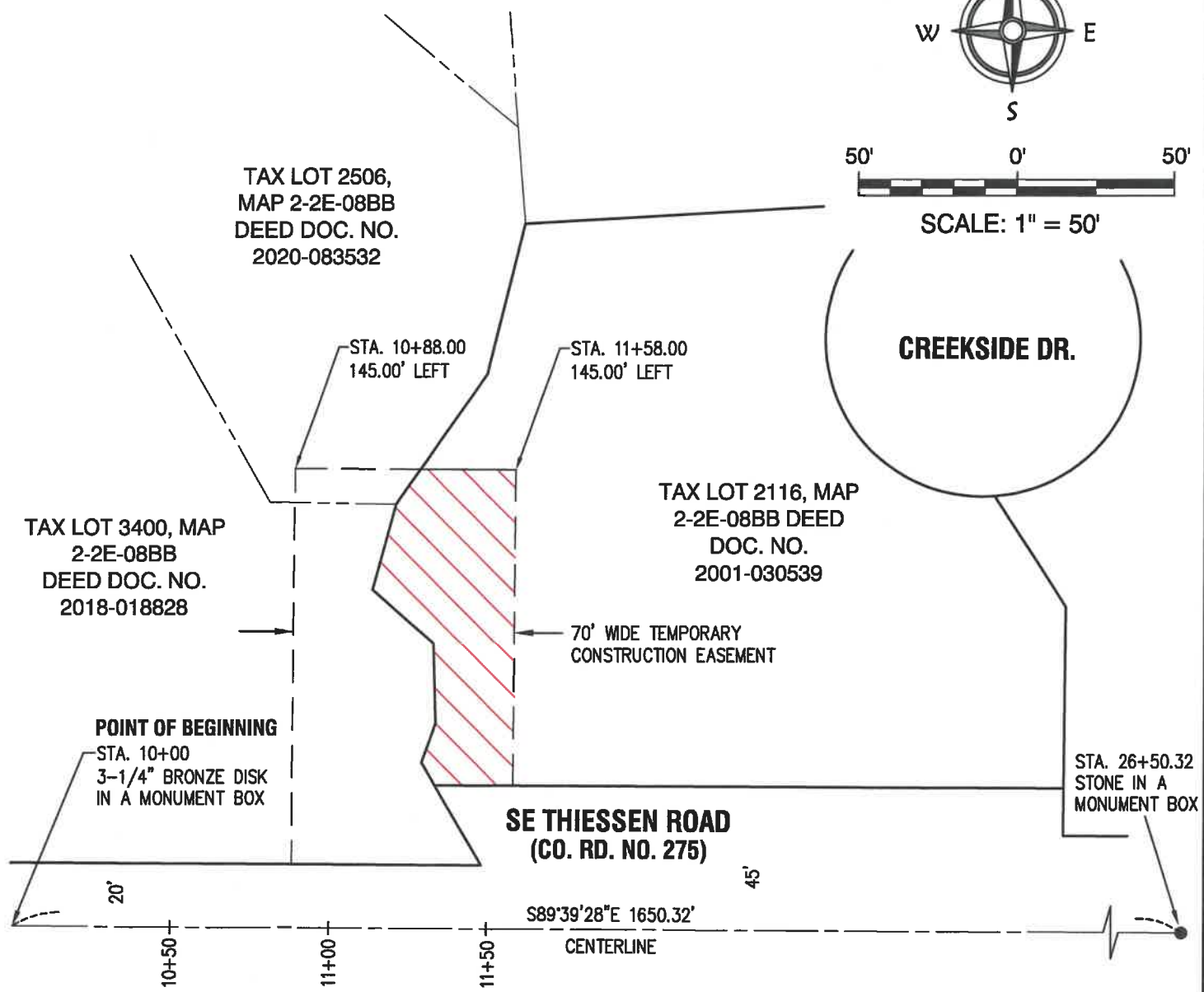
**OREGON
JULY 13, 2021
DARREN E HAMMACK
57208**

DATE OF SIGNATURE: 6/19/24

EXPIRES: 06/30/2025



SCALE: 1" = 50'



LEGEND



PARCEL 1
TEMPORARY
CONSTRUCTION EASEMENT
3261 SQUARE FEET MORE
OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darren E Hammack
OREGON
JULY 13, 2021
DARREN E HAMMACK
57208

DATE OF SIGNATURE: *6/19/24*
EXPIRES: 06/30/2025

8688 TL 2116 ROW Ease.dwg

EXHIBIT "A"

COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

**SE THIESSEN ROAD CULVERT REPLACEMENT
PROJECT, PROJECT NO. 300323308
IN THE NW 1/4 OF SECTION 8, T.2S., R.2E., W.M.
CLACKAMAS COUNTY, OREGON**

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