



DAN JOHNSON
DIRECTOR

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

December 12, 2024

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Revised Resolution Declaring the Public Necessity and purpose for Acquisition of Right of Way, Easements and Fee Property and Authorizing Good Faith Negotiations and, if necessary, Condemnation Actions for the Thiessen Road Culvert Replacement and Kellogg Creek Restoration project. Total Project Value is \$1,551,635. Funding is through County-approved American Rescue Plan Act funds and County Road funds. No County General Funds are involved.

Previous Board Action/Review	07/25/024: Approval of Resolution of Necessity 12/10/24: Request for Consent		
Performance Clackamas	The project will build a strong infrastructure.		
Counsel Review	Yes – Hong Huynh	Procurement Review	No
Contact Person	Carol Hager	Contact Phone	503-742-4674

EXECUTIVE SUMMARY: Exhibits for the Thiessen Road Culvert Replacement and Kellogg Creek Restoration Project (“Project”) have been revised due to changes in project design related to stream restoration requirements by the environmental resource agencies and identification of an existing storm easement at the north side of the culvert. A new resolution is required to incorporate the revised acquisition areas.

The 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

For Filing Use Only

the Project alignment. On July 25, 2024, the Board approved Resolution no. 2024-058, that declared certain necessity and purposes for rights of way, easements, and fee property, and authorized certain actions on certain portions of the Project. Recent design changes have led to a change in areas to be acquired, and thus requiring a revised resolution.

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 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 approves the revised Resolution of Necessity and Purpose for the Thiessen Road Culvert Replacement and Kellogg Creek Restoration Project, which also rescinds and replaces Resolution no. 2024-058, to authorize 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

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 3

Whereas, this matter coming before the Board at this time on _____, 2024 ; and

Whereas, 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,

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

Whereas, 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

Whereas, 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

Whereas, the Board has authority under ORS Chapters 35 and 203 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

Whereas, on July 25, 2024, the Board had approved Resolution no. 2024-058, declaring certain necessity and purposes of rights of way, easements, and fee property and authorizing certain actions on certain portions of the Project; and

Whereas, since July 25, 2024, that certain design changes to the Project have led to a change in the areas that need to be acquired for the Project;

Whereas, 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

\\

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 3

NOW THEREFORE, the Clackamas County Board of Commissioners do hereby resolve that it is 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.

IT IS FURTHER RESOLVED THAT:

1. Resolution no. 2024-058, dated July 25, 2024, is hereby repealed in its entirety, and replaced with this resolution; and
2. 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,
3. 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,

\\

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 3 of 3

- 4. 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

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOGG CREEK
RESTORATION PROJECT
NOVEMEBER 12, 2024
SHEET 1 OF 3

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

EXHIBIT "A"

STORM DRAINAGE EASEMENT 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 (STORM DRAINAGE EASEMENT)

STATION TO STATION	SOUTH OFFSET DISTANCE FROM CENTERLINE
10+90.00 TO 11+45.00	52.00 FEET IN A STRAIGHT LINE TO 52.00 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 1413 SQUARE FEET, MORE OR LESS.

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOGG CREEK
RESTORATION PROJECT
NOVEMBER 12, 2024
SHEET 2 OF 3

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

EXHIBIT "A"

PARCEL 2 (TEMPORARY CONSTRUCTION EASEMENT)

STATION TO STATION	SOUTH OFFSET DISTANCE FROM CENTERLINE
10+75.00 TO 11+25.00	50.00 FEET IN A STRAIGHT LINE TO 100.00 FEET
11+25.00 TO 11+62.00	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 2720 SQUARE FEET, MORE OR LESS.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**



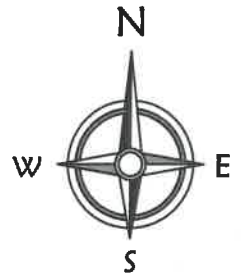
**OREGON
JULY 13, 2021
DARREN E HAMMACK
57208**

DATE OF SIGNATURE: *11/13/24*
EXPIRES: 06/30/2025

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

40' 0' 40'

SCALE: 1" = 40'

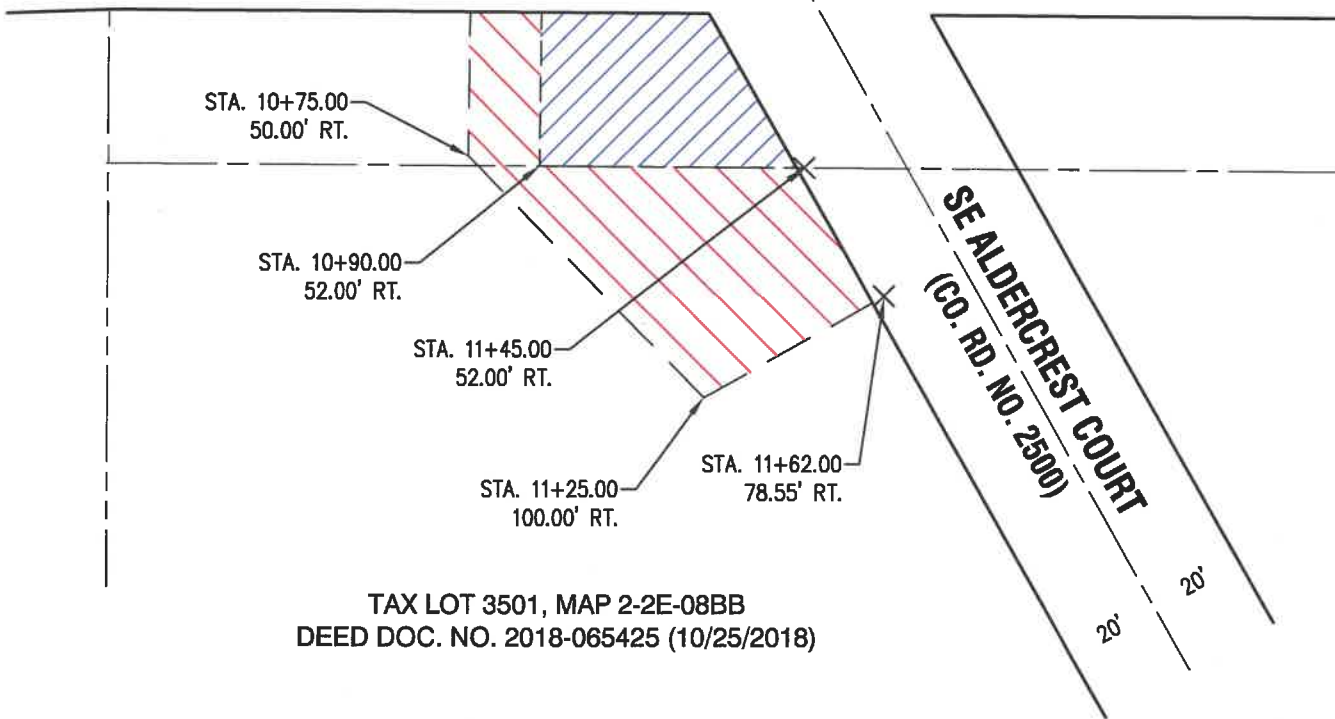


POINT OF BEGINNING

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
STORM DRAINAGE EASEMENT
1413 SQUARE FEET MORE OR LESS

 PARCEL 2
TEMPORARY CONSTRUCTION EASEMENT
2720 SQUARE FEET MORE OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2021
DARREN E HAMMACK
57208

DATE OF SIGNATURE: 11/13/24
EXPIRES: 06/30/2025

8688 TL 3501 Storm Ease.dwg

EXHIBIT "A"

 **MPASS** 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 & KELLOGG CREEK
RESTORATION PROJECT
NOVEMBER 12, 2024
SHEET 1 OF 3

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

EXHIBIT "A"

STORM DRAINAGE EASEMENT 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 WARRANTY DEED 2018-018828, 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:

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 (STORM DRAINAGE EASEMENT)

STATION TO STATION	NORTH OFFSET DISTANCE FROM CENTERLINE
10+96 TO 11+50	50.00 FEET IN A STRAIGHT LINE TO 50.00 FEET

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

ALSO EXCEPTING ANY PORTION LYING WITH THAT TRACT OF LAND CONVEYED BY DEED DOCUMENT NO. 2001-030539, CLACKAMAS COUNTY DEED RECORDS.

ALSO EXCEPTING THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 96-004711, CLACKAMAS COUNTY DEED RECORDS.

THE PARCEL OF LAND TO WHICH THIS DESCRIBES CONTAINS 763 SQUARE FEET, MORE OR LESS.

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOGG CREEK
RESTORATION PROJECT
NOVEMBER 12, 2024
SHEET 2 OF 3

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

EXHIBIT "A"

PARCEL 2 (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 RIGHT OF WAY OF SE THIESSEN ROAD.

ALSO EXCEPTING THEREFROM, THE HEREIN DESCRIBED PARCEL 1.

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

ALSO EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THAT TRACT CONVEYED BY DEED DOCUMENT NO. 2024-037714, CLACKAMAS COUNTY DEED RECORDS.

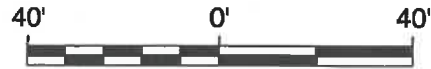
THE PARCEL OF LAND TO WHICH THIS DESCRIBES CONTAINS 3,560 SQUARE FEET, MORE OR LESS.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

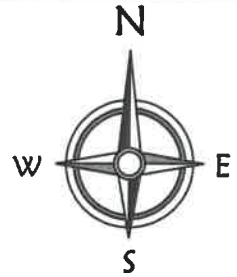


**OREGON
JULY 13, 2021
DARREN E HAMMACK
57208**

DATE OF SIGNATURE: 11/13/24
EXPIRES: 06/30/2025



SCALE: 1" = 40'



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

TAX LOT 2506, MAP
2-2E-08BB DEED
DOC. NO.
2024-037714
LOT 12, "KELLOGG
OAKS NO. 2"

STA. 10+88.00
145.00' LEFT

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

STA. 11+58.00
145.00' LEFT

TAX LOT 2116, MAP
2-2E-08BB DEED DOC.
NO. 2001-030539
LOT 1, "CREEKSIDE
ESTATES"

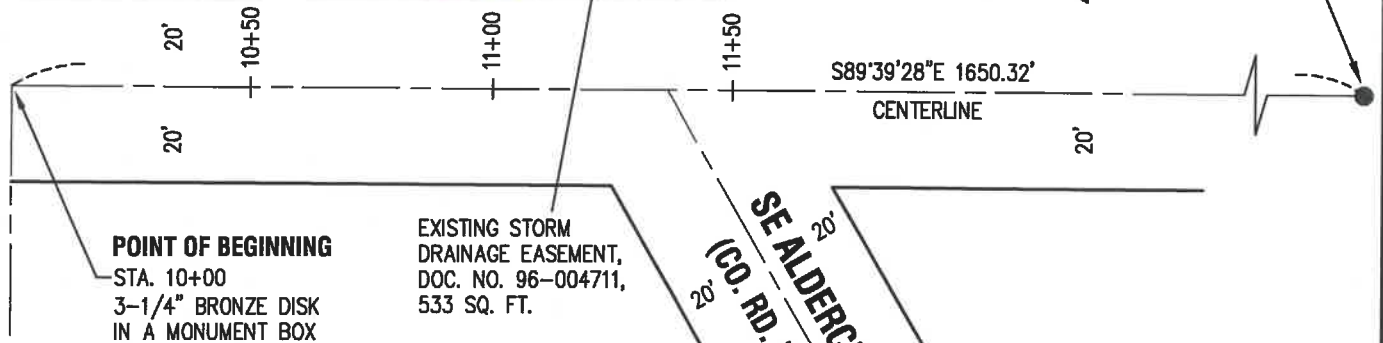
70' WIDE TEMPORARY
CONSTRUCTION EASEMENT

STA. 10+96.00
50.00' LEFT

STA. 11+50.00
50.00' LEFT

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

STA. 26+50.32
STONE IN A
MONUMENT BOX





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

EXISTING STORM
DRAINAGE EASEMENT,
DOC. NO. 96-004711,
533 SQ. FT.

**SE ALDERCREST CT
(CO. RD. NO. 2500)**

LEGEND

-  **PARCEL 1**
STORM DRAINAGE EASEMENT
763 SQUARE FEET MORE OR LESS
-  **PARCEL 2**
TEMPORARY CONSTRUCTION EASEMENT
3560 SQUARE FEET MORE OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 13, 2021
DARREN E HAMMACK
57208

DATE OF SIGNATURE: 11/13/24
EXPIRES: 06/30/2025

8688 TL 3400 Storm 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 & KELLOGG CREEK
RESTORATION PROJECT
NOVEMBER 12, 2024
SHEET 1 OF 3

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

EXHIBIT "A"

PARCEL 1 (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 WARRANTY DEED RECORDED OCTOBER 11, 2024, AS DOCUMENT NUMBER 2024-037714, 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:

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 & KELLOGG CREEK
RESTORATION PROJECT
NOVEMBER 12, 2024
SHEET 2 OF 3

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

EXHIBIT "A"

PARCEL 1 (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.

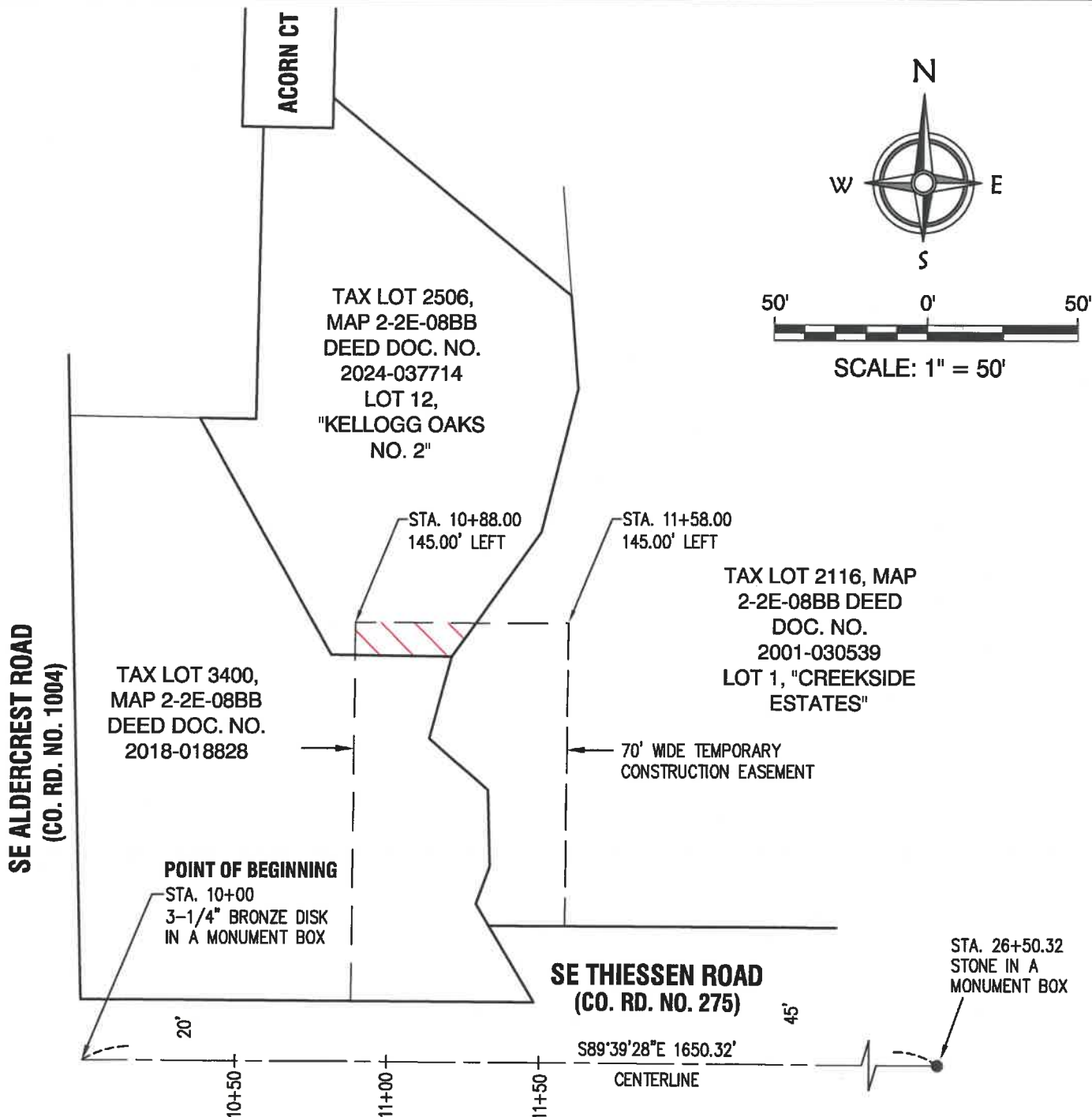
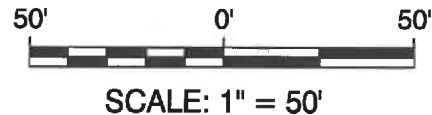
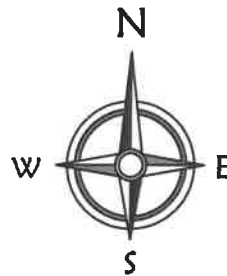
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**



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

DATE OF SIGNATURE: 11/13/24

EXPIRES: 06/30/2025



LEGEND

-  PARCEL 1
-  TEMPORARY CONSTRUCTION EASEMENT
- 394 SQUARE FEET MORE OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darren E Hammack

OREGON
JULY 13, 2021
DARREN E HAMMACK
57208

DATE OF SIGNATURE: *11/13/24*
EXPIRES: 06/30/2025

8688 TL 2506 Storm 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 & KELLOGG CREEK
RESTORATION PROJECT
NOVEMBER 12, 2024
SHEET 1 OF 3

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

EXHIBIT "A"

STORM DRAINAGE EASEMENT ANT 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:

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 (STORM DRAINAGE EASEMENT)

STATION TO STATION	NORTH OFFET DISTANCE FROM CENTERLINE
11+28 TO 11+58	65.17 FEET IN A STRAIGHT LINE TO 65.17 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.

THE PARCEL OF LAND TO WHICH THIS DESCRIBES CONTAINS 538 SQUARE FEET, MORE OR LESS.

S.E. THIESSEN ROAD CULVERT
REPLACEMENT & KELLOGG CREEK
RESTORATION PROJECT
NOVEMBER 12, 2024
SHEET 2 OF 3

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

EXHIBIT "A"

PARCEL 2 (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, THE HEREIN DESCRIBED PARCEL 1.

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 2024-037714, CLACKAMAS COUNTY DEED RECORDS.

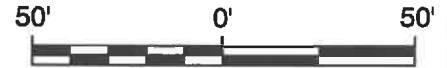
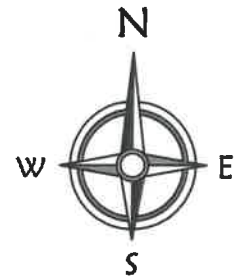
THE PARCEL OF LAND TO WHICH THIS DESCRIBES CONTAINS 2723 SQUARE FEET, MORE OR LESS.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**



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

DATE OF SIGNATURE: 11/13/24
EXPIRES: 06/30/2025

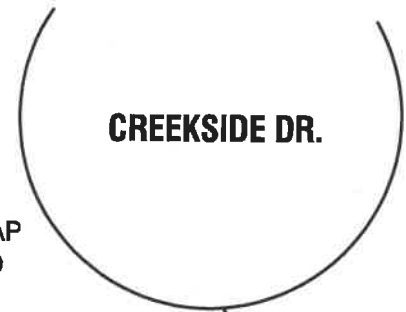


SCALE: 1" = 50'

TAX LOT 2506, MAP
2-2E-08BB DEED
DOC. NO.
2024-037714
LOT 12, "KELLOGG
OAKS NO. 2"

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

TAX LOT 2116, MAP
2-2E-08BB DEED
DOC. NO.
2001-030539
LOT 1, "CREEKSIDE
ESTATES"



CREEKSIDE DR.

STA. 10+88.00
145.00' LEFT

STA. 11+58.00
145.00' LEFT

STA. 11+28.00
65.17' LEFT

STA. 11+58.00
65.17' LEFT

70' WIDE TEMPORARY
CONSTRUCTION EASEMENT



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

STA. 26+50.32
STONE IN A
MONUMENT BOX

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

S89°39'28"E 1650.32'
CENTERLINE

LEGEND

-  PARCEL 1
STORM DRAINAGE EASEMENT
538 SQUARE FEET MORE OR LESS
-  PARCEL 2
TEMPORARY CONSTRUCTION EASEMENT
2723 SQUARE FEET MORE OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2021
DARREN E HAMMACK
57208

DATE OF SIGNATURE: 11/13/24
EXPIRES: 06/30/2025

8688 TL 2116 Storm Ease.dwg

EXHIBIT "A"

 **MPASS** 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