



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 Duus Rd/Eagle Creek Rd Intersection, Relocation Project Total project value is \$1,567,106 Funding is through Community Road Fund and System Development Charges (SDCs). No County General Funds are involved.**

<b>Previous Board Action/Review</b>	7/23/24: Request for Consent		
<b>Performance Clackamas</b>	The project will build a strong infrastructure and ensure safe, healthy and secure communities.		
<b>Counsel Review</b>	7/15/24: Sarah Foreman	<b>Procurement Review</b>	No
<b>Contact Person</b>	Carol Hager	<b>Contact Phone</b>	503-742-4674

**EXECUTIVE SUMMARY:** The Duus Road and Eagle Creek Road intersection lacks adequate sight distance and is expected to fail to perform at the County’s acceptable level of service as the surrounding area grows. The Project will relocate the intersection, add a southbound left turn lane on Eagle Creek Road and add a westbound left turn lane on Duus Road. The Project will improve safety, sight distance, relieve congestion and accommodate future growth in the Estacada 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 eleven (11) 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 in ORS Chapter 35, a Resolution of Necessity is required before offers are made for rights of way, easements, and fee property.

For Filing Use Only

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 eleven (11) 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 Duus Rd/Eagle Creek Rd Intersection, Relocation 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

Attached:  
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 Duus Rd/Eagle Creek Rd Intersection, Relocation 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 Duus Rd/Eagle Creek Road Intersection, Relocation Project ("the Project") will relocate the Duus Road and Eagle Creek Road intersection to improve sight distance and add left turn lanes; 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 A's and B's for files 1-11(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 Duus Rd/Eagle Creek Rd Intersection, Relocation 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

**EXHIBIT "A"**

**SE EAGLE CREEK / SE DUUS ROAD**

**FILE NO. 1**

**3S4E08-2300**

**July 11, 2024**

**TEMPORARY CONSTRUCTION EASEMENT**

A portion of that tract of land as described in that statutory warranty deed to Nikolaus Nolscher and Briel Nolscher recorded on July 10, 2020 as Recorder's Fee No. 2020-053482, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian, the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1123+19.50 and OE 1123+47.50 and included in a strip of land 34.00 feet in width, lying on the Westerly side of said centerline which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

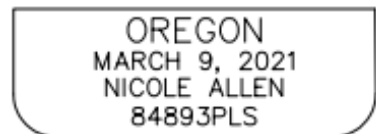
thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

**Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.**

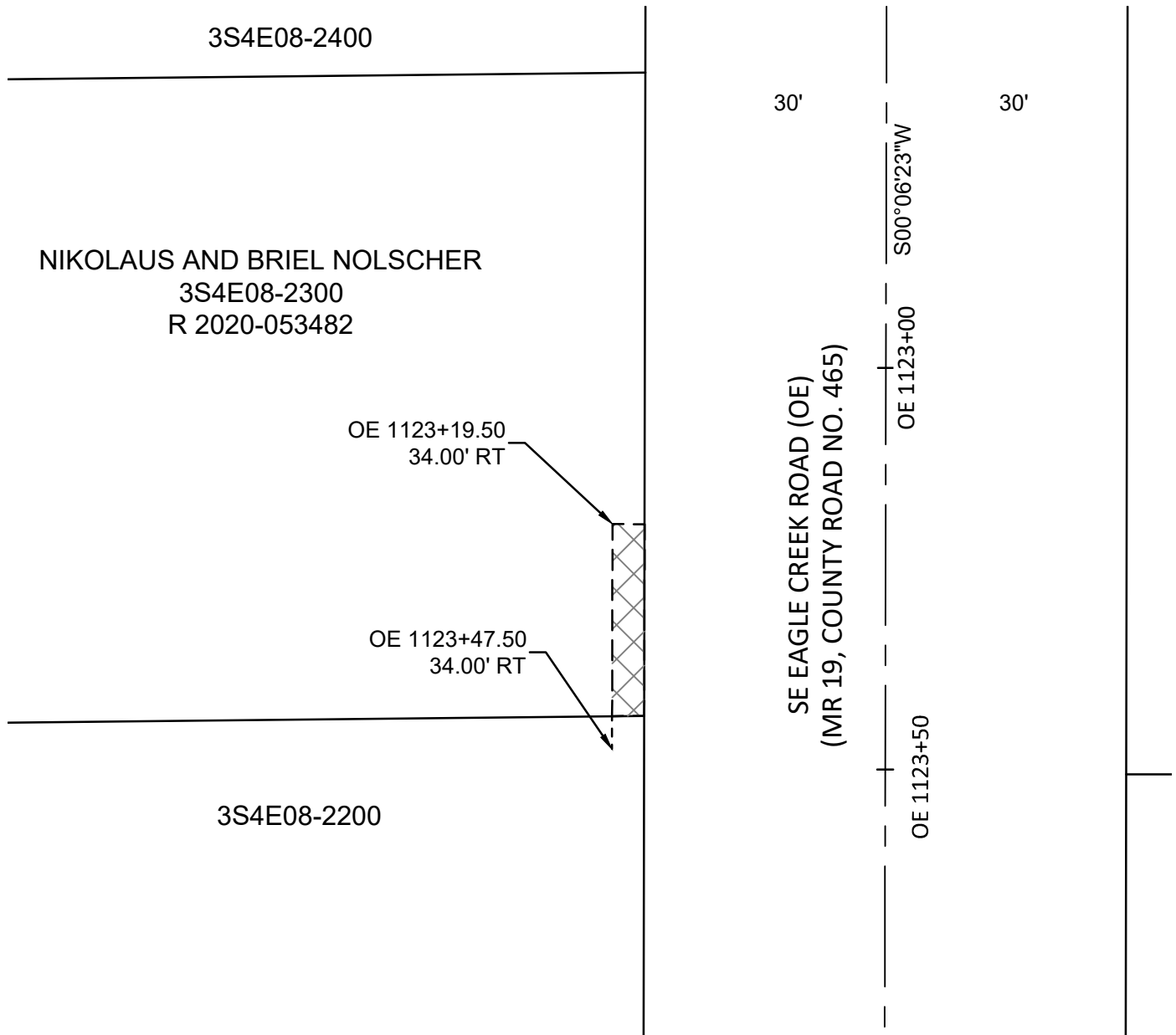
This land contains 96 square feet, more or less.



EXPIRES 12-31-25

# EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON



SCALE: 1" = 20'

**LEGEND**  
RT = RIGHT



= TEMPORARY CONSTRUCTION EASEMENT  
96 SQUARE FEET +/-

PROJECT NO. 0906-002  
ORIG. DATE: 4/26/2024  
DRAWN BY: ASJ  
SHEET No. 1 OF 1

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION**  
**28475 SE EAGLE CREEK RD**  
FILE NO. 1  
**TEMPORARY CONSTRUCTION EASEMENT**

**EMERIO**  
ENGINEERING - SURVEYING - DESIGN  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

**EXHIBIT "A"**

**SE EAGLE CREEK / SE DUUS ROAD**

**FILE NO. 02**

**3S4E08-2200**

**July 11, 2024**

**EASEMENT 1 - PERMANENT SLOPE EASEMENT**

A portion of that tract of land as described in that warranty deed to Crystal R. Carter and Robert A. Carter recorded on June 30, 2021 as Recorder's Fee No. 2021-063738, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465), which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

**Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.**

The width of said strip of land on the Westerly side of the above described centerline is as follows:

Station	to	Station	Width on Westerly Side of Centerline
OE 1124+58.50		OE 1124+60.50	Tapers in a straight line from 30.00 feet to 36.00 feet
OE 1124+60.50		OE 1124+75.00	36.00 feet

This land contains 55 square feet, more or less.

**EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT**

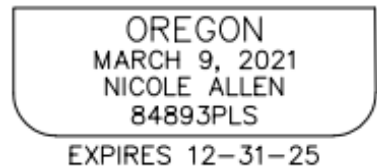
A portion of that tract of land as described in warranty deed to Crystal R. Carter and Robert A. Carter recorded on 6/30/2021 as recorder's fee no. 2021-063738, film records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1123+39.00 and OE 1124+75.00 and included in a strip of land 38.00 feet in width, lying on the Westerly side of said centerline which centerline is described above.

This land contains 1,005 square feet, more or less.

**EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT**

A portion of that tract of land as described in that warranty deed to Crystal R. Carter and Robert A. Carter recorded on 6/30/2021 as recorder's fee no. 2021-063738, film records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1124+22.00 and OE 1124+56.50 and included in a strip of land 46.50 feet in width, lying on the Westerly side of said centerline which centerline is described above.

This land contains 569 square feet, more or less.





# EXHIBIT "B"

LOCATED IN THE  
SW ONE-QUARTER OF SECTION 8  
TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON



SCALE: 1" = 20'


## LEGEND


RT = RIGHT


PSE = PERMANENT SLOPE EASEMENT

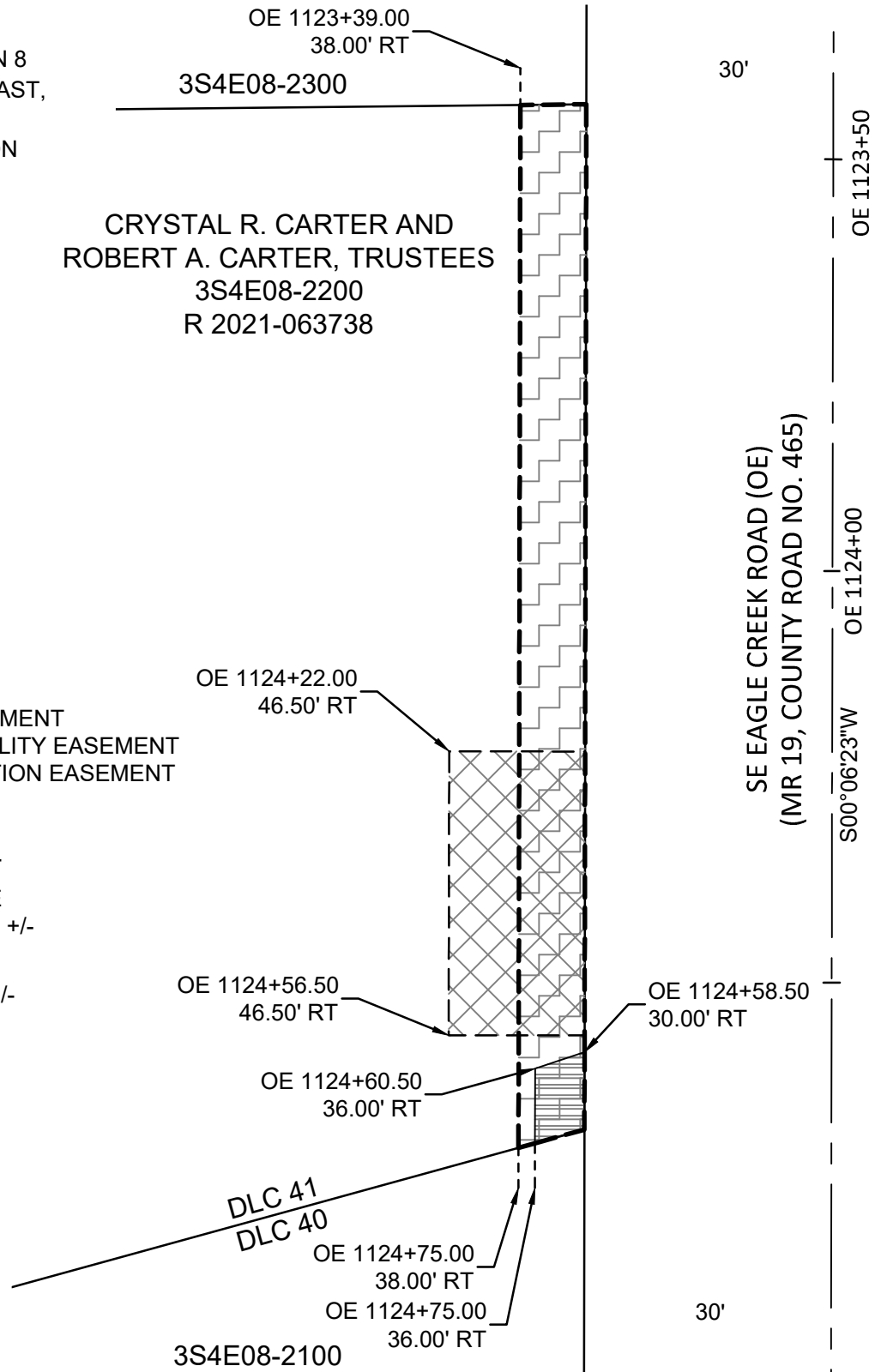
PPUE = PERMANENT PUBLIC UTILITY EASEMENT

TCE = TEMPORARY CONSTRUCTION EASEMENT

 = EASEMENT 1 - PSE  
55 SQUARE FEET +/-

 = EASEMENT 2 - PPUE  
1,005 SQUARE FEET +/-

 = EASEMENT 3 - TCE  
569 SQUARE FEET +/-



PROJECT NO. 0906-002

ORIG. DATE: 4/26/2024

DRAWN BY: ASJ

SHEET No. 1 OF 1

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION  
28565 SE EAGLE CREEK RD**

FILE NO. 2  
PSE, PPUE & TCE



6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008

TEL: (503) 746-8812

FAX: (503) 639-9592

www.emeriodesign.com

**EXHIBIT "A"**

**SE EAGLE CREEK / SE DUUS ROAD**

**FILE NO. 3**

**3S4E08-2100**

**July 11, 2024**

**EASEMENT 1 - PERMANENT SLOPE EASEMENT**

A portion of that tract of land as described in that warranty deed to Janet L. Gilliland recorded on 4/22/1980 as Recorder's Fee No. 80-14839, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerlines are described as follows:

SE Eagle Creek Road (OE) (State Highway 211):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

**Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.**

SE Eagle Creek Road (NE):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (NE) 5+00.00, said station being North 86°05'10" West 3,942.59 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61, said point being a point of curvature;

thence on a 1,200.00 foot radius curve to the left, through a central angle of 18°10'46", a chord of which bears South 08°57'06" East 379.15 feet, 380.75 feet to Engineer's Centerline Station NE 8+80.75, said station being South 88°26'29" West, 3,875.87 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

Station	to	Station	Width on Westerly Side of Centerline
OE 1124+65.00		OE 1129+91.18 [NE 5+59.47]	In a straight line from OE 36.00 feet to OE 36.00 feet [NE 37.48 feet]
OE 1129+91.18 [NE 5+59.47]		OE 1130+00.00 [NE 5+68.40]	Along an arc of a 854.50 foot radius curve to the left, through a central angle of 0°37'08", and a chord of South 00°12'09" East 9.23 feet, 9.23 feet from OE 36.00 [NE 37.48 feet] feet to OE 36.00 feet [NE 37.92 feet]

This land contains 3,141 square feet, more or less.

**EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT**

A portion of that tract of land as described in that warranty deed to Janet L. Gilliland recorded on 4/22/1980 as Recorder's Fee No. 80-14839, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerlines are described above.

Station	to	Station	Width on Westerly Side of Centerline
OE 1124+65.00		OE 1129+91.18 [NE 5+59.37]	In a straight line from OE 38.00 feet to OE 38.00 feet [NE 39.48 feet]

OE 1129+91.18    OE 1130+00.00    Along an arc of a 856.50 foot radius curve to the left,  
[NE 5+59.37]    [NE 5+68.32]    through a central angle of 0°37'08", and a chord of South  
00°12'09" East 9.25 feet, 9.25 feet from OE 38.00 [NE  
39.48 feet] feet to OE 38.00 feet [NE 39.92 feet]

This land contains 4,186 square feet, more or less.

### **EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT**

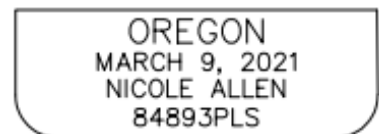
A portion of that tract of land as described in that warranty deed to Janet L. Gilliland recorded on 4/22/1980 as Recorder's Fee No. 80-14839, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1127+13.00 and OE 1127+48.00 and included in a strip of land 49.50 feet in width, lying on the Westerly side of said centerline which centerline is described above.

This land contains 683 square feet, more or less.

### **EASEMENT 4 - TEMPORARY CONSTRUCTION EASEMENT**

A portion of that tract of land as described in that warranty deed to Janet L. Gilliland recorded on 4/22/1980 as Recorder's Fee No. 80-14839, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1128+12.00 and OE 1128+39.50 and included in a strip of land 43.50 feet in width, lying on the Westerly side of said centerline which centerline is described above.

This land contains 371 square feet, more or less.



EXPIRES 12-31-25

# EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8  
 TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
 WILLAMETTE MERIDIAN,  
 CLACKAMAS COUNTY, OREGON

OE 1124+65.00  
 36.00' RT  
 OE 1124+65.00  
 38.00' RT

3S4E08-2200

DLC 41  
 DLC 40


## LEGEND


RT = RIGHT


PSE = PERMANENT SLOPE EASEMENT

PPUE = PERMANENT PUBLIC UTILITY EASEMENT

TCE = TEMPORARY CONSTRUCTION EASEMENT

 = EASEMENT 1 - PSE  
 3,140 SQUARE FEET +/-

 = EASEMENT 2 - PPUE  
 4,186 SQUARE FEET +/-

 = EASEMENT 3 - TCE  
 683 SQUARE FEET +/-

JANET L. GILLILAND  
 3S4E08-2100  
 R 80-14839

OE 1127+13.00  
 49.50' RT

OE 1127+48.00  
 49.50' RT

30'

30'

SE EAGLE CREEK ROAD (OE)  
 (MR 19, COUNTY ROAD NO. 465)

OE 1125+00

S00°06'23"W

OE 1126+00

OE 1127+00

30'

30'

SEE SHEET 2 OF 2



SCALE: 1" = 40'

PROJECT NO. 0906-002

ORIG. DATE: 4/26/2024

DRAWN BY: ASJ

SHEET No. 1 OF 2

**SE EAGLE CREEK RD/  
 SE DUUS RD INTERSECTION  
 28755 SE EAGLE CREEK RD**

FILE NO. 3  
 PSE, PPUE & TCE



6445 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com

# EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON

## LEGEND

RT = RIGHT

PSE = PERMANENT SLOPE EASEMENT

PPUE = PERMANENT PUBLIC UTILITY EASEMENT

TCE = TEMPORARY CONSTRUCTION EASEMENT


L = LENGTH


R = RADIUS


$\Delta$  = DELTA

CB = CHORD BEARING

CD = CHORD DISTANCE

 = EASEMENT 1 - PSE  
3,140 SQUARE FEET +/-

 = EASEMENT 2 - PPUE  
4,186 SQUARE FEET +/-

 = EASEMENT 4 - TCE  
371 SQUARE FEET +/-

SEE SHEET 1 OF 2

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	854.50'	0°37'08"	9.23'	S0°12'09"E	9.23'
C2	856.50'	0°37'08"	9.25'	S0°12'09"E	9.25'

JANET L. GILLILAND  
3S4E08-2100  
R 80-14839

NE BP PC: 5+00.00  
= OE: 1129+29.84

OE 1129+91.18 36.00' RT  
= NE 5+59.47 37.48' RT  
OE 1129+91.18 38.00' RT  
= NE 5+59.37 39.48' RT

C2

OE 1130+00.00 38.00' RT  
= NE 5+68.32 39.92' RT

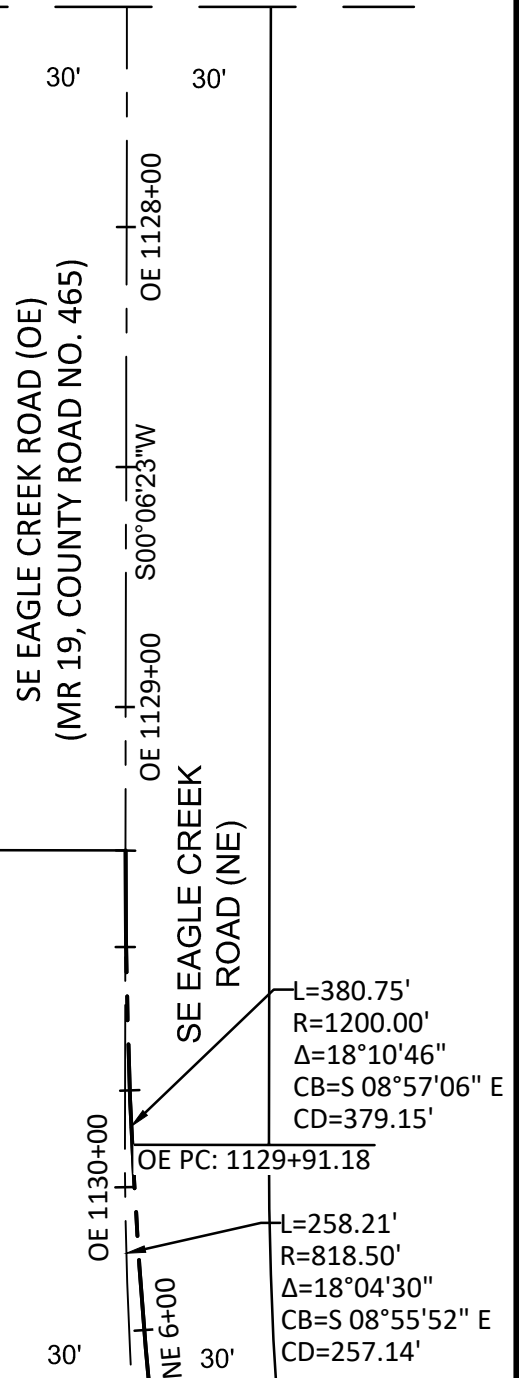
C1

OE 1130+00.00 36.00' RT  
= NE 5+68.40 37.92' RT

3S4E17-1200



SCALE: 1" = 40'



PROJECT NO. 0906-002

ORIG. DATE: 4/26/2024

DRAWN BY: ASJ

SHEET No. 2 OF 2

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION  
28755 SE EAGLE CREEK RD**

FILE NO. 3  
PSE, PPUE & TCE



6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

**EXHIBIT "A"**

**SE EAGLE CREEK / SE DUUS ROAD**

**FILE NO. 4**

**3S4E08-3701**

**July 11, 2024**

**EASEMENT 1 - PERMANENT SLOPE EASEMENT**

A portion of Parcel 3, Partition Plat No. 1997-040, Clackamas County Plat Records as described in statutory warranty deed to Vincent McAulay recorded on 3/14/2006 as Recorder's Fee No. 2006-022274, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; said being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1124+47.50 and OE 1124+55.00 and included in a strip of land 35.00 feet in width, lying on the Easterly side of said centerline which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

**Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.**

This land contains 15 square feet, more or less.

**EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT**

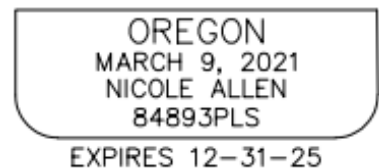
A portion of Parcel 3, Partition Plat No. 1997-040, Clackamas County Plat Records as described in that statutory warranty to Vincent McAulay deed recorded on 3/14/2006 as Recorder's Fee No. 2006-022274, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1123+45.00 and OE 1124+55.00 and included in a strip of land 38.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 796 square feet, more or less.

**EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT**

A portion of Parcel 3, Partition Plat No. 1997-040, Clackamas County Plat Records as described in that statutory warranty deed to Vincent McAulay recorded on 3/14/2006 as Recorder's Fee No. 2006-022274, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1123+80.50 and OE 1124+19.00 and included in a strip of land 39.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 346 square feet, more or less.



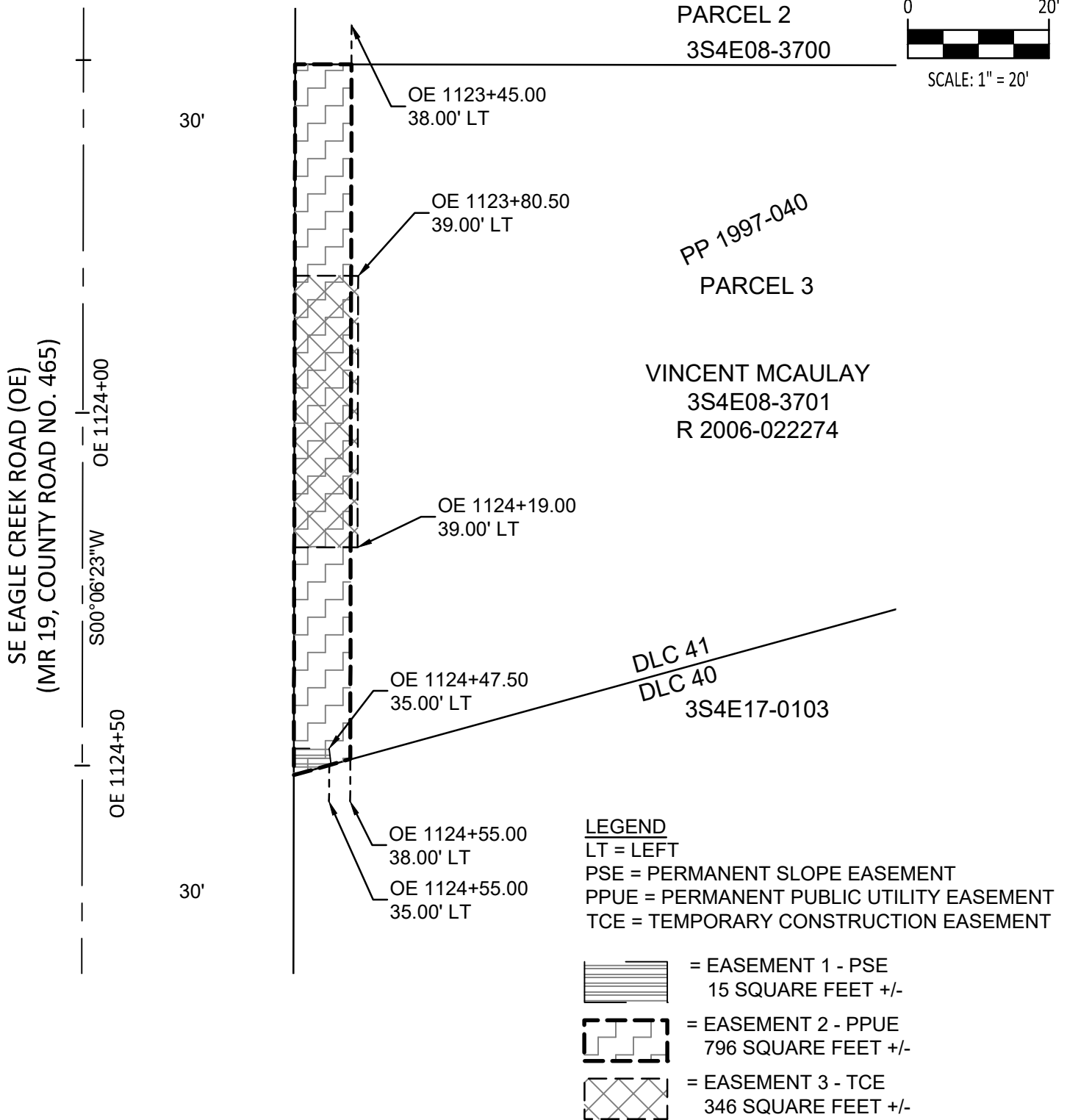


# EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON






SCALE: 1" = 20'



**LEGEND**

- LT = LEFT
- PSE = PERMANENT SLOPE EASEMENT
- PPUE = PERMANENT PUBLIC UTILITY EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

-  = EASEMENT 1 - PSE  
15 SQUARE FEET +/-
-  = EASEMENT 2 - PPUE  
796 SQUARE FEET +/-
-  = EASEMENT 3 - TCE  
346 SQUARE FEET +/-

PROJECT NO. 0906-002  
ORIG. DATE: 4/26/2024  
DRAWN BY: ASJ  
SHEET No. 1 OF 1

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION**  
**28490 SE EAGLE CREEK RD**  
FILE NO. 4  
PSE, PPUE & TCE

**EMERIO**  
ENGINEERING - SURVEYING - DESIGN  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

**EXHIBIT "A"**

**SE EAGLE CREEK / SE DUUS ROAD**

**FILE NO. 5**

**3S4E17-0103**

**July 11, 2024**

**EASEMENT 1 - PERMANENT SLOPE EASEMENT**

A portion of that tract of land as described in that personal representative's deed to Anne C. Debski recorded on 11/04/2019 as Recorder's Fee No. 2019-069798, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the northwest one-quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1124+46.00 and OE 1125+30.00 and included in a strip of land 33.00 feet in width, lying on the Easterly side of said centerline which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

**Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.**

This land contains 227 square feet, more or less.

**EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT**

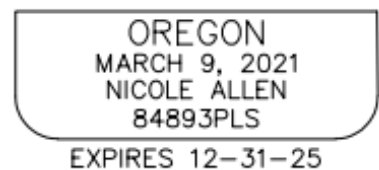
A portion of that tract of land as described in that personal representative’s deed to Anne C. Debski recorded on 11/04/2019 as Recorder’s Fee No. 2019-069798, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the northwest one-quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer’s Centerline Stations OE 1124+45.00 and OE 1125+30.00 and included in a strip of land 38.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 604 square feet, more or less.

**EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT**

A portion of that tract of land as described in that personal representative’s deed to Anne C. Debski recorded on 11/04/2019 as Recorder’s Fee No. 2019-069798, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the northwest one-quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer’s Centerline Stations OE 1124+61.50 and OE 1124+94.00 and included in a strip of land 45.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 487 square feet, more or less.



# EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8  
& THE NW ONE-QUARTER OF SECTION 17  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON



SCALE: 1" = 20'

PARCEL 3 3S4E08-3701

PP 1997-040  
DLC 41  
DLC 40

30'

OE 1124+46.00  
33.00' LT  
OE 1124+45.00  
38.00' LT

OE 1124+50

OE 1124+61.50  
45.00' LT

ANNE C. DEBSKI  
3S4E17-0103  
R 2019-069798

OE 1124+94.00  
45.00' LT


3S4E17-1101


30'


OE 1125+30.00  
38.00' LT  
OE 1125+30.00  
33.00' LT

**LEGEND**  
LT = LEFT

PSE = PERMANENT SLOPE EASEMENT  
PPUE = PERMANENT PUBLIC UTILITY EASEMENT  
TCE = TEMPORARY CONSTRUCTION EASEMENT

 = EASEMENT 1 - PSE  
227 SQUARE FEET +/-

 = EASEMENT 2 - PPUE  
604 SQUARE FEET +/-

 = EASEMENT 3 - TCE  
487 SQUARE FEET +/-

SE EAGLE CREEK ROAD (OE)  
(MR 19, COUNTY ROAD NO. 465)

OE 1125+00

S00°06'23"W

PROJECT NO. 0906-002  
ORIG. DATE: 4/26/2024  
DRAWN BY: ASJ  
SHEET No. 1 OF 1

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION**  
**28610 SE EAGLE CREEK RD**  
FILE NO. 5  
PSE, PPUE & TCE

**EMERIO**  
ENGINEERING - SURVEYING - DESIGN  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

**EXHIBIT "A"**

**SE EAGLE CREEK / SE DUUS ROAD**

**FILE NO. 6**

**3S4E17-1100**

**July 11, 2024**

**EASEMENT 1 - PERMANENT SLOPE EASEMENT**

A portion of that tract of land as described in that statutory warranty deed to SFBG, LLC recorded on 11/06/2023 as Recorder's Fee No. 2023-039623, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1125+20.00 and OE 1125+67.00 and included in a strip of land 33.00 feet in width, lying on the Easterly side of said centerline which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

**Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.**

This land contains 107 square feet, more or less.

**EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT**

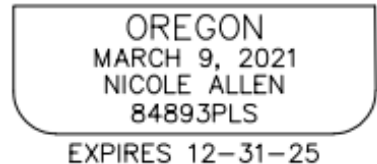
A portion of that tract of land as described in that statutory warranty deed to SFBG, LLC recorded on 11/06/2023 as Recorder’s Fee No. 2023-039623, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer’s Centerline Stations OE 1125+20.00 and OE 1125+67.00 and included in a strip of land 38.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 291 square feet, more or less.

**EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT**

A portion of that tract of land as described in that statutory warranty deed to SFBG, LLC recorded on 11/06/2023 as Recorder’s Fee No. 2023-039623, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer’s Centerline Stations OE 1125+36.00 and OE 1125+67.00 and included in a strip of land 41.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 287 square feet, more or less.

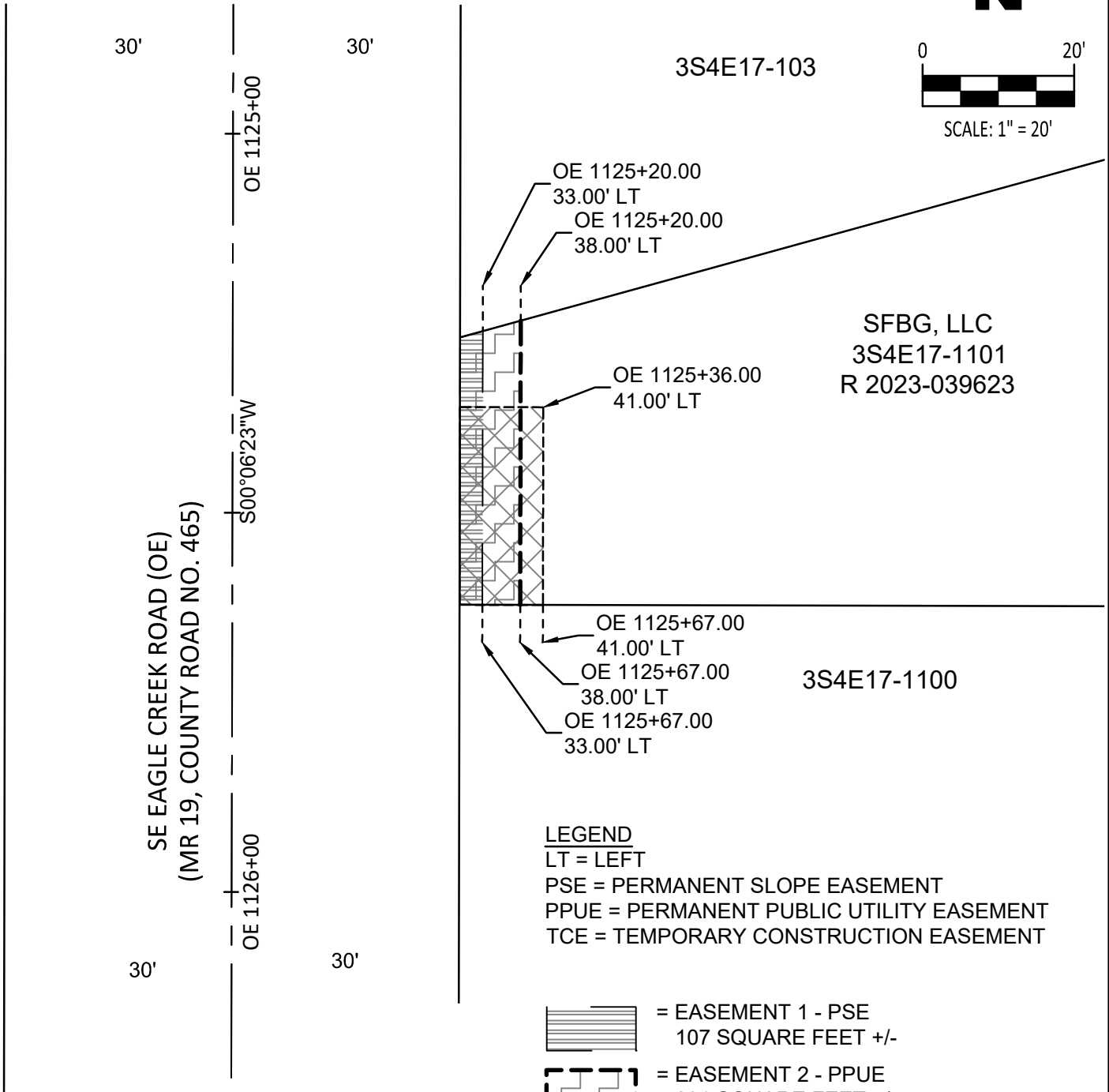


# EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8  
 & THE NW ONE-QUARTER OF SECTION 17  
 TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
 CLACKAMAS COUNTY, OREGON






SCALE: 1" = 20'



**LEGEND**

- LT = LEFT
- PSE = PERMANENT SLOPE EASEMENT
- PPUE = PERMANENT PUBLIC UTILITY EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

-  = EASEMENT 1 - PSE  
107 SQUARE FEET +/-
-  = EASEMENT 2 - PPUE  
291 SQUARE FEET +/-
-  = EASEMENT 3 - TCE  
287 SQUARE FEET +/-

PROJECT NO. 0906-002  
 ORIG. DATE: 4/26/2024  
 DRAWN BY: SV  
 SHEET No. 1 OF 1

**SE EAGLE CREEK RD/  
 SE DUUS RD INTERSECTION**  
**28630 SE EAGLE CREEK RD**  
 FILE NO. 06  
 PSE, PPUE & TCE

**EMERIO**  
 ENGINEERING - SURVEYING - DESIGN  
 6445 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com

**EXHIBIT "A"**

**SE EAGLE CREEK / SE DUUS ROAD**

**FILE NO. 07**

**3S4E17-1100**

**July 11, 2024**

**EASEMENT 1 - PERMANENT SLOPE EASEMENT**

A portion of that tract of land as described in that bargain and sale deed to Fidencio Nuno Bustos and Maria Veronica Nuno recorded on 9/15/1995 as Recorder's Fee No. 95-056304, Film Records of Clackamas County, situated in the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Easterly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerlines are described as follows:

SE Eagle Creek Road (OE) (MR 19, County Road No. 465):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

**Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.**



SE Eagle Creek Road (NE):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (NE) 5+00.00, said station being North 86°05'10" West 3,942.59 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61, said point being a point of curvature;

thence on a 1,200.00 foot radius curve to the left, through a central angle of 18°10'46", a chord of which bears South 08°57'06" East 379.15 feet, 380.75 feet to Engineer's Centerline Station NE 8+80.75, said station being South 88°26'29" West, 3,875.87 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

The width of said strip of land on the Easterly side of the above described centerline is as follows:

Station	to	Station	Width on Easterly Side of Centerline
OE 1125+57.00		OE 1129+47.00 [NE 5+17.63]	In a straight line from OE 35.00 feet to OE 35.00 feet [NE 34.91 feet]
OE 1129+47.00 [NE 5+17.63]		OE 1129+47.00 [NE 5+17.68]	In a straight line from OE 35.00 feet [NE 34.91 feet] to OE 38 feet [NE 37.91 feet]
OE 1129+47.00 [NE 5+17.68]		OE 1129+91.20 [NE 5+63.24]	Along an arc of a 780.50 foot radius curve to the left, through a central angle of 5°35'10", and a chord of South 02°41'17" East 76.07 feet, 76.10 feet from OE 38.00 [NE 37.91 feet] feet to OE 38.00 feet [NE 36.42 feet]
OE 1129+91.20 [NE 5+63.24]		OE 1130+71.00 [NE 6+41.56]	In a straight line from OE 38.00 feet [NE 36.42 feet] to OE 38.00 feet [NE 33.68 feet]
OE 1130+71.00 [NE 6+41.56]		OE 1130+76.00 [NE 6+46.50]	In a straight line from OE 38.00 feet [NE 33.68 feet] to OE 40.00 feet [NE 35.59 feet]
OE 1130+76.00 [NE 6+46.50]		OE 1130+81.00 [NE 6+51.62]	In a straight line from OE 40.00 feet [NE 35.59 feet] to OE 53.00 feet [NE 48.51 feet]
OE 1130+81.00 [NE 6+51.62]		OE 1130+92.93 [NE 6+63.23]	In a straight line from OE 53.00 feet [NE 48.51 feet] to OE 51.67 feet [NE 47.03 feet]

This land contains 3,235 square feet, more or less.

## EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT

A portion of that tract of land as described in that bargain and sale deed to Fidencio Nuno Bustos and Maria Veronica Nuno recorded on 9/15/1995 as Recorder's Fee No. 95-056304, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Easterly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerlines are described above.

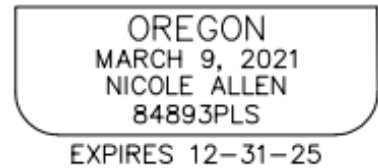
Station	to	Station	Width on Easterly Side of Centerline
OE 1125+57.00		OE 1129+47.00 [NE 5+17.68]	In a straight line from OE 38.00 feet to OE 38.00 feet [NE 37.91 feet]
OE 1129+47.00 [NE 5+17.68]		OE 1129+47.00 [NE 5+17.74]	In a straight line from OE 38.00 feet [NE 37.91 feet] to OE 42.00 feet [NE 41.91 feet]
OE 1129+47.00 [NE 5+17.74]		OE 1129+91.20 [NE 5+63.46]	In a straight line from OE 42.00 feet [NE 41.91 feet] to OE 42.00 feet [NE 40.41 feet]
OE 1129+91.20 [NE 5+63.46]		OE 1130+69.50 [NE 6+40.18]	Along an arc of a 776.50 foot radius curve to the left, through a central angle of 5°28'52", and a chord of South 2°38'09" East 74.25 feet, 74.28 feet from OE 42.00 feet [NE 41.41 feet] to OE 42.00 feet [NE 37.71 feet]
OE 1130+69.50 [NE 6+40.18]		OE 1130+79.50 [NE 6+50.12]	In a straight line from OE 42.00 feet [NE 37.71 feet] to 51.00 feet [NE 46.53 feet]
OE 1130+79.50 [NE 6+50.12]		OE 1130+85.50 [NE 6+56.70]	In a straight line from OE 51.00 feet [NE 46.53 feet] to 98.00 feet [NE 93.44 feet]
OE 1130+85.50 [NE 6+56.70]		OE 1130+99.36 [NE 6+69.91]	In a straight line from OE 98.00 feet [NE 93.44 feet] to 96.52 feet [NE 91.81 feet]

This land contains 5,480 square feet, more or less.

**EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT**

A portion of that tract of land as described in that bargain and sale deed to Fidencio Nuno Bustos and Maria Veronica Nuno recorded on 9/15/1995 as Recorder's Fee No. 95-056304, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)] at Engineer's Centerline Stations OE 1129+28.50 and OE 1129+47.50 [NE 5+18.16 35.89 feet east of centerline] and included in a strip of land 36.00 feet in width lying on the Easterly side of said centerline which centerline is described above.

This land contains 114 square feet, more or less.



# EXHIBIT "B"


LOCATED IN THE NW QUARTER OF SECTION 17  
TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON


## LEGEND

LT = LEFT

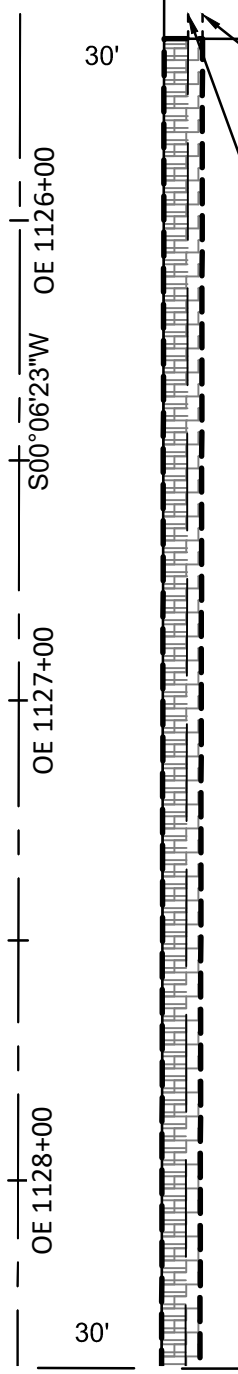
PSE = PERMANENT SLOPE EASEMENT

PPUE = PERMANENT PUBLIC UTILITY  
EASEMENT

 = EASEMENT 1 - PSE  
3,235 SQUARE FEET +/-

 = EASEMENT 2 - PPUE  
5,480 SQUARE FEET +/-

SE EAGLE CREEK ROAD (OE)  
(MR 19, COUNTY ROAD NO. 465)



3S4E17-1101

30'

OE 1125+57.00  
38.00' LT

OE 1125+57.00  
35.00' LT

FIDENCIO NUNO BUSTOS  
AND MARIA VERONICA NUNO  
3S4E17-1100  
R 95-056304

S00°06'23\"/>

OE 1128+00

30'

SEE SHEET 2 OF 2

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	780.50'	5°35'10"	76.10'	S2°41'17"E	76.07'
C2	776.50'	5°28'52"	74.28'	S2°38'09"E	74.25'



SCALE: 1" = 40'

PROJECT NO. 0906-002

ORIG. DATE: 4/26/2024

DRAWN BY: SV

SHEET No. 1 OF 2

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION  
28770 SE EAGLE CREEK RD**

FILE NO. 07  
PSE & PPUE



6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

# EXHIBIT "B"

LOCATED IN THE THE NW QUARTER  
OF SECTION 17, TOWNSHIP 3 SOUTH,  
RANGE 4 EAST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON

SEE SHEET 1 OF 2

FIDENCIO NUNO BUSTOS AND  
MARIA VERONICA NUNO  
3S4E17-1100  
R 95-056304

## LEGEND

LT = LEFT

PSE = PERMANENT SLOPE EASEMENT

PPUE = PERMANENT PUBLIC UTILITY  
EASEMENT

TCE = TEMPORARY CONSTRUCTION  
EASEMENT

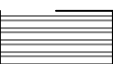
L = LENGTH


R = RADIUS


$\Delta$  = DELTA

CB = CHORD BEARING

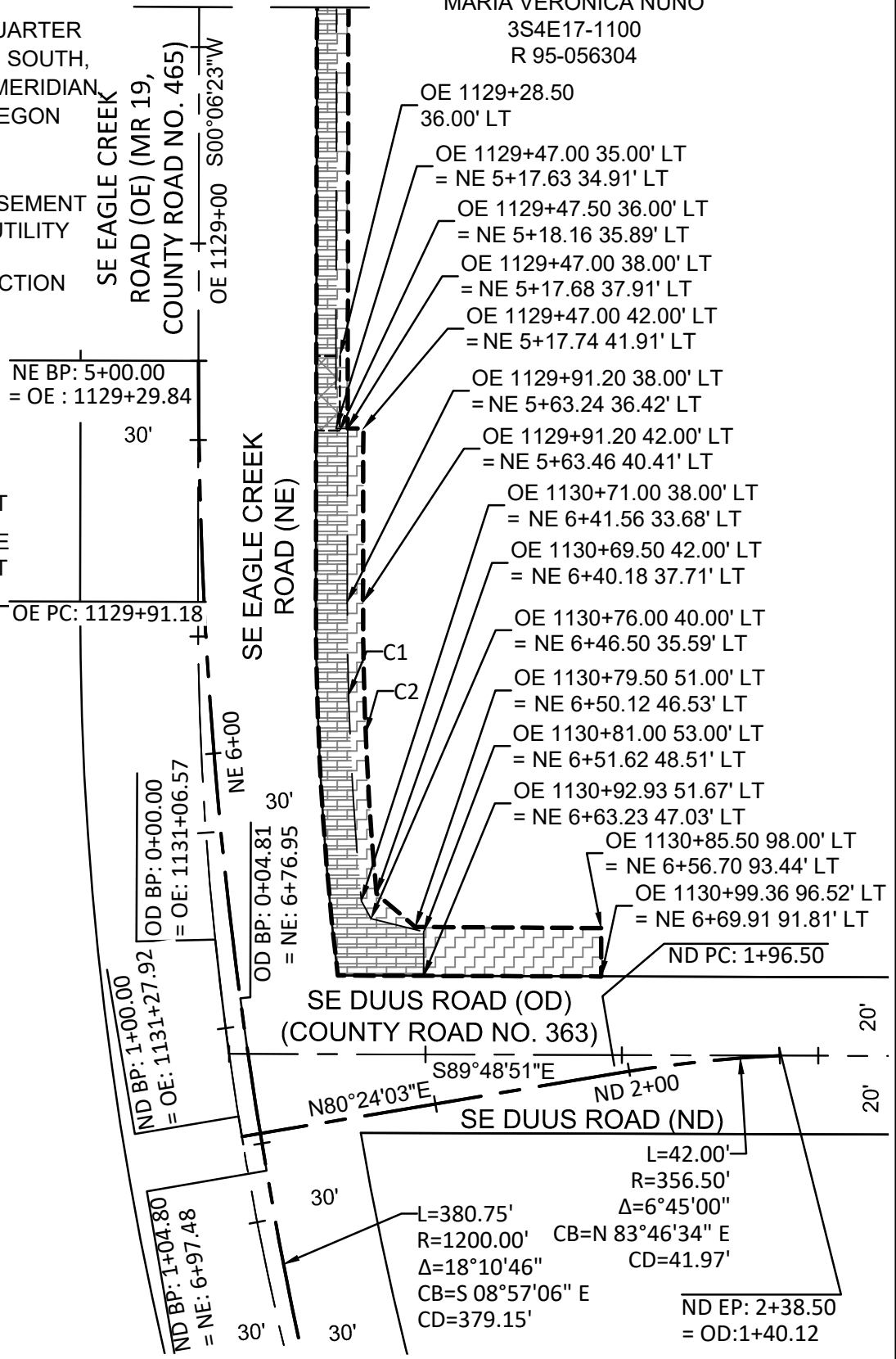
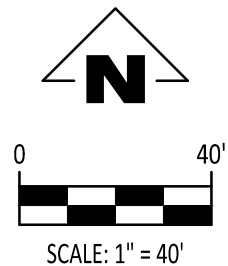
CD = CHORD DISTANCE

 = EASEMENT 1 - PSE  
3,235 SQUARE FEET

 = EASEMENT 2 - PPUE  
5,480 SQUARE FEET

 = EASEMENT 3 - TCE  
114 SQUARE FEET

CURVE TABLE  
SEE SHEET 1 OF 2



PROJECT NO. 0906-002  
ORIG. DATE: 4/26/2024  
DRAWN BY: SV  
SHEET No. 2 OF 2

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION**  
**28770 SE EAGLE CREEK RD**  
FILE NO. 07  
PSE, PPUE & TCE

**EMERIO**  
ENGINEERING - SURVEYING - DESIGN  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

**EXHIBIT "A"**

**SE EAGLE CREEK / SE DUUS ROAD**

**FILE NO. 08**

**3S4E17-1200**

**July 11, 2024**

**EASEMENT 1 - PERMANENT SLOPE EASEMENT**

A portion of that tract of land as described in that statutory warranty deed to Hex Investments LLC recorded on 11/06/2020 as Recorder's Fee No. 2020-093658, Film records of Clackamas County, situated in the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerlines are described as follows:

SE Eagle Creek Road (OE) (MR 19, County Road No. 465):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North  $73^{\circ}02'26''$  West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South  $00^{\circ}06'23''$  West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of  $18^{\circ}04'30''$ , a chord of which bears South  $08^{\circ}55'52''$  East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South  $17^{\circ}58'07''$  East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South  $76^{\circ}44'44''$  West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

**Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.**

SE Eagle Creek Road (NE):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (NE) 5+00.00, said station being North  $86^{\circ}05'10''$  West 3,942.59 feet from a found 3-1/4 inch bronze disk,

illegible, at the Southwest corner of the JH Miller Donation Land Claim 61, said point being a point of curvature;

thence on a 1,200.00 foot radius curve to the left, through a central angle of 18°10'46", a chord of which bears South 08°57'06" East 379.15 feet, 380.75 feet to Engineer's Centerline Station NE 8+80.75, said station being South 88°26'29" West, 3,875.87 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

Station	to	Station	Width on Westerly Side of Centerline
OE 1129+87.00 [NE 5+55.42]		OE 1132+49.39 [NE 8+20.32]	Along an arc of an 854.50 foot radius curve to the left, through a central angle of 18°04'30", and a chord of South 08°55'52" East 268.45 feet, 269.57 feet from OE 36.00 [NE 37.32 feet] feet to OE 36.00 feet [NE 37.48 feet]
OE 1132+49.39 [NE 8+20.32]		OE 1134+06.00	In a straight line from OE 36.00 feet [NE 37.48 feet] to OE 36.00 feet

This land contains 2,514 square feet, more or less.

**EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT**

A portion of that tract of land as described in that statutory warranty deed to Hex Investments LLC recorded on 11/06/2020 as Recorder's Fee No. 2020-093658, Film records of Clackamas County, situated in the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerline is described above.

Station	to	Station	Width on Westerly Side of Centerline
OE 1129+87.00 [NE 5+55.35]		OE 1132+49.39 [NE 8+20.41]	Along an arc of an 856.50 foot radius curve to the left, through a central angle of 18°04'30", and a chord of South 08°55'52" East 269.08 feet, 270.20 feet from OE 38.00 [NE 39.29 feet] feet to OE 38.00 feet [NE 39.48 feet]



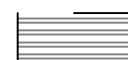




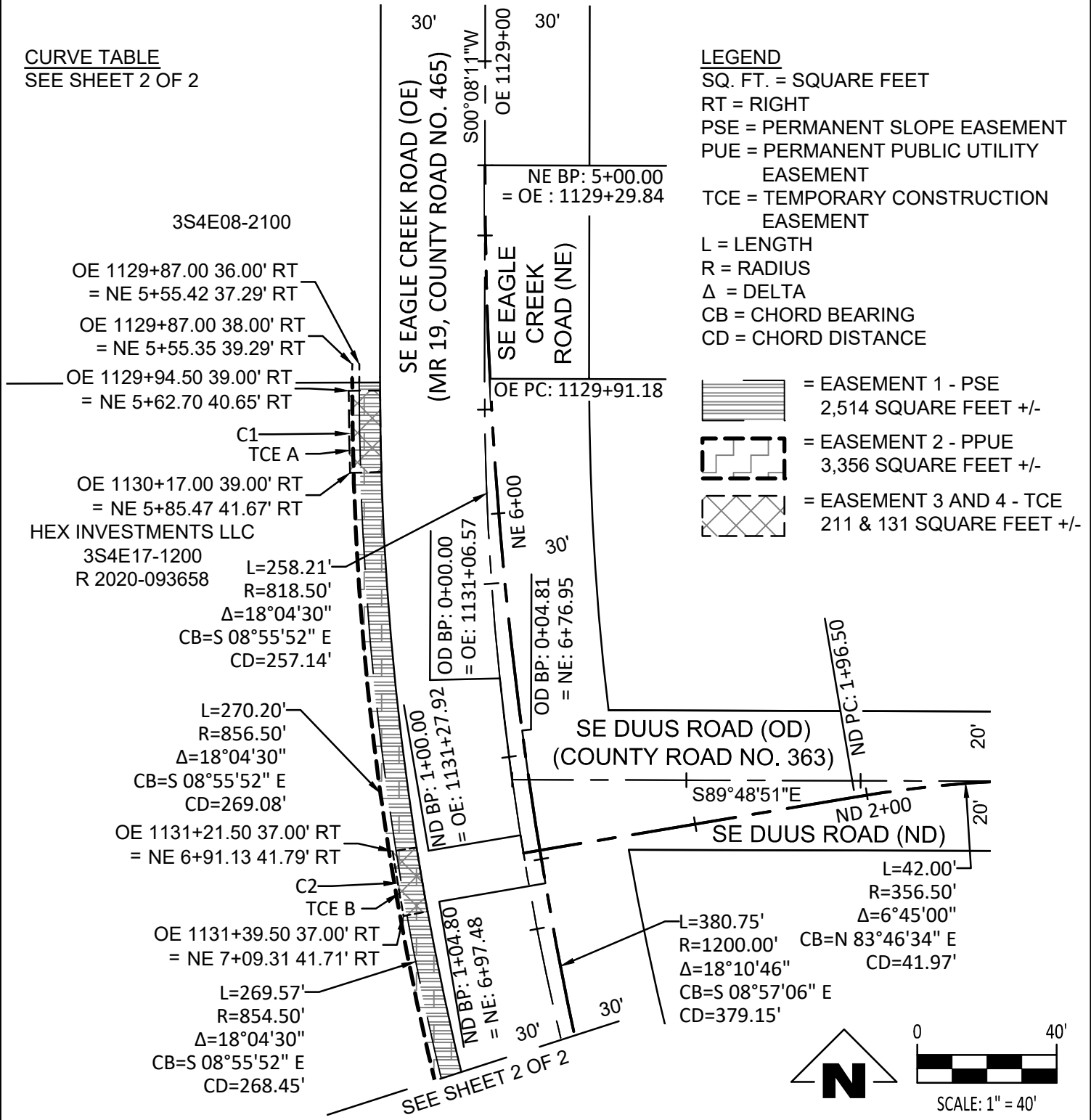
# EXHIBIT "B"

LOCATED IN THE NW ONE-QUARTER SECTION 17  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON

CURVE TABLE  
SEE SHEET 2 OF 2

LEGEND  
SQ. FT. = SQUARE FEET  
RT = RIGHT  
PSE = PERMANENT SLOPE EASEMENT  
PUE = PERMANENT PUBLIC UTILITY  
EASEMENT  
TCE = TEMPORARY CONSTRUCTION  
EASEMENT  
L = LENGTH  
R = RADIUS  
 $\Delta$  = DELTA  
CB = CHORD BEARING  
CD = CHORD DISTANCE

 = EASEMENT 1 - PSE  
2,514 SQUARE FEET +/-  
 = EASEMENT 2 - PPUE  
3,356 SQUARE FEET +/-  
 = EASEMENT 3 AND 4 - TCE  
211 & 131 SQUARE FEET +/-



PROJECT NO. 0906-002  
ORIG. DATE: 4/26/2024  
DRAWN BY: SV  
SHEET No. 1 OF 2

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION**  
**28785 SE EAGLE CREEK RD**  
FILE NO. 08  
PSE, PPUE & TCE


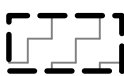
**EMERIO**  
ENGINEERING - SURVEYING - DESIGN  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

# EXHIBIT "B"

LOCATED IN THE NW ONE-QUARTER SECTION 17  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON

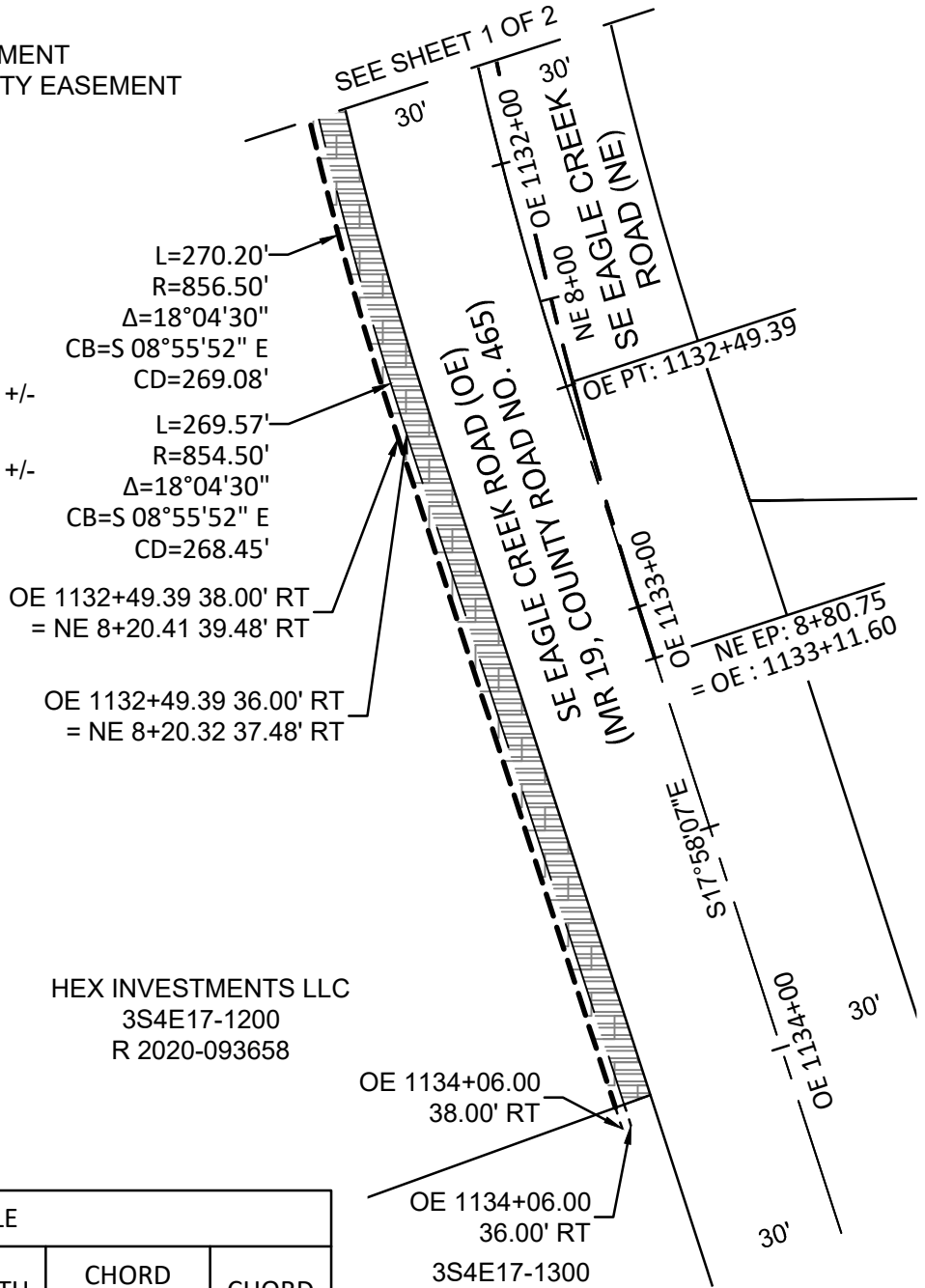
## LEGEND

- RT = RIGHT
- PSE = PERMANENT SLOPE EASEMENT
- PUE = PERMANENT PUBLIC UTILITY EASEMENT
- L = LENGTH
- R = RADIUS
- $\Delta$  = DELTA
- CB = CHORD BEARING
- CD = CHORD DISTANCE

-  = EASEMENT 1 - PSE  
2,514 SQUARE FEET +/-
-  = EASEMENT 2 - PPUE  
3,356 SQUARE FEET +/-



SCALE: 1" = 40'



HEX INVESTMENTS LLC  
3S4E17-1200  
R 2020-093658

OE 1134+06.00  
38.00' RT  
OE 1134+06.00  
36.00' RT  
3S4E17-1300

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	857.50'	1°34'30"	23.57'	S0°54'49"E	23.57'
C2	855.50'	1°15'36"	18.81'	S9°38'47"E	18.81'

PROJECT NO. 0906-002  
ORIG. DATE: 4/26/2024  
DRAWN BY: SV  
SHEET No. 2 OF 2

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION**  
**28785 SE EAGLE CREEK RD**  
FILE NO. 08  
PSE, PPUE & TCE

**EMERIO**  
ENGINEERING - SURVEYING - DESIGN  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
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**EXHIBIT "A"**

**SE EAGLE CREEK / SE DUUS ROAD**

**FILE NO. 9**

**3S4E17-1300**

**July 11, 2024**

**EASEMENT 1 - PERMANENT PUBLIC UTILITY EASEMENT**

A portion of that tract of land as described in that statutory warranty deed to Daniel Brusse and Gabriela Brusse recorded on 10/13/2020 as Recorder's Fee No. 2020-084908, Film records of Clackamas County, situated in the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1133+98.00 and OE 1136+18.00 and included in a strip of land 38.00 feet in width, lying on the Westerly side of said centerline which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

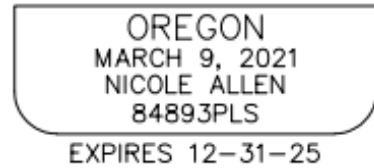
**Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.**

This land contains 1,690 square feet, more or less.

**EASEMENT 2 - TEMPORARY CONSTRUCTION EASEMENT**

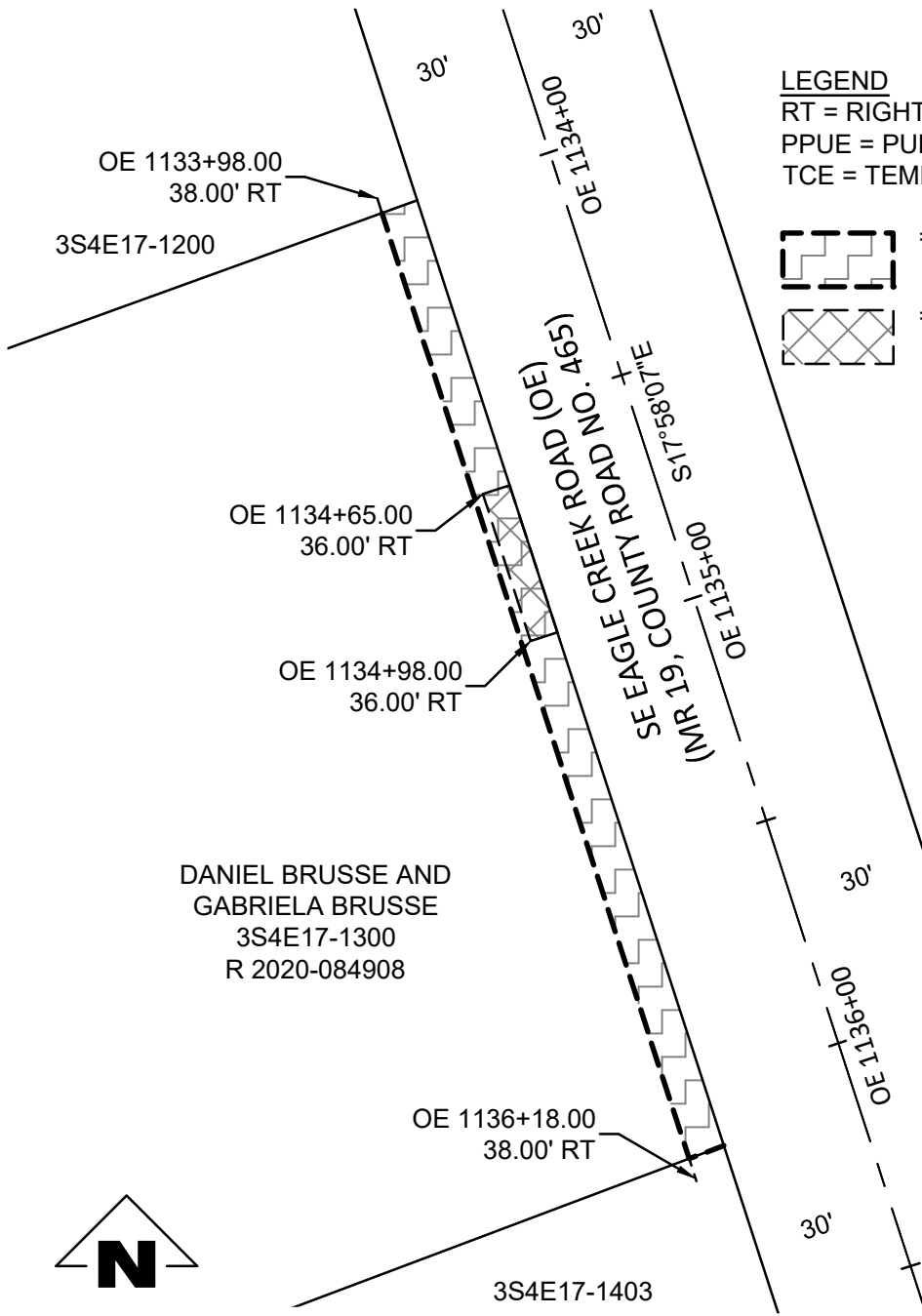
A portion of that tract of land as described in that statutory warranty deed to Daniel Brusse and Gabriela Brusse recorded on 10/13/2020 as Recorder's Fee No. 2020-084908, Film records of Clackamas County, situated in the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1134+65.00 and OE 1134+98.00 and included in a strip of land 36.00 feet in width, lying on the Westerly side of said centerline which centerline is described above:

This land contains 198 square feet, more or less.



# EXHIBIT "B"

LOCATED IN THE NW ONE-QUARTER OF SECTION 17  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON

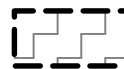



## LEGEND

RT = RIGHT

PPUE = PUBLIC UTILITY EASEMENT

TCE = TEMPORARY CONSTRUCTION EASEMENT

 = EASEMENT 1 - PPUE  
1,690 SQUARE FEET +/-

 = EASEMENT 2 - TCE  
198 SQUARE FEET +/-

DANIEL BRUSSE AND  
GABRIELA BRUSSE  
3S4E17-1300  
R 2020-084908

PROJECT NO. 0906-002  
ORIG. DATE: 4/26/2024  
DRAWN BY: SV  
SHEET No. 1 OF 1

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION**  
**28795 SE EAGLE CREEK RD**  
FILE NO. 09  
PPUE & TCE

**EMERIO**  
ENGINEERING - SURVEYING - DESIGN  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

**EXHIBIT "A"**

**SE EAGLE CREEK / SE DUUS ROAD**

**FILE NO. 10**

**3S4E17-1000**

**July 16, 2024**

**EASEMENT 1 - PERMANENT RIGHT OF WAY EASEMENT FOR ROAD PURPOSES**

A portion of that tract of land as described in that personal representative's deed to Richard G. Smith recorded on 1/21/2016 as Recorder's Fee No. 2016-003672, Film Records of Clackamas County, situated in the Northwest and Northeast One-Quarters of Section 17, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Southerly side of the centerline of SE Duus Road (OD) (County Road No. 363) [SE Duss Road (ND)], which centerlines are described as follows:

SE Duus Road (OD) (County Road No. 363)

Beginning at Engineer's Centerline Station of SE Duus Road (Conty Road No. 363) (OD) OD 0+00.00, said station being North 88°38'45" West 3,926.73 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 89°48'51" East, 400 feet to Engineer's Centerline Station OD 4+00.00 and being the terminus of this description, said station being North 88°30'49" West, 3,526.83 feet from said southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

SE Duus Road (ND)

Beginning at Engineer's Centerline Station of SE Duus Road (ND) ND 1+00.00, said station being North 88°57'10" West 3,923.05 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence North 80°24'03" East, 96.50 feet to Engineer's Centerline Station ND 1+96.50 to a point of curvature;

thence along a 356.50 foot radius curve to the right, through a central angle of 6°45'00", and a chord of North 83°46'34" East 41.97 feet, 42.00 feet, and being the terminus of this description, said station being North 88°36'10" West, 3,786.65 feet from said southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

The width of said strip of land on the Southerly side of the above described centerline is as follows:

Station	to	Station	Width on Southerly Side of Centerline
OD 0+33.56 [ND 1+30.00]		OD 0+37.34 [ND 1+30.32]	Along an arc of a 1170.00 foot radius curve to the left, through a central angle of 0°59'48", and a chord of South 10°29'37" East 20.35 feet, 20.35 feet from OD 20.00 feet [ND 4.07 feet] to OD 40.00 feet [ND 24.42 feet]
OD 0+37.34 [ND 1+30.32]		OD 2+94.00	In a straight line from OD 40.00 feet [ND 24.42 feet] to OD 40.00 feet

This land contains 5,065 square feet, more or less.

## **EASEMENT 2 - PERMANENT SLOPE EASEMENT**

A portion of that tract of land as described in that personal representative's deed to Richard G. Smith recorded on 1/21/2016 as Recorder's Fee No. 2016-003672, Film Records of Clackamas County, situated in the Northwest and Northeast One-Quarters of Section 17, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Easterly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerlines are described as follows:

SE Eagle Creek Road (OE) (MR 19, County Road No. 465):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

**Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.**

SE Eagle Creek Road (NE):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (NE) 5+00.00, said station being North 86°05'10" West 3,942.59 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61, said point being a point of curvature;

thence on a 1,200.00 foot radius curve to the left, through a central angle of 18°10'46", a chord of which bears South 08°57'06" East 379.15 feet, 380.75 feet to Engineer's Centerline Station NE 8+80.75, said station being South 88°26'29" West, 3,875.87 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

The width of said strip of land on the Easterly side of the above described centerline is as follows:

Station	to	Station	Width on Easterly Side of Centerline
OE 1131+53.20 [NE 7+22.29]		OE 1131+75.92 [NE 7+42.28]	Tapers in a straight line from OE 30.00 feet [NE 25.43 feet] to OE 125.00 feet [NE 120.79 feet]
OE 1131+75.92 [NE 7+42.28]		OE 1131+73.00 [NE 7+41.15]	Tapers in a straight line from OE 125.00 feet [NE 120.79 feet] to OE 60.00 feet [NE 55.72 feet]
OE 1131+73.00 [NE 7+41.15]		OE 1132+27.00 [NE 7+94.68]	Tapers in a straight line from OE 60.00 feet [NE 55.75 feet] to OE 36.00 feet [NE 33.41 feet]
OE 1132+27.00 [NE 7+94.68]		OE 1132+49.39 [NE 8+16.68]	Along an arc of a 782.50 foot radius curve to the left, through a central angle of 1°34'01", and a chord of South 17°11'08" East 21.40 feet, 21.40 feet from OE 36.00 feet [NE 33.41 feet] feet to OE 36.00 feet [NE 34.43 feet]
OE 1132+49.39 [NE 8+16.68]		OE 1132+95.00 [NE 8+63.65]	In a straight line from OE 36.00 feet [NE 34.43 feet] to OE 36.00 feet [NE 35.92]

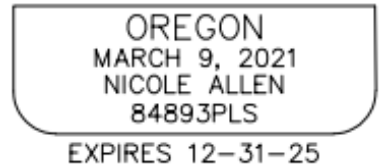
This land contains 2,167 square feet, more or less.



**EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT**

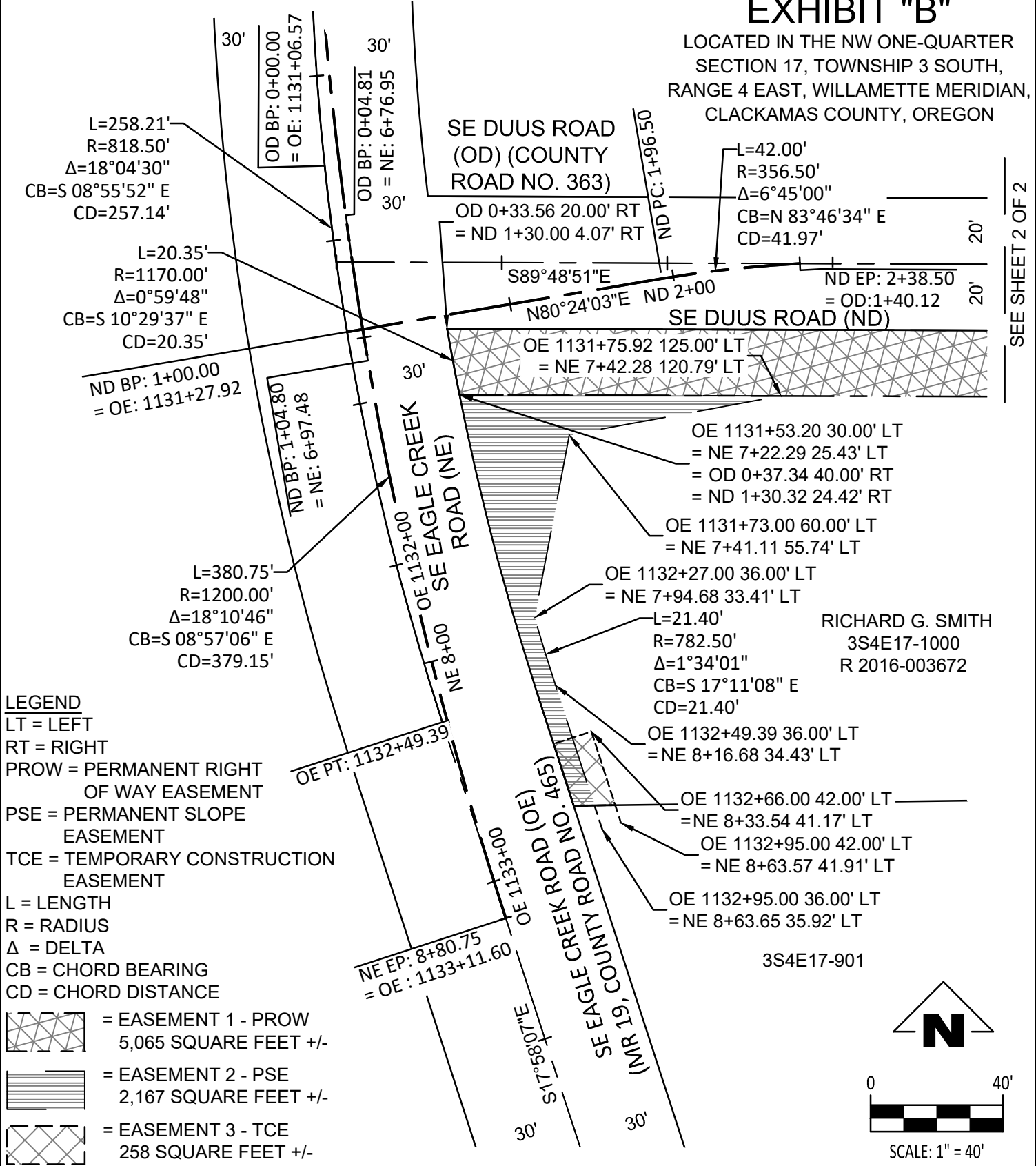
A portion of that tract of land as described in that personal representative's deed to Richard G. Smith recorded on 1/21/2016 as Recorder's Fee No. 2016-003672, Film Records of Clackamas County, situated in the Northwest and Northeast One-Quarters of Section 17, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) MR 19, County Road No. 465) [SE Eagle Creek Road (NE)] at Engineer's Centerline Stations OE 1132+66.00 [NE 8+33.54 41.17 feet east of centerline] and OE 1132+95.00 [NE 8+63.57 41.91 feet east of centerline] and included in a strip of land 42.00 feet in width, lying on the Easterly side of said centerline which centerlines are described above.

This land contains 258 square feet, more or less.



# EXHIBIT "B"

LOCATED IN THE NW ONE-QUARTER SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



SEE SHEET 2 OF 2

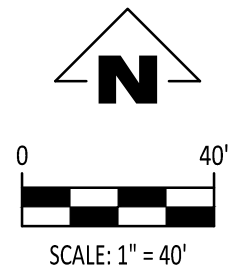
## LEGEND

- LT = LEFT
- RT = RIGHT
- PROW = PERMANENT RIGHT OF WAY EASEMENT
- PSE = PERMANENT SLOPE EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- L = LENGTH
- R = RADIUS
- $\Delta$  = DELTA
- CB = CHORD BEARING
- CD = CHORD DISTANCE

- = EASEMENT 1 - PROW  
5,065 SQUARE FEET +/-
- = EASEMENT 2 - PSE  
2,167 SQUARE FEET +/-
- = EASEMENT 3 - TCE  
258 SQUARE FEET +/-

RICHARD G. SMITH  
3S4E17-1000  
R 2016-003672

3S4E17-901



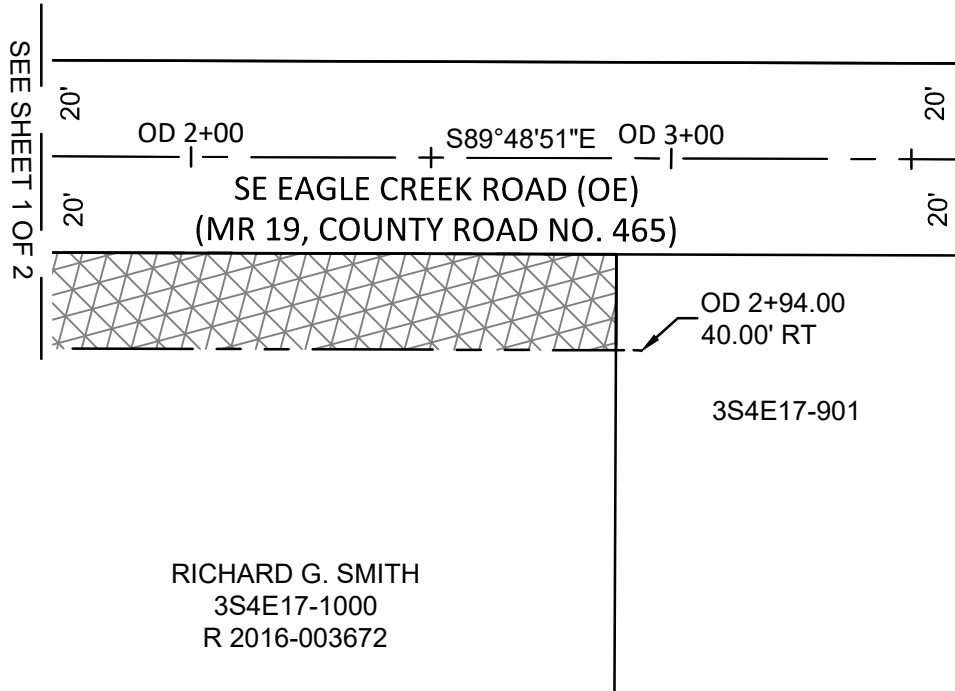
PROJECT NO. 0906-002  
ORIG. DATE: 4/26/2024  
DRAWN BY: SV  
SHEET No. 1 OF 2

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION**  
**28790 SE EAGLE CREEK RD**  
FILE NO. 10  
PROW, PSE & TCE

**EMERIO**  
ENGINEERING - SURVEYING - DESIGN  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
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# EXHIBIT "B"

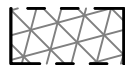
LOCATED IN THE NW ONE-QUARTER SECTION 17  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON



### LEGEND

RT = RIGHT

PROW = PERMANENT RIGHT OF WAY EASEMENT



= EASEMENT 1 - PROW  
5,065 SQUARE FEET +/-



SCALE: 1" = 40'

PROJECT NO. 0906-002

ORIG. DATE: 4/26/2024

DRAWN BY: SV

SHEET No. 2 OF 2

**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION  
28790 SE EAGLE CREEK RD**

FILE NO. 10  
PROW, PSE & TCE



6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

**EXHIBIT "A"**

**SE EAGLE CREEK / SE DUUS ROAD**

**FILE NO. 11**

**3S4E17-901**

**July 11, 2024**

**EASEMENT 1 - PERMANENT RIGHT OF WAY EASEMENT FOR ROAD PURPOSES**

A portion of that tract of land as described in that statutory warranty deed to Hex Investments, LLC recorded on 03/29/2023 as Recorder's Fee No. 2023-010062, Film Records of Clackamas County, situated in the Northwest and Northeast One-Quarters of Section 17 Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Southerly side of the centerline of SE Duus Road (OD) (County Road No. 363), which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Duus Road (OD) (Conty Road No. 363) OD 0+00.00, said station being North 88°38'45" West 3,926.64 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 89°48'51" East, 1,400 feet to Engineer's Centerline Station OD 14+00.00 and being the terminus of this description, said station being North 87°59'56" West, 2,527.19 feet from said southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

The width of said strip of land on the Southerly side of the above described centerline is as follows:

Station	to	Station	Width on Southerly Side of Centerline
OD 2+78.50		OD 5+34.00	40.00 feet
OD 5+34.00		OD 13+83.00	Tapers in a straight line from 40.00 feet to 22.50 feet

This land contains 14,307 square feet, more or less.

## **EASEMENT 2 - PERMANENT SLOPE EASEMENT**

A portion of that tract of land as described in that statutory warranty deed to Hex Investments, LLC recorded on 03/29/2023 as Recorder's Fee No. 2023-010062, Film Records of Clackamas County, situated in the Northwest and Northeast One-Quarters of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)] at Engineer's Centerline Station OE 1132+81.50 [NE 8+49.78 33.66 feet east of centerline] and OE 1136+34.50 and included in a strip of land 34.00 feet in width, lying on the Easterly side of said centerline which centerlines are described as follows:

SE Eagle Creek Road (OE) (MR 19, County Road No. 465):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

**Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.**

SE Eagle Creek Road (NE):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (NE) 5+00.00, said station being North 86°05'10" West 3,942.59 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61, said point being a point of curvature;

thence on a 1,200.00 foot radius curve to the left, through a central angle of 18°10'46", a chord of which bears South 08°57'06" East 379.15 feet, 380.75 feet to Engineer's Centerline Station NE 8+80.75, said station being South 88°26'29" West, 3,875.87 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

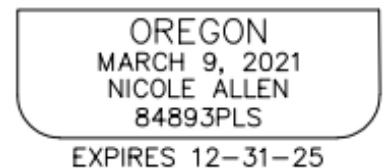
**Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.**

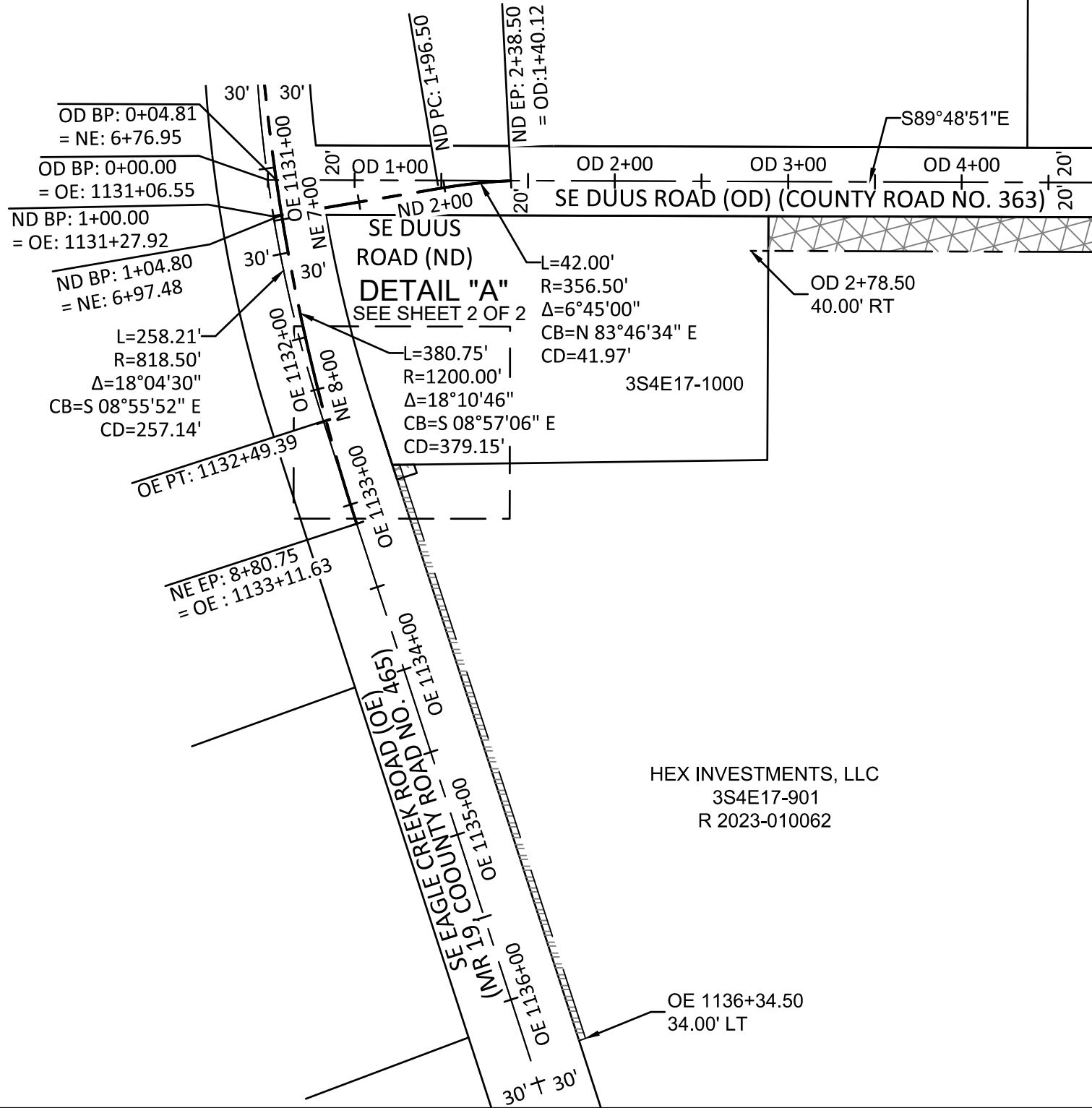
This land contains 1,399 square feet, more or less.

**EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT**

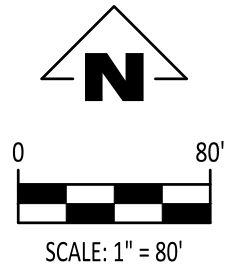
A portion of that tract of land as described in that statutory warranty deed to Hex Investments, LLC recorded on 03/29/2023 as Recorder's Fee No. 2023-010062, Film Records of Clackamas County, situated in the Northwest and Northeast One-Quarters of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)] at Engineer's Centerline Station OE 1132+81.50 [NE 8+49.58 41.66 feet east of centerline] and OE 1132+94.50 [NE 8+63.05 41.91 feet east of centerline] and included in a strip of land 42.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 84 square feet, more or less.



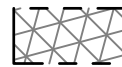



**EXHIBIT "B"**  
 LOCATED IN THE NW ONE-QUARTER OF  
 SECTION 17, TOWNSHIP 3 SOUTH,  
 RANGE 4 EAST, WILLAMETTE MERIDIAN,  
 CLACKAMAS COUNTY, OREGON



SEE SHEET 2 OF 2

**LEGEND**  
 LT = LEFT  
 RT = RIGHT  
 PROW = PERMANENT RIGHT OF WAY  
 EASEMENT  
 PSE = PERMANENT SLOPE EASEMENT  
 TCE = TEMPORARY CONSTRUCTION  
 EASEMENT

 = EASEMENT 1 - PROW  
 14,307 SQUARE FEET +/-  
 = EASEMENT 2 - PSE  
 1,399 SQUARE FEET +/-

HEX INVESTMENTS, LLC  
 3S4E17-901  
 R 2023-010062

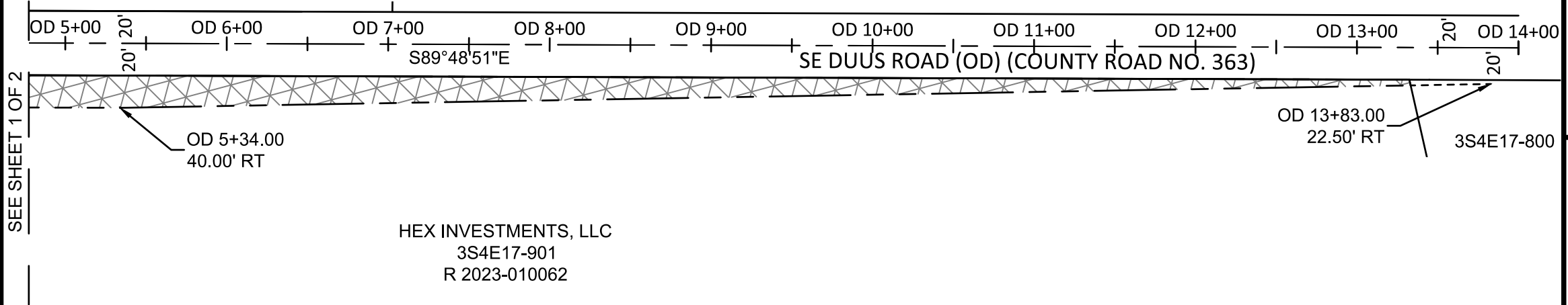
**EMERIO**  
 ENGINEERING • SURVEYING • DESIGN  
 6445 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com

**SE EAGLE CREEK RD/  
 SE DUUS RD INTERSECTION  
 28870 SE EGAL CREEK RD**  
 FILE NO. 11  
 PROW, PSE & TCE

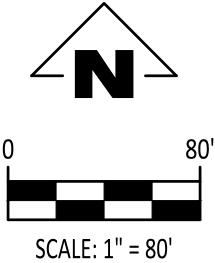
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 ORIG. DATE: 4/26/2024  
 DRAWN BY: SV  
 SHEET No. 1 OF 2

# EXHIBIT "B"

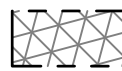


LOCATED IN THE NW & NE ONE-QUARTER OF SECTION 17  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON



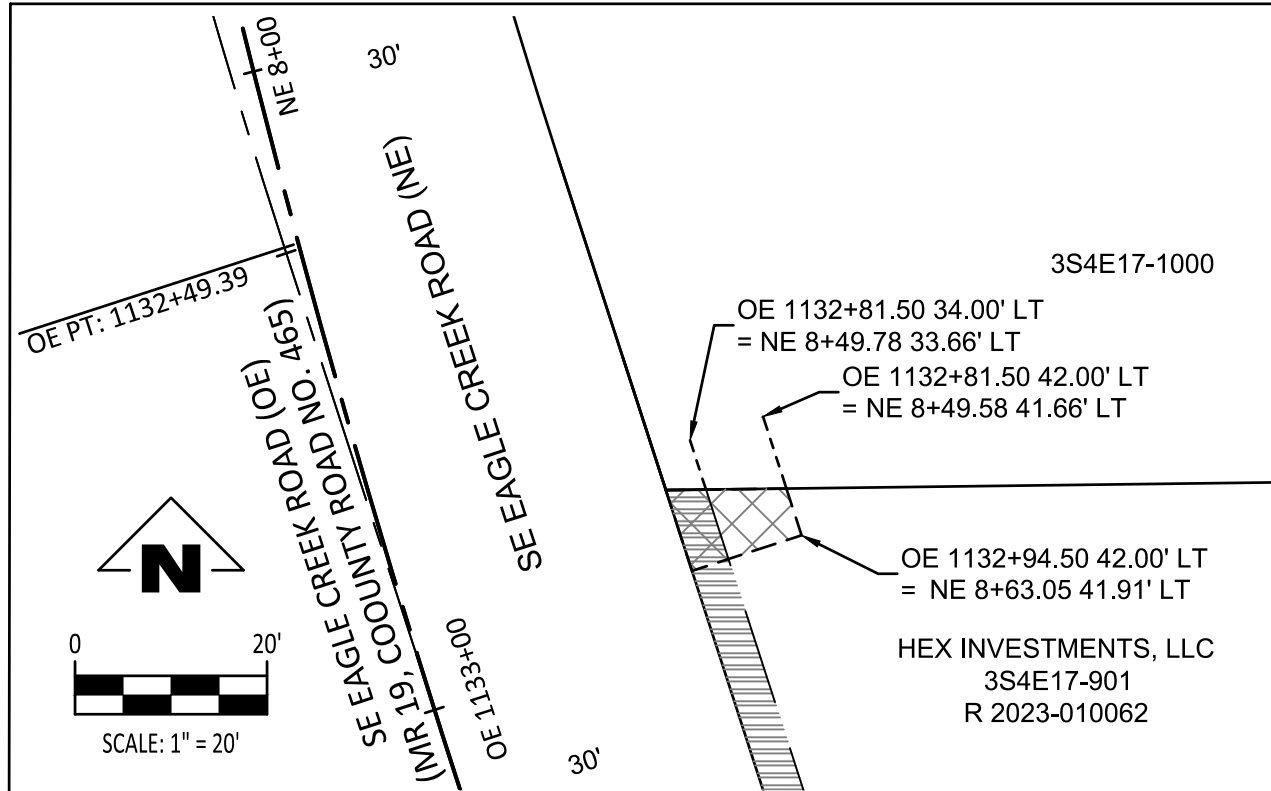
HEX INVESTMENTS, LLC  
3S4E17-901  
R 2023-010062



**LEGEND**  
LT = LEFT  
RT = RIGHT  
PROW = PERMANENT RIGHT OF WAY  
EASEMENT  
PSE = PERMANENT SLOPE EASEMENT  
TCE = TEMPORARY CONSTRUCTION  
EASEMENT

-  = EASEMENT 1 - PROW  
14,307 SQUARE FEET +/-
-  = EASEMENT 2 - PSE  
1,399 SQUARE FEET +/-
-  = EASEMENT 3 - TCE  
84 SQUARE FEET +/-

## DETAIL "A"



HEX INVESTMENTS, LLC  
3S4E17-901  
R 2023-010062

**EMERIO**  
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**SE EAGLE CREEK RD/  
SE DUUS RD INTERSECTION**

**28870 SE EGLE CREEK RD**

FILE NO. 11  
PROW, PSE & TCE

PROJECT NO. 0906-002  
ORIG. DATE: 4/26/2024  
DRAWN BY: SV  
SHEET No. 2 OF 2