City *of* Tigard

Tigard Business Meeting – Agenda

TIGARD CITY COUNCIL

MEETING DATE AND TIME:	SEPTEMBER 13, 2022 - 6:30 p.m. Business Meeting
MEETING LOCATION:	Hybrid Meeting with some remote and some in-person participation at Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223. See **PUBLIC NOTICE** below.

PUBLIC NOTICE: In accordance with the City of Tigard's Safety Plan related to COVID-19 and Oregon House Bill 4212, this will be a hybrid meeting where some Council, staff or public will participate in person and some remotely.

How to comment:

- Written public comment may be submitted electronically at www.tigard-or.gov/Comments before noon the day of the meeting.
- If you prefer to call in, please call 503-966-4101 when instructed to be placed in the queue. We ask that you plan on limiting your testimony to three minutes.
- If attending the meeting in person, please fill out the public comment sign-in sheet at the front of the room and come to the microphone when your name is called.
- You may comment through video through the Teams app. Go to this link to learn how to participate by video: September 13, 2022 Council Meeting (https://www.tigard-or.gov/Home/Components/Calendar/Event/1941/372)

Upon request, the City will also endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by calling: 503-718-2419 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

SEE ATTACHED AGENDA

VIEW LIVESTREAM ONLINE: https://www.tigard-or.gov/boxcast

CABLE VIEWERS: The City Council meeting will be shown live on Channel 28 at 6:30 p.m. The meeting will be rebroadcast at the following times on Channel 28:

Thursday 6:00 p.m. Friday 10:00 p.m. Saturday 7:30 p.m. Sunday 11:30 a.m. Monday 6:00 a.m.

City *of* Tigard

Tigard Business Meeting –Agenda

TIGARD CITY COUNCIL

MEETING DATE AND TIME:	SEPTEMBER 13, 2022 - 6:30 p.m. Business Meeting
MEETING LOCATION:	Hybrid Meeting with some remote and some in-person participation at Town Hall - 13125 SW Hall Blvd. Tigard, OR 97223. See PUBLIC NOTICE below

6:30 PM

1. BUSINESS MEETING

   A. Call to Order

   B. Roll Call

   C. Pledge of Allegiance

   D. Call to Council and Staff for Non-Agenda Items

2. PROCLAMATIONS AND RECOGNITION

   A. PROCLAIM SEPTEMBER 15 TO OCTOBER 15 AS HISPANIC HERITAGE MONTH

3. PUBLIC COMMENT

   A. Follow-up to Previous Public Comment

   B. Public Comment – Written

   C. Public Comment – In Person

   D. Public Comment – Phone-In

E. Public Comment – Video

4. REPEAL AND REPLACE RESOLUTION OF NECESSITY FOR FANNO CREEK TRAIL CONNECTIONS PROJECT EASEMENT ACQUISITIONS **6:45 p.m. estimated time**

5. CHARTER REVIEW DISCUSSION **6:55 p.m. estimated time**

6. NON-AGENDA ITEMS

7. ADMINISTRATIVE REPORT **7:25 p.m. estimated time**

8. EXECUTIVE SESSION: The Tigard City Council will go into Executive Session to discuss real property negotiations, under ORS 192.660(2) (e). All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. **7:30 p.m. estimated time**

9. EXECUTIVE SESSION: The Tigard City Council will go into Executive Session to discuss performance-related review of public officers or employees, under ORS 192.660(2) (i). All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public. **8:00 p.m. estimated time**

10. ADJOURNMENT **9:00 p.m. estimated time**

AIS-5046 **2. A.**

Business Meeting

Meeting Date: 09/13/2022

Length (in minutes): 5 Minutes

Agenda Title: Proclaim Sept. 15 to Oct.15 as Hispanic Heritage Month

Authored By: Kent Wyatt

Presented By:

Item Type: Proclamation

Public Hearing Legal Ad Required?: No

Publication Date:

Information

EXPLANATION OF ISSUE

National Hispanic Heritage Month, known as "Mes de Herencia Hispana", is celebrated nationwide from September 15 through October 15 each year.

ACTION REQUESTED

City teammates are asking Council to issue the proclamation to recognize the current and past contributions of Hispanic leaders.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations

The city will continue to recognize and celebrate Hispanic Heritage Month in future years.

Public Involvement

The city's month-long celebration of Hispanic Heritage Month will culminate with the first annual El Tigre Fest on Saturday, October 15 at Dirksen Nature Park. El Tigre Fest is a family-friendly cultural event with authentic Latin American food, arts & crafts, dancing, live music, and children's activities. Alex Villalobos is the artist behind this year's El Tigre logo, inspired by the "Pericos de Puebla" baseball team uniform from Mexico circa 1942. Our Tigard Tiger or "El Tigre" combines traditional Latino Folk Art and animal characteristics of "Alebrijes." Alex is a first-generation, Mexican-American artist from Long Beach, California. He creates digital art and mixed media pieces using repurposed materials. The colorful characters he constructs are inspired by Latino culture, music, film, and food.

During Hispanic Heritage Month, the city will release a series of videos highlighting Hispanic-owned businesses in the city. The Library has created several book lists to increase community awareness about Hispanic authors. The Talking Tigard and En Contacto podcasts will highlight Hispanic leaders in the area.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

This proclamation aligns with the city's strategic vision to be an "equitable community that is walkable, healthy, and accessible for everyone." This commitment is also echoed in the Community Promise which highlights the importance of equity - "we will ensure just and fair inclusion where all can participate, prosper, and reach their full potential."

ALTERNATIVES & RECOMMENDATION

The City Council could decide against issuing the proclamation.

ADDITIONAL RESOURCES

Attachments

Proclamation

Proclamation

City *of* Tigard

HISPANIC HERITAGE MONTH

WHEREAS, National Hispanic Heritage Month, known as “Mes de Herencia Hispana”, is celebrated nationwide from September 15th through October 15th each year. The observation started in 1968 as Hispanic Heritage Week and was expanded by President Ronald Reagan in 1988, to cover the month at which it is celebrated today; and

WHEREAS, September 15 is significant because it is the anniversary of independence for Latin American countries Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua. In addition, Mexico and Chile celebrate their independence days on September 16 and 18, respectivel; and

WHEREAS, Latinos are individuals that are descendants from Latin American countries and may speak a variety of different languages. Hispanics are individuals that speak Spanish and are descendants from Spanish speaking countries, including Spain. Latinx is a gender neutral or non-binary term for people of Latin American descent, and we recognize the Latinx identity also encompasses people in Black/African, Asian, Indigenous, and Queer communities; and

WHEREAS, Recognizing that Hispanics amount to 13% of Oregon’s population and 11.9% of the City of Tigard’s population. Understanding that Hispanics are extremely entrepreneurial and play a vital role in our economy and workforce and have also contributed in making Tigard “an equitable community that is walkable, healthy, and accessible for everyone”; and

WHEREAS, the City of Tigard is committed to recognizing Hispanic/Latino and Latinx culture and heritage as an important part of the city and its strong, inclusive community; and

WHEREAS,the City of Tigard will culminate a month-long celebration with the first annual El Tigre Fest on Saturday, October 15 at Dirksen Nature Park. The event will highlight the rich heritage, arts, histories, food, music and traditions of all 26+ Latin-American nations. While recognizing that these nations are not monogamous and this month celebrates, honors and pays tribute to all for their contributions to our city and our society.

NOW THEREFORE BE IT RESOLVED THAT the City of Tigard City Council does hereby proclaim September 15 to October 15 as

HISPANIC HERITAGE MONTH

in Tigard, Oregon and

Dated this 13th day of September, 2022

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Tigard to be affixed.

_____

Jason B. Snider, Mayor
City of Tigard

Attest:

_____

Carol Krager, City Recorder

AIS-5034 **4.**

Business Meeting

Meeting Date: 09/13/2022

Length (in minutes): 10 Minutes

Agenda Title: Repeal and Replace Resolution of Necessity for Fanno Creek Trail Connections Project Easement Acquisitions

Authored By: Zach Morris

Presented By: Zach Morris, Senior Project Engineer

Item Type: Motion Requested
Resolution

Public Hearing Legal Ad Required?: No

Publication Date:

Information

EXPLANATION OF ISSUE

The Fanno Creek Trail Connections Project (the Project) requires acquisition of various types of easements related to the trail's construction, use, operation, maintenance, and natural resource impact mitigation. In the event the easements cannot be acquired through formal offers and negotiations, the easements will need to be acquired through the condemnation process. Establishing eminent domain requires that a Resolution of Necessity be passed by City Council. Council previously passed a Resolution of Necessity for this purpose, however, it was specific to the property legal descriptions drafted at the time. The Project's easement needs have changed since then and the prior Resolution needs to be repealed and replaced with a new Resolution of Necessity, reflecting the updated easement needs.

ACTION REQUESTED

Repeal the prior Resolution of Necessity and approve a new Resolution of Necessity to acquire permanent and temporary easements for the Project.

BACKGROUND INFORMATION

The Project will construct three new segments of the Fanno Creek Trail (Woodard Park to Grant Avenue, Tigard Library to Milton Court, and 85th Avenue to Ki-a-Kuts Bridge) and improve the existing segment from Ash Avenue to Hall Boulevard. In October of 2016, the City entered into an IGA (Agreement 31030) with the Oregon Department of Transportation (ODOT) and Metro related to the Project receiving federal-aid funding for a portion of the total project cost (the Project Agreement), which was subsequently amended by Agreement 31030-01 in July of 2017. The Project Agreement described the general scope and funding for the right-of-way activities to be carried out as would further be established under a required subsequent Right-of-Way Services Agreement (ROWSA).

The City and ODOT entered into the ROWSA (Agreement 34320) in August of 2020, which further defined the roles and responsibilities of the parties regarding real property to be used as part of the Project. The ROWSA was amended in March of 2022 to address an increase to the Project's right-of-way phase cost estimate. ODOT is ultimately responsible for the certification and oversight of all right-of-way activities for the Project given the federal-aid funding. However, establishing project necessity and authorizing property acquisition and condemnation still lies within the purview of the City, hence Council

being asked to consider the Project's Resolution of Necessity.

The Project aligns with the Trail System Master Plan as well as supports the City's strategic vision of becoming a walkable, healthy, and accessible community for everyone.

ALTERNATIVES & RECOMMENDATION

Council could elect to not repeal and replace the Project's Resolution of Necessity, which would result in the Project not being able to move ahead with acquiring the easements necessary to construct, use, and maintain the Fanno Creek Trail where currently designed under this Project. ODOT would then halt all work on the Project. While not guaranteed, there is a possibility that failure to approve the Resolution of Necessity could result in the City needing to refund the Federal Highway Administration (FHWA) the federal funds spent on the Project to date.

The team recommends Council approves repealing and replacing the Resolution of Necessity as presented. If Council approves the replacement Resolution of Necessity, offers of just compensation will be made to property owners once appraisals have been completed. Only if negotiations stall and the Project schedule requires it, would the Project resort to filing for condemnation to acquire the easements.

ADDITIONAL RESOURCES

Fiscal Impact

Cost:	N/A
Budgeted (yes or no):	Yes
Where Budgeted (department/program):	CIP Project 92046 – Fanno Creek Trail Connections

Additional Fiscal Notes:

The Project Agreement established the funding split between the federal-aid funding and the City's local share, including for the property acquisition phase. Approval of the ROWSA Amendment increased the City's maximum allowable contribution to the right-of-way phase. Any actual additional costs resulting from this increased maximum is able to be covered by the current CIP/Budget amounts, which have been increased through the formal budgeting process.

Attachments

Resolution

Exhibit A

Summary of Exhibits

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 22-

A RESOLUTION DECLARING THE NEED TO ACQUIRE PROPERTY FOR THE FANNO CREEK TRAIL CONNECTIONS PROJECT AND AUTHORIZING EMINENT DOMAIN AND IMMEDIATE POSSESSION IF NECESSARY

WHEREAS, the City Charter grants the City of Tigard (the "City") the authority to acquire land for public purposes; and

WHEREAS, the City is authorized by Oregon law, including but not limited to ORS 223.005 et seq. and ORS chapter 35 to purchase, acquire, condemn, use, and enter upon property within or without its corporate limits as provided for by law; and

WHEREAS, the construction of the Fanno Creek Trail Connections Project (RFFA Grant) (CIP 92046) (the "Project") is in the public interest and is an approved capital improvement project identified in the City of Tigard Capital Improvement Plan; and

WHEREAS, the City, the Oregon Department of Transportation ("ODOT"), and Metro previously entered into Agreement 31030, "Local Agency Agreement, Congestion Mitigation and Air Quality Program, Fanno Creek Trail: Woodard Park-Bonita Rd/85th Ave-Tualatin Br." (the "Project Agreement"), which was subsequently amended by Agreement 31030-01; and

WHEREAS, the Project Agreement described the general scope and funding for the property acquisition phase of the Project, and required a subsequent agreement between the City and ODOT to further clarify roles and responsibilities related to property acquisition activities; and

WHEREAS, the City and ODOT thereby entered into Agreement 34320, "Intergovernmental Agreement for Right of Way Services", further defining the roles and responsibilities of the parties regarding real property to be used as part of the Project, which was subsequently amended by Agreement 34320-1; and

WHEREAS, the Tigard City Council first approved a Resolution of Necessity for the Project by the passage of Resolution 20-51 on October 20, 2020, but subsequent changes to the properties impacted require that resolution be repealed and reauthorized through this act; and

WHEREAS, to accomplish the Project, it is necessary to acquire certain property interests, and it may be necessary to obtain immediate possession of the property interests to complete the Project in a timely manner.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that;

SECTION 1: The Project is necessary to protect and promote the health, safety, recreation, and welfare of the general public. The public improvements for the Project have been planned, designed, located and will be constructed in a manner that will be most compatible with the greatest public benefit and the least private injury or damage.

SECTION 2: It is in the public interest and necessary to acquire bikeway and pedestrian way, public trail, water quality preservation and storm and surface water drainage, and temporary easements,

as shown in Exhibit A, attached hereto and incorporated herein ("Property Interests"), so as to locate and construct the Project.

SECTION 3: City staff and legal counsel are authorized and directed to negotiate in good faith with the owners and other persons holding an interest in the Property Interests. If the City Manager or designee determines that a satisfactory agreement for acquisition of any Property Interest is not likely to be reached in a timely manner, then staff and legal counsel are authorized to obtain immediate possession and to file and take all such actions as are necessary to pursue eminent domain proceedings in the name of the City of Tigard for acquisition of such property.

SECTION 4: Upon the trial of any suit or action to acquire the Property Interests, legal counsel is authorized to make such stipulation, agreement, or admission as in their judgment may be in the interest of the City of Tigard and to take possession of the Property Interests at such time as is appropriate in their judgment without necessity of further City Council approval.

SECTION 5: Resolution 20-51 is hereby repealed.

SECTION 6: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2022.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard

EXHIBIT A
W-TL-2S102BA303-TCE
TEMPORARY CONSTRUCTION EASEMENT TYPE: TEMPORARY ACCESS EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

TWO TRACTS OF LAND BEING PORTIONS OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED STATUTORY FORM TO ANDREWS MANAGEMENT LTD., AN OREGON LIMITED LIABILITY COMPANY IN DOCUMENT NUMBER 2008-034373, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 OF KAROL COURT, WASHINGTON COUNTY PLAT RECORDS; THENCE SOUTH 72°10'48" EAST 89.08 FEET; THENCE NORTH 18°05'21" EAST 44.11 FEET; THENCE SOUTH 71°01'47" EAST 239.63 FEET; THENCE NORTH 88°47'31" EAST 32.18 FEET; THENCE NORTH 60°47'52" EAST 48.73 FEET; THENCE NORTH 18°08'19" EAST 276.27 FEET; THENCE NORTH 34°12'08" EAST 110.84 FEET; THENCE NORTH 79°34'30" EAST 6.74 FEET; THENCE NORTH 24°14'11" EAST 18.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SW TIGARD STREET (WIDTH VARIES); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 64°11'08" EAST 20.01 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 64°11'08 EAST 24.73 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 57°51'53" WEST 8.52 FEET; THENCE SOUTH 24°14'11" WEST 32.25 FEET; THENCE SOUTH 34°12'08" WEST 88.98 FEET; THENCE NORTH 71°58'02" WEST 4.63 FEET TO THE WESTERLY LINE OF SAID PARCEL AND A POINT HEREINAFTER REFERRED TO AS **POINT A**; THENCE ALONG SAID WESTERLY LINE NORTH 24°14'11" EAST 128.16 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE **TRUE POINT OF BEGINNING.**

CONTAINING 1,891 SQUARE FEET OR 0.043 ACRES, MORE OR LESS.

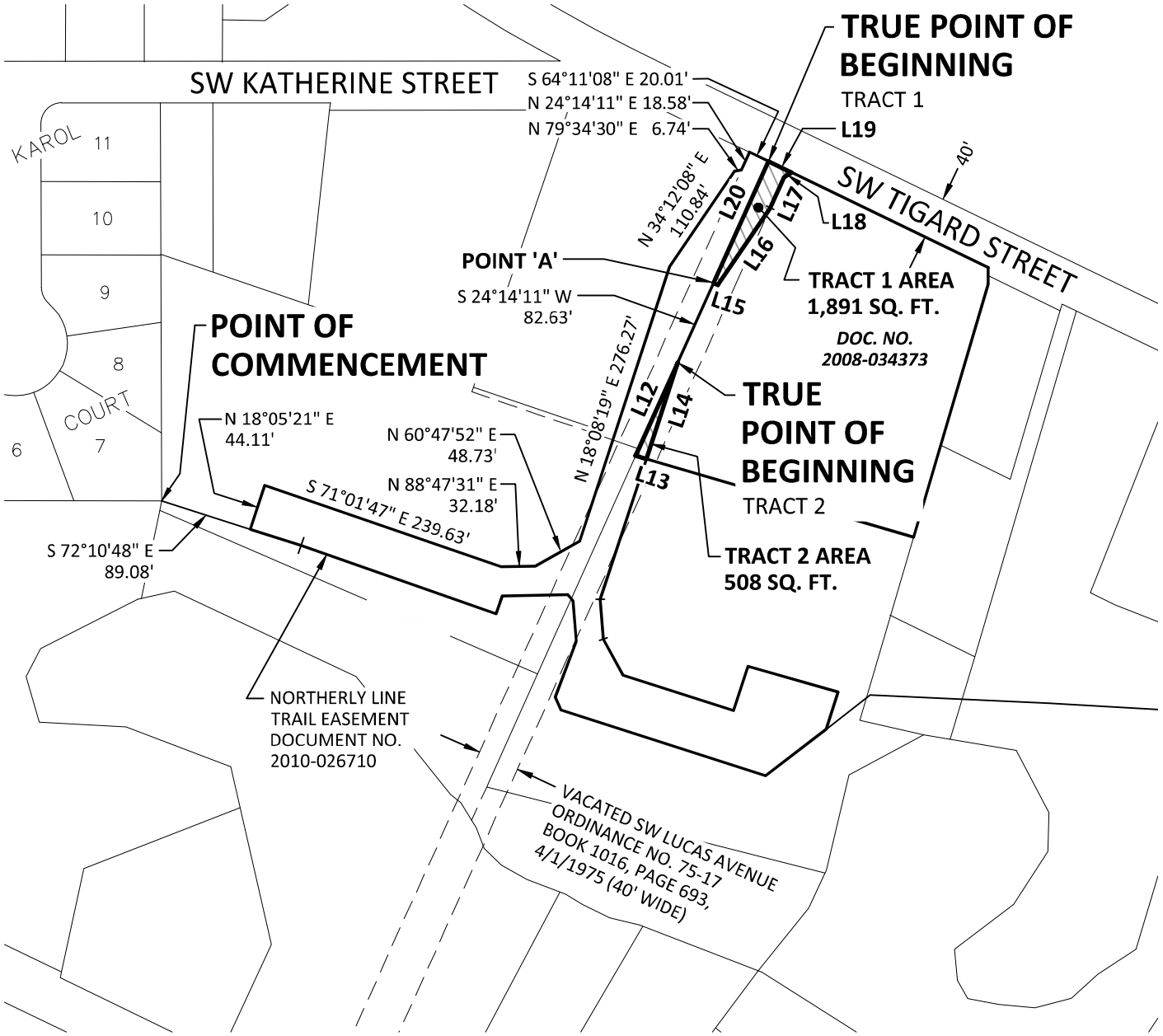
TRACT 2:
BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL, SAID POINT BEARS SOUTH 24°14'11" WEST 82.63 FEET FROM AFOREMENTIONED **POINT A;** THENCE ALONG SAID WESTERLY LINE SOUTH 24°14'11" WEST 98.26 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE LEAVING SAID CORNER ALONG THE SOUTHERLY LINE OF SAID PARCEL SOUTH 73°37'44" EAST 10.44 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 18°08'19" EAST 97.38 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 508 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.





LINE TABLE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L12	S24°14'11"W	98.26	L17	S24°14'11"W	32.25
L13	S73°37'44"E	10.44	L18	S57°51'53"W	8.52
L14	S18°08'19"W	97.38	L19	S64°11'08"E	24.73
L15	N71°58'02"W	4.63	L20	N24°14'11"E	128.16
L16	S34°12'08"W	88.98			

NORTH

SCALE: 1" = 150'

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

EXHIBIT MAP

W-TL-2S102BA303-TCE
TEMPORARY CONSTRUCTION EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	JTD
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	3 OF 3

EXHIBIT A
W-TL-2S102BA301-TCE
TEMPORARY CONSTRUCTION EASEMENT TYPE: TEMPORARY EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND DESCRIBED AS PARCEL I IN SPECIAL WARRANTY DEED STATUTORY FORM TO TIGARD INDUSTRIAL LLC, AN OREGON LIMITED LIABILITY COMPANY IN DOCUMENT NUMBER 99027431, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

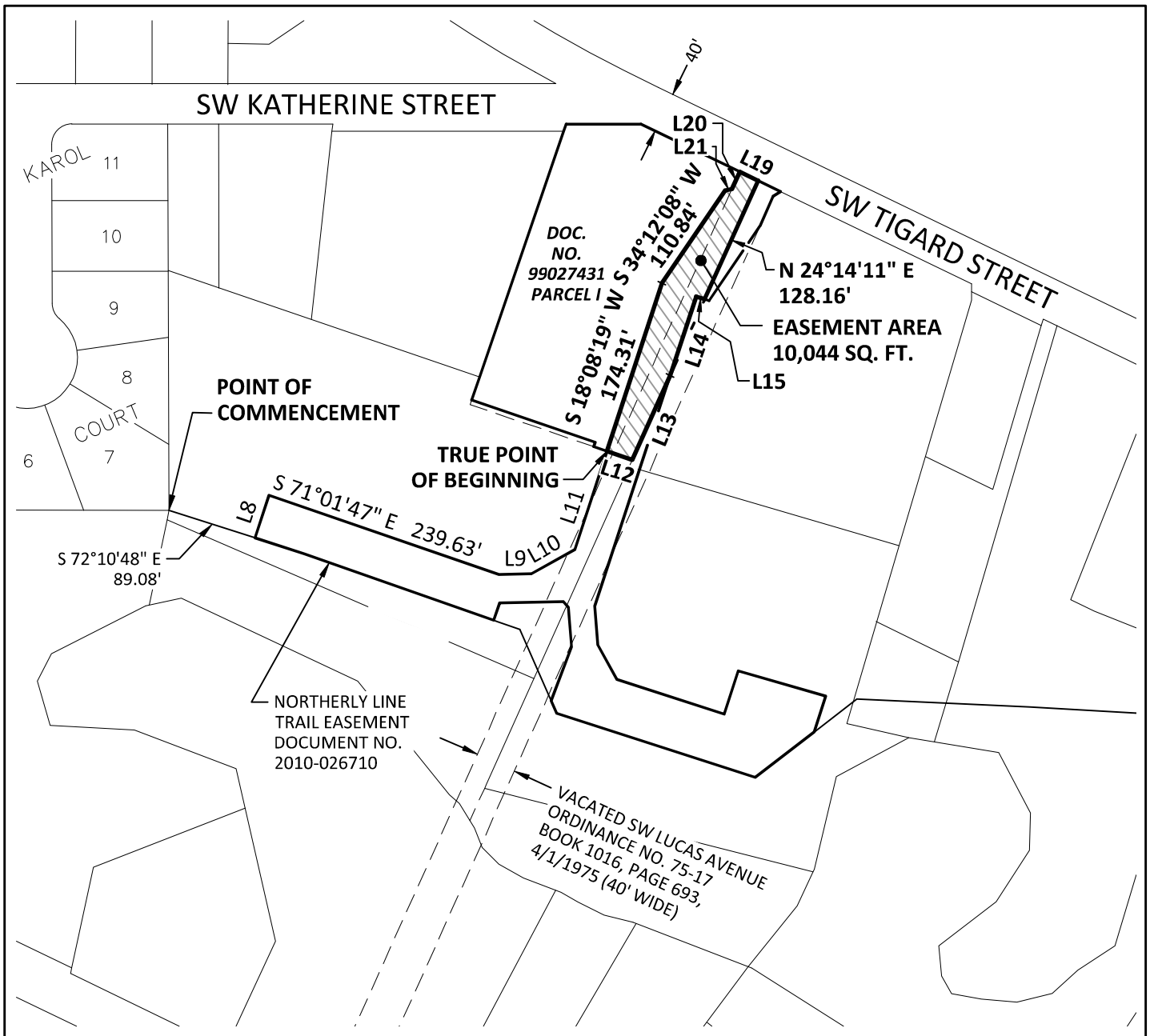
COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 OF KAROL COURT, WASHINGTON COUNTY PLAT RECORDS; THENCE SOUTH 72°10'48'' EAST 89.08 FEET; THENCE NORTH 18°05'21" EAST 44.11 FEET; THENCE SOUTH 71°01'47" EAST 239.63 FEET; THENCE NORTH 88°47'31" EAST 32.18 FEET; THENCE NORTH 60°47'52" EAST 48.73 FEET; THENCE NORTH 18°08'19" EAST 101.96 FEET TO THE **TRUE POINT OF BEGINNING;** THENCE SOUTH 71°05'50" EAST 26.32 FEET TO THE EASTERLY LINE OF SAID PARCEL**;** THENCE ALONG SAID EASTERLY LINE NORTH 24°14'11'' EAST 91.12 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 18°08'19'' EAST 82.14 FEET; THENCE SOUTH 71°58'02" EAST 8.78 FEET TO SAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE NORTH 24°14'11'' EAST 128.16 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SW TIGARD STREET (WIDTH VARIES); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 64°11'08'' WEST 20.01 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 24°14'11'' WEST 18.58 FEET; THENCE SOUTH 79°34'30'' WEST 6.74 FEET; THENCE SOUTH 34°12'08" WEST 110.84 FEET; THENCE SOUTH 18°08'19" WEST 174.31 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 10,044 SQUARE FEET OR 0.231 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.





LINE TABLE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L8	N18°05'21"E	44.11	L14	N18°08'19"E	82.14
L9	N88°47'31"E	32.18	L15	S71°58'02"E	8.78
L10	N60°47'52"E	48.73	L19	N64°11'08"W	20.01
L11	N18°08'19"E	101.96	L20	S24°14'11"W	18.58
L12	S71°05'50"E	26.32	L21	S79°34'30"W	6.74
L13	N24°14'11"E	91.12			

NORTH

SCALE: 1" = 150'

kpff

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

EXHIBIT MAP

W-TL-2S102BA301-TCE
TEMPORARY CONSTRUCTION EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	JBJ
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	2 OF 2

EXHIBIT A
W-L-2S102BA302-TCE
TEMPORARY CONSTRUCTION EASEMENT TYPE: TEMPORARY EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND DESCRIBED AS PARCEL II IN SPECIAL WARRANTY DEED STATUTORY FORM TO TIGARD INDUSTRIAL LLC, AN OREGON LIMITED LIABILITY COMPANY IN DOCUMENT NUMBER 99027431, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

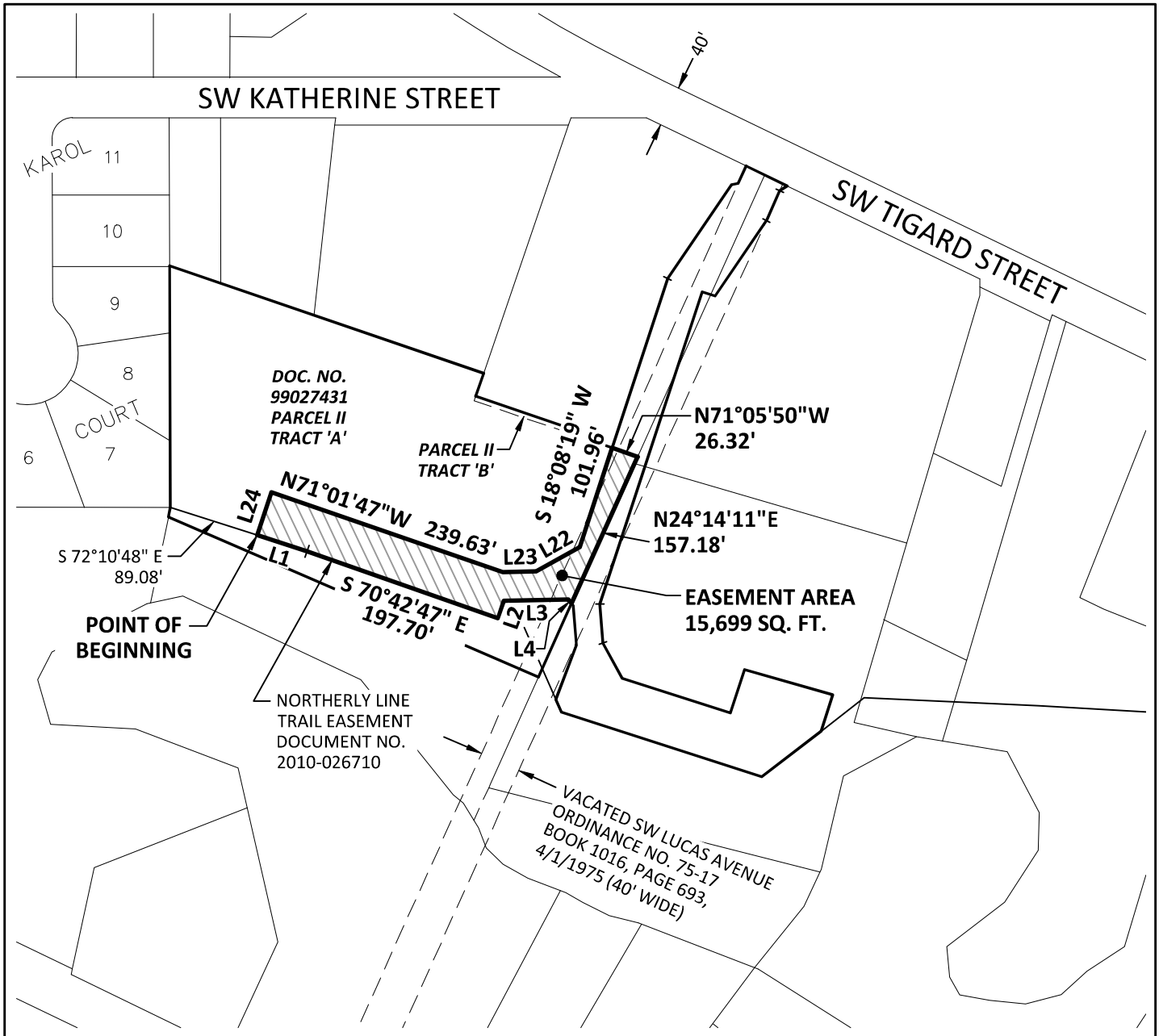
BEGINNING AT A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN TRAIL AND GREENWAY EASEMENT TO METRO, AN OREGON MUNICIPAL CORPORATION IN DOCUMENT NUMBER 2010-026710, WASHINGTON COUNTY DEED RECORDS, SAID POINT BEING SOUTH 72°10’48” EAST 89.08 FEET FROM THE SOUTHEAST CORNER OF LOT 7 OF KAROL COURT, WASHINGTON COUNTY PLAT RECORDS; THENCE ALONG SAID NORTHERLY LINE SOUTH 72°10’48” EAST 51.07 FEET; THENCE SOUTH 70°42’47” EAST 197.70 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 19°17’13” EAST 18.06 FEET; THENCE NORTH 88°47’31” EAST 62.84 FEET; THENCE SOUTH 39°26’58” EAST 4.97 FEET TO THE EASTERLY LINE OF SAID PARCEL II; THENCE ALONG SAID EASTERLY LINE NORTH 24°14’11’’ EAST 157.18 FEET TO THE NORTHERLY LINE OF SAID PARCEL II; THENCE ALONG SAID NORTHERLY LINE NORTH 71°05’50” WEST 26.32 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 18°08’19” WEST 101.96 FEET; THENCE SOUTH 60°47’52” WEST 48.73 FEET; THENCE SOUTH 88°47’31” WEST 32.18 FEET; THENCE NORTH 71°01’47” WEST 239.63 FEET; THENCE SOUTH 18°05’21” WEST 44.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 15,699 SQUARE FEET OR 0.360 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.





LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S72°10'48"E	51.07
L2	N19°17'13"E	18.06
L3	N88°47'31"E	62.84
L4	S39°26'58"E	4.97
L22	S60°47'52"W	48.73
L23	S88°47'31"W	32.18
L24	S18°05'21"W	44.19

NORTH

SCALE: 1" = 150'

kpff

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

EXHIBIT MAP

W-TL-2S102BA302-TCE
TEMPORARY CONSTRUCTION EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	JBJ
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	2 OF 2

EXHIBIT A
W-TL-2S102BA302-VEG-CORR
WATER QUALITY PRESERVATION AND STORM & SURFACE WATER DRAINAGE EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

THREE TRACTS OF LAND BEING PORTIONS OF THAT PARCEL OF LAND DESCRIBED AS PARCEL II IN SPECIAL WARRANTY DEED STATUTORY FORM TO TIGARD INDUSTRIAL LLC, AN OREGON LIMITED LIABILITY COMPANY IN DOCUMENT NUMBER 99027431, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL II; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL II NORTH 24°14'11" EAST 9.17 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 24°45'14" WEST 38.85 FEET; THENCE NORTH 49°24'39" WEST 8.62 FEET; THENCE NORTH 70°37'35" WEST 97.75 FEET; THENCE SOUTH 63°36'10" WEST 14.10 FEET; THENCE SOUTH 70°41'23" EAST 77.50 FEET; THENCE SOUTH 62°47'42" EAST 22.80 FEET; THENCE SOUTH 47°00'21" EAST 22.80 FEET; THENCE SOUTH 66°27'23" EAST 7.38 FEET; THENCE SOUTH 27°51'49" EAST 11.38 FEET; THENCE SOUTH 04°57'37" EAST 8.65 FEET; THENCE SOUTH 23°52'12" EAST 2.38 FEET TO SAID SOUTHEASTERLY CORNER AND THE **POINT OF BEGINNING.**

CONTAINING 1,490 SQUARE FEET OR 0.034 ACRES, MORE OR LESS.

TRACT 2:
COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL II; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL II NORTH 66°34'45" WEST 114.53 FEET TO THE **TRUE POINT OF BEGINNING;** THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 66°34'45" WEST 27.73 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 06°31'06" EAST 2.55 FEET; THENCE SOUTH 70°39'53" EAST 13.97 FEET; THENCE SOUTH 67°30'00" EAST 12.77 FEET; THENCE SOUTH 02°29'50" EAST 4.04 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 88 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

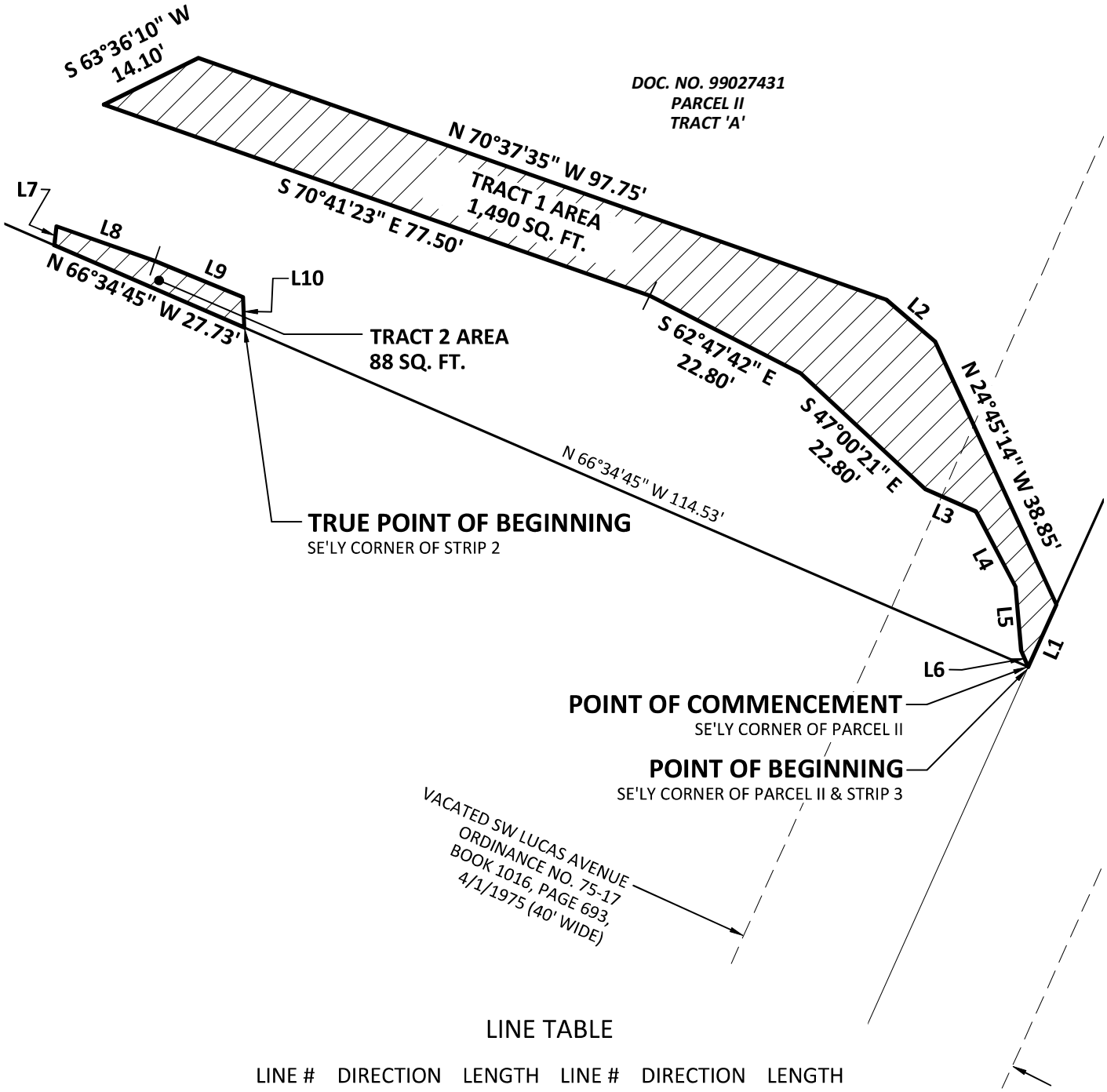
TRACT 3:
COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL II; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL II NORTH 66°34'45" WEST 302.07 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 66°34'45" WEST 15.40 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 87°31'21" EAST 12.47 FEET; THENCE NORTH 17°46'11" EAST 2.82 FEET; THENCE SOUTH 51°27'24" EAST 13.14 FEET; THENCE SOUTH 89°29'24" WEST 9.47 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 78 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.





LINE TABLE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N24°14'11"E	9.17	L6	S23°52'12"E	2.38
L2	N49°24'39"W	8.62	L7	N06°31'06"E	2.55
L3	S66°27'23"E	7.38	L8	S70°39'53"E	13.97
L4	S27°51'49"E	11.38	L9	S67°30'00"E	12.77
L5	S04°57'37"E	8.65	L10	S02°29'50"E	4.04

NORTH

SCALE: 1" = 20'

kpff

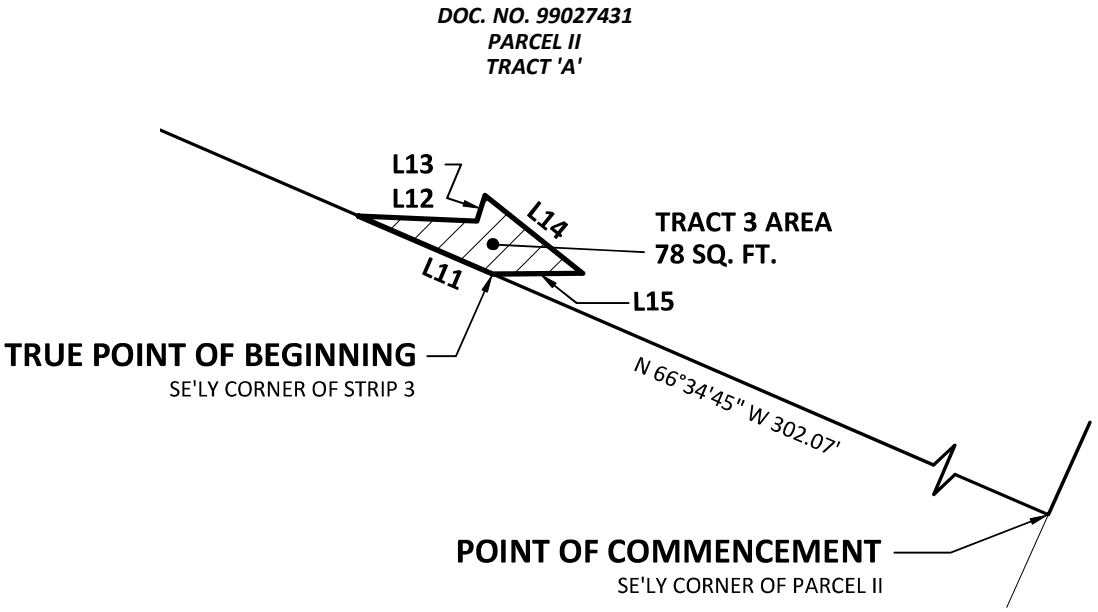
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP

W-TL-2S102BA302-VEG-CORR
EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	JTD
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	3 OF 4



LINE TABLE

LINE #	DIRECTION	LENGTH
L11	N66°34'45"W	15.40
L12	S87°31'21"E	12.47
L13	N17°46'11"E	2.82
L14	S51°27'24"E	13.14
L15	S89°29'24"W	9.47



SCALE: 1" = 20'

kpff

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

EXHIBIT MAP W-TL-2S102BA302-VEG-CORR EASEMENT	DATE: 24 MAY 2022 DRAWN BY: JTD CHECKED BY: JRD
NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M. CITY OF TIGARD / WASHINGTON COUNTY / OREGON	PROJECT NO. 1500087 SHEET: 4 OF 4

EXHIBIT A
W-TL-2S102BA304-TCE
TEMPORARY CONSTRUCTION EASEMENT TYPE: TEMPORARY EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND DESCRIBED AS PARCEL IV IN SPECIAL WARRANTY DEED STATUTORY FORM TO TIGARD INDUSTRIAL LLC, AN OREGON LIMITED LIABILITY COMPANY IN DOCUMENT NUMBER 99027431, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

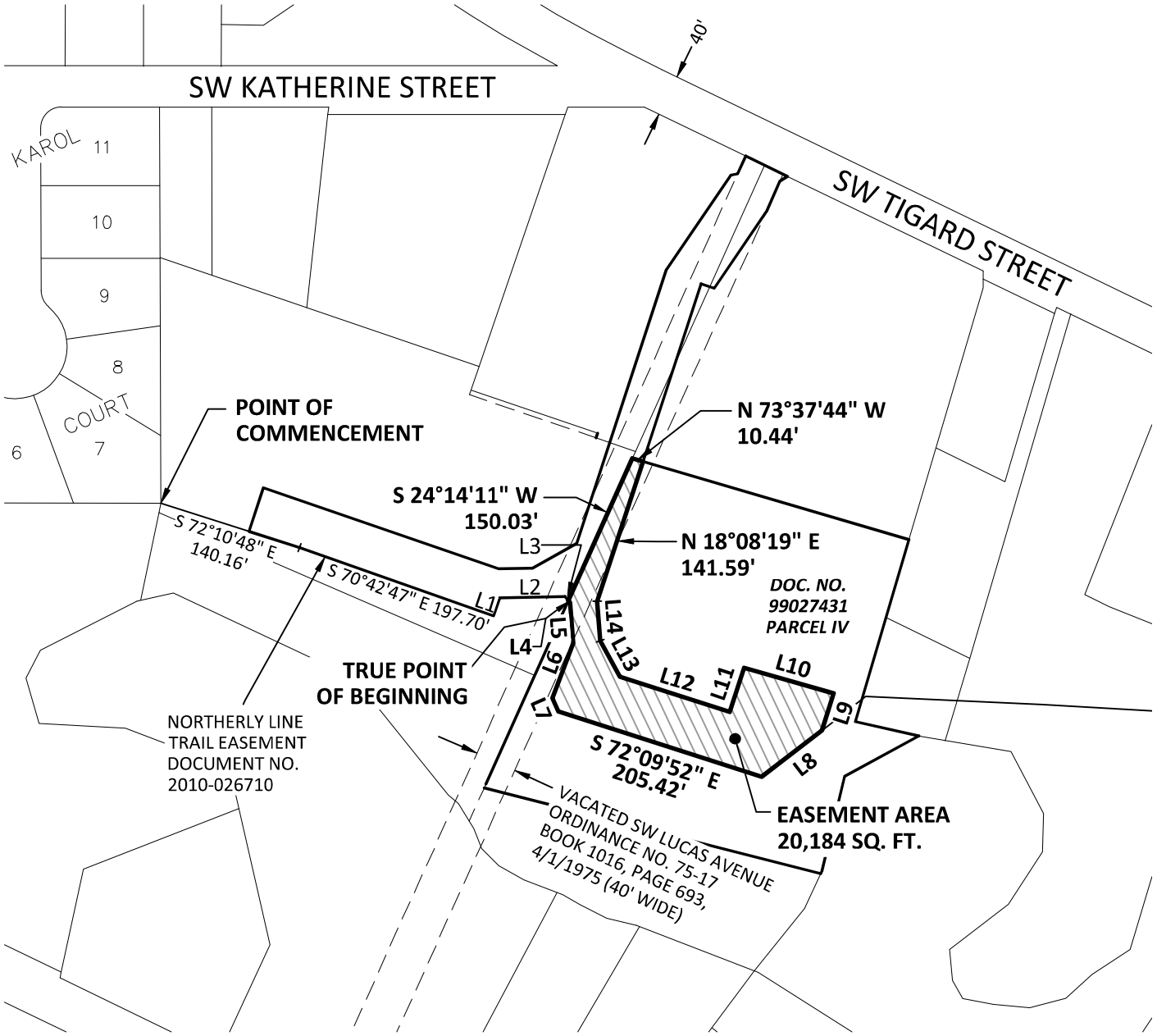
COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 OF KAROL COURT, WASHINGTON COUNTY PLAT RECORDS; THENCE ALONG THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN TRAIL AND GREENWAY EASEMENT TO METRO, AN OREGON MUNICIPAL CORPORATION IN DOCUMENT NUMBER 2010-026710, WASHINGTON COUNTY DEED RECORDS, SOUTH 72°10'48'' EAST 140.16 FEET; THENCE SOUTH 70°42'47" EAST 197.70 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 19°17'13" EAST 18.06 FEET; THENCE NORTH 88°47'31" EAST 62.84 FEET; THENCE SOUTH 39°26'58" EAST 4.97 FEET TO THE WESTERLY LINE OF SAID PARCEL IV AND THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 39°26'58'' EAST 2.43 FEET; THENCE SOUTH 04°31'46" EAST 39.21 FEET; THENCE SOUTH 20°33'51" WEST 56.70 FEET; THENCE SOUTH 23°45'49" EAST 13.69 FEET; THENCE SOUTH 72°09'52" EAST 205.42 FEET; THENCE NORTH 52°21'22" EAST 73.14 FEET; THENCE NORTH 17°54'34" EAST 37.26 FEET; THENCE NORTH 73°56'53" WEST 89.62 FEET; THENCE SOUTH 17°50'08" WEST 44.73 FEET; THENCE NORTH 72°09'51" WEST 111.26 FEET; THENCE NORTH 28°52'36" WEST 39.04 FEET; THENCE NORTH 04°31'46" WEST 38.35 FEET; THENCE NORTH 18°08'19" EAST 141.59 FEET; THENCE NORTH 73°37'44" WEST 10.44 FEET; THENCE SOUTH 24°14'11" WEST 150.03 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 20,184 SQUARE FEET OR 0.463 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.





LINE TABLE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N19°17'13"E	18.06	L8	N52°21'22"E	73.14
L2	N88°47'31"E	62.84	L9	N17°54'34"E	37.26
L3	S39°26'58"E	4.97	L10	N73°56'53"W	89.62
L4	S39°26'58"E	2.43	L11	S17°50'08"W	44.73
L5	S04°31'46"E	39.21	L12	N72°09'51"W	111.26
L6	S20°33'51"W	56.70	L13	N28°52'36"W	39.04
L7	S23°45'49"E	13.69	L14	N04°31'46"W	38.35

NORTH

SCALE: 1" = 150'

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

EXHIBIT MAP

W-TL-2S102BA304-TCE
TEMPORARY CONSTRUCTION EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	JBJ
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	2 OF 2

EXHIBIT A
W-TL-2S102BA304-VEG-CORR
WATER QUALITY PRESERVATION AND STORM & SURFACE WATER DRAINAGE EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

FIVE TRACTS OF LAND BEING PORTIONS OF THAT PARCEL OF LAND DESCRIBED AS PARCEL IV IN SPECIAL WARRANTY DEED STATUTORY FORM TO TIGARD INDUSTRIAL LLC, AN OREGON LIMITED LIABILITY COMPANY IN DOCUMENT NUMBER 99027431, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL IV; THENCE NORTH 24°14'11" EAST 56.80 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 71°48'01" EAST 8.03 FEET; THENCE NORTH 14°19'40" EAST 17.53 FEET; THENCE SOUTH 35°14'03" EAST 17.21 FEET; THENCE SOUTH 43°02'23" EAST 14.08 FEET; THENCE SOUTH 12°45'01" WEST 2.49 FEET; THENCE SOUTH 30°51'27" WEST 23.97 FEET; THENCE SOUTH 63°03'04" WEST 20.96 FEET; THENCE SOUTH 36°33'53" EAST 15.70 FEET; THENCE SOUTH 71°10'48" EAST 18.83 FEET; THENCE SOUTH 63°19'23" EAST 13.96 FEET; THENCE SOUTH 38°50'24" WEST 1.77 FEET; THENCE NORTH 74°41'34" WEST 64.10 FEET TO SAID WESTERLY LINE AND THE **TRUE POINT OF BEGINNING.**

CONTAINING 1,939 SQUARE FEET OR 0.044 ACRES, MORE OR LESS.

TRACT 2:
COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL IV; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL IV NORTH 24°14'11" EAST 114.58 FEET TO THE **TRUE POINT OF BEGINNING;** THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 24°14'11" EAST 9.16 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 23°45'49" EAST 37.45 FEET; THENCE NORTH 61°16'20" EAST 7.18 FEET; THENCE SOUTH 68°42'25" EAST 38.18 FEET; THENCE NORTH 15°19'44" EAST 2.60 FEET; THENCE SOUTH 60°21'21" EAST 25.40 FEET; THENCE SOUTH 56°12'23" EAST 50.52 FEET; THENCE NORTH 77°52'04" WEST 19.34 FEET; THENCE NORTH 74°34'36" WEST 62.44 FEET; THENCE NORTH 67°00'08" WEST 16.77 FEET; THENCE NORTH 39°31'17" WEST 15.68 FEET; THENCE NORTH 56°17'18" WEST 7.92 FEET; THENCE NORTH 25°01'00" WEST 33.95 FEET TO SAID WESTERLY LINE AND THE **TRUE POINT OF BEGINNING.**

CONTAINING 1,977 SQUARE FEET OR 0.045 ACRES, MORE OR LESS.

TRACT 3:
COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL IV; THENCE LEAVING SAID CORNER NORTH 76°10'16" EAST 94.57 FEET TO THE **TRUE POINT OF BEGINNING;** THENCE SOUTH 77°19'31" EAST 79.81 FEET; THENCE SOUTH 73°36'02" EAST 29.11 FEET; THENCE SOUTH 69°32'09" EAST 33.41 FEET; THENCE NORTH 89°05'04" EAST 12.50 FEET; THENCE NORTH 70°16'57" EAST 14.42 FEET; THENCE NORTH 74°38'26" WEST 23.34 FEET; THENCE NORTH 14°51'26" EAST 14.00 FEET; THENCE SOUTH 75°23'34" EAST 15.23 FEET; THENCE NORTH 52°34'39" WEST 11.97 FEET; THENCE NORTH 77°49'38" WEST 19.87 FEET; THENCE NORTH 78°09'21" EAST 48.07 FEET; THENCE NORTH 60°07'27" EAST 9.91 FEET; THENCE SOUTH 02°12'16" WEST 16.61 FEET;

THENCE NORTH 77°19’47” EAST 18.04 FEET; THENCE SOUTH 79°54’11” EAST 31.16 FEET; THENCE SOUTH 13°19’00” WEST 23.64 FEET; THENCE SOUTH 86°38’15” WEST 14.92 FEET; THENCE SOUTH 60°07’27” WEST 20.40 FEET; THENCE SOUTH 76°37’33” WEST 90.34 FEET; THENCE NORTH 58°30’02” WEST 22.28 FEET; THENCE NORTH 68°31’16” WEST 22.93 FEET; THENCE NORTH 57°12’59” WEST 79.80 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 6,656 SQUARE FEET OR 0.153 ACRES, MORE OR LESS.

TRACT 4:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL IV; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL IV SOUTH 74°41’34” EAST 219.79 FEET TO THE **TRUE POINT OF BEGINNING;** THENCE LEAVING SAID SOUTHERLY LINE NORTH 54°00’32” EAST 9.60 FEET; THENCE NORTH 58°02’05” EAST 32.88 FEET; THENCE SOUTH 81°34’40” EAST 30.06 FEET; THENCE NORTH 43°39’40” EAST 18.79 FEET; THENCE NORTH 69°41’07” EAST 26.86 FEET; THENCE SOUTH 07°33’17” EAST 36.12 FEET; THENCE SOUTH 74°46’52” WEST 18.26 FEET; THENCE SOUTH 69°42’03” WEST 21.48 FEET; THENCE SOUTH 32°10’05” WEST 12.92 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE NORTH 75°41’38” WEST 66.41 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 3,047 SQUARE FEET OR 0.069 ACRES, MORE OR LESS.

TRACT 5:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL IV; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL IV SOUTH 74°41’34” EAST 298.42 FEET TO THE **TRUE POINT OF BEGINNING;** THENCE LEAVING SAID SOUTHERLY LINE NORTH 32°37’47” EAST 10.21 FEET; THENCE NORTH 64°49’16” EAST 12.27 FEET; THENCE NORTH 76°31’27” EAST 12.88 FEET; THENCE SOUTH 19°46’35” WEST 23.99 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE NORTH 74°41’34” WEST 21.80 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 356 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

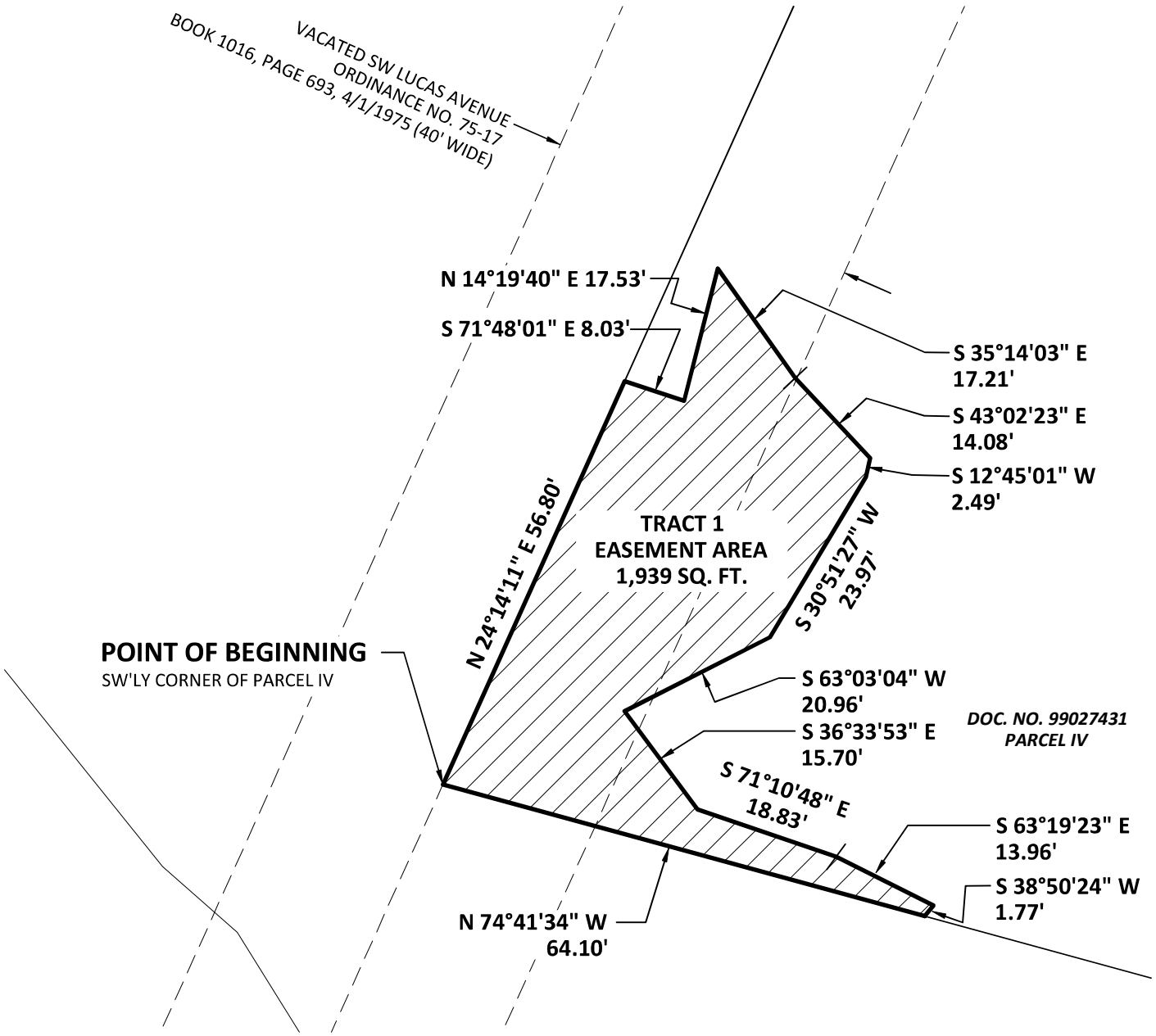
SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED

OREGON
MAY 13, 2014
JOHN ROBERT DAVIS
88694

EXPIRES 12/31/23



SCALE: 1" = 20'

kpff

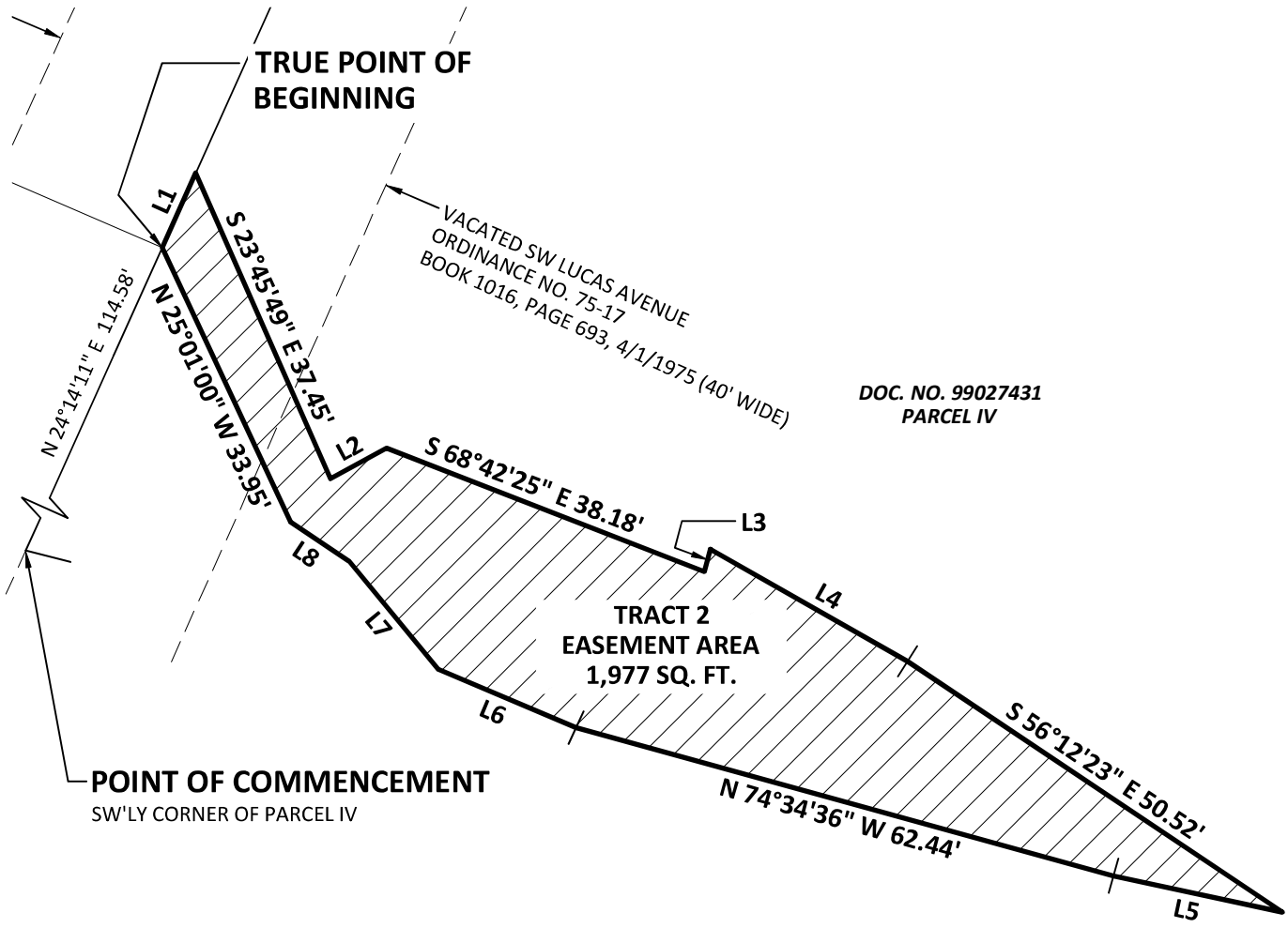
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP

W-TL-2S102BA304-VEG-CORR
EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	JTD
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	3 OF 7



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N24°14'11"E	9.16
L2	N61°16'20"E	7.18
L3	N15°19'44"E	2.60
L4	S60°21'21"E	25.40
L5	N77°52'04"W	19.34
L6	N67°00'08"W	16.77
L7	N39°31'17"W	15.68
L8	N56°17'18"W	7.92

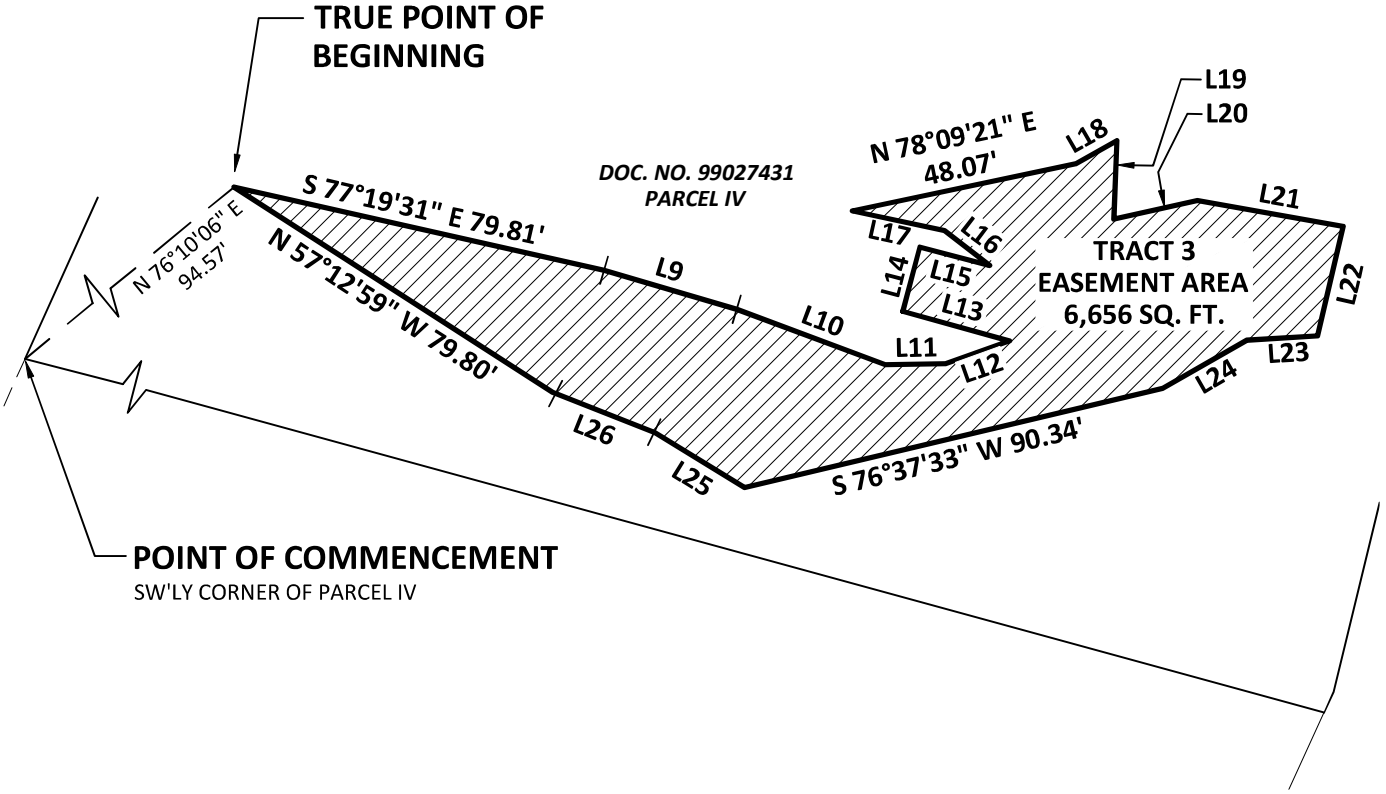
NORTH

SCALE: 1" = 20'

kpff

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

EXHIBIT MAP		
W-TL-2S102BA304-VEG-CORR EASEMENT	DATE:	24 MAY 2022
	DRAWN BY:	JTD
	CHECKED BY:	JRD
NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M. CITY OF TIGARD / WASHINGTON COUNTY / OREGON	PROJECT NO.	1500087
	SHEET:	4 OF 7



LINE TABLE

	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L9	S73°36'02"E	29.11	L18	N60°07'27"E	9.91
L10	S69°32'09"E	33.41	L19	S02°12'16"W	16.61
L11	N89°05'04"E	12.50	L20	N77°19'47"E	18.04
L12	N70°16'57"E	14.42	L21	S79°54'11"E	31.16
L13	N74°38'26"W	23.34	L22	S13°19'00"W	23.64
L14	N14°51'26"E	14.00	L23	S86°38'15"W	14.92
L15	S75°23'34"E	15.23	L24	S60°07'27"W	20.40
L16	N52°34'39"W	11.97	L25	N58°30'02"W	22.28
L17	N77°49'38"W	19.87	L26	N68°31'16"W	22.93

NORTH

SCALE: 1" = 40'

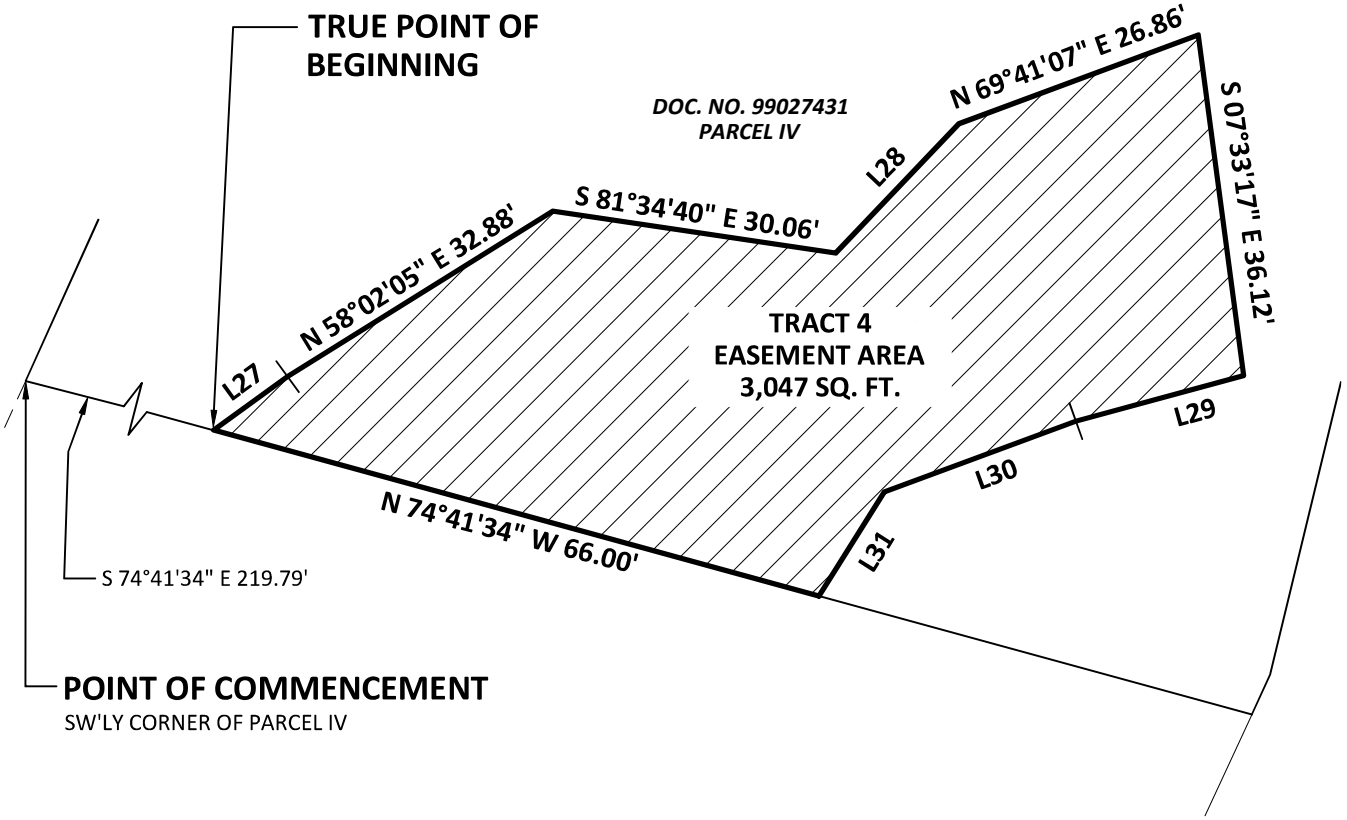
kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP

W-TL-2S102BA304-VEG-CORR
EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	JTD
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	5 OF 7



LINE TABLE

LINE #	DIRECTION	LENGTH
L27	N54°00'32"E	9.60
L28	N43°39'40"E	18.79
L29	S74°46'52"W	18.26
L30	S69°42'03"W	21.48
L31	S32°10'05"W	12.92

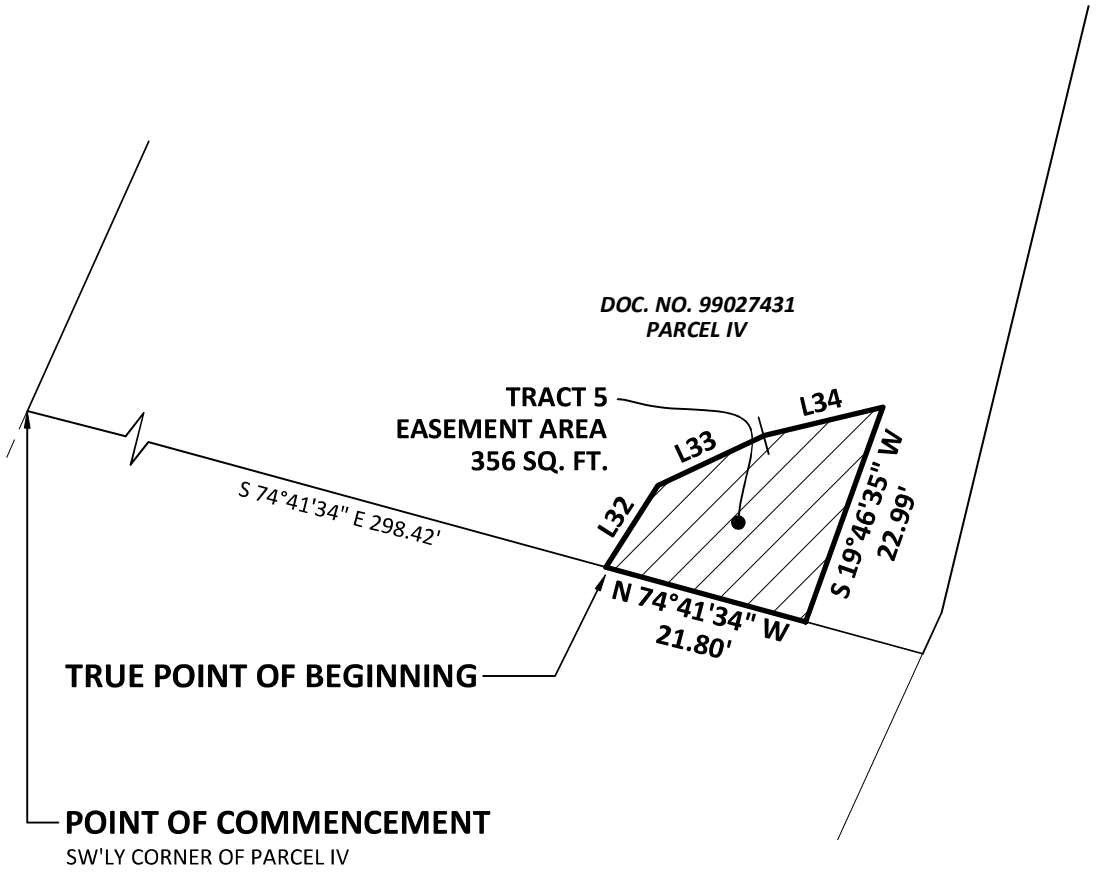
NORTH

SCALE: 1" = 20'

kpff

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

EXHIBIT MAP W-TL-2S102BA304-VEG-CORR EASEMENT	DATE: 24 MAY 2022 DRAWN BY: JTD CHECKED BY: JRD
NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M. CITY OF TIGARD / WASHINGTON COUNTY / OREGON	PROJECT NO. 1500087 SHEET: 6 OF 7



LINE TABLE

LINE #	DIRECTION	LENGTH
L32	N32°37'47"E	10.21
L33	N64°49'16"E	12.27
L34	N76°31'27"E	12.88

NORTH

SCALE: 1" = 20'

kpff

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

EXHIBIT MAP

W-TL-2S102BA304-VEG-CORR
EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	JTD
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	7 OF 7

EXHIBIT A
W-TL-2S102BA300-VEG-CORR
WATER QUALITY PRESERVATION AND STORM & SURFACE WATER DRAINAGE EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

FIVE TRACTS OF LAND BEING PORTIONS OF THAT PARCEL OF LAND DESCRIBED AS TRACT A AND B, PARCEL V, SPECIAL WARRANTY DEED STATUTORY FORM TO TIGARD INDUSTRIAL LLC, AN OREGON LIMITED LIABILITY COMPANY IN DOCUMENT NUMBER 99027431, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:
COMMENCING AT THE NORTHERLY CORNER OF SAID PARCEL V, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL IV, SPECIAL WARRANTY DEED STATUTORY FORM TO TIGARD INDUSTRIAL LLC, AN OREGON LIMITED LIABILITY COMPANY IN DOCUMENT NUMBER 99027431, WASHINGTON COUNTY DEED RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT B, PARCEL V SOUTH 74°41'34" EAST 101.56 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID NORTHERLY LINE NORTH 79°38'05" WEST 10.73 FEET; THENCE NORTH 86°32'49" WEST 18.83 FEET; THENCE SOUTH 55°32'08" WEST 17.01 FEET; THENCE NORTH 82°50'19" WEST 26.15 FEET; THENCE SOUTH 84°15'08" WEST 25.52 FEET; THENCE SOUTH 13°44'54" EAST 13.51 FEET; THENCE SOUTH 45°54'59" EAST 48.76 FEET; THENCE SOUTH 74°33'54" EAST 46.46 FEET; THENCE SOUTH 49°21'53" EAST 27.73 FEET; THENCE SOUTH 84°45'05" EAST 31.29 FEET; THENCE SOUTH 55°59'21" EAST 20.06 FEET; THENCE SOUTH 85°08'59" EAST 27.53 FEET; THENCE SOUTH 32°56'20" EAST 29.71 FEET; THENCE SOUTH 66°42'30" EAST 30.58 FEET; THENCE NORTH 61°21'04" EAST 42.86 FEET; THENCE NORTH 81°27'34" EAST 15.14 FEET; THENCE NORTH 31°13'11" EAST 35.84 FEET; THENCE NORTH 73°37'25" WEST 28.95 FEET; THENCE SOUTH 70°42'56" WEST 8.08 FEET; THENCE NORTH 88°19'33" WEST 20.19 FEET; THENCE NORTH 75°43'05" WEST 31.49 FEET; THENCE NORTH 57°32'45" WEST 35.70 FEET; THENCE NORTH 46°16'43" WEST 40.12 FEET; THENCE NORTH 69°30'29" WEST 35.80 FEET; THENCE NORTH 57°06'48" WEST 13.53 FEET TO SAID NORTHERLY LINE; THENCE NORTH 74°41'34" WEST 10.19 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 15,884 SQUARE FEET OR 0.365 ACRES, MORE OR LESS.

TRACT 2:
COMMENCING AT SAID NORTHERLY CORNER OF SAID PARCEL V; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT B, PARCEL V SOUTH 74°41'34" EAST 219.79 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID NORTHERLY LINE SOUTH 58°23'42" WEST 23.45 FEET; THENCE SOUTH 62°33'40" EAST 48.38 FEET; THENCE NORTH 89°27'38" EAST 24.12 FEET; THENCE NORTH 55°24'47" EAST 12.72 FEET; THENCE NORTH 32°10'05" EAST 11.47 FEET TO SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE NORTH 74°41'34" WEST 66.00 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 1,618 SQUARE FEET OR 0.037 ACRES, MORE OR LESS.

TRACT 3:

COMMENCING AT SAID NORTHERLY CORNER OF SAID PARCEL V; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT B, PARCEL V SOUTH 74°41'34" EAST 298.42 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID NORTHERLY LINE SOUTH 32°37'47" WEST 8.50 FEET; THENCE SOUTH 86°46'56" WEST 4.12 FEET; THENCE SOUTH 67°08'29" EAST 26.60 FEET; THENCE NORTH 23°28'36" EAST 13.05 FEET TO SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE NORTH 74°41'34" WEST 21.80 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 262 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

TRACT 4:

BEGINNING AT SAID NORTHERLY CORNER OF SAID PARCEL V; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT A, PARCEL V NORTH 24°14'11" EAST 56.80 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 65°00'49" WEST 33.91 FEET; THENCE NORTH 54°12'06" WEST 56.16 FEET; THENCE NORTH 71°48'01" WEST 13.91 FEET; THENCE NORTH 52°21'45" EAST 14.56 FEET; THENCE NORTH 19°38'44" EAST 18.50 FEET; THENCE NORTH 02°29'50" WEST 2.43 FEET TO SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE NORTH 66°34'47" WEST 27.78 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 02°13'24" EAST 2.78 FEET; THENCE NORTH 54°41'48" WEST 8.49 FEET; THENCE NORTH 64°26'31" WEST 8.49 FEET; THENCE NORTH 69°18'52" WEST 29.16 FEET; THENCE NORTH 74°57'28" WEST 9.83 FEET; THENCE NORTH 82°23'58" WEST 10.72 FEET; THENCE NORTH 56°59'40" WEST 15.80 FEET; THENCE NORTH 70°26'56" WEST 40.66 FEET; THENCE NORTH 80°52'01" WEST 15.44 FEET; THENCE SOUTH 87°15'10" WEST 27.16 FEET; THENCE NORTH 82°01'36" WEST 85.18 FEET TO THE WESTERLY LINE OF SAID TRACT A, PARCEL V; THENCE ALONG SAID WESTERLY LINE SOUTH 11°45'10" WEST 22.56 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 82°48'46" EAST 23.04 FEET; THENCE SOUTH 83°11'57" EAST 46.58 FEET; THENCE SOUTH 51°03'14" EAST 28.60 FEET; THENCE SOUTH 58°38'03" EAST 33.30 FEET; THENCE SOUTH 68°02'53" EAST 27.99 FEET; THENCE SOUTH 56°14'46" EAST 22.95 FEET; THENCE SOUTH 82°33'17" EAST 20.71 FEET; THENCE SOUTH 69°18'52" EAST 29.16 FEET; THENCE SOUTH 47°01'09" EAST 26.51 FEET; THENCE SOUTH 54°27'09" EAST 38.53 FEET; THENCE SOUTH 18°21'45" EAST 35.21 FEET; THENCE SOUTH 40°59'55" EAST 74.96 FEET TO THE WESTERLY LINE OF SAID TRACT B, PARCEL V; THENCE CONTINUING SOUTH 40°59'55" EAST 6.49 FEET; THENCE SOUTH 69°05'29" EAST 10.82 FEET; THENCE SOUTH 89°35'57" EAST 12.43 FEET; THENCE SOUTH 71°47'57" EAST 31.49 FEET; THENCE NORTH 38°50'24" EAST 15.62 FEET TO SAID NORTHERLY LINE; THENCE NORTH 74°41'34" WEST 64.10 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 16,178 SQUARE FEET OR 0.371 ACRES, MORE OR LESS.

TRACT 5:

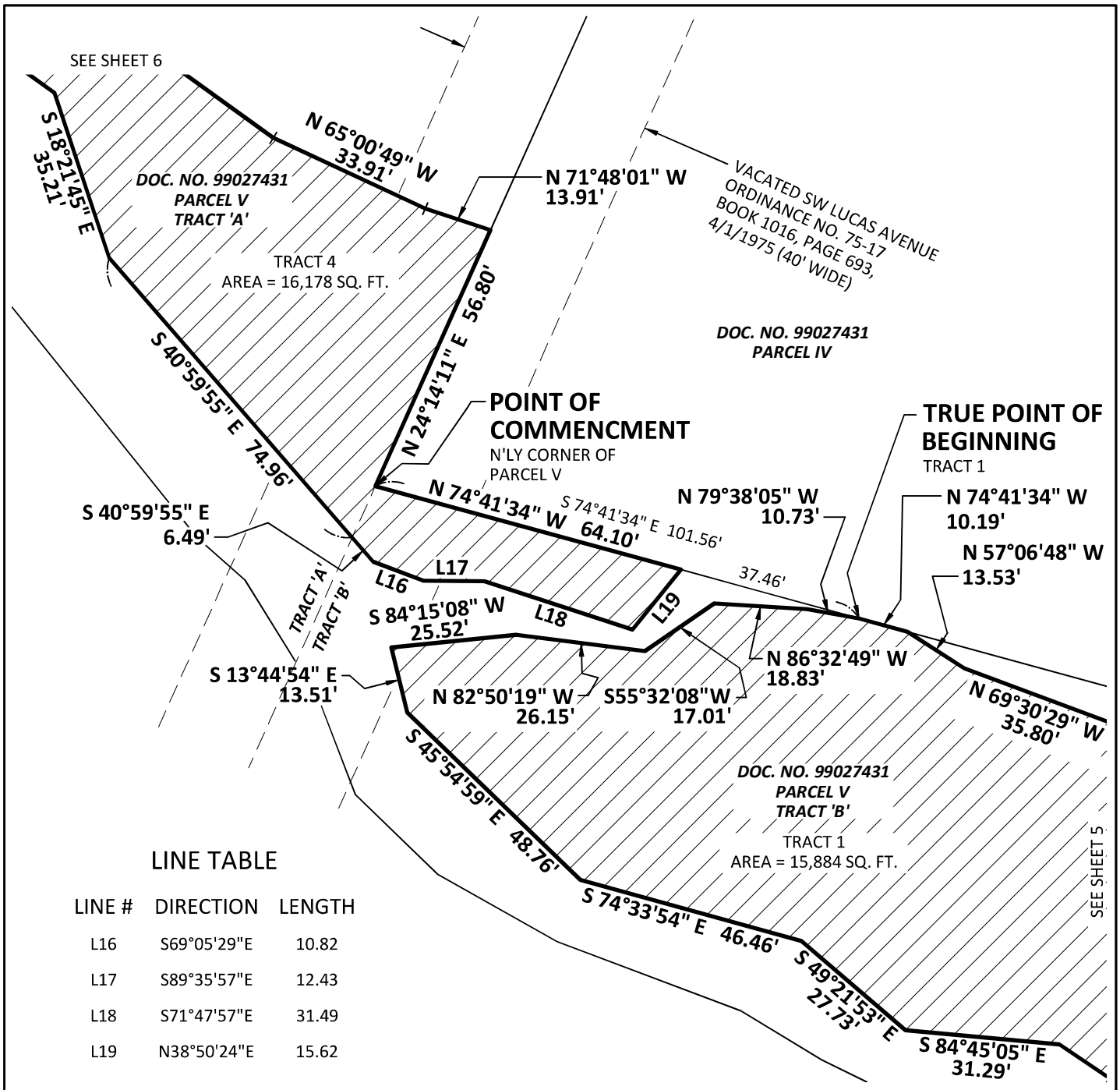
COMMENCING AT SAID NORTHERLY CORNER OF SAID PARCEL V; THENCE NORTH 42°42'21" WEST 321.54 FEET TO SAID NORTHERLY LINE AND TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID NORTHERLY LINE NORTH 66°34'47" WEST 15.40 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 82°19'56" WEST 11.98 FEET; THENCE NORTH 79°47'20" WEST 62.95 FEET TO SAID WESTERLY LINE OF SAID TRACT A, PARCEL V; THENCE ALONG SAID WESTERLY LINE SOUTH 11°45'10" WEST 2.89 FEET; THENCE SOUTH 76°18'51" EAST 23.11 FEET; THENCE SOUTH 80°38'42" EAST 15.00 FEET; THENCE SOUTH 78°24'26" EAST 29.67 FEET; THENCE SOUTH 82°23'58" EAST 14.02 FEET; THENCE SOUTH 87°44'31" EAST 8.33 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 353 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.





LINE TABLE

LINE #	DIRECTION	LENGTH
L16	S69°05'29"E	10.82
L17	S89°35'57"E	12.43
L18	S71°47'57"E	31.49
L19	N38°50'24"E	15.62

NORTH

SCALE: 1" = 30'

kpff

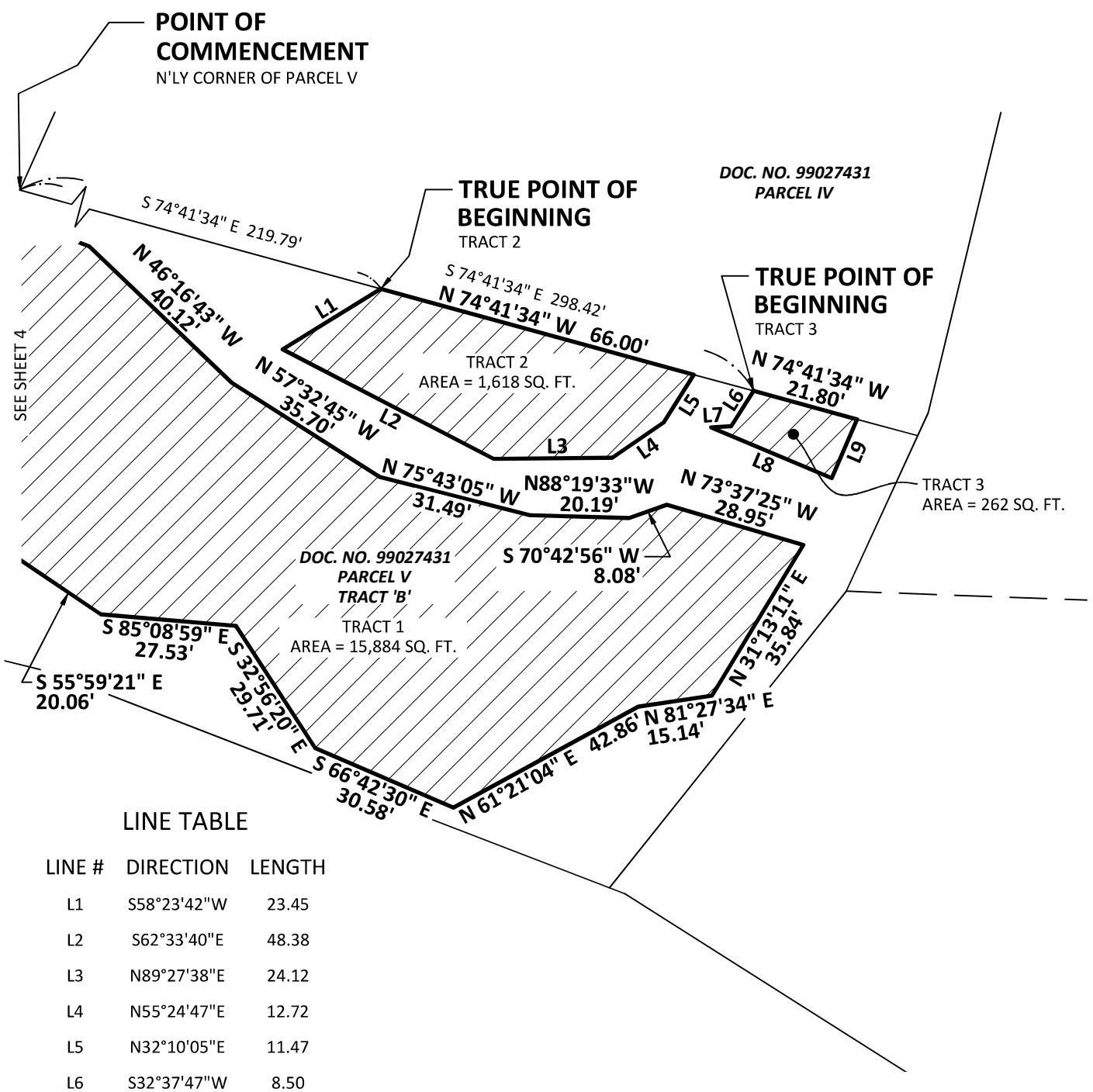
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP

W-TL-2S102BA300-VEG-CORR
EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	4 OF 7



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S58°23'42"W	23.45
L2	S62°33'40"E	48.38
L3	N89°27'38"E	24.12
L4	N55°24'47"E	12.72
L5	N32°10'05"E	11.47
L6	S32°37'47"W	8.50
L7	S86°46'56"W	4.12
L8	S67°08'29"E	26.60
L9	N23°28'36"E	13.05

NORTH

SCALE: 1" = 30'

kpff

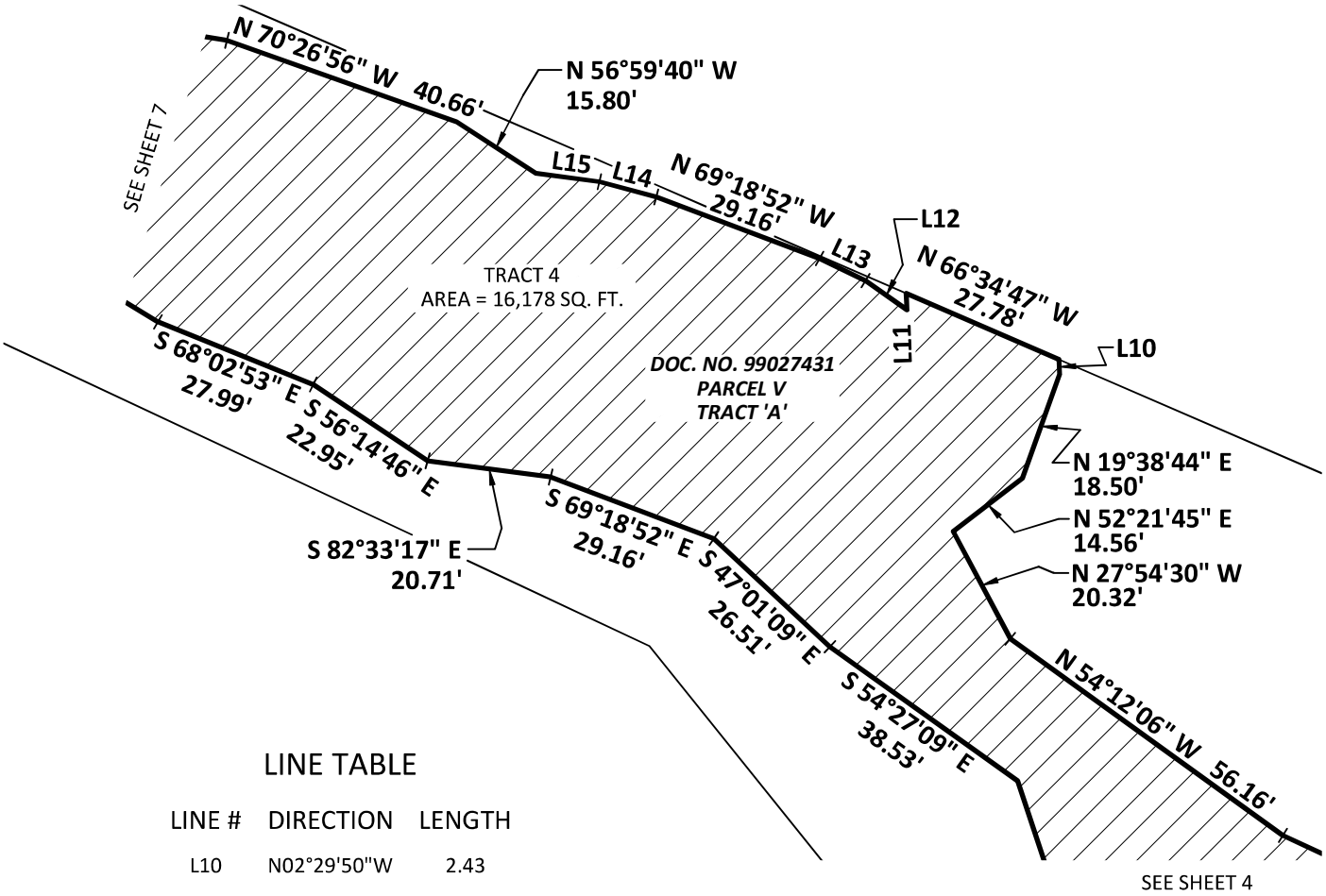
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP

W-TL-2S102BA300-VEG-CORR
EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	5 OF 7



LINE TABLE

LINE #	DIRECTION	LENGTH
L10	N02°29'50"W	2.43
L11	S02°13'24"E	2.78
L12	N54°41'48"W	8.49
L13	N64°26'31"W	8.49
L14	N74°57'28"W	9.83
L15	N82°23'58"W	10.72

NORTH

SCALE: 1" = 30'

kpff

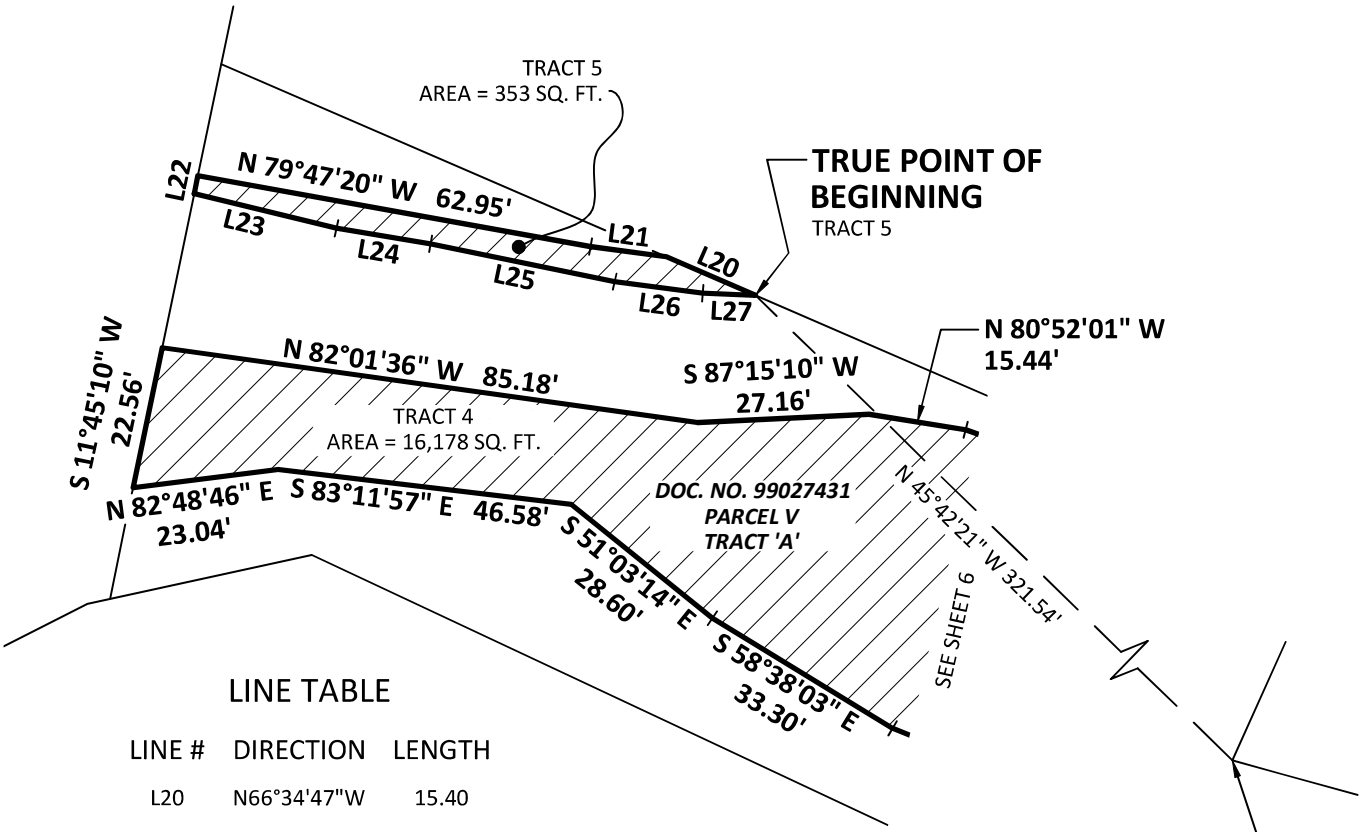
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP

W-TL-2S102BA300-VEG-CORR
EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	6 OF 7



LINE TABLE

LINE #	DIRECTION	LENGTH
L20	N66°34'47"W	15.40
L21	N82°19'56"W	11.98
L22	S11°45'10"W	2.89
L23	S76°18'51"E	23.11
L24	S80°38'42"E	15.00
L25	S78°24'26"E	29.67
L26	S82°23'58"E	14.02
L27	S87°44'31"E	8.33

NORTH

SCALE: 1" = 30'

kpff

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

EXHIBIT MAP

W-TL-2S102BA300-VEG-CORR
EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	7 OF 7

EXHIBIT A
W-TL-2S102BA5100-TCE
TEMPORARY CONSTRUCTION EASEMENT TYPE: TEMPORARY CONSTRUCTION EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT A, PARTITION PLAT NUMBER 2013-021, WASHINGTON COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

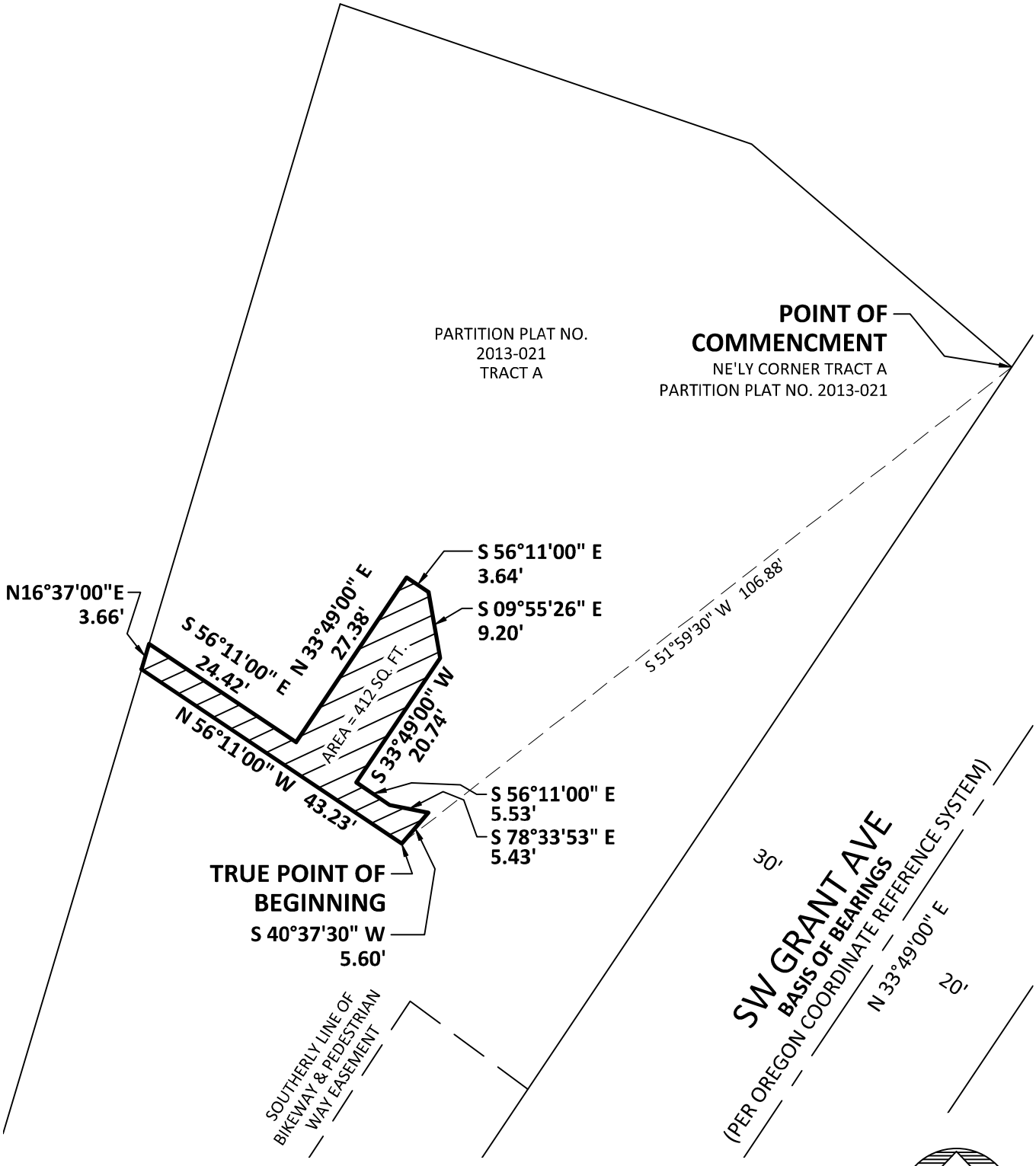
COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT A; THENCE SOUTH 51°59'30" WEST 106.88 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 56°11'00" WEST 43.23 FEET TO THE WESTERLY LINE OF SAID TRACT A; THENCE ALONG SAID WESTERLY LINE NORTH 16°37'00" EAST 3.66 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 56°11'00" EAST 24.42 FEET; THENCE NORTH 33°49'00" EAST 27.38 FEET; THENCE SOUTH 56°11'00" EAST 3.64 FEET; THENCE SOUTH 09°55'26" EAST 9.20 FEET; THENCE SOUTH 33°49'00" WEST 20.74 FEET; THENCE SOUTH 56°11'00" EAST 5.53 FEET; THENCE SOUTH 78°33'53" EAST 5.43 FEET; THENCE SOUTH 40°37'30" WEST 5.60 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 412 SQUARE FEET OR 0.009 ACRES (MORE OR LESS).

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

THE PARCEL OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.





SCALE: 1" = 20'

kpff

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

EXHIBIT MAP

W-TL-2S102BA5100-TCE
TEMPORARY CONSTRUCTION EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	2 OF 2

EXHIBIT A
W-TL-2S102BA5100-BIKE-PED
BIKEWAY AND PEDESTRIAN WAY EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

TWO PARCELS OF LAND BEING PORTIONS OF TRACT A, PARTITION PLAT NUMBER 2013-021, WASHINGTON COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT A; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST GRANT AVENUE (50 FEET WIDE) SOUTH 33°49'00" WEST 120.05 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BIKEWAY AND PEDESTRIAN WAY EASEMENT TO THE CITY OF TIGARD IN DOCUMENT NUMBER 2007-029573, WASHINGTON COUNTY DEED RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID EASEMENT NORTH 53°14'19" WEST 20.29 FEET; THENCE SOUTH 32°49'52" WEST 26.87 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 53°14'19" EAST 19.83 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 33°49'00" EAST 26.84 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 538 SQUARE FEET OR 0.012 ACRES (MORE OR LESS).

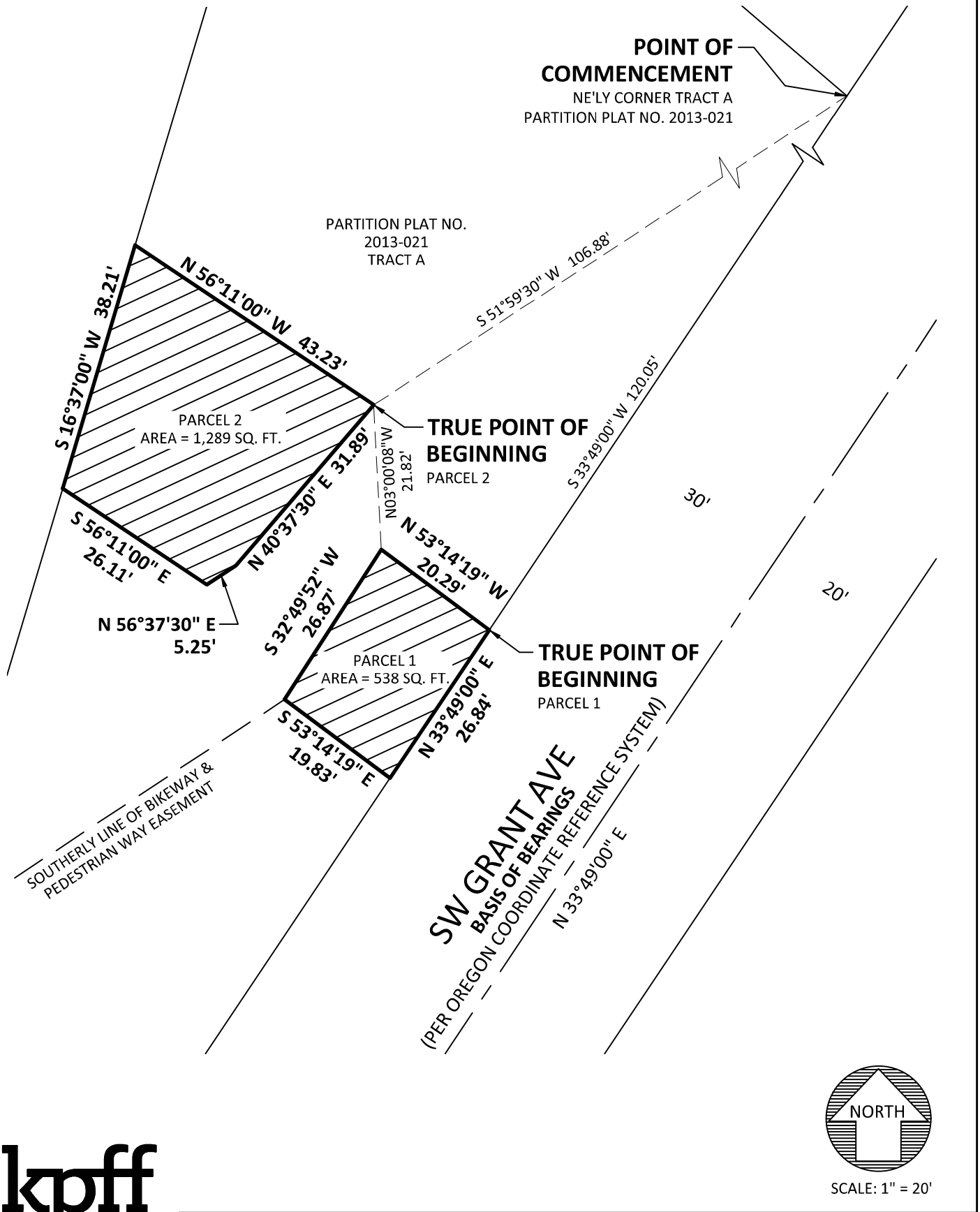
PARCEL 2:
COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT A; THENCE SOUTH 51°59'30" WEST 106.88 FEET TO THE **TRUE POINT OF BEGINNING;** THENCE NORTH 56°11'00" WEST 43.23 FEET TO THE WESTERLY LINE OF SAID TRACT A; THENCE ALONG SAID WESTERLY LINE SOUTH 16°37'00" WEST 38.21 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 56°11'00" EAST 26.11 FEET; THENCE NORTH 56°37'30" EAST 5.25 FEET; THENCE NORTH 40°37'30" EAST 31.89 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 1,289 SQUARE FEET OR 0.030 ACRES (MORE OR LESS).

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.





SCALE: 1" = 20'

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

EXHIBIT MAP

W-TL-2S102BA5100-BIKE-PED
BIKEWAY & PEDESTRIAN WAY EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	3 OF 3

EXHIBIT A
W-TL-2S102BA5100-VEG-CORR
WATER QUALITY PRESERVATION AND STORM & SURFACE WATER DRAINAGE EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

TWO PARCELS OF LAND BEING PORTIONS OF TRACT A, PARTITION PLAT NUMBER 2013-021, WASHINGTON COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT A; THENCE SOUTH 72°11'40" WEST 125.07 FEET TO THE NORTHERLY LINE OF SAID TRACT A AND THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID NORTHERLY LINE SOUTH 16°37'00" WEST 42.07 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 55°56'49" EAST 20.98 FEET; THENCE NORTH 74°51'48" EAST 20.17 FEET; THENCE SOUTH 28°13'22" EAST 12.10 FEET; THENCE SOUTH 32°10'46" WEST 17.10 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BIKEWAY AND PEDESTRIAN WAY EASEMENT TO THE CITY OF TIGARD IN DOCUMENT NUMBER 2007-029573, WASHINGTON COUNTY DEED RECORDS; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 53°14'19" EAST 3.42 FEET; THENCE NORTH 24°04'45" EAST 16.57 FEET; THENCE NORTH 10°23'14" WEST 11.45 FEET; THENCE NORTH 38°35'39" WEST 18.08 FEET; THENCE NORTH 02°51'55" WEST 6.70 FEET; THENCE NORTH 45°01'27" EAST 12.07 FEET; THENCE SOUTH 67°46'03" EAST 13.00 FEET; THENCE NORTH 14°31'34" EAST 14.30 FEET; THENCE NORTH 09°55'26" WEST 18.61 FEET; THENCE SOUTH 80°04'34" WEST 10.10 FEET; THENCE SOUTH 56°19'00" WEST 23.58 FEET; THENCE NORTH 56°11'00" WEST 10.41 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 1,874 SQUARE FEET OR 0.043 ACRES (MORE OR LESS).

PARCEL 2:
COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT A; THENCE SOUTH 85°12'30" WEST 227.16 FEET TO THE NORTHERLY LINE OF SAID TRACT A AND THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID NORTHERLY LINE NORTH 01°37'30" EAST 35.35 FEET; THENCE NORTH 27°23'05" WEST 22.50 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 76°30'48" WEST 1.24 FEET; THENCE SOUTH 27°15'30" EAST 12.36 FEET; THENCE NORTH 88°56'38" WEST 40.31 FEET; THENCE NORTH 47°40'54" WEST 37.06 FEET; THENCE NORTH 79°05'34" WEST 75.21 FEET; THENCE SOUTH 51°08'38" WEST 13.35 FEET; THENCE SOUTH 44°59'05" WEST 34.47 FEET; THENCE SOUTH 23°46'41" WEST 21.99 FEET; THENCE SOUTH 22°12'57" EAST 8.17 FEET; THENCE SOUTH 05°02'37" WEST 40.50 FEET; THENCE SOUTH 87°32'51" EAST 21.52 FEET; THENCE NORTH 77°26'33" EAST 29.94 FEET; THENCE NORTH 05°10'00" EAST 32.72 FEET; THENCE NORTH 41°43'59" EAST 29.12 FEET; THENCE NORTH 84°33'53" EAST 29.55 FEET; THENCE SOUTH 69°39'30" EAST 10.78 FEET; THENCE SOUTH 42°26'36" EAST 27.70 FEET; THENCE SOUTH 51°45'18" EAST 7.19 FEET; THENCE SOUTH 26°17'44" WEST 16.54 FEET; THENCE SOUTH 46°04'06" WEST 19.40 FEET; THENCE SOUTH 82°19'38" EAST 23.09 FEET; THENCE NORTH 86°40'08" EAST 22.06 FEET; THENCE SOUTH 52°42'15" EAST 15.78 FEET; THENCE NORTH 25°22'08" EAST 29.31 FEET; THENCE SOUTH 46°31'42" EAST 6.75 FEET TO SAID NORTHERLY LINE AND THE **TRUE POINT OF BEGINNING**.

CONTAINING 10,553 SQUARE FEET OR 0.242 ACRES (MORE OR LESS).

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

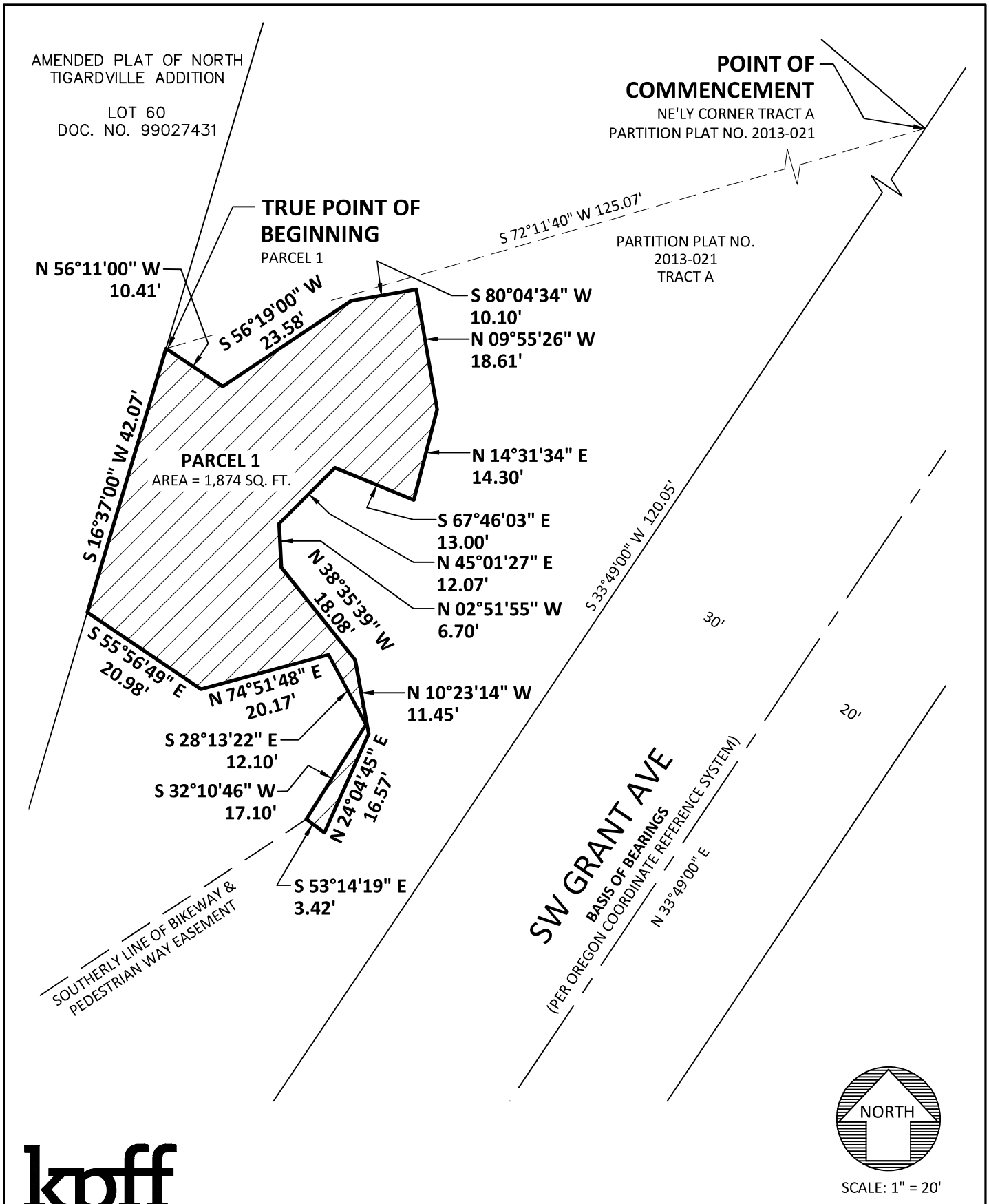
THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED

OREGON
MAY 13, 2014
JOHN ROBERT DAVIS
88694

EXPIRES 12/31/23



SCALE: 1" = 20'

kpff

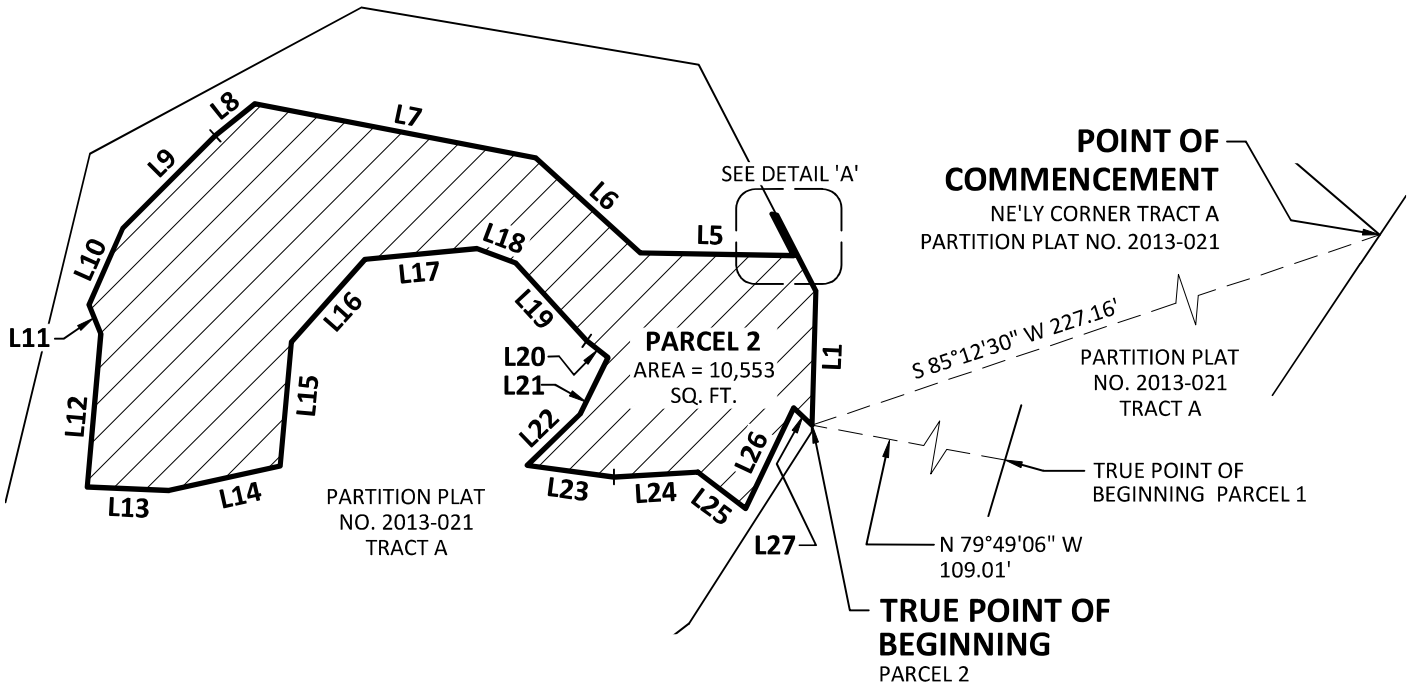
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP

W-TL-2S102BA5100-VEG-CORR
EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

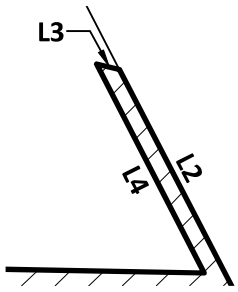
DATE:	24 MAY 2022
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	3 OF 4



LINE TABLE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N01°37'30"E	35.35	L15	N05°10'00"E	32.72
L2	N27°22'30"W	22.50	L16	N41°43'59"E	29.12
L3	N76°30'48"W	1.24	L17	N84°33'53"E	29.55
L4	S27°15'30"E	12.36	L18	S69°39'30"E	10.78
L5	N88°56'38"W	40.31	L19	S42°26'36"E	27.70
L6	N47°40'54"W	37.06	L20	S51°45'18"E	7.19
L7	N79°05'34"W	75.21	L21	S26°17'44"W	16.54
L8	S51°08'38"W	13.35	L22	S46°04'06"W	19.40
L9	S44°59'05"W	34.47	L23	S82°19'38"E	23.09
L10	S23°46'41"W	21.99	L24	N86°40'08"E	22.06
L11	S22°12'57"E	8.17	L25	S52°42'15"E	15.78
L12	S05°02'37"W	40.50	L26	N25°22'08"E	29.31
L13	S87°32'51"E	21.52	L27	S46°31'42"E	6.75
L14	N77°26'33"E	29.94			

DETAIL 'A'
SCALE 1" = 10'





SCALE: 1" = 50'

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

EXHIBIT MAP

W-TL-2S102BA5100-VEG-CORR
EASEMENT

NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	4 OF 4

EXHIBIT A
W-TL-2S102BA501-VEG-CORR
WATER QUALITY PRESERVATION AND STORM & SURFACE WATER DRAINAGE EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 60, AMENDED PLAT OF NORTH TIGARDVILLE ADDITION, WASHINGTON COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT A, PARTITION PLAT NUMBER 2013-021, WASHINGTON COUNTY PLAT RECORDS, SAID COMMENCEMENT POINT BEING A POINT ON THE EASTERLY LINE OF SAID LOT 60; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT SOUTH 16°37'00" WEST 18.31 FEET; THENCE SOUTH 39°13'40" WEST 55.08 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 06°07'47" EAST 32.67 FEET; THENCE SOUTH 73°47'47" WEST 11.40 FEET; THENCE SOUTH 63°36'18" WEST 28.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 70°56'36" EAST; THENCE ALONG THE ARC OF A 65.65 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 45°49'13" (THE LONG CHORD OF WHICH BEARS NORTH 03°51'12" WEST 51.11 FEET) AN ARC DISTANCE OF 161.19 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 63°14'11" EAST; THENCE SOUTH 85°38'22" EAST 36.34 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 1,329 SQUARE FEET OR 0.030 ACRES (MORE OR LESS).

PARCEL 2:
COMMENCING AT SAID NORTHEASTERLY CORNER OF TRACT A; THENCE ALONG SAID NORTHERLY LINE OF SAID TRACT SOUTH 16°37'00" WEST 18.31 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 16°37'00" WEST 138.50 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 61°03'01" WEST 51.07 FEET; THENCE SOUTH 67°44'43" WEST 28.80 FEET; THENCE SOUTH 50°52'33" WEST 18.15 FEET; THENCE SOUTH 62°24'19" WEST 27.87 FEET; THENCE SOUTH 84°59'13" WEST 12.50 FEET; THENCE NORTH 73°58'38" WEST 22.58 FEET; THENCE NORTH 55°44'50" WEST 34.23 FEET; THENCE NORTH 43°59'15" EAST 19.29 FEET; THENCE NORTH 35°11'15" EAST 32.42 FEET; THENCE NORTH 14°37'04" EAST 10.73 FEET; THENCE NORTH 41°43'32" EAST 4.82 FEET TO SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE NORTH 52°37'30" EAST 16.82 FEET; THENCE NORTH 32°37'30" EAST 14.36 FEET; THENCE SOUTH 71°14'31" EAST 18.14 FEET; THENCE NORTH 51°04'41" EAST 18.15 FEET; THENCE NORTH 29°14'08" EAST 16.03 FEET; THENCE NORTH 03°18'16" WEST 7.22 FEET; THENCE NORTH 46°31'42" WEST 19.37 FEET; THENCE NORTH 01°37'30" EAST 35.35 FEET; THENCE NORTH 27°22'30" WEST 22.50 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 76°30'48" EAST 1.23 FEET; THENCE NORTH 39°21'57" EAST 16.43 FEET; THENCE SOUTH 80°50'50" EAST 23.96 FEET; THENCE SOUTH 87°02'17" EAST 49.14 FEET; THENCE SOUTH 83°25'10" EAST 37.47 FEET; THENCE SOUTH 71°11'34" EAST 17.12 FEET TO SAID NORTHERLY LINE AND THE **TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM THAT PORTION OF LAND LYING WITHIN THE ABOVE DESCRIBED PARCEL 1.

CONTAINING 21,700 SQUARE FEET OR 0.498 ACRES (MORE OR LESS).

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

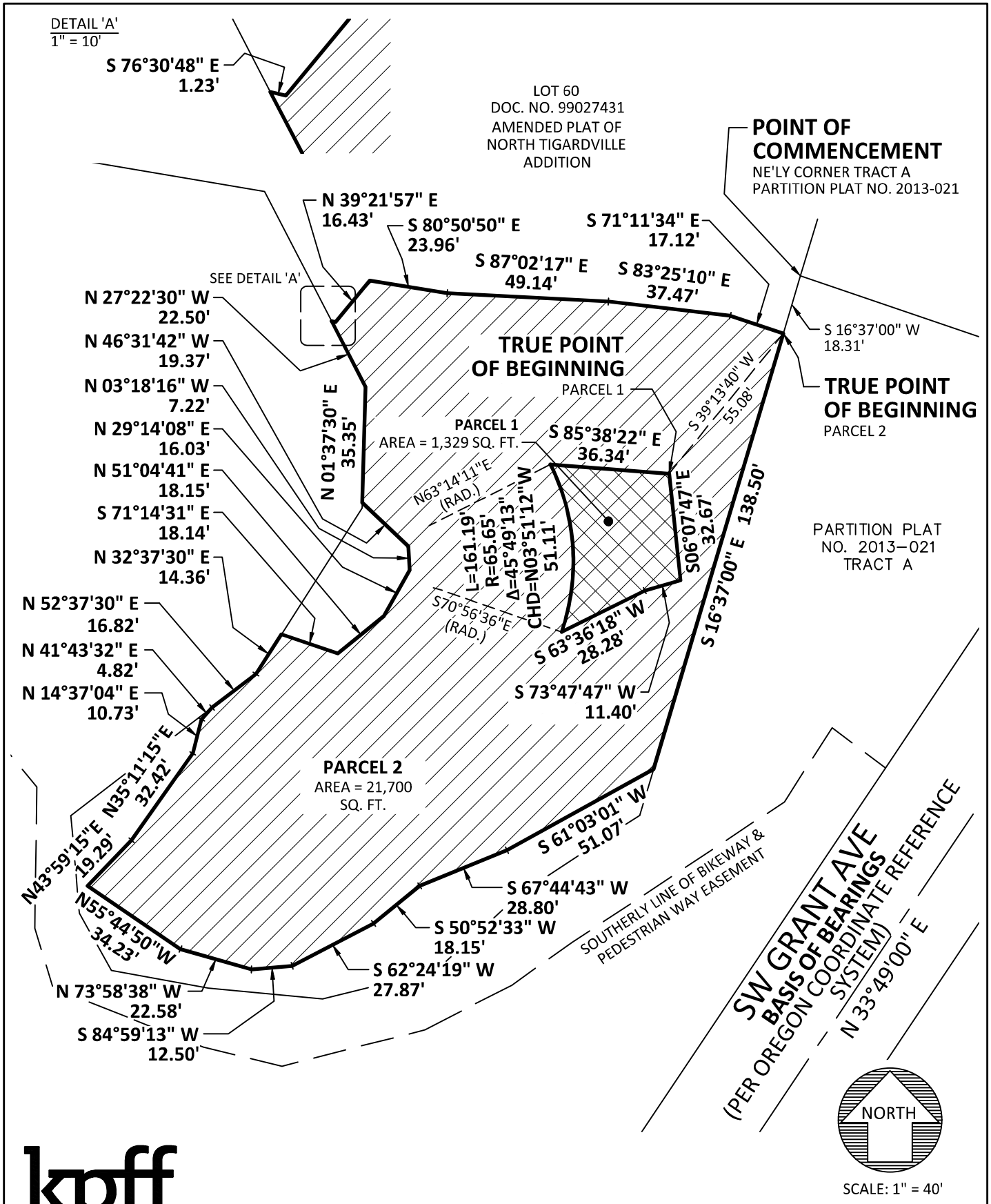
THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED

OREGON
MAY 13, 2014
JOHN ROBERT DAVIS
88694

EXPIRES 12/31/23



kpff

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

EXHIBIT MAP W-TL-2S102BA501-VEG-CORR EASEMENT	DATE: 24 MAY 2022
	DRAWN BY: CMR
	CHECKED BY: JRD
NW 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M. CITY OF TIGARD / WASHINGTON COUNTY / OREGON	PROJECT NO. 1500087
	SHEET: 3 OF 3

EXHIBIT A
CITY-HALL-TL-2S102DB200-TCE
TEMPORARY CONSTRUCTION EASEMENT TYPE: TEMPORARY CONSTRUCTION EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT (TRACT 4)
A TRACT OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED AS PARCEL II IN WARRANTY DEED TO BURNHAM BUSINESS AND STORAGE, LLC, AN OREGON LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 95-060750, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF PARCEL 1, PARTITION PLAT NUMBER 2020-014, WASHINGTON COUNTY PLAT RECORDS; THENCE NORTH 61°52'14" WEST 473.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL II AND TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL II SOUTH 87°48'30" WEST 90.50 FEET; THENCE NORTH 29°20'00" WEST 237.00 FEET; THENCE NORTH 22°26'10" WEST 44.00 FEET TO THE WESTERLY CORNER OF SAID PARCEL II; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL II NORTH 42°53'06" EAST 1.09 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 22°26'31" EAST 44.74 FEET; THENCE SOUTH 29°20'21" EAST 24.92 FEET; THENCE SOUTH 30°32'11" EAST 143.61 FEET; THENCE SOUTH 26°25'49" EAST 39.43 FEET; THENCE SOUTH 29°20'21" EAST 18.42 FEET; THENCE SOUTH 58°48'14" EAST 8.83 FEET; THENCE SOUTH 83°09'30" EAST 22.56 FEET; THENCE NORTH 87°48'09" EAST 22.23 FEET; THENCE NORTH 84°58'41" EAST 27.53 FEET; THENCE NORTH 87°44'24" EAST 17.12 FEET TO THE EASTERLY LINE OF SAID PARCEL II; THENCE ALONG SAID EASTERLY LINE SOUTH 42°55'30" WEST 4.32 FEET TO THE **TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM THOSE PORTIONS OF LAND LYING WITHIN THE BELOW DESCRIBED TRACT 1, TRACT 2, AND TRACT 3.

PUBLIC TRAIL EASEMENTS (TRACT 1, TRACT 2, AND TRACT 3)
THREE TRACTS OF LAND BEING PORTIONS OF SAID PARCEL II BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1, PARTITION PLAT NUMBER 2020-014, WASHINGTON COUNTY PLAT RECORDS; THENCE NORTH 61°52'14" WEST 473.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL II AND TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL II SOUTH 87°48'30" WEST 34.75 FEET TO A POINT, SAID POINT HEREINAFTER REFERRED TO AS **POINT A**; THENCE LEAVING SAID SOUTHERLY LINE NORTH 84°58'41" EAST 20.76 FEET; THENCE NORTH 87°44'24" EAST 15.06 FEET TO THE EASTERLY LINE OF SAID PARCEL II; THENCE ALONG SAID EASTERLY LINE SOUTH 42°55'30" WEST 1.48 FEET TO THE **TRUE POINT OF BEGINNING.**

TRACT 2
COMMENCING AT AFOREMENTIONED **POINT A**; THENCE SOUTH 87°48'30" WEST 31.31 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 87°48'30" WEST 24.44 FEET;

THENCE NORTH 29°20’00” WEST 9.73 FEET TO A POINT, SAID POINT HEREINAFTER REFERRED TO AS **POINT B**; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 58°48’14” EAST 9.74 FEET; THENCE SOUTH 83°09’30” EAST 21.01 FEET TO THE **TRUE POINT OF BEGINNING.**

TRACT 3

COMMENCING AT AFOREMENTIONED **POINT B**; THENCE NORTH 29°20’00” WEST 19.36 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 29°20’00” WEST 180.59 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 30°32’11” EAST 141.60 FEET; THENCE SOUTH 24°58’37” EAST 39.14 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 495 SQUARE FEET OR 0.011 ACRES (MORE OR LESS).

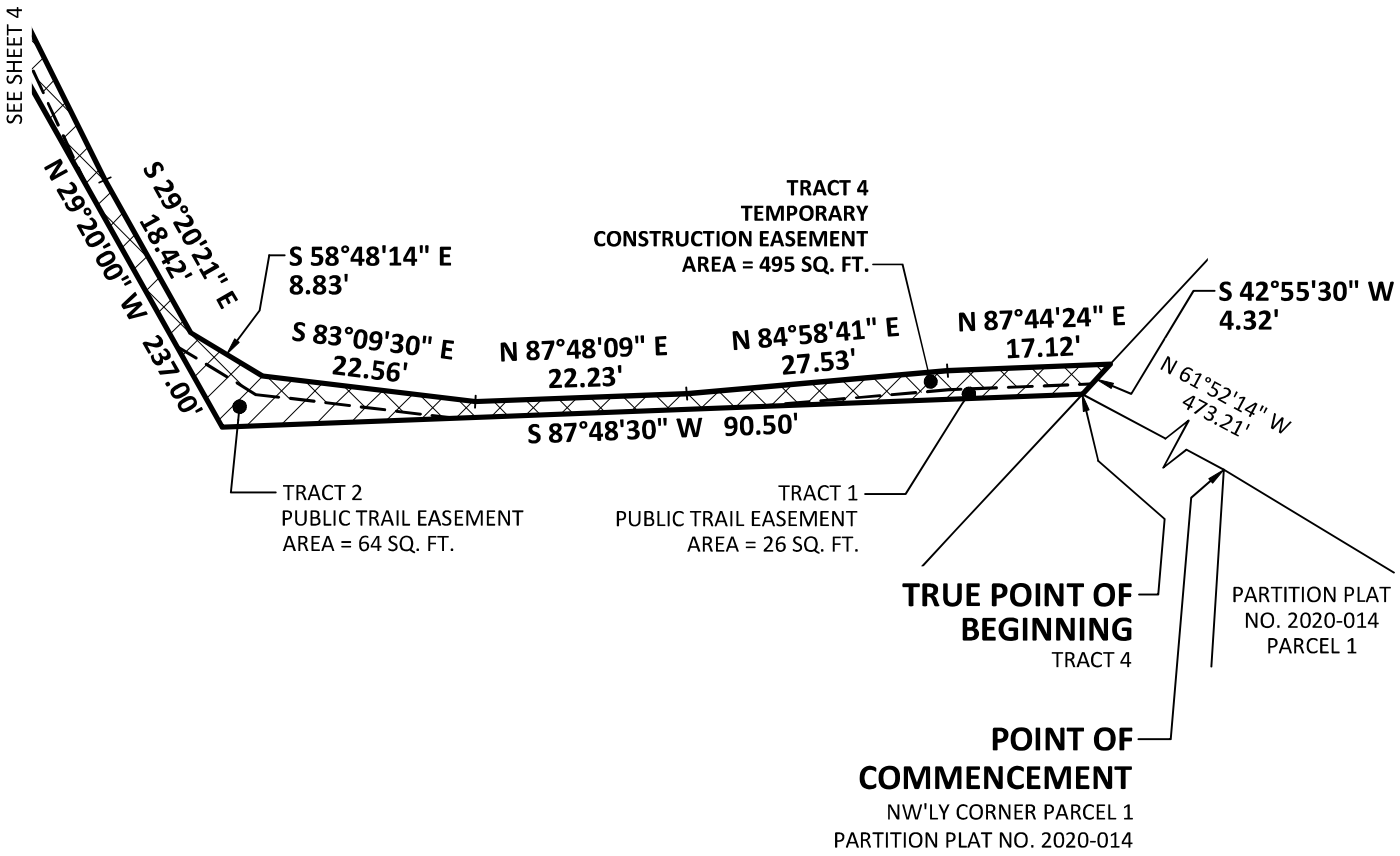
THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

THE TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.



PARCEL II

DOC. NO. 95-060750
BURNHAM BUSINESS &
STORAGE, LLC.



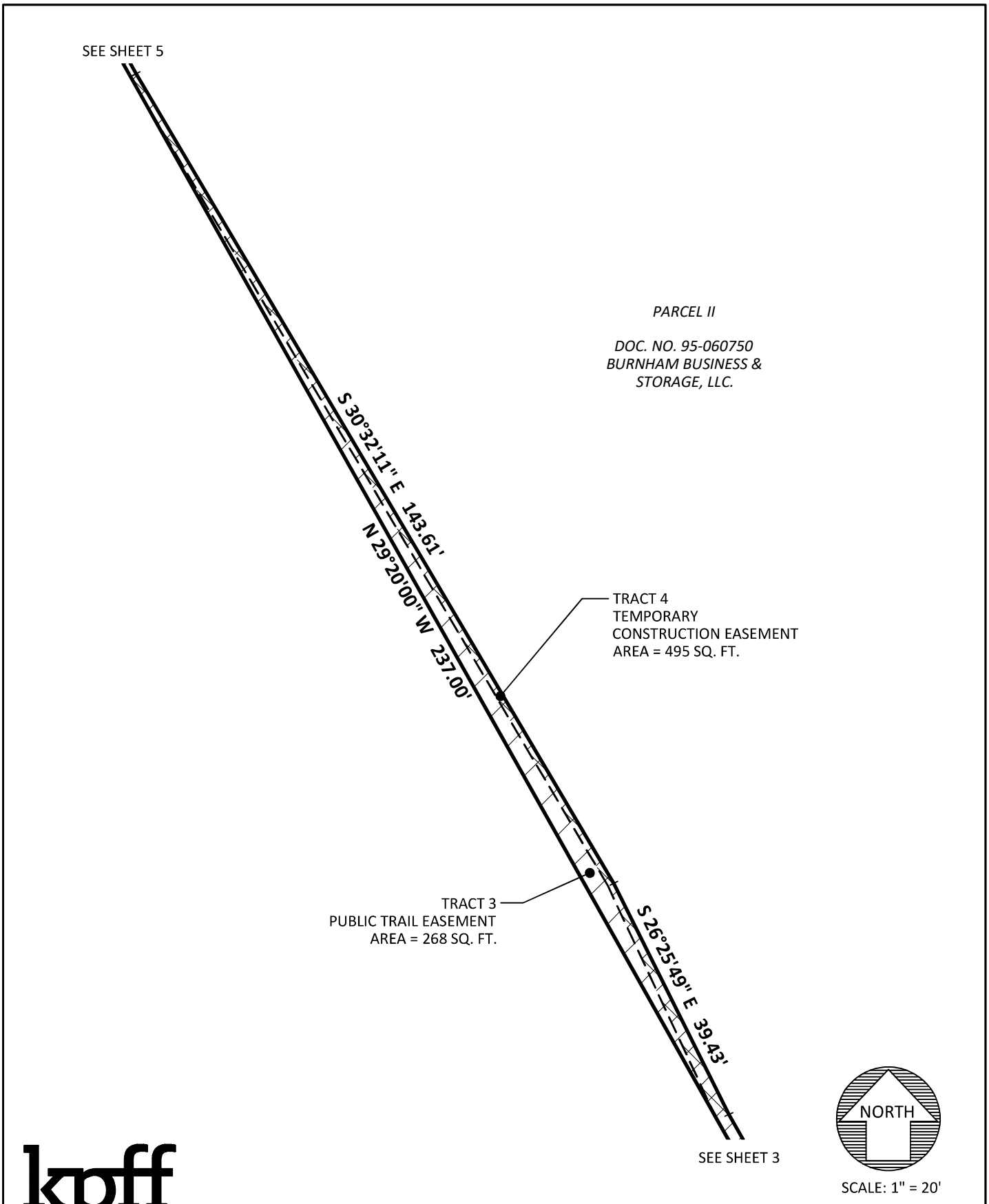
NORTH

SCALE: 1" = 20'

kpff

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

EXHIBIT MAP CITY-HALL-TL-2S102DB200-TCE TEMPORARY CONSTRUCTION EASEMENT	DATE: 24 MAY 2022 DRAWN BY: CMR CHECKED BY: JRD
SE 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M. CITY OF TIGARD / WASHINGTON COUNTY / OREGON	PROJECT NO. 1500087 SHEET: 3 OF 5



kpff

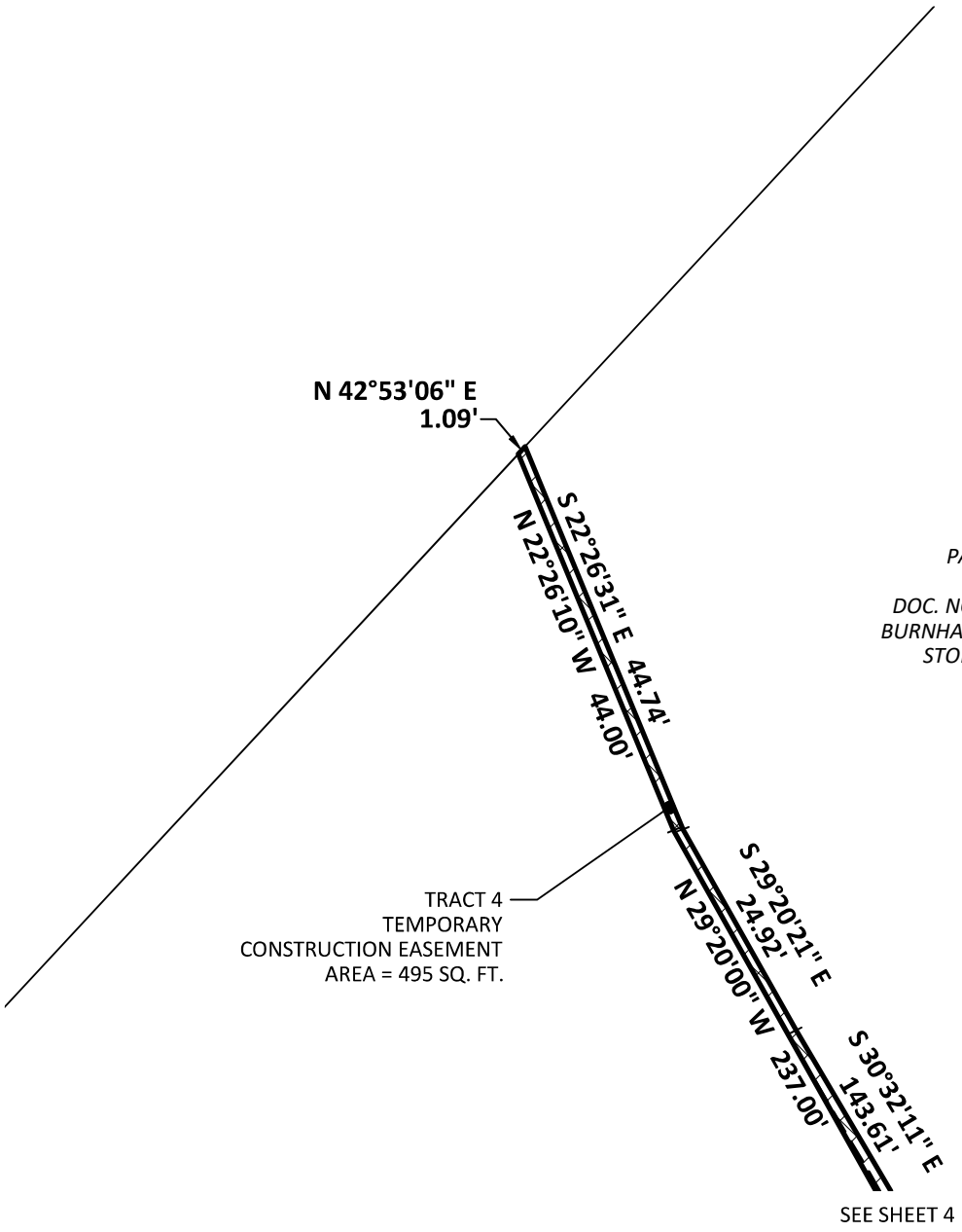
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP

CITY-HALL-TL-2S102DB200-TCE
TEMPORARY CONSTRUCTION EASEMENT

SE 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.
CITY OF TIGARD / WASHINGTON COUNTY / OREGON

DATE:	24 MAY 2022
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	1500087
SHEET:	4 OF 5





SCALE: 1" = 20'

kpff

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

EXHIBIT MAP	DATE:	24 MAY 2022
CITY-HALL-TL-2S102DB200-TCE	DRAWN BY:	CMR
TEMPORARY CONSTRUCTION EASEMENT	CHECKED BY:	JRD
SE 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M.	PROJECT NO.	1500087
CITY OF TIGARD / WASHINGTON COUNTY / OREGON	SHEET:	5 OF 5

EXHIBIT A
CITY-HALL-TL-2S102DB200-BIKE-PED
PUBLIC TRAIL EASEMENT
JOB NO. 1500087
24 MAY 2022

LEGAL DESCRIPTION

THREE TRACTS OF LAND BEING PORTIONS OF THAT PARCEL OF LAND DESCRIBED AS PARCEL II IN WARRANTY DEED TO BURNHAM BUSINESS AND STORAGE, LLC, AN OREGON LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 95-060750, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
COMMENCING AT THE NORTHWESTERLY CORNER OF PARCEL 1, PARTITION PLAT NUMBER 2020-014, WASHINGTON COUNTY PLAT RECORDS; THENCE NORTH 61°52'14" WEST 473.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL II AND TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL II SOUTH 87°48'30" WEST 34.75 FEET TO A POINT, SAID POINT HEREINAFTER REFERRED TO AS **POINT A**; THENCE LEAVING SAID SOUTHERLY LINE NORTH 84°58'41" EAST 20.76 FEET; THENCE NORTH 87°44'24" EAST 15.06 FEET TO THE EASTERLY LINE OF SAID PARCEL II; THENCE ALONG SAID EASTERLY LINE SOUTH 42°55'30" WEST 1.48 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 26 SQUARE FEET OR 0.001 ACRES (MORE OR LESS).

TRACT 2
COMMENCING AT AFOREMENTIONED **POINT A**; THENCE SOUTH 87°48'30" WEST 31.31 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 87°48'30" WEST 24.44 FEET; THENCE NORTH 29°20'00" WEST 9.73 FEET TO A POINT, SAID POINT HEREINAFTER REFERRED TO AS **POINT B**; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 58°48'14" EAST 9.74 FEET; THENCE SOUTH 83°09'30" EAST 21.01 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 64 SQUARE FEET OR 0.002 ACRES (MORE OR LESS).

TRACT 3
COMMENCING AT AFOREMENTIONED **POINT B**; THENCE NORTH 29°20'00" WEST 19.36 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 29°20'00" WEST 180.59 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 30°32'11" EAST 141.60 FEET; THENCE SOUTH 24°58'37" EAST 39.14 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 268 SQUARE FEET OR 0.006 ACRES (MORE OR LESS).

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

THE TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

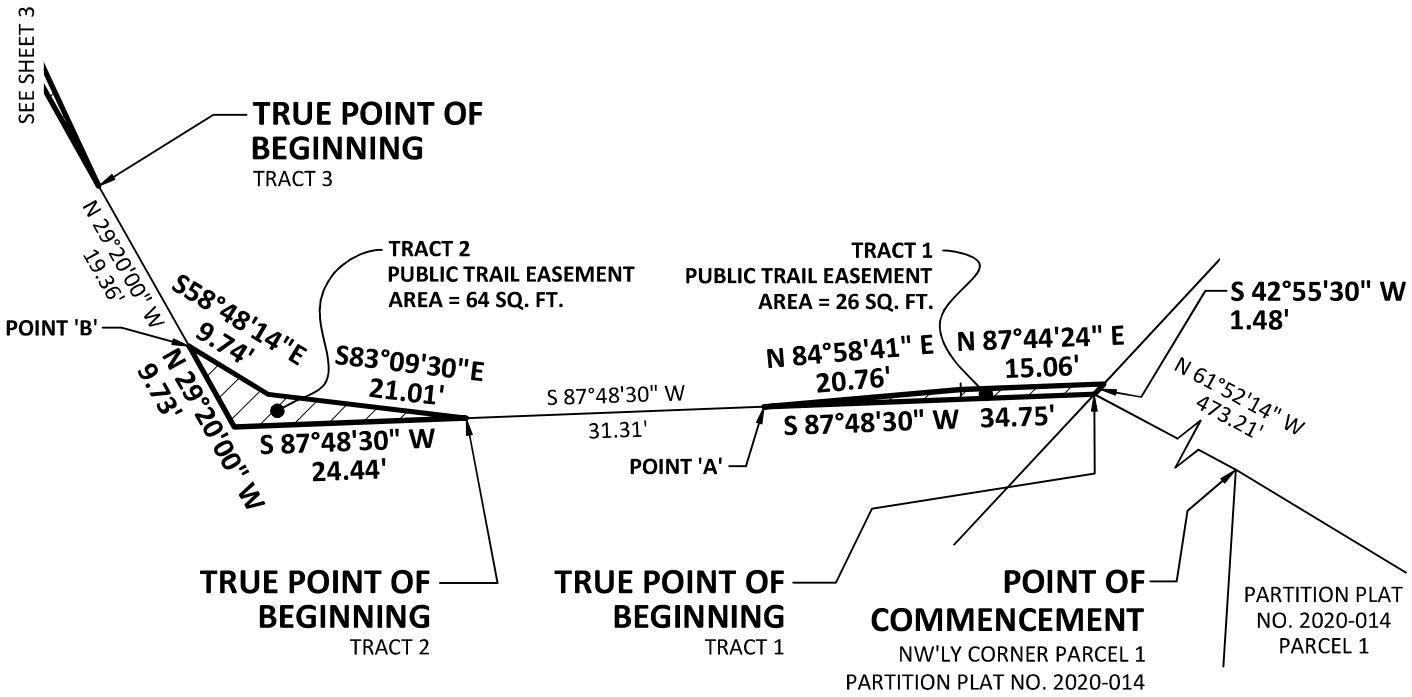
DIGITALLY SIGNED

OREGON
MAY 13, 2014
JOHN ROBERT DAVIS
88694

EXPIRES 12/31/23

PARCEL II

DOC. NO. 95-060750
BURNHAM BUSINESS &
STORAGE, LLC.



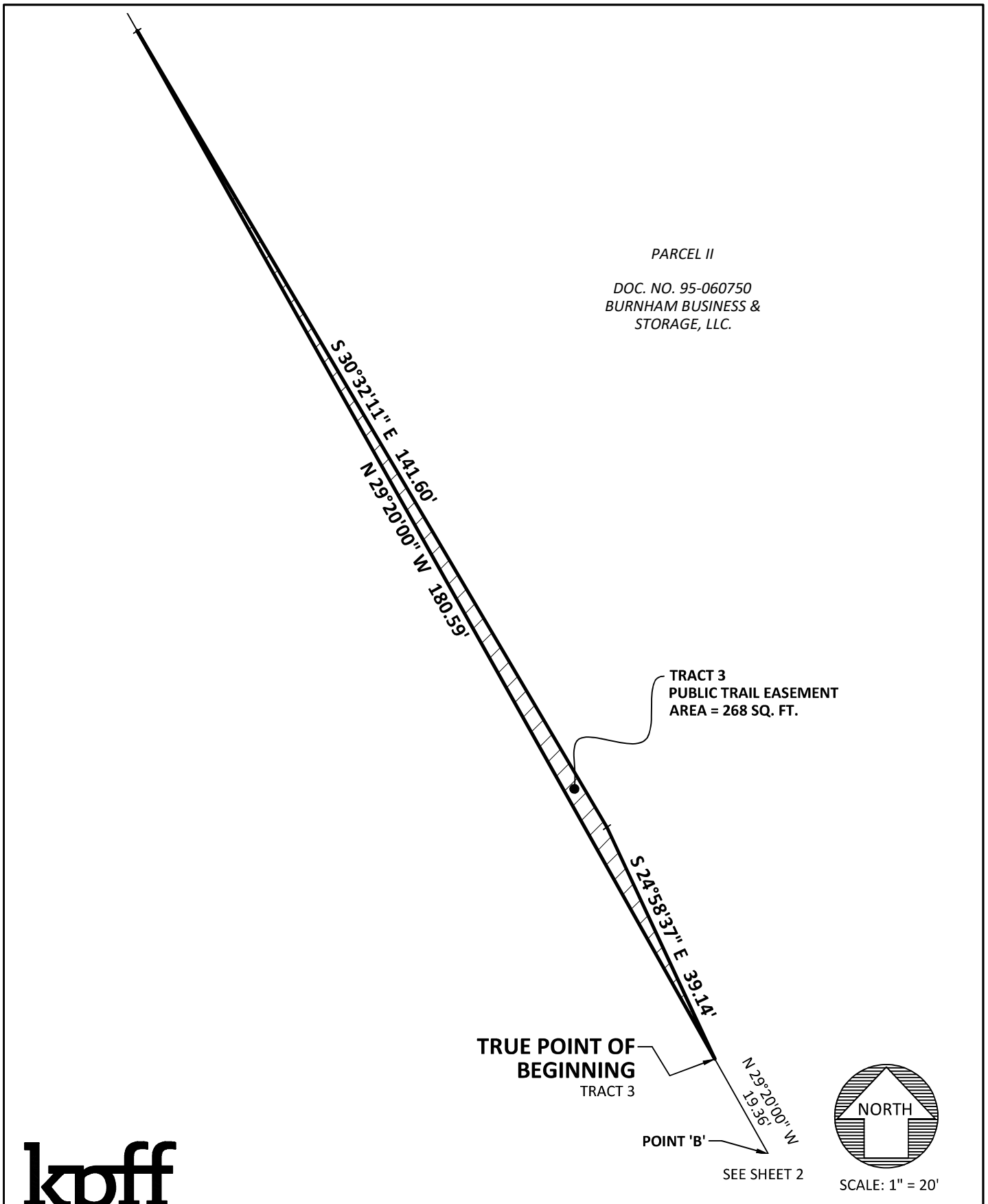


SCALE: 1" = 20'

kpff

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

EXHIBIT MAP CITY-HALL-TL-2S102DB200-BIKE-PED PUBLIC TRAIL EASEMENT	DATE: 24 MAY 2022 DRAWN BY: CMR CHECKED BY: JRD
SE 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M. CITY OF TIGARD / WASHINGTON COUNTY / OREGON	PROJECT NO. 1500087 SHEET: 3 OF 4



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

EXHIBIT MAP CITY-HALL-TL-2S102DB200-BIKE-PED PUBLIC TRAIL EASEMENT	DATE: 24 MAY 2022 DRAWN BY: CMR CHECKED BY: JRD
SE 1/4 SEC. 2 / T. 2 S. / R. 1 W. / W.M. CITY OF TIGARD / WASHINGTON COUNTY / OREGON	PROJECT NO. 1500087 SHEET: 4 OF 4

ATTACHMENT A

SUMMARY OF EASEMENTS						
Project Trail Segment	**Property Owner**	**Tax Map**	**Tax Lot**	**Temporary, Temporary Access, or Temporary Construction Easement**	**Bikeway and Pedestrian Way or Public Trail Easement**	**Water Quality Preservation and Storm and Surface Water Drainage Easement**
Woodard Park to Grant Avenue	Andrews Management LTD Tigard Industrial LLC	2S102BA	303	Pages 1-3		
	Tigard Industrial LLC	2S102BA	301	Pages 4-5		
		2S102BA	302	Pages 6-7		Pages 8-11
		2S102BA	304	Pages 12-13		Pages 14-20
		2S102BA	300			Pages 21-27
	Elite Care Management Group LLC	2S102BA	5100	Pages 28-29	Pages 30-32	Pages 33-36
	BAS Properties LLC	2S102BA	501			Pages 37-39
Ash Avenue to Hall Boulevard	Burnham Business & Storage LLC	2S102DB	200	Pages 40-44	Pages 45-48	

AIS-5035 **5.**

Business Meeting

Meeting Date: 09/13/2022

Length (in minutes): 30 Minutes

Agenda Title: Charter Review Discussion

Authored By: Shelby Rihala

Presented By:

Item Type: Update, Discussion, Direct Staff

Public Hearing Legal Ad Required?: No

Publication Date:

Information

EXPLANATION OF ISSUE

This is Council's second discussion of the upcoming Charter Review Committee. The aim of tonight's presentation is for Council to determine membership structure and approve the plan for recruitment of members.

ACTION REQUESTED

Staff requests Council approve the proposed membership structure and recruitment plan for the Charter Review Committee.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations

Council was first briefed on this item on August 9, 2022. Following tonight's direction, Council's next action will be to appoint committee members, which is expected before the end of the year.

Public Involvement

The goal of the proposed committee structure is to couple expertise and familiarity with Tigard's governance with diverse perspectives from the Tigard community. Significant outreach will be done to identify potential members and public involvement will be part of the continuing committee work.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

The intent of the Charter Review Committee is to engage in a public process to review the provisions of the City's Charter and make recommendations, ultimately culminating in a referral to the voters at an upcoming election. Depending on interest, the Committee will have 8-10 public members, broadly representing the Tigard community, along with 3 past or present Tigard elected officials, along with the city recorder. All recommendations by the Committee must be reached by consensus, so either 8-10 votes in support, depending on the overall size of the Committee. The attached chart further details the proposed roles and responsibilities of the team.

ALTERNATIVES & RECOMMENDATION

Council could propose modifications to any of the proposals.

ADDITIONAL RESOURCES

Attachments

Charter Committee

Charter Review Committee Application - Draft

City of Tigard

Charter Review Committee

2022-2023

	Composition	Roles & Responsibilities	Meeting Expectations
Charter Review Committee			
Members	- Tigard community members with diverse backgrounds and experiences (8-10) - Past or present Tigard elected officials (3) - City Recorder (1)	- Actively listen, ask questions, and participate - Provide personal insight, experiences, and expertise - By consensus, develop a formal Charter revision recommendation for City Council consideration to place on the November 2023 ballot	- Attend and actively participate in Committee meetings (estimated 12-14 meetings) - Provide all members an opportunity to share individual perspectives - Work together to build consensus
Committee Support			
Facilitator	- To be determined	- Committee meeting preparation - Build rapport with all meeting participants - Remain impartial and neutral - Guide inclusive and engaging Charter review discussion - Foster consensus - Provide meeting notes	- Attend all Committee meetings - Facilitate all aspects of each meeting
Teammates Legal and Administrative	- City Attorney - Deputy City Recorder	- Support Committee process including agenda preparation and preparation of materials - Provide input and guidance during Committee discussion - Draft final Charter revisions	- Attend all Committee meetings - Participate as necessary in support of Committee

City of Tigard

Charter Review Committee

DRAFT Application

Full Name:

Address:

Email Address:

Phone Number:

How do you prefer to receive communication (Email or phone)?

Where did you hear about the Charter Review Committee?

<u>Questions</u>

In 500 words or less, describe the personal or professional experiences that make you qualified to serve on the Charter Review Committee.

What excites you about serving on the Charter Review Committee?

If you are selected, what would you hope to accomplish on the committee?

If you are selected, what kind of support would make it easier for you to participate?

Only ten community members will serve on the Charter Review Commission. This makes it important that committee members are proactive in communicating the work of the Charter Review Committee with the community. Which community groups will you be able to keep informed and engaged on the committee's work and how will you engage them?