City *of* Tigard

Tigard Business Meeting – Agenda

TIGARD CITY COUNCIL & LOCAL CONTRACT REVIEW BOARD

MEETING DATE AND TIME:	OCTOBER 10, 2023 - 6:30 p.m. Business Meeting
MEETING LOCATION:	Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223 - See PUBLIC NOTICE below

PUBLIC NOTICE: In accordance with Oregon House Bill 2560, this will be a hybrid meeting where some Council, staff or public will participate in person and some will participate remotely.

How to comment:

- Written public comment may be submitted electronically at www.tigard-or.gov/Comments by noon the day before the meeting date.
- 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.
- 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.
- You may comment by video through the Teams app. Go to this link to learn how to participate by video: October 10, 2023 Council Meeting (https://www.tigard-or.gov/Home/Components/Calendar/Event/4420/372).

Upon request, the City will 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 21 (1st Tuesdays) and Channel 28 (2nd & 4th Tuesdays) 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 & LOCAL CONTRACT REVIEW BOARD

MEETING DATE AND TIME: OCTOBER 10, 2023 - 6:30 p.m. Business Meeting

MEETING LOCATION: Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

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. PUBLIC COMMENT

   A. Follow-up to Previous Public Comment

   B. Police Chief/Police Department Update

   C. Tigard Area Chamber of Commerce

   D. Tigard High School Student Envoy

   E. Public Comment – Written

   F. Public Comment – In Person

G. Public Comment – Phone-In

H. Public Comment – Video

3. ADMINISTRATIVE REPORT **6:50 p.m. estimated time**

4. CONSENT AGENDA: (Local Contract Review Board) The Consent Agenda is used for routine items including approval of meeting minutes, contracts or intergovernmental agreements. Information on each item is available on the city's website in the packet for this meeting. These items may be enacted in one motion without separate discussion. Council members may request that an item be removed by motion for discussion and separate action.

A. CONTRACT FOR PUBLIC WORKS YARD WASHDOWN FACILITY IMPROVEMENTS

- *Consent Agenda - Items Removed for Separate Discussion: Any items requested to be removed from the Consent Agenda for separate discussion will be considered immediately after the Council has voted on those items which do not need discussion.*

5. AUDIT COMMITTEE BYLAWS **7:05 p.m. estimated time**

6. RESOLUTION OF NECESSITY RELATED TO EASEMENT ACQUISITION FOR THE MURDOCK STREET & STORMWATER PROJECT
7:20 p.m. estimated time

7. TIGARD SAFE ROUTES TO SCHOOL PROGRAM 2023-24 SCHOOL YEAR UPDATE
7:30 p.m. estimated time

8. NON-AGENDA ITEMS

9. EXECUTIVE SESSION: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. 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.

10. ADJOURNMENT **7:45 p.m. estimated time**

AIS-5357	**4. A.**
Business Meeting	
Meeting Date:	10/10/2023
Length (in minutes):	Consent Item
Agenda Title:	Contract for Public Works Yard Washdown Facility Improvements
Authored By:	Toni Riccardi
Presented By:	Project Manager Andrew Newbury
Item Type:	Motion Requested
Public Hearing Newspaper Legal Ad Required?:	Yes
Public Hearing Publication Date in Newspaper:	08/23/2023

Information

EXPLANATION OF ISSUE

The purpose of this action is to approve the Public Works Yard Washdown Facility Improvements contract.

ACTION REQUESTED

Staff recommends the Local Contract Review Board award the contract to Tapani, Inc. for the Public Works Yard Washdown Facility Improvements contract for an estimated amount of $291,854.00 and authorize the City Manager to take the steps necessary to execute the contract.

BACKGROUND INFORMATION

Work under this project will include improvements to the existing washdown facility in the public works yard. The City's vacuum trucks use this facility to clean and empty the truck's contents. The existing facility is currently undersized and requires frequent maintenance. This project will increase the capacity of the facility resulting in fewer maintenance costs, a reduction in staff time, and allow the city to continue to meet DEQ requirements, specifically surrounding the discharge of silt into the sanitary sewer system.

The city issued an Invitation to Bid for the project August 23, 2023, with notice published in the Daily Journal of Commerce. Upon closing, the city received responses from nine contractors (bid tabulation is attached for review):

- Knife River Corporation
- Northwest Lee Contractors
- KNL Industries
- D&D Concrete & Utilities
- The Saunders Company, Inc.
- Lawson Corporation
- I & E Construction
- Tapani, Inc.
- JQ Construction, Inc.

The project team, including central contracting, has completed responsibility determination reviews of the bids in accordance with ORS 279C.375, reviewed the bids for errors, and, after these reviews, determined that Tapani, Inc. has submitted the lowest responsible bid. Tapani, Inc. has no State of Oregon Contractor Construction Board violations and is not on the Bureau of Labor and Industries ineligible list. Accordingly, it is recommended an award for the city's Public Works Yard Washdown Facility Improvements contract to Tapani, Inc. in the amount of $291,854.00.

ALTERNATIVES & RECOMMENDATION

The Local Contract Review Board may choose to not award this contract and direct staff to resolicit for the work.

ADDITIONAL RESOURCES

None

Fiscal Impact

Cost: $291,854

Budgeted (yes or no): Yes

Where budgeted?: 530 - Water Fund

Additional Fiscal Notes:

The project is budgeted in CIP 91028.

Attachments

PW Yard Responsibility Determination

Public Works Yard Washdown Facility Improvements Bid Tab

CITY OF Tigard

ORS 279C.375

Responsibility Determination Form

Project Name: Public Works Yard Washdown Facility Improvements

Bid Number: ITB 2023-91028

Business Entity Name: Tapani, Inc.

CCB License Number: 63434

Form Submitted By (Contracting Agency): City of Tigard

Form Submitted By (Contracting Agency Representative's Name): Andrew Newbury

Title: Principal Engineer Date: 9/26/2023

(The contracting agency must submit this form with attachments, if any, to the Construction Contractors Board within 30 days after the date of contract award.)

The contracting agency has (check all of the following):

☒ Checked the list created by the Construction Contractors Board under ORS 701.227 for bidders who are not qualified to hold a public improvement contract.

☐ Determined whether the bidder has met the standards of responsibility. **(SEE BELOW AND ATTACHED. BIDDER HAS NOT MET THE STANDARD OF RESPONSIBILITY)**

In so doing, the contracting agency has found that the bidder demonstrated that the bidder:

YES ☒ NO ☐ Has available the appropriate financial, material, equipment, facility and personnel resources and expertise, or the ability to obtain the resources and expertise, necessary to meet all contractual responsibilities.

YES ☒ NO ☐ Holds current licenses that businesses or service professionals operating in this state must hold in order to undertake or perform the work specified in the contract.

YES ☒ NO ☐ Is covered by liability insurance and other insurance in amounts required in the solicitation documents.

YES ☒ NO ☐ Qualifies as a carrier-insured employer or a self-insured employer under ORS 656.407 or has elected coverage under ORS 656.128.

YES ☒ NO ☐ Has disclosed the bidder's first- tier subcontractors in accordance with ORS 279C.370.

YES ☒ NO ☐ Has a satisfactory record of performance.

YES ☒ NO ☐ Has a satisfactory record of integrity.

YES ☒ NO ☐ Is legally qualified to contract with the contracting agency.

YES ☒ NO ☐ Possesses a certificate that the Oregon Department of Administrative Services issued under ORS 279A.167.

Responsibility Determination Form ORS 279C.375

In so doing, the contracting agency has found that the bidder demonstrated that the bidder: *(continued)*

YES ☒ NO ☐ Agrees to be bound by the terms and conditions of a community benefit contract if the public contract is a community benefit contract.

YES ☒ NO ☐ Has supplied all necessary information in connection with the inquiry concerning responsibility.

YES ☒ NO ☐ Determined the bidder to be (check one of the following):

YES ☒ NO ☐ Responsible under ORS 279C.375 (3)(a) and (b).

YES ☐ NO ☒ Not responsible under ORS 279C.375 (3)(a) and (b).

(Attach documentation if the contracting agency finds the bidder not to be responsible.)

City of Tigard
Bid Tabulation Form

Project: Public Works Washdown Facility Improvements
Opening Date: Tuesday, September 12, 2023 - 2:00 PM

Item	Description	Unit	Qty	Engineer's Estimate Unit Price	Engineer's Estimate Total Price	Knife River Corp Northwes Unit Price	Knife River Corp Northwes Total Price	Lee Contractors Unit Price	Lee Contractors Total Price	KNL Industries Unit Price	KNL Industries Total Price	Utilities Unit Price	Utilities Total Price	The Saunders Co, Inc Unit Price	The Saunders Co, Inc Total Price	Lawson Corporation Unit Price	Lawson Corporation Total Price	I & E Construction Unit Price	I & E Construction Total Price	Tapani, Inc Unit Price	Tapani, Inc Total Price	JQ Construction Inc Unit Price	JQ Construction Inc Total Price
1	Mobilization	L.S.	1	$ 15,000.00	$ 15,000.00	$ 74,000.00	$ 74,000.00	$ 45,000.00	$ 45,000.00	$ 30,000.00	$ 30,000.00	$ 40,000.00	$ 40,000.00	$ 35,500.00	$ 35,500.00	$ 25,000.00	$ 25,000.00	$ 32,748.80	$ 32,748.80	$ 13,500.00	$ 13,500.00	$ 42,536.00	$ 42,536.00
2	Construction Survey Work	L.S.	1	$ 3,000.00	$ 3,000.00	$ 6,500.00	$ 6,500.00	$ 25,000.00	$ 25,000.00	$ 10,000.00	$ 10,000.00	$ 5,000.00	$ 5,000.00	$ 6,000.00	$ 6,000.00	$ 7,000.00	$ 7,000.00	$ 2,125.49	$ 2,125.49	$ 5,000.00	$ 5,000.00	$ 3,720.00	$ 3,720.00
3	Removal of Structures & Obstructions	L.S.	1	$ 5,000.00	$ 5,000.00	$ 19,000.00	$ 19,000.00	$ 45,000.00	$ 45,000.00	$ 15,000.00	$ 15,000.00	$ 7,200.00	$ 7,200.00	$ 20,000.00	$ 20,000.00	$ 11,500.00	$ 11,500.00	$ 11,750.92	$ 11,750.92	$ 9,000.00	$ 9,000.00	$ 5,100.00	$ 5,100.00
4	Removal of Asphalt Pavement	S.Y.	1,240	$ 20.00	$ 24,800.00	$ 16.00	$ 19,840.00	$ 60.00	$ 74,400.00	$ 60.00	$ 74,400.00	$ 15.00	$ 18,600.00	$ 18.00	$ 22,320.00	$ 8.45	$ 10,478.00	$ 7.10	$ 8,804.00	$ 9.00	$ 11,160.00	$ 17.00	$ 21,080.00
5	Removal of Concrete Pavement,	S.Y.	70	$ 20.00	$ 1,400.00	$ 27.00	$ 1,890.00	$ 100.00	$ 7,000.00	$ 75.00	$ 5,250.00	$ 32.00	$ 2,240.00	$ 53.00	$ 3,710.00	$ 31.00	$ 2,170.00	$ 26.85	$ 1,879.50	$ 28.00	$ 1,960.00	$ 93.00	$ 6,510.00
6	General Excavation	C.Y.	650	$ 40.00	$ 26,000.00	$ 30.00	$ 19,500.00	$ 30.00	$ 19,500.00	$ 100.00	$ 65,000.00	$ 74.00	$ 48,100.00	$ 30.00	$ 19,500.00	$ 21.00	$ 13,650.00	$ 51.22	$ 33,293.00	$ 36.00	$ 23,400.00	$ 45.50	$ 29,575.00
7	6 Inch C900 Storm Pipe	L.F.	106	$ 125.00	$ 13,250.00	$ 137.00	$ 14,522.00	$ 125.00	$ 13,250.00	$ 250.00	$ 26,500.00	$ 95.00	$ 10,070.00	$ 90.00	$ 9,540.00	$ 84.50	$ 8,957.00	$ 49.92	$ 5,291.52	$ 58.00	$ 6,148.00	$ 110.00	$ 11,660.00
8	8 Inch C900 Storm Pipe	L.F.	134	$ 150.00	$ 20,100.00	$ 137.00	$ 18,358.00	$ 150.00	$ 20,100.00	$ 300.00	$ 40,200.00	$ 106.00	$ 14,204.00	$ 113.00	$ 15,142.00	$ 118.50	$ 15,879.00	$ 77.39	$ 10,370.26	$ 80.00	$ 10,720.00	$ 125.00	$ 16,750.00
9	6 Inch C900 Sanitary Pipe	L.F.	72	$ 130.00	$ 9,360.00	$ 130.00	$ 9,360.00	$ 140.00	$ 10,080.00	$ 250.00	$ 18,000.00	$ 145.00	$ 10,440.00	$ 92.00	$ 6,624.00	$ 73.50	$ 5,292.00	$ 58.29	$ 4,196.88	$ 58.00	$ 4,176.00	$ 135.00	$ 9,720.00
10	Concrete Sanitary Manhole-WQ, 60 Inch	EA	1	$ 10,000.00	$ 10,000.00	$ 9,900.00	$ 9,900.00	$ 15,000.00	$ 15,000.00	$ 10,000.00	$ 10,000.00	$ 13,600.00	$ 13,600.00	$ 11,500.00	$ 11,500.00	$ 14,300.00	$ 14,300.00	$ 11,707.65	$ 11,707.65	$ 13,500.00	$ 13,500.00	$ 10,745.00	$ 10,745.00
11	Concrete Sanitary Manhole, 48 Inch	EA	1	$ 7,500.00	$ 7,500.00	$ 5,300.00	$ 5,300.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 6,500.00	$ 6,500.00	$ 7,000.00	$ 7,000.00	$ 7,800.00	$ 7,800.00	$ 4,742.52	$ 4,742.52	$ 6,000.00	$ 6,000.00	$ 6,548.00	$ 6,548.00
12	Lynch Type Catch Basin	EA	5	$ 2,200.00	$ 11,000.00	$ 2,100.00	$ 10,500.00	$ 2,000.00	$ 10,000.00	$ 3,500.00	$ 17,500.00	$ 2,750.00	$ 13,750.00	$ 2,500.00	$ 12,500.00	$ 2,900.00	$ 14,500.00	$ 2,174.58	$ 10,872.90	$ 2,800.00	$ 14,000.00	$ 2,386.00	$ 11,930.00
13	Oil/Water Separator	EA	1	$ 30,000.00	$ 30,000.00	$ 22,000.00	$ 22,000.00	$ 10,000.00	$ 10,000.00	$ 15,000.00	$ 15,000.00	$ 26,700.00	$ 26,700.00	$ 21,000.00	$ 21,000.00	$ 23,500.00	$ 23,500.00	$ 19,541.25	$ 19,541.25	$ 19,000.00	$ 19,000.00	$ 25,515.00	$ 25,515.00
14	5106 Vault with Grate Lid	EA	1	$ 30,000.00	$ 30,000.00	$ 33,000.00	$ 33,000.00	$ 10,000.00	$ 10,000.00	$ 5,000.00	$ 5,000.00	$ 23,150.00	$ 23,150.00	$ 22,000.00	$ 22,000.00	$ 21,500.00	$ 21,500.00	$ 21,934.91	$ 21,934.91	$ 21,000.00	$ 21,000.00	$ 26,878.00	$ 26,878.00
15	6 Inch Connection to Existing Pipe	EA	3	$ 1,000.00	$ 3,000.00	$ 600.00	$ 1,800.00	$ 1,000.00	$ 3,000.00	$ 5,000.00	$ 15,000.00	$ 1,800.00	$ 5,400.00	$ 750.00	$ 2,250.00	$ 501.00	$ 1,503.00	$ 644.72	$ 1,934.16	$ 800.00	$ 2,400.00	$ 1,923.00	$ 5,769.00
16	Cleanout	EA	1	$ 1,200.00	$ 1,200.00	$ 1,900.00	$ 1,900.00	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 2,225.00	$ 2,225.00	$ 1,650.00	$ 1,650.00	$ 1,500.00	$ 1,500.00	$ 1,074.89	$ 1,074.89	$ 1,500.00	$ 1,500.00	$ 2,313.00	$ 2,313.00
17	3/4 Inch - 0 Aggregate Base	C.Y.	370	$ 95.00	$ 35,150.00	$ 99.00	$ 36,630.00	$ 50.00	$ 18,500.00	$ 50.00	$ 18,500.00	$ 80.00	$ 29,600.00	$ 115.00	$ 42,550.00	$ 89.00	$ 32,930.00	$ 75.91	$ 28,086.70	$ 80.00	$ 29,600.00	$ 139.00	$ 51,430.00
18	Level 2, 1/2" Dense ACP Mixture	TON	370	$ 175.00	$ 64,750.00	$ 140.00	$ 51,800.00	$ 250.00	$ 92,500.00	$ 150.00	$ 55,500.00	$ 150.00	$ 55,500.00	$ 140.00	$ 51,800.00	$ 150.00	$ 55,500.00	$ 175.49	$ 64,931.30	$ 138.00	$ 51,060.00	$ 146.00	$ 54,020.00
19	Reinforced Concrete Pad	S.F.	1,690	$ 25.00	$ 42,250.00	$ 22.00	$ 37,180.00	$ 15.00	$ 25,350.00	$ 35.00	$ 59,150.00	$ 14.75	$ 24,927.50	$ 14.50	$ 24,505.00	$ 16.00	$ 27,040.00	$ 18.64	$ 31,501.60	$ 17.00	$ 28,730.00	$ 16.50	$ 27,885.00
20	Extra Work as Authorized			$ -	$ 20,000.00		$ 20,000.00		$ 20,000.00		$ 20,000.00		$ 20,000.00		$ 20,000.00		$ 20,000.00		$ 20,000.00		$ 20,000.00		$ 20,000.00
		Project Total		**$**	**372,760.00**	**$**	**412,980.00**	**$**	**476,180.00**	**$**	**513,500.00**	**$**	**377,206.50**	**$**	**355,091.00**	**$**	**319,999.00**	**$**	**326,788.25**	**$**	**291,854.00**	**$**	**389,684.00**

AIS-5344 **5.**

Business Meeting

Meeting Date: 10/10/2023

Length (in minutes): 15 Minutes

Agenda Title: Audit Committee Bylaws

Authored By: Eric Kang

Presented By: Finance Director Eric Kang; Audit Committee Chair Nicci Walker

Item Type: Motion Requested
Resolution

Public Hearing Legal Ad Required?: No

Publication Date:

Information

EXPLANATION OF ISSUE

The Audit Committee is proposing adoption of bylaws. The Audit Committee was formed in 2012 as the official advisory body with oversight responsibility of the City's audits. It was formed by Resolution 12-26 and the composition of the committee was expanded by Resolutions 18-46 and 20-60, but no formal bylaws have been adopted. The proposed bylaws will 1) make term limits consistent across all members, 2) define the Chair's role, 3) add clarity around member responsibilities, and 4) strengthen ambiguous areas in the previous resolutions.

ACTION REQUESTED

Request for City Council to approve the proposed bylaws for the Audit Committee.

BACKGROUND INFORMATION

Dates of Previous and Potential Future Considerations

The Audit Committee was originally established as a 3 member committee by Resolution No. 12-26 in June 2012 to participate in the appointment, compensation, retention and oversight of any independent accountants engaged for the purpose of preparing and issuing an independent audit report or performing other independent audit, review or attest services. Resolution No. 18-46 expanded the Audit Committee to 5 voting members and added oversight of performance audits. Resolution No. 20-60 replaced Resolution No. 18-46 and made the number of voting members and performance audits permanent with a cadence of carrying out performance audits every 5 - 7 years. A proposal was made to establish bylaws for the Audit Committee as a best practice to strengthen ambiguous areas not identified in the resolution, such as 1) the role of the Committee Chair, 2) role of alternate, 3) role of the Council Liaison and 4) responsibilities of the Committee.

Public Involvement

The Audit Committee held a public hearing on August 4, 2023.

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

There is no budgetary impact.

ALTERNATIVES & RECOMMENDATION

Council may choose to adopt with edits or request further discussion before adopting.

ADDITIONAL RESOURCES

N/A

Attachments

Resolution

Exhibit A - Audit Committee Bylaws

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO 23-____

A RESOLUTION ADOPTING THE AUDIT COMMITTEE BYLAWS

WHEREAS, the audit committee was established by Resolution 12-26 and further amended by Resolutions 18-46 and 20-60; and

WHEREAS, the Audit Committee met on August 4, 2023, and held a public hearing; and

WHEREAS, the proposed bylaws amend term limits to 3 years for all committee positions; and

WHEREAS, the proposed bylaws specify the role of the Audit Committee Chair and responsibilities of the committee; and

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

SECTION l: The Audit Committee Bylaws are shown in Exhibit A.

SECTION 2: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____, 2023.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard

City *of* Tigard
Audit Committee Bylaws

AUDIT COMMITTEE BYLAWS

SECTION I. CHARGE AND DUTIES

A. The Audit Committee (the "Committee") has no powers except as conferred by resolution, City Charter, Tigard Municipal Code, or the Oregon Revised Statutes.

B. The Audit Committee acts as an advisory body to the City Council.

C. The Committee and its members will conduct itself in accordance with applicable federal, state, and local laws pertaining to conduct and ethics and the City of Tigard Code of Conduct. Any violation of the provisions of such laws may be grounds for removal from office.

D. The Committee is charged with advising the City Council on matters pertaining to:
   - Selecting an independent audit firm to conduct the City of Tigard annual financial statement audit. The Chair of the Committee is charged with signing the annual engagement letter outlining the terms of the audit with the independent audit firm.
   - Selecting an independent audit firm to conduct the City of Tigard performance audit to be completed every 5-7 years.
   - Meeting with the independent auditors as required under auditing standards or state and local laws.
   - Gaining a general understanding of the city's internal controls over financial reporting and reviewing those controls on an annual basis.
   - Reviewing annual reports on progress in measuring and reporting on metrics suggested by performance audit reports.
   - Making an annual report to City Council summarizing the activities of the Audit Committee.

SECTION II. COMPOSITION

A. The Committee consists of five voting members and one alternate (non-voting member) appointed by the City Council with the following representation:
   - Members must be residents of the City of Tigard.
   - One member must be a member of the City of Tigard City Council.
   - At least one member must be a member or former member of the City of Tigard Budget Committee (in addition to the City Council member).
   - For at-large members, preference will be given to licensed Certified Public Accountants or individuals with other applicable professional experience.

B. Membership may temporarily drop below required minimums due to resignations or difficulty in recruiting qualified applications.

SECTION III. TERM OF OFFICE

A. Voting Committee members serve for a term of three years beginning January 1 on the year of appointment. Alternate positions serve for a term of one year.

B. Any vacancy in the Committee will be filled by appointment for the unexpired portion of the term. The unexpired portion of a term does not count towards the fulfillment of the maximum number of allowed terms.

C. Members may be reappointed for up to two consecutive terms.

D. Members receive no compensation for their services.

E. An individual Committee member may not act in an official capacity except through the action of the Committee.

F. A member who seeks to resign from the Committee must submit a written resignation to the Chair of the Committee, the staff liaison, or the city recorder's office. If possible, the resignation should allow for a thirty (30) day notice so the City Council can appoint a replacement.

SECTION IV. ORGANIZATION OF THE COMMITTEE

A. At its first meeting of the year, and thereafter annually, the Committee will elect a Chair from its members who will hold office at the pleasure of the Committee. The Chair has general directional powers over the Committee, presides at all meetings and, in consultation with support staff, sets the agendas.

B. If the Chair resigns, the Committee will, at its next meeting, conduct an election and provide a replacement to fill the unexpired term.

C. Staff liaisons are the primary contacts for City of Tigard committees and the primary interface between these bodies and the City Council, City Manager, and departments. Besides serving as a technical resource, staff liaisons are responsible for meeting logistics, member recruitment and recognition, recordkeeping, and monitoring committee effectiveness.

SECTION V. MEETINGS

A. The Committee will meet at least two (2) times a year.

B. In years when a performance audit has been completed, the Committee will meet an additional two (2) times a year, for a total of four (4) meetings.

C. The parliamentary authority for the Committee is *Robert's Rules of Order Revised*, except where superseded by these bylaws or local, state, or federal law.
D. A majority of votes of voting Committee members present determines the official position of the Committee on a given issue. Alternates are not allowed to vote under any circumstances.

E. Committee members may not send or receive electronic communications concerning any matter pending before the Committee during a Committee meeting.

- **Electronic Communications** means e-mail, text messages, or other forms of communications transmitted or received by technological means.
- **Electronic Communications Devices** means laptop computers, cell phones, notebooks, or other similar devices capable of transmitting or receiving messages electronically.

F. Committee members may not use electronic communication devices to review or access information regarding matters not in consideration before the Committee during a Committee meeting.

SECTION VI. COMMITTEE MEMBER RESPONSIBILITIES

Members of the Committee should:

A. Regularly attend meetings and contribute constructively to discussions.

B. Consider and discuss issues from a Citywide perspective, as well as that of particular stakeholder or interests.

C. Strive to reach consensus on matters under consideration.

D. Act with respect and consideration for the viewpoint of others.

E. Not make representations on behalf of the City of Tigard or the Committee whether intentional or not, without authorization.

F. At the completion of the audit or the performance audit, report to City Council and make a recommendation to Council to accept the audit results.

SECTION VII. QUORUM

At any meeting of the Committee, a quorum is a majority of the current members (excluding alternates) of the Committee. No action may be taken in the absence of a quorum.

AIS-5354 **6.**

Business Meeting

Meeting Date: 10/10/2023

Length (in minutes): 10 Minutes

Agenda Title: Resolution of Necessity Related to Easement Acquisition for the Murdock Street & Stormwater Project

Authored By: Jeff Peck

Presented By: Jeff Peck

Item Type: Resolution

Public Hearing Legal Ad Required?: No

Publication Date:

Information

EXPLANATION OF ISSUE

This action requests Council approve a Resolution of Necessity to acquire permanent and temporary easements for the Murdock Street & Stormwater Improvement Project.

ACTION REQUESTED

Adopt the Resolution of Necessity.

BACKGROUND INFORMATION

Murdock Street is a narrow neighborhood street with little to no shoulder space along most of the roadway. Steep drainage ditches line the road in some spots, making walking space very limited. The City of Tigard desires to create a safe route along Murdock Street from SW 103rd Avenue to SW 96th Avenue for both pedestrians and cyclists. The project will also construct a new storm drainage system to replace portions of the existing pipe network and to provide water quality and quantity benefits. Additional right-of-way, permanent stormwater easements, and temporary construction easements will be necessary to complete the improvements.

Dates of Previous Council Consideration

Council awarded a Qualifications-Based Request for Proposal for engineering design and construction services on February 1, 2022.

Public Involvement

The project held an Open House on September 8, 2022 at Twality Middle School. Staff presented the preferred alternative for a shared use path along the north side of SW Murdock Street. Comments were received and the design of the shared use path was modified to better align with neighborhood preferences which included a narrower pathway to reduce impacts to trees.

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

2040 City of Tigard Transportation System Plant (TSP) - Project ID (AT-22). As a recommended investment, Murdock Street is listed as an Active Transportation and Connectivity Project.

The Murdock Street Sidewalk and Stormwater Improvement project is listed as CIP Project No. 95071

on P. 277 of the adopted FY23/24 budget.

Strategic Connection - 2020-25 Strategic Plan, Strategic Priority 2.1 "Create a well-connected pedestrian network that links all Tigard residents and businesses."

The resolution of necessity will allow easement acquisition through eminent domain if needed. The intent with each property owner is to obtain the easements through negotiation.

ALTERNATIVES & RECOMMENDATION

Council could elect to not adopt the Resolution of Necessity, which could potentially limit property acquisition and result in substandard pathway widths and abrupt driveway transitions. The proposed stormwater quality and quantity facility would have to be located within the roadway, which is difficult to maintain and not a preferred option.

ADDITIONAL RESOURCES

N/A

Fiscal Impact

Cost:	$185,000
Budgeted (yes or no):	Yes
Where Budgeted (department/program):	City Gas Tax Fund and Stormwater Fund

Additional Fiscal Notes:

See attached budget sheet

Attachments

Murdock RON
Murdock Map
Murdock Exhibit A
Budget Sheet

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 23-

A RESOLUTION DECLARING THE NEED TO ACQUIRE PROPERTY FOR THE MURDOCK STREET SIDEWALK AND STORMWATER IMPROVEMENT 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 ORS 35.015 et seq. 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 Murdock Street Sidewalk and Stormwater Improvement Project (CIP 95071) (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, to accomplish the Project, it is necessary to acquire right of way, a permanent easement and related temporary construction easements, and it may be necessary to obtain immediate possession of property to complete the Project in a timely manner.

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

SECTION 1: 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 right of way, a permanent storm drainage easement, and temporary construction easements, as shown in Exhibit A, attached hereto and incorporated herein, 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 real property described in the attached Exhibit A. If the City Manager or designee determines that a satisfactory agreement for acquisition of any property or interest therein 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 real 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 real property at such time as is appropriate in their judgment without necessity of further City Council approval.

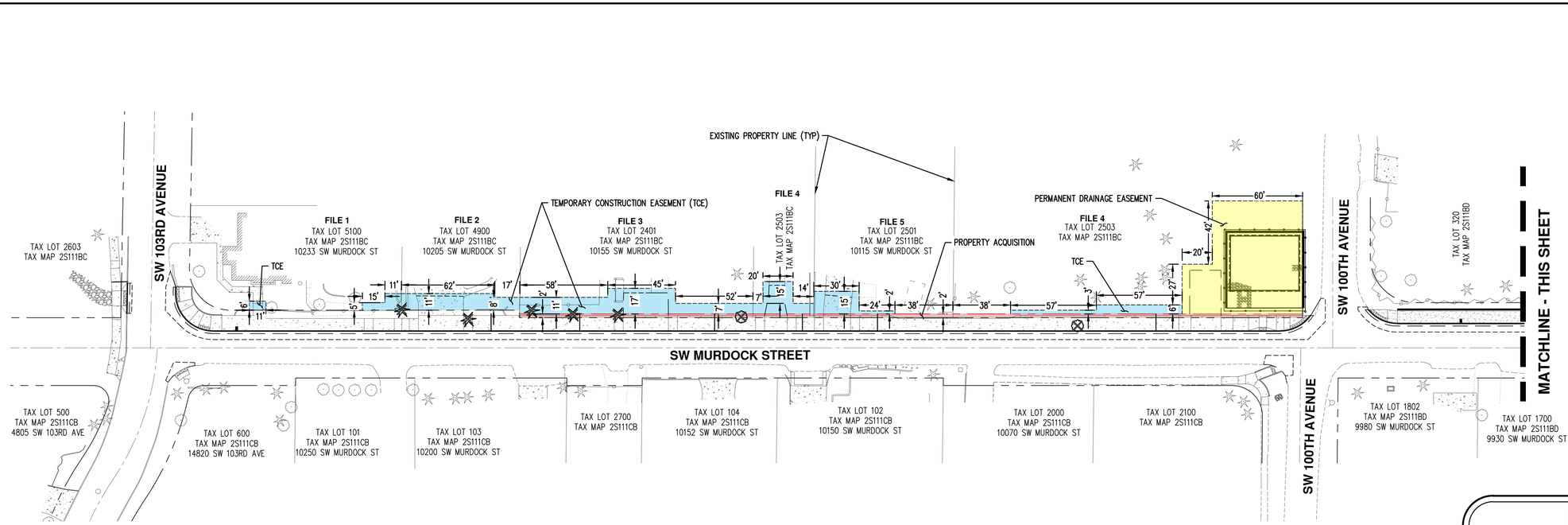
SECTION 5: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2023.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard



FILE NUMBER	TAX LOT	TAX MAP	ADDRESS	TEMPORARY EASEMENT AREA (SF)	PERMANENT EASEMENT AREA (SF)	RIGHT-OF-WAY AREA (SF)
1	5100	2S111BD	10233 SW MURDOCK ST	66	-	-
2	4900	2S111BD	10205 SW MURDOCK ST	823	-	-
3	2401	2S111BD	10155 SW MURDOCK ST	1769	-	388
4	2503	2S111BD	-	1058	5160	682
5	2501	2S111BD	10115 SW MURDOCK ST	499	-	232
6	319	2S111BD	9935 SW MURDOCK ST	649	-	-
7	318	2S111BD	9905 SW MURDOCK ST	403	-	-
8	317	2S111BD	9875 SW MURDOCK ST	352	-	-
9	316	2S111BD	14780 SW MURDOCK ST	1512	-	-
10	4500	2S111BD	9795 SW MURDOCK ST	60	-	-
11	2800	2S111BD	9735 SW MURDOCK ST	265	-	-
12	2900	2S111BD	-	44	-	-
13	2700	2S111BD	9715 SW MURDOCK ST	429	-	-
14	400	2S111BD	9720 SW MURDOCK ST	395	-	-
15	413	2S111BD	9680 SW MURDOCK ST	739	-	-
16	402	2S111BD	9650 SW MURDOCK ST	15	-	-
17	2700	0S111AC	14650 SW 97TH AVE	128	-	120
18	404	2S111BD	9655 SW MURDOCK ST	136	-	44

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

MURDOCK STREET
SIDEWALK AND STORMWATER IMPROVEMENTS

TIGARD
WASHINGTON COUNTY
OREGON

PROPERTY ACQUISITION AND EASEMENT EXHIBIT

DESIGNED BY:	GMB
DRAWN BY:	EMJ
MANAGED BY:	JAW
CHECKED BY:	JPC

DATE: 06/29/2023

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER
9194

SHEET
A

AKS DRAWING FILE: 9194 EASEMENT EXHIBITS.DWG | LAYOUT: EASEMENT EXHIBIT

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Parcel 3 of Partition Plat No. 2006-044, recorded as Document Number 2006-097892, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of Parcel 1 of said Partition Plat No. 2006-044, being Station 52+86.40 (25.00 feet left), also being on the north right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along said north right-of-way line, North 88°50'56" West 25.87 feet to Reference Point 'A'; thence leaving said north right-of-way line, North 01°09'04" East 5.00 feet to a line which is parallel with and 5.00 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 15.00 feet; thence leaving said parallel line, North 01°09'04" East 6.00 feet to a line which is parallel with and 11.00 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 11.00 feet to the west line of said Parcel 1; thence along said west line, South 01°48'55" West 11.00 feet to the Point of Beginning.

Together with;
Commencing at the aforementioned Reference Point 'A', also being on the north right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along said north right-of-way line, North 88°50'56" West 64.08 feet to Station 51+96.45 (25.00 feet left), and the Point of Beginning; thence continuing along said north right-of-way line, North 88°50'56" West 11.00 feet; thence leaving said north right-of-way line, North 01°09'04" East 6.00 feet to a line which is parallel with and 6.00 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 11.00 feet; thence leaving said parallel line, South 01°09'04" West 6.00 feet to the Point of Beginning.

The above described tracts of land contain 261 square feet, more or less.

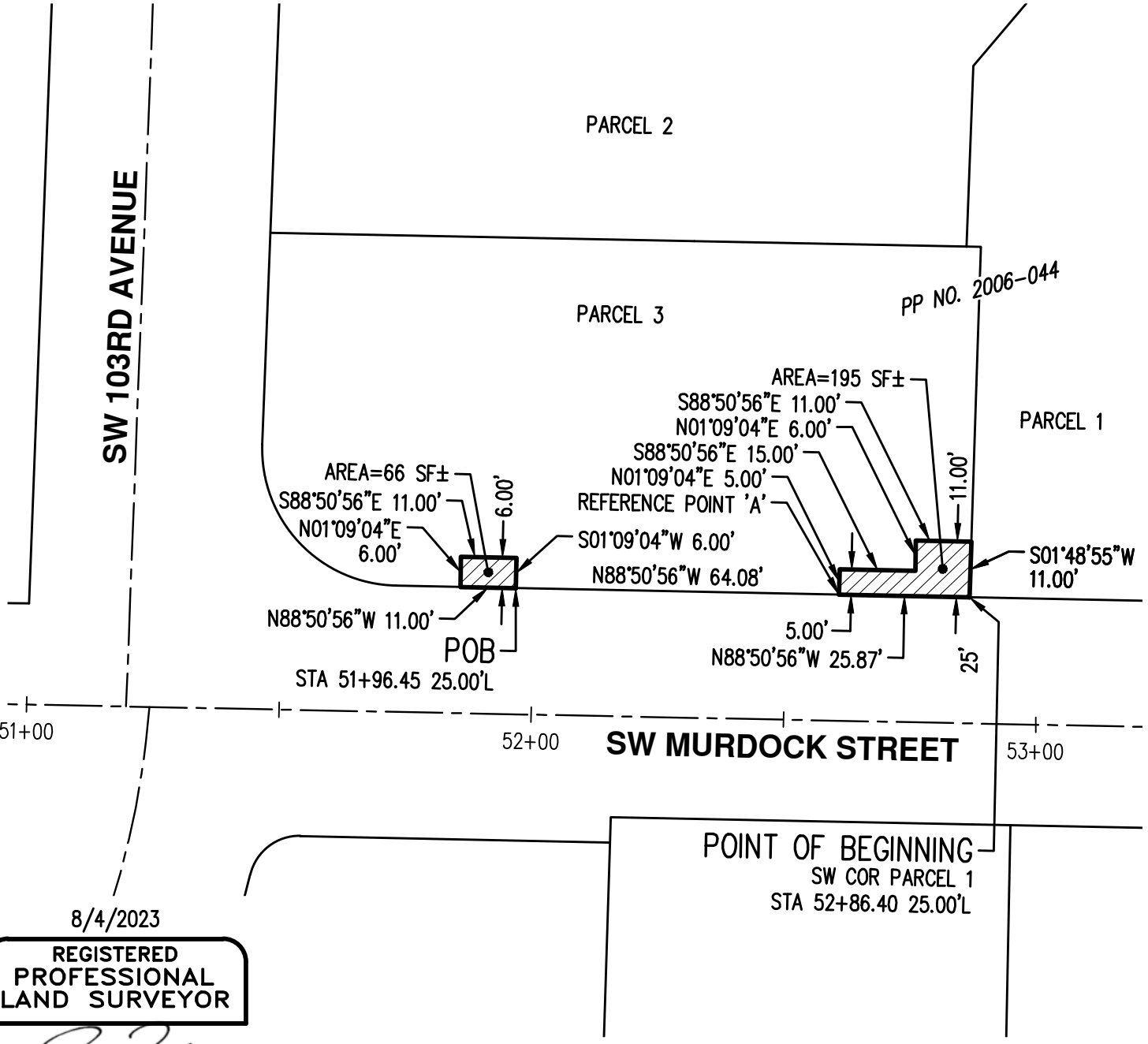
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF PARCEL 3 OF PARTITION PLAT NO. 2006-044,
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

TOTAL AREA=261 SF±

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BC 05100	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB1

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Parcel 1 of Partition Plat No. 2006-044, recorded as Document Number 2006-097892, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Parcel 3 of said Partition Plat No. 2006-044, being Station 52+86.40 (25.00 feet left), also being on the north right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the east line of said Parcel 3, North 01°48'55" East 11.00 feet to a line which is parallel with and 11.00 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 62.00 feet; thence leaving said parallel line, South 01°09'04" West 2.50 feet to a line which is parallel with and 8.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 16.55 feet to the west line of Document Number 2015-027655, Washington County Records; thence along said west line, South 01°48'55" West 8.50 feet to said north right-of-way line of SW Murdock Street; thence along said north right-of-way line, North 88°50'56" West 78.59 feet to the Point of Beginning.

The above described tract of land contains 823 square feet, more or less.

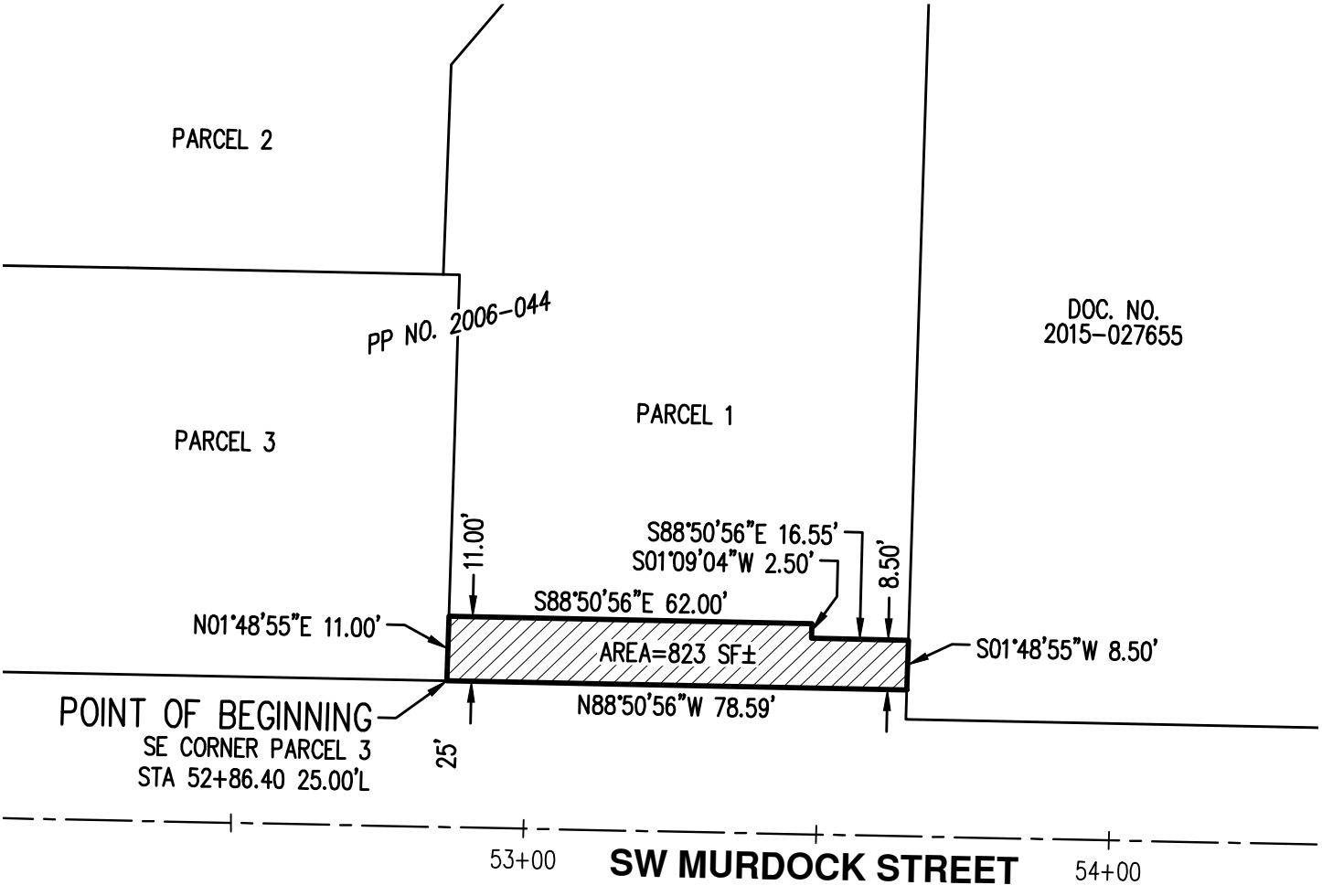
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2006-044,
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BC 04900	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB2

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Right-of-Way Dedication

A tract of land, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

The south 2.50 feet of Document Number 2015-027655, Washington County Records, being bound by Station 53+64.93 (20.00 feet left) to Station 55+19.93 (20.00 feet left).

The above described tract of land contains 388 square feet, more or less.

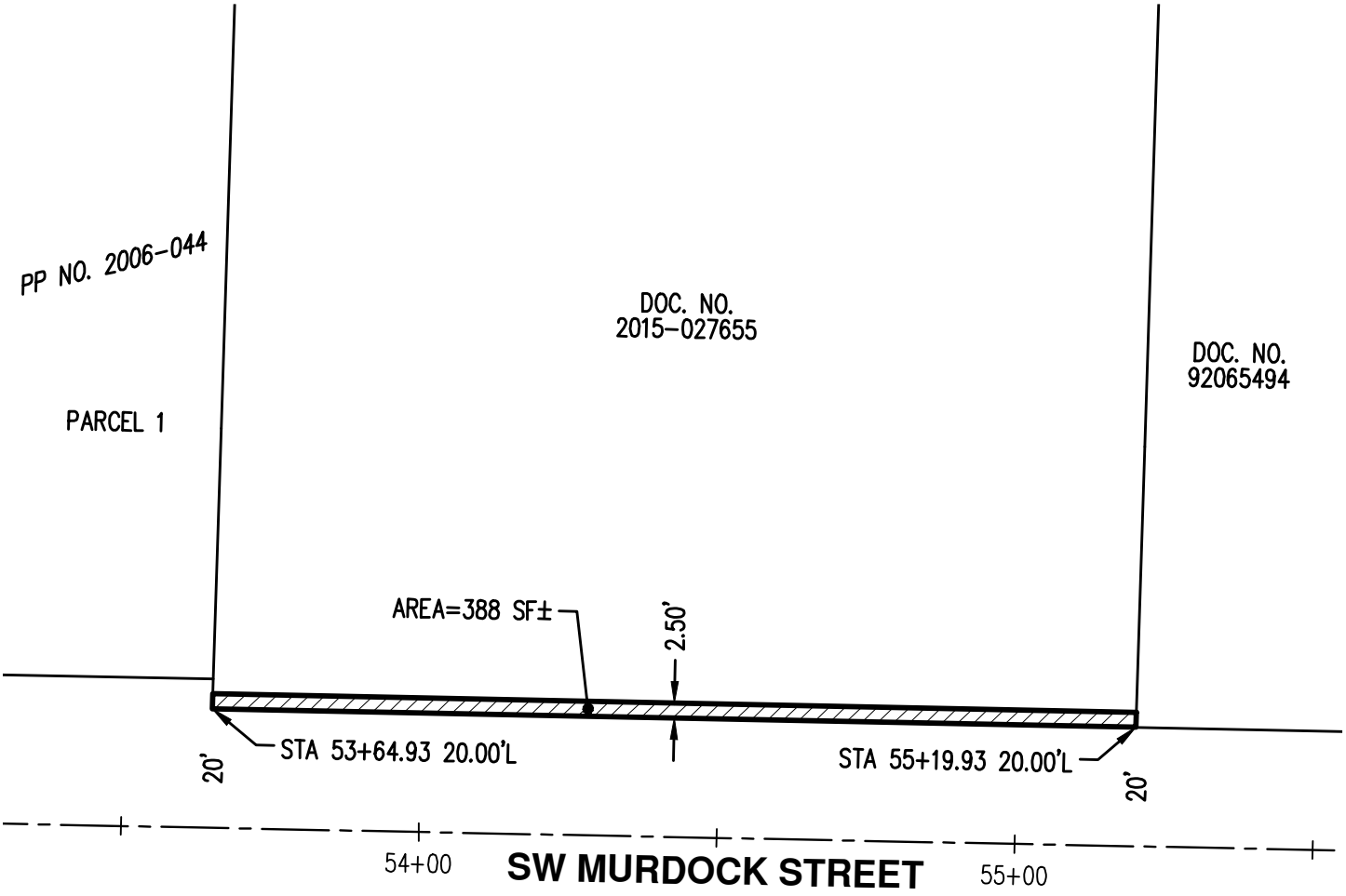
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

RIGHT-OF-WAY DEDICATION

TL 2S111BC 02401	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB3

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A tract of land, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Parcel 1 of Partition Plat No. 2006-044, recorded as Document Number 2006-097892, Washington County Records, being Station 53+64.99 (25.00 feet left), also being on the north right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the east line of said Parcel 1, North 01°48'55" East 8.50 feet to a line which is parallel with and 13.50 feet northerly of, when measured at right angles to, said north right-of-way line (20.00 feet from centerline); thence along said parallel line, South 88°50'56" East 58.41 feet; thence leaving said parallel line, North 01°09'04" East 6.00 feet to a line which is parallel with and 19.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 45.00 feet; thence leaving said parallel line, South 01°09'04" West 10.00 feet to a line which is parallel with and 9.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 51.55 feet to the west line of Document Number 92065494, Washington County Records; thence along said west line, South 01°48'55" West 7.00 feet to a line which is parallel with and 2.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, North 88°50'56" West 155.00 feet to the southerly extension of Parcel 1 of said Partition Plat No. 2006-044; thence along said southerly extension, North 01°48'55" East 2.50 feet to the Point of Beginning.

The above described tract of land contains 1,769 square feet, more or less.

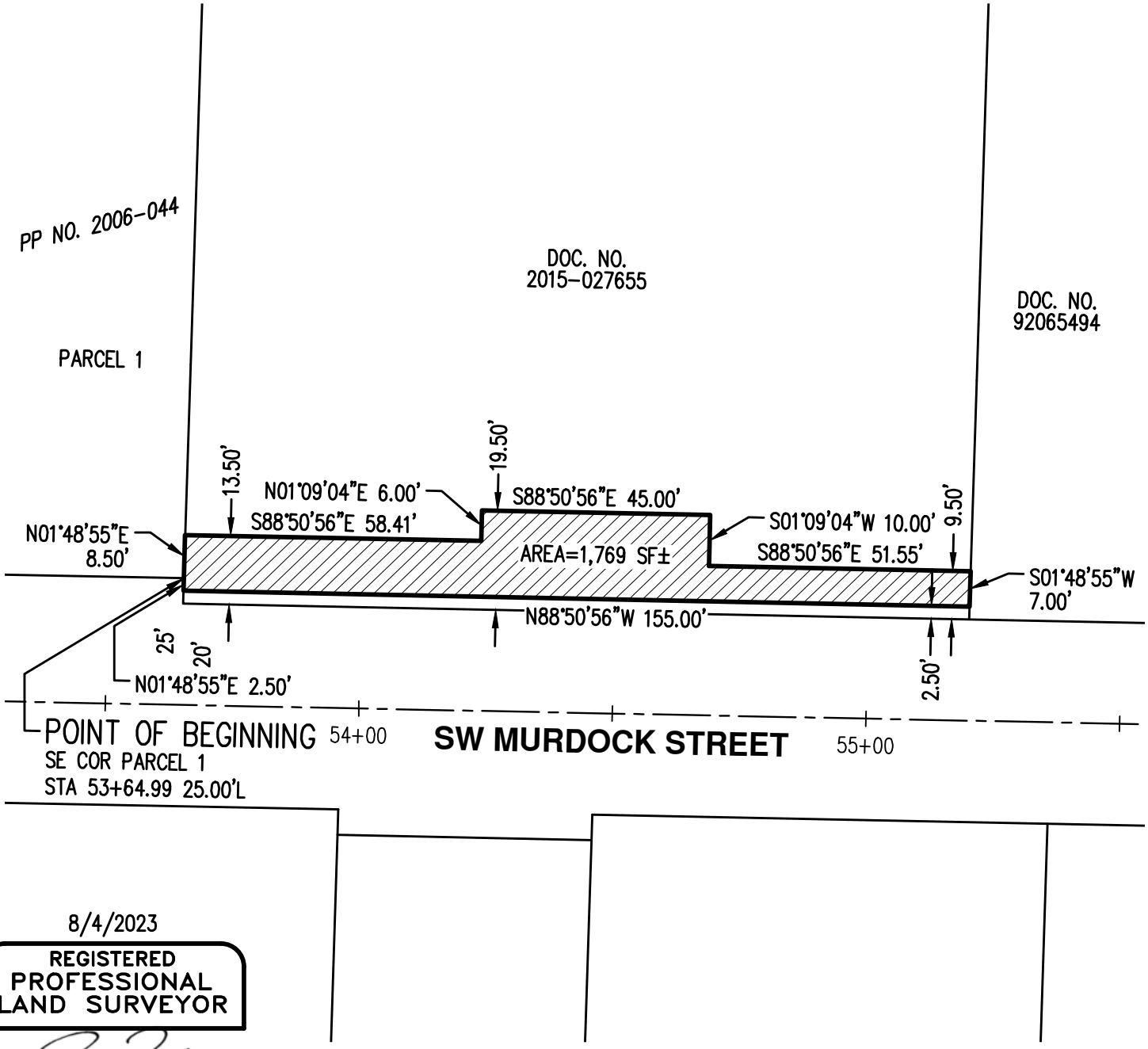
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BC 02401	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB4

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Right-of-Way Dedication

A tract of land, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

The south 2.50 feet of Document Number 92065494, Washington County Records, being bound by Station 55+19.93 (20.00 feet left) to Station 55+60.28 (20.00 feet left) and Station 56+52.78 (20.00 feet left) and Station 58+85.14 (20.00 feet left).

The above described tract of land contains 682 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023

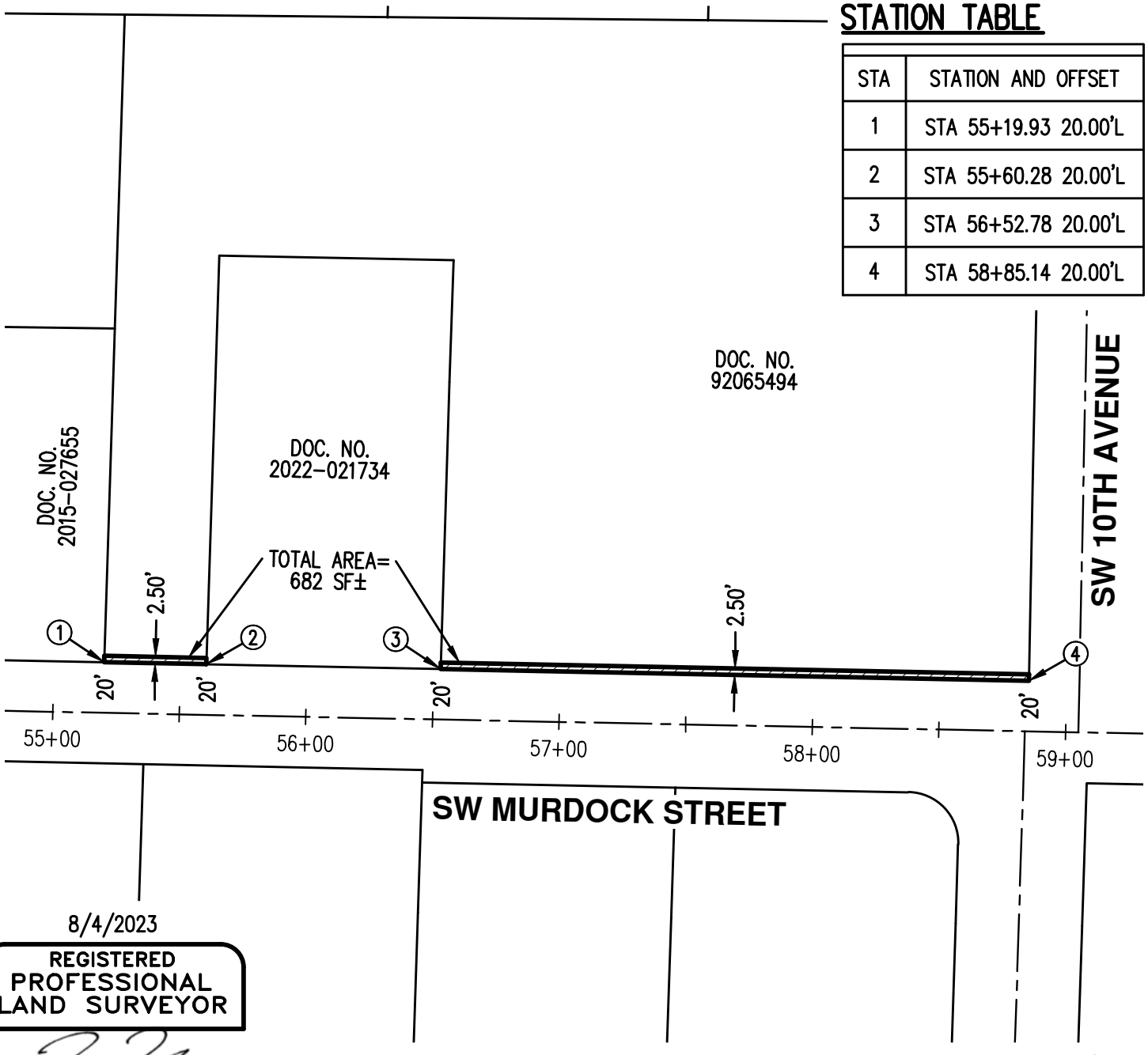


EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON

STATION TABLE

STA	STATION AND OFFSET
1	STA 55+19.93 20.00'L
2	STA 55+60.28 20.00'L
3	STA 56+52.78 20.00'L
4	STA 58+85.14 20.00'L



8/4/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR

CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 60 FEET

60 0 12 30 60

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

RIGHT-OF-WAY DEDICATION

TL 2S111BC 02503	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB5

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

Two tracts of land, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of Parcel 1 of Partition Plat No. 2006-044, recorded as Document Number 2006-097892, Washington County Records, being Station 53+64.99 (25.00 feet left), also being on the north right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the southerly extension of the east line of said Parcel 1, South 01°48'55" West 2.50 feet to a line which is parallel with and 2.50 feet northerly of, when measured at right angles to, said north right-of-way line (20.00 feet from centerline); thence along said parallel line, South 88°50'56" East 155.00 feet to the east line of Document Number 2015-027655, Washington County Records, being Station 55+19.96 (22.50 feet left) and the Point of Beginning; thence along said east line, North 01°48'55" East 7.00 feet to a line which is parallel with and 9.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 6.59 feet; thence leaving said parallel line, North 01°09'04" East 14.50 feet to a line which is parallel with and 24.00 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 20.00 feet; thence leaving said parallel line, South 01°09'04" West 14.50 feet to a line which is parallel with and 9.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 13.77 feet to the west line of Document Number 2022-021734, Washington County Records; thence along said west line, South 01°48'55" West 7.00 feet to a line which is parallel with and 2.50 feet northerly of, when measured at right angles to, said north right-of-way line, also being Reference Point 'A'; thence along said parallel line, North 88°50'56" West 40.35 feet to the Point of Beginning.

Together with;
Commencing at the aforementioned Reference Point 'A', being on a line which is parallel with and 2.50 feet northerly of, when measured at right angles to, the north right-of-way line of SW Murdock Street (20.00 feet from centerline); thence along said parallel line, South 88°50'56" East 130.82 feet to Station 56+91.14 (22.50 feet left) and the Point of Beginning; thence leaving said parallel line, North 01°09'05" East 2.50 feet to a line which is parallel with and 5.00 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 57.00 feet; thence leaving said parallel line, North 01°09'04" East 3.50 feet to a line which is parallel with and 8.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 57.00 feet; thence leaving said parallel line, South 01°09'04" West 6.00 feet to a line which is parallel with and 2.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, North 88°50'56" West 114.00 feet to the Point of Beginning.

The above described tracts of land contain 1,057 square feet, more or less.

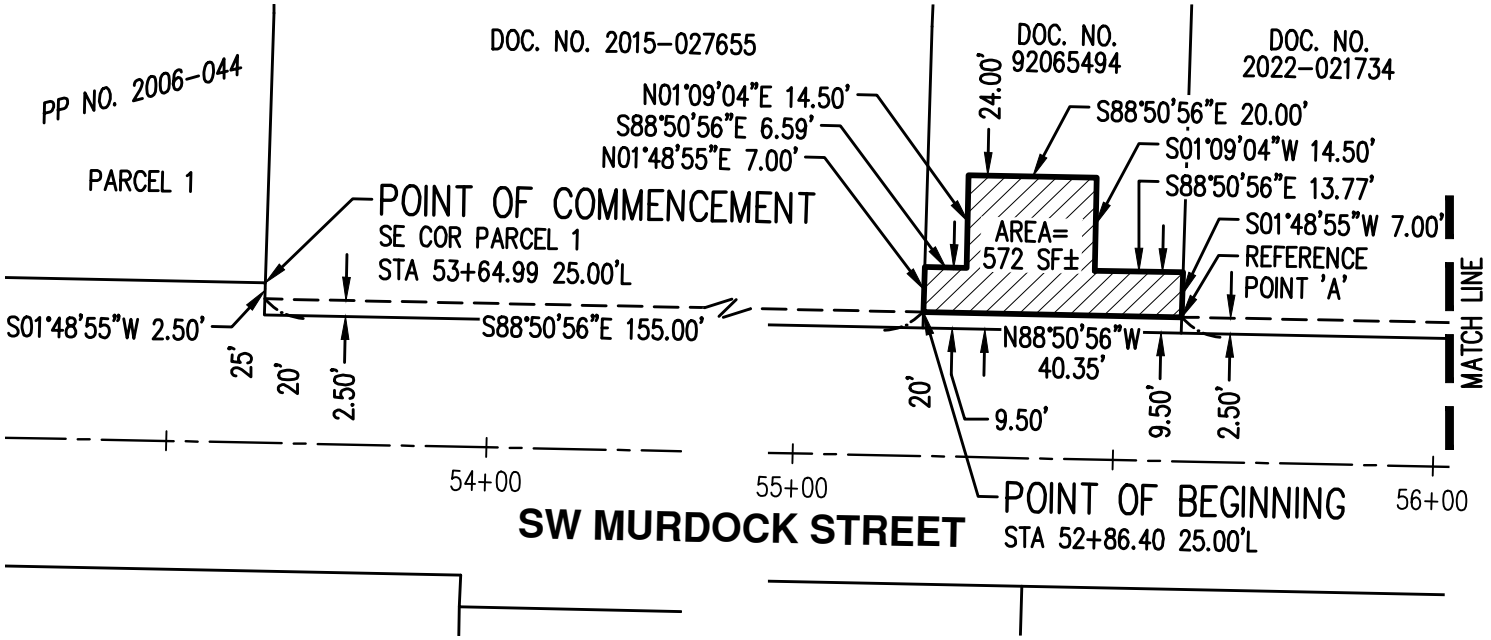
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

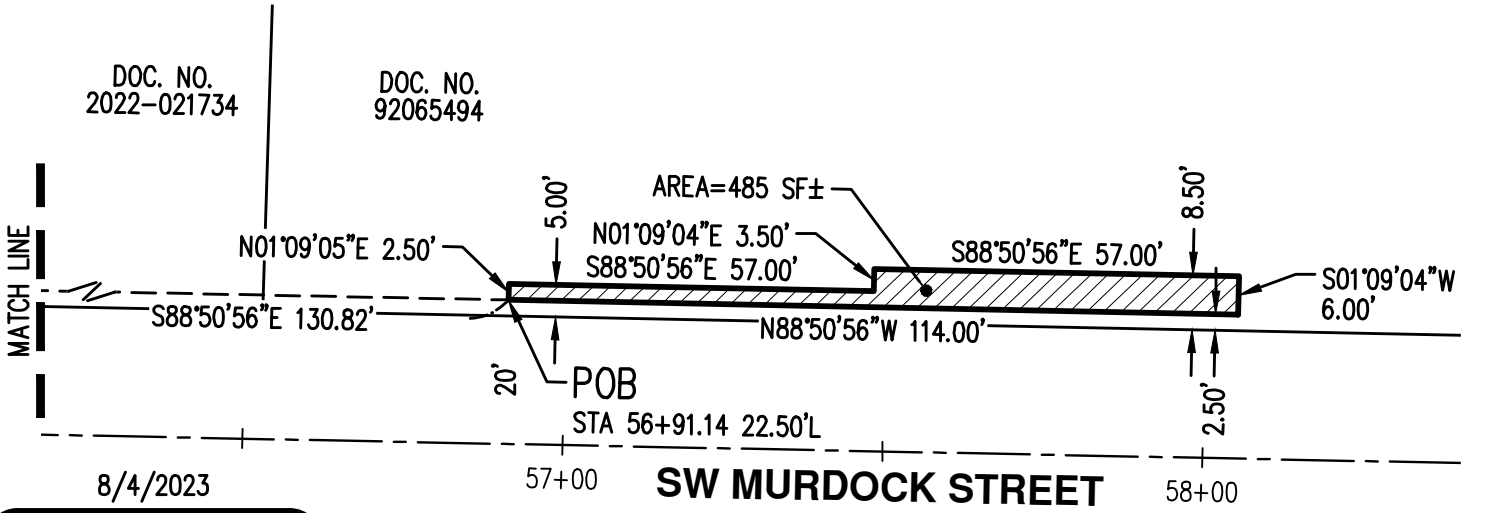
8/4/2023



EXHIBIT B

A TRACT OF LAND, LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON





8/4/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

TOTAL AREA=1,057 SF±

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BC 02503	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB6

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Permanent Drainage Easement

A tract of land, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of Parcel 1 of Partition Plat No. 2006-044, recorded as Document Number 2006-097892, Washington County Records, being Station 53+64.99 (25.00 feet left), also being on the north right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the southerly extension of the east line of said Parcel 1, South 01°48'55" West 2.50 feet to a line which is parallel with and 2.50 feet northerly of, when measured at right angles to, said north right-of-way line (20.00 feet from centerline); thence along said parallel line, South 88°50'56" East 440.18 feet to a line which is parallel with and 80.00 feet westerly of, when measured at right angles to, the west right-of-way line of SW 10th Avenue (20.00 feet from centerline), being Station 58+05.14 (22.50 feet left) and the Point of Beginning; thence along said parallel line, North 01°09'04" East 33.00 feet to a line which is parallel with and 35.50 feet northerly of, when measured at right angles to, said north right-of-way line of SW Murdock Street; thence along said parallel line, South 88°50'56" East 20.00 feet to a line which is parallel with and 60.00 feet westerly of, when measured at right angles to, said west right-of-way line of SW 10th Avenue; thence along said parallel line, North 01°09'04" East 42.00 feet to a line which is parallel with and 77.50 feet northerly of, when measured at right angles to, said north right-of-way line of SW Murdock Street; thence along said parallel line, South 88°50'56" East 60.00 feet to the west right-of-way line of said SW 10th Avenue; thence along said west right-of-way line, South 01°09'04" West 75.00 feet to a line which is parallel with and 2.50 feet northerly of, when measured at right angles to, said north right-of-way line of SW Murdock Street; thence along said parallel line, North 88°50'56" West 80.00 feet to the Point of Beginning.

The above described tract of land contains 5,160 square feet, more or less.

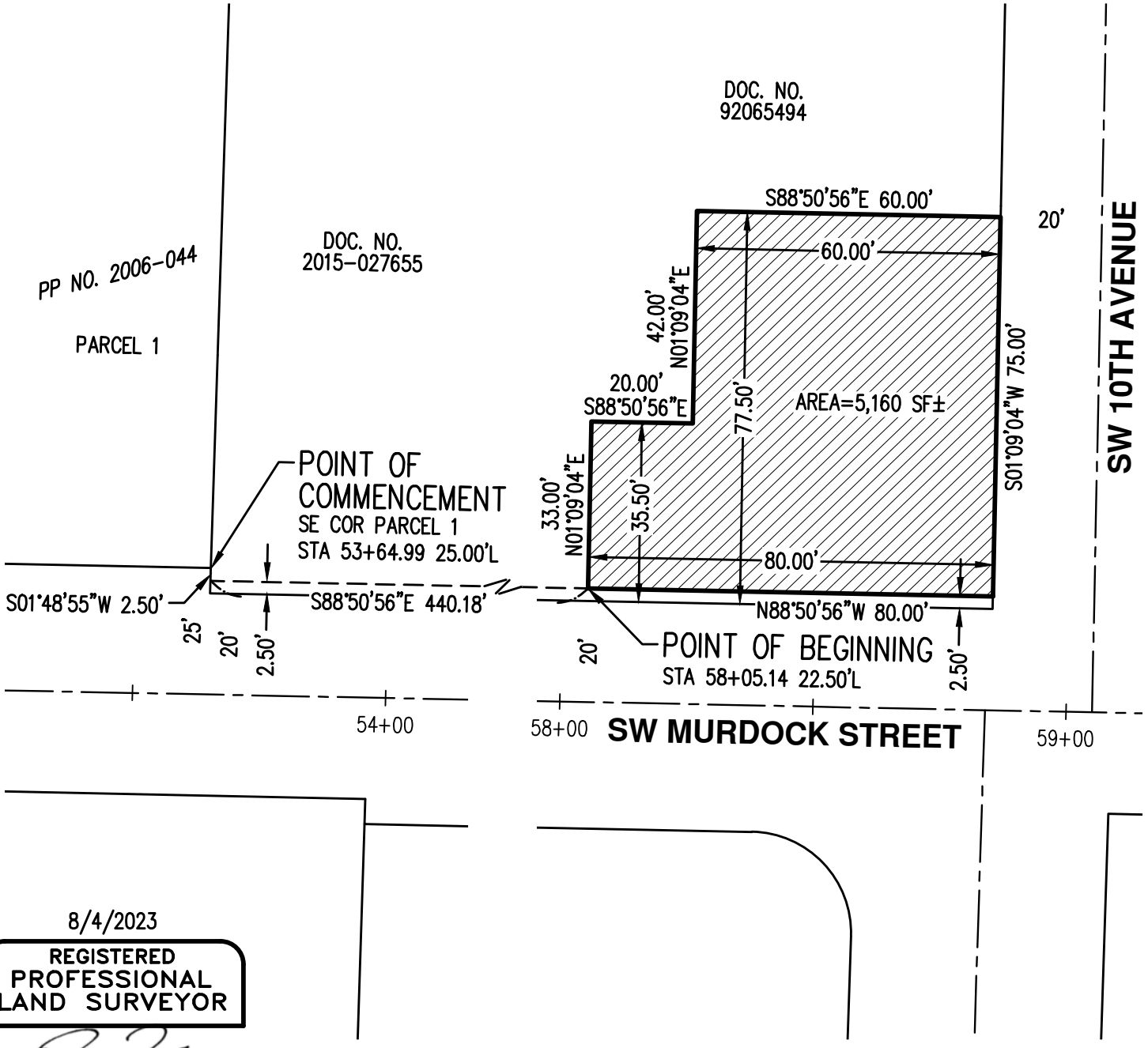
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

PERMANENT DRAINAGE EASEMENT

TL 2S111BC 02503	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB7

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Right-of-Way Dedication

A tract of land, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

The south 2.50 feet of Document Number 2022-021734, Washington County Records, being bound by Station 55+60.28 (20.00 feet left) to Station 56+52.78 (20.00 feet left).

The above described tract of land contains 231 square feet, more or less.

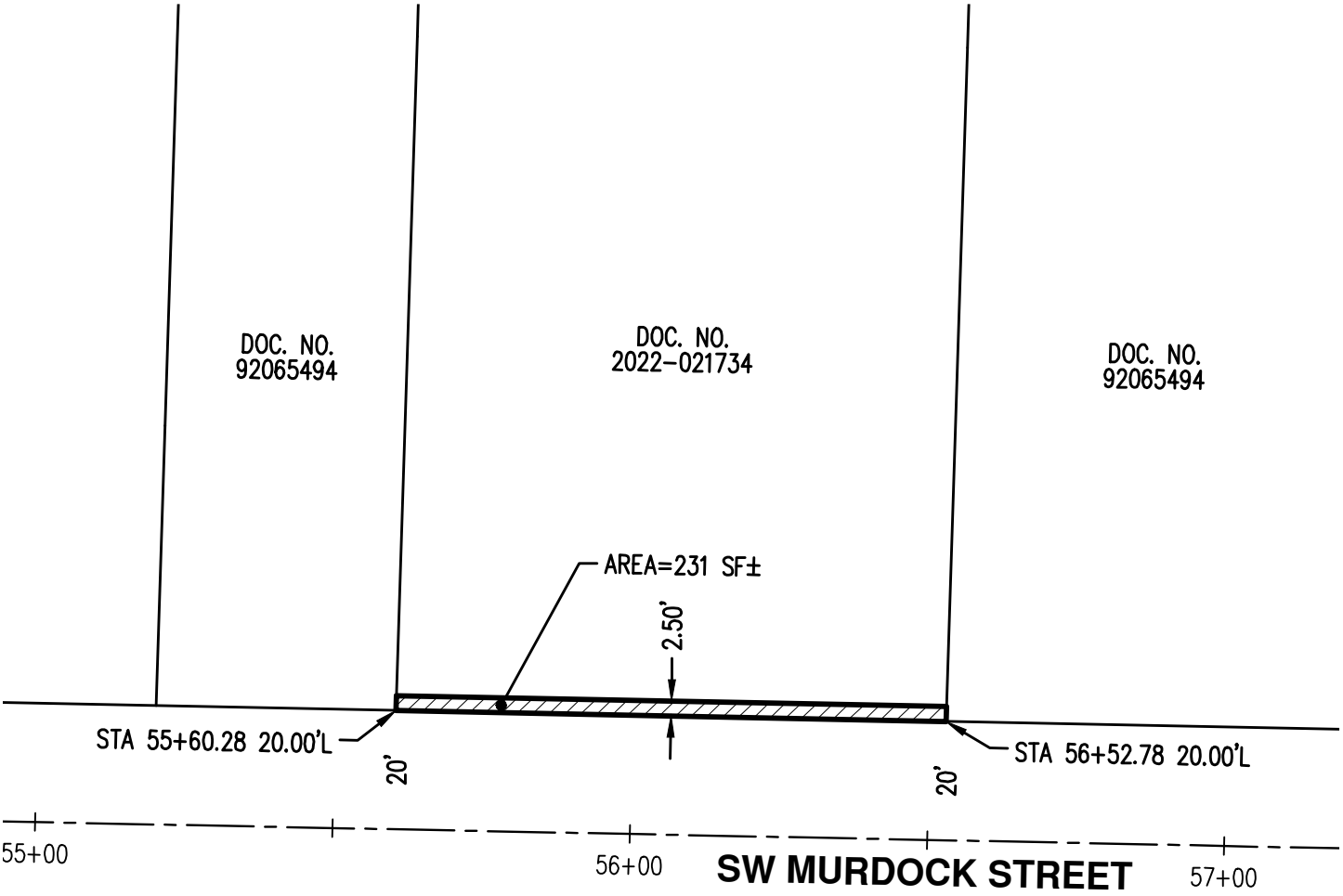
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

RIGHT-OF-WAY DEDICATION

TL 2S111BC 02501	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB8

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A tract of land, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of Parcel 1 of Partition Plat No. 2006-044, recorded as Document Number 2006-097892, Washington County Records, being Station 53+64.99 (25.00 feet left), also being on the north right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the southerly extension of the east line of said Parcel 1, South 01°48'55" West 2.50 feet to a line which is parallel with and 2.50 feet northerly of, when measured at right angles to, said north right-of-way line (20.00 feet from centerline); thence along said parallel line, South 88°50'56" East 195.35 feet to the west line of Document Number 2022-021734, Washington County Records, being Station 55+60.31 (22.50 feet left) and the Point of Beginning; thence along said west line, North 01°48'55" East 15.00 feet to a line which is parallel with and 17.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 30.00 feet; thence leaving said parallel line, South 01°09'04" West 13.00 feet to a line which is parallel with and 4.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 23.84 feet; thence leaving said parallel line, South 01°09'04" West 2.00 feet to a line which is parallel with and 2.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, North 88°50'56" West 54.02 feet to the Point of Beginning.

The above described tract of land contains 499 square feet, more or less.

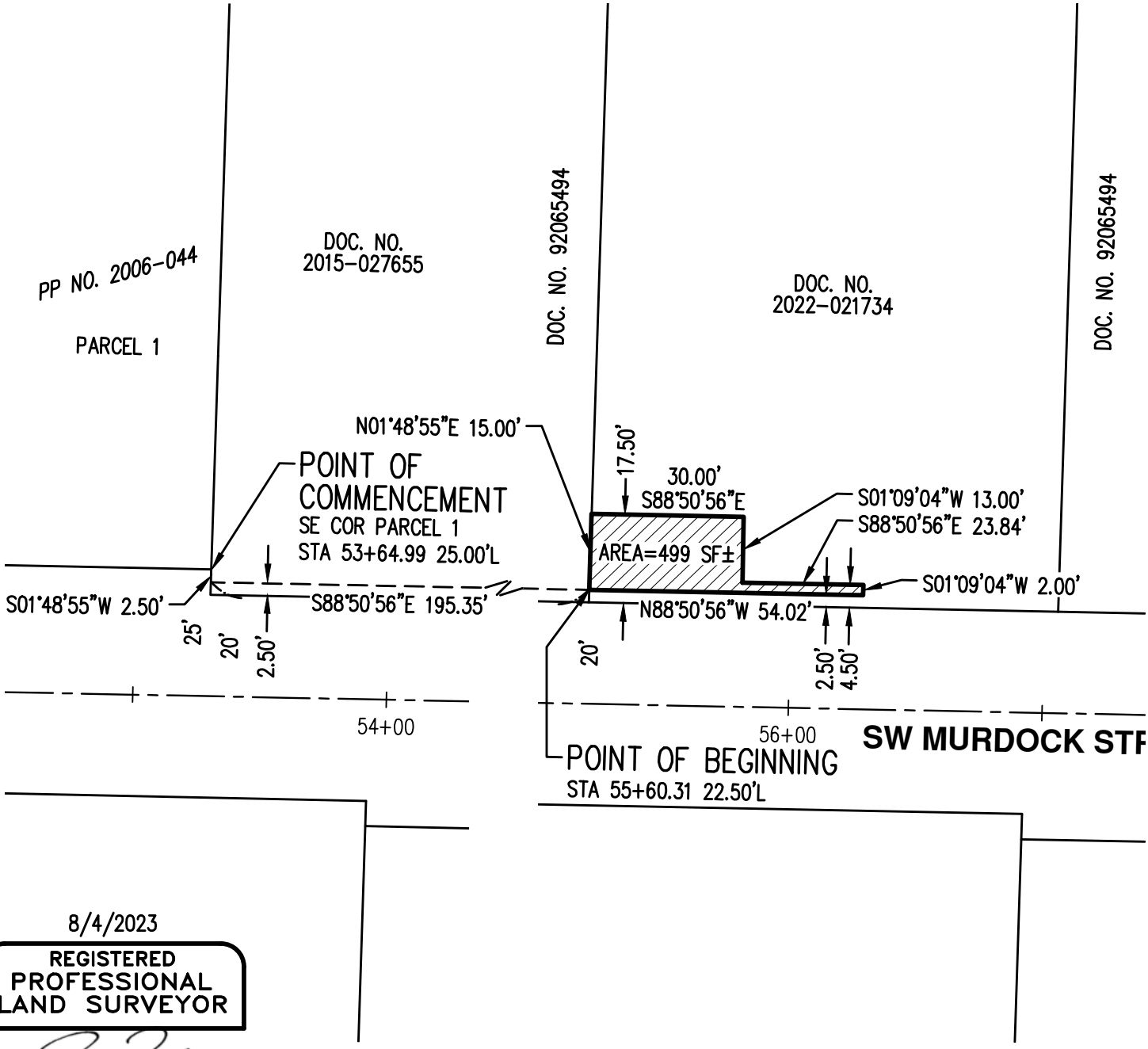
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BC 02501	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB9

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 9 of the plat "Pembrook Heights", recorded as Book 19, Page 47, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of Lot 8 of said plat, being Station 61+48.33 (30.00 feet left), also being on the north right-of-way line of SW Murdock Street (30.00 feet from centerline); thence along said north right-of-way line, North 88°50'56" West 60.54 feet; thence leaving said north right-of-way line, North 01°09'04" East 10.00 feet to a line which is parallel with and 10.00 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 12.00 feet; thence leaving said parallel line, North 01°09'04" East 13.00 feet to a line which is parallel with and 23.00 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 23.00 feet; thence leaving said parallel line, South 01°09'04" West 22.00 feet to a line which is parallel with and 1.00 foot northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 25.56 feet to the west line of said Lot 8; thence along said west line, South 02°10'12" West 1.00 feet to the Point of Beginning.

The above described tract of land contains 675 square feet, more or less.

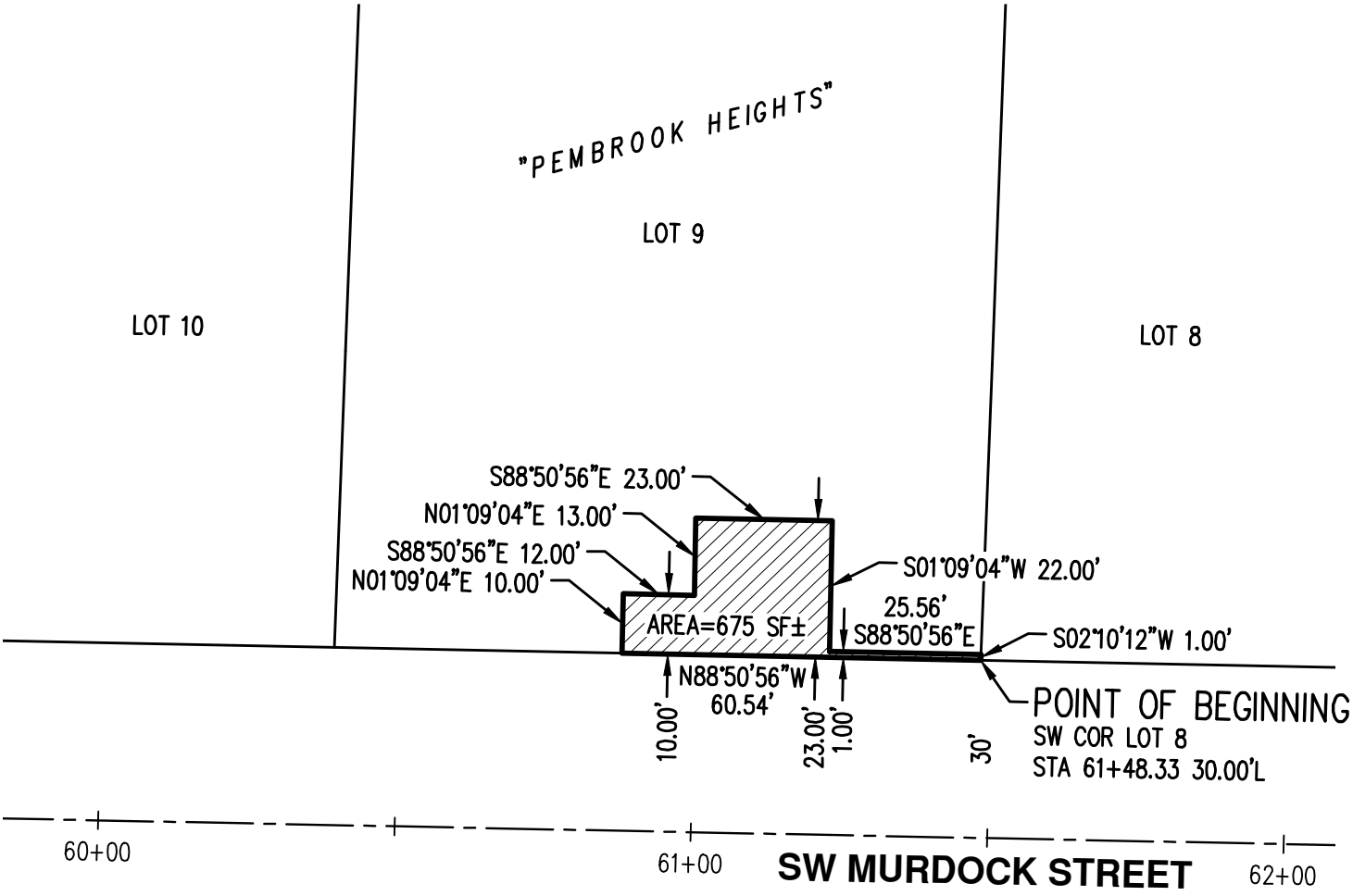
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF LOT 9 OF THE PLAT "PEMBROOK HEIGHTS", LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 00319	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB10

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 8 of the plat "Pembrook Heights", recorded as Book 19, Page 47, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Lot 9 of said plat, being Station 61+48.33 (30.00 feet left), also being on the north right-of-way line of SW Murdock Street (30.00 feet from centerline); thence along the east line of said Lot 9, North 02°10'12" East 1.00 foot to a line which is parallel with and 1.00 foot northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 14.44 feet; thence leaving said parallel line, North 01°09'04" East 12.00 feet to a line which is parallel with and 13.00 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 31.12 feet; thence leaving said parallel line, South 01°09'04" West 13.00 feet to said north right-of-way line; thence along said north right-of-way line, North 88°50'56" West 45.58 feet to the Point of Beginning.

The above described tract of land contains 419 square feet, more or less.

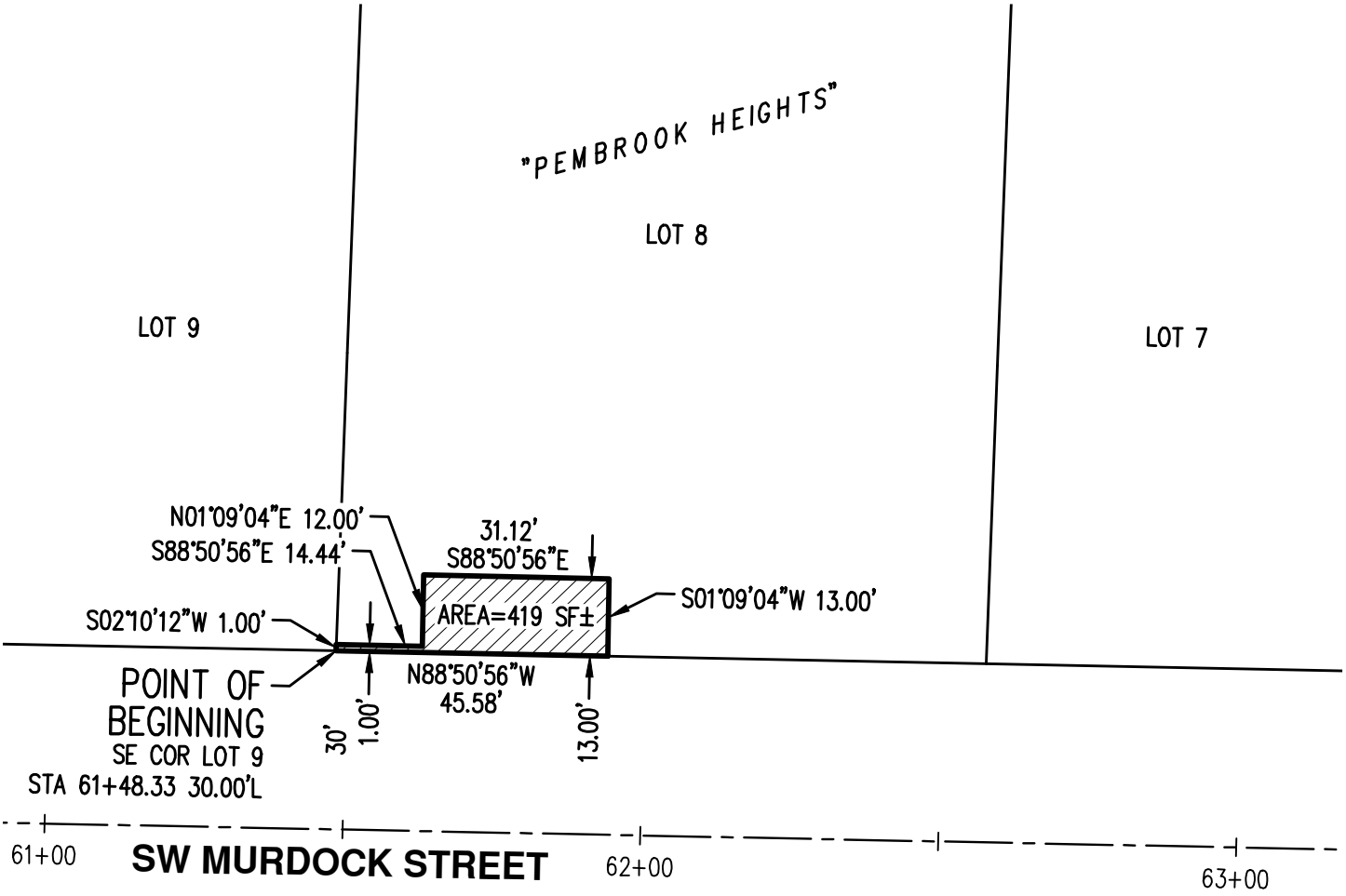
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF LOT 8 OF THE PLAT "PEMBROOK HEIGHTS",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 00318	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB11

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 7 of the plat "Pembrook Heights", recorded as Book 19, Page 47, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of Lot 8 of said plat, being Station 62+57.41 (30.00 feet left), also being on the north right-of-way line of SW Murdock Street (30.00 feet from centerline); thence along said north right-of-way line, South 88°50'56" East 14.33 feet to Station 62+57.41 (30.00 feet left) and the Point of Beginning; thence leaving said north right-of-way line, North 01°09'04" East 16.00 feet to a line which is parallel with and 16.00 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 22.00 feet; thence leaving said parallel line, South 01°09'04" West 16.00 feet to said north right-of-way line; thence along said north right-of-way line, North 88°50'56" West 22.00 feet to the Point of Beginning.

The above described tract of land contains 352 square feet, more or less.

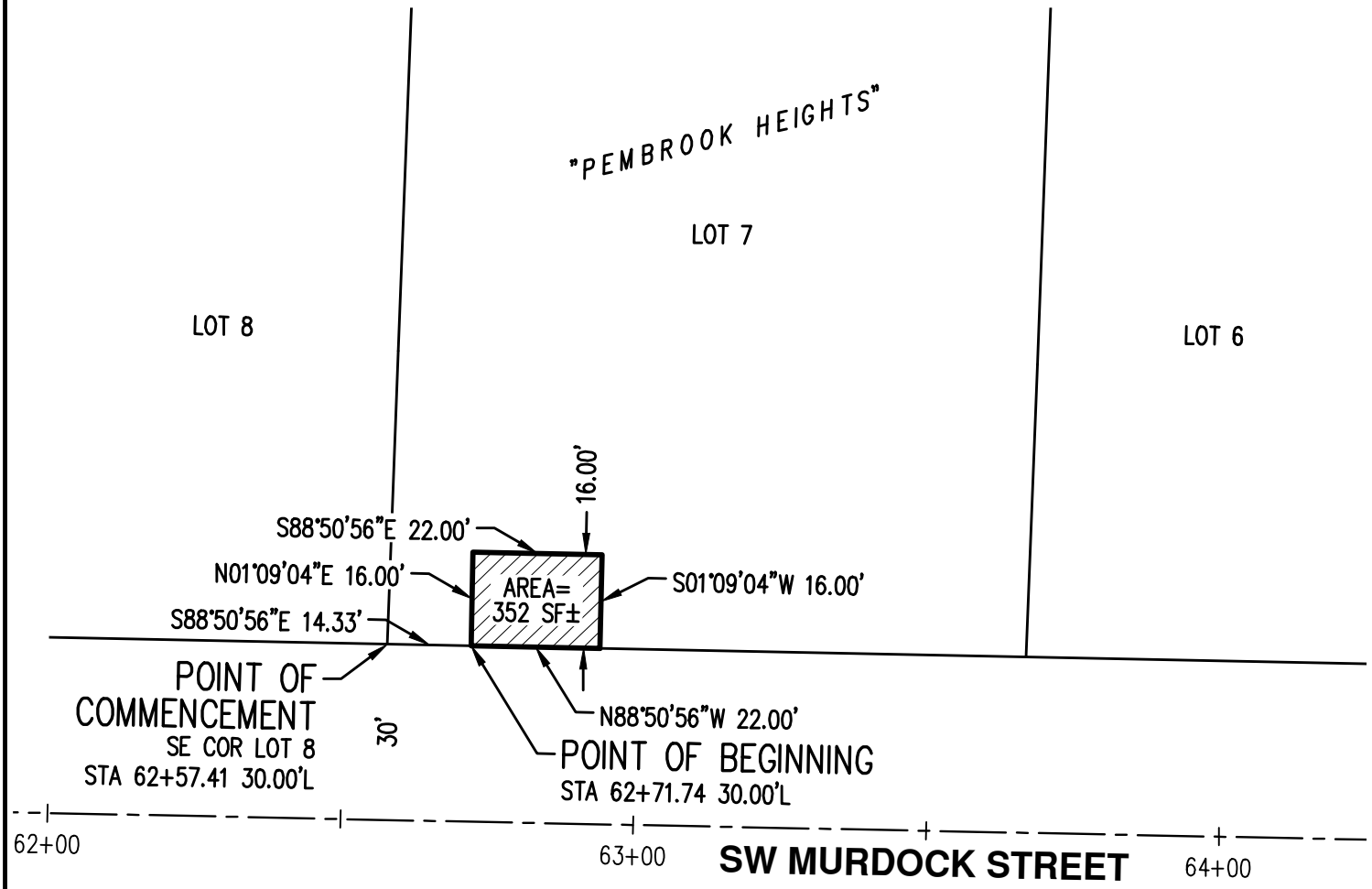
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF LOT 7 OF THE PLAT "PEMBROOK HEIGHTS", LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 00317	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB12

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 6 of the plat "Pembrook Heights", recorded as Book 19, Page 47, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of Parcel 2 of Partition Plat No. 1994-069, recorded as Document Number 1994-083553, Washington County Records, being Station 64+77.36 (40.00 feet left), also being on the north right-of-way line of SW Murdock Street (40.00 feet from centerline); thence along the southerly extension of the west line of said Parcel 2, South 02°10'12" West 10.00 feet; thence along said north right-of-way line (30.00 feet from centerline), North 88°50'56" West 41.36 feet; thence leaving said north right-of-way line, North 01°09'04" East 36.00 feet to a line which is parallel with and 36.00 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 42.00 feet to said west line; thence along said west line, South 02°10'12" West 26.00 feet to the Point of Beginning.

The above described tract of land contains 1,500 square feet, more or less.

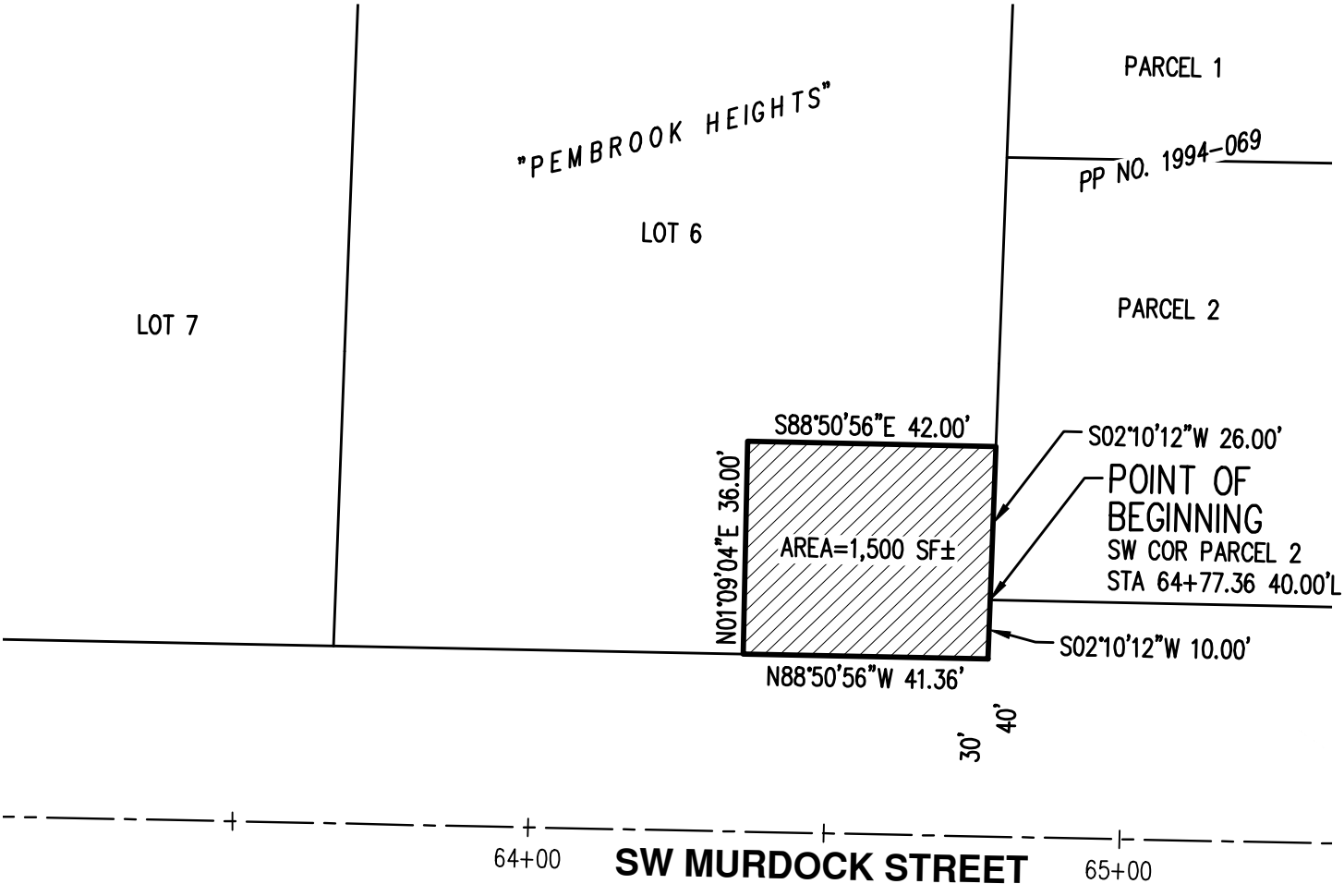
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF LOT 6 OF THE PLAT "PEMBROOK HEIGHTS",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 00316	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB13

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Parcel 1 of Partition Plat No. 1994-069, recorded as Document Number 1994-083553, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

The south 3.00 feet of said Parcel 1, being bound by Station 70+55.49 (25.00 feet left) to Station 70+75.49 (25.00 feet left).

The above described tract of land contains 60 square feet, more or less.

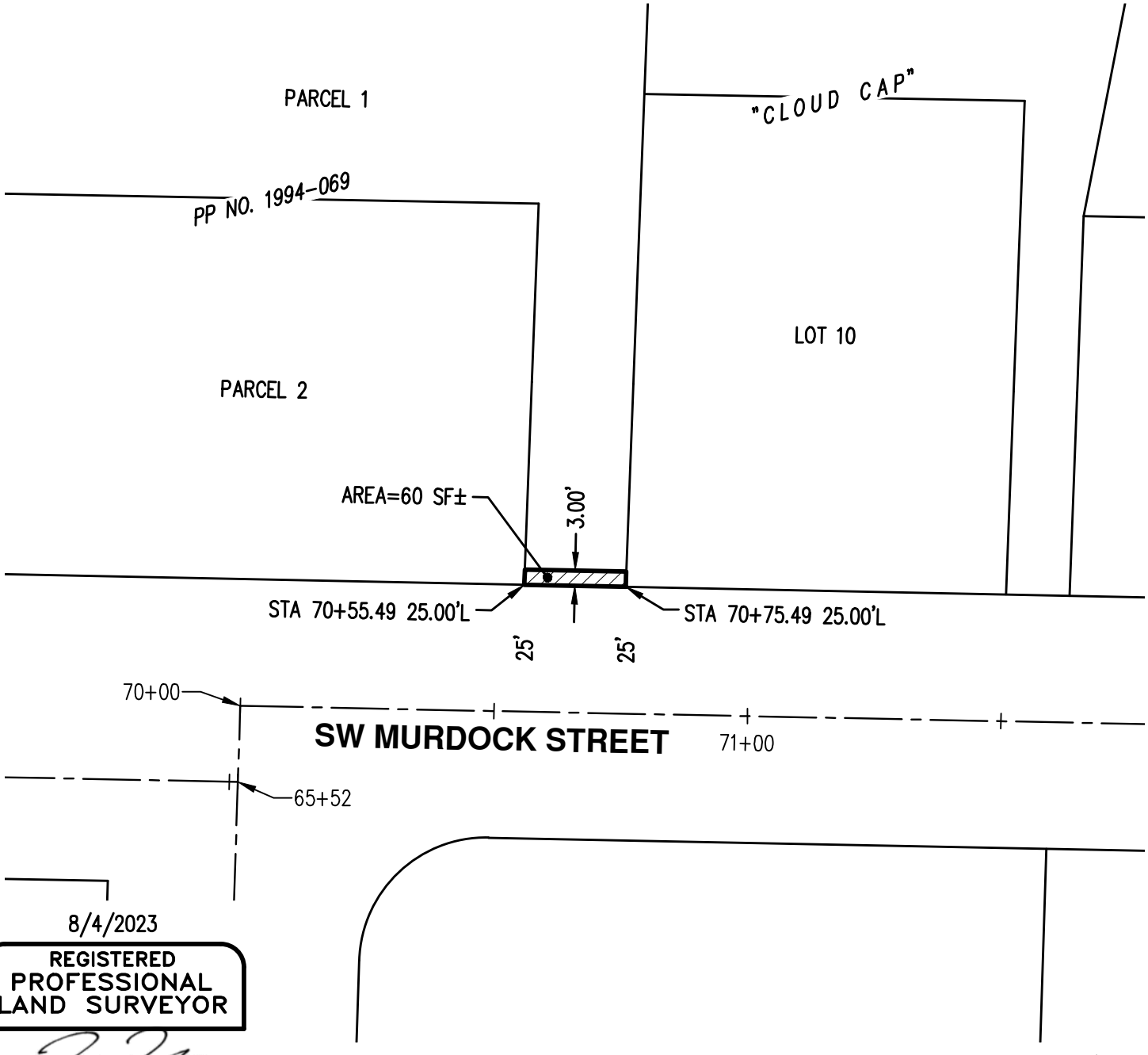
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 1994-069,
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 04500	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB14

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 10 of the plat "Cloud Cap", recorded as Book 4, Page 40, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

The south 3.50 feet of said Lot 10, being bound by Station 70+75.49 (25.00 feet left) to Station 71+50.49 (25.00 feet left).

The above described tract of land contains 262 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

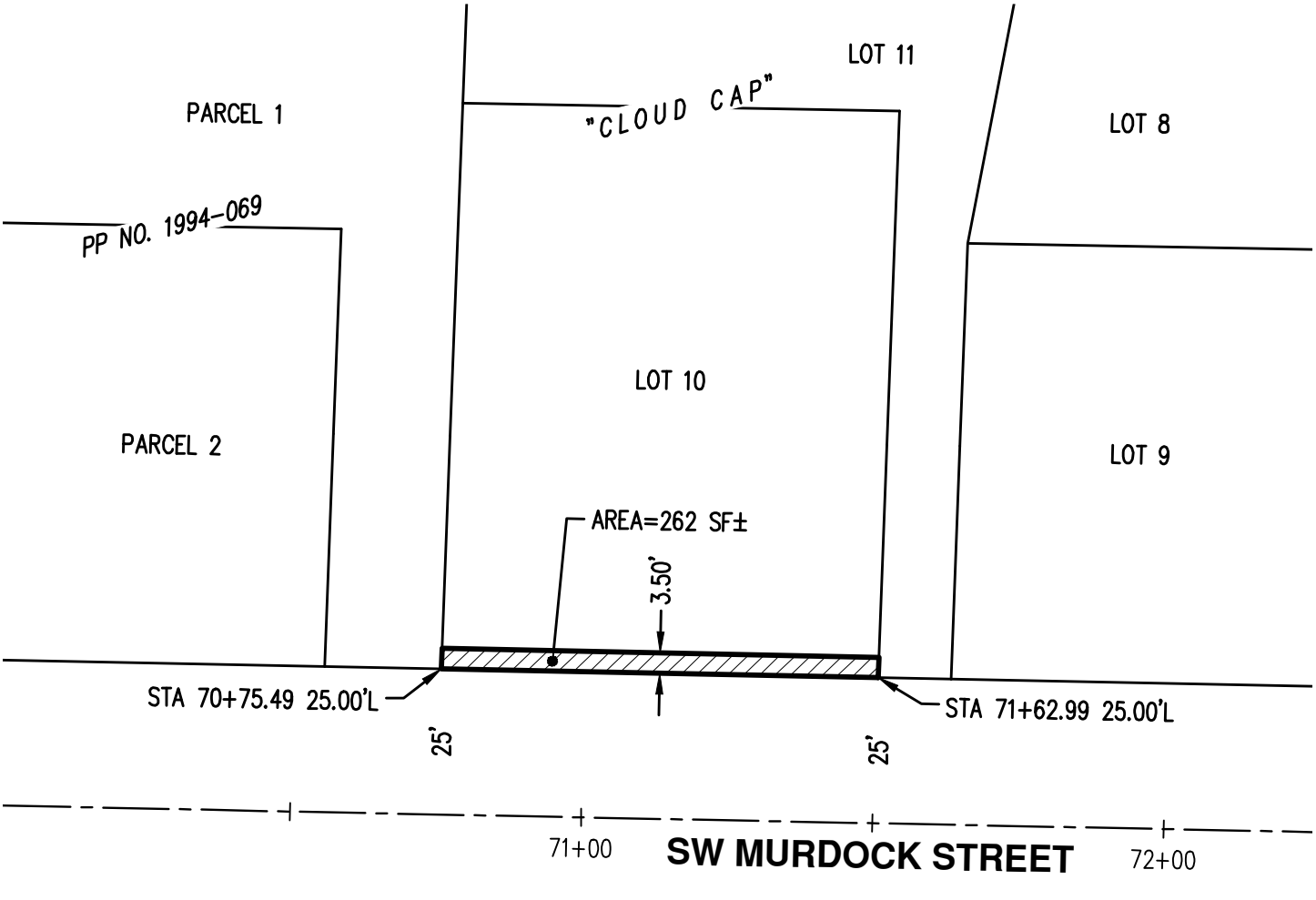
8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/24

EXHIBIT B

A PORTION OF LOT 10 OF THE PLAT "CLOUD CAP",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 02800	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB15

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 11 of the plat "Cloud Cap", recorded as Book 4, Page 40, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

The south 3.50 feet of said Lot 11, being bound by Station 71+50.49 (25.00 feet left) to Station 71+62.999 (25.00 feet left).

The above described tract of land contains 44 square feet, more or less.

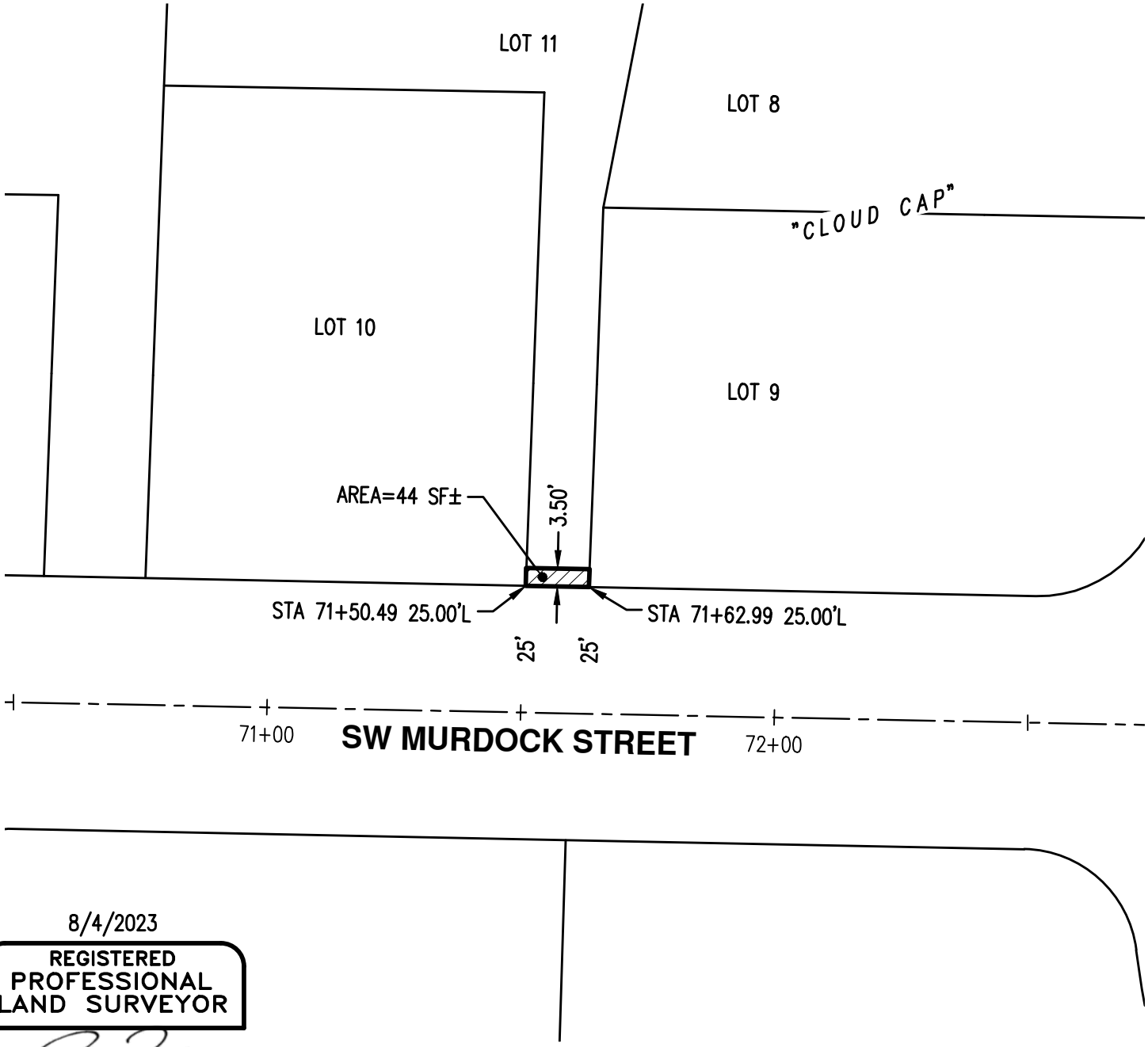
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF LOT 11 OF THE PLAT "CLOUD CAP",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 02900	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB16

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 9 of the plat "Cloud Cap", recorded as Book 4, Page 40, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Lot 11 of said plat, being Station 71+62.99 (25.00 feet left), also being on the north right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the east line of said Lot 11, North 02°10'12" East 3.50 feet to a line which is parallel with and 3.50 feet northerly of, when measured at right angles to, said north right-of-way line; thence along said parallel line, South 88°50'56" East 88.13 feet; thence continuing along said parallel line on a curve to the left with a Radius of 21.50 feet, a Delta of 84°27'45", a Length of 31.69 feet, and a Chord of North 48°55'12" East 28.90 feet to a point of non-tangency; thence leaving said parallel line, South 83°18'40" East 3.50 feet to the northerly right-of-way line of SW Murdock Street (variable width from centerline); thence along said northerly right-of-way line on a non-tangent curve to the right (Radial Bearing of North 83°18'40" West) with a Radius of 25.00 feet, a Delta of 84°27'45", a Length of 36.85 feet, and a Chord of South 48°55'12" West 33.61 feet; thence continuing along north right-of-way line (25.00 feet from centerline), North 88°50'56" West 88.19 feet to the Point of Beginning.

The above described tract of land contains 429 square feet, more or less.

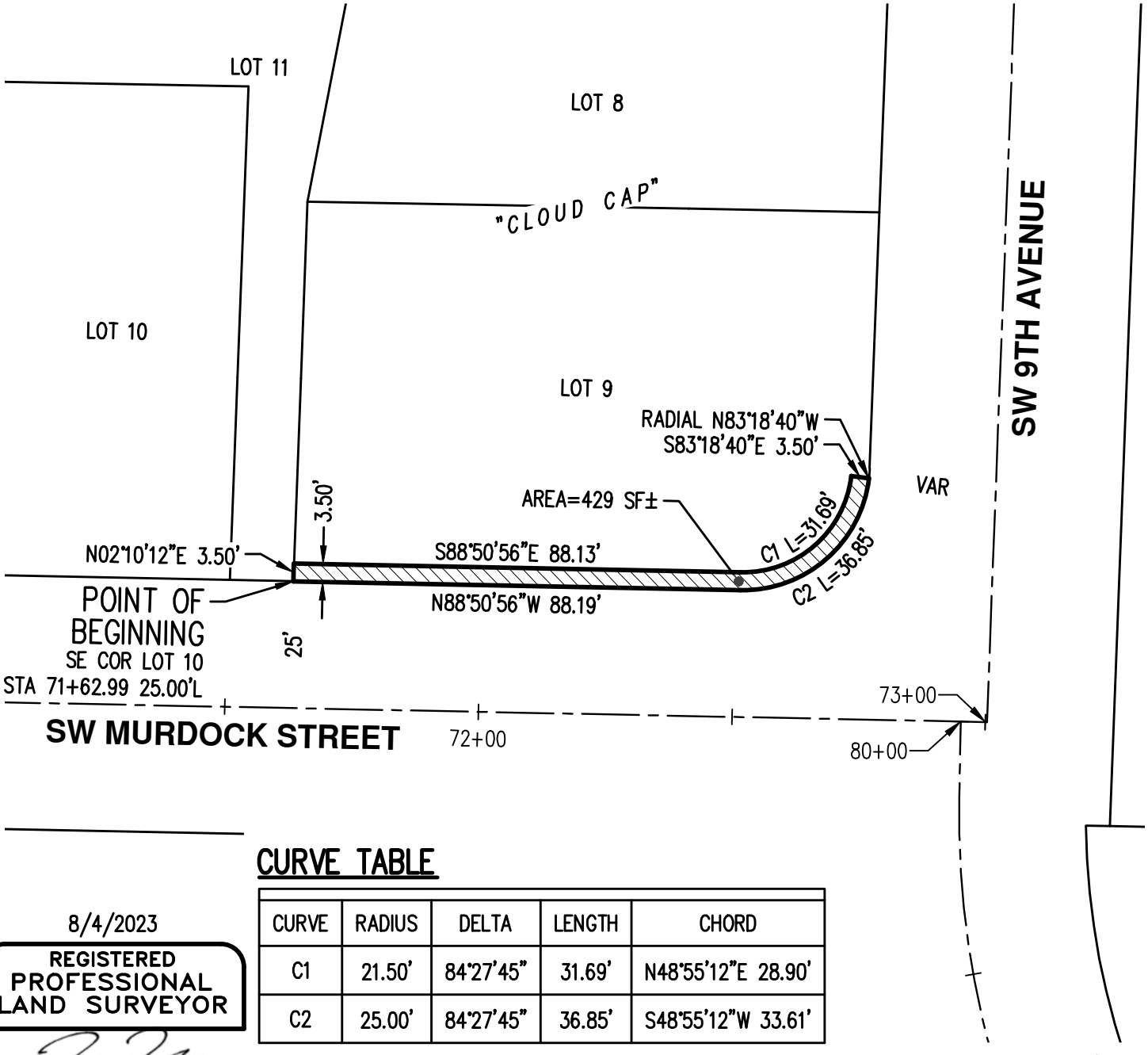
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF LOT 9 OF THE PLAT "CLOUD CAP",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	21.50'	84°27'45"	31.69'	N48°55'12"E 28.90'
C2	25.00'	84°27'45"	36.85'	S48°55'12"W 33.61'

8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR

CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 02700	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB17

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 23 of the plat "Darmel Plat No. 3", recorded as Book 17, Page 22, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Beginning at the most northerly corner of Lot 24 of said plat, being Station 81+09.87 (25.00 feet right), also being on the southwesterly right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the northwesterly line of said Lot 24, South 60°20'58" West 4.00 feet to a line which is parallel with and 4.00 feet southwesterly of, when measured at right angles to, said southwesterly right-of-way line; thence along said parallel line on a non-tangent curve to the right (Radial Bearing of North 60°18'51" East) with a Radius of 205.26 feet, a Delta of 22°25'57", a Length of 80.36 feet, and a Chord of North 18°28'11" West 79.85 feet; thence continuing along said parallel line on a reverse curve to the left with a Radius of 18.74 feet, a Delta of 52°17'55", a Length of 17.11 feet, and a Chord of North 33°24'10" West 16.52 feet to a point of non-tangency; thence leaving said parallel line, North 30°26'52" East 4.00 feet to said southwesterly right-of-way line (variable width from centerline); thence along said southwesterly right-of-way line on a non-tangent curve to the right (Radial Bearing of South 30°26'52" West) with a Radius of 22.74 feet, a Delta of 52°17'55", a Length of 20.76 feet, and a Chord of South 33°24'10" East 20.04 feet; thence continuing along said southwesterly right-of-way line (25.00 feet from centerline) on a reverse curve to the left with a Radius of 201.26 feet, a Delta of 22°25'59", a Length of 78.80 feet, and a Chord of South 18°28'12" East 78.30 feet to the Point of Beginning.

The above described tract of land contains 394 square feet, more or less.

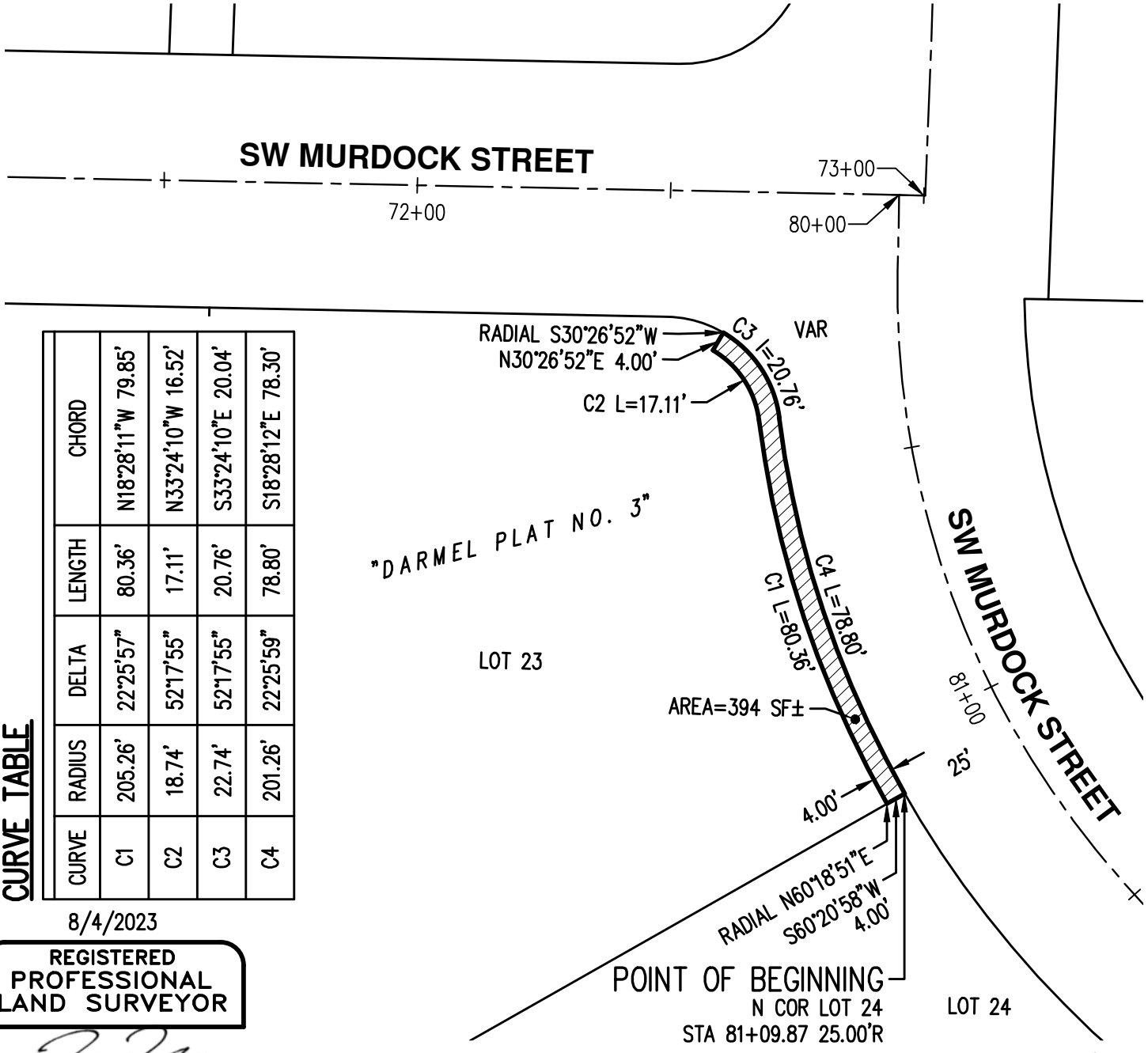
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF LOT 23 OF THE PLAT "DARMEL PLAT NO. 3",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	205.26'	22°25'57"	80.36'	N18°28'11"W 79.85'
C2	18.74'	52°17'55"	17.11'	N33°24'10"W 16.52'
C3	22.74'	52°17'55"	20.76'	S33°24'10"E 20.04'
C4	201.26'	22°25'59"	78.80'	S18°28'12"E 78.30'

8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 00400
DRWN: WCB | CHKD: RDR
AKS JOB: 9194 | EXHIBIT B

DWG: 9194 20230804 EXB | EXB18

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 24 of the plat "Darmel Plat No. 3", recorded as Book 17, Page 22, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Beginning at the most northerly corner of Lot 25 of said plat, being Station 81+71.94 (25.00 feet right), also being on the southwesterly right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the northwesterly line of said Lot 25, South 40°10'56" West 4.00 feet to a line which is parallel with and 4.00 feet southwesterly of, when measured at right angles to, said southwesterly right-of-way line; thence along said parallel line on a non-tangent curve to the right (Radial Bearing of North 40°08'12" East) with a Radius of 205.26 feet, a Delta of 04°31'50", a Length of 16.23 feet, and a Chord of North 47°35'54" West 16.23 feet to a point of non-tangency; thence leaving said parallel line, South 44°40'01" West 16.00 feet to a line which is parallel with and 20.00 feet southwesterly of, when measured at right angles to, said southwesterly right-of-way line; thence along said parallel line on a non-tangent curve to the right (Radial Bearing of North 44°40'01" East) with a Radius of 221.26 feet, a Delta of 07°35'53", a Length of 29.34 feet, and a Chord of North 41°32'02" West 29.32 feet to a point of non-tangency; thence leaving said parallel line, North 52°15'54" East 16.00 feet to a line which is parallel with and 4.00 feet southwesterly of, when measured at right angles to, said southwesterly right-of-way line; thence along said parallel line on a non-tangent curve to the right (Radial Bearing of North 52°15'54" East) with a Radius of 205.26 feet, a Delta of 08°02'57", a Length of 28.84 feet, and a Chord of North 33°42'38" West 28.81 feet to the southeasterly line of Lot 23 of said plat; thence along said southeasterly line, North 60°20'58" East 4.00 feet to the most easterly corner of said Lot 23, also being on said southwesterly right-of-way line; thence along said southwesterly right-of-way line on a non-tangent curve to the left (Radial Bearing of North 60°18'48" East) with a Radius of 201.26 feet, a Delta of 20°10'40", a Length of 70.88 feet, and a Chord of South 39°46'32" East 70.51 feet to the Point of Beginning.

The above described tract of land contains 739 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023

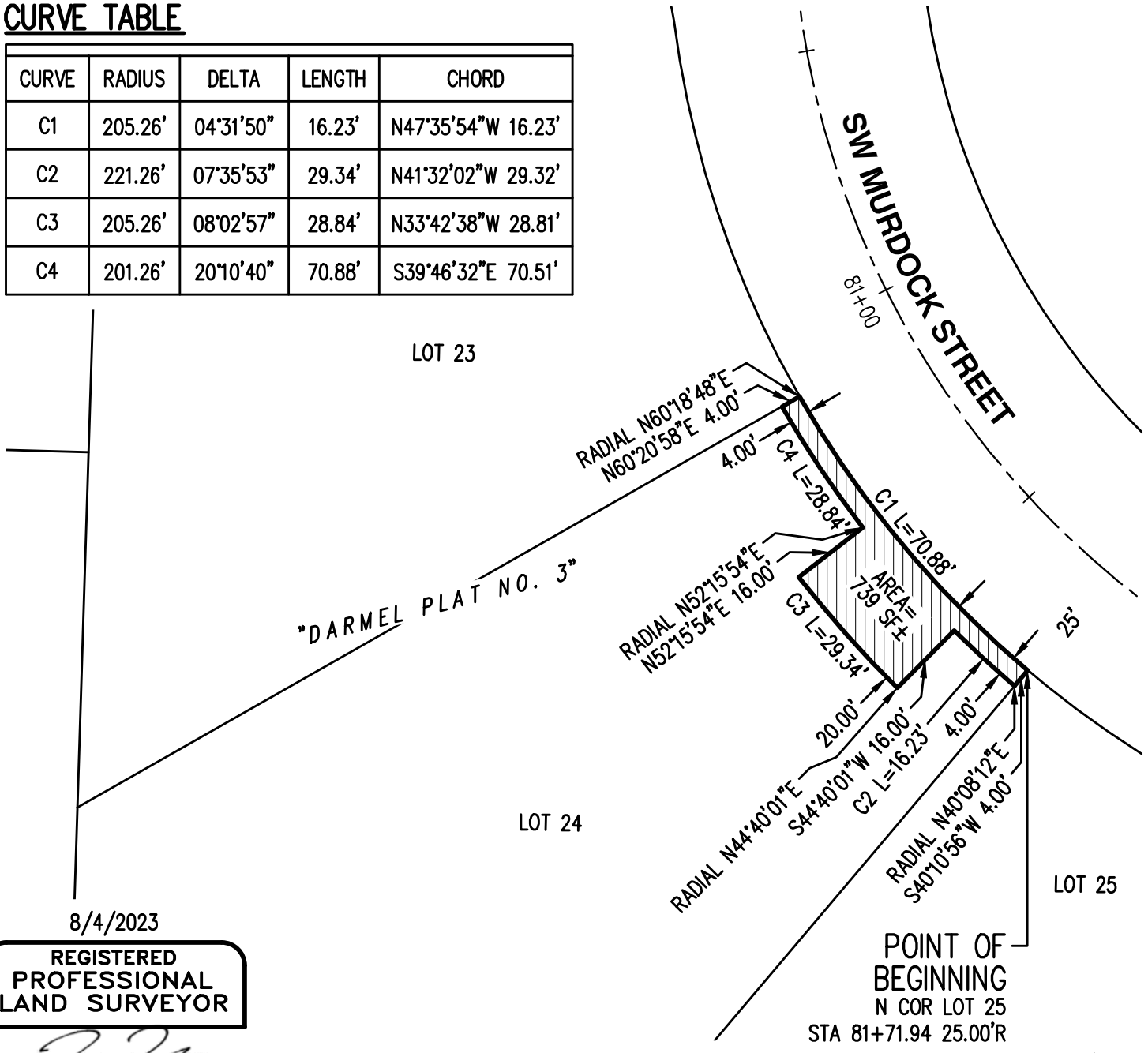


EXHIBIT B

A PORTION OF LOT 24 OF THE PLAT "DARMEL PLAT NO. 3",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	205.26'	04°31'50"	16.23'	N47°35'54"W 16.23'
C2	221.26'	07°35'53"	29.34'	N41°32'02"W 29.32'
C3	205.26'	08°02'57"	28.84'	N33°42'38"W 28.81'
C4	201.26'	20°10'40"	70.88'	S39°46'32"E 70.51'



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 00413	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB19

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 25 of the plat "Darmel Plat No. 3", recorded as Book 17, Page 22, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Beginning at the most easterly corner of Lot 24 of said plat, being Station 81+71.94 (25.00 feet right), also being on the southwesterly right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along said southwesterly right-of-way line on a curve to the left with a Radius of 201.26 feet, a Delta of 01°22'59", a Length of 4.86 feet, and a Chord of South 50°33'21" East 4.86 feet; thence leaving said southwesterly right-of-way line, South 38°45'09" West 3.00 feet to a line which is parallel with and 3.00 feet southwesterly of, when measured at right angles to, said southwesterly right-of-way line; thence along said parallel line on a non-tangent curve to the right (Radial Bearing of North 38°45'09" East) with a Radius of 204.26 feet, a Delta of 01°23'02", a Length of 4.93 feet, and a Chord of North 50°33'20" West 4.93 feet to the southwesterly line of said Lot 24; thence along said southwesterly line, North 40°10'56" East 3.00 feet to the Point of Beginning.

The above described tract of land contains 15 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023

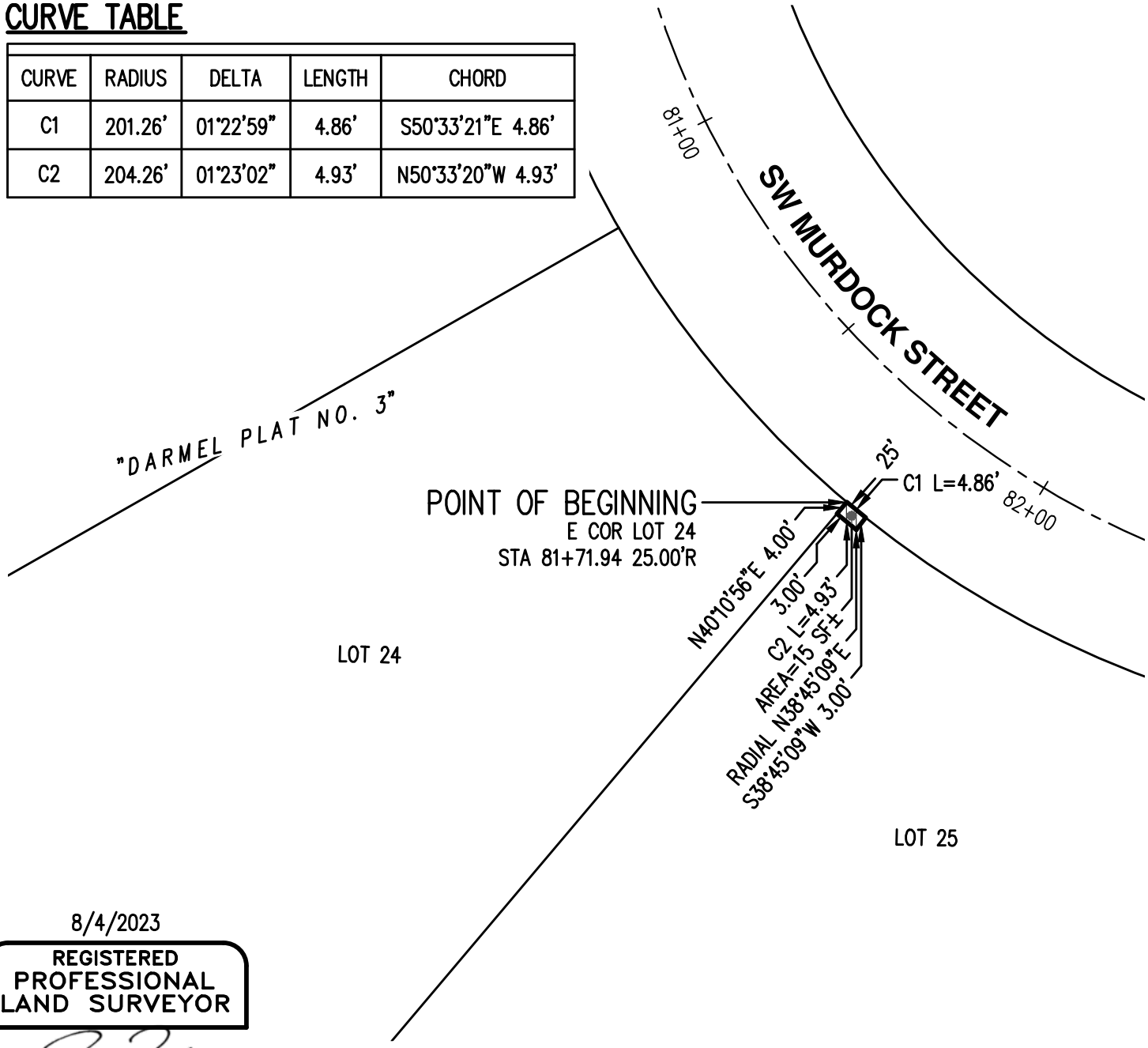


EXHIBIT B

A PORTION OF LOT 25 OF THE PLAT "DARMEL PLAT NO. 3",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	201.26'	01°22'59"	4.86'	S50°33'21"E 4.86'
C2	204.26'	01°23'02"	4.93'	N50°33'20"W 4.93'



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 00402
DRWN: WCB | CHKD: RDR
AKS JOB: 9194 | EXHIBIT B

DWG: 9194 20230804 EXB | EXB20

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Right-of-way Dedication

A portion of Lot 38 of the plat "Tigardville Heights", recorded as Book 2, Page 38, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Commencing at the northwesterly corner of Lot 22 of the plat "Darmel Plat No. 3", recorded as Book 17, Page 22, Washington County Records, being Station 80+20.83 (25.00 feet left), also being on the easterly right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the north line of said Lot 22, South 88°50'56" East 4.73 feet to said easterly right-of-way line (variable width from centerline), being Station 80+21.02 (29.73 feet left) and the Point of Beginning; thence along said easterly right-of-way line, North 02°10'12" East 20.00 feet; thence leaving said easterly right-of-way line, South 88°50'56" East 6.00 feet to a line which is parallel with and 6.00 feet easterly of, when measured at right angles to, said easterly right-of-way line; thence along said parallel line, South 02°10'12" West 20.00 feet to the north line of said Lot 22; thence along said north line, North 88°50'56" West 6.00 feet to the Point of Beginning.

The above described tract of land contains 120 square feet, more or less.

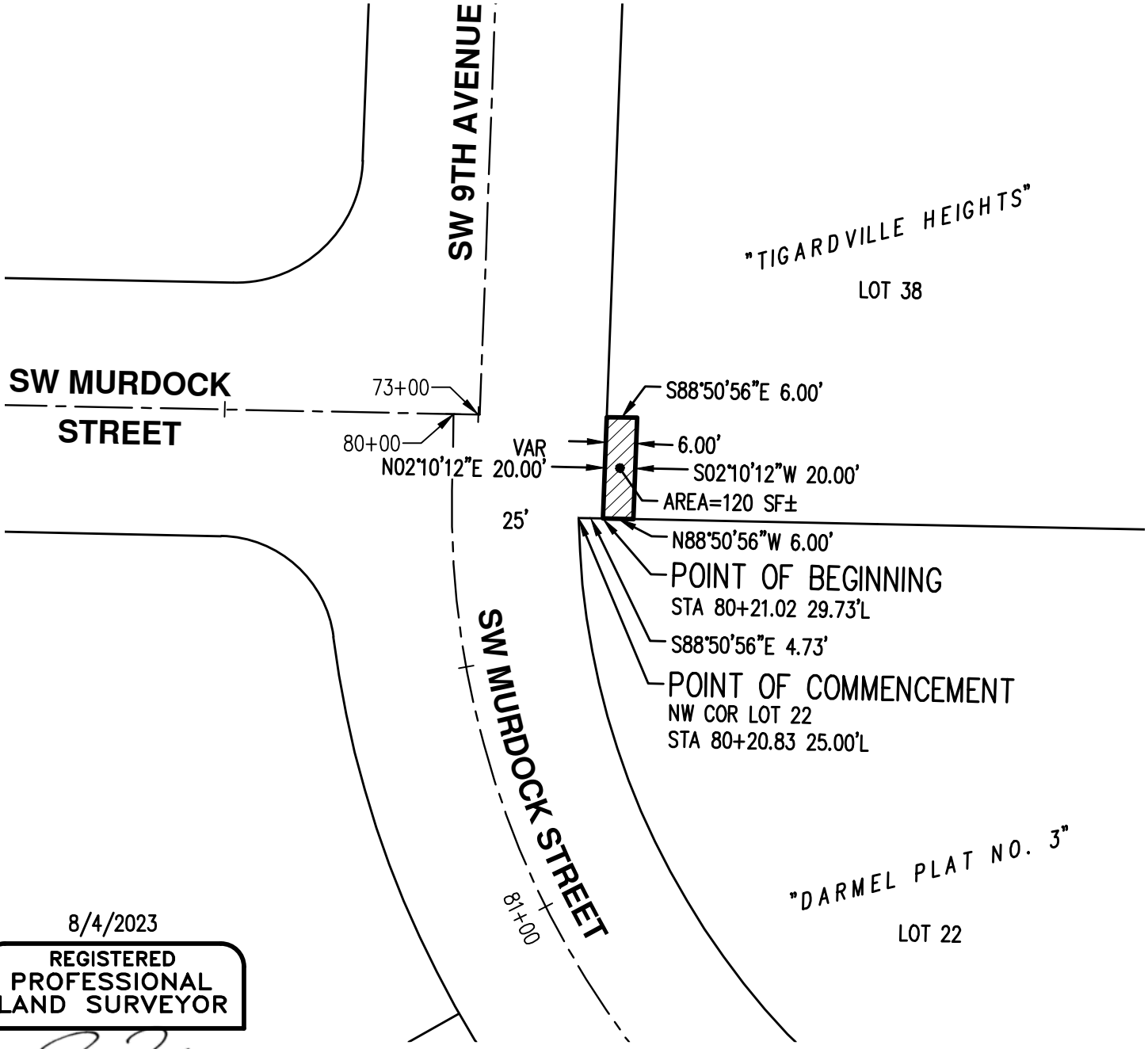
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF LOT 38 OF THE PLAT "TIGARDVILLE HEIGHTS",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

RIGHT-OF-WAY DEDICATION

TL 2S111AC 02700	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB21

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 38 of the plat "Tigardville Heights", recorded as Book 2, Page 38, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Commencing at the northwesterly corner of Lot 22 of the plat "Darmel Plat No. 3", recorded as Book 17, Page 22, Washington County Records, being Station 80+20.83 (25.00 feet left), also being on the easterly right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the north line of said Lot 22, South 88°50'56" East 10.73 feet to a line which is parallel with and 6.00 feet easterly of, when measured at right angles to, said easterly right-of-way line (variable width from centerline), being Station 80+21.27 (35.72 feet left) and the Point of Beginning; thence along said parallel line, North 02°10'12" East 20.00 feet; thence leaving said parallel line, South 88°50'56" East 6.50 feet to a line which is parallel with and 12.50 feet easterly of, when measured at right angles to, said easterly right-of-way line; thence along said parallel line, South 02°10'12" West 20.00 feet to the north line of said Lot 22; thence along said north line, North 88°50'56" West 6.50 feet to the Point of Beginning.

The above described tract of land contains 130 square feet, more or less.

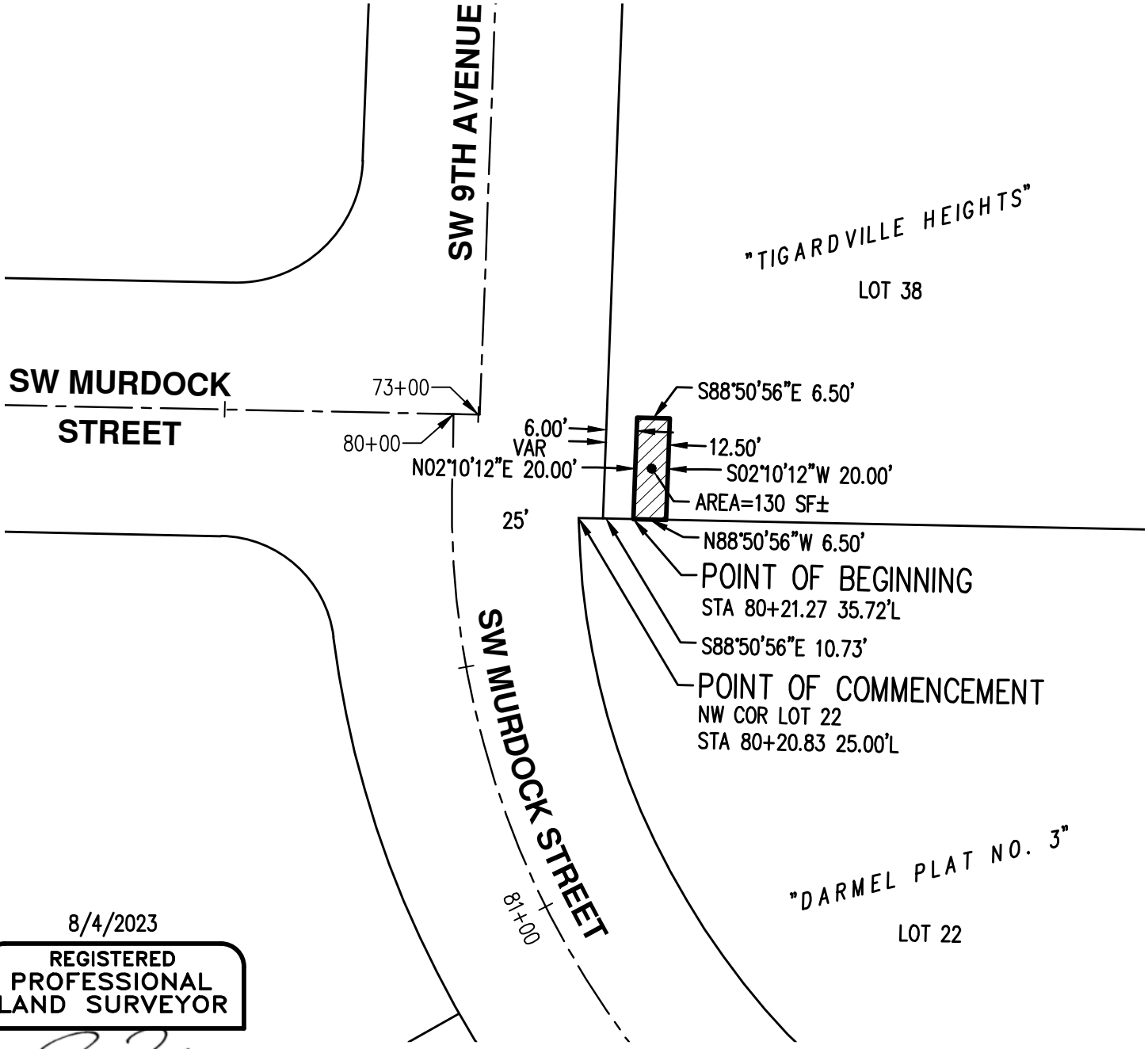
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023



EXHIBIT B

A PORTION OF LOT 38 OF THE PLAT "TIGARDVILLE HEIGHTS",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111AC 02700	
DRWN: WCB	CHKD: RDR
AKS JOB: 9194	EXHIBIT B

DWG: 9194 20230804 EXB | EXB22

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Right-of-Way Dedication

A portion of Lot 22 of the plat "Darmel Plat No. 3", recorded as Book 17, Page 22, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Beginning at the northwesterly corner of said Lot 22, being Station 80+20.83 (25.00 feet left), also being on the easterly right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the north line of said Lot 22, South 88°50'56" East 10.73 feet; thence leaving said north line, South 02°10'12" West 4.00 feet to a line which is parallel with and 4.00 feet southerly of, when measured at right angles to, said north line; thence along said parallel line, North 88°50'56" West 10.47 feet to said easterly right-of-way line; thence along said easterly right-of-way line on a non-tangent curve to the right (Radial Bearing of North 87°44'23" East) with a Radius of 151.26 feet, a Delta of 01°31'00", a Length of 4.00 feet, and a Chord of North 01°30'07" West 4.00 feet to the Point of Beginning.

The above described tract of land contains 42 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023

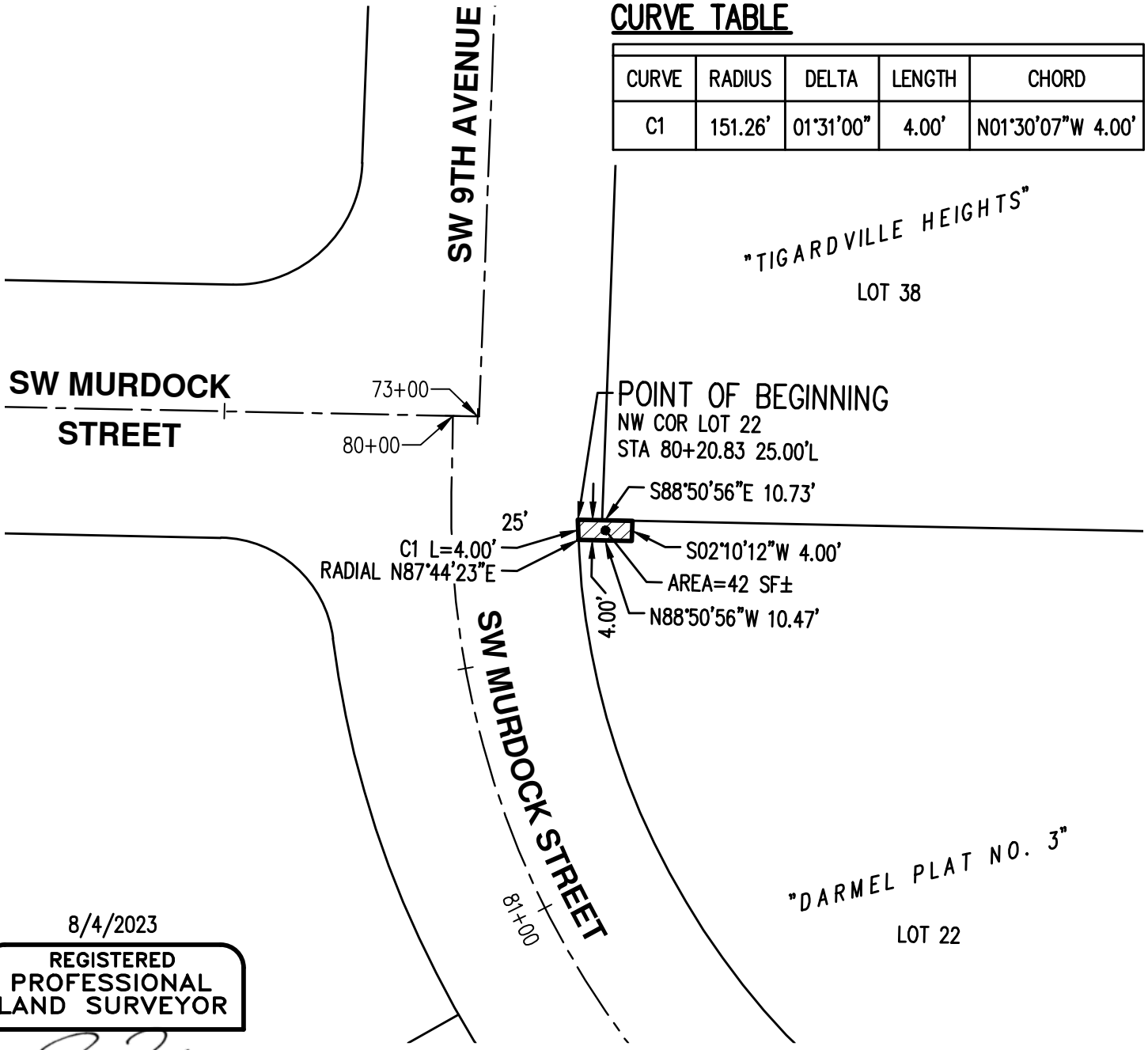


EXHIBIT B

A PORTION OF LOT 22 OF THE PLAT "DARMEL PLAT NO. 3",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	151.26'	01°31'00"	4.00'	N01°30'07"W 4.00'



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

RIGHT-OF-WAY DEDICATION

TL 2S111BD 00404
DRWN: WCB CHKD: RDR
AKS JOB: 9194
EXHIBIT B

DWG: 9194 20230804 EXB | EXB23

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152
AKS Job #9194
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Temporary Construction Easement

A portion of Lot 22 of the plat "Darmel Plat No. 3", recorded as Book 17, Page 22, Washington County Records, located in the Northwest One-Quarter of Section 11, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, Oregon, and being more particularly described as follows:

Commencing at the northwesterly corner of said Lot 22, being Station 80+20.83 (25.00 feet left), also being on the easterly right-of-way line of SW Murdock Street (25.00 feet from centerline); thence along the north line of said Lot 22, South 88°50'56" East 10.73 feet to Station 80+21.27 (35.72 feet left) and the Point of Beginning; thence continuing along said north line, South 88°50'56" East 6.50 feet; thence leaving said north line, South 02°10'12" West 10.50 feet to a line which is parallel with and 10.50 feet southerly of, when measured at right angles to, said north line; thence along said parallel line, North 88°50'56" West 16.33 feet to said easterly right-of-way; thence along said easterly right-of-way line on a non-tangent curve to the right (Radial Bearing of North 85°16'09" East) with a Radius of 151.26 feet, a Delta of 02°28'14", a Length of 6.52 feet, and a Chord of North 03°29'44" West 6.52 feet to a line which is parallel with and 4.00 feet southerly of, when measured at right angles to, said north line; thence along said parallel line, South 88°50'56" East 10.47 feet; thence leaving said parallel line, North 02°10'12" East 4.00 feet to the Point of Beginning.

The above described tract of land contains 134 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

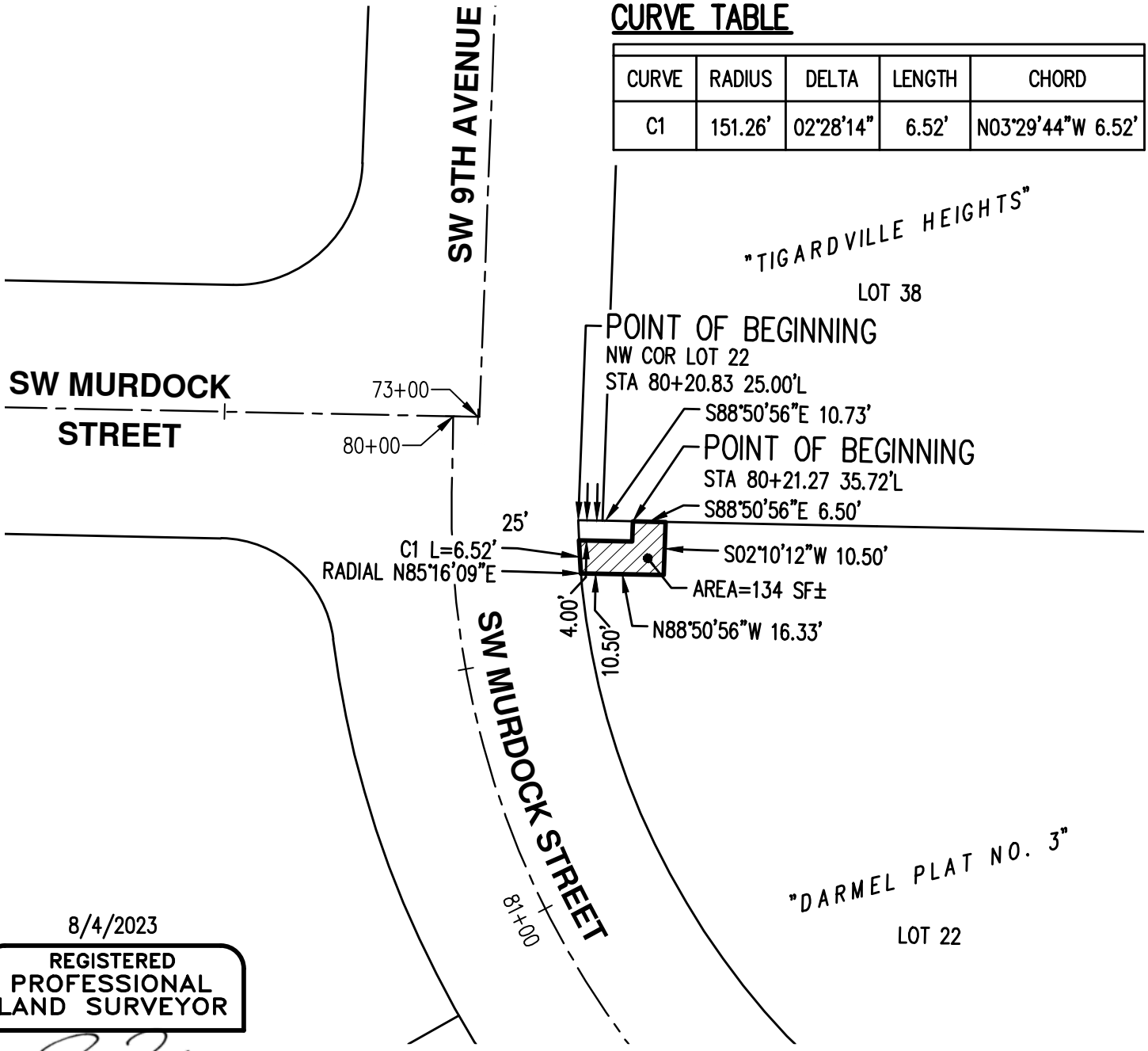
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/24

EXHIBIT B

A PORTION OF LOT 22 OF THE PLAT "DARMEL PLAT NO. 3",
LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	151.26'	02°28'14"	6.52'	N03°29'44"W 6.52'



8/4/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/24

PREPARED FOR
CITY OF TIGARD
13125 SW HALL BOULEVARD
TIGARD, OR 97223

SCALE: 1"= 30 FEET

30 0 6 15 30

N

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

TEMPORARY CONSTRUCTION EASEMENT

TL 2S111BD 00404
DRWN: WCB | CHKD: RDR
AKS JOB: 9194 | EXHIBIT B

DWG: 9194 20230804 EXB | EXB24

95071 - Murdock Street Sidewalk and Stormwater Improvements

Project Need: Murdock Street from 103rd Avenue to James Templeton Elementary School is currently about 22-feet wide. Pedestrians, including school children, typically have to walk in the travel lane. In addition, there is insufficient stormwater infrastructure in the area, leading to regular maintenance issues.

Project Description: This project will construct a sidewalk and minor roadway widening where required along one side of the street from 103rd Avenue to Templeton Elementary School. The project will also construct a new storm drainage system. Some additional right-of-way will be necessary and topographic and stormwater drainage issues will add complexity to the project. Upon completion, the project will provide a safer route to and from the school for this neighborhood. This supports the vision statement in the City of Tigard's Strategic Plan: "Tigard: an equitable community that is walkable, healthy, and accessible for everyone."

Project Funding: The city was awarded $2,000,000 from a Safe Routes to School (SRTS) grant. $1,336,000 will be used on CIP 95076 SRTS Templeton / Twality Improvements. The remaining $664,000 from the grant will be used on this project.

Operations and Maintenance Impact: Minor decrease in maintenance cost for stormwater facilities and minor increase in maintenance cost for additional curbed street to sweep.

Prioritization: Health, Welfare and Safety

Total Project Cost: **$3,501,000**

City of Tigard Project Cost: **$2,837,000**

	Actual through 2022	Projected 2023	2024	2025	2026	2027	2028	2029	Project Total
EXPENSES									
Internal Expenses									
Project Management	52,000	60,000	40,000	40,000	0	0	0	0	192,000
Total Internal	52,000	60,000	40,000	40,000	0	0	0	0	192,000
External Expenses									
Land/Right of Way Acquisition	0	50,000	135,000	0	0	0	0	0	185,000
Design and Engineering	120,000	150,000	183,000	50,000	0	0	0	0	503,000
Construction	0	0	50,000	2,036,000	0	0	0	0	2,086,000
Contingency	0	0	0	535,000	0	0	0	0	535,000
Total External	120,000	200,000	368,000	2,621,000	0	0	0	0	3,309,000
Total Project Expense	172,000	260,000	408,000	2,661,000	0	0	0	0	3,501,000
REVENUES									
Revenue Funding Source									
205 - City Gas Tax Fund	152,000	226,000	355,000	1,651,000	0	0	0	0	2,384,000
510 - Stormwater Fund	20,000	34,000	53,000	346,000	0	0	0	0	453,000
Total Revenue Funding	172,000	260,000	408,000	1,997,000	0	0	0	0	2,837,000
Other Revenue Source									
SRTS - ODOT Grant	0	0	0	664,000	0	0	0	0	664,000
Total Other Revenue	0	0	0	664,000	0	0	0	0	664,000
Total Revenues	172,000	260,000	408,000	2,661,000	0	0	0	0	3,501,000

AIS-5271 **7.**

Business Meeting

Meeting Date: 10/10/2023

Length (in minutes): 20 Minutes

Agenda Title: Tigard Safe Routes to School Program 2023-24 School Year Update

Authored By: Dave Roth

Presented By: Hendrik Broekelschen, Safe Route to School Program Coordinator

Item Type: Update, Discussion, Direct Staff

Public Hearing Legal Ad Required?: No

Publication Date:

Information

EXPLANATION OF ISSUE

Council will receive a briefing on the Tigard Safe Routes to School Program for the 2023-24 School Year.

ACTION REQUESTED

Information only, no action requested.

BACKGROUND INFORMATION

The Tigard-Tualatin Safe Routes to School (SRTS) program provides education, encouragement, and capital infrastructure improvements to empower schools, families, and students to choose safe and active modes of transportation to move around the community. Funded by Metro's Regional Travel Options (RTO) program, the Safe Routes to School Program is part of a regional effort to improve mobility options throughout the region. Tigard's SRTS program relies on partners, such as the Tigard-Tualatin School District (TTSD), to engage the community at large.

To strengthen the relationship between the City of Tigard and TTSD, the City invited TTSD to partner in developing an intergovernmental agreement (IGA) that clearly details tasks, goals, and specific deliverables for the 2023-26 RTO grant cycle. This agreement was signed and executed by both parties in May of 2023. The City of Tigard and TTSD IGA strengthens current programs and introduces new objectives that will lead to safer, more walkable, and healthier neighborhoods in line with Tigard's adopted Strategic Vision.

The Tigard-TTSD IGA documents the shared goal of providing every child who wants to walk, roll, or ride the bus to school the ability to do so safely and comfortably. Tigard's SRTS program incorporates activities to ensure program services are equitably targeted and made available to the populations that need them the most. In practice, this means offering education and encouragement materials in multiple languages, holding events in underserved neighborhoods, providing free helmets to low-income populations, working one-on-one with families who need specific assistance, and supplying adaptive equipment for students with disabilities. Further, at its foundation, Tigard's SRTS program is designed to create a more inclusive, accessible, and equitable city for young people – one in which our community's youth can move about more independently and with more confidence.

The following initiatives are planned for the 2023-24 school year, consistent with the Tigard and TTSD IGA:

- **Walk+Roll to School Day:**
    - Fall event (Oct 4th) recap and participation summary.
    - Planning for Winter and Spring events this year.
    - *Equity action: Translated W+R flyers into 6 additional languages including Spanish, Arabic, Vietnamese, Chuukese, Marshallese, and Amharic.*
- **Tigard & Tualatin Bike Rodeos:**
    - Tigard Bike Rodeo (Sept 30th): Partnered with Tigard Police Department Open House to provide free helmets, bike safety checks, and bike skills instruction + stations.
    - Tualatin Bike Rodeo (Oct 1st): Bike Rodeo at Tualatin Elementary to utilize the recently installed "Traffic Playground."
    - *Equity Action: Utilized Metro's SRTS Walkshed Tool to choose Tualatin's Bike Rodeo location.*
- **Education:**
    - Completed Durham Elementary 2nd Grade Pedestrian/Scooter and 5th Grade Bike Safety Education.
    - Additional in-school education activities and programs planned for Spring of 2024.
    - Working with TTSD to shift 2nd grade education program to Physical Education (PE) curriculum.
    - *Equity Action: Provided free helmets for all students to ensure this offering is equitable and inclusive.*
- **School Circulation Plans:**
    - Worked with City of Tigard Traffic Engineer, TTSD, and Tigard High School to improve circulation and increase safety around school parking area.
- **Oregon Department of Transportation (ODOT) SRTS Competitive Grant Updates:**
    - Metzger Elementary: Currently completing Final Design Phase (to 90%), which finalizes the drawings and specifications and assembles construction bid packages. Up next: Solicitation documents will be prepared by Contracting and Procurement once they receive 100% design documents.
    - Templeton/Twality Schools: Completed project charter, schedule, and kick-off meeting. Currently in consultant solicitation, design, and permitting process. Up next: Interactive web page (Oct) and first Open House – 60% design (Dec 2023).

Dates of Previous and Potential Future Considerations
4/25/23 – City of Tigard and TTSD Intergovernmental Agreement Approved by City Council
5/30/23 – Metro approved RTO Grant application for SRTS Core Partner for 2023-26 grant cycle

Public Involvement / Engagement
The SRTS Program includes public involvement and engagement at the core of its program offerings. The public is engaged through a variety of methods including:
- Encouragement events such as the quarterly Walk+Roll to School Days,
- Education programs such as Bike Rodeos and in-school education,
- Equity actions such as translating program materials into multiple languages and removing barriers to participation in SRTS offerings,
- Engineering projects such as the development of safe school route maps and action plans, through capital project design and development processes, and school transportation circulation plans, and
- The Tigard on the Move monthly e-newsletter

Impacts (Community, Budget, Policies and Plans/Strategic Connection)
The SRTS program educates and encourages students and families to safely walk, bike, roll, or bus to school. The City of Tigard and TTSD IGA provides a roadmap to increase participation in in-school education as well as encouragement events like our quarterly Walk+Roll to School Challenges. The IGA also extends a commitment from both parties to address transportation challenges around schools and to

apply for SRTS infrastructure grant funds when available. The goals and deliverables outlined in the IGA are in alignment with a number of adopted City plans and strategies, outlined below.

- **2020 Strategic Vision**
  - The SRTS Program provides tangible outcomes in support of Tigard's Strategic Vision: "An equitable community that is walkable, healthy, and accessible for everyone."
- **2023 Racial Equity Action Plan**
  - The goals of the SRTS Program will further the community promise and supporting actions outlined in the Racial Equity Action Plan. As part of the SRTS 2023-26 grant cycle, equity will be a primary consideration when planning education and encouragement events. The SRTS coordinator will collaborate with TTSD's Director of Equity and Inclusion and the City of Tigard's DEIB Manager to ensure there are no barriers to program participation. Tigard's Social Vulnerability map and Metro's SRTS Walkshed Tool will be used to prioritize school engagement and program delivery methods. These efforts will serve to deliver on the following components of the 2023 Racial Equity Action Plan:
    - Community Promise: WE will ensure just and fair inclusion where all can participate, prosper, and reach their full potential.
    - Action: Use racial equity assessment tools in decision-making.
    - Action: Prioritize reorienting services, programs, projects, and practices toward racial equity policies.
- **2040 Transportation System Plan (TSP)**
  - The SRTS Program support the following 2040 TSP goals and policies:
    - Provide a safe, comfortable, and connected transportation system for all users, especially pedestrians and other vulnerable users.
    - Support environmental and community health by reducing our carbon footprint, minimizing impacts to natural resources, and addressing unequal health impacts of our transportation system on low-income communities and communities of color.
    - Improve quality of life for all, particularly historically marginalized and underserved communities, by providing access to jobs, schools, and essential services with convenient and affordable travel options.
    - Create livable neighborhoods that are designed to improve multimodal connections while discouraging unsafe interactions, such as speeding.
    - Make the most of transportation resources by leveraging funding opportunities, not overbuilding our system, and making investments that reduce ongoing system maintenance and preservation costs.
- **2023 – 2025 Council Goals**
  - The SRTS Program will further the following City Council Goals:
    - Address Community's Impact on the Climate – Help the community transition to more climate friendly transportation choices.
    - Enhance Community Safety + Accessibility – Improve traffic safety, provide equitable mobility options, and support climate goals. Improve mobility for all in the community.

ALTERNATIVES & RECOMMENDATION

Information only, no action requested.

ADDITIONAL RESOURCES

N/A

Attachments

Tigard SRTS Update to Council Oct 14 2023

Safe Routes to School Program







- *Update: 2023-24 School Year*

SRTS-TTSD Intergovernmental Agreement (IGA)

- **Signed:** May 2023
- **Goal:** Growth of City's SRTS Program and strong adoption of programs at TTSD schools.
- **Partnership:** Shared challenges, better solutions when we work together.

➢ ***Update:*** *Held first TTSD Core SRTS Group Meeting on August 22nd*

SRTS-TTSD Intergovernmental Agreement (IGA)

SRTS IGA Scope of Work
SRTS Coordinator: Hendrik Broekelschen

		2023 -24 Monthly Timeline												
Task	***Sub-Task***	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
Engagement	***Quarterly SRTS Meeting***														
Education	***Transition 2nd Grade EDU***														***
	K-1 Early Bike EDU														
Encouragement	***Multi-modal tranportation options (website)***														
	Promote Walk+Roll to School Events			***W+R***				***W+R***			***W+R***				
	Walking School Bus & Bike Train Process						***								
Engineering	***School Transportation Plans***														***
Evaluation	***Annual Student/Parent Survey***										***				

*** Deliverable

TIGARD

Walk+Roll to School Events

<Will Insert Photos from Oct 4th Walk+Roll to School Day>

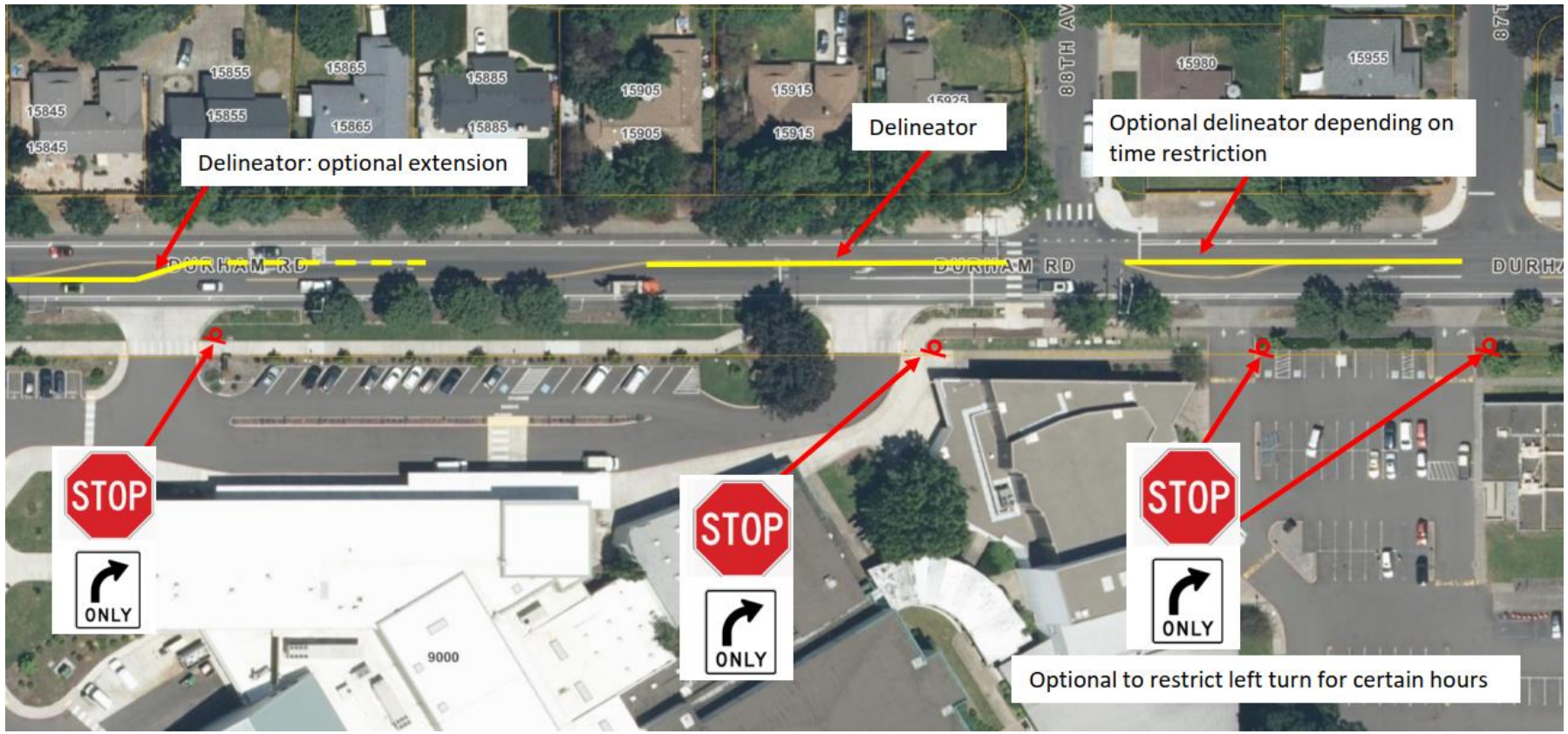
Tigard & Tualatin Bike Rodeos

<Will Insert Photos from Bike Rodeos after events on 9/30 & 10/1>

SRTS Education 2023-24 School Year

<Will Insert Photos from Durham Education Programs, Will Complete by Oct 6th>

School Circulation Plans



ODOT SRTS Competitive Construction Grants

- **Metzger/Locust:** City completed a 90% review of the Locust Street project. Next steps are to finalize the drawings and technical specifications.

➢ *Up Next: The city will prepare the construction bid package and the solicit an invitation to bid to contractors.*

- **Templeton/Twality:** Completed project charter and schedule, consultant has been selected – design starting now, project web page available.

➢ *Up Next: Planning for first Open House in January*

Discussion and Questions

-Thank you



Hendrik Broekelschen

Tigard Safe Routes to School Program Coordinator

TIGARD