

RESOLUTION NO. 791-R

A RESOLUTION ACCEPTING PROPERTY AND DEDICATING ITS USE FOR PUBLIC PURPOSES (CHERRY PARK ROAD AT 257TH AVENUE).

WHEREAS, The Portland Adventist Medical Center purchased a lot for construction of commercial medical facilities; and

WHEREAS, The Troutdale Planning Commission required, as a condition for approval (891-88-039CU), the dedication of approximately 5075 square feet of right-of-way for a roadway and other public purposes; and

WHEREAS, This dedication is in concert with the Public Facilities Plan to provide access to existing and future development.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

The City of Troutdale accepts property, described on the attached Exhibit A, Deed for Road Purposes, and as shown on the Map, Exhibit B, also attached.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 23RD DAY OF JANUARY, 1990.

YEAS 6

NAYS 0

ABSTAINED 0

Sam K Cox  
Sam K. Cox, Mayor

Date Signed: 1-24-90

ATTEST:

Valerie J. Raglione  
Valerie J. Raglione  
City Recorder

PW81:56

061348

STATE OF OREGON  
Multnomah County

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County



In Book BOOK 2322 PAGE 337 On Page

witness my hand and seal of office affixed.  
Recorder of Conveyances

M Burton  
Deputy

5

## DEED FOR ROAD UTILITY AND OTHER PUBLIC PURPOSES

KNOW ALL MEN BY THESE PRESENTS, That the Portland Adventist Medical Center of Multnomah County, Oregon, in consideration of \$0.00 Dollars and other good and valuable considerations, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said City of Troutdale, a municipal corporation of the State of Oregon, its successors and assigns, a perpetual easement for road purposes in, upon, and across the property hereinafter described, and has forever dedicated, and does hereby forever dedicate to the use of the public as a public road, all the following bounded and described real property situated in the City of Troutdale, County of Multnomah and State of Oregon, to wit:

A tract of land located in the southwest one-quarter of the northeast one-quarter of Section 35, Township 1 North, Range 3 East, Willamette Meridian, Multnomah County, Oregon, being more particularly described as follows:

Commencing at the southeast corner of the north one-half of the southwest one-quarter of the northeast one-quarter of said Section 35, said corner also being the southeast corner of that certain tract of land conveyed to the City of Troutdale, a municipal corporation, by deed recorded March 6, 1987 in Book 1985, Page 452, Deed records, thence north  $01^{\circ}22'53''$  east, along the east line of said City of Troutdale tract, a distance of 120.00 feet to the northeast corner thereof; thence continuing north  $01^{\circ}22'53''$  east along the east line of the north one-half of the southwest one-quarter of the northeast one-quarter of said Section 35, a distance of 514.41 feet the TRUE POINT OF BEGINNING of the tract herein to be described said point being south  $01^{\circ}22'53''$  west a distance of 30.00 feet from the northeast corner of the said north one-half; thence north  $88^{\circ}21'55''$  west parallel to and 30.00 feet south of the north line of said north one-half a distance of 139.51 feet to the beginning of a 25.00 foot radius tangent curve to the left; thence along the arc of said curve through a central angle of  $90^{\circ}14'32''$  a distance of 39.38 feet (the long chord bears south  $46^{\circ}30'49''$  west a distance of 35.43 feet) to the east right of way line of a 90.00 foot wide road known as N.E. 257th Drive; thence north  $01^{\circ}23'33''$  east, along said east right of way line a distance of 55.11 feet to a point in the north line of the said north one-half; thence south  $88^{\circ}21'55''$  east, along the said north line, a distance of 164.61 feet to the northeast corner of the said north one-half; thence south  $01^{\circ}22'53''$  west, along the east line of the said north one-half, a distance of 30.00 feet to the above referenced True Point of Beginning. The above described tract of land containing 5075 square feet, more or less.

TO HAVE AND TO HOLD the above granted right-of-way unto the said City of Troutdale, its successors and assigns, forever.

Chuck Nagele 1-19-90  
Chuck Nagele vice President

PORTLAND ADVENTIST MEDICAL CENTER

STATE OF OREGON )  
 ) ss.  
COUNTY OF MULTNOMAH )

Personally appeared the above named Chuck Nagele, Portland Adventist Medical Center, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME: Joseph H. Comfort  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-12-94

IN WITNESS WHEREOF, The City of Troutdale, pursuant to a resolution passed by the Common Council of the City of Troutdale, duly and legally adopted, has caused these presents to be signed by its Mayor, Sam K. Cox, and its City seal to be hereunto affixed this 19th day of January, 1990.

Sam K Cox  
Sam K. Cox, Mayor

Date Signed: 1-24-90

STATE OF OREGON )  
 ) ss.  
COUNTY OF MULTNOMAH )

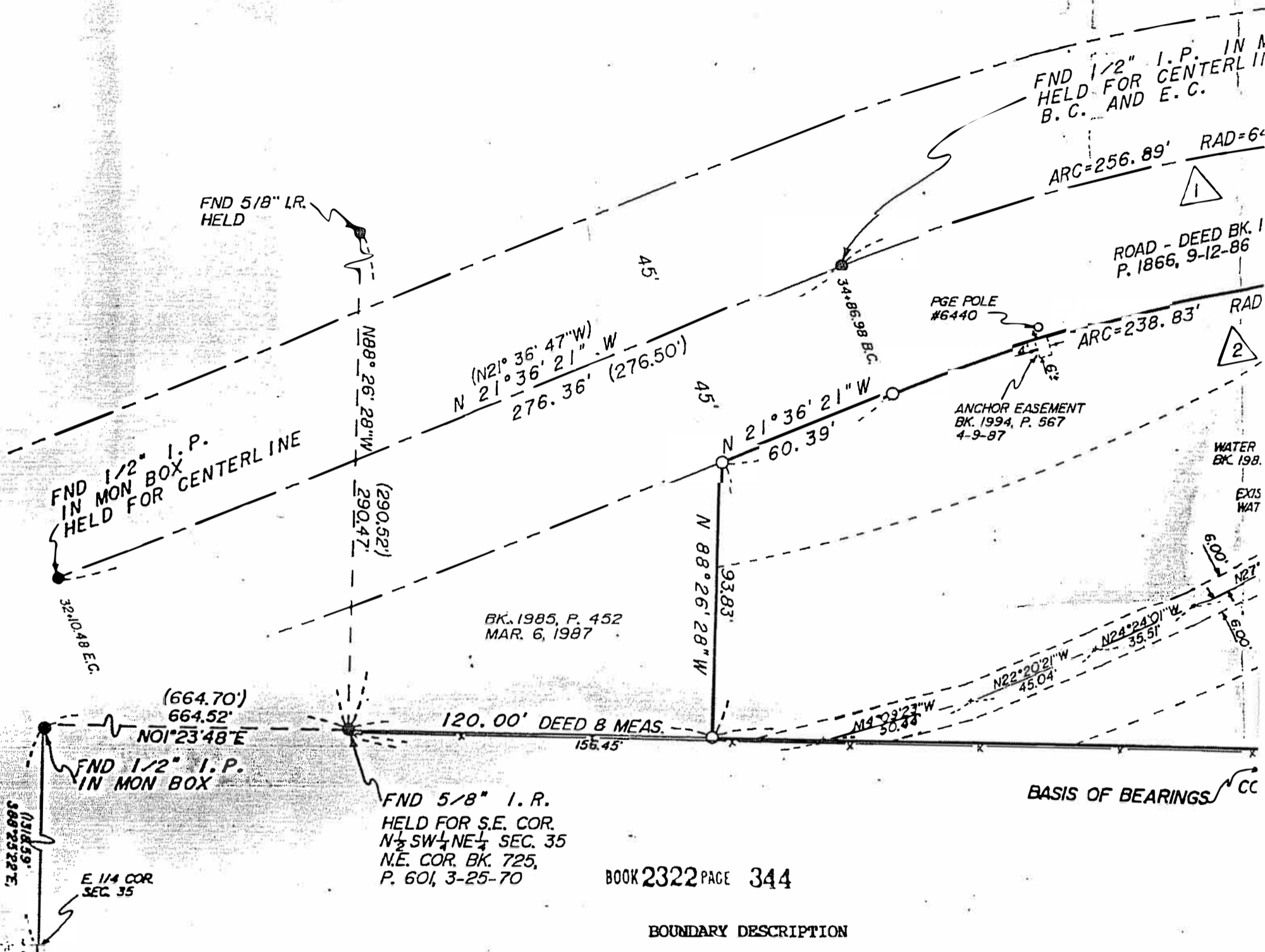
Personally appeared the above named Sam K. Cox, Mayor, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME: Marianne Bess  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5-18-90



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARIES OF THAT PORTION OF THE N1/2SW1/4NE1/4 SECTION 35 LYING EAST OF 257TH AVENUE AND NORTH OF THAT TRACT DESCRIBED IN BOOK 1985, PAGE 452, RECORDED MARCH 6, 1987. I PROCEEDED BY LOCATING MONUMENTS FOUND OR SET AS SHOWN ON MULTNOMAH COUNTY ROAD RECORD 88/7. THESE MONUMENTS WERE TIED FROM A RANDOM TRAVERSE AND COORDINATED. I HELD THE 3/4 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER AND THE 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE N1/2SW1/4NE1/4 OF SAID SECTION 35. THE SOUTH LINE OF SUBJECT TRACT WAS HELD PARALLEL WITH THE SOUTH LINE OF SAID N1/2SW1/4NE1/4 PER MONUMENTS FOUND ALONG SAID LINE. THE NORTH LINE OF SUBJECT TRACT WAS ESTABLISHED PER THE BEARING SHOWN ON COUNTY ROAD RECORD 88/7. ALL HORIZONTAL AND ZENITH ANGLES AND DISTANCES WERE MEASURED WITH A LIETZ SET 4. THE BASIS OF BEARINGS IS THE EAST LINE OF THE N1/2SW1/4NE1/4 AS MONUMENTED AND SHOWN ON COUNTY ROAD RECORD 88/7.



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**BOUNDARY DESCRIPTION**

A tract of land located in the southwest one-quarter of the northeast one-quarter of Section 35, Township 1 North, Range 3 East, Willamette Meridian, Multnomah County, Oregon, being more particularly described as follows:

Commencing at the southeast corner of the north one-half of the southwest one-quarter of the northeast one-quarter of said Section 35, said corner also being the southeast corner of that certain tract of land conveyed to the City of Troutdale, a municipal corporation, by deed recorded March 6, 1987 in Book 1985, Page 452, Deed Records, thence north 01° 22' 53" east, along the east line of said City of Troutdale tract, a distance of 120.00 feet to the northeast corner thereof and the TRUE POINT OF BEGINNING of the tract herein to be described; thence continuing north 01° 22' 53" east, along the east line of the north one-half of the southwest one-quarter of the northeast one-quarter of said Section 35, a distance of 544.41 feet to the northeast corner of the north one-half of the southwest one-quarter of the northeast one-quarter of said Section 35; thence north 88° 21' 55" west, along the north line of the north one-half of the southwest one-quarter of the northeast one-quarter of said Section 35, a distance of 164.61 feet to a point in the east line of a 90 foot wide roadway known as N. E. 257th Drive as shown on Record Survey No. 50425, Multnomah County Survey Records; thence south 01° 23' 33" west, along last said east line, a distance of 256.78 feet to the beginning of a 595.00 foot radius tangent curve; thence continuing along last said east line and along the arc of said curve through a central angle of 22° 59' 45" a distance of 238.83 feet to a point of tangency; thence continuing along last said east line south 21° 36' 21" east a distance of 60.39 feet to the northwest corner of said City of Troutdale tract; thence south 88° 26' 28" east, along the north line of said City of Troutdale tract, a distance of 93.83 feet to the point of beginning. The above described tract containing 1.900 acres, more or less.

DATE	SCALE
JUNE 9, 1988	1" = 40'
DRAWN BY	FILE NO.
DLM	88-034

KENT W. COX AND ASSOCIATES, INC.	
CONSULTING ENGINEERS - LAND SURVEYORS	
204 NORTHEAST KELLY AVENUE	
GRESHAM, OREGON 97030 667-4484	
ENGINEERING	PLANNING
SURVEYING	LAND DEVELOPMENT

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ATA

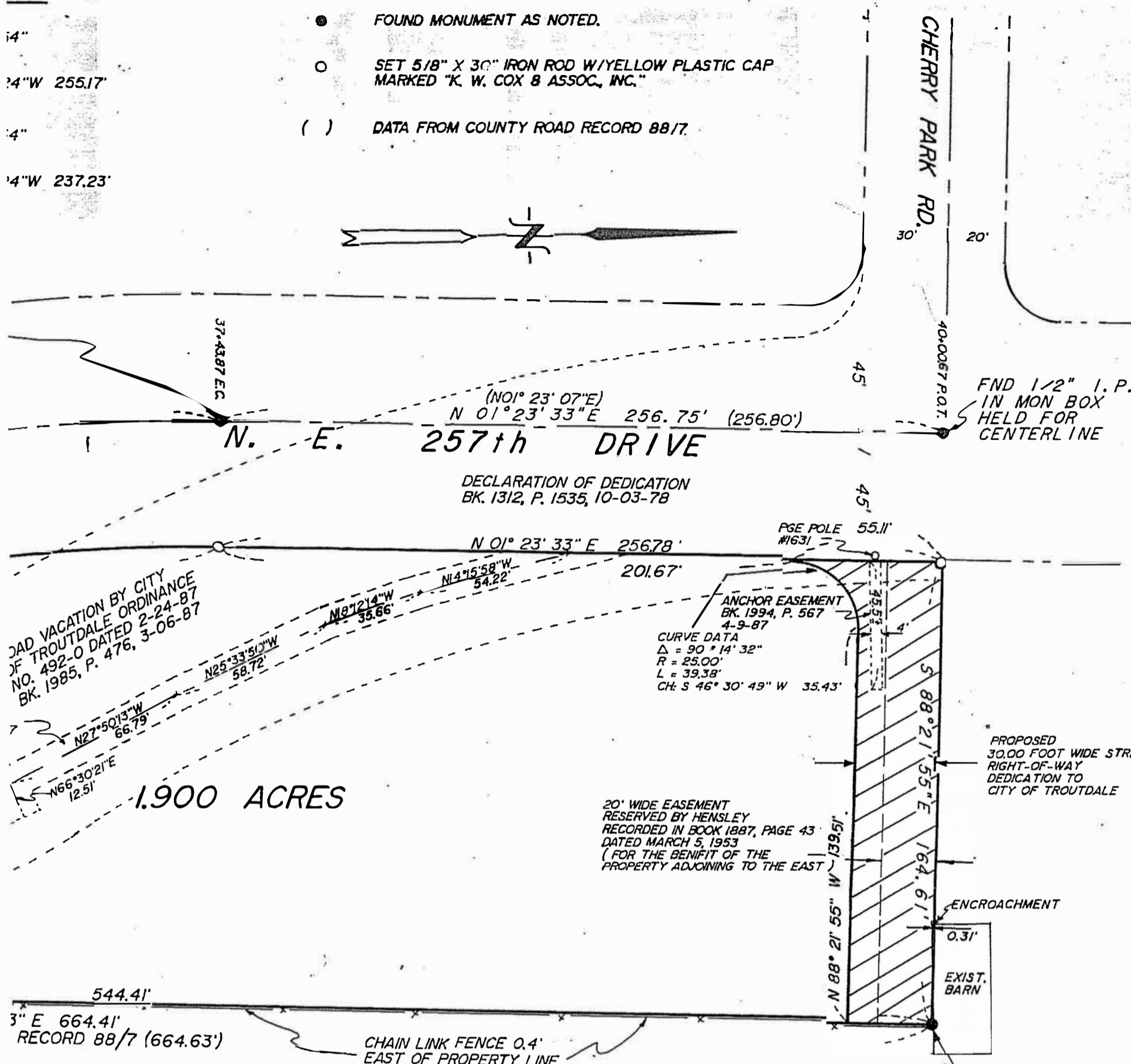
1/4"

1/4"W 255.17'

1/4"

1/4"W 237.23'

- FOUND MONUMENT AS NOTED.
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "K. W. COX & ASSOC., INC."
- ( ) DATA FROM COUNTY ROAD RECORD 88/7.



CERTIFICATE OF SURVEY

I, Donald L. McConnell, hereby certify to Transamerica Title Insurance Company, Reynolds School District No. 7 and Portland Adventist Medical Center that the property herein described was surveyed by me or under my direction, that this survey was made on the ground as per the record description and that it is correct and is the true findings of a survey for transfer of ownership purposes; further that it shows the true location of improvements and easements of record. The encroachments shown hereon are the only visible encroachments either way across property lines.

*Donald L. McConnell*

Donald L. McConnell  
Oregon P.L.S. 859

*June 13, 1988*  
Date

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Donald L. McConnell*  
OREGON  
JULY 12, 1968  
DONALD L. MCCONNELL  
859

THIS SURVEY IS  
BASED ON PS 50425

1/4 SHEET 2956

**A.L.T.A. SURVEY**  
FOR REYNOLDS SCHOOL DISTRICT NO. 7  
AND PORTLAND ADVENTIST MEDICAL CENTER  
IN THE N 1/2 SW 1/4 NE 1/4 SECTION 35, T.1N., R.3E. W.M.  
CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON

SHEET

