

RESOLUTION NO. 1294-O

A RESOLUTION ACCEPTING A NEW STREET RIGHT-OF-WAY AT THE REYNOLDS MIDDLE SCHOOL SITE FROM THE REYNOLDS SCHOOL DISTRICT

WHEREAS, this new street right-of-way dedication from the Reynolds School District was necessary for the welfare of the citizens of Troutdale; and

WHEREAS, City staff have reviewed the attached description prepared by Kent Cox, of Kent Cox and Associates of Gresham; and

WHEREAS, the legal description of this right-of-way dedication, along with its respective exhibit drawings, have been found to be accurate and in accordance with the Troutdale City standards; and

WHEREAS, this permanent right-of-way dedication is being done at no cost to the City; and

WHEREAS, within this proposed public right-of-way, Reynolds School District, as part of the construction of a new middle school, has agreed to fully improve the aforesaid right-of-way with a new City-owned street named SW Lucas Avenue; and

WHEREAS, these proposed street improvements will be completed at the expense of Reynolds School District (with the exception of the sidewalk on the east side of SW Lucas Avenue and north of SW 26th Street); and

WHEREAS, these public improvements, within this proposed right-of-way, will include street lights, concrete curbs and gutters, sidewalks, wheel chair ramps, paved streets with street pedestrian bomanite cross walks, and storm drainage, sanitary and water utilities necessary to serve this new school facility; and

WHEREAS, during the construction of all public facilities, the City of Troutdale will inspect these facilities and all costs associated with such inspection services will also be paid for by the Reynolds School District; and

WHEREAS, Reynolds School District recognizes that all proposed public utilities will become publicly owned once all these utilities have been built in accordance to the most recent set of Construction Standards for Public Works Facilities, released in March 1996; and

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

That this new street right-of-way at the Reynolds Middle School, as dedicated by the Reynolds School District be accepted as part of the publicly owned City street system.

Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk



98178672 11:49am 10/05/98

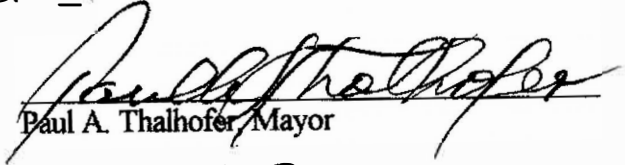
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AFTER RECORDING PLEASE RETURN TO:
GEORGE MARTINEZ, CITY RECORDER
CITY OF TROUTDALE
104 SE KIBLING AVE.
TROUTDALE, OR. 97060

003 60008918 06 11
E79 7 0.00 35.00 0.00 20.00

7

YEAS: 7
NAYS: 0
ABSTAINED: 0


Paul A. Thalhofer, Mayor

Dated: 1-16-97


George Martinez, City Recorder

Adopted: 1-14-97

ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

KENT W. COX and ASSOCIATES, INC.
Consulting Engineers — Land Surveyors
204 N.E. KELLY AVENUE
GRESHAM, OREGON 97030
(503) 667-4464
FAX (503) 665-9634



Registration:
Oregon
Idaho
Washington

Affiliations:
American Society of Civil Engineers
Professional Land Surveyors of Oregon
American Congress of Surveying and Mapping

VARIABLE WIDTH PUBLIC STREET
RIGHT-OF-WAY DESCRIPTION
FILE NO. 96 041RD
REVISED NOVEMBER 10, 1996

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, STATE OF OREGON, AND WITHIN THE WILLIAM C. MITCHELL DONATION LAND CLAIM AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

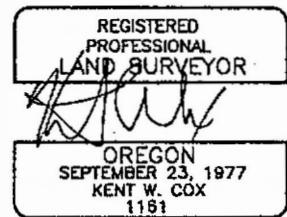
COMMENCING AT A POINT ON THE NORTH LINE OF THE WILLIAM C. MITCHELL DONATION LAND CLAIM THAT IS 891.00 FEET SOUTH $88^{\circ}12'46''$ EAST OF THE NORTHWEST CORNER OF SAID MITCHELL DONATION LAND CLAIM, SAID POINT BEING MARKED BY A BRASS SCREW SET IN CONCRETE, SAID POINT FURTHER BEING AN ANGLE POINT ALONG THE EAST LINE OF THE DULY RECORDED SUBDIVISION OF "GORGE VIEW"; THENCE SOUTH $88^{\circ}12'46''$ EAST ALONG THE SAID NORTH LINE OF THE WILLIAM C. MITCHELL DONATION LAND CLAIM, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 7, BLOCK 2 OF SAID "GEORGE VIEW" AND THE SOUTH LINE OF THE DULY RECORDED SUBDIVISION OF "TETON RIDGE", A DISTANCE OF 536.74 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 2 OF SAID "TETON RIDGE" AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. SUNDIAL AVENUE, A 50.00 FOOT WIDE PUBLIC STREET; THENCE SOUTH $88^{\circ}12'46''$ EAST ALONG LAST SAID SOUTH LINE A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, OF SAID "TETON RIDGE" AND TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID S.W. SUNDIAL AVENUE; THENCE SOUTH $01^{\circ}47'14''$ WEST A DISTANCE OF 15.50 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 32.99 FEET ALONG THE ARC OF A 21.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$ (LONG CHORD BEARS SOUTH $43^{\circ}12'46''$ EAST A DISTANCE OF 29.70 FEET) TO A POINT OF TANGENCY, THENCE SOUTH $88^{\circ}12'46''$ EAST PARALLEL TO AND 36.50 FEET SOUTH OF THE SOUTH LINE OF SAID "TETON RIDGE" AND ITS EASTERLY PROJECTION A DISTANCE OF 133.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 123.86 FEET ALONG THE ARC OF A 115.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $61^{\circ}42'34''$ (LONG CHORD BEARS SOUTH $57^{\circ}21'30''$ EAST A DISTANCE OF 117.96 FEET) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 16.50 FOOT WIDE PUBLIC ROADWAY, AS DESCRIBED IN BOOK 1376, PAGE 1014 RECORDED AUGUST 22, 1979 IN THE MULTNOMAH COUNTY RECORDERS OFFICE; THENCE SOUTH $00^{\circ}27'31''$ WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 16.50 FOOT ROADWAY A DISTANCE OF 221.96 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTHWESTERLY 2.23 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS NON-TANGENT CIRCULAR CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $00^{\circ}23'38''$ (LONG CHORD BEARS SOUTH $16^{\circ}37'56''$ WEST A DISTANCE OF 2.23 FEET) TO A POINT OF TANGENCY; THENCE SOUTH $16^{\circ}47'42''$ WEST 80.11 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 38.48 FEET ALONG THE ARC OF A 21.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $105^{\circ}00'00''$ (LONG CHORD BEARS SOUTH $35^{\circ}42'18''$ EAST A DISTANCE OF 33.32 FEET) TO A POINT OF TANGENCY ON THE

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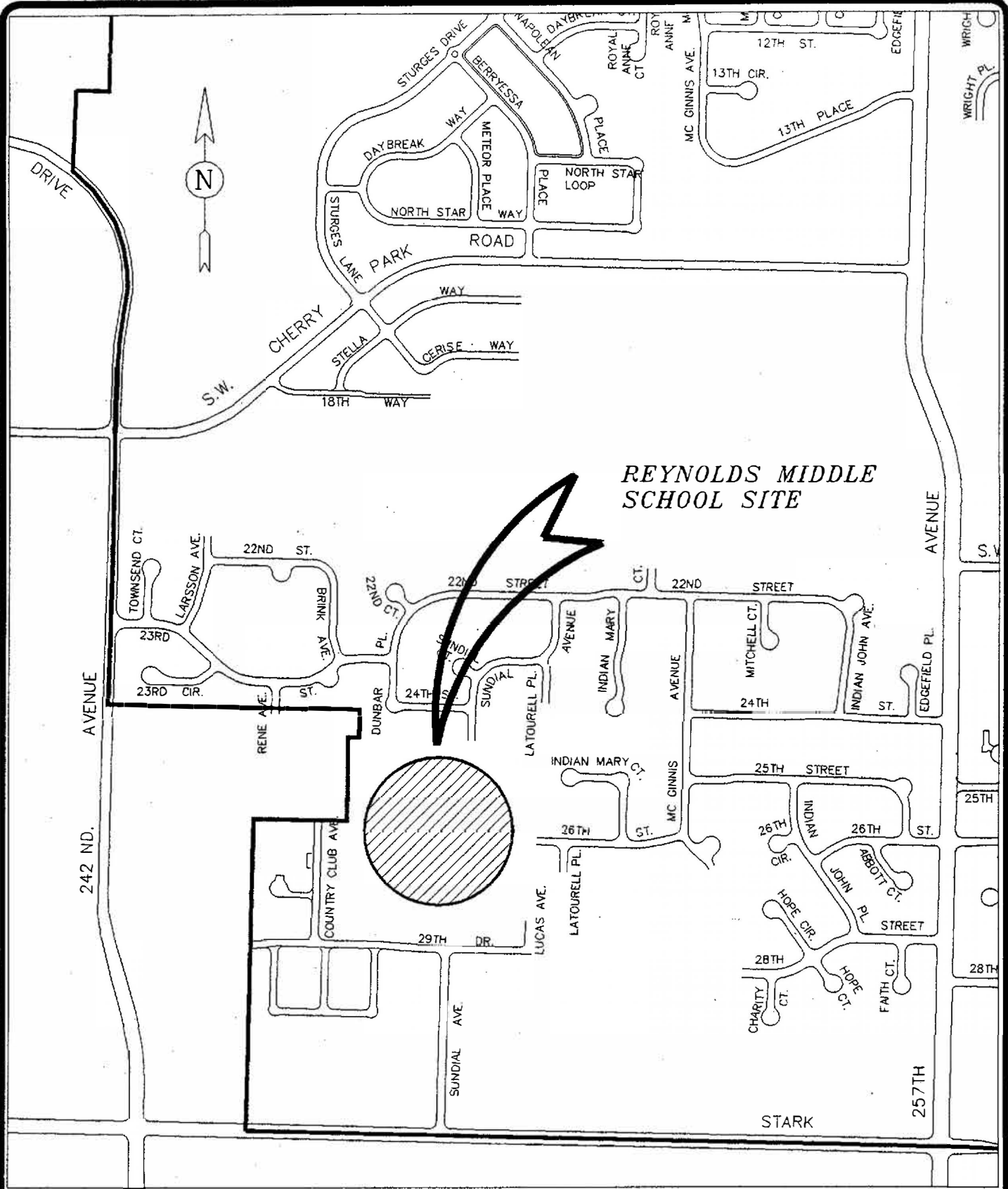
WESTERN EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF S.W. 26TH STREET; THENCE SOUTH $88^{\circ}12'18''$ EAST ALONG SAID WESTERN EXTENSION A DISTANCE OF 3.49 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID 16.50 FOOT PUBLIC ROADWAY THENCE; SOUTH $00^{\circ}27'31''$ WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET; THENCE NORTH $88^{\circ}12'18''$ WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF S.W. 26TH STREET A DISTANCE OF 4.66 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 38.48 FEET ALONG THE ARC OF A 21.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $105^{\circ}00'00''$ (LONG CHORD BEARS SOUTH $39^{\circ}17'16''$ WEST A DISTANCE OF 33.32 FEET) TO A POINT OF TANGENCY; THENCE SOUTH $13^{\circ}12'18''$ EAST A DISTANCE OF 108.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID 16.50 FOOT WIDE PUBLIC ROADWAY; THENCE SOUTH $00^{\circ}27'31''$ WEST ALONG LAST SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 206.27 FEET; THENCE NORTH $88^{\circ}12'46''$ WEST A DISTANCE OF 33.50 FEET; THENCE NORTH $00^{\circ}27'31''$ EAST 98.69 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 65.58 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $13^{\circ}39'50''$ (LONG CHORD BEARS NORTH $06^{\circ}22'23''$ WEST A DISTANCE OF 65.43 FEET) TO A POINT OF TANGENCY; THENCE NORTH $13^{\circ}12'18''$ WEST A DISTANCE OF 139.79 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 19.12 FEET ALONG THE ARC OF A 21.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $52^{\circ}10'09''$ (LONG CHORD BEARS NORTH $39^{\circ}17'22''$ WEST A DISTANCE OF 18.47 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 14.42 FEET ALONG THE ARC OF A 54.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $15^{\circ}17'57''$ (LONG CHORD BEARS NORTH $57^{\circ}43'28''$ WEST A DISTANCE OF 14.38 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 19.47 FEET ALONG THE ARC OF A 21.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $53^{\circ}07'48''$ (LONG CHORD BEARS NORTH $76^{\circ}38'24''$ WEST A DISTANCE OF 18.78 FEET) TO A POINT OF TANGENCY; THENCE SOUTH $76^{\circ}47'42''$ WEST A DISTANCE OF 8.00 FEET; THENCE NORTH $13^{\circ}12'18''$ WEST A DISTANCE OF 48.00 FEET; THENCE NORTH $76^{\circ}47'42''$ EAST A DISTANCE OF 8.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 19.47 FEET ALONG THE ARC OF A 21.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $53^{\circ}07'48''$ (LONG CHORD BEARS NORTH $50^{\circ}13'48''$ EAST A DISTANCE OF 18.78 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 42.69 FEET ALONG THE ARC OF A 54.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $45^{\circ}17'57''$ (LONG CHORD BEARS NORTH $46^{\circ}18'52''$ EAST A DISTANCE OF 41.59 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 19.12 FEET ALONG THE ARC OF A 21.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $52^{\circ}10'09''$ (LONG CHORD BEARS NORTH $42^{\circ}52'46''$ EAST A DISTANCE OF 18.47 FEET) TO A POINT OF CURVATURE; THENCE NORTH $16^{\circ}47'42''$ EAST A DISTANCE OF 80.82 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY 78.41 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $16^{\circ}20'10''$ (LONG CHORD BEARS NORTH $08^{\circ}37'40''$ EAST A DISTANCE OF 78.14 FEET) TO A POINT OF TANGENCY THAT IS 37.50 FEET WESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE WEST RIGHT-OF-WAY LINE OF SAID 16.50 FOOT PUBLIC RIGHT-OF-WAY; THENCE NORTH $00^{\circ}27'31''$ EAST PARALLEL TO AND 37.50 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO, SAID LAST WEST RIGHT-OF-WAY LINE A DISTANCE OF 80.55 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 100.59 FEET ALONG THE ARC OF A 65.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $88^{\circ}40'18''$ (LONG CHORD BEARS NORTH $43^{\circ}52'38''$ WEST A DISTANCE OF 90.85 FEET) TO A POINT OF TANGENCY THAT IS 86.50 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE EASTERLY

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PROJECTION OF THE SOUTH LINE OF SAID "TETON RIDGE"; THENCE NORTH $88^{\circ}12'46''$ WEST PARALLEL TO AND 86.50 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID "TETON RIDGE" AND ITS EASTERLY PROJECTION A DISTANCE OF 133.40 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 111.53 FEET ALONG THE ARC OF A 71.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$ (LONG CHORD BEARS NORTH $43^{\circ}12'46''$ WEST A DISTANCE OF 100.41 FEET) TO A POINT OF TANGENCY THAT IS SOUTH $01^{\circ}47'14''$ WEST FROM THE ABOVE REFERENCED TRUE POINT OF BEGINNING; THENCE NORTH $01^{\circ}47'14''$ EAST A DISTANCE OF 15.50 FEET TO THE ABOVE REFERENCED TRUE POINT OF BEGINNING. CONTAINING 52,333 SQUARE FEET MORE OR LESS. THE BASIS FOR BEARINGS AND DISTANCES FOR THIS DESCRIPTION IS BOUNDARY SURVEY NUMBER 49405 ON FILE IN THE MULTNOMAH COUNTY SURVEYOR'S OFFICE.



RENEWS: 12/31/97



FILE NAME: REYNOLDS MIDDLE SCHOOL
 TITLE BLOCK: T88X11
 EXTERNAL REFERENCES: NONE
 PLOT DATE: 12-29-96
 BY: J.M.
 PREVIOUS REVISION DATE: NONE



DEPARTMENT OF PUBLIC WORKS
 CITY OF TROUTDALE
 RIGHT-OF-WAY
 ACQUISITION

MULTNOMAH COUNTY, OREGON
 DECEMBER 1996