

RESOLUTION NO. 1619

A RESOLUTION ACCEPTING TWO UTILITY EASEMENTS FOR STREET LIGHTS AND ONE UTILITY EASEMENT FOR A WATER UTILITY FROM REYNOLDS SCHOOL DISTRICT AT REYNOLDS HIGH SCHOOL

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. Reynolds School District is constructing a Performing Arts Center and parking lots at Reynolds High School. These improvements require the widening of SW Imagination Way and the installation of two new street lights and waterline improvements on school property immediately east of the street right-of-way.
2. To assure access for the City and the Mid-County Lighting District to these utilities, the School District is providing easements to accommodate each utility.
3. The City desires to accept those easements.

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


Section 1. The City accepts the Utility Easement granted by the Reynolds School District which is attached hereto as Attachment A for street light purposes.

Section 2. The City accepts the Utility Easement granted by the Reynolds School District which is attached hereto as Attachment B for water utility purposes.

Section 3. The City accepts the Utility Easement granted by the Reynolds School District which is attached hereto as Attachment C for street light purposes.

Section 4. This Resolution is effective upon adoption.

YEAS: 5
NAYS: 0
ABSTAINED: 0


Paul Thalhofer, Mayor
Dated: 7-24-02


Debbie Stickney, City Recorder

Adopted: July 23, 2002

After Recording Retr To:
Debbie Stickney, City Recorder
City of Troutdale
104 SE Kibling Ave.
Troutdale, OR 97060

Recorded in the County of Multnomah, Oregon
C. St. Deputy Clerk
Total : 44.00
2002-137687 08/02/2002 02:35:17pm ATEB
A49 6 REC SUR DOR OLIS
30.00 3.00 10.00 1.00

UTILITY EASEMENT

This Utility Easement Agreement ("AGREEMENT") is entered into by the Reynolds School District in the City of Troutdale ("GRANTOR"), and the CITY OF TROUTDALE, an Oregon municipal corporation ("GRANTEE"), as of the date the GRANTOR signs the Certificate of Grantor.

RECITALS

A. GRANTOR owns the property described in this Agreement under paragraph 10 (the "Easement Area").

B. GRANTEE is a corporation in the State of Oregon which owns, maintains, and operates utilities.

C. The purpose of this Agreement is to grant a utility easement to GRANTEE for access and use of the Easement Area.

EASEMENT GRANTED

1. **Grant.** GRANTOR hereby grants to GRANTEE, and GRANTEE hereby accepts from GRANTOR, a nonexclusive easement for the Easement Area so that GRANTEE may construct, install, operate, maintain, repair, replace, and/or modify a streetlight and light pole.
2. **Limitations.** Prior to commencing any work in the Easement Area, GRANTOR shall submit construction plans to GRANTEE for review and approval. Any damages to GRANTOR's properties caused by GRANTEE's construction, installation, operation, maintenance, repair, replacement, or modification of the streetlight and light pole within the Easement Area shall be repaired or replaced by GRANTEE.
3. **Use and Access.** GRANTOR shall allow GRANTEE unrestricted access to the Easement Area at all times to properly construct, install, operate, maintain, repair, replace, and/or modify the streetlight and light pole.
4. **Binding Effect, Run with the Land.** This Agreement shall run with the land as to all real property burdened and benefited, and shall inure to the benefit of GRANTOR, GRANTEE and their respective successors and assigns.
5. **Attorney Fees.** In the event legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred in the trial court and any appeal therefrom. The term "action" shall be deemed to include action commenced in the Bankruptcy Court of the United States and any other court of general or limited jurisdiction. The reference to "costs" includes, but is not limited to, deposition costs (discovery and otherwise), witness fees (expert and otherwise),


out-of-pocket costs, title search and report expenses, survey costs, surety bonds and any other reasonable expenses.

6. **Severability.** If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.
7. **Integration.** This Agreement constitutes the entire, final and complete agreement of the parties pertaining to this utility easement, and supersedes and replaces all other written and oral agreements heretofore made or existing by and between the parties or their representatives insofar as the Easement Area is concerned. Neither party shall be bound by any promises, representations or agreements except as are expressly set forth herein.
8. **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the state of Oregon. The parties agree to venue in Multnomah County, state of Oregon.
9. **Nonwaiver.** Failure by either party at any time to require performance by the other party of any of the provisions in this Agreement shall in no way affect the party's rights under the Agreement to enforce the provisions in this Agreement, nor shall any waiver by a party of the breach of the provisions in this Agreement be held to be a waiver of any succeeding breach or a waiver of this nonwaiver clause.
10. **Easement Area.** The Easement Area is that tract of land described as Tract A on the attached Exhibit 1.

CERTIFICATE OF GRANTOR

I, John Deeder, owner or the authorized representative of the owner of the property described above, hereby certify that the foregoing easement is granted to the City of Troutdale.

Dated this 13th day of June, 2002.

By: 
Grantor's Signature

John Deeder
Assistant Superintendent of Schools
Reynolds School District
1204 NE 201st Avenue
Fairview, OR 97024-9642

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

Personally appeared the above named John Deeder and acknowledged the foregoing instrument to be the voluntary act and deed of the Reynolds School District.

BEFORE ME 
Notary Public for Oregon
Commission Expires: June 24, 2005



(seal)

ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

Registration:
Oregon
Idaho
Washington

KENT W. COX and ASSOCIATES, INC.
Consulting Engineers -- Land Surveyors

204 N.E. KELLY AVENUE
GRESHAM, OREGON 97030-7544
(503) 667-4464
FAX (503) 665-9634

EXHIBIT I



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

Description for Proposed Public Utility Easements

West side of Reynolds High School site
East side of S.W. Imagination Way
Reynolds School District to City of Troutdale
April 17, 2002
01-036(ed)

Three tracts of land located in the southeast quarter of the northwest quarter of Section 35, Township 1 North, Range 3 East of the Willamette Meridian, City of Troutdale, Multnomah County, State of Oregon and more particularly described as follows:

Tract A -- 3.50' x 5.00' utility easement

Commencing at the center quarter corner of said Section 35 being marked by a 4¼ inch diameter brass disc in a 6-inch by 6-inch concrete monument; thence North 88°17'01" West along the south line of said northwest quarter a distance of 286.36 feet to a ¾ inch diameter iron pipe with a yellow plastic cap marked "Mult. Co. Survey" and to the southeast corner of that tract of land described in Multnomah County deed book 536 at page 86 as recorded in 1946; thence North 01°35'44" East along the east line thereof a distance of 981.76 feet to a point of curvature; thence 3.78 feet along the arc of a 16.50-foot radius curve to the right, through a central angle of 13°49'11" (the chord of which bears North 72°43' 00" East a distance of 3.97 feet); thence North 01°38'28" East a distance of 136.59 feet to the TRUE POINT OF BEGINNING of this description; thence North 01°38'28" East a distance of 5.00 feet to a point herein after referred to as Point "B"; thence South 88°21'32" East a distance of 3.50 feet ; thence South 01°38'28" West a distance of 5.00 feet; thence North 88°21'32" West a distance of 3.50 feet to the above referenced TRUE POINT OF BEGINNING.

Tract B -- 10.00' x 56.00' utility easement

Commencing at the above referenced Point "B"; thence North 01°38'28" East a distance of 11.28 feet; thence North 01°38'36" East a distance of 2.93 feet to the TRUE POINT OF BEGINNING of this description; thence North 01°38'36" East a distance of 51.07 feet; thence North 01°38'24" East a distance of 4.93 feet to a point herein after referred to as Point "C"; thence North 88°21'24" East a distance of 10.00 feet; thence South 01°38'36" West a distance of 56.00 feet; thence South 88°21'24" West a distance of 10.00 feet to the above referenced TRUE POINT OF BEGINNING.

Tract C -- 3.50' x 5.00' utility easement

Commencing at the above referenced Point "C"; Thence North 01°38'24" East a distance of 59.78 feet to the TRUE POINT OF BEGINNING of this description; thence North 01°38'24" East a distance of 5.00 feet; thence South 88°21'36" East a distance of 3.50 feet; thence South 01°38'24" West a distance of 5.00 feet; thence North 88°21'36" West a distance of 3.50 feet to the above referenced TRUE POINT OF BEGINNING.

After Recording Return To:
Debbie Stickney, City Recorder
City of Troutdale
104 SE Kibling Ave.
Troutdale, OR 97060

Recorded in the County of Multnomah, Oregon
C. Swi Deputy Clerk
Total : 44.00
2002-137688 08/02/2002 02:35:17pm ATESB
A49 6 REC SUR DOR OLIS
30.00 3.00 10.00 1.00

UTILITY EASEMENT

This Utility Easement Agreement ("AGREEMENT") is entered into by the Reynolds School District in the City of Troutdale ("GRANTOR"), and the CITY OF TROUTDALE, an Oregon municipal corporation ("GRANTEE"), as of the date the GRANTOR signs the Certificate of Grantor.

RECITALS

A. GRANTOR owns the property described in this Agreement under paragraph 10 (the "Easement Area").

B. GRANTEE is a corporation in the State of Oregon which owns, maintains, and operates utilities.

C. The purpose of this Agreement is to grant a utility easement to GRANTEE for access and use of the Easement Area.

EASEMENT GRANTED

1. **Grant.** GRANTOR hereby grants to GRANTEE, and GRANTEE hereby accepts from GRANTOR, a nonexclusive easement for the Easement Area so that GRANTEE may construct, install, operate, maintain, repair, replace, and/or modify a public water utility.
2. **Limitations.** Prior to commencing any work in the Easement Area, GRANTOR shall submit construction plans to GRANTEE for review and approval. Any damages to GRANTOR's properties caused by GRANTEE's construction, installation, operation, maintenance, repair, replacement, or modification of its water main within the Easement Area shall be repaired or replaced by GRANTEE.
3. **Use and Access.** GRANTOR shall allow GRANTEE unrestricted access to the Easement Area at all times to properly construct, install, operate, maintain, repair, replace, and/or modify its water main.
4. **Binding Effect, Run with the Land.** This Agreement shall run with the land as to all real property burdened and benefited, and shall inure to the benefit of GRANTOR, GRANTEE and their respective successors and assigns.
5. **Attorney Fees.** In the event legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred in the trial court and any appeal therefrom. The term "action" shall be deemed to include action commenced in the Bankruptcy Court of the United States and any other court of general or limited jurisdiction. The reference to "costs" includes, but is not limited

to, deposition costs (discovery and otherwise), witness fees (expert and otherwise), out-of-pocket costs, title search and report expenses, survey costs, surety bonds and any other reasonable expenses.

6. **Severability.** If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.
7. **Integration.** This Agreement constitutes the entire, final and complete agreement of the parties pertaining to this utility easement, and supersedes and replaces all other written and oral agreements heretofore made or existing by and between the parties or their representatives insofar as the Easement Area is concerned. Neither party shall be bound by any promises, representations or agreements except as are expressly set forth herein.
8. **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the state of Oregon. The parties agree to venue in Multnomah County, state of Oregon.
9. **Nonwaiver.** Failure by either party at any time to require performance by the other party of any of the provisions in this Agreement shall in no way affect the party's rights under the Agreement to enforce the provisions in this Agreement, nor shall any waiver by a party of the breach of the provisions in this Agreement be held to be a waiver of any succeeding breach or a waiver of this nonwaiver clause.
10. **Easement Area.** The Easement Area is that tract of land described as Tract B on the attached Exhibit 1.

CERTIFICATE OF GRANTOR

I, John Deeder, owner or the authorized representative of the owner of the property described above, hereby certify that the foregoing easement is granted to the City of Troutdale.

Dated this 13th day of June, 2002.

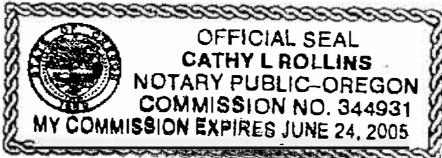
By: *John Deeder*
Grantor's Signature

John Deeder
Assistant Superintendent of Schools
Reynolds School District
1204 NE 201st Avenue
Fairview, OR 97024-9642

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

Personally appeared the above named John Deeder and acknowledged the foregoing instrument to be the voluntary act and deed of the Reynolds School District.

BEFORE ME *Cathy L Rollins*
Notary Public for Oregon
Commission Expires: June 24, 2005



(seal)

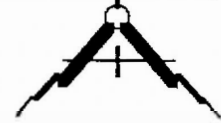
ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

Registration:
Oregon
Idaho
Washington

KENT W. COX and ASSOCIATES, INC.
Consulting Engineers -- Land Surveyors

204 N.E. KELLY AVENUE
GRESHAM, OREGON 97030-7544
(503) 667-4464
FAX (503) 665-9634

EXHIBIT I



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

Description for Proposed Public Utility Easements

West side of Reynolds High School site
East side of S.W. Imagination Way
Reynolds School District to City of Troutdale
April 17, 2002
01-036(ed)

Three tracts of land located in the southeast quarter of the northwest quarter of Section 35, Township 1 North, Range 3 East of the Willamette Meridian, City of Troutdale, Multnomah County, State of Oregon and more particularly described as follows:

Tract A – 3.50' x 5.00' utility easement

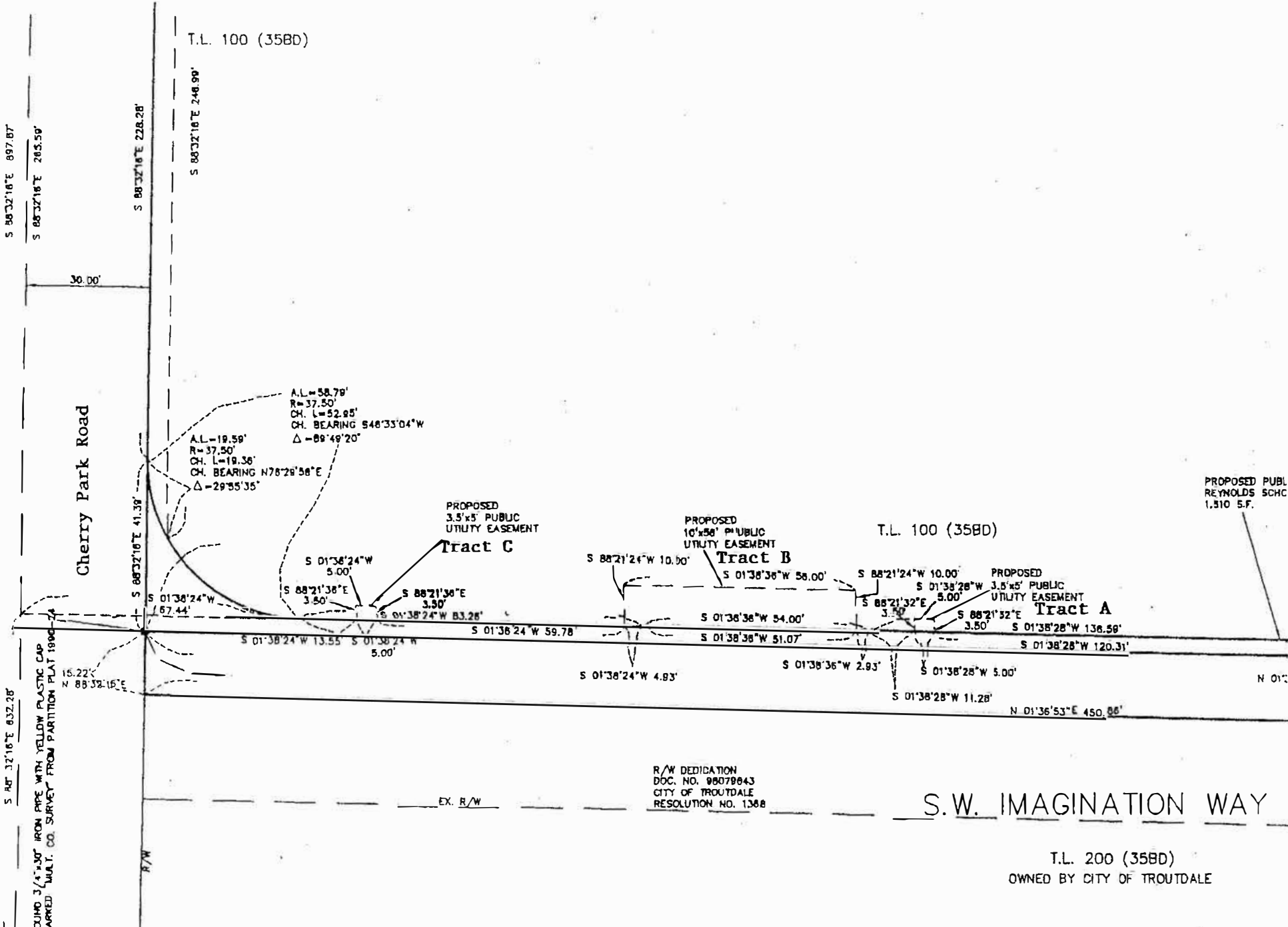
Commencing at the center quarter corner of said Section 35 being marked by a 4¼ inch diameter brass disc in a 6-inch by 6-inch concrete monument; thence North 88°17'01" West along the south line of said northwest quarter a distance of 286.36 feet to a ¾ inch diameter iron pipe with a yellow plastic cap marked "Mult. Co. Survey" and to the southeast corner of that tract of land described in Multnomah County deed book 536 at page 86 as recorded in 1946; thence North 01°35'44" East along the east line thereof a distance of 981.76 feet to a point of curvature; thence 3.78 feet along the arc of a 16.50-foot radius curve to the right, through a central angle of 13°49'11" (the chord of which bears North 72°43' 00" East a distance of 3.97 feet); thence North 01°38'28" East a distance of 136.59 feet to the TRUE POINT OF BEGINNING of this description; thence North 01°38'28" East a distance of 5.00 feet to a point herein after referred to as Point "B"; thence South 88°21'32" East a distance of 3.50 feet ; thence South 01°38'28" West a distance of 5.00 feet; thence North 88°21'32" West a distance of 3.50 feet to the above referenced TRUE POINT OF BEGINNING.

Tract B – 10.00' x 56.00' utility easement

Commencing at the above referenced Point "B"; thence North 01°38'28" East a distance of 11.28 feet; thence North 01°38'36" East a distance of 2.93 feet to the TRUE POINT OF BEGINNING of this description; thence North 01°38'36" East a distance of 51.07 feet; thence North 01°38'24" East a distance of 4.93 feet to a point herein after referred to as Point "C"; thence North 88°21'24" East a distance of 10.00 feet; thence South 01°38'36" West a distance of 56.00 feet; thence South 88°21'24" West a distance of 10.00 feet to the above referenced TRUE POINT OF BEGINNING.

Tract C – 3.50' x 5.00' utility easement

Commencing at the above referenced Point "C"; Thence North 01°38'24" East a distance of 59.78 feet to the TRUE POINT OF BEGINNING of this description; thence North 01°38'24" East a distance of 5.00 feet; thence South 88°21'36" East a distance of 3.50 feet; thence South 01°38'24" West a distance of 5.00 feet; thence North 88°21'36" West a distance of 3.50 feet to the above referenced TRUE POINT OF BEGINNING.



R/W DEDICATION
 DOC. NO. 98079843
 CITY OF TROUTDALE
 RESOLUTION NO. 1368

T.L. 200 (35BD)
 OWNED BY CITY OF TROUTDALE

1/2" IP IN
 2" BOX

After Recording Return To:
Debbie Stickney, City Recorder
City of Troutdale
104 SE Kibling Ave.
Troutdale, OR 97060

Recorded in the County of Multnomah, Oregon
C. Swick Deputy Clerk
Total : 44.00
2002-137689 08/02/2002 02:35:17pm ATEB
A49 6 REC SUR DOR OLIS
30.00 3.00 10.00 1.00

UTILITY EASEMENT

This Utility Easement Agreement ("AGREEMENT") is entered into by the Reynolds School District in the City of Troutdale ("GRANTOR"), and the CITY OF TROUTDALE, an Oregon municipal corporation ("GRANTEE"), as of the date the GRANTOR signs the Certificate of Grantor.

RECITALS

A. GRANTOR owns the property described in this Agreement under paragraph 10 (the "Easement Area").

B. GRANTEE is a corporation in the State of Oregon which owns, maintains, and operates utilities.

C. The purpose of this Agreement is to grant a utility easement to GRANTEE for access and use of the Easement Area.

EASEMENT GRANTED

1. **Grant.** GRANTOR hereby grants to GRANTEE, and GRANTEE hereby accepts from GRANTOR, a nonexclusive easement for the Easement Area so that GRANTEE may construct, install, operate, maintain, repair, replace, and/or modify a streetlight and light pole.
2. **Limitations.** Prior to commencing any work in the Easement Area, GRANTOR shall submit construction plans to GRANTEE for review and approval. Any damages to GRANTOR's properties caused by GRANTEE's construction, installation, operation, maintenance, repair, replacement, or modification of the streetlight and light pole within the Easement Area shall be repaired or replaced by GRANTEE.
3. **Use and Access.** GRANTOR shall allow GRANTEE unrestricted access to the Easement Area at all times to properly construct, install, operate, maintain, repair, replace, and/or modify the streetlight and light pole.
4. **Binding Effect, Run with the Land.** This Agreement shall run with the land as to all real property burdened and benefited, and shall inure to the benefit of GRANTOR, GRANTEE and their respective successors and assigns.
5. **Attorney Fees.** In the event legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred in the trial court and any appeal therefrom. The term "action" shall be deemed to include action commenced in the Bankruptcy Court of the United States and any other court of general or limited jurisdiction. The reference to "costs" includes, but is not limited to, deposition costs (discovery and otherwise), witness fees (expert and otherwise),

out-of-pocket costs, title search and report expenses, survey costs, surety bonds and any other reasonable expenses.

6. **Severability.** If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.
7. **Integration.** This Agreement constitutes the entire, final and complete agreement of the parties pertaining to this utility easement, and supersedes and replaces all other written and oral agreements heretofore made or existing by and between the parties or their representatives insofar as the Easement Area is concerned. Neither party shall be bound by any promises, representations or agreements except as are expressly set forth herein.
8. **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the state of Oregon. The parties agree to venue in Multnomah County, state of Oregon.
9. **Nonwaiver.** Failure by either party at any time to require performance by the other party of any of the provisions in this Agreement shall in no way affect the party's rights under the Agreement to enforce the provisions in this Agreement, nor shall any waiver by a party of the breach of the provisions in this Agreement be held to be a waiver of any succeeding breach or a waiver of this nonwaiver clause.
10. **Easement Area.** The Easement Area is that tract of land described as Tract C on the attached Exhibit 1.

CERTIFICATE OF GRANTOR

I, John Deeder, owner or the authorized representative of the owner of the property described above, hereby certify that the foregoing easement is granted to the City of Troutdale.

Dated this 13th day of June, 2002.

By: John Deeder

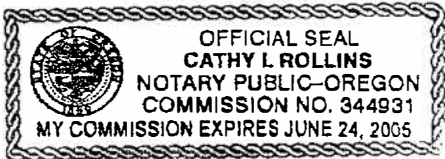
Grantor's Signature

John Deeder
Assistant Superintendent of Schools
Reynolds School District
1204 NE 201st Avenue
Fairview, OR 97024-9642

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

Personally appeared the above named John Deeder and acknowledged the foregoing instrument to be the voluntary act and deed of the Reynolds School District.

BEFORE ME Cathy L Rollins
Notary Public for Oregon
Commission Expires: June 24, 2005



(seal)

CERTIFICATE OF GRANTEE

I, Debbie Stickney Recorder of the City of Troutdale, hereby certify that the foregoing easement was accepted by the City Council of the City of Troutdale on the 23 day of July, 2002 by Resolution No. 1619.

Dated this 25th day of July, 2002.

Debbie Stickney
City Recorder

(seal)

STATE OF OREGON)
) ss.
COUNT OF MULTNOMAH)

Personally appeared the above named City Recorder and acknowledged the foregoing instrument to be the voluntary act and deed of the CITY OF TROUTDALE.

BEFORE ME: Teresa Ann Hall
Notary Public for Oregon
Commission Expires: Sept 12, 2003



(seal)

ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

Registration:
Oregon
Idaho
Washington

KENT W. COX and ASSOCIATES, INC.
Consulting Engineers -- Land Surveyors

204 N.E. KELLY AVENUE
GRESHAM, OREGON 97030-7544
(503) 667-4464
FAX (503) 665-9634

EXHIBIT I



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

Description for Proposed Public Utility Easements

West side of Reynolds High School site
East side of S.W. Imagination Way
Reynolds School District to City of Troutdale
April 17, 2002
01-036(ed)

Three tracts of land located in the southeast quarter of the northwest quarter of Section 35, Township 1 North, Range 3 East of the Willamette Meridian, City of Troutdale, Multnomah County, State of Oregon and more particularly described as follows:

Tract A – 3.50' x 5.00' utility easement

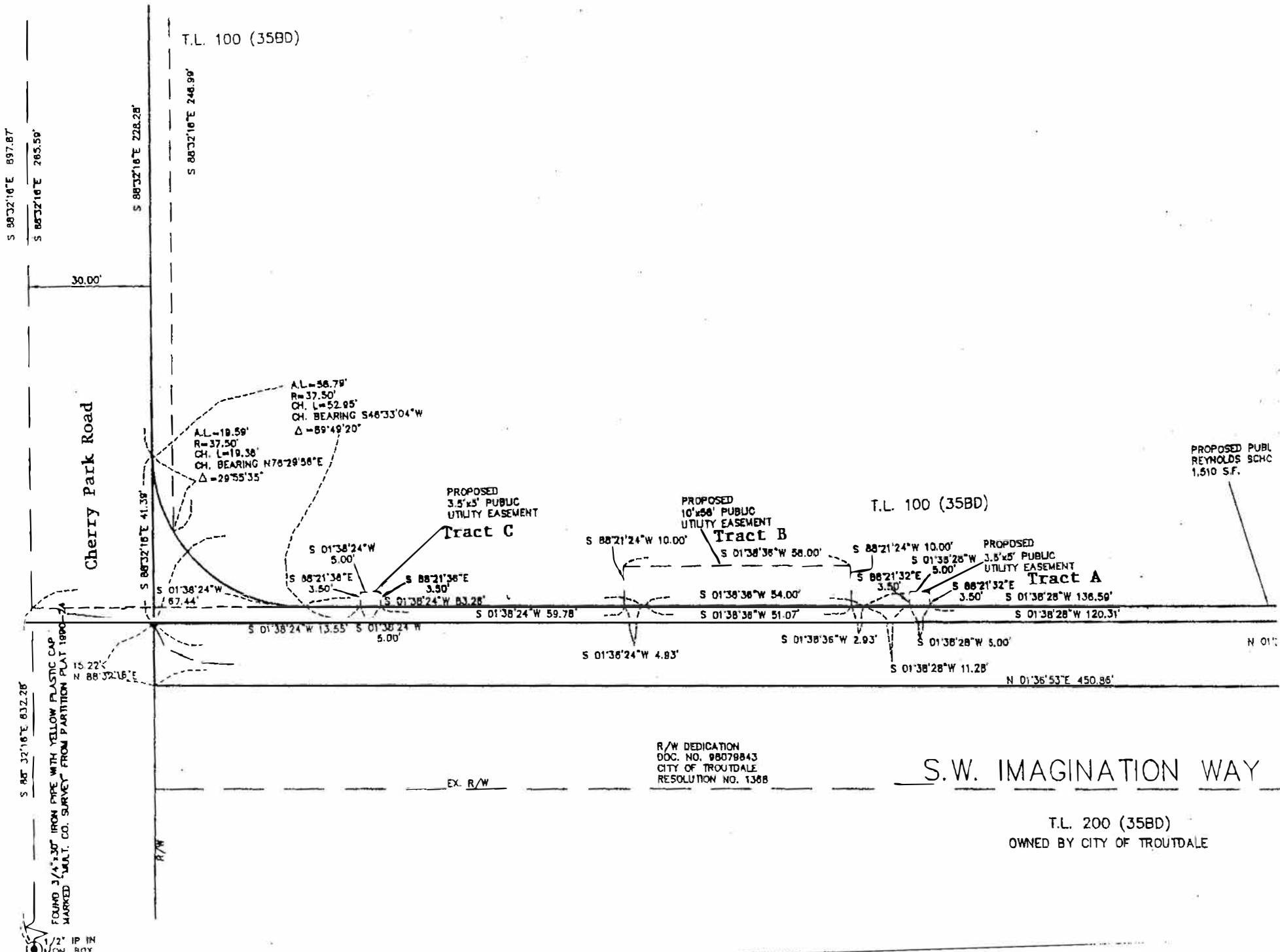
Commencing at the center quarter corner of said Section 35 being marked by a 4¼ inch diameter brass disc in a 6-inch by 6-inch concrete monument; thence North 88°17'01" West along the south line of said northwest quarter a distance of 286.36 feet to a ¾ inch diameter iron pipe with a yellow plastic cap marked "Mult. Co. Survey" and to the southeast corner of that tract of land described in Multnomah County deed book 536 at page 86 as recorded in 1946; thence North 01°35'44" East along the east line thereof a distance of 981.76 feet to a point of curvature; thence 3.78 feet along the arc of a 16.50-foot radius curve to the right, through a central angle of 13°49'11" (the chord of which bears North 72°43' 00" East a distance of 3.97 feet); thence North 01°38'28" East a distance of 136.59 feet to the TRUE POINT OF BEGINNING of this description; thence North 01°38'28" East a distance of 5.00 feet to a point herein after referred to as Point "B"; thence South 88°21'32" East a distance of 3.50 feet ; thence South 01°38'28" West a distance of 5.00 feet; thence North 88°21'32" West a distance of 3.50 feet to the above referenced TRUE POINT OF BEGINNING.

Tract B – 10.00' x 56.00' utility easement

Commencing at the above referenced Point "B"; thence North 01°38'28" East a distance of 11.28 feet; thence North 01°38'36" East a distance of 2.93 feet to the TRUE POINT OF BEGINNING of this description; thence North 01°38'36" East a distance of 51.07 feet; thence North 01°38'24" East a distance of 4.93 feet to a point herein after referred to as Point "C"; thence North 88°21'24" East a distance of 10.00 feet; thence South 01°38'36" West a distance of 56.00 feet; thence South 88°21'24" West a distance of 10.00 feet to the above referenced TRUE POINT OF BEGINNING.

Tract C – 3.50' x 5.00' utility easement

Commencing at the above referenced Point "C"; Thence North 01°38'24" East a distance of 59.78 feet to the TRUE POINT OF BEGINNING of this description; thence North 01°38'24" East a distance of 5.00 feet; thence South 88°21'36" East a distance of 3.50 feet; thence South 01°38'24" West a distance of 5.00 feet; thence North 88°21'36" West a distance of 3.50 feet to the above referenced TRUE POINT OF BEGINNING.



S 88°32'16"E 897.87'
S 88°32'16"E 283.59'

Cherry Park Road

T.L. 100 (35BD)

S 88°32'16"E 228.28'
S 88°32'16"E 248.99'

A.L. = 58.79'
R = 37.50'
CH. L. = 52.95'
CH. BEARING S48°33'04"W
Δ = 89°49'20"

A.L. = 19.59'
R = 37.50'
CH. L. = 19.38'
CH. BEARING N78°29'58"E
Δ = 29°35'35"

PROPOSED 3.5'x5' PUBLIC UTILITY EASEMENT

Tract C

PROPOSED 10'x58' PUBLIC UTILITY EASEMENT

Tract B

T.L. 100 (35BD)

PROPOSED 3.5'x5' PUBLIC UTILITY EASEMENT

Tract A

PROPOSED PUBL REYNOLDS SCHC
1,510 S.F.

FOUND 3/4"x3/4" IRON PIPE WITH YELLOW PLASTIC CAP
MARKED 'M.L.T. CO. SURVEY' FROM PARTITION PLAT 1890

15 22'
N 88°32'16"E

S 88°32'16"E 832.28'

R/W

EX. R/W

R/W DEDICATION
DOC. NO. 98078843
CITY OF TROUTDALE
RESOLUTION NO. 1368

S.W. IMAGINATION WAY

T.L. 200 (35BD)
OWNED BY CITY OF TROUTDALE