

RESOLUTION NO. 2340

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A STIPULATED SUPPLEMENTAL JUDGMENT WITH DEQ FOR THE PUBLIC IMPROVEMENTS INCLUDING PUBLIC RIGHT-OF-WAY, EASEMENTS, INFRASTRUCTURE AND UTILITIES LOCATED AT OR ADJACENT TO THE TROUTDALE REYNOLDS INDUSTRIAL PARK (TRIP) PROPERTY

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. In 2010, the City entered into a Prospective Purchaser Agreement via a Consent Judgment with the Oregon Department of Environmental Quality (DEQ) associated with the TRIP Phase I Public Improvements, approved by Resolution #1997.
2. The Consent Judgment and Prospective Purchaser Agreement provide protection to the City from potential liability to the State of Oregon and third parties for damages and claims relating to existing contamination at the TRIP property.
3. In 2015, the Port of Portland commenced construction of TRIP Phases II and III.
4. The approved preliminary plat for TRIP Phase II includes additional proposed dedications of Public Improvements to the City.
5. Extending the existing Consent Judgment to include protections for the TRIP Phase II Public Improvements is a land use condition of the subdivision prerequisite to recording the Phase II plat.
6. The Stipulated Supplemental Judgment modifies the existing Consent Judgment to extend the City's protection to include the Phase II Public Improvements, and, as authorized by 2011 amendments to the Oregon Revised Statutes, provides additional liability protections to the City for the Phase I and Phase II Public Improvements.
7. The provisions of the Stipulated Supplemental Judgment have been negotiated between the City and the Oregon Department of Environmental Quality and is attached hereto.

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

Section 1. The Mayor is authorized to execute a Consent Judgment between the City and the Oregon Department of Environmental Quality, substantially in accordance with the draft as attached herewith in Attachment A.

Section 2. This resolution is effective upon adoption.

YEAS: 7
NAYS: 0
ABSTAINED: 0

Doug Daoust

Doug Daoust, Mayor

6/15/16

Date

Sarah Skroch
Sarah Skroch, City Recorder

Adopted: June 14, 2016

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH.

STATE OF OREGON, ex rel. PETER
SHEPHERD, INTERIM DIRECTOR,
DEPARTMENT OF ENVIRONMENTAL
QUALITY,

Plaintiff,

v.

CITY OF TROUTDALE, a political
subdivision of the State of Oregon,

Defendant.

Case No. 0712-15146

STIPULATED SUPPLEMENTAL
JUDGMENT
("Supplemental Judgment")

Pursuant to the Consent Judgment Section 4.O., the Director, Oregon Department of Environmental Quality ("DEQ"), and the City of Troutdale ("Troutdale") (each, a "Party," collectively, the "Parties") submit this Stipulated Supplemental Judgment ("Supplemental Judgment").

A. Recitals

1. This court entered a Consent Judgment on June 16, 2010, recorded in Multnomah County Official Records on July 23, 2010, approving an agreement between DEQ and Troutdale under ORS 465.327 to release Troutdale from potential liability to the state to facilitate cleanup and reuse of certain real property located within the Troutdale Reynolds Industrial Park ("TRIP") in Troutdale, Oregon.

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1 2. At the time the Consent Judgment was entered, ORS 465.327 provided a release
2 from liability to the State of Oregon for claims under ORS Chapter 465, the Oregon Removal
3 and Remedial Action statutes, specifically, ORS 465.200 to ORS 465.545 and ORS 465.900.

4 3. In 2011, the Oregon Legislature amended ORS 465.327 to broaden the liability
5 release to include a release from liability to the State of Oregon under ORS Chapter 466, the
6 Spill Response and Cleanup of Hazardous Materials statutes, specifically ORS 466.640, and
7 ORS Chapter 468B, the Oil or Hazardous Materials Spillage statutes, specifically
8 ORS 468B.310. The release from liability was also broadened to apply to claims by "any other
9 person" when formalized via a consent judgment or an administrative consent order. The
10 amendment became effective January 1, 2012.

11 4. Troutdale initiated discussions with DEQ about supplementing the Consent
12 Judgment to broaden the liability protections as provided by the amended statute.

13 5. DEQ and other interested parties researched legislative history from the 2011
14 session and found legislative intent that while the broader protections would not automatically
15 become a part of all pre-existing agreements under ORS 465.327, that holders of such
16 agreements could request modification, in coordination with DEQ, to expand the scope of the
17 liability release.

18 6. Troutdale requested that DEQ move forward with supplementing the Consent
19 Judgment in September 2015 on the basis that: broadening the scope of liability protection
20 through modification was contemplated when the legislation was passed; Troutdale established
21 and has maintained its protection from potential liability for Existing Hazardous Substance
22 Releases; and Troutdale has complied with the Consent Judgment and all associated obligations.
23 In addition, Troutdale requested that certain provisions of the Consent Judgment be clarified in
24 light of subsequent developments in connection with TRIP, including new Public Improvements
25 to be dedicated to Troutdale by the Port of Portland ("Phase II Improvements").

26 ///

1 7. Section 4.O of the Consent Judgment contemplated expanding the definition of
2 “Public Improvements” under Paragraph 2.B.(2) of the Consent Judgment to include Troutdale’s
3 ownership and operation of future, subsequent phases of public improvement located within the
4 TRIP Property without having to obtain court approval. Though certain of the Phase II
5 Improvements Troutdale plans to acquire fall within the original definition of Public
6 Improvements contemplated by the Consent Judgment, this Stipulated Supplemental Judgment
7 adds Phase II Improvements outside of the original TRIP Property to the definition of Public
8 Improvements, while also clarifying the addition of Phase II Improvements that were within the
9 scope of the original Consent Judgment definition.

10 8. DEQ reviewed Troutdale’s request and concurs that broadening the scope of
11 liability protection is appropriate upon request of Troutdale and confirms that Troutdale remains
12 in compliance with the Consent Judgment and associated obligations. DEQ is also in agreement
13 that the other clarifying changes to the Consent Judgment, including the addition of the Phase II
14 Improvements, are appropriate. DEQ finds that Troutdale is eligible for PPA protection, under
15 ORS 465.327(1), for the addition of the Phase II Improvements, including that a substantial
16 public benefit will result from including those improvements in the Consent Judgment.

17 9. On February 1, 2016, DEQ published notice of this proposed modification to the
18 Consent Judgment and provided opportunity for public comment in accordance with
19 ORS 465.320(1), and ORS 465.325(4)(d). The comment period ended March 2, 2016. No
20 comments were received.

21 **B. Amendments**

22 1. Consent Judgment Section 2.B.2 is supplemented to expand the definition of
23 “Public Improvements” to also include the Phase II Improvements, which shall consist of the
24 easements and other improvements generally depicted in Attachment A, and more particularly
25 described in Attachment B (for the Public Improvements within the TRIP Property) and
26 Attachment C (for the Public Improvements outside of the TRIP Property), which attachments

1 are hereby incorporated into this Consent Judgment by reference. Individual components of the
2 “Public Improvements” may be referred to herein as a “Public Improvement.”

3 2. Consent Judgment Section 4.B.1 shall be modified to substitute for Mavis Kent
4 the following DEQ Project Manager:

5 Erin McDonnell
6 700 NE Multnomah, Suite 600,
7 Portland, OR 97232
8 503-229-6900
9 mcdonnell.erin@deq.state.or.us

9 3. Consent Judgment Section 4.F.3 shall be modified to read as follows:

10 On or before the date of entry of this Consent Judgment, Troutdale will
11 provide a copy of the Contaminated Media Management Plan (“CMMP”)
12 approved by DEQ to the following persons: (i) workers employed by Troutdale
13 conducting subsurface excavations within the Public Improvements subject to the
14 CMMP, and (ii) the permitted and franchised utilities listed in Attachment E that
15 own subsurface utility structures in the Public Improvements subject to the
16 CMMP. If any new owners of subsurface utility structures in the Public
17 Improvements subject to the CMMP are permitted by Troutdale after the date of
18 entry of this Consent Judgment, Troutdale will provide a copy of the CMMP to
19 such new owners prior to subsurface excavation work commencing by such new
20 owners in such Public Improvements.

21 4. Consent Judgment Section 5 Release from Liability and Covenant Not to Sue is
22 deleted in its entirety and replaced with the following:

23 5. Releases from Liability and Covenant Not to Sue

24 A. Pursuant to ORS 465.327(3), this Consent Judgment is a
25 “prospective purchaser agreement” entered as a judicial consent judgment in
26 accordance with ORS 465.325. Thus, this Consent Judgment contains related but

1 independent liability provisions pursuant to both ORS 465.327 and 465.325. In
2 addition to these state law provisions, this Consent Judgment may affect
3 Troutdale's rights and liabilities under federal and other laws, as described in
4 Subsection 6.C.

5 B. Pursuant to ORS 465.327, and subject to Subsection 5.C. and the
6 satisfactory performance by Troutdale of its obligations under this Consent
7 Judgment, Troutdale is not liable to the State of Oregon or any other person under
8 ORS 465.200 to 465.545 and 465.900, 466.640, or 468B.310 regarding any
9 release of hazardous substances at or from the TRIP Property or the Public
10 Improvements existing as of the date of Troutdale's acquisition of ownership or
11 operation of the Public Improvements ("Existing Hazardous Substance
12 Releases"). Troutdale bears the burden of proving by a preponderance of the
13 evidence that a hazardous substance release (for all hazardous substances,
14 hazardous materials, and oil described in Paragraph 2.B.(3)) existed as of the date
15 of Troutdale's acquisition of ownership or operation of the particular Public
16 Improvement. Existing Hazardous Substances Releases shall include, without
17 limitation, any "release," as that term is defined at ORS 465.200(22), of a
18 hazardous substance which has been or is being remediated by Reynolds Metals
19 Company or the Port of Portland (or its successor(s)) at the TRIP Property.

20 C. The release from liability under Subsection 5.B. does not affect
21 liability of Troutdale for claims arising from:

22 (1) A release of hazardous substances, spill or release
23 of oil or hazardous material, or entry of oil into the waters of the
24 state at or from the Public Improvement on or after the date of
25 Troutdale's acquisition of ownership or operation of that Public
26 Improvement;

1 (2) Contribution to or exacerbation, on or after the date
2 of Troutdale's acquisition of ownership or operation of the Public
3 Improvement, of a release of hazardous substance, spill or release
4 of oil or hazardous material, or entry of oil into the waters of the
5 state at or from that Public Improvement;

6 (3) Interference or failure to cooperate, on or after the
7 date of Troutdale's acquisition of ownership or operation of the
8 Public Improvement, with DEQ or other persons conducting
9 remedial measures under DEQ's oversight at that Public
10 Improvement;

11 (4) Failure to exercise due care or take reasonable
12 precautions, on or after the date of Troutdale's acquisition of
13 ownership or operation of the Public Improvement, with respect to
14 any hazardous substance at that Public Improvement;

15 (5) Disposal or management of hazardous substances or
16 solid waste removed from the Public Improvements by or on
17 behalf of Troutdale;

18 (6) Criminal liability;

19 (7) Violation of federal, state, or local law on or after
20 the date of Troutdale's acquisition of ownership or operation of the
21 Public Improvements;

22 (8) Any matters as to which the State of Oregon is
23 owed indemnification under Paragraph 4.M.(1); and

24 (9) Claims based on any failure by Troutdale to meet
25 any requirements of this Consent Judgment.

26 ///

1 D. Pursuant to ORS 465.325, subject to satisfactory performance by
2 Troutdale of its obligations under this Consent Judgment, the State of Oregon
3 covenants not to sue or take any other judicial or administrative action against
4 Troutdale under ORS 465.200 to 465.545 and 465.900 regarding those matters for
5 which Troutdale has resolved its actual or potential liability to the State of Oregon
6 herein, including the Existing Hazardous Substances Releases, except that the
7 State of Oregon reserves all rights against Troutdale with respect to claims and
8 liabilities described in Subsection 5.C.

9 E. Subject to satisfactory performance by Troutdale of its obligations
10 under this Consent Judgment, DEQ releases Troutdale from liability to DEQ
11 under any federal or state statute, regulation, or common law, including, but not
12 limited to, the Comprehensive Environmental Response, Compensation and
13 Liability Act (CERCLA), 42 U.S.C. § 9601, *et seq.*, regarding the release or
14 threatened release of hazardous substances addressed in this Consent Judgment,
15 except that DEQ reserves all rights against Troutdale with respect to claims and
16 liabilities described in Subsection 5.C. Liability for a release at or from one
17 Public Improvement, including for any claim or liability described in
18 Subsection 5.C, shall not necessarily make Troutdale liable for releases at or from
19 any other Public Improvement. Instead, Troutdale shall be liable for release at or
20 from a Public Improvement only if there exists an independent basis for liability
21 under this Consent Judgment for any release at or from that particular Public
22 Improvement.

23 F. The Director of DEQ has determined that the above covenant not
24 to sue will expedite remedial action at the TRIP Property and is in the public
25 interest, based on consideration of the factors set forth in ORS 465.325(7).

26. ///

1 **C. Agreements**

2 1. Except as modified by this Supplemental Judgment, all other terms of the Consent
3 Judgment remain in full force and effect. Capitalized terms used in this Supplemental Judgment,
4 if not otherwise defined herein, shall have the meaning set forth in the Consent Judgment.

5 2. The effective date of this modification is the date of judicial approval of the
6 Supplemental Judgment.

7 3. Within 14 days of the effective date, Troutdale will record this modification in the
8 real property records of Multnomah County, Oregon. Troutdale will provide DEQ with written
9 evidence of such recording within seven days of recording.

10 **D. Continuing Jurisdiction**

11 The Court retains jurisdiction over both the Parties to and the subject matter of the
12 Consent Judgment and this Supplemental Judgment, regarding the surviving obligations
13 hereunder.

14
15 IT IS SO ORDERED AND ADJUDGED this _____ day of _____, 2016.

16
17
18 _____
Circuit Court Judge
Multnomah County

1 STATE OF OREGON, DEPARTMENT OF ENVIRONMENTAL QUALITY

2 By: Lydia Emer Date: 6-3-16
3 Lydia Emer, Administrator
4 DEQ Operations Division
5

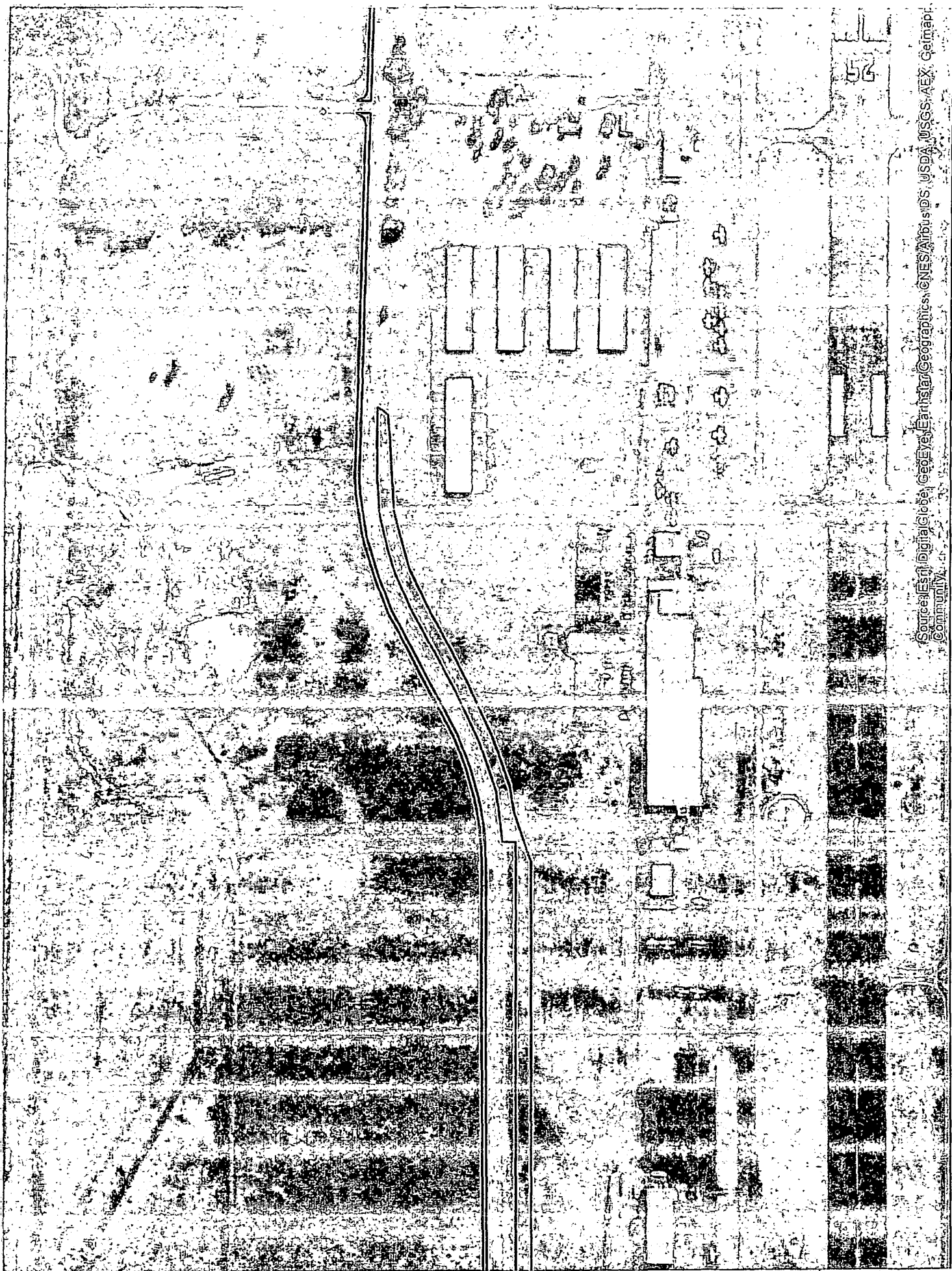
6 By: _____ Date: _____
7 Gary Vrooman, OSB No. 075832
8 Assistant Attorney General
9 Oregon Department of Justice
10 1515 SW Fifth Ave., Suite 410
11 Portland, OR 97201

11 THE CITY OF TROUTDALE

12
13 By: _____ Date: _____
14 Doug Daoust, Mayor
15 City of Troutdale
16

17 By: _____ Date: _____
18 Nathan Karman, OSB No. 044975
19 Ater Wynne LLP
20 1331 NW Lovejoy St., Suite 900
21 Portland, OR 97209
22 Attorney for City of Troutdale
23
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ATTACHMENT A



52

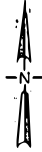
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Issaquah | Bellingham | Seattle

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ATTACHMENT B



0' 150' 300' 600' 900'
SCALE: IN FEET 1" = 300'

INDEX:

- SHEET 1 INDEX SHEET
- SHEET 2 LOT 4 & TRACT "G" BOUNDARY AND EASEMENTS
- SHEET 3 LOT 5 & TRACT "F" BOUNDARY AND EASEMENTS
- SHEET 4 LOT 6 & TRACT "F" BOUNDARY AND EASEMENTS
- SHEET 5 LOT 7, LOT 8 & TRACT "F" BOUNDARY AND EASEMENTS - SOUTH HALF
- SHEET 6 LOT 7 & LOT 8 BOUNDARY AND EASEMENTS - NORTH HALF
- SHEET 7 LOT 8 (WEST END) & LOT 9 BOUNDARY AND EASEMENTS
- SHEET 8 NARRATIVE & NOTES
- SHEET 9 CERTIFICATE, APPROVALS, DECLARATION AND ACKNOWLEDGEMENT

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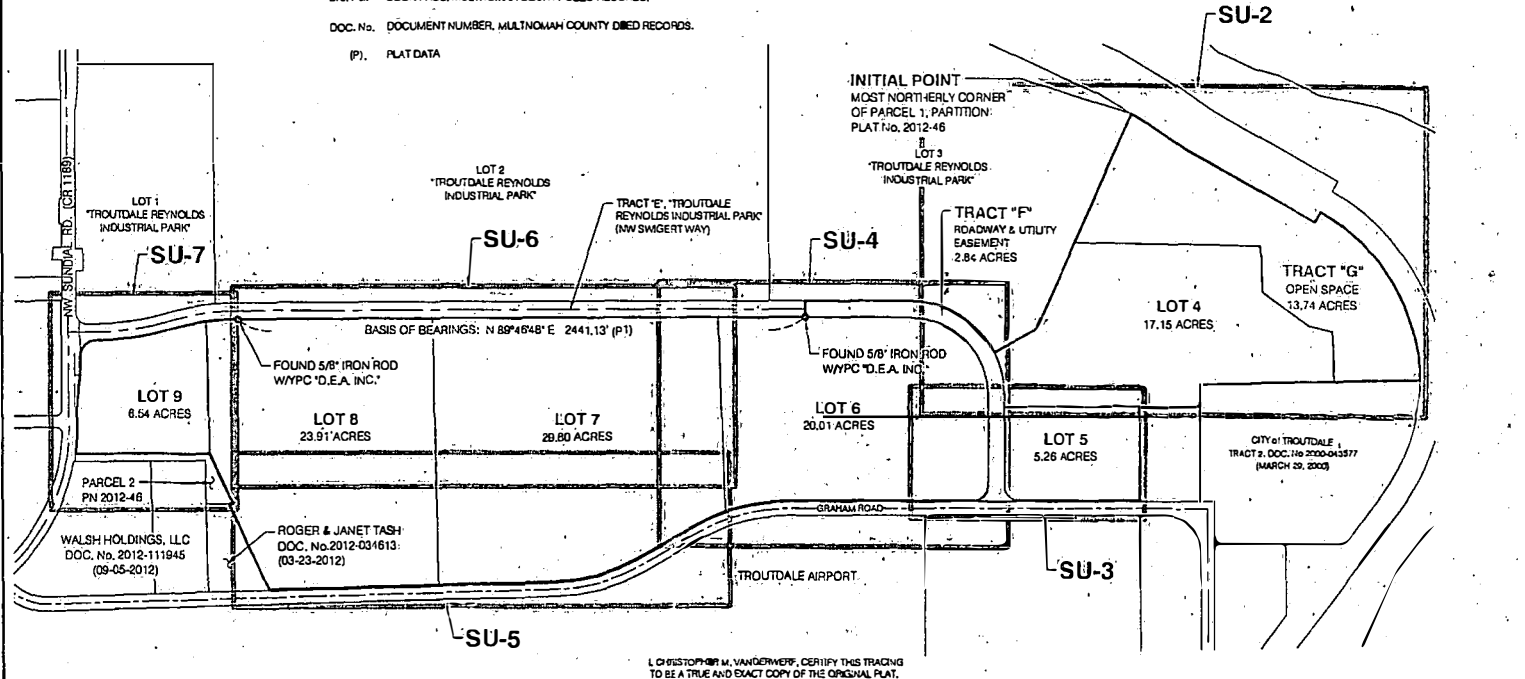
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- WYPC WITH YELLOW PLASTIC CAP.
- BK., PG. BOOK PAGE, MULTNOMAH COUNTY DEED RECORDS.
- DOC. No. DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS.
- (P), PLAT DATA

BOOK _____ PAGE _____
TROUTDALE REYNOLDS INDUSTRIAL PARK PHASE 2
RE-PLAT OF PARCEL 1, PARTITION PLAT No. 2012-46

BEING A PORTION OF THE LEWIS MARR D.L.C. No. 45, JAMES M. STOTT D.L.C. No. 48 AND THE CALVIN REED D.L.C. No. 60, SITUATED IN THE SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 23 AND THE NORTH-WEST AND SOUTH-WEST ONE-QUARTERS OF SECTION 24, TOWNSHIP 1-NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON
DATE OF SURVEY: JULY 1, 2015

REFERENCE DATA:

- (P1) "TROUTDALE REYNOLDS INDUSTRIAL PARK"
PLAT BK. 1302, PG. 46-56.



L. CHRISTOPHER M. VANDERWERF, CERTIFY THIS TRACING TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

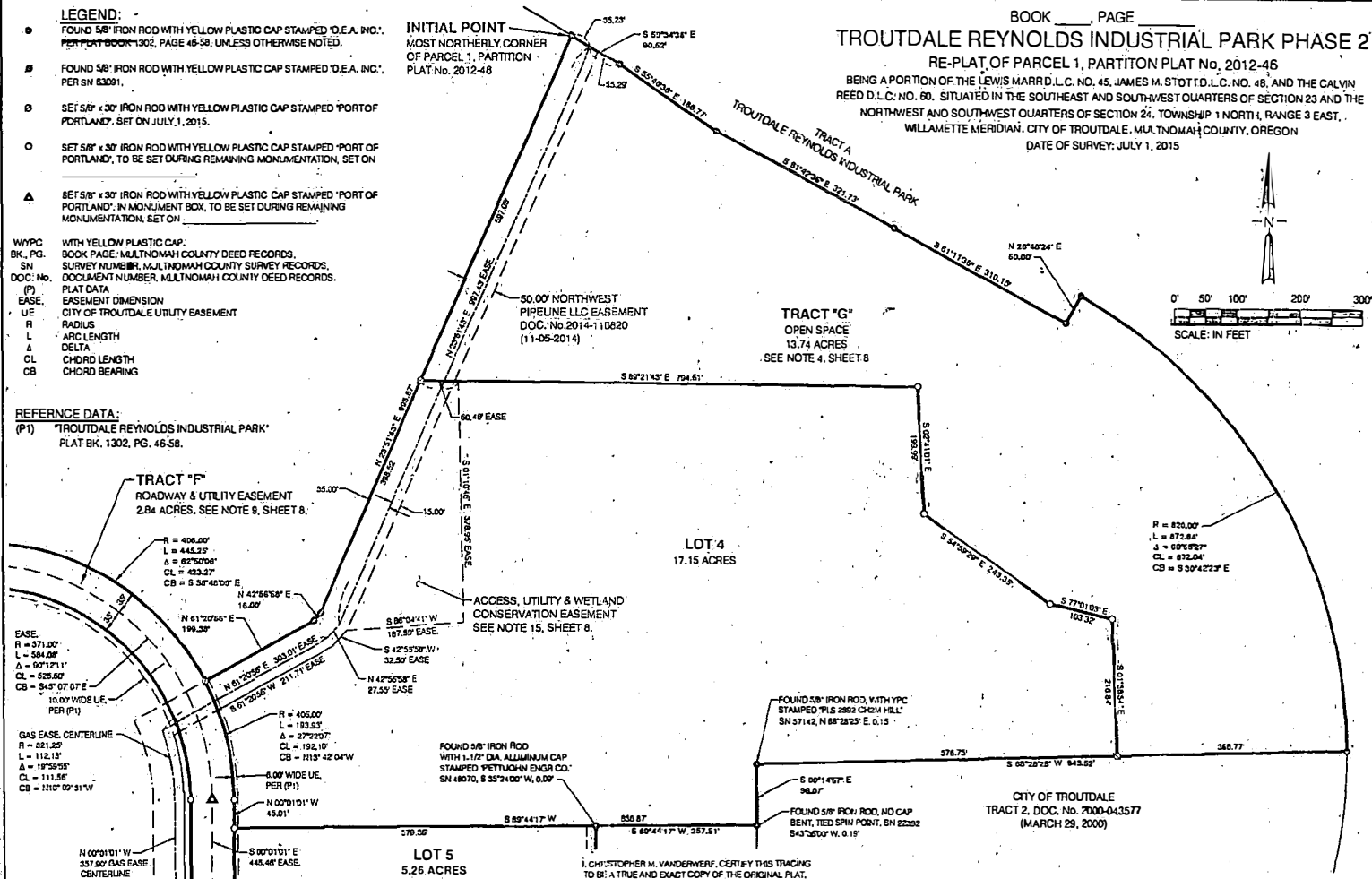
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NO.	DATE	BY	REVISIONS		APPROVED	CHKD	SUBMITTED BY: RYAN PARKER <small>TRIP DEVELOPMENT MANAGER</small>

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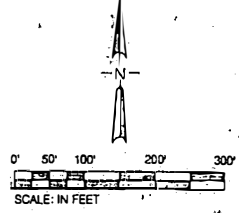
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- SET 5/8" x 3/32" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'PORT OF PORTLAND', SET ON JULY 1, 2015.
- SET 5/8" x 3/32" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'PORT OF PORTLAND', TO BE SET DURING REMAINING MONUMENTATION, SET ON _____.
- ▲ SET 5/8" x 3/32" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'PORT OF PORTLAND', IN MONUMENT BOX, TO BE SET DURING REMAINING MONUMENTATION, SET ON _____.

W/YPG WITH YELLOW PLASTIC CAP;
 BK, PG. BOOK PAGE; MULTNOMAH COUNTY DEED RECORDS.
 SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS.
 DOC. No. DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS.
 (P) PLAT DATA
 EASE. EASEMENT DIMENSION
 U.E. CITY OF TROUTDALE UTILITY EASEMENT
 R RADIUS
 L ARC LENGTH
 Δ DELTA
 CL CHORD LENGTH
 CB CHORD BEARING

REFERENCE DATA:
 (P1) 'TROUTDALE REYNOLDS INDUSTRIAL PARK'
 PLAT BK. 1302, PG. 46-58.



BOOK _____ PAGE _____
TROUTDALE REYNOLDS INDUSTRIAL PARK PHASE 2
 RE-PLAT OF PARCEL 1, PARTITION PLAT No. 2012-46
 BEING A PORTION OF THE LEWIS MARR D.L.C. NO. 45, JAMES M. STODT D.L.C. NO. 48, AND THE CALVIN REED D.L.C. NO. 80, SITUATED IN THE SOUTHWEST AND SOUTHWEST QUARTERS OF SECTION 23 AND THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON
 DATE OF SURVEY: JULY 1, 2015



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NO.	DATE	BY	REVISIONS	APP'D	CHK'D

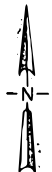
PORT OF PORTLAND
 PORTLAND, OREGON
 SURVEYED BY: PORT OF PORTLAND SURVEY DEPT.
 7200 N.E. ASPEN WAY
 PORTLAND, OR 97208
 503.418.6244

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JULY 25, 1983
 CHRISTOPHER M. VANDERWERF 2719
 SIGNED: _____
 EXP: 8/30/2016

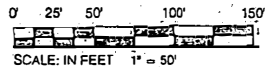
DESIGNED BY: C. VANDERWERF
 DRAWN BY: P. SHIELDS
 CHECKED BY: R. ALDEPESADAES
 DATE: JULY 1, 2015
 SCALE: 1" = 100'

TROUTDALE REYNOLDS INDUSTRIAL PARK
 EASTSIDE SUBDIVISION PLAT
 LOT 4 & TRACT "G" BOUNDARY AND EASEMENTS

SUBMITTED BY: RYAN PARKER
 TYPE: BS
 DRAWING NO.: TRIP 2014-4
 2 / 9 (SU-2)



REFERENCE DATA:
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 PLAT BK. 1302, PG. 46-58.

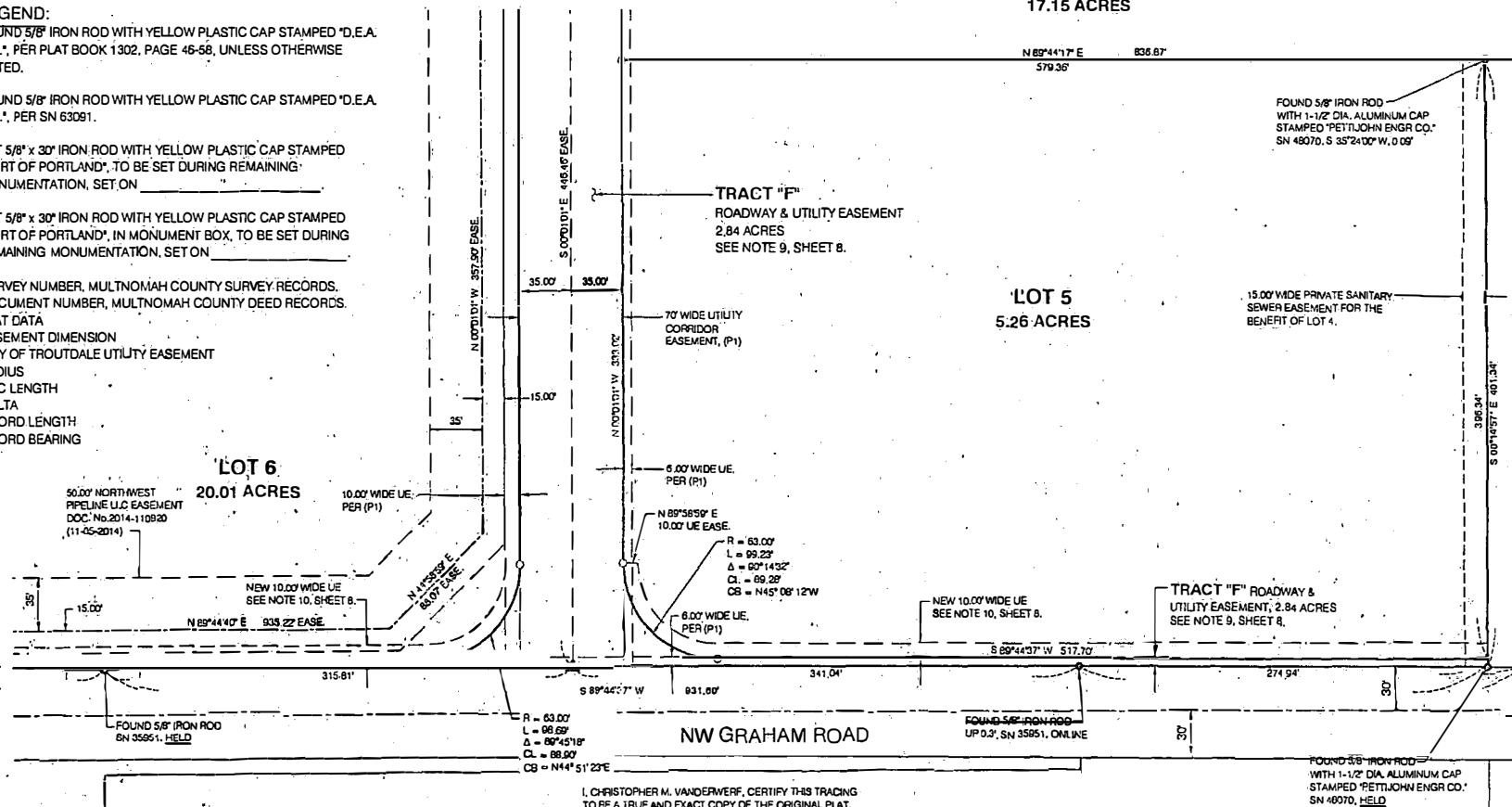


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 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.E.A. INC.", PER SN 63091.
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 - DDC. No. EASEMENT DIMENSION
 - (P) CITY OF TROUTDALE UTILITY EASEMENT
 - EASE. CITY OF TROUTDALE UTILITY EASEMENT
 - UE CITY OF TROUTDALE UTILITY EASEMENT
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA
 - CL CHORD LENGTH
 - CB CHORD BEARING

BOOK _____ PAGE _____
TROUTDALE REYNOLDS INDUSTRIAL PARK PHASE 2
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 BEING A PORTION OF THE LEWIS MARR D.L.C. NO. 45, JAMES M. STOTT D.L.C. NO. 48, AND THE CALVIN REED D.L.C. NO. 60. SITUATED IN THE SOUTH-EAST AND SOUTH-WEST QUARTERS OF SECTION 23 AND THE NORTH-WEST AND SOUTH-WEST QUARTERS OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON
 DATE OF SURVEY: JULY 1, 2015

LOT 4
 17.15 ACRES

LOT 5
 5.26 ACRES



I, CHRISTOPHER M. VANDERWERF, CERTIFY THIS TRACING TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

PRINTED: 8/25/2015 4:10:17 PM
 r:\survey\p1a\2010_cen\1284-stp phase 2 tentative plat\trip ph 2 plat\trip phase 2 plat.dwg
 VANDEC

NO.	DATE	BY	REVISIONS	APPROV	QTY



PORT OF PORTLAND
 PORTLAND, OREGON
 SURVEYED BY: PORT OF PORTLAND SURVEY DEPT.
 7200 NE AIRPORT WAY
 PORTLAND, OR 97208
 503 413-0266

2010UGEN 101982
 DESIGN NUMBER PROJECT NUMBER

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 23, 1985
 CHRISTOPHER M. VANDERWERF 2218
 SIGNED: EXP: 6/30/2016

DESIGNED BY: C. VANDERWERF
 DRAWN BY: P. SHIELDS
 CHECKED BY: R. ALDERSEBAES
 DATE: JULY 1, 2015
 SCALE: 1" = 50'

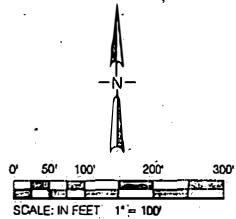
TROUTDALE REYNOLDS INDUSTRIAL PARK

EASTSIDE SUBDIVISION PLAT
 LOT 5 & TRACT "F" BOUNDARY AND EASEMENTS

SUBMITTED BY: RYAN PARKER
 TYPE: BS
 DRAWING NO.: TRIP 2014-4
 3/9 (SU-3)

BOOK _____ PAGE _____
TROUTDALE REYNOLDS INDUSTRIAL PARK PHASE 2
 RE-PLAT OF PARCEL 1, PARTITION PLAT No. 2012-46

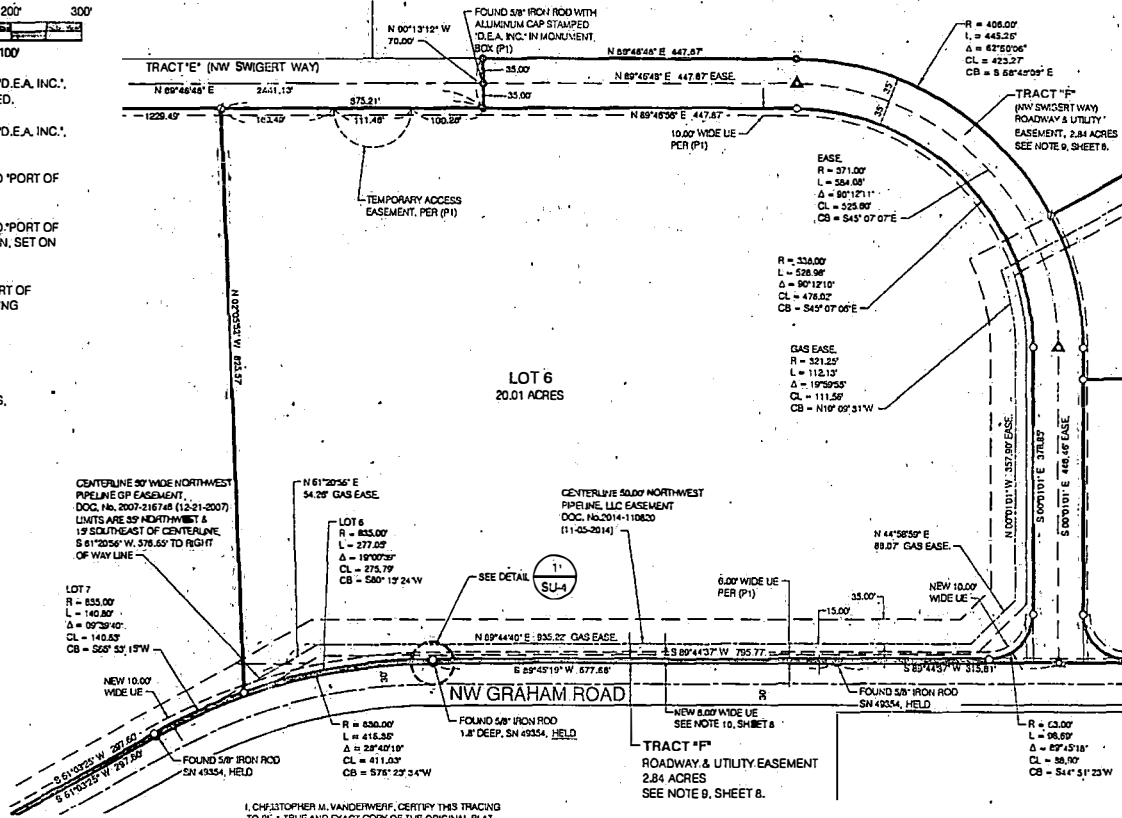
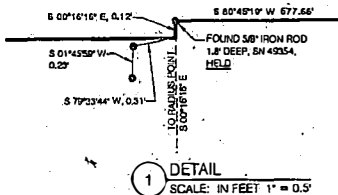
BEING A PORTION OF THE LEWIS MARR D.L.C. NO. 45, JAMES M. STOTT D.L.C. NO. 48, AND THE CALVIN REED D.L.C. NO. 60. SITUATED IN THE SOUTH-EAST AND SOUTH-WEST QUARTERS OF SECTION 23 AND THE NORTH-WEST AND SOUTH-WEST QUARTERS OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON
 DATE OF SURVEY: JULY 1, 2015



- LEGEND:**
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'D.E.A. INC.', PER PORT BOOK 1302, PAGE 46-58, UNLESS OTHERWISE NOTED.
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'D.E.A. INC.', PER SN 83091.
 - SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'PORT OF PORTLAND', SET ON JULY 1, 2015.
 - SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'PORT OF PORTLAND', TO BE SET DURING REMAINING MONUMENTATION, SET ON _____
 - ▲ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'PORT OF PORTLAND', IN MONUMENT BOX, TO BE SET DURING REMAINING MONUMENTATION; SET ON _____

- W/YPC WITH YELLOW PLASTIC CAP.
 BK., PG. BOOK PAGE; MULTNOMAH COUNTY DEED RECORDS.
 SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS.
 DOC. No. DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS.
 (P) PLAT DATA
 EASE. EASEMENT DIMENSION
 UE. CITY OF TROUTDALE UTILITY EASEMENT
 R. RADIUS
 L. ARC LENGTH
 Δ. DELTA
 CL. CHORD LENGTH
 CB. CHORD BEARING

REFERENCE DATA:
 (P1) 'TROUTDALE REYNOLDS INDUSTRIAL PARK'
 PLAT BK. 1302, PG. 46-58.



I, CHRISTOPHER M. VANDERWERF, CERTIFY THIS TRACING TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

PRINTED: 8/25/2015 10:27:07 AM VANDEC

NO.	DATE	BY	REVISIONS	APPROV	CRD



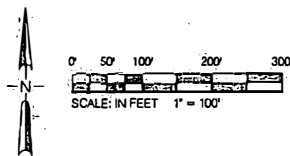
PORT OF PORTLAND
 PORTLAND, OREGON
 SURVEYED: PORT OF PORTLAND SURVEY 2011
 7500 NE AVENUE WAY
 PORTLAND, OR 97208
 (503) 414-4286

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JULY 25, 1993
 CHRISTOPHER M. VANDERWERF
 2719
 SIGNED: _____
 EXP: 03/30/2016

DESIGNED BY: C. VANDERWERF
 DRAWN BY: P. SHIELDS
 CHECKED BY: R. ALDFRESAER
 DATE: JULY 1, 2015
 SCALE: 1" = 100'

TROUTDALE REYNOLDS INDUSTRIAL PARK
 EASTSIDE SUBDIVISION PLAT
 LOT 6 & TRACT "F" BOUNDARY AND EASEMENTS

SUBMITTED BY: RYAN PARKER
 TYPE: BS
 DRAWING NO.: TRIP 2014-4
 4 / 9 (SU-4)

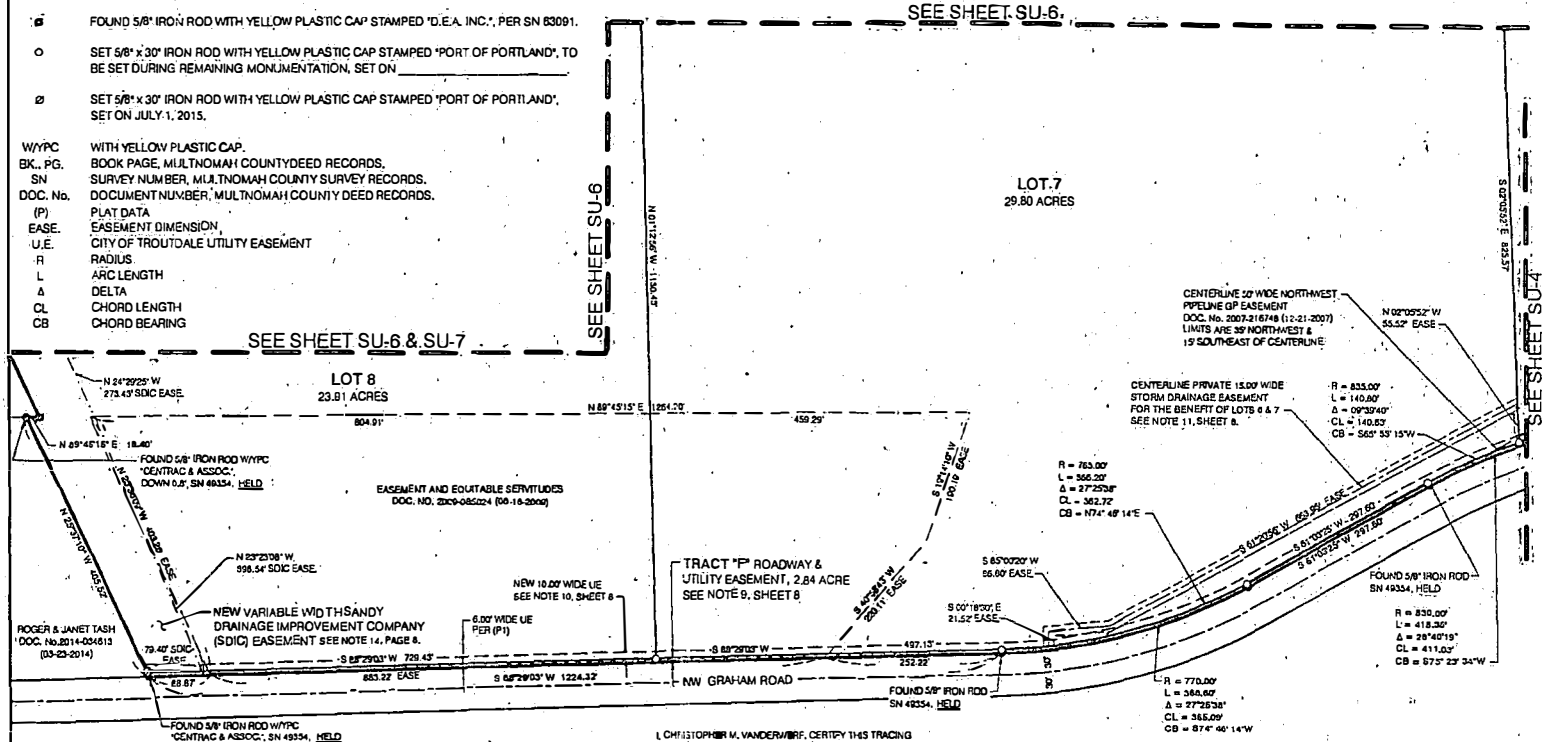


REFERENCE DATA:
 (P1) "TROUTDALE REYNOLDS INDUSTRIAL PARK"
 PLAT BK. 1302, PG. 46-58.

BOOK _____ PAGE _____
TROUTDALE REYNOLDS INDUSTRIAL PARK PHASE 2
 RE-PLAT OF PARCEL 1, PARTITION PLAT No. 2012-46
 BEING A PORTION OF THE LEWIS MARR D.L.C. NO. 45, JAMES M. STOTT D.L.C. NO. 48, AND THE CALVIN REED D.L.C. NO. 60, SITUATED IN THE SOUTH-EAST AND SOUTH-WEST QUARTERS OF SECTION 23 AND THE NORTH-WEST AND SOUTH-WEST QUARTERS OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON
 DATE OF SURVEY: JULY 1, 2015

LEGEND:

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'D.E.A. INC.', PER PLAT BOOK 1302, PAGE 46-58, UNLESS OTHERWISE NOTED.
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'D.E.A. INC.', PER SN 63091.
 - SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'PORT OF PORTLAND', TO BE SET DURING REMAINING MONUMENTATION, SET ON _____
 - SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'PORT OF PORTLAND', SET ON JULY 1, 2015.
- WYPC WITH YELLOW PLASTIC CAP.
 BK., PG. BOOK PAGE, MULTNOMAH COUNTY DEED RECORDS.
 SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS.
 DOC. NO. DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS.
 (P) PLAT DATA
 EASE. EASEMENT DIMENSION
 U.E. CITY OF TROUTDALE UTILITY EASEMENT
 R RADIUS
 L ARC LENGTH
 Δ DELTA
 CL CHORD LENGTH
 CB CHORD BEARING



SEE SHEET SU-6 & SU-7

SEE SHEET SU-6

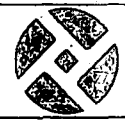
SEE SHEET SU-6

SEE SHEET SU-4

I, CHRISTOPHER M. VANDERWERF, CERTIFY THIS TRACING TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

PRINTED: 8/23/2015 10:37:43 AM VANDEC

NO.	DATE	BY	REVISIONS	APPROV	CHKD



PORT OF PORTLAND
 PORTLAND, OREGON
 SURVEYED BY PORT OF PORTLAND SURVEY DEPT.
 7300 NE AFFORDT WAY
 PORTLAND, OR 97208
 503-115-4200

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JULY 25, 1958
 CHRISTOPHER M. VANDERWERF
 2719
 SIGNED: _____
 EXP: 6/30/2016

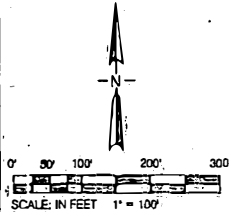
DESIGNED BY: C. VANDERWERF
 DRAWN BY: P. CHOLEDS
 CHECKED BY: R. ALDERSEDES
 DATE: JULY 1, 2015
 SCALE: 1" = 100'

TROUTDALE REYNOLDS INDUSTRIAL PARK
 EASTSIDE SUBDIVISION PLAT
 LOT 7, LOT 8 & TRACT "F" BOUNDARY AND EASEMENTS
 SOUTH HALF

SUBMITTED BY: RYAN PARKER	TYPE: BS	DRAWING NO.: TRIP 2014-4	SHEET: 5/9 (SU-5)
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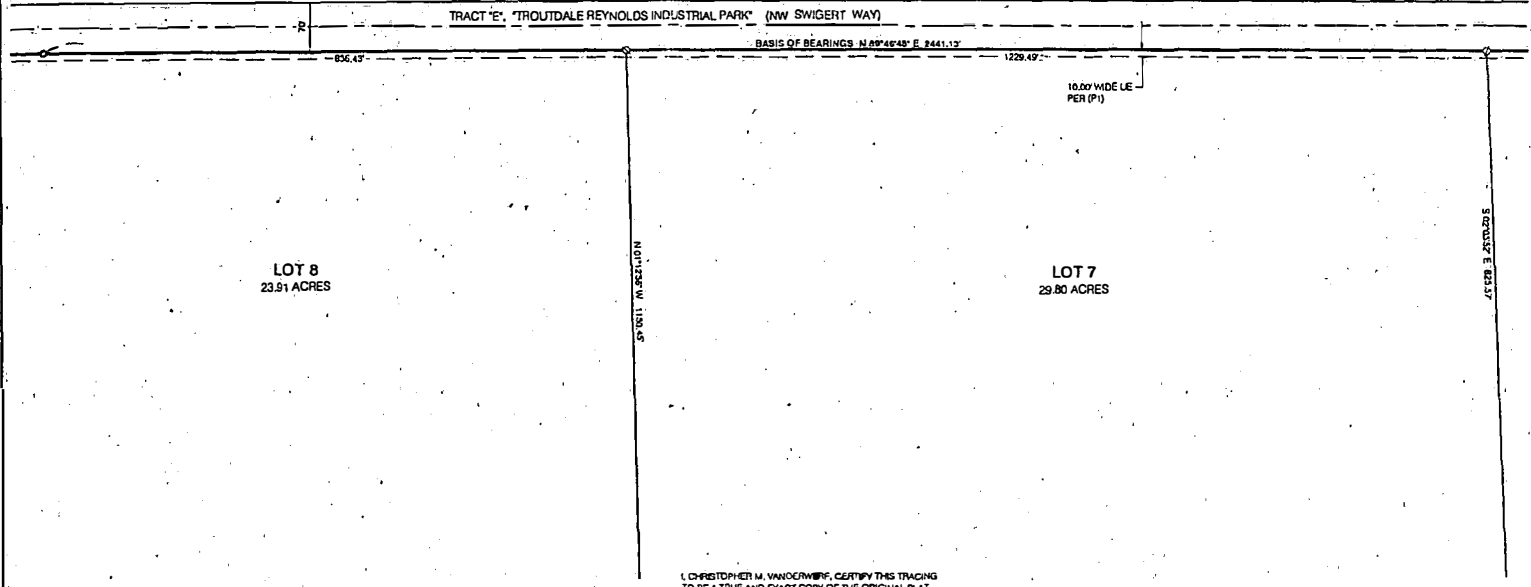
BOOK _____ PAGE _____
TROUTDALE REYNOLDS INDUSTRIAL PARK PHASE 2

RE-PLAT OF PARCEL 1, PARTITION PLAT No. 2012-46
 BEING A PORTION OF THE LEWIS MARR D.L.C. NO. 45, JAMES M. STOTT D.L.C. NO. 48, AND THE CALVIN REED D.L.C. NO. 60. SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 23 AND THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON
 DATE OF SURVEY: JULY 1, 2015



- LEGEND:**
- FOUND 6/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.E.A. INC.", PER PLAT BOOK 1302, PAGE 48-58, UNLESS OTHERWISE NOTED.
 - ⊙ SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PORT OF PORTLAND", SET ON JULY 1, 2015.
 - (P) PLAT DATA
 - EASE. EASEMENT DIMENSION
 - U.E. CITY OF TROUTDALE UTILITY EASEMENT

REFERENCE DATA:
 (P1) "TROUTDALE REYNOLDS INDUSTRIAL PARK" PLAT BK. 1302, PG. 48-58.



CHRISTOPHER M. VANOVERBERG, CERTIFY THIS TRACING TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

PRINTED: 8/25/2015 10:28:23 AM VANDEC

NO.	DATE	BY	REVISIONS	APPROV	CHKD



PORT OF PORTLAND
 PORTLAND, OREGON
 SURVEYED BY: PORT OF PORTLAND SURVEY DEPT.
 7200 HEAFFORD WAY
 PORTLAND, OR 97208
 503-418-8278

REQUIRED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 23, 2015
 CHRISTOPHER M. VANOVERBERG
 2718
 SKINNED
 EXP. 6/30/2018

DESIGNED BY: C. VANOVERBERG
 DRAWN BY: P. SHELDS
 CHECKED BY: R. ALDERSEBAES
 DATE: JULY 1, 2015
 SCALE: 1" = 100'

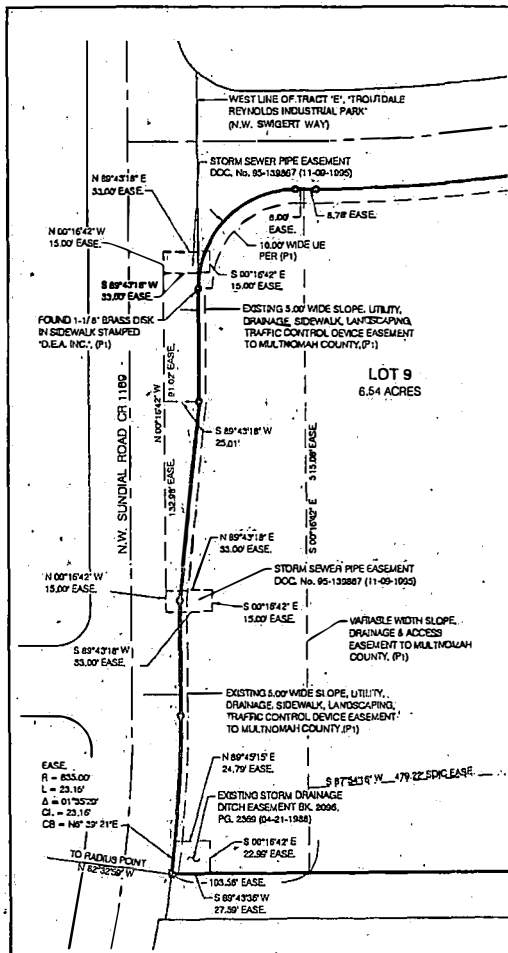
TROUTDALE REYNOLDS INDUSTRIAL PARK
EASTSIDE SUBDIVISION PLAT
LOT 7 & LOT 8 BOUNDARY AND EASEMENTS
NORTH HALF

SUBMITTED BY: RYAN PARKER
 TYPE: BS
 DRAWING NO.: TRIP 2014-4
 6/9 (SU-6)

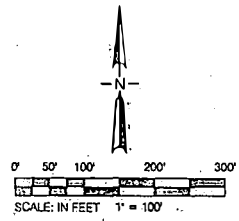
TROUTDALE REYNOLDS INDUSTRIAL PARK PHASE 2

RE-PLAT OF PARCEL 1, PARTITION PLAT No. 2012-46

BEING A PORTION OF THE LEWIS MARR D.L.C. NO. 45, JAMES M. STOTT D.L.C. NO. 48, AND THE CALVIN REED D.L.C. NO. 60, SITUATED IN THE SOUTH-EAST AND SOUTH-WEST QUARTERS OF SECTION 23 AND THE NORTH-WEST AND SOUTH-WEST QUARTERS OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON
DATE OF SURVEY: JULY 1, 2015

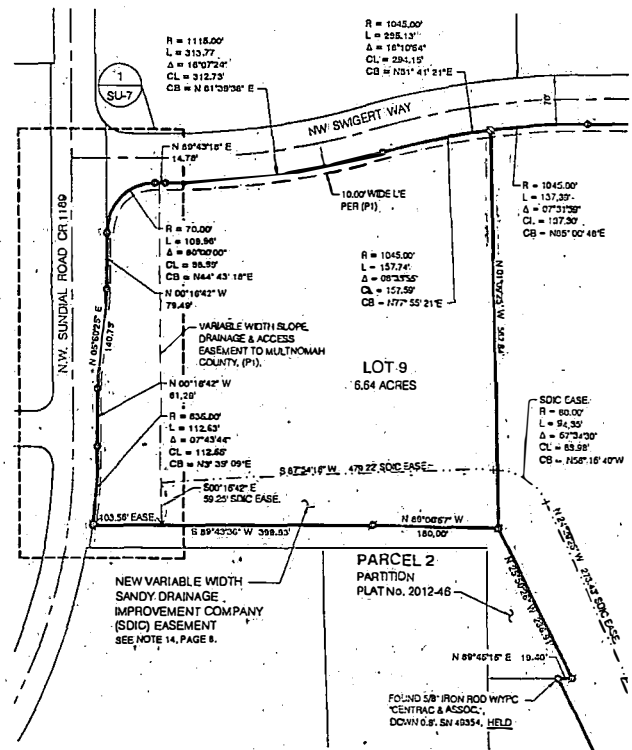


1 LOT 9 - DETAIL OF EXISTING EASEMENTS AT SUNDIAL ROAD
SCALE: 1" = 50'



- LEGEND:**
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'D.E.A. INC.' PER PLAT BOOK 1302, PAGE 48-58, UNLESS OTHERWISE NOTED.
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'D.E.A. INC.' PER SN 63091.
 - ⊙ SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'PORT OF PORTLAND', SET ON JULY 1, 2015.
 - WYPC WITH YELLOW PLASTIC CAP.
 - BK., PG. BOOK PAGE, MULTNOMAH COUNTY DEED RECORDS.
 - SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS.
 - CR COUNTY ROAD
 - DOC. NO. DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS.
 - (P) PLAT DATA
 - EASE. EASEMENT DIMENSION
 - UE CITY OF TROUTDALE UTILITY EASEMENT
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA
 - CL CHORD LENGTH
 - CB CHORD BEARING

REFERENCE DATA:
(P1) "TROUTDALE REYNOLDS INDUSTRIAL PARK", PLAT BK. 1302, PG. 46-58.



2 LOT 8 (WEST HALF) AND LOT 9 BOUNDARY
SCALE: 1" = 100'

I, CHRISTOPHER M. VANDERWERF, CERTIFY THIS TRACING TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

PRINTED: 8/25/2015 10:29:04 AM VANDEC

NO.	DATE	BY	REVISIONS	APPVD	CKD

PORT OF PORTLAND
PORTLAND, OREGON

EXAMINED BY: PORT OF PORTLAND SURVEY DEPT.
7300 NE APPOINT WAY
PORTLAND, OR 97208
503-115-4200

2010ULEN 101662
DEAN HILGERT PROJECT MANAGER

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 23, 1983
CHRISTOPHER M. VANDERWERF 2718

SIGNED: EXP. 05/30/2016

DESIGNED BY: C. VANDERWERF
DRAWN BY: P. SHIELDS
CHECKED BY: R. ALDERSEBAES

DATE: JULY 1, 2015
SCALE: AS NOTED

TROUTDALE REYNOLDS INDUSTRIAL PARK

EASTSIDE SUBDIVISION PLAT
LOT 8 (WEST END) & LOT 9 BOUNDARY AND EASEMENTS

SUBMITTED BY: RYAN PARKER THE COLLECTOR MANAGER
TYPE: BS
DRAWING NO.: TRIP 2014-4
7/9 (SU-7)

TROUTDALE REYNOLDS INDUSTRIAL PARK PHASE 2

RE-PLAT OF PARCEL 1, PARTITION PLAT No. 2012-46

BEING A PORTION OF THE LEWIS MARR D.L.C. NO. 45, JAMES M. STOTT D.L.C. NO. 48, AND THE CALVIN REED D.L.C. NO. 60, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 23 AND THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON
DATE OF SURVEY: JULY 1, 2015

NARRATIVE:

1. CLIENT: PORT OF PORTLAND LAND DEVELOPMENT GROUP.
2. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 1, PARTITION PLAT No. 2012-46, PER THE CLIENTS DIRECTION AND THE CITY OF TROUTDALE PLANNING CASE FILE No. 12-031.
3. BASIS OF BEARINGS: THE SOUTH LINE OF NW SWIGERT WAY (TRACT 'E', TROUTDALE REYNOLDS INDUSTRIAL PARK) BETWEEN THE 5/8" IRON RODS WITH YELLOW PLASTIC CAP MARKED 'D.E.A. INC.', SHOWN AND LABELED AS N 89°46'48" E ON SHEET 1.
4. FOR BOUNDARY RESOLUTION, SEE PARTITION PLAT No. 2012-46, MULTNOMAH COUNTY PLAT RECORDS.

NOTES:

1. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
2. ALL TIES TO FOUND MONUMENTS ARE LEVEL TO GROUND UNLESS OTHERWISE NOTED.
3. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY OF TROUTDALE, CASE FILE No. 12-031.
4. TRACT 'G' SHALL BE AN OPEN SPACE TRACT TO PROVIDE FOR WETLAND PROTECTION, DRAINAGE AND FLOOD CONTROL, WATER QUALITY, ACCESS AND UTILITY USES AND WILL BE OWNED AND MAINTAINED BY THE PORT OF PORTLAND, SUCCESSORS OR ASSIGNS.
5. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON OCTOBER 10, 2008 AS DOCUMENT NUMBER 2008-143119, DEED RECORDS, MULTNOMAH COUNTY, OREGON.
6. THE ENTIRETY OF THE PLAT IS SUBJECT TO AN ACCESS EASEMENT IN FAVOR OF REYNOLDS METAL COMPANY, A DELAWARE CORPORATION FORTHOSE RIGHTS RETAINED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 2007 IN DOCUMENT No. 2007-216750, DEED RECORDS, MULTNOMAH COUNTY, OREGON.
7. THE ENTIRETY OF THE PLAT IS SUBJECT TO AN EASEMENT AND EQUITABLE SERVITUDES TO THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY BY DEED RECORDED ON AUGUST 13, 2008 IN DOCUMENT NUMBER 2008-118318, DEED RECORDS, MULTNOMAH COUNTY, OREGON.
8. THE ENTIRETY OF THE PLAT IS SUBJECT TO A CONSENT JUDGMENT TO THE DEPARTMENT OF ENVIRONMENTAL QUALITY BY CASE NO. 0712-15148, DEED RECORDED ON JANUARY 9, 2008 IN DOCUMENT NUMBER 2008-05262, DEED RECORDS, MULTNOMAH COUNTY, OREGON.
9. TRACT "F" IS TO BE OWNED BY THE PORT OF PORTLAND (GRANTOR) SUCCESSORS OR ASSIGNS AND IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE UTILITY AND ROADWAY EASEMENT OVER ITS ENTIRETY TO THE CITY OF TROUTDALE (GRANTEE), ITS AGENTS AND ASSIGNS, FOR THE PURPOSE OF ALLOWING THE CITY TO INSTALL, ACCESS, OPERATE, INSPECT, MAINTAIN, REPAIR, AND REPLACE UTILITY SYSTEMS AND ROADS FOR PUBLIC USE INCLUDING ANY AND ALL COMPONENTS THEREOF. THIS EASEMENT SHALL EXTEND TO A DEPTH NOT EXCEEDING FIVE (5) FEET BELOW ANY UTILITY SYSTEMS INSTALLED BENEATH THE GROUND SURFACE OF THIS EASEMENT. THE GRANTEE WILL COORDINATE WITH GRANTOR PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITY IN SOILS OUTSIDE EXISTING TRENCH ZONES. GRANTOR SHALL ENJOY ALL USES AND INCUR ALL OBLIGATIONS WITHIN THIS EASEMENT THAT ARE APPLICABLE TO PROPERTIES FRONTING ON CITY-OWNED STREETS AS THEY ARE NOW OR IN THE FUTURE DESIGNATED BY CITY ORDINANCES, CODES AND/OR STANDARDS.
10. EACH UTILITY EASEMENT ADJACENT TO TRACT "F" IS A PERPETUAL, NON-EXCLUSIVE EASEMENT GRANTED TO THE CITY OF TROUTDALE (GRANTEE) BY THE PORT OF PORTLAND, SUCCESSORS OR ASSIGNS (GRANTOR) ON THIS PLAT FOR THE PURPOSE OF ALLOWING THE GRANTEE, ITS FRANCHISED UTILITY COMPANIES, AND ITS AGENTS AND ASSIGNS TO INSTALL, ACCESS, OPERATE, INSPECT, MAINTAIN, REPAIR, AND REPLACE UTILITY SYSTEMS OR COMPONENTS THEREOF. THESE EASEMENTS SHALL EXTEND TO A DEPTH NOT EXCEEDING FIVE (5) FEET BELOW ANY UTILITY SYSTEMS INSTALLED BENEATH THE GROUND SURFACE OF EACH EASEMENT. THE GRANTEE WILL COORDINATE WITH THE PORT OF PORTLAND PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITY IN SOILS OUTSIDE EXISTING TRENCH ZONES. ALL MAINTENANCE AND GROUNDS KEEPING WITHIN THE EASEMENT AREAS, OTHER THAN MAINTENANCE THAT IS NECESSARY TO INSTALL, ACCESS, OPERATE, INSPECT, MAINTAIN, OR REPAIR UTILITY SYSTEMS OR COMPONENTS, IS THE RESPONSIBILITY OF THE GRANTOR. GRANTOR IS PROHIBITED FROM CONSTRUCTING ANY STRUCTURE (EXCEPT FENCES ALLOWED BY CITY CODES WITHIN ITS RESPECTIVE EASEMENT AREA. GRANTOR IS PROHIBITED FROM CAUSING OR ALLOWING ANY EAVES OR OTHER ARCHITECTURAL APPENDAGES TO ENCRoACH WITHIN THE EASEMENT AREA. GRANTOR IS PROHIBITED FROM PLANTING TREES OR OTHER VEGETATION IN THE EASEMENT AREA IF, AT THE SOLE DISCRETION OF THE GRANTEE, GRANTEE DETERMINES THAT THE ROOT STRUCTURES FROM THE TREES OR OTHER VEGETATION WILL INTERFERE WITH GRANTEE'S EASEMENT RIGHTS. GRANTOR SHALL PROVIDE THE CITY WITH UNRESTRICTED AND UNOBSTRUCTED ACCESS TO THE EASEMENT AREA AT ALL TIMES. GRANTOR SHALL HOLD GRANTEE HARMLESS FOR DAMAGE TO OBSTRUCTIONS, FENCES AND/OR LANDSCAPING PLACED BY GRANTOR IN THE EASEMENT AREAS, INCLUDING ROOT STRUCTURES AT ANY DEPTH, WITHIN THE EASEMENT AREA THAT ARE OBTURBED BY GRANTEE'S ACTIVITIES WITHIN THE EASEMENT AREA.

11. THE PRIVATE 15.00-FOOT WIDE STORM DRAINAGE EASEMENT CROSSING LOT 7 IS A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOTS 8 & 7 TO ACCESS, OPERATE, INSPECT, MAINTAIN, REPAIR, AND REPLACE THE STORM DRAINAGE SYSTEM OR COMPONENTS THEREOF. THE ABOVE GROUND FEATURES WITHIN SAID PRIVATE EASEMENT SHALL BE MAINTAINED BY LOT 7, SUCCESSORS OR ASSIGNS. BELOW GROUND FEATURES SHALL BE MAINTAINED EQUALLY BY THE USERS OF SAID PRIVATE EASEMENT.
12. ALL CITY OF TROUTDALE PUBLIC EASEMENTS ARE SUBJECT TO THE CITY OF TROUTDALE 'S'ITUATED GENERAL JUDGEMENT', RECORDED ON JULY 23, 2010, IN DOCUMENT NUMBER 2010-092920, DEED RECORDS, MULTNOMAH COUNTY, OREGON.
13. THE EASEMENTS ON THIS PLAT ARE SUBJECT TO THE INTERGOVERNMENTAL AGREEMENT EXECUTED BETWEEN THE PORT OF PORTLAND AND THE CITY OF TROUTDALE DATED JUNE 1, 2009, AS REVISED IN APRIL, 2011 AND JUNE, 2015. SAID AGREEMENT IS SUMMARIZED IN THE MEMORANDUM RECORDED ON APRIL 29, 2011 AS DOCUMENT NUMBER 2011-050388 AND _____, 20____ AS DOCUMENT NUMBER 20____, MULTNOMAH COUNTY DEED RECORDS.
14. THE SANDY DRAINAGE IMPROVEMENT COMPANY (SDIC) EASEMENT IS TO MAINTAIN, OPERATE AND ACCESS THE DRAINAGE WAYS AND FLOOD PROTECTION FACILITIES. DOCUMENT No. _____ RECORDED _____.
15. LOT 4 IS SUBJECT TO A ACCESS & UTILITY EASEMENT IN FAVOR OF TRACT 'G' AND NORTH-WEST PIPELINE LLC, SUCCESSORS OR ASSIGNS AND A WETLAND CONSERVATION EASEMENT AS SHOWN ON SHEET 2.
16. LOT 5 IS SUBJECT TO A 15.00-FOOT PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 4.
17. THE PLAT IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS TO THE OREGON DEPARTMENT OF STATE LANDS, PER DSL PERMIT No. S4848-RF & COE PERMIT No. NWP-2007-689, DEED RECORDED ON _____, 20____ IN DOCUMENT NUMBER 20____, MULTNOMAH COUNTY DEED RECORDS.

I, CHRISTOPHER M. VANDERWERF, CERTIFY THIS TRACING TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

PRINTED: 8/23/2015 10:39:48 AM VANDEC
C:\survey\pl210_csm\1284-01p phase 2 tentative plat\trip ph 2 plat\trip phase 2 plotting

NO.	DATE	BY	REVISIONS	APPROV	CRD



PORT OF PORTLAND
PORTLAND, OREGON
SURVEYED BY: PORT OF PORTLAND
SURVEY NO. 7000 HF APPROX MAY
PORTLAND, OR #7208
NO. 15-0270

2010 LICEN 101662
DELETED 4881 1 PHASE 2 MAP 2

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 25, 1928
CHRISTOPHER M. VANDERWERF 2719
SIGNED: EXP: 8/30/2016

DESIGNED BY: C. VANDERWERF
DRAWN BY: P. SHELDON
CHECKED BY: R. ALDERSEBAES
DATE: JULY 1, 2015
SCALE: 1" = 100'

TROUTDALE REYNOLDS INDUSTRIAL PARK
EASTSIDE SUBDIVISION PLAT
CERTIFICATE, APPROVALS
DECLARATION AND ACKNOWLEDGEMENT

SUBMITTED BY: RYAN PARKER
TYPE: BS
DRAWING NO.: TRIP 2014-4
8 / 9 (SU-8)

SURVEYORS CERTIFICATE

I, CHRISTOPHER M. VANDERWERF, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED SUBDIVISION MAP OF TROUTDALE REYNOLDS INDUSTRIAL PARK PHASE 2, BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE LEWIS MARR D.L.C. No. 45, JAMES M. SCOTT D.L.C. No. 48, AND THE CALVIN REED D.L.C. No. 60 IN THE SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF SECTION 23 AND THE NORTHWEST AND SOUTHWEST ONE-QUARTERS OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON, BEING ALL OF PARCEL 1, PARTITION PLAT No. 2012-46, A PARTITION PLAT OF RECORD IN SAID MULTNOMAH COUNTY, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.E.A. INC., FOUND" AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE, ALONG THE NORTHEASTERLY LINE THEREOF, SOUTH 59°34'39" EAST, 80.32 FEET; THENCE SOUTH 55°46'30" EAST, 186.77 FEET; THENCE SOUTH 61°42'35" EAST, 321.70 FEET; THENCE SOUTH 61°11'15" EAST, 310.15 FEET; THENCE NORTH 22°48'24" EAST, 50.00 FEET TO A POINT OF NON-TANGENCY, FROM WHICH THE RADIUS POINT BEARS NORTH 22°48'24" WEST; THENCE 872.84 FEET ALONG THE ARC OF A 820.00-FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 60°59'27" (THE LONG CHORD BEARS SOUTH 30°42'23" EAST, 832.04 FEET) TO A POINT OF NON-TANGENCY AT THE MOST EASTERLY CORNER OF SAID PARCEL 1; THENCE, ALONG THE SOUTHERLY LINE OF PARCEL 1, SOUTH 89°22'22" WEST, 943.32 FEET; THENCE SOUTH 07°14'57" EAST, 86.39 FEET TO THE NORTHEAST CORNER OF PARCEL 3, PARTITION PLAT No. 2011-51, MULTNOMAH COUNTY PLAT RECORDS; THENCE, ALONG THE NORTH LINE OF SAID PARCEL 3, SOUTH 89°41'12" WEST, 257.51 FEET TO THE NORTHWEST CORNER THEREOF; THENCE, ALONG THE WEST LINE OF SAID PARCEL 3, SOUTH 00°14'57" EAST, 401.34 FEET TO THE SOUTHWEST CORNER THEREOF ON THE NORTHERLY RIGHT OF WAY LINE OF NW GRAHAM ROAD; THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF NW GRAHAM ROAD AS FOLLOWS, SOUTH 85°44'57" WEST, 231.80 FEET; THENCE SOUTH 89°49'19" WEST, 377.88 FEET; THENCE SOUTH 00°16'18" EAST, ALONG THE NORTHERLY EXTENSION OF A RADIAL BEARING, 0.12 FEET TO A NON-TANGENT CURVE; THENCE 415.35 FEET ALONG THE ARC OF A 830.00-FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 29°40'19" (THE LONG CHORD BEARS SOUTH 73°25'24" WEST, 411.00 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 81°19'22" WEST, 297.80 FEET TO A POINT OF CURVATURE; THENCE 368.00 FEET ALONG THE ARC OF A 770.00-FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 27°25'31" (THE LONG CHORD BEARS SOUTH 74°46'14" WEST, 365.00 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 80°29'03" WEST, 1224.32 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE, DEPARTING FROM SAID RIGHT OF WAY LINE AND RUNNING ALONG THE WEST LINE OF SAID PARCEL 1, NORTH 23°37'12" WEST, 403.32 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 2 OF SAID PARTITION PLAT No. 2012-46; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL 2, NORTH 80°45'15" EAST, 19.40 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE, ALONG THE EAST LINE OF PARCEL 2, NORTH 22°50'26" WEST, 226.91 FEET TO THE NORTHEAST CORNER THEREOF; THENCE, ALONG THE NORTH LINE OF SAID PARCEL 2, NORTH 89°05'07" WEST, 180.00 FEET; THENCE SOUTH 89°47'20" WEST, 332.83 FEET TO THE EAST RIGHT OF WAY LINE OF NW GRAHAM ROAD AND A POINT OF NON-TANGENCY, FROM WHICH THE RADIUS POINT BEARS NORTH 48°23'29" WEST; THENCE, 112.83 FEET ALONG THE ARC OF A 833.00-FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 07°43'44" (THE LONG CHORD BEARS NORTH 03°35'09" EAST, 112.33 FEET) TO A POINT OF TANGENCY; THENCE NORTH 00°16'42" WEST, 81.28 FEET; THENCE NORTH 05°30'23" EAST, 143.73 FEET; THENCE NORTH 00°16'42" WEST, 78.49 FEET TO A POINT OF CURVATURE AT THE SOUTHWEST CORNER OF TRACT "E", TROUTDALE REYNOLDS INDUSTRIAL PARK (NW SWIKERT WAY); THENCE, ALONG THE SOUTH LINE OF SAID TRACT "E" AND RUNNING 109.98 FEET ALONG THE ARC OF A 70.00-FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 90°00'00" (THE LONG CHORD BEARS NORTH 44°43'18" EAST, 88.99 FEET) TO A POINT OF TANGENCY; THENCE NORTH 89°43'18" EAST, 14.78 FEET TO A POINT OF CURVATURE; THENCE 213.77 FEET ALONG THE ARC OF A 1115.00-FOOT RADIUS CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 18°07'14" (THE LONG CHORD BEARS NORTH 81°29'20" EAST, 312.73 FEET) TO A POINT OF REVERSE CURVATURE; THENCE 295.13 FEET ALONG THE ARC OF A 1045.00-FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 18°10'54" (THE LONG CHORD BEARS NORTH 81°14'12" EAST, 294.13 FEET) TO A POINT OF TANGENCY; THENCE NORTH 80°45'40" EAST, 244.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "E"; THENCE, ALONG THE EAST LINE OF SAID TRACT "E", NORTH 00°13'12" WEST, 70.00 FEET TO THE NORTHEAST CORNER THEREOF AND A POINT ON THE NORTH LINE OF SAID PARCEL 1; THENCE, ALONG THE NORTH LINE OF SAID PARCEL 1, NORTH 89°46'48" EAST, 447.87 FEET TO A POINT OF CURVATURE; THENCE 4.02 FEET ALONG THE ARC OF A 406.00-FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 02°39'00" (THE LONG CHORD BEARS SOUTH 58°48'09" EAST, 423.29 FEET) TO A POINT OF NON-TANGENCY; THENCE, ALONG THE WESTERLY LINE OF SAID PARCEL 1, NORTH 61°30'54" EAST, 199.58 FEET; THENCE NORTH 42°54'38" EAST, 15.00 FEET; THENCE NORTH 23°51'13" EAST, 985.67 FEET TO THE INITIAL POINT, CONTAINING 118.28 ACRES MORE OR LESS.

AS PER ORS 92.060(5) AND 92.070(1), I CERTIFY THAT THE REMAINING CORNERS IN THIS SUBDIVISION PLAT WILL BE SET AFTER COMPLETION OF IMPROVEMENTS OR WITHIN TWO YEARS OF PLAT RECORDATION.

REMAINING CORNER MONUMENTATION.
IN ACCORDANCE WITH ORS 92.070, THE REMAINING CORNERS IN THIS SUBDIVISION PLAT HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND WAS RECORDED AS DOCUMENT No. _____ MULTNOMAH COUNTY DEED RECORDS.

MULTNOMAH COUNTY SURVEYOR

BY: _____
DATE: _____

L CHRISTOPHER M. VANDERWERF, CERTIFY THIS TRACING TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

BOOK _____ PAGE _____
TROUTDALE REYNOLDS INDUSTRIAL PARK PHASE 2
RE-PLAT OF PARCEL 1, PARTITION PLAT No. 2012-46

BEING A PORTION OF THE LEWIS MARR D.L.C. NO. 45, JAMES M. STOTT D.L.C. NO. 48, AND THE CALVIN REED D.L.C. NO. 60, SITUATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 23 AND THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON
DATE OF SURVEY: JULY 1, 2015

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE PORT OF PORTLAND, A PORT DISTRICT OF THE STATE OF OREGON, IS THE OWNER OF THE LAND REPRESENTED ON ANNEXED MAP AND BEING MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, HAS CAUSED THIS SUBDIVISION PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AND DOES HEREBY GRANT THE EASEMENT AS SHOWN AND NOTED.

BY: _____
BILL WYATT, EXECUTIVE DIRECTOR
PORT OF PORTLAND, A PORT DISTRICT OF THE STATE OF OREGON

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF MULTNOMAH
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, PERSONALLY APPEARED BILL WYATT, WHO BEING DULY SWORN DID SAY THAT HE, BILL WYATT, EXECUTIVE DIRECTOR, PORT OF PORTLAND, A PORT DISTRICT OF THE STATE OF OREGON, EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE WAS AUTHORIZED TO ACT ON BEHALF OF THE PORT OF PORTLAND, A PORT DISTRICT OF THE STATE OF OREGON, AND HE ACKNOWLEDGES SAID DECLARATION TO BE A FREE ACT AND DEED.

NOTARY PUBLIC - SIGNATURE _____ COMMISSION NUMBER _____
NOTARY PUBLIC - OREGON _____ MY COMMISSION EXPIRES _____

CITY OF TROUTDALE APPROVALS

APPROVED THIS _____ DAY OF _____, 2015,
PLANNING DIRECTOR
BY: _____

APPROVED THIS _____ DAY OF _____, 2015,
PUBLIC WORKS DIRECTOR
BY: _____

MULTNOMAH COUNTY APPROVALS

APPROVED THIS _____ DAY OF _____, 2015,
COUNTY SURVEYOR,
MULTNOMAH COUNTY, OREGON,
BY: _____

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.093 HAVE BEEN PAID AS OF _____, 2015.
DIRECTOR, DIVISION OF ASSESSMENT & TAXATION,
MULTNOMAH COUNTY, OREGON
BY: _____
DEPUTY

STATE OF OREGON
COUNTY OF MULTNOMAH
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED _____, 2015, AT _____, _____, AS PARTITION PLAT No. _____ COUNTY RECORDING OFFICE
BY: _____
DEPUTY
DOCUMENT NO. _____

PRINTED: 8/25/2015 10:40:17 AM VANDEC

NO.	DATE	BY	REVISIONS	APPROV	CRD



PORT OF PORTLAND
PORTLAND, OREGON
SURVEYED BY: PORT OF PORTLAND SURVEY DEPT.
1200 NE AFFORD WAY
PORTLAND, OR 97208
503-526-2626
2015/JUN 10 10:56Z
PROJECT #184

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 23, 2009
CHRISTOPHER M. VANDERWERF
2718
SIGNED:
EXP: 8/30/2016

DESIGNED BY: C. VANDERWERF
DRAWN BY: P. SHELDS
CHECKED BY: R. J. DERSEBASS
DATE: JULY 1, 2015
SCALE: 1" = 100'

TROUTDALE REYNOLDS INDUSTRIAL PARK
EASTSIDE SUBDIVISION PLAT
CERTIFICATE, APPROVALS
DECLARATION AND ACKNOWLEDGEMENT

SUBMITTED BY: RYAN PARKER
TYPE: BS
DRAWING NO.: TRIP 2014-4
9 / 9 (SU-9)

ATTACHMENT C

A STRIP OF LAND VARIABLE IN WIDTH, LOCATED IN THE JAMES M. STOTT D.L.C No. 48 AND THE LEWIS MARR D.L.C. No. 45 IN THE SOUTHWEST AND SOUTHEAST ONE-QUARTERS OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON, THE OUTBOUNDS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A 4-1/4 INCH DIAMETER BRASS DISK IN CONCRETE AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 29°25'57" WEST, 1,613.49 FEET TO A FOUND 9/16-INCH DIAMETER STAINLESS STEEL ROD (PORT OF PORTLAND SURVEY CONTROL POINT No. 200, AS SHOWN ON DWG. No. "MD TTD 2011-3012"; THENCE NORTH 45°38'50" EAST, 421.20 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NW GRAHAM ROAD (30.00 FEET FROM CENTERLINE) AND THE TRUE POINT OF BEGINNING; THENCE, DEPARTING SAID RIGHT OF WAY LINE, SOUTH 41°00'52" WEST, 26.92 FEET; THENCE SOUTH 72°49'48" WEST, 42.28 FEET; THENCE SOUTH 89°44'26" WEST, 84.11 FEET TO A POINT OF CURVATURE; THENCE 369.18 FEET ALONG THE ARC OF A 735.48-FOOT RADIUS CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 28°45'35" (THE LONG CHORD BEARS SOUTH 75°21'39" WEST, 365.31 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 60°58'51" WEST, 295.83 FEET TO A POINT OF CURVATURE; THENCE 240.34 FEET ALONG THE ARC OF A 862.50-FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 15°57'56" (LONG CHORD BEARS SOUTH 68°57'49" WEST, 239.56 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 76°56'47" WEST, 35.86 FEET; THENCE SOUTH 58°27'20" WEST, 104.97 FEET; THENCE SOUTH 89°01'37" WEST, 1,156.54 FEET; THENCE NORTH 31°16'55" WEST, 42.86 FEET; THENCE NORTH 89°01'37" EAST, 1,209.65 FEET; THENCE NORTH 02°14'37" WEST, 42.03 FEET TO A POINT OF NON-TANGENCY ON THE SOUTH RIGHT OF WAY LINE OF SAID NW GRAHAM ROAD, FROM WHICH THE RADIUS POINT BEARS NORTH 06°53'30" WEST; THENCE, RUNNING ALONG SAID SOUTH RIGHT OF WAY LINE, 319.44 FEET ALONG THE ARC OF A 830.00-FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 22°03'04" (THE LONG CHORD BEARS NORTH 72°04'57" EAST, 317.47 FEET) TO A POINT OF TANGENCY; THENCE NORTH 61°03'25" EAST, 297.60 FEET TO A POINT OF CURVATURE; THENCE 385.32 FEET ALONG THE ARC OF A 770.00-FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 28°40'19" (THE LONG CHORD BEARS NORTH 75°23'34" EAST, 381.31 FEET) TO A POINT OF TANGENCY; THENCE NORTH 89°44'37" EAST, 141.60 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 81,481 SQUARE FEET MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON PARTITION PLAT NO. 2012-46, MULTNOMAH COUNTY PLAT RECORDS.

