



September 11, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
 Acting as the governing body of Water Environment Services
 Clackamas County

Approval of a Resolution of Necessity and Purpose Authorizing the Acquisition of Necessary Easements by Good Faith Negotiations and, if necessary, Condemnation for the Rock Creek Sewer Extension. Funding is through Water Environment Services Sanitary Sewer Construction Fund. No County General Funds are involved.

Previous Board Action/Review	N/A		
Performance Clackamas	1. This project supports the WES Strategic Plan Goal to strategically plan and execute capital projects to meet the growth, reliability, and regulatory needs of our service area at the lowest-life cycle cost. 2. This project supports the County’s Strategic Priorities of Strong Infrastructure, Vibrant Economy, and Safe, Secure and Livable Communities.		
Counsel Review	Yes	Procurement Review	N/A
Contact Person	Jeff Stallard	Contact Phone	503-742-4694

EXECUTIVE SUMMARY: Clackamas Water Environment Services (WES) is preparing plans, specifications, and estimates for the Rock Creek Interceptor Extension Project (“the Project”) that will provide additional sanitary sewer capacity and system improvements to serve Clackamas County, and portions of the Happy Valley, Pleasant Valley, and North Carver Comprehensive Plan. In order to construct the improvements as designed a sanitary sewer line will need to be placed under the new roundabout that is being constructed as part of the SE 172nd Improvements Project. To avoid duplication of construction costs and preserve the newly constructed pavement, WES and Clackamas County Department of Transportation and Development (DTD) propose acquiring the easement necessary to place the sewer line under the roundabout as part of the road project. The attached Resolution of Necessity delegates authority to DTD to acquire the sewer easement on behalf of WES and if necessary condemn after notification to WES and the Board. The remaining easements needed for the Project will be brought before the Board in a separate resolution at a later date. The legal description of the needed easement is attached. The permanent easement identified as “Parcel 3” on the attached consists of approximately 5,445 square feet.

For Filing Use Only

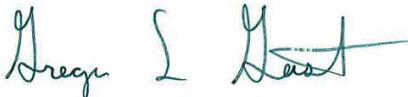
The WES Board has authority to exercise the power of eminent domain under ORS Chapter 451, ORS Chapter 190, and ORS Chapter 35 to acquire the needed easements by purchase or condemnation proceedings. In accordance with the procedure set forth in ORS Chapter 35, a Resolution of Necessity is required before offers are made for easements in situations where the property is essential for a public project.

The resolution directs DTD staff on behalf of WES to proceed with good faith negotiations for the acquisition of the needed property rights and to utilize the expertise of authorized real estate appraisers, contract right of way agents and other such experts to assist in the acquisition process. DTD on behalf of WES will negotiate in good faith and in accordance with all applicable laws, rules, and regulations in an attempt to reach agreement as to the amount of just compensation owed each affected property owner. To fairly determine the amount of just compensation, staff will utilize the expertise of authorized real estate appraisers and other such experts.

In the event that the negotiations are unsuccessful, the resolution further requires the WES Director to notify the Board if the exercise of the power of eminent domain becomes necessary. Only after this process is completed does it authorize the Office of County Counsel to file a Condemnation Action on behalf of WES.

RECOMMENDATION: Staff recommends that the Board of County Commissioners of Clackamas County, acting as the governing body of Water Environment Services, approve the Resolution of Necessity and Purpose authorizing the acquisition of necessary easements by good faith negotiation, if possible, or condemnation, if necessary.

Respectfully submitted,



Greg Geist
Director, WES

Attachment: Resolution of Necessity for the Rock Creek Interceptor Extension

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Declaring the Necessity and Purpose for Acquisition of Easements and Fee Property, and Authorizing Good Faith Negotiations and Condemnation Actions by Water Environment Services for the Rock Creek Interceptor Extension Project



Resolution No. _____

Page 1 of 2

This matter comes before the Board of County Commissioners of Clackamas County, Oregon acting as the governing body of Water Environment Services (the "Board") at its regularly scheduled meeting on September 11, 2025;

It appearing to the Board that the Rock Creek Interceptor Extension Project ("the Project") that will provide additional sanitary sewer capacity and system improvements to serve Clackamas County, and portions of the Happy Valley, Pleasant Valley, and North Carver Comprehensive Plan area; is consistent with the powers and purposes of Water Environment Services; and is necessary for public use and the continued growth, safety and welfare of the community;

It further appearing that the Board has the responsibility of providing sufficient wastewater infrastructure for protecting public health, stewardship of healthy watersheds, and water resource recovery;

It further appearing to the Board that the Project has been planned in accordance with appropriate standards for the improvement of wastewater infrastructure such that property damage is minimized, and water quality is safeguarded;

It further appearing to the Board that the Project has been planned and located in a manner which is most compatible with the greatest public good and causes the least private injury;

It further appearing to the Board that the easement within the boundaries described as Parcel 3 in the attached Exhibits for one property (the "Exhibits") are a necessary part of the Project; and

It further appearing that it is necessary for the sewer line to be constructed as part of the Clackamas County SE 172nd Avenue Improvements Project; and

It further appearing that the Board has authority under ORS Chapter 451, ORS Chapter 190, and ORS Chapter 35 to acquire easements and fee property by good faith negotiation, agreement, and purchase or by exercise of the power of eminent domain with condemnation proceedings

NOW, THEREFORE, IT IS HEREBY RESOLVED that this Board declares it necessary and in the public interest that Water Environment Services ("the District"), in connection with this Project, begin the acquisition process, in accordance with all applicable laws, rules, and regulations governing such process, for the necessary easements and fee property, either through good faith negotiation, agreement, and purchase, or, if necessary, by commencement of condemnation proceedings.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Declaring the Necessity and Purpose for Acquisition of Easements and Fee Property, and Authorizing Good Faith Negotiations and Condemnation Actions for the Rock Creek Interceptor Extension Project



Resolution No. _____

Page 2 of 2

IT IS FURTHER RESOLVED THAT:

1) That Clackamas County be authorized on behalf of the District to, in good faith, attempt to negotiate agreements of just compensation with owners of affected property identified in the Exhibits. In so doing, the County is authorized to retain real estate appraisers, negotiators, and other such experts deemed necessary to assist staff with the acquisition process; and,

2) If the Director of the District (the "Director") determines that changes to the design of the Project, unanticipated field conditions, or the need to accommodate uneconomic remnants makes it necessary or desirable to modify the easements and fee property required for the Project, the Director shall promptly bring before the Board, and the Board shall promptly consider a resolution amending the Exhibits; and,

3) It is the intention of the Board that the required easements and fee property be obtained through good faith negotiation. The Board acknowledges that the exercise of the power of eminent domain may be necessary. The Director shall inform the Board when the Director deems eminent domain necessary. Thereafter, the Clackamas County Office of County Counsel is authorized to file complaints of condemnation with the circuit court of Clackamas County and take such other steps as it determines necessary for the immediate possession of required easements and fee property and the successful litigation of the condemnation action, including the retention of real estate appraisers, experts, and other consultants deemed necessary to the successful conclusion of that litigation.

Dated this 11th day of September, 2025.

Water Environment Services

Craig Roberts, Chair

Recording Secretary

EXHIBIT A

Clackamas County
SE 172nd Avenue Improvements Project
August 5, 2025

County Project No. CI23304
Map & Tax Lot No. 13E31D01300
Property No. 235
Page 1 of 8

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", being a portion of that tract of land as described in that Statutory Bargain and Sale Deed, recorded August 25, 2009 as Document No. 2009-060863, Clackamas County Deed Records, located in the Southeast One-Quarter of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, and said parcel lying on the East side of the Proposed Centerline of SE 172nd Avenue, which centerline is more particularly described as follows:

A road centerline situated in the Northeast One-Quarter and the Northwest One-Quarter of Section 6, Township 2 South, Range 3 East and in the Northeast One-Quarter, Northwest One-Quarter, Southeast One-Quarter and Southwest One-Quarter of Section 31, Township 1 South, Range 3 East of the Willamette Meridian in the City of Happy Valley, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a found 2-inch brass disk in a monument box which bears N10°00'18"W, 22.08 feet from the Center Quarter-Section Corner of Section 6, Township 2 South, Range 3 East of the Willamette Meridian per U.S.B.T. 2010-052, Clackamas County Survey Records, said point being Proposed SE 172nd Avenue Engineer's Centerline Station 0+00.00, said point also being Existing SE 172nd Avenue Engineer's Centerline Station 0+00.00 per SN 2024-213, Clackamas County Survey Records;

Thence N00°30'21"W, along said Existing SE 172nd Avenue Centerline 2,632.73, feet to a 3-1/4 inch bronze disk in a monument box marking the Quarter-Section Corner common to Section 31, Township 1 South, Range 3 East and Section 6, Township 2 South, Range 3 East of the Willamette Meridian per U.S.B.T. 2003-021, Clackamas County Survey Records, and Proposed and Existing SE 172nd Avenue Engineer's Centerline Station 26+32.73;

Thence N00°00'03"E, along said Existing SE 172nd Avenue Centerline, 737.45 feet to the beginning of a 510.00 foot radius curve to the right, having a central angle of 24°31'08" and Proposed and Existing SE 172nd Avenue Engineer's Centerline Station 33+70.18;

Thence leaving said Existing SE 172nd Avenue Centerline, along the arc of said curve to the right (the long chord of which bears N12°15'37"E, 216.59') 218.25 feet to Proposed SE 172nd Avenue Engineer's Centerline Station 35+88.43;

Thence N24°31'11"E, 50.00 feet to the beginning of a 333.00 foot radius curve to the left, having a central angle of 32°00'47" and Proposed SE 172nd Avenue Engineer's Centerline Station 36+38.43;

Thence along the arc of said curve to the left (the long chord of which bears N08°30'48"E, 183.65') 186.06 feet to Proposed SE 172nd Avenue Engineer's Centerline Station 38+24.49;

Thence N07°29'36"W, 32.51 feet to the beginning of a 200.00 foot radius curve to the right, having a central angle of 16°48'09" and Proposed SE 172nd Avenue Engineer's Centerline Station 38+57.00;

Thence along the arc of said curve to the right (the long chord of which bears N00°54'28"E, 58.44') 58.65 feet to Proposed SE 172nd Avenue Engineer's Centerline Station 39+15.65;

Thence N09°18'33"E, 146.85 feet to the beginning of a 200.00 foot radius curve to the left, having a central angle of 16°49'41" and Proposed SE 172nd Avenue Engineer's Centerline Station 40+62.50;

Thence along the arc of said curve to the left (the long chord of which bears N00°53'42"E, 58.53') 58.74 feet to Proposed SE 172nd Avenue Engineer's Centerline Station 41+21.24;

Thence N07°31'08"W, 29.40 feet to the beginning of a 333.00 foot radius curve to the left, having a central angle of 11°35'02" and Proposed SE 172nd Avenue Engineer's Centerline Station 41+50.64;

Thence along the arc of said curve to the left (the long chord of which bears N13°18'39"W, 67.21') 67.32 feet to Proposed SE 172nd Avenue Engineer's Centerline Station 42+17.96;

Thence N19°06'10"W, 50.00 feet to the beginning of a 510.00 foot radius curve to the right, having a central angle of 19°06'14" and Proposed SE 172nd Avenue Engineer's Centerline Station 42+67.96;

Thence along the arc of said curve to the right (the long chord of which bears N09°33'04"W, 169.26') 170.05 feet to Proposed SE 172nd Avenue Engineer's Centerline Station 44+38.01;

Thence N00°00'03"E, 730.43 feet to the beginning of a 510.00 foot radius curve to the left, having a central angle of 10°55'05" and Proposed SE 172nd Avenue Centerline Station 51+68.44;

Thence along the arc of said curve to the left (the long chord of which bears N05°27'29"W, 97.04') 97.18 feet to Proposed SE 172nd Avenue Engineer's Centerline Station 52+65.62;

Thence N10°55'02"W, 222.08 feet to the beginning of a 510.50 foot radius curve to the right, having a central angle of 05°37'12" and Proposed SE 172nd Avenue Centerline Station 54+87.70;

Thence along the arc of said curve to the right (the long chord of which bears N08°06'26"W, 50.05') 50.08 feet to Proposed SE 172nd Avenue Engineer's Centerline Station 55+37.78;

Thence N05°17'50"W, 110.06 feet to the beginning of a 200.00 foot radius curve to the right, having a central angle of 14°06'02" and Proposed SE 172nd Avenue Engineer's Centerline Station 56+47.84;

Thence along the arc of said curve to the right (the long chord of which bears N01°45'11"E, 49.10') 49.22 feet to Proposed SE 172nd Avenue Engineer's Centerline Station 56+97.06;

Thence N08°48'11"E, 214.83 feet to the beginning of a 200.00 foot radius curve to the left, having a central angle of 14°09'32" and Proposed SE 172nd Avenue Engineer's Centerline Station 59+11.89;

Thence along the arc of said curve to the left (the long chord of which bears N01°43'25"E, 49.30') 49.43 feet to Proposed SE 172nd Avenue Engineer's Centerline Station 59+61.32;

Thence N05°21'21"W, 153.16 feet to the beginning of a 1,040.00 foot radius curve to the right, having a central angle of 05°21'24" and Proposed SE 172nd Avenue Engineer's Centerline Station 61+14.48;

Thence along the arc of said curve to the right (the long chord of which bears N02°40'39"W, 97.20') 97.23 feet to Proposed SE 172nd Avenue Engineer's Centerline Station 62+11.71, said point also being Existing SE 172nd Avenue Engineer's Centerline Station 61+76.22 per said survey number 2024-213;

Thence N00°00'03"E, along said Existing SE 172nd Avenue Centerline, 1,738.79 feet to a 3-1/4 inch bronze disk in a monument box marking the Quarter-Section Corner common to Sections 30 and 31, Township 1 South, Range 3 East of the Willamette Meridian per U.S.B.T. 2016-016, Clackamas County Survey Records, at Proposed SE 172nd Avenue Engineer's Centerline Station 79+50.50, Existing SE 172nd Avenue Engineer's Centerline Station 79+15.01 and the **Terminus of this Centerline Description.**

Said parcel being all of said Document No. 2009-060863 lying south and west of the following courses and distances:

Beginning at a point 528.05 feet right of Engineers Station 40+60.00 and the beginning of a 527.44 foot radius curve to the left having a central angle of 25°29'58", the radius point of which bears S24°49'58"W;

Thence along the arc of said curve to the left (the long chord of which bears N77°55'01"W, 232.80') 234.74 feet to a point 295.60 feet right of Engineers Station 40+66.04;

Thence in straight line to a point 215.34 feet right of Engineers Station 40+57.12;

Thence in straight line to a point 214.39 feet right of Engineers Station 40+62.52;

Thence in straight line to a point 178.98 feet right of Engineers Station 40+67.25;

Thence in straight line to a point 126.21 feet right of Engineers Station 40+62.22;

Thence in straight line to a point 57.73 feet right of Engineers Station 41+01.73;

Thence in straight line to a point 56.50 feet right of Engineers Station 41+21.78;

Thence in straight line to a point 52.50 feet right of Engineers Station 41+21.78;

Thence in straight line to a point 52.50 feet right of Engineers Station 41+50.64 and the beginning of a 385.50 foot radius curve to the left having a central angle of $11^{\circ}35'02''$;

Thence along the arc of said curve to the left (the long chord of which bears $N13^{\circ}18'39''W$, 77.81') 77.94 feet to a point 52.50 feet right of Engineers Station 42+17.96;

Thence in straight line to a point 52.50 feet right of Engineers Station 42+67.96 and the beginning of a 457.50 foot radius curve to the right having a central angle of $19^{\circ}06'14''$;

Thence along the arc of said curve to the right (the long chord of which bears $N09^{\circ}33'04''W$, 151.84) 152.54 feet to a point 52.50 feet right of Engineers Station 44+38.01 and the **Terminus** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2009-060863.

The parcel of land to which this description applies contains 46,825 square feet, more or less.

PARCEL 2 (Public Utility Easement)

A parcel of land, as shown on attached Exhibit "B", being a portion of that tract of land as described in that Statutory Bargain and Sale Deed, recorded August 25, 2009 as Document No. 2009-060863, Clackamas County Deed Records, located in the Southeast One-Quarter of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, and said parcel lying on the East side of the Proposed Centerline of SE 172nd Avenue, which centerline is more particularly described in Parcel 1 above:

Said parcel being all of said Document No. 2009-060863 lying west of the following courses and distances:

Beginning at a point on the east line of Parcel 1 described above, at a point 62.23 feet right of Engineers Station 40+98.23;

Thence in straight line to a point 60.50 feet right of Engineers Station 41+50.64 and the beginning of a 393.50 foot radius curve to the left having a central angle of $11^{\circ}35'02''$;

Thence along the arc of said curve to the left (the long chord of which bears $N13^{\circ}18'39''W$, 79.42) 79.56 feet to a point 60.50 feet right of Engineers Station 42+17.96;

Thence in straight line to a point 60.50 feet right of Engineers Station 42+67.96 and the beginning of a 449.50 foot radius curve to the right having a central angle of 08°05'34”;

Thence along the arc of said curve to the right (the long chord of which bears N15°03'23”W, 63.44') 63.49 feet to a point 60.50 feet right of Engineers Station 43+40.00 and the **Terminus** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Parcel 1 and said Document No. 2009-060863.

EXCEPTING therefrom Parcel 1 described above.

The parcel of land to which this description applies contains 1,689 square feet more or less.

PARCEL 3 (Public Sanitary Sewer Easement)

A strip of land, 20.00 feet in width, as shown on attached Exhibit “B”, being a portion of that tract of land as described in that Statutory Bargain and Sale Deed, recorded August 25, 2009 as Document No. 2009-060863, Clackamas County Deed Records, located in the Southeast One-Quarter of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, and said parcel lying on the East side of the Proposed Centerline of SE 172nd Avenue, which centerline is more particularly described in Parcel 1 above:

Said parcel being all of said Document No. 2009-060863 included in a strip 20.00 feet in width, being 10.00 feet on each side of the following describe Easement centerline:

Beginning at a point 129.94 feet right of Engineers Station 40+00.00;

Thence in straight line to a point 168.55 feet right of Engineers Station 43+00.00 and the **Terminus** of said Easement centerline.

The Easement centerline is to be shortened or lengthened to terminate at the boundary lines of said Parcel 1 and said Document No. 2009-060863.

EXCEPTING therefrom Parcel 1 described above.

The parcel of land to which this description applies contains 5,445 square feet more or less.

PARCEL 4 (Public Storm Sewer Easement)

A parcel of land, as shown on attached Exhibit “B”, being a portion of that tract of land as described in that Statutory Bargain and Sale Deed, recorded August 25, 2009 as Document No. 2009-060863, Clackamas County Deed Records, located in the Southeast One-Quarter of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, and said parcel lying on the East side of the Proposed Centerline of SE 172nd Avenue, which centerline is more particularly described in Parcel 1 above:

Said parcel being all of said Document No. 2009-060863 lying south and west of the following courses and distances:

Beginning at a point 211.20 feet right of Engineers Station 40+20.00;

Thence in straight line to a point 197.98 feet right of Engineers Station 41+06.58;

Thence in straight line to a point 46.48 feet right of Engineers Station 41+15.00 and the **Terminus** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Parcel 2 and said Document No. 2009-060863.

EXCEPTING therefrom Parcel 1 and Parcel 2 described above.

The parcel of land to which this description applies contains 8,810 square feet more or less.

PARCEL 5 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, being a portion of that tract of land as described in that Statutory Bargain and Sale Deed, recorded August 25, 2009 as Document No. 2009-060863, Clackamas County Deed Records, located in the Southeast One-Quarter of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, and said parcel lying on the East side of the Proposed Centerline of SE 172nd Avenue, which centerline is more particularly described in Parcel 1 above:

Said parcel being all of said Document No. 2009-060863 lying south and west of the following courses and distances:

Beginning at a point 400.18 feet right of Engineers Station 40+50.00;

Thence in straight line to a point 393.26 feet right of Engineers Station 40+73.11;

Thence in straight line to a point 200.00 feet right of Engineers Station 40+60.00 and the **Terminus** of said courses and distances.

The beginning course and distance is to be shortened or lengthened to terminate at the boundary lines of said Parcel 1 and said Document No. 2009-060863.

EXCEPTING therefrom Parcel 1 described above.

The parcel of land to which this description applies contains 1,309 square feet more or less.

PARCEL 6 (Public Conservation Easement)

A parcel of land, as shown on attached Exhibit “B”, being a portion of that tract of land as described in that Statutory Bargain and Sale Deed, recorded August 25, 2009 as Document No. 2009-060863, Clackamas County Deed Records, located in the Southeast One-Quarter of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, and said parcel lying on the East side of the Proposed Centerline of SE 172nd Avenue, which centerline is more particularly described in Parcel 1 above:

Said parcel being all of said Document No. 2009-060863 lying west of the following courses and distances:

Beginning at a point 211.20 feet right of Engineers Station 40+20.00;

Thence in straight line to a point 197.71 feet right of Engineers Station 41+02.84;

Thence in straight line to a point 215.18 feet right of Engineers Station 41+08.46;

Thence in straight line to a point 230.13 feet right of Engineers Station 41+27.34;

Thence in straight line to a point 217.35 feet right of Engineers Station 41+61.60;

Thence in straight line to a point 243.29 feet right of Engineers Station 41+77.20;

Thence in straight line to a point 328.51 feet right of Engineers Station 41+91.76;

Thence in straight line to a point 408.22 feet right of Engineers Station 43+30.00 and the **Terminus** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Parcel 1 and said Document No. 2009-060863.

EXCEPTING therefrom Parcel 1 described above.

The parcel of land to which this description applies contains 53,645 square feet more or less.

See Exhibit B, by reference is a made a part herein.

This legal description, along with the Basis of Bearings thereof, is based on that Pre-Construction Survey, recorded as SN2024-213, Clackamas County Survey Records.

Surveyor: Brian K. Henson PLS



Firm: Harper Houf Peterson Righellis

Date: 8/5/2025



Project: CLA-106

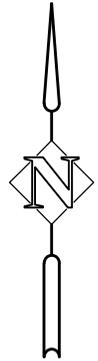
EXPIRES: 6/30/2027

EXHIBIT "B"

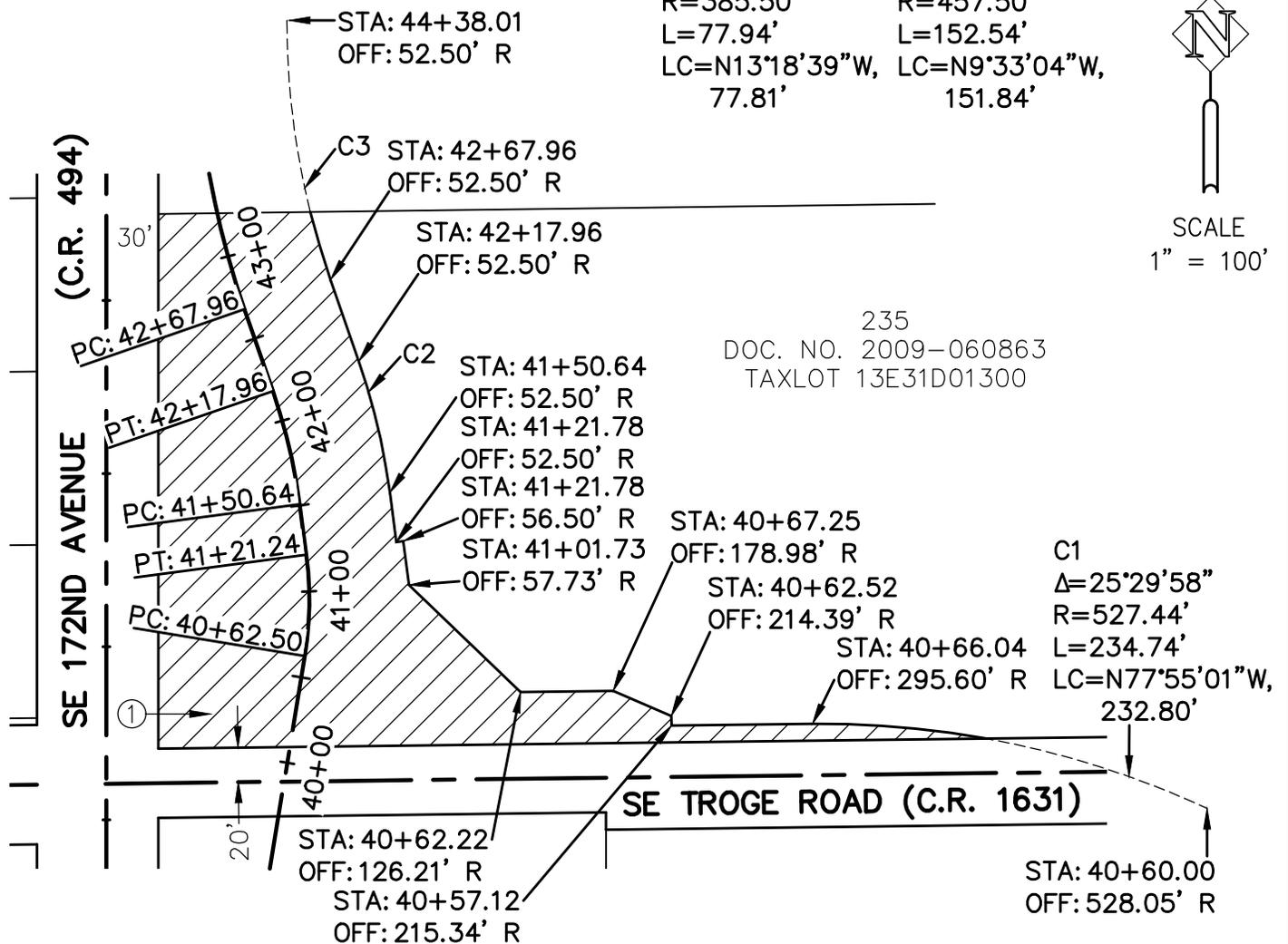
PROPERTY 235

SE 172ND AVENUE IMPROVEMENTS PROJECT – COUNTY PROJECT NO. CI23304

C2	C3
$\Delta=11^{\circ}35'02''$	$\Delta=19^{\circ}06'14''$
$R=385.50'$	$R=457.50'$
$L=77.94'$	$L=152.54'$
$LC=N13^{\circ}18'39''W, 77.81'$	$LC=N9^{\circ}33'04''W, 151.84'$

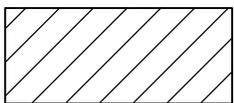


SCALE
1" = 100'



235
DOC. NO. 2009-060863
TAXLOT 13E31D01300

LEGEND



① PERMANENT
RIGHT-OF-WAY EASEMENT
FOR ROAD PURPOSES
± 46,825 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

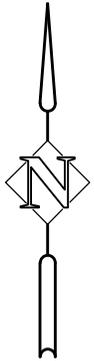
CLA-106 TMW 8/5/2025 PAGE 1 OF 6

EXHIBIT "B"

PROPERTY 235

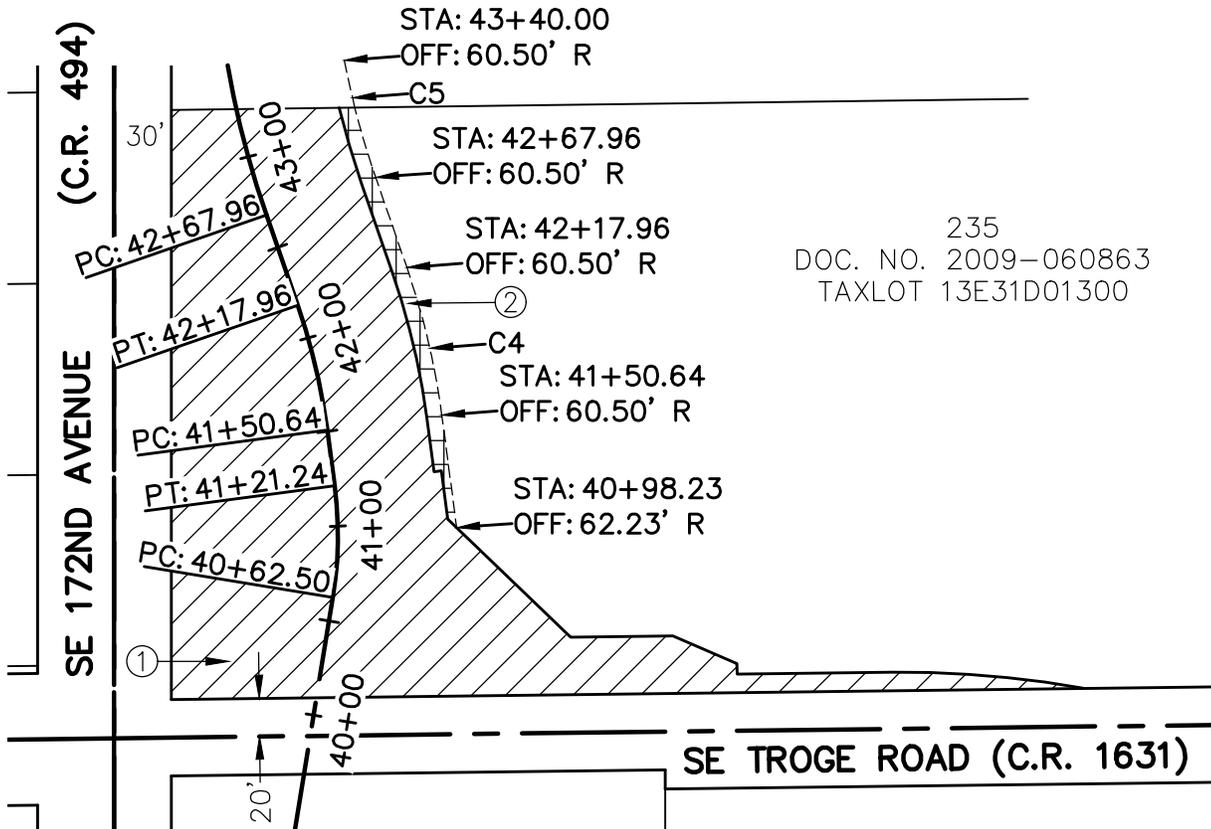
SE 172ND AVENUE IMPROVEMENTS PROJECT – COUNTY PROJECT NO. CI23304

C4	C5
$\Delta=11^{\circ}35'02''$	$\Delta=8^{\circ}05'34''$
R=393.50'	R=449.50'
L=79.56'	L=63.49'
LC=N13°18'39"W, 79.42'	LC=N15°03'23"W, 63.44'

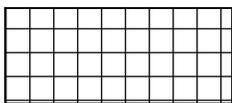


SCALE
1" = 100'

235
DOC. NO. 2009-060863
TAXLOT 13E31D01300



LEGEND



② PUBLIC UTILITY
EASEMENT
± 1,689 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

CLA-106 TMW

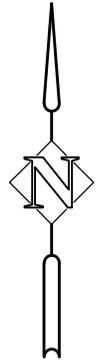
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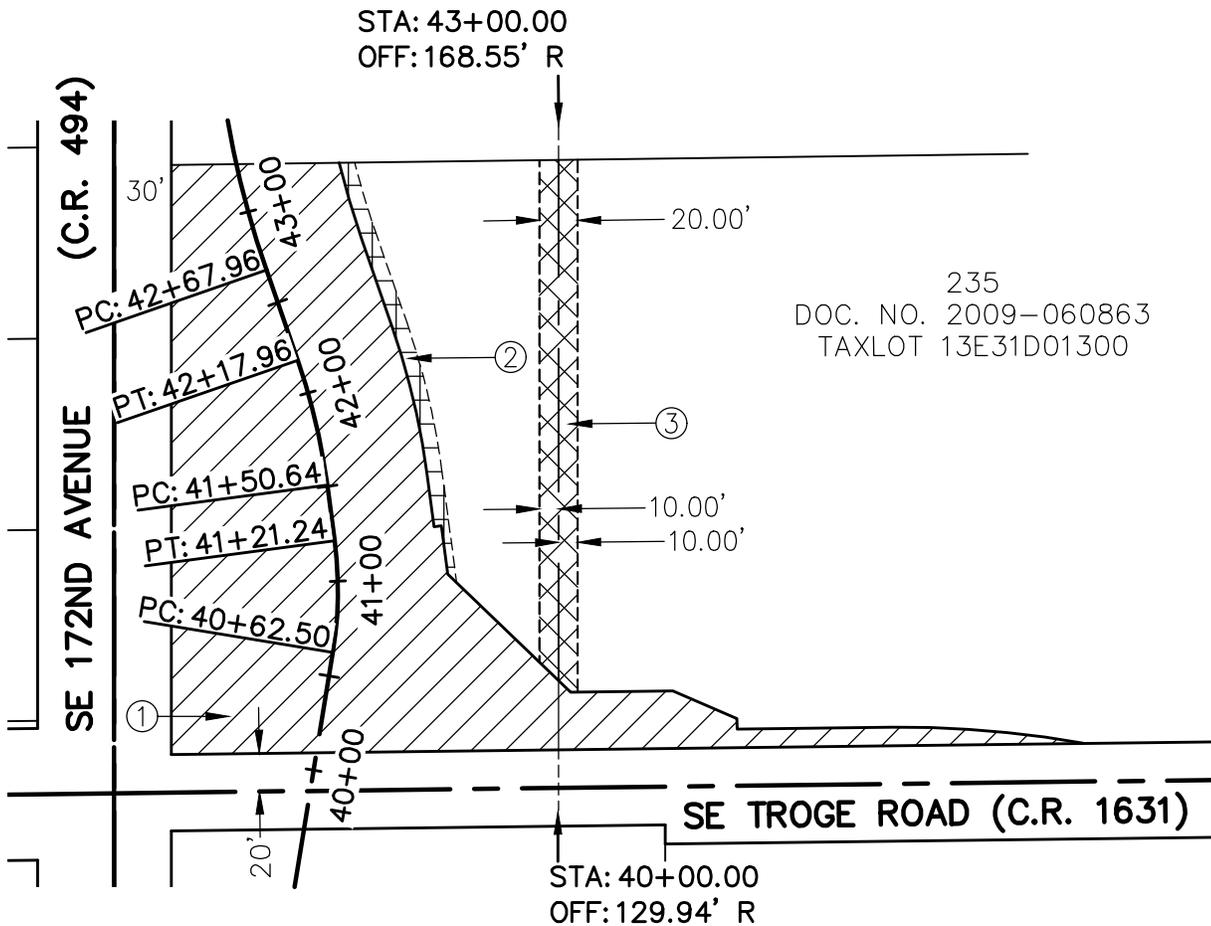
EXHIBIT "B"

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SE 172ND AVENUE IMPROVEMENTS PROJECT – COUNTY PROJECT NO. CI23304

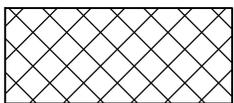


SCALE
1" = 100'



235
DOC. NO. 2009-060863
TAXLOT 13E31D01300

LEGEND



③ PUBLIC SANITARY
SEWER EASEMENT
± 5,445 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

CLA-106 TMW

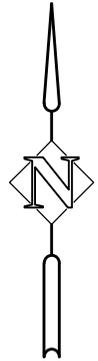
8/5/2025

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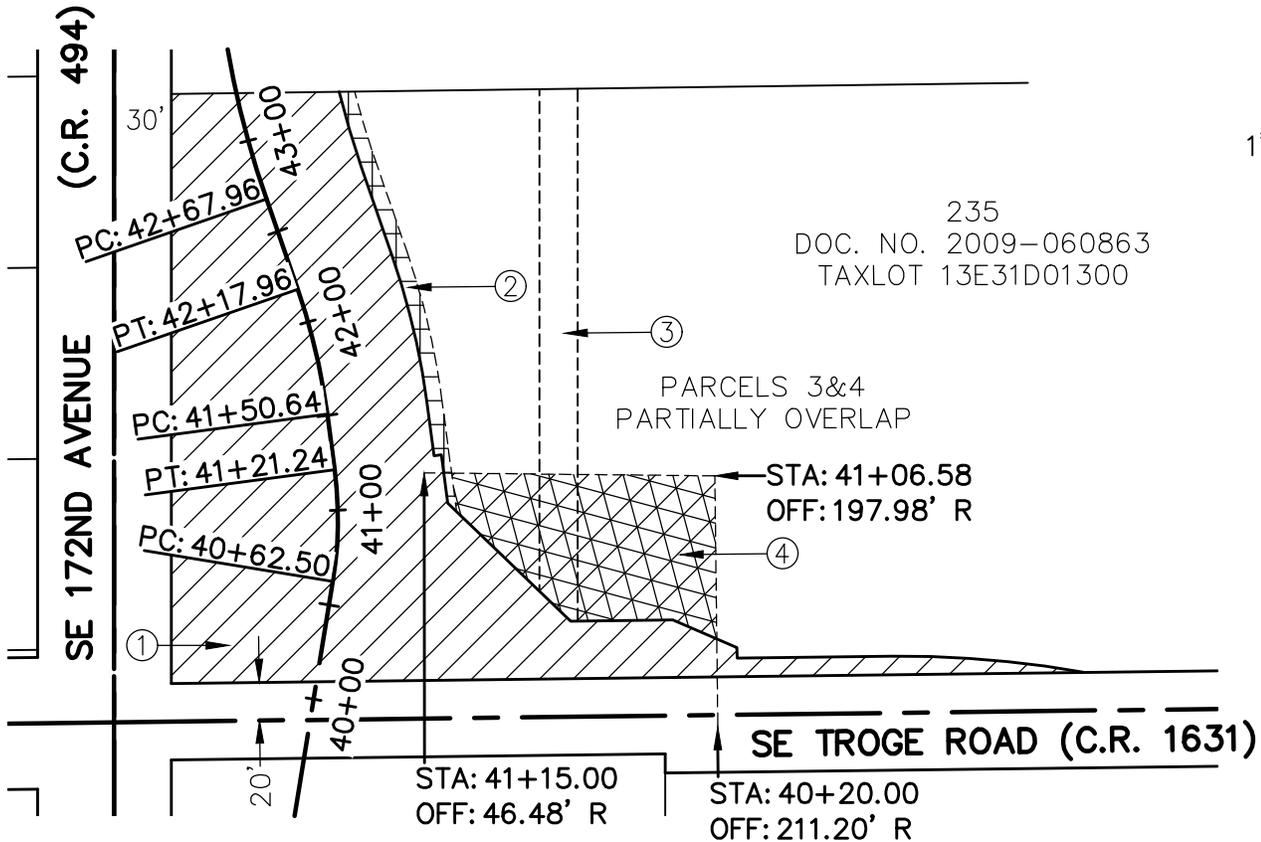
EXHIBIT "B"

PROPERTY 235

SE 172ND AVENUE IMPROVEMENTS PROJECT – COUNTY PROJECT NO. CI23304



SCALE
1" = 100'



235
DOC. NO. 2009-060863
TAXLOT 13E31D01300

PARCELS 3&4
PARTIALLY OVERLAP

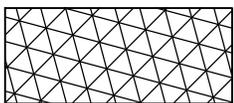
STA: 41+06.58
OFF: 197.98' R

SE TROGE ROAD (C.R. 1631)

STA: 41+15.00
OFF: 46.48' R

STA: 40+20.00
OFF: 211.20' R

LEGEND



④ PUBLIC STORM
SEWER EASEMENT
± 8,810 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

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CLA-106 TMW

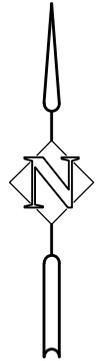
8/5/2025

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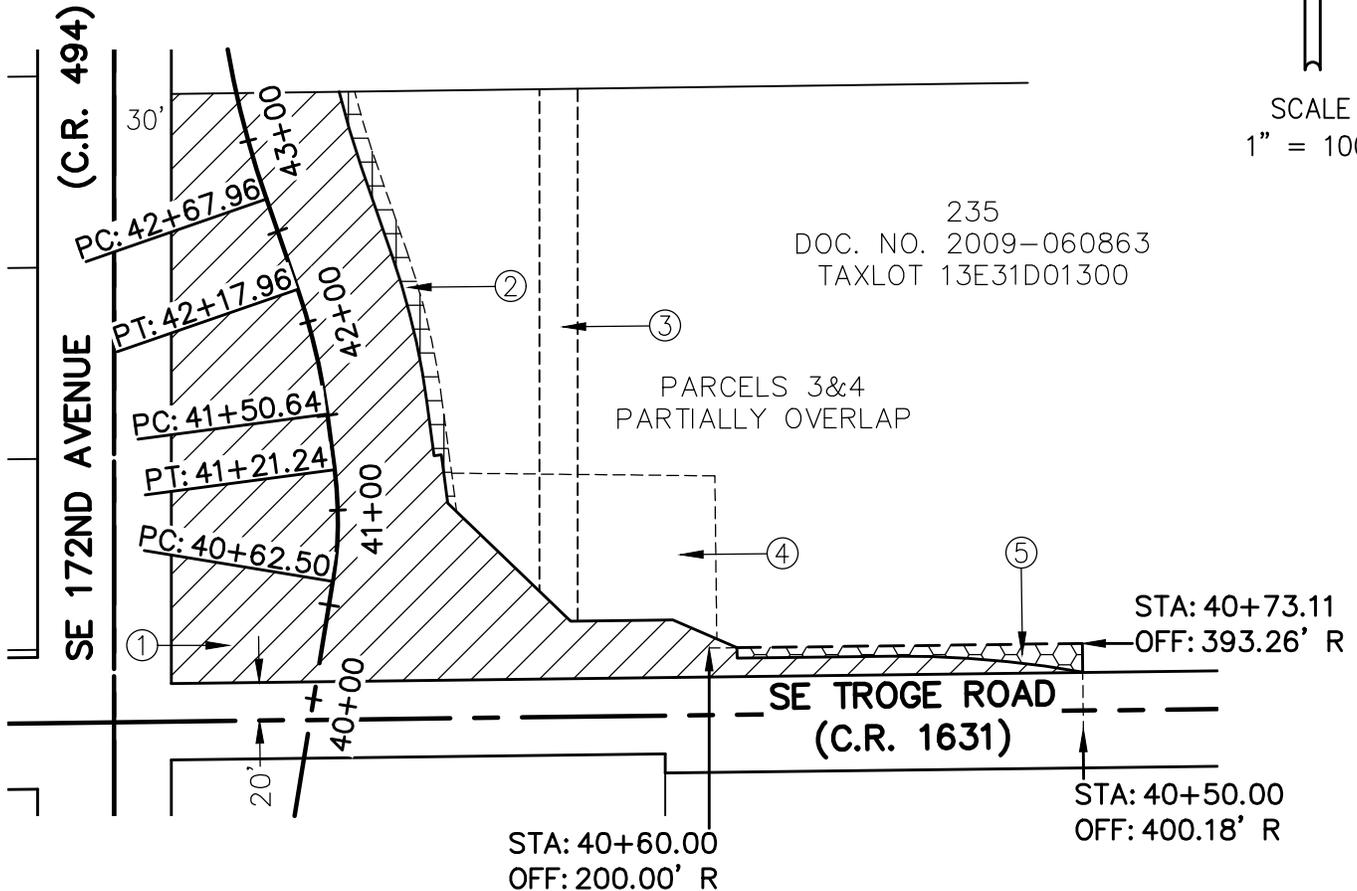
EXHIBIT "B"

PROPERTY 235

SE 172ND AVENUE IMPROVEMENTS PROJECT – COUNTY PROJECT NO. CI23304



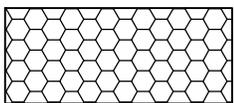
SCALE
1" = 100'



235
DOC. NO. 2009-060863
TAXLOT 13E31D01300

PARCELS 3&4
PARTIALLY OVERLAP

LEGEND



⑤ TEMPORARY
CONSTRUCTION EASEMENT
± 1,309 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

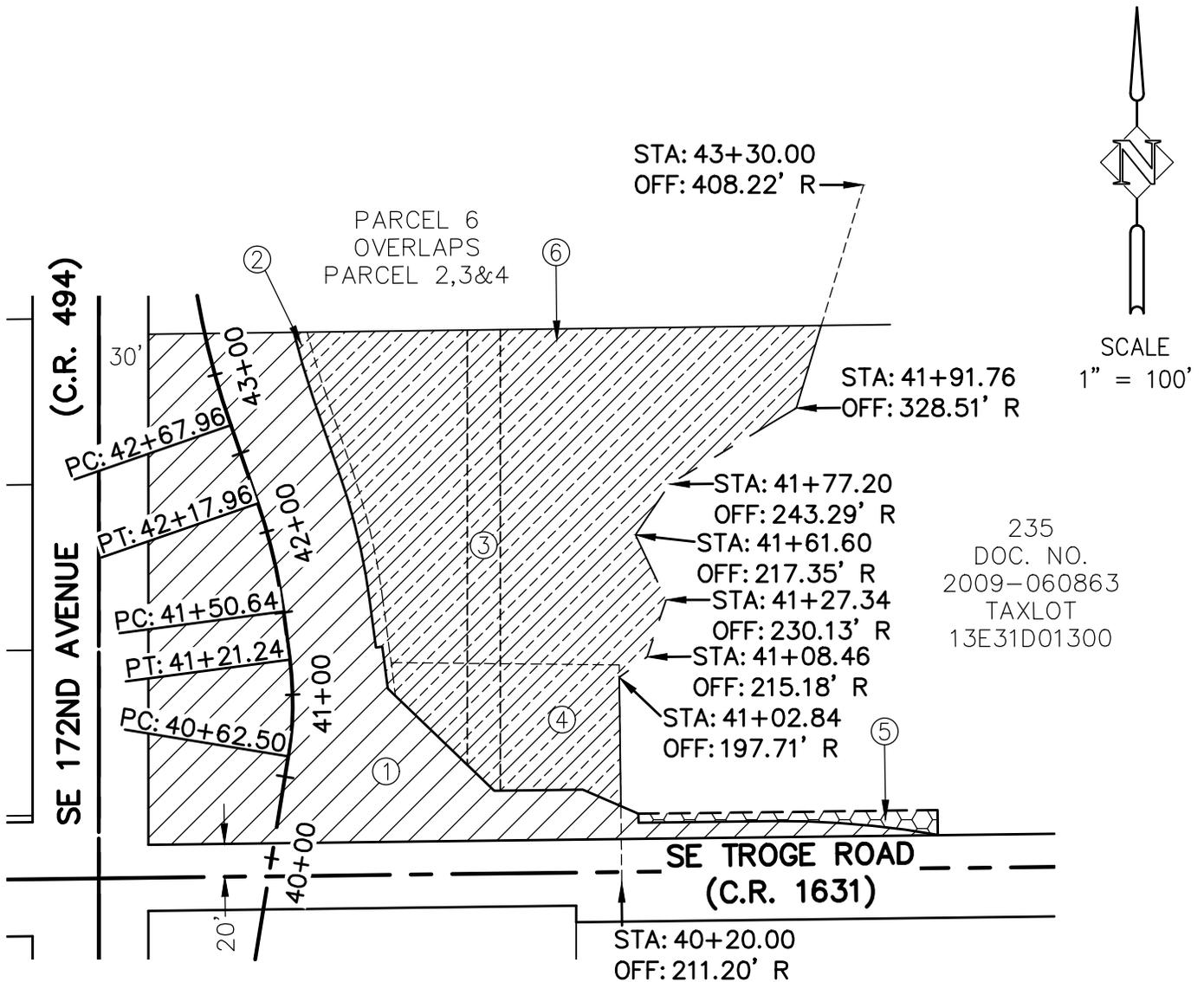
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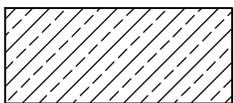
EXHIBIT "B"

PROPERTY 235

SE 172ND AVENUE IMPROVEMENTS PROJECT – COUNTY PROJECT NO. CI23304



LEGEND



⑥ PUBLIC CONSERVATION
EASEMENT
± 53,645 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



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Righellis Inc.**

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8/5/2025

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