



July 23, 2026

BCC Agenda 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 Easements by Good Faith Negotiations, or, if Necessary, Condemnation, for the Rock Creek Interceptor Extension. Funding is through WES' Sanitary Sewer Construction Fund. No County General Funds are involved.Previous

Board Action/Review: N/A

Performance Clackamas: 1. This project supports WES' strategic plan to upgrade WES' infrastructure to ensure the sustainable delivery of reliable, high-quality, and climate-resilient clean water services that support the growth and vitality of our communities, natural environment, and economy.

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: Yes

Contact Person: Jeff Stallard

Contact Phone: 503-742-4694

EXECUTIVE SUMMARY: The Rock Creek Interceptor Extension project is identified in the approved Capital Improvement Plan and is based on the 2019 Sanitary Sewer Master Plan built upon a preliminary routing analysis that was completed in 2007 for the extension of the Rock Creek Interceptor in Happy Valley. This project will extend the Rock Creek interceptor beyond the existing alignment that ends at the intersection of SE 172nd Avenue and SE Troge Road. The Rock Creek interceptor extension will be constructed in two areas: approximately 9,800 linear feet of new sewer to the northeast that will follow the Rock Creek tributary north to the Multnomah County border, and approximately 3,200 linear feet of new sewer to the east following SE Troge Road to SE Foster Road.

The Board approved the existing Rock Creek Interceptor Extension contract in May 2024 to complete the conceptual design of the interceptor and subsequently approved an amendment in May 2025 to complete detailed design, which includes easement acquisition.

During design, WES made the decision to construct the project in two phases, with the first phase to be constructed in summer 2027 and the second phase to be constructed in summer 2028. The project was phased to ensure service to the City of Happy Valley in 2027, fulfilling a commitment previously made to the City. The first phase includes construction of approximately 3,300 linear feet of 21" sewer northerly, and the entirety of the eastern extension in SE Troge Rd.

Phase 1 of the project is expected to impact 16 parcels abutting the project alignment, including ten private parcels, owned by six distinct property owners, and six parcels owned by the City of Happy Valley. Those are identified in the tables below.

The approval of this Resolution of Necessity ensures that WES will be able to access, operate, maintain, and improve existing sanitary sewer assets. The final legal descriptions required for acquisition of the needed easements are attached.

For Filing Use Only

Privately Owned Parcels:

Parcel Tax Lot	Address	Temporary Easement Area (sq ft)	Permanent Easement Area (sq ft)
13E31AB 00600	11058 SE 172nd	6,303	3,141
13E31AB 00501 & 00502	No Situs	15,726	6,805
13E31A 01201	11050 SE 172nd	10,448	5,234
13E31A 01204	11060 SE 172nd	8,658	4,329
13E31D 00500, 00600, & 00700	11520 SE 172nd, 11550 SE 172nd	24,077	10,343
13E31D 00700	11644 SE 172nd	5,405	2,702
13E31D 00100	18141 SE Troge	4,268	4,130

Happy Valley Owned Parcels:

Parcel Tax Lot	Address	Temporary Easement Area (sq ft)	Permanent Easement Area (sq ft)
13E31A 01200	11224 SE 172nd	15,886	7,943
13E31A 01300	11268 SE 172nd	6,622	3,311
13E31A 01400	11360 SE 172nd	6,597	3,299
13E31A 01600	11388 SE 172nd	6,610	3,305
13E31A 01602	11444 SE 172nd	10,670	7,043
13E31D 01200	11822 SE 172nd	20,322	10,387

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.

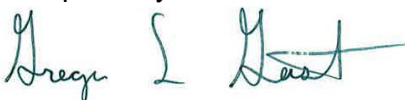
WES will negotiate in good faith and in accordance with all applicable laws, rules, and regulations in an attempt to reach agreement as to the amount of just compensation owed each affected property owner. To fairly determine the amount of just compensation, staff will utilize the expertise of authorized real estate appraisers and other such experts.

The resolution directs WES staff to proceed with good faith negotiations for the acquisition of the needed property rights and to utilize the expertise of authorized real estate appraisers and other such experts to assist in the acquisition process.

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 Easements by Good Faith Negotiations, or Condemnation, for the Rock Creek Interceptor Extension.

Respectfully submitted,



Greg Geist
Director, WES

Attachment: Resolution of Necessity for 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 Authorizing Good Faith Negotiations
and Condemnation Actions by Water
Environment Services for the Rock Creek
Interceptor Extension



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 July 23, 2026;

It appearing to the Board that the Rock Creek Interceptor Extension Project (the “Project”) will extend the interceptor and service; 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 easements within the boundaries described in Attachment 1, attached hereto and incorporated herein, are a necessary part of the 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, 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 Authorizing Good Faith
Negotiations and Condemnation Actions
by Water Environment Services for the
Rock Creek Interceptor Extension



Resolution No. _____

Page 2 of 2

IT IS FURTHER RESOLVED THAT:

1) The District be authorized to, in good faith, attempt to negotiate agreements of just compensation with owners of affected property identified in Exhibit A. In so doing, the District 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 required for the Project, the Director shall promptly bring before the Board, and the Board shall promptly consider a resolution amending Exhibit A; and,

3) It is the intention of the Board that the required easements 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. After notification to the Board, 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 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 23rd day of July 2026.

Water Environment Services

Craig Roberts, Chair

Recording Secretary

ATTACHMENT 1

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31A 01200
Property ID No. 28

PARCEL 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Special Warranty Deed, Document Number 2023-002526, recorded 1/26/2023, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 142+33.11 and 146+30.26, being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

The centerline alignment used is a portion of Century West Engineering's Rock Creek Interceptor Extension Project Phase 2, Project No. 40748.047.01, being more particularly described as follows:

Commencing on the centerline of SE Troge Road (County Road No. 1631), at a point where the centerline of Olympic Street intersects said Troge Road centerline, from which a found 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "AKS ENGR.", as set in "Rock Creek Meadows", Clackamas County Plat Records, bears South 00°41'52" West, a distance of 20.00 feet;

Thence, South 89°18'08" West, along said Troge centerline a distance of 607.45 feet to the **Point of Beginning** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 118+81.25;

Thence, along said Rock Creek Interceptor Extension Phase 2 Centerline Alignment the following courses and distances:

North 00°00'03" East, a distance of 311.42 feet to an angle point, being station 121+92.67 of said centerline alignment;

North 00°29'08" West, a distance of 307.32 feet to an angle point, being station 124+99.99 of said centerline alignment;

North 82°44'22" East, a distance of 213.96 feet to an angle point, being station 127+13.95 of said centerline alignment;

North 00°00'22" West, a distance of 146.04 feet to an angle point, being station 128+59.99 of said centerline alignment;

North 44°59'38" East, a distance of 53.74 feet to an angle point, being station 129+13.73 of said centerline alignment;

North 00°00'22" West, a distance of 483.26 feet to an angle point, being station 133+96.99 of said centerline alignment;

North 89°21'10" East, a distance of 186.85 feet to an angle point, being station 135+83.84 of said centerline alignment, from which a stone scribed with an "X", was found marking the northeasterly

June 3, 2026

corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

North 89°20'23" East, a distance of 174.00 feet to an angle point, being station 149+15.17 of said centerline alignment;

North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

North 11°13'44" East, a distance of 306.78 feet to an angle point, being station 154+10.52 of said centerline alignment;

North 27°44'58" East, a distance of 195.20 feet to the **Point of Ending** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 156+05.72, from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the quarter corner common to sections 30 and 31, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-016), bears North 52°04'56" West, a distance of 1391.35 feet; also from which a found iron pipe with an illegible yellow plastic cap, in a monument box (Clackamas County Survey Records, SN2016-031), bears North 14°14'01" East, a distance of 883.26 feet; also from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the section corner common to sections 29, 30, 31, and 32, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-017), bears North 60°35'02" East, a distance of 1768.92 feet; also from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears South 25°00'57" West, a distance of 513.18 feet.

The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 7,943 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

Parcel 2 – Temporary Construction Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property

June 3, 2026

conveyed in a Statutory Special Warranty Deed, Document Number 2023-002526, recorded 1/26/2023, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 142+33.11 and 146+30.26, being 60.00 feet in width, lying 30.00 feet on each side of the above described centerline alignment in Parcel 1 of this document. Excepting therefrom the area described as Parcel 1 of this document.

The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 15,886 square feet, more or less.

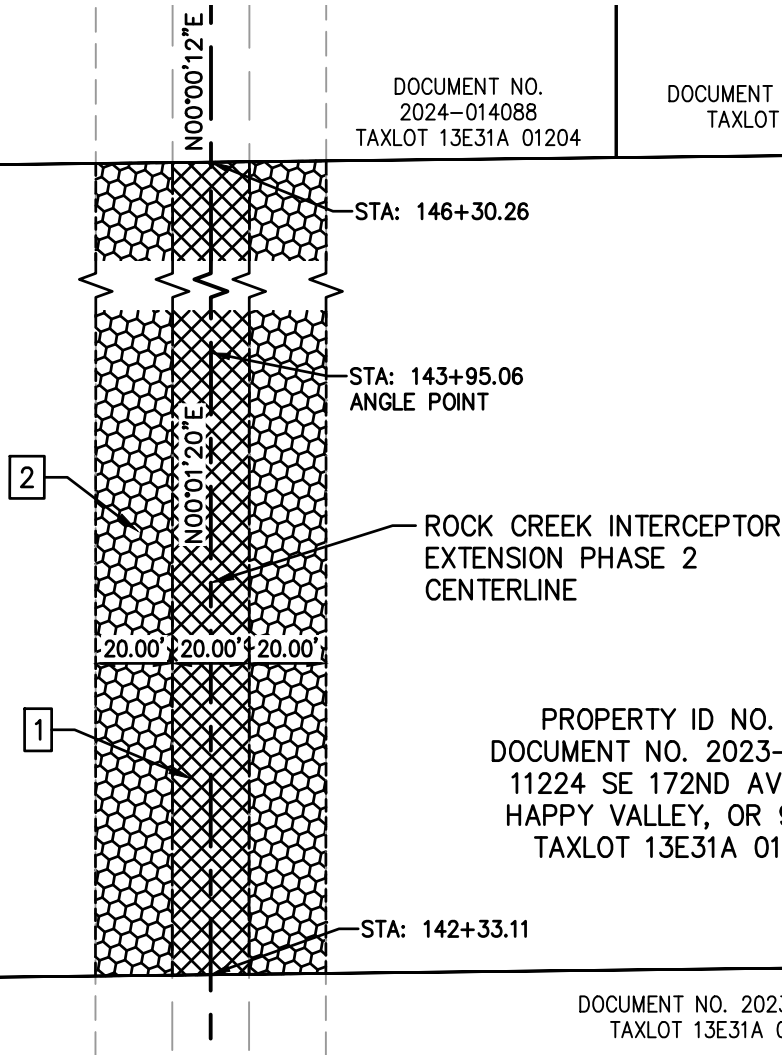
This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.



0 20' 40'
SCALE: 1"=40'

DOCUMENT NO.
2024-014088
TAXLOT 13E31A 01204

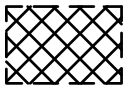
DOCUMENT NO. 2017-016408
TAXLOT 13E31A 01201



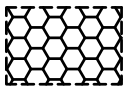
PROPERTY ID NO. 28
DOCUMENT NO. 2023-002526
11224 SE 172ND AVENUE,
HAPPY VALLEY, OR 97089
TAXLOT 13E31A 01200

DOCUMENT NO. 2023-18773
TAXLOT 13E31A 01300

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±7,943 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±15,886 SQ. FT.

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT B
PROPERTY ID NO. 28
PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31A 01201
Property ID No. 29

PARCEL 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2017-016408, recorded 3/13/2017, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 148+46.70 and 151+08.42, being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

The centerline alignment used is a portion of Century West Engineering's Rock Creek Interceptor Extension Project Phase 2, Project No. 40748.047.01, being more particularly described as follows:

Commencing on the centerline of SE Troge Road (County Road No. 1631), at a point where the centerline of Olympic Street intersects said Troge Road centerline, from which a found 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "AKS ENGR.", as set in "Rock Creek Meadows", Clackamas County Plat Records, bears South 00°41'52" West, a distance of 20.00 feet;

Thence, South 89°18'08" West, along said Troge centerline a distance of 607.45 feet to the **Point of Beginning** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 118+81.25;

Thence, along said Rock Creek Interceptor Extension Phase 2 Centerline Alignment the following courses and distances:

North 00°00'03" East, a distance of 311.42 feet to an angle point, being station 121+92.67 of said centerline alignment;

North 00°29'08" West, a distance of 307.32 feet to an angle point, being station 124+99.99 of said centerline alignment;

North 82°44'22" East, a distance of 213.96 feet to an angle point, being station 127+13.95 of said centerline alignment;

North 00°00'22" West, a distance of 146.04 feet to an angle point, being station 128+59.99 of said centerline alignment;

North 44°59'38" East, a distance of 53.74 feet to an angle point, being station 129+13.73 of said centerline alignment;

North 00°00'22" West, a distance of 483.26 feet to an angle point, being station 133+96.99 of said centerline alignment;

North 89°21'10" East, a distance of 186.85 feet to an angle point, being station 135+83.84 of said centerline alignment, from which a stone scribed with an "X", was found marking the northeasterly

June 3, 2026

corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

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North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

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The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 5,234 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

Parcel 2 – Temporary Construction Easement

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June 3, 2026

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The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 10,448 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.



0 20' 40'
SCALE: 1"=40'

DOCUMENT NO. 2017-035007
TAXLOT 13E31AB00600

STA: 151+08.42

STA: 151+03.74
ANGLE POINT

N11°13'44"E

DOCUMENT NO. 2024-014088
TAXLOT 13E31A 01204

ROCK CREEK INTERCEPTOR
PHASE 2 CENTERLINE

1

2

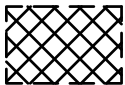
STA: 148+46.70

N89°20'23"E

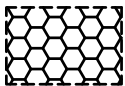
STA: 149+15.17
ANGLE POINT

PROPERTY ID NO. 29
DOCUMENT NO. 2017-016408
11050 SE 172ND AVENUE,
HAPPY VALLEY, OR 97089
TAXLOT 13E31A 01201

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±5,234 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±10,448 SQ. FT.

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT B
PROPERTY ID NO. 29
PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31A 01300
Property ID No. 30

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June 3, 2026

corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

North 89°20'23" East, a distance of 174.00 feet to an angle point, being station 149+15.17 of said centerline alignment;

North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

North 11°13'44" East, a distance of 306.78 feet to an angle point, being station 154+10.52 of said centerline alignment;

North 27°44'58" East, a distance of 195.20 feet to the **Point of Ending** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 156+05.72, from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the quarter corner common to sections 30 and 31, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-016), bears North 52°04'56" West, a distance of 1391.35 feet; also from which a found iron pipe with an illegible yellow plastic cap, in a monument box (Clackamas County Survey Records, SN2016-031), bears North 14°14'01" East, a distance of 883.26 feet; also from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the section corner common to sections 29, 30, 31, and 32, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-017), bears North 60°35'02" East, a distance of 1768.92 feet; also from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears South 25°00'57" West, a distance of 513.18 feet.

The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 3,311 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

Parcel 2 – Temporary Construction Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property conveyed in a Personal Representative's Deed, Document Number 2023-018773, recorded 6/2/2023, Clackamas County Deed Records, being more particularly described as follows:

June 3, 2026

A strip of land lying between centerline stations 140+67.56 and 142+33.11, being 60.00 feet in width, lying 30.00 feet on each side of the above described centerline alignment in Parcel 1 of this document. Excepting therefrom the area described as Parcel 1 of this document.

The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 6,622 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

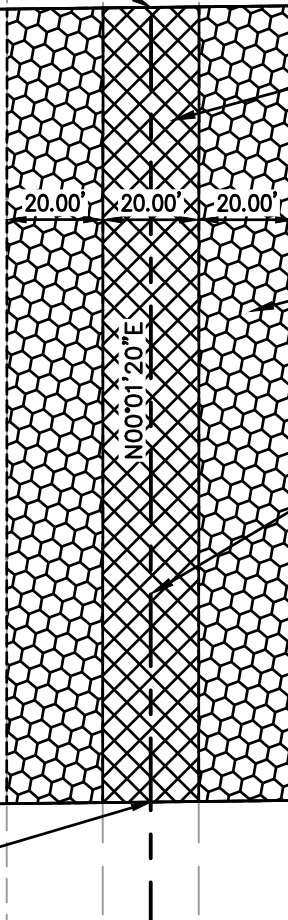


0 20' 40'
SCALE: 1"=40'

STA: 142+33.11

DOCUMENT NO. 2023-002526
PARTITION PLAT 2020-068, PARCEL 2
TAXLOT 13E31A 01200

PROPERTY ID NO. 30
DOCUMENT NO. 2023-018773
11268 SE 172ND AVENUE
HAPPY VALLEY, OR 97089
TAXLOT 13E31A 01300



ROCK CREEK INTERCEPTOR
EXTENSION PHASE 2 CENTERLINE

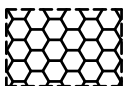
STA: 140+67.56

DOCUMENT NO. 2024-046361
TAXLOT 13E31A 01400

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER EASEMENT ±3,311 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION EASEMENT ±6,622 SQ. FT.

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT B
PROPERTY ID NO. 30
PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



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CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31A 01400
Property ID No. 31

PARCEL 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Special Warranty Deed, Document Number 2024-046361, recorded 12/18/2024, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 139+02.63 and 140+67.56, being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline.

The centerline alignment used is a portion of Century West Engineering's Rock Creek Interceptor Extension Project Phase 2, Project No. 40748.047.01, being more particularly described as follows:

Commencing on the centerline of SE Troge Road (County Road No. 1631), at a point where the centerline of Olympic Street intersects said Troge Road centerline, from which a found 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "AKS ENGR.", as set in "Rock Creek Meadows", Clackamas County Plat Records, bears South 00°41'52" West, a distance of 20.00 feet;

Thence, South 89°18'08" West, along said Troge centerline a distance of 607.45 feet to the **Point of Beginning** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 118+81.25;

Thence, along said Rock Creek Interceptor Extension Phase 2 Centerline Alignment the following courses and distances:

North 00°00'03" East, a distance of 311.42 feet to an angle point, being station 121+92.67 of said centerline alignment;

North 00°29'08" West, a distance of 307.32 feet to an angle point, being station 124+99.99 of said centerline alignment;

North 82°44'22" East, a distance of 213.96 feet to an angle point, being station 127+13.95 of said centerline alignment;

North 00°00'22" West, a distance of 146.04 feet to an angle point, being station 128+59.99 of said centerline alignment;

North 44°59'38" East, a distance of 53.74 feet to an angle point, being station 129+13.73 of said centerline alignment;

North 00°00'22" West, a distance of 483.26 feet to an angle point, being station 133+96.99 of said centerline alignment;

North 89°21'10" East, a distance of 186.85 feet to an angle point, being station 135+83.84 of said centerline alignment, from which a stone scribed with an "X", was found marking the northeasterly

June 3, 2026

corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

North 89°20'23" East, a distance of 174.00 feet to an angle point, being station 149+15.17 of said centerline alignment;

North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

North 11°13'44" East, a distance of 306.78 feet to an angle point, being station 154+10.52 of said centerline alignment;

North 27°44'58" East, a distance of 195.20 feet to the **Point of Ending** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 156+05.72, from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the quarter corner common to sections 30 and 31, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-016), bears North 52°04'56" West, a distance of 1391.35 feet; also from which a found iron pipe with an illegible yellow plastic cap, in a monument box (Clackamas County Survey Records, SN2016-031), bears North 14°14'01" East, a distance of 883.26 feet; also from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the section corner common to sections 29, 30, 31, and 32, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-017), bears North 60°35'02" East, a distance of 1768.92 feet; also from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears South 25°00'57" West, a distance of 513.18 feet.

The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 3,299 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

Parcel 2 – Temporary Construction Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property

June 3, 2026

conveyed in a Statutory Special Warranty Deed, Document Number 2024-046361, recorded 12/18/2024, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 139+02.63 and 140+67.56, being 60.00 feet in width, lying 30.00 feet on each side of the above described centerline alignment in Parcel 1 of this document. Excepting therefrom the area described as Parcel 1 of this document.

The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 6,597 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.



0 20' 40'
SCALE: 1"=40'

DOCUMENT NO. 2023-18773
TAXLOT 13E31A 01300

PROPERTY ID NO. 31
DOCUMENT NO. 2024-046361
11360 SE 172ND AVENUE
HAPPY VALLEY, OR 97089
TAXLOT 13E31A 01400

ROCK CREEK
INTERCEPTOR EXTENSION
PHASE 2 CENTERLINE

N00°01'20"E

STA: 140+67.56

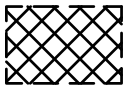
STA: 139+88.15
ANGLE POINT

STA: 139+02.63

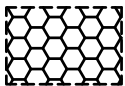
20.00' 20.00' 20.00'

N00°00'54"E

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±3,299 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±6,597 SQ. FT.

DOCUMENT NO. 2023-007865
TAXLOT 13E31A 01600

REGISTERED
PROFESSIONAL
LAND SURVEYOR

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT B
PROPERTY ID NO. 31
PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31A 01600
Property ID No. 32

PARCEL 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2023-007865, recorded 3/13/2023, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 137+37.39 and 139+02.63, being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline.

The centerline alignment used is a portion of Century West Engineering's Rock Creek Interceptor Extension Project Phase 2, Project No. 40748.047.01, being more particularly described as follows:

Commencing on the centerline of SE Troge Road (County Road No. 1631), at a point where the centerline of Olympic Street intersects said Troge Road centerline, from which a found 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "AKS ENGR.", as set in "Rock Creek Meadows", Clackamas County Plat Records, bears South 00°41'52" West, a distance of 20.00 feet;

Thence, South 89°18'08" West, along said Troge centerline a distance of 607.45 feet to the **Point of Beginning** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 118+81.25;

Thence, along said Rock Creek Interceptor Extension Phase 2 Centerline Alignment the following courses and distances:

North 00°00'03" East, a distance of 311.42 feet to an angle point, being station 121+92.67 of said centerline alignment;

North 00°29'08" West, a distance of 307.32 feet to an angle point, being station 124+99.99 of said centerline alignment;

North 82°44'22" East, a distance of 213.96 feet to an angle point, being station 127+13.95 of said centerline alignment;

North 00°00'22" West, a distance of 146.04 feet to an angle point, being station 128+59.99 of said centerline alignment;

North 44°59'38" East, a distance of 53.74 feet to an angle point, being station 129+13.73 of said centerline alignment;

North 00°00'22" West, a distance of 483.26 feet to an angle point, being station 133+96.99 of said centerline alignment;

North 89°21'10" East, a distance of 186.85 feet to an angle point, being station 135+83.84 of said centerline alignment, from which a stone scribed with an "X", was found marking the northeasterly

June 3, 2026

corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

North 89°20'23" East, a distance of 174.00 feet to an angle point, being station 149+15.17 of said centerline alignment;

North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

North 11°13'44" East, a distance of 306.78 feet to an angle point, being station 154+10.52 of said centerline alignment;

North 27°44'58" East, a distance of 195.20 feet to the **Point of Ending** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 156+05.72, from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the quarter corner common to sections 30 and 31, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-016), bears North 52°04'56" West, a distance of 1391.35 feet; also from which a found iron pipe with an illegible yellow plastic cap, in a monument box (Clackamas County Survey Records, SN2016-031), bears North 14°14'01" East, a distance of 883.26 feet; also from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the section corner common to sections 29, 30, 31, and 32, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-017), bears North 60°35'02" East, a distance of 1768.92 feet; also from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears South 25°00'57" West, a distance of 513.18 feet.

The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 3,305 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

Parcel 2 – Temporary Construction Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2023-007865, recorded 3/13/2023, Clackamas County Deed Records, being more particularly described as follows:

June 3, 2026

A strip of land lying between centerline stations 137+37.39 and 139+02.63, being 60.00 feet in width, lying 30.00 feet on each side of the above described centerline alignment in Parcel 1 of this document. Excepting therefrom the area described as Parcel 1 of this document.

The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 6,610 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

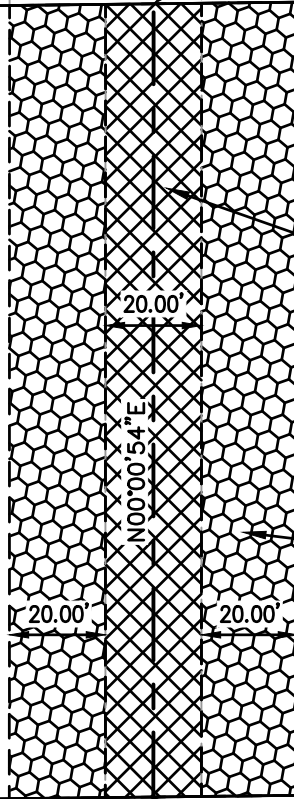


0 20' 40'
SCALE: 1"=40'

ROCK CREEK
INTERCEPTOR
EXTENSION PHASE 2
CENTERLINE

DOCUMENT NO. 2024-046361
TAXLOT 13E31A 01400

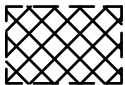
STA: 139+02.63



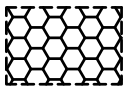
STA: 137+37.39

PROPERTY ID NO. 32
DOCUMENT NO. 2023-007865
11388 SE 172ND AVENUE
HAPPY VALLEY, OR 97089
TAXLOT 13E31A 01600

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±3,305 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±6,610 SQ. FT.

DOCUMENT NO. 2024-001041
TAXLOT 13E31A 01602

REGISTERED
PROFESSIONAL
LAND SURVEYOR

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT B
PROPERTY ID NO. 32
PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31A 01602
Property ID No. 34

PARCEL 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2024-001041, recorded 1/9/2024, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 133+85.23 and 137+37.39, being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

The centerline alignment used is a portion of Century West Engineering's Rock Creek Interceptor Extension Project Phase 2, Project No. 40748.047.01, being more particularly described as follows:

Commencing on the centerline of SE Troge Road (County Road No. 1631), at a point where the centerline of Olympic Street intersects said Troge Road centerline, from which a found 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "AKS ENGR.", as set in "Rock Creek Meadows", Clackamas County Plat Records, bears South 00°41'52" West, a distance of 20.00 feet;

Thence, South 89°18'08" West, along said Troge centerline a distance of 607.45 feet to the **Point of Beginning** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 118+81.25;

Thence, along said Rock Creek Interceptor Extension Phase 2 Centerline Alignment the following courses and distances:

North 00°00'03" East, a distance of 311.42 feet to an angle point, being station 121+92.67 of said centerline alignment;

North 00°29'08" West, a distance of 307.32 feet to an angle point, being station 124+99.99 of said centerline alignment;

North 82°44'22" East, a distance of 213.96 feet to an angle point, being station 127+13.95 of said centerline alignment;

North 00°00'22" West, a distance of 146.04 feet to an angle point, being station 128+59.99 of said centerline alignment;

North 44°59'38" East, a distance of 53.74 feet to an angle point, being station 129+13.73 of said centerline alignment;

North 00°00'22" West, a distance of 483.26 feet to an angle point, being station 133+96.99 of said centerline alignment;

North 89°21'10" East, a distance of 186.85 feet to an angle point, being station 135+83.84 of said centerline alignment, from which a stone scribed with an "X", was found marking the northeasterly

June 3, 2026

corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

North 89°20'23" East, a distance of 174.00 feet to an angle point, being station 149+15.17 of said centerline alignment;

North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

North 11°13'44" East, a distance of 306.78 feet to an angle point, being station 154+10.52 of said centerline alignment;

North 27°44'58" East, a distance of 195.20 feet to the **Point of Ending** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 156+05.72, from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the quarter corner common to sections 30 and 31, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-016), bears North 52°04'56" West, a distance of 1391.35 feet; also from which a found iron pipe with an illegible yellow plastic cap, in a monument box (Clackamas County Survey Records, SN2016-031), bears North 14°14'01" East, a distance of 883.26 feet; also from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the section corner common to sections 29, 30, 31, and 32, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-017), bears North 60°35'02" East, a distance of 1768.92 feet; also from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears South 25°00'57" West, a distance of 513.18 feet.

The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 7,043 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

Parcel 2 – Temporary Construction Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2024-001041, recorded 1/9/2024, Clackamas County Deed Records, being more particularly described as follows:

June 3, 2026

A strip of land lying between centerline stations 133+85.23 and 137+37.39, being 60.00 feet in width, lying 30.00 feet on each side of the above described centerline alignment in Parcel 1 of this document. Excepting therefrom the area described as Parcel 1 of this document.

The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 10,670 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.



0 20' 40'
SCALE: 1"=40'

DOCUMENT NO. 2023-007865
TAXLOT 13E31A 01600

STA: 137+37.39

PROPERTY ID NO. 34
PARCEL 2 OF DOCUMENT NO. 2024-001041,
11444 SE 172ND AVENUE,
HAPPY VALLEY, OR 97089
TAXLOT 13E31A 01602

ROCK CREEK INTERCEPTOR
EXTENSION PHASE 2
CENTERLINE

STA: 133+96.99
ANGLE POINT

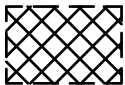
STA: 135+83.84
ANGLE POINT

N89°21'10"E

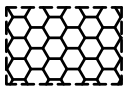
STA: 133+85.23

DOCUMENT NO. 2020-109074
TAXLOT 13E31D 00600

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±7,043 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±10,670 SQ. FT.

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT B
PROPERTY ID NO. 34
PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



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ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31AB 00501
13E31AB 00502
Property ID No. 36
Property ID No. 37

Parcel 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2017-034984, recorded 5/24/2017, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 152+65.48 and 156+05.72, being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

The centerline alignment used is a portion of Century West Engineering's Rock Creek Interceptor Extension Project Phase 2, Project No. 40748.047.01, being more particularly described as follows:

Commencing on the centerline of SE Troge Road (County Road No. 1631), at a point where the centerline of Olympic Street intersects said Troge Road centerline, from which a found 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "AKS ENGR.", as set in "Rock Creek Meadows", Clackamas County Plat Records, bears South 00°41'52" West, a distance of 20.00 feet;

Thence, South 89°18'08" West, along said Troge centerline a distance of 607.45 feet to the **Point of Beginning** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 118+81.25;

Thence, along said Rock Creek Interceptor Extension Phase 2 Centerline Alignment the following courses and distances:

North 00°00'03" East, a distance of 311.42 feet to an angle point, being station 121+92.67 of said centerline alignment;

North 00°29'08" West, a distance of 307.32 feet to an angle point, being station 124+99.99 of said centerline alignment;

North 82°44'22" East, a distance of 213.96 feet to an angle point, being station 127+13.95 of said centerline alignment;

North 00°00'22" West, a distance of 146.04 feet to an angle point, being station 128+59.99 of said centerline alignment;

North 44°59'38" East, a distance of 53.74 feet to an angle point, being station 129+13.73 of said centerline alignment;

North 00°00'22" West, a distance of 483.26 feet to an angle point, being station 133+96.99 of said centerline alignment;

June 3, 2026

North 89°21'10" East, a distance of 186.85 feet to an angle point, being station 135+83.84 of said centerline alignment, from which a stone scribed with an "X", was found marking the northeasterly corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

North 89°20'23" East, a distance of 174.00 feet to an angle point, being station 149+15.17 of said centerline alignment;

North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

North 11°13'44" East, a distance of 306.78 feet to an angle point, being station 154+10.52 of said centerline alignment;

North 27°44'58" East, a distance of 195.20 feet to the **Point of Ending** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 156+05.72, from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the quarter corner common to sections 30 and 31, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-016), bears North 52°04'56" West, a distance of 1391.35 feet; also from which a found iron pipe with an illegible yellow plastic cap, in a monument box (Clackamas County Survey Records, SN2016-031), bears North 14°14'01" East, a distance of 883.26 feet; also from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the section corner common to sections 29, 30, 31, and 32, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-017), bears North 60°35'02" East, a distance of 1768.92 feet; also from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears South 25°00'57" West, a distance of 513.18 feet.

The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 6,805 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

Parcel 2 – Temporary Construction Easement

June 3, 2026

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2017-034984, recorded 5/24/2017, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 152+65.48 and 156+05.72, being 60.00 feet in width, lying 30.00 feet on each side of the centerline alignment described above in Parcel 1 of this document.

The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

Together with:

That portion lying north of an east/west line parallel with, and the 20 feet south of, the northerly line of said property, and lying easterly of the previously described 60.00 foot wide strip of land.

Excepting therefrom:

That portion described above as Parcel 1.

The land to which this description applies contains 15,726 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.



0 50' 100'
SCALE: 1"=100'

DOCUMENT NO. 2024-004209
TAXLOT 13E31A 00300

PROPERTY ID NO. 36
DOCUMENT NO. 2017-034984
VACANT LOTS TAX LOT 501,
HAPPY VALLEY, OR 97089
TAXLOT 13E31AB00501

STA: 154+10.52
ANGLE POINT

STA: 156+05.72

PROPERTY ID NO. 37
DOCUMENT NO. 2017-034984
NO SITUS, DAMASCUS,
OR 97089
TAXLOT 13E31AB00502

DOCUMENT NO. 2025-026267
TAXLOT 13E31AB 00500

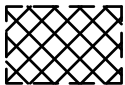
DOCUMENT NO. 2017-035007
TAXLOT 13E31AB00600

ROCK CREEK INTERCEPTOR
EXTENSION PHASE 2 CENTERLINE

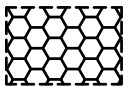
DOCUMENT NO. 2025-026267
TAXLOT 13E31AB 00602

STA: 151+03.74
ANGLE POINT

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±6,805 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±15,726 SQ. FT.

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

EXHIBIT B
PROPERTY ID NO. 36
PROPERTY ID NO. 37

PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31AB 00600
Property ID No. 38

PARCEL 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2017-035007, recorded 5/24/2017, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 151+08.42 and 152+65.48, being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline.

The centerline alignment used is a portion of Century West Engineering's Rock Creek Interceptor Extension Project Phase 2, Project No. 40748.047.01, being more particularly described as follows:

Commencing on the centerline of SE Troge Road (County Road No. 1631), at a point where the centerline of Olympic Street intersects said Troge Road centerline, from which a found 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "AKS ENGR.", as set in "Rock Creek Meadows", Clackamas County Plat Records, bears South 00°41'52" West, a distance of 20.00 feet;

Thence, South 89°18'08" West, along said Troge centerline a distance of 607.45 feet to the **Point of Beginning** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 118+81.25;

Thence, along said Rock Creek Interceptor Extension Phase 2 Centerline Alignment the following courses and distances:

North 00°00'03" East, a distance of 311.42 feet to an angle point, being station 121+92.67 of said centerline alignment;

North 00°29'08" West, a distance of 307.32 feet to an angle point, being station 124+99.99 of said centerline alignment;

North 82°44'22" East, a distance of 213.96 feet to an angle point, being station 127+13.95 of said centerline alignment;

North 00°00'22" West, a distance of 146.04 feet to an angle point, being station 128+59.99 of said centerline alignment;

North 44°59'38" East, a distance of 53.74 feet to an angle point, being station 129+13.73 of said centerline alignment;

North 00°00'22" West, a distance of 483.26 feet to an angle point, being station 133+96.99 of said centerline alignment;

North 89°21'10" East, a distance of 186.85 feet to an angle point, being station 135+83.84 of said centerline alignment, from which a stone scribed with an "X", was found marking the northeasterly

June 3, 2026

corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

North 89°20'23" East, a distance of 174.00 feet to an angle point, being station 149+15.17 of said centerline alignment;

North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

North 11°13'44" East, a distance of 306.78 feet to an angle point, being station 154+10.52 of said centerline alignment;

North 27°44'58" East, a distance of 195.20 feet to the **Point of Ending** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 156+05.72, from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the quarter corner common to sections 30 and 31, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-016), bears North 52°04'56" West, a distance of 1391.35 feet; also from which a found iron pipe with an illegible yellow plastic cap, in a monument box (Clackamas County Survey Records, SN2016-031), bears North 14°14'01" East, a distance of 883.26 feet; also from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the section corner common to sections 29, 30, 31, and 32, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-017), bears North 60°35'02" East, a distance of 1768.92 feet; also from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears South 25°00'57" West, a distance of 513.18 feet.

The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 3,141 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

Parcel 2 – Temporary Construction Easement

A parcel of land situated in the Northeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, being a portion of that property

June 3, 2026

conveyed in a Statutory Warranty Deed, Document Number 2017-035007, recorded 5/24/2017, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 151+08.42 and 152+65.48, being 60.00 feet in width, lying 30.00 feet on each side of the above described centerline alignment in Parcel 1 of this document. Excepting therefrom the area described as Parcel 1 of this document.

The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 6,303 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.



0 20' 40'
SCALE: 1"=40'

ROCK CREEK
INTERCEPTOR EXTENSION
PHASE 2 CENTERLINE

DOCUMENT NO. 2017-034984
TAXLOT 13E31AB00502

DOCUMENT NO.
2025-026267
TAXLOT
13E31AB 00500

STA: 152+65.48

PROPERTY ID NO. 38
DOCUMENT NO. 2017-035007
11058 SE 172ND AVENUE,
HAPPY VALLEY, OR 97089
TAXLOT 13E31AB00600

DOCUMENT NO. 2025-026267
TAXLOT 13E31AB 00602

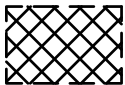
STA: 151+08.42

STA: 151+03.74
ANGLE POINT

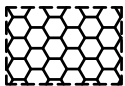
N37°33'34"E

DOCUMENT NO. 2017-016408
TAXLOT 13E31A 01201

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±3,141 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±6,303 SQ. FT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWS: 6-30-2027

EXHIBIT B
PROPERTY ID NO. 38
PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31D 00500, 13E31D 00600, 13E31D 00701
Property ID No. 41, 42, & 44

PARCEL 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Southeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property conveyed in a Warranty Deed, Document Number 2020-109074, recorded 12/22/2020, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 128+68.07 and 133+85.23, being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline.

The centerline alignment used is a portion of Century West Engineering's Rock Creek Interceptor Extension Project Phase 2, Project No. 40748.047.01, being more particularly described as follows:

Commencing on the centerline of SE Troge Road (County Road No. 1631), at a point where the centerline of Olympic Street intersects said Troge Road centerline, from which a found 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "AKS ENGR.", as set in "Rock Creek Meadows", Clackamas County Plat Records, bears South 00°41'52" West, a distance of 20.00 feet;

Thence, South 89°18'08" West, along said Troge centerline a distance of 607.45 feet to the **Point of Beginning** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 118+81.25;

Thence, along said Rock Creek Interceptor Extension Phase 2 Centerline Alignment the following courses and distances:

North 00°00'03" East, a distance of 311.42 feet to an angle point, being station 121+92.67 of said centerline alignment;

North 00°29'08" West, a distance of 307.32 feet to an angle point, being station 124+99.99 of said centerline alignment;

North 82°44'22" East, a distance of 213.96 feet to an angle point, being station 127+13.95 of said centerline alignment;

North 00°00'22" West, a distance of 146.04 feet to an angle point, being station 128+59.99 of said centerline alignment;

North 44°59'38" East, a distance of 53.74 feet to an angle point, being station 129+13.73 of said centerline alignment;

North 00°00'22" West, a distance of 483.26 feet to an angle point, being station 133+96.99 of said centerline alignment;

North 89°21'10" East, a distance of 186.85 feet to an angle point, being station 135+83.84 of said centerline alignment, from which a stone scribed with an "X", was found marking the northeasterly

corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

North 89°20'23" East, a distance of 174.00 feet to an angle point, being station 149+15.17 of said centerline alignment;

North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

North 11°13'44" East, a distance of 306.78 feet to an angle point, being station 154+10.52 of said centerline alignment;

North 27°44'58" East, a distance of 195.20 feet to the **Point of Ending** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 156+05.72, from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the quarter corner common to sections 30 and 31, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-016), bears North 52°04'56" West, a distance of 1391.35 feet; also from which a found iron pipe with an illegible yellow plastic cap, in a monument box (Clackamas County Survey Records, SN2016-031), bears North 14°14'01" East, a distance of 883.26 feet; also from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the section corner common to sections 29, 30, 31, and 32, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-017), bears North 60°35'02" East, a distance of 1768.92 feet; also from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears South 25°00'57" West, a distance of 513.18 feet.

The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 10,068 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

Parcel 2 – Temporary Construction Easement

A parcel of land situated in the Southeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property

June 3, 2026

conveyed in a Warranty Deed, Document Number 2020-109074, recorded 12/22/2020, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 128+68.07 and 133+85.23, being 60.00 feet in width, lying 30.00 feet on each side of the above described centerline alignment in Parcel 1 of this document. Excepting therefrom the area described as Parcel 1 of this document.

The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 24,245 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.



0 20' 40'
SCALE: 1"=40'

DOCUMENT NO. 2024-001041
TAXLOT 13E31A 01602

STA: 133+96.99
ANGLE POINT

STA: 135+83.84
ANGLE POINT

STA: 136+25.00

N89°21'10"E

N00°00'54"E

PROPERTY ID NO. 42
DOCUMENT NO. 2020-109074
11520 SE 172ND AVENUE,
DAMASCUS, OR 97089
TAXLOT 13E31D 00600

STA: 133+85.23

1

PROPERTY ID NO. 41
DOCUMENT NO. 2020-109074
11550 SE 172ND AVENUE,
DAMASCUS, OR 97089
TAXLOT 13E31D 00500

ROCK CREEK INTERCEPTOR
EXTENSION PHASE 2
CENTERLINE

20.00'
20.00'

20.00'

DOCUMENT NO. 2004-110123
TAXLOT 13E31D 00700

PROPERTY ID NO. 44
DOCUMENT NO. 2020-109074
NO SITUS, DAMASCUS, OR 97086
TAXLOT 13E31D 00701

STA: 128+68.07

STA: 128+59.99
ANGLE POINT

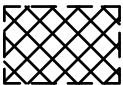
STA: 129+13.73
ANGLE POINT

N44°59'38"E

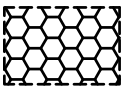
STA: 128+50.00

DOCUMENT NO. 2004-110123
TAXLOT 13E31D 00700

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±10,343 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±24,077 SQ. FT.

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

EXHIBIT B

PROPERTY ID NO. 41
PROPERTY ID NO. 42
PROPERTY ID NO. 44
PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31D 00700
Property ID No. 43

PARCEL 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Southeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2004-110123, recorded 12/1/2004, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 127+30.51 and 128+68.07, being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline.

The centerline alignment used is a portion of Century West Engineering's Rock Creek Interceptor Extension Project Phase 2, Project No. 40748.047.01, being more particularly described as follows:

Commencing on the centerline of SE Troge Road (County Road No. 1631), at a point where the centerline of Olympic Street intersects said Troge Road centerline, from which a found 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "AKS ENGR.", as set in "Rock Creek Meadows", Clackamas County Plat Records, bears South 00°41'52" West, a distance of 20.00 feet;

Thence, South 89°18'08" West, along said Troge centerline a distance of 607.45 feet to the **Point of Beginning** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 118+81.25;

Thence, along said Rock Creek Interceptor Extension Phase 2 Centerline Alignment the following courses and distances:

North 00°00'03" East, a distance of 311.42 feet to an angle point, being station 121+92.67 of said centerline alignment;

North 00°29'08" West, a distance of 307.32 feet to an angle point, being station 124+99.99 of said centerline alignment;

North 82°44'22" East, a distance of 213.96 feet to an angle point, being station 127+13.95 of said centerline alignment;

North 00°00'22" West, a distance of 146.04 feet to an angle point, being station 128+59.99 of said centerline alignment;

North 44°59'38" East, a distance of 53.74 feet to an angle point, being station 129+13.73 of said centerline alignment;

North 00°00'22" West, a distance of 483.26 feet to an angle point, being station 133+96.99 of said centerline alignment;

North 89°21'10" East, a distance of 186.85 feet to an angle point, being station 135+83.84 of said centerline alignment, from which a stone scribed with an "X", was found marking the northeasterly

June 3, 2026

corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

North 89°20'23" East, a distance of 174.00 feet to an angle point, being station 149+15.17 of said centerline alignment;

North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

North 11°13'44" East, a distance of 306.78 feet to an angle point, being station 154+10.52 of said centerline alignment;

North 27°44'58" East, a distance of 195.20 feet to the **Point of Ending** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 156+05.72, from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the quarter corner common to sections 30 and 31, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-016), bears North 52°04'56" West, a distance of 1391.35 feet; also from which a found iron pipe with an illegible yellow plastic cap, in a monument box (Clackamas County Survey Records, SN2016-031), bears North 14°14'01" East, a distance of 883.26 feet; also from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the section corner common to sections 29, 30, 31, and 32, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-017), bears North 60°35'02" East, a distance of 1768.92 feet; also from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears South 25°00'57" West, a distance of 513.18 feet.

The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 2,702 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

June 3, 2026

Parcel 2 – Temporary Construction Easement

A parcel of land situated in the Southeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2004-110123, recorded 12/1/2004, Clackamas County Deed Records, being more particularly described as follows:

A strip of land, being 60.00 feet in width, lying 30.00 feet on each side of that portion of the above described centerline alignment in Parcel 1 of this document lying between centerline stations 127+30.51 and 129+13.73. Excepting therefrom the area described as Parcel 1 of this document.

The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 5,405 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.



DOCUMENT NO. 2020-109074
TAXLOT 13E31D 00701

0 20' 40'
SCALE: 1"=40'

PROPERTY ID NO. 43
DOCUMENT NO. 2004-110123
11644 SE 172ND AVENUE,
DAMASCUS, OR 97089
TAXLOT 13E31D 00700

ROCK CREEK INTERCEPTOR
EXTENSION PHASE 2 CENTERLINE

STA: 129+13.73
ANGLE POINT

STA: 128+68.07

N44°59'38"E

STA: 128+59.99
ANGLE POINT

STA: 128+98.88
30.00' RT

1

N00°00'22"W

2

20.00' 20.00' 20.00'

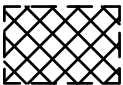
STA: 127+30.16
30.00' LT

STA: 127+30.51

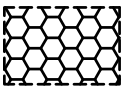
N82°44'22"E

STA: 127+13.95
ANGLE POINT

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±2,702 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±5,405 SQ. FT.

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

DOCUMENT NO. 2025-003178
TAXLOT 13E31D 01200

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT B
PROPERTY ID NO. 43
PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31D 01200
Property ID No. 48

PARCEL 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Southeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property conveyed in a Warranty Deed, Document Number 2025-003178, recorded 1/29/2025, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 121+92.67 and 127+30.51, being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline.

The centerline alignment used is a portion of Century West Engineering's Rock Creek Interceptor Extension Project Phase 2, Project No. 40748.047.01, being more particularly described as follows:

Commencing on the centerline of SE Troge Road (County Road No. 1631), at a point where the centerline of Olympic Street intersects said Troge Road centerline, from which a found 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "AKS ENGR.", as set in "Rock Creek Meadows", Clackamas County Plat Records, bears South 00°41'52" West, a distance of 20.00 feet;

Thence, South 89°18'08" West, along said Troge centerline a distance of 607.45 feet to the **Point of Beginning** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 118+81.25;

Thence, along said Rock Creek Interceptor Extension Phase 2 Centerline Alignment the following courses and distances:

North 00°00'03" East, a distance of 311.42 feet to an angle point, being station 121+92.67 of said centerline alignment;

North 00°29'08" West, a distance of 307.32 feet to an angle point, being station 124+99.99 of said centerline alignment;

North 82°44'22" East, a distance of 213.96 feet to an angle point, being station 127+13.95 of said centerline alignment;

North 00°00'22" West, a distance of 146.04 feet to an angle point, being station 128+59.99 of said centerline alignment;

North 44°59'38" East, a distance of 53.74 feet to an angle point, being station 129+13.73 of said centerline alignment;

North 00°00'22" West, a distance of 483.26 feet to an angle point, being station 133+96.99 of said centerline alignment;

North 89°21'10" East, a distance of 186.85 feet to an angle point, being station 135+83.84 of said centerline alignment, from which a stone scribed with an "X", was found marking the northeasterly

June 3, 2026

corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

North 89°20'23" East, a distance of 174.00 feet to an angle point, being station 149+15.17 of said centerline alignment;

North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

North 11°13'44" East, a distance of 306.78 feet to an angle point, being station 154+10.52 of said centerline alignment;

North 27°44'58" East, a distance of 195.20 feet to the **Point of Ending** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 156+05.72, from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the quarter corner common to sections 30 and 31, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-016), bears North 52°04'56" West, a distance of 1391.35 feet; also from which a found iron pipe with an illegible yellow plastic cap, in a monument box (Clackamas County Survey Records, SN2016-031), bears North 14°14'01" East, a distance of 883.26 feet; also from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the section corner common to sections 29, 30, 31, and 32, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-017), bears North 60°35'02" East, a distance of 1768.92 feet; also from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears South 25°00'57" West, a distance of 513.18 feet.

The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 10,387 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

Parcel 2 – Temporary Construction Easement

A parcel of land situated in the Southeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property

June 3, 2026

conveyed in a Warranty Deed, Document Number 2025-003178, recorded 1/29/2025, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 121+92.67 and 127+30.51, being 60.00 feet in width, lying 30.00 feet on each side of the above described centerline alignment in Parcel 1 of this document. Excepting therefrom the area described as Parcel 1 of this document.

The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 20,322 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.



0 50' 100'

SCALE: 1"=100'

DOCUMENT NO. 2004-110123
TAXLOT 13E31D 00700

STA: 127+30.51

STA: 127+13.95
ANGLE POINT

STA: 124+99.99
ANGLE POINT

N82°44'22"E

ROCK CREEK INTERCEPTOR
PHASE 2 CENTERLINE

PROPERTY ID NO. 48
DOCUMENT NO. 2025-003178
11822 SE 172ND AVENUE,
HAPPY VALLEY, OR 97086
TAXLOT 13E31D 01200

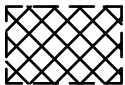
TAXLOT
13E31D 01101

STA: 122+11.17

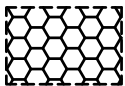
STA: 121+92.67
ANGLE POINT

DOCUMENT NO. 2009-60863
TAXLOT 13E31D 01300

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±10,387 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±20,322 SQ. FT.

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT B
PROPERTY ID NO. 48
PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 3, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31A 01204
Property ID No. 50

PARCEL 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Southeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Happy Valley, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2024-014088, recorded 4/23/2024, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 146+30.26 and 148+46.70, being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline.

The centerline alignment used is a portion of Century West Engineering's Rock Creek Interceptor Extension Project Phase 2, Project No. 40748.047.01, being more particularly described as follows:

Commencing on the centerline of SE Troge Road (County Road No. 1631), at a point where the centerline of Olympic Street intersects said Troge Road centerline, from which a found 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "AKS ENGR.", as set in "Rock Creek Meadows", Clackamas County Plat Records, bears South 00°41'52" West, a distance of 20.00 feet;

Thence, South 89°18'08" West, along said Troge centerline a distance of 607.45 feet to the **Point of Beginning** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 118+81.25;

Thence, along said Rock Creek Interceptor Extension Phase 2 Centerline Alignment the following courses and distances:

North 00°00'03" East, a distance of 311.42 feet to an angle point, being station 121+92.67 of said centerline alignment;

North 00°29'08" West, a distance of 307.32 feet to an angle point, being station 124+99.99 of said centerline alignment;

North 82°44'22" East, a distance of 213.96 feet to an angle point, being station 127+13.95 of said centerline alignment;

North 00°00'22" West, a distance of 146.04 feet to an angle point, being station 128+59.99 of said centerline alignment;

North 44°59'38" East, a distance of 53.74 feet to an angle point, being station 129+13.73 of said centerline alignment;

North 00°00'22" West, a distance of 483.26 feet to an angle point, being station 133+96.99 of said centerline alignment;

North 89°21'10" East, a distance of 186.85 feet to an angle point, being station 135+83.84 of said centerline alignment, from which a stone scribed with an "X", was found marking the northeasterly

June 3, 2026

corner of the northwesterly quarter of the southeasterly quarter of Section 31 bears South 89°39'06" East, a distance of 656.12 feet;

North 00°00'54" East, a distance of 404.31 feet to an angle point, being station 139+88.15 of said centerline alignment;

North 00°01'20" East, a distance of 406.91 feet to an angle point, being station 143+95.06 of said centerline alignment;

North 00°00'12" East, a distance of 346.11 feet to an angle point, being station 147+41.17 of said centerline alignment;

North 89°20'23" East, a distance of 174.00 feet to an angle point, being station 149+15.17 of said centerline alignment;

North 37°33'34" East, a distance of 188.57 feet to an angle point, being station 151+03.74 of said centerline alignment, from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears North 88°39'20" East, a distance of 367.73 feet;

North 11°13'44" East, a distance of 306.78 feet to an angle point, being station 154+10.52 of said centerline alignment;

North 27°44'58" East, a distance of 195.20 feet to the **Point of Ending** of said portion of the Rock Creek Interceptor Extension Phase 2 Centerline Alignment, being station 156+05.72, from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the quarter corner common to sections 30 and 31, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-016), bears North 52°04'56" West, a distance of 1391.35 feet; also from which a found iron pipe with an illegible yellow plastic cap, in a monument box (Clackamas County Survey Records, SN2016-031), bears North 14°14'01" East, a distance of 883.26 feet; also from which a 3-1/4 inch Bronze Disc in a Monument Box, found marking the section corner common to sections 29, 30, 31, and 32, Township 1 South, Range 3 East, of the Willamette Meridian (Clackamas County Survey Records, U.S.B.T. 2016-017), bears North 60°35'02" East, a distance of 1768.92 feet; also from which the southeasterly corner of the northwesterly quarter, of the northeasterly quarter of Section 31 bears South 25°00'57" West, a distance of 513.18 feet.

The sidelines of said strip of land shall be prolonged or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 4,329 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

Parcel 2 – Temporary Construction Easement

A parcel of land situated in the Southeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property

June 3, 2026

conveyed in a Statutory Warranty Deed, Document Number 2024-014088, recorded 4/23/2024, Clackamas County Deed Records, being more particularly described as follows:

A strip of land lying between centerline stations 146+30.26 and 148+46.70, being 60.00 feet in width, lying 30.00 feet on each side of the above described centerline alignment in Parcel 1 of this document. Excepting therefrom the area described as Parcel 1 of this document.

The sidelines of said strip of land are to be lengthened or shortened to meet at the boundary lines of said property.

The land to which this description applies contains 8,658 square feet, more or less.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.



0 20' 40'
SCALE: 1"=40'

ROCK CREEK INTERCEPTOR
EXTENSION PHASE 2 CENTERLINE

PROPERTY ID NO. 50
DOCUMENT NO. 2024-014088
11060 SE 172ND AVENUE,
HAPPY VALLEY, OR 97086
TAXLOT 13E31A 01204

STA: 147+41.17
ANGLE POINT

N89°20'23"E

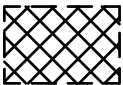
STA: 148+46.70

STA: 149+15.17
ANGLE POINT

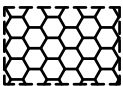
DOCUMENT NO. 2017-016408
TAXLOT 13E31A 01201

STA: 146+30.26

LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±4,329 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±8,658 SQ. FT.

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

DOCUMENT NO. 2023-002526
TAXLOT 13E31A 01200

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT B
PROPERTY ID NO. 50
PROJECT NO. 40748.047.01
PAGE 1 OF 1

DATE	06/01/2026
DRAWN BY	KEL
CHECKED BY	SIH
REVISION	0
JOB NO.	0218-022



WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
TIGARD, OREGON 97224 FAX (503) 624-0157

EXHIBIT A

Rock Creek Interceptor
Extension Project Phase 2
June 4, 2026

Project No. 40748.047.01

Map & Tax Lot No. 13E31D 00100
Property ID No. 100

Parcel 1 – Permanent Sanitary Sewer Easement

A parcel of land situated in the Southeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2022-020505, recorded 1/9/2024, Clackamas County Deed Records, being more particularly described as follows:

Commencing at a 5/8-inch iron rod in a monument box found marking the centerline of Southeast Troge Road (C.R. 1631), as set in survey number 2016-052, Clackamas County Survey Records;

Thence, North 89°15'13" East, along said centerline of Southeast Troge Road a distance of 1186.39 feet to a point;

Thence, North 00°44'47" West, leaving said centerline a distance of 20.00 feet to a point on the northerly right-of-way of Southeast Troge Road, being the southeast corner of said Document Number 2022-020505;

Thence, South 89°15'13" West, along said northerly right-of-way, being 20.00 feet northerly of and parallel with said right-of-way centerline, a distance of 10.96 feet to the **Point of Beginning** of the herein described tract;

Thence, South 89°15'13" West, continuing along said northerly right-of-way a distance of 226.50 feet to a point for corner;

Thence, North 44°18'33" East, leaving said northerly right-of-way a distance of 28.31 feet to a point for corner;

Thence, North 89°15'13" East, along a line 40.00 feet northerly of and parallel with said centerline, a distance of 186.50 feet to a point for corner;

Thence, South 45°41'27" East, a distance of 28.26 feet to the **Point of Beginning**.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

The land to which this description applies contains 4,130 square feet, more or less.

Parcel 2 – Temporary Construction Easement

A parcel of land situated in the Southeast 1/4 of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, City of Damascus, Clackamas County, Oregon, being a portion of that property conveyed in a Statutory Warranty Deed, Document Number 2022-020505, recorded 1/9/2024, Clackamas County Deed Records, being more particularly described as follows:

June 4, 2026

Commencing at a 5/8-inch iron rod in a monument box found marking the centerline of Southeast Troge Road (County Road 1631), as set in survey number 2016-052, Clackamas County Survey Records;

Thence, North 89°15'13" East, along said centerline of Southeast Troge Road a distance of 1186.39 feet to a point;

Thence, North 00°44'47" West, leaving said centerline a distance of 20.00 feet to a point on the northerly right-of-way of Southeast Troge Road, being the southeast corner of said Document Number 2022-020505, and the **Point of Beginning** of the herein described tract;

Thence, South 89°15'13" West, along said northerly right-of-way, being 20.00 feet northerly of and parallel with said right-of-way centerline, a distance of 279.85 feet to a point for corner;

Thence, North 00°44'47" West, leaving said northerly right-of-way a distance of 30.00 feet to a point for corner;

Thence, North 89°15'13" East, along a line 50.00 feet northerly of and parallel with said centerline, a distance of 280.00 feet to the easterly line of said Document Number 2022-020505;

Thence, South 00°27'47" East, along said easterly line of said Document Number 2022-020505, a distance of 30.00 feet to the **Point of Beginning**.

Excluding therefrom Parcel 1 of this document as described above.

This legal description along with the basis of bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone, NAD83(2011), Epoch 2010, international feet.

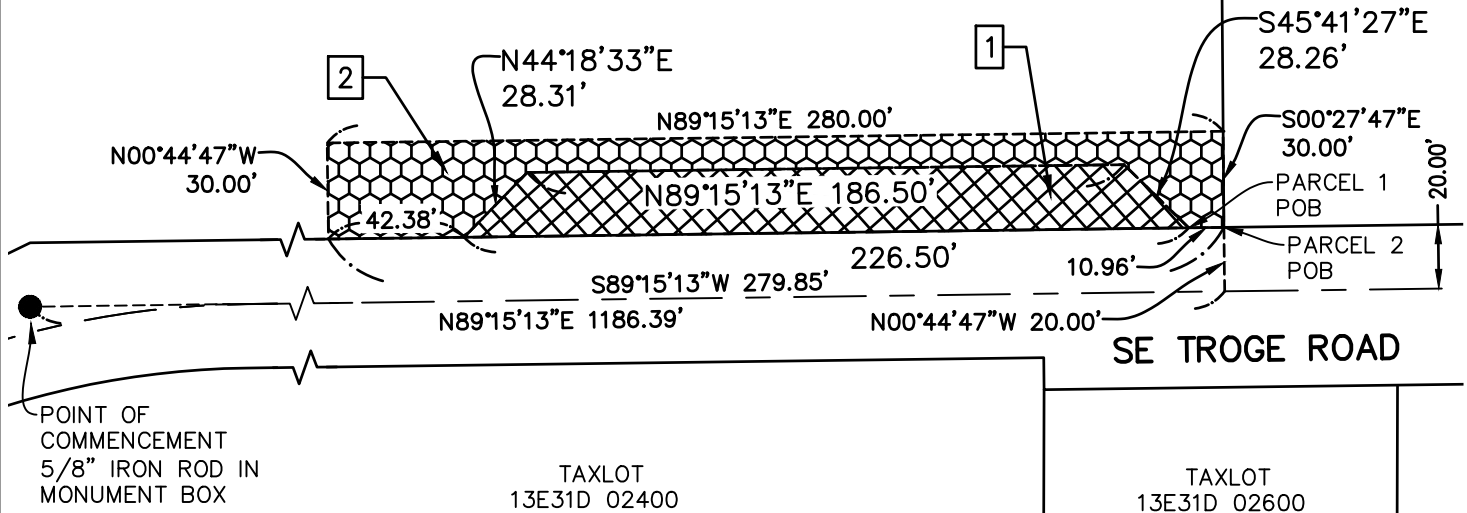
The land to which this description applies contains 4,268 square feet, more or less.



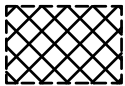
0 30' 60'
SCALE: 1"=60'

PROPERTY ID NO. 100
DOCUMENT NO. 2022-020505
18141 SE TROGE ROAD, DAMASCUS, OR 97089
TAXLOT 13E31D 00100

DOC. NO.
2021-095649
TAXLOT
13E32C 01000



LEGEND



1 PARCEL 1:
PERMANENT
SANITARY SEWER
EASEMENT ±4,130 SQ. FT.



2 PARCEL 2:
TEMPORARY
CONSTRUCTION
EASEMENT ±4,268 SQ. FT.

POB = POINT OF BEGINNING

NOTES

1. THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011), EPOCH 2010, INTERNATIONAL FEET.
2. THIS EXHIBIT DOES NOT SHOW IMPROVEMENTS, EASEMENTS, BUILDING LINES AND/OR OTHER ENCUMBRANCES, SHOULD ANY EXIST.
3. A METES AND BOUNDS DESCRIPTION IS ATTACHED AS EXHIBIT 'A'.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 12, 2024
SAMUEL I. HARGRAVE
96773PLS

RENEWES: 6-30-2027

EXHIBIT B
PROPERTY ID NO. 100
PROJECT NO. 40748.047.01
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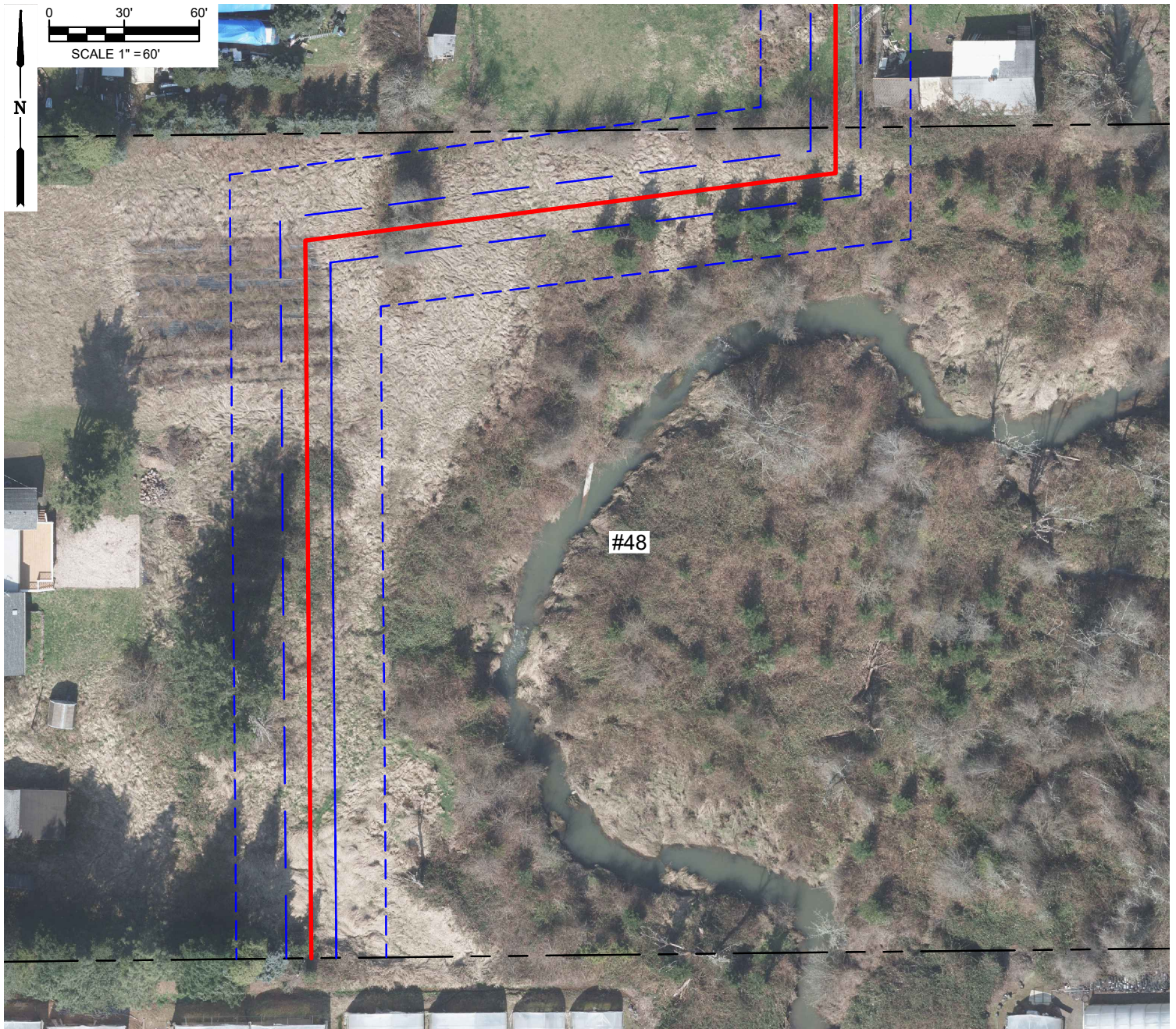
DATE	06/04/2026
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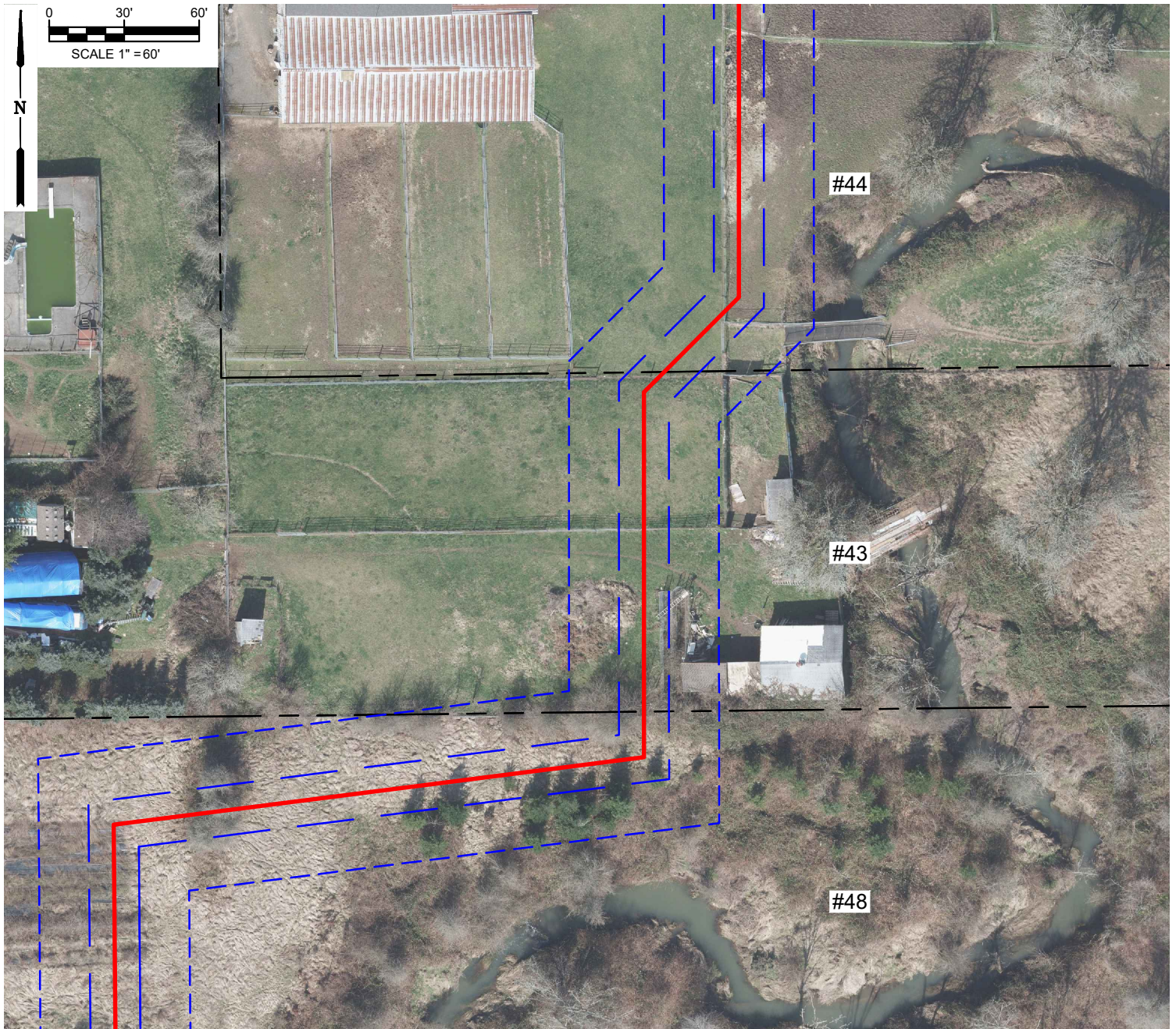


PARCEL PLAN
SCALE: 1" = 60'

LEGEND

- NEW SANITARY SEWER PIPE
- LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- - - - - LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- - - - - PROPERTY LINE
- #44** PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 48
PAGE 1 OF 1

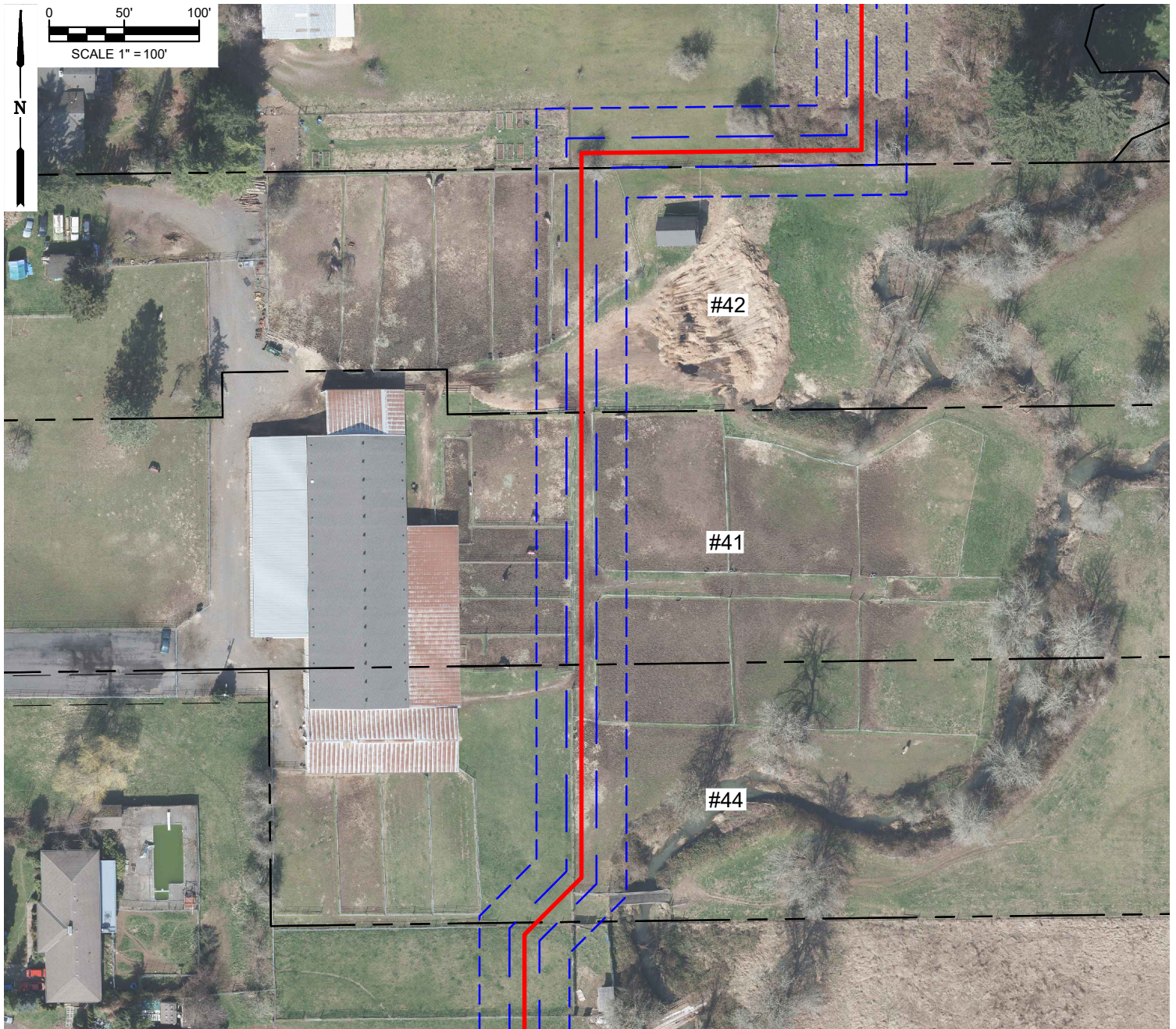


PARCEL PLAN
SCALE: 1" = 60'

LEGEND

- NEW SANITARY SEWER PIPE
- LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- - - LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- - - PROPERTY LINE
- #44 PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 43
PAGE 1 OF 1

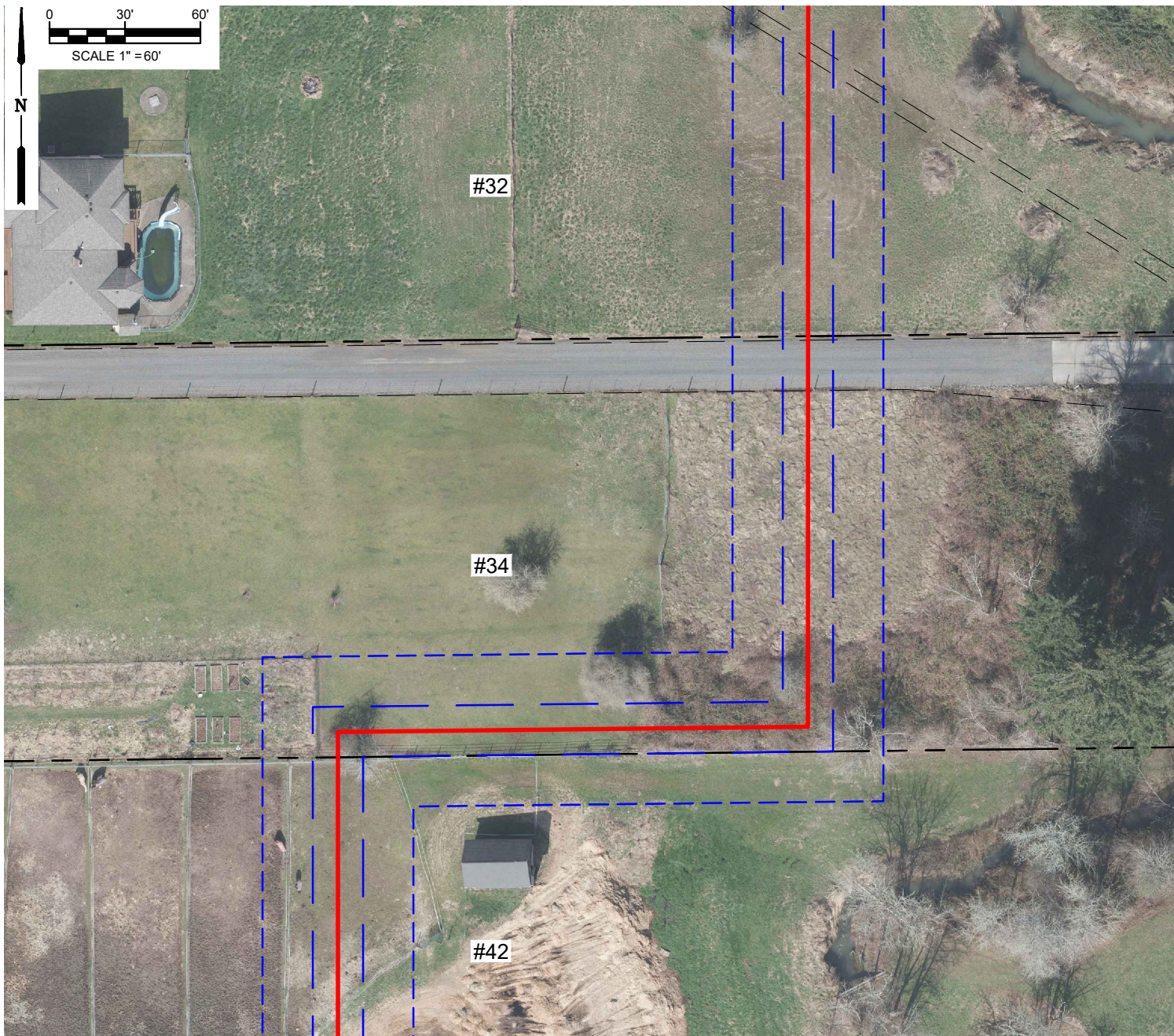


PARCEL PLAN
SCALE: 1" = 100'

LEGEND

- NEW SANITARY SEWER PIPE
- LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- PROPERTY LINE
- #44** PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 41
PROPERTY ID NO. 42
PROPERTY ID NO. 44

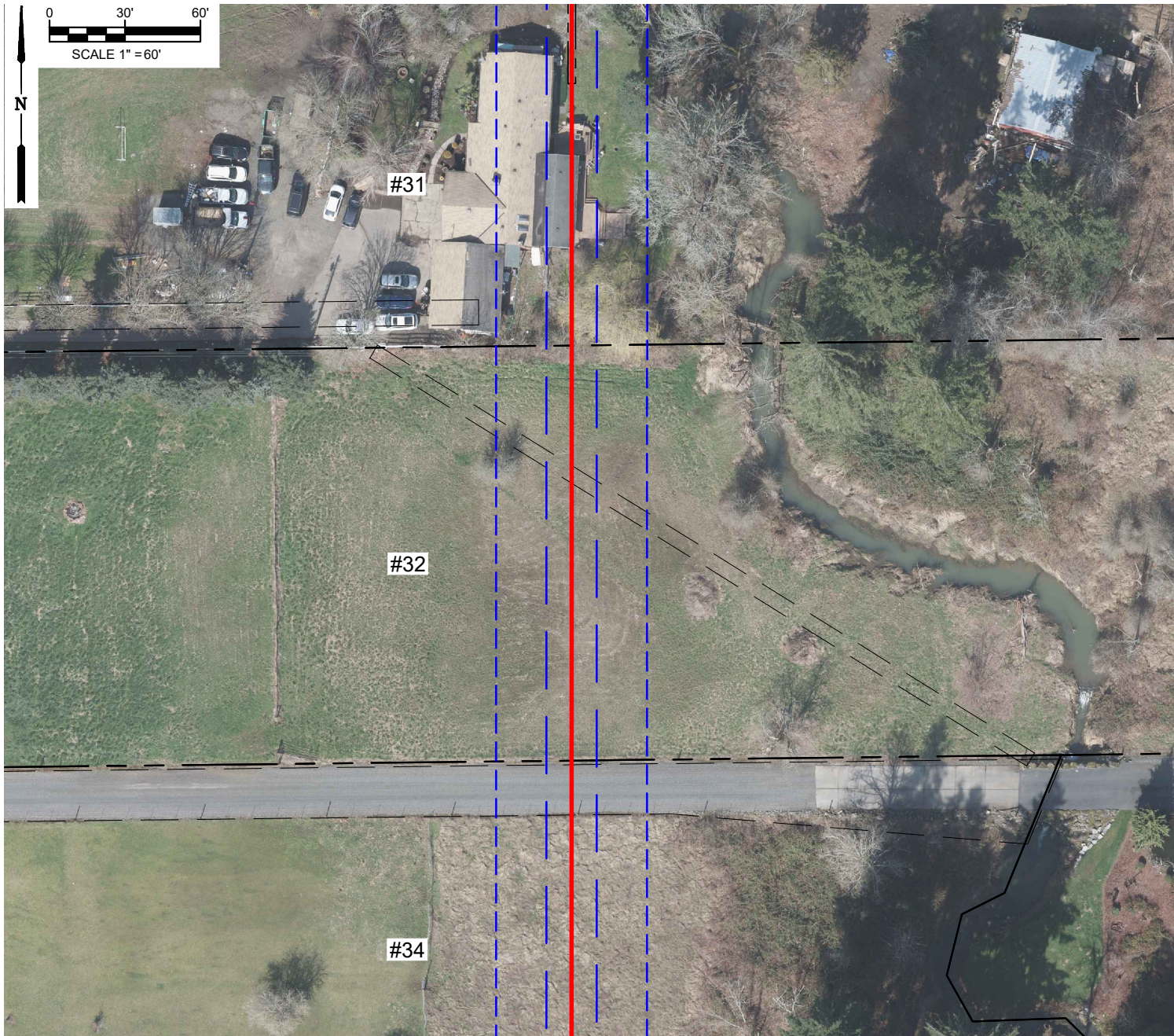


PARCEL PLAN
SCALE: 1" = 60'

LEGEND

- NEW SANITARY SEWER PIPE
- LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- PROPERTY LINE
- #44** PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 34
PAGE 1 OF 1

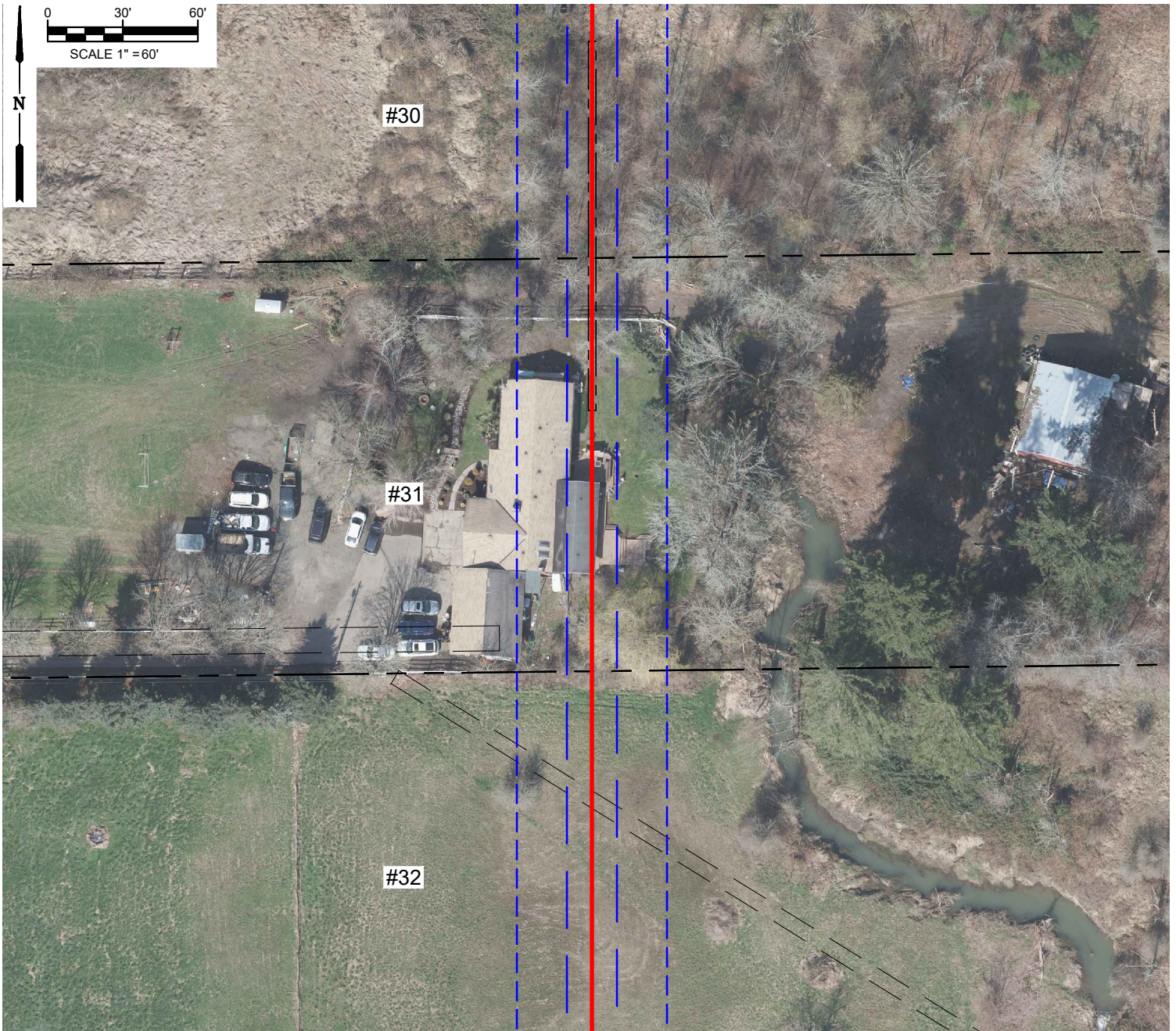


PARCEL PLAN
SCALE: 1" = 60'

LEGEND

- NEW SANITARY SEWER PIPE
- — — LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- - - - - LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- - - - - PROPERTY LINE
- #44** PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 32
PAGE 1 OF 1

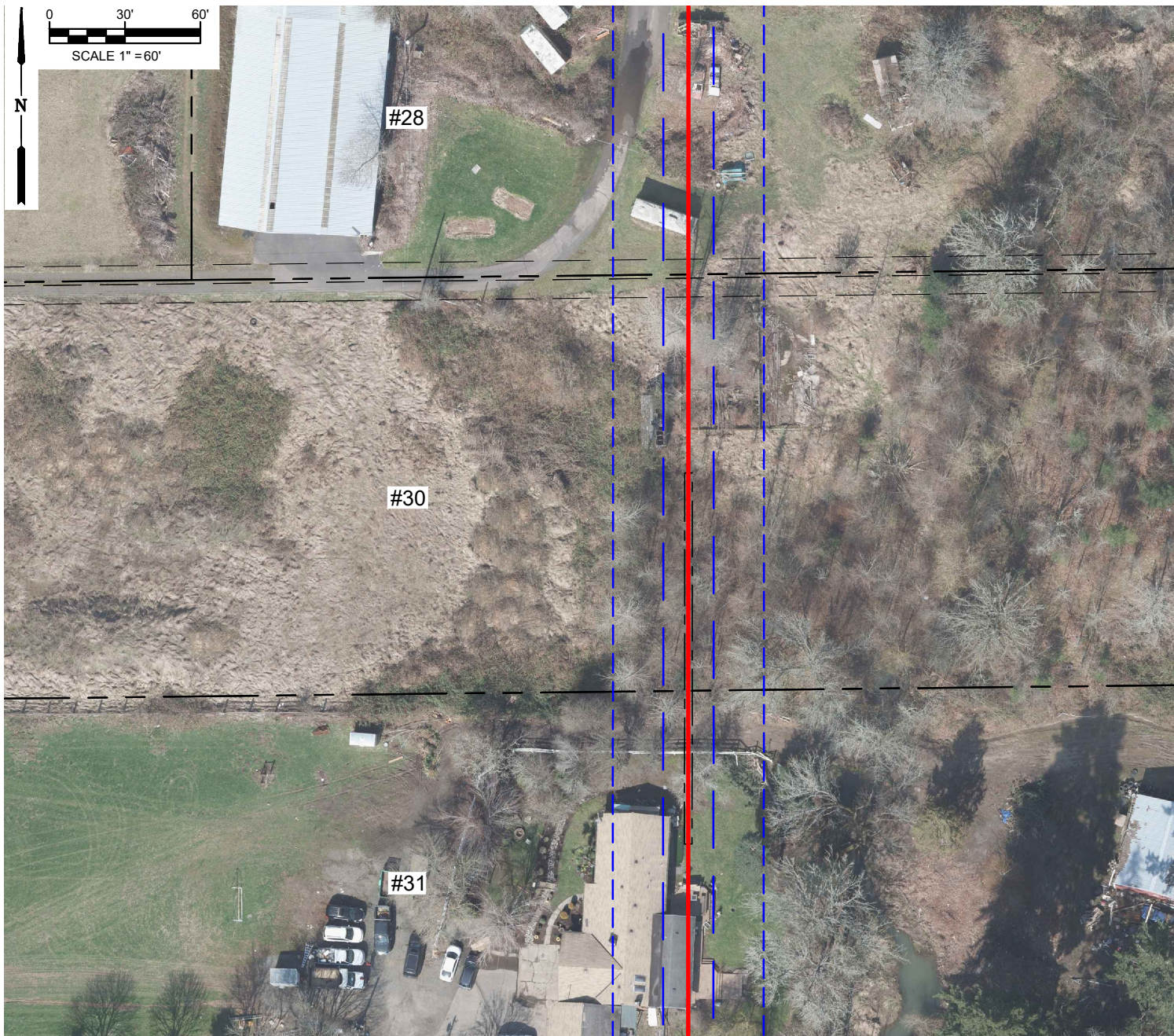


PARCEL PLAN
SCALE: 1" = 60'

LEGEND

- NEW SANITARY SEWER PIPE
- LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- PROPERTY LINE
- #44** PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 31
PAGE 1 OF 1

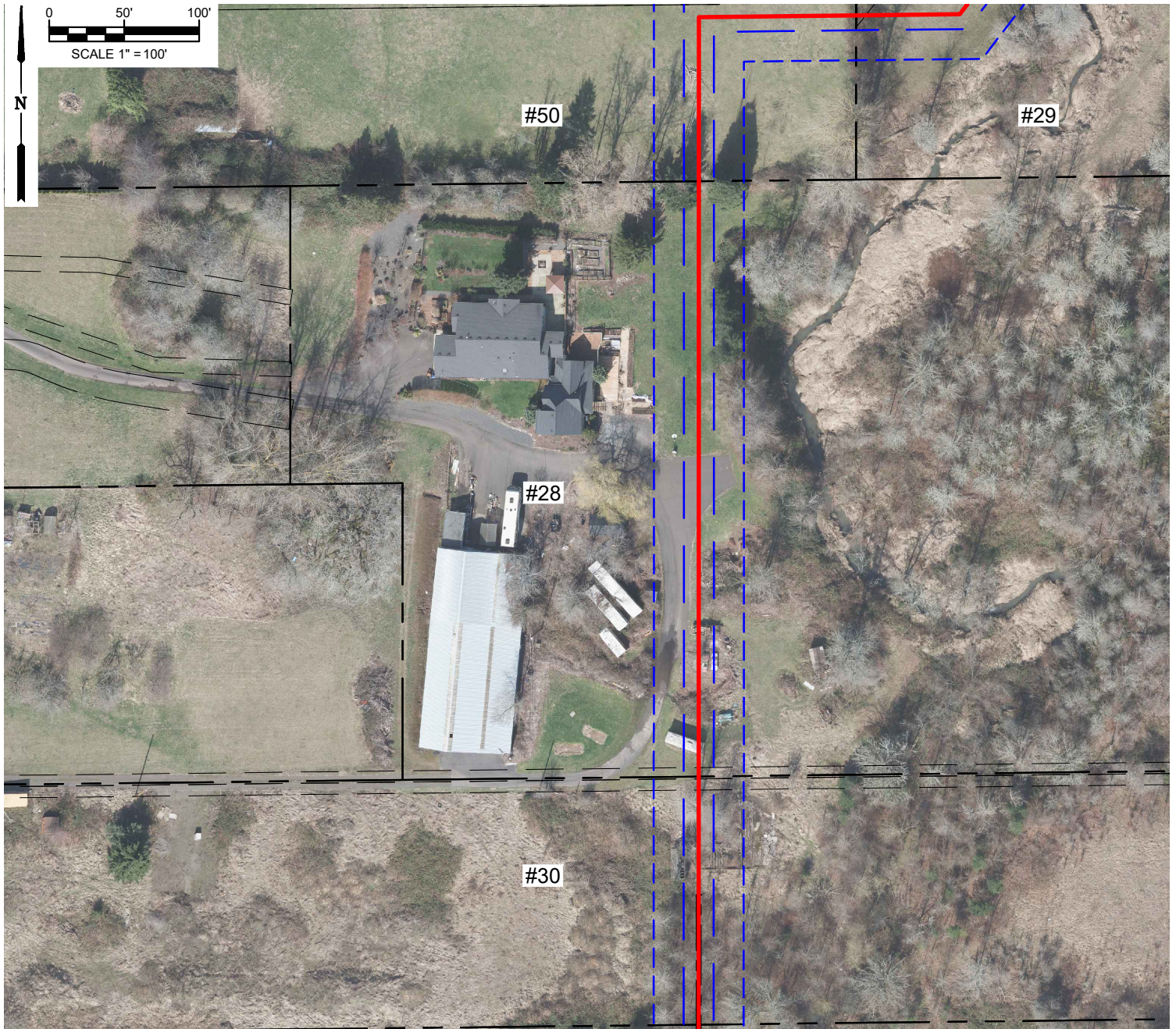


PARCEL PLAN
SCALE: 1" = 60'

LEGEND

- NEW SANITARY SEWER PIPE
- LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- - - - - LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- - - - - PROPERTY LINE
- #44** PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 30
PAGE 1 OF 1

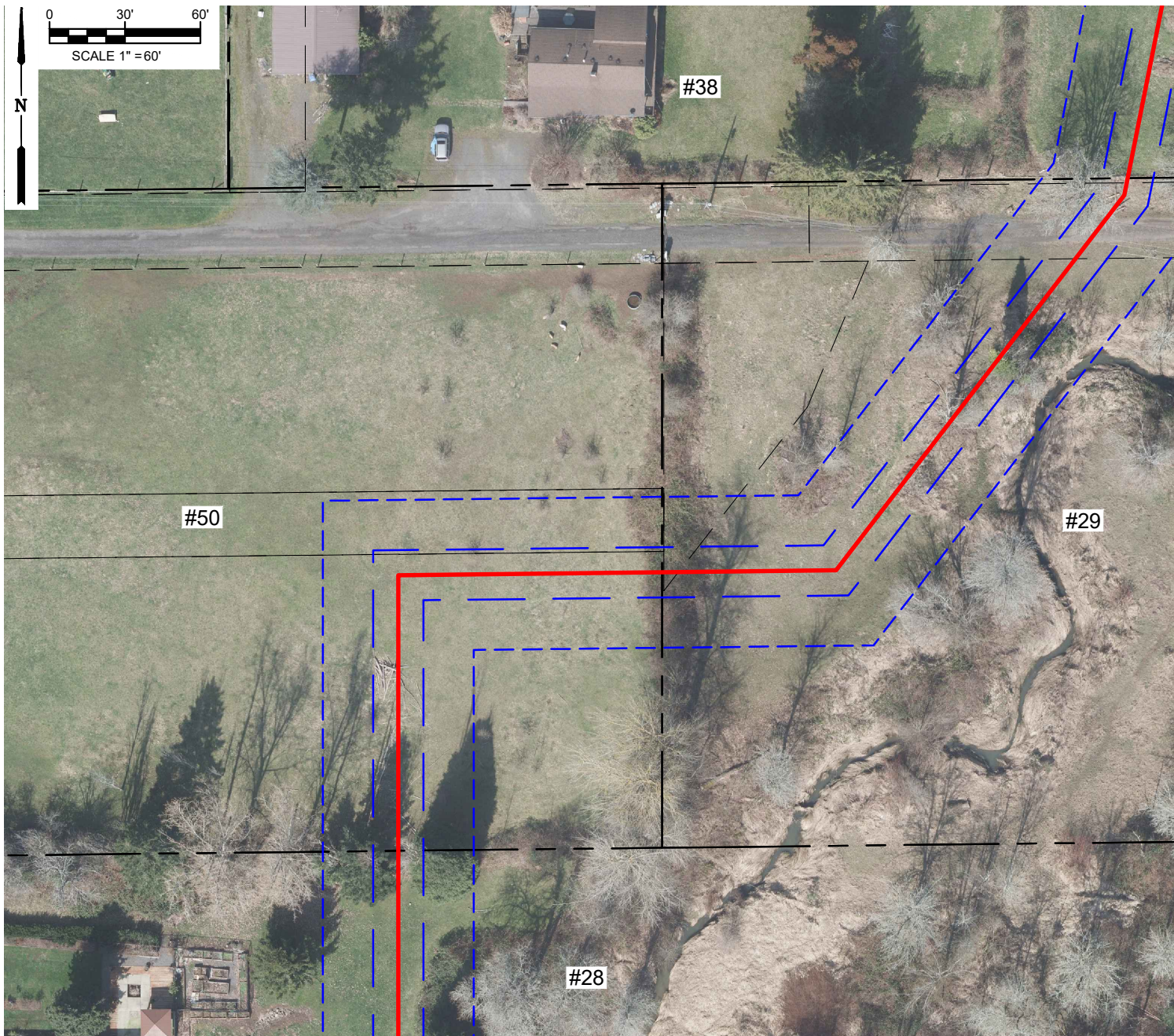


PARCEL PLAN
SCALE: 1" = 100'

LEGEND

- NEW SANITARY SEWER PIPE
- LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- PROPERTY LINE
- #44** PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 28
PAGE 1 OF 1

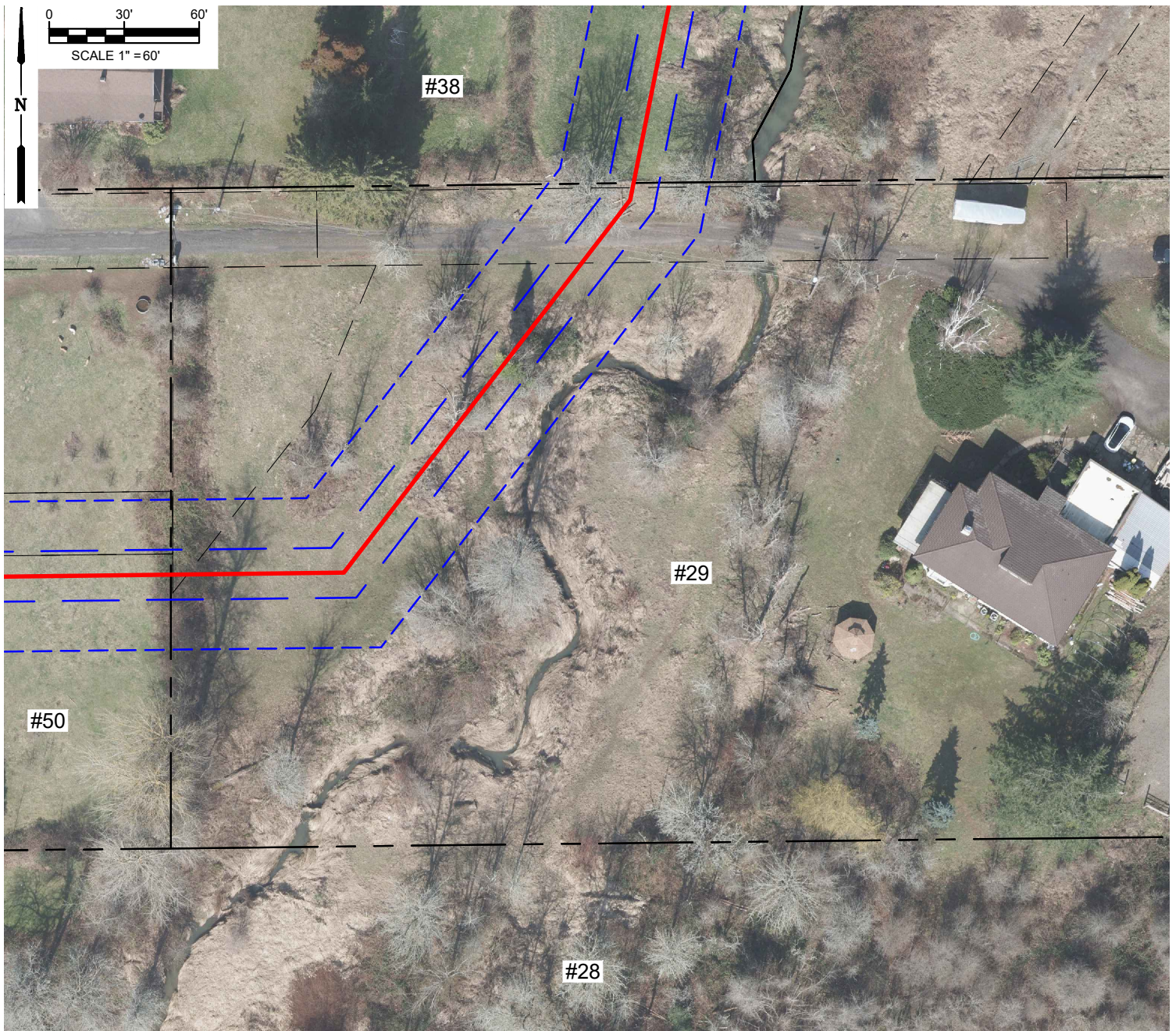


PARCEL PLAN
SCALE: 1" = 60'

LEGEND

- NEW SANITARY SEWER PIPE
- LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- PROPERTY LINE
- #44 PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 50
PAGE 1 OF 1

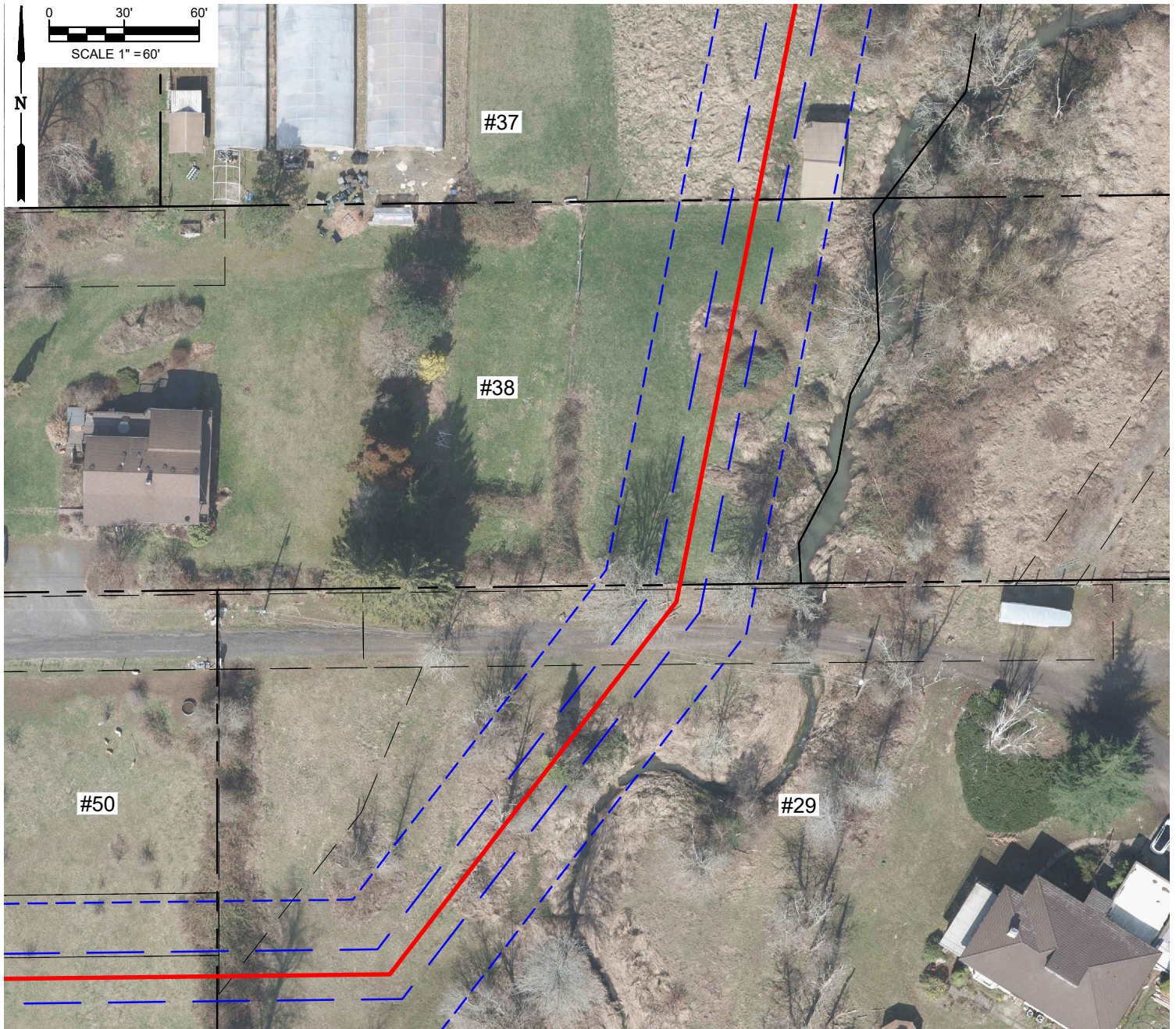


PARCEL PLAN
SCALE: 1" = 60'

LEGEND

- NEW SANITARY SEWER PIPE
- - - - - LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- - - - - LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- - - - - PROPERTY LINE
- #44** PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 29
PAGE 1 OF 1

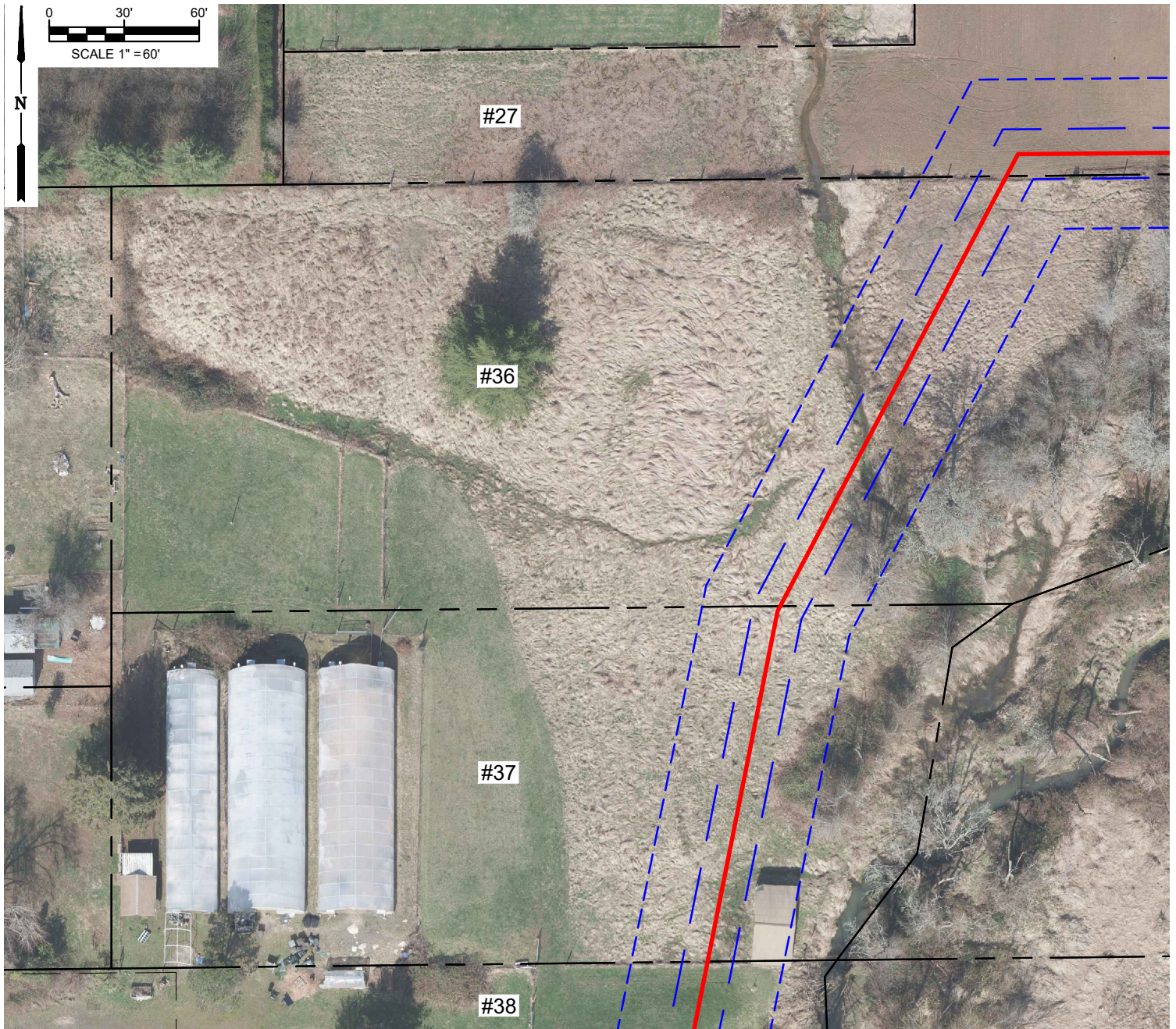


PARCEL PLAN
SCALE: 1" = 60'

LEGEND

- NEW SANITARY SEWER PIPE
- LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- - - - - LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- - - - - PROPERTY LINE
- #44** PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 38
PAGE 1 OF 1



PARCEL PLAN
SCALE: 1" = 60'

LEGEND

- NEW SANITARY SEWER PIPE
- LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
- LIMITS OF 60' WIDE TEMPORARY SANITARY SEWER EASEMENT
- PROPERTY LINE
- #44 PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 36
PROPERTY ID NO. 37
PAGE 1 OF 1



PARCEL PLAN
SCALE: 1" = 60'

LEGEND

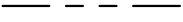
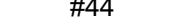
-  NEW SANITARY SEWER PIPE
-  LIMITS OF 20' WIDE PERMANENT SANITARY SEWER EASEMENT
-  LIMITS OF 30' WIDE TEMPORARY SANITARY SEWER EASEMENT
-  PROPERTY LINE
-  PROPERTY ID NUMBER

EXHIBIT C
PROPERTY ID NO. 100
PAGE 1 OF 1