

To request translation or disability-related accommodations, please contact us at DTDcompliance@clackamas.us | 503-742-4400.

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al DTDcompliance@clackamas.us | 503-742-4400.

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по:
DTDcompliance@clackamas.us | 503-742-4400.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:
DTDcompliance@clackamas.us | 503-742-4400.

如需翻译服务或残障相关的协助，请与我们联系：
DTDcompliance@clackamas.us | 503-742-4400。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua DTDcompliance@clackamas.us | 503-742-4400.



Clackamas County
www.clackamas.us



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

August 6, 2026

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Board Order accepting a right of way easement and vacating an unused portion of Bornstedt Road. No financial impact. No County General Funds are involved.

Previous Board Action/Review: None

Performance Clackamas: Strong infrastructure, Vibrant Economy, Secure and Livable Communities

Counsel Review: Yes

Procurement Review: No

Contact Person: Douglas Cutshall

Contact Phone: 503-742-4669

EXECUTIVE SUMMARY: Bornstedt Road, County Road No. 682 and DTD No. 25041, situated in the southwest quarter of Section 25, Township 2 South, Range 4 East, W.M., was dedicated to the public on August 4, 1909. A recent partition of property adjoining the road indicated that a portion of the as-traveled road lies outside of the road right of way. The affected property owners have offered to dedicate to the public a Permanent Right of way Easement for Road Purposes over the portion of the as-traveled road outside the road right of way.

Pursuant to ORS 368.126, accepting the dedication as part of Bornstedt Road would allow the Board to simultaneously vacate the unused portion of the road right of way. After considering traffic impacts, fiscal impacts, and social impacts, staff believes that it would be in the public's interest to accept the dedication as part of Bornstedt Road and simultaneously vacate the unused portion of the road.

RECOMMENDATION: Staff respectfully recommends that the Board adopt the attached Board Order accepting the dedication as part of Bornstedt Road and simultaneously vacating the unused portion of the road.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation and Development

ATTACHMENTS:

County Road Official Report
Board Order with Exhibits

For Filing Use Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Accepting a Right of Way
Easement as Part of Bornstedt Road, County
Road No. 682 and DTD No. 25041, and
Vacating an Unused Portion of the Road,
Situated in the SW 1/4 of Section 25, T.2 S.,
R.4 E., W.M., Clackamas County, Oregon



Board Order No.

Page 1 of 2

Whereas, a portion of the as-traveled Bornstedt Road lies outside of the Bornstedt Road right of way; and

Whereas, the affected property owners have offered to dedicate to the public a Permanent Right of Way Easement for Road Purposes over the portion of the as-traveled road outside the road right of way, described and depicted on Exhibits “A” and “B,” attached hereto and by this reference incorporated herein (the “Dedication Area”); and

Whereas, pursuant to ORS 368.126, accepting the Dedication Area as part of Bornstedt Road would allow the Board to simultaneously vacate the unused portion of the road right of way, described and depicted on Exhibits “C” and “D,” attached hereto and by this reference incorporated herein (the “Vacation Area”); and

Whereas, all affected property owners adjacent to the Vacation Area have consented to the vacation; and

Whereas, the Vacation Area contains utilities, particularly Portland General Electric lines;

NOW, THEREFORE, the Clackamas County Board of Commissioners does hereby order as follows:

- Section 1:** The Board accepts the Dedication Area as part of Bornstedt Road, County Road No. 682 and DTD No. 25041. The Chair is delegated authority to sign the attached Permanent Right of Way Easement for Road Purposes, memorializing that acceptance.
- Section 2:** The Vacation Area is vacated.
- Section 3:** The Board adopts as its own the findings and conclusions contained in the written report from the County Road Official, dated June 8, 2026.
- Section 4:** Rights for all existing utilities within the Vacation Area are reserved. Nothing herein shall cause or require the removal or abandonment of any storm or sanitary sewer, water main, gas line, conduit of any kind, wires, or poles which are now installed in said right-of-way and used or intended to be used for any public service or utility. In addition, rights are reserved to access, maintain, repair, construct or reconstruct, install, renew, and enlarge all utilities that are now used for any public service or utility.

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Accepting a Right of Way
Easement as Part of Bornstedt Road, County
Road No. 682 and DTD No. 25041, and
Vacating an Unused Portion of the Road,
Situated in the SW 1/4 of Section 25, T.2 S.,
R.4 E., W.M., Clackamas County, Oregon



Board Order No.

Page 2 of 2

Section 5: This order and any attachments shall be recorded in the Clackamas County Deed Records, and a copy shall be filed with the County Surveyor, Assessor, and Finance/Fixed Assets Offices.

DATED this ____ day of _____ 2026

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

MEMORANDUM

TO: Board of Commissioners

FROM: Dan Johnson, DTD Director

DATE: June 8, 2026

SUBJ: **Acceptance of Right of Way Easement as Part of Bornstedt Road, County Road No. 82 and DTD No. 25041, and Vacation of an Unused Portion of the Road**

LOCATION: Bornstedt Road, County Road No. 682 and DTD No. 25041, situated in the southwest quarter of Section 25, Township 2 South, Range 4 East, Willamette Meridian, Clackamas County, Oregon.

FACTS AND FINDINGS: Bornstedt Road was dedicated to the public on August 4, 1909. A recent survey and partition of property adjoining the road indicated that a portion of the as-traveled road lies outside of the road right of way. The affected property owners have offered to dedicate to the public a Permanent Right of way Easement for Road Purposes over the portion of the as-traveled road outside the road right of way.

Pursuant to ORS 368.126, accepting the dedication as part of Bornstedt Road would allow the Board to simultaneously vacate the unused portion of the road right of way. There would be no negative impacts to the traveling public or the adjoining property owners from that vacation. All property owners adjacent to the unused portion have signed and had notarized Consent to Vacate forms.

After considering traffic impacts, fiscal impacts, and social impacts, staff believes that it would be in the public's interest to accept the dedication as part of Bornstedt Road and simultaneously vacate the unused portion of the road.

The simultaneous vacation would not violate any portion of Clackamas County Code 7.03.095(A)(4), as explained below.

a. Whether the vacation would inhibit or preclude access to an abutting property, and whether an access reservation would be adequate to protect that access;

Finding: Vacating the unused portion would not inhibit or preclude access to any abutting property. Access to abutting properties is still available via the dedication.

b. Whether it is physically possible to build a road that meets contemporary standards over the existing terrain or right of way;

Finding: It is physically possible to build a road.

c. Whether it is economically feasible to build a road that meets contemporary standards over the existing terrain or right of way;

Finding: It is economically feasible to build a road.

d. Whether there is another nearby road that can effectively provide the same access as the right of way to be vacated;

Finding: The dedication provides access to the same properties that the unused portion did.

e. Whether the right of way to be vacated has present or future value in terms of development potential, use in transportation linkages, or use in road replacements;

Finding: The unused portion has no present or future value.

f. Whether there are present and future likely benefits of the right of way to the traveling public;

Finding: There are no present and future likely benefits of the unused portion to the traveling public.

g. Whether anticipated growth or changes in use of the surrounding area are likely to impact the future use of the right of way proposed to be vacated;

Finding: There are no anticipated impacts to the future use of the unused portion.

h. Whether the right of way proposed to be vacated leads to a creek, river, or other waterway that can be used for public recreation; and

Finding: Not applicable.

i. Whether the right of way proposed to be vacated leads to federal, state or local public lands that can be used for public recreation.

Finding: Not applicable.

Respectfully submitted,

Dan Johnson, Director
Department of Transportation and Development

Grantor: Lavonne G. Moe Vicki L. Palmer Gourde Family Trust Address: 14733 SE Edelweiss Dr Boring, OR 97009 Grantee: Clackamas County 150 Beavercreek Rd. Oregon City, OR 97045 After Recording Return to: Clackamas County Engineering 150 Beavercreek Rd. Oregon City, OR 97045 Until a change is requested, all taxes shall be sent to: No Change Road Name: _____ DTD Rd. File No. _____	State of Oregon Accepted by: _____ Craig Roberts, Chair Clackamas County Commissioners Acceptance Date: _____ Authorized by Clackamas County Board Order No. 2026-_____ Approved as to form by County Counsel _____
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PERMANENT RIGHT OF WAY EASEMENT FOR ROAD PURPOSES

For value received, LAVONNE G. MOE, VICKI L. PALMER, AND PAUL J. GOURDE AND DAYLENE I. GOURDE, CO-TRUSTEES OF THE GOURDE FAMILY TRUST DATED APRIL 13, 2022, (Grantor), hereby grants and conveys to Clackamas County, a political subdivision of the State of Oregon, its heirs, successors and assigns, (Grantee), a permanent easement dedicated to the public for road and right of way purposes, in, under, upon, and across Grantor's real property located in Clackamas County, State of Oregon.

Grantor's real property is more particularly described as follows: A parcel of land located in the SW 1/4 of Section 25, T2S, R4E, WM, as more particularly described by that certain special warranty deed 2025-044566 in the Deed Records of Clackamas County, Oregon.

The Permanent Right of Way Easement for Road Purposes is more particularly described as follows: A strip of land as described and depicted as Tract 1 in Exhibits "A" and "B" attached hereto and by this reference made a part hereof (the Easement Area).

The true consideration for this conveyance is other good and valuable consideration. The easement is granted to fulfill a condition of approval for permitted development.

Grantee's rights include, but are not limited to, Grantee's right to enter upon and utilize the Easement Area for the purposes described in this document. Grantee may remove trees, shrubs, brush, paving or other materials within the Easement Area whenever necessary to accomplish these purposes.

Grantor, Grantor's heirs, successors, assigns or representatives, shall not construct or maintain any building or other structures upon the above described Easement Area.

This easement does not obligate the public or Grantee to replace landscaping, fencing, shrubs or trees, or other improvements that may be placed within the Easement Area, and which interfere with Grantee's use of the Easement Area for the purposes described in this document.

Grantor represents, covenants, and warrants to Grantee that Grantor is lawfully seized in fee simple title to the Property; that Grantor has the legal right and authority to grant this Easement and that no other party has an ownership interest in the Property or any portion thereof (including the associated timber, water, and mineral rights) that will limit or interfere with Grantee's rights hereunder whatsoever; and that the execution and performance of this Easement by Grantor is duly authorized.

In witness whereof, the above named Grantor has hereunto set Grantor's hand to this document on this

23 day of June 2026.

Lavonne G. Moë
LAVONNE G. MOE

Vicki L. Palmer
VICKI L. PALMER

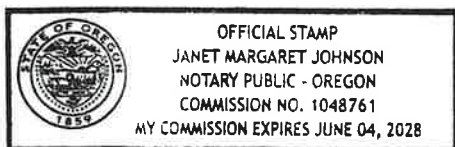
Paul J. Gourde
PAUL J. GOURDE
CO-TRUSTEES OF THE GOURDE FAMILY TRUST DATED APRIL 13, 2022

Daylene I. Gourde
DAYLENE I. GOURDE

STATE OF Oregon)
County of Clackamas) ss.

This record was acknowledged before me this 23 day of June, 2026,

by LAVONNE G. MOE, VICKI L. PALMER, AND PAUL J. GOURDE AND DAYLENE I. GOURDE,
CO-TRUSTEES OF THE GOURDE FAMILY TRUST DATED APRIL 13, 2022.



Janet M. Johnson
Notary Public for State of Oregon
My Commission Expires: 6/4/2028

EXHIBIT "A"

TRACT 1: PERMANENT RIGHT OF WAY EASEMENT FOR ROAD PURPOSES

A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN CLACKAMAS COUNTY DEED RECORDS DOCUMENT NUMBER 2025-044566, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF CLACKAMAS, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, MARKED BY A 3.25 INCH BRASS DISK STAMPED "CLACKAMAS COUNTY SURVEYOR T2S R4E S25 1/4 S36 2002 UNLAWFUL TO DISTURB";

THENCE, ALONG THE CENTERLINE OF 60-FOOT-WIDE BORNSTEDT ROAD, ALSO KNOWN AS COUNTY ROAD NUMBER 682, NORTH 00°54'33" EAST FOR A DISTANCE OF 2334.90 FEET TO A POINT;

THENCE, NORTH 89°05'32" WEST FOR A DISTANCE OF 30.00 FEET, DEPARTING SAID CENTERLINE TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID BORNSTEDT ROAD, SAID LINE ALSO BEING THE EAST LINE OF SAID DOCUMENT NUMBER 2025-044566 TRACT;

THENCE, DEPARTING SAID WEST RIGHT-OF-WY LINE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 89°05'28" WEST 145.00 FEET FOR AN ARC LENGTH OF 135.18 FEET TO A POINT BEARING NORTH 37°29'36" EAST FROM SAID RADIUS POINT, SAID CURVE HAVING A DELTA ANGLE OF 53°24'56" WITH A CHORD BEARING AND LENGTH OF NORTH 25°47'56" WEST 130.34 FEET;

THENCE, NORTH 52°30'24" WEST FOR A DISTANCE OF 209.03 FEET TO A POINT OF TANGENCY;

THENCE, ON A CURVE TO THE LEFT WITH A RADIUS OF 195.00 FEET FOR AN ARC LENGTH OF 129.03 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID BORNSTEDT ROAD, SAID CURVE HAVING A DELTA ANGLE OF 37°54'45" WITH A CHORD BEARING AND LENGTH OF NORTH 71°27'47" WEST 126.69;

THENCE, NORTH 89°34'51" EAST FOR A DISTANCE OF 164.62 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT;

THENCE, SOUTH 52°30'24" EAST FOR A DISTANCE OF 198.96 FEET, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY;

THENCE, ON A CURVE TO THE RIGHT WITH A RADIUS OF 205.00 FEET FOR AN ARC LENGTH OF 30.17 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY LINE, SAID CURVE HAVING A DELTA ANGLE OF 8°25'59" WITH A CHORD BEARING AND LENGTH OF SOUTH 48°17'25" EAST 30.15 FEET;

THENCE, SOUTH 00°54'33" WEST FOR A DISTANCE OF 144.91 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 0.425 ACRES, MORE OR LESS.

THIS DESCRIPTION UTILIZES GRESHAM-WARM SPRINGS ZONE, A LOW DISTORTION PROJECTION (LDP), A SUBSET OF THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) REALIZED IN NAD83/ 2011 (EPOCH 2010.0000). LDP COORDINATES PROXIMATE GROUND DISTANCES, UNITS ARE IN INTERNATIONAL FEET.



EXPIRES: 06/30/27



Statewide Land Surveying, Inc.
survey@statewidesurveying.com
www.statewidesurveying.com

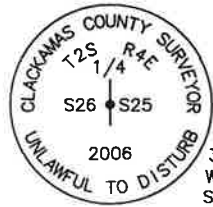
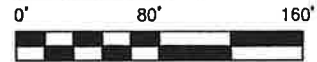
43 NW Ava Ave
Gresham, OR 97030
503-665-7777

1915 Washington Ave
Baker City, OR 97814
541-406-3012

EXHIBIT "B"

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST
OF THE WILLAMETTE MERIDIAN, COUNTY OF CLACKAMAS, STATE OF OREGON

SCALE: 1" = 80'



3.25" BRASS DISK,
WEST 1/4 CORNER,
SECTION 25 PER S1

HORIZONTAL DATUM

THIS DEPICTION UTILIZES GRESHAM-WARM SPRINGS ZONE, A
LOW DISTORTION PROJECTION (LDP), A SUBSET OF THE OREGON
COORDINATE REFERENCE SYSTEM (OCRS) REALIZED IN NAD83/
2011 (EPOCH 2010.0000). LDP COORDINATES PROXIMATE
GROUND DISTANCES, UNITS ARE IN INTERNATIONAL FEET.

LEGEND

- = FOUND SURVEY MONUMENT AS REFERENCED
- A: = ARC LENGTH
- B: CHORD BEARING
- C: CHORD LENGTH
- D: = DELTA ANGLE
- DN = DOCUMENT NUMBER
- R: = RADIUS
- SN = SURVEY NUMBER
- = CENTERLINE
- - - = EASEMENT LINE
- = PROPERTY LINE

NOTE

MONUMENTS WERE RECOVERED AND ACCEPTED
AS SHOWN ON SURVEYS S1, S2, & S3,
CLACKAMAS COUNTY SURVEY RECORDS.

REFERENCE DOCUMENTS

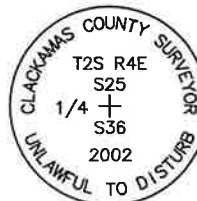
CLACKAMAS COUNTY DEED RECORDS
DN2025-044566

CLACKAMAS COUNTY SURVEY RECORDS
S1 = USBT ENTRY 2006-021
S2 = SN1927-001
S3 = USBT ENTRY 2002-075
S4 = SN2019-273

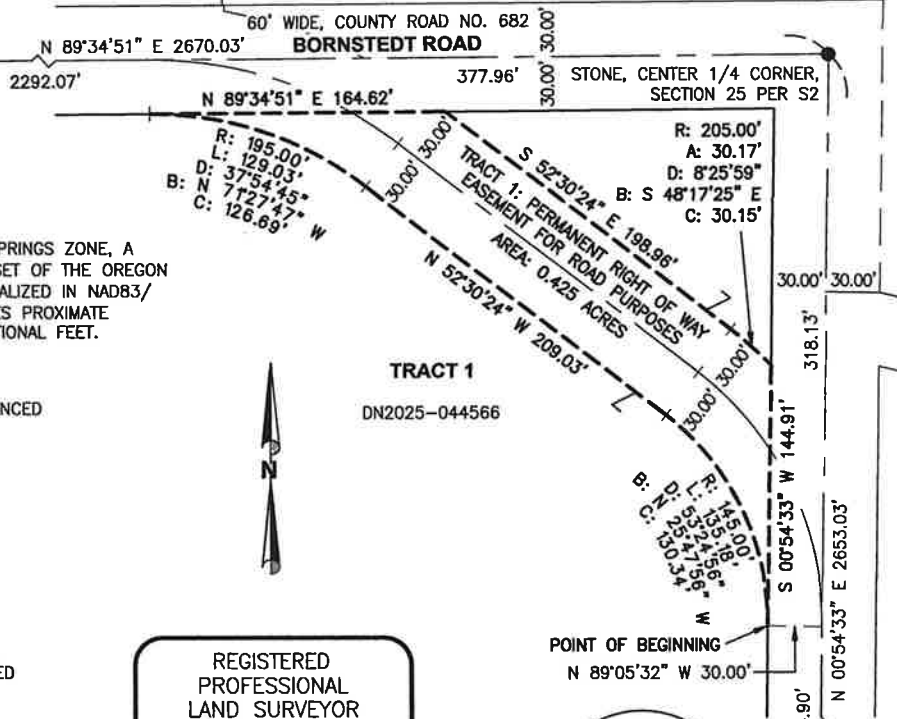
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daniel A. Hoekstra
OREGON
JULY 18, 1980
DANIEL A. HOEKSTRA
1899

EXPIRES: 06/30/27



POINT OF
COMMENCEMENT
3.25" BRASS DISK
SOUTH 1/4 CORNER,
SECTION 25 PER S3



REV:	SCALE: AS NOTED	JOB NUMBER: 2025-021	STATEWIDE LAND SURVEYING INC.
REV:	DRAWN DATE: 10/22/2025	DRAWN: JB	43 NW AVE 1915 WASHINGTON AVE GRESHAM, OR 97030 503-865-7777
REV:	REVIEW DATE: 10/28/2025	REVIEWED: DMH	541-406-3012
REV:	SURVEY DATE: 03/31/2025	SV: 1/1	CLIENT: COURDE SURVEY@STATEWIDESURVEYING.COM

Grantor: Lavonne G. Moe Vicki L. Palmer Gourde Family Trust Address: 14733 SE Edelweiss Dr Boring, OR 97009	State of Oregon
Grantee: Clackamas County 150 Beavercreek Rd. Oregon City, OR 97045	
After Recording Return to: Clackamas County Engineering 150 Beavercreek Rd. Oregon City, OR 97045	Accepted by: _____ Dan Johnson, Director Department of Transportation and Development
Until a change is requested, all taxes shall be sent to: No Change	Acceptance Date: _____
Road Name: _____	Authorized by Clackamas County Ordinance No. 02-2009 Approved as to form by County Counsel
DTD Rd. File No. _____	Permit Number: _____

PERMANENT RIGHT OF WAY EASEMENT FOR ROAD PURPOSES

For value received, LAVONNE G. MOE, VICKI L. PALMER, AND PAUL J. GOURDE AND DAYLENE I. GOURDE, CO-TRUSTEES OF THE GOURDE FAMILY TRUST DATED APRIL 13, 2022, (Grantor), hereby grants and conveys to Clackamas County, a political subdivision of the State of Oregon, its heirs, successors and assigns, (Grantee), a permanent easement dedicated to the public for road and right of way purposes, in, under, upon, and across Grantor's real property located in Clackamas County, State of Oregon.

Grantor's real property is more particularly described as follows: A parcel of land located in the SW 1/4 of Section 25, T2S, R4E, WM, as more particularly described by that certain special warranty deed 2025-044566 in the Deed Records of Clackamas County, Oregon.

The Permanent Right of Way Easement for Road Purposes is more particularly described as follows: A strip of land as described and depicted as Tract 1 in Exhibits "A" and "B" attached hereto and by this reference made a part hereof (the Easement Area).

The true consideration for this conveyance is other good and valuable consideration. The easement is granted to fulfill a condition of approval for permitted development.

Grantee's rights include, but are not limited to, Grantee's right to enter upon and utilize the Easement Area for the purposes described in this document. Grantee may remove trees, shrubs, brush, paving or other materials within the Easement Area whenever necessary to accomplish these purposes.

Grantor, Grantor's heirs, successors, assigns or representatives, shall not construct or maintain any building or other structures upon the above described Easement Area.

This easement does not obligate the public or Grantee to replace landscaping, fencing, shrubs or trees, or other improvements that may be placed within the Easement Area, and which interfere with Grantee's use of the Easement Area for the purposes described in this document.

EXHIBIT "C"

A PORTION OF 60 FOOT WIDE SOUTHEAST BORNSTEDT ROAD, SITUATED IN THE NORTHWEST, NORTHEAST, SOUTHWEST & SOUTHEAST QUARTERS OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF CLACKAMAS, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25, MARKED BY A STONE;

THENCE, SOUTH 45°14'42" WEST FOR A DISTANCE OF 42.93 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTHERLY & WESTERLY RIGHT OF WAY LINES OF SAID ROAD;

THENCE, SOUTH 89°34'51" WEST FOR A DISTANCE OF 182.63 FEET ALONG SAID ROAD SOUTHERLY RIGHT OF WAY LINE TO A POINT;

THENCE, DEPARTING SAID ROAD SOUTHERLY RIGHT OF WAY LINE ALONG THE FOLLOWING COURSES:

NORTH 52°30'24" WEST FOR A DISTANCE OF 10.06 FEET TO A POINT;

A CURVE TO THE LEFT WITH A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 127.16 FEET, A DELTA ANGLE OF 28°34'18", AND A CHORD BEARING AND LENGTH OF NORTH 66°47'33" WEST 125.85 FEET, TO A POINT THAT IS PERPENDICULAR TO AND 1.00 FEET EASTERLY OF THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2006-024100, CLACKAMAS COUNTY DEED RECORDS;

NORTH 00°39'04" WEST FOR A DISTANCE OF 3.38 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD;

THENCE, NORTH 89°34'51" EAST FOR A DISTANCE OF 367.29 FEET ALONG SAID ROAD NORTHERLY RIGHT OF WAY LINE TO THE INTERSECTION OF THE NORTHERLY & EASTERLY RIGHT OF WAY LINES OF SAID ROAD;

THENCE, SOUTH 00°54'33" WEST FOR A DISTANCE OF 162.75 FEET CONTINUING ALONG SAID ROAD EASTERLY RIGHT OF WAY LINE TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF 40 FOOT WIDE PAUL MOORE ROAD;

THENCE, NORTH 89°05'27" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT IN SAID SOUTHEAST BORNSTEDT ROAD WESTERLY RIGHT OF WAY LINE;

THENCE, NORTH 00°54'33" EAST FOR A DISTANCE OF 101.34 FEET ALONG SAID ROAD WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 0.547 ACRES, MORE OR LESS.

THIS DESCRIPTION UTILIZES GRESHAM-WARM SPRINGS ZONE, A LOW DISTORTION PROJECTION (LDP), A SUBSET OF THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) REALIZED IN NAD83/ 2011 (EPOCH 2010.0000). LDP COORDINATES PROXIMATE GROUND DISTANCES, UNITS ARE IN INTERNATIONAL FEET.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 18, 1980
DANIEL A. HOEKSTRA
1899

EXPIRES: 06/30/27



Statewide Land Surveying, Inc.
survey@statewidesurveying.com
www.statewidesurveying.com

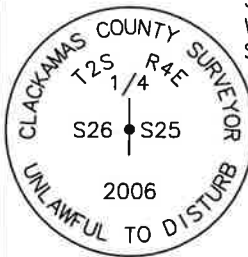
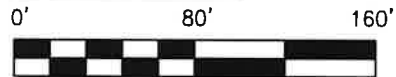
43 NW Ava Ave
Gresham, OR 97030
503-665-7777

1915 Washington Ave
Baker City, OR 97814
541-406-3012

EXHIBIT "D"

SITUATED IN THE NORTHWEST, NORTHEAST, SOUTHWEST & SOUTHEAST QUARTERS OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF CLACKAMAS, STATE OF OREGON

SCALE: 1" = 80'



3.25" BRASS DISK,
WEST 1/4 CORNER,
SECTION 25 PER S1

DN2006-
024100

3.38'
N 00°39'04" W

TO STONE:
N 89°34'51" E 2670.03'

SE BORNSTEDT ROAD

60' WIDE, COUNTY ROAD NO. 682

DN87 24033 &
DN91 02462

N 89°34'51" E 367.29'

STONE, CENTER 1/4 CORNER,
257.96' SECTION 25 PER S2

POC

S 45°14'42" W 42.93'
VACATION AREA: 0.547 ACRES

S 89°34'51" W 182.63'

101.34'

N 00°54'33" E

132.04'

DN84 44014

N 89°05'27" W

60.00'

PAUL MOORE ROAD
40' WIDE

TO STONE:
N 00°54'33" E 2653.03'

3.25" BRONZE DISK
SOUTH 1/4 CORNER,
SECTION 25 PER S3

DN2025-044566

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 18, 1980
DANIEL A. HOEKSTRA
1899

EXPIRES: 06/30/27

HORIZONTAL DATUM

THIS DEPICTION UTILIZES GRESHAM- WARM SPRINGS ZONE, A LOW DISTORTION PROJECTION (LDP), A SUBSET OF THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) REALIZED IN NAD83/2011 (EPOCH 2010.0000). LDP COORDINATES PROXIMATE GROUND DISTANCES, UNITS ARE IN INTERNATIONAL FEET.

NOTE

MONUMENTS WERE RECOVERED AND ACCEPTED AS SHOWN ON SURVEYS S1, S2, & S3, CLACKAMAS COUNTY SURVEY RECORDS.

CURVE DATA

C1
RADIUS: 255.00'
ARC LENGTH: 127.16'
DELTA ANGLE: 28°34'18"
CHORD BEARING: N 66°47'33" W
CHORD LENGTH: 125.85'

LEGEND

● = FOUND SURVEY MONUMENT AS REFERENCED
DN = DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SN = SURVEY NUMBER
—— = CENTERLINE
- - - - = VACATION LINE

REFERENCE SURVEYS

CLACKAMAS COUNTY SURVEY RECORDS
S1 = USBT ENTRY 2006-021
S2 = SN1927-001
S3 = USBT ENTRY 2002-075
S4 = USBT ENTRY 2002-054

REV:	SCALE: AS NOTED	JOB NUMBER: 2025-021
REV:	DRAWN DATE: 10/22/2025	DRAWN: JB
REV:	REVIEW DATE: 10/28/2025	REVIEWED: DAH
REV:	SURVEY DATE: 03/31/2025	SV: 1/3

STATEWIDE LAND SURVEYING INC.

43 NW AVE AVE 1915 WASHINGTON AVE
GRESHAM, OR 97030 BAKER CITY, OR 97814
503-665-7777 541-406-3012
SURVEY@STATEWIDESURVEYING.COM

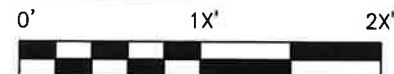
CLIENT: GOURDE



EXHIBIT "D"

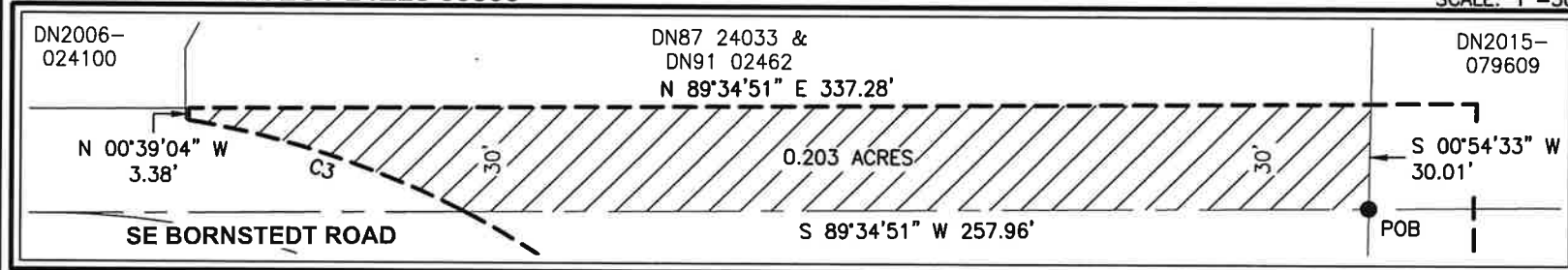
SITUATED IN THE NORTHWEST & NORTHEAST QUARTERS OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,
COUNTY OF CLACKAMAS, STATE OF OREGON

SCALE BAR



VACATED TO TAX LOT 24E25 00800

SCALE: 1"=50'



CURVE DATA

C2
RADIUS: 255.00'
ARC LENGTH: 40.56'
DELTA ANGLE: 9°06'47"
CHORD BEARING: N 85°51'46" W
CHORD LENGTH: 40.52'

C3
RADIUS: 255.00'
ARC LENGTH: 83.37'
DELTA ANGLE: 18°43'54"
CHORD BEARING: N 71°42'45" W
CHORD LENGTH: 83.00'

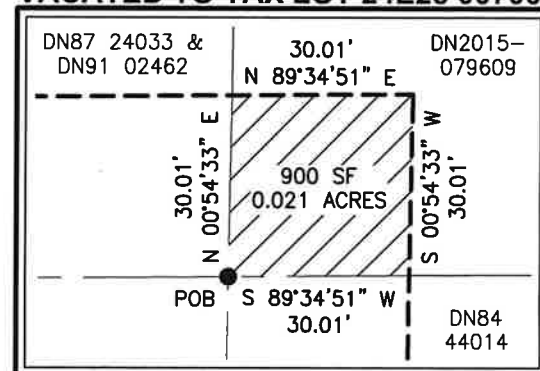
LEGEND

● = FOUND STONE, CENTER 1/4 CORNER, SECTION 25 PER S2
DN = DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SF = SQUARE FEET
SN = SURVEY NUMBER
//// = AREA VACATED TO NOTED TAX LOT

REFERENCE SURVEY

CLACKAMAS COUNTY SURVEY RECORDS
S2 = SN1927-001

VACATED TO TAX LOT 24E25 00700



SCALE: 1"=30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daniel A. Hoekstra

OREGON
JULY 18, 1980
DANIEL A. HOEKSTRA
1899

EXPIRES: 06/30/27

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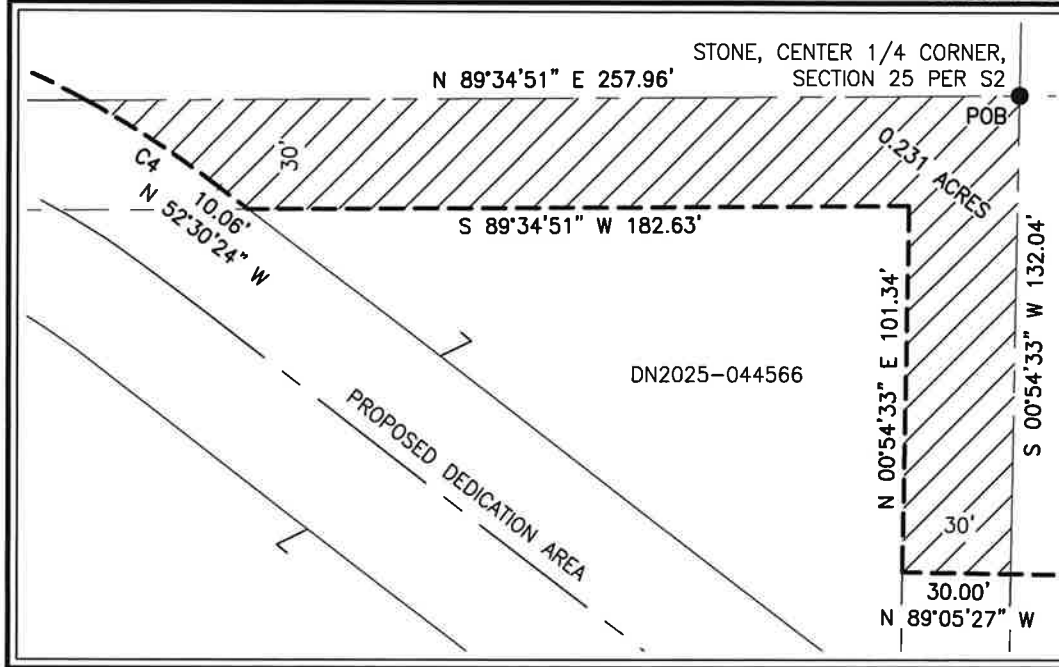
JOB NUMBER: 2025-021	SCALE: AS NOTED	REV:
DRAWN: JB	DRAWN DATE: 10/22/2025	REV:
REVIEWED: DAH	REVIEW DATE: 10/28/2025	REV:
SV: 2/3	SURVEY DATE: 03/31/2025	REV:

EXHIBIT "D"

SITUATED IN THE SOUTHWEST & SOUTHEAST QUARTERS OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,
COUNTY OF CLACKAMAS, STATE OF OREGON

VACATED TO TAX LOT 24E25 02400

SCALE: 1"=50'



CURVE DATA

C4
RADIUS: 255.00'
ARC LENGTH: 43.79'
DELTA ANGLE: 9°50'24"
CHORD BEARING: N 57°25'36" W
CHORD LENGTH: 43.74'

LEGEND

● = FOUND STONE, CENTER 1/4 CORNER, SECTION 25 PER S2
DN = DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SN = SURVEY NUMBER

////// = AREA VACATED TO NOTED TAX LOT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

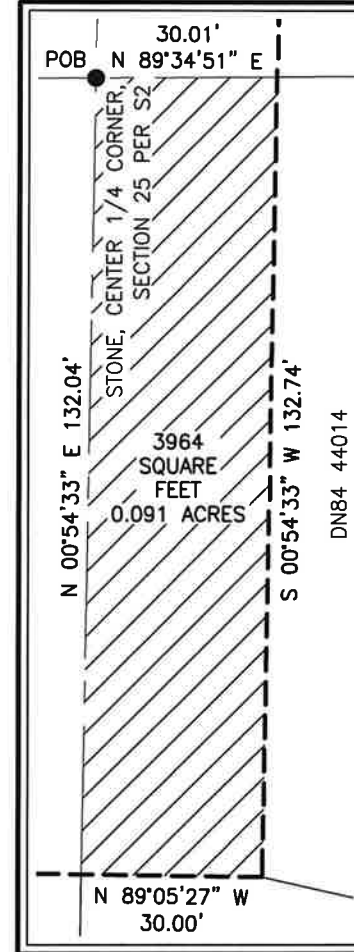
Daniel A. Hoekstra

OREGON
JULY 18, 1980
DANIEL A. HOEKSTRA
1899

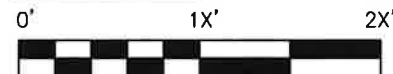
EXPIRES: 06/30/27

VACATED TO TAX LOT 24E25 02500

SCALE:
1"=30'



SCALE BAR



REFERENCE SURVEY

CLACKAMAS COUNTY SURVEY RECORDS
S2 = SN1927-001

STATEWIDE LAND SURVEYING INC.	JOB NUMBER: 2025-021	SCALE: AS NOTED	REV:
	DRAWN: JB	DRAWN DATE: 10/22/2025	REV:
	REVIEWED: DAH	REVIEW DATE: 10/28/2025	REV:
	SV: 3/3	SURVEY DATE: 03/31/2025	REV:
CLIENT: GOURDE			
43 NW AVE AVE 1915 WASHINGTON AVE GRESHAM, OR 97030 BAKER CITY, OR 97814 503-665-7777 541-406-3012 SURVEY@STATEWIDESURVEYING.COM			