



DAN JOHNSON
DIRECTOR

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

September 11, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Resolution Declaring the Public Necessity and Purpose for the Acquisition of Rights of Way, Easements, and Fee Property, and Authorizing Good Faith Negotiations and, if necessary, Condemnation Proceedings, for SE 172nd Avenue Improvements Project. Project Value is \$44,922,808. Funding is through the City/County TSDC Joint District Fund, Cash Acknowledgement Funds, and City of Happy Valley Funds. No County General Funds are involved.

Previous Board Action/Review	<ul style="list-style-type: none">• 4/25/24: BCC Approval of Amendment 1 of the Intergovernmental Agreement between the City of Happy Valley and Clackamas County relating to the 172nd Ave. Improvement Project.• 3/02/23: BCC Approval of a Contract with Harper Houf Peterson Righellis Inc.• 3/24/22: BCC Approval of an Intergovernmental Agreement between the City of Happy Valley and Clackamas County relating to the 172nd Ave. Improvement Project.		
Performance Clackamas	<ul style="list-style-type: none">• Build a strong infrastructure• Ensure safe, healthy and secure communities		
Counsel Review	Yes	Procurement Review	No
Contact Person	Bryant Cheong	Contact Phone	503 679-0619

EXECUTIVE SUMMARY: The City of Happy Valley has offered funds through an IGA with the County to widen SE 172nd Avenue to a five-travel-lane section with bike lanes, landscape strips, and sidewalks from SE Mistry Drive through the SE Scouts Mountain Road roundabout. Improvements will be made at intersections, including a replacement culvert and an expansion of the existing single-lane roundabout at SE Scouts Mountain Road to a multi-lane roundabout. The City of Happy Valley will be assisting in the coordination and review of the project but has requested that the County manage the design and construction contracts and lead the design and construction efforts. After completion of the project, the County will maintain jurisdiction of SE 172nd Avenue.

In order to construct the project as designed, the County will need to acquire rights of way, easements, and fee property. The project is expected to impact 34 abutting properties. The County has authority under ORS chapter 203 and ORS chapter 35 to acquire the needed property rights by agreement or purchase or by exercise of the power of eminent domain. In accordance with ORS chapter 35, the Board must adopt a Resolution of Necessity before the County can make any offers.

The project design team has collected and analyzed data sufficient to choose an alternative and advance the design of the project. The project has been planned and located in a manner which is most compatible with the greatest public good and which causes the least private injury. The design has progressed through the

For Filing Use Only

Department of Transportation and Development's (the "Department's") project development procedures, and final legal descriptions for the needed property rights are being developed.

The attached resolution would direct the Department to 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 compensation owed to each affected property owner, and to utilize authorized real estate appraisers and other such experts to determine just compensation. The resolution would further require the Director of the Department to notify the Board if the exercise of the power of eminent domain becomes necessary. Only after this process is completed would the resolution authorize the Office of County Counsel to commence condemnation proceedings.

RECOMMENDATION: Staff respectfully recommends that the Board approve the attached Resolution of Necessity for the project, authorizing acquisition of the needed property rights by good faith negotiations, if possible, or condemnation proceedings, if necessary.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation and Development

ATTACHMENTS:
Resolution of Necessity

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Declaring the Public
Necessity and Purpose for the Acquisition of
Rights of Way, Easements, and Fee
Property, and Authorizing Good Faith
Negotiations and Condemnation Actions, for
the SE 172nd Avenue Improvements Project



Resolution No.

Page 1 of 2

Whereas, this matter coming before the Board at this time, and it appearing that the SE 172nd Avenue Improvements Project (the “Project”) will develop the infrastructure along SE 172nd Avenue for the City of Happy Valley and the County, including by widening SE 172nd Avenue to four travel lanes between SE Misty Drive and SE Scouters Mountain Road, adding a roundabout at SE Troke Road, expanding the single-lane roundabout at SE Scouters Mountain Road to a multi-lane roundabout, moving existing utilities underground, replacing culverts, enhancing pedestrian crossings, and adding street lighting, with the City of Happy Valley assisting in project coordination and review and the County managing and leading the design and construction activities;

Whereas, it further appearing that the Project is consistent with the powers and purposes of County government, and is necessary for public use and the continued growth, safety, and welfare of the community;

Whereas, it further appearing that the Board has the responsibility of providing safe transportation routes for commerce, for convenience, and to adequately serve the traveling public;

Whereas, it further appearing that the Project has been planned in accordance with appropriate standards for the improvement of transportation infrastructure such that property damage is minimized, transportation is promoted, and travel is safeguarded;

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

Whereas, it further appearing that, in order to construct the Project as designed, the County will need to acquire rights of way, easements, and fee property within the boundaries described in the attached Exhibit “A-1,” which will impact the properties listed in the attached Exhibit “B;”

Whereas, it further appearing that the width of the right of way will be in accordance with the Clackamas County Comprehensive Plan and Transportation System Plan, and that ancillary easements for sign, slope, sidewalk, utility, wetland mitigation, storm water treatment, storm water detention, traffic and safety facility, and temporary construction purposes, together with incidental additional rights of way at intersections and due to topography, as may be reasonably necessary to accommodate the Project design, and any uneconomic remnants, as determined by appraisal, are all in the public interest in order to commence and complete the Project in a timely manner; and

Whereas, it further appearing that the County has authority under ORS chapter 203 and ORS chapter 35 to acquire the needed property rights by agreement or purchase through good faith negotiations or by exercise of the power of eminent domain through condemnation proceedings;

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Declaring the Public
Necessity and Purpose for the Acquisition of
Rights of Way, Easements, and Fee
Property, and Authorizing Good Faith
Negotiations and Condemnation Actions, for
the SE 172nd Avenue Improvements Project



Resolution No.

Page 2 of 2

NOW, THEREFORE, BE IT RESOLVED, that the Board declares it necessary and in the public interest that the Department of Transportation and Development (the “Department”) begin the acquisition process for the needed property rights in accordance with all applicable laws, rules, and regulations;

BE IT FURTHER RESOLVED, that the Department is directed to, in good faith, attempt to negotiate agreements of just compensation with the owners of property identified as necessary within the boundaries of Exhibit “A-1;” and to retain real estate appraisers, negotiators, and other such experts deemed necessary to assist with the acquisition process; and

BE IT FURTHER RESOLVED, that it is the intention of the Board that the needed property rights be obtained through good faith negotiations; that the Board acknowledges that the exercise of the power of eminent domain may be necessary; that the Director of the Department shall inform the Board when the Director deems that exercise necessary; and that, thereafter, the Office of County Counsel is authorized to file complaints of condemnation with the circuit court and to take such other steps as it determines necessary for the immediate possession of the needed property rights and for the successful litigation of the condemnation proceedings, including the retention of real estate appraisers, experts, and other consultants.

DATED ____ day of September 2025

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page 1 of 14

CENTERLINE DESCRIPTION FOR PROPOSED SE 172nd AVENUE (C.R. 494)

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

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

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

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

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

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

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

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page 2 of 14

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

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

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

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

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

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

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

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

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

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page 3 of 14

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

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

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

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

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

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

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

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

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

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page 4 of 14

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

This legal description, along with the Basis of Bearings and Existing Engineer's Centerline Stationing of SE 172nd Avenue, is based on SN 2024-213, Clackamas County Survey Records.

The sidelines in feet of the strips of land herein described are as follows:

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
17+96.07 to 18+51.84	55.50 feet	
18+51.84 to 18+56.00	65.50 feet	
18+56.00 to 19+00.90	94.50 feet	
19+00.90 to 19+91.72	72.50 feet	
19+91.72 to 20+64.84	66.50 feet	
20+64.84 to 20+93.86	78.00 feet	
20+93.86 to 21+18.55	90.00 feet	
21+18.55 to 21+48.37	111.50 feet	
21+48.37 to 22+09.92	85.50 feet	
22+09.92 to 22+66.42	66.50 feet	

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page **5** of **14**

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
36+78.12 to 36+70.62	116.53 feet in a straight line to 130.77 feet	
36+70.62 to 37+55.95	130.77 feet in a straight line to 214.73 feet	
37+55.95 to 38+74.92	214.73 feet in a straight line to 138.26 feet	
38+74.92 to 39+05.72	138.26 feet in a straight line to 140.14 feet	
39+05.72 to 39+00.73	140.14 feet in a straight line to 224.42 feet	
39+00.73 to 38+75.52	224.42 feet in a straight line to 234.93 feet	
38+75.52 to 38+79.57	234.93 feet in a straight line to 271.80 feet	
38+79.57 to 38+99.05	271.80 feet in a straight line to 263.25 feet	
38+99.05 to 38+97.06	263.25 feet in a straight line to 319.21 feet	
38+97.06 to 39+06.64	319.21 feet in a straight line to 321.53 feet	
39+59.82 to 39+68.99	334.68 feet in a straight line to 336.18 feet	

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page **6** of **14**

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
39+68.99 to 39+73.48	336.18 feet in a straight line to 310.69 feet	
39+73.48 to 39+78.62	310.69 feet in a straight line to 311.53 feet	
39+78.62 to 39+79.38	311.53 feet in a straight line to 307.21 feet	
39+79.38 to 39+87.38	307.21 feet along 251.00 foot radius curve left with a central angle of 07°38'54", long chord bears N85°29'38"E, 33.48 feet, an arc distance of 33.51 feet to 274.69 feet	
39+87.38 to 39+98.07	274.69 feet along 349.00 foot radius curve right with a central angle of 07°15'15", long chord bears N85°17'49"E, 44.16 feet, an arc distance of 44.19 feet to 231.85 feet	
39+98.07 to 40+15.58	231.85 feet in a straight line to 195.89 feet	
40+15.58 to 40+19.32	195.89 feet in a straight line to 174.68 feet	
40+19.32 to 40+51.32	174.68 feet in a straight line to 179.92 feet	
40+51.32 to 40+48.39	179.92 feet in a straight line to 197.79 feet	

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page 7 of 14

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
40+48.39 to 41+41.85	197.79 feet in a straight line to 197.38 feet	
41+41.85 to 41+39.48	197.38 feet in a straight line to 179.43 feet	
41+39.48 to 41+50.36	179.43 feet in a straight line to 177.99 feet	
41+50.36 to 41+49.58	177.99 feet in a straight line to 171.54 feet	
41+49.58 to 42+15.43	171.54 feet in a straight line to 163.89 feet	
42+15.43 to 42+04.86	163.89 feet in a straight line to 146.27 feet	
42+58.98 to 42+61.60	129.67 feet in a straight line to 137.23 feet	
42+61.60 to 42+74.16	137.23 feet in a straight line to 132.37 feet	
42+74.64 to 43+79.64	132.37 feet in a straight line to 154.80 feet	
42+79.64 to 43+55.89	154.80 feet in a straight line to 131.34 feet	
43+55.69 to 43+52.80	131.34 feet in a straight line to 108.11 feet	

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page 8 of 14

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
43+52.80 to 43+68.55	108.11 feet in a straight line to 105.20 feet	
43+68.55 to 44+04.03	105.20 feet in a straight line to 137.95 feet	
44+04.03 to 44+24.57	137.95 feet in a straight line to 136.72 feet	
44+24.57 to 44+23.55	136.72 feet in a straight line to 96.74 feet	
44+23.55 to 44+42.11	96.74 feet in a straight line to 96.50 feet	
44+42.11 to 44+73.61	125.50 feet	
45+20.35 to 45+35.39	99.50 feet	
45+45.48 to 45+73.36	104.50 feet	
47+10.20 to 47+45.25	99.00 feet	
47+96.02 to 48+45.14	113.50 feet	
48+45.14 to 50+45.16	99.50 feet	
50+67.16 to 51+45.11	98.00 feet	
52+26.37 to 52+66.99	95.50 feet	
52+66.99 to 52+70.26	95.50 feet in a straight line to 112.93 feet	

EXHIBIT "A-1"

SE 172nd Avenue
 County Road Project No. CI23304
 August 6, 2025

Page **9** of **14**

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
---------------------------	---	---

52+70.26 to 52+86.67	112.93 feet in a straight line to 109.77 feet	
----------------------	--	--

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
---------------------------	---	---

16+11.42 to 16+70.39		105.50 feet
----------------------	--	-------------

16+70.39 to 17+79.44		60.50 feet
----------------------	--	------------

17+79.44 to 18+05.05		75.50 feet
----------------------	--	------------

18+05.05 to 18+91.78		69.50 feet
----------------------	--	------------

18+91.78 to 19+23.97		60.50 feet
----------------------	--	------------

19+23.97 to 19+51.45		92.50 feet
----------------------	--	------------

19+51.45 to 19+76.75		80.50 feet
----------------------	--	------------

19+76.75 to 20+76.94		60.50 feet
----------------------	--	------------

26+35.15 to 26+39.53	197.72 feet along 143.00 foot radius curve right with a central angle of 06°16'27", long chord bears N73°45'36"W, 15.65 feet, an arc distance of 15.66 feet to 182.69 feet	
----------------------	--	--

26+39.53 to 26+44.80	182.69 feet along 157.00 foot radius curve left with a central angle of 07°02'45", long chord bears N74°08'45"W, 19.29 feet, an arc distance of 19.31 feet to 164.13 feet	
----------------------	---	--

26+44.80 to 26+69.76		164.13 feet
----------------------	--	-------------

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page **10** of **14**

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
26+69.76 to 26+69.48		164.13 feet in a straight line to 136.13 feet
26+69.48 to 26+51.48		136.13 feet
26+51.48 to 26+50.99		136.13 feet in a straight line to 86.76 feet
26+50.99 to 26+65.99		86.76 feet in a straight line to 86.61 feet
26+65.99 to 26+65.84		86.61 feet in a straight line to 71.61 feet
26+65.84 to 26+76.84		71.61 feet along 11.00 foot radius curve right with a central angle of 90°34'20", long chord bears N45°17'07"W, 15.63 feet, an arc distance of 17.39 feet to 60.50 feet
26+76.84 to 27+65.48		60.50 feet
27+65.48 to 27+98.60		70.50 feet
27+98.60 to 29+00.70		63.50 feet
29+00.70 to 29+09.95		63.50 feet in a straight line to 91.50 feet
29+09.95 to 29+63.83		91.50 feet

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page 11 of 14

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
34+03.91 to 34+51.22	52.50 feet along 457.50 foot radius curve right with a central angle of 05°18'54", long chord bears N06°26'50"E, 42.42 feet, an arc distance of 42.44 feet to 52.50 feet	
34+51.22 to 34+54.40		52.50 feet in a straight line to 68.50 feet
34+54.40 to 35+58.83		68.50 feet
35+58.83 to 36+08.81		76.50 feet
36+08.81 to 37+50.64		68.50 feet
37+50.64 to 37+52.62		68.50 feet in a straight line to 93.01 feet
37+52.62 to 38+36.05		93.01 feet in a straight line to 95.38 feet
38+36.05 to 38+48.01		95.38 feet in a straight line to 110.59 feet
38+48.01 to 38+36.56		110.59 feet in a straight line to 197.68 feet
38+36.56 to 39+63.24		197.68 feet in a straight line to 192.57 feet
39+63.24 to 39+66.52		192.57 feet in a straight line to 211.19 feet

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page **12** of **14**

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
39+66.52 to 39+42.89		211.19 feet in a straight line to 215.36 feet
39+42.89 to 39+47.14		215.36 feet in a straight line to 239.49 feet
39+47.14 to 39+82.10		239.49 feet in a straight line to 233.32 feet
39+82.10 to 39+93.01		233.32 feet in a straight line to 295.15 feet
39+93.01 to 40+11.27		295.15 feet in a straight line to 323.80 feet
40+11.27 to 40+28.04		323.80 feet in a straight line to 418.87 feet
40+28.04 to 40+35.95		418.87 feet in a straight line to 437.78 feet
40+68.10 to 40+73.11		395.27 feet in a straight line to 393.26 feet
40+73.11 to 40+62.52		393.26 feet in a straight line to 214.39 feet
40+62.52 to 40+63.92		214.39 feet in a straight line to 203.21 feet
40+63.92 to 41+02.84		203.21 feet in a straight line to 197.71 feet

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page **13** of **14**

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
41+02.84 to 41+08.46		197.71 feet in a straight line to 215.18 feet
41+08.46 to 41+27.34		215.18 feet in a straight line to 230.13 feet
41+27.34 to 41+61.60		230.13 feet in a straight line to 217.35 feet
41+61.60 to 41+77.20		217.35 feet in a straight line to 243.29 feet
41+77.20 to 41+91.76		243.29 feet in a straight line to 328.51 feet
41+91.76 to 42+13.23		328.51 feet in a straight line to 356.97 feet
42+13.23 to 43+03.69		356.97 feet in a straight line to 86.50 feet
43+03.69 to 46+01.92		86.50 feet
46+01.92 to 46+35.92		104.50 feet
46+35.92 to 47+51.58		86.50 feet
47+51.58 to 47+74.61		75.24 feet in a straight line to 74.77 feet
47+74.61 to 48+54.57		64.00 feet
48+54.57 to 49+32.59		77.50 feet

EXHIBIT "A-1"

SE 172nd Avenue
County Road Project No. CI23304
August 6, 2025

Page 14 of 14

<u>Station to Station</u>	<u>Width on Westerly Side of Centerline</u>	<u>Width on Easterly Side of Centerline</u>
49+32.59 to 50+13.62		130.00 feet
50+13.62 to 51+02.60		77.50 feet
51+02.60 to 51+62.60		83.50 feet
51+62.60 to 52+64.58		65.50 feet
52+64.58 to 52+63.32		65.50 feet in a straight line to 78.68 feet
52+63.32 to 52+82.29		78.68 feet in a straight line to 82.69 feet

Surveyor: Brian K. Henson PLS
Firm: Harper Houf Peterson Righellis

Signed: 8/6/2025

Project: CLA-106



 2025.08.06
13:52:09-07'00"



EXPIRES: 6/30/2027

Exhibit "B"

CLA-106 SE 172nd Avenue Improvements

Property #	Address	Taxlot #
103	12805 SE 172ND AVE	23E06BA01000
104	12745 SE 172ND AVE	23E06BA00900
105	16996 SE TRISTIN AVE	23E06BA02100
106	12631 SE 172ND AVE	23E06BA00200
124	NO SITUS	13E31CD07100
125	NO SITUS	13E31CD07300
126	NO SITUS	13E31C 00100
127	NO SITUS	13E31CD07300
128	NO SITUS	13E31C 00300
129	11905 SE 172ND AVE	13E31C 00400
130	11897 SE 172ND AVE	13E31C 00500
131	11851 SE 172ND AVE	13E31D 00600
132	11811 SE 172ND AVE	13E31C 00700
134	11791 SE 172ND AVE	13E31C 00900
135	11725 SE 172ND AVE	13E31C 01000
136	11695 SE 172ND AVE	13E31C 01100
137	11645 SE 172ND AVE	13E31C 01200
138	11605 SE 172ND AVE	13E31C 01300
139	11585 SE 172ND AVE	13E31C 01400
140	17190 SE HAGEN RD	13E31C 01500
202	12890 SE 172ND AVE	23E06AB00400
203	12820 SE 172ND AVE	23E06AB00500
204	12770 SE 172ND AVE	23E06AB00600
222	12500 SE 172ND AVE	13E31D 02000
223	12426 SE 172ND AVE	13E31D 01900
224	12400 SE 172ND AVE	13E31D 01901
232	17236 SE BISCAYNE ST	13E31DC10100
233	NO SITUS	13E31DC12800
234	17300 SE TROGE RD	13E31D 01600
235	17337 SE TROGE RD	13E31D 01300
236	11822 SE 172ND AVE	13E31D 01200
237	11644 SE 172ND AVE	13E31D 00700
238	11550 SE 172ND AVE	13E31D 00500
239	11520 SE 172ND AVE	13E31D 00600