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DTDcompliance@clackamas.us | 503-742-4400。

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Clackamas County
www.clackamas.us



DAN JOHNSON
DIRECTOR

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

June 11, 2026

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 and Easements, and Authorizing Good Faith Negotiations and, if Necessary, Condemnation Proceedings, for the SE Eagle Creek Rd – SE Duus Rd Intersection Improvements Project. Total project value is \$2,192,619. Funding is through the Community Road Fund and System Development Charges. No County General Funds are involved.

Previous Board Action/Review: Briefed at Issues 7/23/2024; Adopted at Business Meeting 7/25/2024
Performance Clackamas: Strong Infrastructure; Safe, Secure and Livable Communities
Counsel Review: Yes **Procurement Review:** No
Contact Person: Carol Hager **Contact Phone:** 503-742-4674

EXECUTIVE SUMMARY: The intersection of Eagle Creek Road and Duus Road lacks adequate sight distance and is expected to fail to perform at the County’s acceptable level of service as the surrounding area grows. The SE Eagle Creek Rd – SE Duus Rd Intersection Improvements Project (the “Project”) will relocate the intersection, add a southbound left turn lane on Eagle Creek Road, and add a westbound left turn lane on Duus Road. The Project will improve safety and sight distance, relieve congestion, and accommodate future growth in the Estacada area.

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

In order to construct the Project as designed, the County will need to acquire rights of way and easements. The Project is expected to impact ten (10) 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 Board adopted such a resolution, Resolution No. 2024-057, on July 25, 2024. Since that time, however, there have been design changes to the Project to incorporate curbs and gutters instead of a drainage ditch at the southeast corner of the intersection, thereby reducing the impact to the adjacent property. In order to construct the Project with the design changes, the County will need to acquire different rights of way and easements. Accordingly, a new resolution is required.

The attached resolution would repeal Resolution No. 2024-057 and 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

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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 and Easements, and Authorizing Good Faith Negotiations and Condemnation Proceedings, for the SE Eagle Creek Rd – SE Duus Rd Intersection Improvements Project.



Resolution No.

Page 1 of 2

Whereas, the SE Eagle Creek Rd – SE Duus Rd Intersection Improvements Project (the “Project”) will relocate the intersection of Eagle Creek Road and Duus Road to improve sight distance and add left turn lanes; and

Whereas, 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; and

Whereas, the Board is responsible for providing safe transportation routes for commerce, convenience, and to adequately serve the traveling public; and

Whereas, 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; and

Whereas, 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; and

Whereas, in order to construct the Project as designed, the County will need to acquire rights of way and easements; and

Whereas, 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; and

Whereas, on July 25, 2024, the Board adopted Resolution No. 2024-057, declaring the public necessity and purpose for the acquisition of certain rights of way and easements, and authorizing good faith negotiations and condemnation proceedings, for the Project; and

Whereas, since July 25, 2024, there have been certain design changes to the Project; and

Whereas, in order to construct the Project with the design changes, the County will need to acquire rights of way and easements within the boundaries described and depicted in the attached Exhibits A and B for File Nos. 1 to 10 (the “Exhibits”);

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

Section 1: Resolution No. 2024-057 is repealed in its entirety and replaced with this Resolution.

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 and Easements, and Authorizing Good Faith Negotiations and Condemnation Proceedings, for the SE Eagle Creek Rd – SE Duus Rd Intersection Improvements Project.



Resolution No.

Page 2 of 2

Section 2: 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.

Section 2: The Department is directed to, in good faith, attempt to negotiate agreements of just compensation with the owners of property within the boundaries of the Exhibits and to retain real estate appraisers, negotiators, and other such experts deemed necessary to assist with the acquisition process.

Section 3: It is the intention of the Board that the needed property rights be obtained through good faith negotiations. However, the Board acknowledges that the exercise of the power of eminent domain may be necessary. The Director of the Department shall inform the Board when the Director deems that exercise necessary. 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 this ____ day of June 2026

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

EXHIBIT "A"

SE EAGLE CREEK / SE DUUS ROAD

FILE NO. 1

3S4E08-2300

July 11, 2024

TEMPORARY CONSTRUCTION EASEMENT

A portion of that tract of land as described in that statutory warranty deed to Nikolaus Nolscher and Briel Nolscher recorded on July 10, 2020 as Recorder's Fee No. 2020-053482, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian, the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1123+19.50 and OE 1123+47.50 and included in a strip of land 34.00 feet in width, lying on the Westerly side of said centerline which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

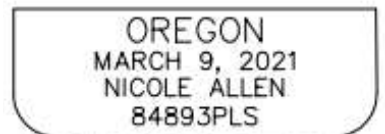
Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.

This land contains 96 square feet, more or less.



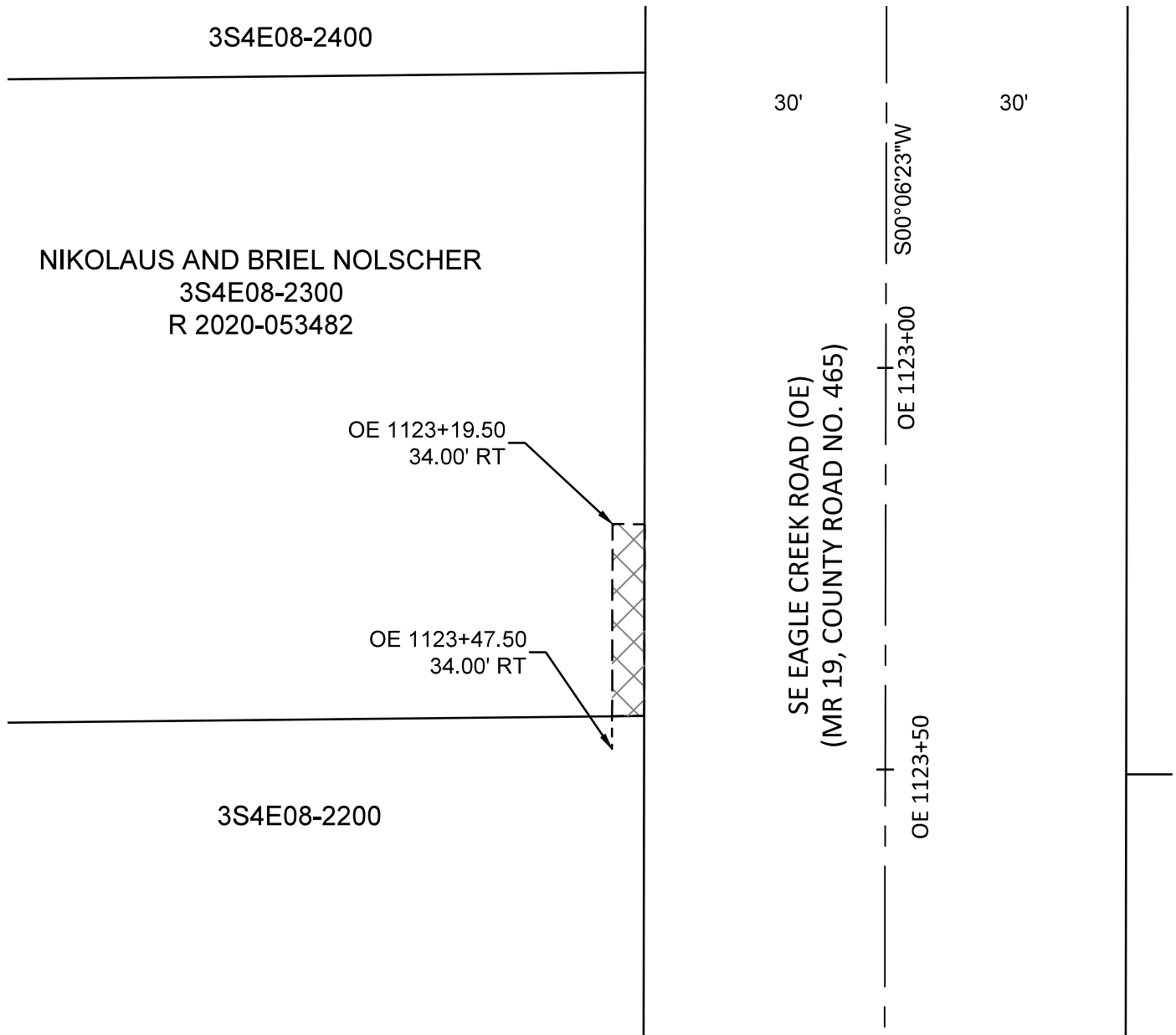
NICOLE ALLEN Date: 2024.07.11
08:19:17-07'00'



EXPIRES 12-31-25

EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



SCALE: 1" = 20'

LEGEND
RT = RIGHT



= TEMPORARY CONSTRUCTION EASEMENT
96 SQUARE FEET +/-

PROJECT NO. 0906-002
ORIG. DATE: 4/26/2024
DRAWN BY: ASJ
SHEET No. 1 OF 1

**SE EAGLE CREEK RD/
SE DUUS RD INTERSECTION**
28475 SE EAGLE CREEK RD
FILE NO. 1
TEMPORARY CONSTRUCTION EASEMENT

EMERIO
ENGINEERING - SURVEYING - DESIGN
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

EXHIBIT "A"

SE EAGLE CREEK / SE DUUS ROAD

FILE NO. 02

3S4E08-2200

July 11, 2024

EASEMENT 1 - PERMANENT SLOPE EASEMENT

A portion of that tract of land as described in that warranty deed to Crystal R. Carter and Robert A. Carter recorded on June 30, 2021 as Recorder's Fee No. 2021-063738, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465), which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.

The width of said strip of land on the Westerly side of the above described centerline is as follows:

Station	to	Station	Width on Westerly Side of Centerline
OE 1124+58.50		OE 1124+60.50	Tapers in a straight line from 30.00 feet to 36.00 feet
OE 1124+60.50		OE 1124+75.00	36.00 feet

This land contains 55 square feet, more or less.

EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT

A portion of that tract of land as described in warranty deed to Crystal R. Carter and Robert A. Carter recorded on 6/30/2021 as recorder's fee no. 2021-063738, film records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1123+39.00 and OE 1124+75.00 and included in a strip of land 38.00 feet in width, lying on the Westerly side of said centerline which centerline is described above.

This land contains 1,005 square feet, more or less.

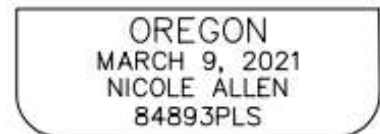
EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT

A portion of that tract of land as described in that warranty deed to Crystal R. Carter and Robert A. Carter recorded on 6/30/2021 as recorder's fee no. 2021-063738, film records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1124+22.00 and OE 1124+56.50 and included in a strip of land 46.50 feet in width, lying on the Westerly side of said centerline which centerline is described above.

This land contains 569 square feet, more or less.



NICOLE ALLEN Date: 2024.07.11 08:20:03-07'00'



EXPIRES 12-31-25

EXHIBIT "B"




LOCATED IN THE
SW ONE-QUARTER OF SECTION 8
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON

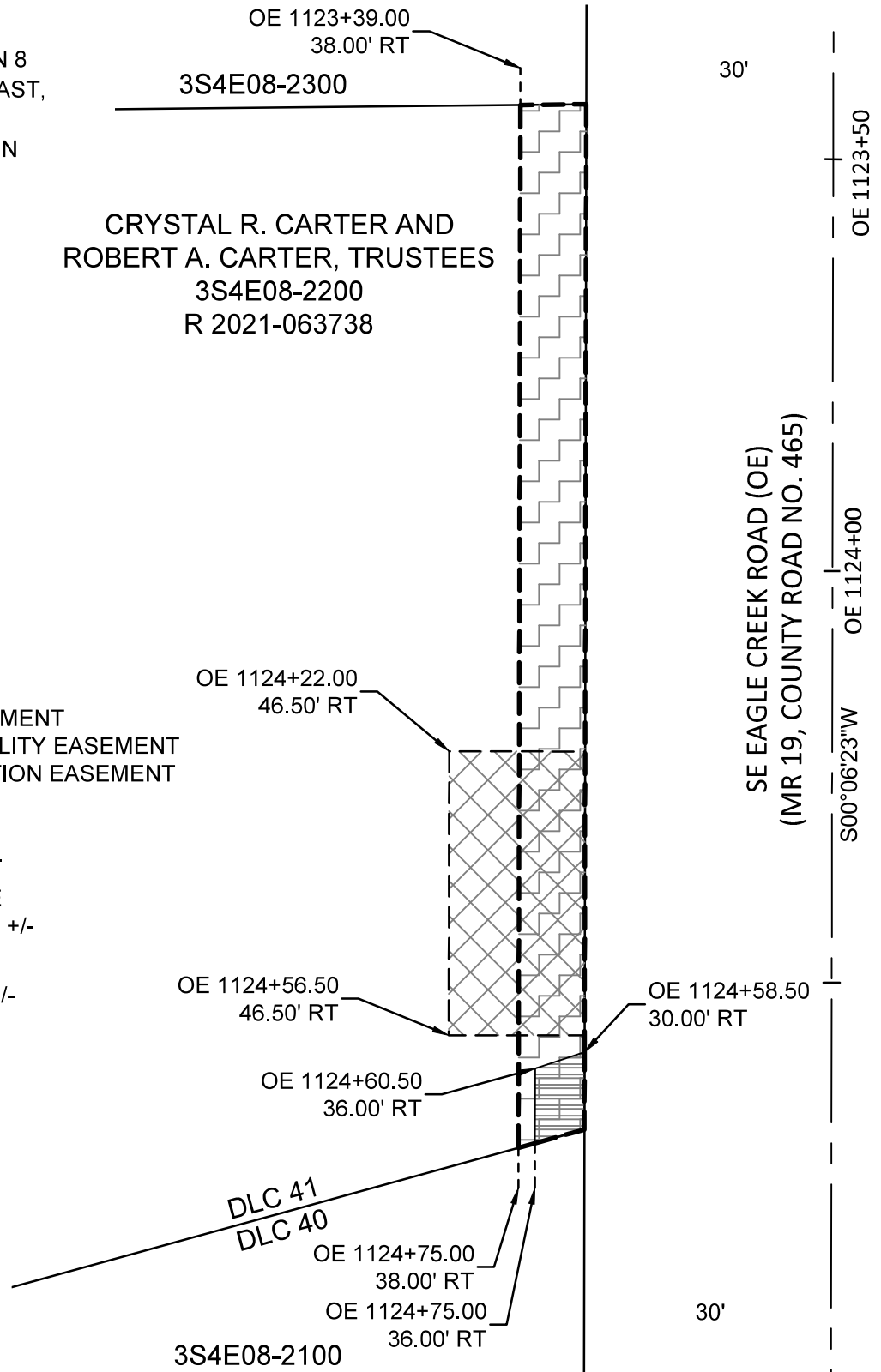


SCALE: 1" = 20'

LEGEND

RT = RIGHT
PSE = PERMANENT SLOPE EASEMENT
PPUE = PERMANENT PUBLIC UTILITY EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

-  = EASEMENT 1 - PSE
55 SQUARE FEET +/-
-  = EASEMENT 2 - PPUE
1,005 SQUARE FEET +/-
-  = EASEMENT 3 - TCE
569 SQUARE FEET +/-



PROJECT NO. 0906-002
ORIG. DATE: 4/26/2024
DRAWN BY: ASJ
SHEET No. 1 OF 1

**SE EAGLE CREEK RD/
SE DUUS RD INTERSECTION**
28565 SE EAGLE CREEK RD
FILE NO. 2
PSE, PPUE & TCE



6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

EXHIBIT "A"

SE EAGLE CREEK / SE DUUS ROAD

FILE NO. 3

3S4E08-2100

July 11, 2024

EASEMENT 1 - PERMANENT SLOPE EASEMENT

A portion of that tract of land as described in that warranty deed to Janet L. Gilliland recorded on 4/22/1980 as Recorder's Fee No. 80-14839, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerlines are described as follows:

SE Eagle Creek Road (OE) (State Highway 211):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.

SE Eagle Creek Road (NE):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (NE) 5+00.00, said station being North 86°05'10" West 3,942.59 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61, said point being a point of curvature;

thence on a 1,200.00 foot radius curve to the left, through a central angle of 18°10'46", a chord of which bears South 08°57'06" East 379.15 feet, 380.75 feet to Engineer's Centerline Station NE 8+80.75, said station being South 88°26'29" West, 3,875.87 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

Station	to	Station	Width on Westerly Side of Centerline
OE 1124+65.00		OE 1129+91.18 [NE 5+59.47]	In a straight line from OE 36.00 feet to OE 36.00 feet [NE 37.48 feet]
OE 1129+91.18 [NE 5+59.47]		OE 1130+00.00 [NE 5+68.40]	Along an arc of a 854.50 foot radius curve to the left, through a central angle of 0°37'08", and a chord of South 00°12'09" East 9.23 feet, 9.23 feet from OE 36.00 [NE 37.48 feet] feet to OE 36.00 feet [NE 37.92 feet]

This land contains 3,140 square feet, more or less.

EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT

A portion of that tract of land as described in that warranty deed to Janet L. Gilliland recorded on 4/22/1980 as Recorder's Fee No. 80-14839, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerlines are described above.

Station	to	Station	Width on Westerly Side of Centerline
OE 1124+65.00		OE 1129+91.18 [NE 5+59.37]	In a straight line from OE 38.00 feet to OE 38.00 feet [NE 39.48 feet]

OE 1129+91.18 OE 1130+00.00 Along an arc of a 856.50 foot radius curve to the left,
[NE 5+59.37] [NE 5+68.32] through a central angle of 0°37'08", and a chord of South
00°12'09" East 9.25 feet, 9.25 feet from OE 38.00 [NE
39.48 feet] feet to OE 38.00 feet [NE 39.92 feet]

This land contains 4,186 square feet, more or less.

EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT

A portion of that tract of land as described in that warranty deed to Janet L. Gilliland recorded on 4/22/1980 as Recorder's Fee No. 80-14839, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1127+13.00 and OE 1127+48.00 and included in a strip of land 49.50 feet in width, lying on the Westerly side of said centerline which centerline is described above.

This land contains 683 square feet, more or less.

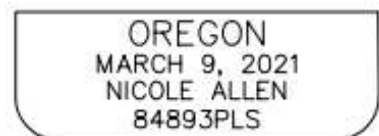
EASEMENT 4 - TEMPORARY CONSTRUCTION EASEMENT

A portion of that tract of land as described in that warranty deed to Janet L. Gilliland recorded on 4/22/1980 as Recorder's Fee No. 80-14839, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1128+12.00 and OE 1128+39.50 and included in a strip of land 43.50 feet in width, lying on the Westerly side of said centerline which centerline is described above.

This land contains 371 square feet, more or less.



DIGITALLY SIGNED Date: 2024.08.21
08:27:51-0700



EXPIRES 12-31-25

EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8
 TOWNSHIP 3 SOUTH, RANGE 4 EAST,
 WILLAMETTE MERIDIAN,
 CLACKAMAS COUNTY, OREGON

OE 1124+65.00
 36.00' RT
 OE 1124+65.00
 38.00' RT

3S4E08-2200

DLC 41
 DLC 40


LEGEND


RT = RIGHT


PSE = PERMANENT SLOPE EASEMENT

PPUE = PERMANENT PUBLIC UTILITY EASEMENT

TCE = TEMPORARY CONSTRUCTION EASEMENT

 = EASEMENT 1 - PSE
 3,140 SQUARE FEET +/-

 = EASEMENT 2 - PPUE
 4,186 SQUARE FEET +/-

 = EASEMENT 3 - TCE
 683 SQUARE FEET +/-

JANET L. GILLILAND
 3S4E08-2100
 R 80-14839

SE EAGLE CREEK ROAD (OE)
 (MR 19, COUNTY ROAD NO. 465)

30'

30'

OE 1125+00

S00°06'23"W

OE 1126+00

OE 1127+00

30'

30'

SEE SHEET 2 OF 2



SCALE: 1" = 40'

OE 1127+13.00
 49.50' RT

OE 1127+48.00
 49.50' RT

PROJECT NO. 0906-002

ORIG. DATE: 4/26/2024

DRAWN BY: ASJ

SHEET No. 1 OF 2

**SE EAGLE CREEK RD/
 SE DUUS RD INTERSECTION
 28755 SE EAGLE CREEK RD**

FILE NO. 3
 PSE, PPUE & TCE






6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON

LEGEND

RT = RIGHT
PSE = PERMANENT SLOPE EASEMENT
PPUE = PERMANENT PUBLIC UTILITY EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT
L = LENGTH
R = RADIUS
 Δ = DELTA
CB = CHORD BEARING
CD = CHORD DISTANCE

-  = EASEMENT 1 - PSE
3,140 SQUARE FEET +/-
-  = EASEMENT 2 - PPUE
4,186 SQUARE FEET +/-
-  = EASEMENT 4 - TCE
371 SQUARE FEET +/-

SEE SHEET 1 OF 2

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	854.50'	0°37'08"	9.23'	S0°12'09"E	9.23'
C2	856.50'	0°37'08"	9.25'	S0°12'09"E	9.25'

JANET L. GILLILAND
3S4E08-2100
R 80-14839

NE BP PC: 5+00.00
= OE: 1129+29.84

OE 1129+91.18 36.00' RT
= NE 5+59.47 37.48' RT
OE 1129+91.18 38.00' RT
= NE 5+59.37 39.48' RT

C2

C1

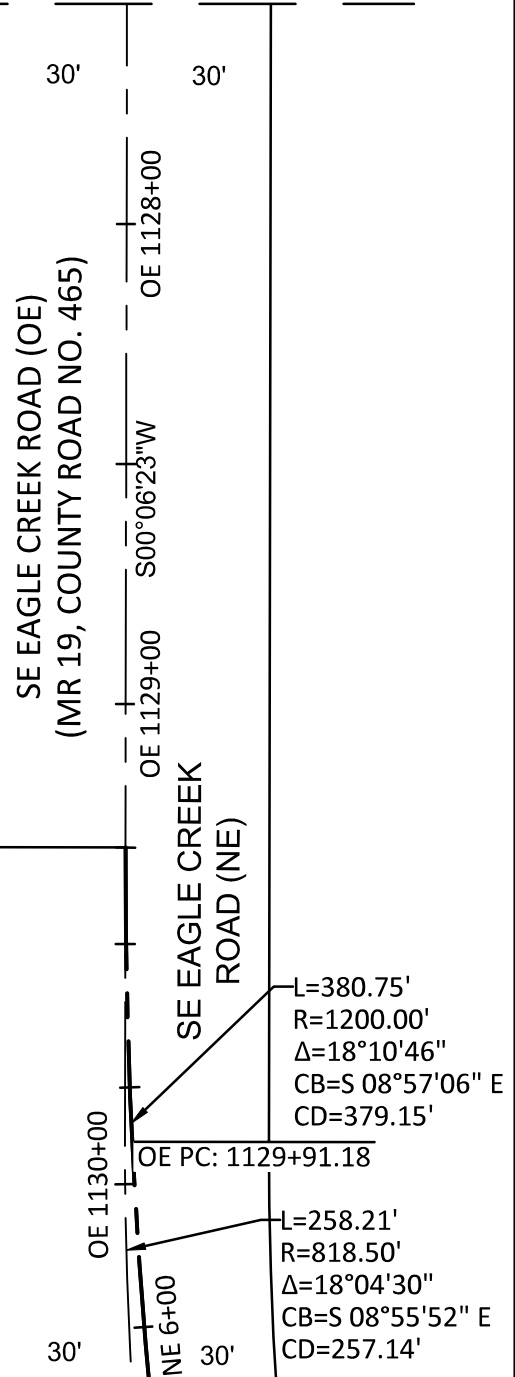
3S4E17-1200

OE 1130+00.00 38.00' RT
= NE 5+68.32 39.92' RT

OE 1130+00.00 36.00' RT
= NE 5+68.40 37.92' RT



SCALE: 1" = 40'



PROJECT NO. 0906-002
ORIG. DATE: 4/26/2024
DRAWN BY: ASJ
SHEET No. 2 OF 2

**SE EAGLE CREEK RD/
SE DUUS RD INTERSECTION**
28755 SE EAGLE CREEK RD
FILE NO. 3
PSE, PPUE & TCE

EMERIO
ENGINEERING - SURVEYING - DESIGN
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

EXHIBIT "A"

SE EAGLE CREEK / SE DUUS ROAD

FILE NO. 4

3S4E08-3701

July 11, 2024

EASEMENT 1 - PERMANENT SLOPE EASEMENT

A portion of Parcel 3, Partition Plat No. 1997-040, Clackamas County Plat Records as described in statutory warranty deed to Vincent McAulay recorded on 3/14/2006 as Recorder's Fee No. 2006-022274, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; said being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1124+47.50 and OE 1124+55.00 and included in a strip of land 35.00 feet in width, lying on the Easterly side of said centerline which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.

This land contains 15 square feet, more or less.

EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT

A portion of Parcel 3, Partition Plat No. 1997-040, Clackamas County Plat Records as described in that statutory warranty to Vincent McAulay deed recorded on 3/14/2006 as Recorder's Fee No. 2006-022274, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1123+45.00 and OE 1124+55.00 and included in a strip of land 38.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 796 square feet, more or less.

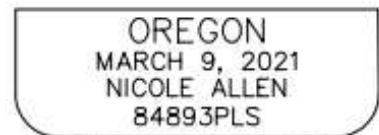
EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT

A portion of Parcel 3, Partition Plat No. 1997-040, Clackamas County Plat Records as described in that statutory warranty deed to Vincent McAulay recorded on 3/14/2006 as Recorder's Fee No. 2006-022274, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1123+80.50 and OE 1124+19.00 and included in a strip of land 39.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 346 square feet, more or less.



NICOLE ALLEN Date: 2024.07.11 08:21:38-07'00'



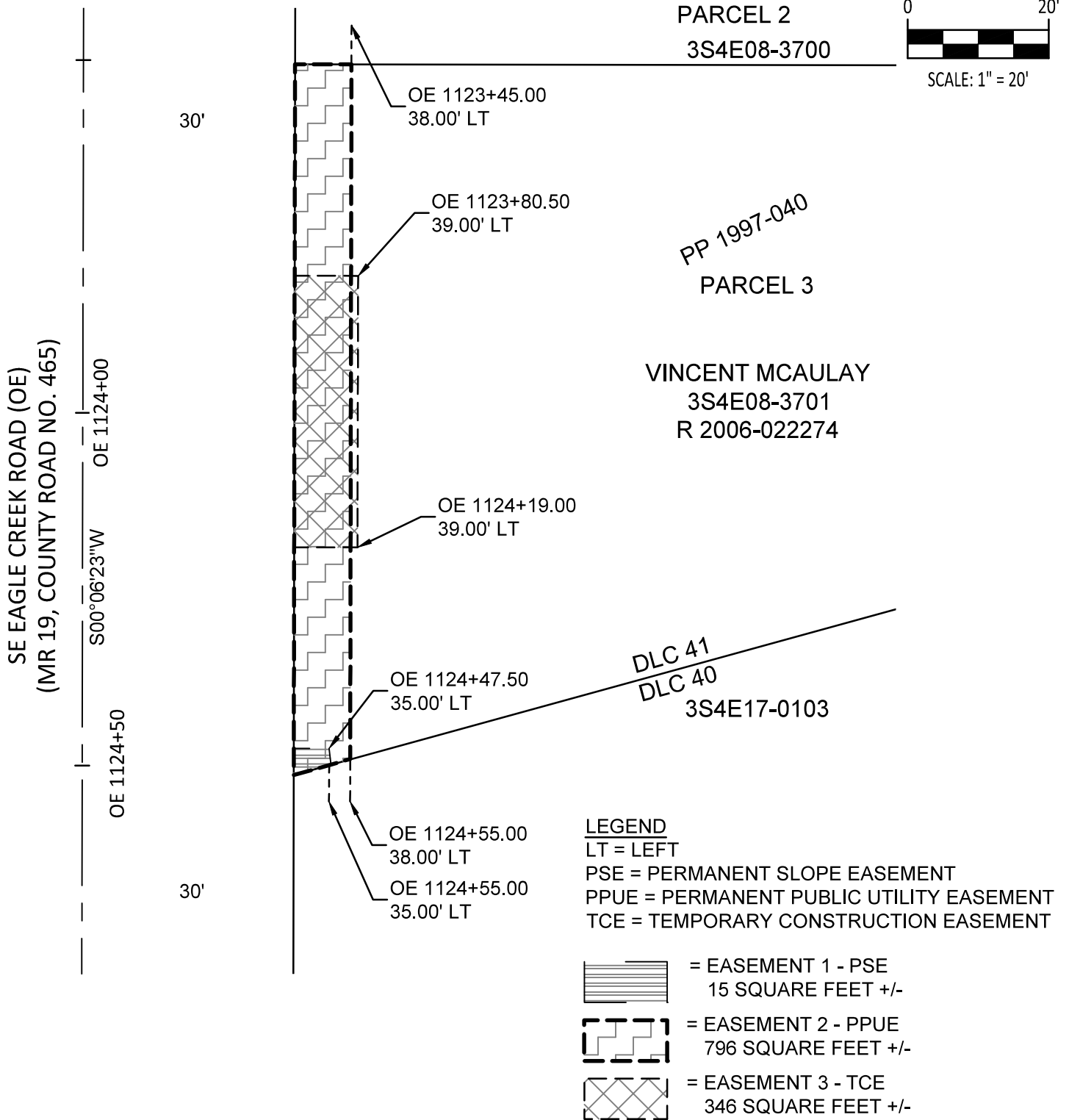
EXPIRES 12-31-25

EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



SCALE: 1" = 20'



PROJECT NO. 0906-002
ORIG. DATE: 4/26/2024
DRAWN BY: ASJ
SHEET No. 1 OF 1

**SE EAGLE CREEK RD/
SE DUUS RD INTERSECTION**
28490 SE EAGLE CREEK RD
FILE NO. 4
PSE, PPUE & TCE

EMERIO
ENGINEERING - SURVEYING - DESIGN

6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

EXHIBIT "A"

SE EAGLE CREEK / SE DUUS ROAD

FILE NO. 5

3S4E17-0103

July 11, 2024

EASEMENT 1 - PERMANENT SLOPE EASEMENT

A portion of that tract of land as described in that personal representative's deed to Anne C. Debski recorded on 11/04/2019 as Recorder's Fee No. 2019-069798, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the northwest one-quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1124+46.00 and OE 1125+30.00 and included in a strip of land 33.00 feet in width, lying on the Easterly side of said centerline which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.

This land contains 227 square feet, more or less.

EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT

A portion of that tract of land as described in that personal representative’s deed to Anne C. Debski recorded on 11/04/2019 as Recorder’s Fee No. 2019-069798, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the northwest one-quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer’s Centerline Stations OE 1124+45.00 and OE 1125+30.00 and included in a strip of land 38.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 604 square feet, more or less.

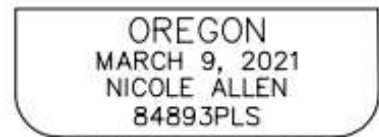
EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT

A portion of that tract of land as described in that personal representative’s deed to Anne C. Debski recorded on 11/04/2019 as Recorder’s Fee No. 2019-069798, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the northwest one-quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer’s Centerline Stations OE 1124+61.50 and OE 1124+94.00 and included in a strip of land 45.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 487 square feet, more or less.



NICOLE ALLEN Date: 2024.07.11
08:22:23-07'00'



EXPIRES 12-31-25

EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8
 & THE NW ONE-QUARTER OF SECTION 17
 TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
 CLACKAMAS COUNTY, OREGON



SCALE: 1" = 20'

PARCEL 3 3S4E08-3701

PP 1997-040
 DLC 41
 DLC 40

30'

OE 1124+46.00
 33.00' LT
 OE 1124+45.00
 38.00' LT

OE 1124+50

OE 1124+61.50
 45.00' LT

ANNE C. DEBSKI
 3S4E17-0103
 R 2019-069798

OE 1124+94.00
 45.00' LT

3S4E17-1101

30'

OE 1125+30.00
 38.00' LT
 OE 1125+30.00
 33.00' LT

OE 1125+00

S00°06'23"W

SE EAGLE CREEK ROAD (OE)
 (MR 19, COUNTY ROAD NO. 465)


LEGEND


LT = LEFT


PSE = PERMANENT SLOPE EASEMENT

PPUE = PERMANENT PUBLIC UTILITY EASEMENT

TCE = TEMPORARY CONSTRUCTION EASEMENT

 = EASEMENT 1 - PSE
 227 SQUARE FEET +/-

 = EASEMENT 2 - PPUE
 604 SQUARE FEET +/-

 = EASEMENT 3 - TCE
 487 SQUARE FEET +/-

PROJECT NO. 0906-002

ORIG. DATE: 4/26/2024

DRAWN BY: ASJ

SHEET No. 1 OF 1

**SE EAGLE CREEK RD/
 SE DUUS RD INTERSECTION
 28610 SE EAGLE CREEK RD**

FILE NO. 5
 PSE, PPUE & TCE



6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

EXHIBIT "A"

SE EAGLE CREEK / SE DUUS ROAD

FILE NO. 6

3S4E17-1101

July 11, 2024

EASEMENT 1 - PERMANENT SLOPE EASEMENT

A portion of that tract of land as described in that statutory warranty deed to SFBG, LLC recorded on 11/06/2023 as Recorder's Fee No. 2023-039623, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1125+20.00 and OE 1125+67.00 and included in a strip of land 33.00 feet in width, lying on the Easterly side of said centerline which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.

This land contains 107 square feet, more or less.

EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT

A portion of that tract of land as described in that statutory warranty deed to SFBG, LLC recorded on 11/06/2023 as Recorder’s Fee No. 2023-039623, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer’s Centerline Stations OE 1125+20.00 and OE 1125+67.00 and included in a strip of land 38.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 291 square feet, more or less.

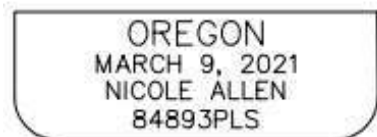
EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT

A portion of that tract of land as described in that statutory warranty deed to SFBG, LLC recorded on 11/06/2023 as Recorder’s Fee No. 2023-039623, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer’s Centerline Stations OE 1125+36.00 and OE 1125+67.00 and included in a strip of land 41.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 287 square feet, more or less.



NICOLE ALLEN Date: 2024.07.11 08:22:57-07'00'



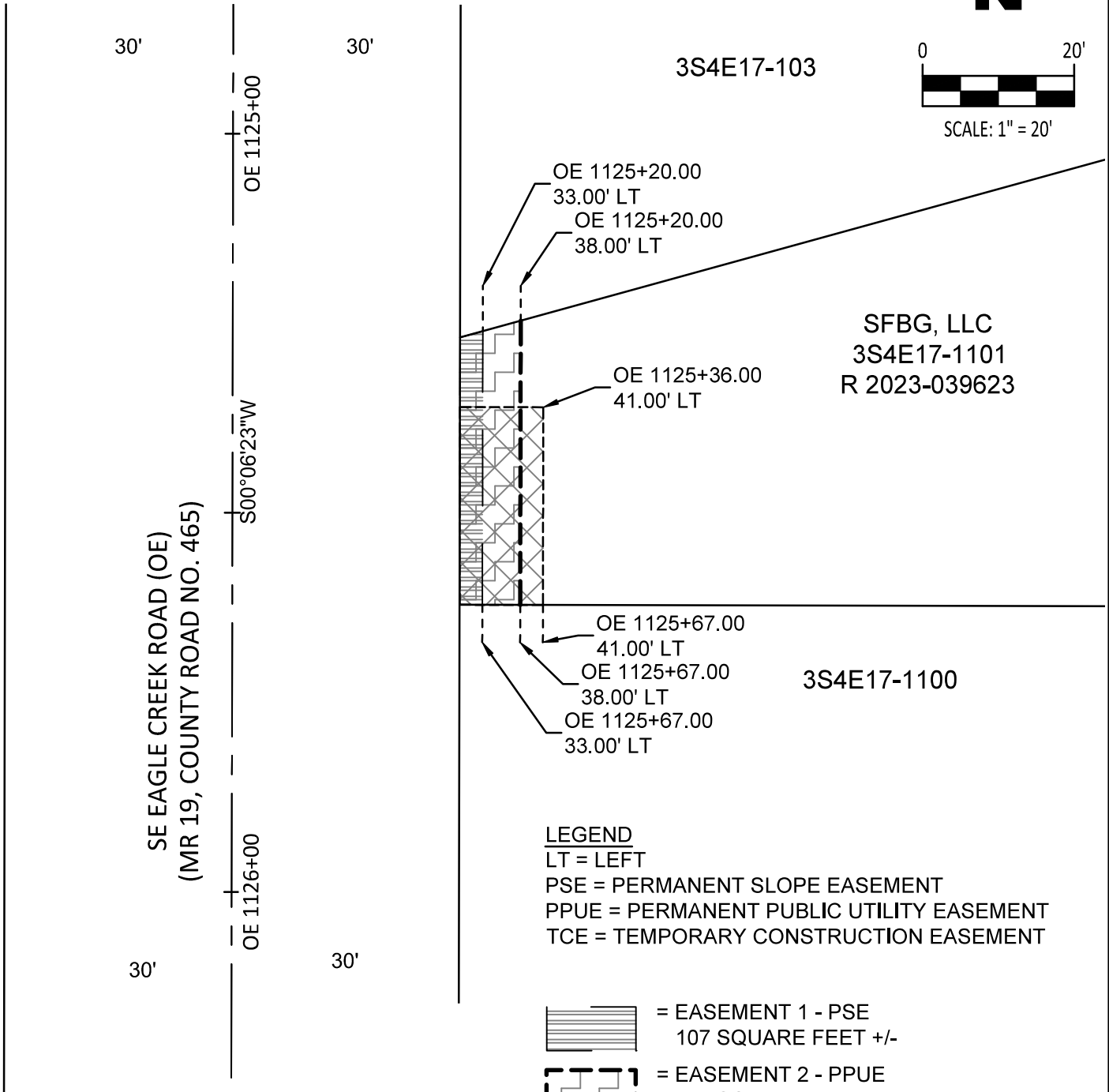
EXPIRES 12-31-25

EXHIBIT "B"

LOCATED IN THE SW ONE-QUARTER OF SECTION 8
 & THE NW ONE-QUARTER OF SECTION 17
 TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
 CLACKAMAS COUNTY, OREGON






SCALE: 1" = 20'



SFBG, LLC
 3S4E17-1101
 R 2023-039623

- LEGEND**
 LT = LEFT
 PSE = PERMANENT SLOPE EASEMENT
 PPUE = PERMANENT PUBLIC UTILITY EASEMENT
 TCE = TEMPORARY CONSTRUCTION EASEMENT

-  = EASEMENT 1 - PSE
107 SQUARE FEET +/-
-  = EASEMENT 2 - PPUE
291 SQUARE FEET +/-
-  = EASEMENT 3 - TCE
287 SQUARE FEET +/-

PROJECT NO. 0906-002
 ORIG. DATE: 4/26/2024
 DRAWN BY: SV
 SHEET No. 1 OF 1

**SE EAGLE CREEK RD/
 SE DUUS RD INTERSECTION**
28630 SE EAGLE CREEK RD
 FILE NO. 06
 PSE, PPUE & TCE

EMERIO
 ENGINEERING - SURVEYING - DESIGN

6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

EXHIBIT "A"

SE EAGLE CREEK / SE DUUS ROAD

FILE NO. 07

3S4E17-1100

July 11, 2024

EASEMENT 1 - PERMANENT SLOPE EASEMENT

A portion of that tract of land as described in that bargain and sale deed to Fidencio Nuno Bustos and Maria Veronica Nuno recorded on 9/15/1995 as Recorder's Fee No. 95-056304, Film Records of Clackamas County, situated in the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Easterly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerlines are described as follows:

SE Eagle Creek Road (OE) (MR 19, County Road No. 465):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.

SE Eagle Creek Road (NE):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (NE) 5+00.00, said station being North 86°05'10" West 3,942.59 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61, said point being a point of curvature;

thence on a 1,200.00 foot radius curve to the left, through a central angle of 18°10'46", a chord of which bears South 08°57'06" East 379.15 feet, 380.75 feet to Engineer's Centerline Station NE 8+80.75, said station being South 88°26'29" West, 3,875.87 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

The width of said strip of land on the Easterly side of the above described centerline is as follows:

Station	to	Station	Width on Easterly Side of Centerline
OE 1125+57.00		OE 1129+47.00 [NE 5+17.63]	In a straight line from OE 35.00 feet to OE 35.00 feet [NE 34.91 feet]
OE 1129+47.00 [NE 5+17.63]		OE 1129+47.00 [NE 5+17.68]	In a straight line from OE 35.00 feet [NE 34.91 feet] to OE 38 feet [NE 37.91 feet]
OE 1129+47.00 [NE 5+17.68]		OE 1129+91.20 [NE 5+63.24]	Along an arc of a 780.50 foot radius curve to the left, through a central angle of 5°35'10", and a chord of South 02°41'17" East 76.07 feet, 76.10 feet from OE 38.00 [NE 37.91 feet] feet to OE 38.00 feet [NE 36.42 feet]
OE 1129+91.20 [NE 5+63.24]		OE 1130+71.00 [NE 6+41.56]	In a straight line from OE 38.00 feet [NE 36.42 feet] to OE 38.00 feet [NE 33.68 feet]
OE 1130+71.00 [NE 6+41.56]		OE 1130+76.00 [NE 6+46.50]	In a straight line from OE 38.00 feet [NE 33.68 feet] to OE 40.00 feet [NE 35.59 feet]
OE 1130+76.00 [NE 6+46.50]		OE 1130+81.00 [NE 6+51.62]	In a straight line from OE 40.00 feet [NE 35.59 feet] to OE 53.00 feet [NE 48.51 feet]
OE 1130+81.00 [NE 6+51.62]		OE 1130+92.93 [NE 6+63.23]	In a straight line from OE 53.00 feet [NE 48.51 feet] to OE 51.67 feet [NE 47.03 feet]

This land contains 3,235 square feet, more or less.

EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT

A portion of that tract of land as described in that bargain and sale deed to Fidencio Nuno Bustos and Maria Veronica Nuno recorded on 9/15/1995 as Recorder's Fee No. 95-056304, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Easterly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerlines are described above.

Station	to	Station	Width on Easterly Side of Centerline
OE 1125+57.00		OE 1129+47.00 [NE 5+17.68]	In a straight line from OE 38.00 feet to OE 38.00 feet [NE 37.91 feet]
OE 1129+47.00 [NE 5+17.68]		OE 1129+47.00 [NE 5+17.74]	In a straight line from OE 38.00 feet [NE 37.91 feet] to OE 42.00 feet [NE 41.91 feet]
OE 1129+47.00 [NE 5+17.74]		OE 1129+91.20 [NE 5+63.46]	In a straight line from OE 42.00 feet [NE 41.91 feet] to OE 42.00 feet [NE 40.41 feet]
OE 1129+91.20 [NE 5+63.46]		OE 1130+69.50 [NE 6+40.18]	Along an arc of a 776.50 foot radius curve to the left, through a central angle of 5°28'52", and a chord of South 2°38'09" East 74.25 feet, 74.28 feet from OE 42.00 feet [NE 41.41 feet] to OE 42.00 feet [NE 37.71 feet]
OE 1130+69.50 [NE 6+40.18]		OE 1130+79.50 [NE 6+50.12]	In a straight line from OE 42.00 feet [NE 37.71 feet] to 51.00 feet [NE 46.53 feet]
OE 1130+79.50 [NE 6+50.12]		OE 1130+85.50 [NE 6+56.70]	In a straight line from OE 51.00 feet [NE 46.53 feet] to 98.00 feet [NE 93.44 feet]
OE 1130+85.50 [NE 6+56.70]		OE 1130+99.36 [NE 6+69.91]	In a straight line from OE 98.00 feet [NE 93.44 feet] to 96.52 feet [NE 91.81 feet]

This land contains 5,480 square feet, more or less.

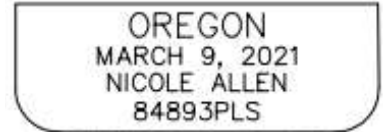
EASEMENT 3 - TEMPORARY CONSTRUCTION EASEMENT

A portion of that tract of land as described in that bargain and sale deed to Fidencio Nuno Bustos and Maria Veronica Nuno recorded on 9/15/1995 as Recorder's Fee No. 95-056304, Film Records of Clackamas County, situated in the Southwest One-Quarter of Section 8 and the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)] at Engineer's Centerline Stations OE 1129+28.50 and OE 1129+47.50 [NE 5+18.16 35.89 feet east of centerline] and included in a strip of land 36.00 feet in width lying on the Easterly side of said centerline which centerline is described above.

This land contains 114 square feet, more or less.



NICOLE ALLEN Date: 2024.07.11
08:23:51-07'00"



EXPIRES 12-31-25

EXHIBIT "B"


LOCATED IN THE NW QUARTER OF SECTION 17
TOWNSHIP 3 SOUTH, RANGE 4 EAST,
WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON


LEGEND

LT = LEFT

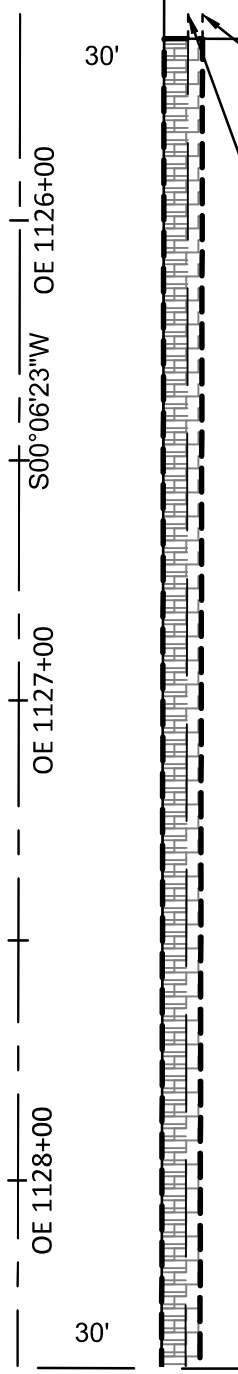
PSE = PERMANENT SLOPE EASEMENT

PPUE = PERMANENT PUBLIC UTILITY
EASEMENT

 = EASEMENT 1 - PSE
3,235 SQUARE FEET +/-

 = EASEMENT 2 - PPUE
5,480 SQUARE FEET +/-

SE EAGLE CREEK ROAD (OE)
(MR 19, COUNTY ROAD NO. 465)



3S4E17-1101

30'

OE 1125+57.00

38.00' LT

OE 1125+57.00

35.00' LT

FIDENCIO NUNO BUSTOS
AND MARIA VERONICA NUNO
3S4E17-1100
R 95-056304

OE 1126+00

S00°06'23\"/>

OE 1127+00

OE 1128+00

30'

SEE SHEET 2 OF 2

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	780.50'	5°35'10"	76.10'	S2°41'17"E	76.07'
C2	776.50'	5°28'52"	74.28'	S2°38'09"E	74.25'



SCALE: 1" = 40'

PROJECT NO. 0906-002

ORIG. DATE: 4/26/2024

DRAWN BY: SV

SHEET No. 1 OF 2

**SE EAGLE CREEK RD/
SE DUUS RD INTERSECTION
28770 SE EAGLE CREEK RD**

FILE NO. 07
PSE & PPUE



6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008

TEL: (503) 746-8812

FAX: (503) 639-9592

www.emeriodesign.com

EXHIBIT "A"

SE EAGLE CREEK / SE DUUS ROAD

FILE NO. 08

3S4E17-1200

July 11, 2024

EASEMENT 1 - PERMANENT SLOPE EASEMENT

A portion of that tract of land as described in that statutory warranty deed to Hex Investments LLC recorded on 11/06/2020 as Recorder's Fee No. 2020-093658, Film records of Clackamas County, situated in the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerlines are described as follows:

SE Eagle Creek Road (OE) (MR 19, County Road No. 465):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.

SE Eagle Creek Road (NE):

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (NE) 5+00.00, said station being North 86°05'10" West 3,942.59 feet from a found 3-1/4 inch bronze disk,

illegible, at the Southwest corner of the JH Miller Donation Land Claim 61, said point being a point of curvature;

thence on a 1,200.00 foot radius curve to the left, through a central angle of 18°10'46", a chord of which bears South 08°57'06" East 379.15 feet, 380.75 feet to Engineer's Centerline Station NE 8+80.75, said station being South 88°26'29" West, 3,875.87 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

Station	to	Station	Width on Westerly Side of Centerline
OE 1129+87.00 [NE 5+55.42]		OE 1132+49.39 [NE 8+20.32]	Along an arc of an 854.50 foot radius curve to the left, through a central angle of 18°04'30", and a chord of South 08°55'52" East 268.45 feet, 269.57 feet from OE 36.00 [NE 37.32 feet] feet to OE 36.00 feet [NE 37.48 feet]
OE 1132+49.39 [NE 8+20.32]		OE 1134+06.00	In a straight line from OE 36.00 feet [NE 37.48 feet] to OE 36.00 feet

This land contains 2,514 square feet, more or less.

EASEMENT 2 - PERMANENT PUBLIC UTILITY EASEMENT

A portion of that tract of land as described in that statutory warranty deed to Hex Investments LLC recorded on 11/06/2020 as Recorder's Fee No. 2020-093658, Film records of Clackamas County, situated in the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) [SE Eagle Creek Road (NE)], which centerline is described above.

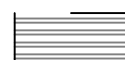


Station	to	Station	Width on Westerly Side of Centerline
OE 1129+87.00 [NE 5+55.35]		OE 1132+49.39 [NE 8+20.41]	Along an arc of an 856.50 foot radius curve to the left, through a central angle of 18°04'30", and a chord of South 08°55'52" East 269.08 feet, 270.20 feet from OE 38.00 [NE 39.29 feet] feet to OE 38.00 feet [NE 39.48 feet]

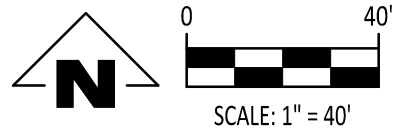
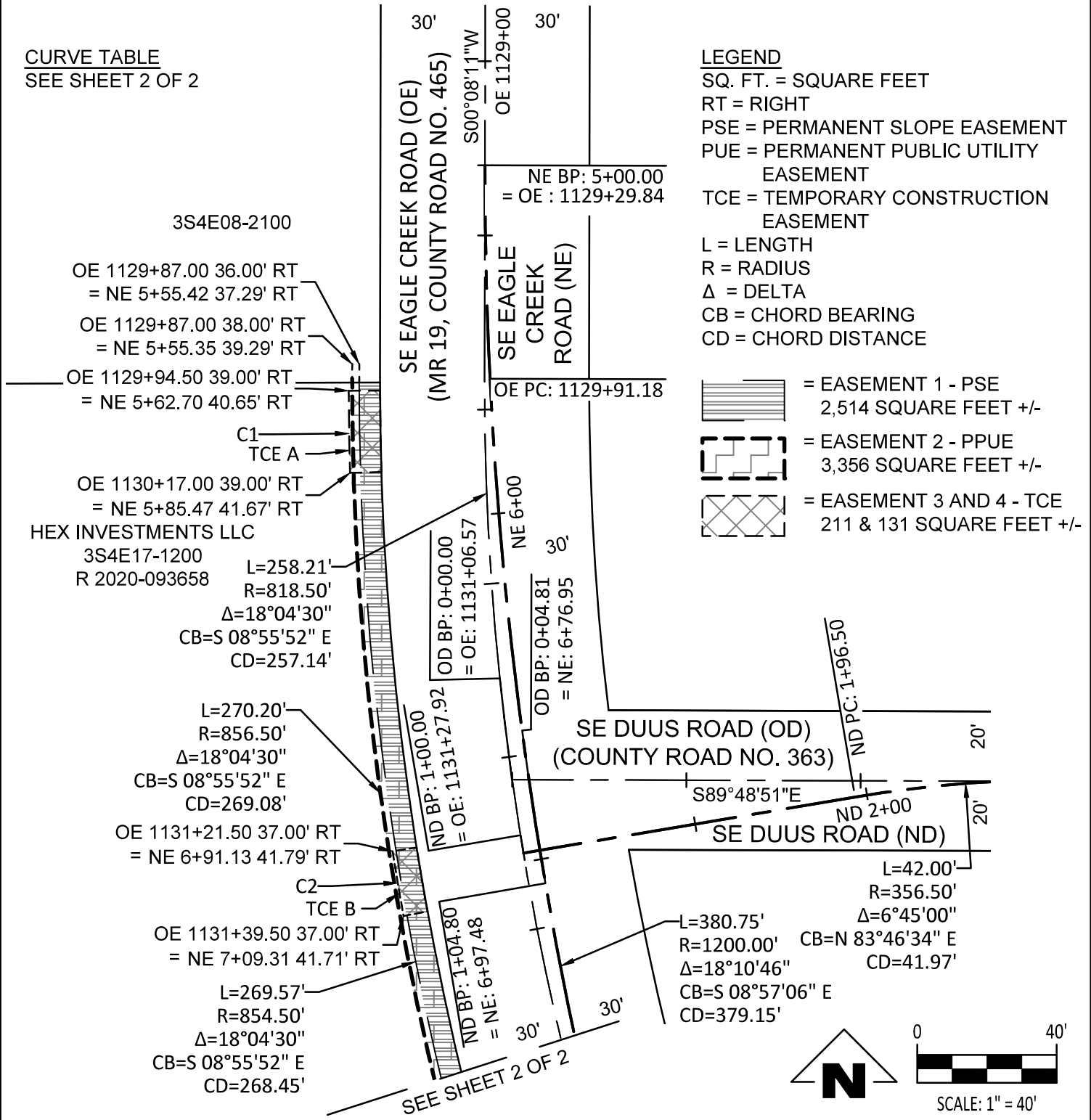
EXHIBIT "B"

LOCATED IN THE NW ONE-QUARTER SECTION 17
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON

CURVE TABLE
SEE SHEET 2 OF 2

LEGEND
SQ. FT. = SQUARE FEET
RT = RIGHT
PSE = PERMANENT SLOPE EASEMENT
PUE = PERMANENT PUBLIC UTILITY
EASEMENT
TCE = TEMPORARY CONSTRUCTION
EASEMENT
L = LENGTH
R = RADIUS
 Δ = DELTA
CB = CHORD BEARING
CD = CHORD DISTANCE

 = EASEMENT 1 - PSE
2,514 SQUARE FEET +/-
 = EASEMENT 2 - PPUE
3,356 SQUARE FEET +/-
 = EASEMENT 3 AND 4 - TCE
211 & 131 SQUARE FEET +/-



PROJECT NO. 0906-002
ORIG. DATE: 4/26/2024
DRAWN BY: SV
SHEET No. 1 OF 2

**SE EAGLE CREEK RD/
SE DUUS RD INTERSECTION**
28785 SE EAGLE CREEK RD
FILE NO. 08
PSE, PPUE & TCE

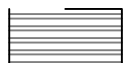
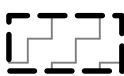
EMERIO
ENGINEERING - SURVEYING - DESIGN
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

EXHIBIT "B"

LOCATED IN THE NW ONE-QUARTER SECTION 17
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON

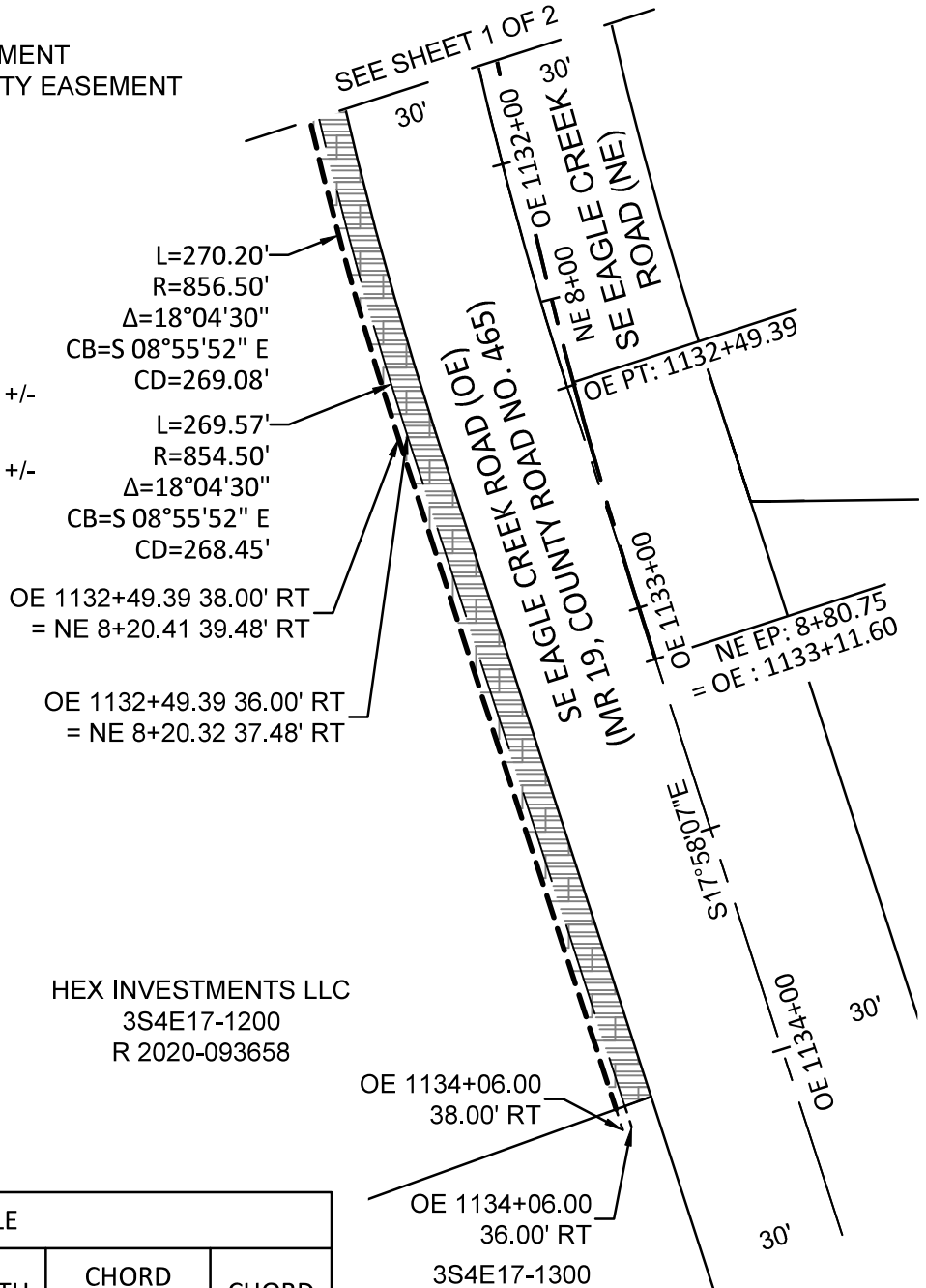
LEGEND

- RT = RIGHT
- PSE = PERMANENT SLOPE EASEMENT
- PUE = PERMANENT PUBLIC UTILITY EASEMENT
- L = LENGTH
- R = RADIUS
- Δ = DELTA
- CB = CHORD BEARING
- CD = CHORD DISTANCE

-  = EASEMENT 1 - PSE
2,514 SQUARE FEET +/-
-  = EASEMENT 2 - PPUE
3,356 SQUARE FEET +/-



SCALE: 1" = 40'



HEX INVESTMENTS LLC
3S4E17-1200
R 2020-093658

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	857.50'	1°34'30"	23.57'	S0°54'49"E	23.57'
C2	855.50'	1°15'36"	18.81'	S9°38'47"E	18.81'

PROJECT NO. 0906-002
ORIG. DATE: 4/26/2024
DRAWN BY: SV
SHEET No. 2 OF 2

**SE EAGLE CREEK RD/
SE DUUS RD INTERSECTION**
28785 SE EAGLE CREEK RD
FILE NO. 08
PSE, PPUE & TCE

EMERIO
ENGINEERING - SURVEYING - DESIGN
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EXHIBIT "A"

SE EAGLE CREEK / SE DUUS ROAD

FILE NO. 9

3S4E17-1300

July 11, 2024

EASEMENT 1 - PERMANENT PUBLIC UTILITY EASEMENT

A portion of that tract of land as described in that statutory warranty deed to Daniel Brusse and Gabriela Brusse recorded on 10/13/2020 as Recorder's Fee No. 2020-084908, Film records of Clackamas County, situated in the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1133+98.00 and OE 1136+18.00 and included in a strip of land 38.00 feet in width, lying on the Westerly side of said centerline which centerline is described as follows:

Beginning at Engineer's Centerline Station of SE Eagle Creek Road (OE) (MR 19, County Road No. 465) OE 1120+00.00, said station being North 73°02'26" West 4,110.46 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 00°06'23" West, 991.18 feet to Engineer's Centerline Station OE 1129+91.18, said point being a point of curvature;

thence on an 818.50 foot radius curve to the left, through a central angle of 18°04'30", a chord of which bears South 08°55'52" East 257.14 feet, 258.21 feet to Engineer's Centerline Station OE 1132+49.39, said point being a point of tangency,

thence South 17°58'07" East, 850.61 feet to Engineer's Centerline Station OE 1141+00.00 and being the terminus of this description, said station being South 76°44'44" West, 3,730.59 feet from said Southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

Centerline stationing is based on Oregon Department of Transportation map identified as Drawing Number 6B-34-19.

This land contains 1,690 square feet, more or less.

EASEMENT 2 - TEMPORARY CONSTRUCTION EASEMENT

A portion of that tract of land as described in that statutory warranty deed to Daniel Brusse and Gabriela Brusse recorded on 10/13/2020 as Recorder's Fee No. 2020-084908, Film records of Clackamas County, situated in the Northwest One-Quarter of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) (MR 19, County Road No. 465) at Engineer's Centerline Stations OE 1134+65.00 and OE 1134+98.00 and included in a strip of land 36.00 feet in width, lying on the Westerly side of said centerline which centerline is described above:

This land contains 198 square feet, more or less.



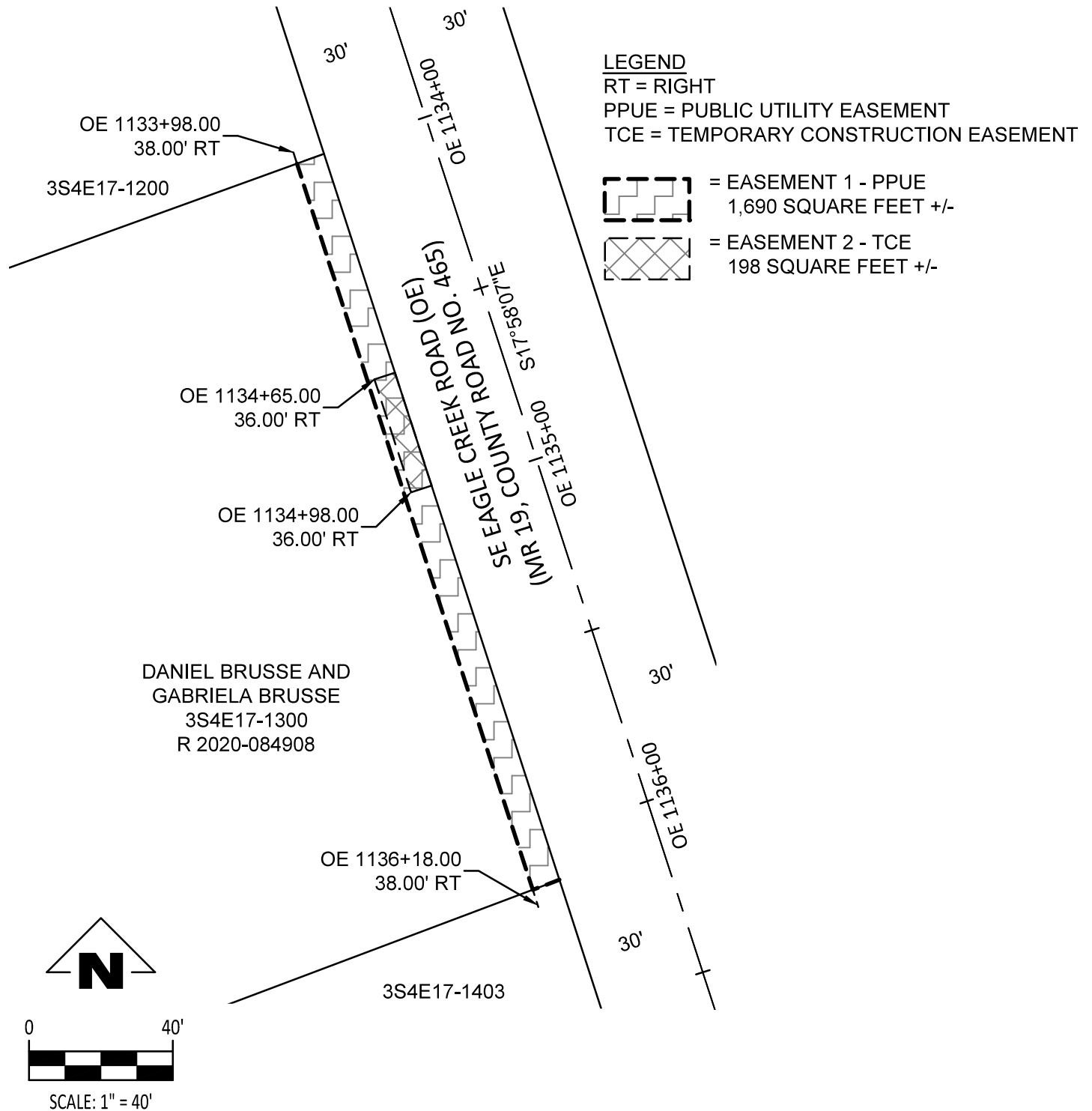
NICOLE ALLEN Date: 2024.07.11
08:25:20-07'00'



EXPIRES 12-31-25

EXHIBIT "B"

LOCATED IN THE NW ONE-QUARTER OF SECTION 17
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



PROJECT NO. 0906-002
ORIG. DATE: 4/26/2024
DRAWN BY: SV
SHEET No. 1 OF 1

**SE EAGLE CREEK RD/
SE DUUS RD INTERSECTION**
28795 SE EAGLE CREEK RD
FILE NO. 09
PPUE & TCE

EMERIO
ENGINEERING - SURVEYING - DESIGN
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
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EXHIBIT "A"

SE EAGLE CREEK / SE DUUS ROAD

FILE NO. 10

3S4E17-1000

May 11, 2026

EASEMENT 1 - PERMANENT RIGHT OF WAY EASEMENT FOR ROAD PURPOSES

A portion of that tract of land as described in that personal representative's deed recorded on 1/21/2016 as Recorder's Fee No. 2016-003672, Film Records of Clackamas County, situated in the Northwest and Northeast One-Quarters of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being those portions of said property included in a strip of land variable in width, lying on the Southerly side of the centerline of SE Duus Road (OD) (County Road No. 363) [SE Duus Road (ND)], which centerline is described as follows:

SE Duus Road (OD) (County Road No. 363)

Beginning at Engineer's Centerline Station of SE Duus Road (Conty Road No. 363) (OD) OD 0+00.00, said station being North 88°38'45" West 3,926.73 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence South 89°48'51" East, 400 feet to Engineer's Centerline Station OD 4+00.00 and being the terminus of this description, said station being North 88°30'49" West, 3,526.83 feet from said southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

SE Duus Road (ND)

Beginning at Engineer's Centerline Station of SE Duus Road (ND) ND 1+00.00, said station being North 88°57'10" West 3,923.05 feet from a found 3-1/4 inch bronze disk, illegible, at the Southwest corner of the JH Miller Donation Land Claim 61;

thence North 80°24'03" East, 96.50 feet to Engineer's Centerline Station ND 1+96.50 to a point of curvature;

thence along a 356.50 foot radius curve to the right, through a central angle of 6°45'00", and a chord of North 83°46'34" East 41.97 feet, 42.00 feet, and being the terminus of this description, said station being North 88°36'10" West, 3,786.65 feet from said southwest corner of the JH Miller Donation Land Claim 61.

Bearings are based on Oregon Coordinate Reference System, Gresham-Warm Springs Zone.

The width of said strip of land on the Southerly side of the above described centerline is as follows:

Station	to	Station	Width on Southerly Side of Centerline
OD 0+33.56 [ND 1+30.00]		OD 0+41.55 [ND 1+31.14]	Along an arc of a 788.51 foot radius curve to the left, through a central angle of 2°56'05", and a chord of South 11°13'18" East 40.39 feet, 40.39 feet from OD 20.00 feet [ND 4.07 feet] to OD 59.59 feet [ND 44.44 feet]
OD 0+41.55 [ND 1+31.14]		OD 0+45.50 [ND 1+36.24]	Tapers in a straight line from OD 59.59 feet [ND 44.44 feet] to OD 52.50 feet [ND 38.13 feet]
OD 0+45.50 [ND 1+36.24]		OD 1+03.50 [ND 1+96.73]	Tapers in a straight line from OD 52.50 feet [ND 38.13 feet] to OD 33.00 feet [ND 28.77 feet]
OD 1+03.50 [ND 1+96.73]		OD 1+41.50 [ND 2+38.36]	Tapers in a straight line from OD 33.00 feet [ND 28.77 feet] to OD 28.50 feet [ND 28.53 feet]
OD 1+41.50 [ND 2+38.36]		OD 2+94.00	In a straight line from OD 28.50 feet [ND 28.53 feet] to OD 28.50 feet

This land contains 3,286 square feet, more or less.

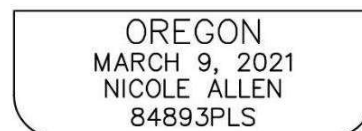
EASEMENT 2 - TEMPORARY CONSTRUCTION EASEMENT

A portion of that tract of land as described in that personal representative's deed recorded on 1/21/2016 as Recorder's Fee No. 2016-003672, Film Records of Clackamas County, situated in the Northwest and Northeast One-Quarters of Section 17, Township 3 South, Range 4 East, Willamette Meridian, in the County of Clackamas, and the State of Oregon; being that portion of said property lying between lines at right angles to SE Eagle Creek Road (OE) MR 19, County Road No. 465) [SE Eagle Creek Road (NE)] at Engineer's Centerline Stations OE 1132+66.00 [NE 8+33.54 41.17 feet east of centerline] and OE 1132+95.00 [NE 8+63.57 41.91 feet east of centerline] and included in a strip of land 42.00 feet in width, lying on the Easterly side of said centerline which centerline is described above.

This land contains 258 square feet, more or less.



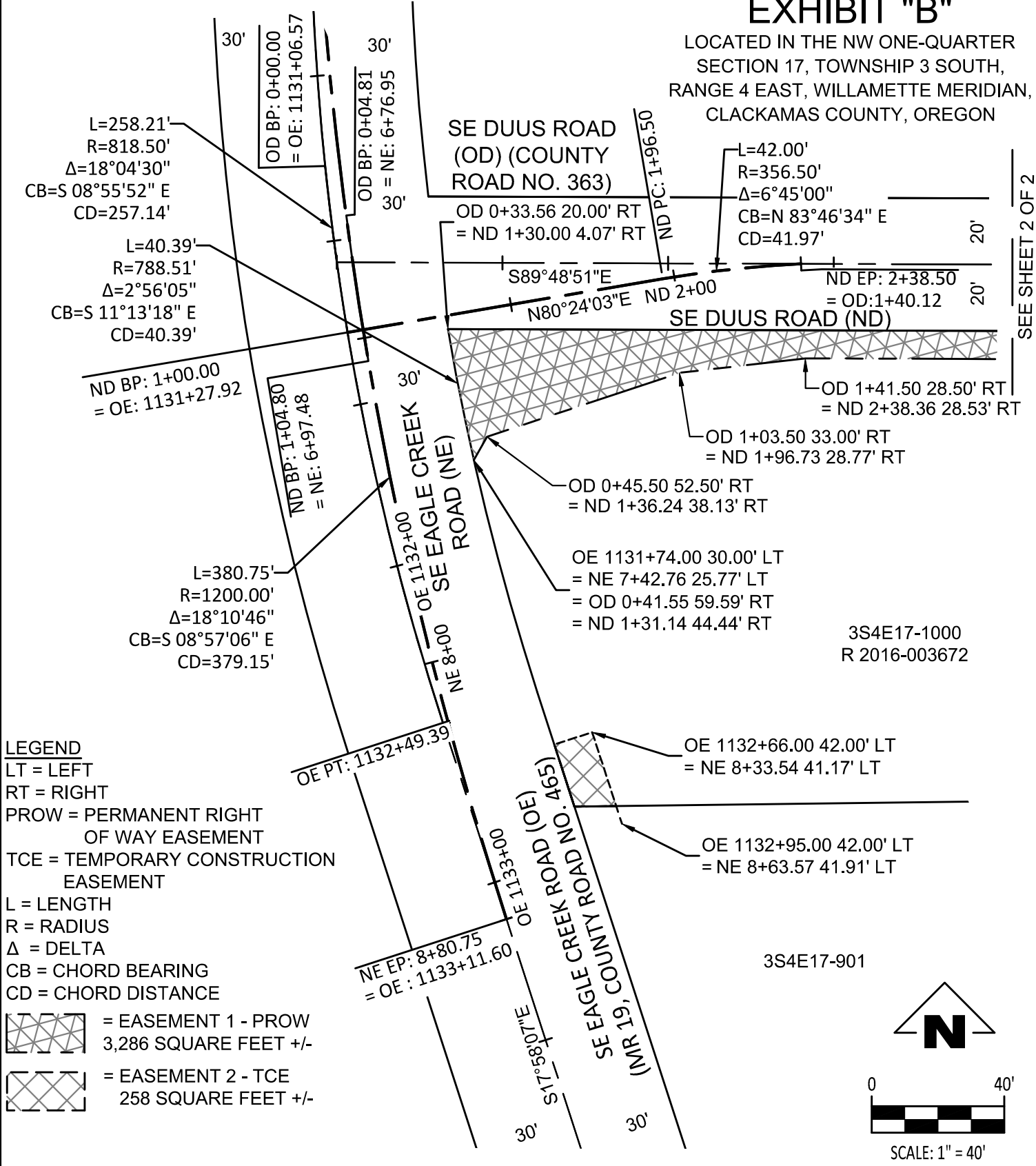
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EXPIRES 12-31-27

EXHIBIT "B"

LOCATED IN THE NW ONE-QUARTER SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



SEE SHEET 2 OF 2

LEGEND

- LT = LEFT
- RT = RIGHT
- PROW = PERMANENT RIGHT OF WAY EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- L = LENGTH
- R = RADIUS
- Δ = DELTA
- CB = CHORD BEARING
- CD = CHORD DISTANCE

- = EASEMENT 1 - PROW
3,286 SQUARE FEET +/-
- = EASEMENT 2 - TCE
258 SQUARE FEET +/-

3S4E17-1000
R 2016-003672

3S4E17-901



SCALE: 1" = 40'

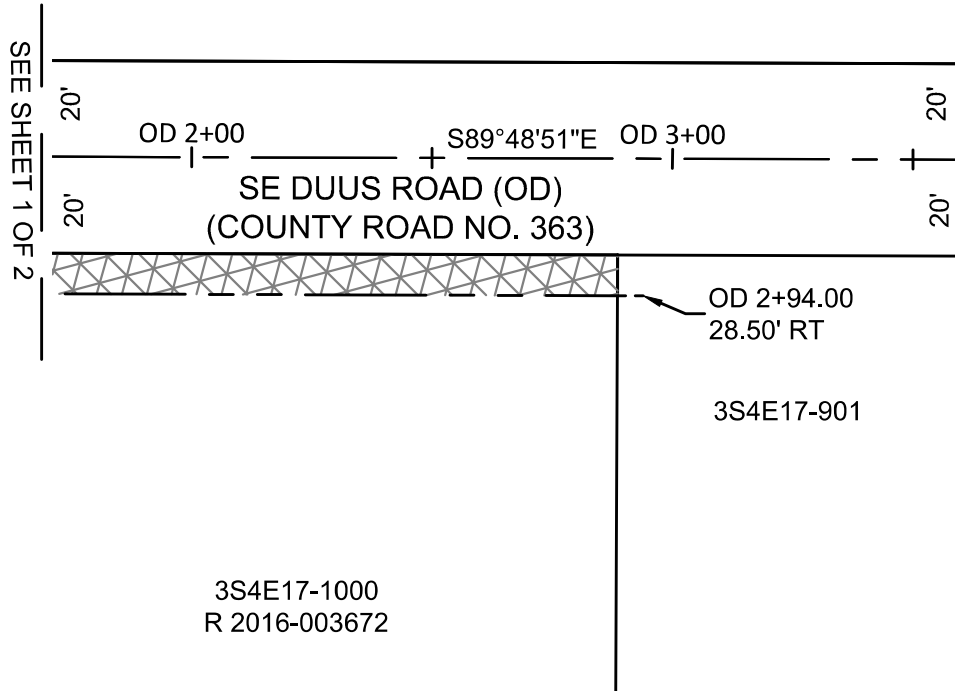
PROJECT NO. 0906-002
 ORIG. DATE: 5/1/2026
 DRAWN BY: SV
 SHEET No. 1 OF 2

**SE EAGLE CREEK RD/
 SE DUUS RD INTERSECTION**
28790 SE EAGLE CREEK RD
 FILE NO. 10
 PROW & TCE

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
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EXHIBIT "B"

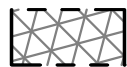
LOCATED IN THE NW ONE-QUARTER SECTION 17
TOWNSHIP 3 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



LEGEND

RT = RIGHT

PROW = PERMANENT RIGHT OF WAY EASEMENT



= EASEMENT 1 - PROW
3,286 SQUARE FEET +/-



SCALE: 1" = 40'

PROJECT NO. 0906-002

ORIG. DATE: 5/1/2026

DRAWN BY: SV

SHEET No. 2 OF 2

**SE EAGLE CREEK RD/
SE DUUS RD INTERSECTION**
28790 SE EAGLE CREEK RD

FILE NO. 10
PROW & TCE



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