

RESOLUTION NO. 603-15

RESOLUTION GRANTING THE CITY OF TUALATIN AN EASEMENT FOR UTILITIES, IMPROVEMENT, AND ACCESS FOR PROPERTY LOCATED AT 18626 SW BOONES FERRY ROAD

WHEREAS, the Tualatin Development Commission ("TDC") is the duly authorized urban renewal agency of the City of Tualatin ("City"), Oregon, and administers the City's urban renewal plans; and

WHEREAS, the TDC owns property located at 18626 SW Boones Ferry Road that is part of the "White Parking Lot" (Tax Lot 2S124BC01501) located in the Central Urban Renewal Plan Area; and,

WHEREAS, the City operates and maintains utilities through a portion of the property; and

WHEREAS, the TDC finds that granting an easement to the City is necessary and in the public interest to ensure access and maintenance of the utilities; and

NOW THEREFORE, BE IT RESOLVED BY THE TUALATIN DEVELOPMENT COMMISSION OF THE CITY OF TUALATIN, OREGON, that:

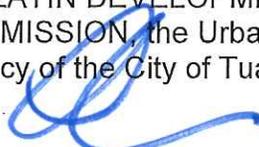
Section 1. The Tualatin Development Commission finds necessary to grant the City of Tualatin a Utility, Improvement, and Access Easement across the property, as set forth in Exhibit 1, which is attached and incorporated herein.

Section 2. The Commission Administrator is authorized to execute the Utility, Improvement, and Access Easement set forth in Exhibit 1.

Section 3. This resolution is effective upon adoption.

Adopted by the Tualatin Development Commission this 26th day of May, 2015.

TUALATIN DEVELOPMENT
COMMISSION, the Urban Renewal
Agency of the City of Tualatin

BY 
Chairman

APPROVED AS TO FORM

BY 
City Attorney

ATTEST:

BY 
Administrator

After recording return to:
City of Tualatin, Oregon
18880 SW Martinazzi Ave.
Tualatin, OR 97062-7092



**CITY OF TUALATIN, OREGON
UTILITY, IMPROVEMENT, AND ACCESS EASEMENT**

The Tualatin Development Commission ("GRANTOR"), grants to the City of Tualatin (the "CITY"), its successors and assigns, the permanent and exclusive right to design, construct, reconstruct, operate and maintain any and all City improvements and utilities, together with an exclusive permanent access easement for the purpose of ingress and egress at any and all times, on the following described land:

See Exhibit A (Legal Description of Public Utility Easement) attached and as shown on Exhibit B (Map) attached

TO HAVE AND TO HOLD, the described EASEMENT unto the CITY, its successors and assigns, runs with the land.

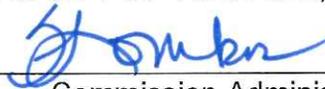
The true and actual consideration paid for this transfer consists of other value given or promised, the receipt of which is acknowledged by the GRANTOR.

The GRANTOR covenants to the CITY, and its successors and assigns, that GRANTOR is lawfully seized in fee simple of the granted premises, free from all encumbrances and that GRANTOR, and the GRANTOR'S heirs and personal representatives, shall warrant and forever defend the premises to the CITY, its agents, successors, and assigns against the lawful claims and demands of all persons claiming

by, through, or under the GRANTOR.

Executed this 26th day of May, 2015.

TUALATIN DEVELOPMENT COMMISSION OF THE CITY OF TUALATIN, OREGON

By: 
Commission Administrator

(STATE OF OREGON)ss
(County of Washington)

On this 26th day of May, 2015, before me, the undersigned, a Notary Public,
personally appeared Sherilyn Lombos and acknowledged the foregoing
instrument to be their voluntary act and deed.



Before me: 
Notary Public for Oregon
My commission expires: 9/18/16

The City Manager of the City of Tualatin, being duly authorized and directed by the Tualatin City Council, approves and accepts the foregoing document on behalf of the City of Tualatin. Dated this 26th day of May 2015.


City Manager

Exhibit A



**NORTHWEST
SURVEYING, INC.**

RESIDENTIAL - COMMERCIAL - INDUSTRIAL

Licensed in OR, WA & ID

1815 NW 169th Place, Suite 2090
Beaverton, OR 97006

Telephone: 503-848-2127
Fax: 503-848-2179

Electrical Easement Description

May 9, 2014

NWS Project Number 1092

A tract of land being a portion of that property described as Parcel III in deed to the Tualatin Development Commission recorded as Document Number 85-046414, Washington County Deed Records, located in the northwest one-quarter of Section 24, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and being more particularly described as follows:

Commencing at a brass screw with a 3/4 inch brass washer stamped "K.W. Cox Associates, Inc." located at the northeast corner of Tract "A" of "Mews at the Commons" recorded in Washington County Plat Book 98, Page 35; Thence along the northerly extension of the easterly line of said Tract "A", North 06°12'57" West 166.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "CH2M Hill", located on the southerly right-of-way line of SW Boones Ferry Road (36.00 feet southerly from the centerline thereof, when measured at right angles); Thence along said southerly right-of-way line, North 84°12'17" East 84.00 feet to a point on the westerly line of that property described as Parcel I in said deed to the Tualatin Development Commission; Thence along said westerly line, South 06°12'57" East 94.00 feet to the southwest corner thereof, also being the northwest corner of said Parcel III; Thence along the southerly line of said Parcel I together with the southerly line of Parcel II of said deed to the Tualatin Development Commission, North 84°12'17" East 100.00 feet to the Northeast corner of said Parcel III; Thence along the easterly line of said Parcel III, South 06°12'57" East 50.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Northwest Surveying, Inc." located at the northwest corner of that property described in deed to Haberman Properties, LLC recorded as Document Number 2010-080224, Washington County Deed Records; Thence along the westerly extension of the northerly line of said Haberman property, South 84°12'17" West 22.62 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Northwest Surveying, Inc." and the Point of Beginning;

Thence South 05°48'17" East 112.40 feet to the southerly line of said Parcel III, said point being marked with a 1-1/16" copper disk stamped "Stubbs LS 55469"; Thence along said southerly line, North 83°53'16" East 2.00 feet; Thence leaving said southerly line, North 05°48'17" West 22.45 feet; Thence North 84°11'43" East 3.80 feet; Thence North 05°48'17" West 4.00 feet; Thence South 84°11'43" West 3.80 feet; Thence North 05°48'17" West 56.09 feet; Thence North 84°11'43" East 3.80 feet; Thence North 05°48'17" West 4.00 feet; Thence South 84°11'43" West 3.80 feet; Thence North 05°48'17" West 25.84 feet to said westerly extension of the northerly line of said Haberman property; Thence along said westerly extension, South 84°12'17" West 2.00 feet to the Point of Beginning.

The above described tract of land contains 255 square feet, more or less.

The basis of bearings for this description is the southerly Right-of-Way line of SW Boones Ferry Road per Survey Number 30,746, Washington County Survey Records.

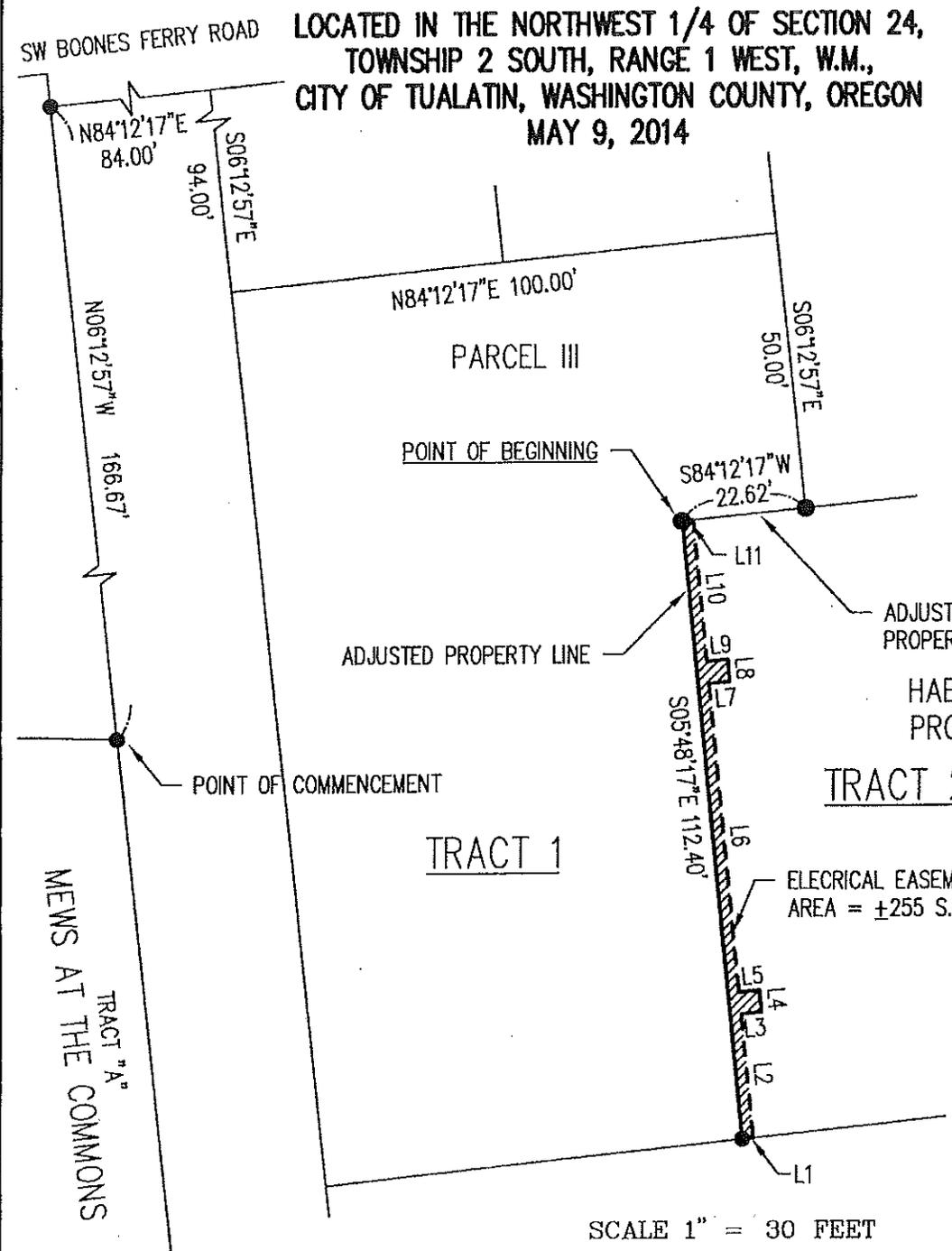
Exhibit B

EXHIBIT MAP

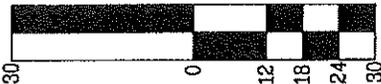
LOCATED IN THE NORTHWEST 1/4 OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON
MAY 9, 2014

● SURVEY MONUMENT, AS DESCRIBED IN EASEMENT DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°53'16"E	2.00'
L2	N05°48'17"W	22.45'
L3	N84°11'43"E	3.80'
L4	N05°48'17"W	4.00'
L5	S84°11'43"W	3.80'
L6	N05°48'17"W	56.09'
L7	N84°11'43"E	3.80'
L8	N05°48'17"W	4.00'
L9	S84°11'43"W	3.80'
L10	N05°48'17"W	25.84'
L11	S84°12'17"W	2.00'



SCALE 1" = 30 FEET



REGISTERED PROFESSIONAL LAND SURVEYOR

Clinton H. Stubbs Jr.

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWAL DATE: 06/30/14

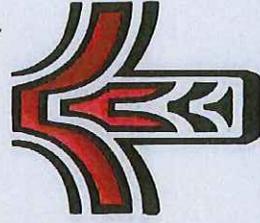
PREPARED FOR: HOT SEAT SPORTS BAR 18971 SW MARTINAZZI AVE. TUALATIN, OR 97062	JOB NAME: HOT SEAT PLA	<h1>NORTHWEST</h1> <h1>SURVEYING, Inc.</h1>	1815 NW 169th PLACE, SUITE 2090 BEAVERTON, OR 97006 PHONE: 503-848-2127 FAX: 503-848-2179 nwsurveying@nwsrvy.com
	JOB NUMBER: 1092		
	DRAWING NUMBER: 1092 EASE		
	DRAWN BY: CHS		
	CHECKED BY: SFF		



Tualatin Development Commission

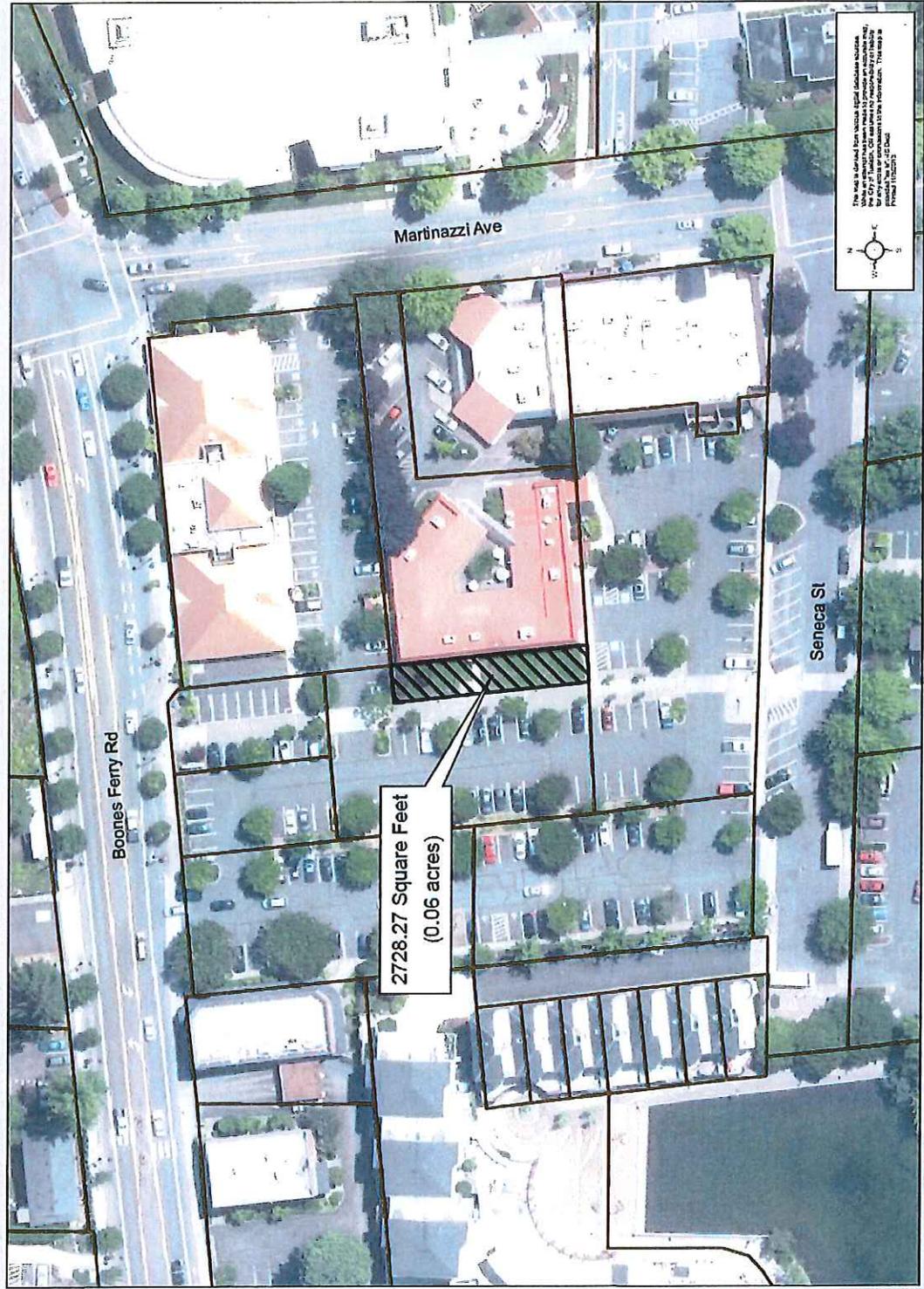
Hot Seat Property Sale

Tualatin Development Commission
Regular Meeting
5/26/2015

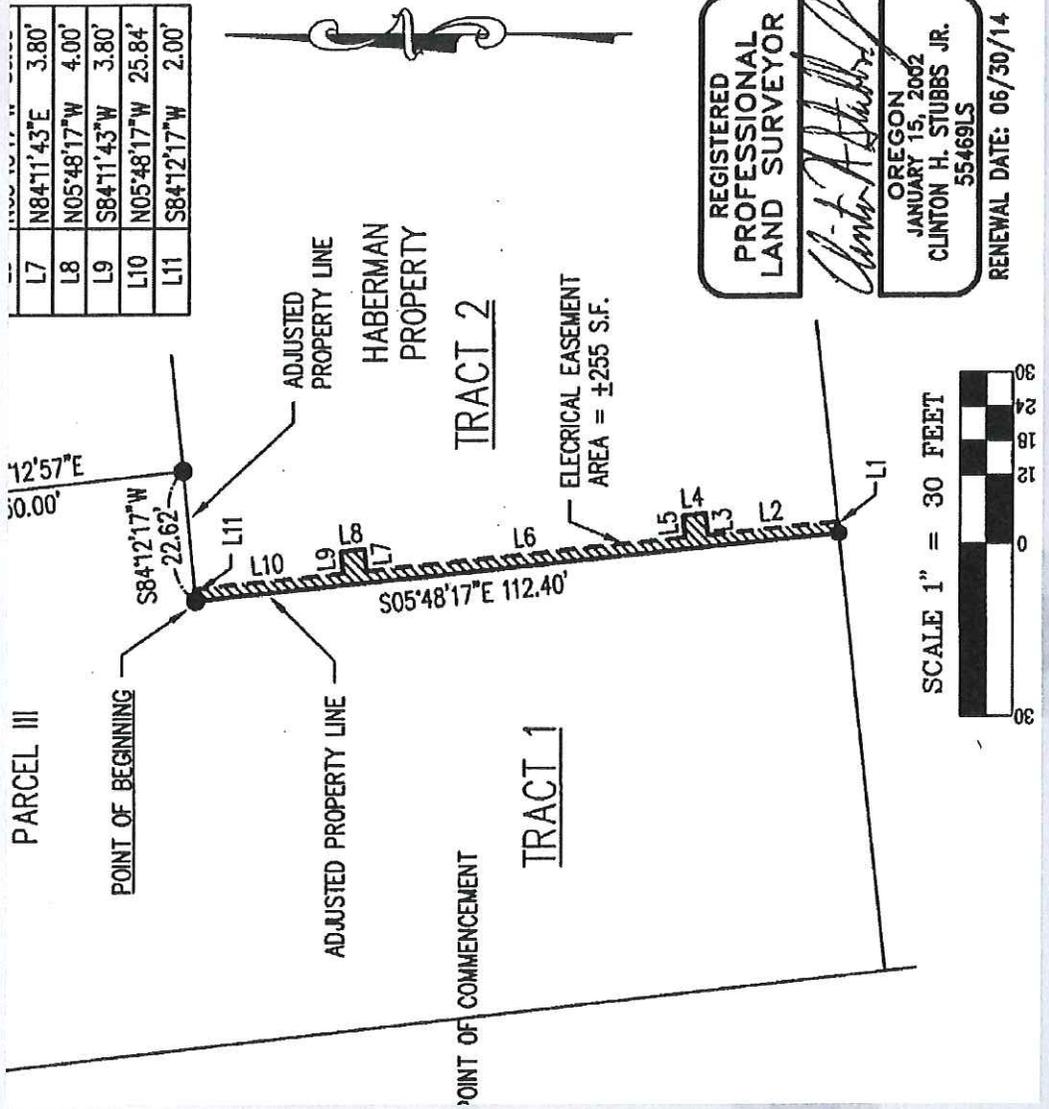


City of Tualatin

Property Exchange



Utility Easement



Development Plan

