

**AKS ENGINEERING & FORESTRY**

12965 SW Herman Road, Suite 100, Tualatin, OR 97062

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AKS Job #8860-06

EXHIBIT A**Public Utility and Access Easement**

A portion of vacated right-of-way, located in the Southeast 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:

Beginning at the southeast corner of Tract "C" of "Stoneridge", recorded as Book 39, Page 39, Washington County Records, also being on the westerly line of Lot 16 of said plat; thence along said westerly line, South 00°48'26" East 82.72 feet; thence continuing along said westerly line on a curve to the left with a Radius of 15.00 feet, a Central Angle of 85°29'20", an Arc Length of 22.38 feet, and a Chord of South 43°33'09" East 20.36 feet to the northerly right-of-way line of SW 67th Avenue (25.00 feet from centerline); thence along a line which is parallel with and 25.00 feet northerly of, when measured at right angles to, the centerline of SW 67th Avenue on a non-tangent curve to the left (with a radial bearing of South 03°42'09" West) with a Radius of 150.00 feet, a Central Angle of 01°56'16", an Arc Length of 5.07 feet, and a Chord of North 87°16'00" West 5.07 feet; thence along a line which is parallel with and 25.00 feet northerly of, when measured at right angles to, the centerline of SW 68th Avenue on a compound curve to the left with a Radius of 375.00 feet, a Central Angle of 10°57'56", an Arc Length of 71.77 feet, and a Chord of South 86°16'54" West 71.66 feet to the westerly southeast corner of Tract "A" of said plat; thence along the easterly line of said Tract "A" on a non-tangent curve to the left (with a radial bearing of North 09°12'04" West) with a Radius of 15.00 feet, a Central Angle of 81°36'21", an Arc Length of 21.36 feet, and a Chord of North 39°59'45" East 19.60 feet; thence continuing along said easterly line, North 00°48'26" West 86.16 feet to the southerly line of Tract "C" of said plat; thence along said southerly line, North 89°11'34" East 50.00 feet to the Point of Beginning.

The above described tract of land contains 4,959 square feet, more or less.

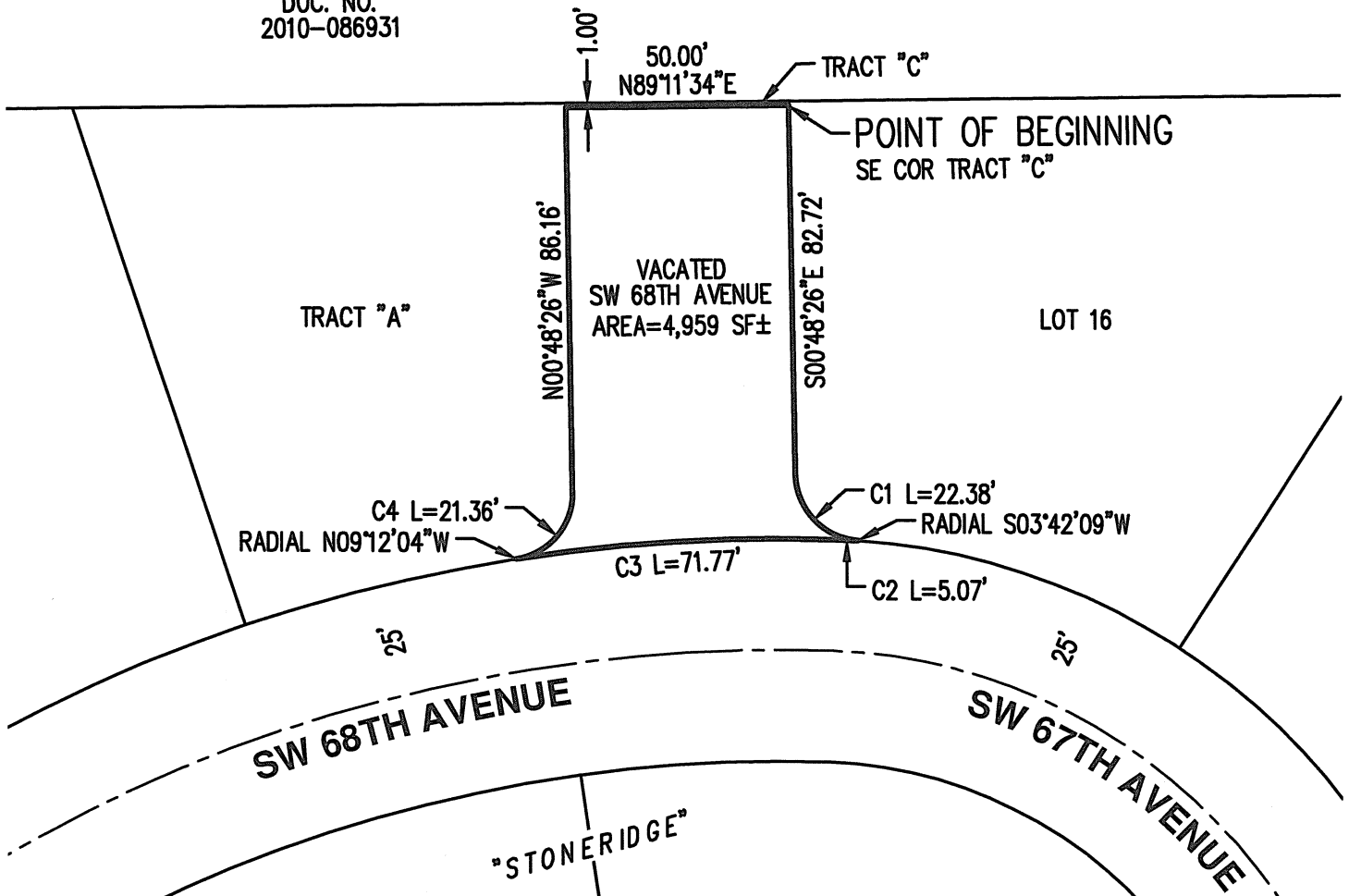
The Basis of Bearings for this description are based on the plat of "Stoneridge".

*2/26/2025***REGISTERED
PROFESSIONAL
LAND SURVEYOR***Michael S. Kalina***OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS****RENEWS: 6/30/25**

EXHIBIT B

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

DOC. NO.
2010-086931



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C1	15.00'	85°29'20"	22.38'	S43°33'09"E 20.36'
C2	150.00'	01°56'16"	5.07'	N87°16'00"W 5.07'
C3	375.00'	10°57'56"	71.77'	S86°16'54"W 71.66'
C4	15.00'	81°36'21"	21.36'	N39°59'45"E 19.60'

2/26/2025

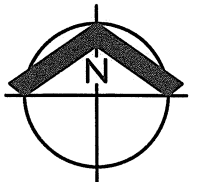
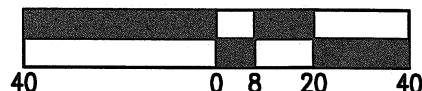
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEW: 6/30/25

SCALE: 1" = 40 FEET



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PUBLIC UTILITY AND
ACCESS EASEMENT

VACATED SW 68TH AVENUE
DRWN: WCB CHKD: MSK
AKS JOB: 8860-06
EXHIBIT B