

RIGHT-OF-WAY DEDICATION

For the consideration stated below, U S Realty 86 Associates, a general partnership of New Jersey, (Grantor) grants, bargains, sells and conveys to the City of Gresham, a municipal corporation, its successors and assigns, a perpetual right-of-way for street purposes, in upon and across the following described real property situated in Multnomah County, Oregon:

A tract of land situated in the S.E. 1/4 of Section 4, Township 1 South, Range 3 East of the Willamette Meridian, City of Gresham, County of Multnomah and the State of Oregon being more particularly described as follows: Tax Lot 800, Book 1948, Page 1786

Commencing at an iron rod, as set in Private Survey #47539, marking the intersection of the northeasterly right-of-way line of the Mt. Hood Railway Co. (100 feet wide) and the westerly right-of-way line of N.W. Eastman Avenue (80 feet wide); thence North 0°25'36" West along said westerly right-of-way line 953.10 feet to a 5/8" iron rod as per Private Survey #47539, said iron rod being the Point of Beginning of the tract herein to be described; thence West 2.16 feet; thence North 50°12'30" West 6.53 feet to a point of non-tangent curve to the left having a radius of 26.00 feet; thence along said curve to the left through a central angle of 40°13'06" an arc length of 18.25 feet, said curve being subtended by a chord which bears North 19°40'52" East 17.88 feet; thence radial to said curve North 89°34'24" East 1.00 feet to a point in said westerly right-of-way line of N.W. Eastman Avenue; thence South 0°25'36" East 21.02 feet to the Point of Beginning.

Containing 65.72 square feet. 9-14-94

The dollar consideration paid for this transfer is \$750.00. However, the actual consideration includes other property or value given or promised.

Grantor has executed this instrument this 20th day of January, 1995. If a corporate grantor, it has caused its name to be signed by a duly authorized officer.

U S REALTY 86 ASSOCIATES

U S Realty Associate
General Partner

by *[Signature]*
Donald L. Horan

title: General Partner

AFTER RECORDING, RETURN TO:
UTILITY BILLING SECTION
RECORDING SERVICES
CITY OF GRESHAM
501 N.E. HOOD, STE 100
GRESHAM, OR 97030

1 of 4

95 26186

March 6, 1995

STATE OF NEW JERSEY)
County of BERGEN)

On this 20th day of JANUARY, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DONALD L. HANSON who is proven on the basis of satisfactory evidence to be the PARTNER of the above named corporation voluntarily for the purposes therein contained. PARTNERSHIP

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public for New Jersey Sherry Nader-Esfahani
My Commission Expires: 12/26/95

SHERRY NADER-ESFAHANI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 26, 1995

ACCEPTED BY GRESHAM CITY COUNCIL

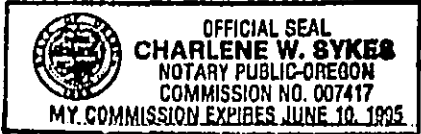
[Signature]
by Bonnie R. Kraft, City Manager

STATE OF OREGON)
COUNTY OF MULTNOMAH)

ss.

On this 1 day of March, 1995, before me, a Notary Public in and for the State of Oregon, personally appeared Bonnie Kraft known to me to be the person(s) who executed the within instrument, and acknowledged to me that they (he/she) executed the same for the purposes therein stated

Charlene W. Sykes
Notary Public for Oregon
My commission expires: 6/10/95



STREET DEDICATION - K-Mari.l Page 2

2

March 6, 1995

EXHIBIT 'A'

A PORTION OF THE LANDS DESCRIBED ON PAGE 11 OF THE RIGHT-OF-WAY DEDICATION DOCUMENT RECORDED AS DOCUMENT NUMBER 1995-66935, MULTNOMAH COUNTY DEED RECORDS, BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF GRESHAM, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF THE ABOVE SAID DESCRIBED RIGHT-OF-WAY DEDICATION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DOCUMENT 2022-061789 MULTNOMAH COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID RIGHT-OF-WAY DEDICATION S 1°13'15" W, A DISTANCE OF 99.02 FEET TO A POINT ON A 756.20-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF NW EASTMAN PARKWAY (SE 221ST AVENUE) (40 FEET FROM THE CENTERLINE THEREOF WHEN MEASURED AT A RIGHT ANGLE); THENCE ALONG SAID CURVE ON AN ARC BEING 40 FEET FROM THE CENTERLINE THEREOF WHEN MEASURED AT A RIGHT ANGLES, THROUGH A CENTRAL ANGLE OF 7°59'13", AN ARC DISTANCE OF 105.41 FEET (CHORD BEARS N 21°35'36" E, 105.33 FEET), TO A FOUND 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF THE ABOVE SAID LAND DESCRIBED IN DOCUMENT 2022-061789; THENCE ALONG THE SOUTHERN LINE OF THE LAND DESCRIBED IN DOCUMENT 2022-061789 N 88°20'04" W, A DISTANCE OF 36.67 FEET TO THE POINT OF BEGINNING.

ABOVE SAID AREA CONTAINING 1,686 SQUARE FEET MORE OR LESS.

THIS DESCRIPTION'S BASIS OF BEARINGS IS BASED ON OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD83(91).

DATE: 4/30/2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
DECEMBER 12, 2012
AUSTIN T. BENNINGTON
86194

RENEWS: 12/31/2025