

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

Washington County, Oregon
07/27/2021 10:34:25 AM
D-E Cnt=6 Stn=31 RECORDS1
\$35.00 \$25.00 \$5.00 \$11.00 \$60.00 - Total = \$136.00

2021-082368



02784252202100823680070070

I, Joe Nelson, Interim Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Joe Nelson, Interim Director of Assessment and Taxation, Ex-Officio County Clerk



**CITY OF TUALATIN, OREGON
STORM DRAINAGE LINE, WATERLINE, STORM DRAIN,
SIDEWALK OR PUBLIC UTILITY AND ACCESS EASEMENTS**

112th & Myslony JPMJD-USICV, LLC ("GRANTOR"), grants to the City of Tualatin (the "CITY"), its successors and assigns, the permanent right to design, construct, reconstruct, operate and maintain a Sidewalk and Public Utility Easement ("EASEMENT") on the following described land:

*See attached legal description and drawing,
incorporated by reference*

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

GRANTOR reserves the right to use the surface of the land for walkways, landscaping, parking, and other uses undertaken by the GRANTOR that are not inconsistent and do not interfere with the use of the subject EASEMENT area by the CITY. No building or utility shall be placed upon, under or within the property subject to this easement during its term without the written permission of the CITY.

Except as otherwise provided, upon completion of construction by CITY on the EASEMENT, the CITY shall restore the property's disturbed surface to the condition reasonably similar to the previous state, and shall indemnify and hold the GRANTOR harmless against all loss, costs, or damage arising out of the exercise of the rights granted. Nothing in this easement shall be construed as requiring the CITY, its successors or assigns, to maintain landscaping, walkways, parking or other surface or subsurface improvement made or constructed by or on behalf of the GRANTOR, its heirs, successors or assigns.

The true and actual consideration paid for this transfer consists of \$1.00 or

includes other property or 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 list any exceptions 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 20th day of July, 2021.

See Attached
Signature

See Attached
Signature

Name (print or type)

Name (print or type)

Title

Title

(STATE OF OREGON)ss
(County of Washington)

please see attached

On this ____ day of _____, 20 __, before me, the undersigned, a Notary Public, personally appeared _____ and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: _____
Notary Public for Oregon

My commission expires: _____

CITY OF TUALATIN, OREGON

By: *[Signature]*
City Manager

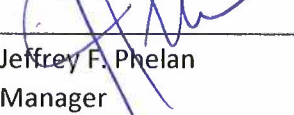
The City Manager of the City of Tualatin, being duly authorized and directed by the Council of the City of Tualatin, pursuant to TMC 1-3-030, approves and accepts the foregoing document on behalf of the City of Tualatin. Dated this 26 day of July 2021.

[Signature]
City Manager

112TH & MYSLONY JPMJD/USICV, LLC,
a Delaware limited liability company

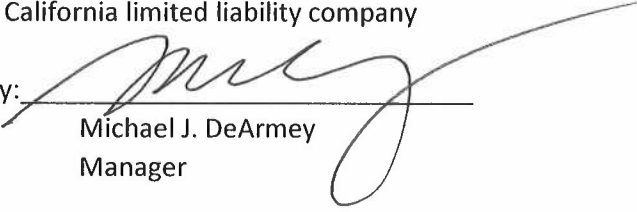
By: PHELAN-MJD, LLC,
a California limited liability company,
its managing member

By: Investments PDC LLC,
a California limited liability company

By: 

Jeffrey F. Phelan
Manager

By: DeArmey Investments, LLC,
a California limited liability company

By: 

Michael J. DeArmey
Manager

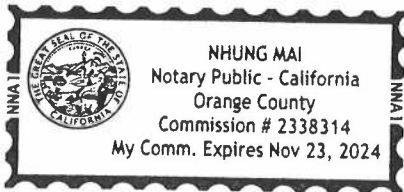
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of orange }
On July 20, 2021 before me, Nhung Mai, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jeffrey F. Phelan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

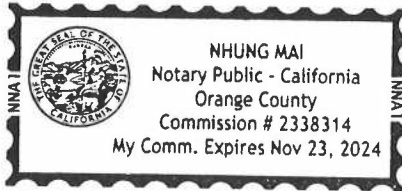
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State of California }
County of orange }
On July 20, 2021 before me, Nhung Mai, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Michael J. DeArmeY
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____



EXHIBIT "A"

PO Box 398
Camas, WA 98607
360.834.2519
www.kcdevelopment.net

PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

Myslony PUE Legal Description July 15, 2021

A Portion of the Southeast 1/4 of Section 22, Township 2 South, Range 1 West, W.M., City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of Tract 2 of that Property Line Adjustment recorded in Document Number 2020-037972, Washington County Records which bears $S01^{\circ}30'47''W$, 31.00 feet from the 5/8" Rebar with a Yellow Plastic Cap inscribed "AKS ENGR" as set in Survey Number 31701 marking the Northeast Corner thereof; thence along the East line of said Tract 2, $S01^{\circ}30'47''W$, 6.00; thence along a line parallel and 37.00 feet distant and Southerly from the North line of said Tract 2, $N88^{\circ}31'05''W$, 263.96 feet to a point of curvature; thence along the arc of a 171.00 foot radius curve concave to the Southeast, through a central angle of $44^{\circ}05'37''$ (chord bears $S69^{\circ}26'07''W$, 128.37 feet) a distance of 131.60 feet to a point of tangency; thence $S47^{\circ}23'19''W$, 31.03 feet to a point of curvature; thence along the arc of a 226.50 foot radius curve concave to the Northwest, through a central angle of $07^{\circ}33'18''$ (chord bears $S51^{\circ}09'58''W$, 29.84 feet) a distance of 29.87 feet to a point of reverse curvature; thence along the arc of a 100.00 foot radius curve concave to the Southeast, through a central angle of $21^{\circ}02'07''$ (chord bears $S44^{\circ}25'33''W$, 36.51 feet) a distance of 36.71 feet to a point of reverse curvature; thence along the arc of a 50.00 foot radius curve concave to the Northwest, through a central angle of $57^{\circ}33'51''$ (chord bears $S62^{\circ}41'25''W$, 48.15 feet) a distance of 50.23 to the West line of Parcel 2, Partition Plat No. 2012-002; thence along said West line, $N01^{\circ}31'31''E$, 6.00 feet to the Southerly Right of Way line of SW Myslony Street; thence $N72^{\circ}36'11''E$, 8.71 feet; thence along a radial bearing to the following curve, $N17^{\circ}20'16''W$, 15.18 feet; thence along the arc of a 220.50 foot radius curve concave to the Northwest, through a central angle of $25^{\circ}16'26''$ (chord bears $N60^{\circ}01'31''E$, 96.48 feet) a distance of 97.27 feet; thence $N47^{\circ}23'19''E$, 31.03 feet to a point of curvature; thence along the arc of a 177.00 foot radius curve concave to the Southeast, through a central angle of $44^{\circ}05'37''$ (chord bears $N69^{\circ}26'07''E$, 132.88 feet) a distance of 136.22 feet to a point of tangency; thence $S88^{\circ}31'05''E$, 263.96 feet the Point of Beginning.

Containing 3,905 Square Feet (0.090 Acres).



1"=60'

EXHIBIT "B"

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

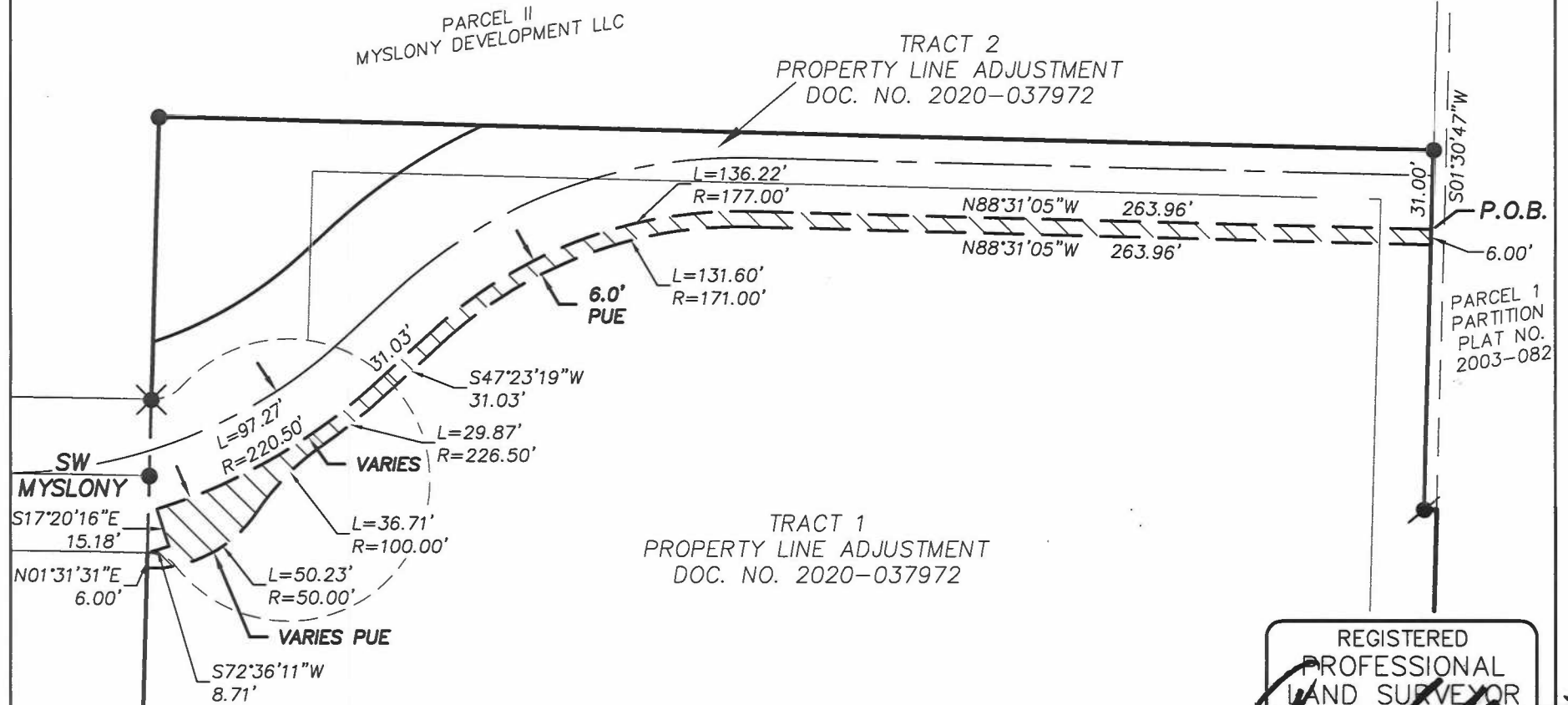
JULY 19, 2021

BASIS OF BEARINGS

STATE PLANE GRID COORDINATES
INTERNATIONAL FEET
3601 OREGON NORTH
NAD83(2011)(EPOCH2010.0000)
POINT SCALE 0.99990106
COMBINED FACTOR 0.99989672

PARCEL II
MYSLONY DEVELOPMENT LLC

TRACT 2
PROPERTY LINE ADJUSTMENT
DOC. NO. 2020-037972



TRACT 1
PROPERTY LINE ADJUSTMENT
DOC. NO. 2020-037972

SW
MYSLONY

S17°20'16\"E
15.18'

N01°31'31\"E
6.00'

LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "AKS ENGR" (SET SURVEY NUMBER 31701/31560) HELD
- ⊙ FOUND 3" BRASS DISK WITH PUNCH MARK "DEHAAS & ASSOC INC." (SET SURVEY NUMBER 22104) HELD
- ⊗ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "RYAN LS 58833" (SET SN 30837) HELD



**SIDEWALK & PUBLIC
UTILITY EASEMENT
AREA 3,905 S.F.**

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2000
CINDY A. HALCUMB
58928 LS

EXPIRATION 06/30/23

PREPARED BY:
KC DEVELOPMENT
360.834.2519

PARCEL 2
PARTITION
PLAT NO.
2012-002

PARCEL 1
PARTITION
PLAT NO.
2003-082

P.O.B.

6.00'

31.00'

501°30'47\"W

N88°31'05\"W
263.96'

N88°31'05\"W
263.96'

L=136.22'
R=177.00'

L=131.60'
R=171.00'

S47°23'19\"W
31.03'

L=29.87'
R=226.50'

L=36.71'
R=100.00'

L=50.23'
R=50.00'

S72°36'11\"W
8.71'

L=97.21'
R=220.50'

VARIES

VARIES PUE

6.0'
PUE