

Send taxes to and  
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 **2021-082365**

D-DD Cnt=1 Stn=31 RECORDS1  
\$35.00 \$5.00 \$11.00 \$60.00 - Total = \$111.00



02784248202100823650070073

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  
DEED OF DEDICATION WITHOUT PLAT**

112<sup>th</sup> & Myslony JPMJD-USICV, LLC OR ("GRANTOR"), dedicates to the public, by and through the City of Tualatin (the "CITY"), its successors and assigns, a perpetual right-of way for street, road, public utility, and pedestrian purposes, on, over, across, under, along, and within all of the following real property situated in the County of Washington, State of Oregon, and which is bounded and described as follows, to wit:

*The premises described in the legal description attached as Attachment A and as further depicted on the Map attached as Attachment B, both of which are incorporated herein*

TO HAVE AND TO HOLD, the above described and granted premises unto the public forever.

The true and actual consideration paid for this conveyance is \$ 0.00 or includes other property or other value given or promised, the receipt of which is acknowledged by GRANTOR.

[Continued on next page for formatting purposes]

GRANTOR covenants to CITY, its successors and assigns, that GRANTOR is lawfully seized in fee simple of the granted premises, free from all encumbrance and that GRANTOR, its heirs, successors and assigns, and personal representatives shall warrant and forever defend the premises against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

GRANTOR agrees that CITY is not accepting any liability for any release of hazardous substances onto or from the premises and that GRANTOR is not attempting to convey any such liability.

EXECUTED this 15<sup>th</sup> day of July, 2021

See Attached  
Name (print or type)

See Attached  
Name (print or type)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

(STATE OF OREGON )ss  
(County of Washington )

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: \_\_\_\_\_

APPROVED AS TO FORM  
By: [Signature]  
City Attorney

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

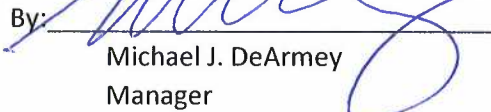
112<sup>TH</sup> & MYSLONY JPMJD/USICV, LLC,  
a Delaware limited liability company

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

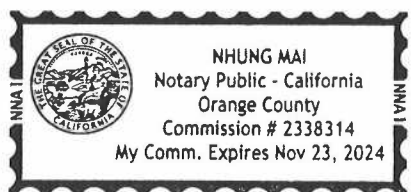
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of orange

On July 15, 2021 before me, Nhung Mai, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Michael J. DeArmeley  
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.

WITNESS my hand and official seal.

*Nhung Mai*

Signature \_\_\_\_\_  
Signature of Notary Public

**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: \_\_\_\_\_

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

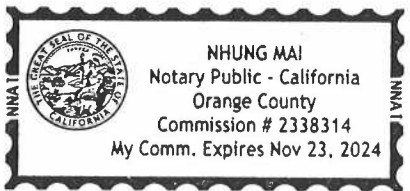
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of orange

On July 15, 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.

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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: \_\_\_\_\_



## EXHIBIT "A"

PO Box 398  
Camas, WA 98607  
360.834.2519  
[www.kcdevelopment.net](http://www.kcdevelopment.net)

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

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### Myslony 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 the Northeast Corner of Tract 2 of that Property Line Adjustment recorded in Document Number 2020-037972, Washington County Records at the 5/8" Rebar with a Yellow Plastic Cap inscribed "AKS ENGR" as set in Survey Number 31701; thence along the East line of said Tract 2, S01°30'47"W, 31.00 feet; thence along a line parallel and 31.00 feet distant and Southerly from the North line of said Tract 2, N88°31'05"W, 263.96 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°05'37" (chord bears S69°26'07"W, 132.88 feet) a distance of 136.22 feet to a point of tangency; thence S47°23'19"W, 31.03 feet to a point of curvature; thence along the arc of a 220.50 foot radius curve concave to the Northwest, through a central angle of 25°16'26" (chord bears S60°01'31"W, 96.48 feet) a distance of 97.27 feet; thence along a radial bearing, S17°20'16"E, 15.18 feet; thence S72°36'11"W, 8.71 feet to the Northeast Corner of Parcel 2, Partition Plat No. 2012-002 at the Southerly Right of Way line of SW Myslony Street; thence N01°32'06"E, 60.00 feet to the Northerly Right of Way line of said Street; thence along the West line of Tract 2 of that Property Line Adjustment recorded in Document Number 2020-037972, said Records, N01°32'41"E, 22.34 feet to a point of non-tangent curvature; thence leaving said West line, along the arc of a 159.00 foot radius curve concave to the Northwest, through a central angle of 24°22'39" (chord bears N59°34'38"E, 67.14 feet) a distance of 67.65 feet to a point of tangency; thence N47°23'19"E, 16.52 feet to a point of curvature; thence along the arc of a 233.00 foot radius curve concave to the Southeast, through a central angle of 17°19'12" (chord bears N56°02'55"E, 70.17 feet) a distance of 70.43 feet to the North line of Tract 2 of said Property Line Adjustment a point of non-tangency; thence S88°31'05"E, 368.96 feet to the point of beginning.

Containing 21,671 Square Feet (0.497 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

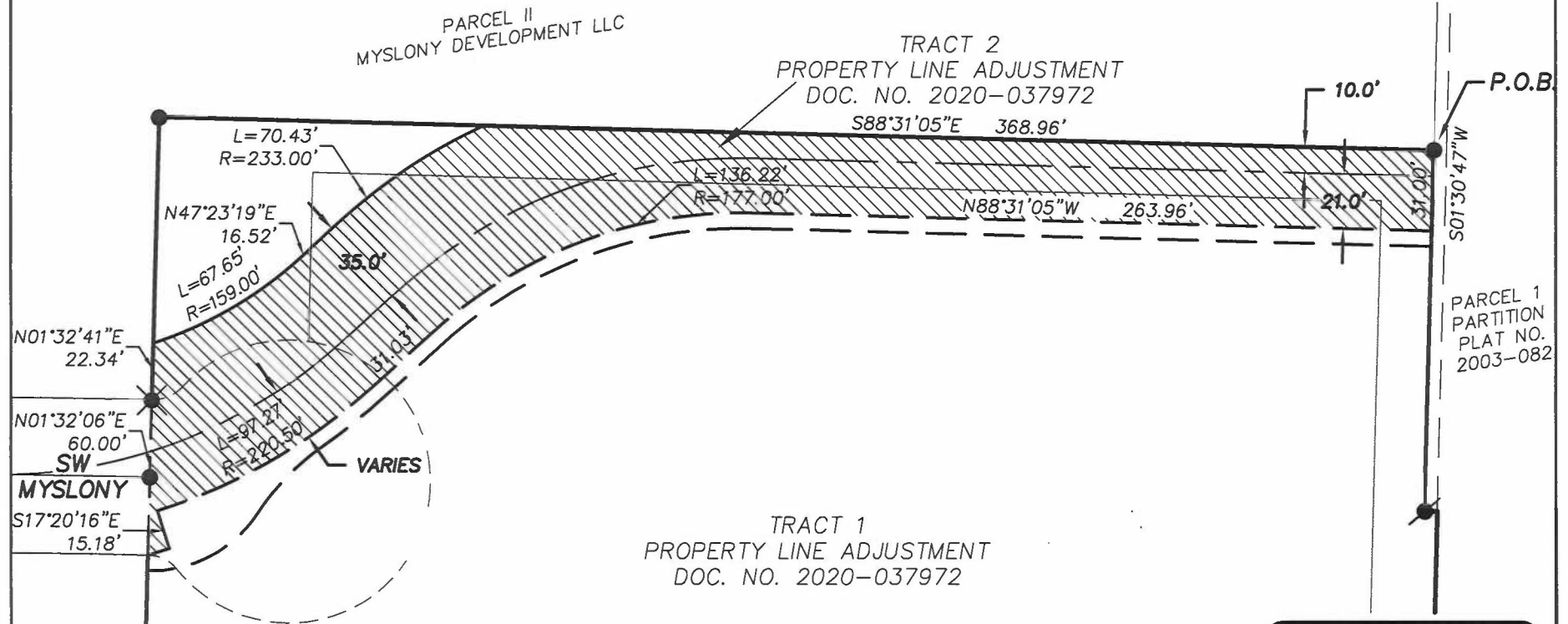
JULY 19, 2021

## 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



PARCEL 1  
PARTITION  
PLAT NO.  
2003-082

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

### 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



**STREET DEDICATION  
AREA 21,671 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