

## **RESOLUTION NO. 2500**

### **A RESOLUTION ACCEPTING PERPETUAL NONEXCLUSIVE UTILITY AND ACCESS EASEMENTS FROM THE URBAN RENEWAL AGENCY ON REAL PROPERTY LOCATED AT 302 AND 410 NW 257TH WAY, TROUTDALE, OREGON**

#### **THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:**

1. That the Urban Renewal Agency of the City of Troutdale ("Agency"), the duly formed body to implement the urban renewal in Troutdale was established by the adoption of City of Troutdale ("City") Ordinance. No. 771 on January 27, 2006.
2. That in order to protect the public health, safety, and welfare the City adopted the Troutdale Riverfront Renewal Plan ("Plan") on February 14, 2006, by Ordinance No. 773 to provide urban renewal authority to eliminate blight and foster development and redevelopment within the Troutdale Riverfront Renewal Plan Area.
3. That the Board of Directors ("Board") of the Agency adopted Resolution No. 44 on January 16, 2018 approving the purchase of certain real property.
4. That the Agency has consolidated the project site and accepting the utility easements on the certain real property will serve a valuable, desirable, necessary and authorized public purpose toward the fulfillment of the adopted Troutdale Riverfront Renewal Plan.
5. That preparation of a new partition plat for the site property to establish new tax lots and to facilitate property resale has as part of the redevelopment process, which has included confirming necessary utility easements.
6. The Agency has through adopted Resolution No. 53 on June 16, 2020, granted easements for critical City utility infrastructure existing across the property, infrastructure which is necessary to be maintained for both existing services and to support future site development requirements.
7. That to support development and redevelopment within the Troutdale Riverfront Renewal Plan Area, it is in the best interest of the Agency to grant, and for the City to accept, the utility easements.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE:**

Section 1. The City hereby accepts the Perpetual Nonexclusive Utility And Access Easements From The Urban Renewal Agency On Real Property Located At 302 And 410 NW 257th Way, Troutdale, Oregon, in substantial conformity with Attachment 1 of this resolution, but with any changes the City Official may approve.

Section 2. Designates the City Manager or Finance Director (each a "City Official") or a designee of the City Official, to act on behalf of the City, and without further action by the City Council the City Official is hereby authorized, empowered and directed to accept the easements on behalf of the City into the City's fixed asset system.

Section 3. Further, consistent with intent of the resolution, and in the best interest of the City, the City Official is authorized without further action by the City Council to determine, execute, acknowledge and deliver any subsequent addendums, extensions, revisions, modification, or successor documents, including any other supporting and implementing documents, and to take any other action as may be advisable, convenient, necessary, or appropriate to give full force and effect to the terms and intent of the resolution, and the execution thereof by any such City Official shall be conclusive as to such determination

Section 4. The Finance Director is authorized to disburse funds, subject to annual appropriations, as necessary to fulfill the resolution obligations, and is further directed to implement all such actions necessary to ensure budgetary compliance.

Section 5. This Resolution shall be effective upon adoption.

**YEAS: 6**

**NAYS: 0**

**ABSTAINED: 0**



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**Casey Ryan, Mayor**

**Date: June 29, 2020**



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**Sarah Skroch, City Recorder**

**Adopted: June 23, 2020**

## RESOLUTION NO. 53

### A RESOLUTION ESTABLISHING CITY OF TROUTDALE UTILITY EASEMENTS LOCATED IN THE URBAN RENEWAL AREA

#### THE TROUTDALE URBAN RENEWAL AGENCY FINDS AS FOLLOWS:

1. The Agency and City have demonstrated a vested interest to pursue future development of the Urban Renewal Area.
2. In the efforts to develop the site, a partition plat is being pursued that would establish, modify, or extinguish easements on the site.
3. To finalize the partition plat process for the Urban Renewal Area (URA), Case File 19-061, the Agency is required to establish three City easements- sanitary, water line and storm. As these easements provide essential utility services for the future and current needs for development of the site.

#### NOW, THEREFORE, BE IT RESOLVED BY THE TROUTDALE URBAN RENEWAL AGENCY

- Section 1. The Urban Renewal Agency establishes the Sanitary Easement located in the URA included herewith in Attachment A.
- Section 2. The Urban Renewal Agency establishes the Storm Easement located in the URA included herewith in Attachment A.
- Section 3. The Urban Renewal Agency establishes the Waterline Easement located in the URA included herewith in Attachment A.
- Section 4. Designation of Agency Official. The Agency Executive Director and City Manager Ray Young, and Finance Director Erich Mueller, (each an "Agency Official") are hereby authorized empowered and directed to act on behalf of the Agency, and without further action by the Agency Board, to sign the Quitclaim Deed on behalf of the Agency, and any and all other required and necessary documents to implement the intent of this resolution.

**YEAS: 6**  
**NAYS: 0**  
**ABSTAINED: 0**



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**Casey Ryan, Chair**  
**Date: June 17, 2020**



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**Sarah Skroch, City Recorder**  
**Adopted: June 16, 2020**

ATTACHMENT A

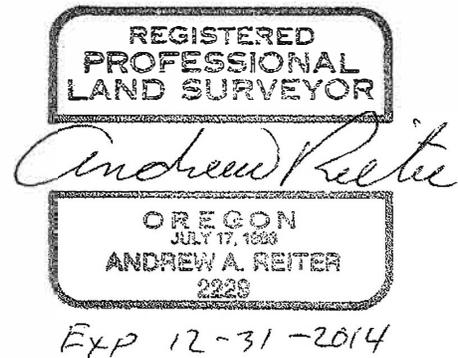
Sanitary Sewer Easement Description  
City of Troutdale to the City of Troutdale

October 3, 2014

A 15.00 foot wide strip of land, being 7.50 feet on each side of an existing sanitary sewer pipeline. The centerline of the easement is within the southeast quarter (SE ¼) of the northwest quarter (NW ¼) of Section 25, Township 1North, Range 3 East of the Willamette Meridian, County of Multnomah, State of Oregon, the centerline being more particularly described as follows:

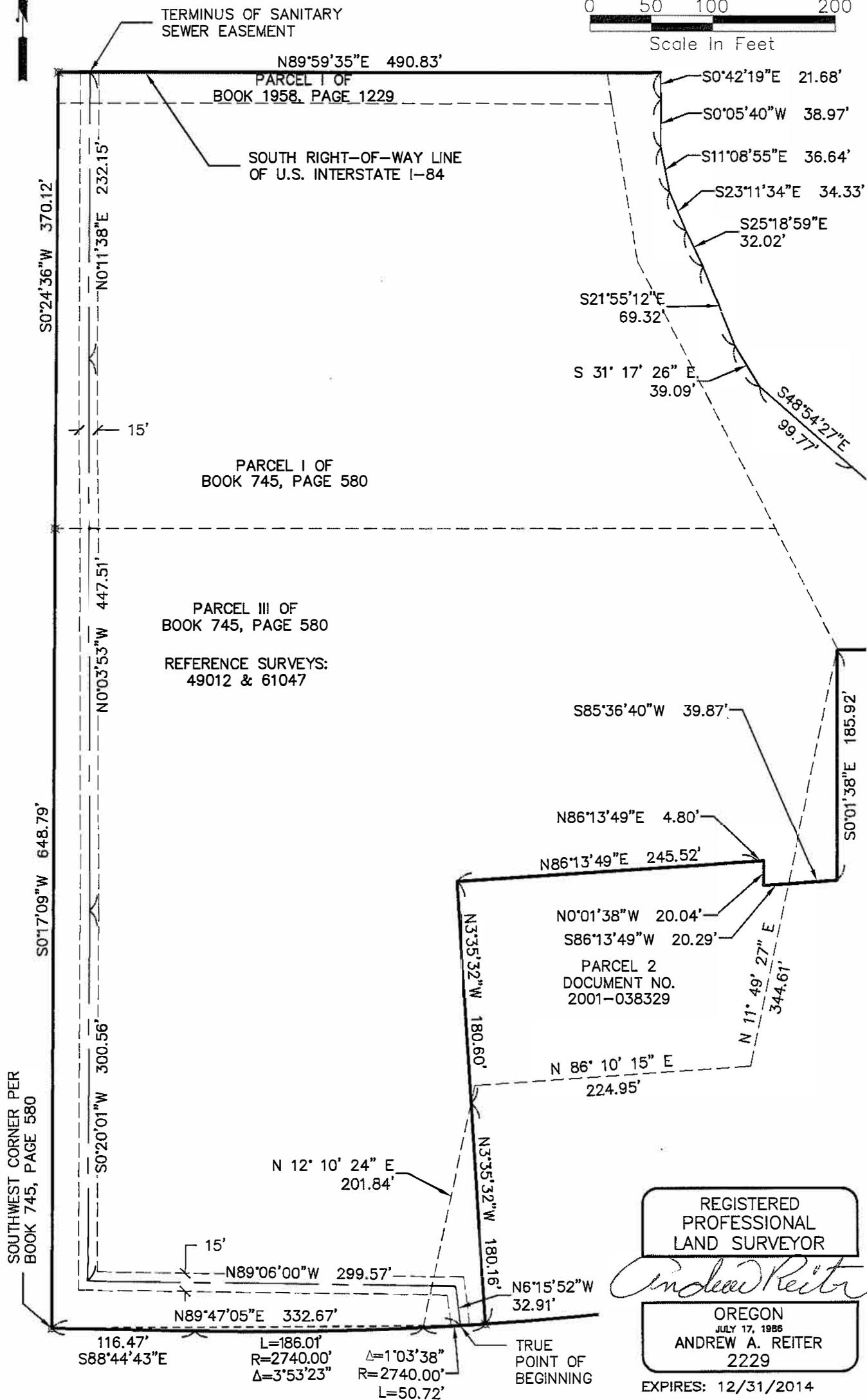
Commencing at the southwest corner of that tract of land described in Book 745, Page 580, Recorded August 10, 1970 in the Multnomah County Recorder's Office, said corner also being on the north line of the Oregon-Washington Railroad and Navigation Company right-of-way; thence North 89°47'05" East, a distance of 332.67 feet to the **TRUE POINT OF BEGINNING OF SAID CENTERLINE**; thence North 06°15'52" West, a distance of 32.91 feet; thence North 89°06'00" West, a distance of 299.57 feet; thence North 00°20'01" East, a distance of 300.56 feet; thence North 00°03'53" West, a distance of 447.51 feet; thence North 00°11'38 East, a distance of 232.15 feet to a point on the north line of that parcel of land described in Book 1958, Page 1229, recorded November 28, 1986 and being the **TERMINUS POINT OF SAID CENTERLINE**. The exterior lines of the above-described centerline will contract or extend to terminate on the boundary lines.

The above description and elements therein are based upon Property survey No. 49012 and 61047 on file in the Multnomah County Surveyor's Office.



# EXHIBIT B

LOCATED IN THE SE 1/4 OF THE NW 1/4  
SECTION 25, T.1N., R.3E., W.M.



FILE NAME: P:\14\14848-TROUTDALE EASEMENTS (WWTP)\CAD\XREFS\WWTP-EASEMENTS.DWG  
 SAVE TIME: 10/3/2014 9:35:26 AM  
 PLOT TIME: 10/3/2014 1:23 PM  
 USER NAME: ANDREW REITER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Andrew Reiter*

OREGON  
JULY 17, 1986  
ANDREW A. REITER  
2229

EXPIRES: 12/31/2014

DESIGNED AAR  
 DRAWN AAR  
 CHECKED MAA  
 DATE 10/03/14  
 SCALE 1"=100'

**SANITARY SEWER EASEMENT  
FOR  
CITY OF TROUTDALE, OREGON**

5000 Meadows Road, Suite 345  
Lake Oswego, OR 97035  
p 503.697.3222 | 503.597.7655

Civil | Structural | Planning | Survey  
paceengrs.com

JOB NUMBER  
**14848**

SHEET NAME: SANITARY EASE

SHEET **1** OF **1**

Storm Drainage Easement Description  
City of Troutdale to the City of Troutdale

October 3, 2014

The following described easements lie within the southeast quarter (SE ¼) of the northwest quarter (NW ¼) of Section 25, Township 1North, Range 3 East of the Willamette Meridian, County of Multnomah, State of Oregon:

Easement "A"

Commencing at the southwest corner of that tract of land described in Book 745, Page 580, Recorded August 10, 1970 in the Multnomah County Recorder's Office, said corner also being on the north line of the Oregon-Washington Railroad and Navigation Company right-of-way; thence North 00°17'09" East, a distance of 28.15 feet along the west boundary of said tract of land to the **TRUE POINT OF BEGINNING** of a 15.00 foot wide strip of land being centered over the top of an existing Storm Drainage pipeline, lying 7.50 feet on each side of the following described centerline; thence South 88°52'39" East, a distance of 291.77 feet; thence North 11°42'41" East, a distance of 226.93 feet more or less to a point on the west boundary line of the tract of land as described in Document No. 2001-038329, recorded March 20, 2001, and being the **TERMINUS OF DESCRIBED CENTERLINE**. The exterior lines of the above-described centerline will contract or extend to terminate on the boundary lines;

Together With Easement "B"

Commencing at the southwest corner of that tract of land described in Book 745 at Page 580, Recorded August 10, 1970 in the Multnomah County Recorder's Office, said corner also being on the north line of the Oregon-Washington Railroad and Navigation Company right-of-way; thence North 43°01'38" East, a distance of 485.10 more or less feet to a point on the west boundary of that parcel of land described in Document No. 2001-038329, said point also being the **TRUE POINT OF BEGINNING** of a 15.00 foot wide strip of land being centered over the top of an existing Storm Drainage pipeline, lying 7.50 feet on each side of the following described centerline; thence South 89°44'43" West, a distance of 294.19 feet; thence North 00°22'27" East, a distance of 665.59 feet to a point on the north line of that parcel of land described in Book 1958, Page 1229, recorded November 28, 1986 and being the **TERMINUS POINT OF DESCRIBED CENTERLINE**. The exterior lines of the above-described centerline will contract or extend to terminate on the boundary lines.

Together With Easement "C"

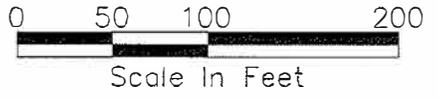
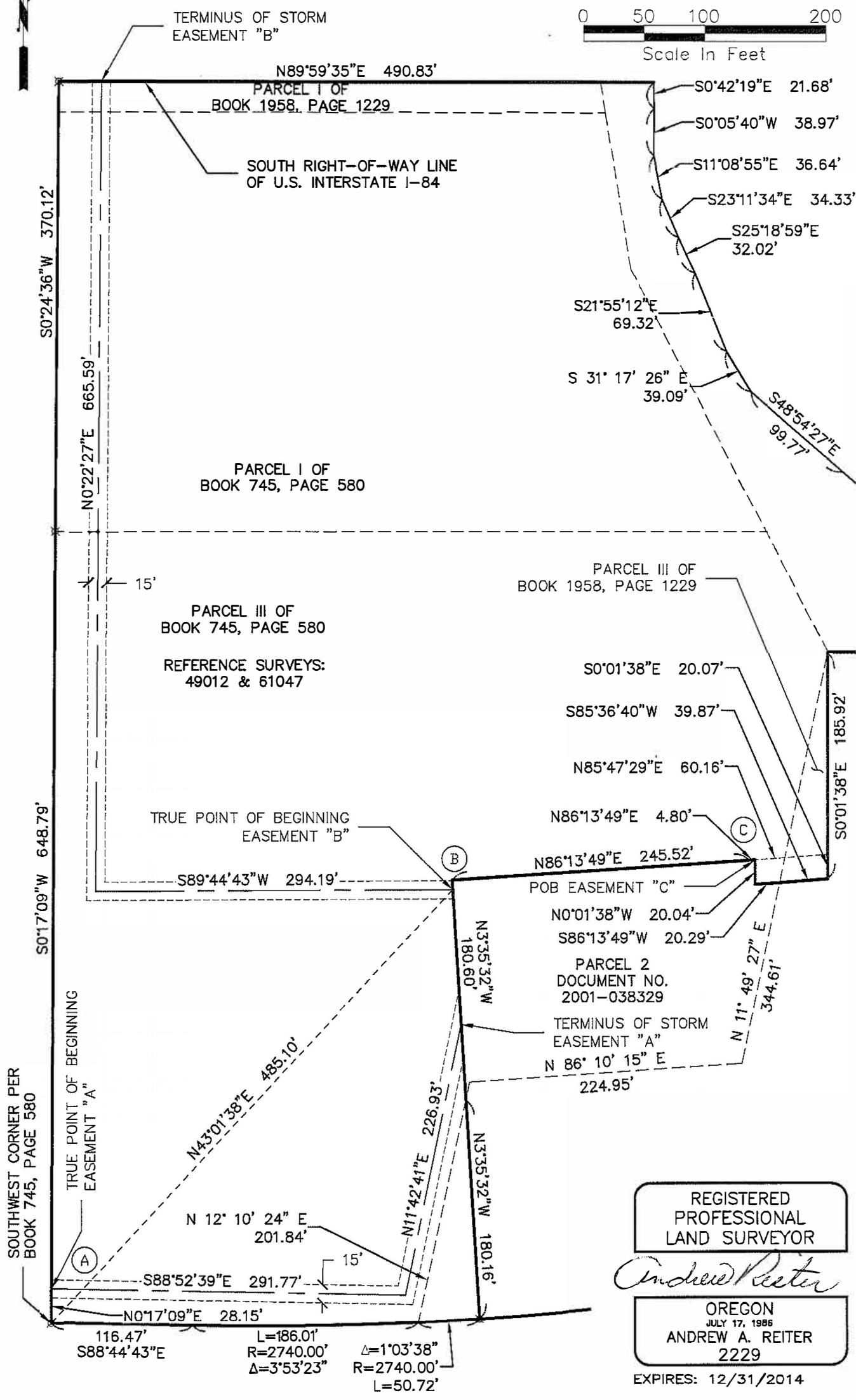
**BEGINNING** at the most northeast corner of that tract of land described in Document No. 2001-038329, recorded March 20, 2001 in the Multnomah County Recorder's Office; thence North  $85^{\circ}47'29''$  East, a distance of 60.16 feet to a point on the east boundary of that parcel of land as described as Parcel III in Book 1958, Page 1229; thence along the east line of said Parcel III South  $00^{\circ}01'38''$  East, a distance of 20.07 feet; thence along the south line of said Parcel III South  $85^{\circ}36'40''$  West, a distance of 39.87 feet to a point common with that tract of land as described in Book 1958, Page 1229 and that tract of land as described in Document No. 2001-038239; thence continuing along Document No. 2001-038329 South  $86^{\circ}13'49''$  West, a distance of 20.29 feet; thence North  $00^{\circ}01'38''$  West, a distance of 20.04 feet to the **POINT OF BEGINNING**.

The above description and elements therein are based upon Property survey No. 49012 and 61047 on file in the Multnomah County Surveyor's Office.



# EXHIBIT B

LOCATED IN THE SE 1/4 OF THE NW 1/4  
SECTION 25, T.1N., R.3E., W.M.



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OREGON  
JULY 17, 1986  
ANDREW A. REITER  
2229

EXPIRES: 12/31/2014

DESIGNED    AAR  
 DRAWN    AAR  
 CHECKED    MAA  
 DATE    10/03/14  
 SCALE    1"=100'

**STORM DRAINAGE EASEMENT  
FOR  
CITY OF TROUTDALE, OREGON**

5000 Meadows Road, Suite 345  
Lake Oswego, OR 97035  
p. 503.597.3222 | f. 503.597.7655

Civil | Structural | Planning | Survey  
paceangrs.com

JOB NUMBER  
**14848**

SHEET NAME: STORM EASE

SHEET **1** OF **1**

Waterline Easement Description  
City of Troutdale to the City of Troutdale

October 3, 2014

A 15.00 foot wide strip of land, being 7.50 feet on each side of an existing water pipeline. The centerline of the easement is within the southeast quarter (SE ¼) of the northwest quarter (NW ¼) of Section 25, Township 1North, Range 3 East of the Willamette Meridian, County of Multnomah, State of Oregon, the centerline being more particularly described as follows:

Commencing at the southwest corner of that tract of land described in Book 745 at Page 580, Recorded August 10, 1970 in the Multnomah County Recorder's Office, said corner also being on the north line of the Oregon-Washington Railroad and Navigation Company right-of-way; thence North 89°39'54" East, a distance of 345.64 feet to the **TRUE POINT OF BEGINNING** of the following described centerline; thence North 03°35'32" West, a distance of 333.82 feet to a point hereinafter referred to as **Point "A"**; thence North 03°35'32" West, a distance of 41.36 feet; thence North 27°36'26" West, a distance of 14.67 feet; thence North 01°23'29" West, a distance of 215.16 feet; thence North 87°50'22" East, a distance of 48.56 feet; thence North 01°23'51 East, a distance of 250.70 feet; thence North 33°13'51 East, a distance of 137.90 feet; thence North 04°07'39 East, a distance of 46.70 feet to a point on the north line of that parcel of land described in Book 1958, Page 1229, recorded November 28, 1986 and being the **TERMINUS POINT** of said centerline. The exterior lines of the above-described centerline will contract or lengthen to terminate on the boundary lines.

Together with a 15 foot wide strip of and land, being 7.50 feet on each side of the following described centerline, being further described as follows:

Beginning at aforementioned **Point "A"**; thence along said centerline South 89°19'29" West, a distance of 323.08 feet to a point on the west boundary of that parcel of land described in Book 745, Page 580 and being the **TERMINUS POINT** of said centerline. The exterior lines of the above-described centerline will contract or lengthen to terminate on the boundary lines.

The above description and elements therein are based upon Property survey No. 49012 and 61047 on file in the Multnomah County Surveyor's Office.

