

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2024-087

Authorizing the Acquisition of Certain Real Property for the Rocky Point Road Sinkhole Repair Project, situated in West Multnomah County.

The Multnomah County Board of Commissioners Finds:

- a. It is necessary for Multnomah County to acquire the real property interests described in attached Exhibits A, B and C (the "Property") for purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing road facilities which includes approaches, access, slopes, and drainage facilities on a portion of Rocky Point Road, situated in West Multnomah County (the "Project").
- b. The Project has been planned and located in a manner that is most compatible with the greatest public good and the least private injury.

The Multnomah County Board of Commissioners Resolves:

1. It is necessary to acquire the Property described in Exhibits A, B, and C for purposes of the Project.
2. Multnomah County Transportation Division (Division) is directed to begin negotiations to acquire the Property in accordance with all applicable laws, rules, and regulations governing such acquisition. Legal counsel is directed to assist the Division as necessary in such negotiations.
3. The County Engineer in coordination with the County Attorney is authorized to negotiate and settle the acquisition of this property.

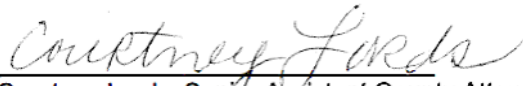
ADOPTED this 3rd day of October, 2024.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jessica Vega Pederson, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Courtney Lords, Senior Assistant County Attorney

SUBMITTED BY:
Margi Bradway, Director, Department of Community Services

EXHIBIT A

September 26, 2024

Parcel 1 – Permanent Easement for Drainage

A Permanent Easement for Drainage lying in the NE¼ of Section 36, Township 3 North, Range 2 West, W.M., Multnomah County, Oregon, and being a portion of that property described in Statutory Warranty Deed to Scott Qazzaz, recorded July 7, 2023 as Document No. 2023-042198 of Multnomah County Deed Records, said Permanent Easement for Drainage being that portion of said property lying Easterly of a line at right angles to the centerline of Rocky Point Rd (County Road 829) and included in a strip of land variable in width lying on the Westerly side of said centerline, a portion of which centerline is described as follows:

Beginning at Engineer’s Station 28+85.44, as shown on SN 69069, Multnomah County Survey Records, said station being located North 55°25’43” East 1,414.99 feet from the Center of Section 36, Township 3 North, Range 2 West, W.M., Multnomah County, Oregon, being marked by a 4-1/4” Brass Cap per Bearing Tree Book C-478, Multnomah County Survey Records. Thence North 05°41’43” West 168.06 feet to Engineer’s Station 30+53.50 to a point of curve right, said point of curve being located North 84°57’33” East 29.94 feet from a 1/2” iron pipe; thence along a 716.20 foot radius curve right (the long chord of which bears North 00°48’17” East 162.15 feet) 162.50 feet; thence North 07°18’17” East 35.98 feet to a point of curve left; thence along a 1432.40 foot radius curve left (the long chord of which bears North 04°43’47” East 128.71 feet) 128.75 feet to a point of tangency, said point of tangency being located North 87°03’46” West 29.96 feet from a 1/2” iron pipe; thence North 02°09’17” East 119.27 feet to Engineer’s Station 35+00.00 and the end of this description.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Centerline
32+69.00		32+81.00	30.00 in a straight line to 87.00
32+81.00		32+91.50	87.00 in a straight line to 90.00
32+91.50		33+07.00	90.00 in a straight line to 30.00

Excepting therefrom any portion lying within the existing right of way of Rocky Point Rd (County Road 829).

This strip of land contains 1,379 square feet, more or less.

September 26, 2024

Parcel 2 – Temporary Construction Easement

A Temporary Construction Easement lying in the NE¼ of Section 36, Township 3 North, Range 2 West, W.M., Multnomah County, Oregon, and being a portion of that property described in Statutory Warranty Deed to Scott Qazzaz, recorded July 7, 2023 as Document No. 2023-042198 of Multnomah County Deed Records, said Temporary Construction Easement being that portion of said property lying Easterly of a line at right angles to the centerline of Rocky Point Rd (County Road 829) and included in a strip of land variable in width lying on the Westerly side of said centerline, a portion of which centerline is described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Centerline
32+43.00		32+59.00	58.50 in a straight line to 103.00
32+59.00		33+12.00	103.00 in a straight line to 113.00
33+12.00		33+46.00	113.00 in a straight line to 78.50
33+46.00		33+50.00	78.50 in a straight line to 54.00
33+50.00		33+70.75	54.00 in a straight line to 57.00
33+70.75		33+75.00	57.00 in a straight line to 30.00

Excepting therefrom any portion lying within the existing right of way of Rocky Point Rd (County Road 829).

Excepting therefrom Parcel 1, as described above.

This strip of land contains 5,617 square feet, more or less.

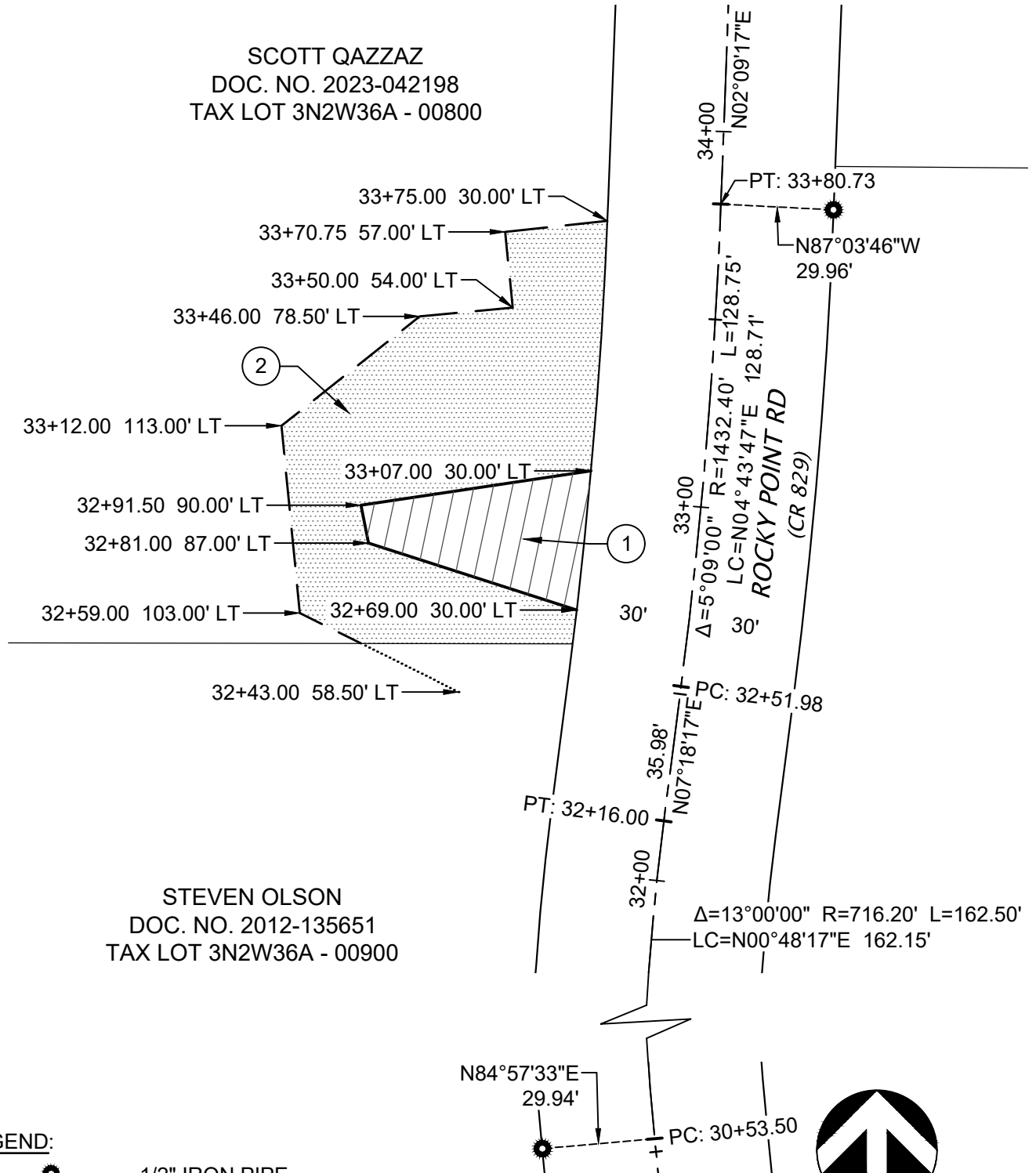
The basis of bearings for these descriptions is a Pre-Construction Record of Survey performed by David Evans and Associates Inc. for Multnomah County, dated July 1, 2024 and recorded as SN 69069, Multnomah County Survey Records.





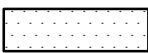
RENEWS: 6/30/2026

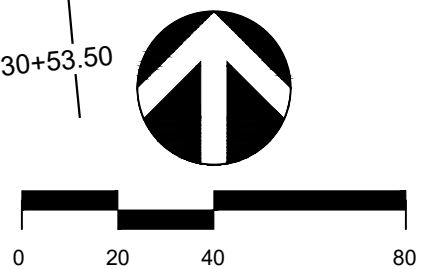
SCOTT QAZZAZ
 DOC. NO. 2023-042198
 TAX LOT 3N2W36A - 00800

STEVEN OLSON
 DOC. NO. 2012-135651
 TAX LOT 3N2W36A - 00900



LEGEND:

-  1/2" IRON PIPE
-  ① PERMANENT EASEMENT FOR DRAINAGE
1,379 SQ. FT.±
-  ② TEMPORARY CONSTRUCTION EASEMENT
5,617 SQ. FT.±



ROCKY POINT RD CULVERT REPLACEMENT

FILE NO: 001	SUBMITTAL DATE: 09/26/2024	REV'D:
TAX LOT: 00800	ADDRESS: ----	
TAX MAP: 3N2W36A		



DAVID EVANS
 AND ASSOCIATES INC.

2100 S River Parkway, Suite 100
 Portland Oregon 97201
 Phone: 503.223.6663

EXHIBIT B

September 26, 2024

Temporary Construction Easement

A Temporary Construction Easement lying in the NE¼ of Section 36, Township 3 North, Range 2 West, W.M., Multnomah County, Oregon, and being a portion of that property described in Statutory Warranty Deed to Steve Olson, recorded October 23, 2012 as Document No. 2012-135651 of Multnomah County Deed Records, said Temporary Construction Easement being that portion of said property lying Northeasterly of the following described line:

Beginning at a point opposite and 30.00 feet Westerly of Engineer's Station 32+50.00 of Rocky Point Road (County Road 829), which centerline is described below; thence Westerly in a straight line to a point opposite and 58.50 feet Westerly of Engineer's Station 32+43.00; thence Northwesterly in a straight line to a point opposite and 103.00 feet Westerly of Engineer's Station 32+59.00; thence Northerly in a straight line to a point opposite and 113.00 feet Westerly of Engineer's Station 33+12.00.

Excepting therefrom any portion lying within the existing right of way of Rocky Point Rd (County Road 829).

This strip of land contains 500 square feet, more or less.

A portion of the centerline of Rocky Point Road (County Road 829) is described as follows:

Beginning at Engineer's Station 28+85.44, as shown on SN 69069, Multnomah County Survey Records, said station being located North 55°25'43" East 1,414.99 feet from the Center of Section 36, Township 3 North, Range 2 West, W.M., Multnomah County, Oregon, being marked by a 4-1/4" Brass Cap per Bearing Tree Book C-478, Multnomah County Survey Records. Thence North 05°41'43" West 168.06 feet to Engineer's Station 30+53.50 to a point of curve right, said point of curve being located North 84°57'33" East 29.94 feet from a 1/2" iron pipe; thence along a 716.20 foot radius curve right (the long chord of which bears North 00°48'17" East 162.15 feet) 162.50 feet; thence North 07°18'17" East 35.98 feet to a point of curve left; thence along a 1432.40 foot radius curve left (the long chord of which bears North 04°43'47" East 128.71 feet) 128.75 feet to a point of tangency, said point of tangency being located North 87°03'46" West 29.96 feet from a 1/2" iron pipe; thence North 02°09'17" East 119.27 feet to Engineer's Station 35+00.00 and the end of this description.

September 26, 2024

The basis of bearings for this description is a Pre-Construction Record of Survey performed by David Evans and Associates Inc. for Multnomah County, dated July 1, 2024 and recorded as SN 69069, Multnomah County Survey Records.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
MARCH 12, 2019
GORDON M. WILSON
93485

RENEWS: 6/30/2026

SCOTT QAZZAZ
 DOC. NO. 2023-042198
 TAX LOT 3N2W36A - 00800

33+12.00
 113.00' LT

32+59.00
 103.00' LT

32+43.00 58.50' LT
 32+50.00 30.00' LT

STEVEN OLSON
 DOC. NO. 2012-135651
 TAX LOT 3N2W36A - 00900

PT: 33+80.73
 N87°03'46"W
 29.96'

33+00
 $\Delta=5^{\circ}09'00''$ R=1432.40' L=128.75
 LC=N04°43'47"E 128.71'

PC: 32+51.98

ROCKY POINT RD
 (CR 829)

PT: 32+16.00

32+00
 $\Delta=13^{\circ}00'00''$ R=716.20' L=162.50
 LC=N00°48'17"E 162.15'

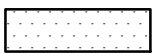
31+00

N84°57'33"E
 29.94'
 PC: 30+53.50

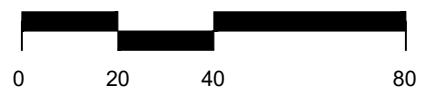
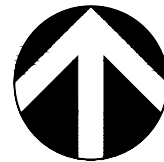
LEGEND:



1/2" IRON PIPE



TEMPORARY CONSTRUCTION
 EASEMENT 500 SQ. FT.±



ROCKY POINT RD CULVERT REPLACEMENT

FILE NO: 002	SUBMITTAL DATE: 09/26/2024	REV'D:
TAX LOT: 00900	ADDRESS: 19103 ROCKY POINT RD	
TAX MAP: 3N2W36A	SCAPPOOSE, OR 97056	



DAVID EVANS
 AND ASSOCIATES INC.

2100 S River Parkway, Suite 100
 Portland Oregon 97201
 Phone: 503.223.6663

EXHIBIT C

September 26, 2024

Parcel 1 - Permanent Easement for Drainage

A Permanent Easement for Drainage lying in the NE $\frac{1}{4}$ of Section 36, Township 3 North, Range 2 West, W.M., Multnomah County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Rex A. Cross recorded June 11, 1986 as Book 1912, Page 2595 of Multnomah County Deed Records, said Permanent Easement for Drainage being that portion of said property lying Westerly of the following described line:

Beginning at a point opposite and 30.00 feet Easterly of Engineer's Station 33+10.50 of Rocky Point Road (County Road 829), which centerline is described below; thence Northeasterly in a straight line to a point opposite and 72.50 feet Easterly of Engineer's Station 33+19.00; thence Northerly in a straight line to a point opposite and 71.00 feet Easterly of Engineer's Station 33+28.50; thence Westerly in a straight line to a point opposite and 30.00 feet Easterly of Engineer's Station 33+21.00.

Excepting therefrom any portion lying within the existing right of way of Rocky Point Rd (County Road 829).

This strip of land contains 438 square feet, more or less.

A portion of the centerline of Rocky Point Road (County Road 829) is described as follows:

Beginning at Engineer's Station 28+85.44, as shown on SN 69069, Multnomah County Survey Records, said station being located North 55°25'43" East 1,414.99 feet from the Center of Section 36, Township 3 North, Range 2 West, W.M., Multnomah County, Oregon, being marked by a 4-1/4" Brass Cap per Bearing Tree Book C-478, Multnomah County Survey Records. Thence North 05°41'43" West 168.06 feet to Engineer's Station 30+53.50 to a point of curve right, said point of curve being located North 84°57'33" East 29.94 feet from a 1/2" iron pipe; thence along a 716.20 foot radius curve right (the long chord of which bears North 00°48'17" East 162.15 feet) 162.50 feet; thence North 07°18'17" East 35.98 feet to a point of curve left; thence along a 1432.40 foot radius curve left (the long chord of which bears North 04°43'47" East 128.71 feet) 128.75 feet to a point of tangency, said point of tangency being located North 87°03'46" West 29.96 feet from a 1/2" iron pipe; thence North 02°09'17" East 119.27 feet to Engineer's Station 35+00.00 and the end of this description.

September 26, 2024

Parcel 2 - Temporary Construction Easement

A Temporary Construction Easement lying in the NE¼ of Section 36, Township 3 North, Range 2 West, W.M., Multnomah County, Oregon, and being a portion of that property described in Statutory Warranty Deed to Rex A. Cross recorded June 11, 1986 as Book 1912, Page 2595 of Multnomah County Deed Records, said Temporary Construction Easement being that portion of said property lying Westerly of the following described line:

Beginning at a point opposite and 30.00 feet Easterly of Engineer's Station 32+08.25 of Rocky Point Road (County Road 829), which centerline is described in Parcel 1 above; thence Northeasterly in a straight line to a point opposite and 101.50 feet Easterly of Engineer's Station 33+03.00; thence Northerly in a straight line to a point opposite and 92.50 feet Easterly of Engineer's Station 33+49.00; thence Northwesterly in a straight line to a point opposite and 49.00 feet Easterly of Engineer's Station 33+66.50; thence Westerly in a straight line to a point opposite and 30.00 feet Easterly of Engineer's Station 33+64.00.

Excepting therefrom any portion lying within the existing right of way of Rocky Point Rd (County Road 829).

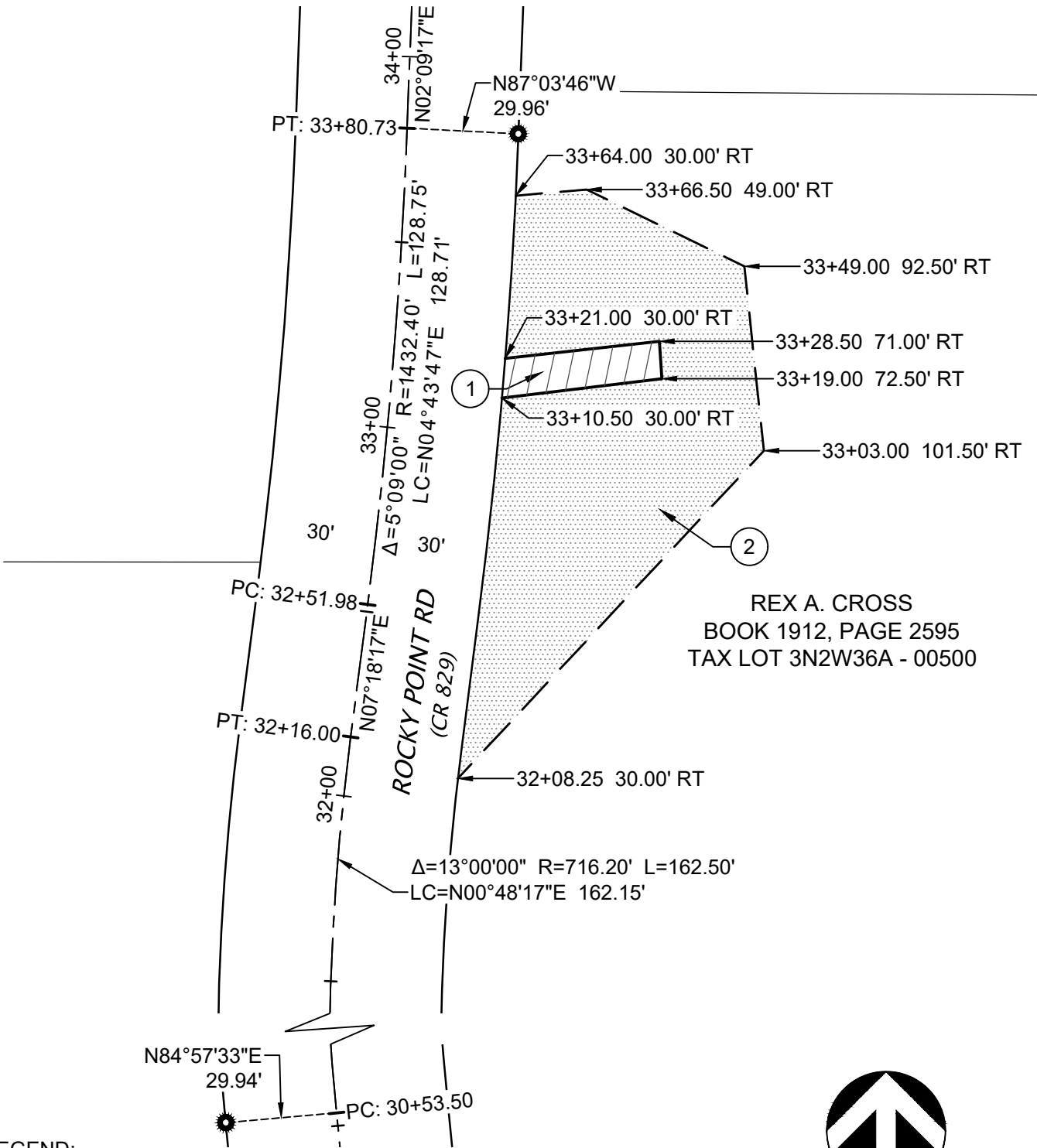
Excepting therefrom Parcel 1, as described above.

This strip of land contains 6,868 square feet, more or less.



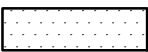
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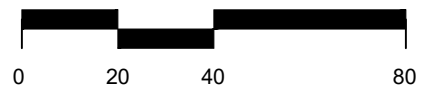
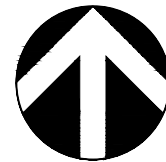


RENEWS: 6/30/2026



LEGEND:

-  1/2" IRON PIPE
-  (1) PERMANENT EASEMENT FOR DRAINAGE
438 SQ. FT.±
-  (2) TEMPORARY CONSTRUCTION EASEMENT
6,868 SQ. FT.±



ROCKY POINT RD CULVERT REPLACEMENT

FILE NO: 003	SUBMITTAL DATE: 09/26/2024	REV'D:
TAX LOT: 00500	ADDRESS: 19103 ROCKY POINT RD	
TAX MAP: 3N2W36A	SCAPPOOSE, OR	



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Phone: 503.223.6663