

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

RESOLUTION NO. 2024-062

Authorizing the Acquisition of Certain Real Property for the Reeder Road Culvert Replacement, situated on Sauvie Island, in 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 and B (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 N.W. Reeder Road, situated on Sauvie Island, in 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 and B 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 1st day of August, 2024.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jessica Vega Pederson

Jessica Vega Pederson, Chair

REVIEWED:

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

By *Courtney Lords*
Courtney Lords, Senior Assistant County Attorney

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

Parcel 1-Permanent Drainage Structure Easement

A Parcel of land lying in Section 26, Township 3 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon; said described Parcel being within that property described in that Statutory Bargain and Sale Deed to James E. Reeder, Trustee of the Earl L. Reeder Trust, under Trust Agreement dated 12-21-77, recorded November 15, 2002 as Document No. 2002-208333, Multnomah County Deeds Records; the said parcel being that portion of said Statutory Bargain and Sale Deed property lying on the Westerly side of the center line of NW Reeder Road, which center line is described as follows:

Beginning at Engineer's center line Station 59+22.21, said station being South 87°18'10" East, 75.00 feet from an iron pipe set in NW Reeder Road County Road Survey No. 1888, also being the beginning of NW Reeder Road No. 4964, and being the beginning of a tangent curve to the left, having a radius of 716.20 feet;

Thence along the center line of NW Reeder Road No. 4964 along said curve to the left through a central angle of 07°11'11" and an arc length of 89.83 feet, having a Chord Bearing of North 00°53'45" West and a Chord Distance of 89.77 feet;

Thence North 04°29'20" West a distance of 248.50 feet to the beginning of a tangent curve to the right having a radius of 700.00 feet;

Thence along said curve to the right through a central angle of 24°43'13" and an arc length of 302.02 feet, having a Chord Bearing of North 07°52'16" East and a Chord Distance 299.68 feet;

Thence North 20°13'53" East 283.40 feet to the beginning of a tangent curve to the left having a radius of 700.00 feet;

Thence along said curve to the left through a central angle of 29°28'00" and an arc length of 360.00 feet, having a Chord Bearing of North 05°29'53" East and a Chord Distance 356.05 feet to Engineer's center line Station 72+05.96 of said NW Reeder Road No. 4964 equals 72+44.94 of NW Reeder Road No. 1888;

Thence along the center line of NW Reeder Road No. 1888 North 09°14'05" West 804.03 feet to Engineer's center line Station 80+48.97, said station being South 1°42'25" West 309.73 feet from the Northwest corner of Lot 1, Block 1, REEDER ESTATES, being a 5/8" Rebar with Yellow Plastic Cap inscribed "Shapiro 709" as per County Survey Number 47264.

Bearings are based on the Oregon Coordinate Reference System (OCRS), Portland Zone.

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

Station	to	Station	Width on Westerly Side of Center Line
68+71.45		70+13.80	40.00
70+13.80		72+05.96 Bck.=	35.00
		72+44.94 Ahd.	
72+44.94		74+60.00	35.00

EXCEPT therefrom the Right-of-Way of NW Reeder Road, being 25.00 feet in width Westerly of said NW Reeder Road center line.

ALSO EXCEPT therefrom that Embankment and Culvert Easement described in that Deed to Multnomah County, recorded September 29, 1988 in Book 2142, Page 1908, Multnomah County Record of Deeds.

This parcel of land contains 5,485 square feet, more or less.

Parcel 2-Temporary Construction Easement

A Parcel of land lying in Section 26, Township 3 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon; said described Parcel being within that property described in that Statutory Bargain and Sale Deed to James E. Reeder, Trustee of the Earl L. Reeder Trust, under Trust Agreement dated 12-21-77, recorded November 15, 2002 as instrument number 2002-208333, Multnomah County Deed Records; said parcel lying on the Westerly side of the center line of NW Reeder Road.

The NW Reeder Road center line referred to herein is described in Parcel 1.

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

Station	to	Station	Width on Westerly Side of Center Line
64+58.77		65+23.83	25.00 in a straight line to 113.58
65+23.83		66+59.27	113.58 in a straight line to 209.92
66+59.27		67+55.75	209.92 in a straight line to 151.85
67+55.74		71+69.42	151.86 on a 890.97 foot radius curve to the left, through a central angle of 21°04'48" and

an arc length of 327.80 feet, having a Chord
Bearing of North 10°19'43" West and a
Chord Distance of 325.96 feet, to 272.77

71+69.42	72+05.96 Bck.=	109.04 in a straight line to 109.23
	72+44.94 Ahd.	
72+44.94	74+60.00	109.23 in a straight line to 105.00

EXCEPT therefrom the Right-of-Way of NW Reeder Road, being 25.00 feet in width
Easterly of said NW Reeder Road center line.

ALSO EXCEPT therefrom Parcel 1.

ALSO EXCEPT therefrom that Embankment and Culvert Easement described in that Deed
to Multnomah County, recorded September 29, 1988 in Book 2142, Page 1908,
Multnomah County Record of Deeds.

Bearings are based on the Oregon Coordinate Refence System (OCRS), Portland Zone.

This parcel of land contains 2.59 Acres, more or less.

Parcel 3-Temporary Construction Easement

A Parcel of land lying in Section 26, Township 3 North, Range 1 West, Willamette
Meridian, Multnomah County, Oregon; said Parcel being a portion of that property
described in that Statutory Bargain and Sale Deed to James E. Reeder, Trustee of the Earl
L. Reeder Trust, under Trust Agreement, dated 12-21-77,as amended, recorded
November 15, 2002 as instrument number 2002-208333, Multnomah County Deed
Records; said parcel lying on the Easterly side of the center line of NW Reeder Road.

The NW Reeder Road center line referred to herein is described in Parcel 1.

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

Station	to	Station	Width on Easterly Side of Center Line
63+65.98		65+94.49	25.00 in a straight line to 146.16
65+94.49		66+92.07	146.15 in a straight line to 99.38
66+92.07		68+00.01	99.38 in a straight line to 25.00

EXCEPT therefrom the Right-of-Way of NW Reeder Road, being 25.00 feet in width Easterly of said NW Reeder Road center line.

ALSO EXCEPT therefrom that Embankment and Culvert Easement described in that Deed to Multnomah County, recorded September 29, 1988 in Book 2142, Page 1908, Multnomah County Record of Deeds.

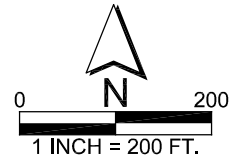
This parcel of land contains 23,033 square feet, more or less.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JULY 18, 1980
DAVID W. MILLS
01915
EXPIRES 12-31-24

EXHIBIT B

SECTION 26, TOWNSHIP 3 N, RANGE 1 W, W.M. MULTNOMAH COUNTY, OREGON



BASIS OF BEARING

BEARINGS ARE BASED ON THE OREGON
COORDINATE REFERENCE SYSTEM, PORTLAND ZONE,
NAD83 (2011) EPOCH 2010.

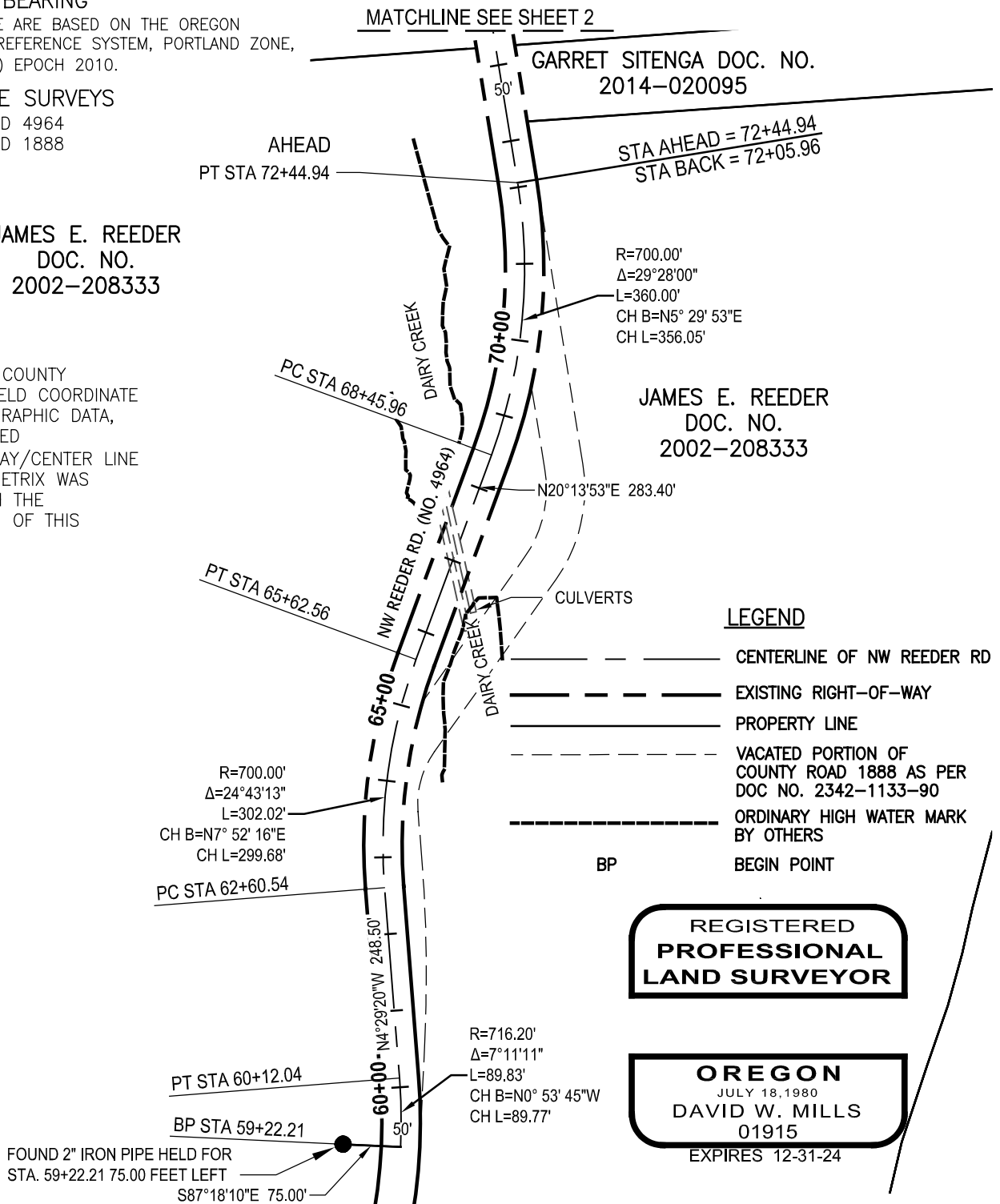
REFERENCE SURVEYS

COUNTY ROAD 4964
COUNTY ROAD 1888

JAMES E. REEDER
DOC. NO.
2002-208333

NOTE:

MULTNOMAH COUNTY
PROVIDED FIELD COORDINATE
DATA, TOPOGRAPHIC DATA,
AND RESOLVED
RIGHT-OF-WAY/CENTER LINE
DATA. PARAMETRIX WAS
TASKED WITH THE
PREPARATION OF THIS
DOCUMENT



Parametrix

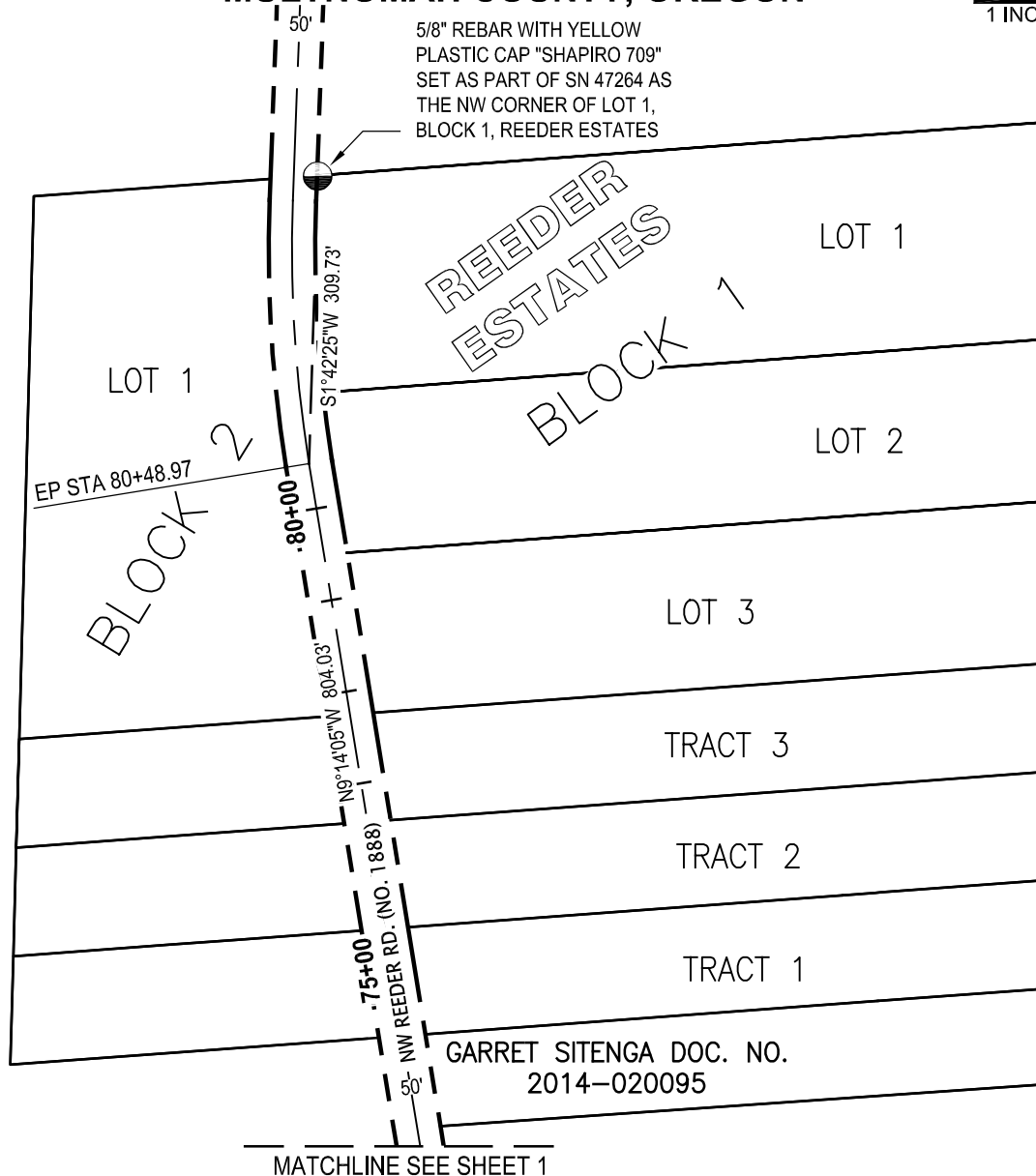
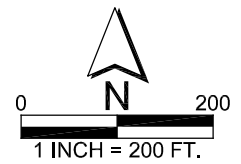
5 SE Martin Luther King Jr. Blvd, Suite 400 • Portland, OR 97214
Ph: 503.233.2400

JUNE 25, 2024
SHEET 1 OF 4

EXHIBIT B

SECTION 26, TOWNSHIP 3 N, RANGE 1 W, W.M.

MULTNOMAH COUNTY, OREGON



LEGEND

- EXISTING RIGHT-OF-WAY
- CENTERLINE OF NW REEDER RD
- PROPERTY LINE
- EP END POINT

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JULY 18, 1980
DAVID W. MILLS
01915
EXPIRES 12-31-24

Parametrix

5 SE Martin Luther King Jr. Blvd, Suite 400 • Portland, OR 97214
Ph: 503.233.2400

JUNE 25, 2024
SHEET 2 OF 4

EXHIBIT B

SECTION 26, TOWNSHIP 3 N, RANGE 1 W, W.M. MULTNOMAH COUNTY, OREGON

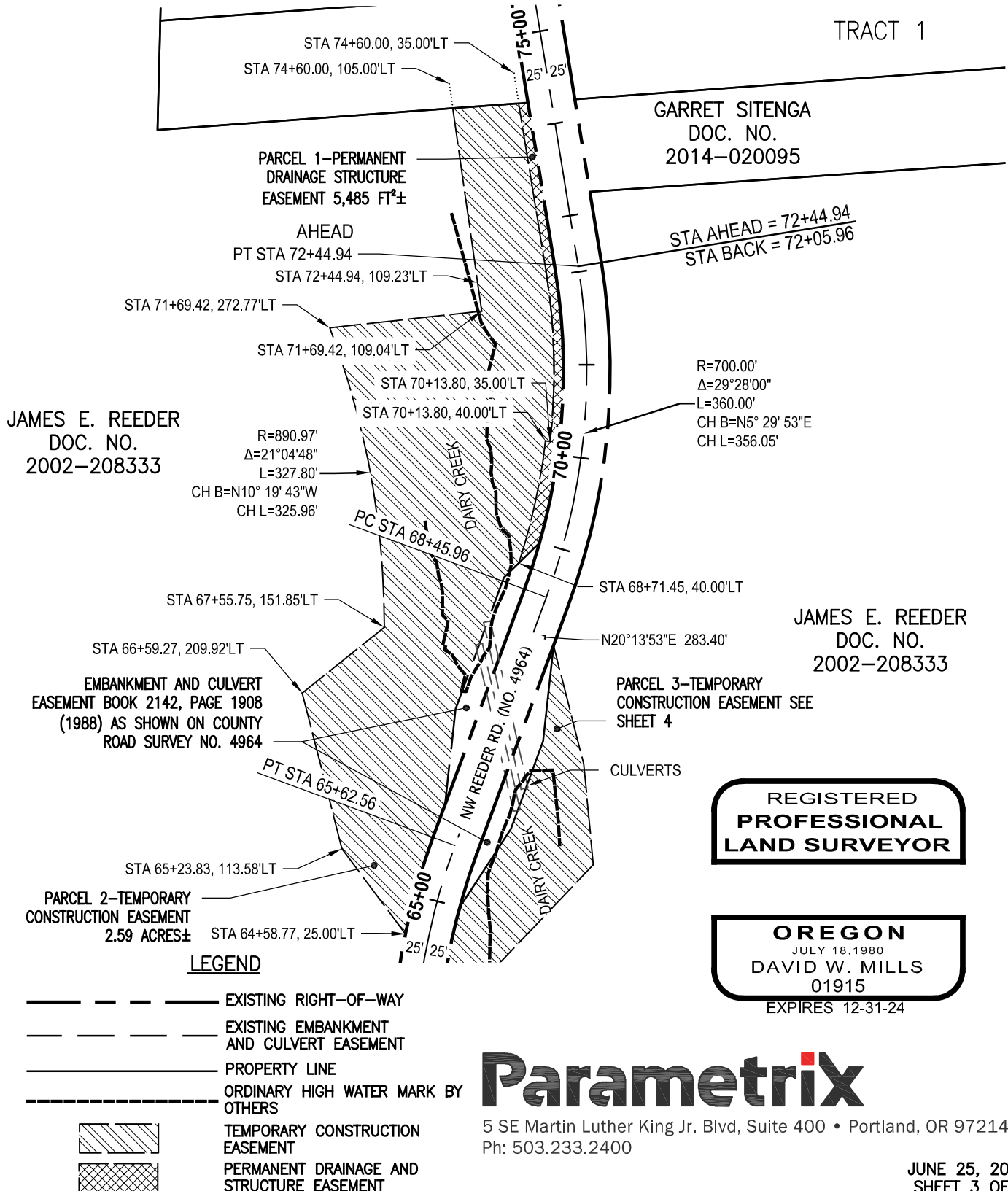
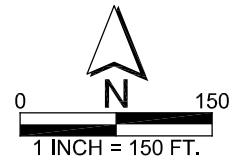
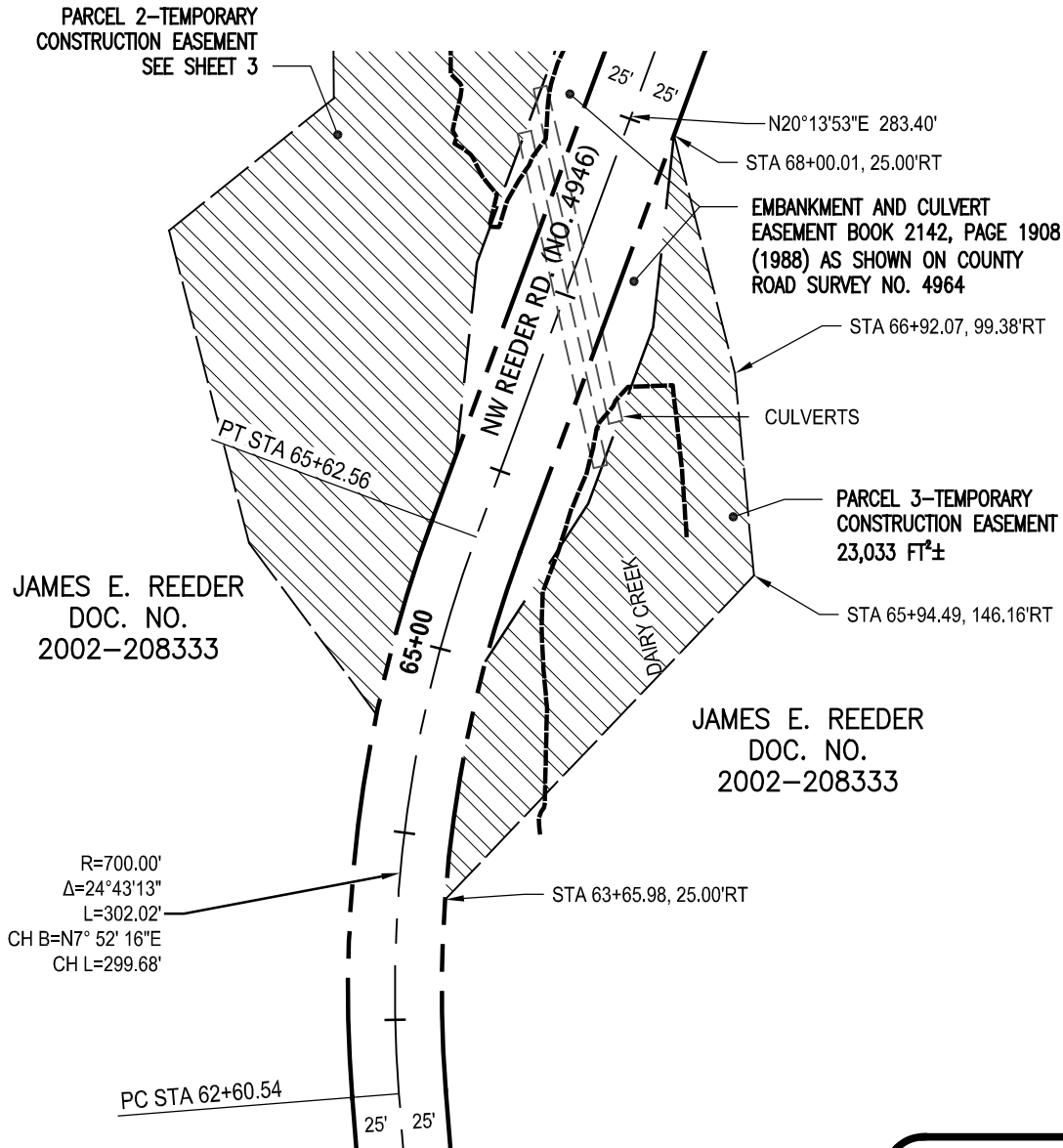
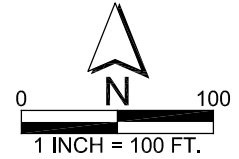
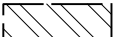


EXHIBIT B

SECTION 26, TOWNSHIP 3 N, RANGE 1 W, W.M. MULTNOMAH COUNTY, OREGON



LEGEND:

- — — — — EXISTING RIGHT-OF-WAY
- — — — — EXISTING EMBANKMENT AND CULVERT EASEMENT
- — — — — ORDINARY HIGH WATER MARK BY OTHERS
-  TEMPORARY CONSTRUCTION EASEMENT

Parametrix

5 SE Martin Luther King Jr. Blvd, Suite 400 • Portland, OR 97214
Ph: 503.233.2400

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 18, 1980
DAVID W. MILLS
01915
EXPIRES 12-31-24

JUNE 25, 2024
SHEET 4 OF 4