

February 27, 2020

20-107

DELEGATE AUTHORITY TO COLLEGE PRESIDENT  
TO NEGOTIATE EASEMENT AGREEMENT OF  
MUTUAL BENEFIT WITH CLEAN WATER SERVICES  
AT THE ROCK CREEK CAMPUS

PREPARED BY: Linda Degman, Director, Planning and Capital  
Construction

FINANCIAL  
RESPONSIBILITY: Linda Degman, Director, Planning and Capital  
Construction

APPROVED BY: Sylvia Kelley, Executive Vice President  
Mark Mitsui, College President

REPORT: There are several areas on the Rock Creek Campus that  
are designated for water quality and storm and surface  
water drainage that need to be maintained and  
monitored by Clean Water Services (CWS). As part of  
campus development CWS requires that PCC issue an  
easement to CWS for these areas in perpetuity. The  
easement shall run with the land.

The easement allows CWS access to the areas for  
inspection and maintaining, if necessary. It also specifies  
that PCC shall not remove, destroy, mow, alter, or spray  
with biocides the easement areas.

Exhibit B is the legal description and survey.

The College and the City need to negotiate an easement  
agreement.

RECOMMENDATION: That the Board authorize the President or his designee to  
negotiate easement agreement(s) of mutual benefit  
between the College and Clean Water Services to  
provide an easement for water quality preservation and  
storm and surface water drainage, subject to  
concurrence of College Counsel.

Vegetated Corridor Area  
Portland Community College  
Project No. 1297-004 (W)  
February 22, 2018

**EXHIBIT 'A'**  
**PAGE 1 OF 5**  
**PROPERTY DESCRIPTION**

A tract of land situated in the southwest one-quarter of Section 18, Township 1 North, Range 1 West, of the Willamette Meridian, Washington County, State of Oregon, being a portion of that Tract as established in Survey Number 14109, Washington County Survey Records, and more particularly described as follows:

Commencing at the southwest corner of said Section 18, being a found brass disk in a monument box in the centerline of NW 185th Avenue;

thence, along said centerline of NW 185th Avenue, North 01°25'59" East, 1315.39 feet;

thence, leaving said centerline of NW 185th Avenue, North 83°30'44" East, 557.96 feet to the Point of Beginning;

thence, North 61°03'40" East, 36.39 feet;  
thence, North 7°54'41" West, 115.68 feet;  
thence, North 1°40'39" East, 13.21 feet;  
thence, North 2°52'20" East, 34.88 feet;  
thence, North 45°28'15" West, 9.88 feet;  
thence, North 21°51'46" East, 17.29 feet;  
thence, North 44°33'15" East, 64.49 feet;  
thence, North 57°38'26" West, 13.13 feet;  
thence, North 8°47'08" West, 83.19 feet;  
thence, North 31°35'15" East, 118.71 feet;  
thence, North 45°29'49" East, 82.56 feet;  
thence, North 58°31'27" East, 28.37 feet;  
thence, North 55°12'45" East, 29.11 feet;  
thence, North 48°02'55" East, 8.18 feet;  
thence, North 84°09'07" East, 38.19 feet;  
thence, North 37°36'48" East, 25.09 feet;  
thence, North 72°36'03" East, 32.76 feet;  
thence, North 31°26'46" East, 26.25 feet;  
thence, North 34°16'35" East, 26.47 feet;  
thence, North 44°27'58" East, 63.59 feet;  
thence, North 61°17'19" East, 31.88 feet;  
thence, North 73°04'25" East, 22.13 feet;  
thence, North 38°16'30" East, 13.15 feet;  
thence, North 68°51'43" East, 12.84 feet;  
thence, North 89°48'41" East, 10.39 feet;  
thence, North 46°55'59" East, 41.29 feet;

**EXHIBIT 'A'**  
**PAGE 2 OF 5**  
**PROPERTY DESCRIPTION**

thence, South 89°19'36" East, 23.05 feet;  
thence, North 47°35'04" East, 39.60 feet;  
thence, South 38°09'10" East, 45.70 feet;  
thence, North 63°05'19" East, 67.45 feet;  
thence, North 28°15'48" East, 15.80 feet;  
thence, South 74°17'54" East, 4.32 feet;  
thence, North 69°53'38" East, 46.34 feet;  
thence, North 15°43'32" East, 4.55 feet;  
thence, South 83°33'47" East, 15.68 feet;  
thence, North 89°04'38" East, 32.28 feet;  
thence, South 45°38'19" East, 3.80 feet;  
thence, South 28°05'22" East, 30.53 feet;  
thence, South 80°11'58" East, 41.37 feet;  
thence, North 88°49'03" East, 17.00 feet;  
thence, South 2°31'14" East, 100.76 feet to a point of non-tangent curvature;  
thence, along a 613.90 foot radius curve to the left, through a central angle of 89° 23' 52",  
[chord bears South 46°26'54" West, 863.61 feet], an arc length of 957.85 feet to a point of  
cusp;  
thence, South 73°52'20" West, 79.39 feet;  
thence, South 77°24'35" West, 34.57 feet;  
thence, South 78°55'33" West, 71.25 feet to the Point of Beginning.

Containing 168,670 square feet, more or less.

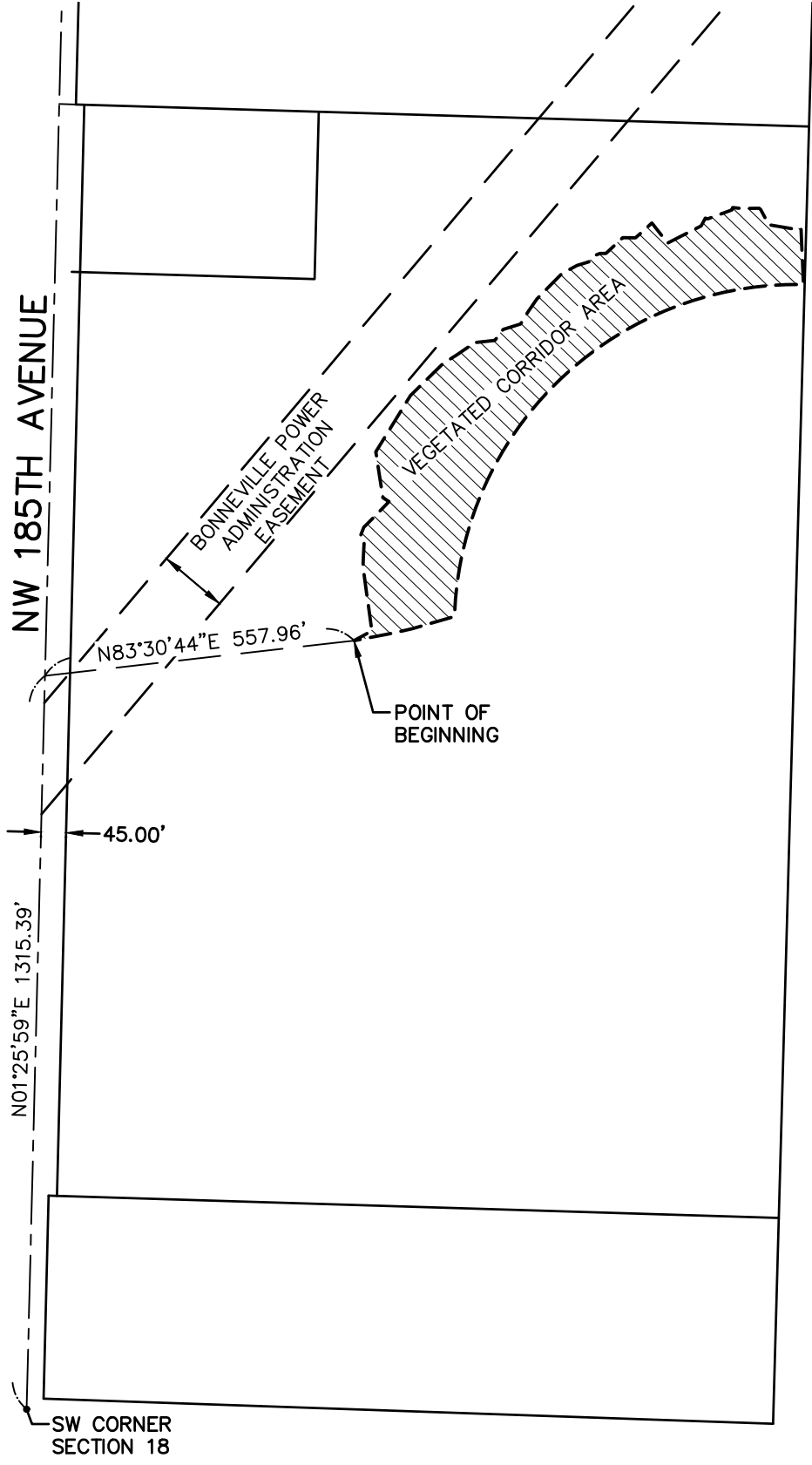
Bearings based on survey number 14109, Washington County Survey Records.



RENEWS: 12-31-2018



0 150' 300'  
SCALE: 1" = 300'



**EXHIBIT A**  
**PAGE 3 OF 5**

LOCATED IN THE SW 1/4 OF SECTION 18  
TOWNSHIP 1 N, RANGE 1 W, W.M.  
WASHINGTON COUNTY, OREGON

DATE	2018-02-22
DRAWN BY	DDL
CHECKED BY	GRA
REVISION	1
JOB NO.	1297-5004(W)

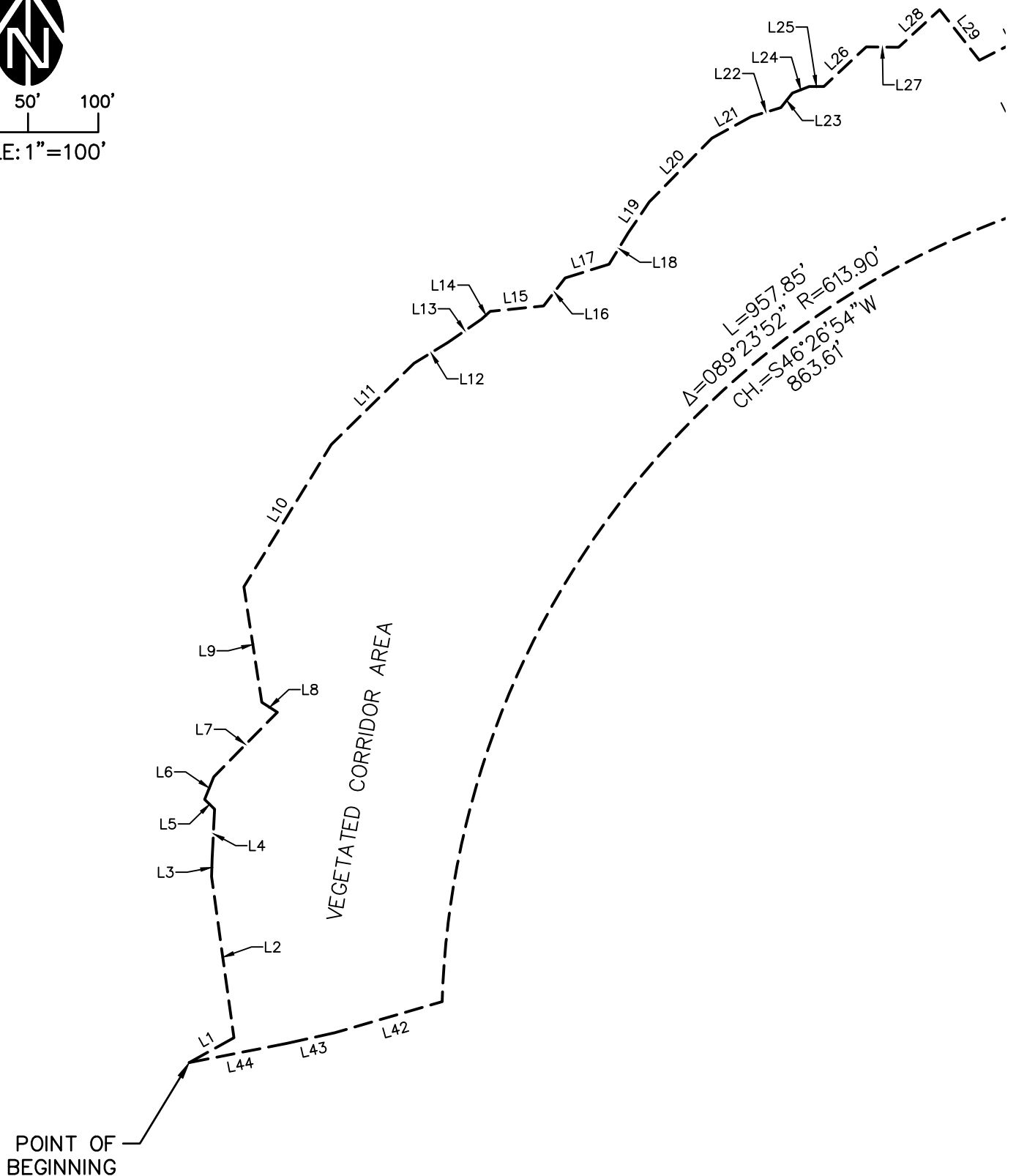
**WESTLAKE**  
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER  
15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652  
TIGARD, OREGON 97224 FAX (503) 624-0157



0 50' 100'  
SCALE: 1"=100'



**EXHIBIT A**  
**PAGE 4 OF 5**

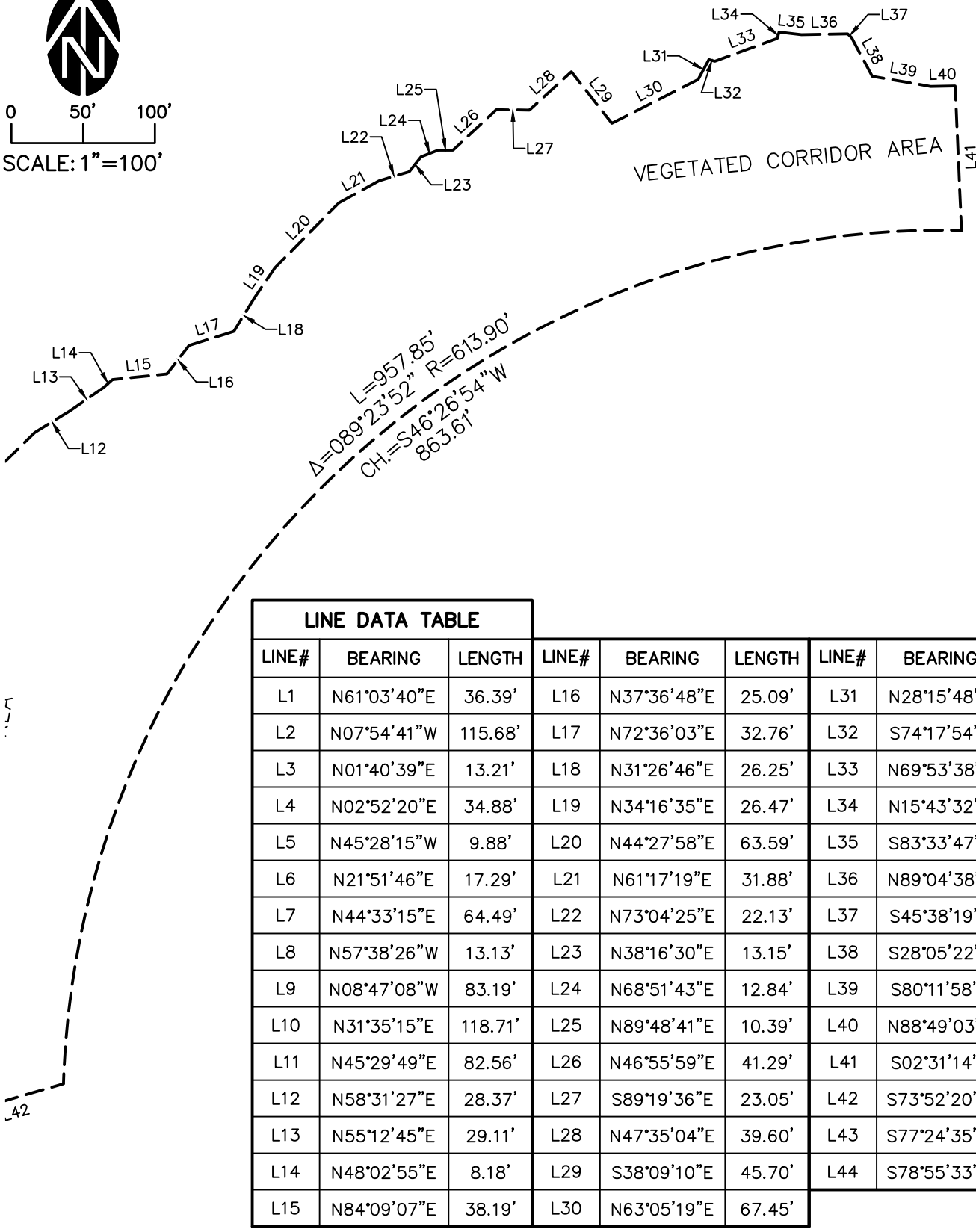
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DATE	2018-02-22
DRAWN BY	DDL
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REVISION	1
JOB NO.	1297-004(W)

<p><b>WESTLAKE</b> CONSULTANTS INC.</p>		
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0 50' 100'  
SCALE: 1"=100'



LINE DATA TABLE								
LINE#	BEARING	LENGTH	LINE#	BEARING	LENGTH	LINE#	BEARING	LENGTH
L1	N61°03'40"E	36.39'	L16	N37°36'48"E	25.09'	L31	N28°15'48"E	15.80'
L2	N07°54'41"W	115.68'	L17	N72°36'03"E	32.76'	L32	S74°17'54"E	4.32'
L3	N01°40'39"E	13.21'	L18	N31°26'46"E	26.25'	L33	N69°53'38"E	46.34'
L4	N02°52'20"E	34.88'	L19	N34°16'35"E	26.47'	L34	N15°43'32"E	4.55'
L5	N45°28'15"W	9.88'	L20	N44°27'58"E	63.59'	L35	S83°33'47"E	15.68'
L6	N21°51'46"E	17.29'	L21	N61°17'19"E	31.88'	L36	N89°04'38"E	32.28'
L7	N44°33'15"E	64.49'	L22	N73°04'25"E	22.13'	L37	S45°38'19"E	3.80'
L8	N57°38'26"W	13.13'	L23	N38°16'30"E	13.15'	L38	S28°05'22"E	30.53'
L9	N08°47'08"W	83.19'	L24	N68°51'43"E	12.84'	L39	S80°11'58"E	41.37'
L10	N31°35'15"E	118.71'	L25	N89°48'41"E	10.39'	L40	N88°49'03"E	17.00'
L11	N45°29'49"E	82.56'	L26	N46°55'59"E	41.29'	L41	S02°31'14"E	100.76'
L12	N58°31'27"E	28.37'	L27	S89°19'36"E	23.05'	L42	S73°52'20"W	79.39'
L13	N55°12'45"E	29.11'	L28	N47°35'04"E	39.60'	L43	S77°24'35"W	34.57'
L14	N48°02'55"E	8.18'	L29	S38°09'10"E	45.70'	L44	S78°55'33"W	71.25'
L15	N84°09'07"E	38.19'	L30	N63°05'19"E	67.45'			

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