



URBAN RENEWAL AGENCY AGENDA

April 17, 2023 at 5:00 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

YouTube: <https://youtube.com/c/cityofwilsonvilleor>

Zoom: <https://us02web.zoom.us/j/81536056468>

TO PARTICIPATE REMOTELY OR PROVIDE PUBLIC COMMENT:

Register with the City Recorder:

CityRecorder@ci.wilsonville.or.us or 503-570-1506

Individuals may submit comments online at: <https://www.ci.wilsonville.or.us/SpeakerCard>,
via email to the address above, or may mail written comments to:

City Recorder - Wilsonville City Hall

29799 SW Town Center Loop East, Wilsonville, OR 97070

CALL TO ORDER

1. Roll Call
2. Motion to approve the following order of the agenda.

CITIZEN INPUT

This is an opportunity for visitors to address the Urban Renewal Agency on items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the Urban Renewal Agency will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

- 3.

CONSENT AGENDA

4. [URA Resolution No. 342](#)

[A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Authorizing Acquisition Of The Second Group Of Properties And Property Interests Related To Construction Of The Boeckman Road Corridor Project. \(Barrett\)](#)

5. [Minutes of the February 23, 2023 Urban Renewal Agency Meeting. \(Veliz\)](#)

NEW BUSINESS

CONTINUING BUSINESS

PUBLIC HEARING

ADJOURN

Time frames for agenda items are not time certain (i.e. agenda items may be considered earlier than indicated). The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting the City Recorder at 503-570-1506 or CityRecorder@ci.wilsonville.or.us: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al 503-570-1506.



**URBAN RENEWAL AGENCY MEETING
STAFF REPORT**

| | | | |
|--|---|--|--|
| Meeting Date: April 17, 2023 | | Subject: URA Resolution No. 342 Authorizing Acquisition of the Second Group of Properties and Property Interests Related to Construction of the Boeckman Road Corridor Project (CIP#s 2102, 4205, 4206, 4212, and 7067) Staff Member: Andrew Barrett, P.E. Capital Projects Manager and Nancy Kraushaar, P.E., Project Engineer Department: Community Development | |
| Action Required | | Advisory Board/Commission Recommendation | |
| <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda | | <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A | |
| Staff Recommendation: Staff recommends the Urban Renewal Agency adopt URA Resolution No. 342. | | | |
| Recommended Language for Motion: I move to adopt URA Resolution No. 342. | | | |
| Project / Issue Relates To: | | | |
| <input checked="" type="checkbox"/> Council Goals/Priorities: Goal 1.5. Implement existing transportation plans and advance planning efforts to improve our local transportation network. | <input checked="" type="checkbox"/> Adopted Master Plan(s): Transportation System Plan Project UU-01 | <input type="checkbox"/> Not Applicable | |

ISSUE BEFORE COUNCIL:

A resolution of the Urban Renewal Agency of the City of Wilsonville authorizing acquisition of the second group of properties and property interests associated with the Boeckman Road Corridor Project (BRCP).

EXECUTIVE SUMMARY:

The Boeckman Road Corridor Project (BRCP) consists of five adjacent and interconnected, high priority Capital Improvement Projects (CIP) from adopted master plans along Boeckman Road between Canyon Creek Road and Stafford Road. The BRCP will benefit the public by improving City infrastructure and safety deficiencies. The five BRCP projects include:

- Boeckman Road Sanitary Sewer – CIP #2102 – extends sanitary sewer service to the Frog Pond development areas
- Boeckman Road Street Improvements – CIP #4205 – completes urban street design standards that will serve all transportation modes and connect neighborhoods and local schools
- Canyon Creek/Boeckman Intersection – CIP #4206 – addresses intersection capacity needs at Canyon Creek Road
- Boeckman Dip Bridge – CIP #4212 – improves city-wide transportation connectivity and safety concerns associated with the Boeckman “Dip” and will re-establish fish and wildlife passage through culvert removal and creek channel restoration
- Meridian Creek Culvert Replacement – CIP #7067 – replaces undersized culverts at Meridian Creek



In addition, a section of the Boeckman Regional Trail will be constructed beneath the new bridge, connecting to the existing trail system in the Frog Pond neighborhoods. As part of the bridge construction, the existing roadway fill material will be removed, reestablishing natural wildlife passage through the restored creek channel.

Construction of the Boeckman Road Corridor Project requires wider right-of-way and a variety of easement types in certain locations along the corridor to achieve design standards and project goals. The design team is carefully reviewing up to 31 property interests that may be required. Some of these will be eliminated through design refinements. The Urban Renewal Agency authorized Group 1 property acquisitions with URA Resolution No. 334. This URA Resolution No. 342 contemplates a second group of property acquisitions (Group 2). The project team expects

to bring a total of three resolutions to the Urban Renewal Agency for the purpose of acquisition activities in accordance with ORS Chapter 35.

As stated, based on project schedule priority, URA Resolution No. 342 pertains to the second group of BRCP property interests. **Table 1** (below) summarizes the proposed Group 2 property acquisitions which are for Right-of-Way Dedication (ROW), Temporary Construction Easements and Public Utility Easements (TCE and PUE), and a Structure Easement.

Table 1 – Group 2 BRCP Property Acquisitions

| Parcel # | Owner | Tax Map and Lot | Sub-Parcel # | Acquisition Type | Approx. Area, sf |
|----------|---------------------------------------|------------------|--------------|--------------------|------------------|
| 3 | Stafford Meadows Homeowners Assn. | 3 1 W 12DD 05800 | 3-1 | TCE | 128 |
| 19 | Gill | 3 1 W 13B 00200 | 19-1 | ROW | 2,783 |
| | | | 19-2 | TCE | 9,997 |
| 20 | Falconer | 3 1 W 13B 00101 | 20-1 | TCE | 11,300 |
| 23 | Hall | 3 1 W 12AB 01500 | 23-1 | ROW | 1,485 |
| | | | 23-2 | TCE | 130 |
| 24 | Eggert | 3 1 W 12AB 01530 | 24-1 | ROW | 1,674 |
| | | | 24-2 | TCE | 140 |
| 27 | Blakley | 3 1 W 13AA 18701 | 27-1 | TCE | 5,353 |
| 28 | Van | 3 1 W 13AA 18700 | 28-1 | TCE | 236 |
| 30 | Stafford Meadows Homeowners Assn. | 3 1 W 12DD 05400 | 30-1 | Structure Easement | 900 |
| 31 | West Linn-Wilsonville School District | 3 1 W 12DD 00400 | 31-1 | ROW | 210 |
| | | | 31-2 | PUE | 200 |

Detailed legal descriptions of the property to be acquired along with illustrative maps are included as Exhibit A to URA Resolution No. 342. The legal descriptions reflect the least amount of property necessary for construction of these portions of the project.

The legal descriptions included in **Exhibit A** include the best estimates of areas to be acquired based on the most current design plans. They are considered to be reasonably accurate at this time, although modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer.

EXPECTED RESULTS:

URA Resolution No. 342 provides the authority needed for the design team to move forward with acquisition activities in accordance with ORS Chapter 35 and will allow the BRCP to remain on schedule and be completed by the end of 2024.

TIMELINE:

The City’s consultant will undertake the formal property acquisition process following URA Resolution No. 342 adoption. Staff will be notifying property owners before the formal process begins. Construction of the BRCP associated with Group 2 properties is expected to begin in mid-

2023 and be completed by the end of 2024.

CURRENT YEAR BUDGET IMPACTS:

Property acquisition costs are included in the Fiscal Year (FY) 2022-23 budget, summarized as follows.

| CIP No. | Project Name | Funding Source | Amended FY 22/23 Total Budget |
|--------------|--------------------------------------|---------------------------|-------------------------------|
| 2102 | Boeckman Rd Sanitary Improvements | Sewer SDC/ Frog Pond Fee | \$1,261,765 |
| 4205 | Boeckman Rd Street Improvements | Street SDC/ Frog Pond Fee | \$5,413,063 |
| 4206 | Canyon Creek/Boeckman Traffic Signal | Street SDC | \$1,491,749 |
| 4212 | Boeckman Dip Bridge | Year 2000 URA/ Road CIP | \$20,606,532 |
| 7067 | Meridian Creek Culvert | Storm Ops/ SDC | \$471,025 |
| TOTAL | | | \$29,244,134 |

COMMUNITY INVOLVEMENT PROCESS:

Over the years, public engagement occurred for the Boeckman Dip Bridge and Boeckman Road Improvement projects through the Transportation System Plan, Frog Pond Master Plan, and Urban Renewal Year 2000 Plan Amendment processes as well as preliminary planning and engineering for the bridge itself.

The BRCP design began in early 2022 with public outreach activities kicking off, including frequent project updates to the community and opportunities to seek input from the public and to provide feedback on project priorities and concerns. Several public events have been held, including the 2022 Block Party, Popsicles in the Park, two open houses at Meridian Creek Middle School, and a project survey on Let’s Talk, Wilsonville!

Ongoing outreach and public participation (specifically information about the full road closure while the bridge is constructed) is occurring through the project website, the monthly project e-newsletter, text alerts about travel conditions related to the project, Boones Ferry Messenger articles, and a project survey on Let’s Talk Wilsonville. The project team also continues to communicate with individual stakeholders.

Link to project news and updates:

<https://www.ci.wilsonville.or.us/engineering/page/boeckman-road-corridor-news-and-updates>

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The BRCP includes roadway improvements necessary to provide safe and accessible transportation infrastructure, improving the City's local transportation network and benefitting the community. Upsizing and realigning the existing Meridian Creek culverts will alleviate potential flooding risks and property damage. The future roundabout at the Canyon Creek/Boeckman intersection will offer a safer, more efficient transportation connection along an important school access route and transition between office/industrial on the north and west to residential neighborhoods on the south and east. The future bridge will flatten the "dip", provide safer travel conditions for all users, and improve fish and wildlife habitat in the watershed. The sanitary sewer extension will serve the Frog Pond development areas.

ALTERNATIVES:

URA Resolution No. 342 is necessary to acquire right-of-way and easements that are necessary to construct the BRCP. The only alternative is to not acquire the property necessary to construct the project as designed which will result in substandard design and safety standards, and gaps within the Boeckman Road corridor infrastructure and the goals of the BRCP unfulfilled.

CITY MANAGER COMMENT:**ATTACHMENTS:**

1. URA Resolution No. 342
 - A. Boeckman Road Corridor Project (BRCP) Property Acquisition Legal Descriptions – Group 2

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE
URA RESOLUTION NO. 342

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE
AUTHORIZING ACQUISITION OF THE SECOND GROUP OF PROPERTIES AND PROPERTY
INTERESTS RELATED TO CONSTRUCTION OF THE BOECKMAN ROAD CORRIDOR PROJECT.**

WHEREAS, under and by virtue of the laws of the State of Oregon, the City of Wilsonville and its Urban Renewal Agency is duly authorized and lawfully empowered to construct certain planned public improvement projects, and to acquire real property as may be deemed necessary and proper for such planned public improvements; and

WHEREAS, the Boeckman Road Corridor Project (the “Project”) consists of five adjacent and interconnected, high priority Capital Improvement Projects (CIP) along Boeckman Road between Canyon Creek Road and Stafford Road:

- Boeckman Road Sanitary Sewer – CIP #2102 – extends sanitary sewer service to the Frog Pond development areas
- Boeckman Road Street Improvements – CIP #4205 – completes urban street design standards that will serve all transportation modes and connect neighborhoods and local schools
- Canyon Creek/Boeckman Intersection – CIP #4206 – addresses intersection capacity needs at Canyon Creek Road
- Boeckman Dip Bridge – CIP #4212 – improves city-wide transportation connectivity and safety concerns associated with the Boeckman “Dip” and will re-establish fish and wildlife passage through culvert removal and creek channel restoration
- Meridian Creek Culvert Replacement – CIP #7067 – replaces undersized culverts at Meridian Creek

WHEREAS, these five projects are identified in the FY 2022/23 Capital Improvement Project Budget; and

WHEREAS, the total project cost estimate for the Project, including design, land acquisition, construction and project management, is \$30,673,226 million; and

WHEREAS, the Project will receive funding through the following funding sources: Sanitary Sewer SDCs, Street SDCs, Storm Ops and SDCs, Road CIP and Year 2000 Urban Renewal Plan; and

WHEREAS, construction is anticipated to begin in mid-2023; and

WHEREAS, in order to construct the Project, the City and its Urban Renewal Agency need to acquire up to 31 properties that will be presented to the City Council and its Urban Renewal Agency, likely in three groups, for City Council and Urban Renewal Agency acquisition authority by resolution; and

WHEREAS, the Group 2 properties consist of approximately 6,152 square feet (SF) of Right-of-Way Dedication, 27,284 SF of Temporary Construction Easement, 200 SF of Public Utility Easement, and 900 SF of Structure Easement; and

WHEREAS, the Group 2 property interests to be acquired for the Project include, but may not be limited, to those legally described in **EXHIBIT A**, attached hereto and incorporated herein; and

WHEREAS, although the attached legal descriptions and estimated areas of taking are considered to be reasonably accurate at this time, modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer; and

WHEREAS, the acquisition of the properties described in **EXHIBIT A**, is necessary and will benefit the general public and will be used for public purposes; and

WHEREAS, the Urban Renewal Agency acquires real property in accordance with guidelines set forth by law; and

WHEREAS, the Urban Renewal Agency is authorized to acquire property by any legal means, including eminent domain, to achieve the objectives of the City's Capital Improvement Program and shall conform to all statutory requirements to ensure that property owners' rights are fully respected; and

WHEREAS, ORS Chapter 35 empowers cities and agencies to acquire by condemnation real property whenever in the judgment of the City and its Urban Renewal Agency there is a public necessity for the proposed use of the property, the property is necessary for such proposed use and the proposed use planned is located in a manner which will be most compatible with the greatest public good and the least private injury; and

WHEREAS, the acquisitions presented herein are estimated to reflect the least amount of property interest to be acquired to ensure safe, efficient and adequate public improvements; and

WHEREAS, title to the acquired property interest shall be acquired using both City and Urban Renewal funds, but title to the acquired land will vest in the name of the City of Wilsonville to provide for necessary care, maintenance and public safety authority; and

NOW, THEREFORE, THE CITY OF WILSONVILLE URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section 1. The Wilsonville Urban Renewal Agency finds that:

- a) There is a public necessity for the construction of the aforementioned street improvements;
- b) The legal descriptions for the land set forth in **EXHIBIT A** are necessary for the construction of said public improvements but may be modified as set forth in Section 3 below, as design is refined; and
- c) The proposed street and utility improvements are planned and located in a manner most compatible with the greatest public good and the least private injury.

Section 2. The City's project consultant, Universal Field Services, Inc., City staff and the City Attorney are authorized and directed to:

- a) Negotiate with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property.
- b) In the event agreement cannot be reached, to commence and prosecute to final determination such proceedings as may be necessary, including condemnation of the property, to acquire the real property and interest therein, and that upon the filing of such proceeding may seek immediate possession of any of the real properties described in **EXHIBIT A** in order to meet the right-of-way certification deadline necessary to begin construction in mid-2023 or after and complete Project construction in a timely and efficient manner.

Section 3. In the event that there are required modifications to the legal descriptions as the Project moves forward, the City Engineer is authorized to modify the attached legal descriptions, as necessary, to conform to final engineering design for the Project.

Section 4. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the City of Wilsonville Urban Renewal Agency at a regular meeting thereof this 17th day of April, 2023, and filed with the Wilsonville City Recorder this date.

JULIE FITZGERALD, CHAIR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

- Chair Fitzgerald
- Member Akervall
- Member Linville
- Member Berry
- Member Dunwell

EXHIBIT:

- A. Boeckman Road Corridor Project Property Acquisition Legal Descriptions – Group 2

UR Resolution No. 342 - Exhibit A
Boeckman Road Corridor Project Property Acquisition - Legal Descriptions - Group 2
Property Summary

UR Resolution No. 342

Group 2 BRCP Property Acquisition Summary

| Parcel # | Owner | Tax Map and Lot | Sub-Parcel # | Acquisition Type | Approx. Area, sf |
|----------|---------------------------------------|------------------|--------------|--------------------|------------------|
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| 19 | Gill | 3 1 W 13B 00200 | 19-1 | ROW | 2,783 |
| | | | 19-2 | TCE | 9,997 |
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| 23 | Hall | 3 1 W 13AB 15400 | 23-1 | ROW | 1,485 |
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| 28 | Van | 3 1 W 13AA 18700 | 28-1 | TCE | 236 |
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| 31 | West Linn-Wilsonville School District | 3 1 W 12DD 00400 | 31-1 | ROW | 210 |
| | | | 31-2 | PUE | 200 |

CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT ROW / EASEMENT REQUEST - PACKAGE 2



WILSONVILLE
OREGON



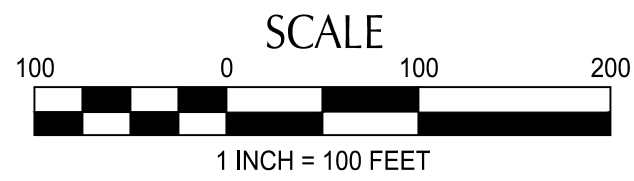
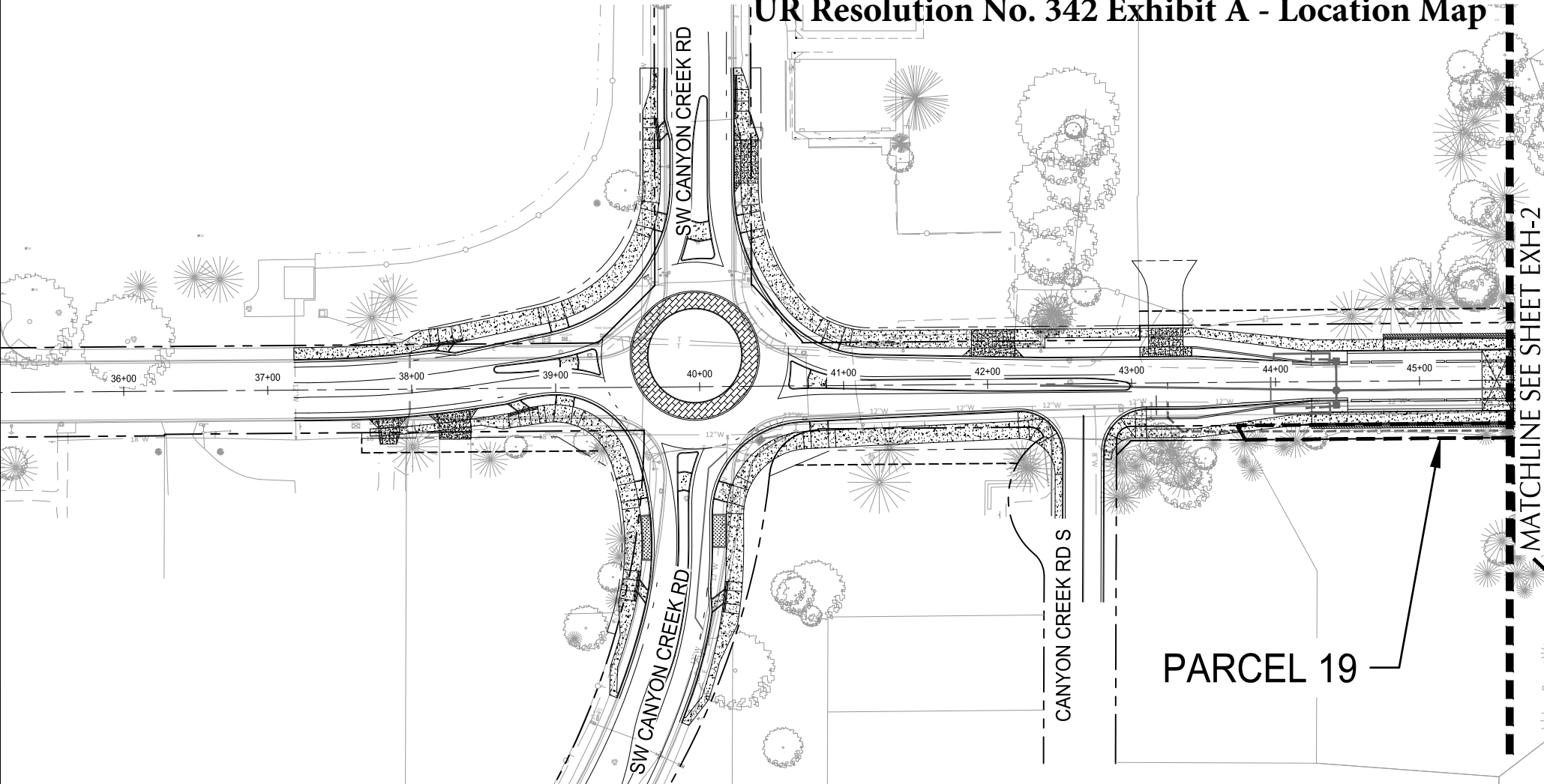
TAPANI SUNDT
IN ASSOCIATION WITH KPFF



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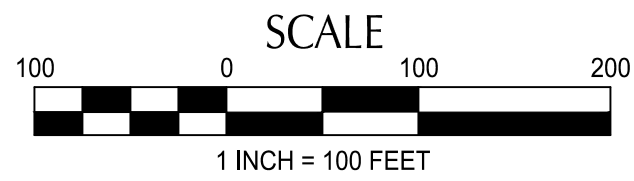
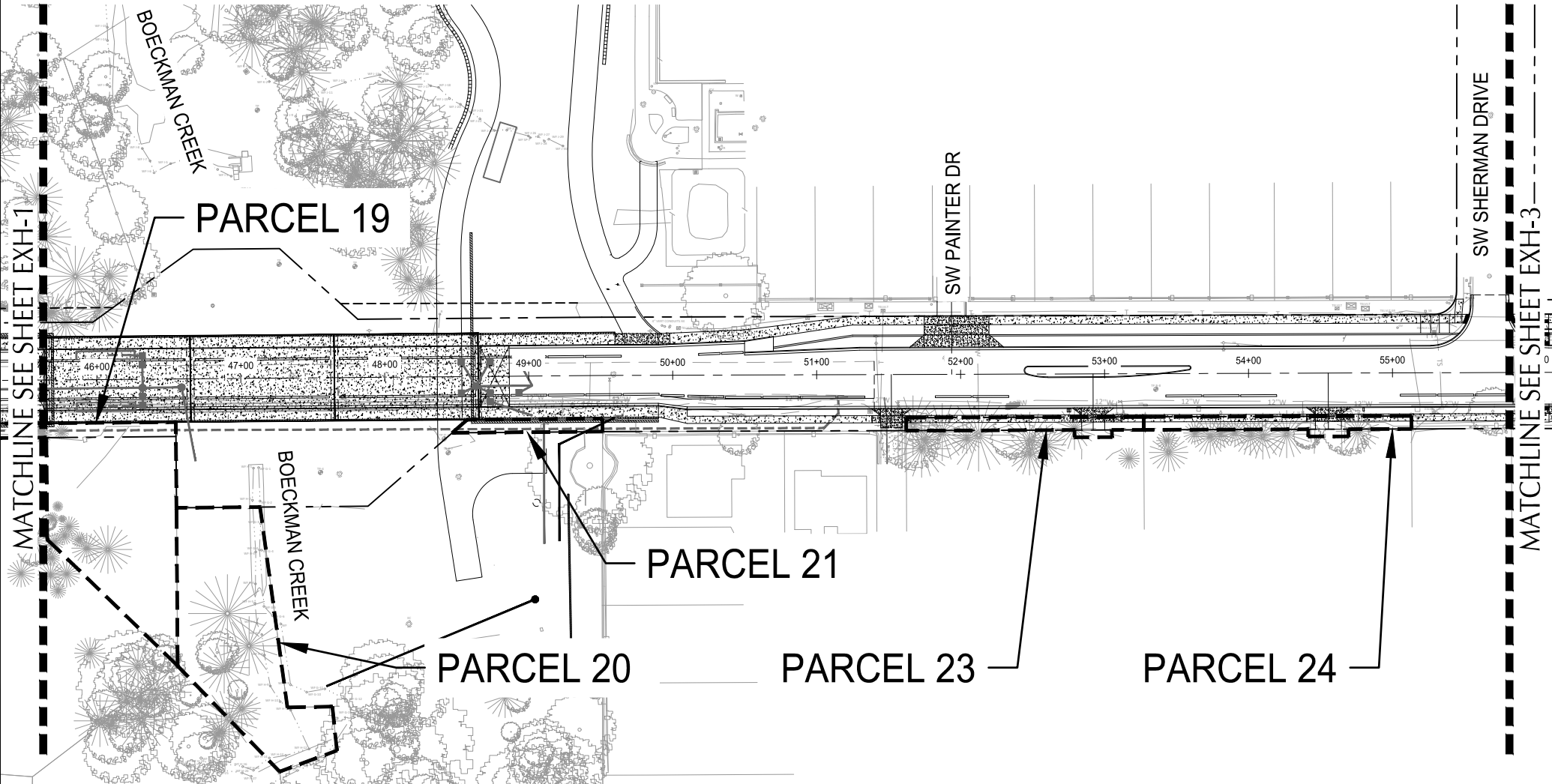
UR Resolution No. 342 Exhibit A - Location Map



CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT ROW / EASEMENT REQUEST - PACKAGE 2



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SHEET NO.
14
EXH-2

CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT ROW / EASEMENT REQUEST - PACKAGE 2



WILSONVILLE
OREGON

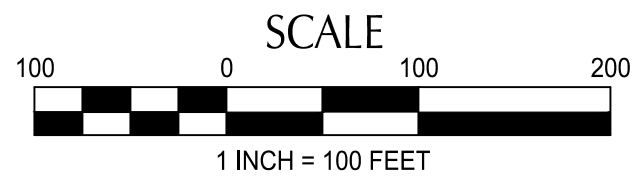
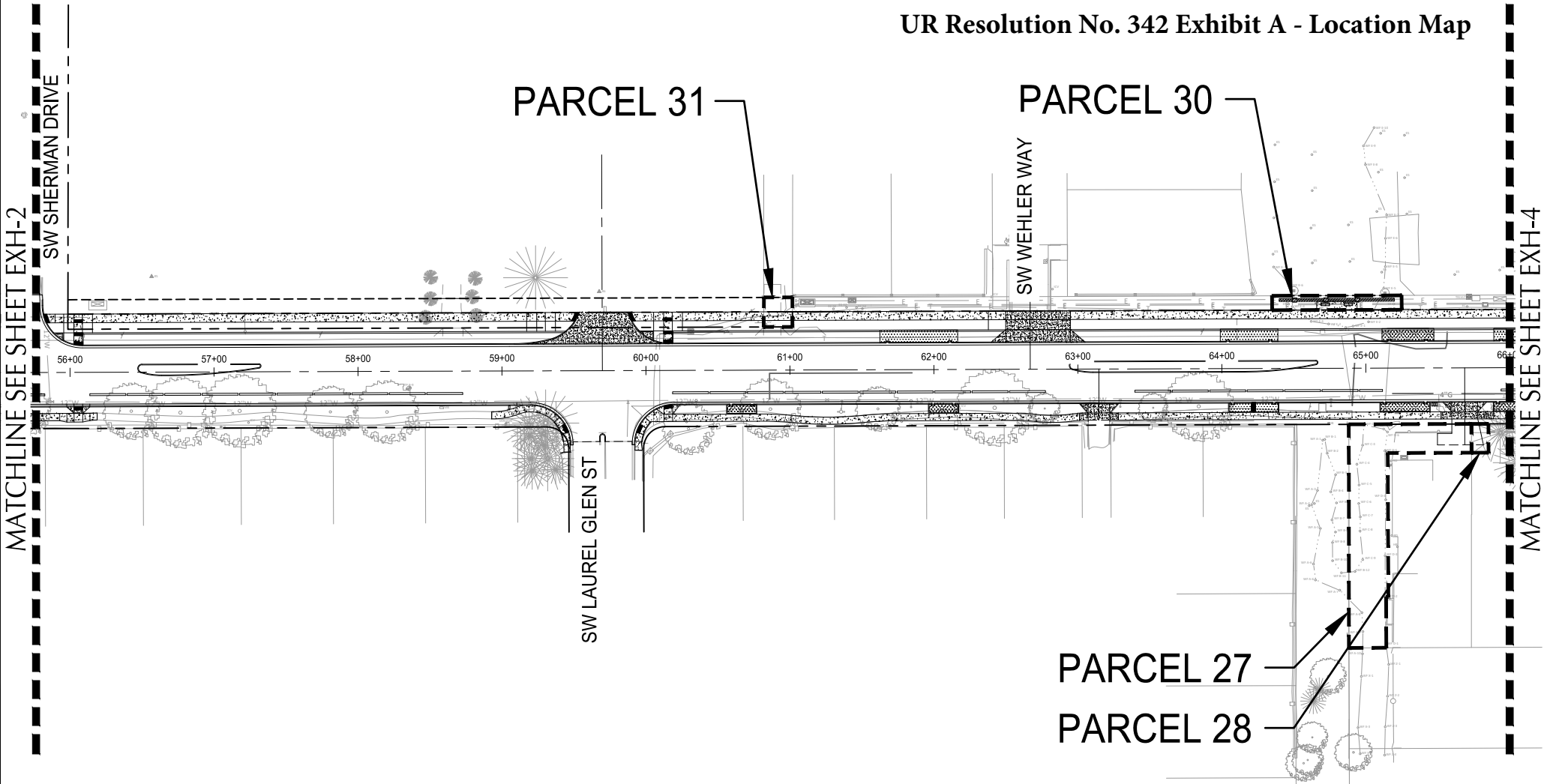


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UR Resolution No. 342 Exhibit A - Location Map

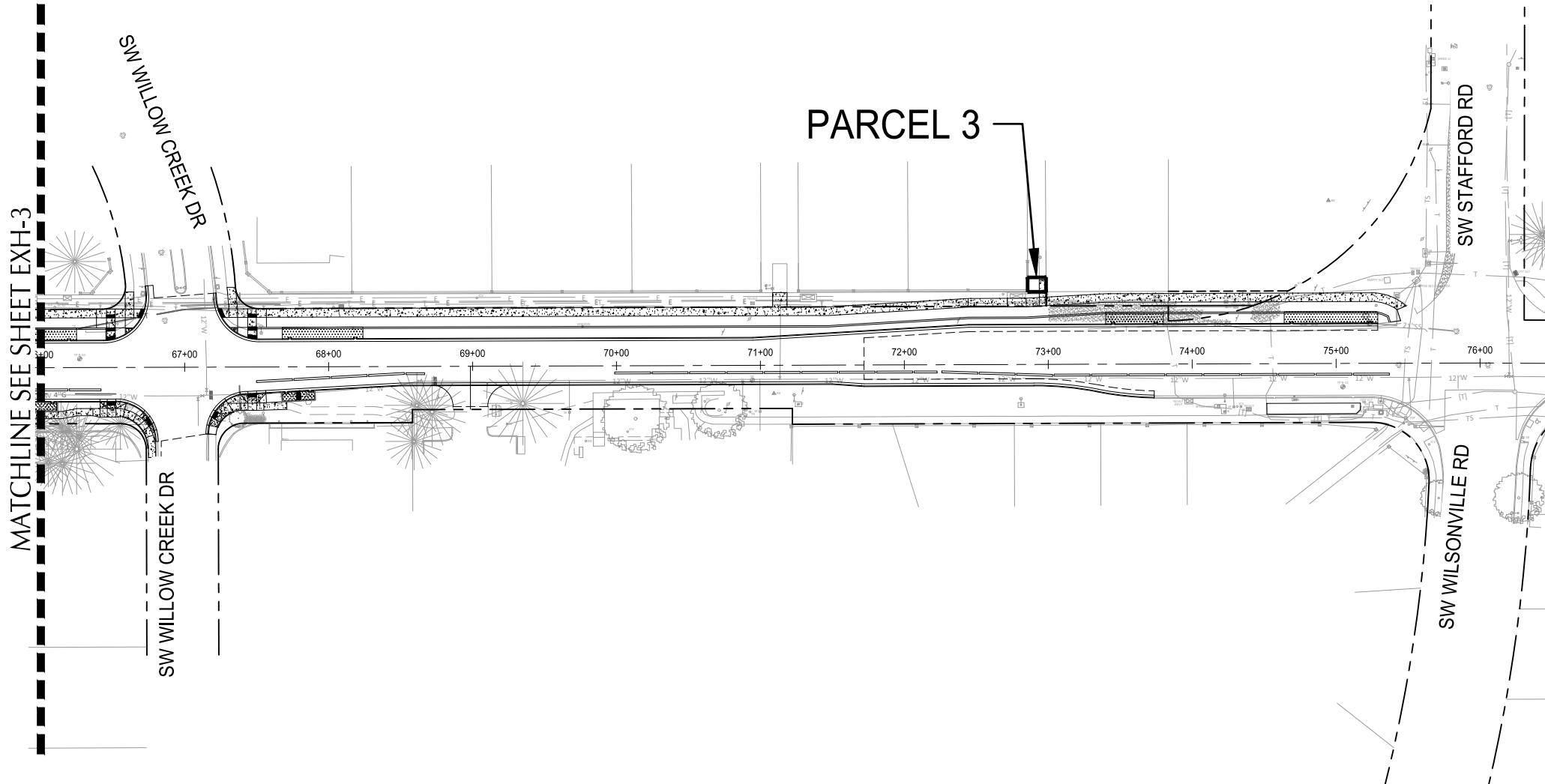


SHEET NO.
15
EXH-3

CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT ROW / EASEMENT REQUEST - PACKAGE 2

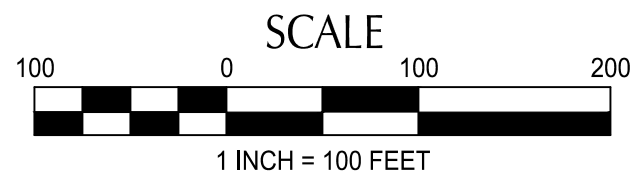


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MATCHLINE SEE SHEET EXH-3

PARCEL 3



SHEET NO.
16
EXH-4

EXHIBIT "A"

Sub-Parcel #3-1 Item 4.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. XX
20 MARCH 2023

TAXMAP: 31W12DD
TAXLOT: 05800

A PARCEL OF LAND, BEING A PORTION OF TRACT J "STAFFORD MEADOWS", CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRACT J, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID TRACT J LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 72+75.00 | | 73+05.00 | 65.50 |


EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 128 SQUARE FEET (0.003 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

STAFFORD

 PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT
128 SQ. FT. +/-

TRACT J
31W12DD05800

31W12DD02100
6720 SW PRIMROSE CT

TRACT K
31W12DD05900

PATH

PARCEL 1

MEADOWS

BRICK WALL

TRACT H

PATH

STA: 72+75.00
O/S: 60.50' L

STA: 73+05.00
O/S: 60.50' L

40.5'

BOECKMAN ROAD (C.R.80)

N 89°48'44" E

(FROM SW WILLOW CREEK DR TO SW WILSONVILLE ROAD)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

73+00.00



SCALE: 1" = 20'



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F: 503.274.4681
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| | |
|---|---------------------|
| EXHIBIT 'B' TEMPORARY CONSTRUCTION EASEMENT | DATE: 20 MARCH 2023 |
| | DRAWN BY: CH |
| SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2200028 |
| | SHEET: 20 |

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. XX
 20 MARCH 2023

TAXMAP: 31W13B
 TAXLOT: 00200

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROBERT GILL IN DOCUMENT NUMBER 2016-034400, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID GILL TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – RIGHT-OF-WAY DEDICATION

A PARCEL OF LAND, BEING A PORTION OF SAID GILL TRACT LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 43+65.00 | | 46+65.00 | 40.00 |

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 2,783 SQUARE FEET (0.064 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°31'41" EAST.

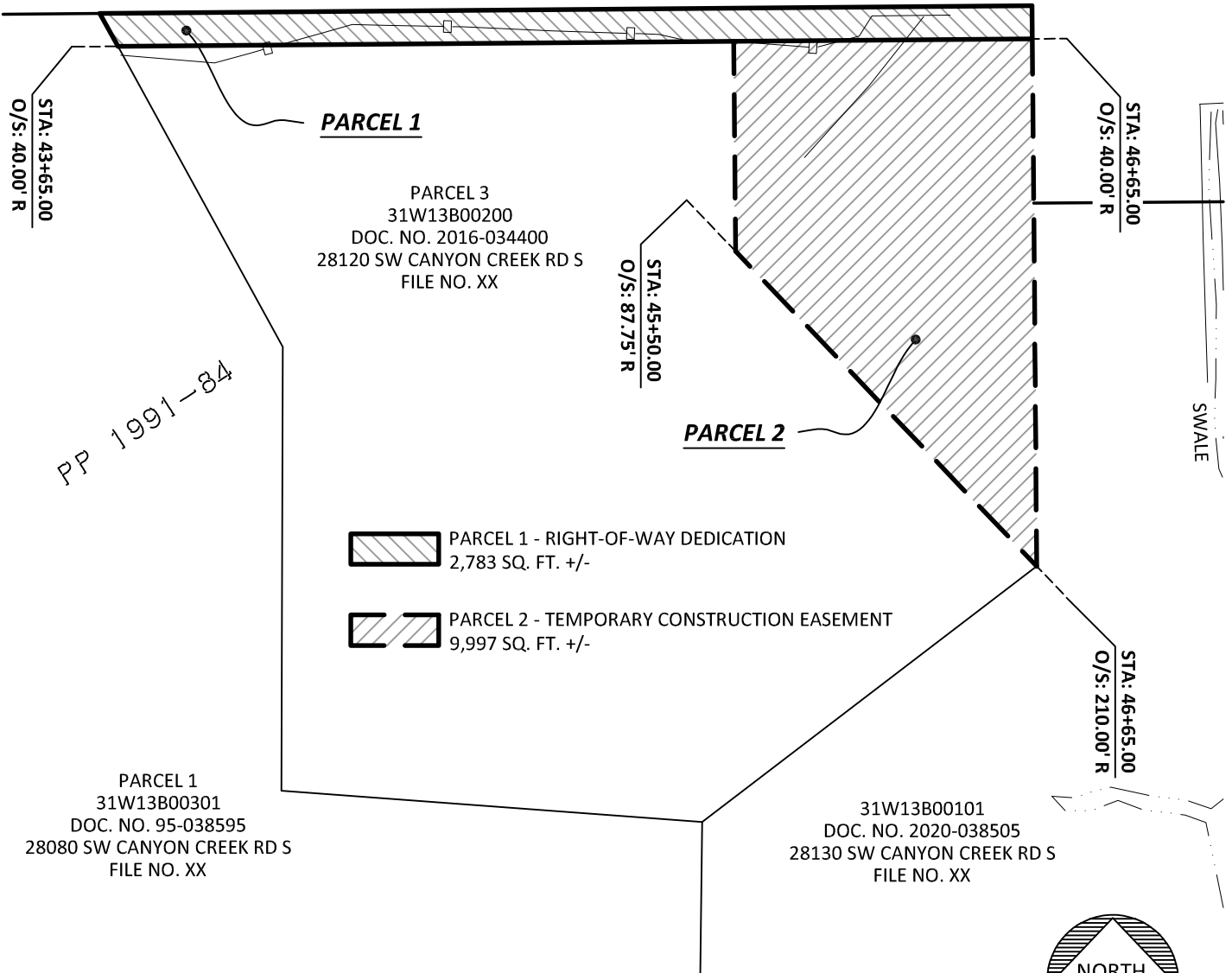
THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

N 89°31'41" E
 (FROM CANYON CREEK RD TO THE N. 1/4 COR. SEC. 13)
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

44+00.00 45+00.00 46+00.00 47+00.00

BOECKMAN ROAD (C.R.80)

30'



PARCEL 1

PARCEL 3
 31W13B00200
 DOC. NO. 2016-034400
 28120 SW CANYON CREEK RD S
 FILE NO. XX

PARCEL 2

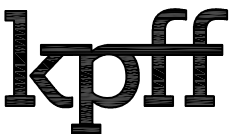
PARCEL 1 - RIGHT-OF-WAY DEDICATION
 2,783 SQ. FT. +/-

PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT
 9,997 SQ. FT. +/-

PARCEL 1
 31W13B00301
 DOC. NO. 95-038595
 28080 SW CANYON CREEK RD S
 FILE NO. XX

31W13B00101
 DOC. NO. 2020-038505
 28130 SW CANYON CREEK RD S
 FILE NO. XX

PP 1991-84



SCALE: 1" = 50'

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 F: 503.274.4681
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| | |
|---|---------------------|
| EXHIBIT 'B' RIGHT-OF-WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT | DATE: 20 MARCH 2023 |
| | DRAWN BY: CH |
| NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2200028 |
| | SHEET: 20 |

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. XX
20 MARCH 2023

TAXMAP: 31W13B
TAXLOT: 00200

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROBERT GILL IN DOCUMENT NUMBER 2016-034400, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID GILL TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID GILL TRACT LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 45+50.00 | | 46+65.00 | 87.75 IN A STRAIGHT LINE TO 210.00 |

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 9,997 SQUARE FEET (0.229 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°31'41" EAST.

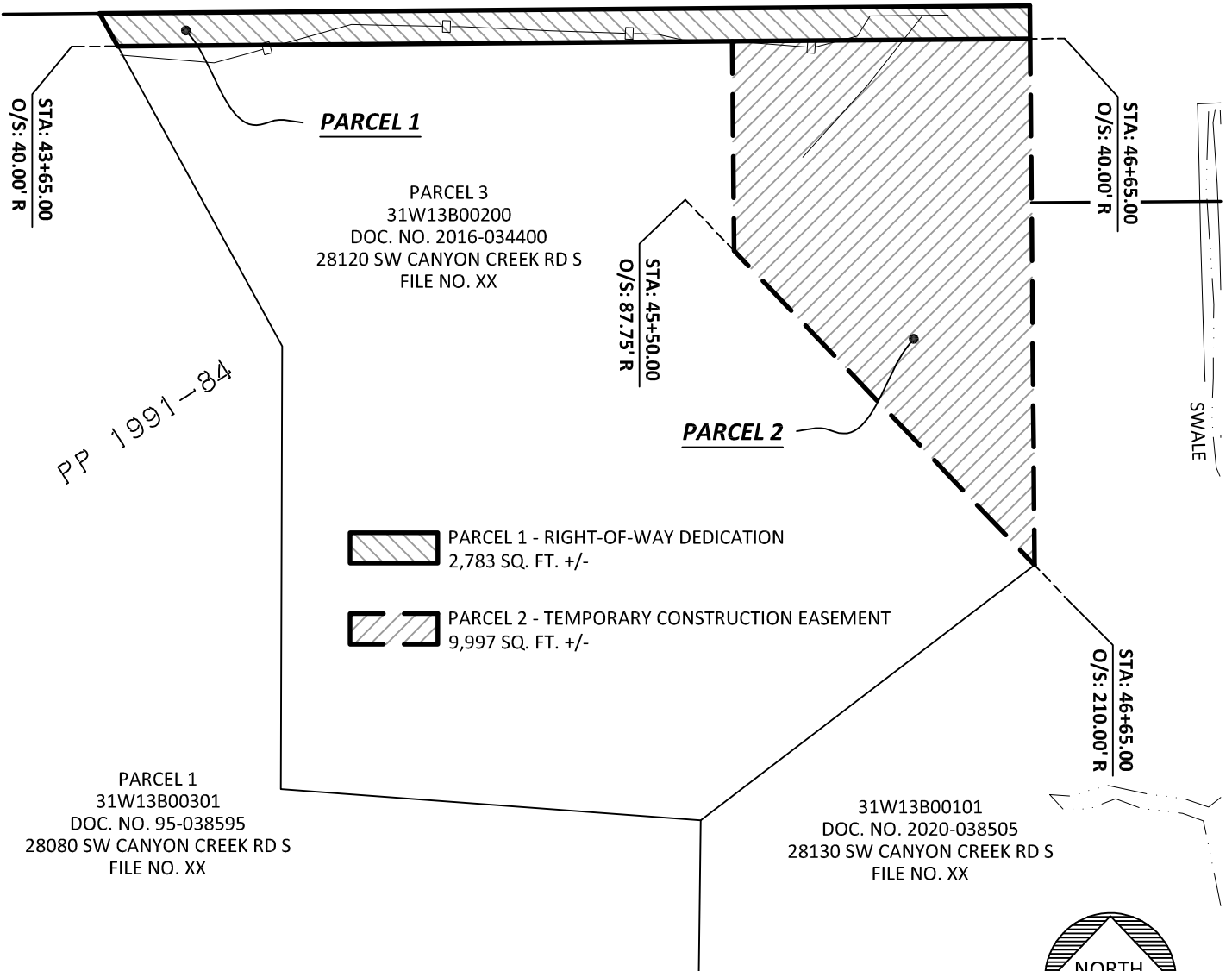
THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

N 89°31'41" E
 (FROM CANYON CREEK RD TO THE N. 1/4 COR. SEC. 13)
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

44+00.00 45+00.00 46+00.00 47+00.00

BOECKMAN ROAD (C.R.80)


30'




PARCEL 1

PARCEL 3
 31W13B00200
 DOC. NO. 2016-034400
 28120 SW CANYON CREEK RD S
 FILE NO. XX

PARCEL 2

 PARCEL 1 - RIGHT-OF-WAY DEDICATION
 2,783 SQ. FT. +/-

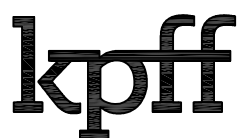
 PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT
 9,997 SQ. FT. +/-

PARCEL 1
 31W13B00301
 DOC. NO. 95-038595
 28080 SW CANYON CREEK RD S
 FILE NO. XX

31W13B00101
 DOC. NO. 2020-038505
 28130 SW CANYON CREEK RD S
 FILE NO. XX



SCALE: 1" = 50'



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| | |
|---|---------------------|
| EXHIBIT 'B' RIGHT-OF-WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | DATE: 20 MARCH 2023 |
| | DRAWN BY: CH |
| | CHECKED BY: JRD |
| | PROJECT NO. 2200028 |
| | SHEET: 20 |

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. XX
 20 MARCH 2023

TAXMAP: 31W13B
 TAXLOT: 00101

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MICHAEL FALCONER AND ANNIE F. FALCONER, AS TENANTS BY THE ENTIRETY IN DOCUMENT NUMBER 2020-038505, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID FALCONER TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID FALCONER TRACT LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 46+25.00 | | 47+75.00 | 167.47 IN A STRAIGHT LINE TO 326.90 |

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 11,300 SQUARE FEET (0.259 ACRES), MORE OR LESS.

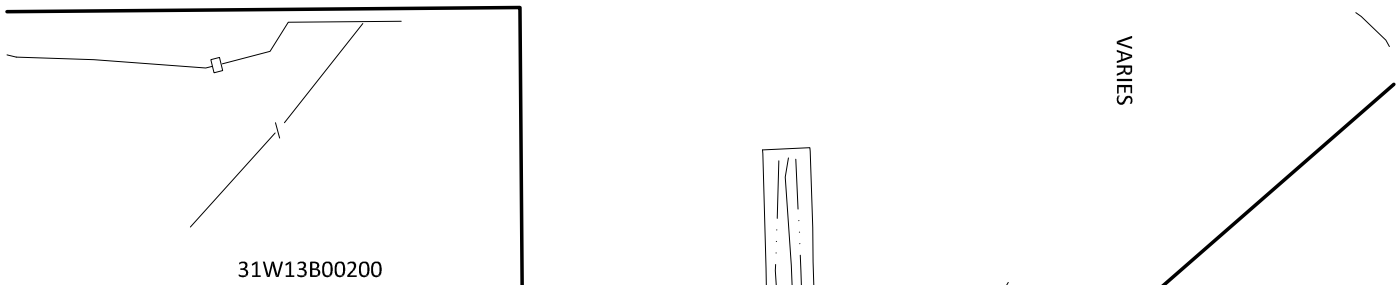
THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°31'41" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

N 89°31'41" E
(FROM CANYON CREEK RD TO THE N. 1/4 COR. SEC. 13)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

46+00.00 47+00.00 48+00.00

BOECKMAN ROAD (C.R.80)




31W13B00200
DOC. NO. 2016-034400
28120 SW CANYON CREEK RD S
FILE NO. XX

STA: 46+25.00
O/S: 167.47' R

PARCEL 1

31W13B00100
DOC. NO. 2014-064471
7550 SW BOECKMAN RD
FILE NO. XX

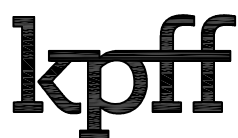
31W13B00101
DOC. NO. 2020-038505
28130 SW CANYON CREEK RD S
FILE NO. XX

 PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT
11,300 SQ. FT. +/-

STA: 47+75.00
O/S: 326.90' R



SCALE: 1" = 40'



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| | |
|---|---------------------|
| EXHIBIT 'B' TEMPORARY CONSTRUCTION EASEMENT | DATE: 20 MARCH 2023 |
| | DRAWN BY: CH |
| NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2200028 |
| | SHEET: 20 |

EXHIBIT "A"

Sub-Parcel #23- Item 4.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. XX
20 MARCH 2023

TAXMAP: 31W13AB
TAXLOT: 15400

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO TRICIA S. HALL AND JEFFREY R. HALL, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY IN DOCUMENT NUMBER 2005-042499, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID HALL TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – RIGHT-OF-WAY DEDICATION

A PARCEL OF LAND, BEING A PORTION OF SAID HALL TRACT LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 51+55.00 | | 53+35.00 | 39.00 |

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 1,485 SQUARE FEET (0.034 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

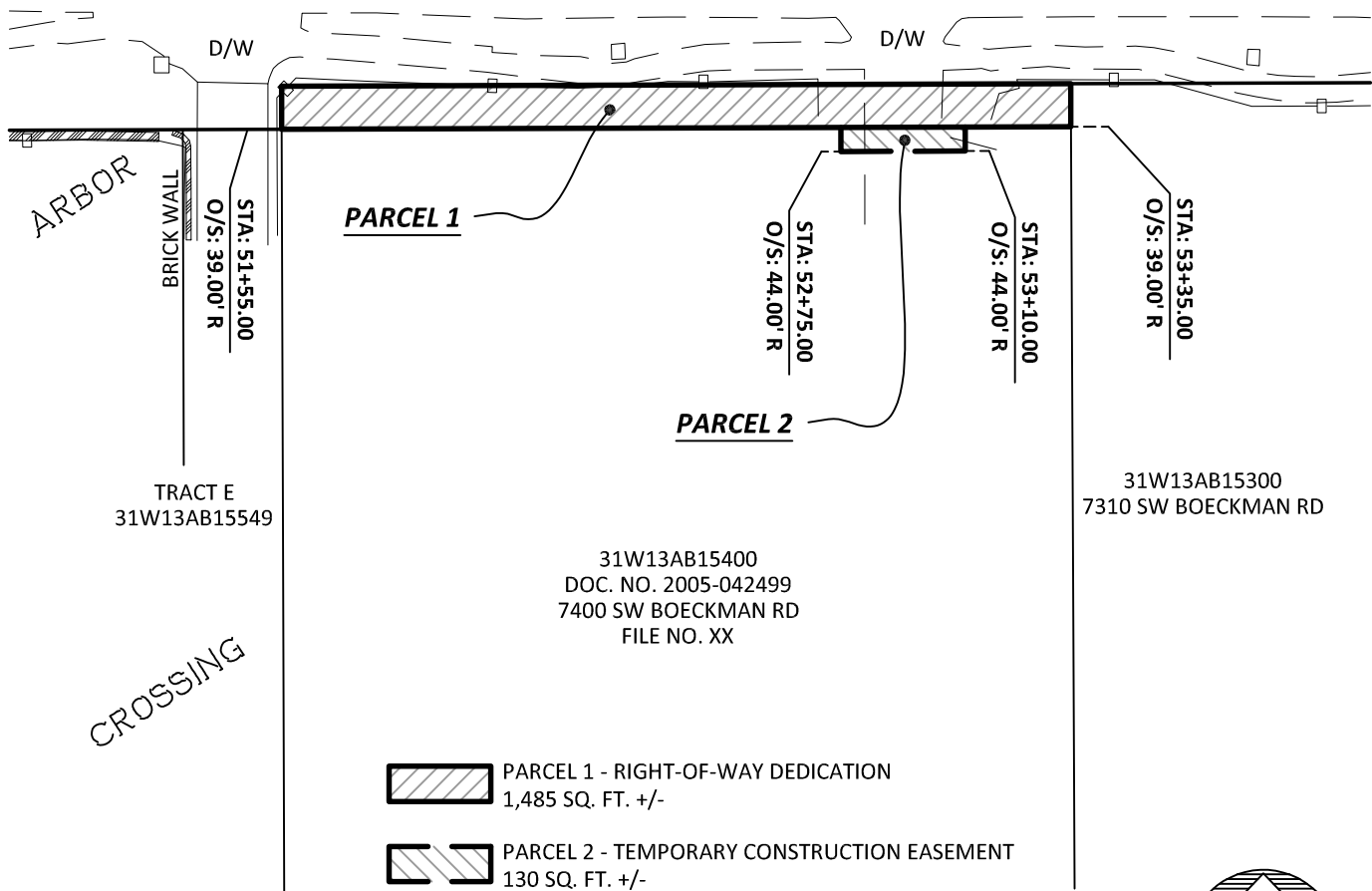
BOECKMAN ROAD (C.R.80)

N 89°48'44" E

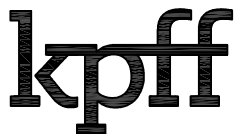
(FROM N. 1/4 COR. SEC. 13 TO SW WILLOW CREEK DR)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

30 52+00.00 53+00.00



SCALE: 1" = 40'



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| | |
|---|---------------------|
| EXHIBIT 'B' RIGHT-OF-WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT NE 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | DATE: 20 MARCH 2023 |
| | DRAWN BY: CH |
| | CHECKED BY: JRD |
| | PROJECT NO. 2200028 |
| | SHEET: 20 |

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. XX
 20 MARCH 2023

TAXMAP: 31W13AB
 TAXLOT: 15400

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO TRICIA S. HALL AND JEFFREY R. HALL, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY IN DOCUMENT NUMBER 2005-042499, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID HALL TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID HALL TRACT LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 52+75.00 | | 53+10.00 | 44.00 |

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 130 SQUARE FEET (0.003 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

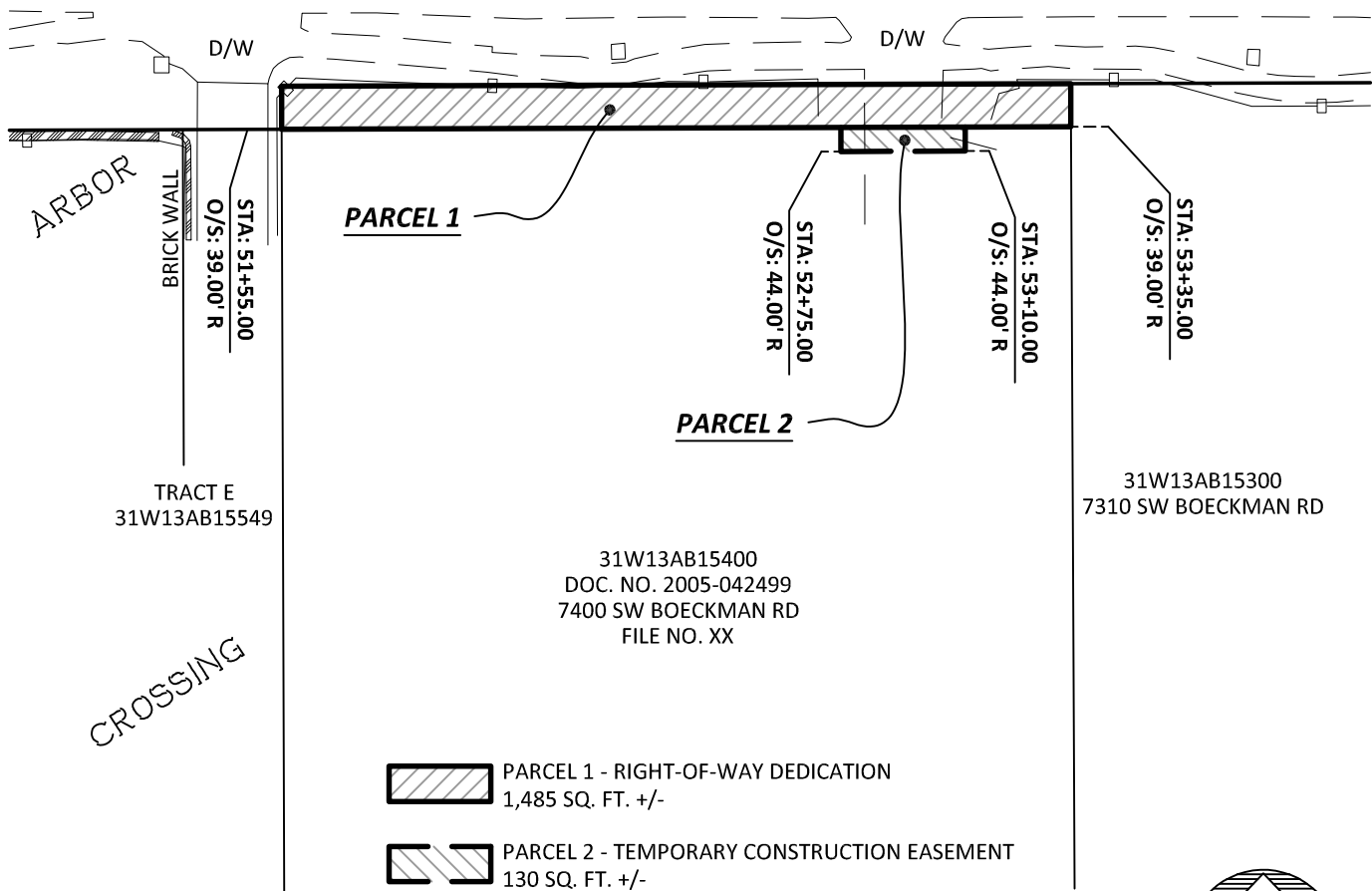
BOECKMAN ROAD (C.R.80)

N 89°48'44" E

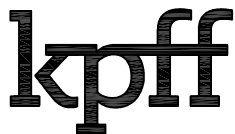
(FROM N. 1/4 COR. SEC. 13 TO SW WILLOW CREEK DR)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

30 52+00.00 53+00.00



SCALE: 1" = 40'



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| | |
|---|---------------------|
| EXHIBIT 'B' RIGHT-OF-WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT NE 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | DATE: 20 MARCH 2023 |
| | DRAWN BY: CH |
| | CHECKED BY: JRD |
| | PROJECT NO. 2200028 |
| | SHEET: 20 |

EXHIBIT "A"

Sub-Parcel #24-1 Item 4.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. XX
20 MARCH 2023

TAXMAP: 31W13AB
TAXLOT: 15300

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRENDA EGGERT AND CHARLES EGGERT IN DOCUMENT NUMBER 2021-077656, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID EGGERT TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – RIGHT-OF-WAY DEDICATION

A PARCEL OF LAND, BEING A PORTION OF SAID EGGERT TRACT LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | TO | <u>STATION</u> | <u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u> |
|----------------|----|----------------|--|
| 53+20.00 | | 55+20.00 | 39.00 |

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 1,674 SQUARE FEET (0.038 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

SW SHERMAN DR

BOECKMAN ROAD (C.R.80)

N 89°48'44" E

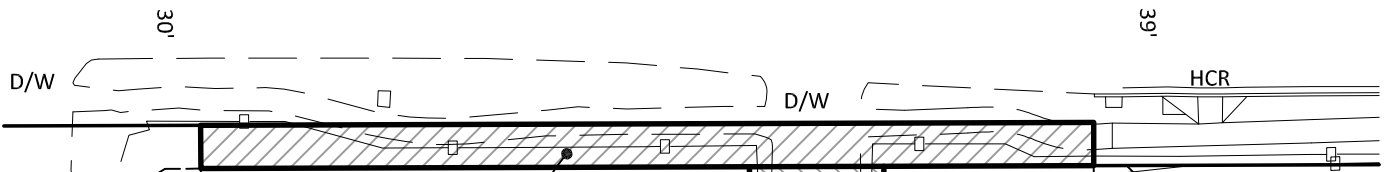
(FROM N. 1/4 COR. SEC. 13 TO SW WILLOW CREEK DR)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

53+00.00

54+00.00

55+00.00



STA: 53+20.00
O/S: 39.00' R

PARCEL 1

STA: 54+35.00
O/S: 44.00' R

PARCEL 2

STA: 54+75.00
O/S: 44.00' R

STA: 55+20.00
O/S: 39.00' R

ARBOR

31W13AB15538
7261 SW FALLEN LEAF ST

31W13AB15300
DOC. NO. 2021-077656
7310 SW BOECKMAN RD
FILE NO. XX



PARCEL 1 - RIGHT-OF-WAY DEDICATION
1,674 SQ. FT. +/-

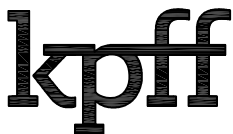


PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT
140 SQ. FT. +/-

CROSSING



SCALE: 1" = 40'



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| | |
|---|---------------------|
| EXHIBIT 'B' RIGHT-OF-WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT | DATE: 20 MARCH 2023 |
| | DRAWN BY: CH |
| NE 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2200028 |
| | SHEET: 20 |

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. XX
 20 MARCH 2023

TAXMAP: 31W13AB
 TAXLOT: 15300

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRENDA EGGERT AND CHARLES EGGERT IN DOCUMENT NUMBER 2021-077656, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID EGGERT TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID EGGERT TRACT LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 54+35.00 | | 54+75.00 | 44.00 |

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 140 SQUARE FEET (0.003 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. XX
 20 MARCH 2023

TAXMAP: 31W13AA
 TAXLOT: 18701

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO BYRON D BLAKLEY AND ROXANNE C GIBBONS, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP IN DOCUMENT NUMBER 2016-039409, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID BLAKLEY AND GIBBONS TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID BLAKLEY AND GIBBONS TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 64+80.00 | | 65+15.06 | 194.20 |
| 65+15.06 | | 65+15.06 | 194.20 IN A STRAIGHT LINE TO 59.00 |
| 65+15.06 | | 65+80.00 | 59.00 |

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 5,353 SQUARE FEET (0.123 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

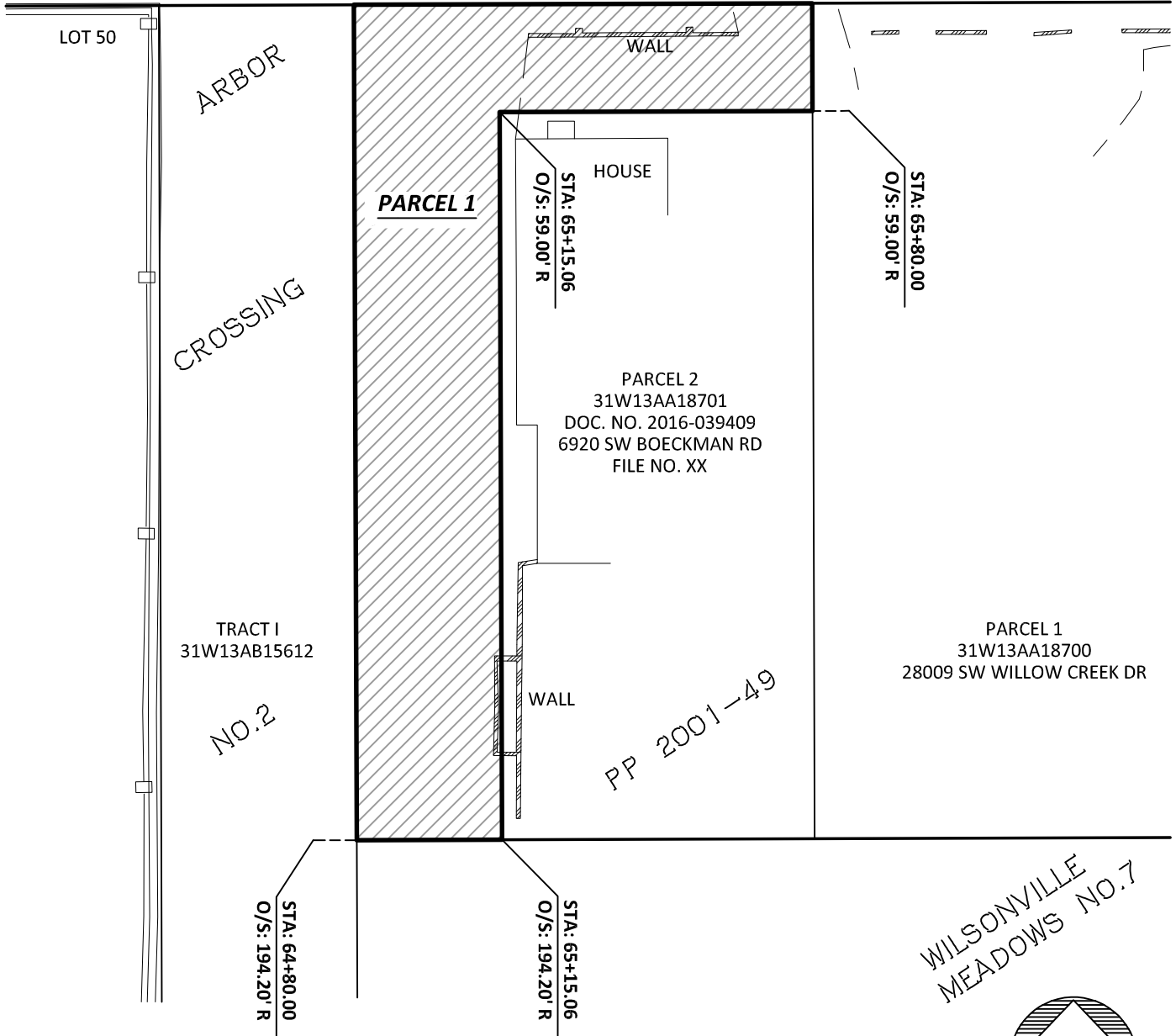
BOECKMAN ROAD (C.R.80)

65+00.00

66+00.00

N 89°48'44" E
 (FROM SW SHERMAN DR TO SW WILLOW CREEK DR)
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

39'



PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT
 5,353 SQ. FT. +/-



SCALE: 1" = 30'

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| | |
|---|--|
| EXHIBIT 'B' | |
| TEMPORARY CONSTRUCTION EASEMENT | |
| NE 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | |

| | |
|-------------|---------------|
| DATE: | 20 MARCH 2023 |
| DRAWN BY: | CH |
| CHECKED BY: | JRD |
| PROJECT NO. | 2200028 |
| SHEET: | 2 C |

EXHIBIT "A"

Sub-Parcel #28-1 Item 4.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. XX
20 MARCH 2023

TAXMAP: 31W13AA
TAXLOT: 18700

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROGER M VAN AND SHARON E VAN, HUSBAND AND WIFE IN DOCUMENT NUMBER 98-047071, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID VAN TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID VAN TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 65+65.00 | | 65+90.00 | 59.00 |

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 236 SQUARE FEET (0.005 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

66+00.00

BOECKMAN ROAD (C.R.80)

N 89°48'44" E

(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

39'

D/W

D/W

PARCEL 1

STA: 65+65.00
O/S: 59.00' R

STA: 65+90.00
O/S: 59.00' R

PP 2001-49

PARCEL 1
31W13AA18700
28009 SW WILLOW CREEK DR

SW WILLOW CREEK DRIVE

PARCEL 2
31W13AA18701
6920 SW BOECKMAN RD



PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT
236 SQ. FT. +/-



SCALE: 1" = 20'



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| | |
|---|--|
| EXHIBIT 'B' | |
| TEMPORARY CONSTRUCTION EASEMENT | |
| NE 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | |

| | |
|-------------|---------------|
| DATE: | 20 MARCH 2023 |
| DRAWN BY: | CH |
| CHECKED BY: | JRD |
| PROJECT NO. | 2200028 |
| SHEET: | 20 |

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. XX
20 MARCH 2023

TAXMAP: 31W12DD
TAXLOT: 05300

A PARCEL OF LAND, BEING A PORTION OF TRACT E "STAFFORD MEADOWS", CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRACT E, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – WALL EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID TRACT E LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 64+35.00 | | 65+25.00 | 50.50 |

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 900 SQUARE FEET (0.021 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.


THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

STAFFORD

LOT 11

TRACT F
31W12DD05400

TRACT G
31W12DD05500

 PARCEL 1 - WALL EASEMENT
900 SQ. FT. +/-

MEADOWS

BRICK WALL

PARCEL 1

TRACT E
31W12DD05300

TRACT E
31W12DD05300

STA: 64+35.00
O/S: 50.50' L

CURB

STA: 65+25.00
O/S: 50.50' L

40.5'

BOECKMAN ROAD (C.R.80)

N 89°48'44" E

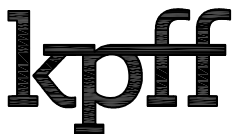
(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

65+00.00



SCALE: 1" = 20'



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| | |
|--|---------------------|
| EXHIBIT 'B' WALL EASEMENT | DATE: 20 MARCH 2023 |
| | DRAWN BY: CH |
| SE 1/4 SECTION 132 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2200028 |
| | SHEET: 2 C |

EXHIBIT "A"

Sub-Parcel #31-1 Item 4.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. XX
20 MARCH 2023

TAXMAP: 31W12DD
TAXLOT: 00400

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CLACKAMAS COUNTY SCHOOL DISTRICT 3, WET LINN-WILSONVILLE SCHOOL DISTRICT 3JT IN DOCUMENT NUMBER 99-052396, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID SCHOOL DISTRICT TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – RIGHT-OF-WAY DEDICATION

A PARCEL OF LAND, BEING A PORTION OF SAID SCHOOL DISTRICT TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 60+75.00 | | 61+05.00 | 40.50 |



EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

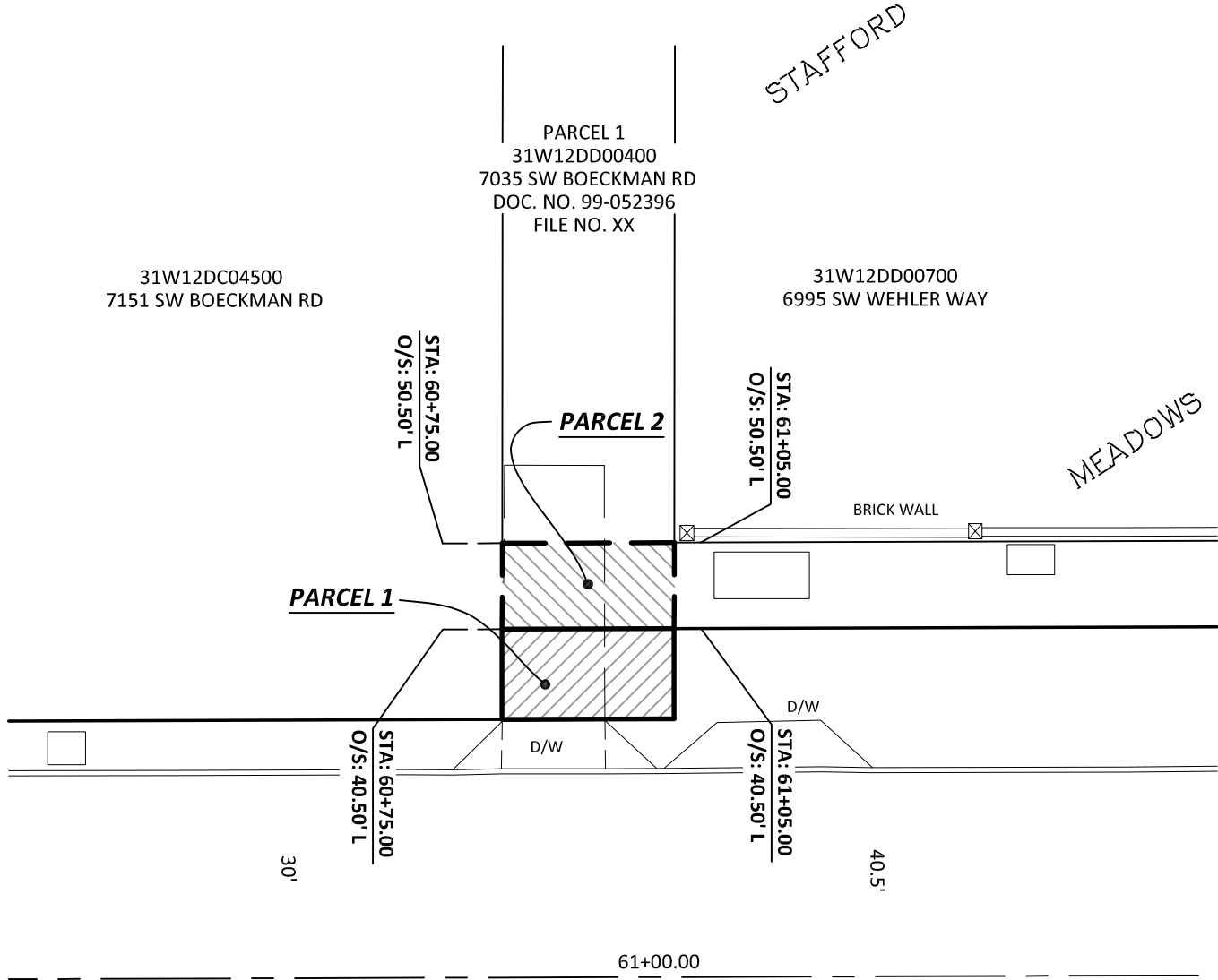
CONTAINING 210 SQUARE FEET (0.005 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

PP 2019-47

-  PARCEL 1 - RIGHT-OF-WAY DEDICATION
210 SQ. FT. +/-
-  PARCEL 2 - PUBLIC UTILITY EASEMENT
200 SQ. FT. +/-



BOECKMAN ROAD (C.R.80)

N 89°48'44" E
(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM



SCALE: 1" = 20'



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| | |
|---|---------------------|
| EXHIBIT 'B' RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | DATE: 20 MARCH 2023 |
| | DRAWN BY: CH |
| | CHECKED BY: JRD |
| | PROJECT NO. 2200028 |
| | SHEET: 2 C |

EXHIBIT "A"

Sub-Parcel #31-2 Item 4.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. XX
20 MARCH 2023

TAXMAP: 31W12DD
TAXLOT: 00400

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CLACKAMAS COUNTY SCHOOL DISTRICT 3, WET LINN-WILSONVILLE SCHOOL DISTRICT 3JT IN DOCUMENT NUMBER 99-052396, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID SCHOOL DISTRICT TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – PUBLIC UTILITY EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID SCHOOL DISTRICT TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

| <u>STATION</u> | <u>TO</u> | <u>STATION</u> | <u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u> |
|----------------|-----------|----------------|--|
| 60+75.00 | | 61+05.00 | 50.50 |



EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE ABOVE DESCRIBED PARCEL 1.

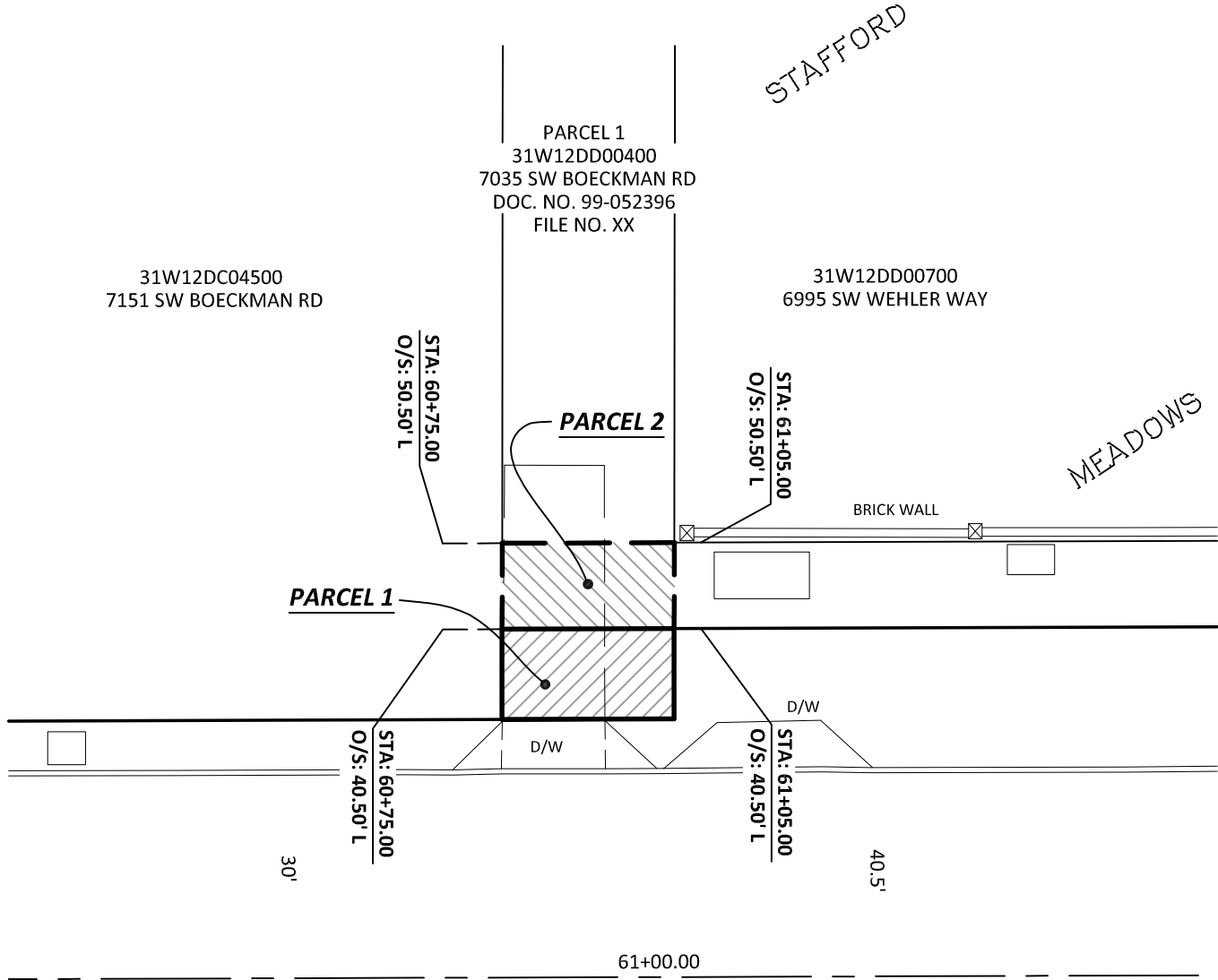
CONTAINING 200 SQUARE FEET (0.004 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

PP 2019-47

-  PARCEL 1 - RIGHT-OF-WAY DEDICATION
210 SQ. FT. +/-
-  PARCEL 2 - PUBLIC UTILITY EASEMENT
200 SQ. FT. +/-



BOECKMAN ROAD (C.R.80)

N 89°48'44" E
(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM



SCALE: 1" = 20'



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| | |
|---|---------------------|
| EXHIBIT 'B' RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | DATE: 20 MARCH 2023 |
| | DRAWN BY: CH |
| | CHECKED BY: JRD |
| | PROJECT NO. 2200028 |
| | SHEET: 20 |



URBAN RENEWAL AGENCY MINUTES

February 23, 2023 at 7:00 PM

Wilsonville City Hall

CALL TO ORDER

1. Roll Call

The Urban Renewal Agency held a regular meeting on February 23, 2023 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. The Chair called the URA meeting to order at 9:33 p.m. followed by roll call.

PRESENT

Chair Julie Fitzgerald
Vice-Chair Kristin Akervall
Member Joann Linville
Member Caroline Berry
Member Katie Dunwell

STAFF PRESENT

Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Beth Wolf, Senior Systems Analyst
Andrew Barrett, Capital Projects Engineering Manager
Keith Katko, Finance Director
Zach Weigel, City Engineer

2. Motion to approve the following order of the agenda.

Motion: Moved to approve the order of agenda.

Motion made by Member Akervall, Seconded by Members Berry, Dunwell, and Linville.

Voting Yea:

Chair Fitzgerald, Member Akervall, Member Linville, Member Berry, Member Dunwell

Vote: Motion carried 5-0.

CITIZEN INPUT

This is an opportunity for visitors to address the Urban Renewal Agency on items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the Urban Renewal Agency will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

There was none.

CONSENT AGENDA

The City Attorney read the titles of the Consent Agenda items into the record.

3. **URA Resolution No. 334**

A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Authorizing Acquisition Of Property And Property Interests Related To Construction Of The Boeckman Road Corridor Project.

4. **URA Resolution No. 335**

A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute Guaranteed Maximum Price Amendment No. 1 To The Progressive Design-Build Agreement For The Boeckman Road Corridor Project With Tapani|Sundt A Joint Venture.

5. **URA Resolution No. 343**

A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The Termination Of Tax Increment Collection For The Year 2000 Plan.

6. Minutes of the January 5, 2023 Urban Renewal Agency Meeting.

Motion: Moved to adopt the Consent Agenda as read.

Motion made by Member Linville, Seconded by Member Berry.

Voting Yea:

Chair Fitzgerald, Member Akervall, Member Linville, Member Berry, Member Dunwell

Vote: Motion carried 5-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

There was none.

ADJOURN

The Chair adjourned the URA meeting at 9:36 p.m.

Respectfully submitted,

Kimberly Veliz, City Recorder

ATTEST:

Julie Fitzgerald, Chair