



URBAN RENEWAL AGENCY AGENDA

June 19, 2023 at 5:00 PM

Wilsonville City Hall

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.

CONSENT AGENDA

3. [URA Resolution No. 344](#)

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

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

NEW BUSINESS

CONTINUING BUSINESS

Urban Renewal Agency
June 19, 2023

Page 1 of 2

PUBLIC HEARING

ADJOURN

**THE URBAN RENEWAL AGENCY MEETING WILL
IMMEDIATELY FOLLOW THE WORK SESSION**

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: June 19, 2023		Subject: Resolution No. 344 Authorizing Acquisition of the Fourth 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 checked="" 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 the Consent Agenda.			
Recommended Language for Motion: I move to adopt the Consent Agenda.			
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 URBAN RENEWAL AGENCY:

A City of Wilsonville Urban Renewal Agency resolution authorizing acquisition of the fourth 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 is not related to the Boeckman Sewer Line Upgrade and Boeckman Creek Regional Trail project. 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



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 have been eliminated through design refinements. The Urban Renewal Agency authorized the first group of needed property acquisitions (Group 1) with URA Resolution No. 334, Group 2 acquisitions with URA Resolution No. 342, and Group 3 acquisitions with Resolution No. 345. This URA Resolution No. 344 contemplates the remaining property acquisitions for the BRCP. The project team anticipates this is the fourth of four resolutions the City Council and Urban Renewal Agency will consider for the purpose of BRCP acquisition activities in accordance with ORS Chapter 35.

Portions of the subject seven properties are needed to complete the roundabout at SW Canyon Creek Road and Boeckman Road and the new bridge that will cross Boeckman Creek. **Table 1** (below) summarizes the right-of-way (ROW) and two types of easements (Public Utility and Temporary Construction or PUE and TCE) that are needed with the Group 4 property acquisitions. The detailed legal descriptions of the properties to be acquired along with an illustrative map are included as Exhibit A to URA Resolution No. 344. The legal descriptions reflect the least amount of property necessary for construction of these portions of the project.

Table 1 – Group 4 BRCP Property Acquisitions

Parcel #	Owner	Tax Map and Lot	Sub-Parcel #	Acquisition Type	Approx. Area, sf
5	Miller	3 1 W 12DD 01600	5-1	TCE	74
6	Stafford Meadows Homeowners Assn	3 1 W 12DD 05500	6-1	TCE	10
13	New Life Church	3 1 W 12 D 03200	13-1	ROW	4865
			13-2	PUE	3986
			13-3	TCE	4138
14	Siemens	3 1 W 12 00501	14-1	ROW	6498
			14-2	TCE	4519
			14-3	PUE	3904
15	Trinh	3 1 W 13B 02501	15-1	ROW	673
			15-2	PUE	1681
16	Chriss	3 1 W 13B 02401	15-1	ROW	2786
			15-2	PUE	1130
			15-3	TCE	582
18	Schroeder	3 1 W 13B 00301	18-1	ROW	899
			18-2	TCE	925

The legal descriptions in Exhibit A include the best estimate of area to be acquired based on the most current design plans. It is 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. 344 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. 344 adoption. Staff will be notifying the property owner before the formal process begins. Construction of the BRCP associated with the Group 4 properties is expected to begin in the second half of 2023 and be completed by the end of 2024.

CURRENT YEAR BUDGET IMPACTS:

Property acquisition costs for the BRCP are included in the Fiscal Year (FY) 2022-23 budget and will be rolled into the FY 2023-24 budget are 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 Improvements 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. 344 is necessary to acquire right-of-way and temporary construction and public utility 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, gaps within the Boeckman Road corridor infrastructure, and the goals of the BRCP unfulfilled.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

- 1. URA Resolution No. 344
 - A. Boeckman Road Corridor Project (BRCP) Property Acquisition Legal Descriptions – Group 4

URA RESOLUTION NO. 344**A RESOLUTION OF THE CITY OF WILSONVILLE URBAN RENEWAL AGENCY AUTHORIZING ACQUISITION OF THE FOURTH GROUP OF PROPERTY 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 #2012 – 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; 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 expected to begin in the second half of 2023; and

WHEREAS, in order to construct the Project, the City and its Urban Renewal Agency needs to acquire up to 31 properties that will be presented in four groups (Group 1, Group 2, Group 3, and Group 4) to the City Council and its Urban Renewal agency for acquisition authority by resolution; and

WHEREAS, Group 4 includes 15 sub-parcels with approximately 15,721 SF of Right-of-Way, 10,701 SF of Public Utility Easement and 10,248 SF of Temporary Construction Easement; and

WHEREAS, the Group 4 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 City of 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 19th day of June, 2023, and filed with the Wilsonville City Recorder this date.

JULIE FITZGERALD, CHAIR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Fitzgerald

Council President Akervall

Councilor Linville

Councilor Berry

Councilor Dunwell

EXHIBIT:

- A. Boeckman Road Corridor Project Property Acquisition Legal Descriptions – Group 4 Properties

URA Resolution No. 344 - Exhibit A
Boeckman Road Corridor Project Property Acquisition - Legal Descriptions - Group 4

URA Resolution No. 344

Group 4 BRCP Property Acquisition Summary

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			18-2	TCE	925

CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT ROW / EASEMENT REQUEST



WILSONVILLE
OREGON

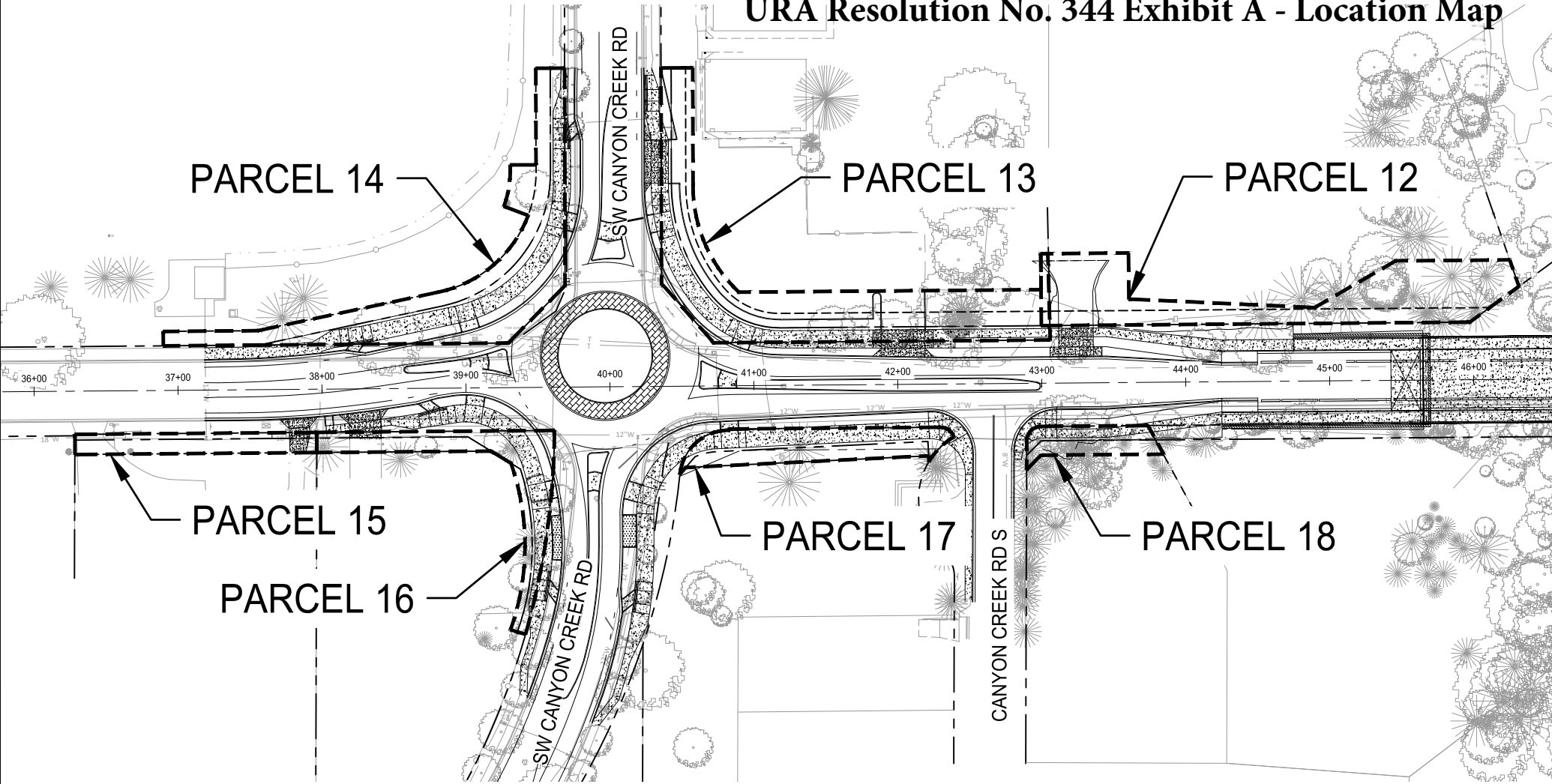


TAPANI | SUNDT
IN ASSOCIATION WITH KPFF

Item 3.

111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.274.4681
www.kpff.com

URA Resolution No. 344 Exhibit A - Location Map



SHEET NO.
13
EXH-1

CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT ROW / EASEMENT REQUEST



WILSONVILLE
OREGON



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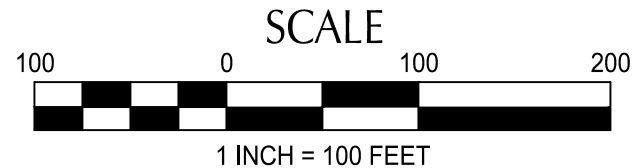
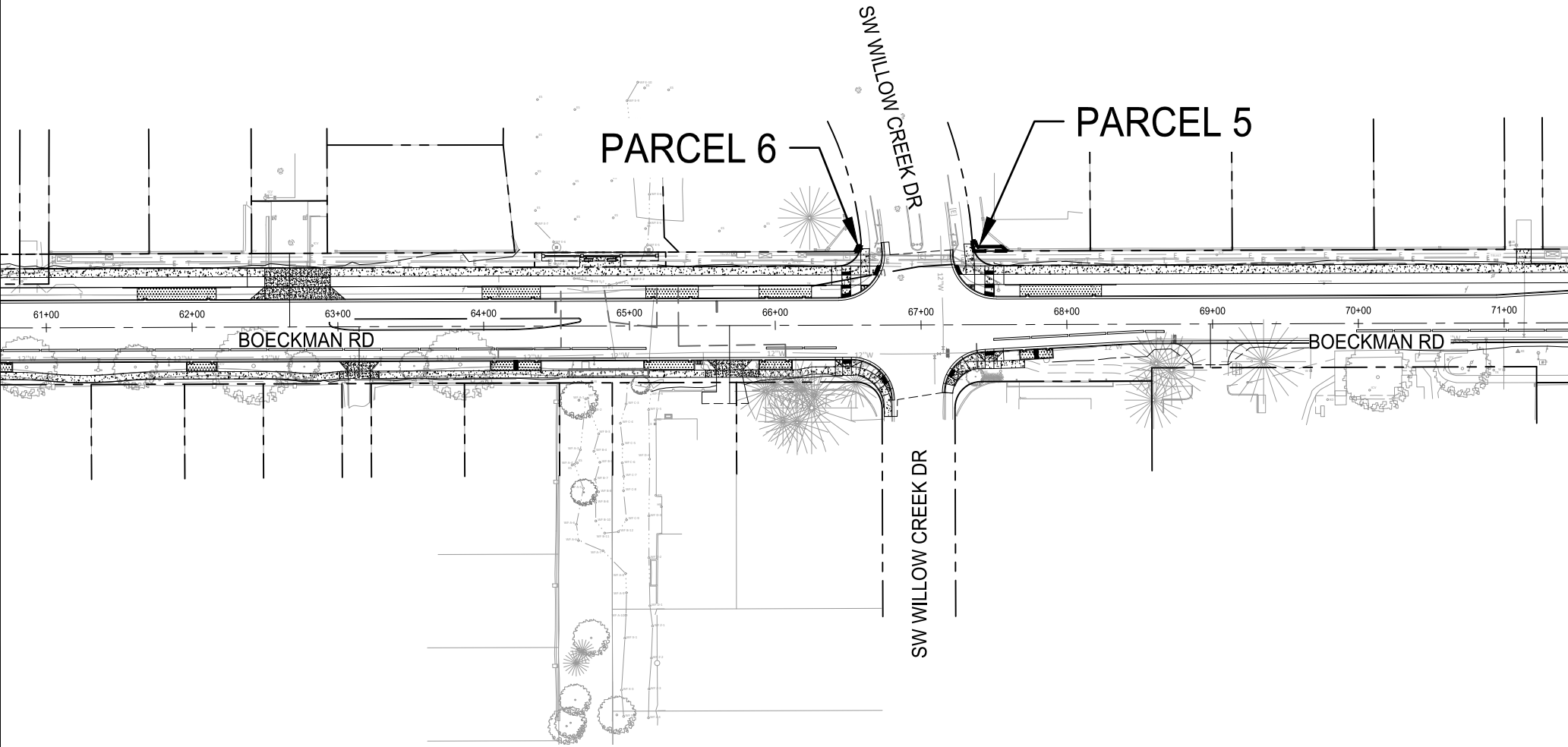


EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. 5
 19 MAY 2023

TAXMAP: 31W12DD
 TAXLOT: 01600

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO, ROBERT D. AND TERRI C. MILLER, AS TENANTS BY THE ENTIRETY, IN DOCUMENT NUMBER 2022-056454, 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 MILLER 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 MILLER 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>
67+28.00		67+37.33	57.43
67+37.33		67+38.61	57.43 IN A STRAIGHT LINE TO 53.50
67+38.61		67+55.97	53.50
67+55.97		67+64.00	53.50 IN A STRAIGHT LINE TO 45.70

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

CONTAINING 74 SQUARE FEET (0.002 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 PARCEL OF LAND IS SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

STAFFORD MEADOWS

LOT 12
31W12DD01600
6780 SW PRIMROSE COURT
DOC. NO. 2022-056454
FILE NO. XX

38'

S.W. WILLOW CREEK DRIVE

38'

STA: 67+64.00
O/S: 45.70' L
STA: 67+55.97
O/S: 53.50' L
STA: 67+38.61
O/S: 53.50' L
STA: 67+37.33
O/S: 57.43' L
STA: 67+28.00
O/S: 57.43' L

TRACT H

PARCEL 1

40.5'

BOECKMAN ROAD (C.R.80)

67+00.00

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



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



SCALE: 1" = 20'



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Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT 'B' TEMPORARY CONSTRUCTION EASEMENT	DATE: 19 MAY 2023
	DRAWN BY: CMR
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. 6
 19 MAY 2023

TAXMAP: 31W12DD
 TAXLOT: 05500

A PARCEL OF LAND BEING A PORTION OF TRACT G, PLAT OF 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 G, 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 G 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>
66+53.00		66+56.96	46.79 IN A STRAIGHT LINE TO 54.39
66+56.96		66+65.00	54.39

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

CONTAINING 10 SQUARE FEET, 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 PARCEL OF LAND IS SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

STAFFORD MEADOWS

TRACT G
31W12DD05500
NO SITUS
FILE NO. XX

TRACT E

PARCEL 1

40.5'

BOECKMAN ROAD (C.R.80)

66+00.00

67+00.00

N 89°48'44" E

(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM



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



SCALE: 1" = 20'



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EXHIBIT 'B'	
TEMPORARY CONSTRUCTION EASEMENT	
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	

DATE:	19 MAY 2023
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	2200028
SHEET:	20

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. 13
 12 MAY 2023

TAXMAP: 31W12D
 TAXLOT: 03200

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE CHURCH, AN OREGON NON-PROFIT RELIGIOUS ORGANIZATION, IN DOCUMENT NUMBER 2012-056441, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID NEW LIFE CHURCH 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 NEW LIFE CHURCH 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>
40+23.00		40+44.36	221.33 IN A STRAIGHT LINE TO 221.20
40+44.36		40+43.86	221.20 IN A STRAIGHT LINE TO 140.14 TO THE BEGINNING OF A TANGENT CURVE
40+43.86		40+71.87	140.14 TO 61.97 ALONG THE ARC OF A 121.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 40°08'00" (THE LONG CHORD OF WHICH BEARS SOUTH 20°11'12" EAST 83.03 FEET) AN ARC DISTANCE OF 84.76 FEET TO THE BEGINNING OF A COMPOUND CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°44'48" WEST
40+71.87		41+18.75	61.97 TO 40.00 ALONG THE ARC OF A 61.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°13'07" (THE LONG CHORD OF WHICH BEARS SOUTH 65°21'45" EAST 51.77 FEET) AN ARC DISTANCE OF 53.47 FEET TO A POINT OF TANGENCY
41+18.75		43+25.00	40.00

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

CONTAINING 4,865 SQUARE FEET (0.112 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.

31W12D03200
 DOC. NO. 2012-056441
 27960 SW CANYON CREEK RD
 FILE NO. XX

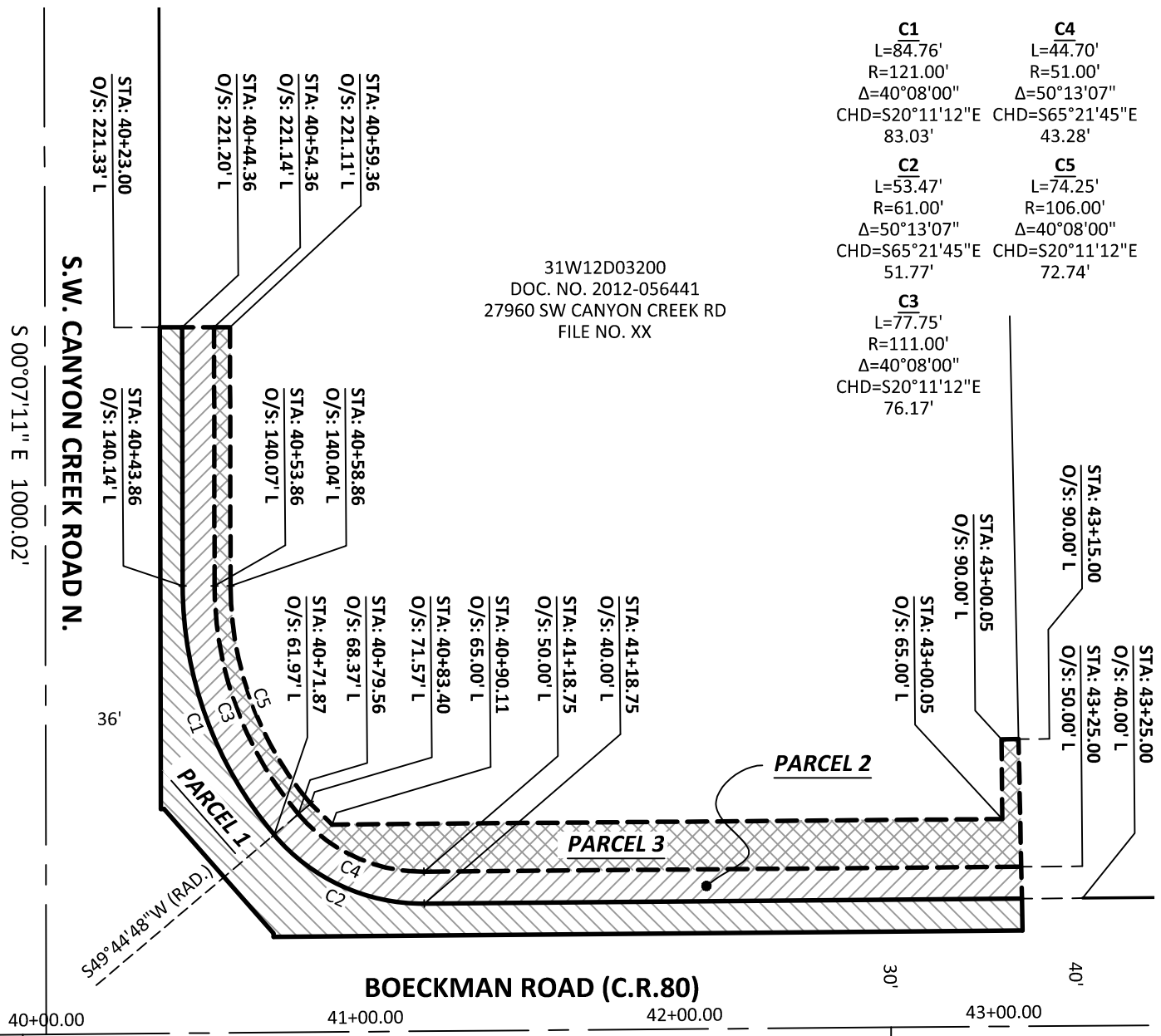
C1
 L=84.76'
 R=121.00'
 Δ=40°08'00"
 CHD=S20°11'12"E 83.03'




C2
 L=53.47'
 R=61.00'
 Δ=50°13'07"
 CHD=S65°21'45"E 51.77'

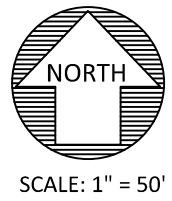
C3
 L=77.75'
 R=111.00'
 Δ=40°08'00"
 CHD=S20°11'12"E 76.17'

C4
 L=44.70'
 R=51.00'
 Δ=50°13'07"
 CHD=S65°21'45"E 43.28'

C5
 L=74.25'
 R=106.00'
 Δ=40°08'00"
 CHD=S20°11'12"E 72.74'



-  **PARCEL 1 - RIGHT OF WAY DEDICATION**
4,865 SQ. FT. +/-
-  **PARCEL 2 - PUBLIC UTILITY EASEMENT**
3,986 SQ. FT. +/-
-  **PARCEL 3 - TEMPORARY CONSTRUCTION EASEMENT**
4,138 SQ. FT. +/-



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EXHIBIT 'B' RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT	DATE: 12 MAY 2023
	DRAWN BY: CMR
SW 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: 30

EXHIBIT "A"

Sub-Parcel #13- Item 3.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 13
12 MAY 2023

TAXMAP: 31W12D
TAXLOT: 03200

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE CHURCH, AN OREGON NON-PROFIT RELIGIOUS ORGANIZATION, IN DOCUMENT NUMBER 2012-056441, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID NEW LIFE CHURCH 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 NEW LIFE CHURCH 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>
40+23.00		40+54.36	221.33 IN A STRAIGHT LINE TO 221.14
40+54.36		40+53.86	221.14 IN A STRAIGHT LINE TO 140.07 TO THE BEGINNING OF A TANGENT CURVE
40+53.86		40+79.56	140.07 TO 68.37 ALONG THE ARC OF A 111.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 40°08'00" (THE LONG CHORD OF WHICH BEARS SOUTH 20°11'12" EAST 76.17 FEET) AN ARC DISTANCE OF 77.75 FEET TO THE BEGINNING OF A COMPOUND CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°44'48" WEST
40+79.56		41+18.75	68.37 TO 50.00 ALONG THE ARC OF A 51.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°13'07" (THE LONG CHORD OF WHICH BEARS SOUTH 65°21'45" EAST 43.28 FEET) AN ARC DISTANCE OF 44.70 FEET TO A POINT OF TANGENCY
41+18.75		43+25.00	50.00

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

CONTAINING 3,986 SQUARE FEET (0.092 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.

31W12D03200
 DOC. NO. 2012-056441
 27960 SW CANYON CREEK RD
 FILE NO. XX

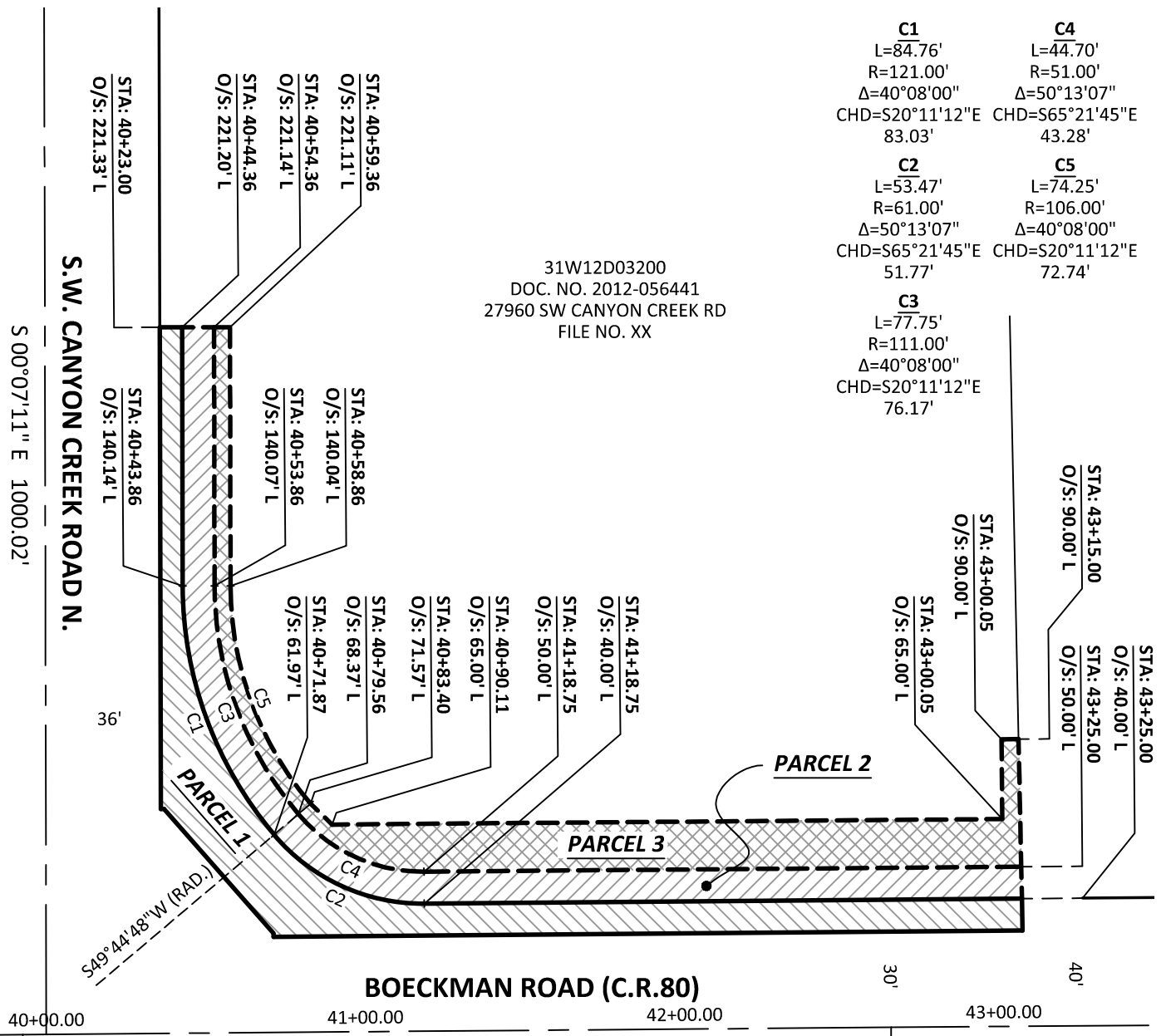
C1
 L=84.76'
 R=121.00'
 Δ=40°08'00"
 CHD=S20°11'12"E 83.03'

C2
 L=53.47'
 R=61.00'
 Δ=50°13'07"
 CHD=S65°21'45"E 51.77'




C3
 L=77.75'
 R=111.00'
 Δ=40°08'00"
 CHD=S20°11'12"E 76.17'

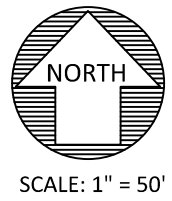
C4
 L=44.70'
 R=51.00'
 Δ=50°13'07"
 CHD=S65°21'45"E 43.28'

C5
 L=74.25'
 R=106.00'
 Δ=40°08'00"
 CHD=S20°11'12"E 72.74'



BOECKMAN ROAD (C.R.80)
 40+00.00 41+00.00 42+00.00 43+00.00
 N 89°31'41" E
 (FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

-  PARCEL 1 - RIGHT OF WAY DEDICATION
4,865 SQ. FT. +/-
-  PARCEL 2 - PUBLIC UTILITY EASEMENT
3,986 SQ. FT. +/-
-  PARCEL 3 - TEMPORARY CONSTRUCTION EASEMENT
4,138 SQ. FT. +/-



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 Portland, OR 97204
 O: 503.227.3251
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www.kpff.com

EXHIBIT 'B' RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT	DATE: 12 MAY 2023
	DRAWN BY: CMR
SW 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: 30

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 13
12 MAY 2023

TAXMAP: 31W12D
TAXLOT: 03200

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE CHURCH, AN OREGON NON-PROFIT RELIGIOUS ORGANIZATION, IN DOCUMENT NUMBER 2012-056441, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID NEW LIFE CHURCH 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 3 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID NEW LIFE CHURCH 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>
40+23.00		40+59.36	221.33 IN A STRAIGHT LINE TO 221.11
40+59.36		40+58.86	221.11 IN A STRAIGHT LINE TO 140.04 TO THE BEGINNING OF A TANGENT CURVE
40+58.86		40+83.40	140.04 TO 71.57 ALONG THE ARC OF A 106.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 40°08'00" (THE LONG CHORD OF WHICH BEARS SOUTH 20°11'12" EAST 72.74 FEET) AN ARC DISTANCE OF 74.25 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°44'48" WEST
40+83.40		40+90.11	71.57 IN A STRAIGHT LINE TO 65.00
40+90.11		43+00.05	65.00
43+00.05		43+00.05	65.00 IN A STRAIGHT LINE TO 90.00
43+00.05		43+15.00	90.00

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

CONTAINING 4,138 SQUARE FEET (0.095 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.

31W12D03200
 DOC. NO. 2012-056441
 27960 SW CANYON CREEK RD
 FILE NO. XX

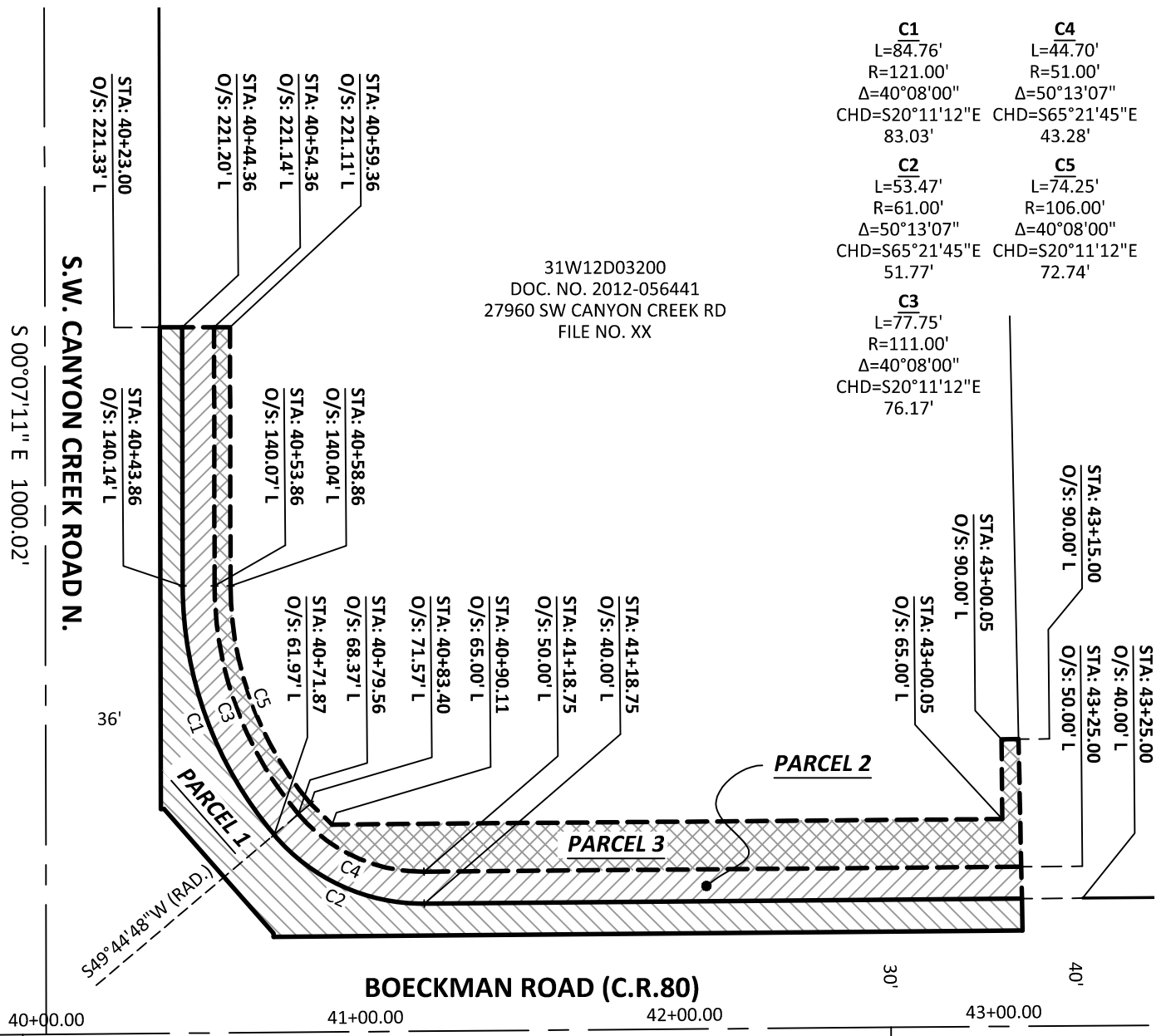
C1
 L=84.76'
 R=121.00'
 Δ=40°08'00"
 CHD=S20°11'12"E 83.03'




C2
 L=53.47'
 R=61.00'
 Δ=50°13'07"
 CHD=S65°21'45"E 51.77'

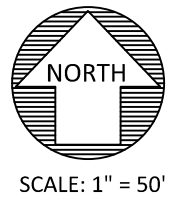
C3
 L=77.75'
 R=111.00'
 Δ=40°08'00"
 CHD=S20°11'12"E 76.17'

C4
 L=44.70'
 R=51.00'
 Δ=50°13'07"
 CHD=S65°21'45"E 43.28'

C5
 L=74.25'
 R=106.00'
 Δ=40°08'00"
 CHD=S20°11'12"E 72.74'



-  **PARCEL 1 - RIGHT OF WAY DEDICATION**
4,865 SQ. FT. +/-
-  **PARCEL 2 - PUBLIC UTILITY EASEMENT**
3,986 SQ. FT. +/-
-  **PARCEL 3 - TEMPORARY CONSTRUCTION EASEMENT**
4,138 SQ. FT. +/-



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EXHIBIT 'B' RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT	DATE: 12 MAY 2023
	DRAWN BY: CMR
SW 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: 30

EXHIBIT "A"

Sub-Parcel #14-1 Item 3.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 14
12 MAY 2023

TAXMAP: 31W12
TAXLOT: 0501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID MENTOR GRAPHICS 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 MENTOR GRAPHICS 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>
37+30.00		38+84.00	25.51 IN A STRAIGHT LINE TO 57.08 TO THE BEGINNING OF A TANGENT CURVE
38+84.00		39+59.92	57.08 TO 149.56 ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 78°03'43" (THE LONG CHORD OF WHICH BEARS NORTH 38°54'40" EAST 119.65 FEET) AN ARC DISTANCE OF 129.43 FEET TO A POINT OF TANGENCY
39+59.92		39+60.36	149.56 IN A STRAIGHT LINE TO 221.71
39+60.36		39+83.00	221.71 IN A STRAIGHT LINE TO 221.58

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

CONTAINING 6,498 SQUARE FEET (0.149 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.

S.W. CANYON CREEK ROAD N.

S 00°07'11" E 1000.02'

STA: 39+83.00
O/S: 221.58' L

STA: 39+59.92
O/S: 149.56' L

STA: 39+60.36
O/S: 221.71' L

STA: 39+50.36
O/S: 221.78' L

STA: 39+49.95
O/S: 154.62' L

STA: 39+31.95
O/S: 154.74' L

STA: 39+27.41
O/S: 125.99' L

STA: 39+44.20
O/S: 119.50' L

STA: 38+81.99
O/S: 66.88' L

STA: 38+84.00
O/S: 57.08' L

PARCEL 1
31W120501
DOC. NO. 2011-033873
8205 SW BOECKMAN RD
FILE NO. XX

C1
L=129.43'
R=95.00'
Δ=78°03'43"
CHD=N38°54'40"E
119.65'

C2
L=84.98'
R=85.00'
Δ=57°16'56"
CHD=N49°18'04"E
81.48'

PARCEL 2

PARCEL 1

S69°20'24"E
(RAD.)


BOECKMAN ROAD (C.R.80)


37+00.00 38+00.00 39+00.00 40+00.00

N 89°31'41" E
(FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

STA: 37+30.00
O/S: 25.51' L

31'
30'

 PARCEL 1 - RIGHT OF WAY DEDICATION
6,498 SQ. FT. +/-

 PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT
4,519 SQ. FT. +/-



SCALE: 1" = 50'



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EXHIBIT 'B' RIGHT OF WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 30

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 14
12 MAY 2023

TAXMAP: 31W12
TAXLOT: 0501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID MENTOR GRAPHICS 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 MENTOR GRAPHICS 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>
36+90.00		36+90.00	20.00 IN A STRAIGHT LINE TO 41.00
36+90.00		37+55.76	41.00
37+55.76		38+81.99	41.00 IN A STRAIGHT LINE TO 66.88 TO THE BEGINNING OF A TANGENT CURVE
38+81.99		39+44.20	66.88 TO 119.50 ALONG THE ARC OF A 85.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 57°16'56" (THE LONG CHORD OF WHICH BEARS NORTH 49°18'04" EAST 81.48 FEET) AN ARC DISTANCE OF 84.98 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 69°20'24" EAST
39+44.20		39+27.41	119.50 IN A STRAIGHT LINE TO 125.99
39+27.41		39+31.95	125.99 IN A STRAIGHT LINE TO 154.74
39+31.95		39+49.95	154.74 IN A STRAIGHT LINE TO 154.62
39+49.95		39+50.36	154.62 IN A STRAIGHT LINE TO 221.78
39+50.36		39+83.00	221.78 IN A STRAIGHT LINE TO 221.58

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

CONTAINING 4,519 SQUARE FEET (0.104 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.

S.W. CANYON CREEK ROAD N.

S 00°07'11" E 1000.02'

STA: 39+83.00
O/S: 221.58' L

STA: 39+59.92
O/S: 149.56' L

STA: 39+60.36
O/S: 221.71' L
STA: 39+50.36
O/S: 221.78' L

STA: 39+49.95
O/S: 154.62' L
STA: 39+31.95
O/S: 154.74' L

STA: 39+27.41
O/S: 125.99' L

STA: 39+44.20
O/S: 119.50' L
S69°20'24"E (RAD.)

STA: 38+81.99
O/S: 66.88' L
STA: 38+84.00
O/S: 57.08' L

PARCEL 1
31W120501
DOC. NO. 2011-033873
8205 SW BOECKMAN RD
FILE NO. XX

C1
L=129.43'
R=95.00'
Δ=78°03'43"
CHD=N38°54'40"E
119.65'

C2
L=84.98'
R=85.00'
Δ=57°16'56"
CHD=N49°18'04"E
81.48'

PARCEL 2

PARCEL 1

STA: 36+90.00
O/S: 41.00' L
STA: 36+90.00
O/S: 20.00' L


STA: 37+55.76
O/S: 41.00' L


BOECKMAN ROAD (C.R.80)

37+00.00 38+00.00 39+00.00 40+00.00

N 89°31'41" E
(FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

STA: 37+30.00
O/S: 25.51' L

 PARCEL 1 - RIGHT OF WAY DEDICATION
6,498 SQ. FT. +/-

 PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT
4,519 SQ. FT. +/-



SCALE: 1" = 50'



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EXHIBIT 'B'	
RIGHT OF WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT	
SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	

DATE:	12 MAY 2023
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	2200028
SHEET:	30

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. 14
 12 MAY 2023

TAXMAP: 31W12
 TAXLOT: 0501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID MENTOR GRAPHICS 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 3 – PUBLIC UTILITY EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID MENTOR GRAPHICS 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>
36+90.00		36+90.00	20.00 IN A STRAIGHT LINE TO 41.00
36+90.00		37+55.76	41.00
37+55.76		38+81.99	41.00 IN A STRAIGHT LINE TO 66.88 TO THE BEGINNING OF A TANGENT CURVE
38+81.99		39+49.92	66.88 TO 149.62 ALONG THE ARC OF A 85.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 78°03'43" (THE LONG CHORD OF WHICH BEARS NORTH 38°54'40" EAST 107.06 FEET) AN ARC DISTANCE OF 115.81 FEET TO A POINT OF TANGENCY
39+49.92		39+50.36	149.62 IN A STRAIGHT LINE TO 221.78
39+50.36		39+83.00	221.78 IN A STRAIGHT LINE TO 221.58

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

CONTAINING 3,904 SQUARE FEET (0.090 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.

Item 3.

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

S.W. CANYON CREEK ROAD N.

S 00°07'11" E 1000.02'

STA: 39+83.00
O/S: 221.58' L

31'

STA: 39+50.36
O/S: 221.78' L

STA: 39+49.92
O/S: 149.62' L

STA: 38+81.99
O/S: 66.88' L

PARCEL 1
31W120501
DOC. NO. 2011-033873
8205 SW BOECKMAN RD
FILE NO. XX

G3
L=115.81'
R=85.00'
Δ=78°03'43"
CHD=N38°54'40"E
107.06'

PARCEL 3

STA: 36+90.00
O/S: 41.00' L

STA: 37+55.76
O/S: 41.00' L

31'

BOECKMAN ROAD (C.R.80)

37+00.00 38+00.00 39+00.00 40+00.00

N 89°31'41" E

(FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

30'



PARCEL 3 - PUBLIC UTILITY EASEMENT
3,904 SQ. FT. +/-



SCALE: 1" = 50'



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O: 503.227.3251
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EXHIBIT 'B' PUBLIC UTILITY EASEMENT	DATE: 12 MAY 2023
	DRAWN BY: CMR
SW 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: 30

EXHIBIT "A"

Sub-Parcel #15- Item 3.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 15
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 02501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KIM A. TRINH, TRUSTEE OF LY FAMILY TRUST U.T.A. NOVEMBER 13, 2019, INCLUDING ALL AMENDMENTS THERETO, AND THEIR SUCCESSOR TRUSTEES, IN DOCUMENT NUMBER 2020-014109, 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 TRINH 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 TRINH 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>
36+17.00		38+08.00	34.00

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

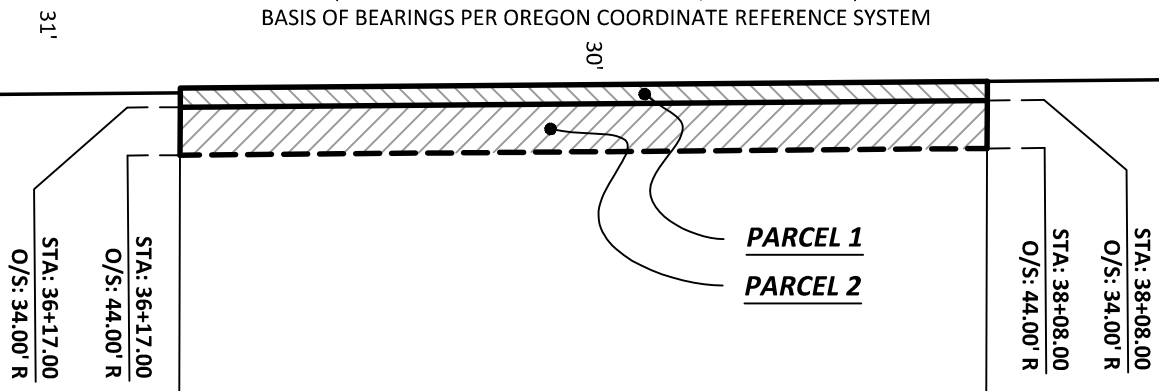
CONTAINING 673 SQUARE FEET (0.015 ACRES), MORE OR LESS.

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 S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM



PARCEL I
 31W13B02501
 DOC. NO. 2020-014109
 7990 SW BOECKMAN RD
 FILE NO. XX

-  PARCEL 1 - RIGHT OF WAY DEDICATION
673 SQ. FT. +/-
-  PARCEL 2 - PUBLIC UTILITY EASEMENT
1,681 SQ. FT. +/-



SCALE: 1" = 40'



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 O: 503.227.3251
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EXHIBIT 'B' RIGHT OF WAY DEDICATION AND PUBLIC UTILITY EASEMENT	DATE: 12 MAY 2023
	DRAWN BY: CMR
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 #15- Item 3.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 15
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 02501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KIM A. TRINH, TRUSTEE OF LY FAMILY TRUST U.T.A. NOVEMBER 13, 2019, INCLUDING ALL AMENDMENTS THERETO, AND THEIR SUCCESSOR TRUSTEES, IN DOCUMENT NUMBER 2020-014109, 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 TRINH 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 TRINH 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:

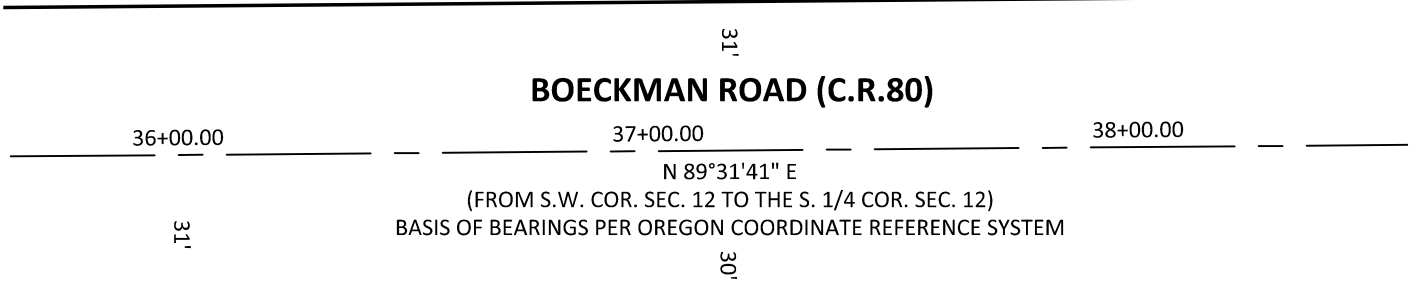
<u>STATION</u>	TO	<u>STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
36+17.00		38+08.00	44.00

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

CONTAINING 1,681 SQUARE FEET (0.039 ACRES), MORE OR LESS.

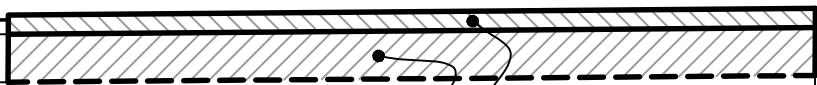
THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°31'41" EAST.

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



STA: 36+17.00
O/S: 44.00' R

STA: 36+17.00
O/S: 34.00' R





STA: 38+08.00
O/S: 34.00' R

STA: 38+08.00
O/S: 44.00' R

PARCEL 1
PARCEL 2

PARCEL I
31W13B02501
DOC. NO. 2020-014109
7990 SW BOECKMAN RD
FILE NO. XX

-  PARCEL 1 - RIGHT OF WAY DEDICATION
673 SQ. FT. +/-
-  PARCEL 2 - PUBLIC UTILITY EASEMENT
1,681 SQ. FT. +/-



SCALE: 1" = 40'



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EXHIBIT 'B' RIGHT OF WAY DEDICATION AND PUBLIC UTILITY EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 20

EXHIBIT "A"

Sub-Parcel #16-1 Item 3.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 16
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 02401

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARK S. CHRISS, AN UNMARRIED MAN, IN DOCUMENT NUMBER 2007-005311, 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 CHRISS 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 CHRISS 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>
37+85.00		39+01.12	34.00
39+01.12		39+37.44	34.00 IN A STRAIGHT LINE TO 56.68 TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 72°39'51" EAST
39+37.44		39+34.33	56.68 TO 169.84 ALONG THE ARC OF A 179.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 36°52'09" (THE LONG CHORD OF WHICH BEARS SOUTH 01°05'55" WEST 113.21 FEET) AN ARC DISTANCE OF 115.18 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 70°28'00" EAST
39+34.33		39+45.76	169.84 IN A STRAIGHT LINE TO 174.00

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

CONTAINING 2,786 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.

Item 3.

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

EXHIBIT "A"

Sub-Parcel #16- Item 3.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 16
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 02401

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARK S. CHRISS, AN UNMARRIED MAN, IN DOCUMENT NUMBER 2007-005311, 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 CHRISS 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 CHRISS 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>
37+85.00		39+28.00	44.00

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

CONTAINING 1,130 SQUARE FEET (0.026 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.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 16
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 02401

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARK S. CHRISS, AN UNMARRIED MAN, IN DOCUMENT NUMBER 2007-005311, 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 CHRISS 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 3 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID CHRISS 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>
39+29.44		39+29.64	48.00 TO 168.13 ALONG A NON-TANGENT 174.00 FOOT RADIUS CURVE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 69°08'40" EAST, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 38°47'24" (THE LONG CHORD OF WHICH BEARS SOUTH 00°08'18" WEST 115.56 FEET) AN ARC DISTANCE OF 117.80 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 70°28'00" EAST
39+29.64		39+45.76	168.13 IN A STRAIGHT LINE TO 174.00

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

CONTAINING 582 SQUARE FEET (0.013 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.

EXHIBIT "A"

Sub-Parcel #18- Item 3.

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 18
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 00301

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRUCE C. AND MARY ANN SCHROEDER, HUSBAND AND WIFE, IN DOCUMENT NUMBER 95-038595, 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 SCHROEDER TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

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PARCEL 1 – RIGHT OF WAY DEDICATION

A PARCEL OF LAND, BEING A PORTION OF SAID SCHROEDER 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>
42+85.00		42+99.22	54.06 IN A STRAIGHT LINE 40.00
42+99.22		43+90.00	40.00

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

CONTAINING 899 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°31'41" EAST.

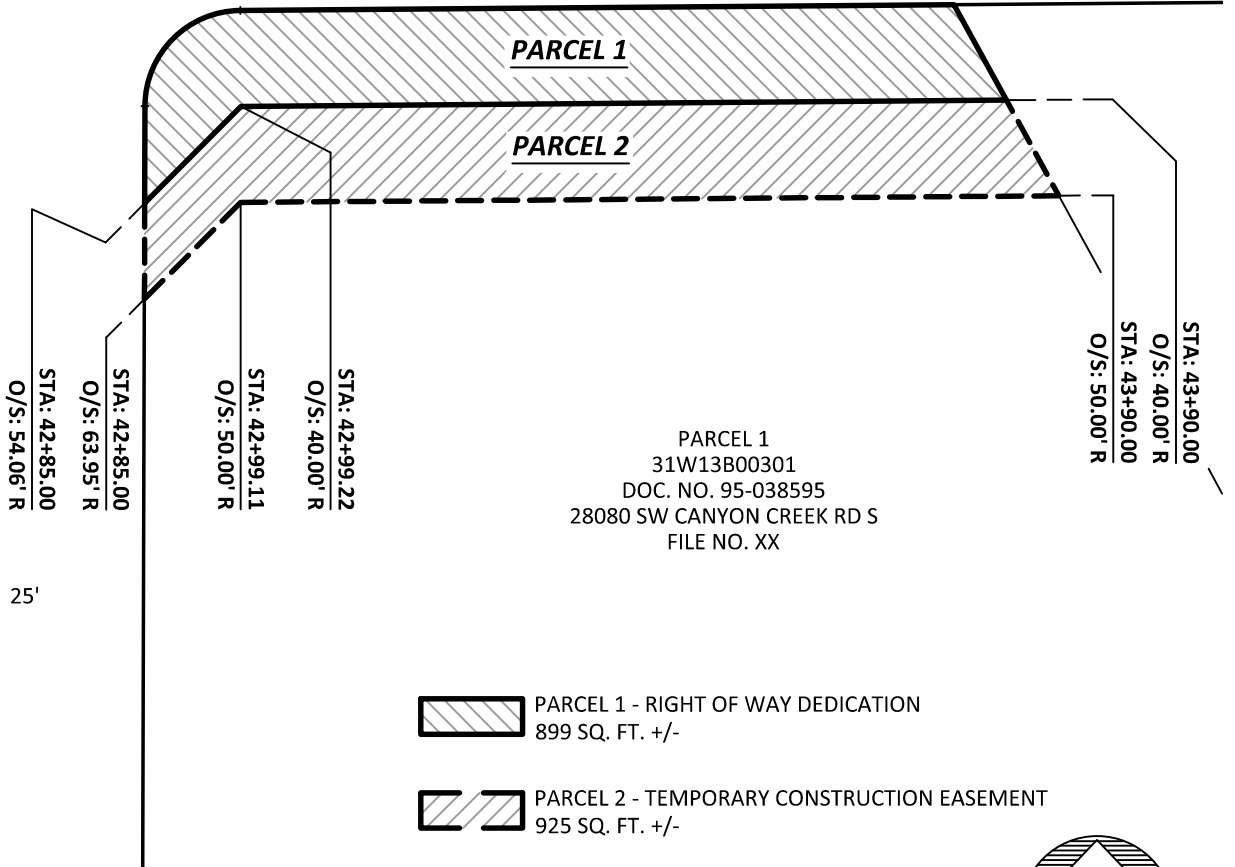
THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

BOECKMAN ROAD (C.R.80)

N 89°31'41" E
 (FROM CANYON CREEK RD TO THE S. 1/4 COR. SEC. 12)
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

CANYON CREEK ROAD S.

N 00°10'30" E 263.92'



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

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

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



SCALE: 1" = 20'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT 'B' RIGHT OF WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT	DATE: 12 MAY 2023
	DRAWN BY: CMR
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. 18
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 00301

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRUCE C. AND MARY ANN SCHROEDER, HUSBAND AND WIFE, IN DOCUMENT NUMBER 95-038595, 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 SCHROEDER TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

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PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID SCHROEDER 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>
42+85.00		42+99.11	63.95 IN A STRAIGHT LINE 50.00
42+99.11		43+90.00	50.00

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

CONTAINING 925 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°31'41" EAST.

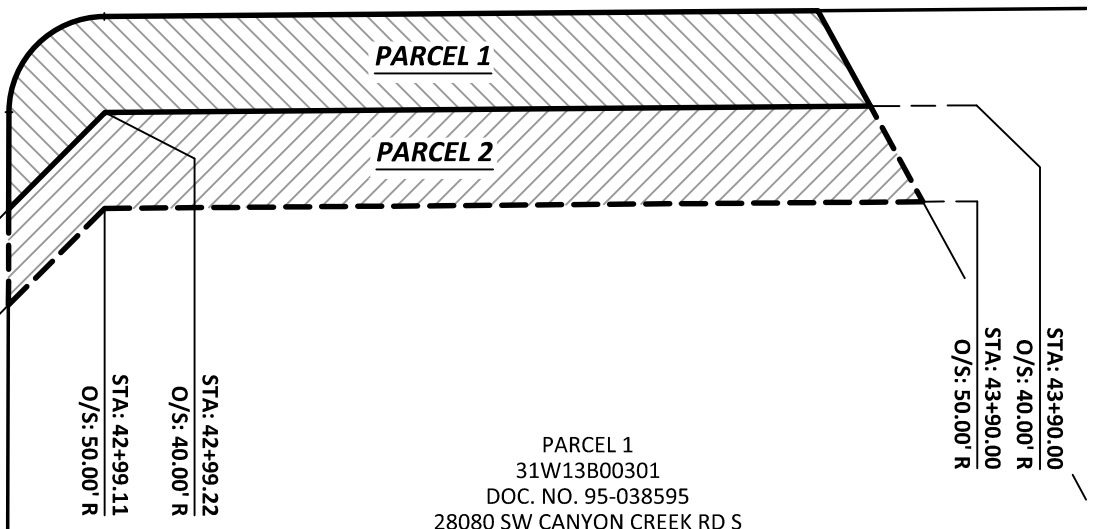
THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

BOECKMAN ROAD (C.R.80)

N 89°31'41" E
(FROM CANYON CREEK RD TO THE S. 1/4 COR. SEC. 12)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

CANYON CREEK ROAD S.

N 00°10'30" E 263.92'



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

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

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



SCALE: 1" = 20'



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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:	12 MAY 2023
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	2200028
SHEET:	20



URBAN RENEWAL AGENCY MINUTES

June 05, 2023 at 7:00 PM

Wilsonville City Hall

CALL TO ORDER

1. Roll Call

The Urban Renewal Agency held a regular meeting on June 5, 2023 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. The Vice-Chair called the meeting to order at 9:07 p.m., followed by roll call.

PRESENT

Chair Fitzgerald – Excused

Vice-Chair Akervall

Member Linville

Member Berry

Member Dunwell

STAFF PRESENT

Amanda Guile-Hinman, City Attorney

Bryan Cosgrove, City Manager

Jeanna Troha, Assistant City Manager

Katherine Smith, Assistant Finance Director

Keith Katko, Finance Director

Kimberly Veliz, City Recorder

Zach Weigel, Capital Projects Engineering Manager

Zoe Mombert, Assistant to the City Manager

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

Motion: Moved to approve the order of the Consent Agenda.

Motion made by Member Linville, Seconded by Member Berry.

Voting Yea:

Vice-Chair Akervall, Member Linville, Member Berry, Member Dunwell

Vote: Motion carried 4-0.

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 title of the Consent Agenda items into the record.

3. Minutes of the May 15, 2023 Urban Renewal Agency Meeting.

Motion: Moved to approve the Consent Agenda.

Motion made by Member Dunwell, Seconded by Member Berry.

Voting Yea:

Vice-Chair Akervall, Member Linville, Member Berry, Member Dunwell

Vote: Motion carried 4-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

4. **URA Resolution No. 343**

A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Adopting The Budget, Making Appropriations, And Declaring The Intent To Collect Tax Increment For Fiscal Year 2023-24.

The City Attorney read the title of URA Resolution No. 343 into the record.

The Vice-Chair provided the public hearing format and opened the public hearing at 9:12 p.m.

The Finance Director provided the staff report and PowerPoint, which has been made a part of the record.

The Vice-Chair invited public testimony; seeing none the Vice-Chair closed the public hearing on URA Resolution No. 343 at 9:14 p.m.

The Vice-Chair then requested a motion on URA Resolution No. 343.

Motion: Moved to approve URA Resolution No. 343.

Motion made by Member Dunwell, Seconded by Member Linville.

Voting Yea:
Vice-Chair Akervall, Member Linville, Member Berry, Member Dunwell

Vote: Motion carried 4-0.

ADJOURN

The Vice-Chair adjourned the meeting at 9:15 p.m.

Respectfully submitted,

Kimberly Veliz, City Recorder

ATTEST:

Julie Fitzgerald, Chair