



URBAN RENEWAL AGENCY AGENDA

August 04, 2025 at 7:00 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@wilsonvilleoregon.gov

Individuals may submit comments online at: <https://www.wilsonvilleoregon.gov/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 any matter concerning City's Business or any matter over which the Agency has control. It is also the time to address 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. [Minutes of the June 2, 2025 Urban Renewal Agency Meeting. \(City Recorder\)](#)

NEW BUSINESS

4. [URA Resolution No. 354](#)

[A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Authorizing Acquisition Of Property And Property Interests Related To Construction Of The Brown Road Improvements Project, Capital Improvements Project \(CIP\) #4216. \(Rauthause\)](#)

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 Kimberly Veliz, City Recorder at 503-570-1506 or CityRecorder@wilsonvilleoregon.gov: 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   int  rpretes disponibles para aqu  llas personas que no hablan Ingl  s, previo acuerdo.

Com  niquese al 503-570-1506.



URBAN RENEWAL AGENCY MINUTES

June 02, 2025 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

CALL TO ORDER

1. Roll Call

The Urban Renewal Agency held a regular meeting at the Wilsonville City Hall beginning on Monday, June 2, 2025. The Chair called the meeting to order at 10:49 p.m., followed by a roll call.

PRESENT:

Chair O'Neil

Member Berry

Member Dunwell

Member Cunningham

Member Shevlin

STAFF PRESENT:

Amanda Guile-Hinman, City Attorney

Bryan Cosgrove, City Manager

Dwight Brashear, Transit Director

Jeanna Troha, Assistant City Manager

Katherine Smith, Assistant Finance Director

Keith Katko, Finance Director

Kelsey Lewis, Grants & Programs Manager

Kimberly Veliz, City Recorder

Zach Weigel, City Engineer

Zoe Mombert, Assistant to the City Manager

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

Motion: Moved to approve the following order of the agenda.

Motion made by Member Berry, Seconded by Member Shevlin.

Voting Yea:

Chair O'Neil, Member Berry, Member Dunwell, Member Cunningham. Member Shevlin

Vote: Motion carried 5-0.

CITIZEN INPUT

This is an opportunity for visitors to address the Urban Renewal Agency on any matter concerning City's Business or any matter over which the Agency has control. It is also the time to address 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 URA Consent Agenda item into the record.

3. Minutes of the October 7, 2024 Urban Renewal Agency Meeting.

Motion: Moved to approve the Consent Agenda as read.

Motion made by Member Berry, Seconded by Member Cunningham.

Voting Yea:

Chair O'Neil, Member Berry, Member Dunwell, Member Cunningham, Member Shevlin

Vote: Motion carried 5-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

The City Attorney read the title of URA Resolution No. 353 into the record.

4. **URA Resolution No. 353**

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 2025-26.

The Chair provided the public hearing format and opened the public hearing at 10:51 p.m.

Keith Katko, Finance Director along with Katherine Smith, Assistant Finance Director, summarized the staff report.

The Agency asked clarifying questions.

The Chair invited public testimony, seeing none the Chair closed the public hearing on URA Resolution No. 353 at 10:55 p.m.

The Chair then requested a motion on URA Resolution No. 353.

Motion: Moved to approve Fiscal Year (FY) 2025-2026 Proposed Budget for the Urban Renewal Agency in the amount of \$9,429,791 (nine million, four hundred twenty-nine thousand, seven hundred ninety one dollars); and to levy the full "division-of-tax" amount for the Coffee Creek District and the WIN Twist Bioscience Plans.

Motion made by Member Berry, Seconded by Member Shevlin.

Voting Yea:

Chair O'Neil, Member Berry, Member Dunwell, Member Cunningham, Member Shevlin

Vote: Motion carried 5-0.

ADJOURN

The Chair adjourned the meeting at 10:56 p.m.

Respectfully submitted,

Kimberly Veliz, City Recorder

ATTEST:

Shawn O'Neil, Chair



URBAN RENEWAL AGENCY MEETING STAFF REPORT

| | | | |
|--|---|---|--|
| Meeting Date: August 4, 2025 | | Subject: URA Resolution No. 354 Authorizing Acquisition of Property and Property Interests Related to Construction of the Brown Road Improvements Project (Capital Improvement Project No. 4216) Staff Member: Marissa Rauthause, P.E. Civil Engineer Department: Community Development | |
| Action Required | | Advisory Board/Commission Recommendation | |
| <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Board 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 (URA) adopt URA Resolution No. 354. | | | |
| Recommended Language for Motion: I move to adopt URA Resolution No. 354. | | | |
| Project / Issue Relates To: | | | |
| <input type="checkbox"/> Council Goals/Priorities: | <input checked="" type="checkbox"/> Adopted Master Plan(s): Transportation System Master Plan UU-03 | <input type="checkbox"/> Not Applicable | |

ISSUE BEFORE AGENCY:

A City of Wilsonville Urban Renewal Agency resolution authorizing acquisition of property and property interests associated with the Brown Road Improvements Project, Capital Improvement Project (CIP) #4216.

EXECUTIVE SUMMARY:

Brown Road is an existing collector roadway that connects the residential neighborhoods of the northwestern portion of Wilsonville to the City's main arterial roadway, Wilsonville Road. The existing Brown Road is characterized by a narrow right-of-way with limited space for expansion, consisting of transportation infrastructure ranging from rural, unimproved frontage to a mix of incremental sidewalk and on-street parking improvements constructed over many years as different properties developed.

The Brown Road Improvements (Project) represents the last transportation upgrade funded through the West Side Urban Renewal District, formed to help build out the transportation network needed to serve development of the Villebois neighborhood. This project includes urban upgrades along Brown Road between Wilsonville Road and Evergreen Drive, including bike lanes, sidewalks, and turn lanes that accommodate access to adjacent neighborhoods, enhanced pedestrian crosswalks, stormwater treatment, and overhead utility undergrounding. The location of the planned improvements are depicted in **Attachment 1 – Vicinity Map**.

On September 5, 2024, the Urban Renewal Agency approved URA Resolution No. 351, authorizing a professional services agreement with Harper Houf Peterson Righellis (HHPR) to provide engineering design services for the Brown Road Improvements project. Since that time, design of the Project has advanced to 60% completion and impacts to private property have been identified.

In order to advance with the construction of the Project, additional right-of-way and easements must be acquired. URA Resolution No. 354 provides the authority for the Urban Renewal Agency to pursue acquisition activities in accordance with Oregon Revised Statutes (ORS) Chapter 35.

Table 1 (below) summarizes the proposed property acquisitions, including Right-of-Way Dedication (ROW), Temporary Construction Easement (TCE), and Sidewalk Easement (Sidewalk).

Table 1 – Brown Road Property Acquisitions

| Parcel # | Owner | Tax Map and Lot | Acquisition Type | Approx. Area, sf |
|----------|------------------------------|-----------------|------------------|------------------|
| 1 | Viorel Apetroaei | 31W22A-00200 | Sidewalk | 746 |
| | | | TCE | 1,184 |
| 2 | Viorel Vasi Apetroaei | 31W22A-00100 | ROW | 1,327 |
| | | | TCE | 742 |
| 15 | Weidemann Park Apartments | 3S1W14C-00801 | TCE | 3,444 |
| 16 | Weidemann Park Apartments | 31W14C-00891 | TCE | 200 |
| 18 | Cheryl Acres | 31W14CC-10600 | TCE | 470 |
| 19 | Silver Creek Homeowners | 31W14CC-14900 | TCE | 1,173 |
| 20 | Silver Creek Homeowners | 31W14CC-14600 | TCE | 105 |
| 21 | Maria Angela Cruz and Arturo | 31W14CC-14500 | TCE | 156 |

| Parcel # | Owner | Tax Map and Lot | Acquisition Type | Approx. Area, sf |
|----------|--|-----------------|------------------|------------------|
| 22 | Kyle C. Campbell and Elyse J. | 31W14CC-14400 | TCE | 181 |
| 23 | Silver Creek Homeowners | 31W14CC-15500 | TCE | 100 |
| 24 | Arvind K. Garg | 31W14CC-14300 | TCE | 401 |
| 25 | Dana Owens | 31W14CC-04400 | TCE | 354 |
| 27 | David Wheaton and Dee Ann | 31W14CC-00100 | TCE | 2,808 |
| 28 | David Wheaton and Dee Ann | 31W14CC-00200 | TCE | 3,121 |
| 29 | Aditya Putrevu | 31W14CC-00300 | TCE | 2,654 |
| 30 | Bharati Ingle and Jayant Ingle, Trustees | 31W14CC-00401 | TCE | 800 |
| 31 | Bharati Ingle and Jayant Ingle, Trustees | 31W14CC-00501 | TCE | 2,202 |
| 32 | Bharati Ingle and Jayant Ingle, Trustees | 31W14CC-00601 | TCE | 800 |
| 33 | Richard A. Ling JR. | 31W14CC-00700 | TCE | 1,176 |
| 34 | Govv Treehouse LLC | 31W14CC-00800 | ROW | 151 |
| | | | TCE | 638 |

Detailed legal descriptions of the property to be acquired along with illustrative maps are included as **Exhibit A** to URA Resolution No. 354. 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. 354 provides the authority needed for the design team to move forward with acquisition activities in accordance with ORS Chapter 35 and will allow the Brown Road Improvements Project to remain on schedule and be completed by the end of 2026.

TIMELINE:

The project team will undertake the formal property acquisition process following URA Resolution No. 354 adoption beginning with formal notice to impacted property owners. A qualified property assessor will value the portions of property to be acquired, and a right-of-way agent will work with property owners to negotiate compensation. Construction of the Brown Road Improvements Project is expected to begin in the second quarter of 2026 and be completed by the end of 2026.

CURRENT YEAR BUDGET IMPACTS:

Property acquisition costs are included in the Fiscal Year (FY) 2025-26 budget, summarized as follows.

| CIP No. | Project Name | Funding Source | FY 25/26 Total Budget |
|---------|-------------------------|-------------------------------------|-----------------------|
| 4216 | Brown Road Improvements | Westside Urban Renewal Agency (URA) | \$2,976,000 |

The acquisitions costs are within the budgeted amount. This project is included in the City's five-year capital improvement plan and will carry into the next fiscal year (FY 2026-27) to complete the project by the end of 2026.

COMMUNITY INVOLVEMENT PROCESS:

The Brown Road Improvements project was identified as a high priority project through the last major update to the Wilsonville Transportation System Plan, which included an extensive community involvement process. Additional public outreach occurred as part of the West Side Urban Renewal Plan, where the Project was identified as a high priority by the community to be funded through the urban renewal program.

As part of the Project, the consultant team has prepared a Public Engagement Plan that includes strategies and desired outcomes for broad based, early, and continuing engagement of key stakeholders and the public. Additionally, the consultant team has prepared a demographic analysis for the area potentially affected by the project to understand the location of underserved communities and provide specific focus to those areas to include in the engagement opportunities.

The Public Engagement Plan outlines the process for timely and accessible forums of public input, including in-person and online open houses, stakeholder meetings, public surveys, public events, etc. at a minimum of four key points in the project: pre-design, preliminary design, advance design, and pre-construction. Open houses have already been held at Wood Middle School for the pre-design and preliminary design phases of the project. The next open house planned for later this summer will provide an opportunity for community members to provide input on the final design components. Additional engagement is occurring through *Let's Talk, Wilsonville!*, Boones Ferry Messenger, project website, social media, and mailers. The Public Engagement Plan also outlines secondary outreach mechanisms if participation is lower than anticipated or certain demographics are not being reached.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The Project includes roadway and multi-modal improvements and overhead utility undergrounding necessary to provide safe and accessible transportation choices, improving the City's local transportation network and utility infrastructure, benefiting the community.

ALTERNATIVES:

Urban Renewal Agency authorization to proceed with acquisition of property is necessary to construct the Project. The Urban Renewal Agency could choose not to move forward with this project at this time. However, any delay in the Project schedule will result in increased costs to the Project.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Vicinity Map
2. URA Resolution No. 354
 - A. Brown Road Improvements Property Acquisition Legal Descriptions



URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**URA RESOLUTION NO. 354****A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS RELATED TO CONSTRUCTION OF THE BROWN ROAD IMPROVEMENTS PROJECT, CAPITAL IMPROVEMENTS PROJECT (CIP) #4216.**

WHEREAS, under and by virtue of the laws of the State of Oregon, the City of Wilsonville 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 Brown Road Improvements Project (the Project) is planned for and budgeted for engineering design as Capital Improvement Project No. 4216; and,

WHEREAS, the total project cost estimate for the Project, including design, land acquisition, construction and project management, is \$6,115,034; and

WHEREAS, the Project will receive funding through the Westside Urban Renewal Plan; and;

WHEREAS, construction is anticipated to begin on or after March 1, 2026; and

WHEREAS, in order to construct the Project, the City needs to acquire up to 23 properties for Urban Renewal Agency acquisition authority by resolution; and

WHEREAS, the properties consist of approximately 1,478 square feet (SF) of Right-of-Way Dedication, 22,709 SF of Temporary Construction Easement, and 746 SF of Sidewalk Easement; and

WHEREAS, the 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 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 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

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

Section 1. The Wilsonville Urban Renewal Agency finds that:

- a) There is a public necessity for the construction of the aforementioned Project; and
- 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 consultants, 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 March 2026 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 Wilsonville Urban Renewal Agency at a regular meeting thereof this 4th day of August, 2025, and filed with the Wilsonville City Recorder this date.

Shawn O'Neil, Chair

ATTEST:

Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

Chair O'Neil

Vice Chair Berry

Member Dunwell

Member Cunningham

Member Shevlin

EXHIBIT:

A. Brown Road Improvements Property Acquisition Legal Descriptions

Item 4.



Harper Houf Peterson
Righellis Inc.

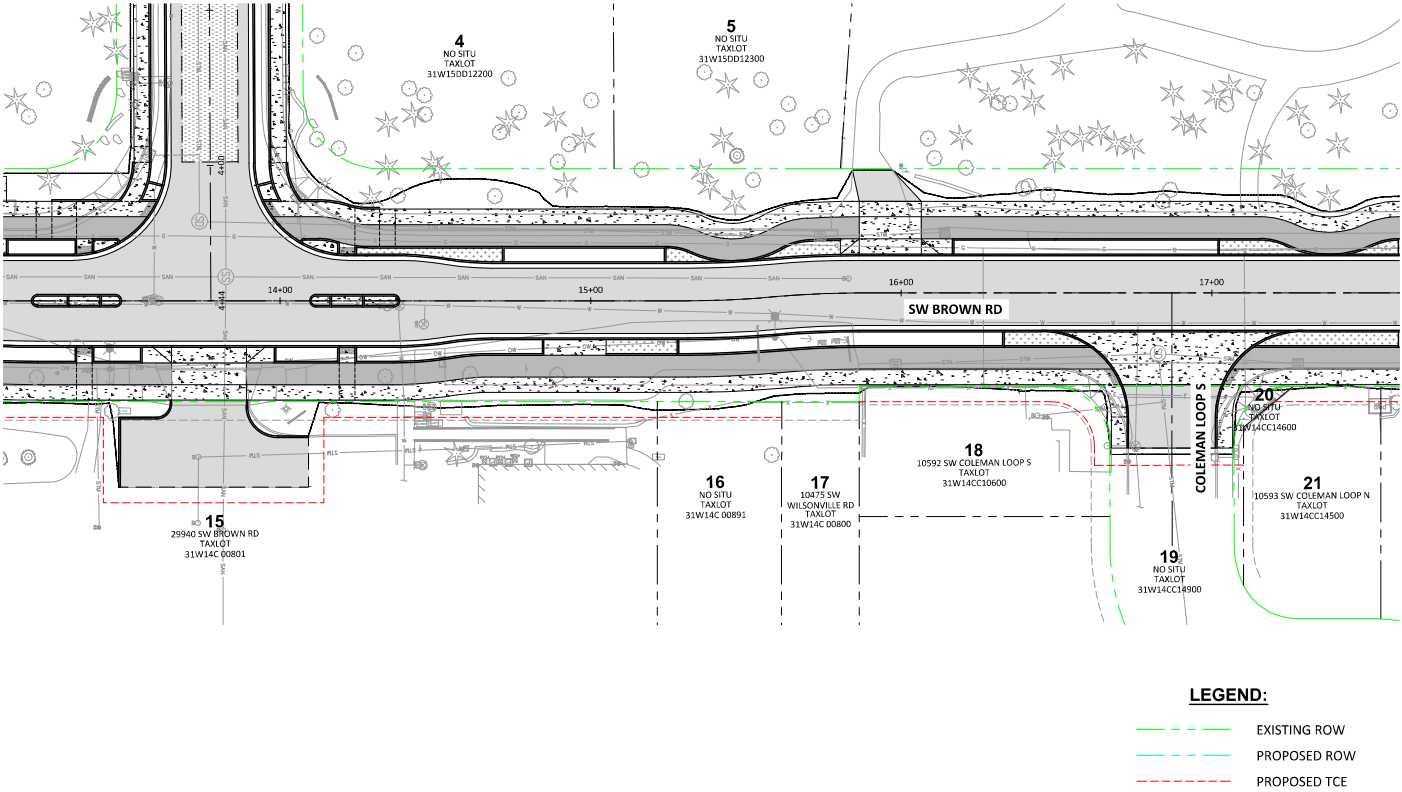
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LANDSCAPE ARCHITECTS+SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hpri.com fax: 503.221.1170

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RIGHT-OF-WAY MAP
BROWN ROAD IMPROVEMENTS
WILSONVILLE, OREGON

Harper
HP Houf Peterson
Righellis Inc.
ENGINEERS/PLANNERS
LANDSCAPE ARCHITECTS
10000 SW 20th Ave, Suite 200, Portland, OR 97224
Phone: 503.231.1171 Fax: 503.231.1171

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| DESIGNED | HHPR |
| DRAWN | HHPR |
| CHECKED | HHPR |
| DATE | 7/21/2025 |
| R E V I S I O N S | |
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SHEET NO.
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JOB NO. WSV-17

Item 4.



Harper
Houf Peterson
Righellis Inc.

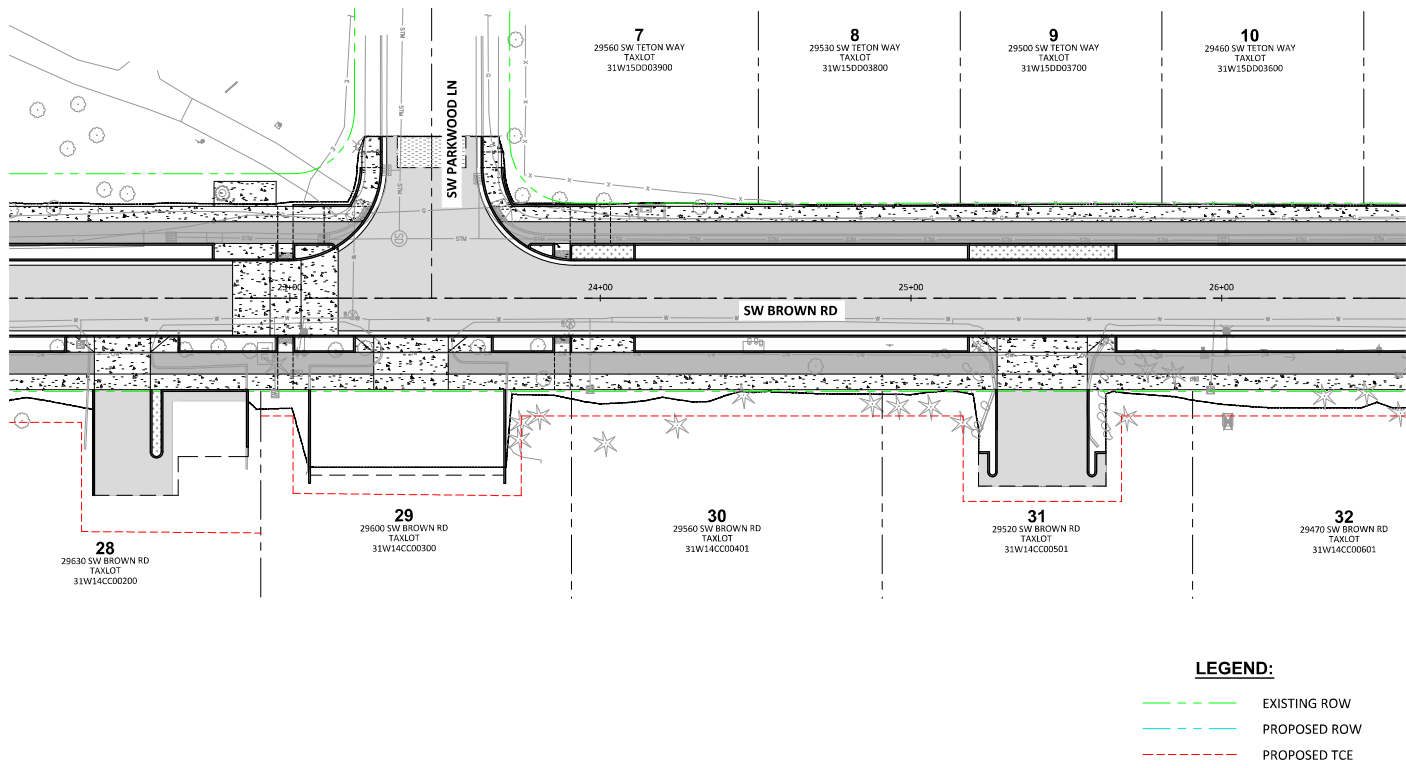
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P:\01-Portland\WSV\City of Milwaukie\WSV-17 Brown Road Improvements\WSV-17-GSE-ExhibitA\Site Map 2025-06-12 WSV-17 ROADWAY STRIP MAP_Ascorcor.dwg




- LEGEND:**
- EXISTING ROW
 - PROPOSED ROW
 - PROPOSED TCE

RIGHT-OF-WAY MAP

BROWN ROAD IMPROVEMENTS

WILSONVILLE, OREGON

**Harper Houff Peterson**
Righellis Inc.

ENGINEERS/PLANNERS
LANDSCAPE ARCHITECTS/DESIGNERS
2000 N. GARDEN ST., SUITE 200, WILSONVILLE, OR 97150
PHONE: 503.231.1171 FAX: 503.231.1171

| | |
|----------|-----------|
| DESIGNED | HHPR |
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| CHECKED | HHPR |
| DATE | 7/21/2025 |

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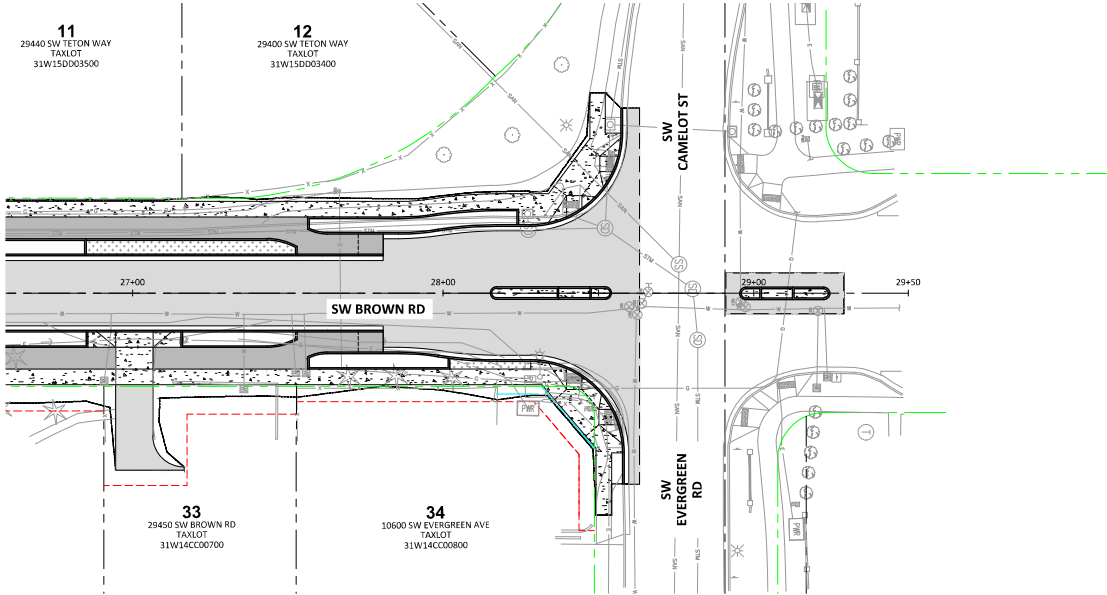
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JOB NO.

WSV-17

P:\01-Pullman\WSV\City of Wilsonville\WSV-17 Brown Road Improvements\WSV-17-01\GSE-ExhibitA\SW-17-01\ROADWAY STRIP MAP - Accorcor.dwg



- LEGEND:**
- EXISTING ROW
 - PROPOSED ROW
 - PROPOSED TCE

DESIGNED: HHPR
DRAWN: HHPR
CHECKED: HHPR
DATE: 7/21/2025

REVISIONS
NO. DESCRIPTION
DATE

SHEET NO.
5

JOB NO.
WSV-17

Harper
HHPR
Houff Peterson
Righellis Inc.
ENGINEERS/PLANNERS
LANDSCAPE ARCHITECTS/DESIGNERS
20000 SW 10TH AVE, SUITE 200, PORTLAND, OR 97224
PHONE: 503.221.1171 FAX: 503.221.1171

RIGHT-OF-WAY MAP
BROWN ROAD IMPROVEMENTS
WILSONVILLE, OREGON

Brown Road Improvement Project
July 14, 2025
OWNER: Viorel Apetroaei
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W22A-00200
Property No. 1

PARCEL 1 (Sidewalk Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Viorel Apetroaei, recorded June 07, 2024 as Document No. 2024-019939, Clackamas County Deed Records, said parcel being all of said property lying easterly of the following courses and distances:

Beginning at a point 20.99 feet left of S.W. Brown Road Engineer’s Centerline Station 50+20.00, and the beginning of a 144.00 foot radius curve to the right having a central angle of 39°34’32”, the radius point of which bears N50°20’46”E;

Thence Northerly along the arc of said curve to the right (long chord bears N19°51’57”W, 97.50 feet) 99.46 feet to a point 54.00 feet left of S.W. Brown Road Engineer’s Centerline Station 51+11.74;

Thence Northerly, in a straight line to a point 54.00 feet left of S.W. Brown Road Engineer’s Centerline Station 51+50.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2024-019939.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Brown Road and S.W. Wilsonville Road.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50’ left per said Survey No. 2006-435. Said Point of Beginning being Engineer’s Centerline Station 50+00 per this centerline description;

Thence N00°04’41”W, 1901.98 feet to Engineer’s Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 1

Item 4.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 746 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

Project: WSV-17



EXPIRES: 6/30/2027

EXHIBIT "B"
PROPERTY 1STA: 51+50.00
OFF: 54.00' LSTA: 51+11.74
OFF: 54.00' L

VARIES

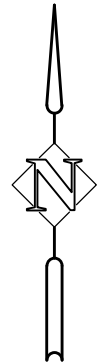
 $\Delta = 39^\circ 34' 32''$
 $R = 144.00'$
 $L = 99.46'$
 $LC = N19^\circ 51' 57'' W,$
 $97.50'$

PROPERTY 1
 VIOREL APETROAEI
 DOC. NO. 2024-019939
 TAXLOT 31W22A 00200
 10665 SW WILSONVILLE RD

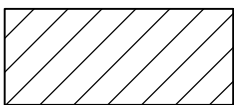
51+00

STA: 50+20.00
OFF: 20.99' L

SW BROWN ROAD CR. NO. 355

SCALE
1" = 20'

LEGEND



① SIDEWALK
 EASEMENT
 ± 746 SQ.FT.

SEE ATTACHED
 LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
 LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Viorel Apetroaei
Page 1 of 3

City Project No. 4216
Map & Tax Lot No. 31W22A-00200
Property No. 1

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Viorel Apetroaei, recorded June 07, 2024 as Document No. 2024-019939, Clackamas County Deed Records, said parcel being all of said property lying easterly of the following courses and distances:

Beginning at a point 33.69 feet left of S.W. Brown Road Engineer's Centerline Station 50+20.00, and the beginning of a 154.00 foot radius curve to the right having a central angle of 27°48'18", the radius point of which bears N53°21'27"E;

Thence Northerly along the arc of said curve to the right (long chord bears N22°44'24"W, 74.00 feet) 74.73 feet to a point 62.20 feet left of S.W. Brown Road Engineer's Centerline Station 50+88.29;

Thence Westerly, in a straight line to a point 72.09 feet left of S.W. Brown Road Engineer's Centerline Station 50+86.77 and the beginning of a 164.00 foot radius curve to the right having a central angle of 8°45'33", the radius point of which bears N81°09'45"E;

Thence Northerly along the arc of said curve to the right (long chord bears N4°27'28"W, 25.05 feet) 25.07 feet to a point 74.00 feet left of S.W. Brown Road Engineer's Centerline Station 51+11.74;

Thence Easterly, in a straight line to a point 59.00 feet left of S.W. Brown Road Engineer's Centerline Station 51+11.74;

Thence Northerly, in a straight line to a point 59.00 feet left of S.W. Brown Road Engineer's Centerline Station 51+50.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2024-019939.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Brown Road and S.W. Wilsonville Road.

ALSO EXCEPTING therefrom a parcel of land lying in the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described by Statutory Warranty Deed to Viorel Apetroaei, recorded June 07, 2024 as Document No. 2024-019939, Clackamas County Deed Records, said parcel being all of said property lying easterly of the following courses and distances:

Beginning at a point 20.99 feet left of S.W. Brown Road Engineer's Centerline Station 50+20.00, and the beginning of a 144.00 foot radius curve to the right having a central angle of 39°34'32", the radius point of which bears N50°20'46"E;

Thence Northerly along the arc of said curve to the right (long chord bears N19°51'57"W, 97.50 feet) 99.46 feet to a point 54.00 feet left of S.W. Brown Road Engineer's Centerline Station 51+11.74;

Thence Northerly, in a straight line to a point 54.00 feet left of S.W. Brown Road Engineer's Centerline Station 51+50.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2024-019939.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Brown Road.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 1,184 square feet more or less.

See Exhibit B, by reference is a made a part herein.

EXHIBIT A

EXHIBIT A CONTINUED – Page 3 of 3
July 14, 2025

Property No. 1

Item 4.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

Project: WSV-17

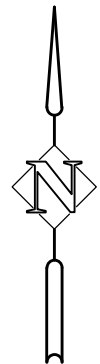


EXPIRES: 6/30/2027

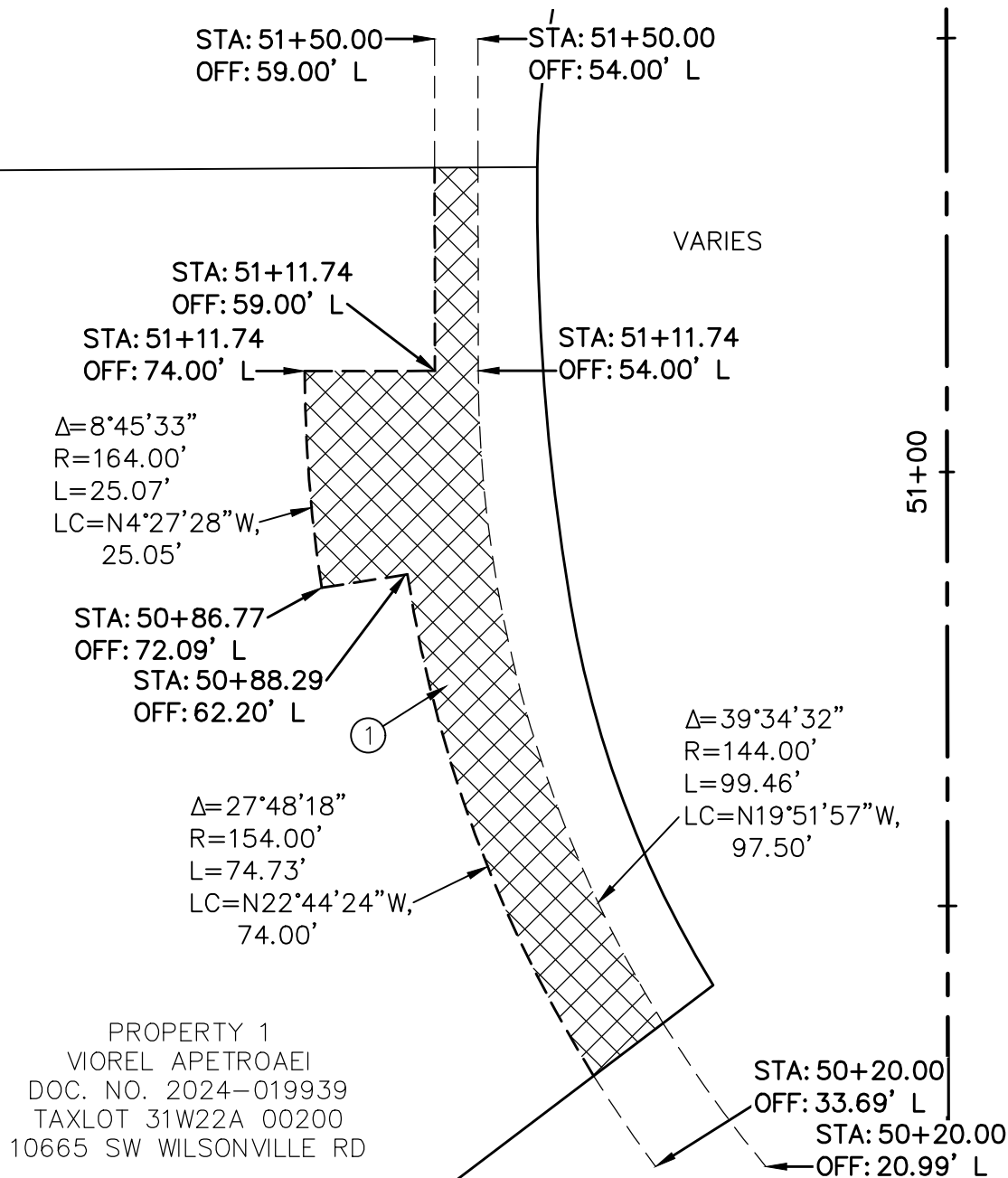
EXHIBIT "B"

PROPERTY 1

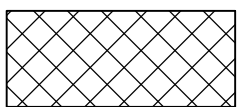
SW BROWN ROAD CR. NO. 355



SCALE
1" = 20'



LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 1,184 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Viorel Vasi Apetroaei
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W22A-00100
Property No. 2

PARCEL 1 (Permanent Right of Way Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Bargain and Sale Deed to Viorel Vasi Apetroaei, recorded August 9, 2005 as Document No. 2005-075555, Clackamas County Deed Records, said parcel being all of said property lying easterly of the following courses and distances:

Beginning at a point 54.00 feet left of S.W. Brown Road Engineer's Centerline Station 51+25.00;

Thence Northerly, in a straight line to a point 54.00 feet left of S.W. Brown Road Engineer's Centerline Station 51+35.87 and the beginning of a 163.00 foot radius curve to the right having a central angle of 16°35'01";

Thence Northerly along the arc of said curve to the right (long chord bears N8°12'49"E, 47.01 feet) 47.18 feet to a point 47.22 feet left of S.W. Brown Road Engineer's Centerline Station 51+82.39 and the beginning of a 137.00 foot radius curve to the left having a central angle of 14°00'29";

Thence Northerly along the arc of said curve to the left (long chord bears N9°30'06"E, 33.41 feet) 33.49 feet to a point 41.66 feet left of S.W. Brown Road Engineer's Centerline Station 52+15.33 and the beginning of a 337.00 foot radius curve to the right having a central angle of 6°47'05";

Thence Northerly along the arc of said curve to the right (long chord bears N5°53'24"E, 39.88 feet) 39.91 feet to a point 37.51 feet left of S.W. Brown Road Engineer's Centerline Station 52+55.00 to the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2005-075555.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Brown Road.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 2

Item 4.

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 1,327 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

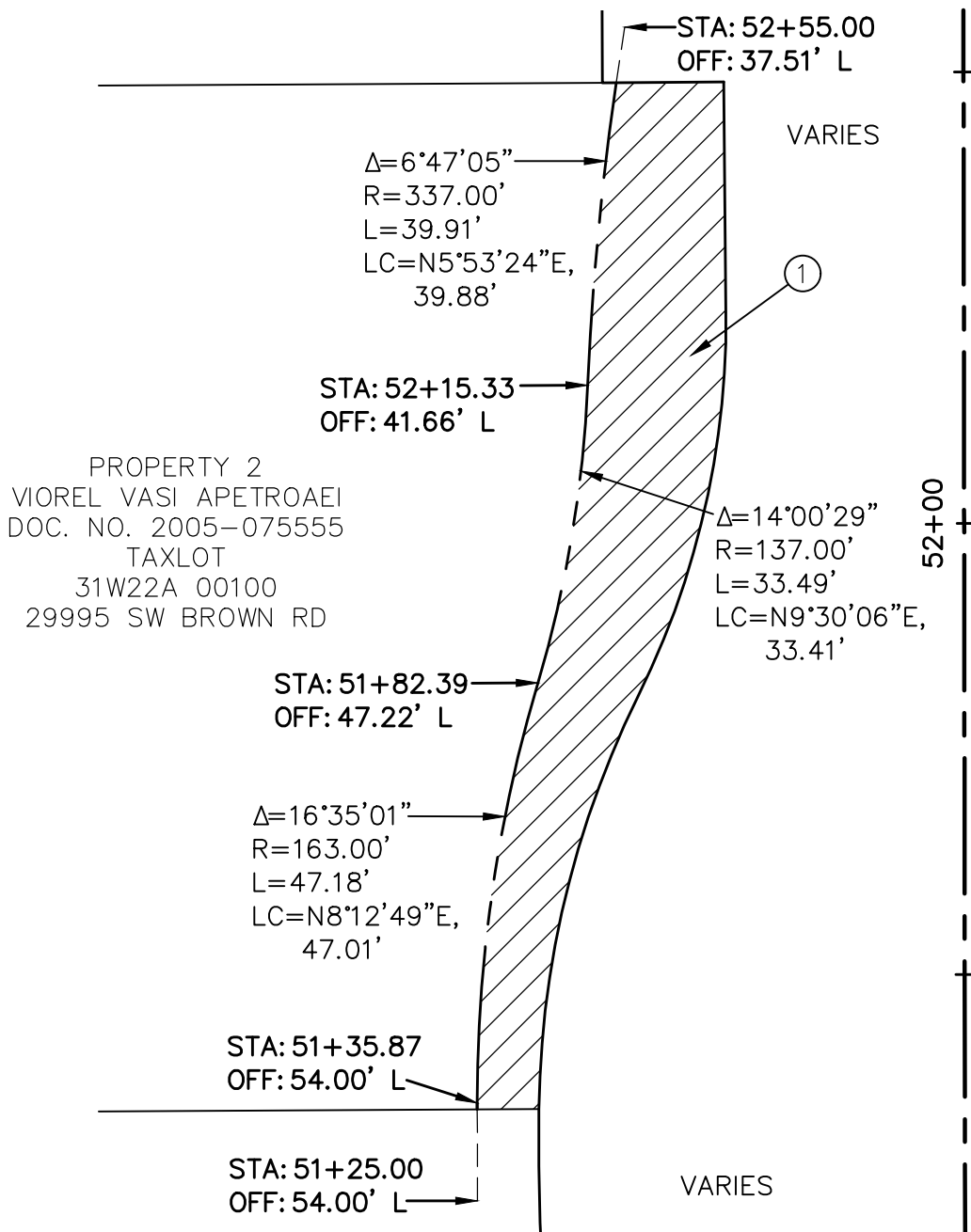
Project: WSV-17



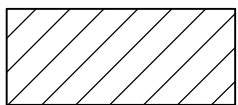
EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 2



LEGEND



① PERMANENT RIGHT-
OF-WAY EASEMENT
FOR ROAD PURPOSES
± 1,327 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Viorel Vasi Apetroaei
Page 1 of 3

City Project No. 4216
Map & Tax Lot No. 31W22A-00100
Property No. 2

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Bargain and Sale Deed to Viorel Vasi Apetroaei, recorded August 9, 2005 as Document No. 2005-075555, Clackamas County Deed Records, said parcel being all of said property lying easterly of the following courses and distances:

Beginning at a point 59.00 feet left of S.W. Brown Road Engineer's Centerline Station 51+25.00;

Thence Northerly, in a straight line to a point 59.00 feet left of S.W. Brown Road Engineer's Centerline Station 51+35.87 and the beginning of a 168.00 foot radius curve to the right having a central angle of 16°35'01";

Thence Northerly along the arc of said curve to the right (long chord bears N8°12'49"E, 48.46 feet) 48.63 feet to a point 52.01 feet left of S.W. Brown Road Engineer's Centerline Station 51+83.82 and the beginning of a 132.00 foot radius curve to the left having a central angle of 14°00'29";

Thence Northerly along the arc of said curve to the left (long chord bears N9°30'06"E, 32.19 feet) 32.27 feet to a point 46.65 feet left of S.W. Brown Road Engineer's Centerline Station 52+15.56;

Thence Westerly, in a straight line to a point 51.65 feet left of S.W. Brown Road Engineer's Centerline Station 52+15.78 and the beginning of a 347.00 foot radius curve to the right having a central angle of 6°30'45";

Thence Northerly along the arc of said curve to the right (long chord bears N5°45'14"E, 39.42 feet) 39.44 feet to a point 47.64 feet left of S.W. Brown Road Engineer's Centerline Station 52+55.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2005-075555.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Brown Road.

ALSO EXCEPTING therefrom a parcel of lying in the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Bargain and Sale Deed to Viorel Vasi Apetroaei, recorded August 9, 2005 as Document No. 2005-075555,

Clackamas County Deed Records, said parcel being all of said property lying easterly of the following courses and distances:

Beginning at a point 54.00 feet left of S.W. Brown Road Engineer's Centerline Station 51+25.00;

Thence Northerly, in a straight line to a point 54.00 feet left of S.W. Brown Road Engineer's Centerline Station 51+35.87 and the beginning of a 163.00 foot radius curve to the right having a central angle of 16°35'01";

Thence Northerly along the arc of said curve to the right (long chord bears N8°12'49"E, 47.01 feet) 47.18 feet to a point 47.22 feet left of S.W. Brown Road Engineer's Centerline Station 51+82.39 the beginning of a 137.00 foot radius curve to the left having a central angle of 14°00'29";

Thence Northerly along the arc of said curve to the left (long chord bears N9°30'06"E, 33.41 feet) 33.49 feet to a point 41.66 feet left of S.W. Brown Road Engineer's Centerline Station 52+15.33 and the beginning of a 337.00 foot radius curve to the right having a central angle of 6°47'05";

Thence Northerly along the arc of said curve to the right (long chord bears N5°53'24"E, 39.88 feet) 39.91 feet to a point 37.51 feet left of S.W. Brown Road Engineer's Centerline Station 52+55.00 to the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2005-075555.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Brown Road.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

EXHIBIT A

EXHIBIT A CONTINUED – Page 3 of 3
July 14, 2025

Property No. 2

Item 4.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 742 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

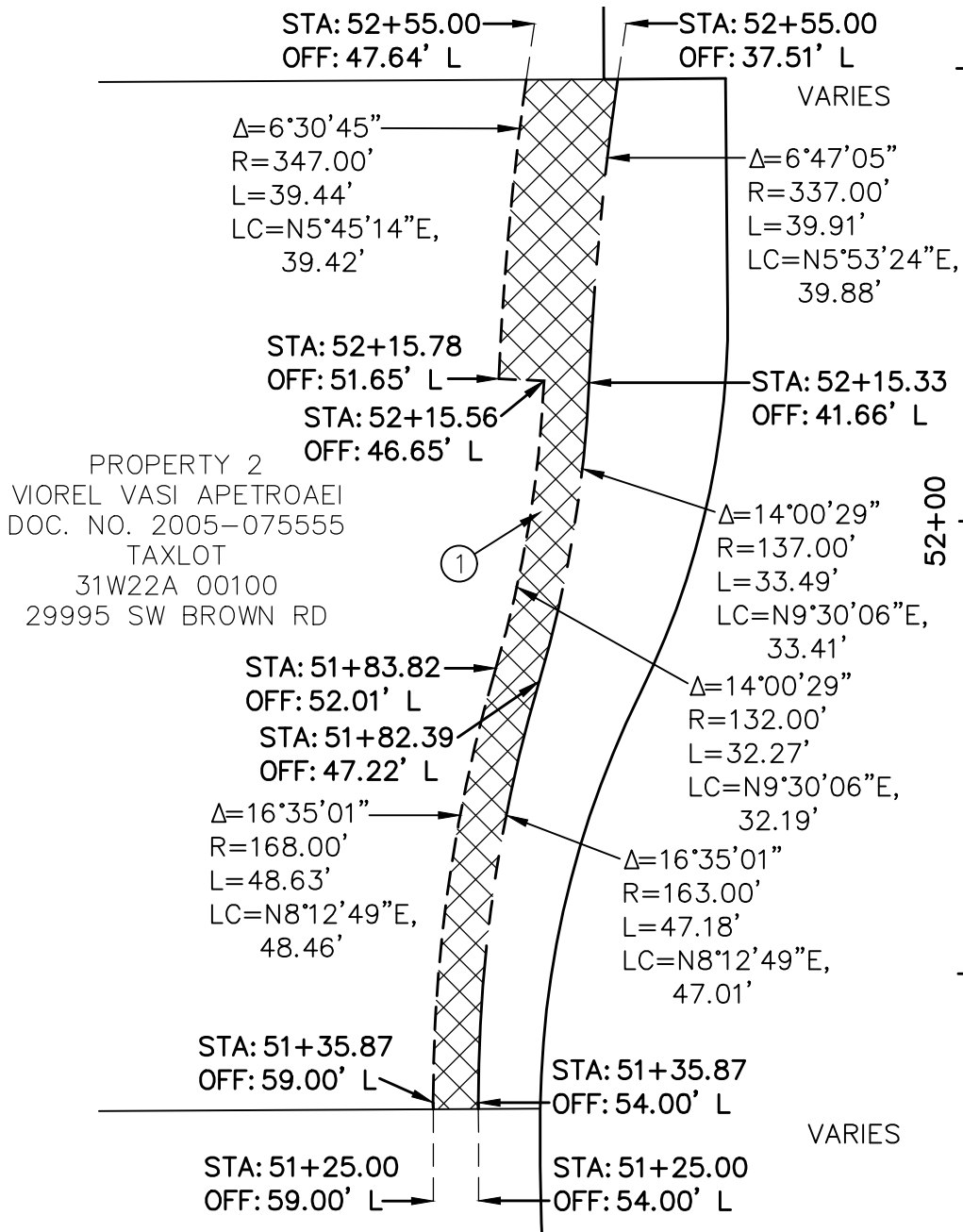
Project: WSV-17



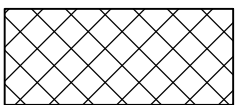
EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 2



LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 742 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 17, 2025
OWNER: Weidemann Park Apartments
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 3S1W14C-00801
Property No. 15

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being that portion of Parcel 2 of Partition Plat No. 2003-037, Clackamas County Plat Records lying South of the North line of that property described in that Warranty Deed-Statutory Form to Weidemann Park Apartments, a Limited Partnership, recorded December 30, 1998 as Document No. 98-124678, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following courses and distances:

Beginning at a point 40.00 feet right of S.W. Brown Road Engineer's Centerline Station 52+25.00;

Thence Northerly, in a straight line to a point 40.00 feet right of S.W. Brown Road Engineer's Centerline Station 53+54.40;

Thence Easterly, in a straight line to a point 67.50 feet right of S.W. Brown Road Engineer's Centerline Station 53+54.40;

Thence Northerly, in a straight line to a point 67.50 feet right of S.W. Brown Road Engineer's Centerline Station 54+25.40;

Thence Westerly, in a straight line to a point 40.00 feet right of S.W. Brown Road Engineer's Centerline Station 54+25.40;

Thence Northerly, in a straight line to a point 40.00 feet right of S.W. Brown Road Engineer's Centerline Station 55+40.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the North Boundary Line of said Document No. 98-124678 and the South Line of said Parcel 2.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset

14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 3,444 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/17/2025

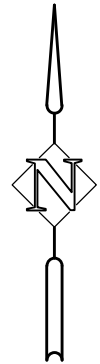
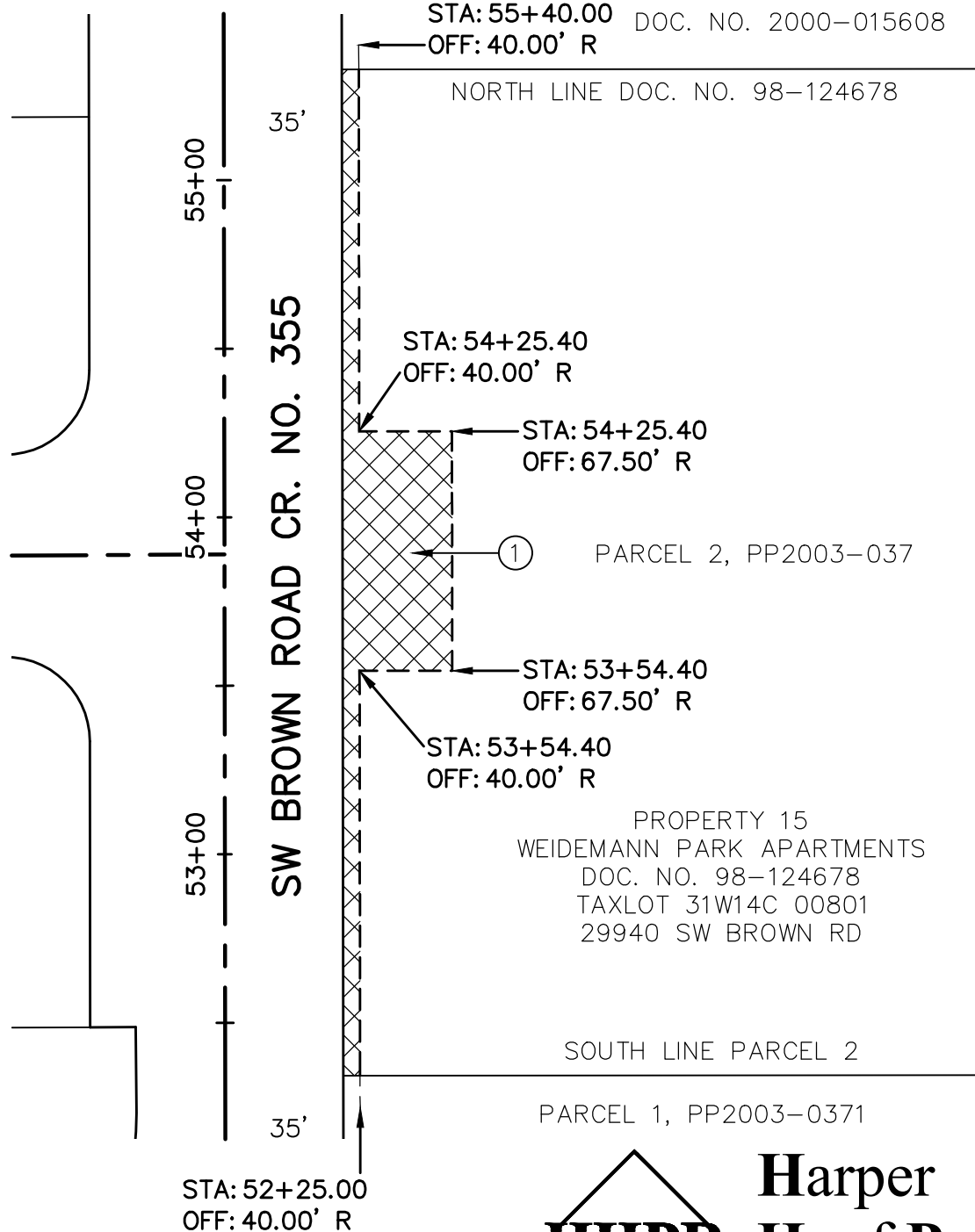
Project: WSV-17



EXPIRES: 6/30/2027

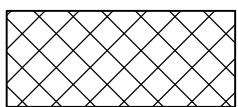
EXHIBIT "B"

PROPERTY 15



SCALE
1" = 50'

LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 3,444 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 15, 2025
OWNER: Weidemann Park Apartments
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14C-00891
Property No. 16

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Weidemann Park Apartments, a Limited Partnership, an Oregon limited partnership, recorded March 10, 2000 as Document No. 2000-015608, Clackamas County Deed Records, said property also being a portion of Parcel 2 of Partition Plat 2003-037, Clackamas County Plat Records, said parcel being all of said property lying westerly of the following described line:

Beginning at a point 40.00 feet right of S.W. Brown Road Engineer’s Centerline Station 55+20.00;

Thence Northerly, in a straight line to a point 40.00 feet right of S.W. Brown Road Engineer’s Centerline Station 55+80.00 and the **Terminus Point** of said line.

Said line to be shortened or lengthened to terminate at the boundary lines of said Document No. 2000-015608.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50’ left per said Survey No. 2006-435. Said Point of Beginning being Engineer’s Centerline Station 50+00 per this centerline description;

Thence N00°04’41”W, 1901.98 feet to Engineer’s Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 200 square feet more or less.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 15, 2025

Property No. 16

Item 4.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/15/2025

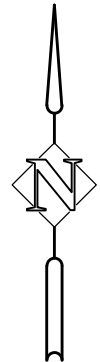
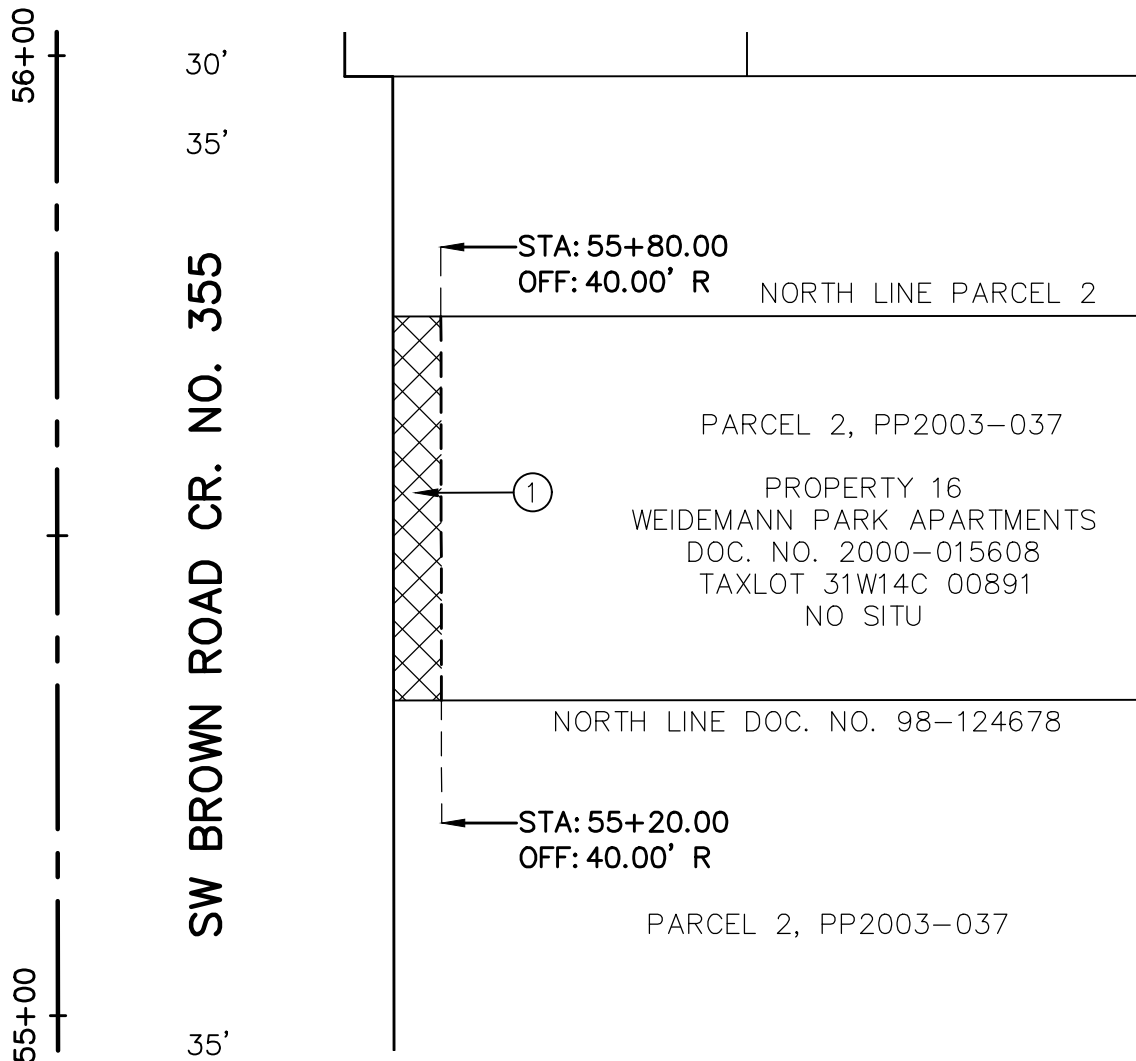
Project: WSV-17



EXPIRES: 6/30/2027

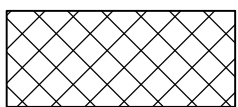
EXHIBIT "B"

PROPERTY 16



SCALE
1" = 20'

LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 200 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Cheryl Acres
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-10600
Property No. 18

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Cheryl Acres, recorded February 29, 2016 as Document No. 2016-013918, Clackamas County Deed Records, said parcel being all of said property lying northerly and westerly of the following courses and distances:

Beginning at a point 35.00 feet right of S.W. Brown Road Engineer's Centerline Station 55+90.00;

Thence Northerly, in a straight line to a point 35.00 feet right of S.W. Brown Road Engineer's Centerline Station 56+59.45 and the beginning of a 14.00 foot radius curve to the right having a central angle of 89°56'21";

Thence Northeasterly along the arc of said curve to the right (the long chord of which bears N44°53'29"E, 19.79 feet) 21.98 feet to a point 48.99 feet right of S.W. Brown Road Engineer's Centerline Station 56+73.45;

Thence Easterly, in a straight line to a point 55.48 feet right of S.W. Brown Road Engineer's Centerline Station 56+73.45;

Thence Northerly, in a straight line to a point 55.46 feet right of S.W. Brown Road Engineer's Centerline Station 56+90.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2016-013918.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 18

Item 4.

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 470 square feet more or less.

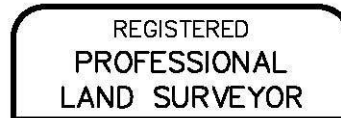
See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

Project: WSV-17



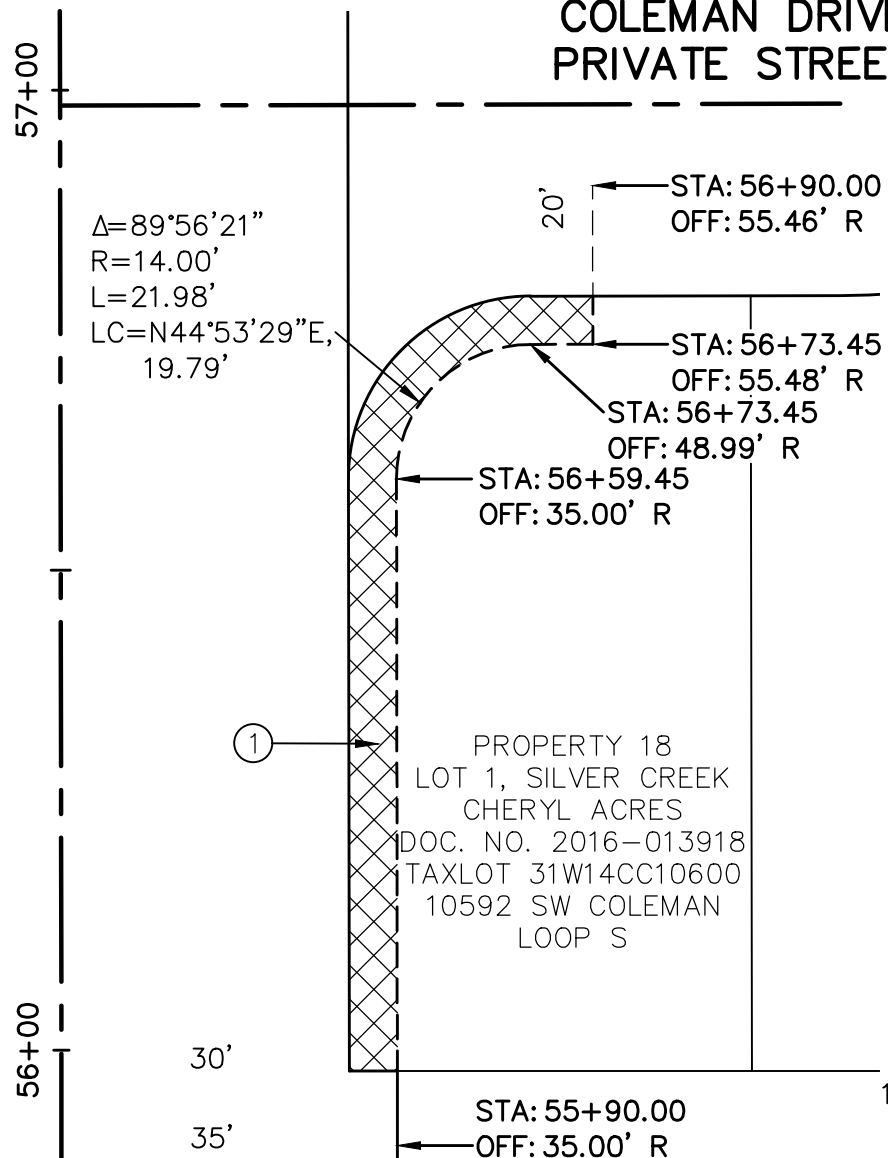
EXPIRES: 6/30/2027

EXHIBIT "B"

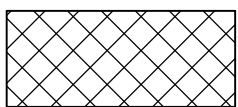
PROPERTY 18

SW BROWN ROAD CR. NO. 355

COLEMAN DRIVE
PRIVATE STREET



LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 470 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 15, 2025
OWNER: Silver Creek Homeowners
Association, Inc.
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-14900
Property No. 19

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Tract "D" of that property described in that Bargain and Sale Deed to Silver Creek Homeowners' Association, Inc., recorded November 28, 2000 as Document No. 2000-076547, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following described line:

Beginning at a point 55.51 feet right of S.W. Brown Road Engineer's Centerline Station 56+50.00;

Thence Northerly, in a straight line to a point 55.41 feet right of S.W. Brown Road Engineer's Centerline Station 57+40.00 and the **Terminus Point** of said line.

Said line to be shortened or lengthened to terminate at the boundary lines of said Document No. 2000-076547.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 15, 2025

Property No. 19

Item 4.

The parcel of land to which this description applies contains 1,173 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/15/2025

Project: WSV-17

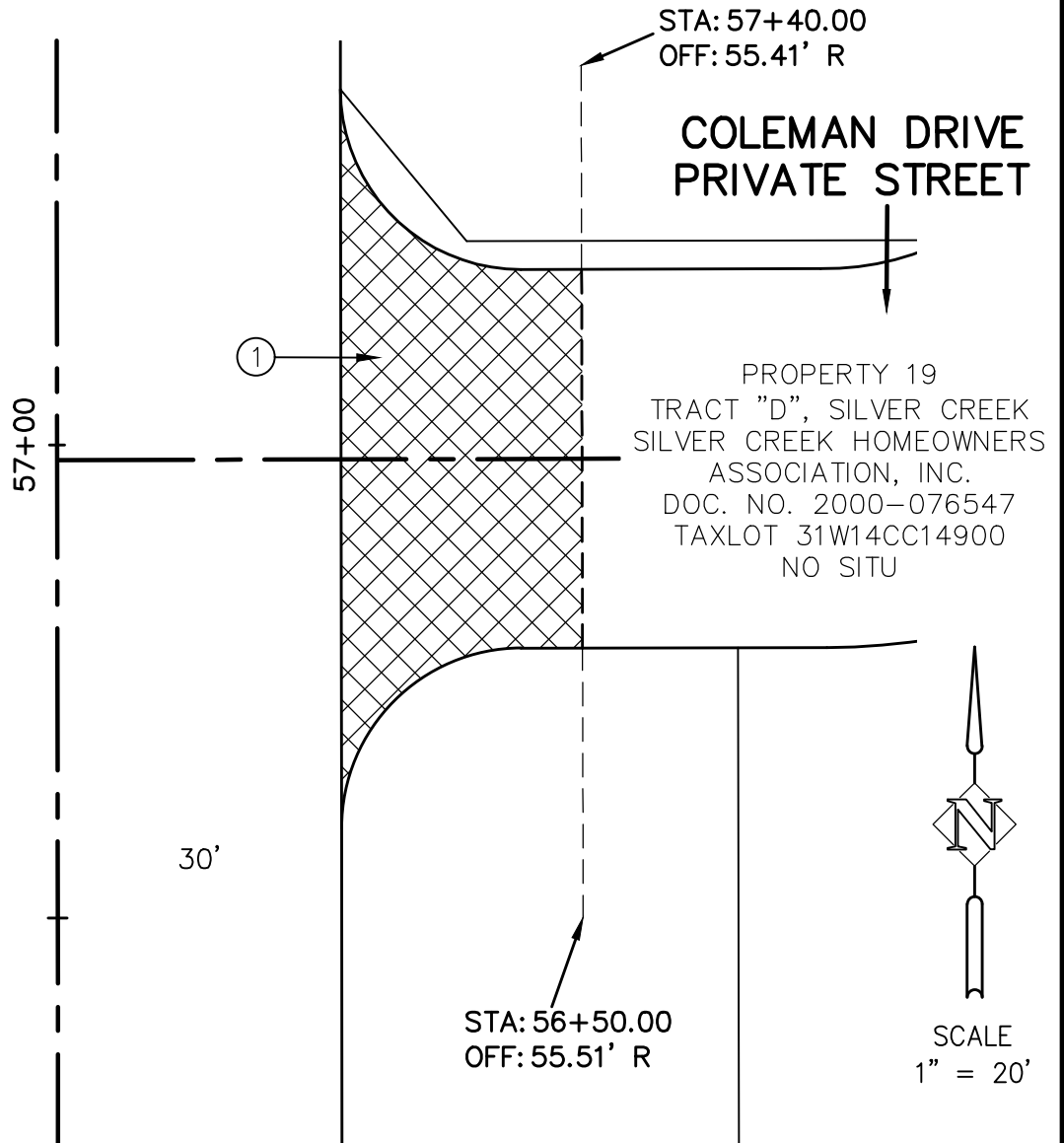


EXPIRES: 6/30/2027

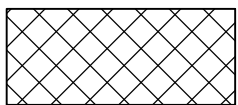
EXHIBIT "B"

PROPERTY 19

SW BROWN ROAD CR. NO. 355



LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 1,173 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 15, 2025
OWNER: Silver Creek Homeowners
Association, Inc.
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-14600
Property No. 20

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of Tract "A" of that property described in that Bargain and Sale Deed to Silver Creek Homeowners' Association, Inc., recorded November 28, 2000 as Document No. 2000-076547, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following described line:

Beginning at a point 55.44 feet right of S.W. Brown Road Engineer's Centerline Station 57+10.00;

Thence Northerly, in a straight line to a point 55.41 feet right of S.W. Brown Road Engineer's Centerline Station 57+40.00 and the **Terminus Point** of said line.

Said line to be shortened or lengthened to terminate at the boundary lines of said Document No. 2000-076547.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 15, 2025

Property No. 20

Item 4.

The parcel of land to which this description applies contains 105 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/15/2025

Project: WSV-17



EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 20

SW BROWN ROAD CR. NO. 355

57+00

30'

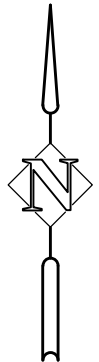
①

STA: 57+40.00
OFF: 55.41' R

COLEMAN DRIVE
PRIVATE STREET

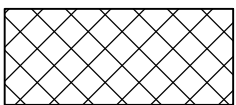
STA: 57+10.00
OFF: 55.44' R

PROPERTY 20
TRACT "A", SILVER CREEK
SILVER CREEK HOMEOWNERS
ASSOCIATION, INC.
DOC. NO. 2000-076547
TAXLOT
31W14CC14600
NO SITU



SCALE
1" = 20'

LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 105 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Maria Angela Cruz and Arturo
Oropeza-Luevano
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-14500
Property No. 21

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of property described in that Warranty Deed to Maria Angela Cruz and Arturo Oropeza-Luevano, recorded July 29, 2024 as Document No. 2024-027755, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following described line:

Beginning at a point 35.00 feet right of S.W. Brown Road Engineer’s Centerline Station 57+20.00;

Thence Northerly, in a straight line to a point 35.00 feet right of S.W. Brown Road Engineer’s Centerline Station 57+70.00 and the **Terminus Point** of said line.

Said line to be shortened or lengthened to terminate at the boundary lines of said Document No. 2024-027755.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50’ left per said Survey No. 2006-435. Said Point of Beginning being Engineer’s Centerline Station 50+00 per this centerline description;

Thence N00°04’41”W, 1901.98 feet to Engineer’s Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 21

Item 4.

The parcel of land to which this description applies contains 156 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

Project: WSV-17



EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 21

SW BROWN ROAD CR. NO. 355

57+00

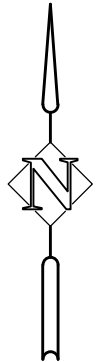
30'

STA: 57+70.00
OFF: 35.00' R

PROPERTY 21
LOT 9, SILVER CREEK
MARIA ANGELA CRUZ AND
ARTURO OROPEZA-LUEVANO
DOC. NO. 2024-027755
TAXLOT 31W14CC14500
10593 SW COLEMAN LOOP N

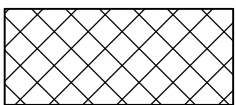
COLEMAN DRIVE
PRIVATE STREET

STA: 57+20.00
OFF: 35.00' R



SCALE
1" = 20'

LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 156 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Kyle C. Campbell and Elyse J.
Moore
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-14400
Property No. 22

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of property described in that Statutory Warranty Deed to Kyle C. Campbell and Elyse J. Moore, recorded July 13, 2020 as Document No. 2020-053842, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following described line:

Beginning at a point 35.00 feet right of S.W. Brown Road Engineer's Centerline Station 57+55.00;

Thence Northerly, in a straight line to a point 35.00 feet right of S.W. Brown Road Engineer's Centerline Station 58+10.00 and the **Terminus Point** of said line.

Said line to be shortened or lengthened to terminate at the boundary lines of said Document No. 2020-053842.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 181 square feet more or less.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 22

Item 4.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

Project: WSV-17



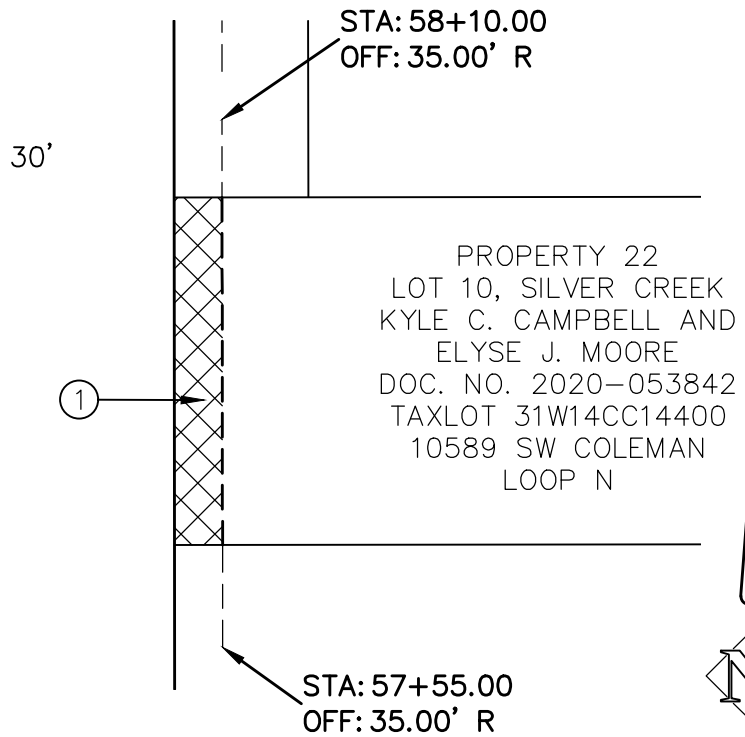
EXPIRES: 6/30/2027

EXHIBIT "B"

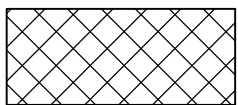
PROPERTY 22

SW BROWN ROAD CR. NO. 355

58+00



LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 181 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 15, 2025
OWNER: Silver Creek Homeowners
Association, Inc.
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-15500
Property No. 23

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of Tract "I" of that property described in that Bargain and Sale Deed to Silver Creek Homeowners' Association, Inc., recorded November 28, 2000 as Document No. 2000-076547, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following described line:

Beginning at a point 35.00 feet right of S.W. Brown Road Engineer's Centerline Station 57+95.00;

Thence Northerly, in a straight line to a point 35.00 feet right of S.W. Brown Road Engineer's Centerline Station 58+25.00 and the **Terminus Point** of said line.

Said line to be shortened or lengthened to terminate at the boundary lines of said Document No. 2000-076547.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 100 square feet more or less.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 15, 2025

Property No. 23

Item 4.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/15/2025

Project: WSV-17



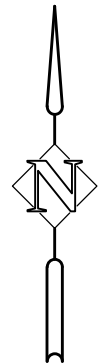
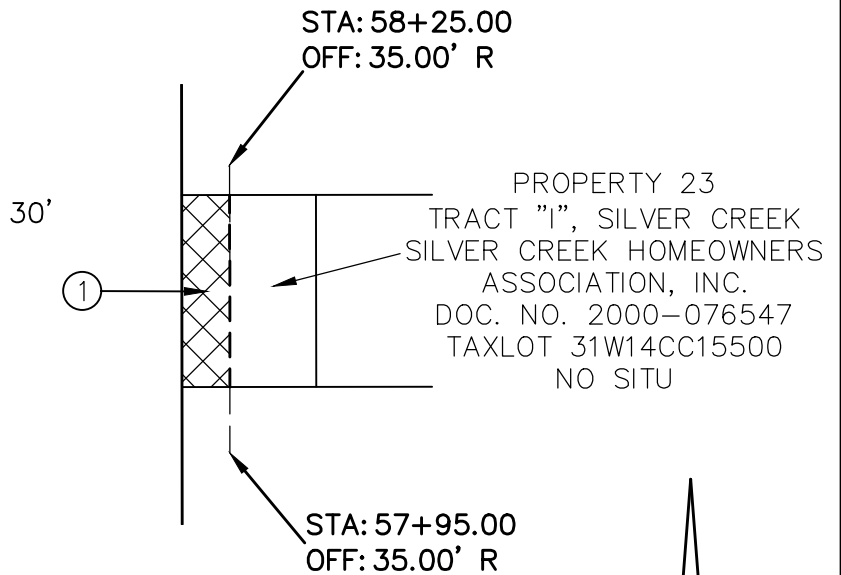
EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 23

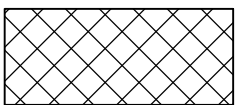
SW BROWN ROAD CR. NO. 355

58+00



SCALE
1" = 20'

LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 100 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER Arvind K. Garg
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-14300
Property No. 24

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Arvind K. Garg, recorded April 8, 2004 as Document No. 2004-030046, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following described line:

Beginning at a point 35.00 feet right of S.W. Brown Road Engineer’s Centerline Station 58+15.00;

Thence Northerly, in a straight line to a point 35.00 feet right of S.W. Brown Road Engineer’s Centerline Station 59+10.00 and the **Terminus Point** of said line.

Said line to be shortened or lengthened to terminate at the boundary lines of said Document No. 2004-030046.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50’ left per said Survey No. 2006-435. Said Point of Beginning being Engineer’s Centerline Station 50+00 per this centerline description;

Thence N00°04’41”W, 1901.98 feet to Engineer’s Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 401 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

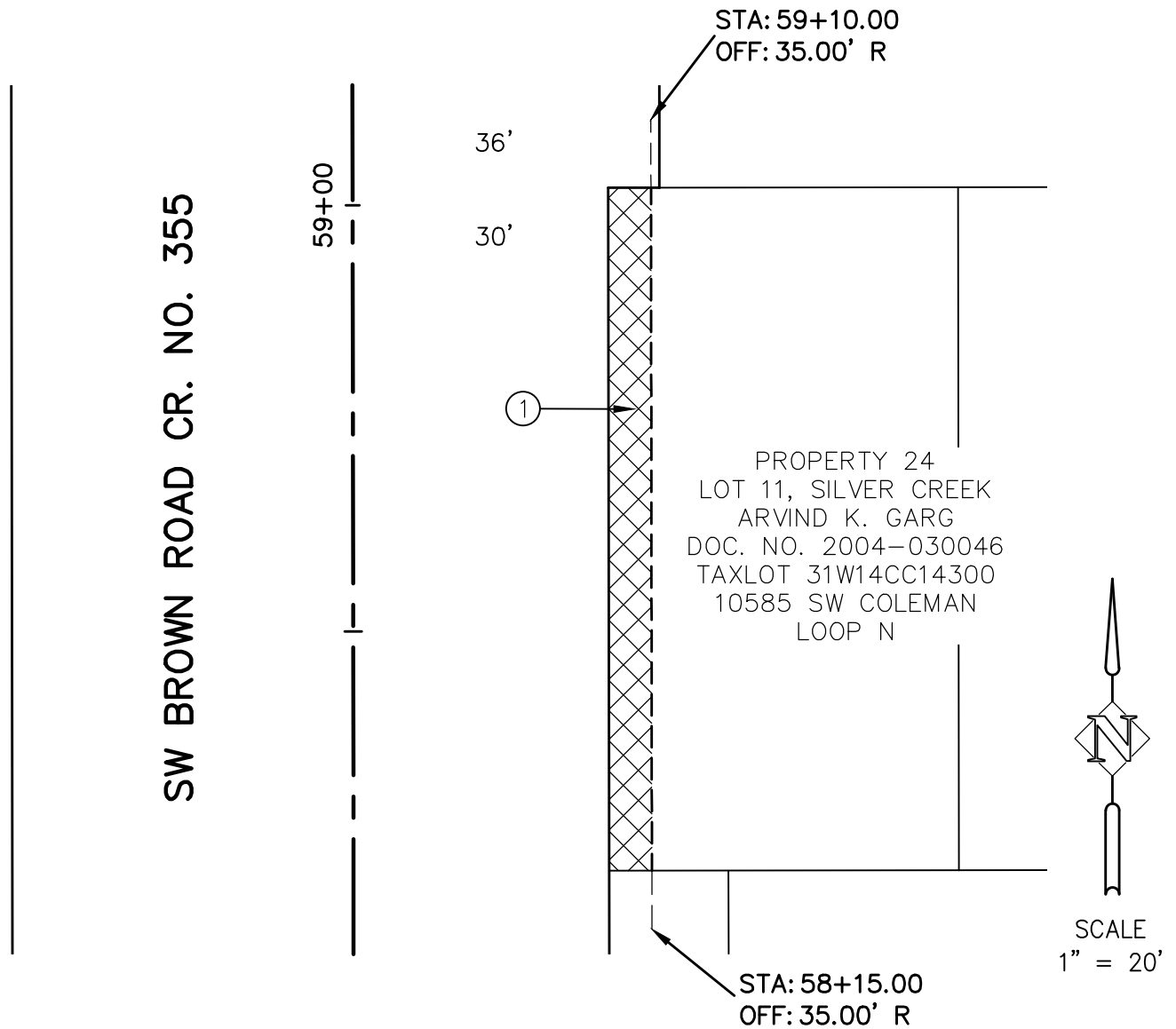
Project: WSV-17



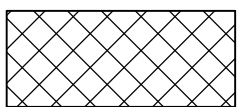
EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 24



LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 401 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Dana Owens
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-04400
Property No. 25

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Dana Owens, recorded July 31, 2017 as Document No. 2017-052224, Clackamas County Deed Records, said parcel being all of said property lying northerly and westerly of the following courses and distances:

Beginning at a point 31.00 feet right of S.W. Brown Road Engineer’s Centerline Station 59+48.68;

Thence Easterly, in a straight line to a point 48.50 feet right of S.W. Brown Road Engineer’s Centerline Station 59+48.68;

Thence Northerly, in a straight line to a point 48.50 feet right of S.W. Brown Road Engineer’s Centerline Station 59+85.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2017-052224.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50’ left per said Survey No. 2006-435. Said Point of Beginning being Engineer’s Centerline Station 50+00 per this centerline description;

Thence N00°04’41”W, 1901.98 feet to Engineer’s Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 25

Item 4.

The parcel of land to which this description applies contains 354 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

Project: WSV-17



EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 25

SW BROWN ROAD CR. NO. 355

59+00

STA: 59+48.68
OFF: 31.00' R

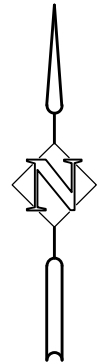
STA: 59+85.00
OFF: 48.50' R

STA: 59+48.68
OFF: 48.50' R

PROPERTY 25
PARCEL 1, PP 2004-062
DANA OWENS
DOC. NO. 2017-052224
TAXLOT 31W14CC04400
29730 SW BROWN RD

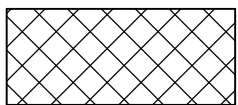
36'

30'



SCALE
1" = 20'

LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 354 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: David Wheaton and Dee Ann
Wheaton
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-00100
Property No. 27

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Warranty Deed-Statutory Form to David Wheaton and Dee Ann Wheaton, November 6, 2003 as Document No. 2003-148651, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following courses and distances:

Beginning at a point 56.93 feet right of S.W. Brown Road Engineer's Centerline Station 60+85.00;

Thence Northerly, in a straight line to a point 56.99 feet right of S.W. Brown Road Engineer's Centerline Station 61+29.79;

Thence Westerly, in a straight line to a point 53.04 feet right of S.W. Brown Road Engineer's Centerline Station 61+29.80;

Thence Northerly, in a straight line to a point 52.85 feet right of S.W. Brown Road Engineer's Centerline Station 61+62.63

Thence Easterly, in a straight line to a point 56.90 feet right of S.W. Brown Road Engineer's Centerline Station 61+62.63;

Thence Northerly, in a straight line to a point 56.86 feet right of S.W. Brown Road Engineer's Centerline Station 62+05.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2003-148651.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 27

Item 4.

14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 2,808 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 5/27/2025

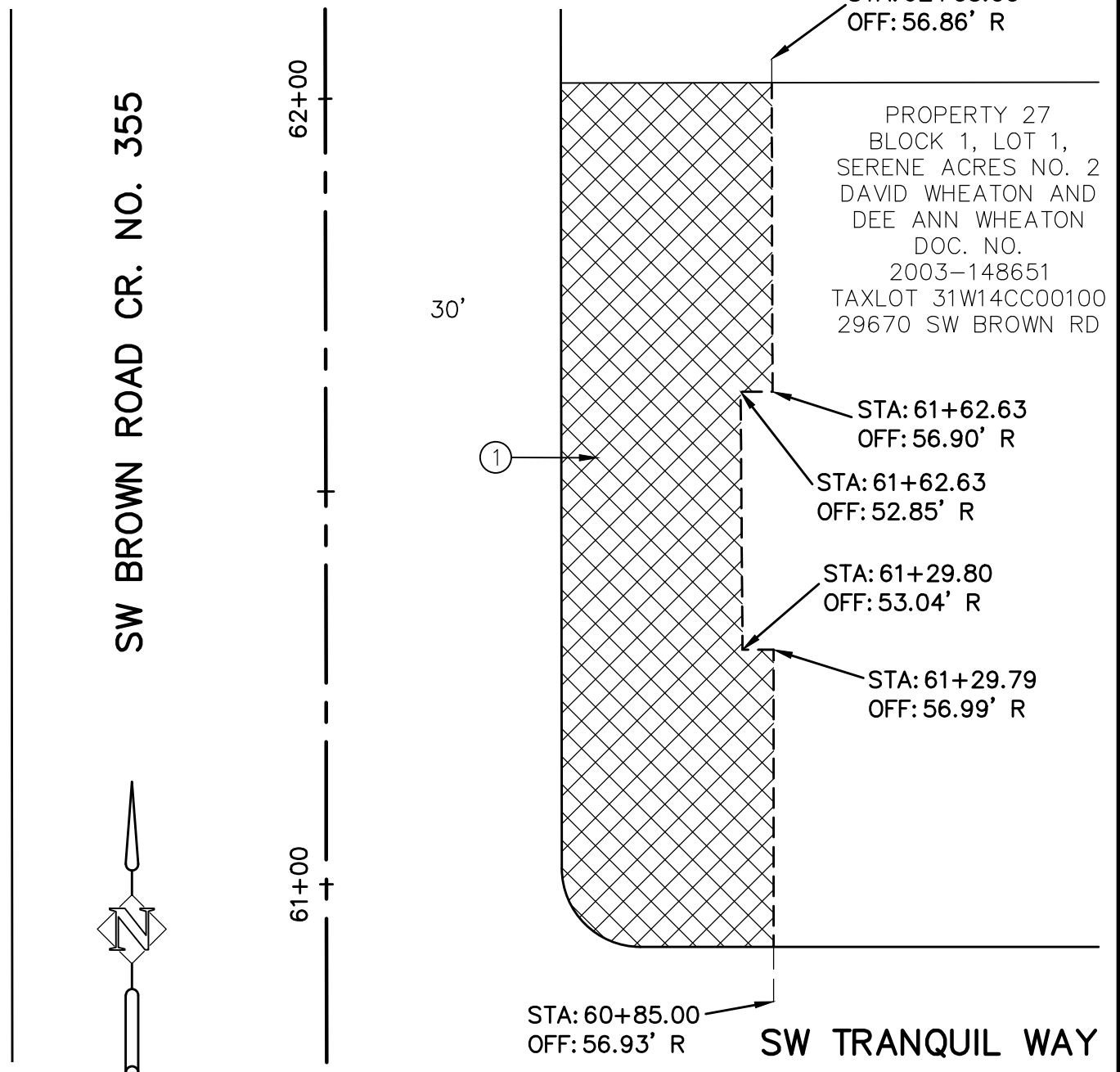
Project: WSV-17



EXPIRES: 6/30/2027

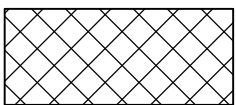
EXHIBIT "B"

PROPERTY 27



SCALE
1" = 20'

LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 2,808 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: David Wheaton and Dee Ann
Wheaton
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-00200
Property No. 28

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Warranty Deed-Statutory Form to David Wheaton and Dee Ann Wheaton, November 6, 2003 as Document No. 2003-148648, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following courses and distances:

Beginning at a point 56.87 feet right of S.W. Brown Road Engineer's Centerline Station 61+95.00;

Thence Northerly, in a straight line to a point 56.86 feet right of S.W. Brown Road Engineer's Centerline Station 62+06.49;

Thence Westerly, in a straight line to a point 40.00 feet right of S.W. Brown Road Engineer's Centerline Station 62+06.49;

Thence Northerly, in a straight line to a point 40.00 feet right of S.W. Brown Road Engineer's Centerline Station 62+44.23

Thence Easterly, in a straight line to a point 75.20 feet right of S.W. Brown Road Engineer's Centerline Station 62+44.23;

Thence Northerly, in a straight line to a point 75.66 feet right of S.W. Brown Road Engineer's Centerline Station 63+05.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2003-148648.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset

14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 3,121 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

Project: WSV-17

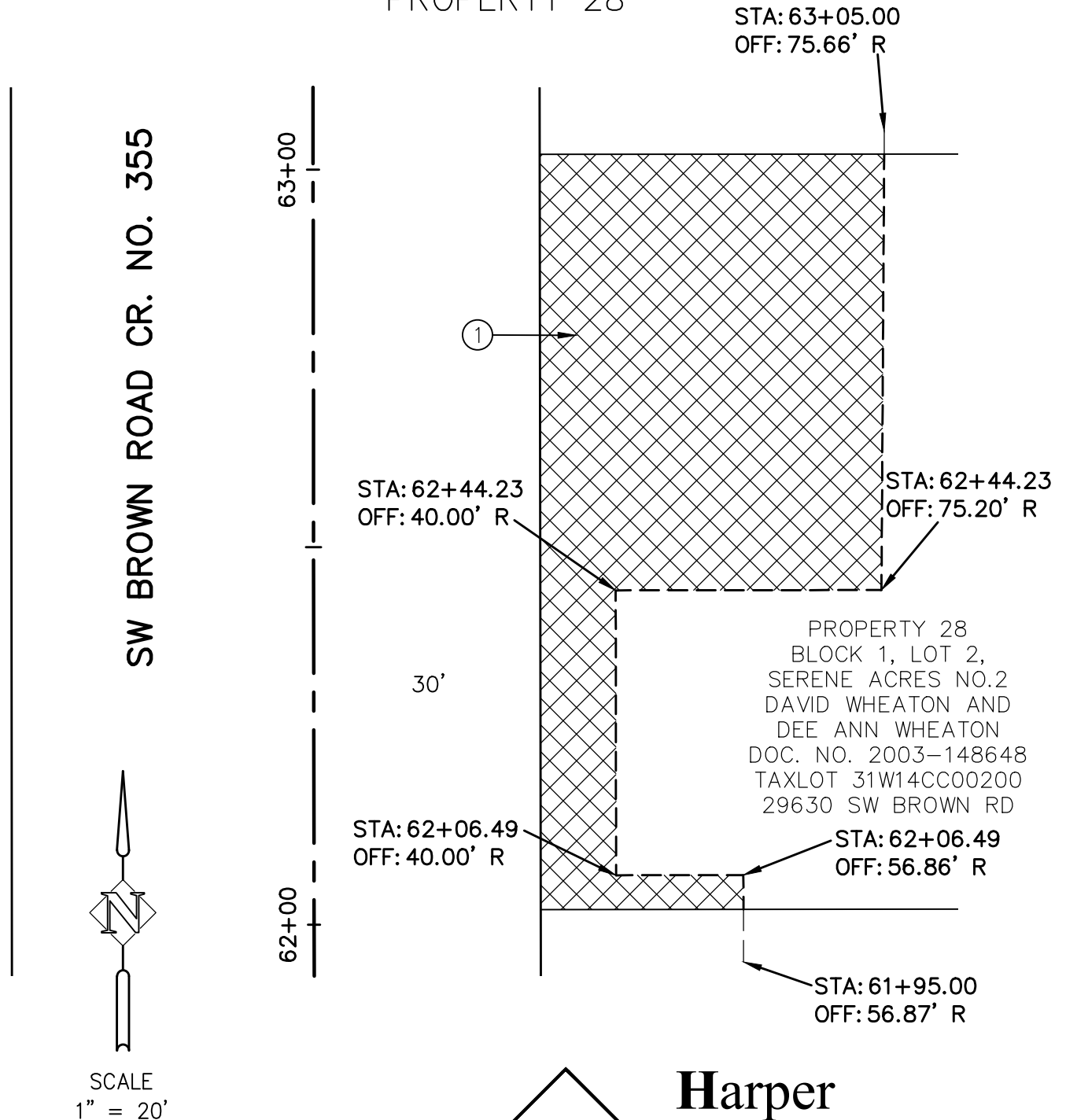
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

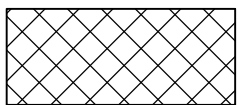
EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 28



LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 3,121 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Aditya Putrevu
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-00300
Property No. 29

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of property described in that Statutory Warranty Deed to Aditya Putrevu, October 11, 2016 as Document No. 2016-069822, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following courses and distances:

Beginning at a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 62+95.00;

Thence Northerly, in a straight line to a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 63+12.36;

Thence Easterly, in a straight line to a point 62.89 feet right of S.W. Brown Road Engineer’s Centerline Station 63+12.36;

Thence Northerly, in a straight line to a point 63.63 feet right of S.W. Brown Road Engineer’s Centerline Station 63+85.77;

Thence Westerly, in a straight line to a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 63+85.77;

Thence Northerly, in a straight line to a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 64+05.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2016-069822.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset

14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 2,654 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

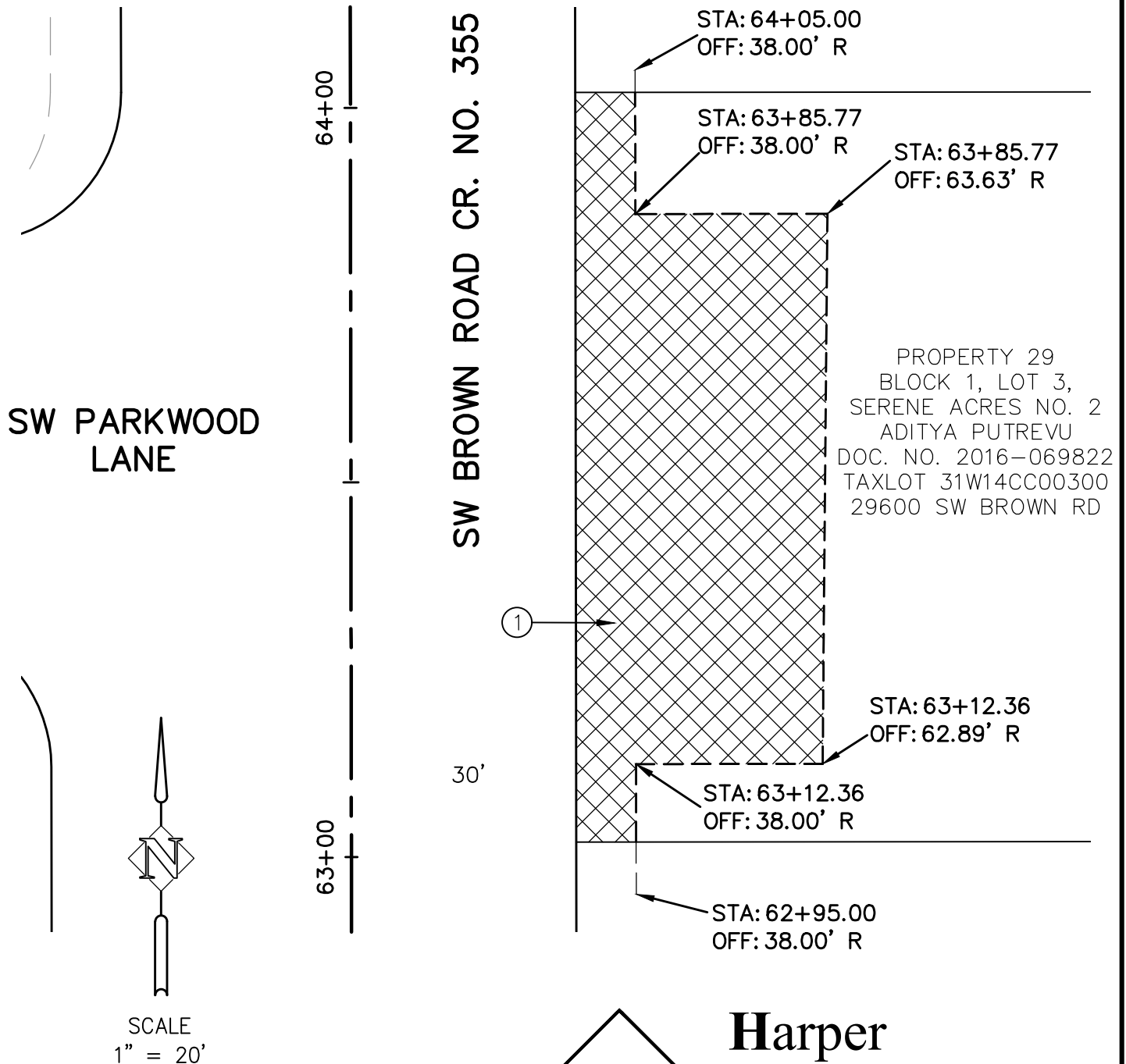
Project: WSV-17



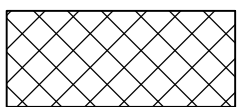
EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 29



LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 2,654 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Bharati Ingle and Jayant Ingle,
Trustees
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-00401
Property No. 30

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Warranty Deed- Statutory Form to Bharati Ingle and Jayant Ingle, Trustees, March 27, 2024 as Document No. 2024-010445, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following described line:

Beginning at a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 63+95.00;

Thence Northerly, in a straight line to a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 65+05.00 and the **Terminus Point** of said line.

Said line to be shortened or lengthened to terminate at the boundary lines of said Document No. 2024-010445.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50’ left per said Survey No. 2006-435. Said Point of Beginning being Engineer’s Centerline Station 50+00 per this centerline description;

Thence N00°04’41”W, 1901.98 feet to Engineer’s Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 800 square feet more or less.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 30

Item 4.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

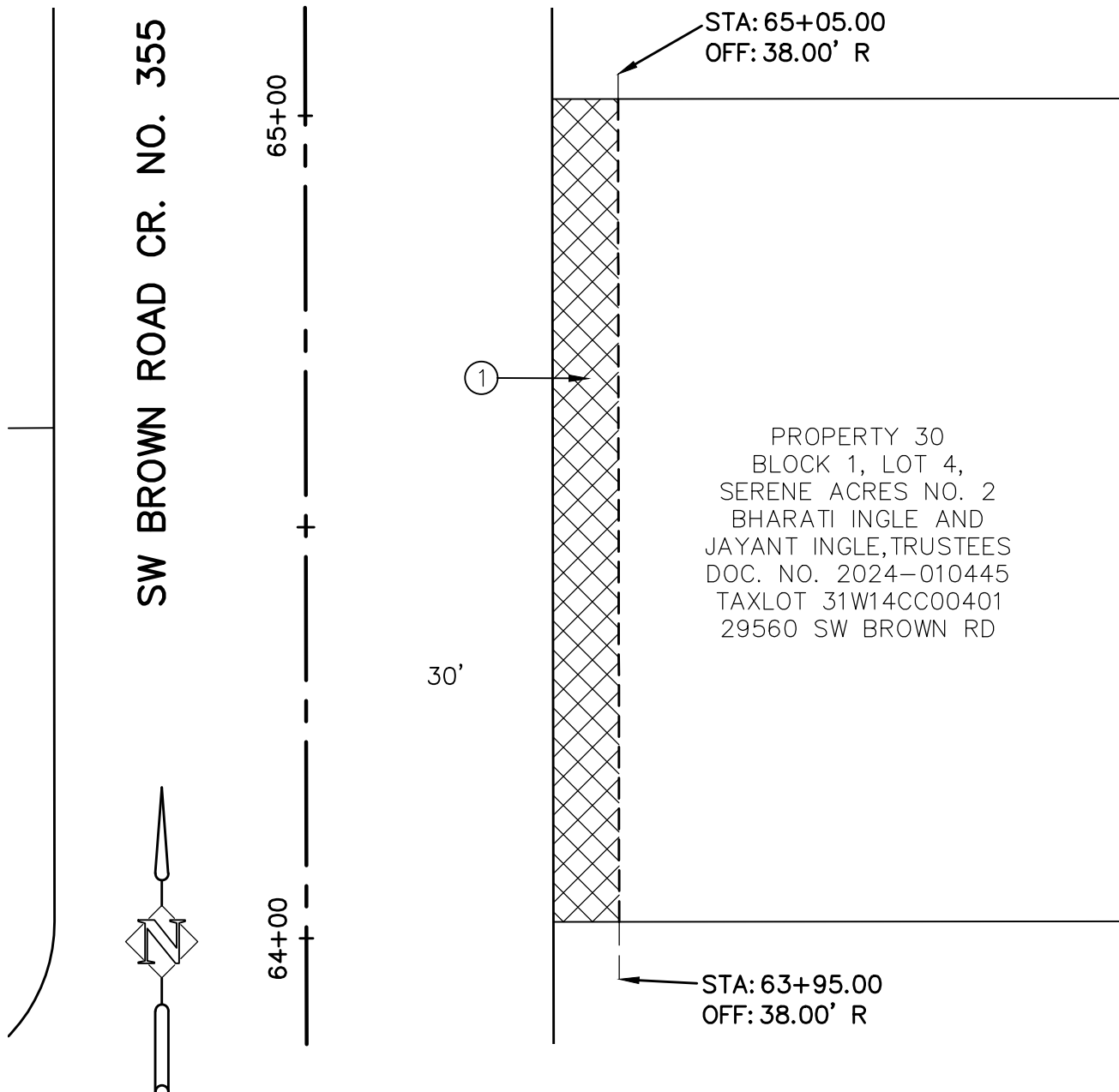
Project: WSV-17



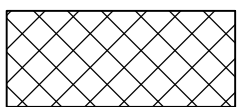
EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 30



LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 800 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Bharati Ingle and Jayant Ingle,
Trustees
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-00501
Property No. 31

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Warranty Deed- Statutory Form to Bharati Ingle and Jayant Ingle, Trustees, March 27, 2024 as Document No. 2024-010445, Clackamas County Deed Records said parcel being all of said property lying westerly of the following courses and distances:

Beginning at a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 64+95.00;

Thence Northerly, in a straight line to a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 65+28.03;

Thence Easterly, in a straight line to a point 65.50 feet right of S.W. Brown Road Engineer’s Centerline Station 65+28.03;

Thence Northerly, in a straight line to a point 65.50 feet right of S.W. Brown Road Engineer’s Centerline Station 65+79.03;

Thence Westerly, in a straight line to a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 65+79.03;

Thence Northerly, in a straight line to a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 66+05.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2024-010445.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 31

Item 4.

14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 2,202 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

Project: WSV-17



EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 31

SW BROWN ROAD CR. NO. 355

66+00

65+00

30'

STA: 66+05.00
OFF: 38.00' R

STA: 65+79.03
OFF: 38.00' R

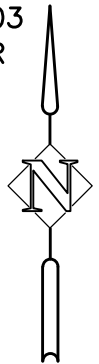
STA: 65+79.03
OFF: 65.50' R

PROPERTY 31
BLOCK 1, LOT 5,
SERENE ACRES NO. 2
BHARATI INGLE AND
JAYANT INGLE, TRUSTEES
DOC. NO. 2024-010445
TAXLOT 31W14CC00501
29520 SW BROWN RD

STA: 65+28.03
OFF: 38.00' R

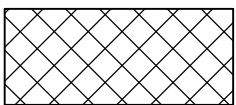
STA: 65+28.03
OFF: 65.50' R

STA: 64+95.00
OFF: 38.00' R



SCALE
1" = 20'

LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 2,202 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Bharati Ingle and Jayant Ingle,
Trustees
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-00601
Property No. 32

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Warranty Deed- Statutory Form to Bharati Ingle and Jayant Ingle, Trustees, March 27, 2024 as Document No. 2024-010445, Clackamas County Deed Records, said parcel being all of said property lying westerly of the following described line:

Beginning at a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 65+95.00;

Thence Northerly, in a straight line to a point 38.00 feet right of S.W. Brown Road Engineer’s Centerline Station 67+05.00 and the **Terminus Point** of said line.

Said line to be shortened or lengthened to terminate at the boundary lines of said Document No. 2024-010445.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50’ left per said Survey No. 2006-435. Said Point of Beginning being Engineer’s Centerline Station 50+00 per this centerline description;

Thence N00°04’41”W, 1901.98 feet to Engineer’s Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 800 square feet more or less.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 32

Item 4.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

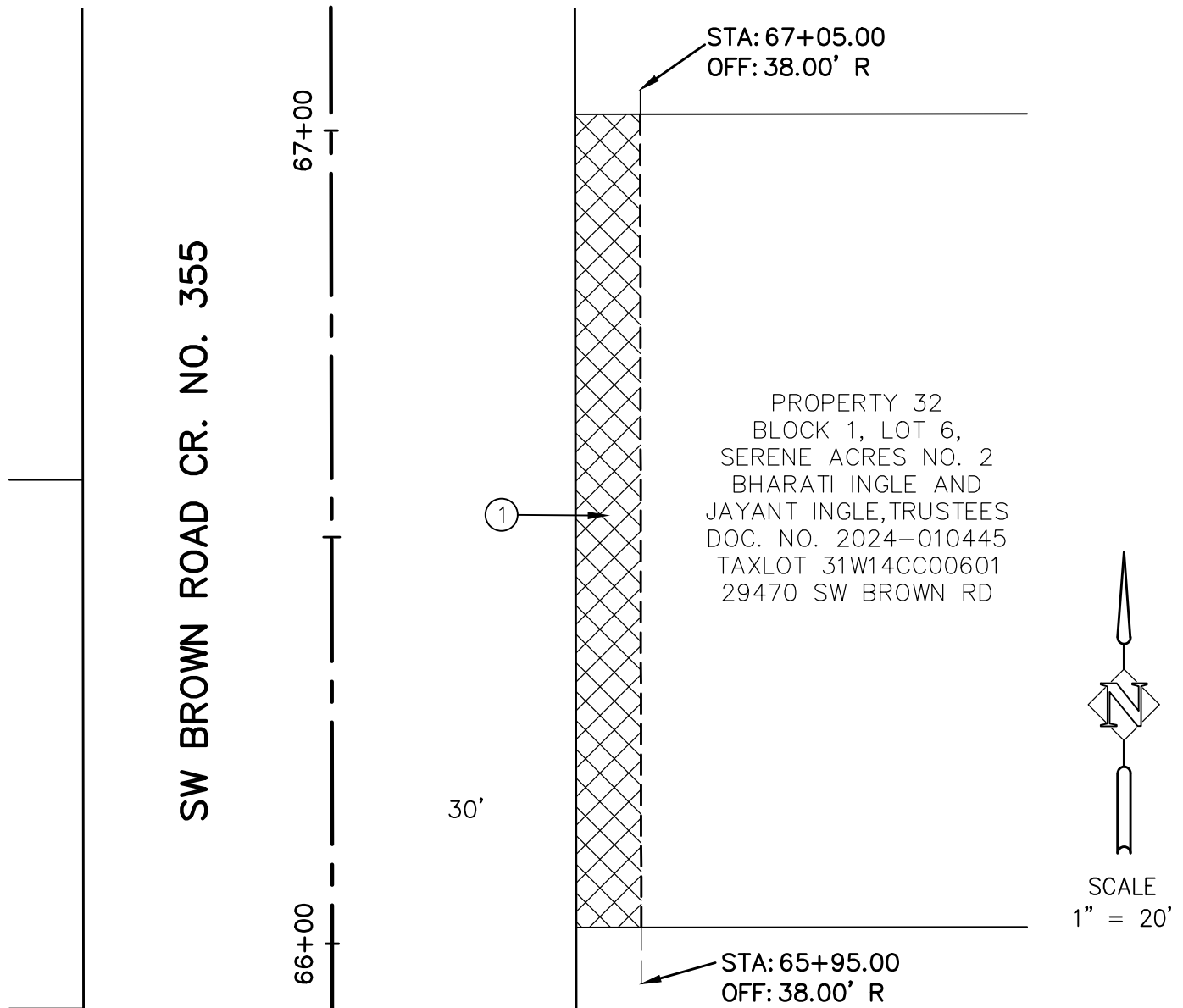
Project: WSV-17



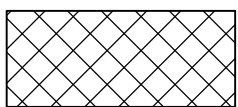
EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 32



LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 800 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Richard A. Ling JR.
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-00700
Property No. 33

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Richard A. Ling JR., November 12, 2003 as Document No. 2003-150565, Clackamas County Deed Records said parcel being all of said property lying westerly of the following courses and distances:

Beginning at a point 62.00 feet right of S.W. Brown Road Engineer's Centerline Station 66+95.00;

Thence Northerly, in a straight line to a point 62.00 feet right of S.W. Brown Road Engineer's Centerline Station 67+28.82;

Thence Westerly, in a straight line to a point 39.00 feet right of S.W. Brown Road Engineer's Centerline Station 67+28.82;

Thence Northerly, in a straight line to a point 39.00 feet right of S.W. Brown Road Engineer's Centerline Station 67+70.00 and the **Terminus Point** of said courses and distances.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2003-150565.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 33

Item 4.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 1,176 square feet more or less.

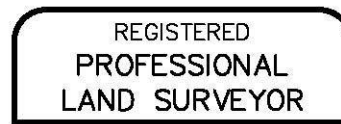
See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

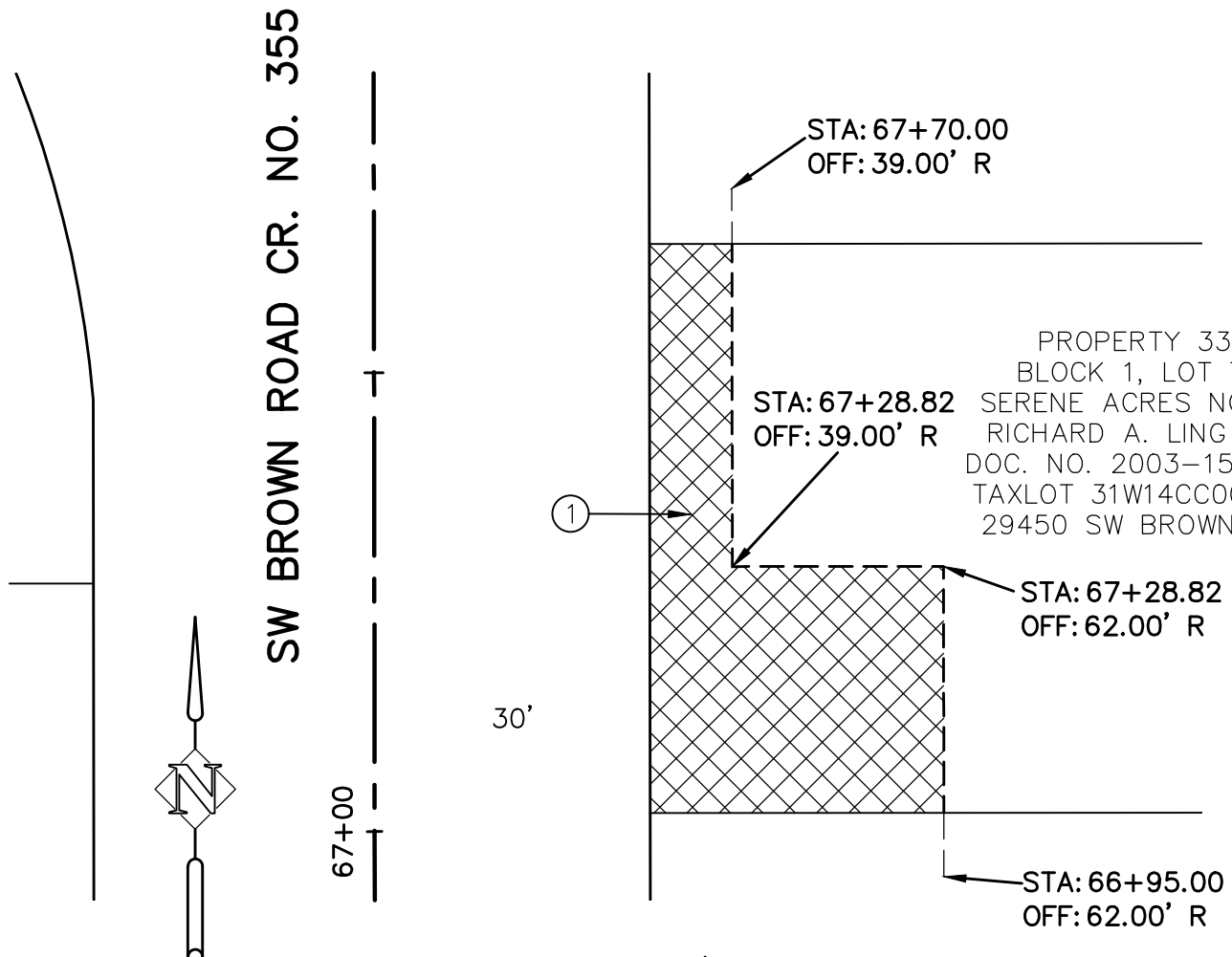
Project: WSV-17



EXPIRES: 6/30/2027

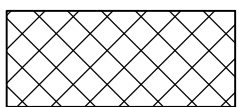
EXHIBIT "B"

PROPERTY 33



PROPERTY 33
BLOCK 1, LOT 7,
SERENE ACRES NO. 2
RICHARD A. LING JR.
DOC. NO. 2003-150565
TAXLOT 31W14CC00700
29450 SW BROWN RD

LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 1,176 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 14, 2025
OWNER: Govy Treehouse LLC
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-00800
Property No. 34

PARCEL 1 (Permanent Right of Way Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Govy Treehouse LLC, recorded June 14, 2018 as Document No. 2018-036292, Clackamas County Deed Records, said parcel being all of said property lying northwesterly of the following described line:

Beginning at a point 26.67 feet left of S.W. Brown Road Engineer’s Centerline Station 68+40.00;

Thence Northeasterly, in a straight line to a point 55.96 feet right of S.W. Brown Road Engineer’s Centerline Station 68+65.00 and the **Terminus Point** of said line.

Said line to be shortened or lengthened to terminate at the boundary lines of said Document No. 2018-036292.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Brown Road.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50’ left per said Survey No. 2006-435. Said Point of Beginning being Engineer’s Centerline Station 50+00 per this centerline description;

Thence N00°04’41”W, 1901.98 feet to Engineer’s Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 151 square feet more or less.

EXHIBIT A

EXHIBIT A CONTINUED – Page 2 of 2
July 14, 2025

Property No. 34

Item 4.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/14/2025

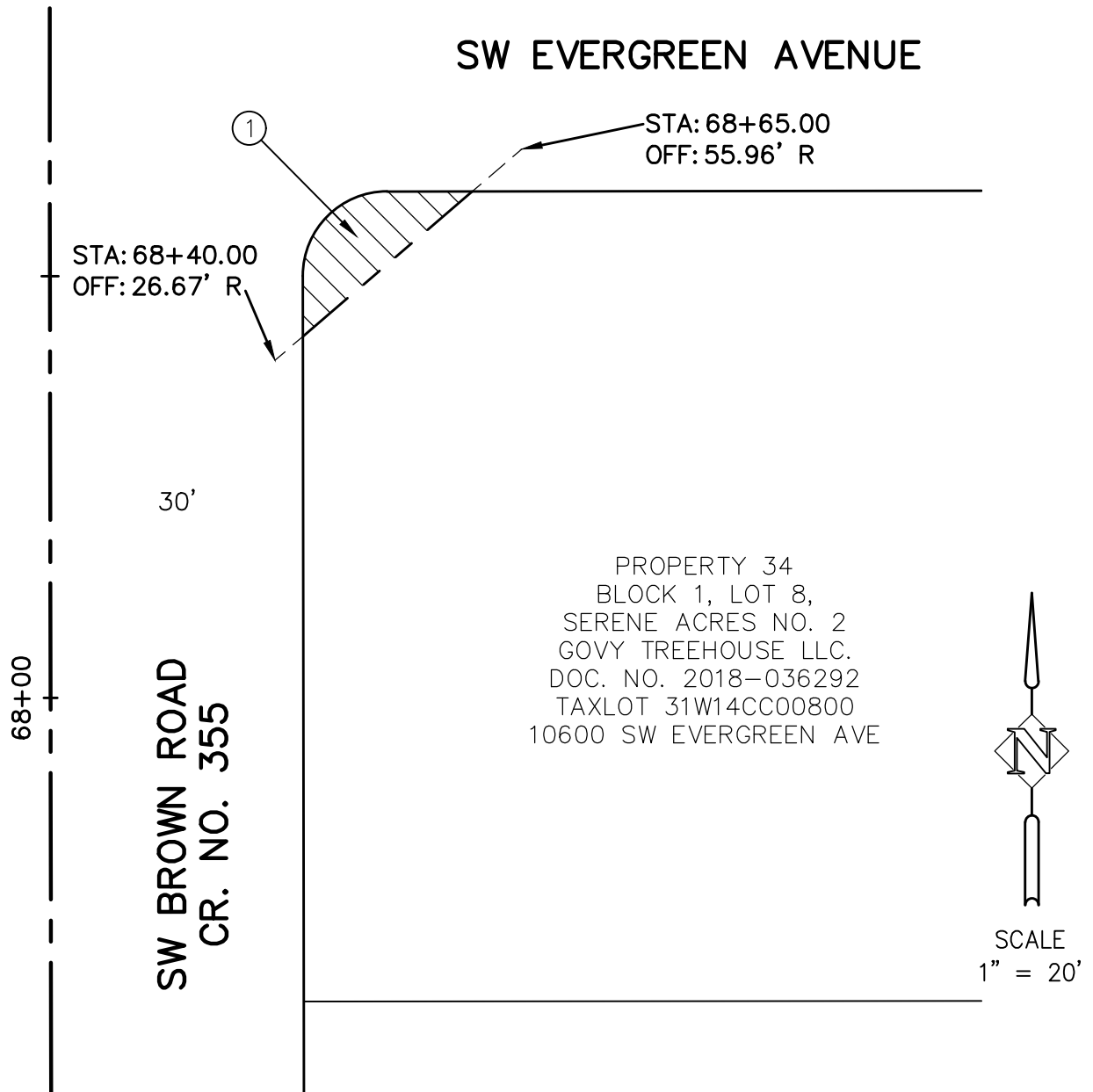
Project: WSV-17



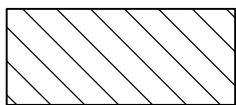
EXPIRES: 6/30/2027

EXHIBIT "B"

PROPERTY 34



LEGEND



① PERMANENT RIGHT-
OF-WAY EASEMENT
FOR ROAD PURPOSES
± 151 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

Brown Road Improvement Project
July 21, 2025
OWNER: Govy Treehouse LLC
Page 1 of 2

City Project No. 4216
Map & Tax Lot No. 31W14CC-00800
Property No. 34

PARCEL 1 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Govy Treehouse LLC, recorded June 14, 2018 as Document No. 2018-036292, Clackamas County Deed Records, said parcel being all of said property lying northerly and westerly of the following courses and distances:

Beginning at a point 35.00 feet right of S.W. Brown Road Engineer’s Centerline Station 67+60.00;

Thence Northerly, in a straight line to a point 35.00 feet right of S.W. Brown Road Engineer’s Centerline Station 68+40.54;

Thence Northeasterly, in a straight line to a point 51.92 feet right of S.W. Brown Road Engineer’s Centerline Station 68+54.98;

Thence Easterly, in a straight line to a point 76.50 feet right of S.W. Brown Road Engineer’s Centerline Station 68+54.98;

Thence Northerly, in a straight line to a point 76.50 feet right of S.W. Brown Road Engineer’s Centerline Station 68+65.00 and the **Terminus Point** of said line.

The beginning and ending courses and distances are to be shortened or lengthened to terminate at the boundary lines of said Document No. 2018-036292.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Brown Road and S.W. Evergreen Avenue.

ALSO EXCEPTING therefrom a parcel of land lying in the Southeast One-Quarter of Section 15, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to Govy Treehouse LLC, recorded June 14, 2018 as Document No. 2018-036292, Clackamas County Deed Records, said parcel being all of said property lying northwesterly of the following described line:

Beginning at a point 26.67 feet right of S.W. Brown Road Engineer’s Centerline Station 68+40.00;

Thence Northeasterly, in a straight line to a point 55.96 feet right of S.W. Brown Road Engineer’s Centerline Station 68+65.00 and the **Terminus Point** of said line.

Said line to be shortened or lengthened to terminate at the boundary lines of said Document No. 2018-036292.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Brown Road and S.W. Evergreen Avenue.

The stationing used to describe this parcel is based on the S.W. Brown Road Project Centerline, being more particularly described as follows:

A roadway located in the Southeast One-Quarter of Section 15 and the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, the centerline of which is more particularly described as follows:

Beginning at the centerline intersection of SW Wilsonville Road (Market Road No. 6)(County Road No. 1244) (W line per Survey No. 2006-435, Clackamas County Survey Records) and SW Brown Road (County Road 355) said intersection being noted as Station W2 40+36.72, Offset 14.50' left per said Survey No. 2006-435. Said Point of Beginning being Engineer's Centerline Station 50+00 per this centerline description;

Thence N00°04'41"W, 1901.98 feet to Engineer's Centerline Station 69+01.98 at the intersection with the centerline of SW Camelot Street and the **Terminus Point** of this Centerline description.

Basis of Bearings of this centerline description, is based on the Oregon Coordinate Reference System (ORCS) – Portland Zone – Reference Frame: NAD83(2011)(EPOCH 2010.00) International Feet.

The parcel of land to which this description applies contains 638 square feet more or less.

See Exhibit B, by reference is a made a part herein.

Surveyor: Brian K. Henson PLS

Firm: Harper Houf Peterson Righellis

Survey Date: 7/21/2025

Project: WSV-17

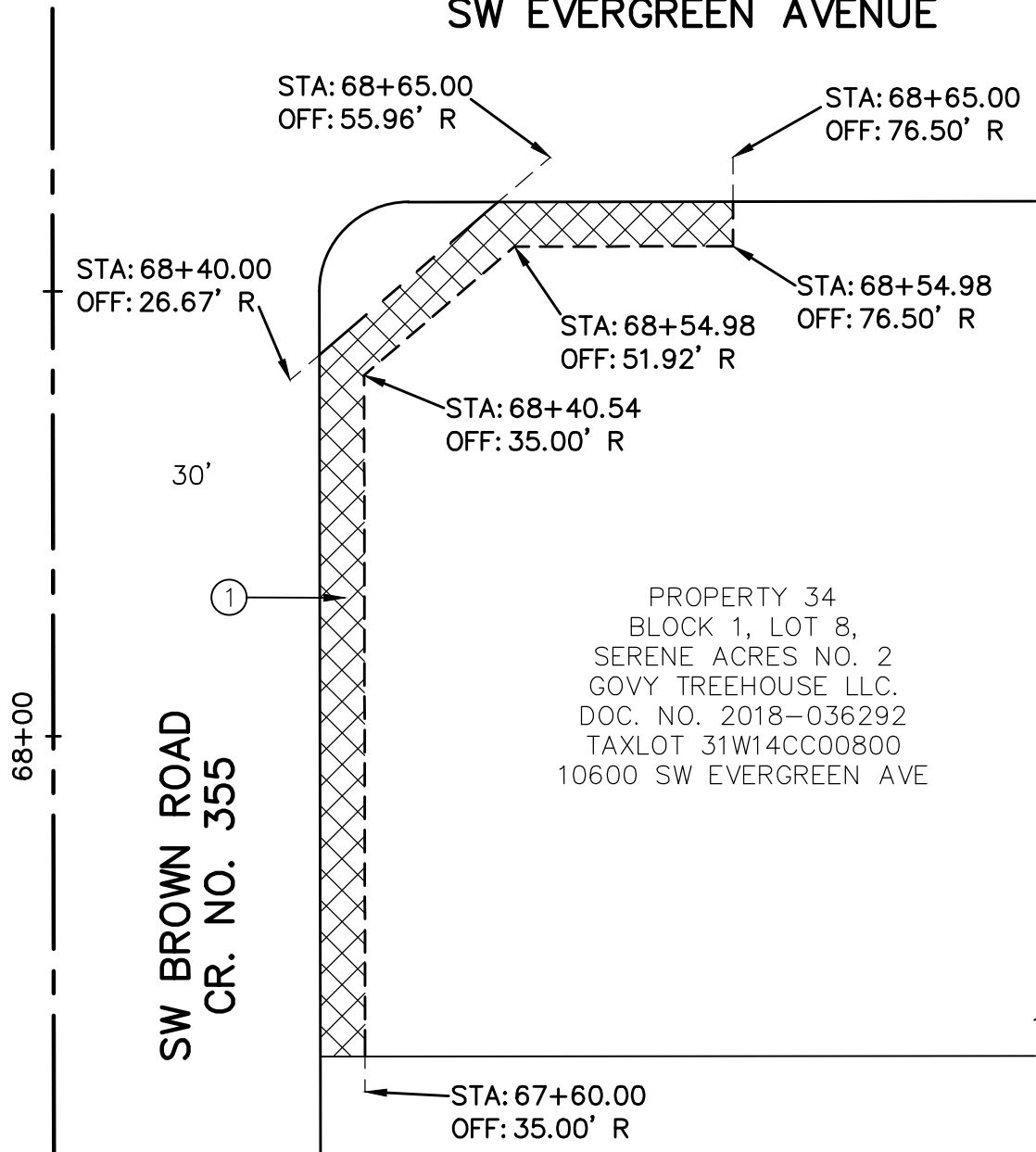


EXPIRES: 6/30/2027

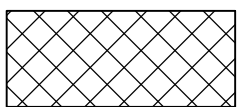
EXHIBIT "B"

PROPERTY 34

SW EVERGREEN AVENUE



LEGEND



① TEMPORARY
CONSTRUCTION
EASEMENT
± 638 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

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phone: 503.221.1131 www.hhpr.com fax: 503.221.1171