

SW Boberg Road Lot Line Adjustment

Date: March 2021

Submitted to: City of Wilsonville
29799 SW Towncenter Loop E
Wilsonville, Oregon 97070

Applicant: City of Wilsonville
29799 SW Towncenter Loop E
Wilsonville, Oregon 97070

AKS Job Number: 5590



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151



City of Wilsonville
Exhibit B4 DB21-0017 et al

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Exhibits

Exhibit A: Development Permit Application

Exhibit B: Proposed Property Line Adjustment Plan

Exhibit C: County Assessors Map With Property Ownership Information

Exhibit D: Proposed Partition Plat

Development Permit Application for a Change to a Property

Submitted to:	City of Wilsonville 29799 SW Towncenter Loop E Wilsonville, Oregon 97070
Applicant:	City of Wilsonville 29799 SW Towncenter Loop E Wilsonville, Oregon 97070
Property Owners:	City of Wilsonville 29799 SW Towncenter Loop E Wilsonville, Oregon 97070
Applicant's Consultant:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062 Contact(s): Nick White Email: nick@aks-eng.com Phone: (503) 563-6151
Site Location:	West of Pacific Hwy Interstate 5, south of SW Boeckman Rd, and north of Barber St, Wilsonville, OR
Clackamas County Assessor's Map:	31W14A; Lots 1800 and 1900
Site Size:	One property line adjustment/consolidation affecting two lots: ±4.72 acres (Lot 1900) and ±2.92 acres (Lot 1800)
Land Use District:	Planned Development Industrial (PDI)



I. Executive Summary

The City of Wilsonville (Applicant) is submitting this application for a Property Line Adjustment (PLA) to consolidate Tax Lots 1800 and 1900.

II. Site Description/Setting

The two lots included in this application comprise a total area of 7.64 ± acres. Both of these lots are located in the Planned Development Industrial (PDI)

III. Applicable Review Criteria

WILSONVILLE CITY CODE

Chapter 4 – Planning and Development

Section 4.035. Site Development Permits.

(.03). Class II - Administrative Review

(.04) Site Development Permit Application.

A. An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.

1. A completed Permit application form, including identification of the project coordinator, or professional design team.

Response: The required completed Permit Application form signed by the property owners of the affected properties is included in the application materials in Exhibit A. Therefore, this provision is met.

2. An explanation of intent, stating the nature of the proposed development, reasons for the Permit request, pertinent background information, information required by the development standards and other information specified by the Director as required by other sections of this Code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken. As noted in Section 4.014, the applicant bears the burden of proving that the application meets all requirements of this Code.

Response: As previously noted, this application is for a proposed lot line adjustment/consolidation. The intent is to eliminate a property line for future building. This written narrative together with the supplemental application materials provides a detailed and comprehensive description of a proposed lot line adjustment/consolidation. This criterion has been met.

3. Proof that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has the consent of all individuals or partners in ownership of the affected property.

Response: Both lots are owned by The City of Wilsonville. Property ownership information is provided in Exhibit C. This criterion is satisfied.

4. Legal description of the property affected by the application.

Response: Property ownership information is provided in Exhibit C. Tax Lot 1800 is described in Book 650, Page 179 (recorded November 30, 1964) of Clackamas County Deed Records and Tax Lot 1900 is Lot 10 of The Plat of Boberg. This criterion is satisfied.

5. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development on the community, public facilities and adjacent properties; and except as otherwise specified in this Code, shall be accompanied by the following information,

Response: As previously noted, this application is for a proposed lot line adjustment/consolidation. This written narrative together with Exhibit D completes this criterion.

6. Unless specifically waived by the Director, the submittal shall include: ten (10) copies folded to 9" x 12" or (one (1) set of full-sized scaled drawings and nine (9) 8 1/2" x 11" reductions of larger drawings) of the proposed Site Development Plan, including a small scale vicinity map and showing:

- a. Streets, private drives, driveways, sidewalks, pedestrian ways, off-street parking, loading areas, garbage and recycling storage areas, power lines and railroad tracks, and shall indicate the direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles.

Response: This submittal includes these requirements as shown in Exhibit B.

- b. The Site Plan shall indicate how utility service , including sanitary sewer, water and storm drainage, are to be provided. The Site Plan shall also show the following off-site features: distances from the subject property to any structures on adjacent properties and the locations and uses of streets, private drives, or driveways on adjacent properties.

Response: The site is currently bare land, Exhibit B shows all applicable information.

- c. Location and dimensions of structures, utilization of structures, including activities and the number of living units.

Response: The site is currently bare land, no structures exist as shown in Exhibit B.

- d. Major existing landscaping features including trees to be saved, and existing and proposed contours.

Response: Existing features are provided in Exhibit B. Therefore, this criterion is satisfied.

- e. Relevant operational data, drawings and/or elevations clearly establishing the scale, character and relationship of buildings, streets, private drives, and open space.

Response: Information is provided in Exhibit B. Therefore, this criterion is satisfied.

- f. Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, e.g., flood plain, forested areas, steep slopes or adjacent to stream banks, the elevations of all points used to determine contours shall be indicated and said points shall be given to true elevation

above mean sea level as determined by the City Engineer. The base data shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals shall be shown:

- i. One (1) foot contours for slopes of up to five percent (5%);
- ii. Two (2) foot contours for slopes of from six percent (6%) to twelve percent (12%);
- iii. Five (5) foot contours for slopes of from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
- iv. Ten (10) foot contours for slopes exceeding twenty percent (20%).

Response: Existing contours are provided in Exhibit B. Therefore, this criterion is satisfied.

- g. A tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, landscaped area coverage and average residential density per net acre.

Response: Land area information is shown on Exhibit B. This criterion is met.

- h. An application fee as set by the City Council.

Response: The required City application fee is included with the application materials. This requirement has been met.

- i. If there are trees in the development area, an arborist's report, as required in Section 4.600. This report shall also show the impacts of grading on the trees.

Response: No trees will be effected in lot line adjustment/consolidation. Therefore, this criterion is satisfied.

- j. A list of all owners of property within 250 feet of the subject property, printed on label format. The list is to be based on the latest available information from the County Assessor.

Response: Information is provided in Exhibit C. Therefore, this criterion is satisfied.

Section 4.136. PDI- Planned Development Industrial Zone.

(.06) Other Standards:

- A. Minimum Individual Lot Size: No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).
- B. Maximum Lot Coverage: No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).
- C. Front Yard Setback: Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.
- D. Rear and Side Yard Setback: Thirty (30) feet. Structures on corner or through lots shall observe the minimum rear and side yard setbacks on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.

E. No setback is required when side or rear yards abut on a railroad siding.

Response: There is no limit for minimum or maximum lot size and the site is currently bare land, no structures exist as shown in Exhibit B. This criterion is met.

Section 4.233. Lot Line Adjustments.

(.02) The lots or parcels resulting from a lot line adjustment shall conform to all requirements of the zone. Except, however, if either of the subject properties is a legal non-conforming lot at the time of the application, the requirements of Section 4.192 (Non-Conforming Lots) shall be followed.

Response: Property ownership information is provided in Exhibit C. This criterion is satisfied for both legal conforming lots.

IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the City of Wilsonville Development Code. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City approve this Property Line Adjustment application.

Exhibit A: Development Permit Application



Planning Division
Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Pre-Application Meeting Date: _____

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

29799 SW Town Center Loop E, Wilsonville, OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.ci.wilsonville.or.us

Applicant:

Name: Martin Montalvo
Company: City of Wilsonville
Mailing Address: 29799 SW Town Center Loop E
City, State, Zip: Wilsonville, OR 97070
Phone: 503-570-1560 Fax:
E-mail: montalvo@ci.wilsonville.or.us

Authorized Representative:

Name: Nick White
Company: AKS Engineering & Forestry
Mailing Address: 12965 SW Herman Rd
City, State, Zip: Tualatin, OR 97062
Phone: 503-563-6151 Fax:
E-mail: nick@aks-eng.com

Property Owner:

Name: City of
Company: Wilsonville
Mailing Address: 29799 SW TOWN CENTER LOOP E
City, State, Zip: Wilsonville, OR 97070
Phone: 503-682-4960 Fax:
E-mail: montalvo@ci.wilsonville.or.us

Property Owner's Signature:

[Handwritten signature of Martin Montalvo]

Printed Name: Martin Montalvo Date: 03/02/21

Applicant's Signature: (if different from Property Owner)

Printed Name: Date:

Site Location and Description:

Project Address if Available: SW Boberg Rd Suite/Unit
Project Location: T3WR1WS14
Tax Map #(s): 31W14A Tax Lot #(s): 1800 & 1900 County: Washington Clackamas

Request:

Property line adjustment to consolidate Tax Lots 1800 and 1900 into one lot.

Project Type: Class I Class II Class III

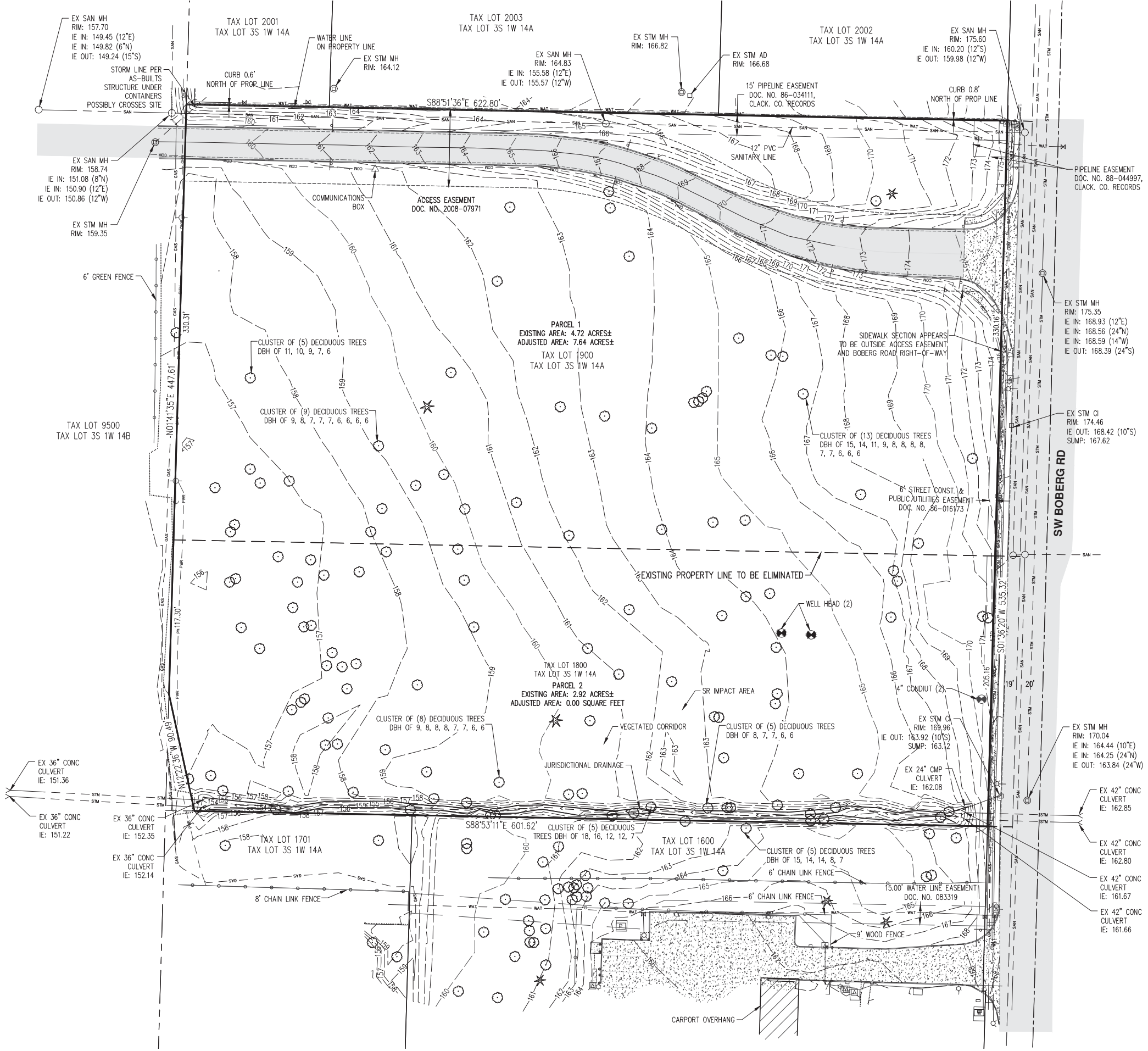
Residential Commercial Industrial Other:

Application Type(s):

- Annexation Appeal Comp Plan Map Amend Parks Plan Review
Final Plat Major Partition Minor Partition Request to Modify
Plan Amendment Planned Development Preliminary Plat Conditions
Request for Special Meeting Request for Time Extension Signs Site Design Review
SROZ/SRIR Review Staff Interpretation Stage I Master Plan Stage II Final Plan
Type C Tree Removal Plan Tree Permit (B or C) Temporary Use Variance
Villebois SAP Villebois PDP Villebois FDP Other (describe)
Zone Map Amendment Waiver(s) Conditional Use Property Line Adjustment

Exhibit B: Existing Conditions Plan

AKS DRAWING FILE: 5590XCOND.DWG | LAYOUT: EX_COND



LEGEND

EXISTING

DECIDUOUS TREE		WATER VAULT	
CONIFEROUS TREE		POWER VAULT	
WATER METER		STORM DRAIN AREA DRAIN	
WATER VALVE		GAS VALVE	
SIGN		POWER JUNCTION BOX	
FIRE HYDRANT		COMMUNICATIONS RISER	
		STREET LIGHT	

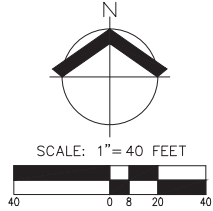
EXISTING

RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
CURB	
EDGE OF PAVEMENT	
POWER LINE	
COMMUNICATIONS LINE	
GAS LINE	
STORM DRAIN LINE	
WATER LINE	

NOTES:

- THE SUBJECT PROPERTY IS ZONED PLANNED DEVELOPMENT INDUSTRIAL (PDI), CITY OF WILSONVILLE MUNICIPAL CODE, CHAPTER 4, SECTION 4.135.06, LAND DEVELOPMENT CODE; DEVELOPMENT STANDARDS ARE AS FOLLOWS:

MINIMUM LOT SIZE:	NO LIMIT
MAXIMUM LOT COVERAGE:	NO LIMIT
MINIMUM SETBACKS:	
FRONT	30 FEET
REAR	30 FEET
INTERIOR SIDE	30 FEET
STREET SIDE (CORNER LOT)	30 FEET
NO REAR OR SIDE SETBACKS REQUIRED WHEN ABUTTING A RAILROAD	
MAXIMUM BUILDING HEIGHT:	NONE GIVEN



AKS
 AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

SW BOBERG RD
CITY OF WILSONVILLE
WILSONVILLE OREGON
 CLATSOP COUNTY TAX LOTS 1800 & 1900
 TAX MAP 3 1 W 14A

PROPOSED PROPERTY LINE ADJUSTMENT PLAN

DESIGNED BY: MSJ
 DRAWN BY: MSJ
 MANAGED BY: NSW
 CHECKED BY: NSW
 DATE: 3/2/2021

REGISTERED PROFESSIONAL LAND SURVEYOR
REVIEW
 Nick White
 NICK WHITE
 7055215
 RENEWS: 6/30/22

JOB NUMBER
5590

SHEET
01

Exhibit C: Assessors Map With Property Ownership Information

Cancelled Taxlots

- 3100
- 100
- 3300
- 1800
- 293
- 282
- 104
- 101
- 102
- 404
- 405
- 1101
- 1205
- 1209
- 1400A1
- 1502
- 1503
- 1505
- 1506
- 1605
- 1700
- 2100
- 2101
- 2201
- 200
- 105
- 200E1
- 103
- 202
- 204E1



OLDCASTLE
INFRASTRUCTURE;
DUCARME
MCMILLEN &
ASSOC PROPERTY
TAX COMPLIANCE

TRI-COUNTY MET
TRANS DIST OF
ORE

CITY OF
WILSONVILLE

DAVIDSON'S
INDUSTRIAL
PROPERTY LLC

CITY OF WILSONVILLE;
DOCUMENT NUMBER
2016-084980

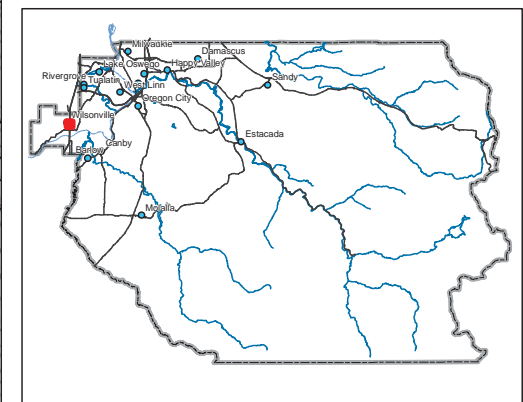
WALNUT MOBILE
HOME PARK LLC

TROYER, VALERIE LEE &
TROYER, KENNETH A

LOT 10 BOBERG

BOOK 650, PAGE 179

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



Fidelity National Title of Oregon 4514/609982 - Comm

Clackamas County Official Records
Sherry Hall, County Clerk

2016-084980

12/09/2016 01:59:19 PM

D-D Cnt=1 Stn=0 LESLIE
\$16.00 \$22.00 \$30.00 \$10.00

\$78.00

After recording, return to:
City of Wilsonville
Attn: City Recorder
29799 SW Town Center Loop East
Wilsonville OR 97070

Return tax statements to:
No change

STATUTORY WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that **Washington County**, a political subdivision of the State of Oregon (hereinafter referred to as "Grantor"), as legal owner of that certain real property described below, for the consideration hereinafter stated, conveys and warrants to the **City of Wilsonville**, a municipal corporation of the State of Oregon (hereinafter referred to as "Grantee"), effective the 7th day of December, 2016, the following-described real property, free of any encumbrances:

The legal description is set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

Exhibit B Permitted Exceptions
attached hereto

Grantor is seized in and has good right to convey said real property and warrants and will defend the title to the property against all adverse claims thereto.

The true and actual consideration paid for this transfer, stated in terms of dollars, is One Million Seven Hundred Sixty-Six Thousand Dollars (\$1,766,000), which is agreed by Grantor to be the whole and adequate consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed effective as of the date first above written.


GRANTOR:

WASHINGTON COUNTY,
a political subdivision of the State of Oregon

By: 
Don Bohn
As Its: Assistant County Administrator

STATE OF OREGON)
) ss.
County of Washington)


This instrument was acknowledged before me on December 7, 2016,
by Don Bohn, as Assistant County Administrator of Washington County.


Notary Public – State of Oregon



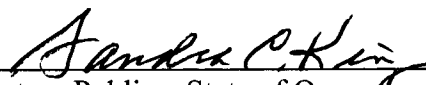
GRANTEE:

ACCEPTED on behalf of the City of Wilsonville, Oregon:

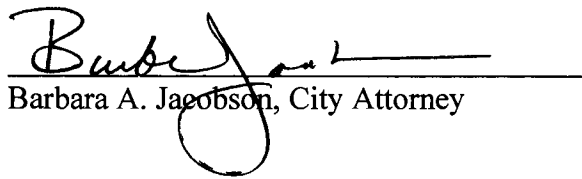
By: 
Bryan Cosgrove, City Manager

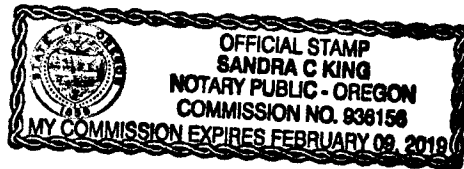
STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on December 7, 2016,
by Bryan Cosgrove, as City Manager of the City of Wilsonville.


Notary Public – State of Oregon

APPROVED AS TO FORM:


Barbara A. Jacobson, City Attorney



APPROVED AS TO LEGAL DESCRIPTION:

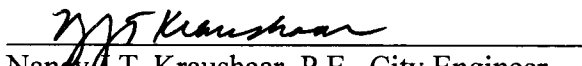

Nancy T. Kraushaar, P.E., City Engineer

EXHIBIT "A"
Legal Description

PARCEL I:

Lot 10, BOBERG, in the City of Wilsonville, County of Clackamas and State of Oregon.

EXCEPTING THEREFROM that portion included in Dedication Deed recorded May 7, 1986 as Recorder's Fee No. 86-016172.

PARCEL II:

Lot 11, BOBERG, in the City of Wilsonville, County of Clackamas and State of Oregon.

EXCEPTING THEREFROM the South 125 feet thereof, as cut off by a line drawn parallel with the South line of said Lot 11.

FURTHER EXCEPTING THEREFROM that portion included in Dedication Deed recorded May 7, 1986 as Recorder's Fee No. 86-016172.

FURTHER EXCEPTING THEREFROM that portion described as Parcel 3 and conveyed to the Tri-County Metropolitan Transportation District of Oregon in Deed recorded October 14, 2008 as Recorder's Fee No. 2008-070975.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Wilsonville
Purpose: Street construction and public utilities
Recording Date: May 7, 1986
Recording No: 86-016173
Affects: The Easterly portion

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Wilsonville
Purpose: Underground pipeline
Recording Date: September 4, 1986
Recording No: 86-034111
Affects: The North 15 feet of Parcel I

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

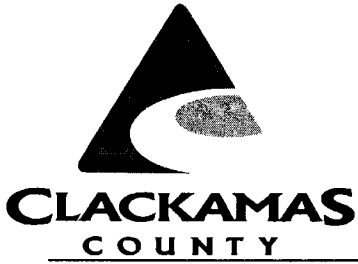
Granted to: The City of Wilsonville
Purpose: Underground pipeline
Recording Date: October 27, 1988
Recording No: 88-044997
Affects: The South 12.5 feet of the North 27.5 feet of Parcel I

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Oldcastle Precast, Inc., a Washington corporation
Purpose: Access
Recording Date: October 14, 2008
Recording No: 2008-070971
Affects: Parcel I

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 5590
Dated: December 6, 2016
Prepared by: AKS Engineering & Forestry, LLC
Matters shown: A) Sanitary sewer line on the North portion of Parcel I.
D) Communication Riser is 0.3' South and 3.8' West of the Northeast portion of Parcel I.
F) Communication Box on the Northwest portion of Parcel I



Bob Vroman
County Assessor

DEPARTMENT OF ASSESSMENT AND TAXATION

Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045

RE: Property Tax Account #00810224 and 00810233
Assessor's Map #31W 14A, Tax Lots 01800 and 01900

As of this date, all taxes, fees, assessment or other charges as provided by Oregon Revised Statute (HB 2127) on the parcel referenced above have been paid in full.

Payer: n/a – Both parcels are owned by Washington County, and have been exempt from property taxation beginning with tax year 2002-03 through the current 2016-2017 tax year.

Assessor/Deputy

October 26, 2016

Date

Fidelity National Title of Oregon 45/41609982-Com W

320447

KNOW ALL MEN BY THESE PRESENTS, That J. M. WETHERBEE and CAROLANN P. WETHERBEE, husband and wife

in consideration of TEN AND NO/100 Dollars, and other valuable consideration to grantor paid by BRYCE B. CROSBY and BERNIECE L. CROSBY, husband and wife does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of CLACKAMAS and State of Oregon, described as follows, to-wit:

All of Lot Eleven (11), BOBERG, in the County of Clackamas and State of Oregon; EXCEPT the South 125 feet thereof.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

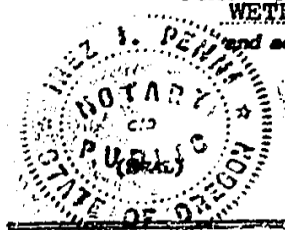
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will and grantor's heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand and seal this 30th day of November, 1964

Signatures of J. M. Wetherbee and Carolann P. Wetherbee

STATE OF OREGON, County of CLACKAMAS, November 30, 1964. Personally appeared the above named J. M. WETHERBEE and CAROLANN P. WETHERBEE, husband and wife



Notary Public for Oregon My commission expires 12-11-64

WARRANTY DEED

J. M. Wetherbee, et ux

TO

BRYCE B. Crosby, et ux

AFTER RECORDING RETURN TO

PACIFIC TITLE INS. CO. 915 Main St. Oregon City, Oregon

320447

STATE OF OREGON

NOTARY PUBLIC

Notary Public for Oregon My commission expires 12-11-64

Notary Public for Oregon My commission expires 12-11-64

NOV 30 1964

NOV 30 1964

Notary Public for Oregon My commission expires 12-11-64

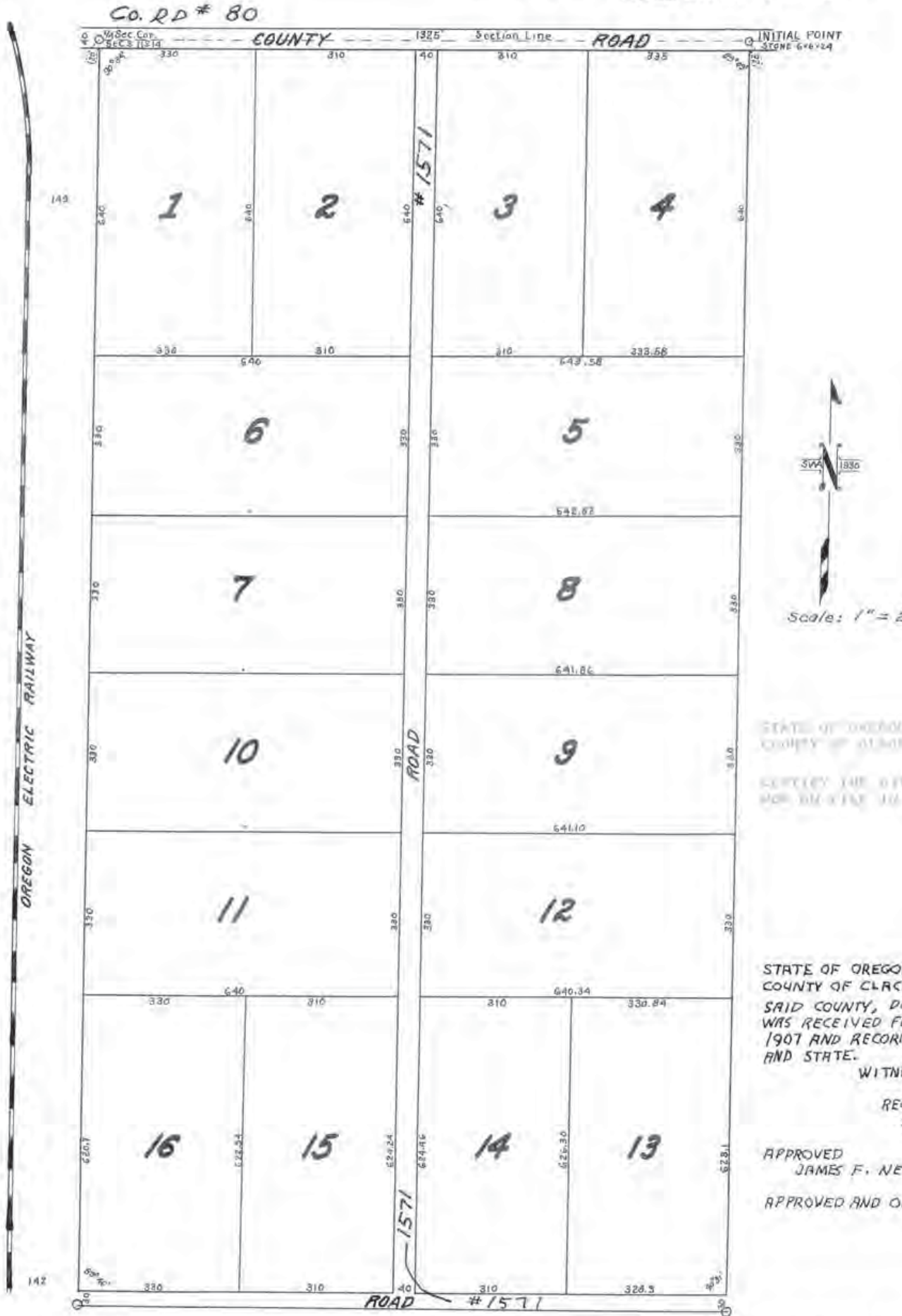
Notary Public for Oregon My commission expires 12-11-64

Notary Public for Oregon My commission expires 12-11-64

BOOK PAGE 175

PLAT OF BOBERG

BEING THE W. 1/2 OF N. E. 1/4 SEC. 14 T. 3 S. R. 1 E.
SCALE 200 FT TO 1 INCH



STATE OF OREGON
COUNTY OF CLATSOP
I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECEIVED FOR RECORD AND RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE.

WITNESSES
JAMES F. NEASE
APPROVED AND O...

KNOW ALL MEN BY THESE PRESENTS, THAT I, WILLIAM F. BOBERG, OF THE COUNTY OF CLATSOP, OREGON, DO HEREBY DECLARE THE ANNEXED PLAT TO BE THE PLAT OF BOBERG SITUATED IN AND COMPRISING THE WEST HALF (14) OF SECTION FOURTEEN (14) IN TOWNSHIP THREE (3) SOUTH OF RANGE ONE (1) WEST OF THE WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON.

THE INITIAL POINT OF THE SURVEY OF SAID BOBERG IS SHOWN ON SAID PLAT AND BY THE ATTACHED TO SAID PLAT. SAID INITIAL POINT IS A STONE MONUMENT SITUATED ON THE NORTH LINE OF SECTION FOURTEEN (14) SAID INITIAL POINT BEING THE QUARTER SECTION CORNER ON THE NORTH SIDE OF SAID SECTION FOURTEEN (14) SAID INITIAL POINT.

I HEREBY DEDICATE TO PUBLIC USE ALL OF THE STREETS AND ROADS SHOWN ON SAID PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS FIFTH DAY OF SEPTEMBER, 1907.

WITNESSES--
JOHN W. THORNTON
KATE C. THORNTON

STATE OF OREGON }
COUNTY OF CLATSOP } SS THIS CERTIFIES THAT ON THIS FIFTH DAY OF SEPTEMBER, 1907, BEFORE ME, NOTARY PUBLIC FOR SAID STATE AND COUNTY AFORESAID, PERSONALLY APPEARED THE WITHIN NAMED WILLIAM F. BOBERG, WHO IS KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND AFFIXED MY NOTARIAL SEAL THIS THE DAY AND YEAR IN THIS MY CERTIFICATE WRITTEN.

MY COMMISSION EXPIRES 28TH OF SEPT. 1908.

Exhibit D: Proposed Partition Plat

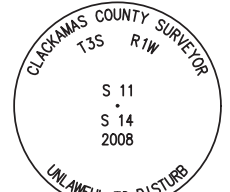
BOECKMAN ROAD

PARTITION PLAT

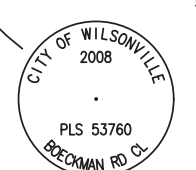
PARTITION PLAT NUMBER

SHEET 1 OF 2

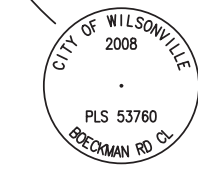
LOT 10 AND A PORTION OF LOT 11, "BOBERG"
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 14,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
 MARCH 2, 2021



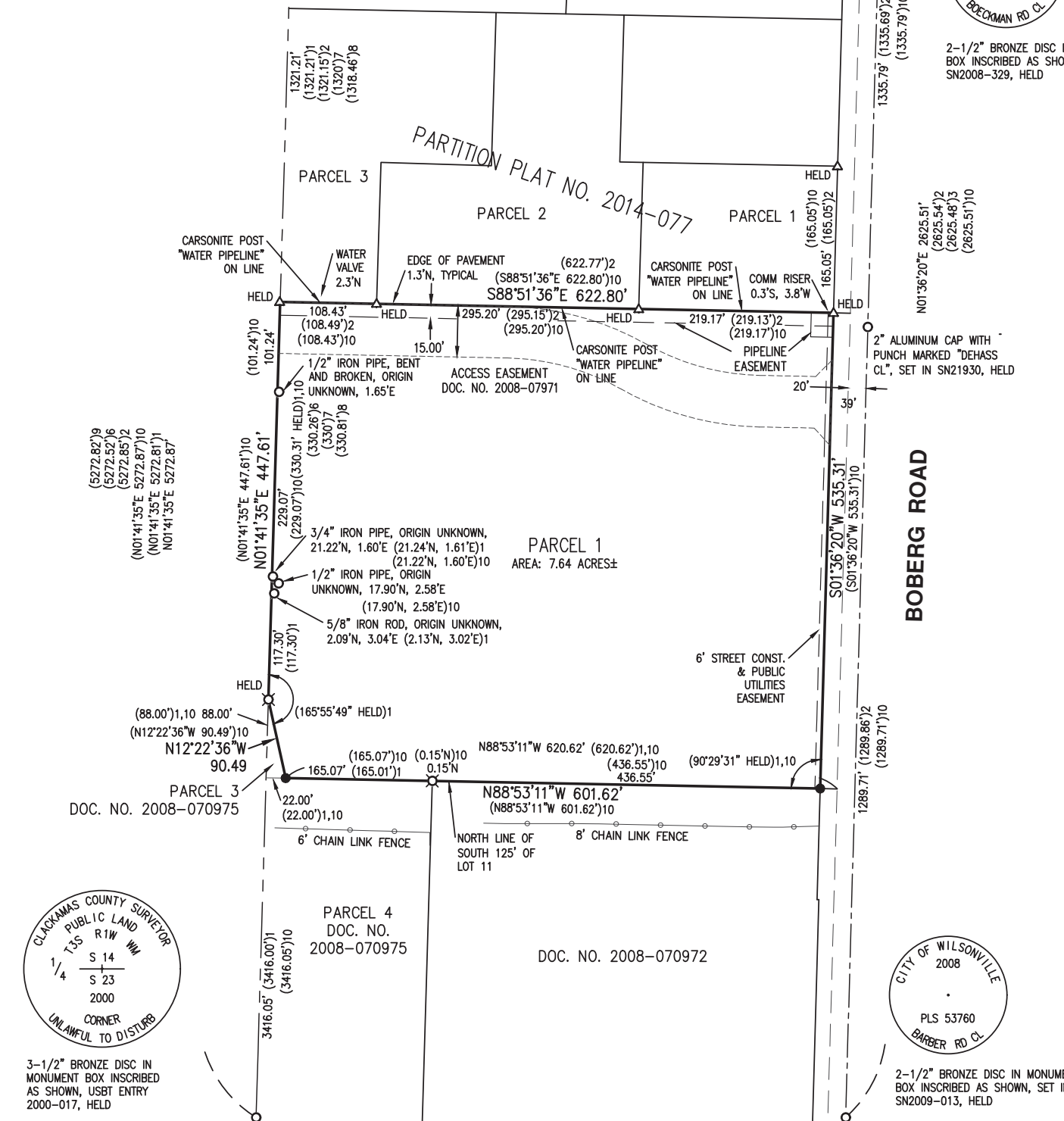
3-1/2" BRONZE DISC IN MONUMENT BOX INSCRIBED AS SHOWN, USBT ENTRY 2008-120, HELD



2-1/2" BRONZE DISC IN MONUMENT BOX INSCRIBED AS SHOWN, SET IN SN2008-329, 0.08'S



2-1/2" BRONZE DISC IN MONUMENT BOX INSCRIBED AS SHOWN, SET IN SN2008-329, HELD



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CONSOLIDATE THE PROPERTY DESCRIBED IN PARCEL I AND PARCEL II OF DOCUMENT NO. 2016-084980, CLACKAMAS COUNTY DEED RECORDS.

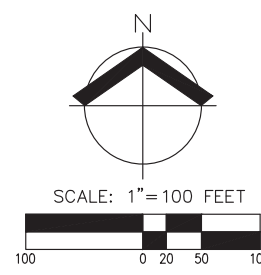
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE SYSTEM OF 1983, NORTH ZONE, BASED ON GPS OBSERVATIONS MADE AT THE SOUTH AND NORTH ONE-QUARTER CORNERS OF SECTION 14. DISTANCES ARE ON A LOCAL DATUM PLANE (LDP) REPRESENTING GROUND SURFACE VALUES. TO CONVERT THE GROUND DISTANCES SHOWN TO NAD83(2011) GRID VALUES, MULTIPLY THE GROUND DISTANCES BY THE COMBINED PROJECT SCALE FACTOR OF 0.9998933452. UNITS ARE IN INTERNATIONAL FEET.

THE WEST LINE OF THE SURVEYED TRACT IS A PORTION OF THE CENTER SECTION LINE OF SECTION 14 AS ESTABLISHED BETWEEN THE HELD NORTH AND SOUTH ONE-QUARTER CORNERS.

THE EAST LINE IS A 39 FOOT OFFSET LINE (PER RIGHT-OF-WAY DEDICATION DOCUMENT NO. 86-016172) FROM THE CENTERLINE OF BOBERG ROAD AS ESTABLISHED BETWEEN THE HELD CITY OF WILSONVILLE CENTERLINE MONUMENTS AT BOECKMAN ROAD AND BARBER STREET. THE 2-INCH ALUMINUM CAP INSCRIBED "DEHASS CL." AS SET IN SURVEY NO. 21930 ALSO LIES ON THE CENTERLINE OF BOBERG ROAD.

I HELD THE MONUMENTS ALONG THE SOUTH LINE OF PARTITION PLAT NO. 2014-077 TO ESTABLISH THE NORTH LINE OF THE SURVEYED TRACT.

I HELD THE DIMENSIONS FROM SURVEY NO. 2007-307 AS SHOWN ALONG THE 'OLD' RIGHT-OF-WAY LINE OF BOBERG ROAD (20 FEET FROM CENTERLINE) TO ESTABLISH A POINT ON THE NORTH LINE OF THE SOUTH 125 FEET OF LOT 11, "BOBERG" (SOUTH LINE OF SURVEYED PARCEL). THE FOUND IRON ROD FROM SURVEY NO. 2007-307 WAS HELD AS THE ANGLE POINT IN THE WEST LINE OF THE SURVEYED TRACT. I THEN HELD THE ANGULAR RELATIONSHIP TO THE SOUTH LINE FROM SAID SURVEY NO. 2007-307 AT THE SAID SOUTHEAST CORNER AND AT THE SAID ANGLE POINT IN SAID WEST LINE AND EXTENDED THESE LINES TO THEIR INTERSECTION POINT.



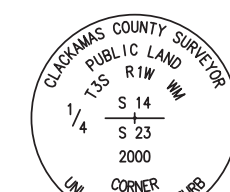
LEGEND

- FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." SET IN SN 2016-233
- FOUND MONUMENT AS NOTED
- △ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PACE ENGR INC." SET IN PP2014-077
- ⊗ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK INC." SET IN SN2007-307
- PP PARTITION PLAT NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- SN SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- DOC. NO. DOCUMENT NO., CLACKAMAS COUNTY DEED RECORDS
- (1) SN2007-307
- (2) PP2014-077
- (3) SN2009-013
- (4) SN2008-329
- (5) SN21930
- (6) SN24283
- (7) "BOBERG", PLAT NO. 174
- (8) SN19309
- (9) SN29679
- (10) SN2016-233

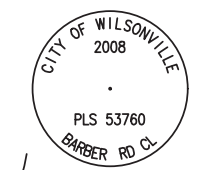
REVIEW COPY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 9, 2007 NICK WHITE 70652LS RENEWS: 6/30/22



3-1/2" BRONZE DISC IN MONUMENT BOX INSCRIBED AS SHOWN, USBT ENTRY 2000-017, HELD



2-1/2" BRONZE DISC IN MONUMENT BOX INSCRIBED AS SHOWN, SET IN SN2009-013, HELD

PREPARED FOR

CITY OF WILSONVILLE
 29799 SW TOWN CENTER LOOP E
 WILSONVILLE, OR 97070

JOB NAME:	BOBERG ROAD
JOB NUMBER:	5590
DRAWN BY:	GEP/MSD
CHECKED BY:	NSW
DRAWING NO.:	5590PLAT

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151
 WWW.AKS-ENG.COM



ENGINEERING • SURVEYING • NATURAL RESOURCES
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

PARTITION PLAT

PARTITION PLAT NUMBER _____ SHEET 2 OF 2

LOT 10 AND A PORTION OF LOT 11, "BOBERG"
LOCATED IN THE NORTHEAST 1/4 OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
MARCH 2, 2021

CITY OF WILSONVILLE APPROVALS:

CITY OF WILSONVILLE FILE NO. _____

APPROVED THIS ____ DAY OF _____, 20____

BY: _____
CITY OF WILSONVILLE ECONOMIC AND COMMUNITY
DEVELOPMENT DIRECTOR

CLACKAMAS COUNTY APPROVALS:

APPROVED THIS ____ DAY OF _____, 20____

BY: _____
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS, AND OTHER CHARGES AS PROVIDED BY O.R.S.
92.095, HAVE BEEN PAID THROUGH JUNE 30, 20____.

APPROVED THIS ____ DAY OF _____, 20____.
CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: _____
DEPUTY

STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR
RECORD ON THE ____ DAY OF _____, 20____ AT
_____ O'CLOCK __M.

AS PARTITION PLAT NO. _____
DOCUMENT NO. _____

SHERRY HALL
CLACKAMAS COUNTY CLERK

BY: _____
DEPUTY

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF WILSONVILLE, OWNER OF THE LAND
DEPICTED ON THE ANNEXED MAP AND PARTICULARLY DESCRIBED IN THE ACCOMPANYING
SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO ONE PARCEL,
AS SHOWN ON SAID MAP, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92. THE DECLARANT
MAKES NO CLAIM TO ANY LANDS BEYOND THOSE DESCRIBED IN THE SURVEYOR'S CERTIFICATE.
THIS PLAT IS SUBJECT TO RESTRICTIONS AS NOTED HEREON.

MARTIN MONTALVO, PUBLIC WORKS OPERATIONS MANAGER
CITY OF WILSONVILLE
DATE _____

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY MARTIN
MONTALVO, MANAGER OF THE CITY OF WILSONVILLE PUBLIC WORKS OPERATIONS.

NOTARY SIGNATURE _____
NOTARY PUBLIC _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, NICK WHITE, PLS 70652, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER
MONUMENTS, THE LANDS SHOWN ON THE ACCOMPANYING MAP, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOCATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF
WILSONVILLE, CLACKAMAS COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF THE PLAT OF BOBERG, ALSO BEING ON THE SOUTH LINE OF
PARTITION PLAT 2014-077; THENCE ALONG SAID SOUTH LINE SOUTH 88°51'36" EAST 622.80 FEET TO THE WEST
RIGHT-OF-WAY LINE OF BOBERG ROAD; THENCE LEAVING SAID SOUTH LINE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH
01°36'20" WEST 535.31 FEET TO THE NORTH LINE OF DOCUMENT NUMBER 2008-070972; THENCE LEAVING SAID WEST
RIGHT-OF-WAY LINE ALONG SAID NORTH LINE AND WESTERLY EXTENSION THEREOF, NORTH 88°53'11" WEST 601.62 FEET
TO THE EAST LINE OF PARCEL 3 OF DOCUMENT NUMBER 2008-070975; THENCE LEAVING SAID WESTERLY EXTENSION
ALONG SAID EAST LINE NORTH 12°22'36" WEST 90.49 FEET TO THE CENTER SECTION LINE OF SECTION 14 BETWEEN THE
NORTH AND SOUTH SECTION LINES; THENCE LEAVING SAID EAST LINE ALONG SAID CENTER SECTION LINE NORTH 01°41'35"
EAST 447.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 7.64 ACRES, MORE OR LESS.

PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY CITY OF WILSONVILLE CASE FILE NO. _____

REVIEW COPY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/22

PREPARED FOR
CITY OF WILSONVILLE
29799 SW TOWN CENTER LOOP E
WILSONVILLE, OR 97070

JOB NAME:	BOBERG ROAD
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DRAWN BY:	GEP/MSD
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