

RESOLUTION NO. 3066

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF THE FOURTH GROUP OF PROPERTY AND PROPERTY INTERESTS RELATED TO CONSTRUCTION OF THE BOECKMAN ROAD CORRIDOR PROJECT.

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

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

- Boeckman Road Sanitary Sewer – CIP #2012 – extends sanitary sewer service to the Frog Pond development areas
- Boeckman Road Street Improvements – CIP #4205 – completes urban street design standards that will serve all transportation modes and connect neighborhoods and local schools
- Canyon Creek/Boeckman Intersection – CIP #4206 – addresses intersection capacity needs at Canyon Creek Road
- Boeckman Dip Bridge – CIP #4212 – improves city-wide transportation connectivity and safety concerns associated with the Boeckman "Dip" and will re-establish fish and wildlife passage through culvert removal and creek channel restoration
- Meridian Creek Culvert Replacement – CIP #7067 – replaces undersized culverts at Meridian Creek

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

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

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

WHEREAS, construction is expected to begin in the second half of 2023; and

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

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

WHEREAS, the Group 4 property interests to be acquired for the Project include, but may not be limited, to those legally described in **EXHIBIT A**, attached hereto and incorporated herein; and

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

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

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

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

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The Wilsonville City Council finds that:

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

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

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

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

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

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 19th day of June, 2023, and filed with the Wilsonville City Recorder this date.

DocuSigned by:
Julie Fitzgerald
8A974AF3ADE042E...

JULIE FITZGERALD, MAYOR

ATTEST:

DocuSigned by:
Kimberly Veliz
E781DE10276B498...

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Fitzgerald	Yes
Council President Akervall	Yes
Councilor Linville	Yes
Councilor Berry	Yes
Councilor Dunwell	Yes

EXHIBIT:

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

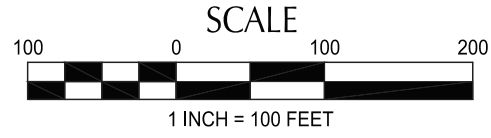
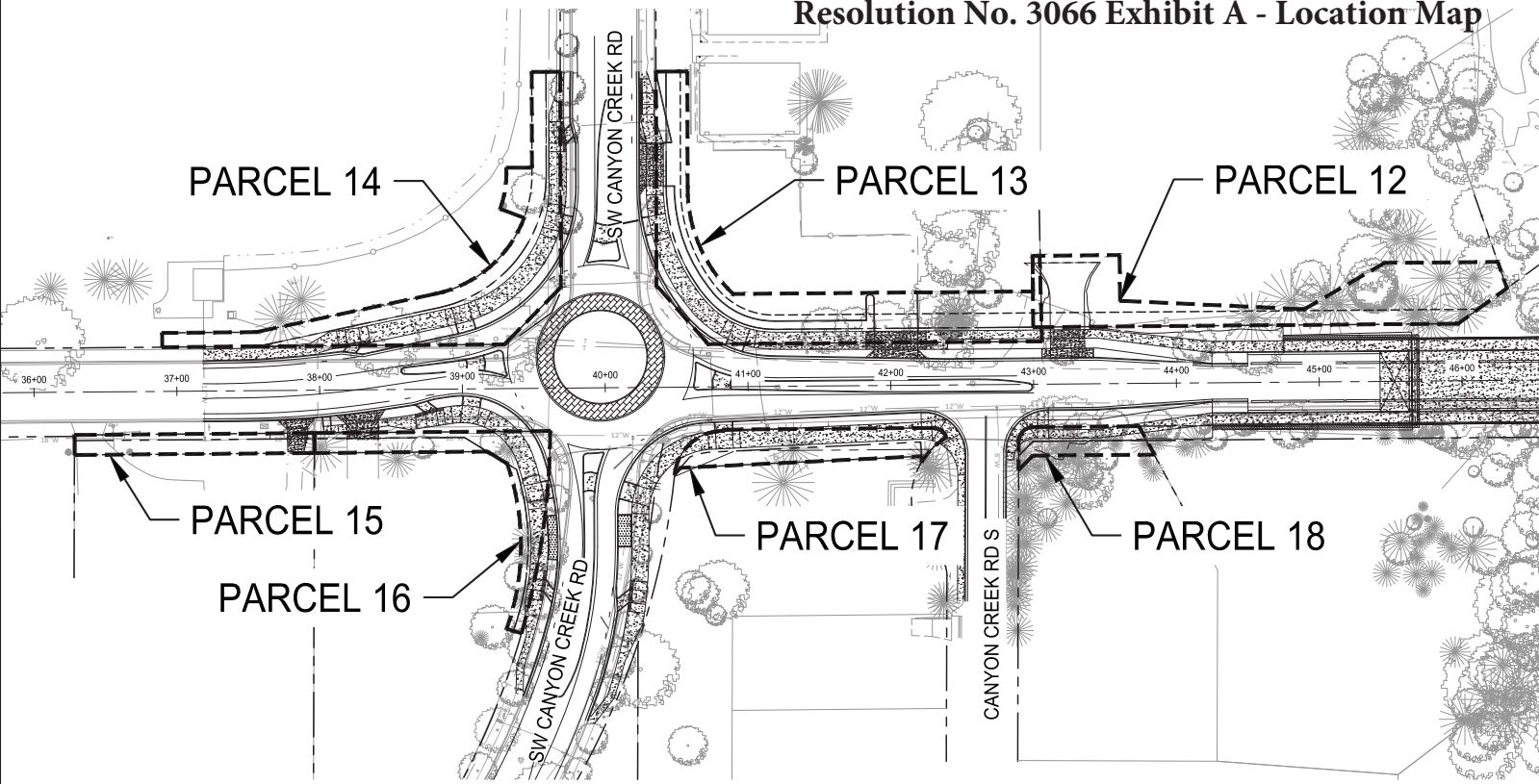
Resolution No. 3066 - Exhibit A**Boeckman Road Corridor Project Property Acquisition - Legal Descriptions - Group 4****Resolution No. 3066****Group 4 BRCP Property Acquisition Summary**

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

CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT ROW / EASEMENT REQUEST



Resolution No. 3066 Exhibit A - Location Map



SHEET NO.
EXH-1

DocuSign Envelope ID: 7D5873FF-999F-484D-9CAF-839DB1C8992A

CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT ROW / EASEMENT REQUEST



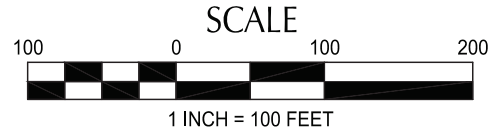
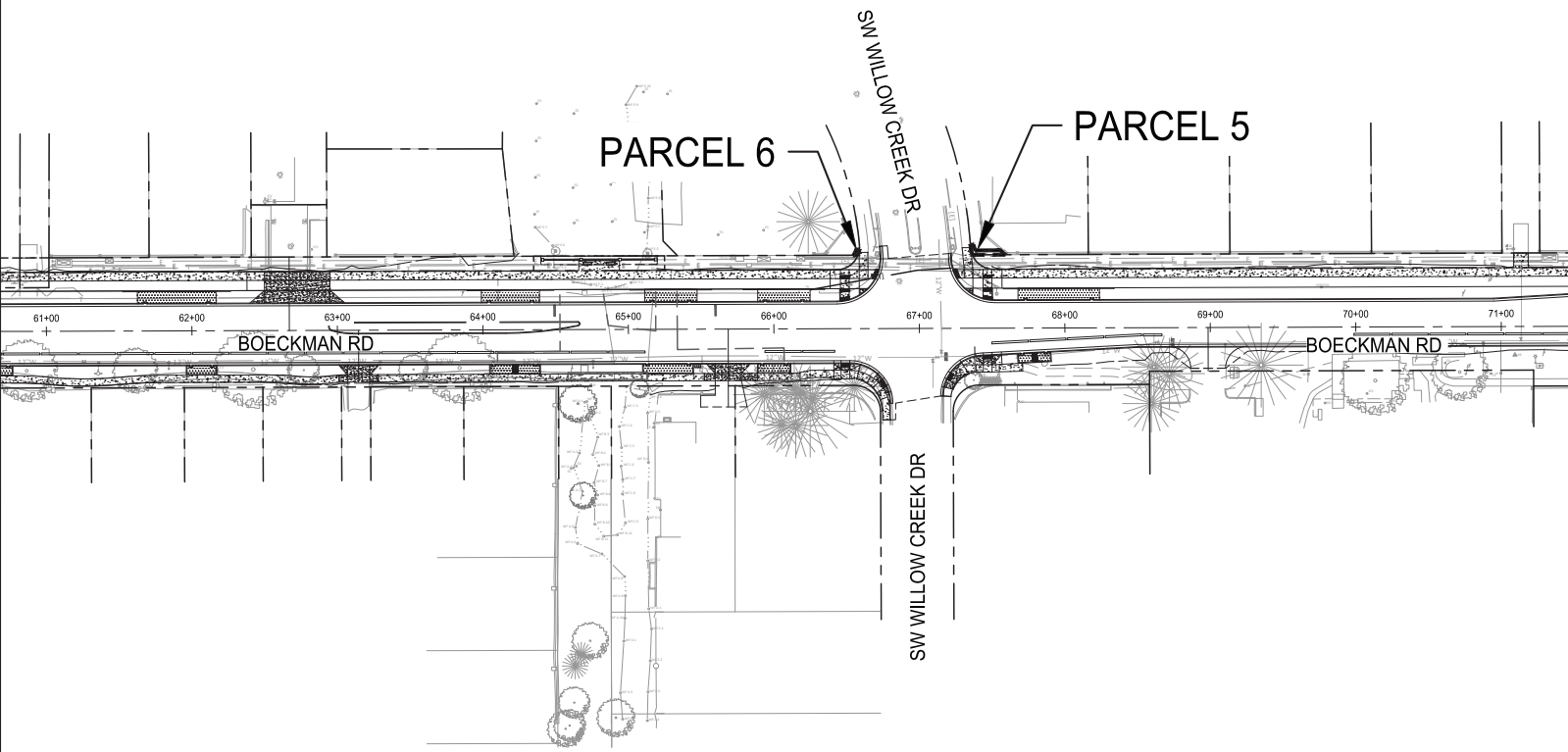
WILSONVILLE
OREGON



TAPANI | SUNDT
IN ASSOCIATION WITH KPFF



111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.274.4661
www.kpff.com



SHEET NO.
EXH-2

EXHIBIT "A"

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

TAXMAP: 31W12DD
 TAXLOT: 01600

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO, ROBERT D. AND TERRI C. MILLER, AS TENANTS BY THE ENTIRETY, IN DOCUMENT NUMBER 2022-056454, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID MILLER TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT

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

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

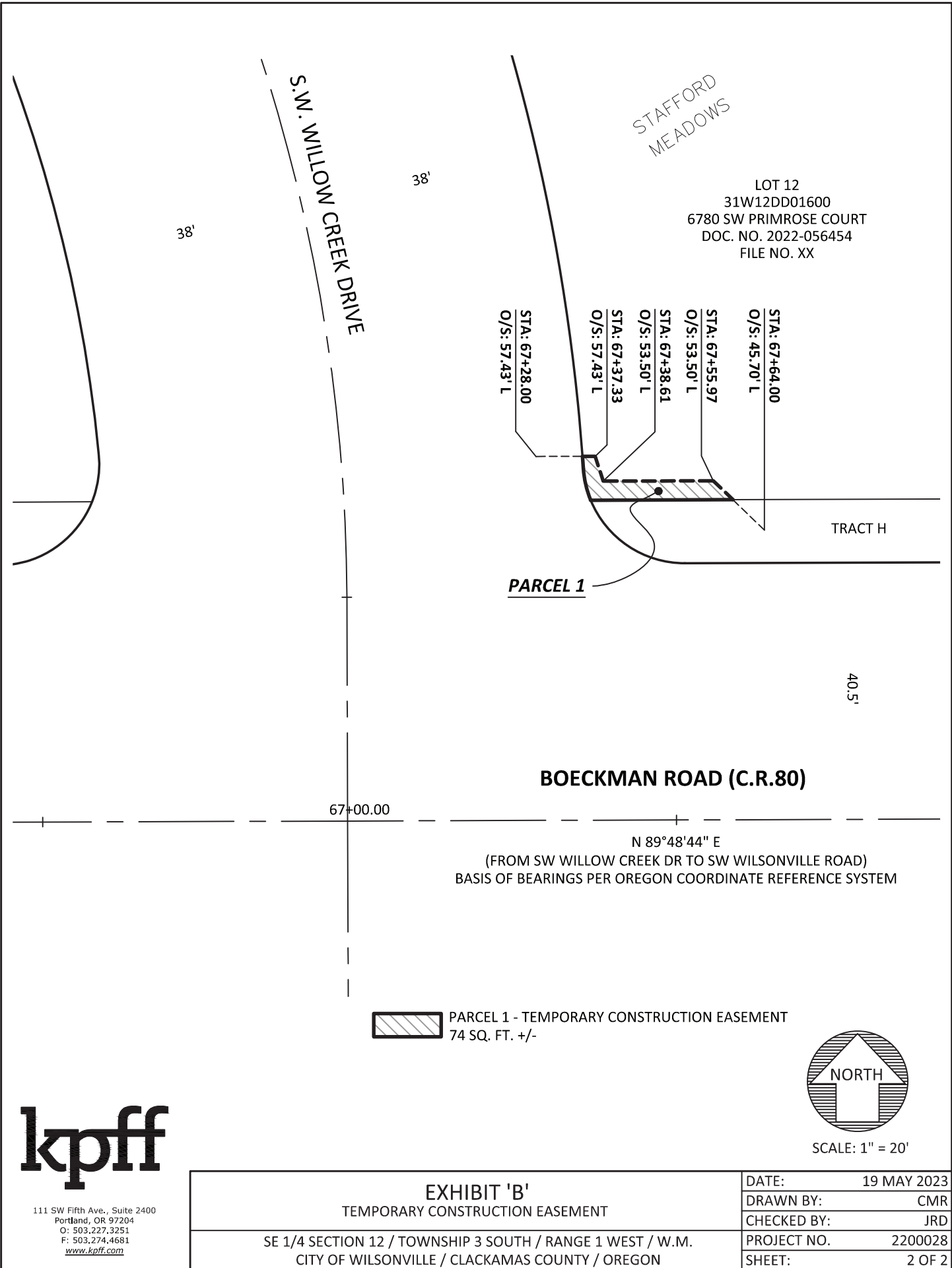
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
67+28.00		67+37.33	57.43
67+37.33		67+38.61	57.43 IN A STRAIGHT LINE TO 53.50
67+38.61		67+55.97	53.50
67+55.97		67+64.00	53.50 IN A STRAIGHT LINE TO 45.70

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

CONTAINING 74 SQUARE FEET (0.002 ACRES), MORE OR LESS.

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

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



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Portland, OR 97204
O: 503.227.3251
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EXHIBIT 'B' TEMPORARY CONSTRUCTION EASEMENT	DATE: 19 MAY 2023
	DRAWN BY: CMR
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

Sub-Parcel #6-1**EXHIBIT "A"**

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. 6
 19 MAY 2023

TAXMAP: 31W12DD
 TAXLOT: 05500

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

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT

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

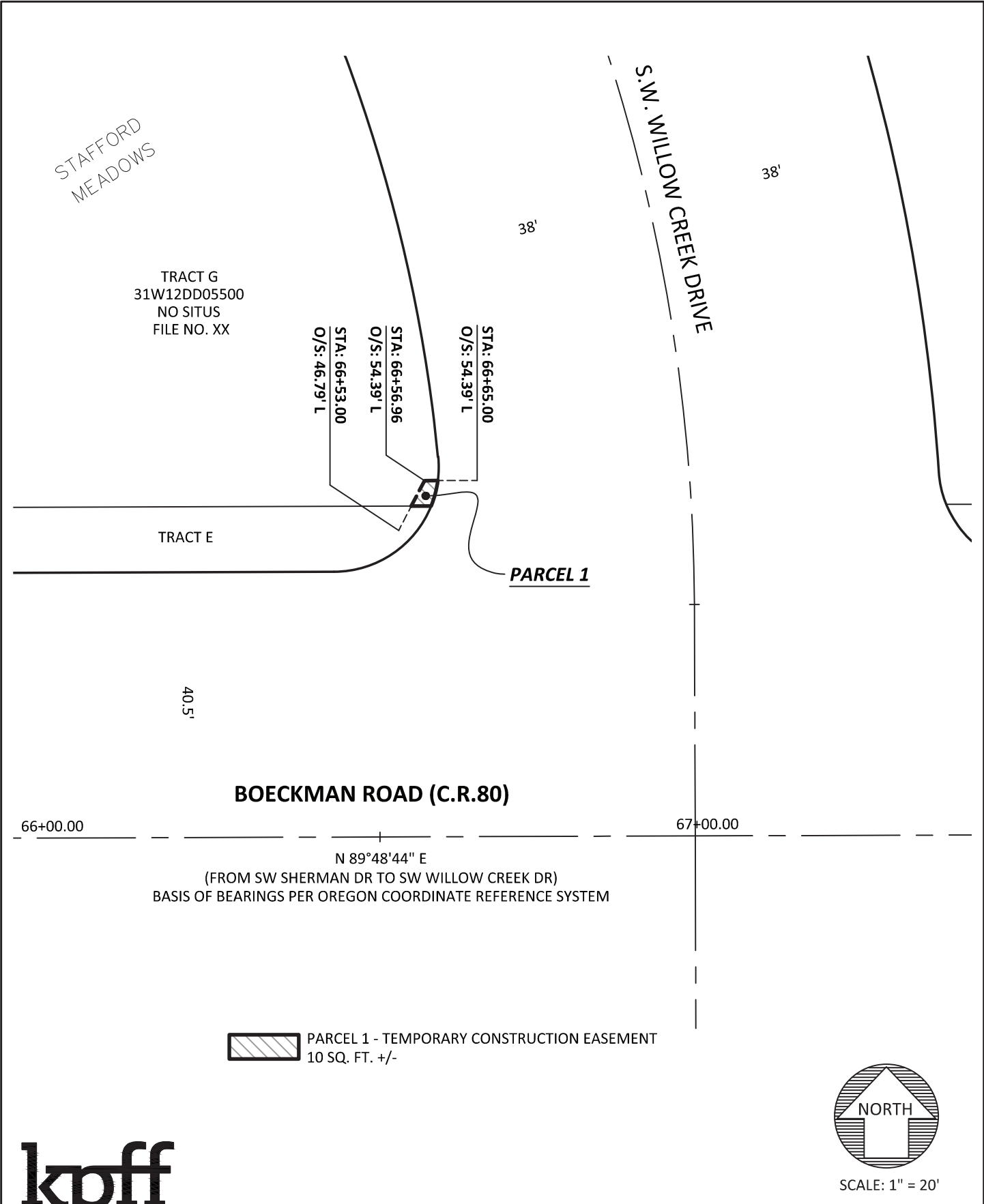
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
66+53.00		66+56.96	46.79 IN A STRAIGHT LINE TO 54.39
66+56.96		66+65.00	54.39

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

CONTAINING 10 SQUARE FEET, MORE OR LESS.

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

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



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EXHIBIT 'B' TEMPORARY CONSTRUCTION EASEMENT	DATE: 19 MAY 2023
	DRAWN BY: CMR
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

EXHIBIT "A"

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

TAXMAP: 31W12D
TAXLOT: 03200

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE CHURCH, AN OREGON NON-PROFIT RELIGIOUS ORGANIZATION, IN DOCUMENT NUMBER 2012-056441, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID NEW LIFE CHURCH TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

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PARCEL 1 – RIGHT OF WAY DEDICATION

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

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

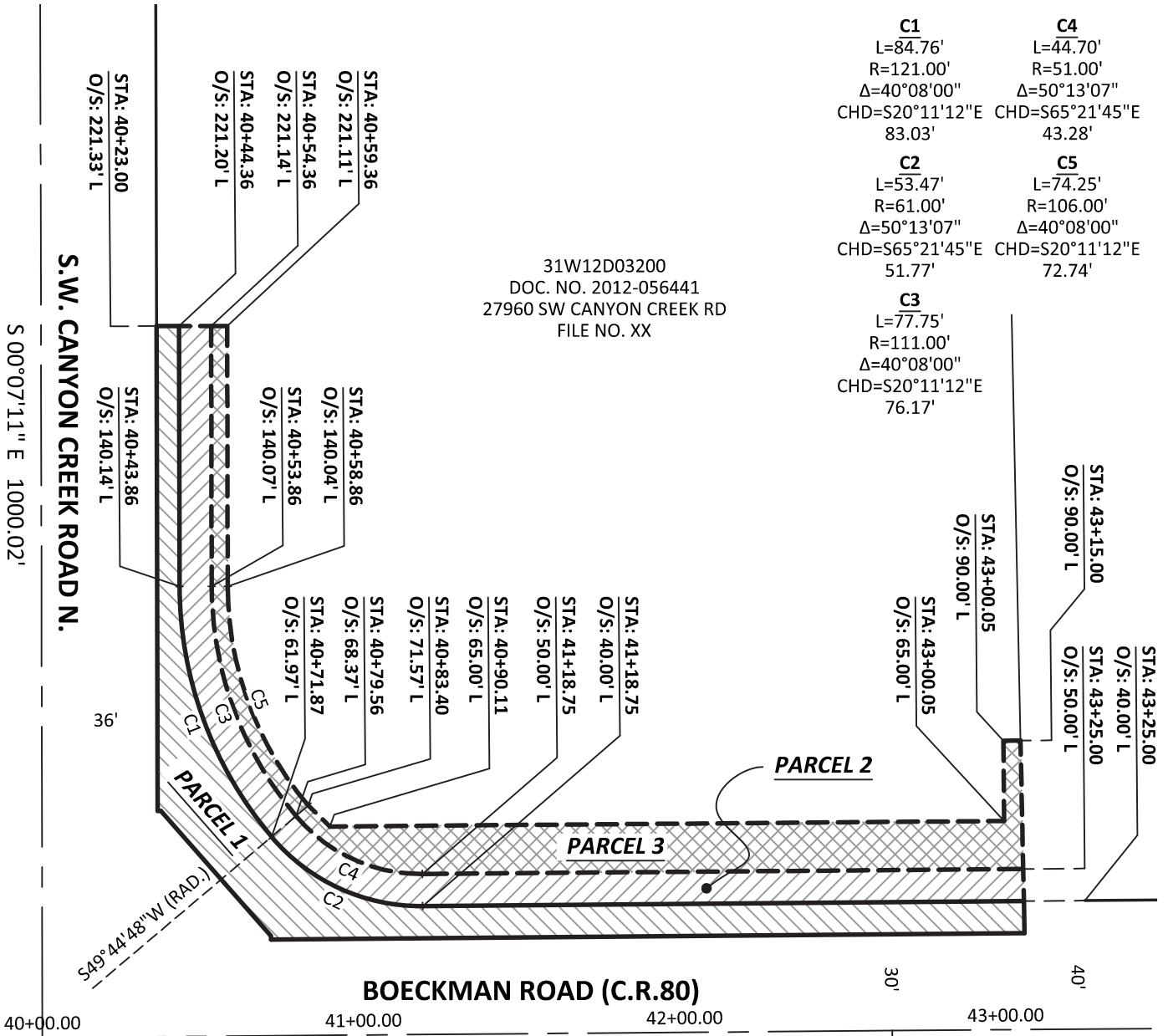
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
40+23.00		40+44.36	221.33 IN A STRAIGHT LINE TO 221.20
40+44.36		40+43.86	221.20 IN A STRAIGHT LINE TO 140.14 TO THE BEGINNING OF A TANGENT CURVE
40+43.86		40+71.87	140.14 TO 61.97 ALONG THE ARC OF A 121.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 40°08'00" (THE LONG CHORD OF WHICH BEARS SOUTH 20°11'12" EAST 83.03 FEET) AN ARC DISTANCE OF 84.76 FEET TO THE BEGINNING OF A COMPOUND CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°44'48" WEST
40+71.87		41+18.75	61.97 TO 40.00 ALONG THE ARC OF A 61.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°13'07" (THE LONG CHORD OF WHICH BEARS SOUTH 65°21'45" EAST 51.77 FEET) AN ARC DISTANCE OF 53.47 FEET TO A POINT OF TANGENCY
41+18.75		43+25.00	40.00

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

CONTAINING 4,865 SQUARE FEET (0.112 ACRES), MORE OR LESS.

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

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



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
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EXHIBIT 'B'
 RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT AND
 TEMPORARY CONSTRUCTION EASEMENT
 SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
 CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	12 MAY 2023
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	2200028
SHEET:	3 OF 3



SCALE: 1" = 50'

EXHIBIT "A"**Sub-Parcel #13-2**

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

TAXMAP: 31W12D
 TAXLOT: 03200

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE CHURCH, AN OREGON NON-PROFIT RELIGIOUS ORGANIZATION, IN DOCUMENT NUMBER 2012-056441, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID NEW LIFE CHURCH TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

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PARCEL 2 – PUBLIC UTILITY EASEMENT

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

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

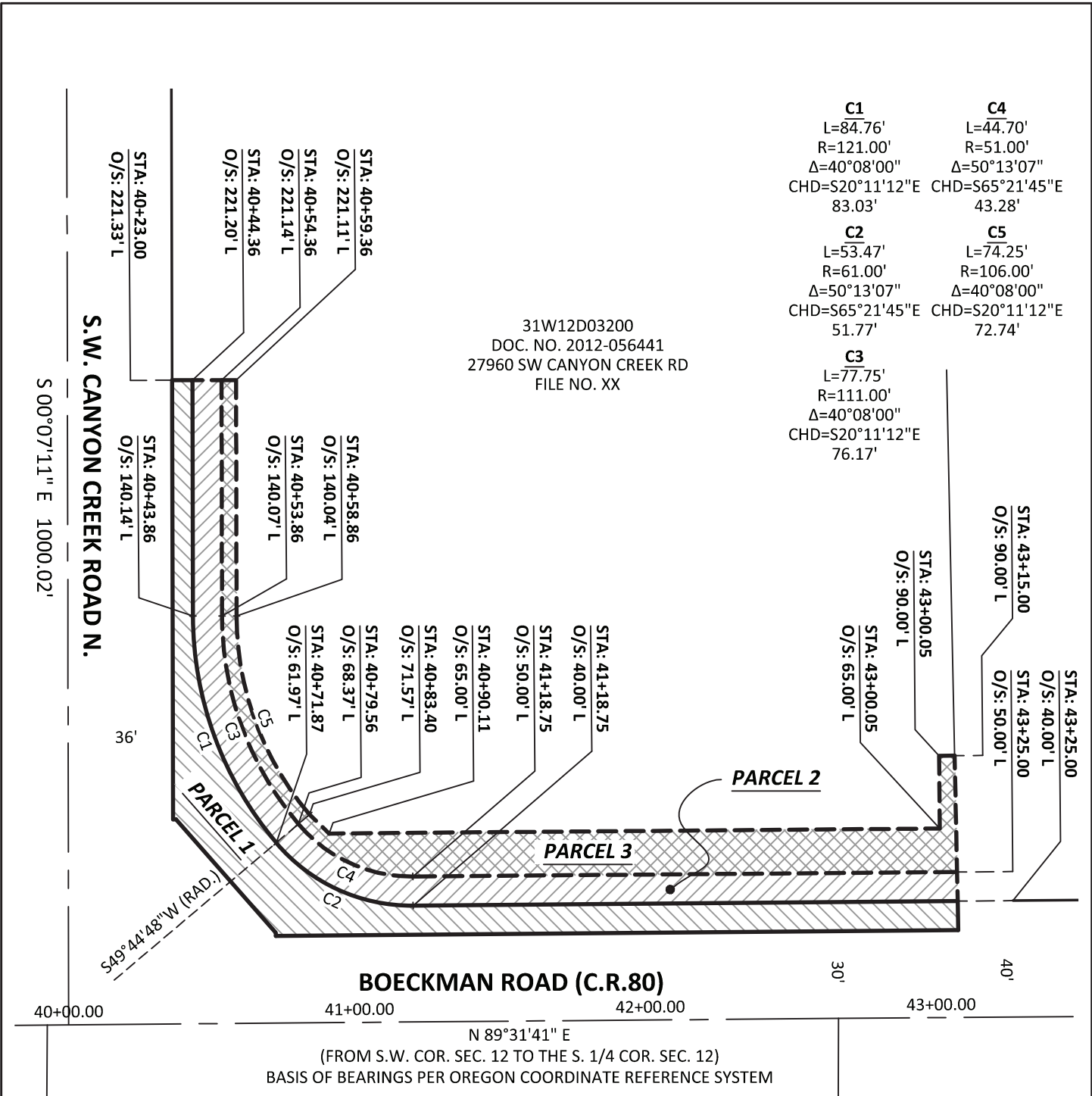
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
40+23.00		40+54.36	221.33 IN A STRAIGHT LINE TO 221.14
40+54.36		40+53.86	221.14 IN A STRAIGHT LINE TO 140.07 TO THE BEGINNING OF A TANGENT CURVE
40+53.86		40+79.56	140.07 TO 68.37 ALONG THE ARC OF A 111.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 40°08'00" (THE LONG CHORD OF WHICH BEARS SOUTH 20°11'12" EAST 76.17 FEET) AN ARC DISTANCE OF 77.75 FEET TO THE BEGINNING OF A COMPOUND CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°44'48" WEST
40+79.56		41+18.75	68.37 TO 50.00 ALONG THE ARC OF A 51.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°13'07" (THE LONG CHORD OF WHICH BEARS SOUTH 65°21'45" EAST 43.28 FEET) AN ARC DISTANCE OF 44.70 FEET TO A POINT OF TANGENCY
41+18.75		43+25.00	50.00

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

CONTAINING 3,986 SQUARE FEET (0.092 ACRES), MORE OR LESS.

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

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



C1 L=84.76' R=121.00' Δ=40°08'00" CHD=S20°11'12"E 83.03'	C4 L=44.70' R=51.00' Δ=50°13'07" CHD=S65°21'45"E 43.28'
C2 L=53.47' R=61.00' Δ=50°13'07" CHD=S65°21'45"E 51.77'	C5 L=74.25' R=106.00' Δ=40°08'00" CHD=S20°11'12"E 72.74'
C3 L=77.75' R=111.00' Δ=40°08'00" CHD=S20°11'12"E 76.17'	

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



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<p>EXHIBIT 'B' RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE:</td> <td>12 MAY 2023</td> </tr> <tr> <td>DRAWN BY:</td> <td>CMR</td> </tr> <tr> <td>CHECKED BY:</td> <td>JRD</td> </tr> <tr> <td>PROJECT NO.</td> <td>2200028</td> </tr> <tr> <td>SHEET:</td> <td>3 OF 3</td> </tr> </table>	DATE:	12 MAY 2023	DRAWN BY:	CMR	CHECKED BY:	JRD	PROJECT NO.	2200028	SHEET:	3 OF 3
DATE:	12 MAY 2023										
DRAWN BY:	CMR										
CHECKED BY:	JRD										
PROJECT NO.	2200028										
SHEET:	3 OF 3										

EXHIBIT "A"

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

TAXMAP: 31W12D
 TAXLOT: 03200

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE CHURCH, AN OREGON NON-PROFIT RELIGIOUS ORGANIZATION, IN DOCUMENT NUMBER 2012-056441, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID NEW LIFE CHURCH TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 3 – TEMPORARY CONSTRUCTION EASEMENT

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

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

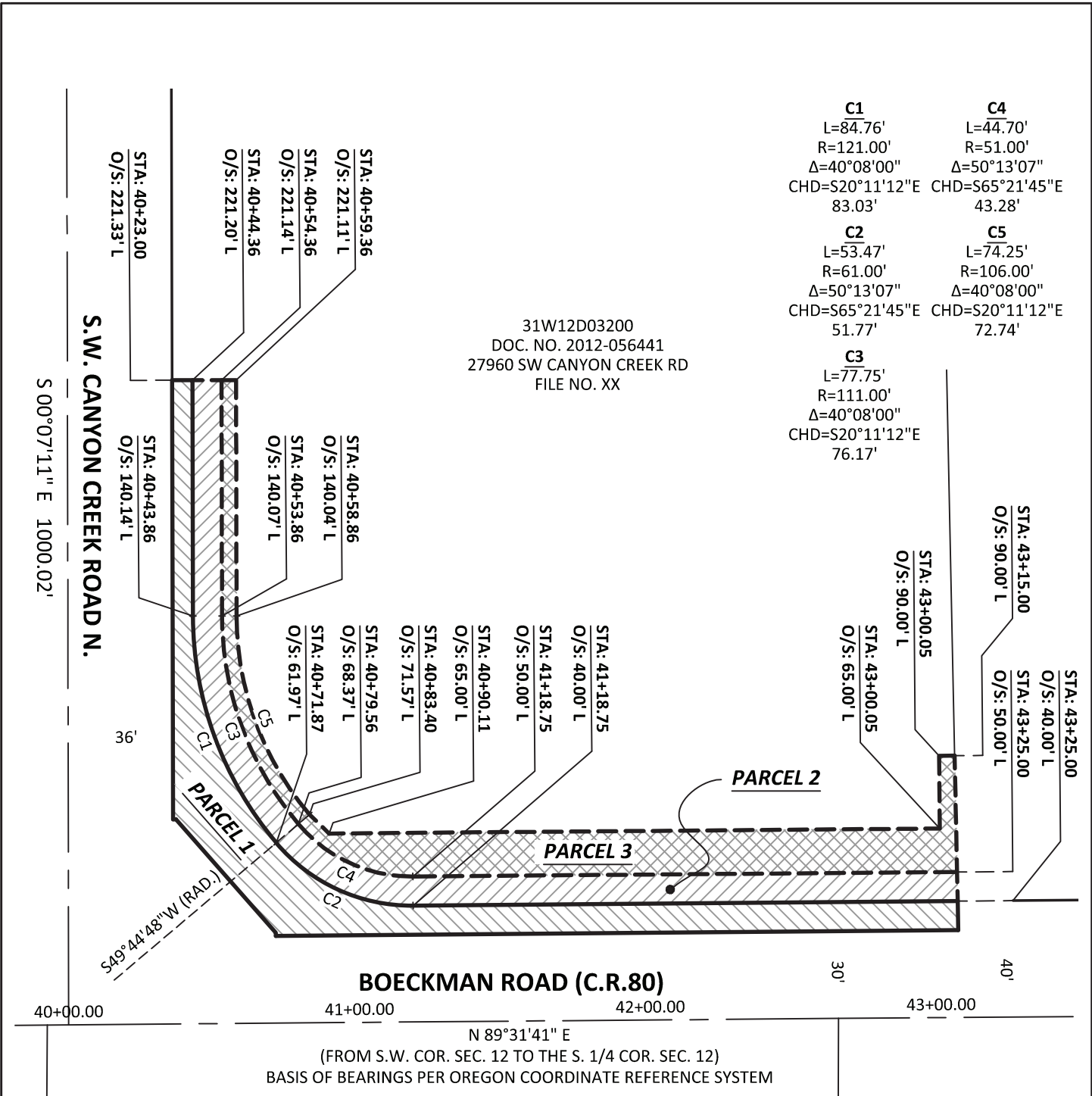
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
40+23.00		40+59.36	221.33 IN A STRAIGHT LINE TO 221.11
40+59.36		40+58.86	221.11 IN A STRAIGHT LINE TO 140.04 TO THE BEGINNING OF A TANGENT CURVE
40+58.86		40+83.40	140.04 TO 71.57 ALONG THE ARC OF A 106.00 FOOT RADIUS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

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

CONTAINING 4,138 SQUARE FEET (0.095 ACRES), MORE OR LESS.

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

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



C1 L=84.76' R=121.00' Δ=40°08'00" CHD=S20°11'12"E 83.03'	C4 L=44.70' R=51.00' Δ=50°13'07" CHD=S65°21'45"E 43.28'
C2 L=53.47' R=61.00' Δ=50°13'07" CHD=S65°21'45"E 51.77'	C5 L=74.25' R=106.00' Δ=40°08'00" CHD=S20°11'12"E 72.74'
C3 L=77.75' R=111.00' Δ=40°08'00" CHD=S20°11'12"E 76.17'	

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



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

EXHIBIT "A"**Sub-Parcel #14-1**

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

TAXMAP: 31W12
 TAXLOT: 0501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID MENTOR GRAPHICS TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – RIGHT OF WAY DEDICATION

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
37+30.00		38+84.00	25.51 IN A STRAIGHT LINE TO 57.08 TO THE BEGINNING OF A TANGENT CURVE
38+84.00		39+59.92	57.08 TO 149.56 ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 78°03'43" (THE LONG CHORD OF WHICH BEARS NORTH 38°54'40" EAST 119.65 FEET) AN ARC DISTANCE OF 129.43 FEET TO A POINT OF TANGENCY
39+59.92		39+60.36	149.56 IN A STRAIGHT LINE TO 221.71
39+60.36		39+83.00	221.71 IN A STRAIGHT LINE TO 221.58

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

CONTAINING 6,498 SQUARE FEET (0.149 ACRES), MORE OR LESS.

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

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

S.W. CANYON CREEK ROAD N.

S 00°07'11" E 1000.02'

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

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

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

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

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

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

S69°20'24"E (RAD.)

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

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

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

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

PARCEL 2

PARCEL 1

BOECKMAN ROAD (C.R.80)

37+00.00

38+00.00

39+00.00

40+00.00

N 89°31'41" E

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

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



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



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



SCALE: 1" = 50'



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

DATE:	12 MAY 2023
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	2200028
SHEET:	3 OF 3

EXHIBIT "A"

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

TAXMAP: 31W12
 TAXLOT: 0501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID MENTOR GRAPHICS TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
36+90.00		36+90.00	20.00 IN A STRAIGHT LINE TO 41.00
36+90.00		37+55.76	41.00
37+55.76		38+81.99	41.00 IN A STRAIGHT LINE TO 66.88 TO THE BEGINNING OF A TANGENT CURVE
38+81.99		39+44.20	66.88 TO 119.50 ALONG THE ARC OF A 85.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 57°16'56" (THE LONG CHORD OF WHICH BEARS NORTH 49°18'04" EAST 81.48 FEET) AN ARC DISTANCE OF 84.98 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 69°20'24" EAST
39+44.20		39+27.41	119.50 IN A STRAIGHT LINE TO 125.99
39+27.41		39+31.95	125.99 IN A STRAIGHT LINE TO 154.74
39+31.95		39+49.95	154.74 IN A STRAIGHT LINE TO 154.62
39+49.95		39+50.36	154.62 IN A STRAIGHT LINE TO 221.78
39+50.36		39+83.00	221.78 IN A STRAIGHT LINE TO 221.58

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

CONTAINING 4,519 SQUARE FEET (0.104 ACRES), MORE OR LESS.

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

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

S.W. CANYON CREEK ROAD N.

S 00°07'11" E 1000.02'

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

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

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

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

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

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

S69°20'24"E (RAD.)

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

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

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

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

PARCEL 2

PARCEL 1

BOECKMAN ROAD (C.R.80)

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

N 89°31'41" E

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

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



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



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



SCALE: 1" = 50'



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

DATE:	12 MAY 2023
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	2200028
SHEET:	3 OF 3

EXHIBIT "A"

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

TAXMAP: 31W12
 TAXLOT: 0501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID MENTOR GRAPHICS TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 3 – PUBLIC UTILITY EASEMENT

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
36+90.00		36+90.00	20.00 IN A STRAIGHT LINE TO 41.00
36+90.00		37+55.76	41.00
37+55.76		38+81.99	41.00 IN A STRAIGHT LINE TO 66.88 TO THE BEGINNING OF A TANGENT CURVE
38+81.99		39+49.92	66.88 TO 149.62 ALONG THE ARC OF A 85.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 78°03'43" (THE LONG CHORD OF WHICH BEARS NORTH 38°54'40" EAST 107.06 FEET) AN ARC DISTANCE OF 115.81 FEET TO A POINT OF TANGENCY
39+49.92		39+50.36	149.62 IN A STRAIGHT LINE TO 221.78
39+50.36		39+83.00	221.78 IN A STRAIGHT LINE TO 221.58

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

CONTAINING 3,904 SQUARE FEET (0.090 ACRES), MORE OR LESS.

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

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

S.W. CANYON CREEK ROAD N.

S 00°07'11" E 1000.02'

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

31'

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

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

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

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

C3
L=115.81'
R=85.00'
Δ=78°03'43"
CHD=N38°54'40"E
107.06'

PARCEL 3

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

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

31'

BOECKMAN ROAD (C.R.80)

37+00.00

38+00.00

39+00.00

40+00.00

N 89°31'41" E

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

30'



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



SCALE: 1" = 50'



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EXHIBIT 'B'
PUBLIC UTILITY EASEMENT

SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	12 MAY 2023
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	2200028
SHEET:	3 OF 3

EXHIBIT "A"**Sub-Parcel #15-1**

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

TAXMAP: 31W13B
 TAXLOT: 02501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KIM A. TRINH, TRUSTEE OF LY FAMILY TRUST U.T.A. NOVEMBER 13, 2019, INCLUDING ALL AMENDMENTS THERETO, AND THEIR SUCCESSOR TRUSTEES, IN DOCUMENT NUMBER 2020-014109, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRINH TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – RIGHT OF WAY DEDICATION

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

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

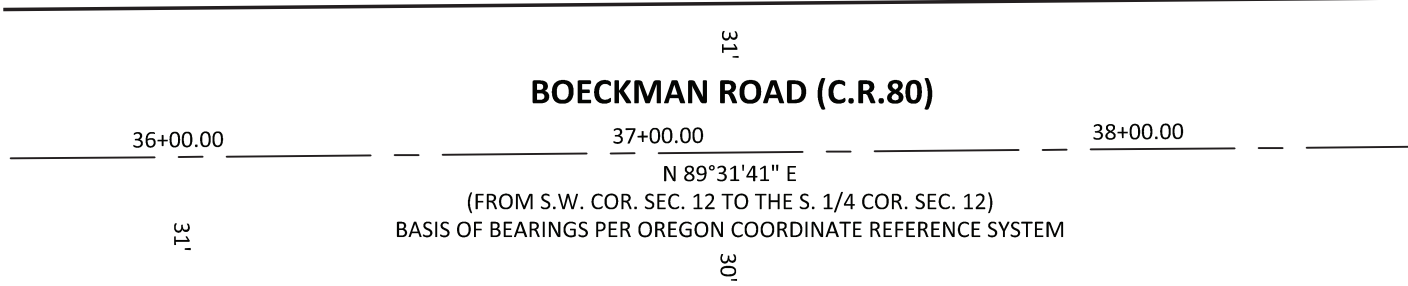
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
36+17.00		38+08.00	34.00

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

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

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

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



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

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



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

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

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

PARCEL 1
PARCEL 2

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

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



SCALE: 1" = 40'



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

EXHIBIT 'B' RIGHT OF WAY DEDICATION AND PUBLIC UTILITY EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

EXHIBIT "A"**Sub-Parcel #15-2**

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

TAXMAP: 31W13B
 TAXLOT: 02501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KIM A. TRINH, TRUSTEE OF LY FAMILY TRUST U.T.A. NOVEMBER 13, 2019, INCLUDING ALL AMENDMENTS THERETO, AND THEIR SUCCESSOR TRUSTEES, IN DOCUMENT NUMBER 2020-014109, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRINH TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – PUBLIC UTILITY EASEMENT

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

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

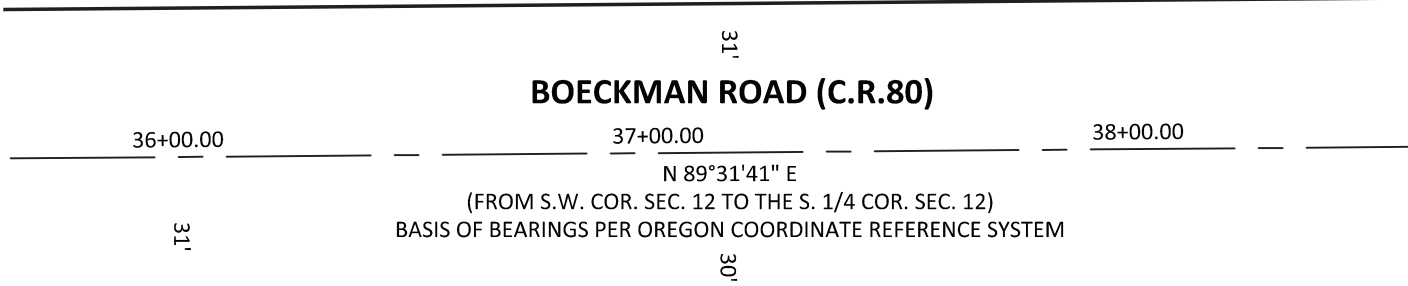
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
36+17.00		38+08.00	44.00

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

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

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

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



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

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



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

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

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

PARCEL 1
PARCEL 2

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

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



SCALE: 1" = 40'



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 Portland, OR 97204
 O: 503.227.3251
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EXHIBIT 'B' RIGHT OF WAY DEDICATION AND PUBLIC UTILITY EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

EXHIBIT "A"**Sub-Parcel #16-1**

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

TAXMAP: 31W13B
 TAXLOT: 02401

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARK S. CHRISS, AN UNMARRIED MAN, IN DOCUMENT NUMBER 2007-005311, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID CHRISS TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – RIGHT OF WAY DEDICATION

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
37+85.00		39+01.12	34.00
39+01.12		39+37.44	34.00 IN A STRAIGHT LINE TO 56.68 TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 72°39'51" EAST
39+37.44		39+34.33	56.68 TO 169.84 ALONG THE ARC OF A 179.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 36°52'09" (THE LONG CHORD OF WHICH BEARS SOUTH 01°05'55" WEST 113.21 FEET) AN ARC DISTANCE OF 115.18 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 70°28'00" EAST
39+34.33		39+45.76	169.84 IN A STRAIGHT LINE TO 174.00

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

CONTAINING 2,786 SQUARE FEET (0.064 ACRES), MORE OR LESS.

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

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

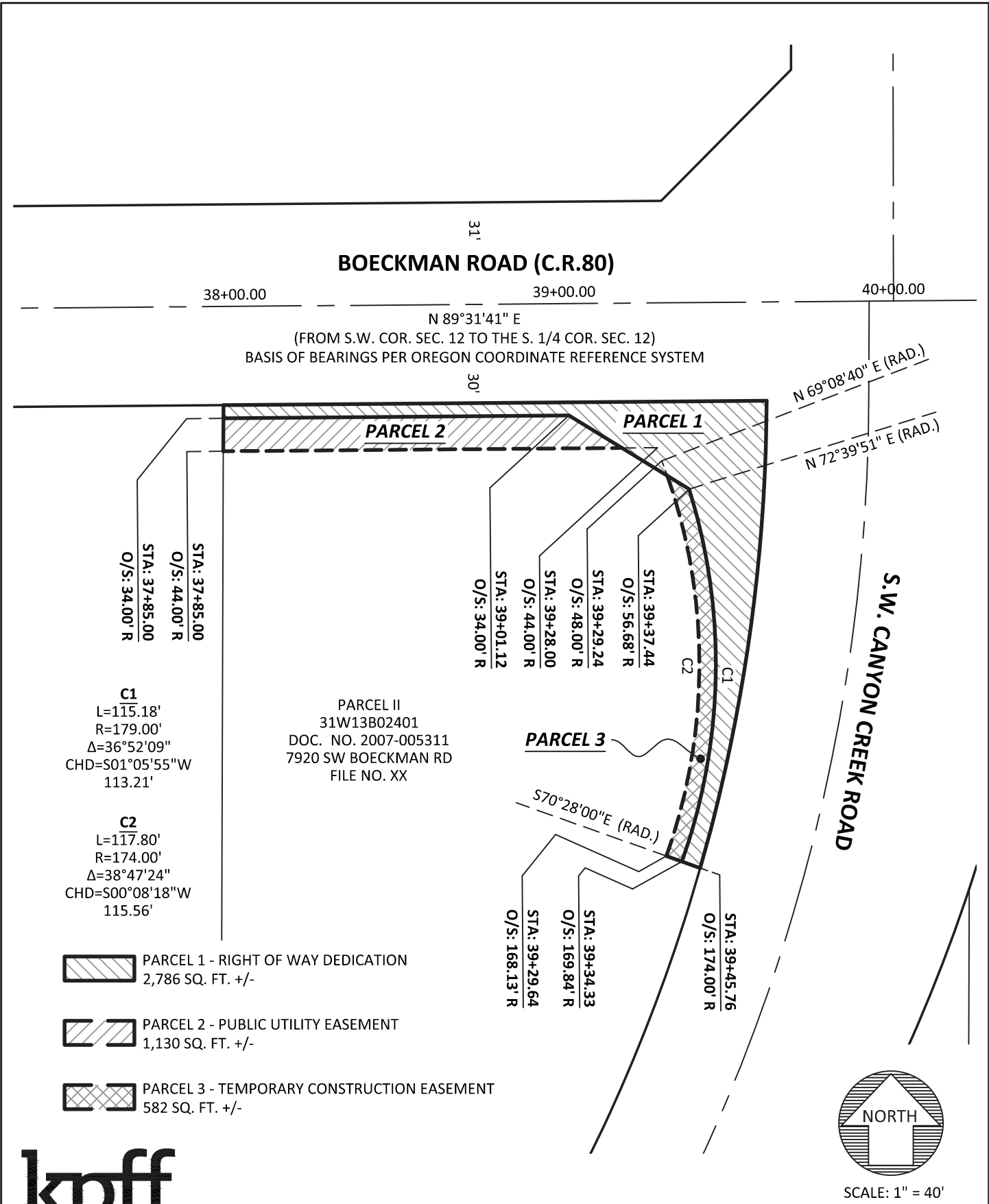


EXHIBIT 'B' RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 3 OF 3

EXHIBIT "A"**Sub-Parcel #16-2**

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

TAXMAP: 31W13B
 TAXLOT: 02401

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARK S. CHRISS, AN UNMARRIED MAN, IN DOCUMENT NUMBER 2007-005311, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID CHRISS TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – PUBLIC UTILITY EASEMENT

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
37+85.00		39+28.00	44.00

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

CONTAINING 1,130 SQUARE FEET (0.026 ACRES), MORE OR LESS.

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

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

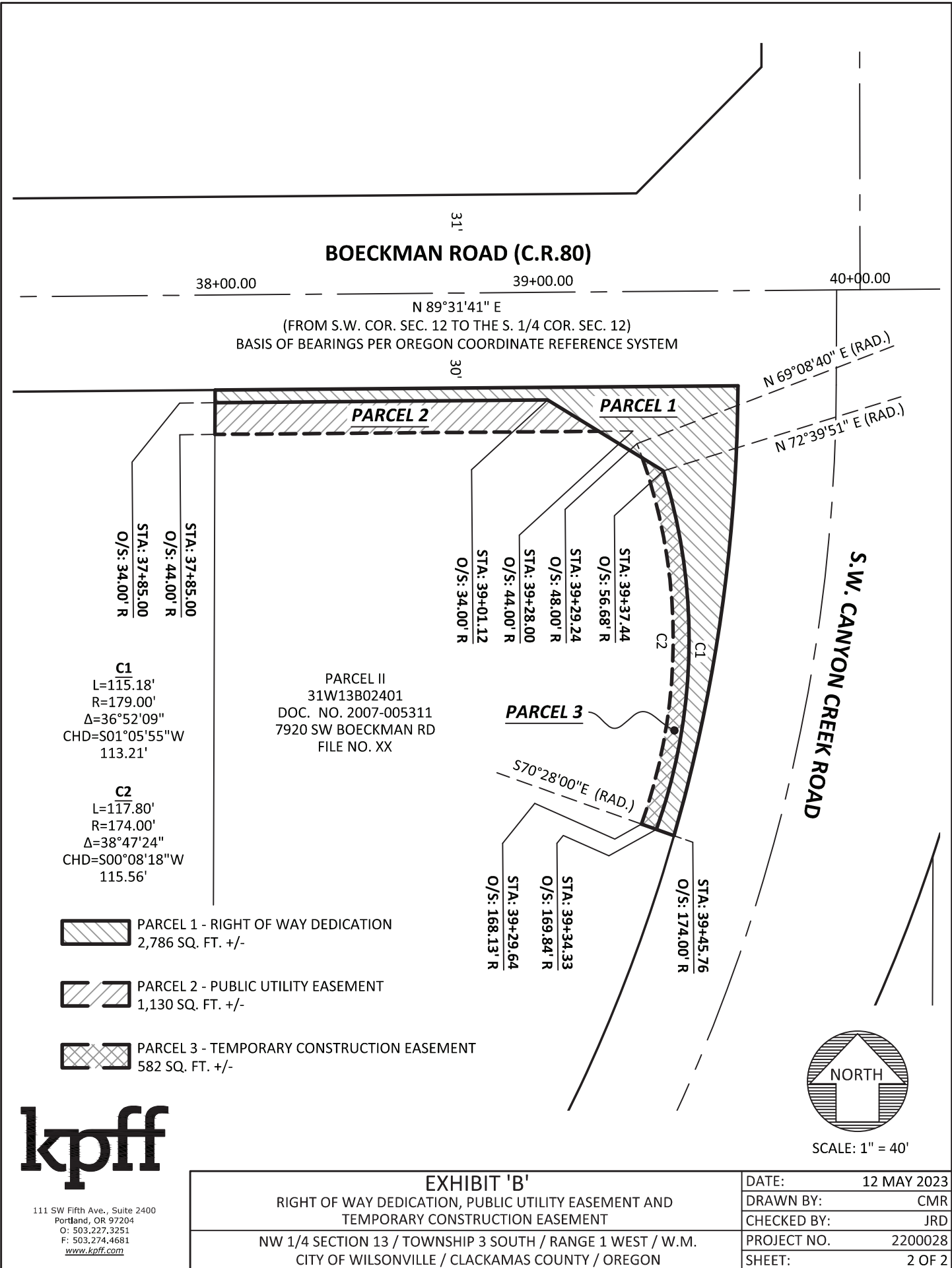


EXHIBIT "A"**Sub-Parcel #16-3**

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

TAXMAP: 31W13B
 TAXLOT: 02401

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARK S. CHRISS, AN UNMARRIED MAN, IN DOCUMENT NUMBER 2007-005311, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID CHRISS TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 3 – TEMPORARY CONSTRUCTION EASEMENT

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

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

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

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

CONTAINING 582 SQUARE FEET (0.013 ACRES), MORE OR LESS.

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

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

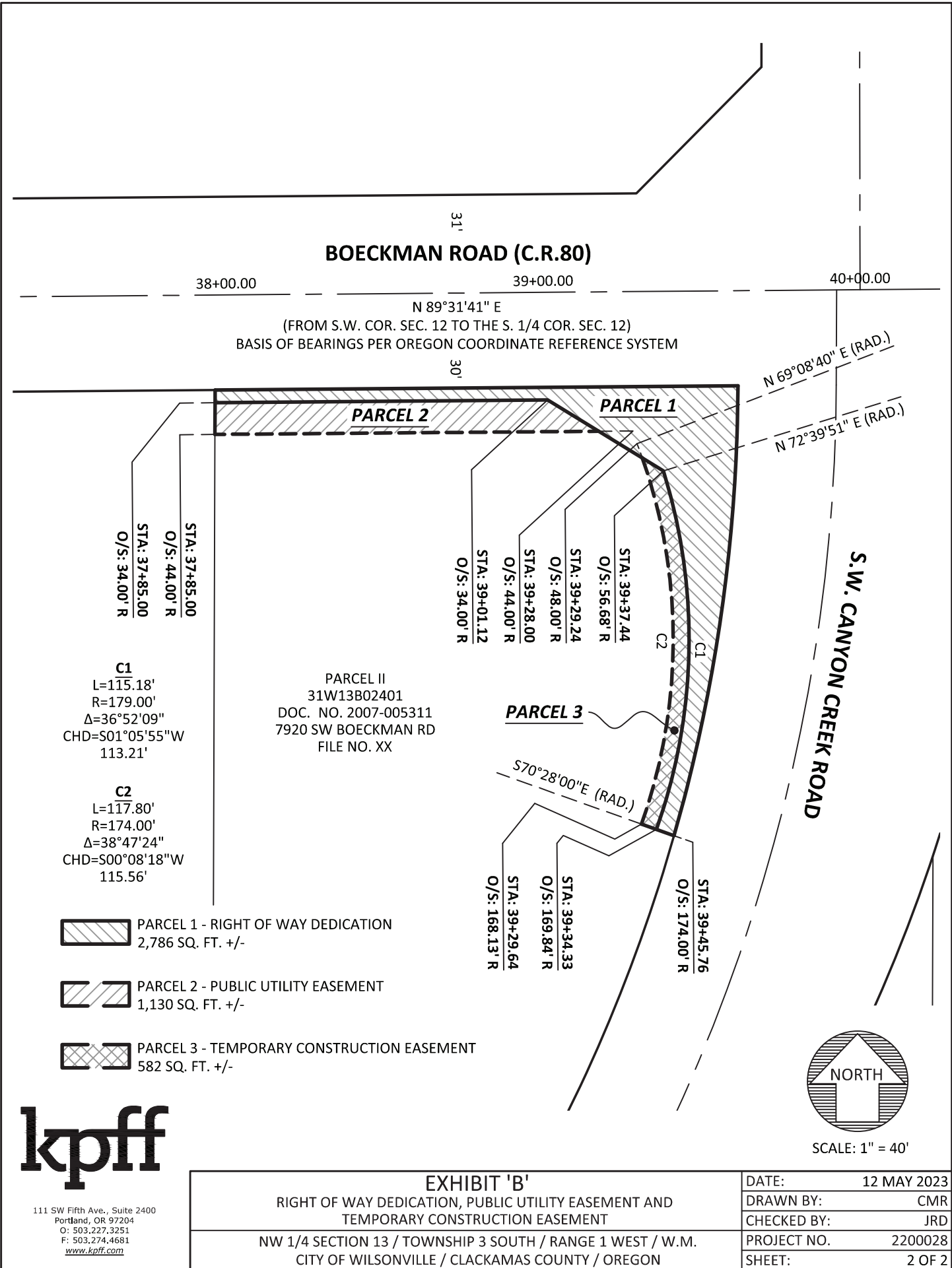


EXHIBIT "A"

Sub-Parcel #18-1

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

TAXMAP: 31W13B
TAXLOT: 00301

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRUCE C. AND MARY ANN SCHROEDER, HUSBAND AND WIFE, IN DOCUMENT NUMBER 95-038595, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID SCHROEDER TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – RIGHT OF WAY DEDICATION

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

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

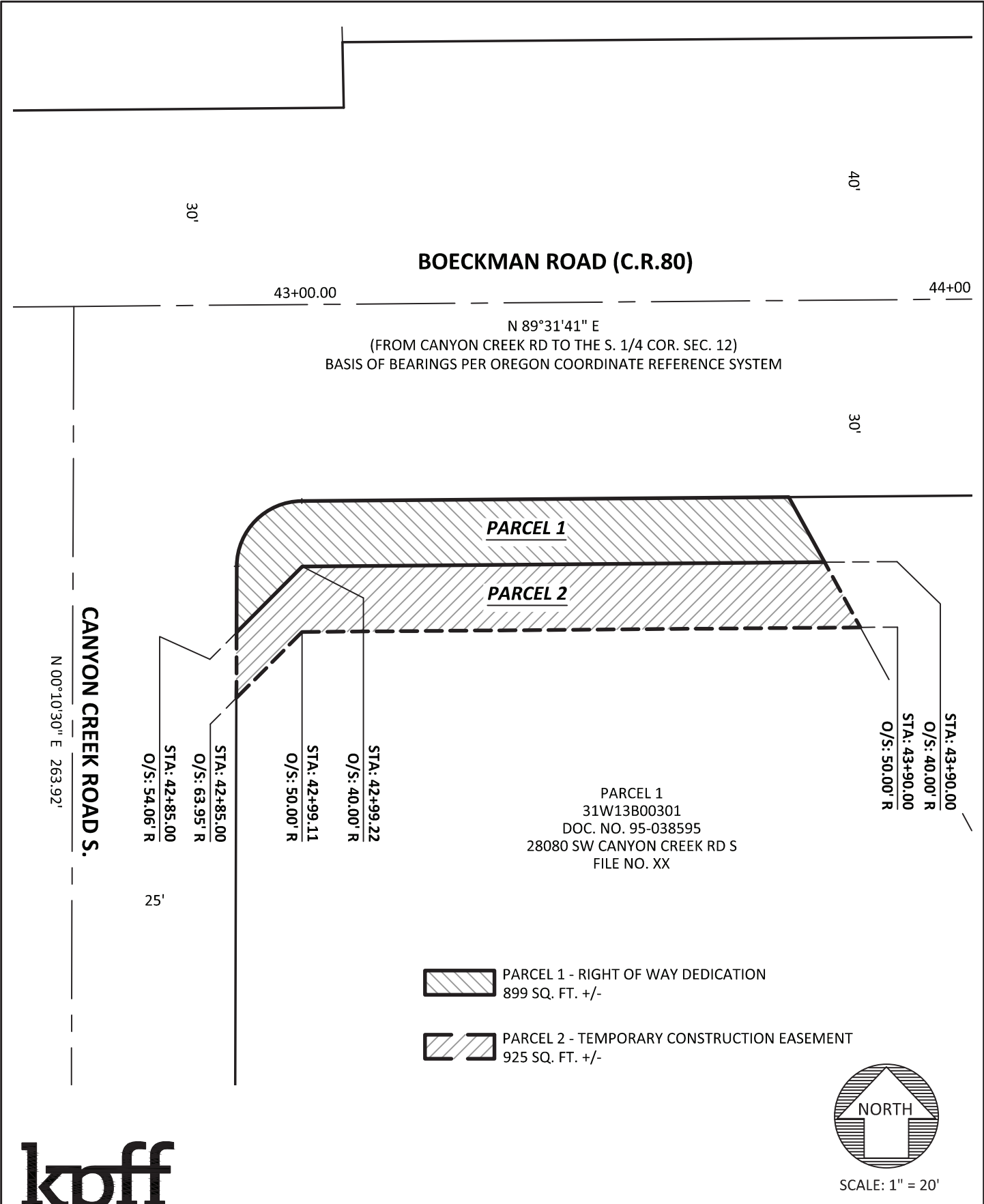
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
42+85.00		42+99.22	54.06 IN A STRAIGHT LINE 40.00
42+99.22		43+90.00	40.00

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

CONTAINING 899 SQUARE FEET (0.021 ACRES), MORE OR LESS.

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

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



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EXHIBIT 'B'
RIGHT OF WAY DEDICATION AND
TEMPORARY CONSTRUCTION EASEMENT
NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	12 MAY 2023
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	2200028
SHEET:	2 OF 2

Sub-Parcel #18-2**EXHIBIT "A"**

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

TAXMAP: 31W13B
 TAXLOT: 00301

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRUCE C. AND MARY ANN SCHROEDER, HUSBAND AND WIFE, IN DOCUMENT NUMBER 95-038595, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID SCHROEDER TRACT, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'21" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT

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

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

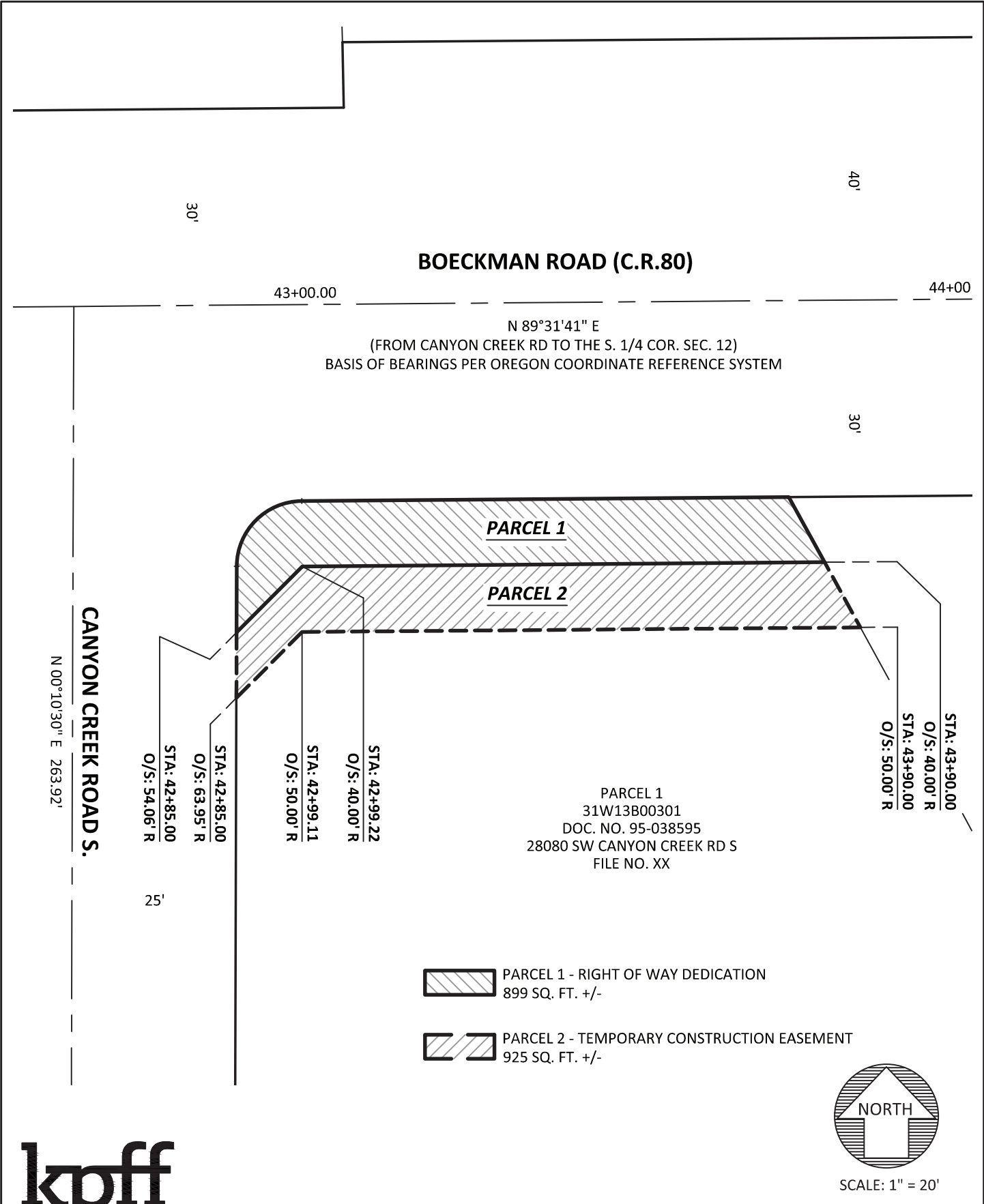
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
42+85.00		42+99.11	63.95 IN A STRAIGHT LINE 50.00
42+99.11		43+90.00	50.00

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

CONTAINING 925 SQUARE FEET (0.021 ACRES), MORE OR LESS.

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

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



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

EXHIBIT 'B' RIGHT OF WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2