

**THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

**URA RESOLUTION NO. 101**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS TO CARRY OUT THE YEAR 2000 URBAN RENEWAL PLAN, TO CARRY OUT A PORTION OF URBAN RENEWAL PROJECT 601.A.7, WILSONVILLE ROAD, AND AUTHORIZING TITLE TO VEST IN THE CITY OF WILSONVILLE**

WHEREAS, the Urban Renewal Year 2000 Plan ("Plan") Section 601, entitled "Urban Renewal Projects and Improvement Activities," provides for "Roads, Including Utility Work Indicated" and more specifically identifies urban renewal projects and improvement activities necessary to implement this urban renewal plan, and this list includes Project No. A.7 relating to proposed Wilsonville Road improvements, a portion of which are otherwise identified herein as Wilsonville Road Phases 2B and 3B; and

WHEREAS, the Report on the Urban Renewal Year 2000 Plan at Section 102.F determines that improvements to the Wilsonville Road Phases 2B and 3B portion of Wilsonville Road are critical to the objectives of the Plan, as follows:

"The majority of the arterial class streets and roads in the survey area are inadequate in their cross-sectional standards resulting in a deficient traffic carrying capacity. Further, the structural standards to which most were constructed are below current City standards as can be seen by considerable failure in the streets' and roads' travel surface."; and

WHEREAS, under the existing Plan Section 601.A.7, the identified improvements to the Wilsonville Road Phases 2B and 3B portion of Wilsonville Road are summarized and not particularized; and

WHEREAS, City of Wilsonville Resolution No. 1812 approved a three-lane right-of-way section and alignment design for Wilsonville Road Phase 3 and a five-lane right-of-way section and alignment design for Wilsonville Road Phase 2B; a copy of Resolution No. 1812 is made a part of the record herein as Exhibit 1; and

WHEREAS, the design details adopted pursuant to Resolution No. 1812 implement the City Comprehensive Plan, Transportation Master Plan and Bicycle and Pedestrian Master Plan; and

WHEREAS, under and by virtue of the laws of the State of Oregon and The Year 2000 Urban Renewal Plan, the Urban Renewal Agency is duly authorized and lawfully empowered to construct certain planned public improvement projects, and to acquire land necessary and proper for such public purposes, and to do so in conjunction with the City and the City of Wilsonville Comprehensive Plan; and

WHEREAS, Wilsonville Road Phases 2B and 3B Improvements are necessary to carry out the objectives of the Urban Renewal Year 2000 Plan and are authorized by Urban Renewal Year 2000 Plan Section 601.A.7, and the improvements and activities so listed will be financed through Urban Renewal Bond Proceeds; and

WHEREAS, the alignment and right-of-way of Wilsonville Road Phases 2 and 3 from Arrowhead Creek on the west to the railroad tracks on the east has been the subject of eight years of technical analysis and public debate concerning among other things traffic capacity, safety, congestion and environmental impacts; and

WHEREAS, consulting engineers MacKay and Sposito refined five alternative alignments that were presented to the public at an open house on November 12, 2002; and

WHEREAS, meetings with the affected property owners to discuss the impacts of the various alternatives were held on November 7, 2002 and on January 23, 2003 and a public information meeting was held November 12, 2002; and

WHEREAS, the City Council held a public hearing on January 27, 2003 prior to adoption of Resolution No. 1812 on February 3, 2003; and

WHEREAS, in comparing the cost amount for the Wilsonville Road Phases 2B and 3 construction and property interest along with the existing use of the subject properties, the alternative adopted in Resolution No. 1812 reflects the least amount of property interest to ensure safe, efficient and adequate public improvements; and

WHEREAS, the public right-of-way should be vested in the City of Wilsonville to provide for necessary care, maintenance and public safety authority.

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

1. There is needed and required, for the public purpose of completing public improvements known as Wilsonville Road Phases 2B and 3B for the residents of the City of Wilsonville and its Urban Renewal Area, acquisition of property and property interest of those properties identified as Exhibits 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, attached hereto and incorporated herein by this reference.

2. The property and property interests are required as a result of the aforementioned public improvements, and the improvements have been planned and located in a manner most compatible with the greatest public good and the least private injury.

3. The Urban Renewal Agency staff and attorneys are authorized and directed to attempt to agree with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property including, but not limited to, obtaining a negotiated right-of-entry to begin construction while negotiating full acquisition and, in the event agreement cannot be reached, then to commence and prosecute to final determination such condemnation proceedings as may be necessary to acquire the real property or property interest.

4. Upon trial of and action of condemnation, the attorneys for the Urban Renewal Agency are authorized to make such stipulation, agreement or admission as in their judgment may be in the best interests of the Urban Renewal Agency.

5. That to the extent persons as defined in the Urban Renewal Agency's adopted Relocation Regulations will be displaced by these actions, such displaced persons shall be eligible for relocation benefits detailed in the adopted regulations.

6. The Urban Renewal Agency anticipates it will acquire the above-described property in the winter and spring of 2004 and cause construction to begin as soon as property acquisitions are complete.

7. In accordance with the above recitals, the City Manager acting as the Agency's Executive Director is authorized to transfer title of identified properties to the City of Wilsonville by deed or directly through negotiation.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 3rd day of November 2003, and filed with the Wilsonville City Recorder this date.

  
\_\_\_\_\_  
CHARLOTTE LEHAN, Chair

ATTEST:

  
\_\_\_\_\_  
SANDRA C. KING, City Recorder

SUMMARY of Votes:

Chair Lehan	Yes
Board Member Kirk	Yes
Board Member Helser	Yes
Board Member Scott-Tabb	Yes
Board Member Holt	Yes

**RESOLUTION NO. 1812**

**A RESOLUTION APPROVING A THREE-LANE RIGHT OF WAY SECTION AND ALIGNMENT FOR WILSONVILLE ROAD PHASE III AND AUTHORIZING THE CITY ENGINEER TO PROCEED WITH FINAL DESIGN.**

WHEREAS, the alignment and right of way of Wilsonville Road Phase III from Arrowhead Creek on the west to the railroad tracks on the east has been the subject of years of technical analysis and public debate concerning among other things traffic capacity, safety, congestion and environmental impacts, and

WHEREAS, the City Council Goals for Fiscal Year 2002-03 have placed a high priority on resolving the issues related to Wilsonville Road Phase III and proceeding with construction post haste; and

WHEREAS, the consulting engineers, Mackay and Sposito, developed five alternative alignments that were presented to the public at an open house on November 12, 2002; a summary of the questions and answers from that meeting are included as part of the public record for this hearing; and

WHEREAS, meetings with the affected property owners to discuss the impacts of the various alternatives were held on November 7, 2002 and on January 23, 2003; and

WHEREAS, the adopted 1991 Transportation Master Plan includes both three- and five-lane alternatives for the Wilsonville Road Phase III; and

WHEREAS, based on the modeling data the draft 2003 Transportation Systems Plan has been revised to include the extension of Barber west to 110<sup>th</sup>; and

WHEREAS, the construction of the Barber extension together with the Boeckman extension, (which is currently in the design phase with construction scheduled for 2004), will provide alternative routes for east-west traffic which will further relieve traffic on Wilsonville Road; and

WHEREAS, based on the most recent traffic modeling data, which takes into account the Barber and Boeckman extensions, the draft 2003 Transportation Systems Plan calls for a three-lane section for Wilsonville Road Phase III; and

WHEREAS, a segment of Wilsonville Road from the railroad tracks toward Kinsman Road included a five-lane design previously designated as Wilsonville Road Phase II which was not completed, and to make the appropriate transition and complete Phase II, Phase III shall include a five-lane segment from the railroad tracks up to and including the intersection with Kinsman Road; and

WHEREAS, the Brown Road/Wilsonville Road intersection improvements can be constructed in the summer of 2003, thus relieving the bottleneck that based on public input is of greatest concern to the traveling public; and

WHEREAS, the west bound three-lane section includes both left and right turn lanes at Brown Road thus allowing through traffic on Wilsonville Road to travel more freely and the design presents minimal impact to the mature stand of evergreen trees present at the north east quadrant of the intersection; and

WHEREAS, the three-lane section without a median, also has the least impact on the adjacent property owners, and is the alternative they support; and

WHEREAS, a three-lane section is the most cost effective alternative for the present and for the reasonably foreseeable future; and

WHEREAS, due to environmental regulations and conflicts with heavy truck traffic at the Industrial Way intersection with Wilsonville Road and the need to widen the adjacent bridge over Seely Ditch, the reconstruction of that portion of Wilsonville Road Phase III impacting Seely Ditch is the most problematic; therefore, it is proposed that the construction of this portion of the project be delayed until the summer of 2004 to provide sufficient time to obtain all necessary federal and state environmental permits; and

WHEREAS, Wilsonville Road Phase III will complete the reconstruction of all of Wilsonville Road with bike lanes, sidewalks, underground utilities, streetlights, street trees, and where appropriate, median strips; and

WHEREAS, the City Council has conducted a duly noticed public hearing on January 27, 2003 and has received testimony and exhibits.

WHEREAS, in order to provide time to review a written transcript of the public testimony received at the City Council meeting of January 27, 2003, the Council voted to continue consideration of Resolution No. 1812 until the regularly scheduled City Council meeting of February 3, 2003; and

Whereas, based upon consideration of the testimony received during the January 27, 2003 public hearing the staff recommendation has been revised to include: (1) A bus turnout east and westbound at Montebello; (2) A dedicated southbound right turn lane on Brown Road to the intersection with Wilsonville Road is dependent upon further engineering analysis and right of way acquisition.

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

Section 1. The City Council hereby authorizes the design and construction of Wilsonville Road Phase III as described in the recitals above and as set forth in the preliminary engineering drawings, and attached hereto as revised Exhibit A, entitled "Modified Alternative 1D".

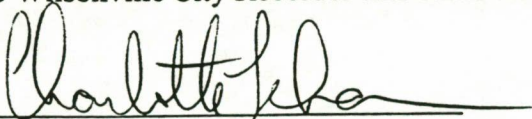
Section 2. The City Engineer is instructed to proceed with final design in anticipation of beginning construction in the summer of 2003 with that portion of Wilsonville Road Phase III impacting the Seely Ditch and its bridge being delayed until the summer of 2004.

Section 3. The City Council shall review the design details, including street lighting and landscaping plans before the project goes out to bid.

Section 4. The City Engineer is further instructed to return to Council with a construction management plan that will cause the least inconvenience to the traveling public and the Wood Middle and Boones Ferry Primary schools.

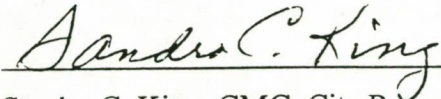
Section 5. This resolution is effective upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 3<sup>rd</sup> day of February, 2003, and filed with the Wilsonville City Recorder this same date.



CHARLOTTE LEHAN, MAYOR

ATTEST:

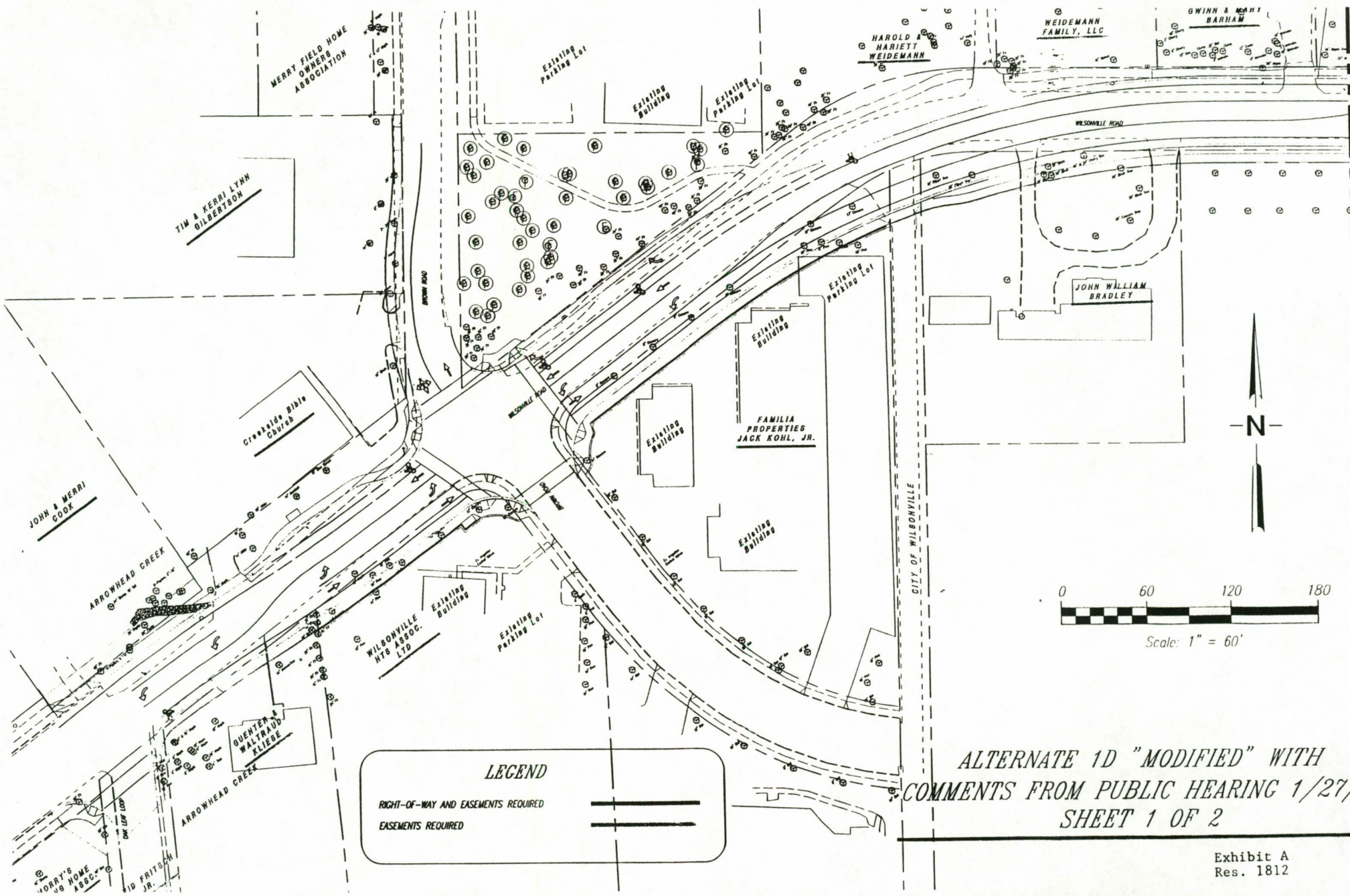


Sandra C. King, CMC, City Recorder

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Helser	Yes
Councilor Holt	Excused
Councilor Kirk	Yes
Councilor Scott-Tabb	Yes





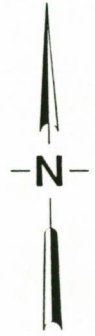
**LEGEND**

RIGHT-OF-WAY AND EASEMENTS REQUIRED

EASEMENTS REQUIRED

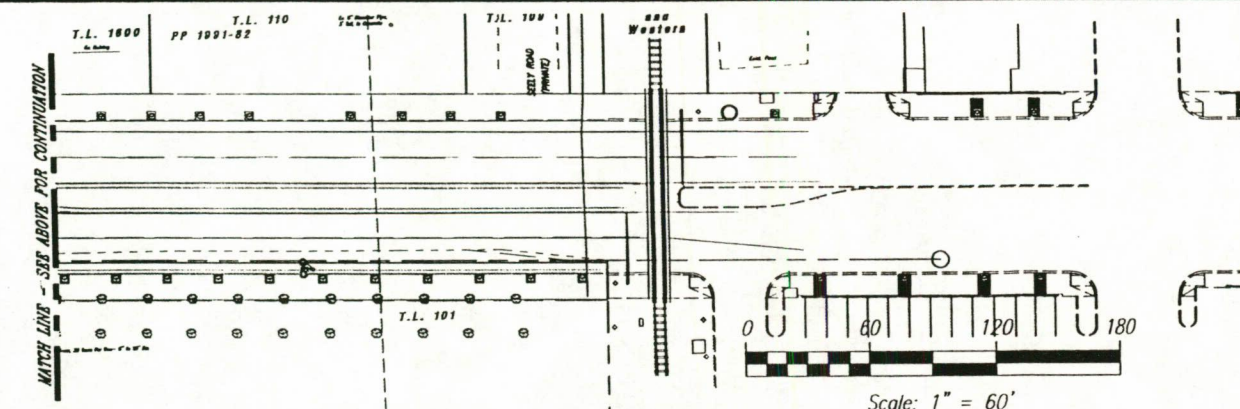
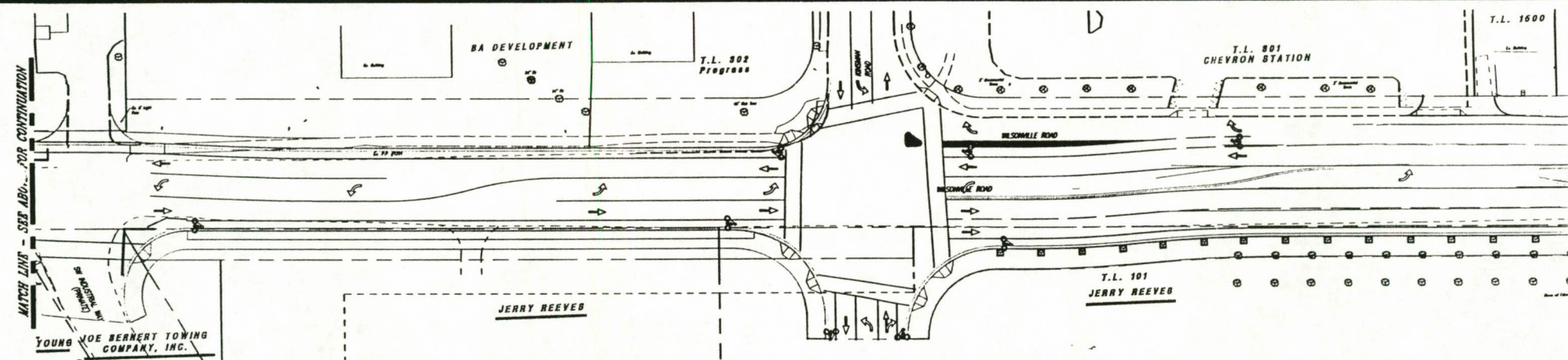
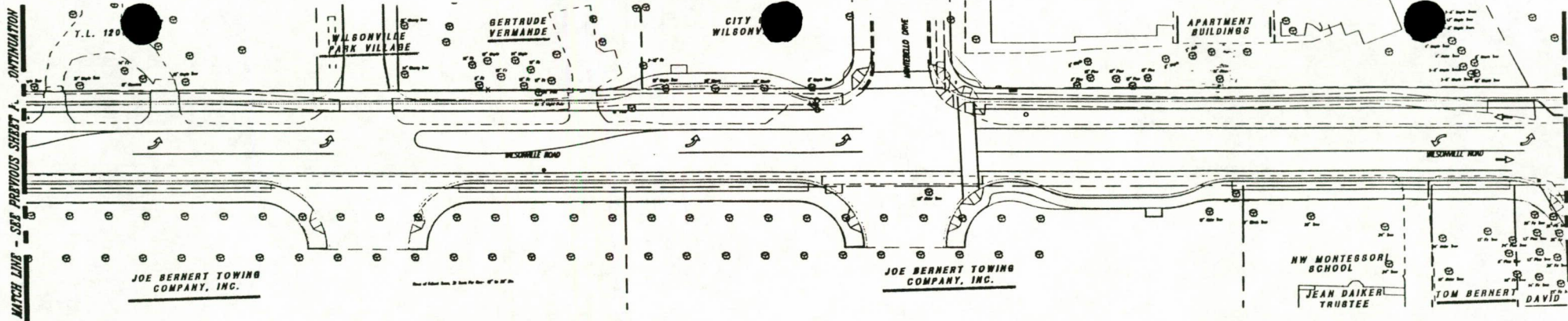


Scale: 1" = 60'



*ALTERNATE 1D "MODIFIED" WITH  
COMMENTS FROM PUBLIC HEARING 1/27/00  
SHEET 1 OF 2*

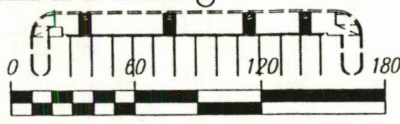
MATCH LINE - SEE NEXT SHEET FOR CONTINUATION



**LEGEND**

RIGHT-OF-WAY AND EASEMENTS REQUIRED

EASEMENTS REQUIRED



Scale: 1" = 60'

*ALTERNATE 1D "MODIFIED" WITH  
COMMENTS FROM PUBLIC HEARING 1/27/03  
SHEET 2 OF 2*

Exhibit A  
Res. 1812

EXHIBIT A

13624LD10\_TL1000E  
04/07/03  
mrn

www.mackaysposito.com



1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833

LEGAL DESCRIPTION FOR  
SLOPE EASEMENT  
WILSONVILLE ROAD  
(TAX LOT 1000)  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Parcel "I" described in Warranty Deed to James Bernert, et al, recorded under Fee Number 78 39046, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of said Short Donation Land Claim, said point being on the Southerly right of way line of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point being 30.00 feet from the centerline of said road when measured at right angles, as shown in survey recorded as PS-11236; thence along said East line South 00° 00' 00" East 9.00 feet to a point 39.00 feet from said centerline when measured at right angles, said point being the **True Point of Beginning**; thence continuing along said East line South 00° 00' 00" East 7.50 feet to a point 46.50 feet from said centerline when measured at right angles; thence parallel with said centerline South 89° 58' 00" West 49.86 feet to a point on the East line of that parcel of land described in Individual Warranty Deed to Jean K. Daiker recorded under Fee Number 92 67568, records of said county; thence along said East line North 01° 08' 00" East 7.50 feet to a point 39.00 feet from said centerline when measured at right angles; thence parallel with said centerline North 89° 58' 00" East 49.72 feet to the **True Point of Beginning**.

Containing 373 square feet (0.009 acres), more or less.



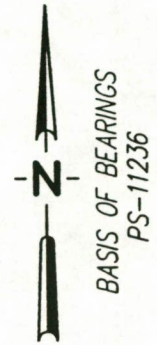
**EXHIBIT B**

**MacKay & Spósito, Inc.**

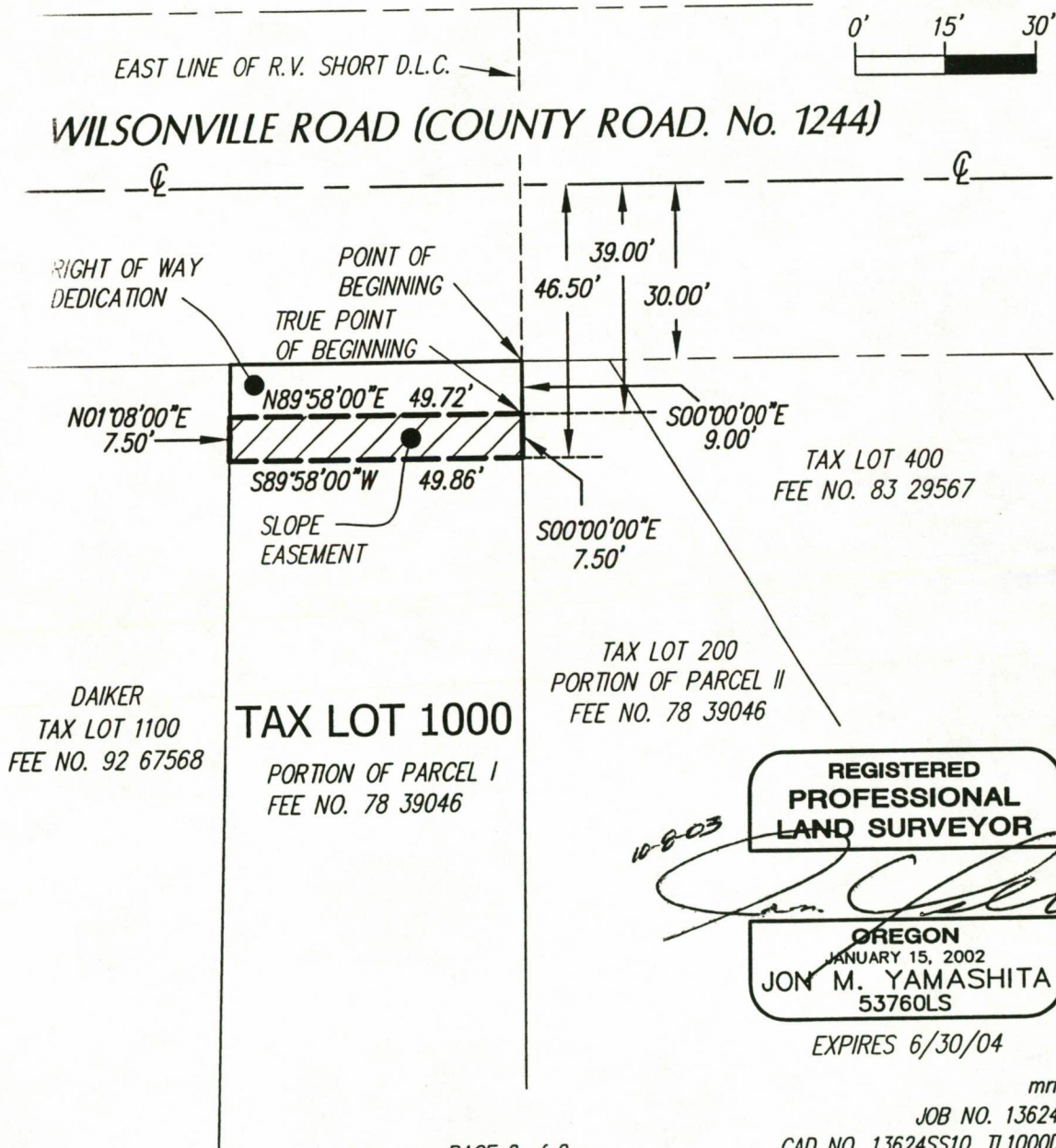
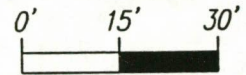


ENGINEERS SURVEYORS PLANNERS  
10000 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER WA. 98683  
PHONE (360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
SLOPE EASEMENT  
TAX LOT 1000  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
OCTOBER 7, 2003



SCALE: 1"=30'



10-8-03  
**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

**OREGON**  
JANUARY 15, 2002  
**JON M. YAMASHITA**  
53760LS

EXPIRES 6/30/04

mm

JOB NO. 13624

CAD NO. 13624SS10\_TL1000D

EXHIBIT A

13624LD10\_TL1000D  
10/07/03  
mrn

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**MacKay & Sposito, Inc.**

ENGINEERS SURVEYORS PLANNERS

VANCOUVER KENNEWICK

1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833

LEGAL DESCRIPTION FOR  
RIGHT OF WAY DEDICATION  
WILSONVILLE ROAD  
(TAX LOT 1000)

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Parcel "I" described in Warranty Deed to James Bernert, et al, recorded under Fee Number 78 39046, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

**Beginning** at a point on the East line of said Short Donation Land Claim, said point being on the Southerly right of way line of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point being 30.00 feet from the centerline of said road when measured at right angles, as shown in survey recorded as PS-11236; thence along said East line South 00° 00' 00" East 9.00 feet to a point 39.00 feet from said centerline when measured at right angles; thence parallel with said centerline South 89° 58' 00" West 49.72 feet to a point on the East line of that parcel of land described in Individual Warranty Deed to Jean K. Daiker recorded under Fee Number 92 67568, records of said county; thence along said East line North 01° 08' 00" East 9.00 feet to a point on said Southerly right of way line, said point being 30.00 feet from said centerline when measured at right angles; thence along said right of way line, parallel with said centerline North 89° 58' 00" East 49.54 feet to the **Point of Beginning**.

Containing 447 square feet (0.010 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*100-03*  
*Jon M. Yamashita*

OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

EXPIRES: 6-30-04

**EXHIBIT B**

**MacKay & Sposito, Inc.**

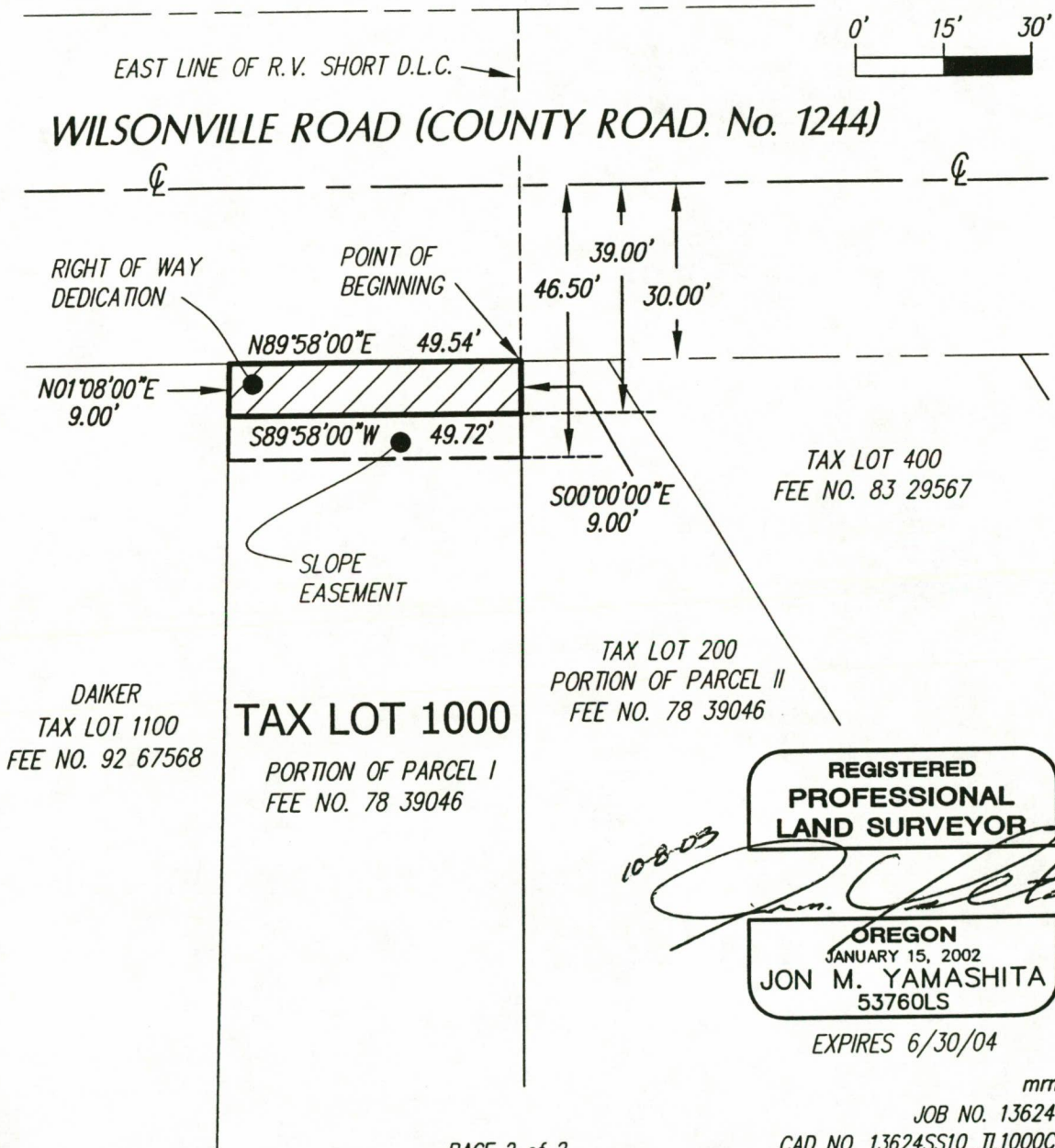
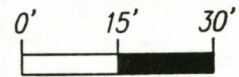


ENGINEERS SURVEYORS PLANNERS  
1325 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER WA. 98683  
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
RIGHT OF WAY DEDICATION  
TAX LOT 1000  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
OCTOBER 7, 2003



SCALE: 1"=30'



**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

10-8-03  
*[Handwritten Signature]*

OREGON  
JANUARY 15, 2002  
JON M. YAMASHITA  
53760LS

EXPIRES 6/30/04

EXHIBIT A

13624LD12\_TL200C  
10/08/03  
mrn

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**Mackay & Sposito, Inc.**

ENGINEERS SURVEYORS PLANNERS

VANCOUVER KENNEWICK

1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833



LEGAL DESCRIPTION FOR  
RIGHT OF WAY DEDICATION  
WILSONVILLE ROAD  
(TAX LOT 200)

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Parcel "II" described in Warranty Deed to James Bernert, et al, recorded under Fee Number 78 39046, records of said county, lying in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

**Beginning** at a point on the East line of said Short Donation Land Claim, said point being on the Southerly right of way line of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point being 30.00 feet from the centerline of said road when measured at right angles, as shown in survey recorded as PS-11236; thence along said Southerly right of way line North 89° 58' 00" East 14.55 feet to a point on the Westerly line of that tract of land described in Quit Claim Deed to Joe Bernert Towing Co., Inc., recorded under Fee Number 87 57702, records of said county; thence along said Westerly line South 31° 36' 00" East 14.45 feet; thence leaving said Westerly line North 75° 57' 27" West 13.62 feet to a point 39.00 feet from said centerline when measured at right angles; thence parallel with said centerline South 89° 58' 00" West 8.91 feet to a point on the East line of said Short Donation Land Claim; thence along said East line North 00° 00' 00" East 9.00 feet to the **Point of Beginning**.

Containing 174 square feet (0.004 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*10-9-03*

OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

EXPIRES: 6-30-04

**EXHIBIT B**

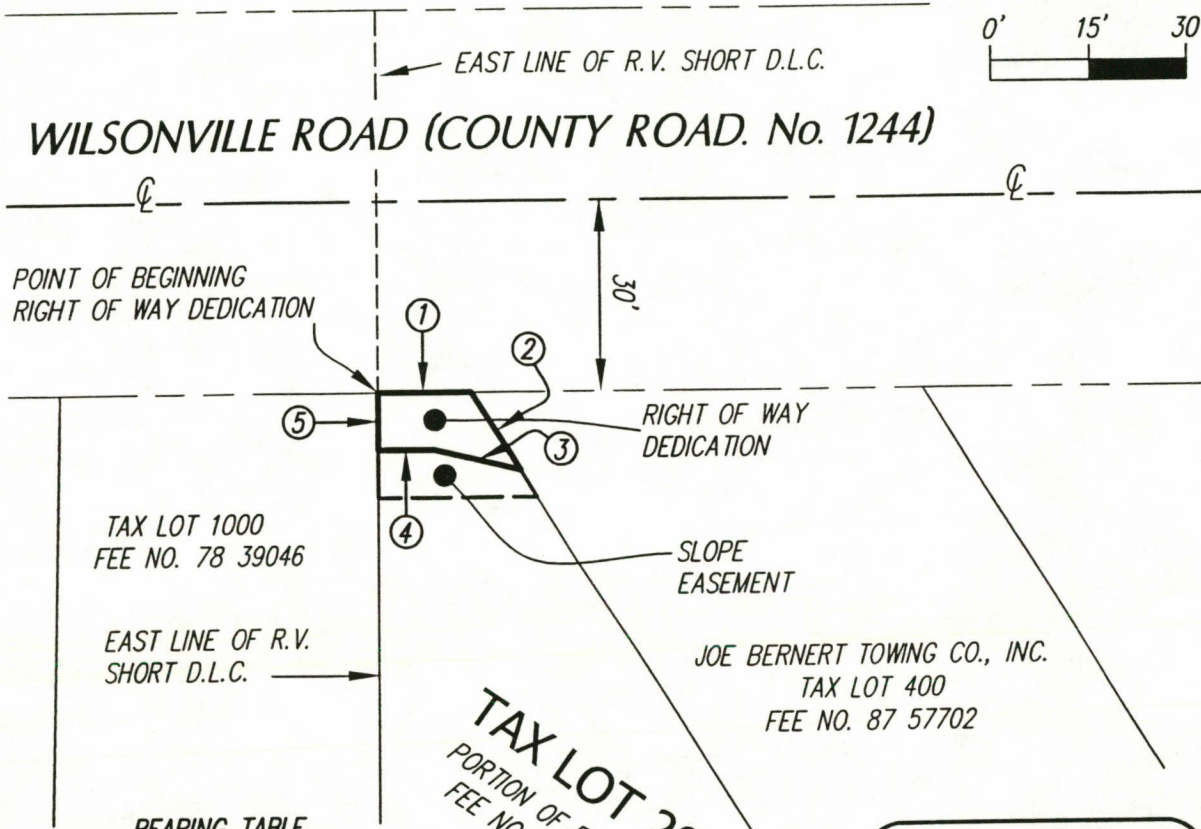
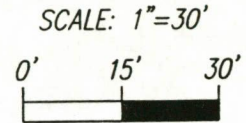
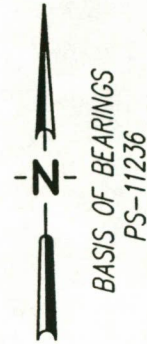
**MacKay & Sposito, Inc.**



ENGINEERS SURVEYORS PLANNERS

1325 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER WA. 98683  
 (360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 RIGHT OF WAY DEDICATION  
 TAX LOT 200  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 OCTOBER 7, 2003**



TAX LOT 1000  
 FEE NO. 78 39046

EAST LINE OF R.V.  
 SHORT D.L.C.

RIGHT OF WAY  
 DEDICATION

SLOPE  
 EASEMENT

JOE BERNERT TOWING CO., INC.  
 TAX LOT 400  
 FEE NO. 87 57702

**TAX LOT 200**  
 PORTION OF PARCEL II  
 FEE NO. 78 39046

BEARING TABLE

①	N89°58'00"E	14.55'
②	S31°36'00"E	14.45'
③	N75°57'27"W	13.62'
④	S89°58'00"W	8.91'
⑤	N00°00'00"E	9.00'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JANUARY 15, 2002  
 JON M. YAMASHITA  
 53760LS

EXPIRES 6/30/04



EXHIBIT A

13624LD12\_TL200D  
10/08/03  
mrr

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1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833

LEGAL DESCRIPTION FOR  
SLOPE EASEMENT  
WILSONVILLE ROAD  
(TAX LOT 200)  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

Containing 149 square feet (0.003 acres), more or less. <sup>10-9-03</sup>

EXPIRES: 6-30-04

**EXHIBIT B**

**MacKay & Sposito, Inc.**



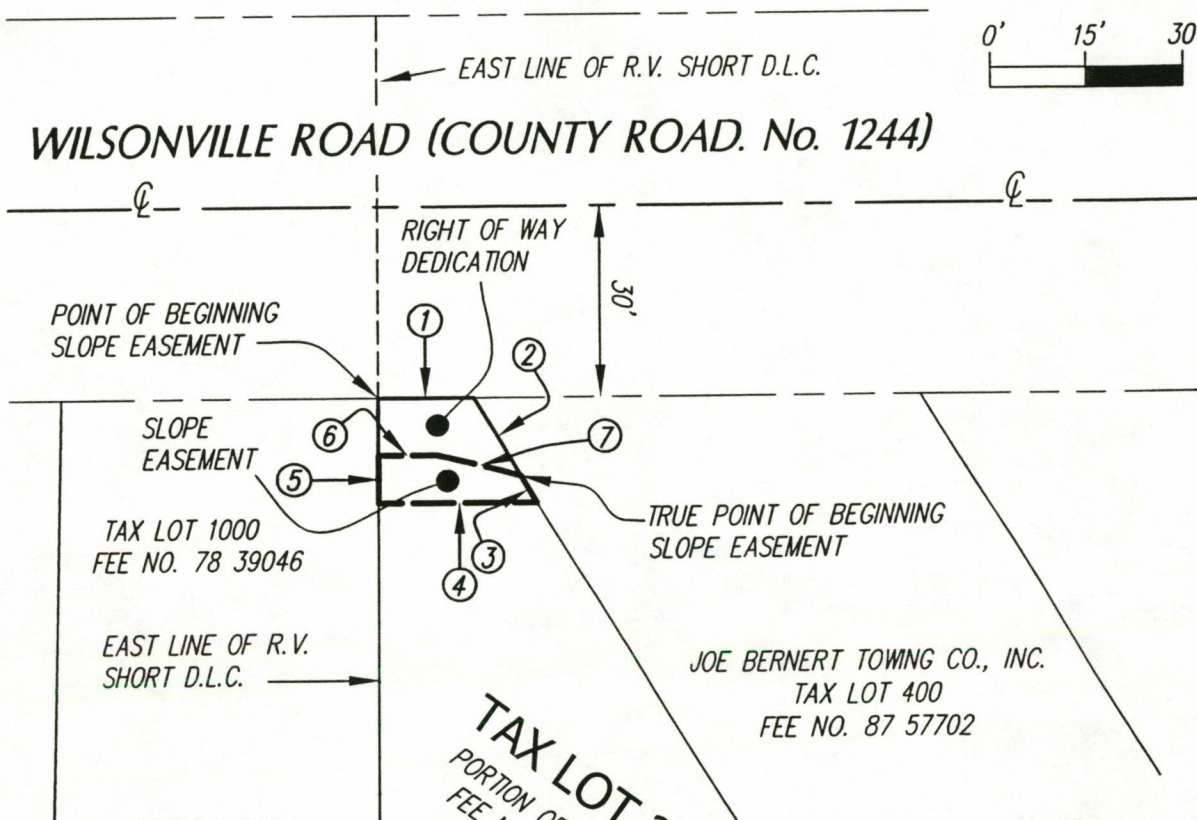
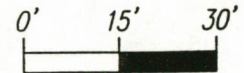
ENGINEERS SURVEYORS PLANNERS

1325 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER WA. 98683  
 (360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833



**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 SLOPE EASEMENT  
 TAX LOT 200  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 OCTOBER 7, 2003**

SCALE: 1"=30'



**BEARING TABLE**

①	N89°58'00"E	14.55'
②	S31°36'00"E	14.45'
③	S31°36'00"E	4.92'
④	S89°58'00"W	24.69'
⑤	N00°00'00"E	7.50'
⑥	N89°58'00"E	8.91'
⑦	S75°57'27"E	13.62'

JOE BERNERT TOWING CO., INC.  
 TAX LOT 400  
 FEE NO. 87 57702

**TAX LOT 200**  
 PORTION OF PARCEL II  
 FEE NO. 78 39046

**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**

10-8-03

**OREGON**  
 JANUARY 15, 2002  
**JON M. YAMASHITA**  
 53760LS

EXPIRES 6/30/04

mm

JOB NO. 13624

CAD NO. 13624SS12\_TL200E

EXHIBIT A

13624LD18\_TL200SC  
10/08/03  
mrn

www.mackaysposito.com



1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833

LEGAL DESCRIPTION FOR  
PROPERTY ACQUISITION  
(TAX LOT 200)  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described as Parcel II in warranty deed recorded under Fee No. 78 39046, records of said county, lying in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of said Parcel II, said point being the Northwest corner of that tract shown as Tax Lot 100 on record of survey recorded under SN-29125, records of said county, said point being on the South right of way line of County Road No. 1244, (more commonly known as Wilsonville Road) established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point being 30.00 feet from the centerline of said Wilsonville Road when measured at right angles; thence along the East line of said Parcel II and along the West line of said Tax Lot 100 South 32° 39' 17" East 22.58 feet to a point 49.00 feet from said centerline when measured at right angles, said point being the **True Point of Beginning**; thence continuing along said West line South 32° 39' 17" East 88.85 feet; thence leaving said West line South 44° 51' 50" West 2.65 feet, more or less, to a point the East line of that tract conveyed to Joe Bernert Towing Co., Inc. by quitclaim deed recorded under Fee No. 87-57702, records of said county; thence along the East line of said Bernert tract North 31° 30' 59" West 89.69 feet to a point 49.00 feet from said centerline when measured at right angles; thence parallel with said centerline South 89° 56' 45" East 0.96 feet, more or less, to the **True Point of Beginning**.

Containing 151 square feet (0.004 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

10-8-03  
OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

**EXHIBIT B**

**MacKay & Sposito, Inc.**



ENGINEERS SURVEYORS PLANNERS  
 1325 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER, WA 98683  
 (360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

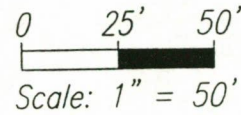
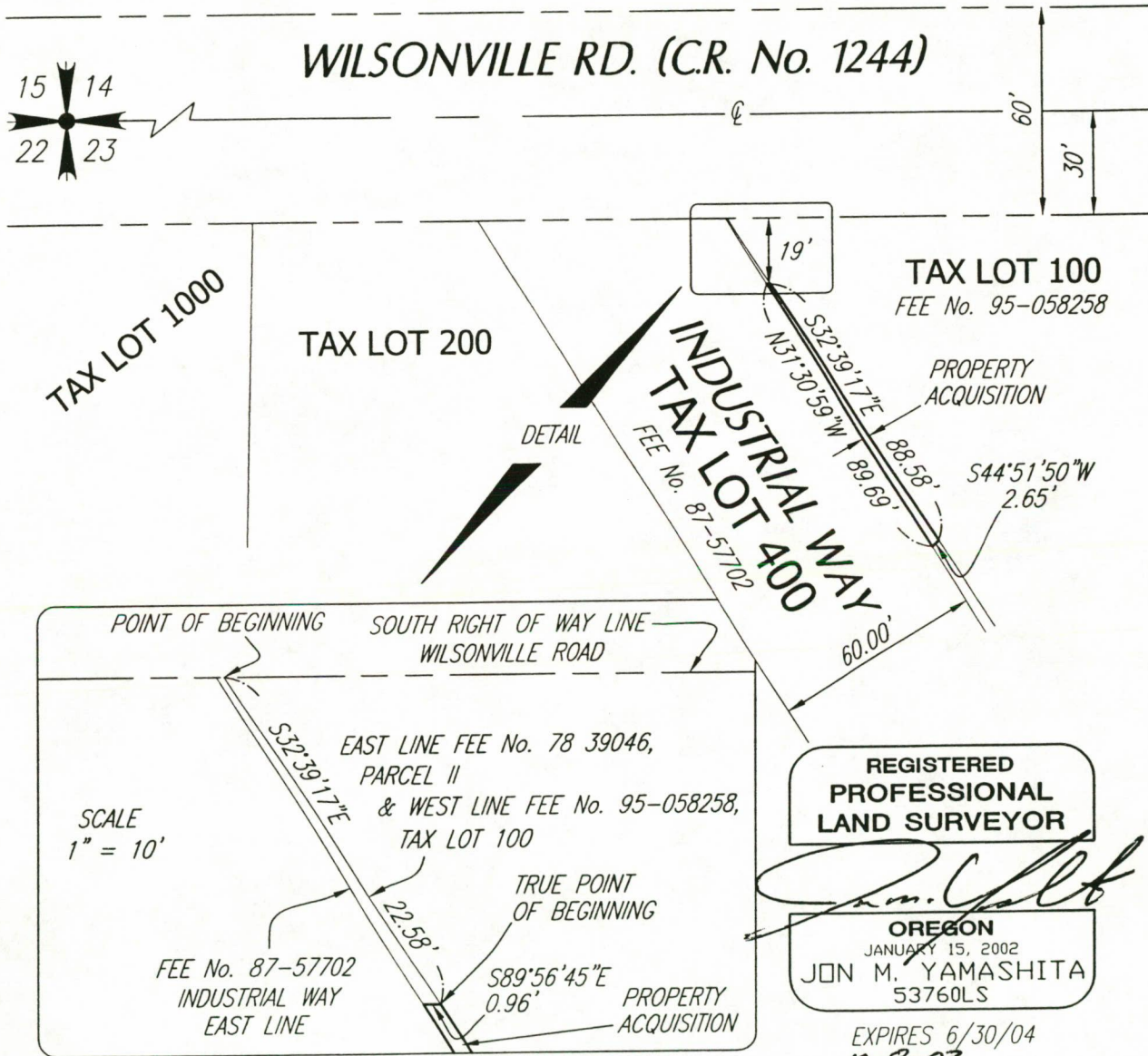


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 PROPERTY ACQUISITION  
 TAX LOT No. 200  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 OCTOBER 8, 2003

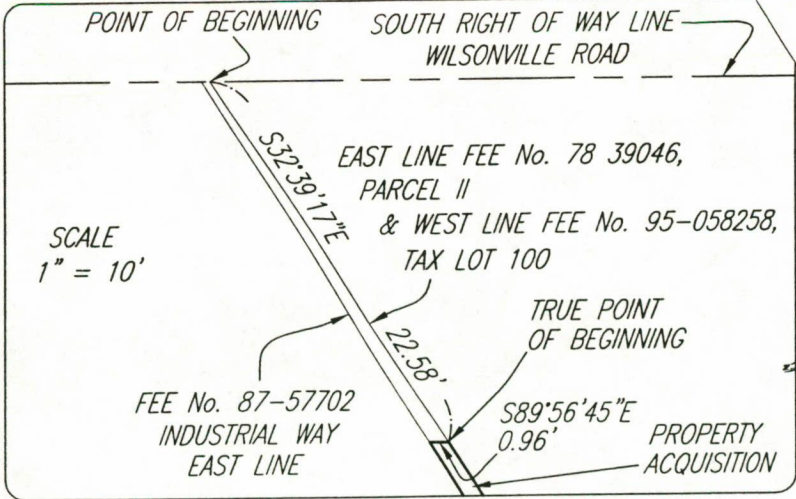


TAX LOT 1000

TAX LOT 200

INDUSTRIAL WAY  
 TAX LOT 400

TAX LOT 100  
 FEE No. 95-058258



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Jon M. Yamashita*

OREGON  
 JANUARY 15, 2002  
 JON M. YAMASHITA  
 53760LS

EXPIRES 6/30/04  
 10-8-03

EXHIBIT A

13624LD18\_TL200S  
07/11/03  
mrn

www.mackaysposito.com



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR  
RIGHT OF WAY DEDICATION  
WILSONVILLE ROAD  
(TAX LOT 200)  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described as Parcel II in warranty deed recorded under Fee No. 78 39046, records of said county, lying in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

**Beginning** at the Northeast corner of said Parcel II, said point being the Northwest corner of that tract shown as Tax Lot 100 on record of survey recorded under SN-29125, records of said county, said point being on the South right of way line of County Road No. 1244, (more commonly known as Wilsonville Road) established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point being 30.00 feet from the centerline of said Wilsonville Road when measured at right angles; thence along the East line of said Parcel II and along the West line of said Tax Lot 100 South 32° 39' 17" East 22.58 feet to a point 49.00 feet from said centerline when measured at right angles; thence parallel with said centerline North 89° 56' 45" West 0.96 feet, more or less, to the East line of that tract conveyed to Joe Bernert Towing Co., Inc. by quitclaim deed recorded under Fee No. 87-57702, records of said county; thence along the East line of said Bernert tract North 31° 30' 59" West 22.30 feet to the Northeast corner of said Bernert tract, said point being on the South right of way line of said Wilsonville Road, said point also being 30.00 feet from the centerline of said Wilsonville Road when measured at right angles; thence along said right of way line, parallel with said centerline South 89° 56' 45" East 0.43 feet, more or less, to the **Point of Beginning**.

Containing 13 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

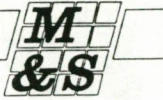
7-11-03

OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

EXPIRES: 6-30-04

**EXHIBIT B**

**MacKay & Sposito, Inc.**



ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660  
 (360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

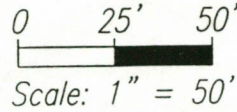
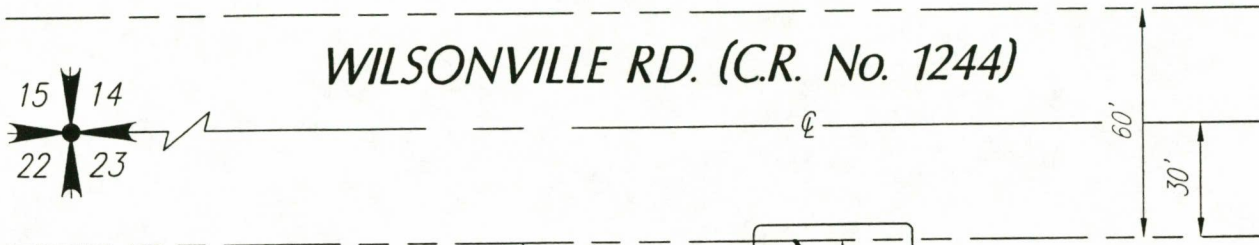


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 RIGHT OF WAY DEDICATION  
 TAX LOT No. 200  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 JULY 11, 2003



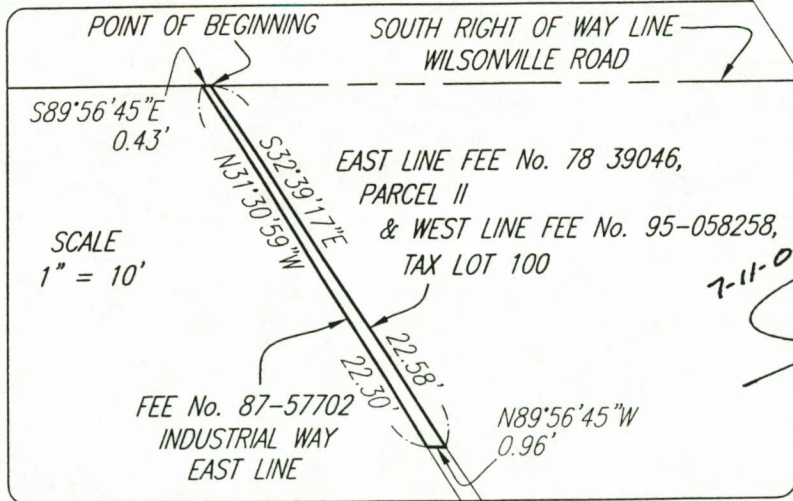
TAX LOT 1000

TAX LOT 200

DETAIL

INDUSTRIAL WAY  
 TAX LOT 400  
 FEE No. 87-57702

TAX LOT 100  
 FEE No. 95-058258



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

7-11-03

OREGON  
 JANUARY 15, 2002  
 JON M. YAMASHITA  
 53760LS

EXPIRES 6/30/04

EXHIBIT A

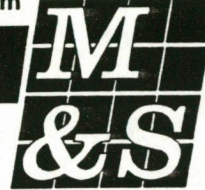
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10/07/03  
mrn

www.mackaysposito.com

**MacKay & Sposito, Inc.**

**ENGINEERS SURVEYORS PLANNERS**

**VANCOUVER KENNEWICK**



1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833

**LEGAL DESCRIPTION FOR**  
**RIGHT OF WAY DEDICATION**  
**WILSONVILLE ROAD**  
**(TAX LOT 101)**  
**CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON**

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in Bargain and Sale Deed to Fenton Y. Sue and Ann L. Sue, Co-Trustees of the Sue Family Living Trust, recorded under Fee Number 95-058261, records of said county, lying in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of said Section 23 as shown on survey recorded as PS 29125, records of said county, said point being on the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said centerline North 89° 56' 45" West 160.02 feet to a point on the West right of way line of the Oregon Electric Railroad; thence along said West right of way line South 00° 02' 33" West 30.00 feet to a point on the South right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles, said point also being the Northeast corner of that right of way conveyed to Clackamas County by Warranty Deed recorded under Fee Number 78 22450, records of said county; thence continuing along the West right of way line of said Railroad, and along the East line of said Clackamas County right of way South 00° 02' 33" West 15.00 feet to the Southeast corner of said Clackamas County right of way, said point being 45.00 feet from the centerline of said Wilsonville Road when measured at right angles, said point also being the **Point of Beginning**; thence continuing along the West right of way line of said Railroad South 00° 02' 33" West 4.00 feet to a point 49.00 feet from the centerline of said Wilsonville road when measured at right angles; thence parallel with said centerline North 89° 56' 45" West 445.83 feet; thence South 87° 22' 24" West 73.62 feet; thence South 84° 48' 45" West 38.93 feet; thence North 89° 56' 45" West 55.90 feet; thence South 44° 02' 39" West 59.74 feet; thence North 89° 56' 45" West 75.89 feet; thence North 37° 28' 54" West 63.03 feet to a point on the South line of that right of way

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10/07/03  
mrn

acquired by the City of Wilsonville in Stipulated Final Judgment No. CCV0103185, records of said county, said point being 49.00 feet from said centerline; thence along said South right of way line South 89° 56' 45" East 105.06 feet to the Southeast corner of said acquired right of way; thence along the East line of said right of way North 00° 03' 15" East 19.00 feet to a point on the South right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline along said South right of way line South 89° 56' 45" East 624.75 feet to the most Westerly point of said right of way conveyed to Clackamas County by Warranty Deed recorded under Fee Number 78 22450; thence along the Southwesterly line of said Clackamas County right of way South 69° 23' 26" East 42.72 feet to the **Point of Beginning**.

Containing 18,986 square feet (0.436 acres), more or less.



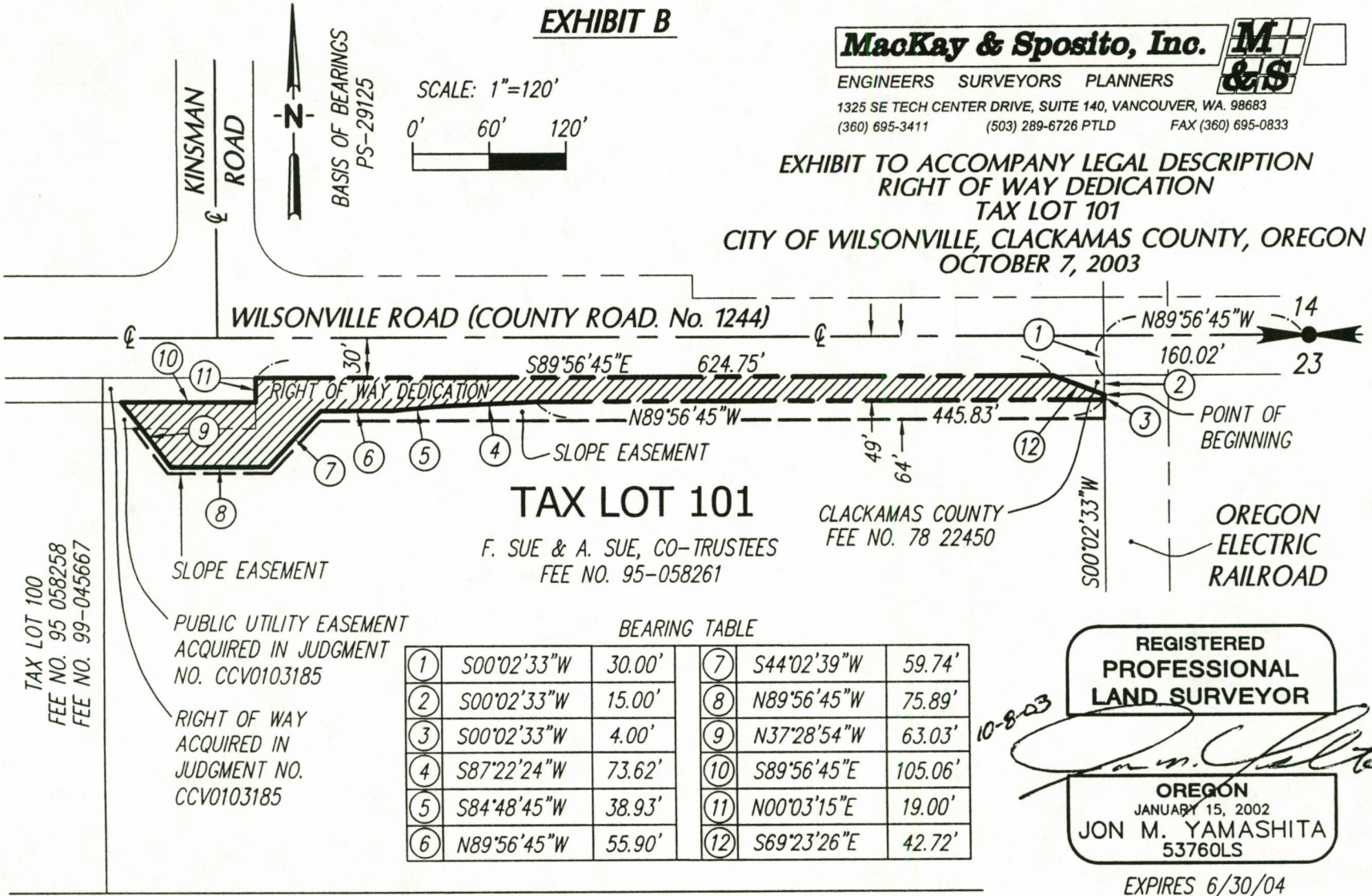


**EXHIBIT B**

**MacKay & Sposito, Inc.**   
 ENGINEERS SURVEYORS PLANNERS

1325 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER, WA. 98683  
 (360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 RIGHT OF WAY DEDICATION  
 TAX LOT 101  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 OCTOBER 7, 2003**



**TAX LOT 101**

F. SUE & A. SUE, CO-TRUSTEES  
 FEE NO. 95-058261

CLACKAMAS COUNTY  
 FEE NO. 78 22450

OREGON  
 ELECTRIC  
 RAILROAD

**BEARING TABLE**

①	S00°02'33"W	30.00'	⑦	S44°02'39"W	59.74'
②	S00°02'33"W	15.00'	⑧	N89°56'45"W	75.89'
③	S00°02'33"W	4.00'	⑨	N37°28'54"W	63.03'
④	S87°22'24"W	73.62'	⑩	S89°56'45"E	105.06'
⑤	S84°48'45"W	38.93'	⑪	N00°03'15"E	19.00'
⑥	N89°56'45"W	55.90'	⑫	S69°23'26"E	42.72'

**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**

*Jon M. Yamashita*  
 10-8-03

OREGON  
 JANUARY 15, 2002  
 JON M. YAMASHITA  
 53760LS

EXPIRES 6/30/04

NORTH LINE BAILEY DONATION LAND CLAIM

TAX LOT 100  
 FEE NO. 95 058258  
 FEE NO. 99-045667

PUBLIC UTILITY EASEMENT  
 ACQUIRED IN JUDGMENT  
 NO. CCV0103185

RIGHT OF WAY  
 ACQUIRED IN  
 JUDGMENT NO.  
 CCV0103185

EXHIBIT A

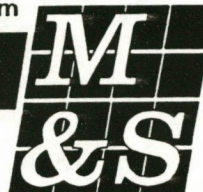
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10/07/03  
mrn

www.mackaysposito.com

**MacKay & Sposito, Inc.**

ENGINEERS SURVEYORS PLANNERS

VANCOUVER KENNEWICK



1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833

LEGAL DESCRIPTION FOR  
SLOPE EASEMENT  
WILSONVILLE ROAD  
(TAX LOT 101)  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in Bargain and Sale Deed to Fenton Y. Sue and Ann L. Sue, Co-Trustees of the Sue Family Living Trust, recorded under Fee Number 95-058261, lying in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of said Section 23 as shown on survey recorded as PS 29125, records of said county, said point being on the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said centerline North 89° 56' 45" West 160.02 feet to a point on the West right of way line of the Oregon Electric Railroad; thence along said West right of way line South 00° 02' 33" West 49.00 feet to a point 49.00 feet from the centerline of said Wilsonville road when measured at right angles, said point being the **Point of Beginning**; thence continuing along said West right of way line South 00° 02' 33" West 15.00 feet to a point 64.00 feet from the centerline of said Wilsonville Road when measured at right angles; thence leaving said West right of way line, parallel with said centerline North 89° 56' 45" West 614.81 feet; thence South 44° 02' 39" West 55.57 feet; thence North 89° 56' 45" West 80.47 feet; thence North 37° 28' 54" West 42.85 feet to a point on the South line of that public utility easement acquired in judgment No. CCV0103185, records of said county, said point being 70.00 feet from said centerline when measured at right angles; thence along said South line, parallel with said centerline South 89° 56' 45" East 6.31 feet; thence South 37° 28' 54" East 36.54 feet; thence South 89° 56' 45" East 75.89 feet;

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10/07/03

mrn

thence North 44° 02' 39" East 59.74 feet; thence South 89° 56' 45" East 55.90 feet;  
thence North 84° 48' 45" East 38.93 feet; thence North 87° 22' 24" East 73.62 feet to a  
point 49.00 feet from said centerline when measured at right angles; thence parallel with  
said centerline South 89° 56' 45" East 445.83 feet to the **Point of Beginning**.

Containing 9,373 square feet (0.215 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

10-8-03

EXPIRES: 6-30-04

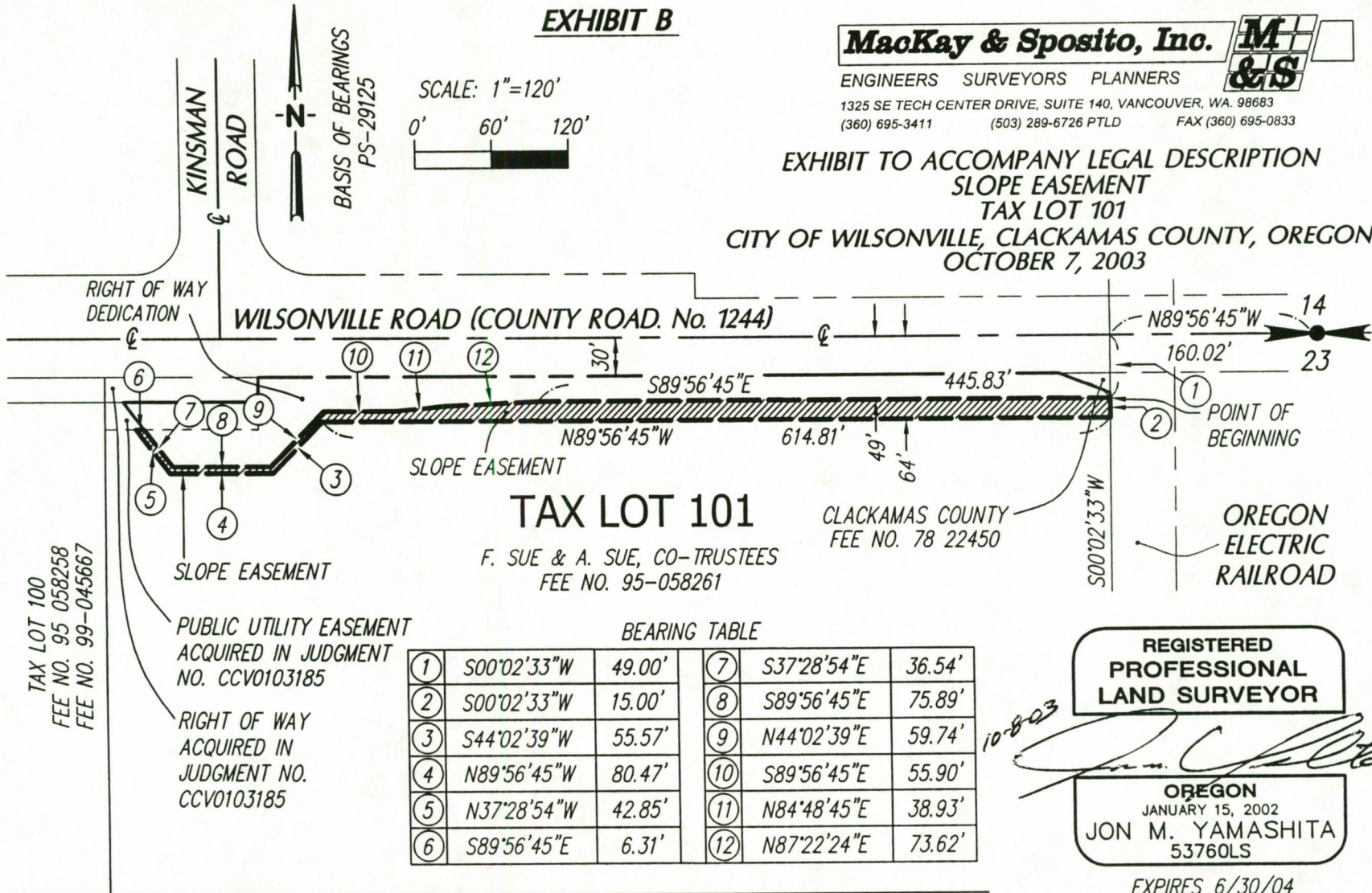
**EXHIBIT B**

**MacKay & Sposito, Inc.**



ENGINEERS SURVEYORS PLANNERS  
 1325 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER, WA. 98683  
 (360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 SLOPE EASEMENT  
 TAX LOT 101  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 OCTOBER 7, 2003



BEARING TABLE

①	S00°02'33"W	49.00'	⑦	S37°28'54"E	36.54'
②	S00°02'33"W	15.00'	⑧	S89°56'45"E	75.89'
③	S44°02'39"W	55.57'	⑨	N44°02'39"E	59.74'
④	N89°56'45"W	80.47'	⑩	S89°56'45"E	55.90'
⑤	N37°28'54"W	42.85'	⑪	N84°48'45"E	38.93'
⑥	S89°56'45"E	6.31'	⑫	N87°22'24"E	73.62'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*10-8-03*

OREGON  
 JANUARY 15, 2002  
 JON M. YAMASHITA  
 53760LS

EXPIRES 6/30/04

NORTH LINE BAILEY DONATION LAND CLAIM

EXHIBIT A

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10/08/03  
mrn

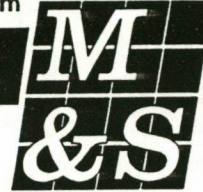
www.mackaysposito.com

**MacKay & Sposito, Inc.**

ENGINEERS SURVEYORS PLANNERS

VANCOUVER KENNEWICK

1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833



LEGAL DESCRIPTION FOR  
STREET TREE PRESERVATION & MAINTENANCE EASEMENT  
WILSONVILLE ROAD  
(TAX LOT 1300)  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in Warranty Deed to Gertrude J. Vermande, recorded under Fee Number 83 13174, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Southwest quarter of the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 14, said point being the Westerly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline as shown on survey recorded as PS-13685, records of said county, North 90° 00' 00" East 554.92 feet to the Southwest corner of said Vermande tract; thence along the West line of said Vermande tract North 00° 02' 40" West 30.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles, said point also being the **Point of Beginning**; thence along said North right of way line as shown on said survey recorded as PS-13685 North 90° 00' 00" East 124.62 feet; thence North 74° 34' 30" East 26.32 feet to a point on the West line of Lot 48 of Montebello, recorded in Volume 68 of plats at Page 18, records of said county, said point being 37.00 feet from the centerline of said road when measured at right angles; thence along said West line North 00° 02' 40" West 8.00 feet to a point 45.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 90° 00' 00" West 150.00 feet to a point on the West line of said Vermande tract; thence along said West line South 00° 02' 40" East 15.00 feet to the **Point of Beginning**.

Containing 2,161 square feet (0.050 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

10-9-03  
*[Signature]*  
OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

**EXHIBIT B**

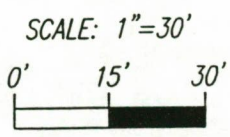
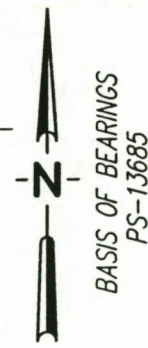
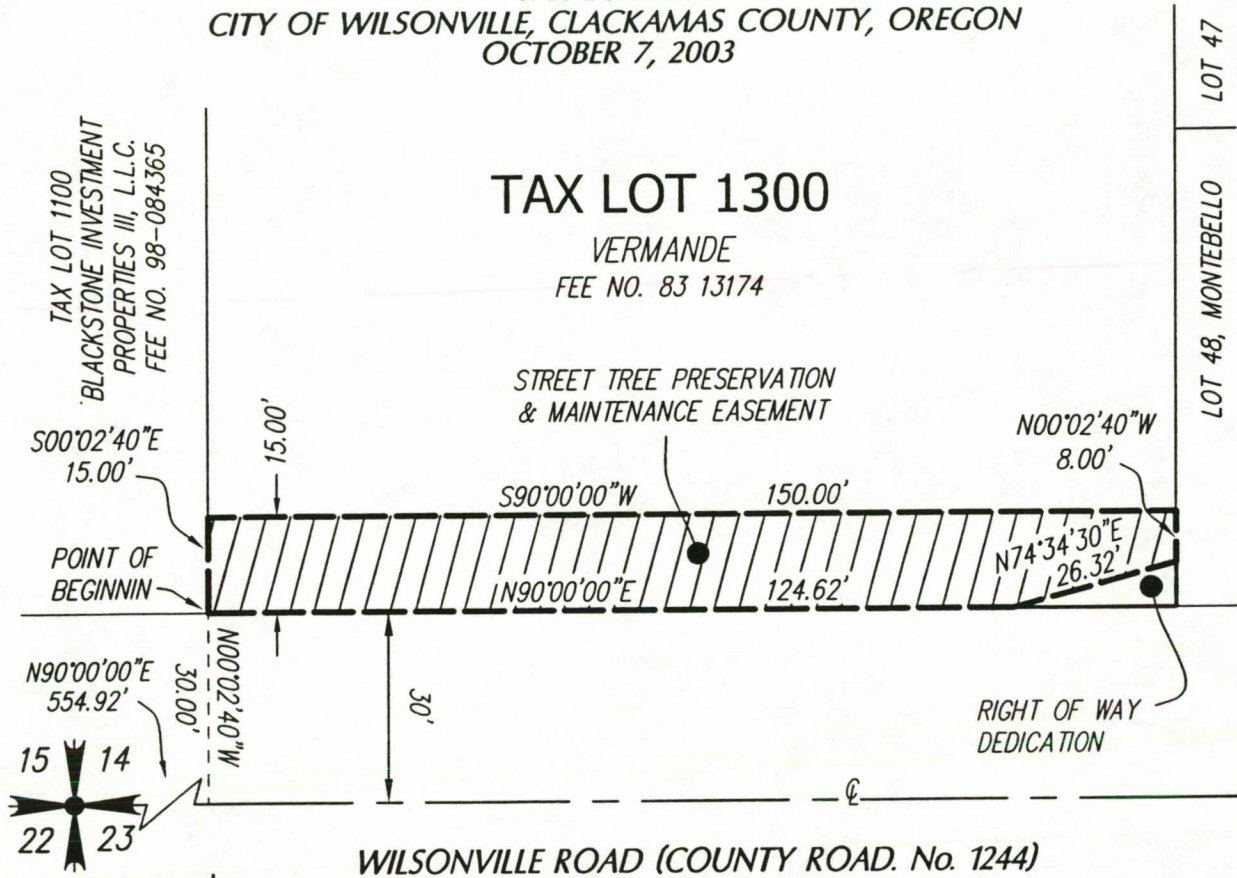
**MacKay & Sposito, Inc.**



ENGINEERS SURVEYORS PLANNERS

1325 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER, WA 98683  
 (360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 STREET TREE PRESERVATION & MAINTENANCE EASEMENT  
 TAX LOT 1300  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 OCTOBER 7, 2003**



**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**

*10-8-03*

**OREGON**  
 JANUARY 15, 2002  
**JON M. YAMASHITA**  
 53760LS

EXPIRES 6/30/04

EXHIBIT A

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10/07/03

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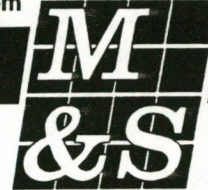
www.mackaysposito.com

**MacKay & Sposito, Inc.**

ENGINEERS SURVEYORS PLANNERS

VANCOUVER KENNEWICK

1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833



LEGAL DESCRIPTION FOR  
RIGHT OF WAY DEDICATION  
WILSONVILLE ROAD  
(TAX LOT 1300)

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in Warranty Deed to Gertrude J. Vermande, recorded under Fee Number 83 13174, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Southwest quarter of the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 14, said point being the Westerly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline as shown on survey recorded as PS-13685, records of said county, North 90° 00' 00" East 554.92 feet to the Southwest corner of said Vermande tract; thence along the West line of said Vermande tract North 00° 02' 40" West 30.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles; thence along said North right of way line North 90° 00' 00" East 124.62 feet to the **Point of Beginning**; thence North 74° 34' 30" East 26.32 feet to a point on the West line of Lot 48 of Montebello, recorded in Volume 68 of plats at Page 18, records of said county, said point being 37.00 feet from the centerline of said road when measured at right angles; thence along said West line South 00° 02' 40" East 7.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from said centerline when measured at right angles; thence along said North right of way line, parallel with said centerline South 90° 00' 00" West 25.38 feet to the **Point of Beginning**.

Containing 89 square feet (0.002 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*10-8-03*

OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

EXPIRES: 6-30-04

**EXHIBIT B**

**MacKay & Sposito, Inc.**



ENGINEERS SURVEYORS PLANNERS

1325 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER, WA 98683

(360) 695-3411

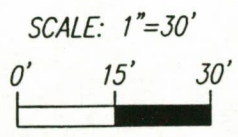
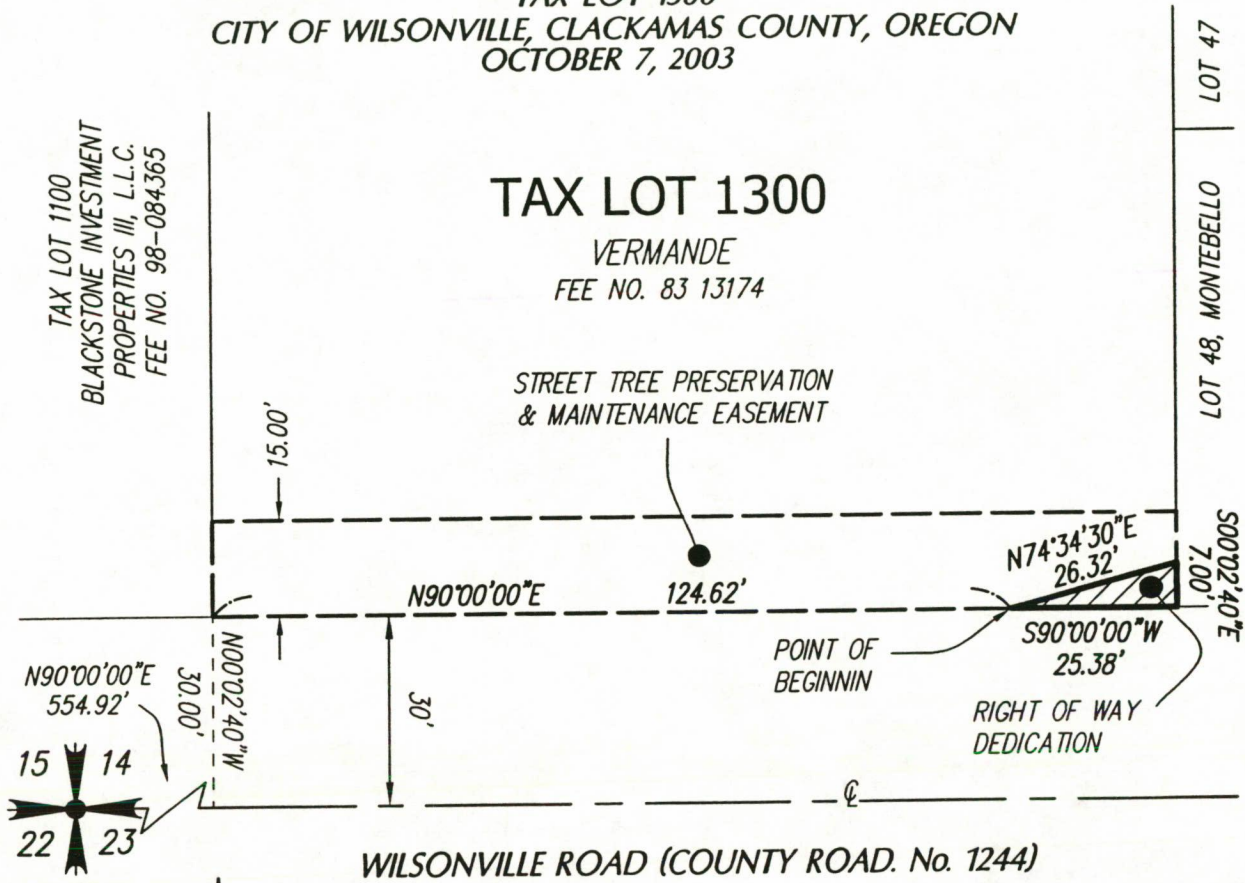
(503) 289-6726 PTLD

FAX (360) 695-0833

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
RIGHT OF WAY DEDICATION**

**TAX LOT 1300**

**CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
OCTOBER 7, 2003**



**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*10-8-03*  
*[Signature]*

**OREGON  
JANUARY 15, 2002  
JON M. YAMASHITA  
53760LS**

EXPIRES 6/30/04



EXHIBIT A

13624LD23\_TL5601esmt  
10/07/2003  
mrn

www.mackaysposito.com

***MacKay & Sposito, Inc.***

ENGINEERS SURVEYORS PLANNERS

VANCOUVER KENNEWICK

1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833



**LEGAL DESCRIPTION FOR**  
**SLOPE, UTILITIES, STORM, AND STREET TREE**  
**PRESERVATION AND MAINTENANCE EASEMENT**

**WILSONVILLE ROAD**

**(TAX LOT 5601)**

**CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON**

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Lot 12 of Block 1 of Montebello, according to the plat thereof, recorded in Volume 68 of plats at Page 18, records of said county, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of said Lot 12, said point being on the North right of way line of County Road No. 1244 (more commonly known as Wilsonville Road, and shown as Boonesferry Road on said plat), established in Commissioner's Journal Volume 29 at Page 320, said point being 30.00 feet from the centerline of said road when measured at right angles; thence along the South line of said Lot 12 and said North right of way line the following courses:

South 89° 59' 24" West 332.22 feet to a point of curvature with a 20.00 foot radius curve; thence along said curve to the right, through a central angle of 89° 54' 45", an arc distance of 31.39 feet (the chord of which bears North 45° 03' 13" West 28.26 feet)

to a point of tangency, said point being on the East right of way line of Montebello Drive as shown on said plat, said point being 30.00 feet from the centerline of said Drive when measured at right angles; thence along said East right of way line North 00° 05' 51" West 2.79 feet to the **Point of Beginning**; thence leaving said East right of way line South 43° 21' 16" East 29.23 feet to a point 31.50 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 89° 59' 24" East 331.40 feet to a point on the East line of said Lot 12; thence along said East line North 27° 00' 00" West 32.81 feet; thence South 44° 50' 04" West 34.18 feet to a point 36.50 feet

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10/07/03

mrn

from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 59' 24" West 290.25 feet; thence North 43° 21' 16" West 32.38 feet to a point on the East right of way line of said Montebello Drive; thence along said East right of way line South 00° 05' 51" East 7.30 feet to the **Point of Beginning**.

Containing 2,242 square feet (0.051 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

10-803

EXPIRES: 6-30-04

**EXHIBIT B**

**MacKay & Sposito, Inc.**



ENGINEERS SURVEYORS PLANNERS

1325 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER, WA 98683

(360) 695-3411

(503) 289-6726 PTLD

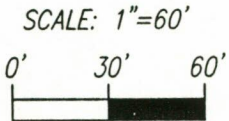
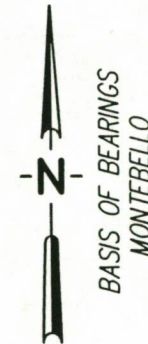
FAX (360) 695-0833

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
RIGHT OF WAY DEDICATION; AND SLOPE, UTILITIES, STORM,  
AND STREET TREE PRESERVATION & MAINTENANCE EASEMENT**

**TAX LOT 5601**

**CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON**

**OCTOBER 7, 2003**



**TAX LOT 5601**

MONTEBELLO ASSOCIATES  
PARCEL "1", FEE NO. 76 44145  
LOT 12, BLOCK 1, MONTEBELLO

SLOPE, UTILITIES,  
STORM, & STREET  
TREE PRESERVATION  
EASEMENT

TAX LOT 306  
B. HOWSON, TRUSTEE  
FEE NO. 2001-054175

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Jon M. Yamashita*

**OREGON**  
JANUARY 15, 2002  
**JON M. YAMASHITA**  
53760LS

EXPIRES 6/30/04

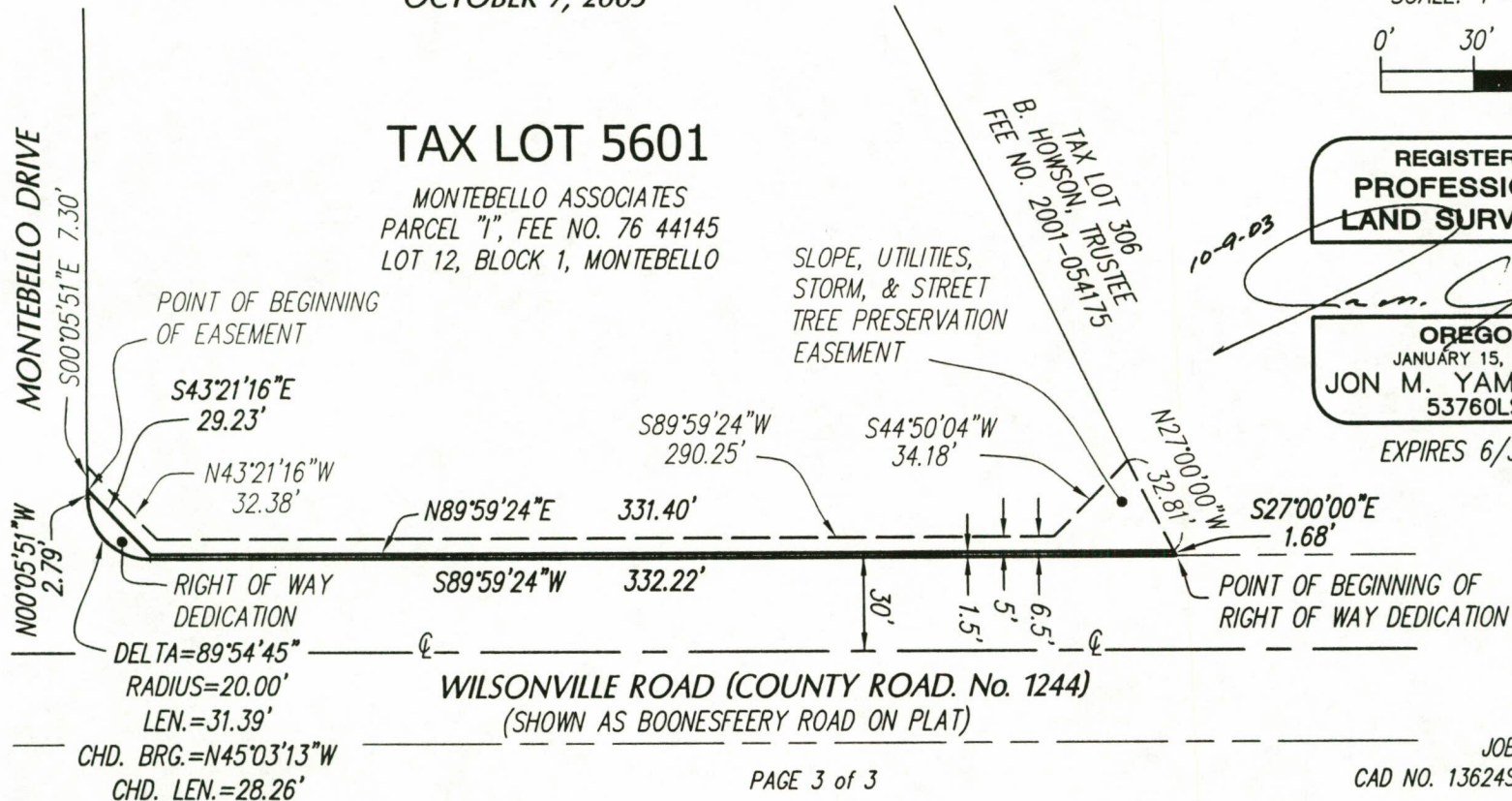


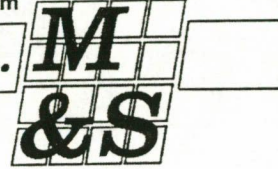
EXHIBIT A

13624LD23\_TL5601rw  
4/02/2003  
gof

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***Mackay & Sposito, Inc.***

ENGINEERS SURVEYORS PLANNERS  
VANCOUVER KENNEWICK



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

**LEGAL DESCRIPTION FOR  
RIGHT OF WAY DEDICATION  
WILSONVILLE ROAD  
(TAX LOT 5601)  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON**

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Lot 12 of Block 1 of Montebello, according to the plat thereof, recorded in Volume 68 of plats at Page 18, records of said county, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of said Lot 12, said point being on the North right of way line of County Road No. 1244 (more commonly known as Wilsonville Road, and shown as Boonesferry Road on said plat), established in Commissioner's Journal Volume 29 at Page 320, said point being 30.00 feet from the centerline of said road when measured at right angles; thence along the South line of said Lot 12 and said North right of way line the following courses:

South 89° 59' 24" West 332.22 feet to a point of curvature with a 20.00 foot radius curve; thence along said curve to the right, through a central angle of 89° 54' 45", an arc distance of 31.39 feet (the chord of which bears North 45° 03' 13" West 28.26 feet)

to a point of tangency, said point being on the East right of way line of Montebello Drive as shown on said plat, said point being 30.00 feet from the centerline of said Drive when measured at right angles; thence along said East right of way line North 00° 05' 51" West 2.79 feet; thence leaving said East right of way line South 43° 21' 16" East 29.23 feet to a point 31.50 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 89° 59' 24" East 331.40 feet to a point on the East line

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4/07/03

gof

of said Lot 12; thence along said East line South 27° 00' 00" East 1.68 feet to the **Point of Beginning**.

Containing 656 square feet (0.015 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jon M. Yamashita*  
OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

4-7-03

EXPIRES: 6-30-04

**EXHIBIT B**

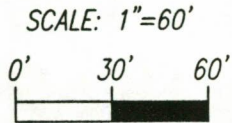
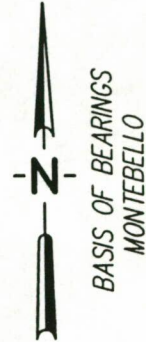
**MacKay & Sposito, Inc.**



ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660  
 (360) 695-3411 (503) 289-8726 PTLD FAX (360) 695-0833

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 RIGHT OF WAY DEDICATION; AND SLOPE, UTILITIES, STORM,  
 AND STREET TREE PRESERVATION EASEMENT  
 TAX LOT 5601  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 APRIL 7, 2003



**TAX LOT 5601**

MONTEBELLO ASSOCIATES  
 PARCEL "1", FEE NO. 76 44145  
 LOT 12, BLOCK 1, MONTEBELLO

SLOPE, UTILITIES,  
 STORM, & STREET  
 TREE PRESERVATION  
 EASEMENT

TAX LOT 306  
 B. HANSON, TRUSTEE  
 FEE NO. 2001-054175

**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**

4-7-03

*Jon M. Yamashita*

OREGON  
 JANUARY 15, 2002  
 JON M. YAMASHITA  
 53760LS

EXPIRES 6/30/04

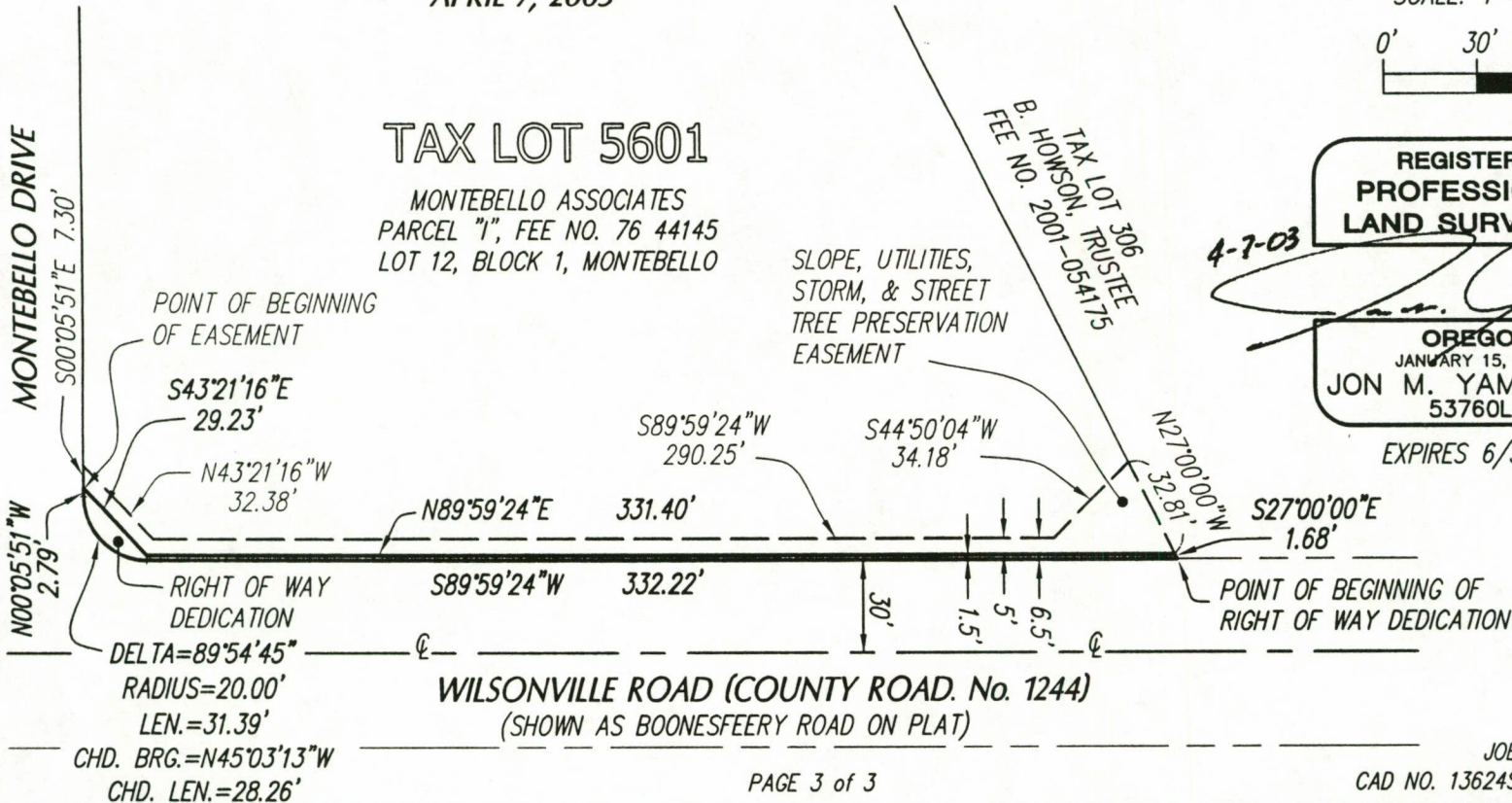


EXHIBIT A

13624LD25\_TL306  
04/08/03  
mrn

www.mackaysposito.com



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

**LEGAL DESCRIPTION FOR**  
**SLOPE, UTILITY & STORM EASEMENT**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**WILSONVILLE ROAD**  
**(TAX LOT 306)**  
**CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON**

**Slope, Utility & Storm easement:**

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract conveyed to Bonnie Belky Howson by statutory warranty deed recorded under Fee No. 2001-054175, records of said county, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

**Beginning** at the Southwest corner of said Howson tract, said point being on the North right of way line of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point being 30.00 feet from the centerline of said Wilsonville Road when measured at right angles, said point also being the Southeast corner of Lot 12 of Block 1 of Montebello, recorded in Volume 68 of plats at Page 18, records of said county; thence along the West line of said Howson tract and along the East line of said Lot 12 North 27° 00' 00" West 44.89 feet to a point 70.00 feet from the centerline of said Wilsonville Road; thence parallel with said centerline North 89° 59' 25" East 28.06 feet to a point 25.00 feet from the West line of said Howson tract when measured at right angles; thence parallel with said West line South 27° 00' 00" East 44.89 feet to a point on the North right of way line of said Wilsonville Road, said point hereinafter referred to as Point A; thence along said North right of way line, parallel with said centerline South 89° 59' 25" West 28.06 feet to the **Point of Beginning**.

Containing 1,122 square feet (0.026 acres), more or less.


**Temporary construction easement:**

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of said Howson tract, more particularly described as follows:

**Beginning** at said Point A, said point being 25.00 feet from the West line of said Howson tract when measured at right angles; thence parallel with said West line North 27° 00' 00" West 44.89 feet to a point 70.00 feet from the centerline of said Wilsonville Road; thence parallel with said centerline North 89° 59' 25" East 69.77 feet to a point on the East line of said Howson tract, said point being on the West line of that tract conveyed to B.A. Development, an Oregon general partnership by warranty deed recorded under Fee No. 91 25864, records of said county; thence along the West line of said B.A. Development tract and along the East line of said Howson tract South 00° 11' 55" East 21.00 feet to an angle point on the North right of way line of said Wilsonville Road, said point being the Northwest corner of that tract dedicated to the City of Wilsonville by dedication deed recorded under Fee No. 91 63499, records of said county, said point being 49.00 feet from the centerline of said Wilsonville Road when measured at right angles; thence continuing along the East line of said Howson tract and along the West line of said dedication and along said North right of way line South 00° 11' 55" East 19.00 feet to an angle point on said North right of way line, said point being 30.00 feet from said centerline when measured at right angles; thence along said North right of way line, parallel with said centerline South 89° 59' 25" West 49.53 feet to the **Point of Beginning**.

Containing 2,386 square feet (0.055 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

4-8-03

EXPIRES: 6-30-04



**EXHIBIT B**

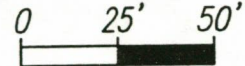
**MacKay & Sposito, Inc.**



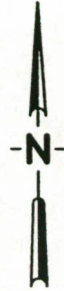
ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660  
(360) 695-3411 (503) 289-6726 PTLD

FAX (360) 695-0833

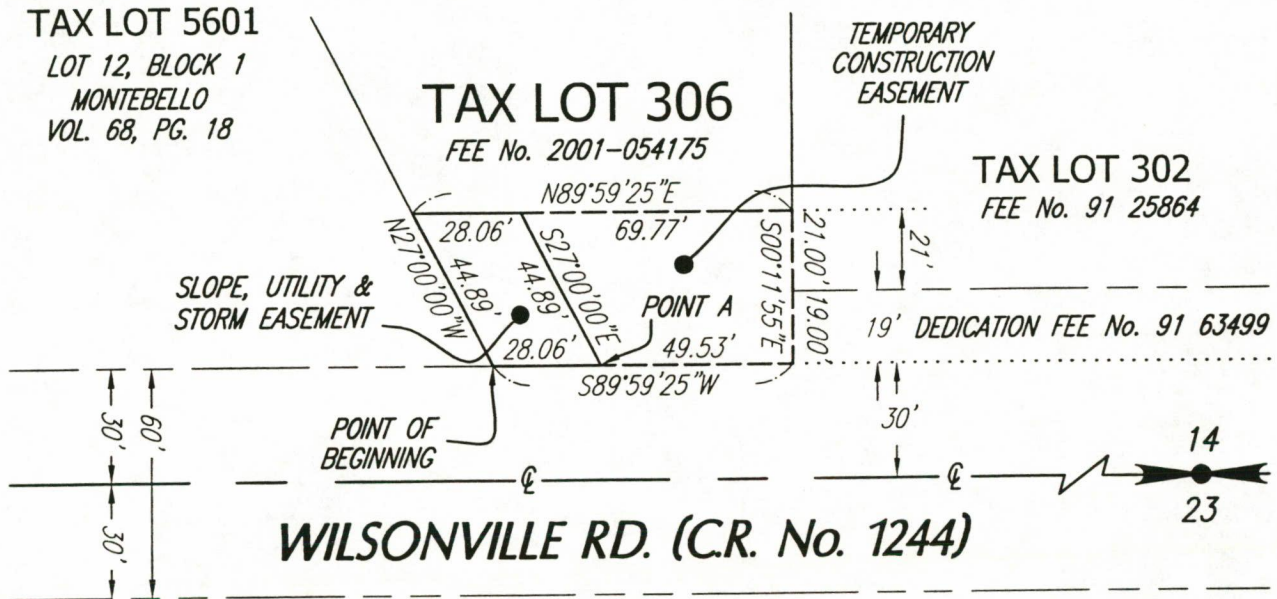


Scale: 1" = 50'



BASIS OF BEARINGS:  
FEE No. 2001-054175

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
SLOPE, UTILITY & STORM EASEMENT  
TEMPORARY CONSTRUCTION EASEMENT  
TAX LOT No. 306  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
APRIL 8, 2003**



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jon M. Yamashita*

OREGON  
JANUARY 15, 2002  
JON M. YAMASHITA  
53760LS

4-8-03

EXPIRES 6/30/04

EXHIBIT A

13624LD9\_TL1100b  
10/15/03  
mrn

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1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833

LEGAL DESCRIPTION FOR  
RIGHT OF WAY DEDICATION  
WILSONVILLE ROAD  
(TAX LOT 1100)  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Par. "A" shown on that property survey for NOR-PAC Properties recorded as PS-11236, records of said county, lying in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

**Beginning** at the Northwest corner of said Par. "A", said point being on the South right of way line of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point being 30.00 feet from the centerline of Wilsonville Road when measured at right angles; thence along the North line of said Par. "A" and along said South right of way line, parallel with said centerline North 89° 58' 00" East 114.00 feet to the Northeast corner of said Par. "A"; thence along the East line of said Par. "A" South 01° 08' 00" West 9.00 feet to a point 39.00 feet from said centerline when measured at right angles; thence parallel with said centerline South 89° 58' 00" West 114.00 feet to a point on the West line of said Par. "A"; thence North 01° 08' 00" East 9.00 feet to the **Point of Beginning**.

Containing 1,026 square feet (0.024 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

10-15-03

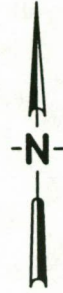
EXPIRES: 6-30-04

**EXHIBIT B**

**MacKay & Sposito, Inc.**



ENGINEERS SURVEYORS PLANNERS  
 1325 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER, WA 98683  
 (360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833



**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 RIGHT OF WAY DEDICATION  
 TAX LOT No. 1100  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 OCTOBER 15, 2003**

BASIS OF BEARINGS:  
 PS-11236

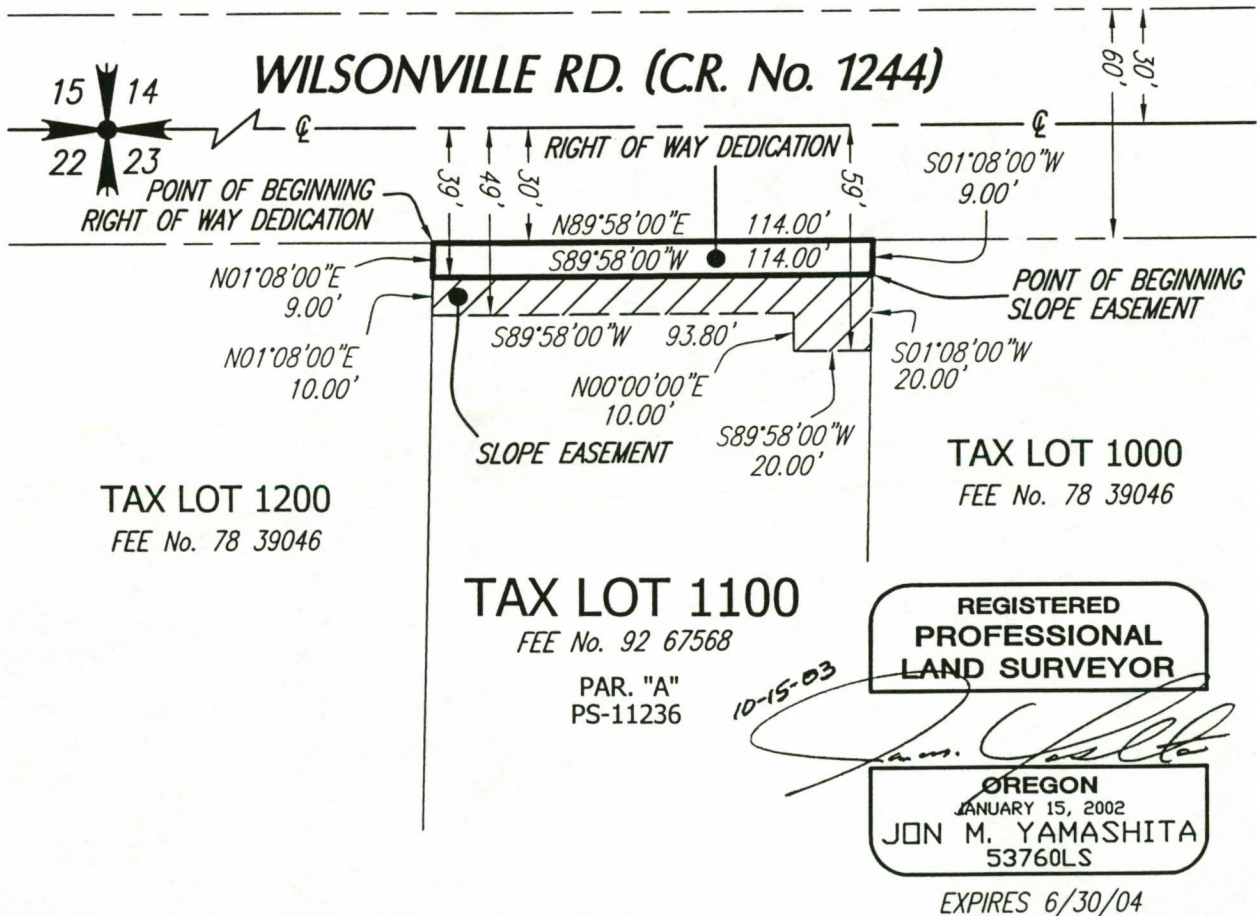
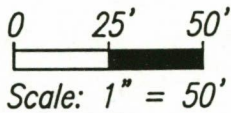


EXHIBIT A

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10/15/03  
mrn

www.mackaysposito.com



1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833

LEGAL DESCRIPTION FOR  
SLOPE EASEMENT  
WILSONVILLE ROAD  
(TAX LOT 1100)  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Par. "A" shown on that property survey for NOR-PAC Properties recorded as PS-11236, records of said county, lying in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Par. "A", said point being on the South right of way line of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal volume 29 at page 320, records of said county, said point being 30.00 feet from the centerline of Wilsonville Road when measured at right angles; thence along the North line of said Par. "A" and along said South right of way line, parallel with said centerline North 89° 58' 00" East 114.00 feet to the Northeast corner of said Par. "A"; thence along the East line of said Par. "A" South 01° 08' 00" West 9.00 feet to a point 39.00 feet from said centerline when measured at right angles, said point being the **True Point of Beginning**; thence continuing along said East line South 01° 08' 00" West 20.00 feet to a point 59.00 feet from said centerline when measured at right angles; thence parallel with said centerline South 89° 58' 00" West 20.00 feet; thence North 00° 00' 00" East 10.00 feet to a point 49.00 feet from said centerline when measured at right angles; thence parallel with said centerline South 89° 58' 00" West 93.80 feet to a point on the West line of said Par. "A"; thence along said West line North 01° 08' 00" East 10.00 feet to a point 39.00 feet from said centerline when measured at right angles; thence parallel with said centerline North 89° 58' 00" East 114.00 feet to the **True Point of Beginning**.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

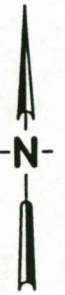
OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

Containing 1,341 square feet (0.031 acres), more or less.

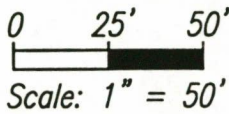
EXPIRES: 6-30-04

**EXHIBIT B**

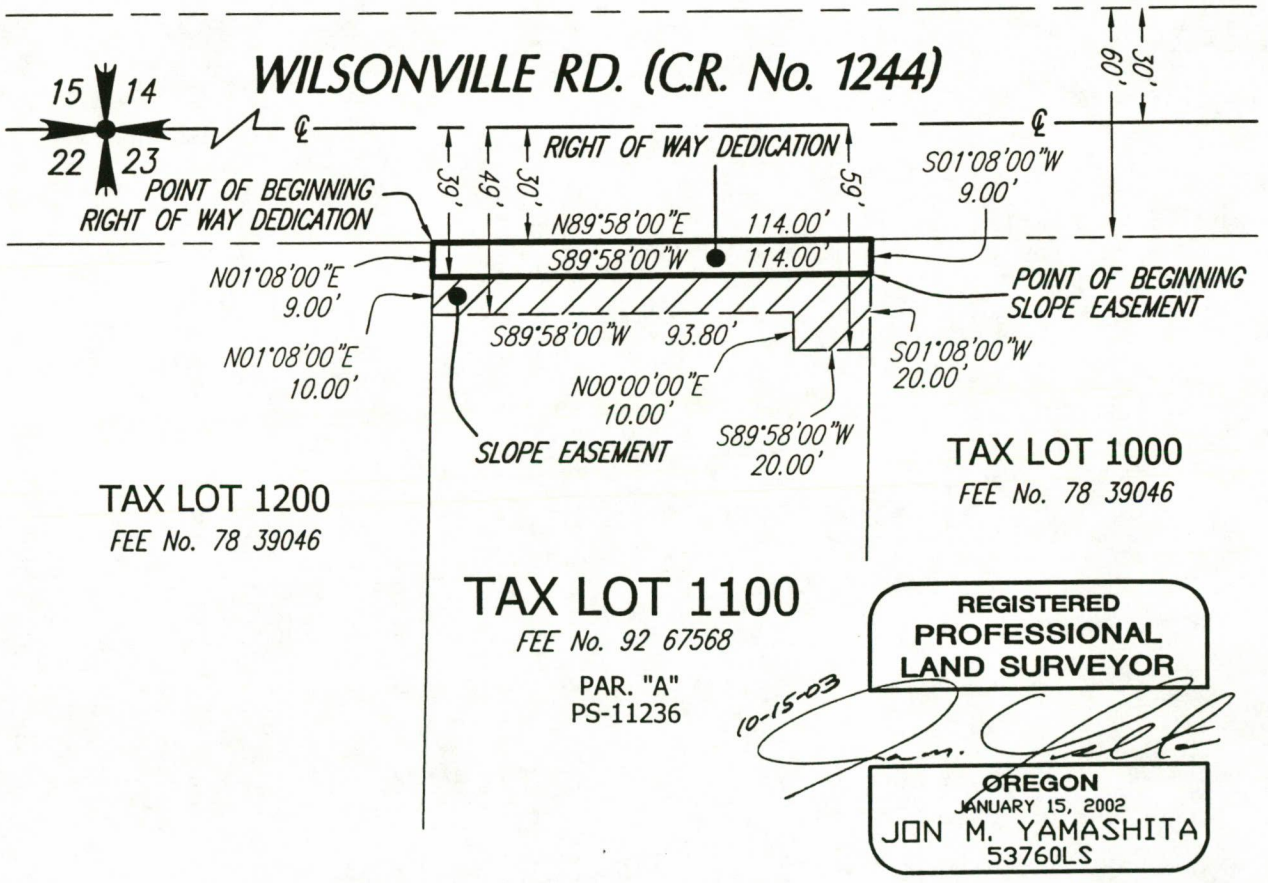
**MacKay & Sposito, Inc.**  
 ENGINEERS SURVEYORS PLANNERS  
 1325 SE TECH CENTER DRIVE, SUITE 140, VANCOUVER, WA 98683  
 (360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833



**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 SLOPE EASEMENT  
 TAX LOT No. 1100  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 OCTOBER 15, 2003**



**BASIS OF BEARINGS:  
 PS-11236**



*10-15-03*