

RESOLUTION NO. 982

A RESOLUTION AUTHORIZING THE CITY OF WILSONVILLE TO NEGOTIATE AND ACQUIRE LAND FOR THE CONSTRUCTION OF A PORTION OF TOWN CENTER LOOP WEST STREET EXTENSION IMPROVEMENTS AND THE PACIFIC STREET EXTENSION TO S. W. PARKWAY AVENUE AND FOR THE CONSTRUCTION OF THE TOWN CENTER LOOP EAST STREET EXTENSION IMPROVEMENTS AND THE MEMORIAL PARK SEWER LINE EXTENSION IMPROVEMENT.

WHEREAS, under and by virtue of the laws of the State of Oregon and under its charter, the City of Wilsonville is duly authorized and empowered to construct, operate, maintain, reconstruct and repair a street transportation system for vehicles, pedestrian and bicycles, sewer system, storm and drainage system, water system, street lighting system, and to provide right-of-ways and easements for other utilities such as gas, electric, and cable; and

WHEREAS, in order to carry out its public purposes in providing for the aforementioned public improvements for its street system, sewer system, storm and drainage system, water system, street lighting system and to provide right-of-ways and easements for other utilities, the City may acquire such real property as may be necessary and proper for such public purpose; and

WHEREAS, the City of Wilsonville's Urban Renewal Agency is 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's Comprehensive Plan; and

WHEREAS, the Town Center Street extension (Day Dream Escape and Memorial Park sewer line extension), as identified in the findings below, are duly authorized Urban Renewal projects to be financed through Urban Renewal Tax Increment Financing; and

WHEREAS, the consulting engineering firm of MacKay and Sposito has completed the preparation of the Preliminary Design Report entitled "Town Center Loop Extension (Day Dream Escape), and the report and the recommended preferred alternatives for construction have been accepted by the City Council contemporaneous herewith by Resolution No. CB-R-659-93. The findings of Resolution No. CB-R-659-93 are adopted

and incorporated herein as fully set forth. A copy of the Design Report has been made a part of the permanent record herein and is on file with the City Recorder. The findings, conclusions and recommendation of the report are adopted as further findings; and

WHEREAS, the City's engineer has also recommended in his February 24, 1993 Report on the Construction Alternatives on the Extension of Town Center Loop (Day Dream Ranch Escape), on file as a part of this record, that certain portions of the Preliminary Design Report be adopted by the City Council as the preferred alternatives for the construction of the improvements which will maintain a safe route for vehicular, pedestrian, and bicycle traffic and makes the best use of funding availability, and the preferred alternatives were adopted by Resolution No. CB-R-659-93 as follows:

- (1) Extension of Town Center Loop West to Pacific and Pacific West to Parkway Avenue. (Alternate A) \$ 842,232
- (2) Extension of Town Center Loop East to intersection of Trask and Rogue Lane with sanitary sewer extension to City Library and street improvements fronting City Library along Wilsonville Road with sanitary pressure main from memorial Park lift station to Trask Street (Alternate B-1); and \$1,921,000

WHEREAS, in comparing the cost amounts for the aforementioned construction alternatives and the right-of-way and easements necessary to construct the alternatives along with existing uses of the subject properties, the two alternatives as presented reflect the least amount of right-of-way, easements and construction costs, given the present mix of developable commercial and residential properties with undeveloped properties needed to insure safe and adequate conveyance of vehicular, pedestrian and bicycle traffic and the least private injury.

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

1. There is needed and required for the public purpose of providing street and utility improvements identified as Alternatives A and B-1 above to the residents of the City of Wilsonville the real property described in Exhibit "A" attached hereto and by this reference made a part hereof.
2. The property is required for the aforementioned street and utility 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 City and its 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 appropriation of the property 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.

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

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 1st day of March, 1993 and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:


VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>Aye</u>
Councilor Van Eck	<u>Aye</u>
Councilor Carter	<u>Absent</u>
Councilor Hawkins	<u>Aye</u>
Councilor Lehan	<u>Aye</u>

MacKay & Sposito Inc.

11474.LD3
3-2-93
RGD/dm



ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

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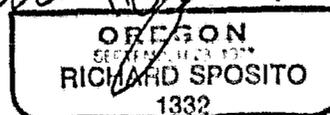
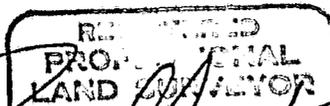
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT
THROUGH TEUFEL PROPERTY
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23 and a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northwest corner of said Section 24; thence along the Northerly line said Section 24, South 89° 00' 31" East 660.00 feet to the Northeast corner of the Easterly portion of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South 01° 59' 02" West 1749.52 feet to the Northeast corner of Lot 8, Block 3, Day Dream Ranch as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369, and the Southeast corner of said Teufel land, said corner point being the True Point of Beginning; thence along the Southerly line of said Teufel land and along the northerly line of said subdivision, South 87° 20' 38" West 695.69 feet to the initial point of said subdivision and the Southeasterly corner of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947; thence along the Easterly line of said George Teufel land, North 03° 03' 14" East 15.07 feet to a point which is 15.00 feet, when measured at a right angle, from the Southerly line of said Thomas M. Teufel land; thence parallel with said Southerly line, North 87° 20' 38" East 695.41 feet to a point on the Easterly line of said Thomas M. Teufel land; thence along said Easterly line, South 01° 59' 02" West 15.05 feet to the True Point of Beginning.

Containing 10,430 square feet or 0.239 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas

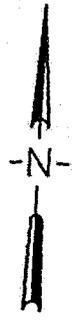


3/3/93

SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS
 FOR SANITARY SEWER EASEMENT
 THROUGH TEUFEL PROPERTY
 NE 1/4 SEC. 23 & NW 1/4 SEC. 24 T.3S., R.1W., W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



S 89°00'31" E 660.00'



March, 1993
 SCALE: 1"=100'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Richard Sposito

OREGON
 SEPTEMBER 23, 1977
 RICHARD SPOSITO
 1332

3/3/93

TOWN CENTER LOOP WEST EXTENSION

TEUFEL

TEUFEL

TOWN CENTER LOOP EAST EXTENSION

TEUFEL

1749.52'

S 01°59'02" W

CITY OF WILSONVILLE

TRASK STREET

AREA = 10,430 FT² / 0.239 AC.

N 87°20'38" E
 695.41'

INT. PT.

N 03°03'14" E
 15.07'

N 87°20'38" E
 695.69'

S 01°59'02" W
 15.05'

NE COR.
 LOT 8, BLK 3

DAY DREAM
 RANCH

MacKay & Sposito Inc.



ENGINEERS SURVEYORS
 PLANNERS
 1703 MAIN STREET
 VANCOUVER, WA. 98660

M&S JOB NO. 11474

Mackay & Sposito Inc.

11474.LD2
3-1-93
RGD/dm



ENGINEERS SURVEYORS PLANNERS

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LEGAL DESCRIPTION

SLOPE EASEMENTS

TOWN CENTER LOOP EAST EXTENSION

THROUGH TEUFEL PROPERTY

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23 and a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South $03^{\circ} 03' 14''$ West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369; thence along the Southerly line of said Teufel land and parallel with the northerly line of said subdivision, South $87^{\circ} 18' 30''$ West 231.80 feet; thence North $02^{\circ} 41' 30''$ West 15.00 feet to a point on the northerly right-of-way line of Trask Street, a 30.00 foot public road, and said point also being the Southeasterly corner of the City of Wilsonville road as it was dedicated in the deed recorded in Clackamas County Clerk's Records Fee Number 79-37864 and recorded August 29, 1979; thence along the Easterly line of said City of Wilsonville road, North $02^{\circ} 41' 30''$ West 30.00 feet to the northeasterly corner thereof; thence along the northerly line of said road, South $87^{\circ} 18' 30''$ West 104.51 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North $87^{\circ} 18' 30''$ East, through a central angle of $87^{\circ} 13' 02''$, an arc distance of 42.62 feet; thence North $84^{\circ} 43' 22''$ East 60.26 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of South $00^{\circ} 05' 28''$ West, through a central angle of $30^{\circ} 26' 48''$, an arc distance of 14.88 feet, to a point which is 45.00 feet, when measured at a right angle, Northerly from the Southerly line of said Teufel land, said point being the True Point of Beginning; thence parallel with said Southerly line, North $87^{\circ} 18' 30''$ East 85.46 feet to the point of curvature with a 555.00 foot radius curve; thence along said curve to the left, through a central angle of $29^{\circ} 07' 40''$, an arc distance of 282.15 feet; thence North $58^{\circ} 10' 50''$ East 73.43 feet; thence North $41^{\circ} 28' 53''$ East 52.20 feet; thence North $52^{\circ} 28' 12''$ East 50.25 feet; thence North $61^{\circ} 02' 35''$ East 100.12 feet; thence North $58^{\circ} 10' 50''$ East 100.25 feet to the point of curvature with a 540.00 foot radius curve; thence along said

M
& S

curve to the left, through a central angle of $14^{\circ} 18' 00''$, an arc distance of 134.77 feet; thence radially to said curve, South $46^{\circ} 07' 10''$ East 5.00 feet to a point on a 545.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North $43^{\circ} 52' 50''$ East, through a central angle of $14^{\circ} 19' 26''$, an arc distance of 136.25 feet; thence radially to said curve, South $60^{\circ} 26' 36''$ East 5.00 feet to a point on a 550.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North $29^{\circ} 33' 24''$ East, through a central angle of $26^{\circ} 01' 25''$, an arc distance of 249.81 feet to the point of reverse curvature with a 750.00 foot radius curve; thence along said curve to the right, through a central angle of $17^{\circ} 49' 42''$, an arc distance of 233.37 feet to a point on the Easterly line of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South $01^{\circ} 59' 02''$ West 69.06 feet to a point on a 730.00 foot radius curve, said point being on the Northwesterly right-of-way line of a proposed 60.00 foot wide road; thence along said right-of-way line the following six courses:

along said curve to the left, from a tangent bearing of South $16^{\circ} 14' 29''$ West, through a central angle of $12^{\circ} 42' 30''$, an arc distance of 161.92 feet to the point of reverse curvature with a 570.00 foot radius curve; thence along said curve to the right, through a central angle of $54^{\circ} 38' 51''$, an arc distance of 543.66 feet to a point of tangency; thence South $58^{\circ} 10' 50''$ West 373.68 feet to the point of curvature with a 570.00 foot radius curve; thence along said curve to the right, through a central angle of $29^{\circ} 07' 40''$, an arc distance of 289.77 feet to a point of tangency; thence South $87^{\circ} 18' 30''$ West 60.66 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the right, through a central angle of $62^{\circ} 20' 10''$, an arc distance of 30.46 feet

to the True Point of Beginning.

Also:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South $03^{\circ} 03' 14''$ West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded

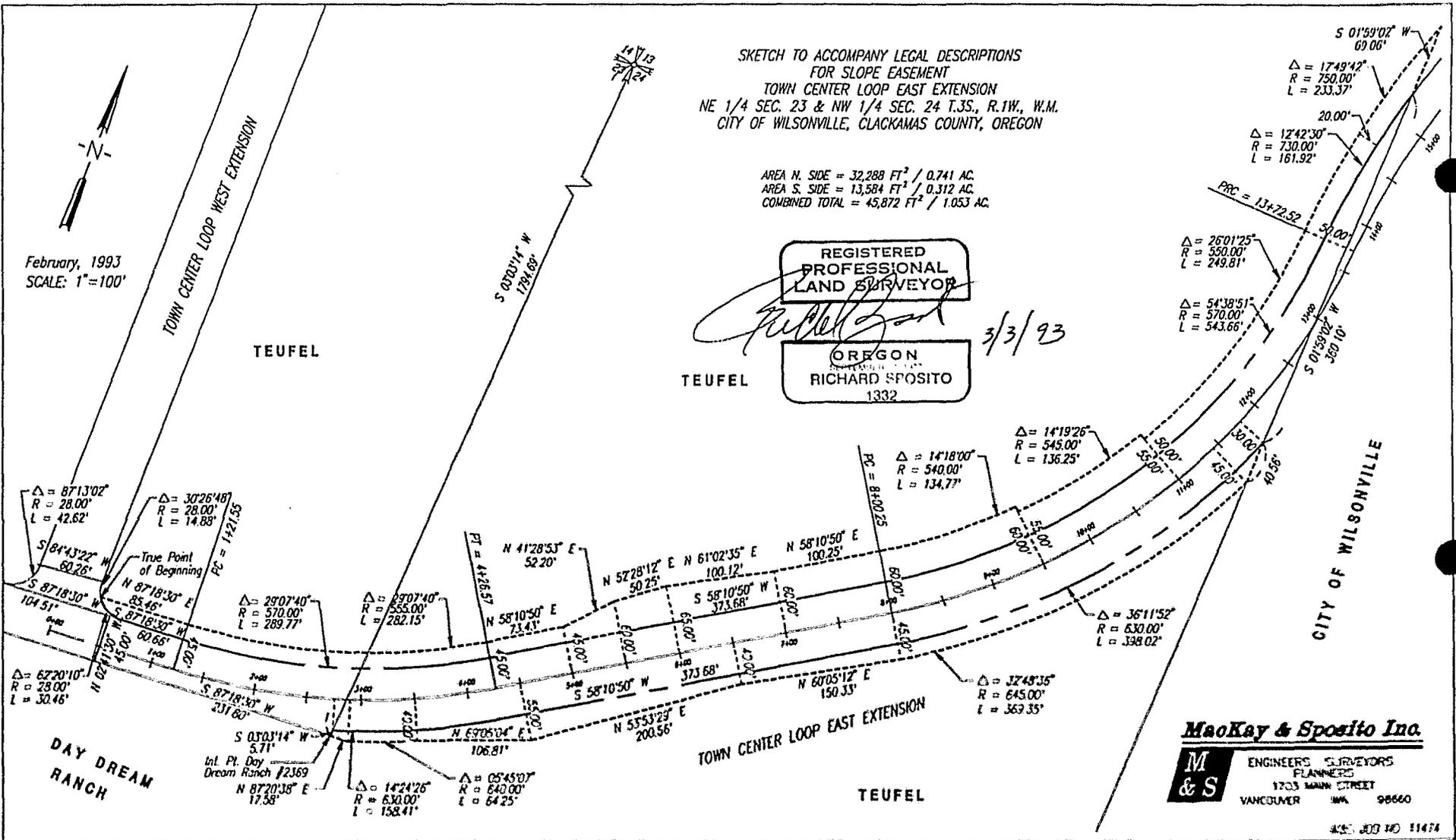
SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS
FOR SLOPE EASEMENT
TOWN CENTER LOOP EAST EXTENSION
NE 1/4 SEC. 23 & NW 1/4 SEC. 24 T.3S., R.1W., W.M.
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

AREA N. SIDE = 32,288 FT² / 0.741 AC.
AREA S. SIDE = 13,584 FT² / 0.312 AC.
COMBINED TOTAL = 45,872 FT² / 1.053 AC.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard Sposito 3/3/93
OREGON
RICHARD SPOSITO
1332

February, 1993
SCALE: 1"=100'



MaoKay & Sposito Inc.

M & S ENGINEERS SURVEYORS
PLANNERS
1703 MAIN STREET
VANCOUVER WA 98660

MacKay & Sposito Inc.



ENGINEERS SURVEYORS PLANNERS

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LEGAL DESCRIPTION
SEWERS AND DRAINAGE EASEMENT
TOWN CENTER LOOP EAST EXTENSION
THROUGH TEUFEL PROPERTY
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

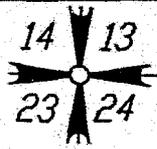
Real property being a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northwest corner of said Section 24; thence along the Northerly line said Section 24, South 89° 00' 31" East 660.00 feet to the Northeast corner of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South 01° 59' 02" West 1619.57 feet to the True Point of Beginning; thence continuing along said Easterly line, South 01° 59' 02" West 39.12 feet; thence North 48° 05' 50" West 260.95 feet to a point on a 630.00 foot radius curve, said point being on the Southeasterly right-of-way line of a proposed 60.00 foot wide road; thence along said curve to the left, from a tangent bearing of North 53° 31' 11" East, through a central angle of 03° 27' 54", an arc distance of 38.10 feet; thence leaving said right-of-way line, South 60° 28' 24" East 13.72 feet; thence North 52° 28' 39" East 141.71 feet; thence South 37° 31' 21" East 65.00 feet; thence South 52° 28' 39" West 97.55 feet; thence South 27° 06' 53" West 43.39 feet; thence South 48° 05' 50" East 132.83 feet to the True Point of Beginning.

Containing 17,387 square feet or approximately 0.399 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard Sposito 3/3/93
OREGON
REGISTERED
RICHARD SPOSITO
1332



S 89°00'31" E
660.00'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TO ACQUIRE AN EASEMENT FOR SANITARY
SEWER AND STORM SEWER PURPOSES IN
THE NORTHWEST QUARTER OF SECTION 24,
T3S, R1W, W.M., CITY OF WILSONVILLE,
CLACKAMAS COUNTY, OREGON

TEUFEL

TEUFEL

PROPOSED TOWN CENTER LOOP EAST EXTENSION

Containing
17,387 sq. ft.
or approx. 0.399 ac.

$\Delta = 03^{\circ}27'54''$
 $R = 630.00'$
 $L = 38.10'$

N 52°28'39" E
141.71'

S 37°31'21" E
65.00'

S 52°28'39" W
97.55'

S 60°28'24" E
13.72'

1619.57'

S 01°59'02" W

CITY OF WILSONVILLE

TEUFEL

N 48°05'50" W

S 27°06'53" W
43.39'

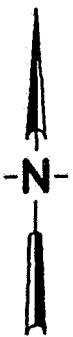
260.95'

S 48°05'50" E
132.83'

TRUE POINT
OF BEGINNING

39.12'

90.83'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard Sposito 3/3/93

OREGON
SEPTEMBER 21, 1977
RICHARD SPOSITO
1332

1" = 50'
MARCH 1, 1993

NORTHEAST CORNER OF
LOT 8, BLOCK 3, DAY
DREAM RANCH

DAY DREAM RANCH - #2369



ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

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EXHIBIT "A"
LEGAL DESCRIPTION
PACIFIC STREET AND TOWN CENTER LOOP WEST EXTENSION
THROUGH TEUFEL PROPERTY
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23 and a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the North line of said Section 23, North $88^{\circ} 24' 46''$ West 567.88 feet to the Northeast corner of the Oregon State Highway Commission land as described in Clackamas County Deed Records Book 456 Page 139 and recorded April 28, 1952; thence along the Easterly line of said State land, South $01^{\circ} 35' 14''$ West 30.00 feet; thence along the Southeasterly line of said State land, South $60^{\circ} 47' 43''$ West 164.64 feet to the Northeast corner of the Faye S. Hamar land described in Clackamas County Deed Records Fee Number 68-18042 and recorded August 29, 1968; thence along the Easterly line of said Hamar land, South $01^{\circ} 24' 40''$ West 259.67 feet to a 5/8 inch iron rod marking the Southeast corner thereof and the True Point of Beginning; thence along the Easterly extension of the Southerly line of said Hamar land, South $88^{\circ} 26' 18''$ East 280.78 feet to the point of curvature with a 34.00 foot radius curve; thence along said curve to the right, through a central angle of $88^{\circ} 31' 46''$, an arc distance of 52.53 feet; thence South $89^{\circ} 54' 32''$ East 60.00 feet; thence North $00^{\circ} 05' 28''$ East 316.75 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the right, through a central angle of $91^{\circ} 28' 45''$, an arc distance of 44.71 feet to a point of tangency; thence South $88^{\circ} 25' 47''$ East 200.00 feet; thence North $87^{\circ} 45' 22''$ East 219.37 feet to a point on the Southerly right-of-way line of Wilsonville Road as the same was conveyed in the deeds to the City of Wilsonville recorded in Clackamas County Deed Records Fee Numbers 87-42157 and 88-27334 and recorded September 15, 1987 and July 7, 1988 respectively; thence along said Southerly right-of-way line the following three courses:

North $87^{\circ} 17' 22''$ West 45.22 feet; North $89^{\circ} 00' 31''$ West 57.62 feet; North $88^{\circ} 24' 46''$ West 595.06 feet

to a point on the Southeasterly line of the aforesaid Oregon State Highway Commission land;



thence along said Southeasterly line, South 60° 47' 43" West 29.49 feet; thence South 88° 25' 47" East 188.30 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the right, through a central angle of 88° 31' 15", an arc distance of 43.26 feet to a point of tangency; thence South 00° 05' 28" West 203.71 feet to the point of curvature with a 34.00 foot radius curve; thence along said curve to the right, through a central angle of 91° 28' 14", an arc distance of 54.28 feet to a point of tangency; thence North 88° 26' 18" West 277.93 feet to a point on the Easterly line of the aforesaid Hamar land; thence along said Easterly line, South 01° 24' 40" West 48.00 feet to the True Point of Beginning.

Containing 45,725 square feet or approximately 1.05 acres of land, more or less.

Together with an easement for public utilities under, over and across a strip of land 6.00 feet wide lying Northerly of and contiguous along the Northerly boundary of the above described Pacific Street right of way and lying Southerly of and contiguous along the Southerly boundary of the above described Pacific Street right of way and lying Southerly of and contiguous along the Southerly boundaries of the above described Town Center Loop West Extension along Wilsonville Road right of way and lying Westerly of and contiguous along the Westerly boundary of the above described Town Center Loop West Extension right of way and lying Easterly of and contiguous along the Easterly boundary of the above described Town Center Loop West Extension right of way and shown in the attached map referred to as Exhibit "B".

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

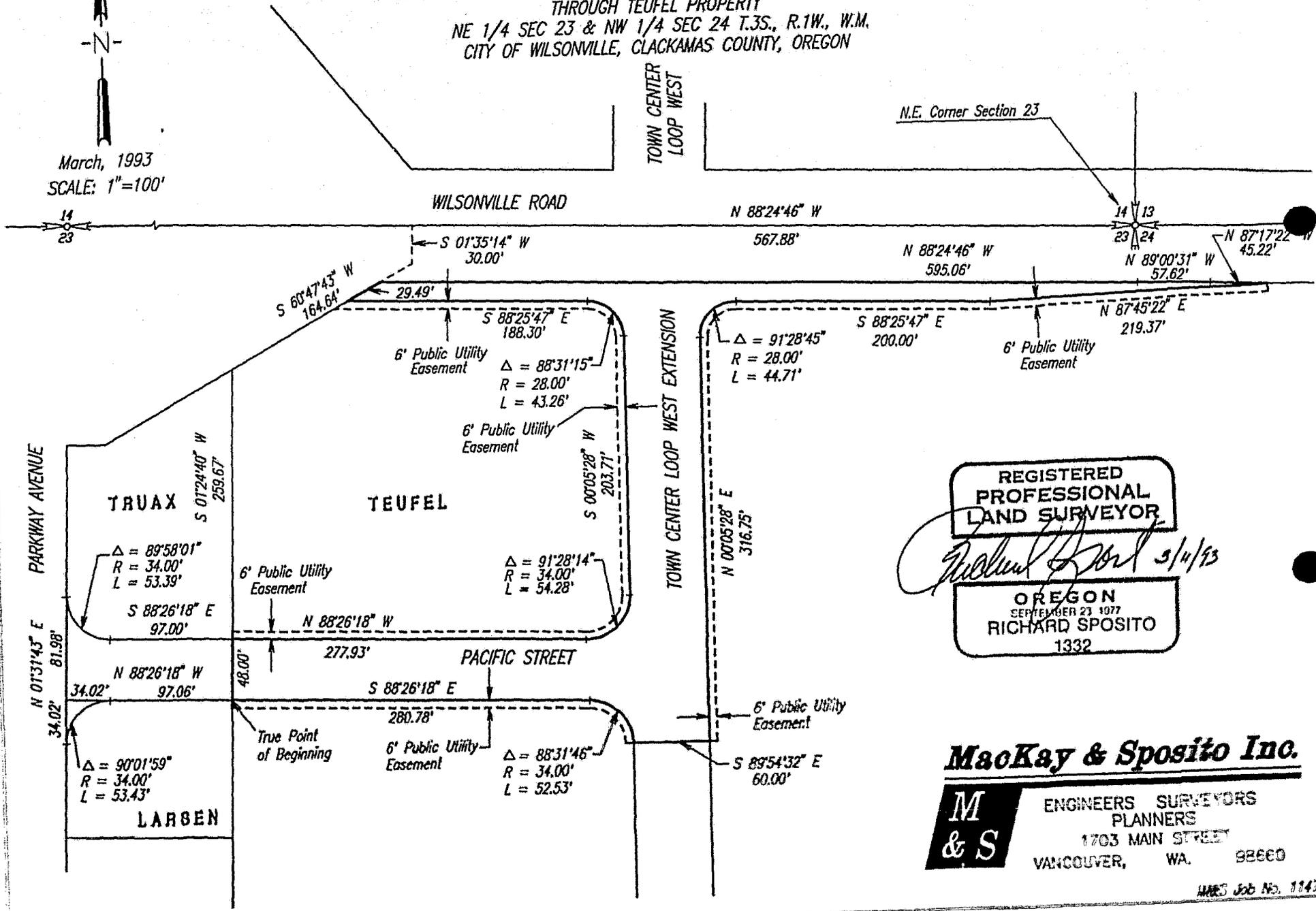
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard Sposito 3/11/93

OREGON
SEPT. 23 1977
RICHARD SPOSITO
1332

EXHIBIT "B"
SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS
PACIFIC STREET AND TOWN CENTER LOOP WEST EXTENSION RIGHT OF WAY
THROUGH TEUFEL PROPERTY
NE 1/4 SEC 23 & NW 1/4 SEC 24 T.3S., R.1W., W.M.
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

March, 1993
 SCALE: 1"=100'



**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Richard Sposito 3/14/93

OREGON
 SEPTEMBER 23 1977
RICHARD SPOSITO
 1332

MacKay & Sposito Inc.



**ENGINEERS SURVEYORS
 PLANNERS**
 1703 MAIN STREET
 VANCOUVER, WA. 98660

M&S Job No. 11474

Mackay & Sposito Inc.

11474.LD
2-25-93
RGD/dm



ENGINEERS SURVEYORS PLANNERS

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LEGAL DESCRIPTION

PACIFIC STREET

THROUGH LARSEN PROPERTY

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the North line of said Section 23, North $88^{\circ} 24' 46''$ West, 567.88 feet to the Northeast corner of the Oregon State Highway Commission land as described in Clackamas County Deed Records Book 456 Page 139 and recorded April 28, 1952; thence along the Easterly line of said State land, South $01^{\circ} 35' 14''$ West 30.00 feet; thence along the Southeasterly line of said State land, South $60^{\circ} 47' 43''$ West 164.64 feet to the Northeast corner of the Faye S. Hamar land described in Clackamas County Deed Records Fee Number 68-18042 and recorded August 29, 1968; thence along the Easterly line of said Hamar land, South $01^{\circ} 24' 40''$ West 259.67 feet to a 5/8 inch iron rod marking the Southeast corner thereof; thence along the Southerly line of said Hamar land, North $88^{\circ} 26' 18''$ West 97.06 feet to the point of curvature with a 34.00 foot radius curve and the True Point of Beginning; thence along said curve to the left, through a central angle of $90^{\circ} 01' 59''$, an arc distance of 53.43 feet to a point of tangency on the Easterly right-of-way line of the Frontage Road (60 feet wide) known as Parkway Avenue as said road was conveyed to the State of Oregon in Parcel 2 of the Warranty Deed, File #34559 and dated October 24, 1963, recorded October 30, 1963 in Clackamas County Deed Records Book 630 Page 733; thence along said Easterly right-of-way line, North $01^{\circ} 31' 43''$ East 34.02 feet to the Southwest corner of said Hamar land; thence leaving said right-of-way line and running along the Southerly line of said Hamar land, South $88^{\circ} 26' 18''$ East 34.02 feet to the True Point of Beginning.



Containing 248 square feet or approximately 0.01 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

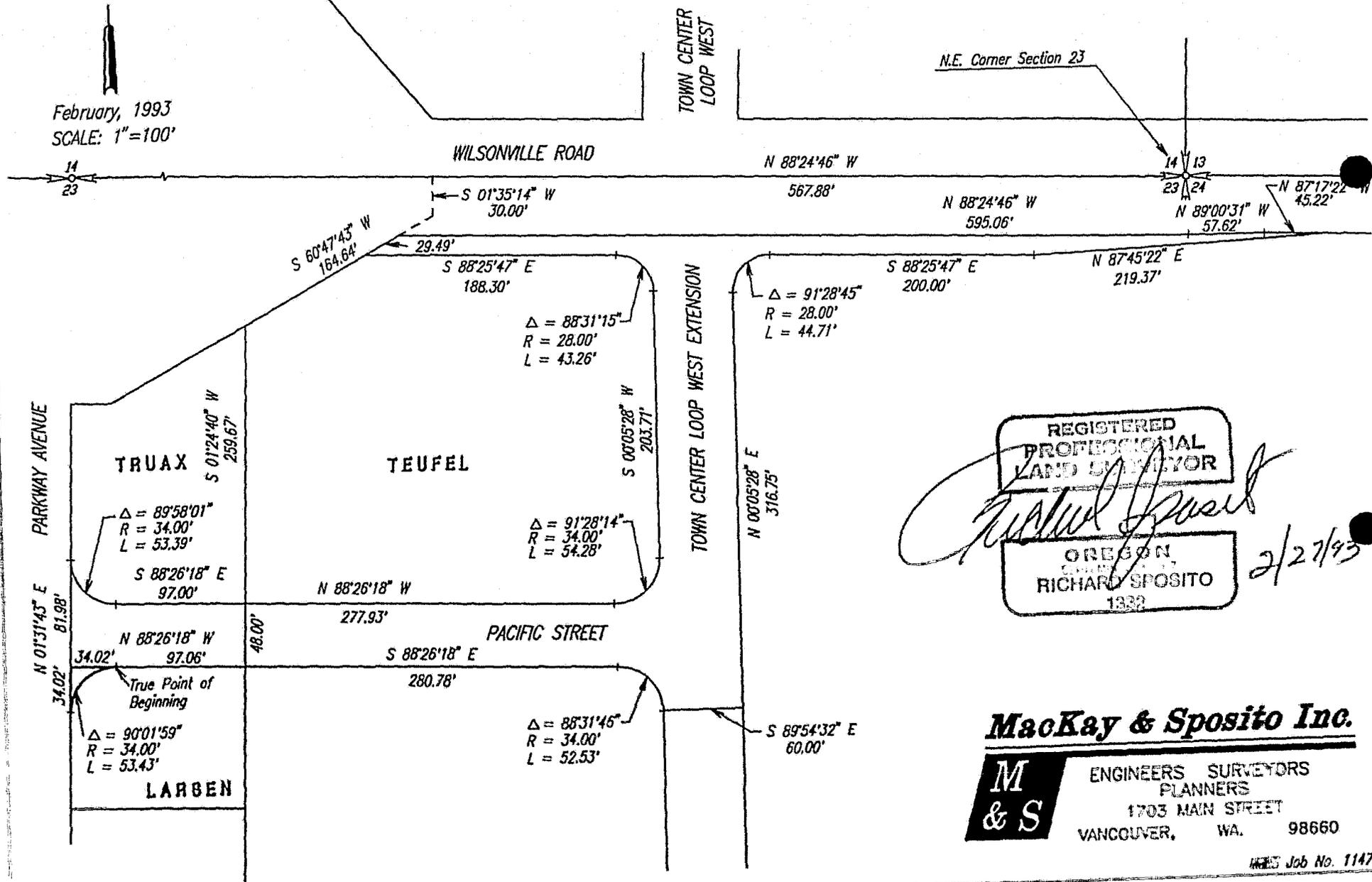
Richard Sposito

2/26/93

OREGON
SEPTEMBER 23, 1977
RICHARD SPOSITO
1332

SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS
 FOR LARSEN
 PACIFIC STREET
 NE 1/4 SEC 23 T.3S., R.1W., W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

February, 1993
 SCALE: 1"=100'



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Richard Sposito

OREGON
 RICHARD SPOSITO
 1332

2/27/93

MacKay & Sposito Inc.

M & S ENGINEERS SURVEYORS
 PLANNERS
 1703 MAIN STREET
 VANCOUVER, WA. 98660

Mackay & Sposito Inc.



ENGINEERS

SURVEYORS

PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

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PH. (503) 289-6726

11474.LD
3-11-93
RGD/dm

EXHIBIT "A"
LEGAL DESCRIPTION
PACIFIC STREET RIGHT OF WAY
THROUGH TRUAX PROPERTY
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the North line of said Section 23, North 88° 24' 46" West, 567.88 feet to the Northeast corner of the Oregon State Highway Commission land as described in Clackamas County Deed Records Book 456 Page 139 and recorded April 28, 1952; thence along the Easterly line of said State land, South 01° 35' 14" West 30.00 feet; thence along the Southeasterly line of said State land, South 60° 47' 43" West 164.64 feet to the Northeast corner of the Faye S. Hamar land described in Clackamas County Deed Records Fee Number 68-18042 and recorded August 29, 1968; thence along the Easterly line of said Hamar land, South 01° 24' 40" West 259.67 feet to a 5/8 inch iron rod marking the Southeast corner thereof and the True Point of Beginning; thence along the Southerly line of said Hamar land, North 88° 26' 18" West 131.08 feet to the Easterly right-of-way line of the Frontage Road (60 feet wide) known as Parkway Avenue as said road was conveyed to the State of Oregon in Parcel 2 of the Warranty Deed, File #34559 and dated October 24, 1963, recorded October 30, 1963 in Clackamas County Deed Records Book 630 Page 733; thence along said Easterly right-of-way line, North 01° 31' 43" East 81.98 feet to the point of curvature with a 34.00 foot radius curve; thence leaving said right-of-way line, along said curve to the left, from a tangent bearing of South 01° 31' 43" West, through a central angle of 89° 58' 01", an arc distance of 53.39 feet, to a point of tangency which is 48.00 feet, when measured at a right angle, from the Southerly line of said Hamar land; thence parallel with said Southerly line, South 88° 26' 18" East 97.00 feet to the Easterly line of said Hamar land; thence along said Easterly line, South 01° 24' 40" West 48.00 feet to the True Point of Beginning.



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Containing 6,537 square feet or approximately 0.15 acres of land, more or less.

Together with an easement for public utilities under, over and across a strip of land 6.00 feet wide lying Northerly of and contiguous along the Northerly boundary of the above described Pacific Street right of way and shown in the attached map referred to as Exhibit "B".

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

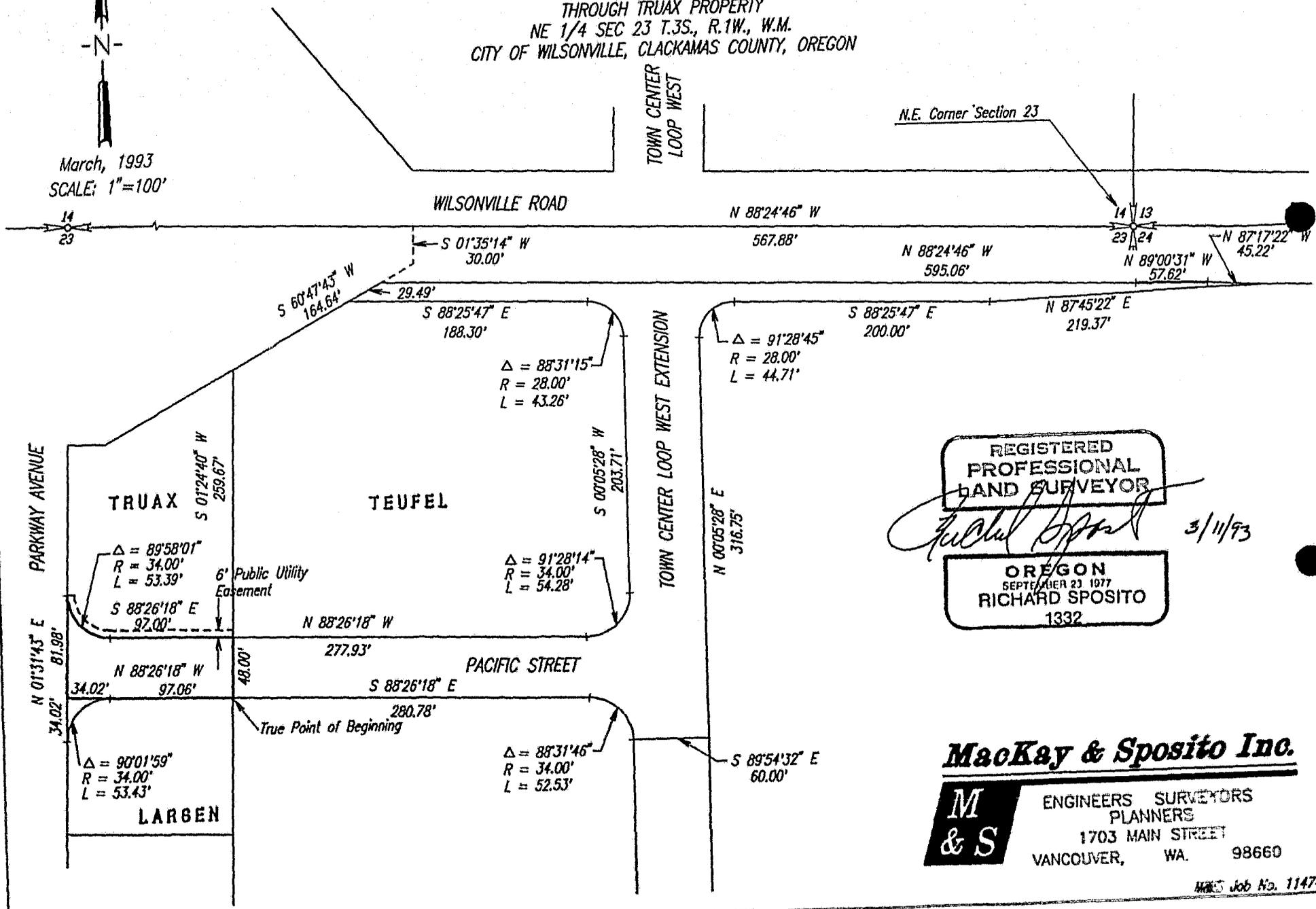
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PROFESSIONAL
LAND SURVEYOR

Richard Spósito 3/11/93

OREGON
SEPTEMBER 23 1977
RICHARD SPOSITO
1332

EXHIBIT "B"
 SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS
 PACIFIC STREET RIGHT OF WAY
 THROUGH TRUAX PROPERTY
 NE 1/4 SEC 23 T.3S., R.1W., W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

March, 1993
 SCALE: 1"=100'



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Richard Sposito 3/11/93

OREGON
 SEPTEMBER 23 1977
 RICHARD SPOSITO
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MacKay & Sposito Inc.

M & S ENGINEERS SURVEYORS
 PLANNERS
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LEGAL DESCRIPTION

TOWN CENTER LOOP EAST EXTENSION

THROUGH TEUFEL PROPERTY

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23 and a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South 03° 03' 14" West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369; thence along the Southerly line of said Teufel land and parallel with the northerly line of said subdivision, South 87° 18' 30" West 231.80 feet; thence North 02° 41' 30" West 15.00 feet to a point on the northerly right-of-way line of Trask Street, a 30.00 foot public road, and said point also being the Southeasterly corner of the City of Wilsonville road as it was dedicated in the deed recorded in Clackamas County Clerk's Records Fee Number 79-37864 and recorded August 29, 1979, said point being the True Point of Beginning; thence along the Easterly line of said City of Wilsonville road, North 02° 41' 30" West 30.00 feet to the northeasterly corner thereof; thence along the northerly line of said road, South 87° 18' 30" West 104.51 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North 87° 18' 30" East, through a central angle of 87° 13' 02", an arc distance of 42.62 feet; thence North 84° 43' 22" East 60.26 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of South 00° 05' 28" West, through a central angle of 92° 46' 58", an arc distance of 45.34 feet, to a point of tangency, which point is 45.00 feet, when measured at a right angle, Northerly from the Southerly line of said Teufel land; thence parallel with said Southerly line, North 87° 18' 30" East 60.66 feet to the point of curvature with a 570.00 foot radius curve; thence along said curve to the left, through a central angle of 29° 07' 40", an arc distance of 289.77 feet to a point of tangency; thence North 58° 10' 50" East 373.68 feet to the point of curvature with a 570.00 foot radius curve; thence along said curve to the left, through a central angle of 54° 38' 51", an arc distance of 543.66 feet to the point of reverse curvature with a 730.00 foot radius curve; thence along said curve to the right,



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through a central angle of $12^{\circ} 42' 30''$, an arc distance of 161.92 feet to a point on the Easterly line of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South $01^{\circ} 59' 02''$ West 360.10 feet to a point on a 630.00 foot radius curve; thence along said curve to the right, from a tangent bearing of South $21^{\circ} 58' 58''$ West, through a central angle of $36^{\circ} 11' 52''$, an arc distance of 398.02 feet, to a point of tangency; thence South $58^{\circ} 10' 50''$ West 373.68 feet to the point of curvature with a 630.00 foot radius curve; thence along said curve to the right, through a central angle of $14^{\circ} 24' 26''$, an arc distance of 158.41 feet to a point on the Easterly line of the aforesaid Trask Street; thence along said Easterly line, North $03^{\circ} 03' 14''$ East 9.37 feet; thence along the northerly line of said Trask Street the following two courses:

South $87^{\circ} 20' 38''$ West 1.50 feet; thence South $87^{\circ} 18' 30''$ West 231.80 feet

to the True Point of Beginning.

Containing 72,938 square feet or approximately 1.67 acres of land, more or less.

Also, the following portion of said Trask Street which is currently in use as a public road:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South $03^{\circ} 03' 14''$ West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369, said point being the True Point of Beginning; thence parallel with the northerly line of said subdivision, South $87^{\circ} 18' 30''$ West 231.80 feet; thence North $02^{\circ} 41' 30''$ West 15.00 feet to a point on the northerly right-of-way line of said Trask Street; thence along the northerly line of said Trask Street the following two courses:

thence North $87^{\circ} 18' 30''$ East 231.80 feet; thence North $87^{\circ} 20' 38''$ East 1.50 feet

to the Easterly line of said Teufel land; thence along said



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Easterly line, South 03° 03' 14" West 15.07 feet to True Point of Beginning.

Containing 3,488 square feet or 0.07 acres of land, more or less.

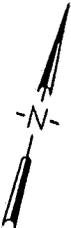
Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard Sposito

OREGON
SEPTEMBER 23, 1977
RICHARD SPOSITO
1332

2/26/93



February, 1993
SCALE: 1"=100'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TOWN CENTER LOOP EAST EXTENSION
NE 1/4 SEC 23 & NW 1/4 SEC 24 T.3S., R.1W., W.M.
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

$\Delta = 12^{\circ}42'30''$
 $R = 730.00'$
 $L = 161.92'$

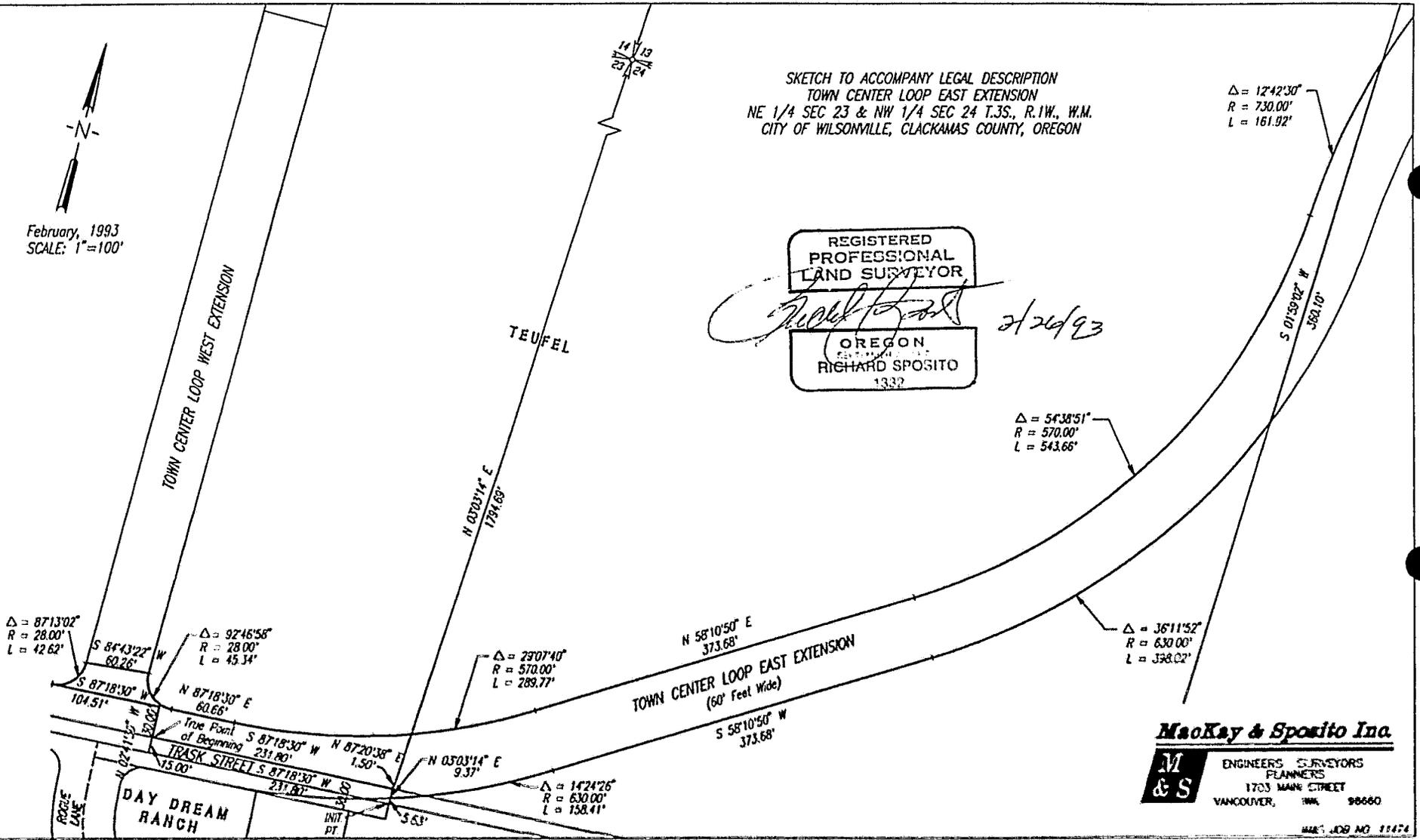
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard Sposito 2/24/93

OREGON
RICHARD SPOSITO
1332

$\Delta = 54^{\circ}38'51''$
 $R = 570.00'$
 $L = 543.66'$

$\Delta = 36^{\circ}11'52''$
 $R = 630.00'$
 $L = 338.02'$

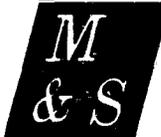


MacKay & Sposito Inc.



ENGINEERS SURVEYORS
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1703 MAIN STREET
VANCOUVER, B.C. V6J 1K6

MAP NO. 11424



ENGINEERS SURVEYORS PLANNERS

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LEGAL DESCRIPTION

SLOPE EASEMENTS

TOWN CENTER LOOP EAST EXTENSION

THROUGH TEUFEL PROPERTY

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23 and a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South $03^{\circ} 03' 14''$ West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369; thence along the Southerly line of said Teufel land and parallel with the northerly line of said subdivision, South $87^{\circ} 18' 30''$ West 231.80 feet; thence North $02^{\circ} 41' 30''$ West 15.00 feet to a point on the northerly right-of-way line of Trask Street, a 30.00 foot public road, and said point also being the Southeasterly corner of the City of Wilsonville road as it was dedicated in the deed recorded in Clackamas County Clerk's Records Fee Number 79-37864 and recorded August 29, 1979; thence along the Easterly line of said City of Wilsonville road, North $02^{\circ} 41' 30''$ West 30.00 feet to the northeasterly corner thereof; thence along the northerly line of said road, South $87^{\circ} 18' 30''$ West 104.51 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North $87^{\circ} 18' 30''$ East, through a central angle of $87^{\circ} 13' 02''$, an arc distance of 42.62 feet; thence North $84^{\circ} 43' 22''$ East 60.26 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of South $00^{\circ} 05' 28''$ West, through a central angle of $30^{\circ} 26' 48''$, an arc distance of 14.88 feet, to a point which is 45.00 feet, when measured at a right angle, Northerly from the Southerly line of said Teufel land, said point being the True Point of Beginning; thence parallel with said Southerly line, North $87^{\circ} 18' 30''$ East 85.46 feet to the point of curvature with a 555.00 foot radius curve; thence along said curve to the left, through a central angle of $29^{\circ} 07' 40''$, an arc distance of 282.15 feet; thence North $58^{\circ} 10' 50''$ East 73.43 feet; thence North $41^{\circ} 28' 53''$ East 52.20 feet; thence North $52^{\circ} 28' 12''$ East 50.25 feet; thence North $61^{\circ} 02' 35''$ East 100.12 feet; thence North $58^{\circ} 10' 50''$ East 100.25 feet to the point of curvature with a 540.00 foot radius curve; thence along said

M
& S

curve to the left, through a central angle of $14^{\circ} 18' 00''$, an arc distance of 134.77 feet; thence radially to said curve, South $46^{\circ} 07' 10''$ East 5.00 feet to a point on a 545.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North $43^{\circ} 52' 50''$ East, through a central angle of $14^{\circ} 19' 26''$, an arc distance of 136.25 feet; thence radially to said curve, South $60^{\circ} 26' 36''$ East 5.00 feet to a point on a 550.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North $29^{\circ} 33' 24''$ East, through a central angle of $26^{\circ} 01' 25''$, an arc distance of 249.81 feet to the point of reverse curvature with a 750.00 foot radius curve; thence along said curve to the right, through a central angle of $17^{\circ} 49' 42''$, an arc distance of 233.37 feet to a point on the Easterly line of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South $01^{\circ} 59' 02''$ West 69.06 feet to a point on a 730.00 foot radius curve, said point being on the Northwesterly right-of-way line of a proposed 60.00 foot wide road; thence along said right-of-way line the following six courses:

along said curve to the left, from a tangent bearing of South $16^{\circ} 14' 29''$ West, through a central angle of $12^{\circ} 42' 30''$, an arc distance of 161.92 feet to the point of reverse curvature with a 570.00 foot radius curve; thence along said curve to the right, through a central angle of $54^{\circ} 38' 51''$, an arc distance of 543.66 feet to a point of tangency; thence South $58^{\circ} 10' 50''$ West 373.68 feet to the point of curvature with a 570.00 foot radius curve; thence along said curve to the right, through a central angle of $29^{\circ} 07' 40''$, an arc distance of 289.77 feet to a point of tangency; thence South $87^{\circ} 18' 30''$ West 60.66 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the right, through a central angle of $62^{\circ} 20' 10''$, an arc distance of 30.46 feet

to the True Point of Beginning.

Also:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South $03^{\circ} 03' 14''$ West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded



in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369, said point being the True Point of Beginning; thence along the Northerly line of said subdivision North 87° 20' 38" East 17.58 feet to a point on a 640.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North 71° 14' 41" East, through a central angle of 05° 45' 07", an arc distance of 64.25 feet; thence North 69° 05' 04" East 106.81 feet; thence North 53° 53' 29" East 200.56 feet; thence North 60° 05' 12" East 150.33 feet to a point on a 645.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North 58° 10' 50" East, through a central angle of 32° 48' 36", an arc distance of 359.35 feet, to a point on the Easterly line of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, North 01° 59' 02" East 40.56 feet to a point on a 630.00 foot radius curve, said point being on the Southeasterly right-of-way line of a proposed 60.00 foot wide road; thence along said right-of-way line the following three courses:

along said curve to the right, from a tangent bearing of South 21° 58' 58" West, through a central angle of 36° 11' 52", an arc distance of 398.02 feet to a point of tangency; thence South 58° 10' 50" West 373.68 feet to the point of curvature with a 630.00 foot radius curve; thence along said curve to the right, through a central angle of 14° 24' 26", an arc distance of 158.41 feet to a point on the Easterly line of Trask Street, a 30.00 foot wide public road; thence along said Easterly line, South 03° 03' 14" West 5.71 feet to the True Point of Beginning.

Containing a combined total area of 45,872 square feet or approximately 1.053 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard Sposito 3/3/93

OREGON
SINCE APR 23 1977
RICHARD SPOSITO
1972

Mackay & Sposito Inc.

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ENGINEERS SURVEYORS PLANNERS

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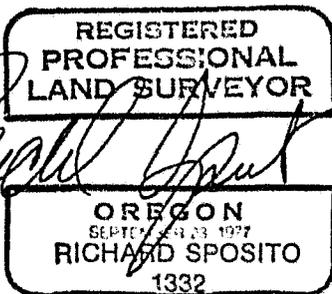
LEGAL DESCRIPTION
SEWERS AND DRAINAGE EASEMENT
TOWN CENTER LOOP EAST EXTENSION
THROUGH TEUFEL PROPERTY
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northwest corner of said Section 24; thence along the Northerly line said Section 24, South 89° 00' 31" East 660.00 feet to the Northeast corner of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South 01° 59' 02" West 1619.57 feet to the True Point of Beginning; thence continuing along said Easterly line, South 01° 59' 02" West 39.12 feet; thence North 48° 05' 50" West 260.95 feet to a point on a 630.00 foot radius curve, said point being on the Southeasterly right-of-way line of a proposed 60.00 foot wide road; thence along said curve to the left, from a tangent bearing of North 53° 31' 11" East, through a central angle of 03° 27' 54", an arc distance of 38.10 feet; thence leaving said right-of-way line, South 60° 28' 24" East 13.72 feet; thence North 52° 28' 39" East 141.71 feet; thence South 37° 31' 21" East 65.00 feet; thence South 52° 28' 39" West 97.55 feet; thence South 27° 06' 53" West 43.39 feet; thence South 48° 05' 50" East 132.83 feet to the True Point of Beginning.

Containing 17,387 square feet or approximately 0.399 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.



3/3/93