

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

**URA RESOLUTION NO. 122**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY INTEREST RELATED TO THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE EXTENSION OF BOECKMAN ROAD PHASE 1 AND AUTHORIZING TITLE TO VEST IN THE CITY OF WILSONVILLE**

WHEREAS, under and by virtue of the laws of the State of Oregon and The Wilsonville West Side Urban Renewal Plan ("Plan"), the City of Wilsonville Urban Renewal Agency is duly authorized and empowered to acquire such real property as may be deemed necessary and proper for identified public improvements; and

WHEREAS, Plan Section V entitled "Urban Renewal Projects" provides for "A series of major road improvements, including street extensions, widening projects and intersection improvements that will increase accessibility and connectivity to and from the Area and between the east and west sides of the City." and more specifically in Section V.B.1.a. identifies urban renewal projects and roadway system improvements necessary to implement the urban renewal plan and this list includes the Boeckman Road extension project; and

WHEREAS, the Boeckman Road extension improvements are necessary to carry out Plan objectives and are authorized by Plan Section V.B.1.a. and the improvements and activities so listed will be financed through Urban Renewal Bond Proceeds and other State and Federal programs; and

WHEREAS, the 2003 Transportation System Plan identifies the extension of Boeckman Road as a short range plan project; and

WHEREAS, Section 4.2. of the Development Agreement between the City of Wilsonville, Wilsonville Urban Renewal Agency and Villebois LLC and the State of Oregon Department of Administrative Services, adopted on May 24, 2004 by Wilsonville City Council Resolution 1869 states that the City accepts responsibility for the extension of Boeckman Road from 95<sup>th</sup> to 110<sup>th</sup> (Phase 1) and in Section 4.3 accepts responsibility for extending Boeckman Road from 110<sup>th</sup> to Grahams Ferry by reconstructing Tooze Road (Phase 2); and

WHEREAS, the City of Wilsonville has duly adopted the Villebois Finance Plan by Resolution No. 1862 on May 24, 2004, which outlines the funding plan to construct the infrastructure necessary to serve the Villebois Village Master Plan, including the Boeckman Road Extension Project; and

WHEREAS, Section 4.2. of the Development Agreement between the City of Wilsonville and the Urban Renewal Agency of the City of Wilsonville, and Matrix Development Corporation and Property Owners Donald E. Bischof/Sharon L Lund, Arther C. and Dee W. Piculell, The DeArmond Family LLC and Louis J. and Margaret P. Fasano, and Valerie and Matthew Kirkendall adopted by City of Wilsonville Resolution No 1881 on June 14, 2004 states that the City accepts responsibility for the extension of Boeckman Road from 95<sup>th</sup> to 110<sup>th</sup> (Phase 1) and in Section 4.3 accepts responsibility for extending Boeckman Road from 110<sup>th</sup> to Grahams Ferry by reconstructing Tooze Road (Phase 2); and

WHEREAS, the alignment represented herein was presented to the public for input at open houses held in October 2003 and May 2004; and

WHEREAS, in comparing the cost amount for the aforementioned construction and the property interest along with the existing use of the subject property, the alignment represented herein reflects the least amount of property interest to ensure safe, efficient and adequate public improvements; and

WHEREAS, the Wilsonville City Council adopted the alignment represented herein at their regular meeting on October 4, 2004 by Resolution No. 1904 titled "A Resolution of the City of Wilsonville Adopting an Alignment"; and

WHEREAS, Urban Renewal Plan Section VIII "Property Acquisition and Disposition", authorizes the Urban Renewal Agency to acquire property within the Urban Renewal Area by any legal means, including eminent domain, to achieve the objectives of the Urban Renewal Plan; and

WHEREAS, Urban Renewal Plan Section VIII. A. "Property Acquisition for Public Improvements", provides that procedures for property acquisition requiring eminent domain shall conform to all statutory requirements to ensure that property owners' rights are fully respected; and

WHEREAS, the Agency's adopted "Appraisal and Acquisition Policies" shall guide acquisition and related activities; 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 providing public improvements known as the Boeckman Road Extension Phase 1 for the residents of the City of Wilsonville and its Urban Renewal Area, acquisition of property interest of those properties identified as Exhibits 1 through 43, attached hereto and incorporated herein by this reference.

2. The property interest is 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 negotiate with the owners of the real property herein described as to the compensation to be paid for the acquisition 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 or property interest.

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 interests of the City.

5. The Urban Renewal Agency anticipates it will acquire the above-described property in the spring of 2005 and cause construction to initially begin as soon as property acquisition is complete.

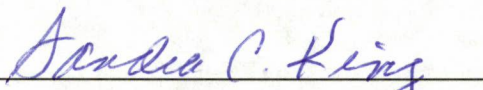
6. In accordance with the above recitals, the City Manager acting as the Agency's Executive Director is authorized to transfer title of identified properties to the City of Wilsonville by deed or directly through negotiation.

7. This resolution is effective upon adoption.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 18th day of January, 2005 and filed with the Wilsonville City Recorder this date.

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

ATTEST:

  
\_\_\_\_\_  
Sandra C. King, City Recorder, CMC

SUMMARY OF VOTES:

Chair Lehan	Yes
Member Knapp	Yes
Member Scott-Tabb	Yes
Member Kirk	Yes
Member Holt	Yes

## EXHIBIT A

### PARCEL 1- FEE TAKE

A tract of land, variable in width, situated in that tract of land described in Deed Document 2000-007186 and lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at the point of intersection of the South line of Section 11 of said Township and Range, with the West boundary line of that 30 foot strip of land identified as Parcel II in Clackamas County Deed Document 84-34845, said point of beginning bears North 88°38'04" West 1360.42 feet, more or less, from the South one-quarter corner of said Section 11; thence North 01°19'56" East from said point of beginning, coincident with a portion of said West boundary line, 80.45 feet; thence leaving said West boundary line North 88°40'39" West 13.00 feet; thence South 20°42'41" West 21.25 feet to the point of beginning of a non-tangent 1056.70 foot radius curve concave southerly, ( the radius point bears South 01°07'12" West); thence southwesterly 354.48 feet along the arc of said curve through a central angle of 19°13'13" (the long chord bears South 81°30'36" West 352.82 feet) to a point on the aforementioned Section line; thence South 88°38'04" East 367.69 feet to the point of beginning and containing 15, 532 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



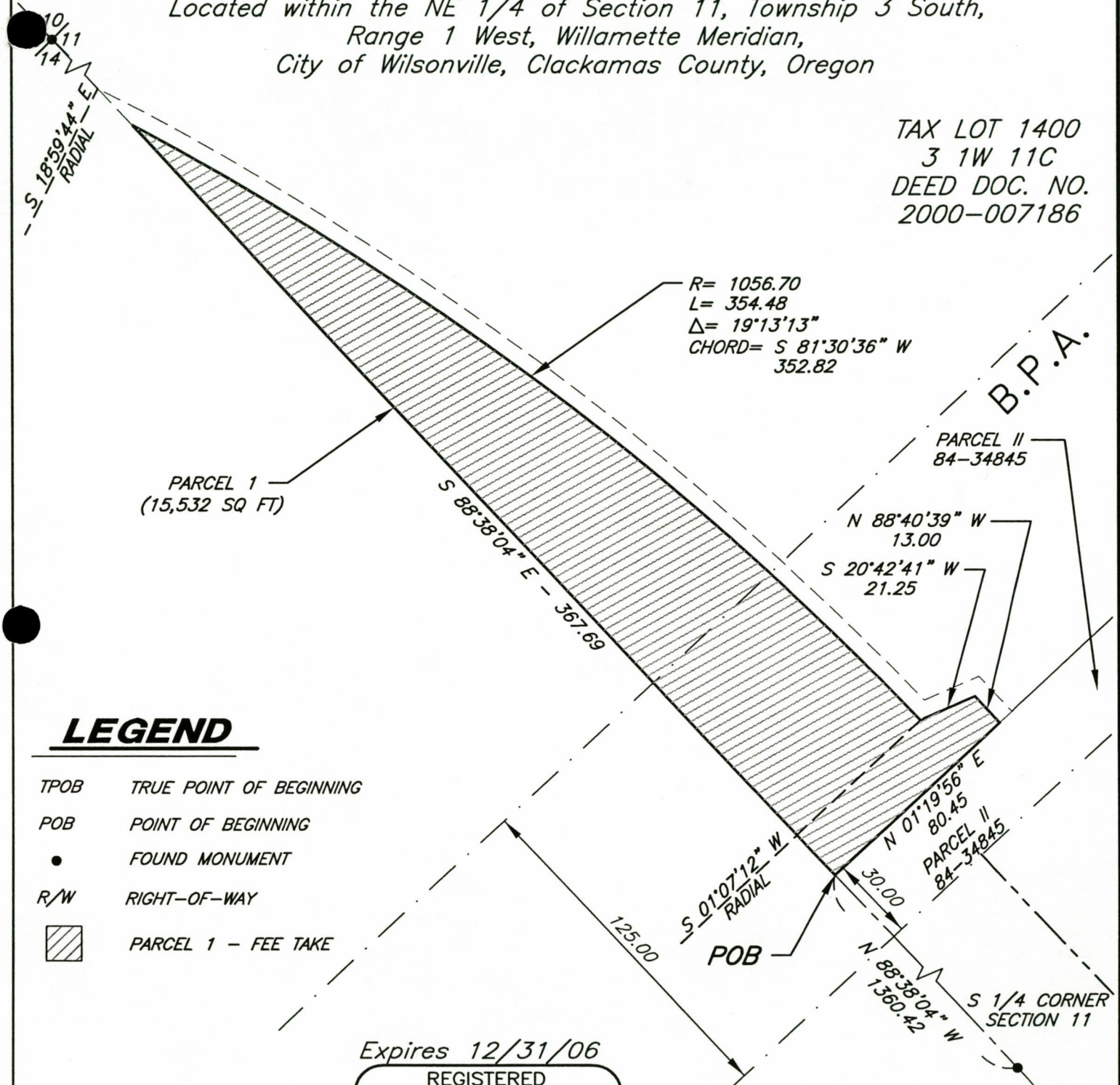
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## FEE TAKE

Located within the NE 1/4 of Section 11, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon


TAX LOT 1400  
3 1W 11C  
DEED DOC. NO.  
2000-007186



PARCEL 1  
(15,532 SQ FT)

PARCEL II  
84-34845

## LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 1 - FEE TAKE

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

## PLAN

Scale: 1"=50'

01/11/05

02.625.1119

## EXHIBIT A


### PARCEL 2 –PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, situated in that tract of land described in Deed Document 2000-007186 and lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said strip of land is described as follows:

Beginning at the point of intersection of the South line of Section 11 of said Township and Range, with the West boundary line of that 30 foot strip of land identified as Parcel II in Clackamas County Deed Document 84-34845, said point of beginning bears North 88°38'04" West 1360.42 feet, more or less, from the South one-quarter corner of said Section 11; and North 01°19'56" East, coincident with a portion of said West boundary line, 80.45 feet; thence leaving said West boundary line North 88°40'39" West 13.00 feet; thence South 20°42'41" West 21.25 feet to the point of beginning of a non-tangent 1056.70 foot radius curve concave southerly, ( the radius point bears South 01°07'12" West); thence southwesterly 354.48 feet along the arc of said curve, through a central angle of 19°13'13" (the long chord bears South 81°30'36" West 352.82 feet) to a point on the aforementioned Section line; thence North 88°38'04" West, coincident with said Section line, 17.62 feet to the point of curve of a non-tangent 1062.70 foot radius curve concave southeasterly(the radius point bears South 18°59'44" East); thence northeasterly 368.79 feet along the arc of said curve, through a central angle of 19°53'14" (the long chord bears North 80°56'53" East 367.01 feet) to the end of curve; thence North 20°42'48" East 21.27 feet; thence South 88°40'39" East 17.25 to the aforementioned West boundary line; thence South 01°19'56" West 6.00 feet to the point of beginning and containing 2,389 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



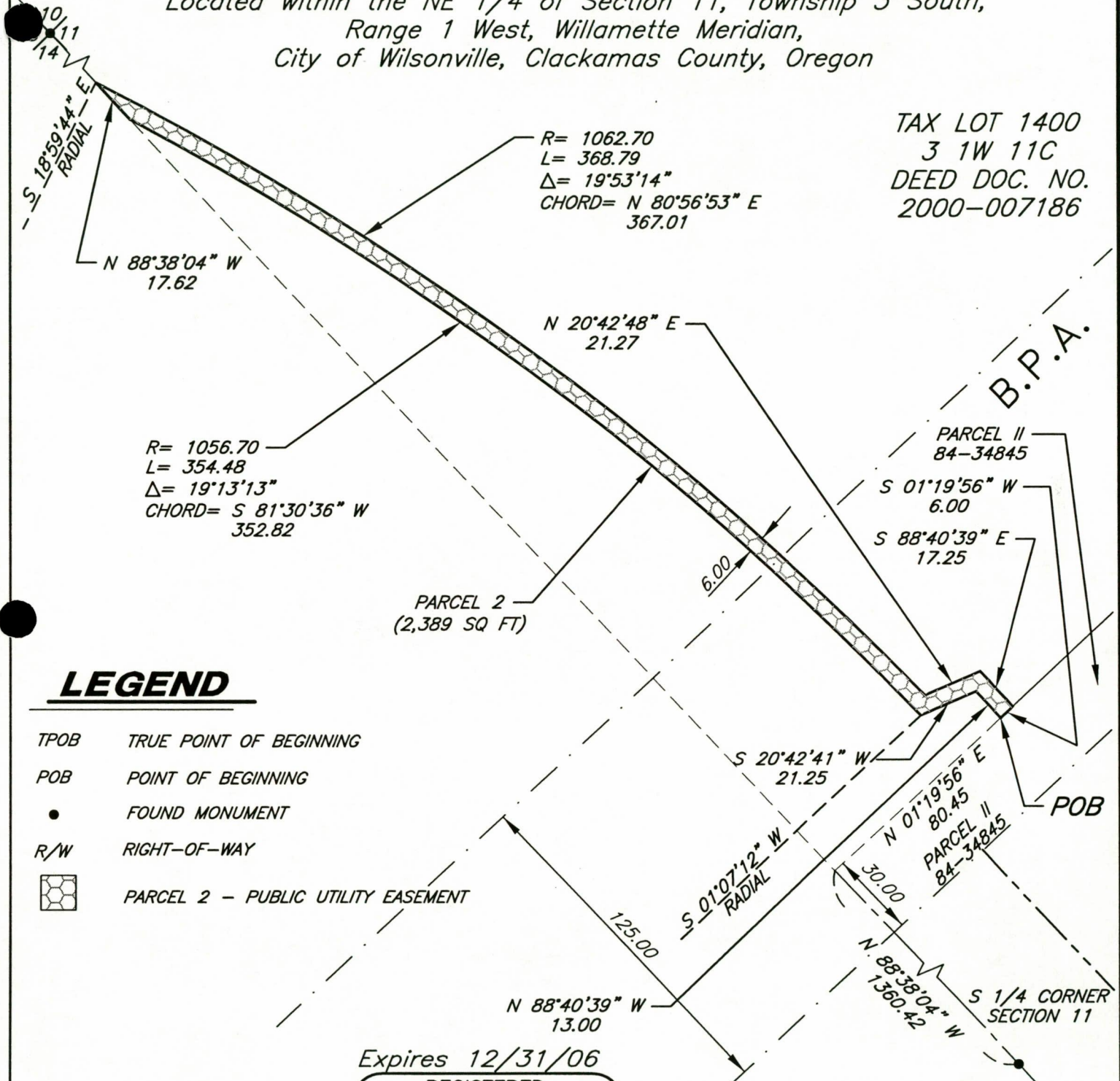
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## PUBLIC UTILITY EASEMENT

Located within the NE 1/4 of Section 11, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

TAX LOT 1400  
3 1W 11C  
DEED DOC. NO.  
2000-007186



R= 1062.70  
L= 368.79  
 $\Delta = 19^{\circ}53'14''$   
CHORD= N 80°56'53" E  
367.01


R= 1056.70  
L= 354.48  
 $\Delta = 19^{\circ}13'13''$   
CHORD= S 81°30'36" W  
352.82

PARCEL 2  
(2,389 SQ FT)

PARCEL II  
84-34845  
S 01°19'56" W  
6.00  
S 88°40'39" E  
17.25

PARCEL II  
84-34845  
N 01°19'56" E  
80.45  
POB

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - PUBLIC UTILITY EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared for:  
**The CITY of WILSONVILLE**

### PLAN

Scale: 1"=50'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

01/11/05  
02.625.1119



## EXHIBIT A

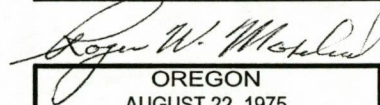
### PARCEL 1 - FEE-TAKE

A tract of land situated within that tract of land described in Clackamas County Deed Document 78-00389, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a 1/2" iron pipe marking the corner common to Sections 10,11,14 and 15 of said Township and Range, thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 69.33 feet; thence South 19°07'50" East, coincident with the easterly line of said tract described in Document 78-00389, a distance of 363.00 feet to the southeasterly corner of said tract; thence North 88°38'41" West, coincident with the South boundary line of said described tract 1594.44 feet, more or less, to a point on the East right-of-way of 110<sup>th</sup> Avenue, said point is situated easterly in direction a perpendicular distance of 20.00 feet from the East line of Donation Land Claim No. 50 and the TRUE POINT OF BEGINNING; thence North 01°35'25" East 90.27 feet to the point of curve of a non-tangent 861.50 foot radius curve, concave northeasterly, from which the radius point bears North 34°43'56" East; thence Southeasterly 201.55 feet along the arc of said curve, through a central angle of 13°24'15", (the long chord bears South 61°58'11" East 201.09 feet) to a point on the aforementioned South boundary line; thence North 88°38'41" West 180.05 feet to the TRUE POINT OF BEGINNING and containing 7,337 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

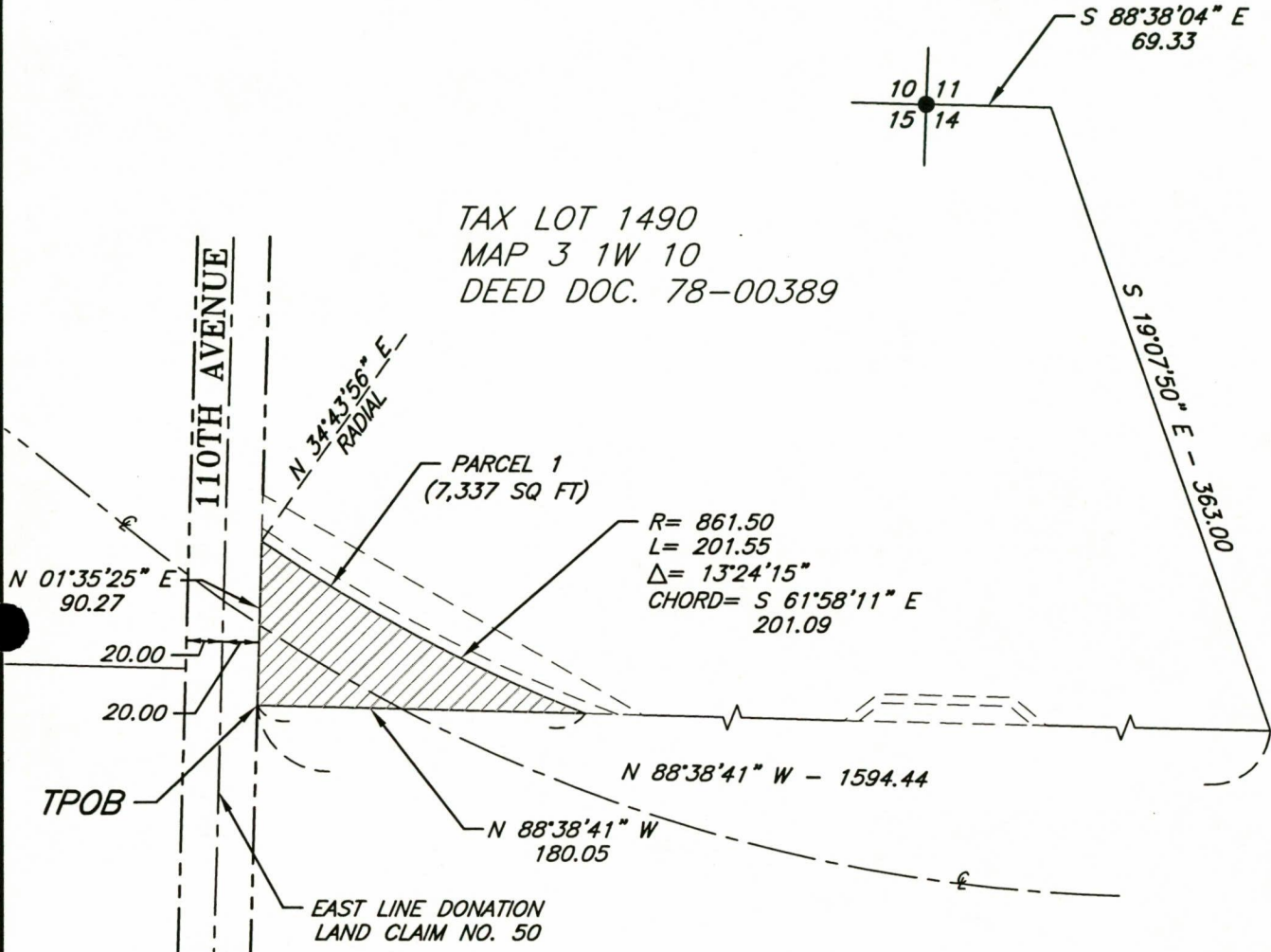
625 3 1W 10 TL 1490 Fee Take  
01/07/05

# EXHIBIT "B"

## FEE TAKE

Located within the NE 1/4 of Section 15,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon

TAX LOT 1490  
MAP 3 1W 10  
DEED DOC. 78-00389



## LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 1 - FEE TAKE

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



## PLAN

Scale: 1"=100'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
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WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/07/05

02.625.1119

## EXHIBIT A

### PARCEL 2 - PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, situated within that tract of land described in Clackamas County Deed Document 78-00389, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said public utility easement is more particularly described as follows:

Beginning at a 1/2" iron pipe marking the corner common to Sections 10,11,14 and 15 of said Township and Range, thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 69.33 feet; thence South 19°07'50 East, coincident with the easterly line of said tract described in Document 78-00389, a distance of 363.00 feet to the southeasterly corner of said tract; thence North 88°38'41" West, coincident with the South boundary line of said described tract, 1414.39 feet to the point of curve of a non-tangent 861.50 foot radius curve concave northeasterly, (the radius point bears North 21°19'41" East) and the TRUE POINT OF BEGINNING; thence northwesterly 201.55 feet along the arc of said curve, through a central angle of 13°24'15", (the long chord bears North 61°58'11" West 201.09 feet) to a point on the East right-of-way 110<sup>th</sup> Avenue, said point is situated easterly in direction a perpendicular distance of 20.00 feet from the East line of Donation Land Claim No. 50; thence North 01°35'25" East, coincident with said right-of-way, 7.18 feet to the point of curve of a 855.50 foot radius curve concave northeasterly from which the radius point bears North 34°59'42" East; thence southeasterly 221.04 feet along the arc of said curve, though a central angle of 14°48'14" (the long chord bears South 62°24'25" East 220.43 feet) to a point on the South boundary of said tract described in Document 78-00389; thence North 88°38'41" West 18.06 feet to the TRUE POINT OF BEGINNING and containing 1,268 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

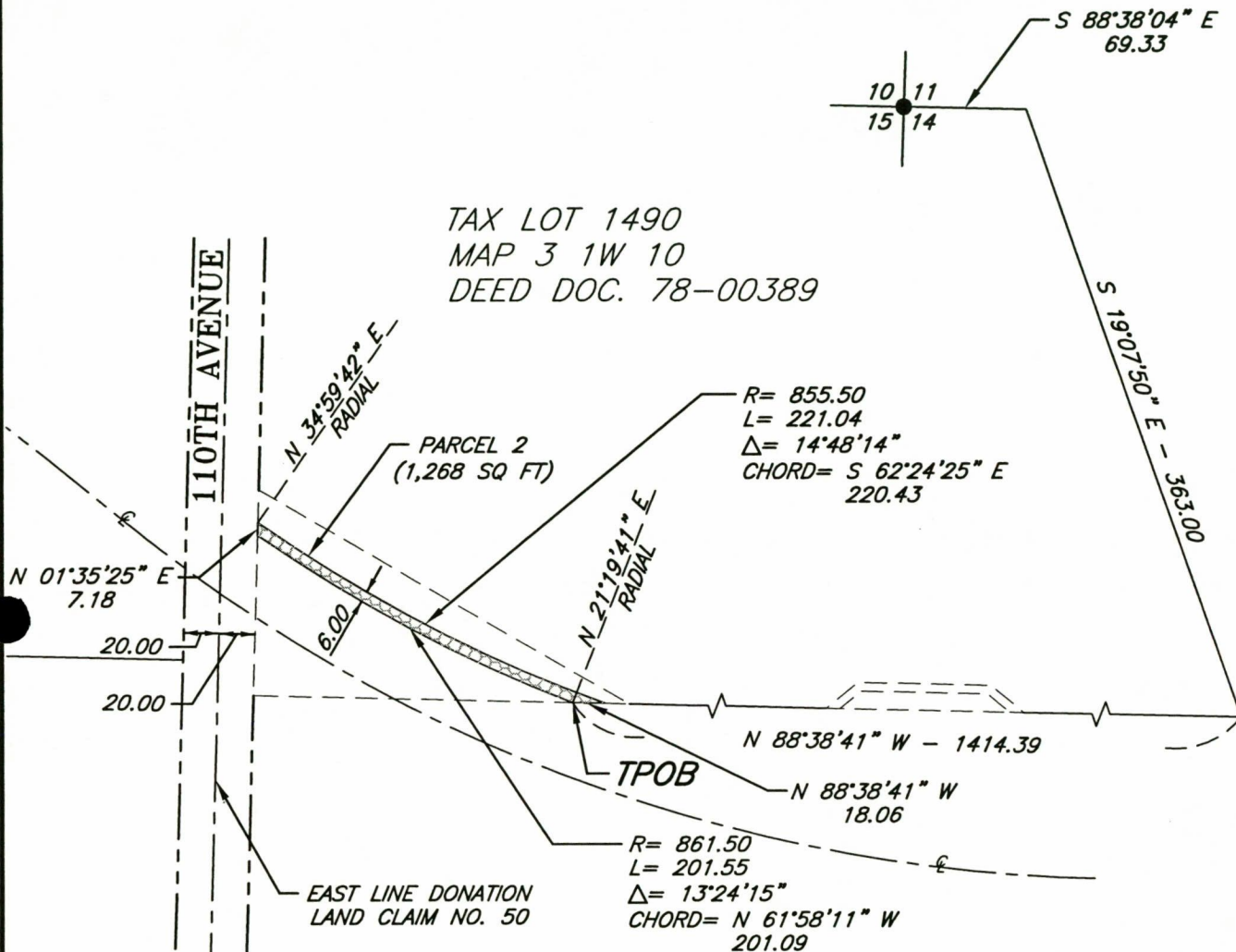
*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033


# EXHIBIT "B"

PUBLIC UTILITY EASEMENT  
 Located within the NE 1/4 of Section 15,  
 Township 3 South, Range 1 West, Willamette Meridian,  
 Clackamas County, Oregon

TAX LOT 1490  
 MAP 3 1W 10  
 DEED DOC. 78-00389



## LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - PUBLIC UTILITY EASEMENT

Expires 12/31/06

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Roger W. Moreland*  
 OREGON  
 AUGUST 22, 1975  
 ROGER W. MORELAND  
 1033



**PLAN**

Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
 SUITE 300 - A.G.C. CENTER  
 9450 S.W. COMMERCE CIRCLE  
 WILSONVILLE, OREGON 97070  
 PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/07/05

02.625.1119

## EXHIBIT A

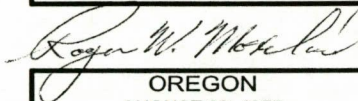
### PARCEL 3 - SLOPE EASEMENT

A slope easement, variable in width, situated within that tract of land described in Clackamas County Deed Document 78-00389, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said public utility easement is more particularly described as follows:

Beginning at a 1/2" iron pipe marking the corner common to Sections 10,11,14 and 15 of said Township and Range, thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 69.33 feet; thence South 19°07'50 East, coincident with the easterly line of said tract described in Document 78-00389, a distance of 363.00 feet to the southeasterly corner of said tract; thence North 88°38'41" West, coincident with the South boundary line of said described tract, 1414.39 feet to the point of curve of a non-tangent 861.50 foot radius curve concave northeasterly, (the radius point bears North 21°19'41" East) and the TRUE POINT OF BEGINNING; thence northwesterly 201.55 feet along the arc of said curve, through a central angle of 13°24'15", (the long chord bears North 61°58'11" West 201.09 feet) to a point on the East right-of-way 110<sup>th</sup> Avenue, said point is situated easterly in direction a perpendicular distance of 20.00 feet from the East line of Donation Land Claim No. 50; thence North 01°35'25" East, coincident with said right-of-way, 25.59 feet; thence South 59°53'31" East 240.86 feet to the South boundary of said tract described in Document 78-00389; thence North 88°38'41" West 31.58 feet to the TRUE POINT OF BEGINNING and containing 4923 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W 10 TL 1490 Parcel 3 Slope  
01/06/05

## EXHIBIT A

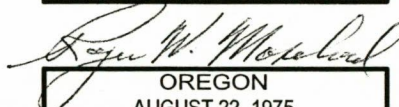
### PARCEL 4 - SLOPE EASEMENT

A slope easement, variable in width, situated within that tract of land described in Clackamas County Deed Document 78-00389, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said slope easement is more particularly described as follows:

Beginning at a 1/2" iron pipe marking the corner common to Sections 10,11,14 and 15 of said Township and Range, thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 69.33 feet; thence South 19°07'50 East, coincident with the easterly line of said tract described in Document 78-00389, a distance of 363.00 feet to the southeasterly corner of said tract; thence North 88°38'41" West, coincident with the South boundary line of said described tract, 1012.28 feet to the TRUE POINT OF BEGINNING; thence North 51°23'56" East 15.76 feet; thence South 88°38'41" East 71.06 feet; thence South 50°02'37" East 16.22 feet to a point on the aforementioned South boundary line; thence North 88°38'42" West, coincident with said line, 95.81 feet; to the TRUE POINT OF BEGINNING and containing 844 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

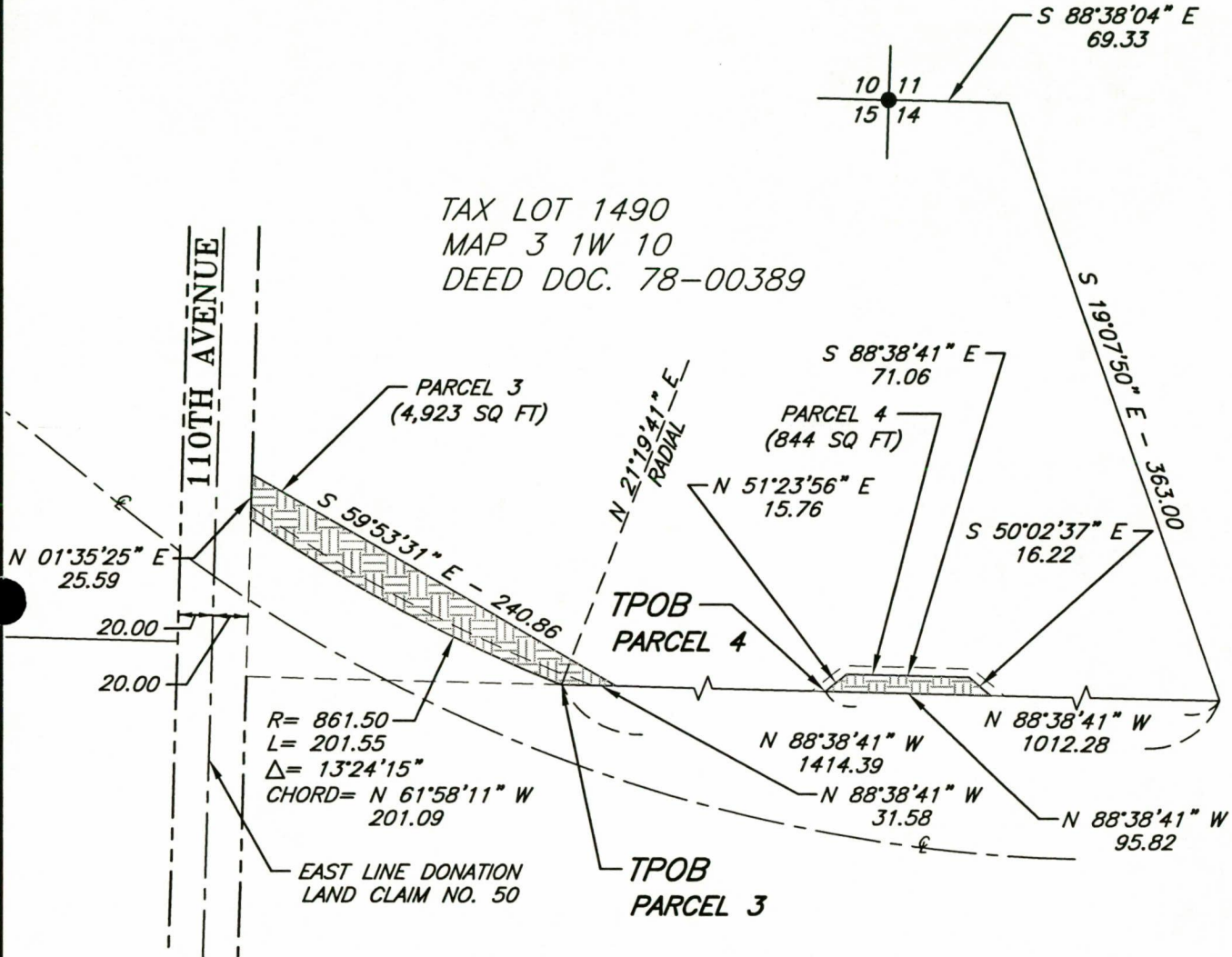
625 3 1W 10 TL 1490 Parcel 4 Slope  
01/12/05

# EXHIBIT "B"


## SLOPE EASEMENT

Located within the NE 1/4 of Section 15,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon

TAX LOT 1490  
MAP 3 1W 10  
DEED DOC. 78-00389



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 3 & 4 - SLOPE EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/07/05  
02.625.1119

## EXHIBIT A

### PARCEL 5 - CONSTRUCTION EASEMENT

A construction easement, variable in width, situated within that tract of land described in Clackamas County Deed Document 78-00389, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said construction easement is more particularly described as follows:

Beginning at a 1/2" iron pipe marking the corner common to Sections 10,11,14 and 15 of said Township and Range, thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 69.33 feet; thence South 19°07'50 East, coincident with the easterly line of said tract described in Document 78-00389, a distance of 363.00 feet to the southeasterly corner of said tract; thence North 88°38'41" West, coincident with the South boundary line of said described tract, 1012.28 feet to the TRUE POINT OF BEGINNING; thence North 51°23'56" East 15.76 feet; thence South 88°38'41" East 71.06 feet; thence South 50°02'37" East 16.22 feet to a point on the aforementioned South boundary line; thence South 88°38'41" East, coincident with said line, 8.01 feet; thence North 50°02'37" West 24.04 feet; thence North 88°38'41" West 74.92 feet; thence South 51°23'56" West 23.35 feet to a point on said South boundary line; thence South 88°38'41" East 7.78 feet to the TRUE POINT OF BEGINNING and containing 554 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W 10 TL 1490 Parcel 5 Const  
01/06/05

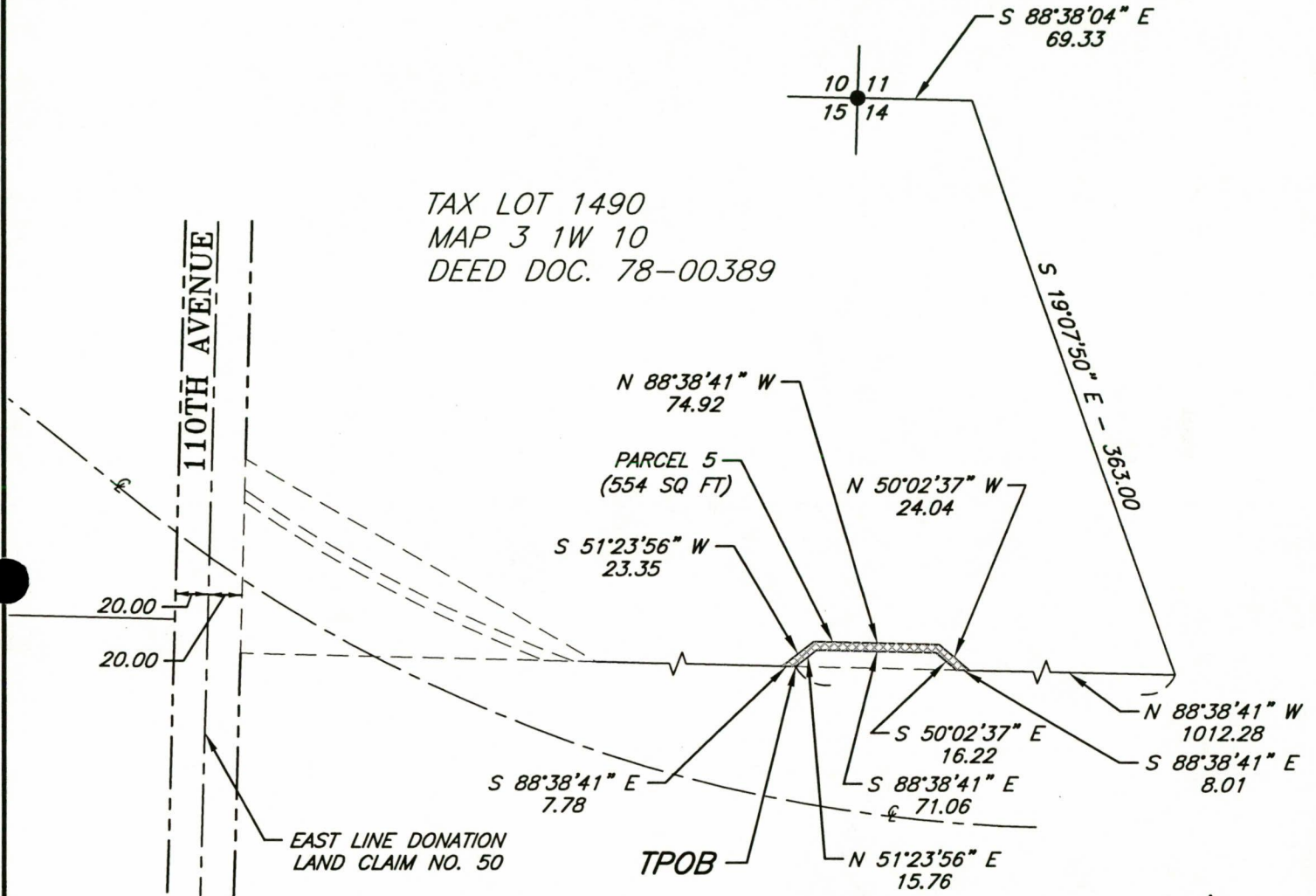


# EXHIBIT "B"

## CONSTRUCTION EASEMENT

Located within the NE 1/4 of Section 15,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon

TAX LOT 1490  
MAP 3 1W 10  
DEED DOC. 78-00389



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 5 - CONSTRUCTION EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



**PLAN**

Scale: 1"=100'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/07/05  
02.625.1119

## EXHIBIT A

### PARCEL 1 - PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet width, situated within that tract of land described in Clackamas County Deed Document 70-21159, and situated in the SE 1/4 of Section 10, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said public utility easement is more particularly described as follows:

Beginning at a brass disc monumenting the Northeast corner of the Samuel B. Franklin Donation Land Claim No. 50 in said Township and Range; thence North 88°35'24" West 1226.03 feet to a brass disc marking the South one-quarter corner of said Section 10; thence North 01°36'39" East 20.00 feet to a point on the West line of that tract of land described in the aforementioned Deed Document 70-21159 and the TRUE POINT OF BEGINNING of this description; thence South 88°35'24" East, parallel with said line running westerly from the Northeast corner of said Donation Land Claim to the South one-quarter corner monument, a distance of 307.34 feet, more or less, to the East line of said described tract; Thence North 01°36'39" East 6.00 feet; thence North 88°35'24" West 307.34 feet, more or less, to the West line of said described tract of land; Thence South 01°36'39" West, along said West line 6.00 feet to the TRUE POINT OF BEGINNING and containing 1,844 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



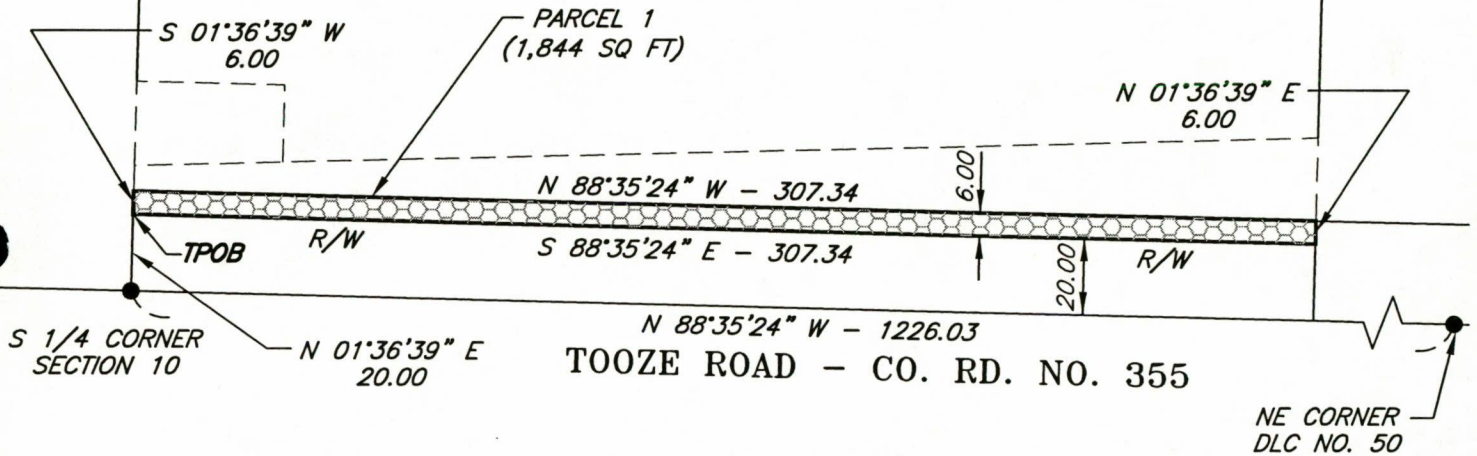
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"


## PUBLIC UTILITY EASEMENT

Located within the SE 1/4 of Section 10,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon

TAX LOT 1501  
MAP 3 1W 10  
DEED DOC. 70-21159



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 1 - PUBLIC UTILITY EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=50'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/12/05  
02.625.1119

## EXHIBIT A

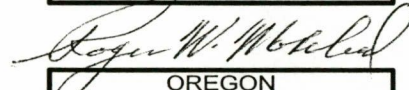
### PARCEL 2 - SLOPE EASEMENT

A slope easement, variable in width, situated within that tract of land described in Clackamas County Deed Document 70-21159, and situated in the SE 1/4 of Section 10, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said slope easement is more particularly described as follows:

Beginning at a brass disc monumenting the Northeast corner of the Samuel B. Franklin Donation Land Claim No. 50 in said Township and Range; thence North  $88^{\circ}35'24''$  West 1226.03 feet to a brass disc marking the South one-quarter corner of said Section 10; thence North  $01^{\circ}36'39''$  East 20.00 feet to a point on the West line of that tract of land described in the aforementioned Deed Document 70-21159 and the TRUE POINT OF BEGINNING of this description; thence South  $88^{\circ}35'24''$  East, parallel with said line running westerly from the Northeast corner of said Donation Land Claim to the South one-quarter corner monument, a distance of 307.34 feet; Thence North  $01^{\circ}36'39''$  East 27.61 feet; thence South  $88^{\circ}37'36''$  West 307.75 feet, more or less, to the West line of said described tract of land; Thence South  $01^{\circ}36'39''$  West, along said West line 12.66 feet to the TRUE POINT OF BEGINNING and containing 6,189 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



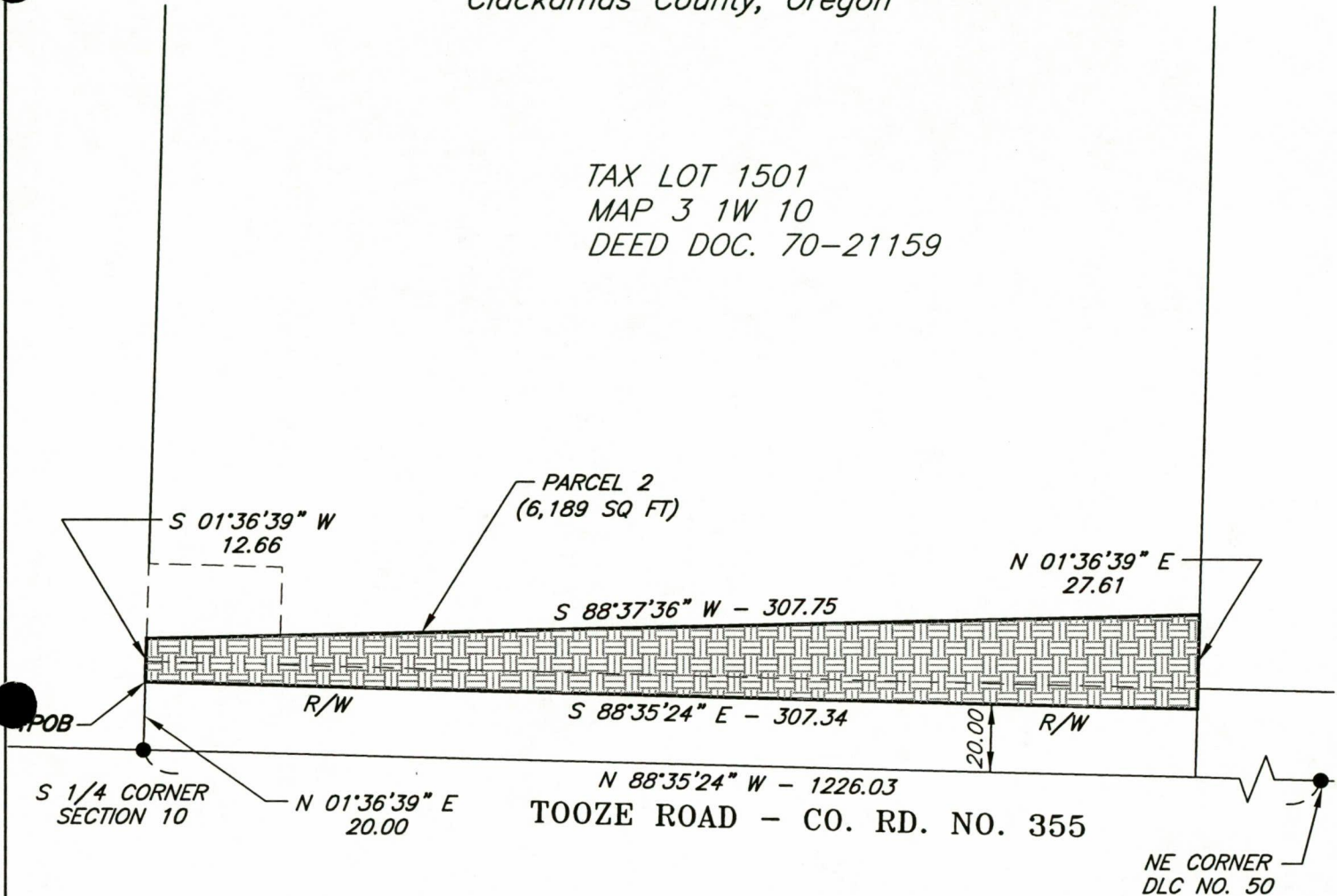
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"


## SLOPE EASEMENT

Located within the SE 1/4 of Section 10,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon

TAX LOT 1501  
MAP 3 1W 10  
DEED DOC. 70-21159



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - SLOPE EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=50'

01/12/05

02.625.1119

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

## EXHIBIT A

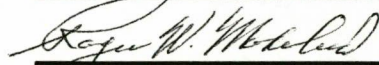
### PARCEL 3 - CONSTRUCTION EASEMENT

A construction easement, variable in width, situated within that tract of land described in Clackamas County Deed Document 70-21159, and situated in the SE 1/4 of Section 10, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said construction easement is more particularly described as follows:

Beginning at a brass disc monumenting the Northeast corner of the Samuel B. Franklin Donation Land Claim No. 50 in said Township and Range; thence North 88°35'24" West 1226.03 feet to a brass disc marking the South one-quarter corner of said Section 10; thence North 01°36'39" East 32.66 feet to a point on the West line of that tract of land described in the aforementioned Deed Document 70-21159 and the TRUE POINT OF BEGINNING of this description; thence continuing North 01°36'69" East, coincident with said West line, 22.01 feet; thence South 88°34'40" East 38.59 feet; thence South 01°25'20" West 20.07 feet; thence South 88°33'20" West 38.71 feet to the TRUE POINT OF BEGINNING and containing 813 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



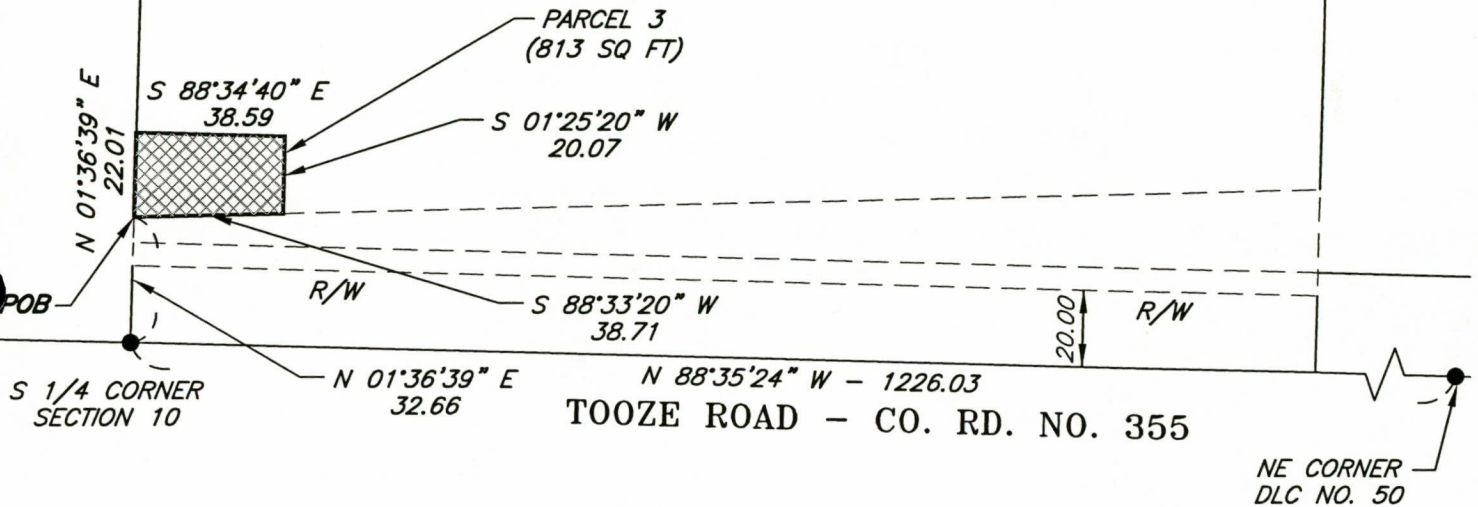
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## CONSTRUCTION EASEMENT

Located within the SE 1/4 of Section 10,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon

TAX LOT 1501  
MAP 3 1W 10  
DEED DOC. 70-21159



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 3 - CONSTRUCTION EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=50'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/12/05  
02.625.1119

## EXHIBIT A

### PARCEL 1 - FEE-TAKE

A tract of land situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NW 1/4 of Section 14, and the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14, a distance of 69.33 feet to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389, thence South 19°07'50" East, coincident with the most easterly line of said tract, 363.00 feet, more or less, to the Northeast corner of that tract of land described in said Deed Document 97-101953 and the TRUE POINT OF BEGINNING; thence continuing South 19°07'50" East 131.38 feet to a point on the arc of a 1050.00 foot radius curve concave northwesterly (the radius point bears North 09°38'39" West); thence southwesterly 200.53 feet along the arc of said curve, through a central angle of 10°56'34" (the chord bears South 85°49'38" West 200.23 feet) to the point of tangency; thence North 88°42'05" West 48.30 feet; thence North 01°44'36" East 16.00 feet; thence North 88°43'24" West 509.56 feet; thence South 89°03'43" West 127.35 feet; thence South 46°32'23" West 133.00 feet; thence North 88°42'13" West 66.46 feet; thence North 42°29'59" West 129.98 feet; thence North 88°42'05" West 26.17 feet to the point of curve of a 939.00 foot radius curve concave northeasterly; thence northwesterly 399.34 feet along the arc of said curve, through a central angle of 24°22'01", (the long chord bears North 76°31'05" West 396.34 feet) to the westerly end of said curve; thence South 72°21'42" West 38.92 feet; thence South 28°55'47" West 22.28 feet to the point of curve of a 273.50 foot radius curve left;

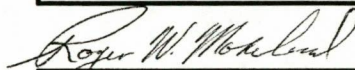


FEE TAKE DESCRIPTION CONTINUED

thence southwesterly 104.00 feet along the arc of said curve, through a central angle of 21°47'11", (the long chord bears South 18°02'11" West 103.37 feet) to the point of tangency; thence South 07°09'07" West 42.86 feet; thence North 88°24'28" West 11.40 feet more or less, to the East right-of-way of 110<sup>th</sup> Avenue, said right-of-way being situated easterly in direction, a perpendicular distance of 20.00 feet from the East line of Donation Land Claim No. 50; thence North 01°35'32" East, coincident with said right-of-way, 223.09 feet, more or less, to the most westerly Northwest corner of the aforementioned tract of land described in Deed Document 97-101953; thence South 88°38'41" East; coincident with the North boundary line of said described tract, 1594.44 feet to the TRUE POINT OF BEGINNING and containing 4.91 acres of land, more or less.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

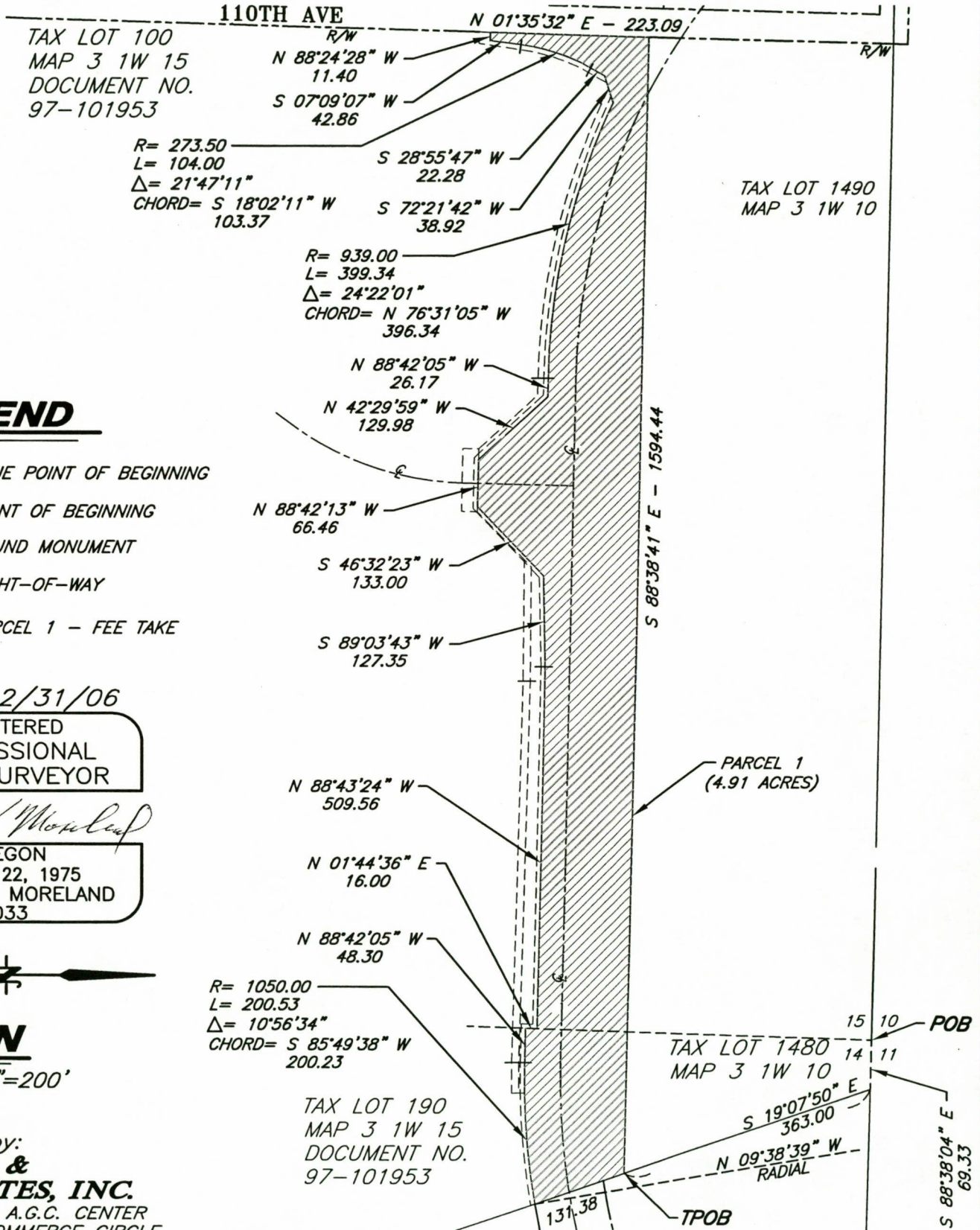


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## FEE TAKE

Located within the NW 1/4 of Section 14 and the NE 1/4 of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon



## EXHIBIT A

### PARCEL 2 – PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NW 1/4 of Section 14, and the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

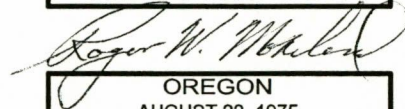
Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14, a distance of 69.33 feet to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389, thence South 19°07'50" East, coincident with the most easterly line of said tract, 363.00 feet, more or less, to the Northeast corner of that tract of land described in said Deed Document 97-101953; thence continuing South 19°07'50" East 131.38 feet to a point on the arc of a 1050.00 foot radius curve concave northwesterly (the radius point bears North 09°38'39" West) and the TRUE POINT OF BEGINNING; thence southwesterly 200.54 feet along the arc of said curve, through a central angle of 10°56'34" (the chord bears South 85°49'38" West 200.23 feet) to the point of tangency; thence North 88°42'05" West 48.30 feet; thence North 01°44'36" East 16.00 feet; thence North 88°43'24" West 509.56 feet; thence South 89°03'43" West 127.35 feet; thence South 46°32'23" West 133.00 feet; thence North 88°42'13" West 66.46 feet; thence North 42°29'59" West 129.98 feet; thence North 88°42'05" West 26.17 feet to the point of curve of a 939.00 foot radius curve concave northeasterly; thence northwesterly 399.34 feet along the arc of said curve, through a central angle of 24°22'00", (the long chord bears North 76°31'05" West 396.33 feet) to the westerly end of said curve; thence South 72°21'42" West 8.72 to the point of curve of a non-tangent 945.00 foot radius curve concave northeasterly, (the radius point bears North 26°03'00" East); thence southeasterly 408.23 feet along the arc of said curve, through a central angle of 24°45'05", (the long chord bears South 76°19'33" East 405.07 feet); thence South 88°42'05" East 23.61 feet; thence South 42°29'59" East 129.98 feet; thence South 88°42'05" East 71.49 feet; thence North 46°32'23" East 133.14 feet; thence North 89°01'56" East 124.80 feet; thence South 88°42'59" East 503.50 feet;

PARCEL 2- PUBLIC UTILITY DESCRIPTION CONTINUED

thence South 01°44'36" West 16.00 feet; thence South 88°42'05" East 54.34 feet to the point of curve of a 1056.00 foot radius curve left; thence northeasterly 202.69 feet along the arc of said curve, through a central angle of 10°59'50", (the chord bears North 85°48'00" East 202.38 feet); thence North 19°07'50" West 6.08 feet to the TRUE POINT OF BEGINNING and containing 9,957 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



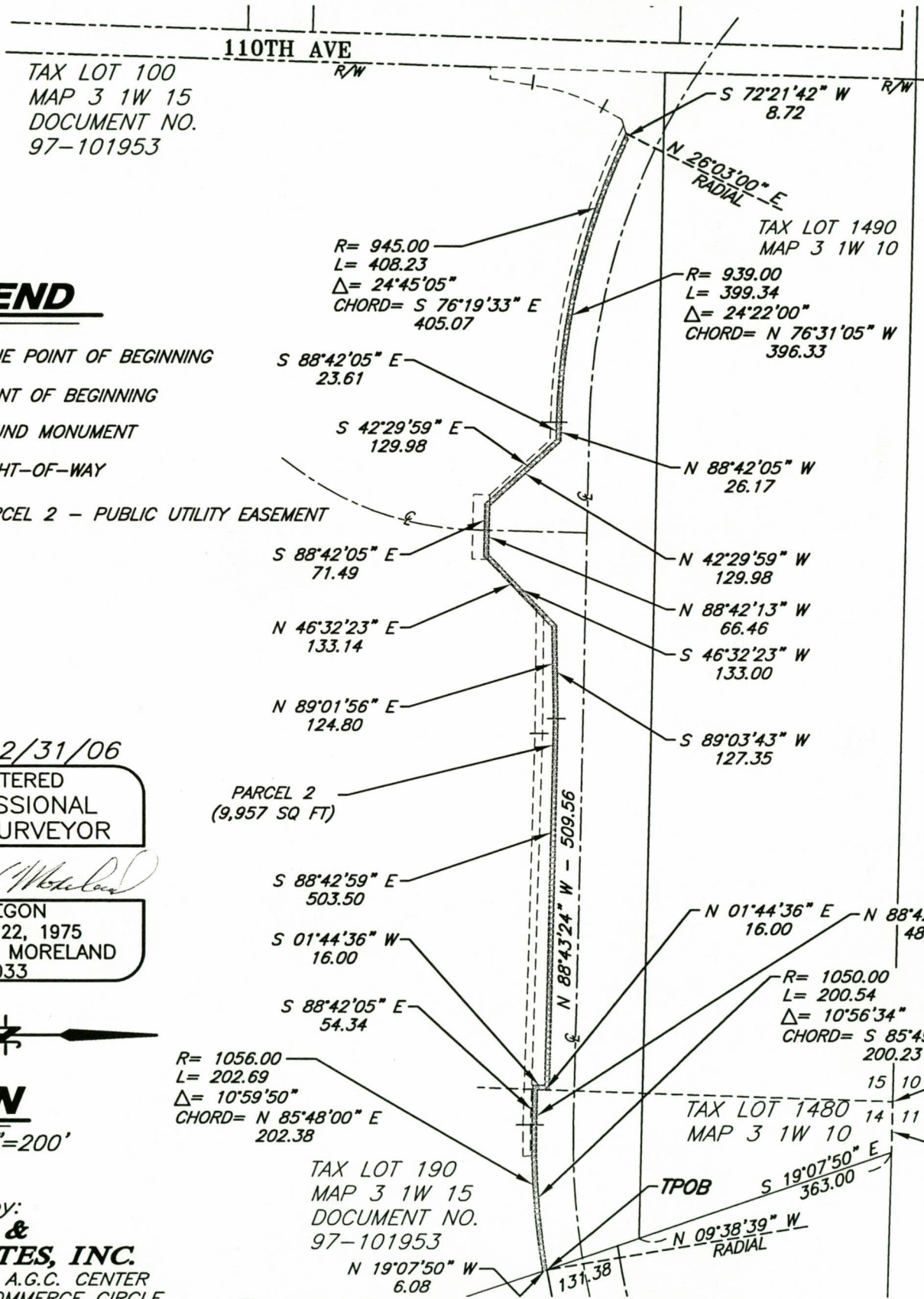
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W TL 100-190 Parcel 2 PUE  
12-30-04

# EXHIBIT "B"

## PUBLIC UTILITY EASEMENT

Located within the NW 1/4 of Section 14 and the NE 1/4 of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon



TAX LOT 100  
MAP 3 1W 15  
DOCUMENT NO.  
97-101953

TAX LOT 1490  
MAP 3 1W 10

R= 939.00  
L= 399.34  
Δ= 24°22'00"  
CHORD= N 76°31'05" W  
396.33

R= 945.00  
L= 408.23  
Δ= 24°45'05"  
CHORD= S 76°19'33" E  
405.07

S 88°42'05" E  
23.61

S 42°29'59" E  
129.98

N 88°42'05" W  
26.17

S 88°42'05" E  
71.49

N 42°29'59" W  
129.98

N 46°32'23" E  
133.14

N 88°42'13" W  
66.46

S 46°32'23" W  
133.00

N 89°01'56" E  
124.80

S 89°03'43" W  
127.35

PARCEL 2  
(9,957 SQ FT)

S 88°42'59" E  
503.50

S 01°44'36" W  
16.00

N 01°44'36" E  
16.00

N 88°42'05" W  
48.30

S 88°42'05" E  
54.34

R= 1050.00  
L= 200.54  
Δ= 10°56'34"  
CHORD= S 85°49'38" W  
200.23

R= 1056.00  
L= 202.69  
Δ= 10°59'50"  
CHORD= N 85°48'00" E  
202.38

15 10  
14 11  
TAX LOT 1480  
MAP 3 1W 10

TAX LOT 190  
MAP 3 1W 15  
DOCUMENT NO.  
97-101953

TPOB  
S 19°07'50" E  
363.00

N 19°07'50" W  
6.08

N 09°38'39" W  
RADIAL

S 88°38'04" E  
69.33

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 2 - PUBLIC UTILITY EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=200'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/12/05  
02.625.1119

## EXHIBIT A

### PARCEL 3 – SLOPE EASEMENT

A slope easement situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NW 1/4 of Section 14, and the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14 a distance of 69.33 feet to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389, thence South 19°07'50" East, coincident with the most easterly line of said tract, 363.00 feet, more or less, to the Northeast corner of that tract of land described in said Deed Document 97-101953; thence continuing South 19°07'50" East, 131.38 feet to a point on the arc of a 1050.00 foot radius curve concave northwesterly (the radius point bears North 09°38'39" West); thence southwesterly 157.85 feet along the arc of said curve, through a central angle of 08°36'48" (the chord bears South 84°39'45" West 157.70 feet) to a point on the arc of said curve and the TRUE POINT OF BEGINNING; thence continuing along the arc of said 1050.00 foot radius curve 42.69 feet, through a central angle of 02°19'46", (the chord bears North 89°51'58" West 42.68 feet) to the west end of said curve; thence North 88°42'05" West 48.30 feet; thence North 01°44'36" East 16.00 feet; thence North 88°43'24" West 509.56 feet; thence South 89°03'43" West 127.35 feet; thence South 46°32'23" West 133.00 feet; thence South 88°40'49" East 6.84 feet; thence North 46°00'59" East 107.15 feet; thence South 89°25'29" East 160.36 feet; thence South 88°20'40" East 536.85 feet to the point of a 1058.00 foot radius non-tangent curve left, (the radius point bears North 01°17'55" East); thence Southeasterly 43.01 feet along the arc of said curve, through a central angle of 02°19'46", (the long chord bears South 89°51'58" East 43.01 feet) to the easterly end of said curve, thence North 01°01'51" West, on a radial bearing, 8.00 feet to a point on the arc of a 1050.00 foot radius curve concave northwesterly and the TRUE POINT OF BEGINNING and containing 14,987 square feet of land.

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

## EXHIBIT A

### PARCEL 4 – SLOPE EASEMENT

A slope easement situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14 a distance of 69.33 feet to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389; thence South 19°07'50" East, coincident with the most easterly line of said tract, 363.00 feet, more or less, to the Northeast corner of that tract of land described in said Deed Document 97-101953; thence continuing South 19°07'50" East 131.38 feet to a point on the arc of a 1050.00 foot radius curve concave northwesterly (the radius point bears North 09°38'39" West); thence southwesterly 200.54 feet along the arc of said curve, through a central angle of 10°56'34" (the chord bears South 85°49'38" West 200.23 feet) to the point of tangency; thence North 88°42'05" West 48.30 feet; thence North 01°44'36" East 16.00 feet; thence North 88°43'24" West 509.56 feet; thence South 89°03'43" West 127.35 feet; thence South 46°32'23" West 133.00 feet; thence North 88°42'13" West 66.46 feet to the TRUE POINT OF BEGINNING; thence North 42°29'59" West 129.98 feet; thence North 88°42'05" West 26.17 feet to the point of curve of a 939.00 foot radius curve concave northeasterly ; thence northwesterly 399.34 feet along the arc of said curve, through a central angle of 24°22'01", (the long chord bears North 76°31'05" West 396.34 feet), to the westerly end of said curve; thence South 72°21'42" West 20.25 feet to the westerly point of curve of a 953.00 foot non-tangent curve (the radius point bears North 26°33'04" East ); thence southeasterly 420.03 feet along the arc of said curve, through a central angle of 25°15'10", (the long chord bears South 76°04'31" East 416.64 feet to the point of tangency); thence South 88°42'05" East 24.00 feet; thence South 42°46'58" East 111.11 feet; thence South 88°42'05" East 14.83 feet to the TRUE POINT OF BEGINNING and containing 7,411 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

## EXHIBIT A

### PARCEL 5 – SLOPE EASEMENT

A slope easement situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14 a distance of 69.33 feet to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389, thence South 19°07'50" East, coincident with the most easterly line of said tract, 363.00 feet, more or less, to the Northeast corner of that tract of land described in said Deed Document 97-101953; thence continuing South 19°07'50" East 131.38 feet to a point on the arc of a 1050.00 foot radius curve concave northwesterly (the radius point bears North 09°38'39" West); thence southwesterly 200.54 feet along the arc of said curve, through a central angle of 10°56'34" (the chord bears South 85°49'38" West 200.23 feet) to the point of tangency; thence North 88°42'05" West 48.30 feet; thence North 01°44'36" East 16.00 feet; thence North 88°43'24" West 509.56 feet; thence South 89°03'43" West 127.35 feet; thence South 46°32'23" West 133.00 feet; thence North 88°42'13" West 66.46 feet; thence North 42°29'59" West 129.98 feet; thence North 88°42'05" West 26.17 feet to the point of curve of a 939.00 foot radius curve concave northeasterly; thence northwesterly 399.34 feet along the arc of said curve, through a central angle of 24°22'01", (the long chord bears North 76°31'05" West 396.34 feet) to the westerly end of said curve; thence South 72°21'42" West 38.92 feet to the TRUE POINT OF BEGINNING; thence South 28°55'47" West 22.28 feet to the point of curve of a 273.50 foot radius curve left; thence southwesterly 104.00 feet along the arc of said curve, through a central angle of 21°47'11", (the long chord bears South 18°02'11" West 103.37 feet) to the southerly end of said curve; thence leaving said curve South 07°09'07" West, on a non-tangent bearing, 42.86 feet thence; North 88°24'28" West 11.40 feet more or less, to the East right-of-way of 110<sup>th</sup> Avenue, said right-of-way being situated easterly in direction, a perpendicular distance of 20.00 feet from the East line of Donation Land Claim No. 50;

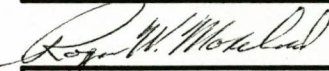


SLOPE EASEMENT DESCRIPTION CONTINUED

thence South 01°35'32" West, coincident with said right-of-way, 15.32 feet; thence leaving said right-of-way, South 88°24'28" East 15.72 feet; thence North 08°21'42" East 57.70 feet to the Southerly end of a 266.50 foot radius curve right that is non-tangent to the immediate prior described course, (the radius point bears South 82°51'24" East); thence northeasterly 101.34 feet along the arc of said curve. Through a central angle of 21°47'11", (the long chord bears North 18°02'11" East 100.73 feet to the point of tangency; thence North 28°55'47" East 29.67 feet; thence South 72°21'42" West 10.18 feet to the TRUE POINT OF BEGINNING and containing 1,434 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



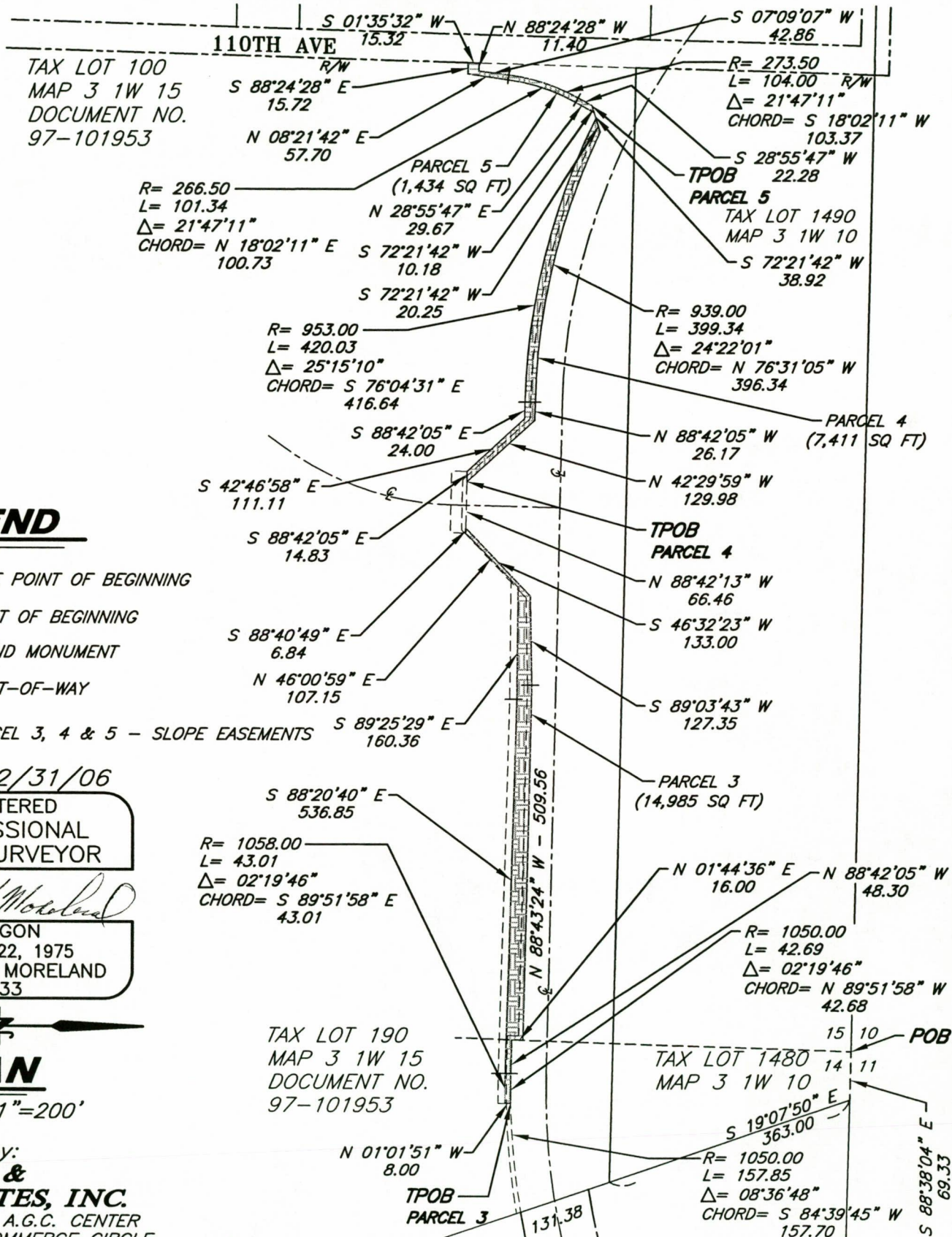
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W TL 100-190 Parcel 5 Slope  
12-30-04

# EXHIBIT "B"

## SLOPE EASEMENTS

Located within the NW 1/4 of Section 14 and the NE 1/4 of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon



## EXHIBIT A

### PARCEL 6 – CONSTRUCTION EASEMENT

A construction easement situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, and the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said construction easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14 a distance of 69.33 feet to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389, thence South 19°07'50" East, coincident with the most easterly line of said tract, 363.00 feet, more or less, to the Northeast corner of that tract of land described in said Deed Document 97-101953; thence continuing South 19°07'50" East, 131.38 feet to a point on the arc of a 1050.00 foot radius curve concave northwesterly (the radius point bears North 09°38'39" West); thence southwesterly 157.85 feet along the arc of said curve, through a central angle of 08°36'48" (the chord bears South 84°39'45" West 157.70 feet); thence leaving said curve, South 01°01'51" East 18.00 feet to a point on the easterly end of a 1068.00 foot radius curve and the TRUE POINT OF BEGINNING; thence northwesterly 43.42 feet along the arc of said curve, through a central angle of 02°19'46", (the long chord bears North 89°51'58" West 43.42 feet); thence North 88°20'40" West on a non-tangent bearing 536.82 feet; thence North 89°25'29" West 170.43 feet; thence North 46°00'59" East 14.25 feet; thence South 89°25'29" East 160.36 feet; thence South 88°20'40" East 536.85 feet to the westerly end of a non-tangent 1058.00 foot radius curve concave northeasterly, (the radius point bears North 01°17'55" East); thence southeasterly 43.01 feet along the arc of said curve, through a central angle 02°19'46", (the long chord bears South 89°51'58" East 43.01 feet); thence South 01°01'51" East, on a radial bearing from said curve, 10.00 feet to the TRUE POINT OF BEGINNING and containing 7,454 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

## EXHIBIT A

### PARCEL 7 – CONSTRUCTION EASEMENT

A construction easement situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said construction easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14 a distance of 69.33 feet to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389, thence South 19°07'50" East, coincident with the most easterly line of said tract, 363.00 feet, more or less, to the Northeast corner of that tract of land described in said Deed Document 97-101953; thence continuing South 19°07'50" East 131.38 feet to a point on the arc of a 1050.00 foot radius curve concave northwesterly (the radius point bears North 09°38'39" West); thence southwesterly 200.54 feet along the arc of said curve, through a central angle of 10°56'34" (the chord bears South 85°49'38" West 200.23 feet) to the point of tangency; thence North 88°42'05" West 48.30 feet; thence North 01°44'36" East 16.00 feet; thence North 88°43'24" West 509.56 feet; thence South 89°03'43" West 127.35 feet; thence South 46°32'23" West 133.00 feet to the TRUE POINT OF BEGINNING; thence South 88°40'49" East 6.84 feet; thence South 01°17'55" West 21.92 feet; Thence North 88°42'05" West 88.14 feet; thence North 01°17'55" East 21.92 feet; thence South 88°42'12" East 81.29 feet to the TRUE POINT OF BEGINNING and containing 1,932 square feet of land.

*Expires 12/31/06*

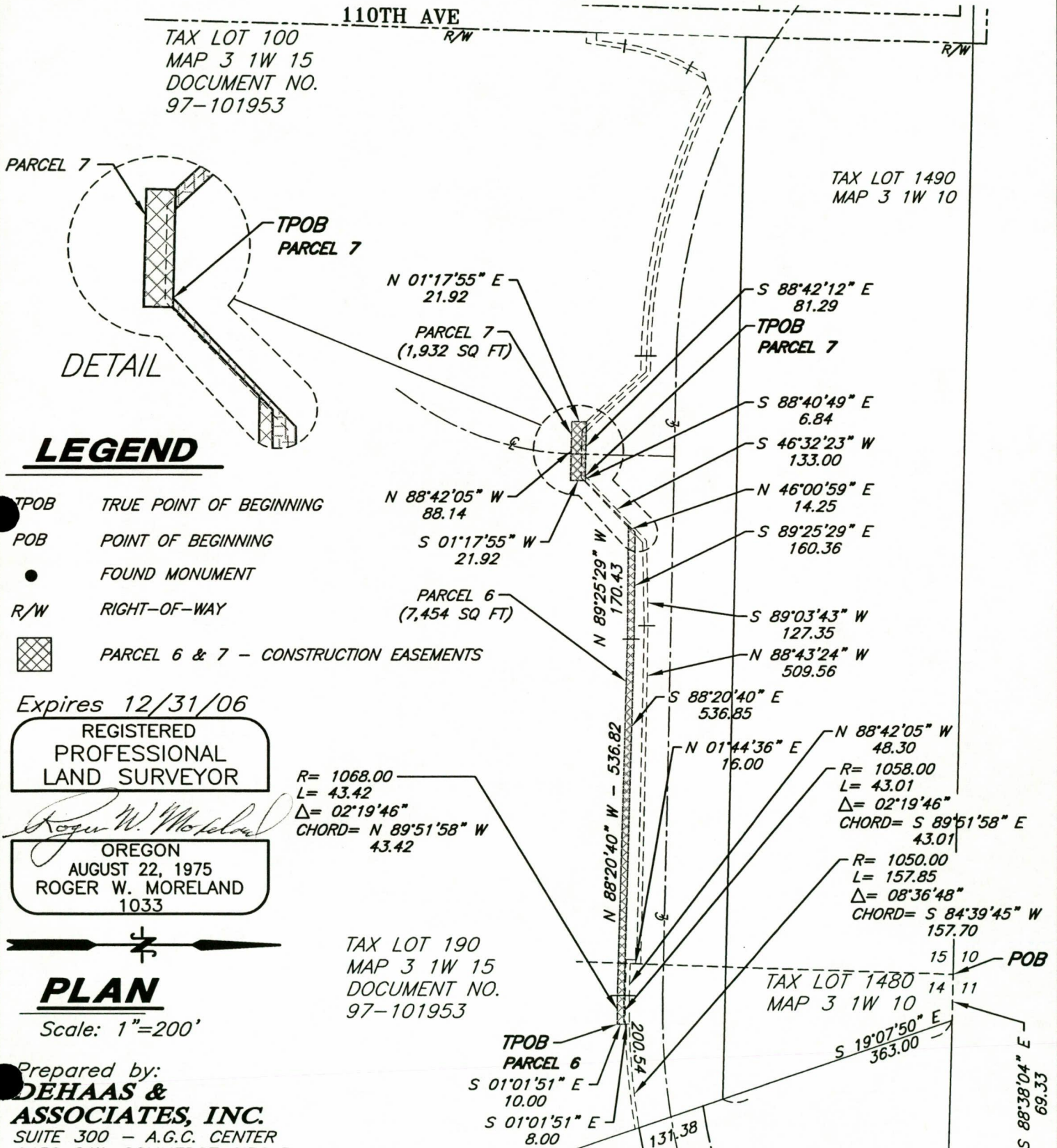
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## CONSTRUCTION EASEMENTS

Located within the NW 1/4 of Section 14 and the NE 1/4 of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon



## EXHIBIT A

### PARCEL 1 - FEE TAKE

A tract of land, variable width, situated within that tract of land described in Clackamas County Deed Document 88-53391, in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a brass disc monumenting the North 1/4 corner of Section 14 of said Township and Range; thence North 88°38'04" West coincident with the North line of said Section 14, a distance of 1305.42 feet, more or less, to a point on the northerly projection of the easterly boundary line of that tract of land described in Clackamas County Deed Document 88-53391; thence South 01°19'56" West 25.00 feet along said projection, to the Northwest corner of said described tract of land and the South right-of-way of Boeckman Road at the TRUE POINT OF BEGINNING; thence South 88°38'04" East, coincident with said South right-of-way, 1097.87 feet, more or less, to a point on the arc of a non-tangent 2839.93 foot radius curve concave to the Southwest (the radius point bears South 82°33'31" West) defining the westerly right-of-way line of the Burlington Northern Railroad; thence southeasterly 15.75 feet, through a central angle of 00°19'04", on the arc of said curve ( the chord bears South 07°16'57" East 15.75 feet; thence leaving said curve, North 79°56'30" West 15.09 feet to the point of curve of a 25.00 foot radius curve left; thence northwesterly 3.79 feet along the arc of said curve through a central angle of 08°41'34" ( the long chord bears North 84°17'17" West 3.79 feet) to the point of tangency at a point that bears southerly in direction, a perpendicular distance of 13.00 feet from the aforementioned South right-of-way; thence North 88°38'04" West, parallel with said right-of-way, 1044.50 feet; thence South 46°00'29" West 52.67 feet, more or less, to the West boundary line of said tract of land described in said Document 88-53391; thence North 01°19'56" East 50.48 feet to the TRUE POINT OF BEGINNING and containing 15,005 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

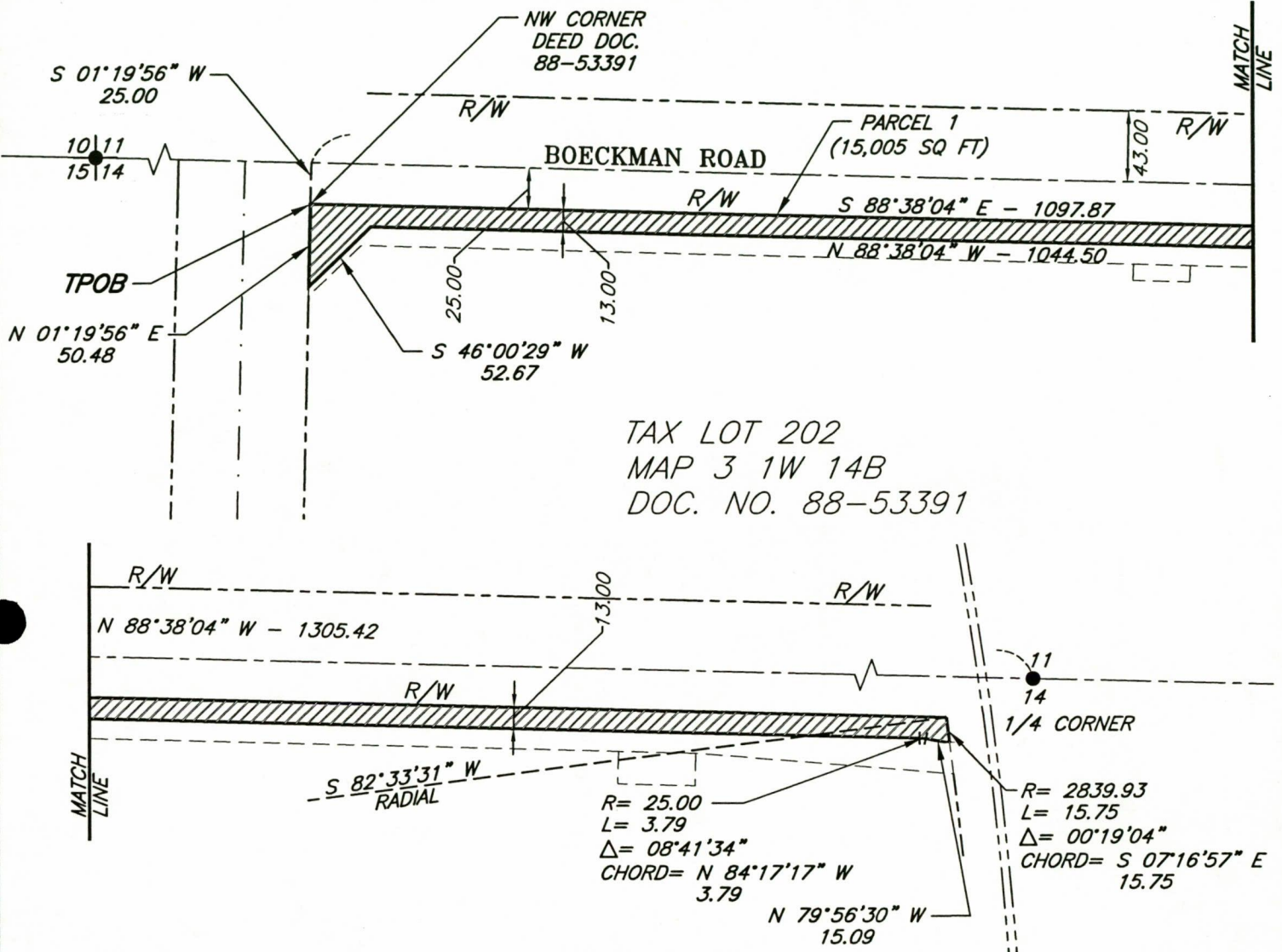
*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## FEE TAKE

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



TAX LOT 202  
MAP 3 1W 14B  
DOC. NO. 88-53391

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 1 - FEE TAKE

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

## EXHIBIT A

### PARCEL 2 – SLOPE EASEMENT

A slope easement, variable in width, situated within that tract of land described in Clackamas County Deed Document No. 88-53391, in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said slope easement is more particularly described as follows:

Beginning at a brass disc monumenting the North 1/4 corner of Section 14 of said Township and Range; thence North  $88^{\circ}38'04''$  West coincident with the North line of said Section 14, a distance of 1305.42 feet, more or less, to a point on the northerly projection of the westerly boundary line of that tract of land described in Clackamas County Deed Document 88-53391; thence South  $01^{\circ}19'56''$  West, coincident with said westerly boundary line and its northerly projection, 75.48 feet to the TRUE POINT OF BEGINNING; thence leaving said West line, North  $46^{\circ}00'29''$  East 52.67 feet to a point which bears southerly in direction, a perpendicular distance of 13.00 feet from the South right-of-way of Boeckman Road; thence South  $88^{\circ}38'04''$  East, parallel with said South right-of-way, 1044.50 feet to the point of curve of a 25.00 foot radius curve right; thence southeasterly through a central angle of  $08^{\circ}41'34''$  a distance of 3.79 feet, on the arc of said curve to the point of tangency (the long chord bears South  $84^{\circ}17'17''$  East 3.79 feet); thence South  $79^{\circ}56'30''$  East 15.09 feet, more or less, to a point on the arc of a non-tangent 2839.93 foot radius curve concave to the Southwest (the radius point bears South  $82^{\circ}52'35''$  West) defining the westerly right-of-way of the Burlington Northern Railroad; thence southeasterly 19.13 feet, through a central angle of  $00^{\circ}23'10''$ , on the arc of said curve (the chord bears South  $06^{\circ}55'51''$  East 19.13 feet); thence leaving said curve, North  $85^{\circ}21'36''$  West 157.56 feet; thence North  $88^{\circ}34'33''$  West 914.45 feet; thence South  $46^{\circ}00'29''$  West 44.42 feet, more or less to a point on the aforementioned West line; thence North  $01^{\circ}19'56''$  East 5.69 feet to the TRUE POINT OF BEGINNING and containing 13,780 square feet of land.

### PARCEL 3 CONSTRUCTION EASEMENT

A construction easement, variable in width, situated within that tract of land described in Clackamas County Deed Document No. 88-53391, in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said construction easement is more particularly described as follows:



PARCEL 3 DESCRIPTION CONTINUED

Beginning at a brass disc monumenting the North 1/4 corner of Section 14 of said Township and Range; thence North 88°38'04" West coincident with the North line of said Section 14, a distance of 359.71 feet; thence South 01°21'56" West 50.50 feet to the TRUE POINT OF BEGINNING; thence continuing South 01°21'56" West 20.00 feet; thence North 88°38'04" West 47.00 feet; thence North 01°21'56" East 20.05 feet; thence South 88°34'33" East 47.00 feet to the TRUE POINT OF BEGINNING and containing 941 square feet of land

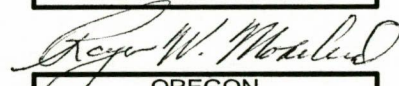
PARCEL 4  
CONSTRUCTION EASEMENT

A construction easement, 10 feet in width, situated within that tract of land described in Clackamas County Deed Document 88-53391, in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said construction easement is more particularly described as follows:

Beginning at a brass disc monumenting the North 1/4 corner of Section 14 of said Township and Range; thence North 88°38'04" West coincident with the North line of said Section 14, a distance of 768.02 feet; thence South 01°21'56" West 50.08 feet to the TRUE POINT OF BEGINNING; thence North 88°34'33" West 34.70 feet; thence South 01°25'27" West 10.00 feet; thence South 88°34'33" East 34.70 feet; thence North 01°25'27" East 10.00 feet to the TRUE POINT OF BEGINNING and containing 347 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

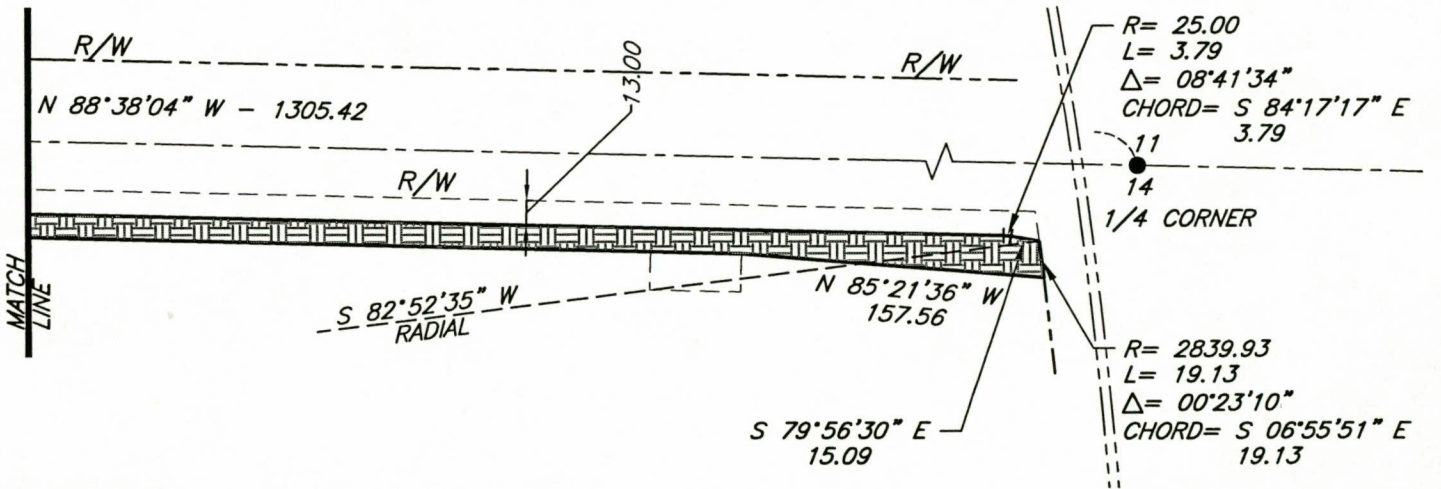
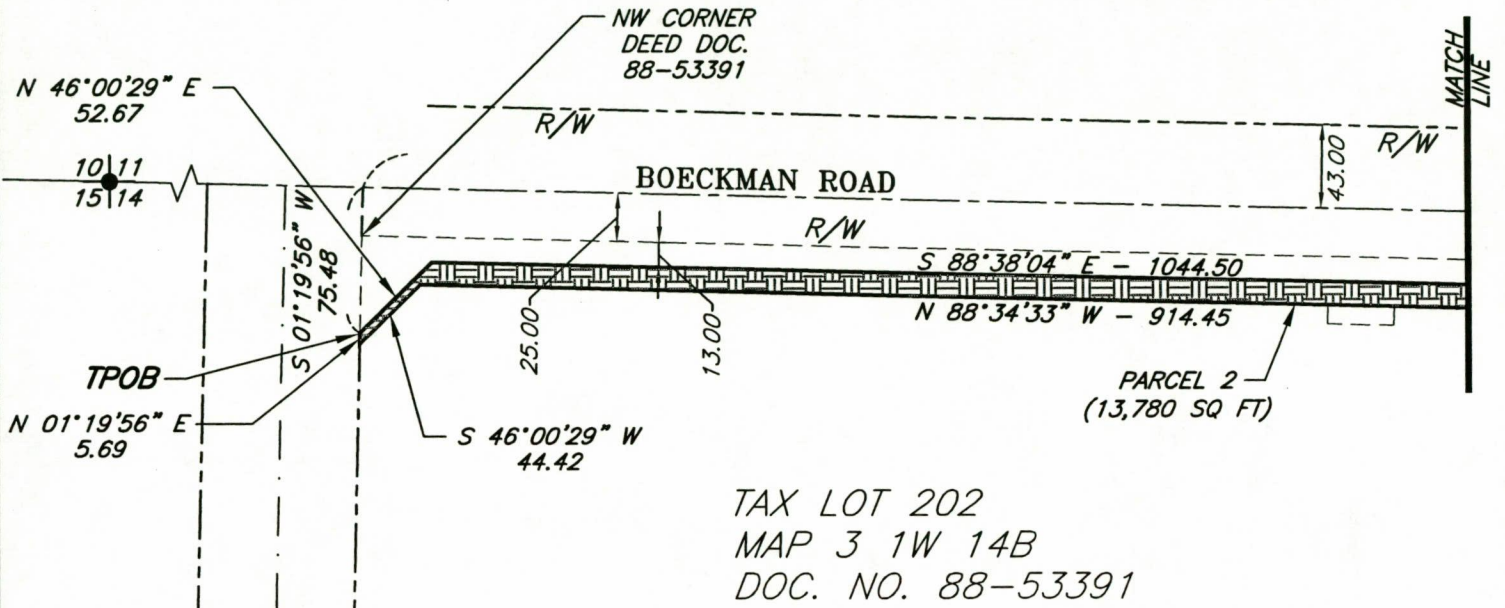


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033


# EXHIBIT "B"

## SLOPE EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - SLOPE EASEMENT

Expires 12/31/06

REGISTERED PROFESSIONAL LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

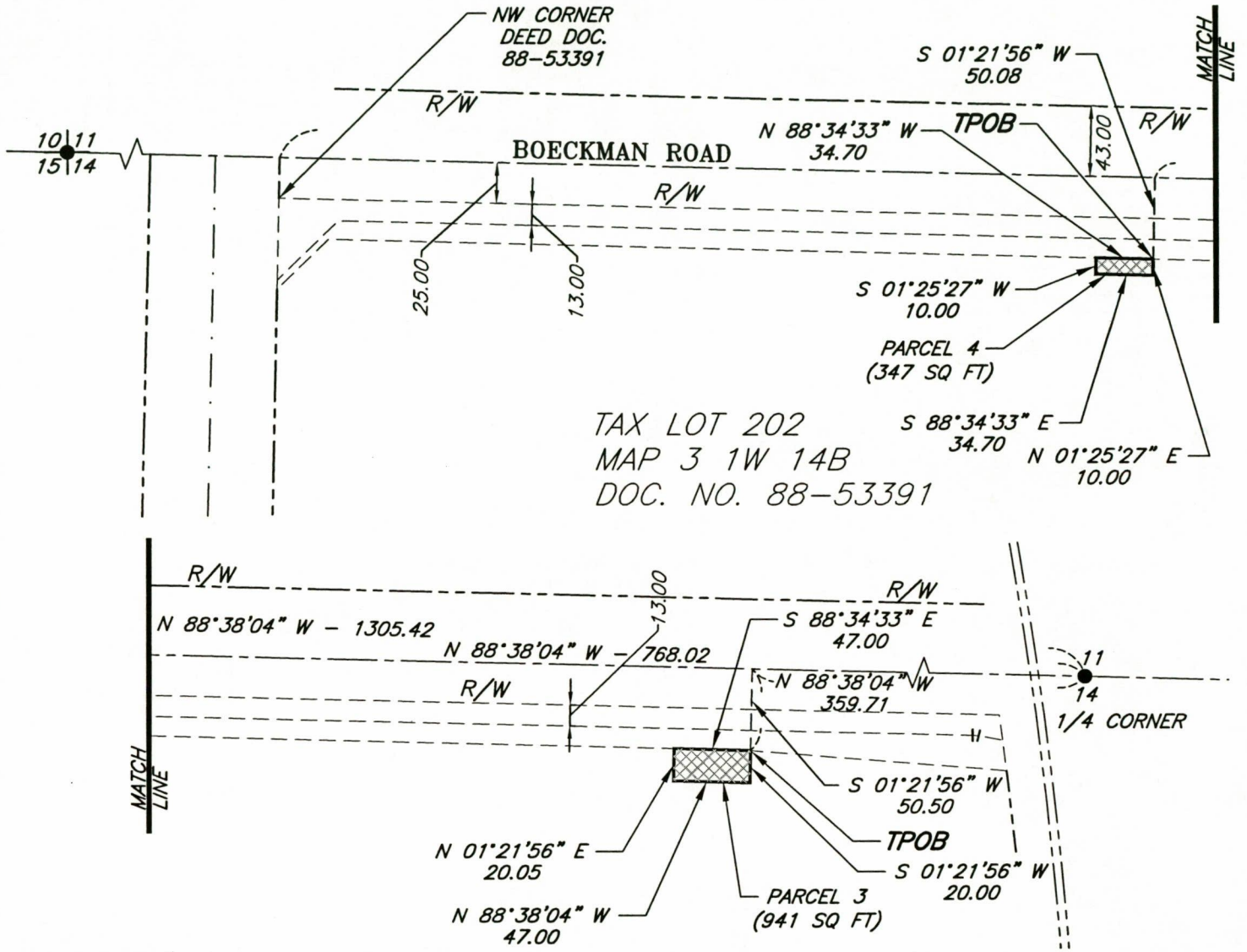
01/11/05

02.625.1119

# EXHIBIT "B"

## CONSTRUCTION EASEMENTS

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



TAX LOT 202  
MAP 3 1W 14B  
DOC. NO. 88-53391

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 3 & 4 - CONSTRUCTION EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05

02.625.1119

## EXHIBIT A

### PARCEL 1 - FEE TAKE

A tract of land take, variable in width, situated in the SE 1/4 and the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, in Lot 3 Wilsonville Business Center Phase 3 Subdivision, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a brass disc monumenting the South 1/4 corner of Section 11 of said Township and Range, said disc bears South 88°38'04" East 2659.73 feet from a 1/2" iron pipe that monuments the Southwest corner of said Section 11; thence North 01°21'56" East 31.00 feet to the North right-of-way of Boeckman Road thence South 88°48'29" East, coincident with said right-of way, 7.46 feet to a 5/8" iron rod with yellow plastic Cap marked "PLS 1332", said iron rod being at the point of curve of a 40.00 radius curve left as depicted in Lot 3 of the above mentioned subdivision plat; thence northeasterly, 49.84 feet along the arc of said curve, through a central angle of 71°23'16" (the chord bears North 55°29'54" East 46.68 feet) to the TRUE POINT OF BEGINNING; thence South 53°25'16" West 31.54 feet; thence North 88°38'44" West 170.34 feet; thence North 85°18'06" West 17.70 feet, more or less to a point on the arc of a non-tangent 2889.93 foot radius curve, concave southwesterly, defining the most westerly line of said Lot 3 (the radius point bears South 81°24'23" West); thence southeasterly 9.11 feet along the arc of said curve, through a central angle of 0°10'50", (the chord bears South 08°30'12" East 9.11 feet) to the North right-of-way of Boeckman Road; thence South 88°38'04" East coincident with said right-of-way, 166.04 feet ; thence South 88°48'29" East 7.46 feet to a 5/8" iron rod with yellow plastic cap marked "PLS 1332" at the point of curve of aforementioned 40.00 foot radius curve left; thence northeasterly 49.84 feet along the arc of said curve, through a central angle of 71°23'16", (the chord bears North 55°29'54" East 46.68 feet) to the TRUE POINT OF BEGINNING and containing 1,658 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W 11C TL 603 Fee Take

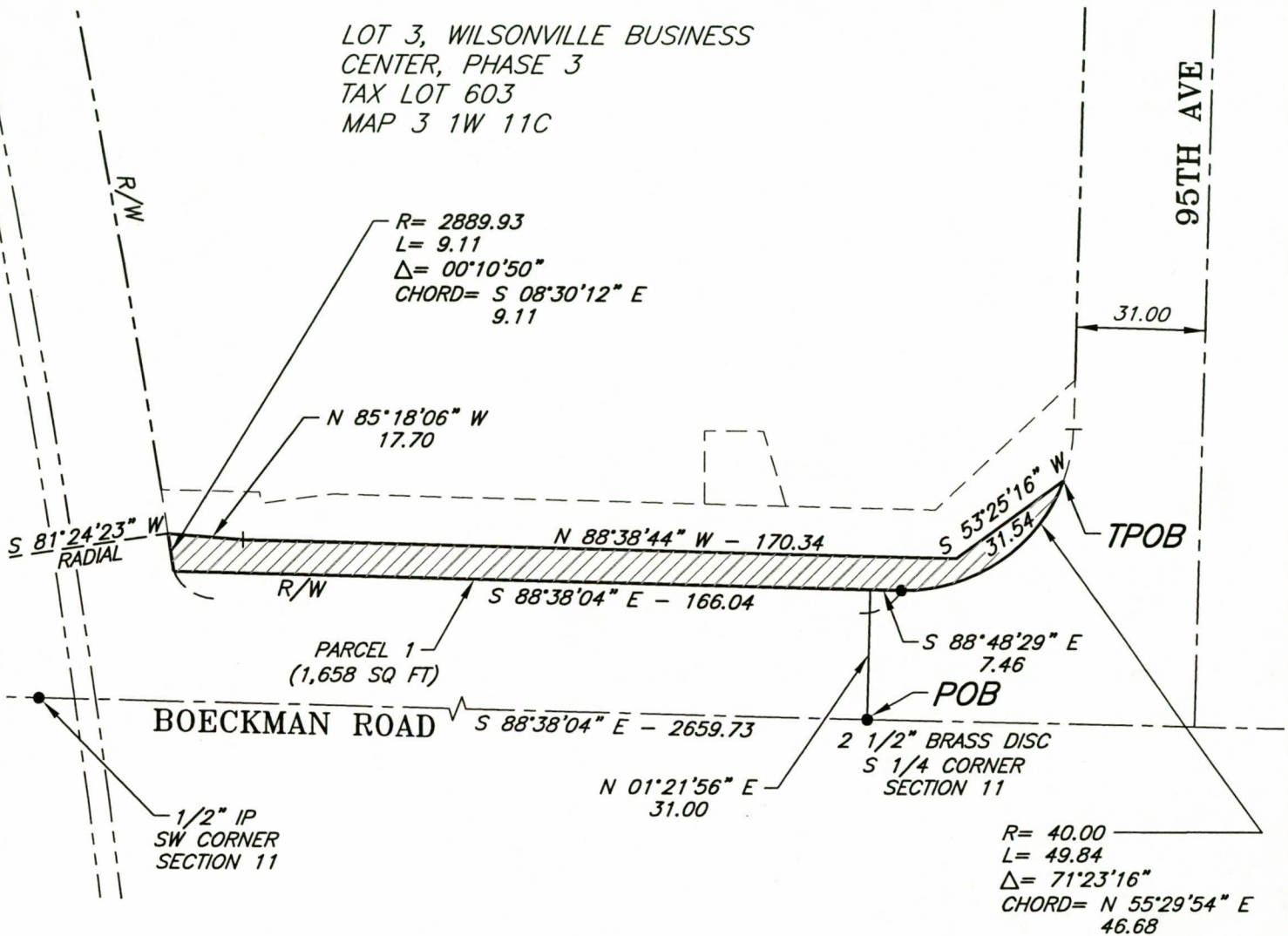
01-08-05

# EXHIBIT "B"


## FEE TAKE

Located within the SE 1/4 and the SW 1/4 of Section 11,  
Township 3 South, Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

LOT 3, WILSONVILLE BUSINESS  
CENTER, PHASE 3  
TAX LOT 603  
MAP 3 1W 11C



## LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 1 - FEE TAKE

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



## PLAN

Scale: 1"=40'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

## EXHIBIT A

### PARCEL 2 – SLOPE EASEMENT

A slope easement, variable in width, situated in the SE 1/4 and the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, in Lot 3 Wilsonville Business Center Phase 3 Subdivision, City of Wilsonville, Clackamas County, State of Oregon, said slope easement is more particularly described as follows:

Beginning at a brass disc monumenting the South 1/4 corner of Section 11 of said Township and Range, said disc bears South 88°38'04" East 2659.73 feet from a 1/2" iron pipe that monuments the Southwest corner of said Section 11; thence North 01°21'56" East 31.00 feet to the North right-of-way of Boeckman Road thence South 88°48'29" East, coincident with said right-of way, 7.46 feet to the at a 5/8" iron rod with yellow plastic Cap marked "PLS 1332", said iron rod being at the point of curve of a 40.00 radius curve left as depicted in Lot 3 of the above mentioned subdivision plat; thence northeasterly, 49.84 feet along the arc of said curve, through a central angle of 71°23'16" (the chord bears North 55°29'54" East 46.68 feet) to the TRUE POINT OF BEGINNING ; thence leaving said curve, South 53°25'16" West 31.54 feet; thence North 88°38'44" West 170.34 feet; thence North 85°18'06" West 17.70 feet, more or less, to a point on the arc of a non-tangent 2889.93 foot radius curve, concave southwesterly, defining the most westerly line of said Lot 3 (the radius point bears South 81°24'23" West); thence northwesterly 10.67 feet along the arc of said curve, through a central angle of 00°12'41", (the chord bears North 08°41'58" West 10.67 feet); thence leaving said curve, South 88°38' 04" East 23.21 feet; Thence South 07°38'35" East 2.75 feet; thence North 82°11'00" East 17.29 feet; thence South 88°37'10" East 143.87 feet; thence North 46°31'56" East 45.49 feet, more or less, to a point on the East right-of-way of 95<sup>th</sup> Avenue; thence South 01°34'02" West, coincident with said right-of-way, 11.67 feet to the point of curve of a 40.00 foot radius curve right; thence Southwesterly 12.73 feet along the arc of said curve, through a central angle of 18°14'15", (the chord Bears South 10°41'09" West 12.68 feet) to the TRUE POINT OF BEGINNING and containing 2,682 square feet of land.

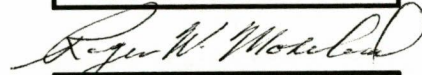
### PARCEL 3 – CONSTRUCTION EASEMENT

A construction easement, variable in width, situated in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, in Lot 3 Wilsonville Business Center Phase 3 Subdivision, City of Wilsonville, Clackamas County, State of Oregon, said construction easement is more particularly described as follows:

Beginning at a brass disc monumenting the South 1/4 corner of Section 11 of said Township and Range which bears South 88°38'04" East 2659.73 feet from a 1/2" iron pipe that monuments the Southwest corner of said Section 11; thence North 01°21'56" East 31.00 feet to the North right-of-way of Boeckman Road; thence North 88°38'04" West, coincident with said right-of-way, 20.65 feet; thence North 01°21'56" East 19.47 feet to a point on the northerly line of the herein described Parcel 2 and the TRUE POINT OF BEGINNING; thence North 16°48'52" West 18.77 feet; thence North 89°50'58" West 14.03 feet ; thence South 00°01'12" West 17.54 feet; thence South 88°38'04" East 19.48 feet to the TRUE POINT OF BEGINNING and containing 297 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

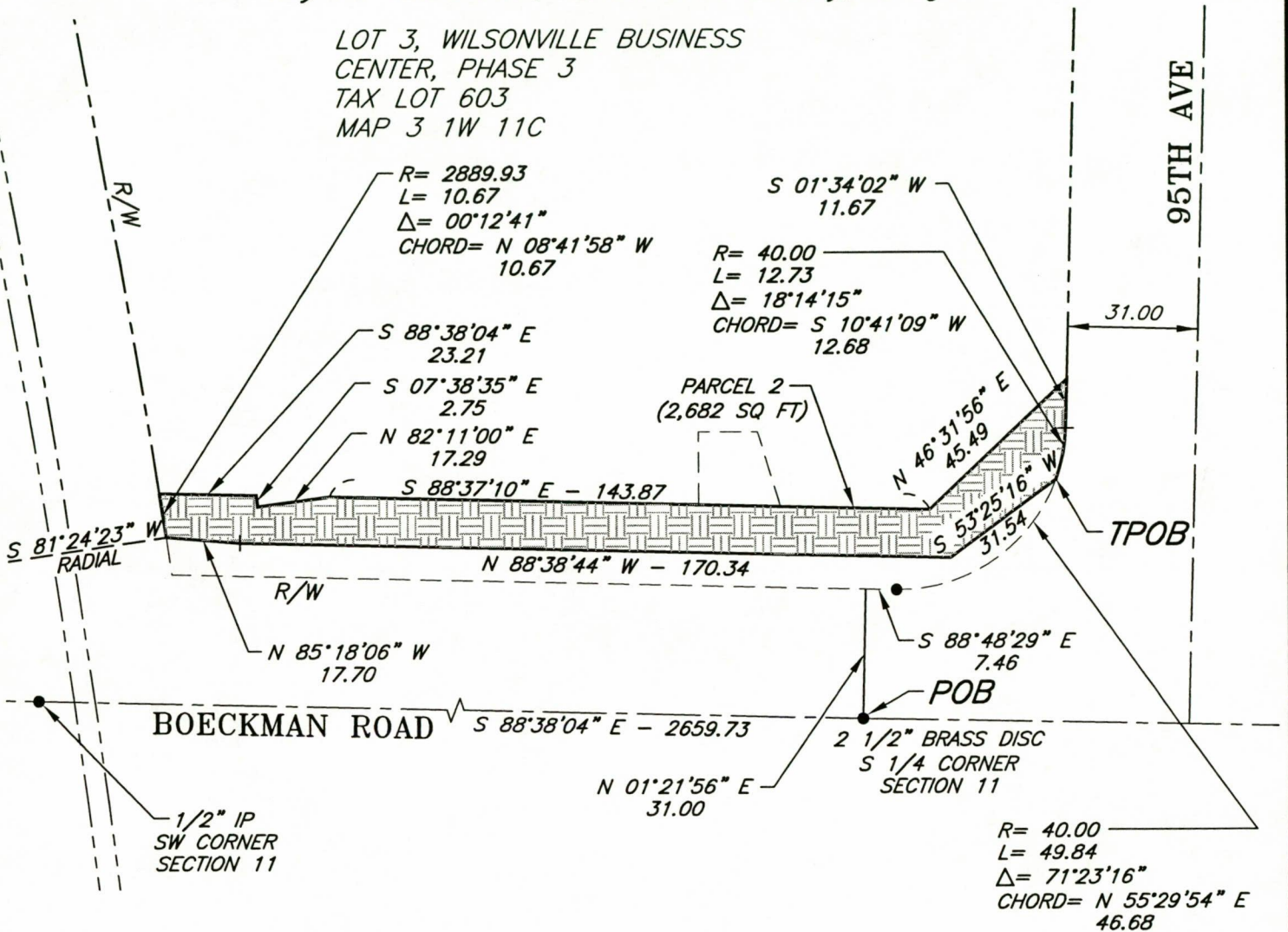
625 3 1W 11C TL 603 Slope\_Utility Ease  
12-22-04

# EXHIBIT "B"


## SLOPE EASEMENT

Located within the SE 1/4 and the SW 1/4 of Section 11,  
Township 3 South, Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

LOT 3, WILSONVILLE BUSINESS  
CENTER, PHASE 3  
TAX LOT 603  
MAP 3 1W 11C



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - SLOPE EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=40'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

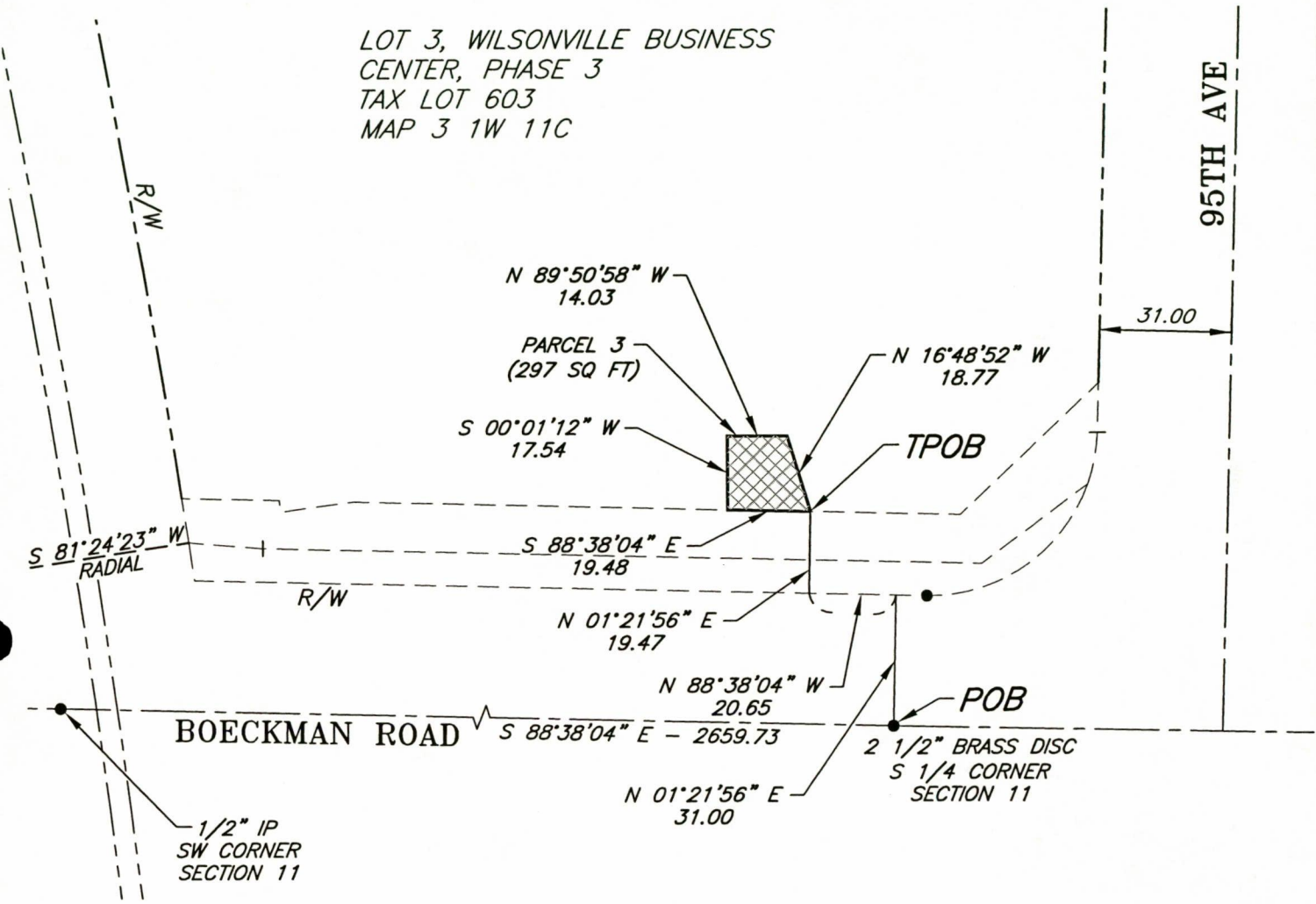


# EXHIBIT "B"


## CONSTRUCTION EASEMENT

Located within the SE 1/4 and the SW 1/4 of Section 11,  
Township 3 South, Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

LOT 3, WILSONVILLE BUSINESS  
CENTER, PHASE 3  
TAX LOT 603  
MAP 3 1W 11C



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 3 - CONSTRUCTION EASEMENT

Expires 12/31/06  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=40'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

## EXHIBIT A

### PARCEL 1 – FEE TAKE

A tract of land within that tract of land described in Clackamas County Deed Document 96-017347, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 549.30 feet to the northwest corner of that tract of land described in Clackamas County Deed Document 96-017347 and the TRUE POINT OF BEGINNING; thence South 01°22'10" West, coincident with the West boundary line of said tract of land, 333.37 feet to a point on the arc of a 1034.00 foot radius curve concave northwesterly, (the radius point bears North 28°01'12" West); thence northeasterly 158.86 feet along the arc of said curve, through a central angle of 08°48'10", (the chord bears North 57°34'43" East 158.70 feet) to the point of tangency; thence North 53°10'38" East 7.88 feet to the point of curve of a 966.00 foot radius curve right; thence northeasterly 182.13 feet along the arc of said curve, through a central angle of 10°48'09" (the long chord bears North 58°34'42" East 181.86 feet); thence on a non-tangent bearing of North 68°15'50" East a distance of 91.71 feet; thence North 73°42'58" East 91.71 feet; thence North 77°01'47" East 71.87 feet; thence South 87°21'09" East 58.93 feet; thence North 86°35'35" East 131.02 feet; thence South 45°18'57" East 38.82 feet, more or less to the East boundary line of said described tract of land; thence North 01°19'56" East, coincident with said East boundary line, 77.23 feet to the Northeast corner of said described tract of land; thence North 88°38'04" West, coincident with the North line of said described tract of land, 750.02 feet to the TRUE POINT OF BEGINNING and containing 104,639 square feet (2.40 acres) of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



## EXHIBIT A

### PARCEL 3 – SLOPE EASEMENT

A slope easement situated within that tract of land described in Clackamas County Deed Document 96-017347, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said slope easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 549.30 feet to the northwest corner of that tract of land described in Clackamas County Deed Document 96-017347; thence South 01°22'10" West, coincident with the West boundary line of said tract of land, 333.37 feet to a point on the arc of a 1034.00 foot radius curve concave northwesterly, (the radius point bears North 28°01'12" West) and the TRUE POINT OF BEGINNING; thence northeasterly 158.86 feet along the arc of said curve, through a central angle of 08°48'10", (the chord bears North 57°34'43" East 158.70 feet), to the point of tangency; thence North 53°10'38" East 7.88 feet to the point of curve of a 966.00 foot radius curve right; thence northeasterly 182.13 feet along the arc of said curve, through a central angle of 10°48'09" (the long chord bears North 58°34'43" East 181.86 feet); thence on a non-tangent bearing of North 68°15'50" East a distance of 91.71 feet; thence North 73°42'58" East 91.71 feet; thence North 77°01'47" East 71.87 feet; thence South 87°21'09" East 58.93 feet; thence North 86°35'35" East 131.02 feet; thence South 45°18'57" East 38.82 feet, more or less to the East boundary line of said described tract of land; thence South 01°19'56" West, coincident with said line, 5.50 feet; thence North 45°18'57" West 29.45 feet; thence South 86°27'32" West 147.00 feet; thence North 84°47'12" West 22.05 feet; thence South 79°12'40" West 23.74 feet to the point of curve of a 942.00 foot radius curve left; thence southwesterly 428.02 feet along the arc of said curve, through a central angle of 26°02'02", (the long chord bears South 66°11'39" West 424.35 feet), to the point of tangency; thence South 53°10'38" West 7.88 feet to the point of curve of a 1058.00 foot radius curve right; thence southwesterly 176.03 feet along the arc of said curve, through a central angle of 09°31'58", (the chord bears South 57°56'37" West 175.82 feet, more or less, to a point on the West line of aforementioned described tract of land, thence North 01°22'10" East, coincident with said line, 27.45 feet to the TRUE POINT OF BEGINNING and containing 16,267 square feet of land.

625 3 1W TL 800 Parcel 3 Slope  
01-13-05

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

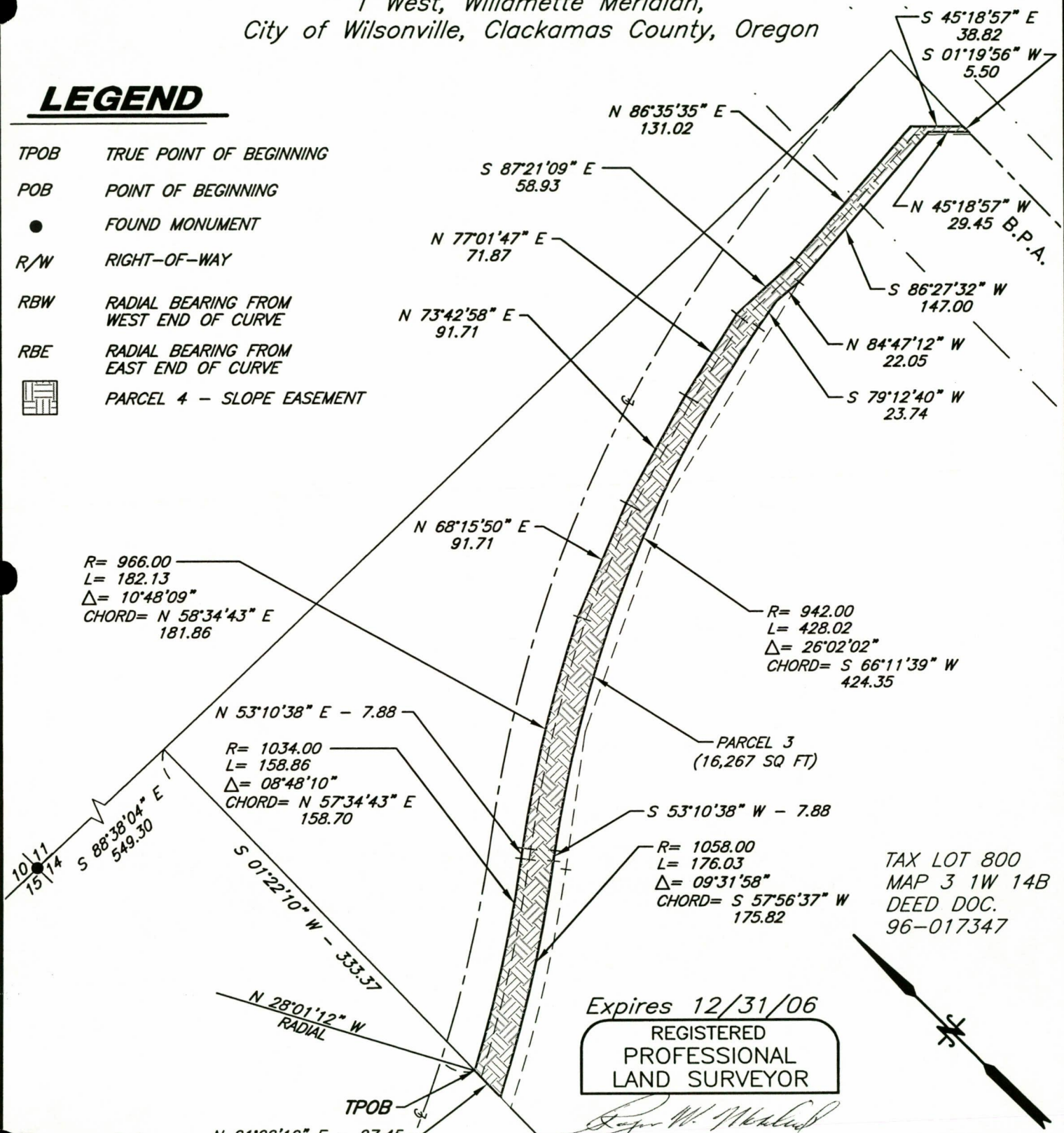
# EXHIBIT "B"

## SLOPE EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South, Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- RBW RADIAL BEARING FROM WEST END OF CURVE
- RBE RADIAL BEARING FROM EAST END OF CURVE
-  PARCEL 4 - SLOPE EASEMENT



TAX LOT 800  
MAP 3 1W 14B  
DEED DOC.  
96-017347

Expires 12/31/06  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

**PLAN**  
Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/13/05  
02.625.1119

## EXHIBIT A

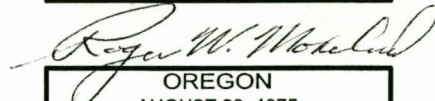
### PARCEL 1 - FEE-TAKE

A tract of land situated within "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of said tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract 333.37 feet to the TRUE POINT OF BEGINNING at a point on the arc of a 1034.00 foot radius curve, concave northwesterly, from which the radius point bears North 28°01'12" West; thence southwesterly 36.26 feet along the arc of said curve, through a central angle of 02°00'34" (the chord bears South 62°59'05" West 36.26 ) feet to the southwesterly end of said curve; thence South 26°00'38" East on a radial line 16.00 feet to the northeasterly end of a concentric 1050.00 foot radius curve; thence southwesterly 299.93 feet along the arc of said curve through a central angle of 16°21'59" (the chord bears South 72°10'22" West 298.91 feet) to a point on the westerly line of said tract; thence leaving said curve North 19°07'50" West, coincident with said westerly line, 101.53 feet to the point on the arc of a 950.00 foot radius curve, concave northwesterly, from which the radius point bears North 08°38'06" West; thence northeasterly 369.44 feet along the arc of said curve through a central angle of 22°16'52" (the chord bears North 70°13'28" East 367.11 feet), more or less, to a point on the easterly line of said aforementioned "Parcel 2" as described in Document No. 99-065544; thence leaving said curve South 01°22'10" West 97.80 feet to the TRUE POINT OF BEGINNING and containing 34,325 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

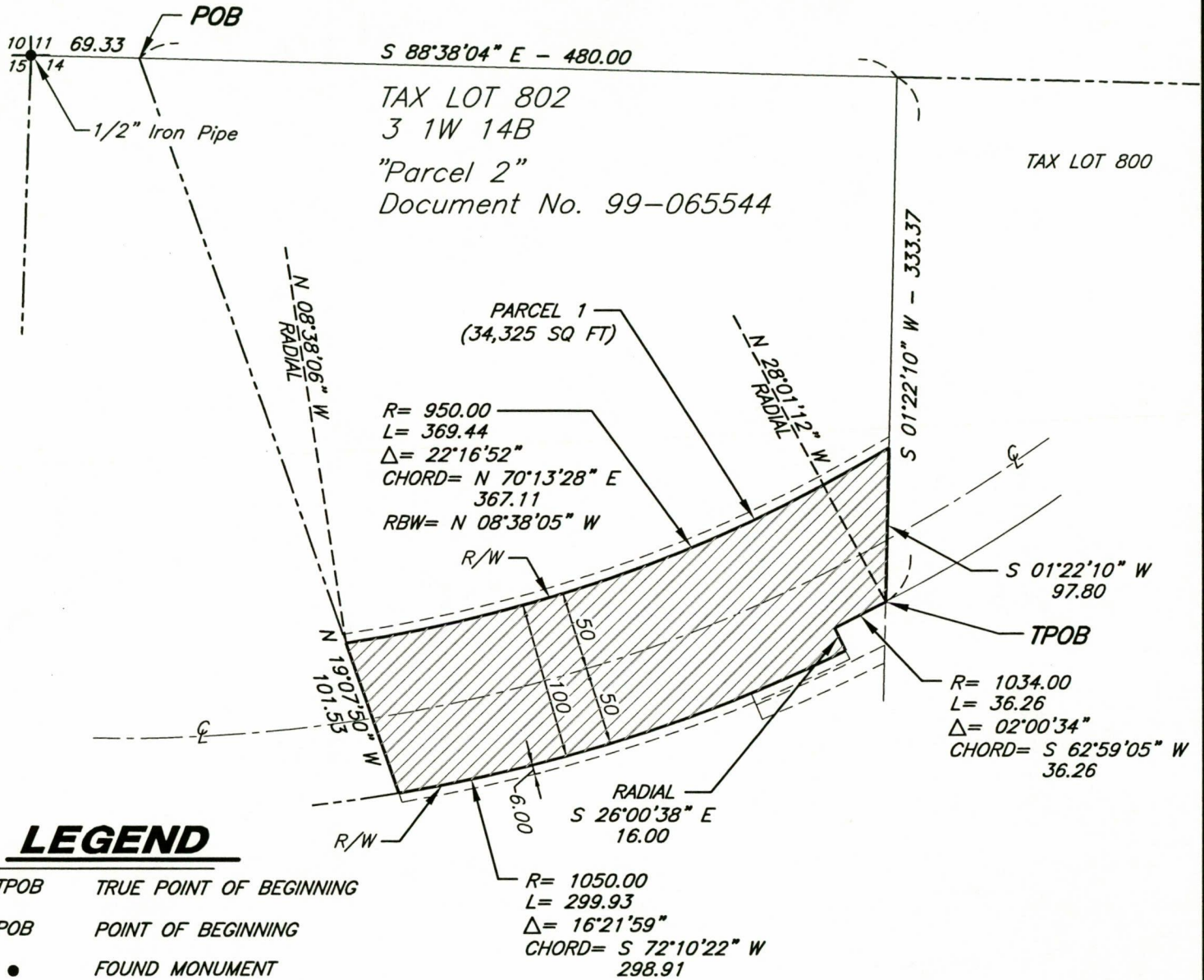


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## FEE TAKE

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ⊕ CENTER LINE
- ▨ PARCEL 1 - FEE TAKE

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=100'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

## EXHIBIT A

### PARCEL 2 –NORTH PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, situated within "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of that tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract, 235.57 feet to a point on the arc of a 950.00 foot radius curve concave northwesterly (the radius point bears North 30°54'57" West) and the TRUE POINT OF BEGINNING ; thence southwesterly 369.43 feet along the arc of said curve, through a central angle of 22°16'52", (the chord bears South 70°13'29" West 367.11 feet), more or less, to a point on the westerly line of said described tract' thence North 19°07'50" West, coincident with said westerly line, 6.10 feet to a point on the arc of a concentric 944.00 foot radius curve from which the radius point bears North 08°34'03" West; thence northeasterly 372.01 feet along the arc of said curve, through a central angle of 22°34'44", (the chord bears North 70°08'34" East 369.61 feet) more or less, to a point on the aforementioned easterly line; thence South 01°22'10" West 7.11 feet to the TRUE POINT OF BEGINNING and containing 2,223 square feet of land.

TOGETHER WITH:

### PARCEL 3-SOUTH PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, situated within "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of that tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract, 333.37 feet to a point on the arc of a 1034.00 foot radius curve concave northwesterly (the radius point bears North 28°01'12" West) and the TRUE POINT OF BEGINNING; thence southwesterly 36.26 feet along the arc of said curve, through a central angle of 02°00'34" (the chord bears South 62°59'05" West 36.26 feet) to the westerly end of said curve;



thence leaving said curve, South 26°00'38" East, on a radial bearing, 16.00 feet to the easterly end of 1050.00 foot radius curve; thence southwesterly 299.93 feet along the arc of said curve, through a central angle of 16°21'59", (the chord bears South 72°10'22" West 298.91 feet), more or less, to the westerly line of said described tract; thence South 19°07'50" East, coincident with said westerly line, 6.08 feet to a point on a concentric 1056.00 foot radius curve from which the radius point bears North 09°41'55" West; thence northeasterly 306.64 feet along the arc of said curve, through a central angle of 16°38'16", ( the chord bears North 71°58'57" East 305.57 feet); thence North 26°00'38" West 16.00 feet to the westerly end of a 1040.00 foot radius curve concave northwesterly from which the radius point bears North 26°20'28" West; thence northeasterly 27.10 feet along the arc of said curve, through a central angle of 01°29'34", (the chord bears North 62°55'05" East 27.10 feet), more or less, to the aforementioned easterly boundary line; thence North 01°22'10" East 6.88 feet to the TRUE POINT OF BEGINNING and containing 2,107 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



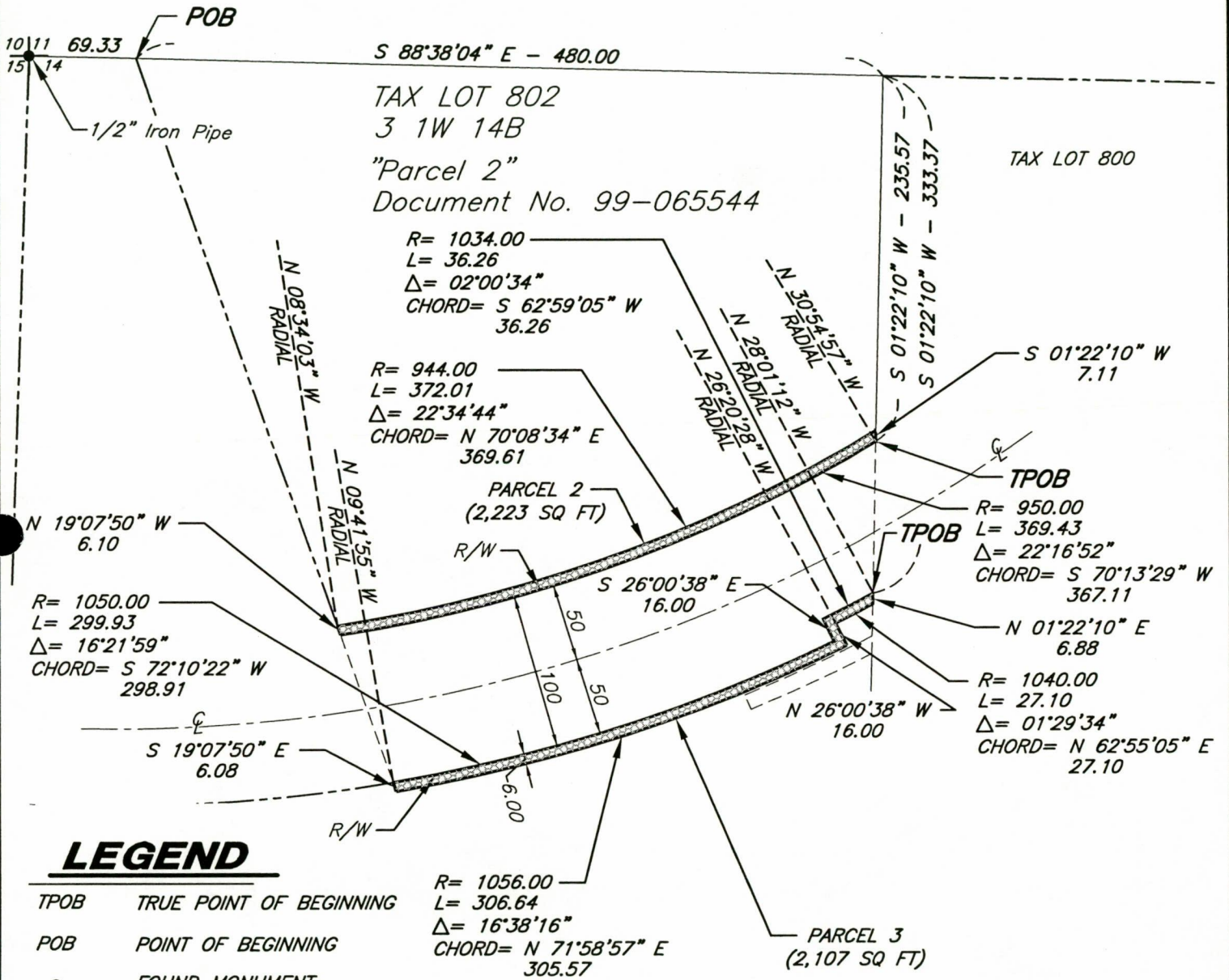
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W 14B TL 802 PUE  
0108-05

# EXHIBIT "B"

## PUBLIC UTILITY EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

Expires 12/31/06  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

### PLAN

Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

## EXHIBIT A

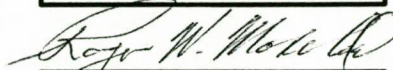
### PARCEL 4 - SLOPE EASEMENT

A slope easement situated within "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said slope easement is more particularly described as follows:

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of that tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract, 333.37 feet to the TRUE POINT OF BEGINNING at a point on the arc of a 1034.00 foot radius curve from which the radius point bears North 28°01'12" West; thence southwesterly 36.26 feet along the arc of said curve, through a central angle of 02°00'34", (the chord bears South 62°59'05" West 36.26 feet), to the southwesterly end of said curve; thence South 26°00'38" East on a radial line from said curve, 16.00 feet to the northeasterly end of a 1050.00 foot radius curve from which the radius point bears North 26°00'38" West; thence southwesterly 66.49 feet along the arc of said curve, through a central angle of 03°37'41" (the chord bears South 65°48'13" West 66.48 feet); thence leaving said curve on a radial bearing of South 22°22'57" East 8.00 feet to a point on a 1058.00 foot radius curve concave to the northwest; thence northeasterly 90.63 feet along the arc of said curve, through a central angle of 04°54'29", (the chord bears North 65°09'48" East 90.60 feet) to the East line of aforementioned "Parcel" 2; thence North 01°22'10" East 27.45 feet to the TRUE POINT OF BEGINNING and containing 1,253 square feet of Land.

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

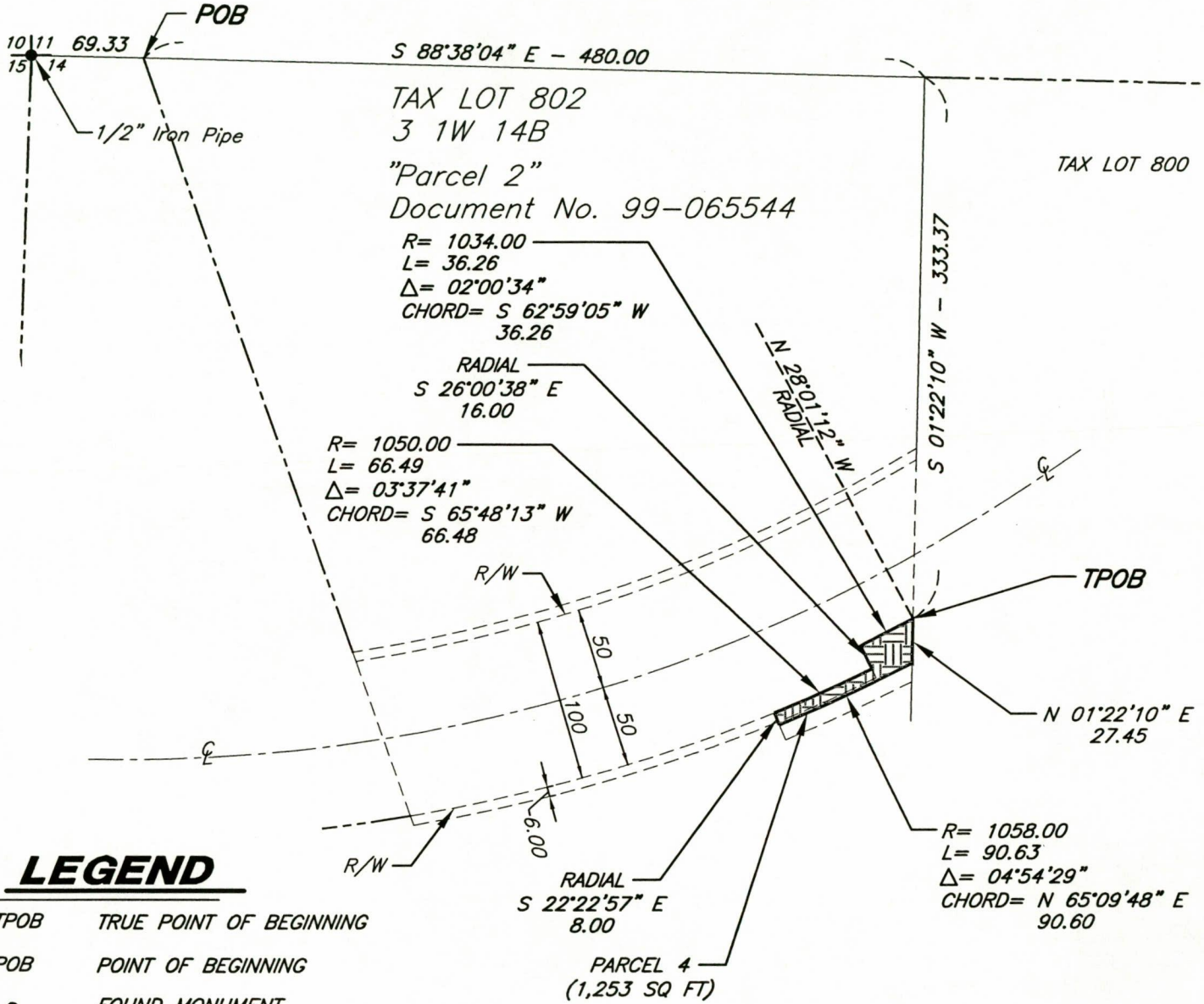


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033


# EXHIBIT "B"

## SLOPE EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ℄ CENTER LINE
-  PARCEL 4 - SLOPE EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

## EXHIBIT A


### PARCEL 5- CONSTRUCTION EASEMENT

A construction easement situated within "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said construction easement is more particularly described as follows

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of that tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract, 360.82 feet to the TRUE POINT OF BEGINNING at a point on the arc of a 1058.00 foot radius curve from which the radius point bears North 27°17'26" West; thence southwesterly 90.63 feet along the arc of said curve, through a central angle of 04°54'29" (the chord bears South 65°09'48" West 90.60 feet) to the westerly terminus of said curve; thence leaving said curve South 22°22'57" East on a radial bearing, 10.00 feet to the westerly end of a concentric 1068.00 foot radius curve; thence northeasterly 86.03 feet along the arc of said curve through a central angle of 04°36'55" (the chord bears North 65°18'35" East 86.01 feet to the easterly line of aforementioned "Parcel" 2 of Document Number 99-065544; thence North 01°22'10" East 11.38 feet to the TRUE POINT OF BEGINNING and containing 883 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



## EXHIBIT A

### PARCEL 1 - FEE TAKE

A tract of land, variable in width, situated in that tract of land described in Deed Document 2000-066042, said ---document is called in Correction of Deed Document 2001-005679 and lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a brass disc monumenting the South one-quarter corner of Section 11 of said Township and Range, thence North 88°38'04" West on a line running through a 1/2 inch iron pipe monumenting the Southwest corner of said Section 11 a distance of 1132.71 feet; thence North 01°21'56" East 43.00 feet to the North boundary line of that excepted 18 foot strip of land conveyed to the City of Wilsonville by document recorded at Fee No. 79-8026, said North boundary line being coincident with the North right-of-way of Boeckman Road and the TRUE POINT OF BEGINNING; thence leaving said North Boundary line North 01°21'56" East 136.50 feet; thence North 88°38'04" West 128.00 feet; thence South 01°21'56" West 99.00 feet; thence North 88°39'30" West 38.76 feet, more or less, to a point on the East line of that excepted 31.00 foot strip of land described in aforementioned Document 2000-066042; thence South 01°19'56" West, coincident with said East line, 37.48 feet to the North boundary line of the herein mentioned 18 foot strip of land; thence South 88°38'04" East 166.73 feet to the TRUE POINT OF BEGINNING and containing 18,924 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR




OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## FEE TAKE

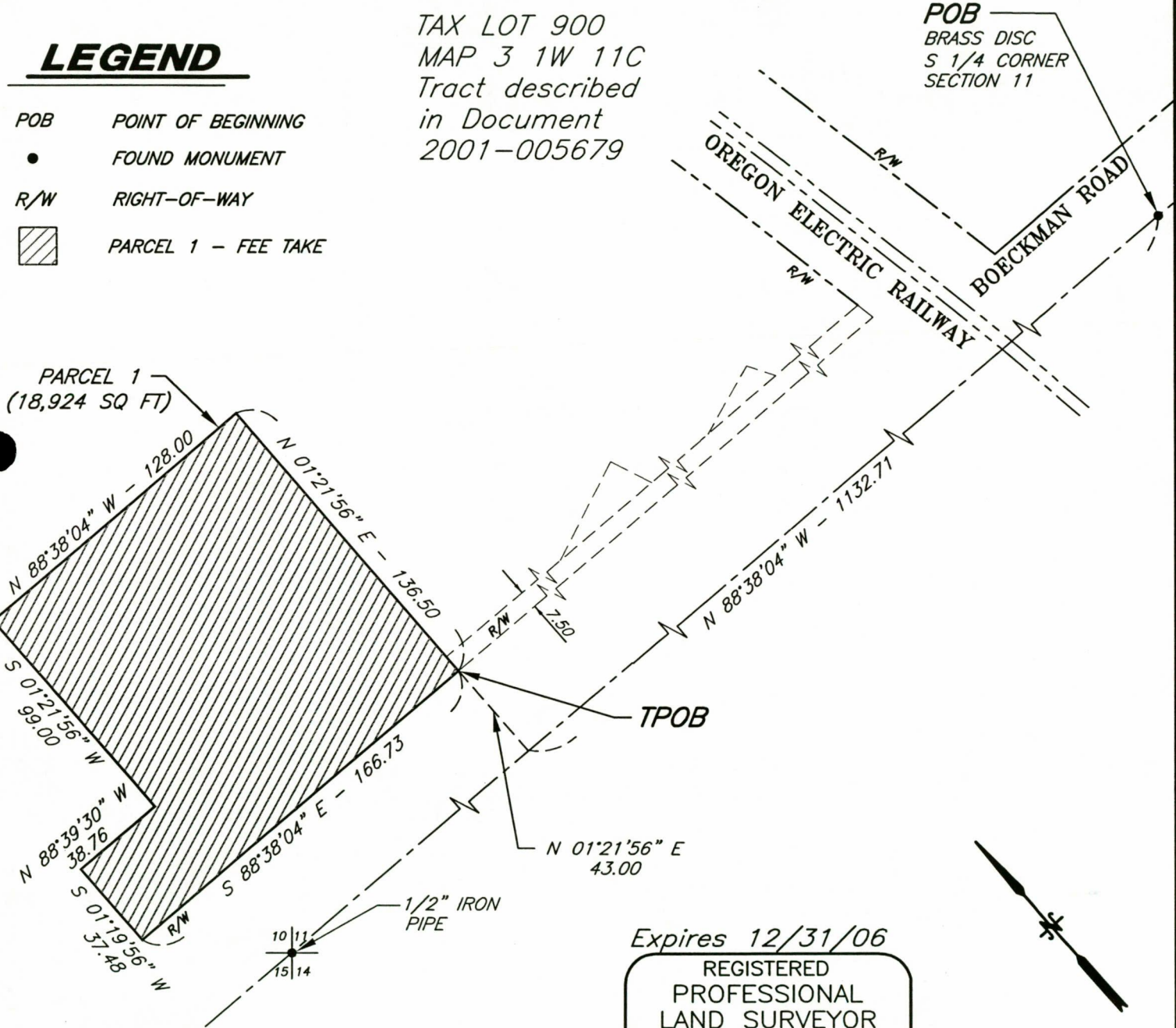
Located within the SW 1/4 of Section 11, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon

### LEGEND

- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 1 - FEE TAKE

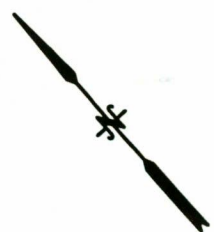
TAX LOT 900  
MAP 3 1W 11C  
Tract described  
in Document  
2001-005679

POB  
BRASS DISC  
S 1/4 CORNER  
SECTION 11



Expires 12/31/06  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



**PLAN**  
Scale: 1"=60'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119



## EXHIBIT A

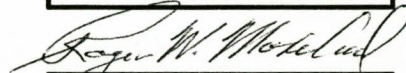
### PARCEL 2 - SLOPE EASEMENT

A slope easement, 7.50 feet in width, situated in that tract of land described in Deed Document 2000-066042, and lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at the southeasterly corner of that tract of land described in Clackamas County Clerks document 2000-066042, said document is called in Correction of Deed document 2001-005679, said point of beginning bears North 88°38'04" West coincident with the Section Line defining the South line of the southwest one-quarter of said Section 11, a distance of 218.92 feet, more or less, and North 01°21'56" East 43.00 feet from a brass disc monumenting the South one-quarter corner of Section 11 of said Township and Range; thence North 88°38'04" West, coincident with a portion of the south boundary line of said described tract, 913.79 feet to a point which bears North 88°38'04" West 1132.71 feet and North 01°21'56" west 43.00 feet from the aforementioned South one-quarter corner brass disc; thence North 01°21'56" East 7.50 feet; thence South 88°38'04" East, parallel with said South boundary line, 912.43 feet, more or less to a point on a 2839.93 foot radius curve, concave to the southwest, (the radius point bears South 81°00'50" West), defining the easterly boundary line of the aforementioned described tract; thence southeasterly 7.62 feet along the arc of said curve, through a central angle of 00°09'13", (the chord bears South 08°54'33" East 7.61 feet to the point of beginning and containing 6,848 square feet of land, more or less.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033


625 3 1W 11C TL 900 Slope Ease.  
01-11-05

# EXHIBIT "B"

## SLOPE EASEMENT

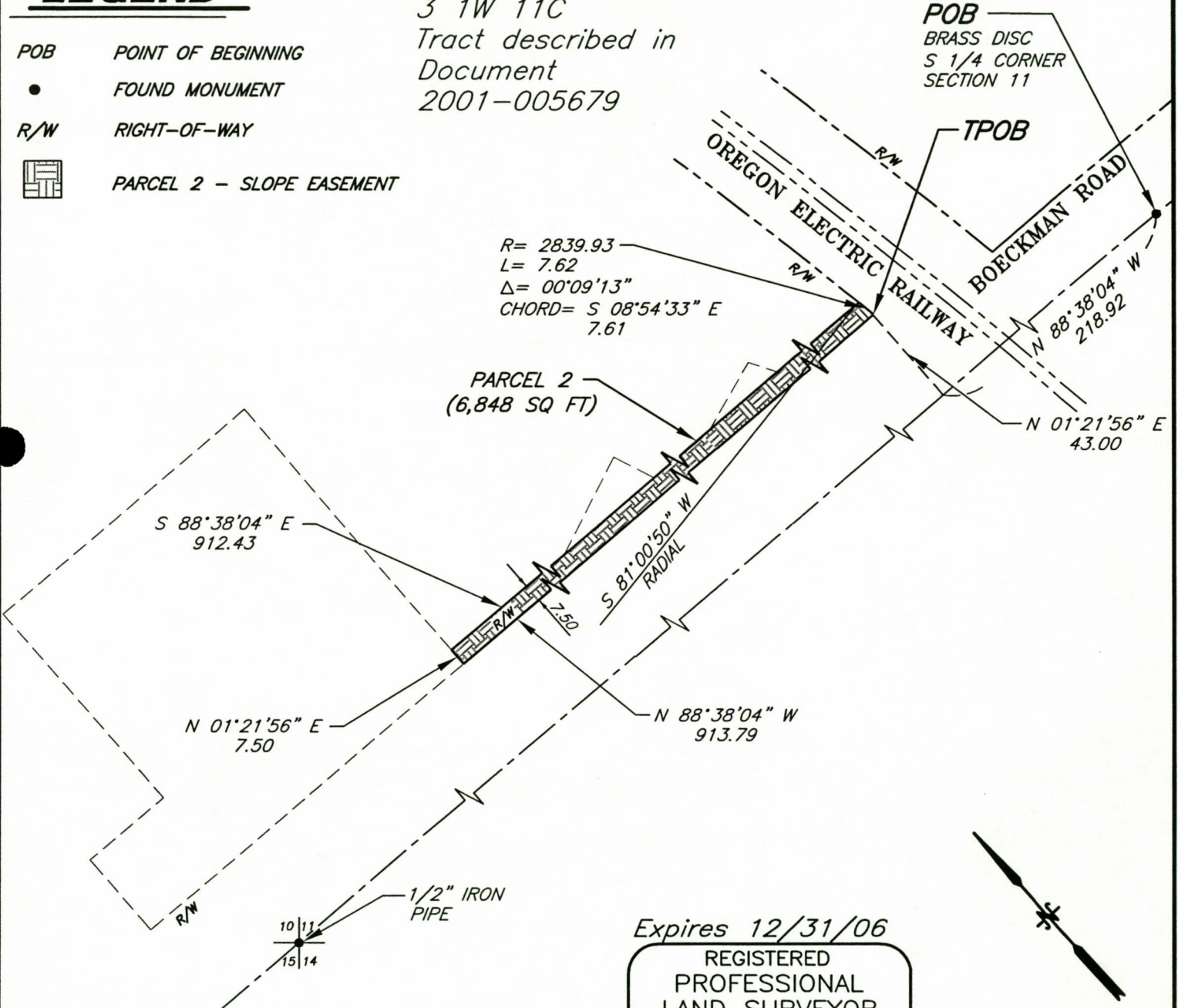
Located within the SW 1/4 of Section 11, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

### LEGEND

- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - SLOPE EASEMENT

TAX LOT 900 MAP  
3 1W 11C  
Tract described in  
Document  
2001-005679

POB  
BRASS DISC  
S 1/4 CORNER  
SECTION 11



Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



**PLAN**

Scale: 1"=60'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

CONSTRUCTION EASEMENT  
PARCEL 3 - EAST EASEMENT

A construction easement, variable in width, situated in that tract of land described in Deed Document 2000-066042 and lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at a point within that tract of land described in Clackamas County Clerks document 2000-066042, said document is called in Correction of Deed document 2001-005679, said point of beginning bears North 88°38'04" West coincident with the Section Line defining the South line of the southwest one quarter of said Section 11, a distance of 396.54 feet and North 01°21'56" East 50.50 feet from a brass disc monumenting the South one-quarter corner of Section 11 of said Township and Range; thence North 88°38'04" West 36.41 feet; thence North 71°43'58" East 31.83 feet; thence South 29°38'13" East 12.48 feet to the point of beginning and containing 195 square feet of land.

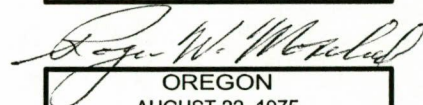
CONSTRUCTION EASEMENT  
PARCEL 4 - WEST EASEMENT

A construction easement, variable in width, situated in that tract of land described in Deed Document 2000-066042 and lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at a point within that tract of land described in Clackamas County Clerks document 2000-066042, said document is called in Correction of Deed document 2001-005679, said point of beginning bears North 88°38'04" West coincident with the Section Line defining the South line of the southwest one quarter of said Section 11, a distance of 779.91 feet and North 01°21'56" East 50.50 feet from a brass disc monumenting the South one-quarter corner of Section 11 of said Township and Range; thence North 88°38'04" West 48.00 feet; thence North 68°52'28" East 44.37 feet; thence South 21°03'05" East 18.36 feet to the point of beginning and containing 408 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR




OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## CONSTRUCTION EASEMENTS

Located within the SW 1/4 of Section 11, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

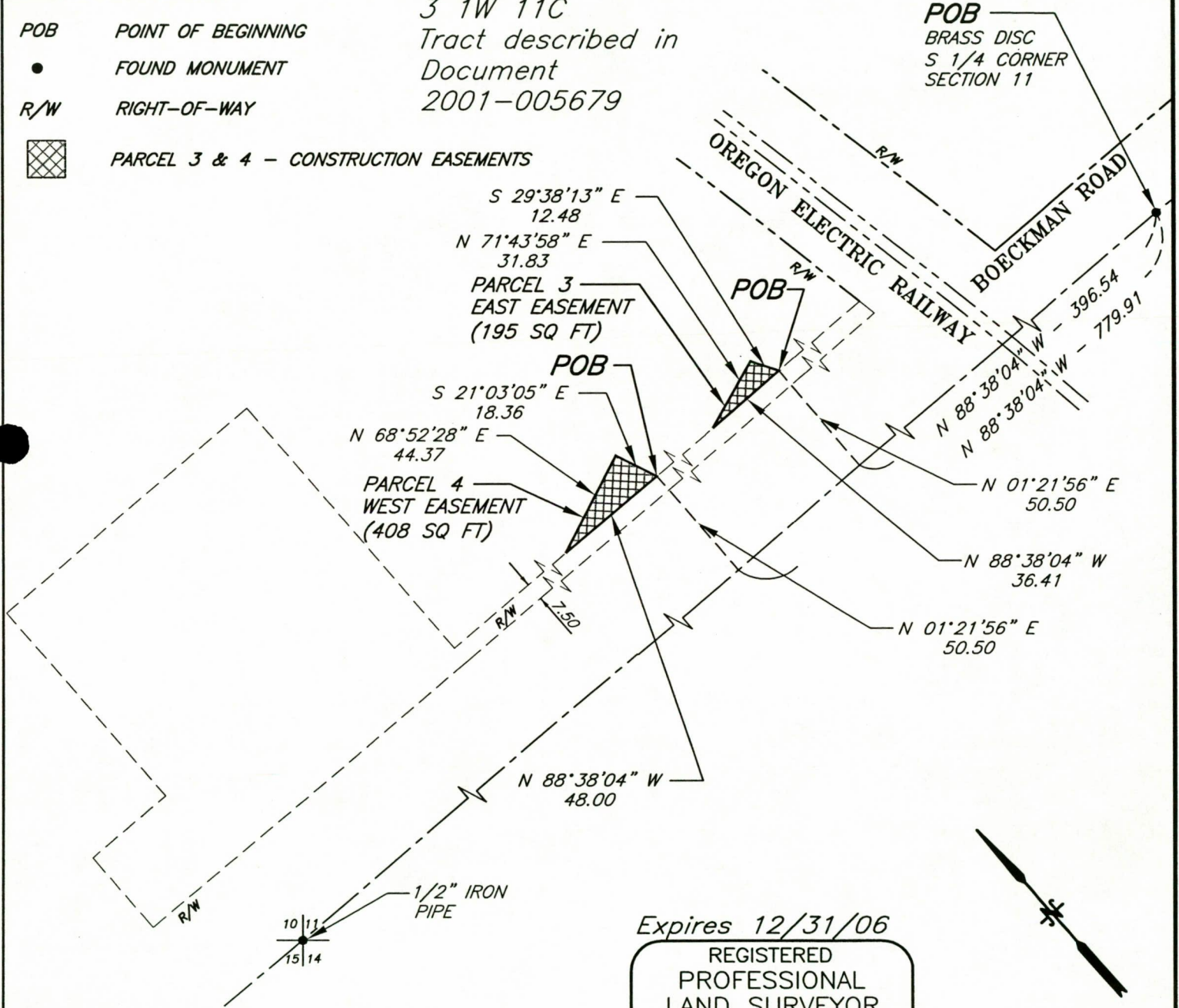
### LEGEND

- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 3 & 4 - CONSTRUCTION EASEMENTS

TAX LOT 900 MAP  
3 1W 11C

Tract described in  
Document  
2001-005679

POB  
BRASS DISC  
S 1/4 CORNER  
SECTION 11



Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

**PLAN**

Scale: 1"=60'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

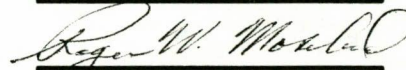
**EXHIBIT A**  
**PARCEL 1 - FEE TAKE**

A fee take, variable in width, situated in the SE 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at brass disc monumenting the South 1/4 corner of Section 11 of said Township and Range, thence South 88°48'28" East 78.07 feet, more or less, to the intersection of the centerline of Boeckman Road with the monumented centerline of 95<sup>th</sup> Avenue; thence North 01°33'51" East 626.77 feet to a 2-1/2 inch brass disc stamped PLS 1332, said disc monuments the centerline point of curve of 95<sup>th</sup> Ave. per Partition Plat 1996-13; thence South 88°26'09" East 31.00 feet to a point on the East right-of-way of 95<sup>th</sup> Avenue; thence South 01°33'51" West, coincident with said East right-of Way, 543.28 to the point of curve of a 38.00 foot radius curve left; thence southeasterly 4.92 feet along the arc of said curve through a central angle of 7°24'58" (the chord bears South 02°08'38" East 4.92 feet) to the TRUE POINT OF BEGINNING thence leaving said right-of-way South 43°38'44" East from said True Point of Beginning 30.12 feet; thence South 88°47'45" East 13.18 feet; thence South 01°12'15" West 6.35 feet; thence South 88°47'45" East 479.41 feet to a point on the northerly right-of way Boeckman Road; thence southwesterly, coincident with said right-of-way, the following courses and distances: South 85°03'10" West 4.95 feet to an angle point, thence South 89°14'08" West 146.46 feet; thence continuing along said right-of-way as established by Partition Plat 2003-064, North 88°48'28" West 324.82 feet to the point of a 38.00 foot radius curve right; thence northwesterly 55.02 feet along the arc of said curve through a central angle of 82°57'21" (the chord bears North 47°19'43" West 50.34 feet) to the TRUE POINT OF BEGINNING and containing 2,622 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033


625 3 1W 11D TL 900 Fee Take  
12-21-04

# EXHIBIT "B"

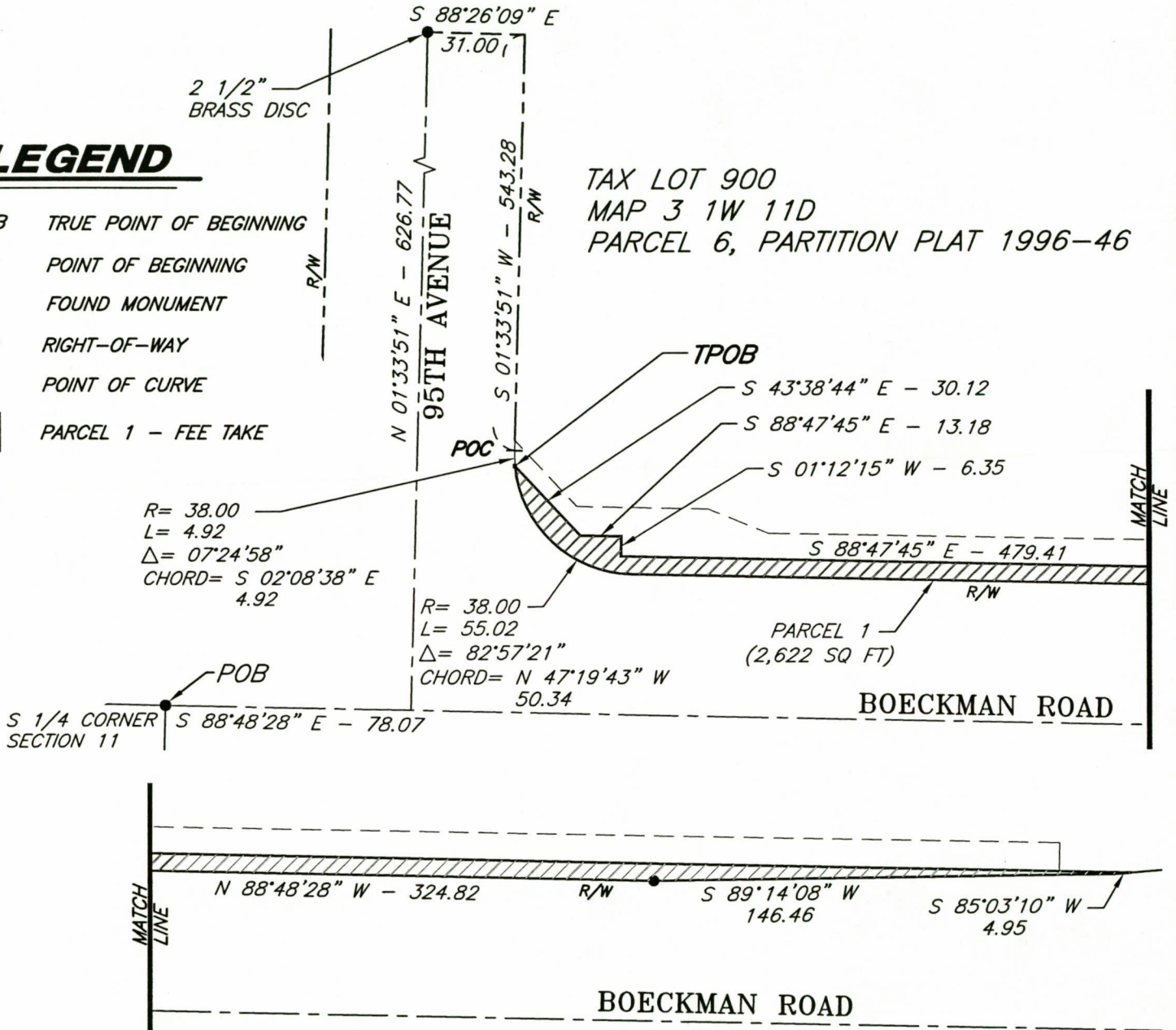
## FEE TAKE

Located within the SE 1/4 of Section 11, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- POC POINT OF CURVE
-  PARCEL 1 - FEE TAKE

TAX LOT 900  
MAP 3 1W 11D  
PARCEL 6, PARTITION PLAT 1996-46



Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



**PLAN**

Scale: 1"=50'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
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WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

## EXHIBIT A

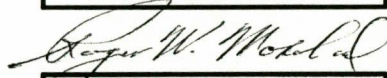
### PARCEL 2 - SLOPE EASEMENT

A slope easement, variable in width, situated in the SE 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at brass disc monumenting the South 1/4 corner of Section 11 of said Township and Range, thence South 88°48'28" East 78.07 feet, more or less, to the intersection of the centerline of Boeckman Road with the monumented centerline of 95<sup>th</sup> Avenue; thence North 01°33'51" East 626.77 feet to a 2-1/2 inch brass disc stamped PLS 1332, said disc monuments the centerline point of curve of 95<sup>th</sup> Ave per Partition Plat 1996-13; thence South 88°26'09" East 31.00 feet to a point on the East right-of-way of 95<sup>th</sup> Avenue; thence South 01°33'51" West, coincident with said East right-of-way, 543.28 to the point of curve of a 38.00 foot radius curve left; thence southeasterly 4.92 feet along the arc of said curve through a central angle of 7°24'58" (the chord bears South 02°08'38" East 4.92 feet) to the TRUE POINT OF BEGINNING; thence leaving said right-of-way South 43°38'44" East from said True Point of Beginning 30.12 feet; thence South 88°47'45" East 13.18 feet; thence South 01°12'15" West 6.35 feet; thence South 88°47'45" East 456.55 feet; thence North 00°59'33" East 9.22 feet; thence North 88°55'33" West 410.26 feet; thence North 67°36'09" West 20.43 feet; thence North 88°55'33" West 41.72 feet; thence North 43°04'40" West 28.90 feet to the aforementioned easterly right-of-way; thence South 01°33'51" West 3.66 feet to the point of curve of a 38.00 foot radius curve left; thence southeasterly 4.92 feet along the arc of said curve through a central angle of 07°24'58" (the chord bears South 02°08'38" East 4.92 feet) to TRUE POINT OF BEGINNING and containing 4,542 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR




OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

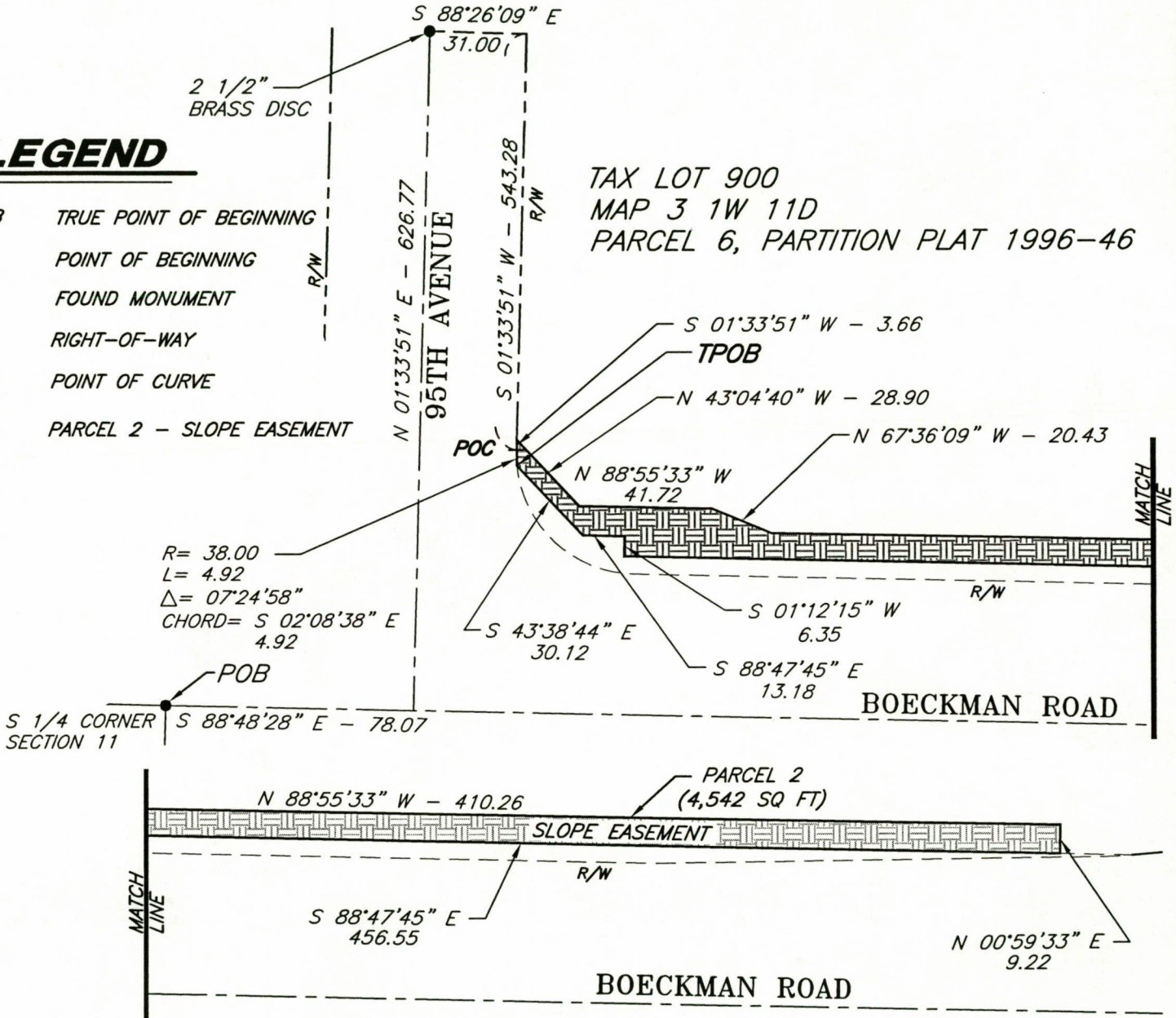
## SLOPE EASEMENT

Located within the SE 1/4 of Section 11, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- POC POINT OF CURVE
-  PARCEL 2 - SLOPE EASEMENT

TAX LOT 900  
MAP 3 1W 11D  
PARCEL 6, PARTITION PLAT 1996-46



Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



**PLAN**

Scale: 1"=50'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
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PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05

02.625.1119



**EXHIBIT A**  
**PARCEL 1- FEE TAKE**

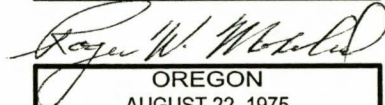
A tract of land, 18 feet in width, situated within Parcel IV, Clackamas County Deed Document No. 2002-060723, in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

The North 18 feet of that 20 foot strip of land described and identified as Parcel IV in Statutory Warranty Deed recorded 06/28/2002 in Document 2002-060723, Clackamas County Deed Records.

The North 18 feet of land contains approximately 360 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



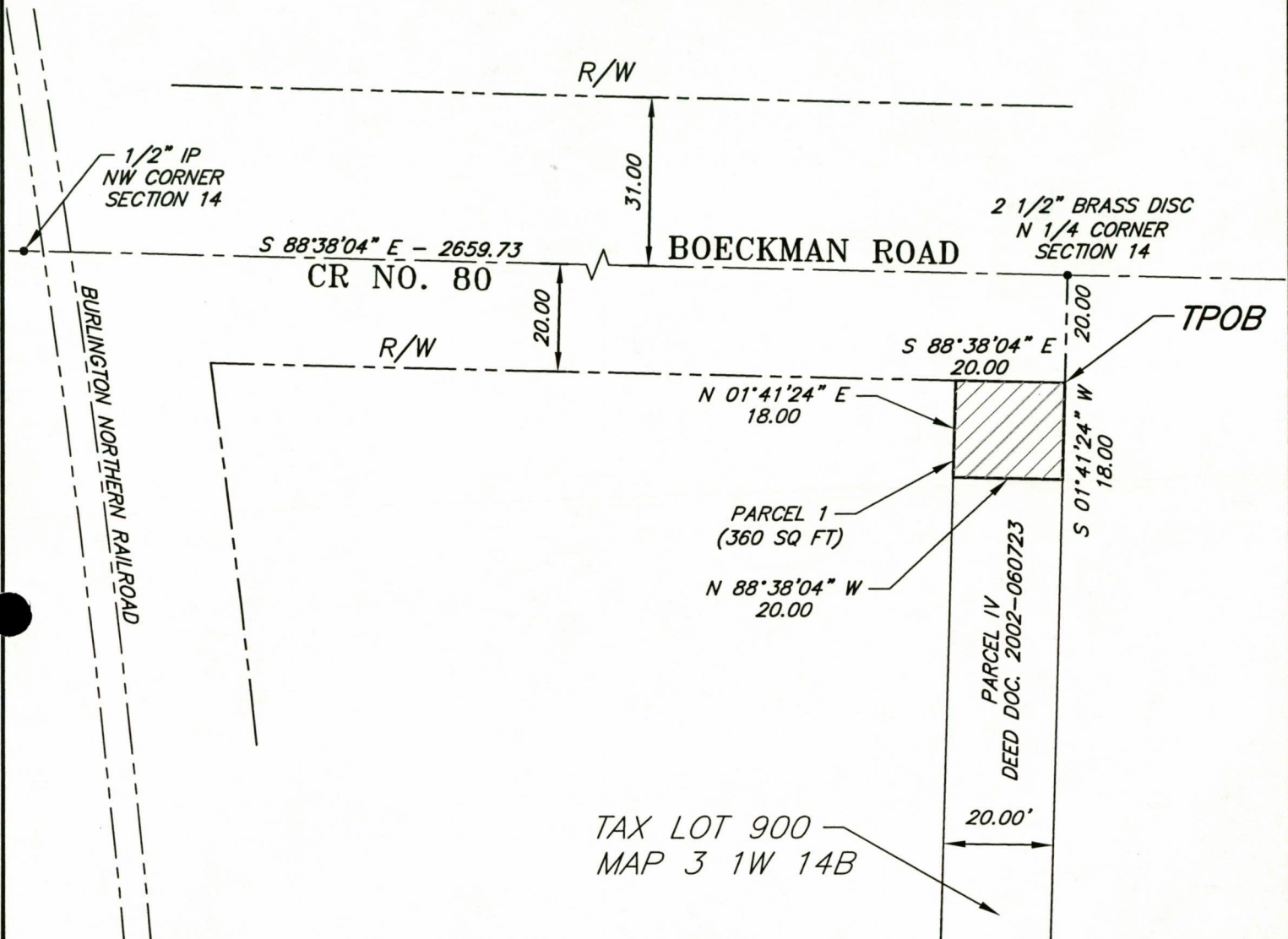
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

Exhibit 29  
Page 2 of 2

## FEE TAKE

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



## LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- CR COUNTY ROAD
- ▨ PARCEL 1 - FEE TAKE

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



## PLAN

Scale: 1"=30'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05

02.625.1119

## EXHIBIT A

### PARCEL 1 - FEE TAKE

A tract of land, variable in width, situated within those tracts of land identified as Parcel I and Parcel III, said parcels are described in Clackamas County Deed Document 96-036978 and lying in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said tract of land is described as follows:

Beginning at a 5/8 inch iron rod with yellow plastic cap marked "G & L PLS 1989", said monument being depicted on Clackamas County, Partition Plat No. 1994-182, which bears South 02°09'29" West 20.00 feet from a brass disc monumenting the North 1/4 corner of Section 15 of said Township and Range; thence South 88°35'24" East, parallel with a line running easterly from said brass disc to the brass disc monumenting the Northeast corner of the Samuel B. Franklin Donation Land Claim No. 50, a distance of 1206.22 feet, more or less to a point situated westerly in direction, a perpendicular distance of 20.00 feet from the East line of said Donation Land Claim; thence South 01°34'54" West, parallel with said East claim line, 294.55 feet to a point on a non-tangent 938.50 foot radius curve concave northeasterly (the radius point bears North 34°34'35" East); thence northwesterly 77.65 feet along the arc of said curve, through a central angle of 04°44'25" (the chord bears North 53°03'12" West 77.62 feet) to the point of tangency; thence North 50°41'00" West 50.00 feet to the point of curve of a 861.50 foot curve left; thence northwesterly 560.48 feet along the arc of said curve, through a central angle of 37°16'33" (the long chord bears North 69°19'17" West 550.65 feet; thence North 88°35'24" West 583.41 feet, more or less, to the West line of aforementioned Parcel III, thence North 02°09'29" East, coincident with said West line, 37.00 feet to the point of beginning and containing 97,949 square feet of land (2.25 acres).

*Expires 12/31/06*

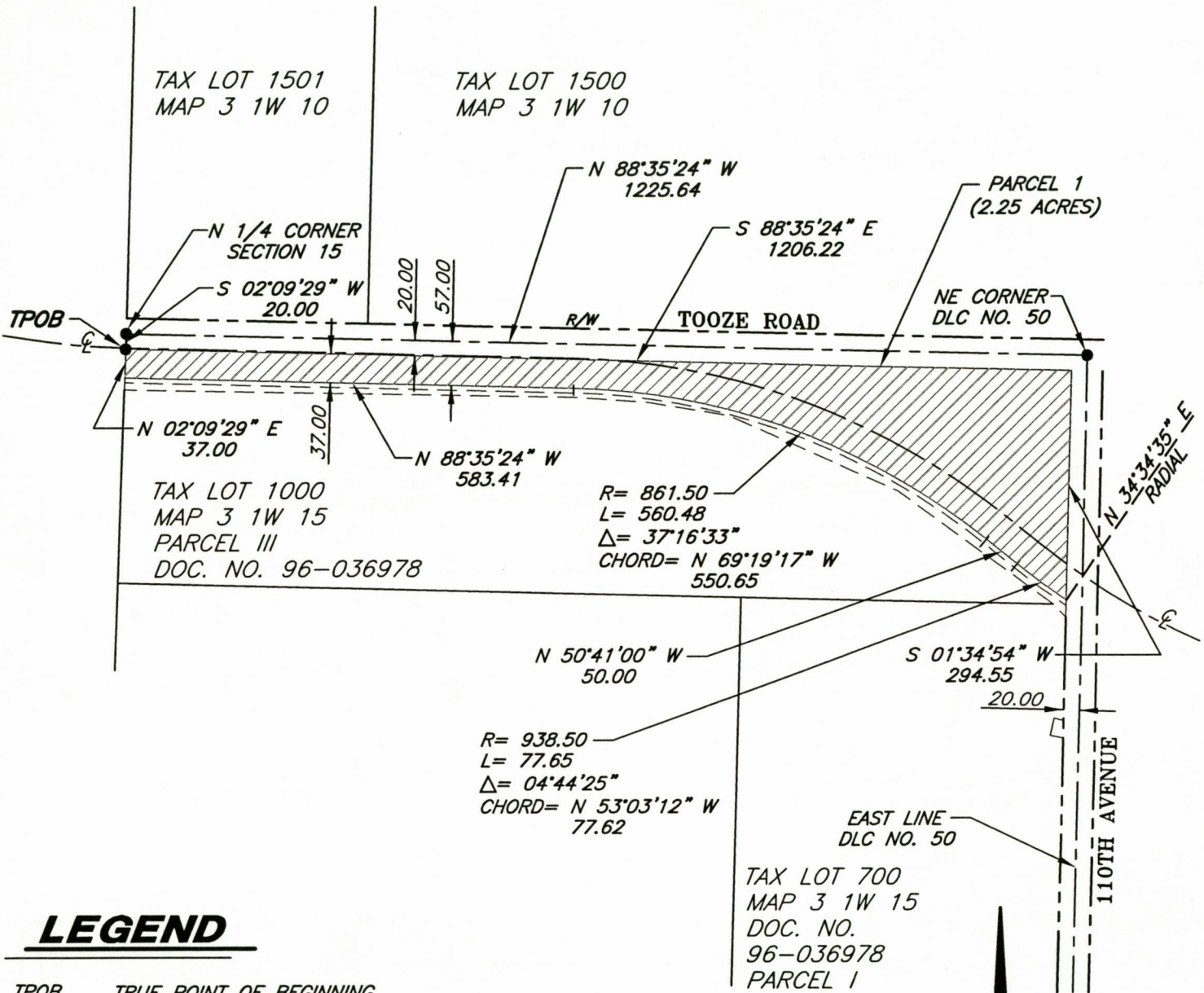
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## FEE TAKE

Located within the NE 1/4 of Section 15,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND SURVEY MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 1 - FEE TAKE

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=200'

Prepared for:  
**The CITY of WILSONVILLE**

01/07/05  
02.625.1119

## EXHIBIT A

### PARCEL 2 – PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, situated within those tracts of land identified as Parcel I and Parcel III, said parcels are described in Clackamas County Deed Document 96-036978 and lying in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said public utility easement is described as follows:

Beginning at a point on the West line of the above mentioned Parcel III, said point bears South 02°09'29" West 63.00 feet from a brass disc monumenting the North 1/4 corner of Section 15 of said Township and Range; thence South 88°35'24" East 583.45 feet; to the point of a non-tangent 855.50 foot radius curve concave southeasterly, (the radius point bears South 02°02'35" West); thence Southeasterly 556.54 feet along the arc of said curve, through a central angle of 37°16'25" (the long chord bears South 69°19'12" East 546.78 feet to the point of tangency; thence South 50°41'00" East 50.00 feet to the point of curve of a 944.50 foot radius curve left; thence southeasterly 82.03 feet along the arc of said curve, through a central angle of 04°58'34" (the chord bears South 53°10'17" East 82.00 feet, more or less, to a point which bears westerly in direction, a perpendicular distance of 20.00 feet from the East line of the Samuel B. Franklin Donation Land Claim No. 50; Thence North 01°34'54" East, parallel with said West line 7.14 feet to a point on the arc of a non-tangent 938.50 foot radius curve concave northeasterly (the radius point bears North 34°34'35" East); thence northwesterly 77.65 feet along the arc of said curve, through a central angle of 04°44'25" (the chord bears North 53°03'12" West 77.62 feet) to the point of tangency; thence North 50°41'00" West 50.00 feet to the point of curve of a 861.50 foot curve left; thence northwesterly 560.48 feet along the arc of said curve, through a central angle of 37°16'33" (the long chord bears North 69°19'17" West 550.65 feet to the point of tangency; thence North 88°35'24" West 583.41 feet, more or less, to the West line of aforementioned Parcel III, thence South 02°09'29" West, coincident with said West line, 6.00 feet to the point of beginning and containing 7,627 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

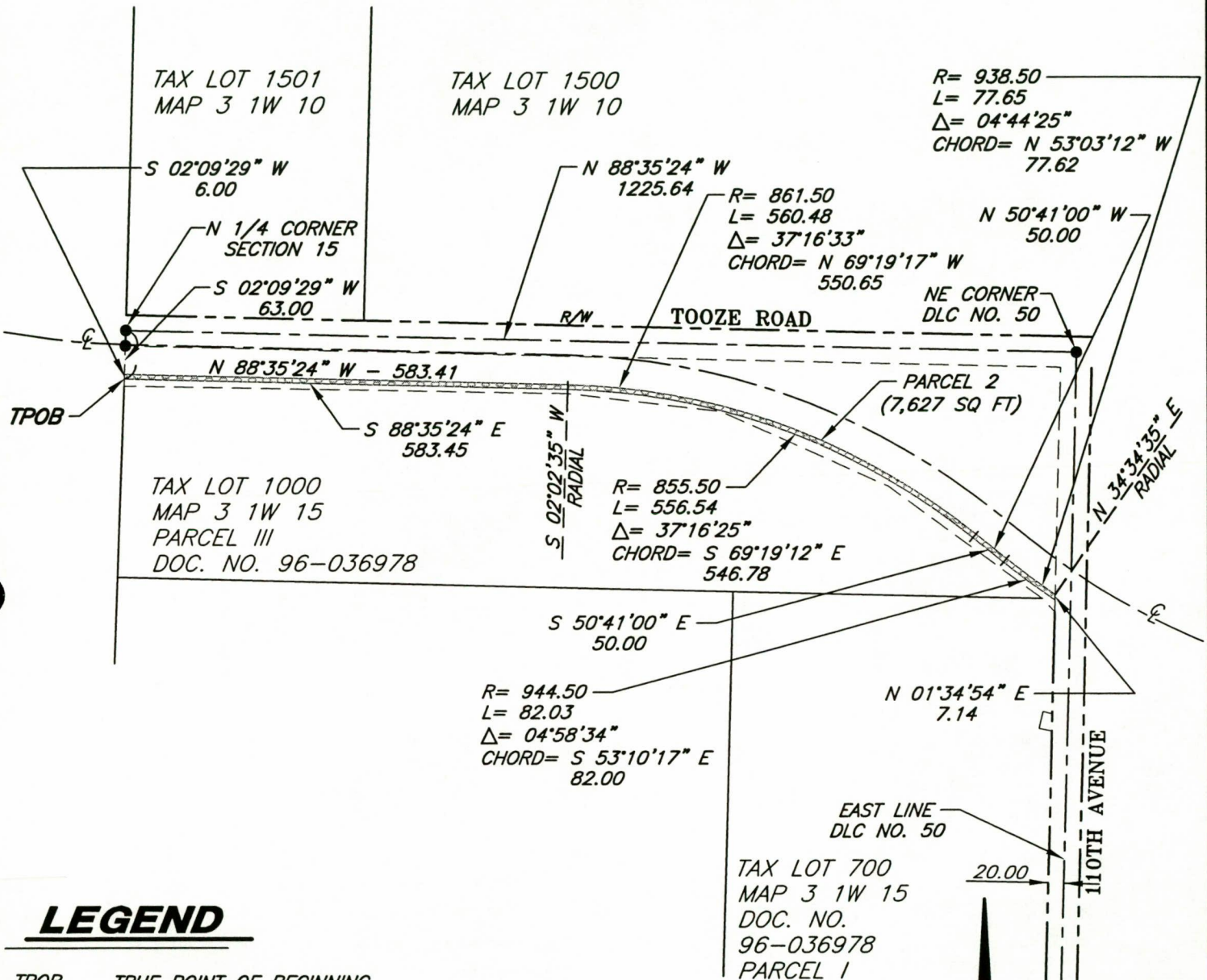


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## PUBLIC UTILITY EASEMENT

Located within the NE 1/4 of Section 15,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND SURVEY MONUMENT
- R/W RIGHT-OF-WAY
- ▣ PARCEL 2 - PUBLIC UTILITY EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=200'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/07/05  
02.625.1119

## EXHIBIT A

### PARCEL 3 - SLOPE EASEMENT

As slope easement, variable in width, situated within those tracts of land identified as Parcel I and Parcel III, said parcels are described in Clackamas County Deed Document 96-036978 and lying in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said slope easement is described as follows:

Beginning at a point on the West line of the above mentioned Parcel III, said point bears South 02°09'29" West 72.50 feet from a brass disc monumenting the North 1/4 corner of Section 15 of said Township and Range; thence South 88°58'37" East 577.61 feet; thence South 85°53'17" East 90.60 feet; thence South 80°32'44" East 103.02 feet; thence South 65°55'54" East 237.83 feet; thence South 53°24'21" East 244.63 feet; thence South 42°55'04" East 23.51 feet, more or less, to a point which bears westerly in direction, a perpendicular distance of 20.00 feet from the East line of the Samuel B. Franklin Donation Land Claim No. 50; thence North 01°34'54" East, parallel with said East line, 22.14 feet to a point on a non-tangent 938.50 foot radius curve concave northeasterly (the radius point bears North 34°34'35" East); thence northwesterly 77.65 feet along the arc of said curve, through a central angle of 04°44'25" (the chord bears North 53°03'12" West 77.62 feet) to the point of tangency; thence North 50°41'00" West 50.00 feet to the point of curve of a 861.50 foot curve left; thence northwesterly 560.48 feet along the arc of said curve, through a central angle of 37°16'33" (the long chord bears North 69°19'17" West 550.65 feet to the westerly end of said curve; thence North 88°35'24" West, on a non-tangent bearing, 583.41 feet, more or less, to the West line of aforementioned Parcel III, thence South 02°09'29" West, coincident with said West line, 15.50 feet to the point of beginning and containing 17,857 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

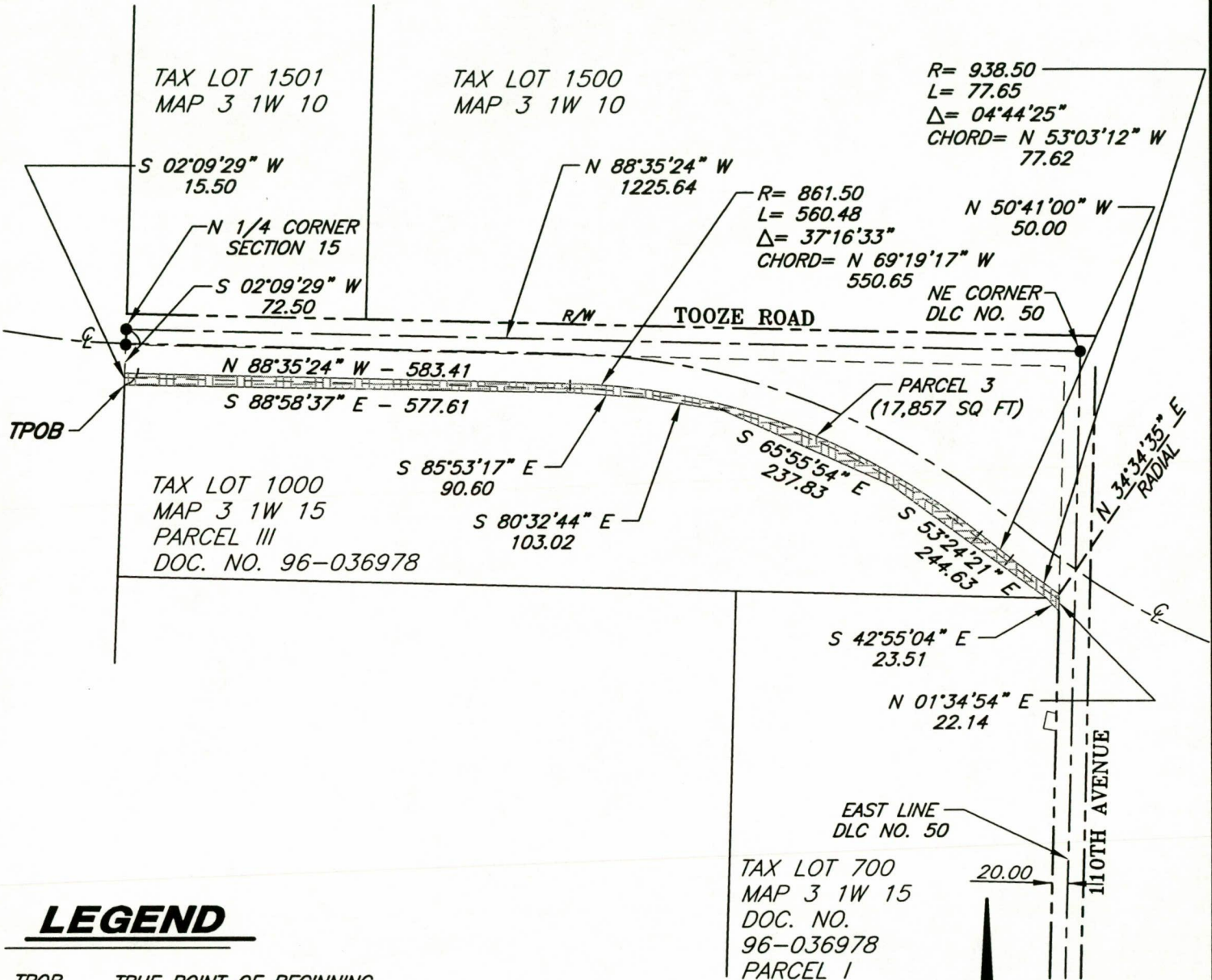


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033


# EXHIBIT "B"

## SLOPE EASEMENT

Located within the NE 1/4 of Section 15,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND SURVEY MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 3 - SLOPE EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=200'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/07/05  
02.625.1119



## EXHIBIT A

### PARCEL 4 - CONSTRUCTION EASEMENT

A construction easement, variable in width, situated within that tract of land identified as Parcel I, said parcel is described in Clackamas County Deed Document 99-036978 and lying in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said construction easement is described as follows:

Beginning at the Northeast corner of the Samuel B. Franklin Donation Land Claim No. 50 in said Township and Range; thence South 01°34'55" West, coincident with a portion of the East line of said claim, 468.85 feet; thence North 88°25'05" West 20.00 feet to the TRUE POINT OF BEGINNING; thence South 01°34'55" West, parallel with said claim line, 22.37 feet; thence North 78°56'07" West 16.70 feet; thence North 12°56'36" East 22.88 feet, thence South 75°10'41" East 12.29 feet to the TRUE POINT OF BEGINNING and containing 325 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

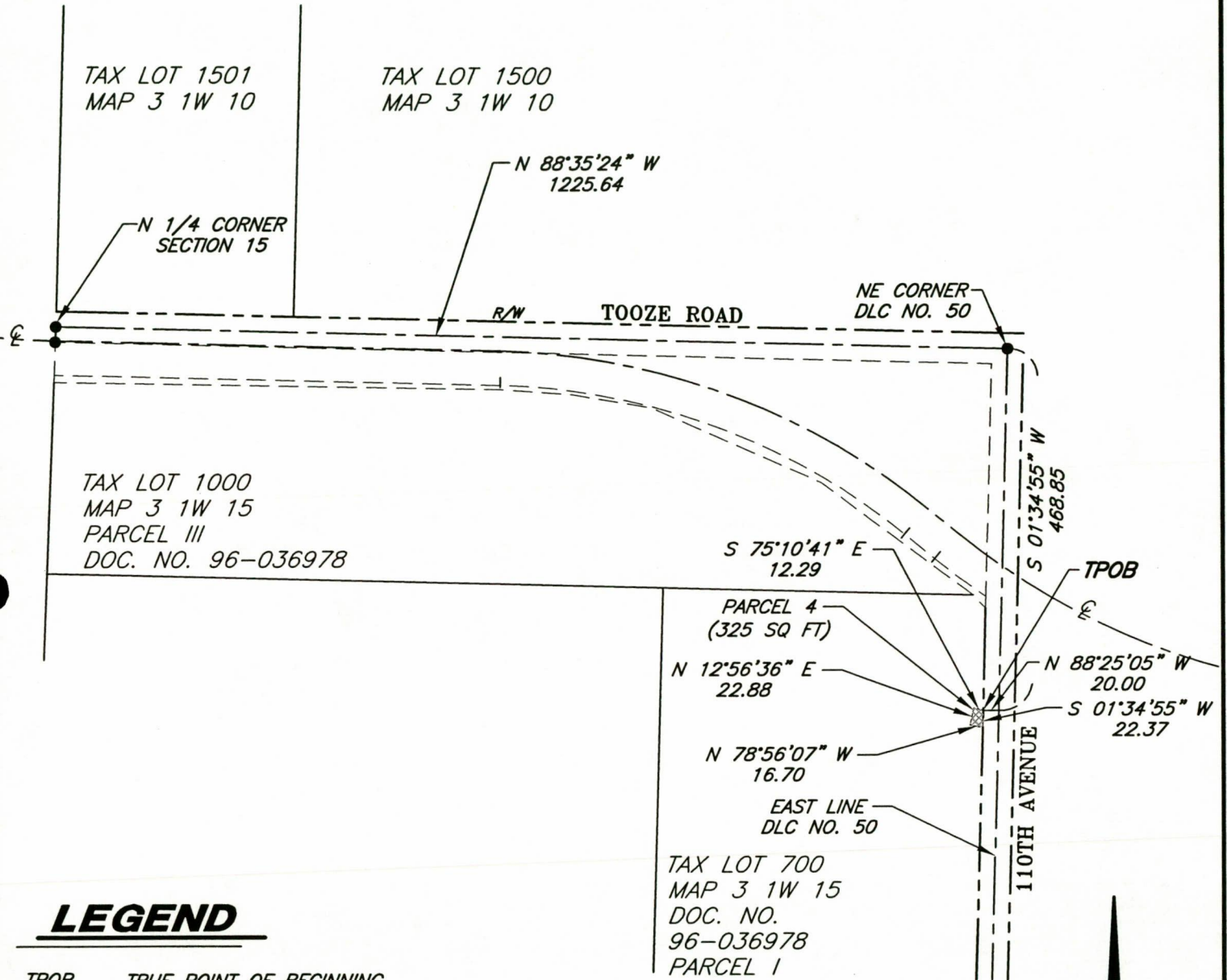


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## CONSTRUCTION EASEMENT

Located within the NE 1/4 of Section 15,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND SURVEY MONUMENT
- R/W RIGHT-OF-WAY
- ▣ PARCEL 4 - CONSTRUCTION EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=200'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/07/05  
02.625.1119

## EXHIBIT A

### PARCEL 1 - FEE TAKE

A tract of land, variable in width, situated in Parcel 1 of Partition Plat 1990-83, Clackamas County Plat records in the NE 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a brass disc monumenting the North 1/4 corner of Section 14 of said Township and Range, from which a 1/2 inch iron pipe monumenting the Northwest corner of said Section 14 bears South 88°38'04" West 2659.73 feet; thence South 01°41'24" West 43.00 feet from said brass disc to a point on the South right-of-way line of Boeckman Road at the Northwest corner of Parcel 1, Partition Plat 1990-83; thence South 88°48'28" East, coincident with the South right-of-way of Boeckman Road as defined by said Partition Plat, 35.60 feet to the TRUE POINT OF BEGINNING; thence continuing South 88°48'28" East on said South right-of-way, 544.98 feet to the point of curve of a 40.00 foot radius curve right; thence southeasterly 63.12 feet along the arc of said curve through a central angle of 90°24'38" (the long chord bears South 43°36'09" East 56.77 feet) to the point of tangency on the West right-of-way of Boberg Road; thence South 01°36'10" West, coincident with said right-of-way, 1.48 feet; thence leaving said right-of-way, North 37°04'52" West 43.65 feet; thence North 88°48'28" West, parallel with the aforementioned South right-of-way of Boeckman Road, 550.47 feet; thence North 43°38'47" West 10.58 feet to the TRUE POINT OF BEGINNING and containing 4,480 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

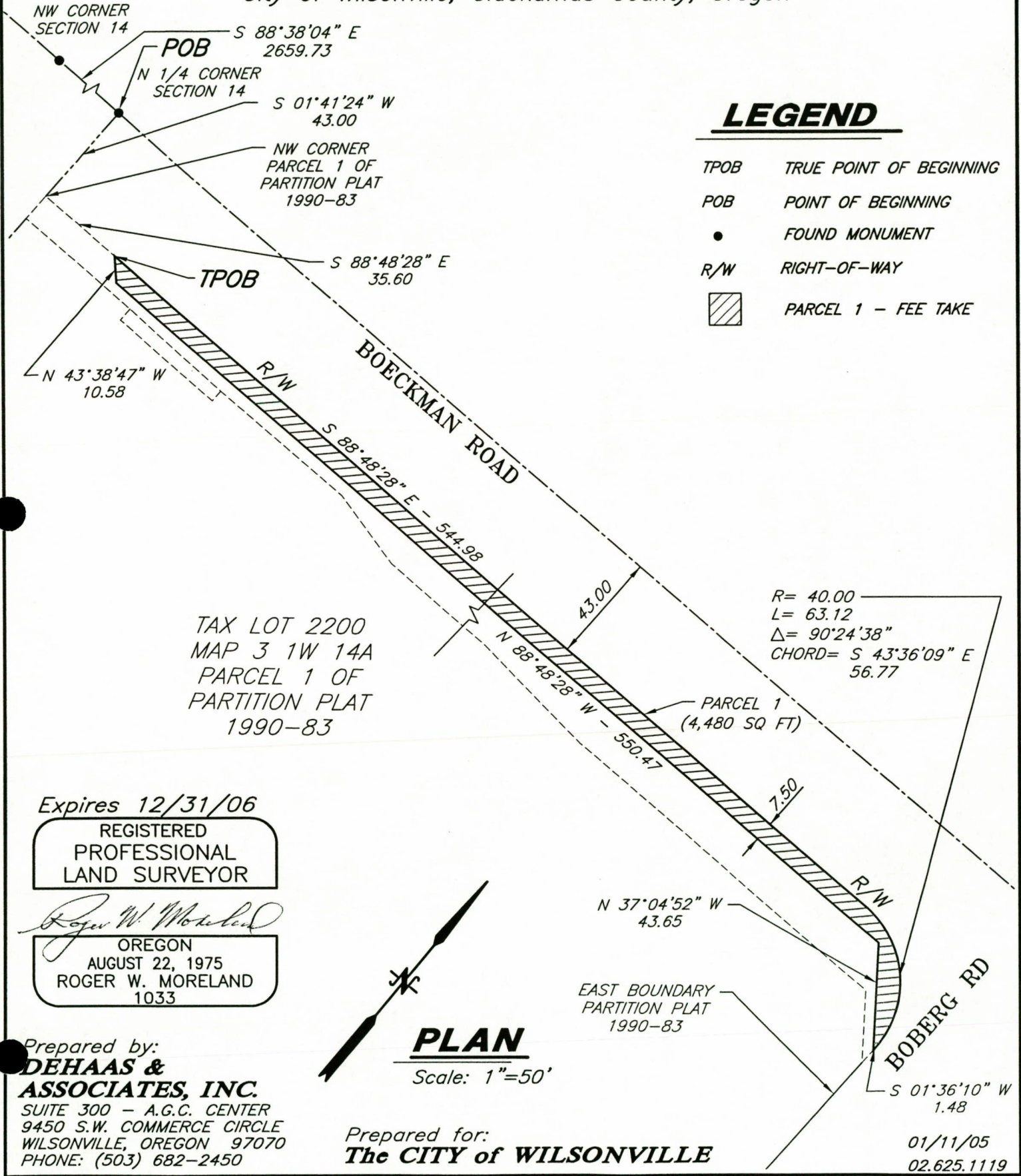
*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## FEE TAKE

Located within the NE 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 1 - FEE TAKE

TAX LOT 2200  
MAP 3 1W 14A  
PARCEL 1 OF  
PARTITION PLAT  
1990-83

R= 40.00  
L= 63.12  
Δ= 90°24'38"  
CHORD= S 43°36'09" E  
56.77

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=50'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

## EXHIBIT A

### PARCEL 2 - SLOPE EASEMENT

A slope easement, variable in width, situated in Parcel 1 of Partition Plat 1990-83, Clackamas County Plat Records, in the NE 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement more particularly described as follows:

Beginning at a brass disc monumenting the North 1/4 corner of Section 14 of said Township and Range which bears South 88°38'04" East 2659.73 feet from a 1/2" iron pipe that monuments the Northwest corner of said Section 14; thence South 01°41'24" West 43.00 feet from said brass disc to a point on the South right-of-way of Boeckman Road at the Northwest corner of Parcel 1, Partition Plat 1990-83; thence South 88°48'28" East, coincident with said South right-of-way, 35.60 feet to the TRUE POINT OF BEGINNING; thence leaving said right-of-way, South 43°38'47" East 10.58 feet to a point which bears southerly in direction, a perpendicular distance of 7.50 feet from said South right-of-way; thence South 88°48'28" East, parallel with said right-of-way, 550.47 feet; thence South 37°04'52" East 43.65 feet more or less to the West right-of-way of Boberg Road; thence South 01°36'10" West, coincident with said right-of-way, 6.40 feet; Thence North 37°04'52" West 29.86 feet; thence North 88°48'28" West 147.58 feet; thence North 83°25'49" West 53.35 feet; thence North 88°48'28" West 205.30 feet; thence North 76°06'48" West 32.90 feet; thence North 88°48'28" West 62.02 feet; thence North 87°48'36" West 48.06 feet; thence North 88°38'04" West 53.97 feet to the West boundary line of Parcel 1, Partition Plat 1990-83; Thence North 01°41'24" East, coincident with said West boundary line, 11.50 feet; thence South 88°48'28" East 35.60 feet to the TRUE POINT OF BEGINNING and containing 7,232 square feet of land.

### PARCEL 3 - CONSTRUCTION EASEMENT

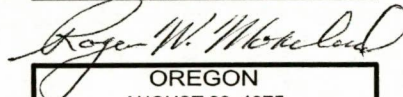
A construction easement, variable in width, situated in Parcel 1 of Partition Plat 1990-83, Clackamas County Plat Records, in the NE 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

CONSTRUCTION EASEMENT DESCRIPTION CONTINUED

Beginning at a brass disc monumenting the North 1/4 corner of Section 14 of said Township and Range which bears South 88°38'04" East 2659.73 feet from a 1/2" iron pipe that monuments the Northwest corner of said Section 14; thence South 01°41'24" West 54.50 feet from said brass disc to a point on the West boundary line of Parcel 1, Partition Plat 1990-83; Thence South 88°38'04" East 53.97 feet to the TRUE POINT OF BEGINNING; thence South 87°48'36" East 48.06 feet; thence South 01°21'56" West 5.04 feet; thence North 88°38'09" West 48.06 feet; thence North 01°21'56" East 5.73 feet to the TRUE POINT OF BEGINNING and containing 259 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



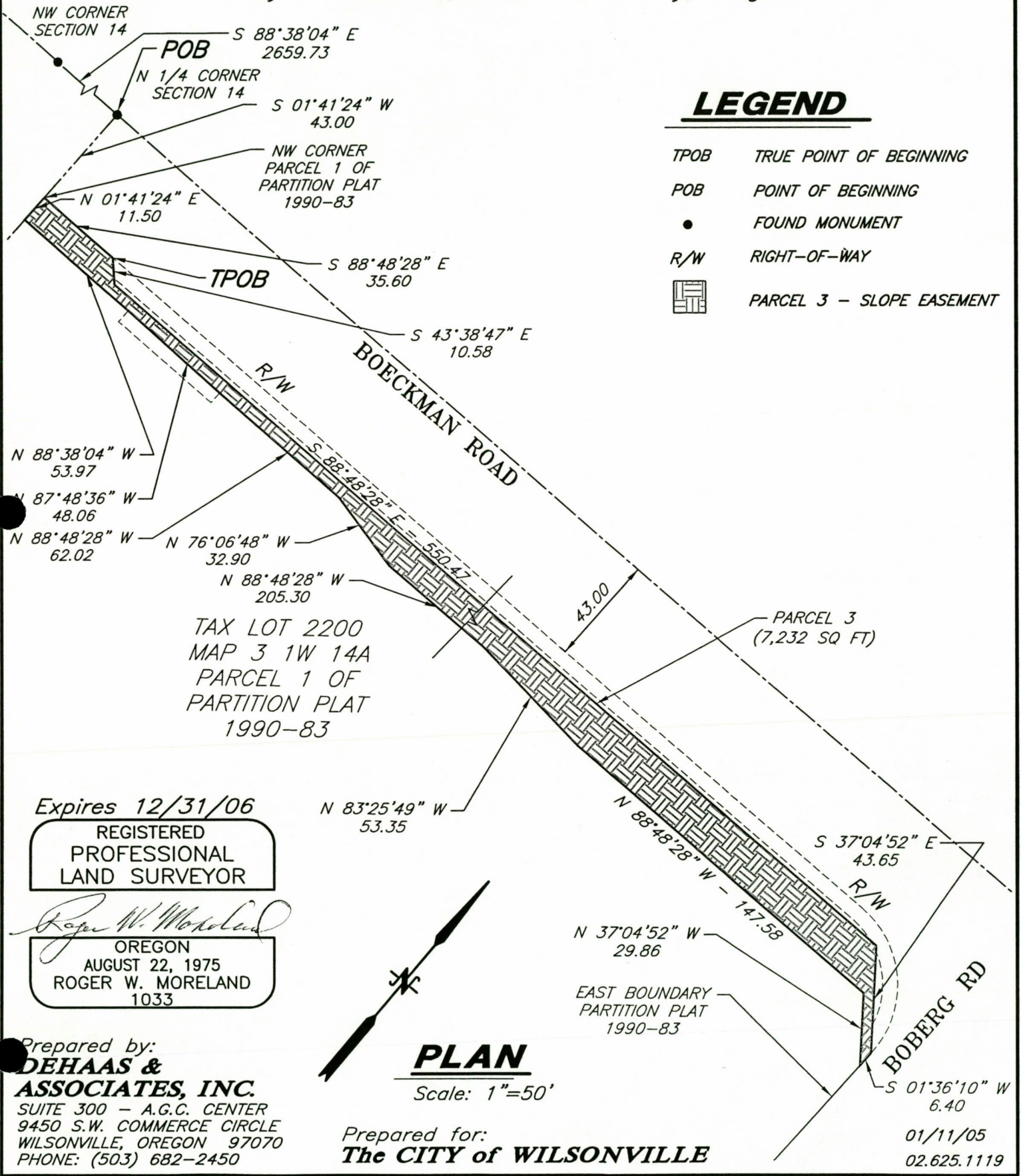
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W 14A TL 2200 Slope Ease  
01-08-05


# EXHIBIT "B"

## SLOPE EASEMENT

Located within the NE 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 3 - SLOPE EASEMENT

NW CORNER SECTION 14

POB S 88°38'04" E 2659.73

N 1/4 CORNER SECTION 14 S 01°41'24" W 43.00

NW CORNER PARCEL 1 OF PARTITION PLAT 1990-83

N 01°41'24" E 11.50

TPOB S 88°48'28" E 35.60

S 43°38'47" E 10.58

N 88°38'04" W 53.97

N 87°48'36" W 48.06

N 88°48'28" W 62.02

N 76°06'48" W 32.90

N 88°48'28" W 205.30

TAX LOT 2200  
MAP 3 1W 14A  
PARCEL 1 OF  
PARTITION PLAT  
1990-83

N 83°25'49" W 53.35

PARCEL 3  
(7,232 SQ FT)

N 37°04'52" W 29.86

S 37°04'52" E 43.65

EAST BOUNDARY PARTITION PLAT 1990-83

BOBERG RD

S 01°36'10" W 6.40

Expires 12/31/06

REGISTERED PROFESSIONAL LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450



### PLAN

Scale: 1"=50'

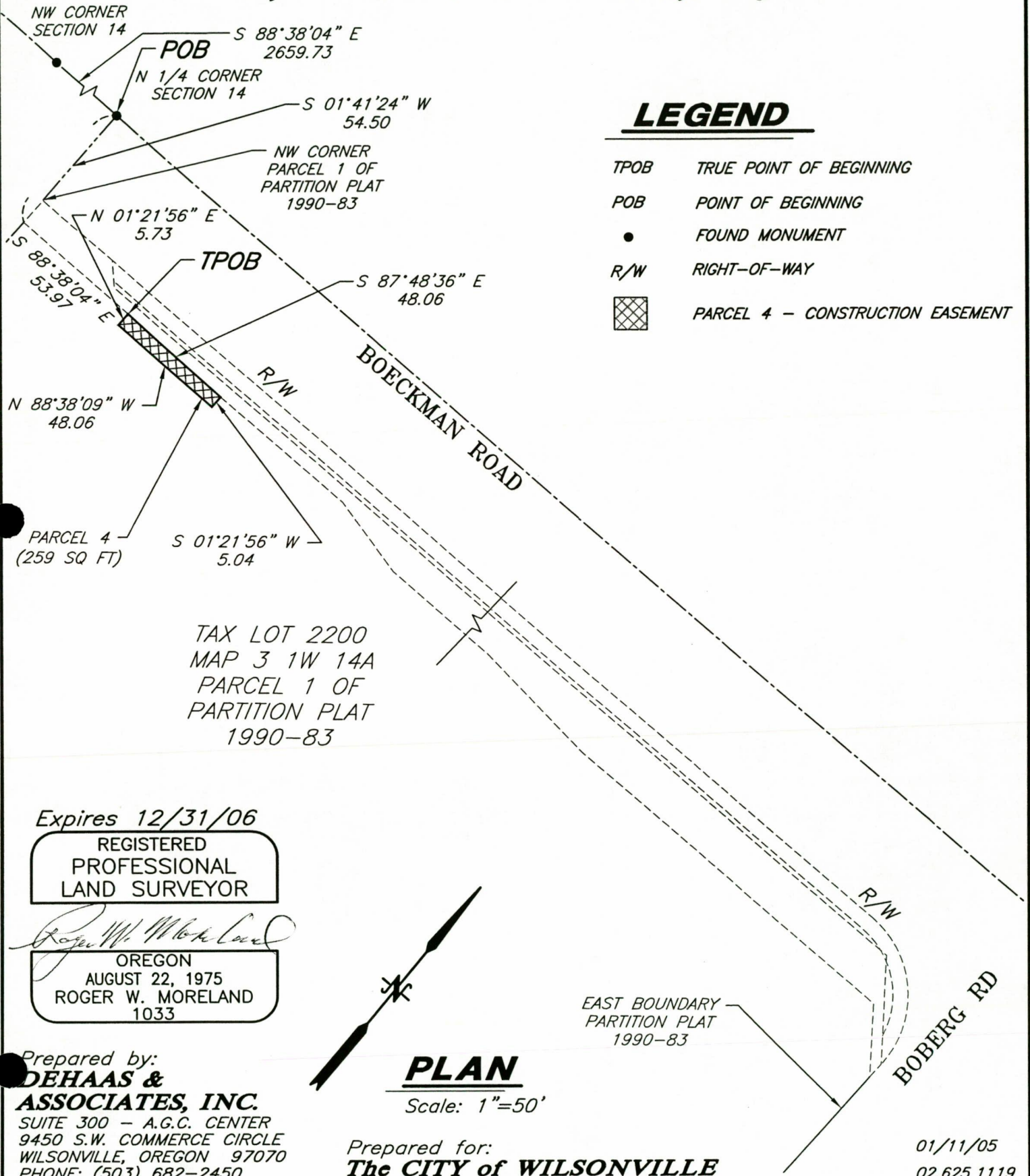
Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

# EXHIBIT "B"

## CONSTRUCTION EASEMENT

Located within the NE 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



TAX LOT 2200  
MAP 3 1W 14A  
PARCEL 1 OF  
PARTITION PLAT  
1990-83

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450



### PLAN

Scale: 1"=50'

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119



## EXHIBIT A

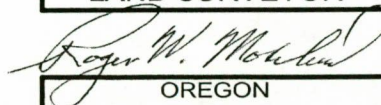
### PARCEL 2 – PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, lying within that tract of land described in Clackamas County Deed Document 96-017347, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 549.30 feet to the northwest corner of that tract of land described in Clackamas County Deed Document 96-017347; thence South 01°22'10" West, coincident with the West boundary line of said tract of land, 333.37 feet to a point on the arc of a 1034.00 foot radius curve concave northwesterly, (the radius point bears North 28°01'12" West) and the TRUE POINT OF BEGINNING; thence northeasterly 158.86 feet along the arc of said curve, through a central angle of 08°48'10", (the chord bears North 57°34'43" East 158.70 feet) to the point of tangency; thence North 53°10'38" East 7.88 feet to the point of curve of a 966.00 foot radius curve right; thence northeasterly 182.13 feet along the arc of said curve, through a central angle of 10°48'09" (the long chord bears North 58°34'42" East 181.86 feet); thence on a non-tangent bearing of North 68°15'50" East a distance of 91.71 feet; thence North 73°42'58" East 91.71 feet; thence North 77°01'47" East 71.87 feet; thence South 87°21'09" East 58.93 feet; thence North 86°35'35" East 131.02 feet; thence South 45°18'57" East 38.82 feet, more or less to the East boundary line of said described tract of land; thence South 01°19'56" West, coincident with said East boundary line, 8.25 feet; thence leaving said East line, North 45°18'57" West 41.80 feet; thence South 86°35'35" West 128.66; thence North 87°21'09" West 58.42 feet; thence South 77°01'47" West 70.87 feet; thence South 73°42'58" West 91.25 feet; thence South 68°15'50" West 91.32 feet to the point of a non-tangent 960.00 foot radius curve from which the radius point bears South 26°02'24" East; thence southwesterly 180.67 feet along the arc of said curve, through a central angle of 10°46'58" (the long chord bears South 58°34'07" West 180.40 feet) to a point of tangency; thence South 53°10'38" West 7.88 feet to the point of curve of a 1040.00 foot radius curve right; thence southwesterly 163.16 feet along the arc of said curve, through a central angle of 08°59'20" (the long chord bears South 57°40'18" West 162.99 feet); thence North 01°22'10" East 6.88 feet to the TRUE POINT OF BEGINNING and containing 5003 square feet of land.

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR




OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

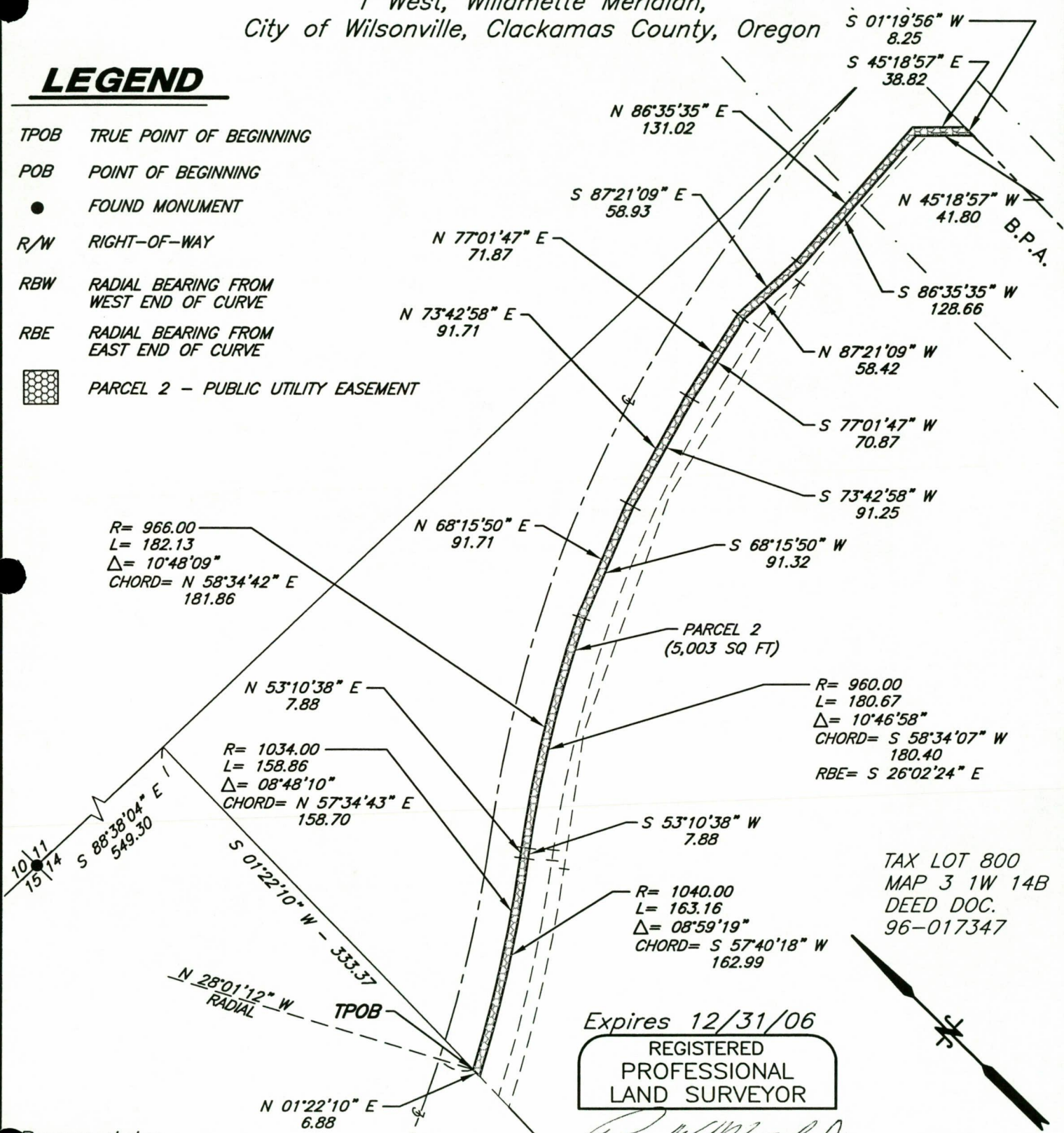
# EXHIBIT "B"

## PUBLIC UTILITY EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South, Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- RBW RADIAL BEARING FROM WEST END OF CURVE
- RBE RADIAL BEARING FROM EAST END OF CURVE
-  PARCEL 2 - PUBLIC UTILITY EASEMENT



TAX LOT 800  
MAP 3 1W 14B  
DEED DOC.  
96-017347

Expires 12/31/06  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

**PLAN**  
Scale: 1"=100'  
01/13/05  
02.625.1119

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

## EXHIBIT A

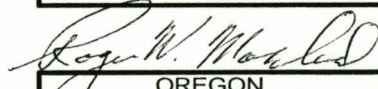
### PARCEL 4 – CONSTRUCTION EASEMENT

A construction Easement, variable in width, situated within that tract of land described in Clackamas County Deed Document 96-017347, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said construction easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 549.30 feet to the Northwest corner of that tract of land described in Clackamas County Deed Document 96-017347; thence South 01°22'10" West, coincident with the West boundary line of said tract of land 360.81 feet to the TRUE POINT OF BEGINNING at a point on the arc of a 1058.00 foot radius curve concave northwesterly, (the radius point bears North 27°17'26" West ); thence northeasterly 176.03 feet along the arc of said curve, through a central angle of 09°31'58", (the chord bears North 57°56'35" East 175.82 feet), to the point of tangency; thence North 53°10'38" East 7.88 feet to the point of curve of a 942.00 foot radius curve right; thence northeasterly 428.02 feet along the arc of said curve, through a central angle of 26°02'02", (the long chord bears North 66°11'39" East 424.35 feet); thence North 79°12'40" East, on a non-tangent bearing, 23.74 feet; thence South 84°47'12" East 22.05 feet; thence South 76°14'40" West 186.62 feet; thence South 64°48'51" West 186.62 feet; thence South 53°10'38" West 104.55 feet to the point of curve of a 1068.00 foot radius curve right; thence southwesterly 183.15 feet along the arc of said curve, through a central angle of 09°49'32", (the chord bears South 58°05'23" West 182.95 feet;), more or less, to a point on the West line of the aforementioned described tract; thence North 01°22'10" East, coincident with said line, 11.38 feet to the TRUE POINT OF BEGINNING and containing 5,670 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR




OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

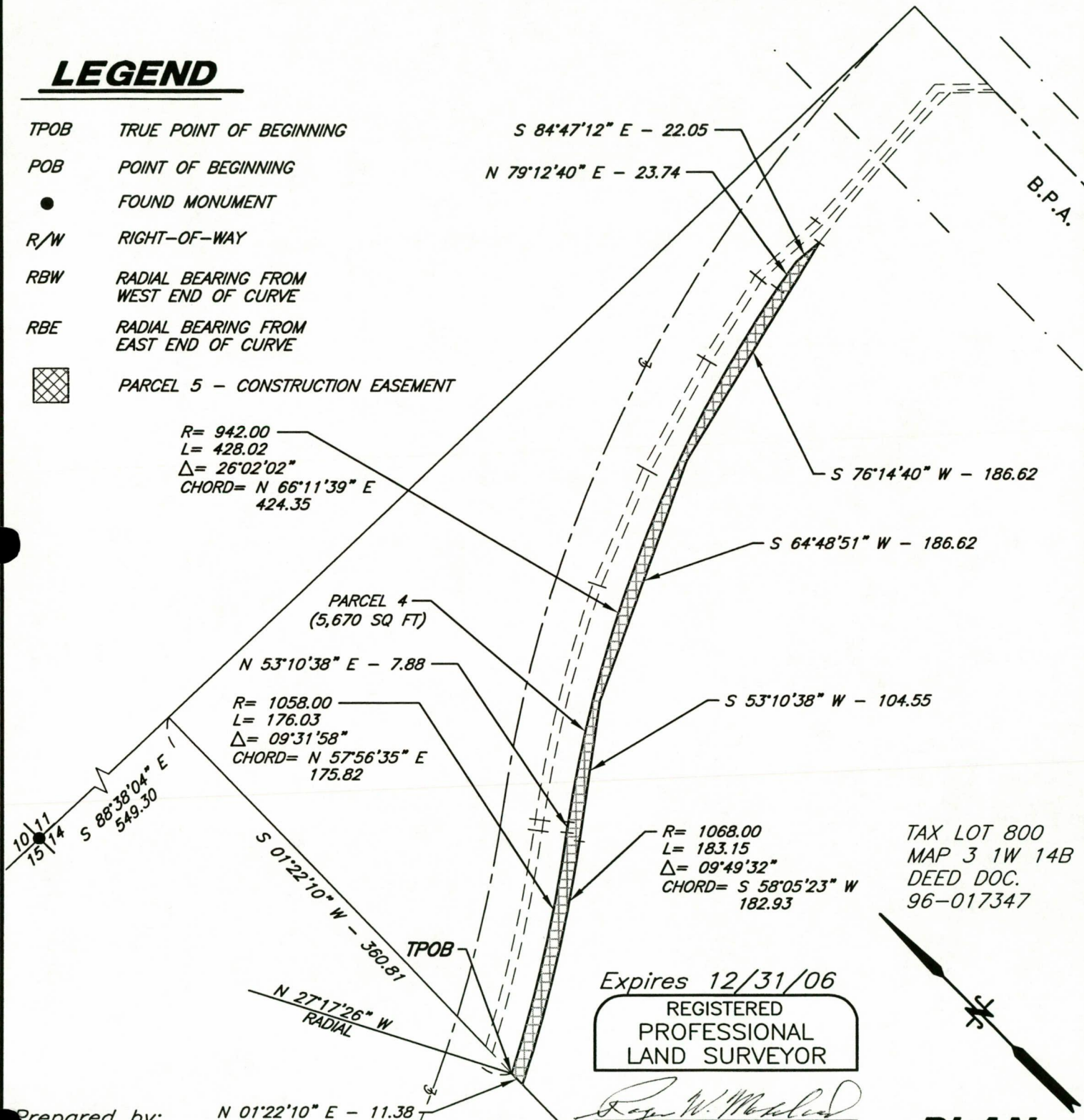
# EXHIBIT "B"

## CONSTRUCTION EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- RBW RADIAL BEARING FROM WEST END OF CURVE
- RBE RADIAL BEARING FROM EAST END OF CURVE
-  PARCEL 5 - CONSTRUCTION EASEMENT



TAX LOT 800  
MAP 3 1W 14B  
DEED DOC.  
96-017347

Expires 12/31/06  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

### PLAN

Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/13/05  
02.625.1119

## EXHIBIT A

### PARCEL 1 – PUBLIC UTILITY EASEMENT

A tract of land, variable in width, situated within that tract of land described in Clackamas County Deed Document 91-02075, and situated in the SE 1/4 of Section 10, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a Brass Cap marking the northeast corner of the S. Franklin Donation Land Claim No. 50; thence North 88°35'24" West, coincident with a line from said Donation Land Claim corner to the South 1/4 corner of said Section 10, a distance of 918.70 feet; thence North 01°36'39" East a distance of 20.00 feet to a point that is 20.00 feet, when measured perpendicular, from said line between the Donation Land Claim corner and the South 1/4 corner of said Section 10, said point being on the West line of said tract described in Document 91-02075 and the TRUE POINT OF BEGINNING of this description; thence South 88°35'24" East parallel to said line between the Donation Land Claim corner and the South 1/4 corner of said Section 10 a distance of 372.53 feet to a point on the arc of a 944.50 foot radius curve concave southwesterly (the radius point bears South 07°53'59" West); thence northwesterly 97.05 feet along the arc of said curve, through a central angle of 05°53'14" (the chord bears N 85°02'38" West, 97.01 feet); thence North 88°35'24" West, 275.68, more or less, to the West line of said tract of land described in Document 91-02075; thence South 01°36'39" West coincident with said West line, 6.00 feet to the TRUE POINT OF BEGINNING, containing 2025 square feet, more or less.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

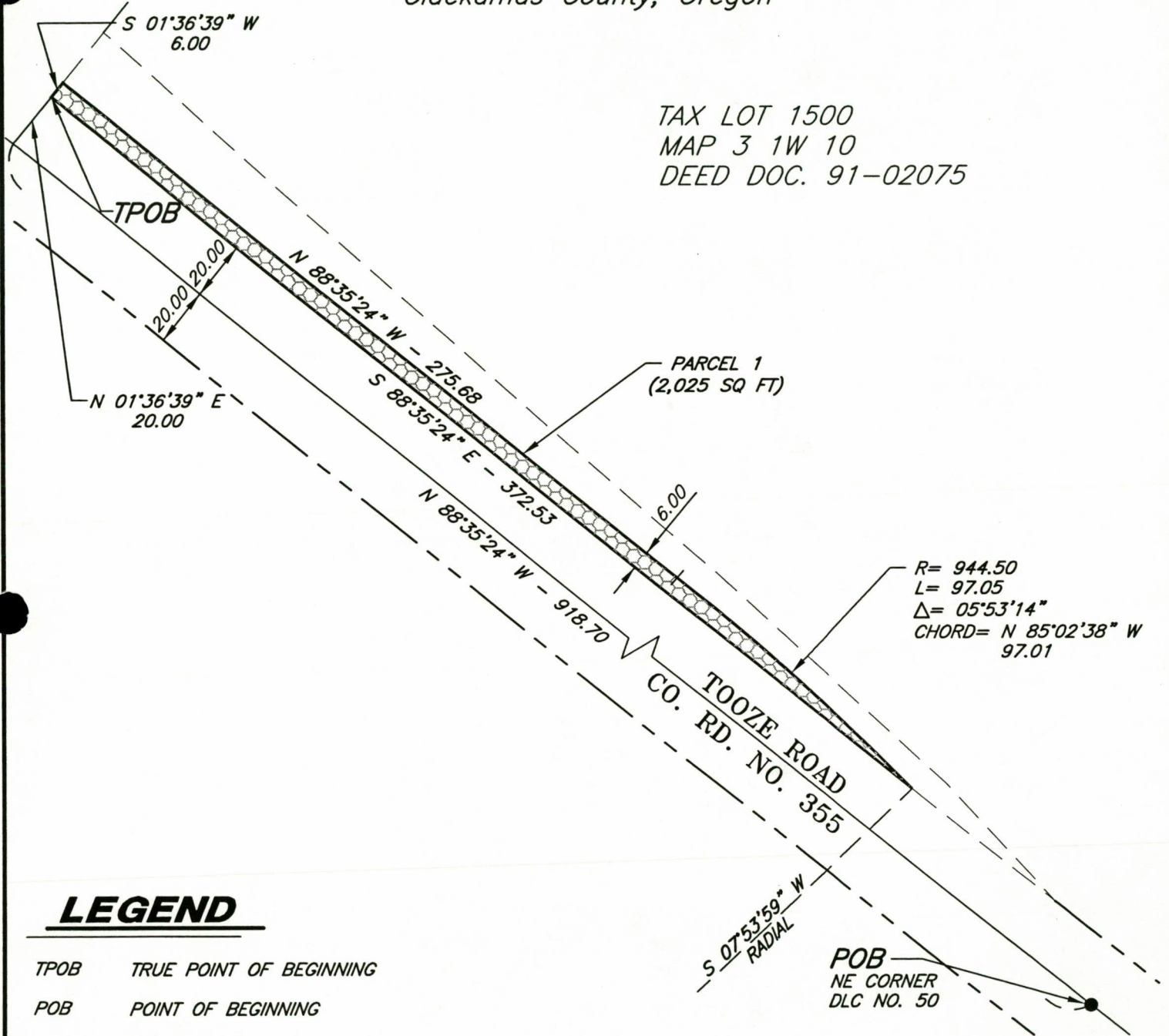
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"


## PUBLIC UTILITY EASEMENT

Located within the NE 1/4 of Section 15,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon

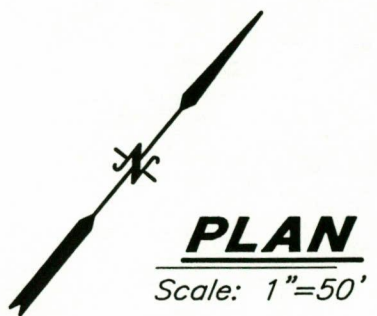
TAX LOT 1500  
MAP 3 1W 10  
DEED DOC. 91-02075



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 1 - PUBLIC UTILITY EASEMENT

Expires 12/31/06  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



**PLAN**  
Scale: 1"=50'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/12/05  
02.625.1119

## EXHIBIT A

### PARCEL 1 – SLOPE EASEMENT

A tract of land, variable in width, situated within that tract of land described in Clackamas County Deed Document 91-02075, and situated in the SE 1/4 of Section 10, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a Brass Cap marking the northeast corner of the S. Franklin Donation Land Claim No. 50; thence North 88°35'24" West, coincident with a line from said Donation Land Claim corner to a Brass Cap marking the South 1/4 corner of said Section 10, a distance of 918.70 feet; thence North 01°36'39" East a distance of 20.00 feet to a point that is 20.00 feet, when measured perpendicular, from said line between the Donation Land Claim corner and the South 1/4 corner of said Section 10, said point being on the West line of said tract described in Document 91-02075 and the TRUE POINT OF BEGINNING of this description; thence South 88°35'24" East parallel to said line between the Donation Land Claim corner and the South 1/4 corner of said Section 10, a distance of 433.86 feet; thence leaving said parallel line, North 79°23'32" W, 53.91 feet; thence North 84°51'36" West, 105.96 feet; thence North 86°04'07" West, 275.05 feet, more or less, to the West line of said tract described in Document 91-02075; thence South 01°36'39" West coincident with said West line, 27.61 feet to the TRUE POINT OF BEGINNING, containing 7431 square feet, more or less.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

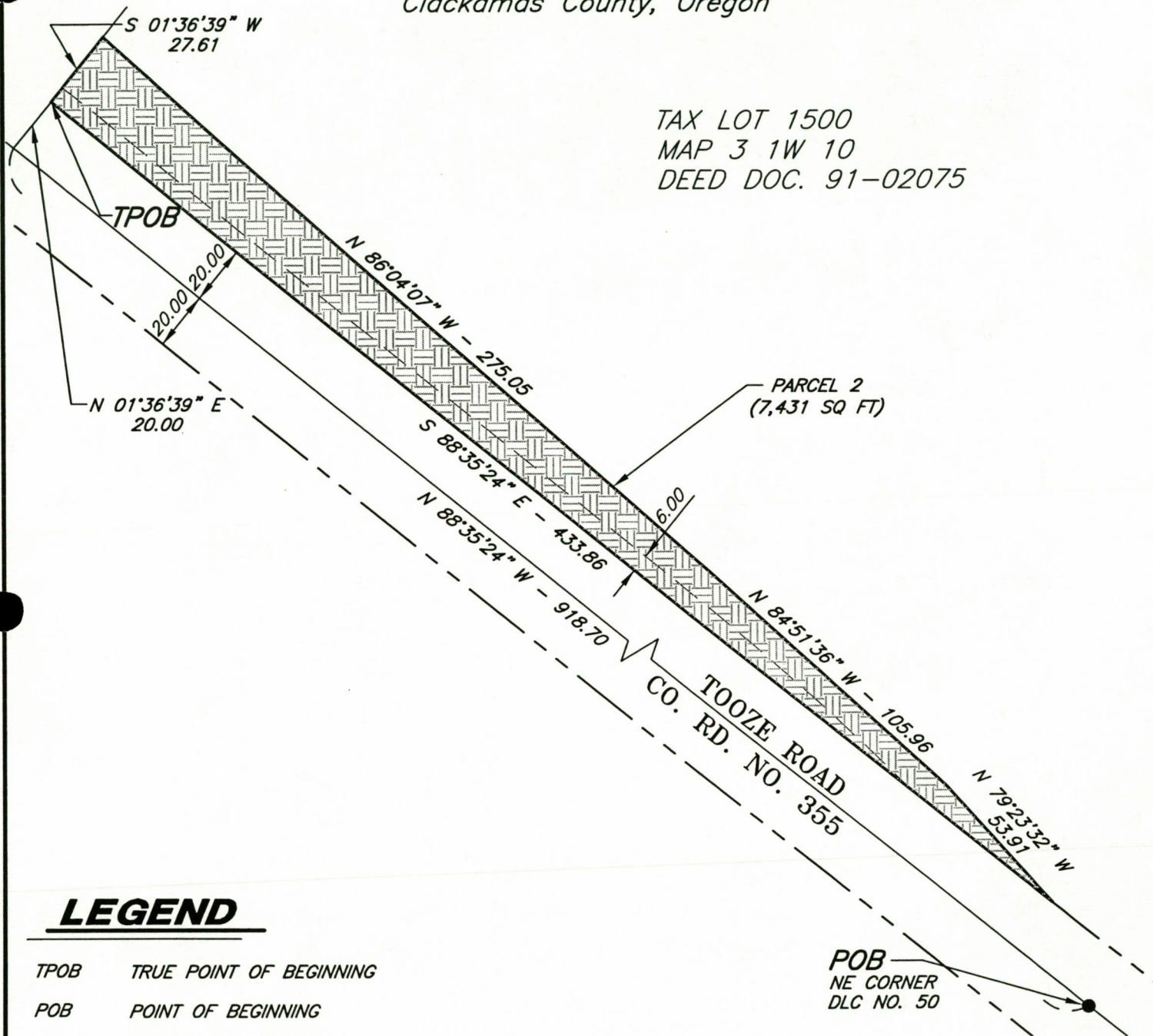
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"


## SLOPE EASEMENT

Located within the NE 1/4 of Section 15,  
Township 3 South, Range 1 West, Willamette Meridian,  
Clackamas County, Oregon

TAX LOT 1500  
MAP 3 1W 10  
DEED DOC. 91-02075



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - SLOPE EASEMENT

POB  
NE CORNER  
DLC NO. 50

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=50'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/12/05  
02.625.1119



## EXHIBIT A

### PARCEL 1 - FEE TAKE

A tract of land, 18 feet in width, situated within that tract of land identified as Parcel 3, described in Clackamas County Deed Document 2003-122499, lying within the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

The South 18 feet of the North 38 feet of that portion of Parcel 3 described in Clackamas County Official Records Document 2003-122499 lying East of the easterly right-of-way of the Burlington Northern Railroad.

The 18 foot strip of land contains approximately 2,451 square feet of land.

The North 20 feet of herein mentioned Parcel 3 of Deed Document 2003-122499 is situated within the right-of-way of County Road No. 80.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

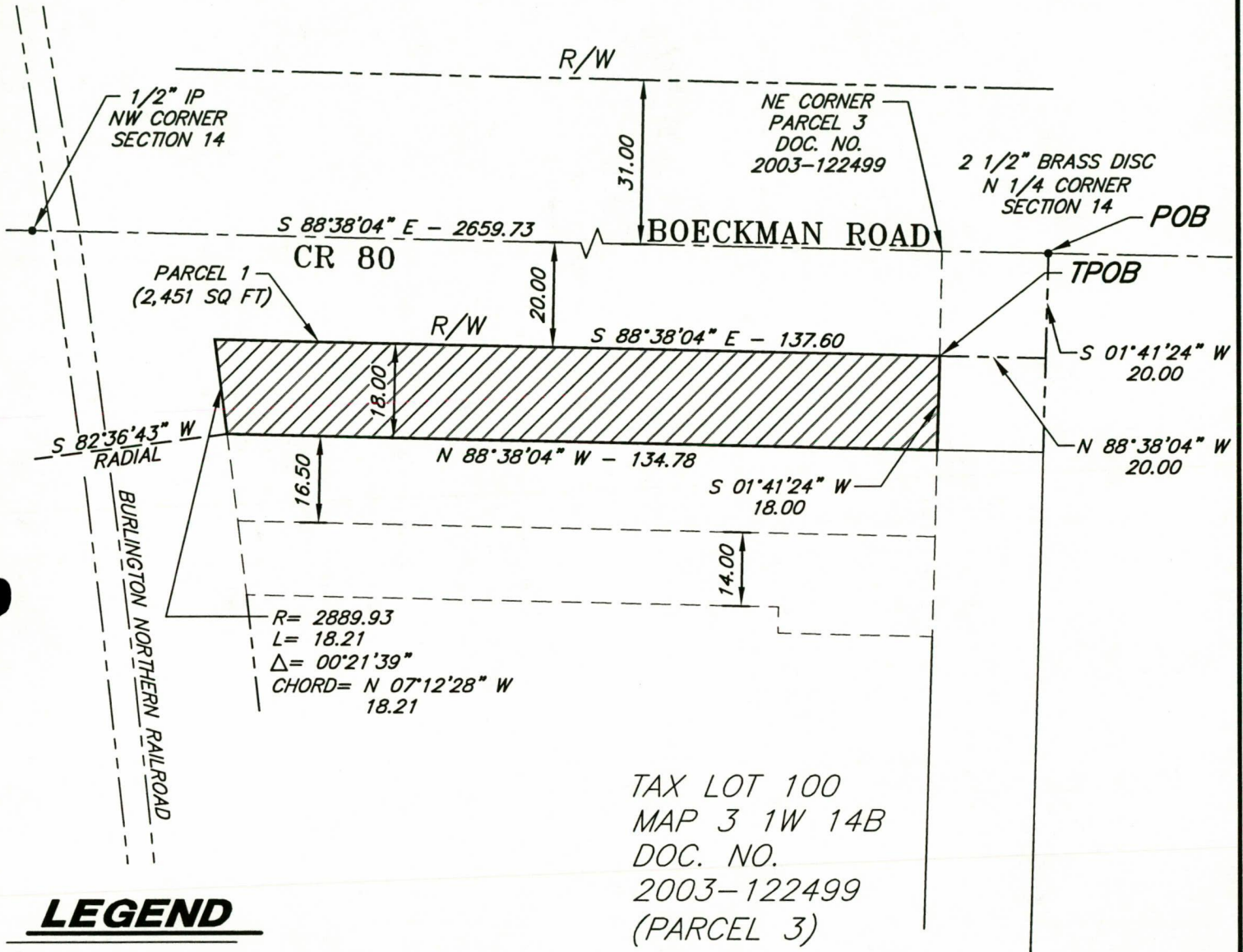
*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 31W 14B TL 100 Strip Desc. Fee Take  
12-22 -04

# EXHIBIT "B"


## FEE TAKE

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



TAX LOT 100  
MAP 3 1W 14B  
DOC. NO.  
2003-122499  
(PARCEL 3)

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- CR COUNTY ROAD
-  PARCEL 1 - FEE TAKE

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



**PLAN**

Scale: 1"=30'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

## EXHIBIT A

### PARCEL 2 - SLOPE EASEMENT

A tract of land, 16.5 feet in width, situated within that tract of land identified as Parcel 3, as described in Clackamas County Deed Document 2003-122499, lying within the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

The South 16.5 feet of the North 54.5 feet of that portion of Parcel 3 described in Clackamas County Official Records Document 2003-122499 lying East of the easterly right-of-way of the Burlington Northern Railroad.

The 16.5 foot strip of land contains approximately 2,203 square feet of land.

The North 20 feet of herein mentioned Parcel 3 of Deed Document 2003-122499 is situated within the right-of-way of County Road No. 80.

### PARCEL 3 - CONSTRUCTION EASEMENT

A construction easement, variable in width, situated within Parcel 3 of Clackamas County Deed Document 2003-122499, in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said construction easement is more particularly described as follows:

Beginning at a brass disc monumenting the North 1/4 corner of Section 14 of said Township and Range, which monument bears South 88°38'04" East coincident with the North line of said Section 14, a distance of 2659.73 feet from a 1/2 inch iron pipe monumenting the Northwest corner of said Section 14; thence South 88°38'04" East, coincident with said Section Line, 20.00 feet to the Northeast corner of that tract of land identified as Parcel 3 in Clackamas County Deed Document 2003-122499; thence South 01°41'24" West 54.50 feet, coincident with the East line of Said Parcel 3 to a point which bears southerly in direction, a perpendicular distance of 54.50 feet from the aforementioned Section line and the TRUE POINT OF BEGINNING; thence North 88°38'04" West, parallel with said Section line, 132.31 feet to a point on the arc of a 2889.93 foot non-tangent curve that defines the easterly right-of-way of the Burlington Northern Rail Road (the radius point bears South 83°18'12" West); thence southeasterly along the arc of said curve, through a central angle of 00°16'49" a distance of 14.13 feet (the chord bears South 06°33'24" East 14.13 feet) to a point which bears southerly in direction, a perpendicular distance of 68.50 feet from aforementioned Section line; thence South 88°38'04" East, parallel with said Section line, 100.96 feet;

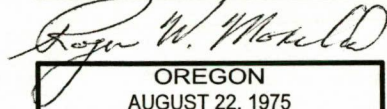
CONSTRUCTION EASEMENT DESCRIPTION CONTINUED

thence South 01°21'56" West 5.00 feet; thence South 88°38'04" East; parallel with said Section line, 29.29 feet more or less to the East boundary line of Said "Parcel" 3; thence North 01°41'24" East 19.00 feet to the TRUE POINT OF BEGINNING and containing 1,984 square feet of land.

The North 20 feet of the herein mentioned Parcel 3, Deed Document 2003-122499, is situated within the right-of-way of County Road No. 80.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



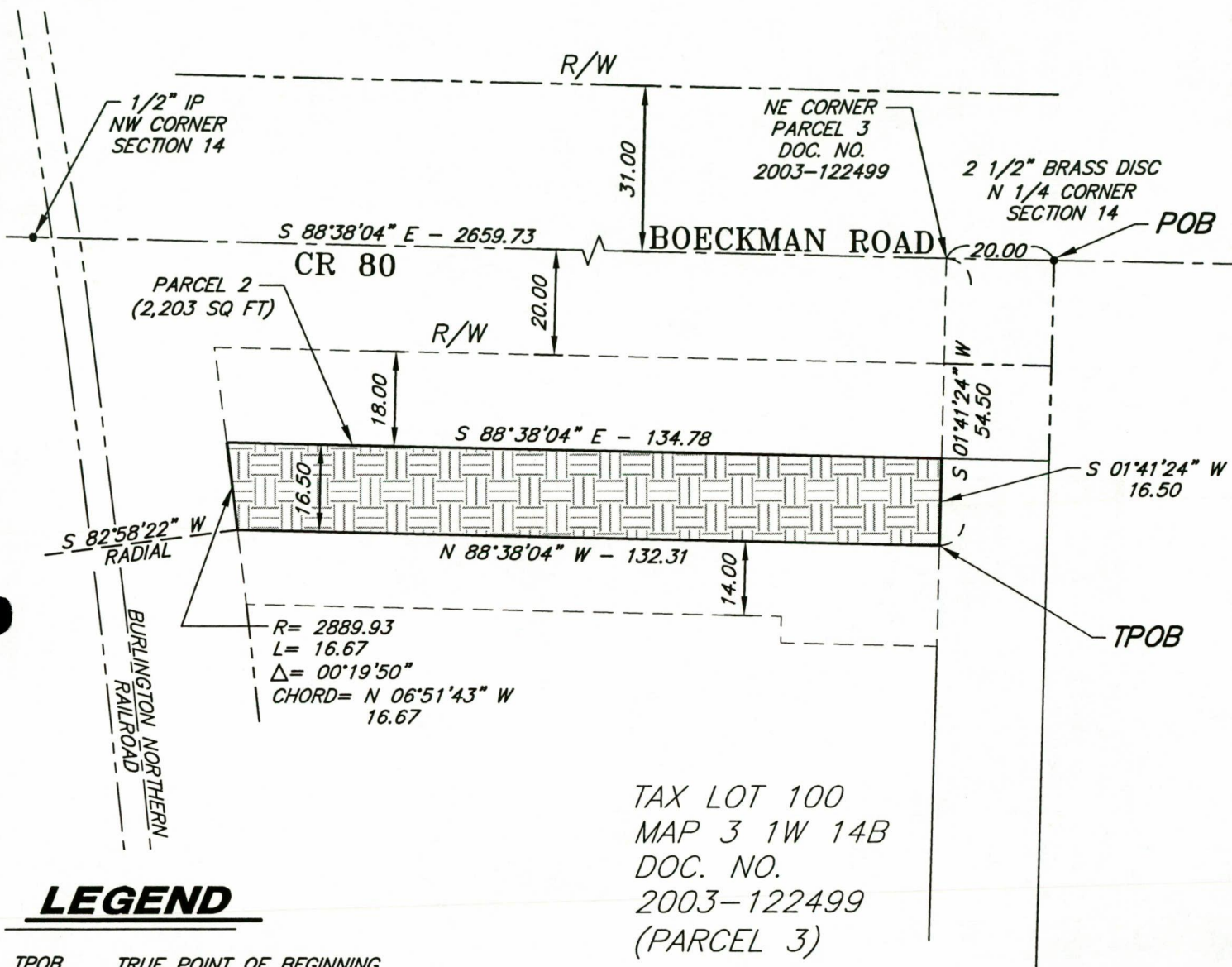
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W 14B TL 100 Construction Ease  
01-11-05

# EXHIBIT "B"


## SLOPE EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon



TAX LOT 100  
MAP 3 1W 14B  
DOC. NO.  
2003-122499  
(PARCEL 3)

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- CR COUNTY ROAD
-  PARCEL 2 - SLOPE EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=30'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

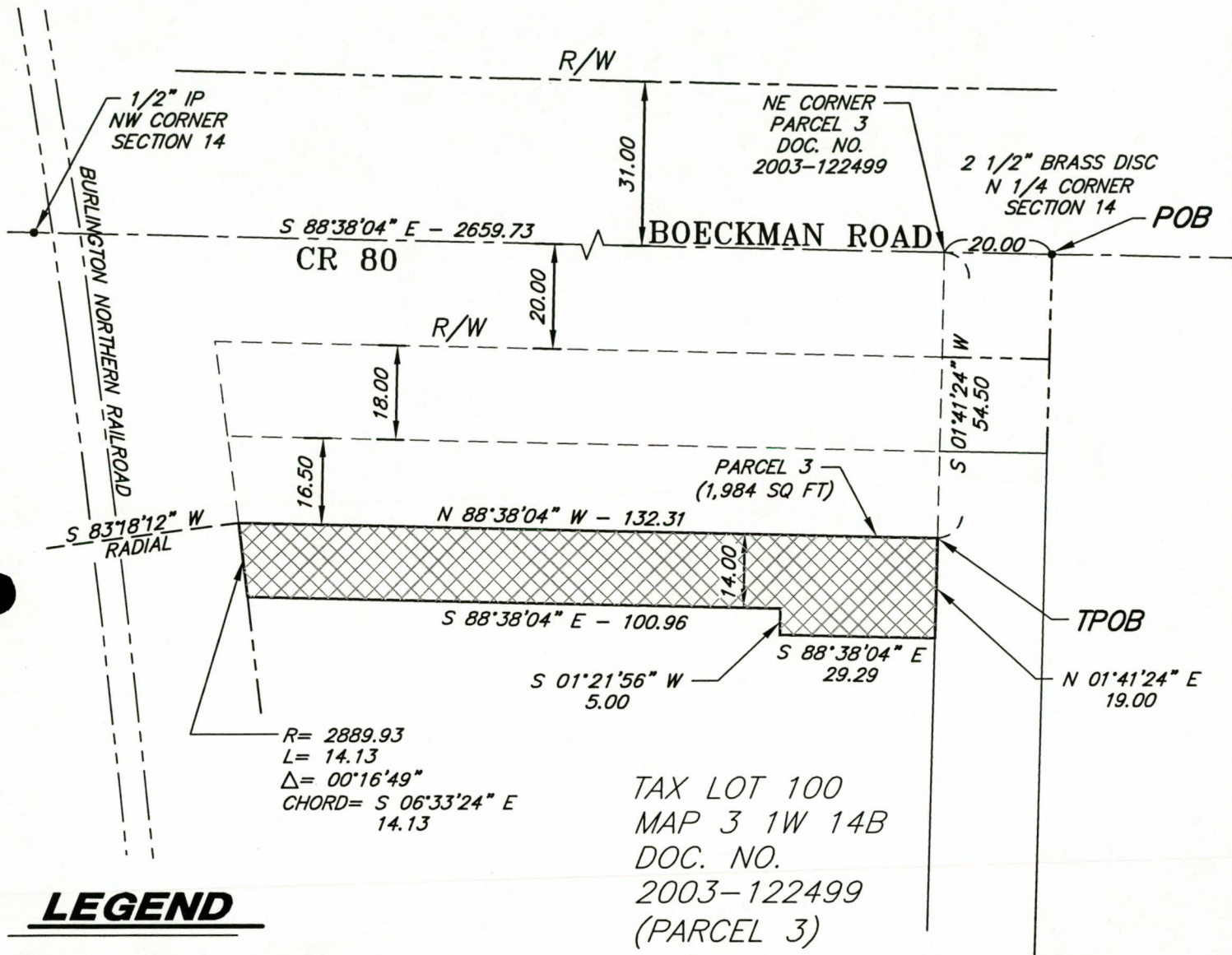
01/11/05

02.625.1119

# EXHIBIT "B"

## CONSTRUCTION EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- CR COUNTY ROAD
- ▨ PARCEL 3 - CONSTRUCTION EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=30'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05

02.625.1119

**EXHIBIT A**  
**PARCEL 1**  
**FEE TAKE**

A tract of land, 30 feet in width, situated in that tract of land identified as Parcel II and described in Deed Document 84-34845 and lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at the point of intersection of the South line of Section 11 of said Township and Range, with the East boundary line of that 30 foot strip of land identified as Parcel II in Clackamas County Deed Document 84-34845, said point of beginning bears North 88°38'04" West 1360.42 feet, more or less, from the South one-quarter corner of said Section 11; thence North 01°19'56" East, coincident with a portion of said East boundary line, 80.47 feet; thence leaving said East boundary line, North 88°39'30" West 30.00 feet to the West boundary of said 30 foot strip of land; thence South 01°19'56" West, coincident with said West boundary, 80.46 feet to the aforementioned South line of Section 11; Thence South 88°38'04" East 30.00 feet to the point of beginning and containing 2,414 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

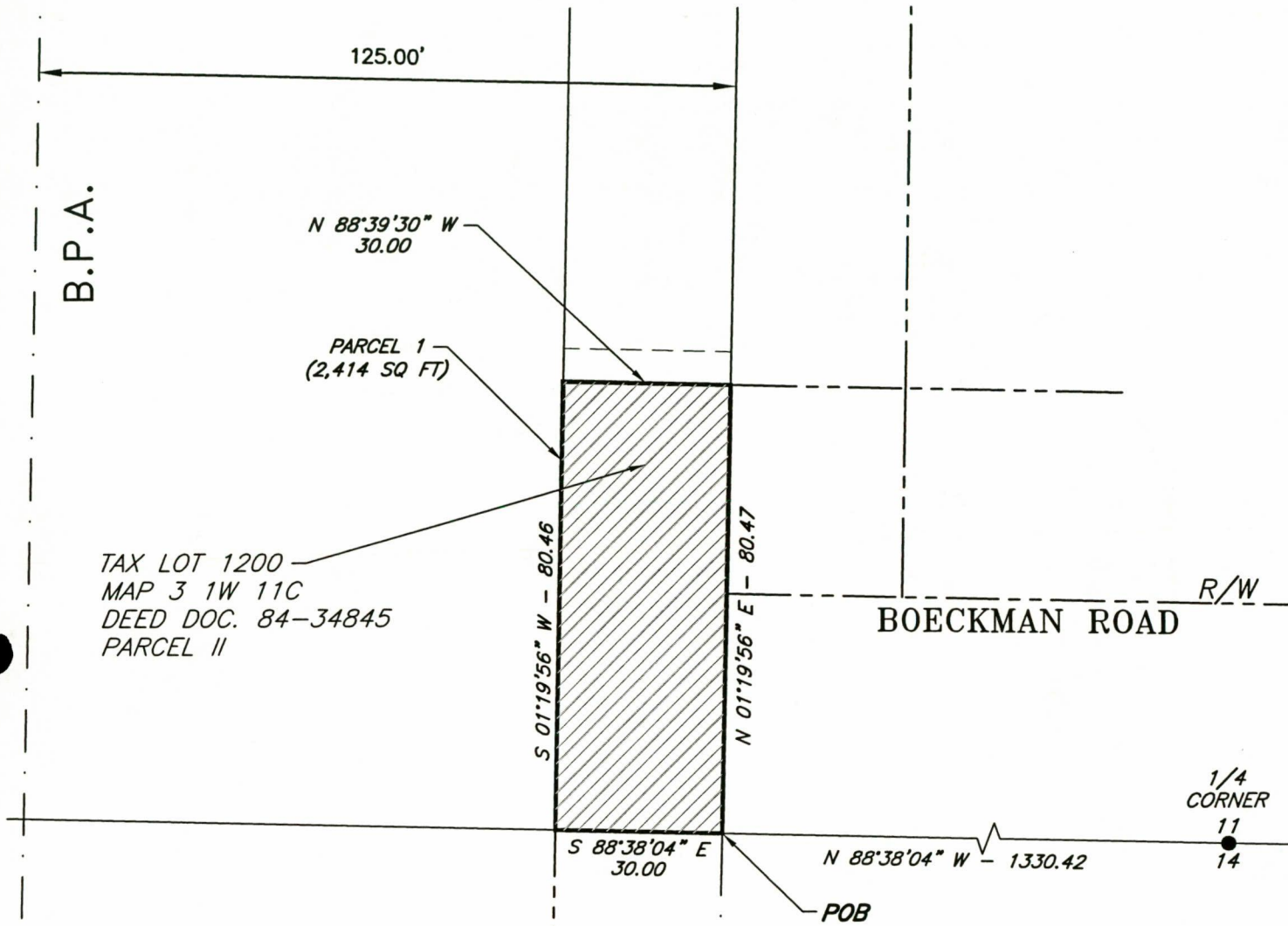
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W 11C TL 1200 Fee Take  
01-11-05


# EXHIBIT "B"

## FEE TAKE

Located within the SW 1/4 of Section 11, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



## LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 1 - FEE TAKE

Expires 12/31/06  
 REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Roger W. Moreland*  
 OREGON  
 AUGUST 22, 1975  
 ROGER W. MORELAND  
 1033

**PLAN**  
 Scale: 1"=30'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
 SUITE 300 - A.G.C. CENTER  
 9450 S.W. COMMERCE CIRCLE  
 WILSONVILLE, OREGON 97070  
 PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
 02.625.1119



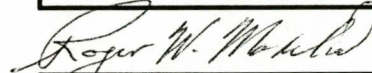
**EXHIBIT A**  
**PARCEL 2**  
**PUBLIC UTILITY EASEMENT**

A public utility easement, 30 feet in width, situated in that tract of land identified as Parcel II and described in Deed Document 84-34845, lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at the point of intersection of the south line of Section 11 of said Township and Range, with the East boundary line of that 30 foot strip of land identified as Parcel II in Clackamas County Deed Document 84-34845, said point of beginning bears North 88°38'04" West 1330.42 feet, more or less, from the South one-quarter corner of said Section 11; thence North 01°19'56" East, coincident with a portion of said East boundary line, 80.47 feet; to the TRUE POINT OF BEGINNING; thence continuing on said East line, 6.00 feet; thence leaving said East boundary line, North 88°39'30" West 30.00 feet to the West boundary of said 30 foot strip of land; thence South 01°19'56" West, coincident with said West boundary, 6.00 feet; Thence South 88°39'30" East 30.00 feet to the TRUE POINT OF BEGINNING and containing 180 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



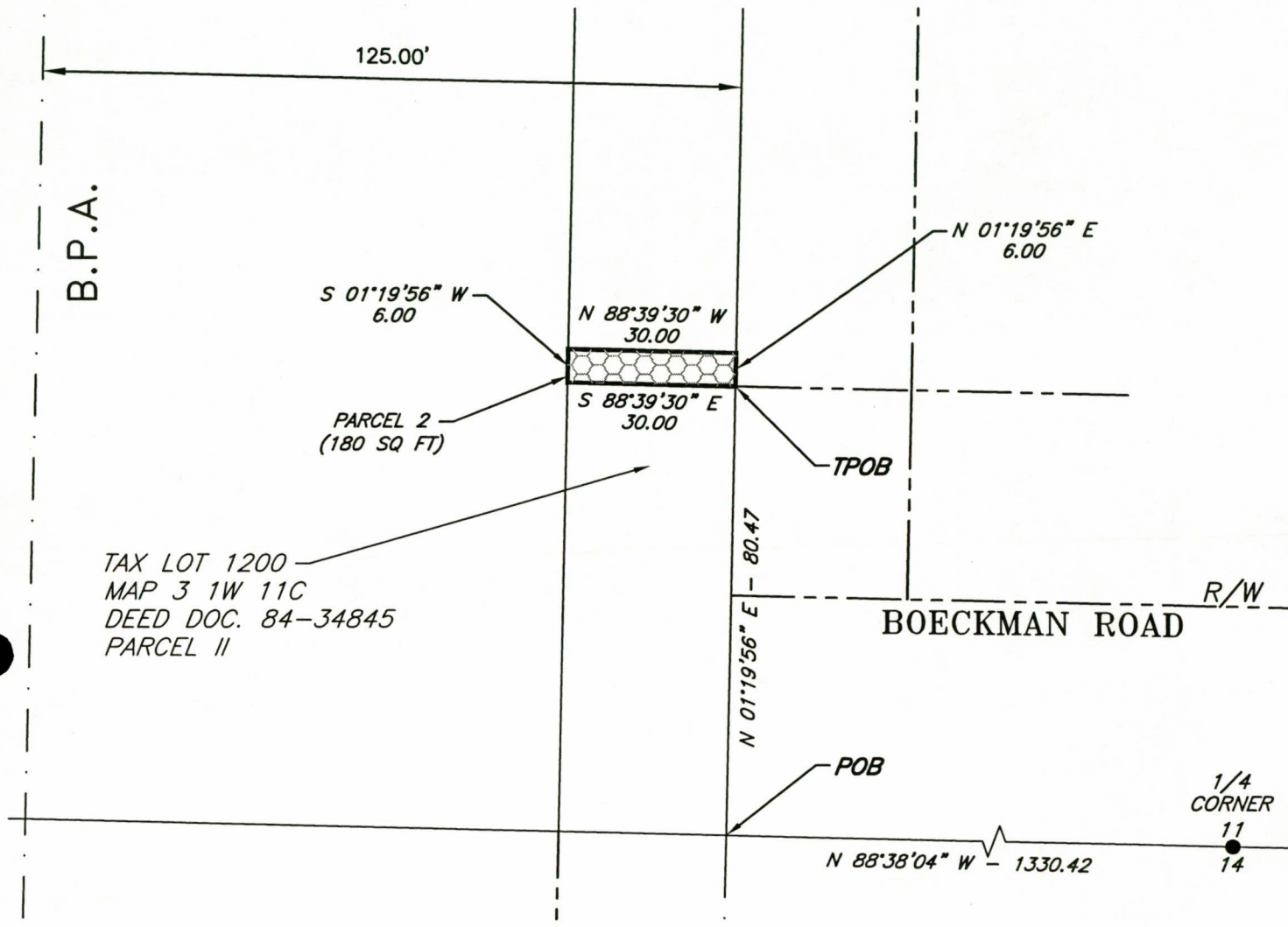
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W 11C TL 1200 PUE  
01-08-05


# EXHIBIT "B"

## PUBLIC UTILITY EASEMENT

Located within the SW 1/4 of Section 11, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - PUBLIC UTILITY EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



**PLAN**

Scale: 1"=30'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05

02.625.1119

**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

DATE: January 18, 2005

TO: Agency Board Chair and Members

FROM: Kristin Morse, Urban Renewal Project Manager

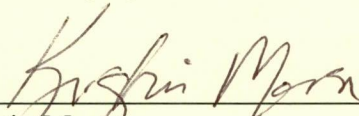
SUBJECT: Acquisition of Property in Association with Phase I of the Boeckman Road Extension Project

**Summary:** ODOT has given permission to acquire right-of-way for the Boeckman Road Extension in two phases. Acquisition of street right-of-way, permanent easements, and temporary construction easements for Phase 1 is as follows:

Tax Map	Lot	Owner	Acquisition Areas in Square Feet			Exhibit # to Resolution
			Fee Take	Perm. Easement	Temp. Easement	
3 1W 11C	1400	Metropolitan Service District	15,532	2,389		1, 2
3 1W 10	1490	Ted Sims	7,337	6,191	554	3, 4, 5, 6
3 1W 10	1501	Donald E. & Karen M. Bischoff		8,033	813	7, 8, 9
3 1W 15	100	Donald E. Bischoff & Sharon L. Lund	213,880	24,944	7,454	10, 11, 12, 13
3 1W 14B	202	RFD Publications, LLC	15,005	13,780	347	14, 15
3 1W 11C	603	James Rippey	1,658	2,682	297	16, 17
3 1W 14B	800	David, Marlene, & Sherry Young	104,639	21,270	5,670	18, 19, 36, 37
3 1W 14B	802	Metropolitan Service District	34,325	5,583	883	20, 21, 22, 23
3 1W 11C	900	Madrona Watumull	18,924	6,848	408	24, 25, 26
3 1W 11D	900	Zenitram Properties, LLC	2,622	4,542		27, 28
3 1W 14B	900	Washington County	360			29
3 1W 15	1000	Victor C. Chang	97,949	25,484	325	30, 31, 32, 33
3 1W 14A	2200	Portland General Electric	4,480	7,232	259	34, 35
3 1W 10	1500	Donald E. Bischoff		9,456		38, 39
3 1W 14B	100	C. Wark Trucking	2,451	2,203	1,984	40, 41
3 1W 11C	1200	METRO	2,414	180		
<b>TOTAL ACQUISITION AREA IN SQ. FT.</b>			<b>521,576</b>	<b>140,817</b>	<b>18,994</b>	

(Boeckman Road Extension). Construction of Phase 1 of the Boeckman Road extension project includes extending Boeckman Road west from 95<sup>th</sup> to 110<sup>th</sup>. Phase 2 includes extending Boeckman Road from 110<sup>th</sup> to Grahams Ferry by reconstructing Tooze Road.

It is necessary and appropriate that the Urban Renewal Agency proceed in an expeditious manner to acquire the property interest required to complete the Boeckman Road extension project.

  
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Kristin Morse  
Urban Renewal Project Manager

1-18-2005  
Date