

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 125

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY INTEREST RELATED TO THE CONSTRUCTION OF WETLAND MITIGATION FACILITIES ASSOCIATED WITH THE EXTENSION OF BOECKMAN ROAD PHASE 1, 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 95th to 110th and in Section 4.3 accepts responsibility for extending Boeckman Road from 110th to Grahams Ferry by reconstructing Tooze Road; 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 95th to 110th and in Section 4.3 accepts responsibility for extending Boeckman Road from 110th to Grahams Ferry by reconstructing Tooze Road; 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, the Compensatory Wetland Mitigation Plan for the Boeckman Road- Tooze Road Connector Project prepared by Inter-Fluve, Inc. dated November 22, 2004 identifies approximately 5.5 acres of wetland impacts caused by the Boeckman Road extension project; and

WHEREAS, the acquisition of acreage is necessary to mitigate for these wetland impacts; and

WHEREAS, the Compensatory Wetland Mitigation Plan identifies a mitigation approach and proposes mitigation sites; 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 and wetland mitigation for the 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 7, 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.

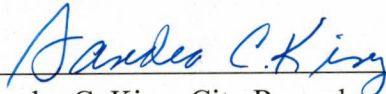
7. This resolution is effective upon adoption.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 7th day of February, 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

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: February 7, 2005

TO: Agency Board Chair and Members

FROM: Kristin Morse, Urban Renewal Project Manager

SUBJECT: Acquisition of Property in Association with Phase 1 of the Boeckman Road Extension Project and Acquisition of Property in Association with Wetland Mitigation for Phase 1 of the Boeckman Road Extension Project

Summary: On January 18th, 2005 the Agency Board adopted a resolution to acquire right of way for Phase 1 of the Boeckman Road Extension project. Legal descriptions included as Exhibits in the previously adopted URA Resolution 122 for the properties owned by METRO, and Donald Bischoff and Sharon Lund, have been revised to incorporate acreage for wetland mitigation. This new resolution also includes the addition of an acquisition from tax lot 3-1W-14A-402.

Acquisition of additional acreage for wetland mitigation, for street right-of-way, permanent easements, and temporary construction easements in Phase 1 is as follows:

Tax Lot 31W11C 1400 owned by Metro – 79,715 SF for a Permanent Wetland Mitigation Easement;

Tax Lot 31W14B 802 owned by Metro – 242,621 SF for a Permanent Wetland Mitigation Easement;

Tax Lots 31W15 100 & 190 owned by Donald E. Bischoff & Sharon L. Lund – 469,140 SF in fee acquisition for wetlands. The Agency Board has previously authorized an acquisition of 213,880 SF for roadway from this parcel. The total fee acquisition for roadway and wetland mitigations purposes will be 683,020 SF. The Agency Board previously authorized acquisition of a 23,832 SF slope easement, a 9,957 SF public utility easement and a 9,386 SF temporary construction easement from this parcel. The revised description reduces these easements to a 9,764 SF slope easement, a 4,641 SF public utility easement and a 2,340 SF temporary construction easement from this parcel.

Tax Lot 31W14A 402 owned by William Houston – 437 SF in fee acquisition for roadway purposes.

Recommendation: Staff recommends the Agency Board adopt a resolution authorizing acquisition of property interest for Phase 1 of the Boeckman Road extension project.

Background: The Boeckman Road extension project is necessary to carry out the objectives authorized by the Wilsonville West Side Urban Renewal Plan Section V.B.1.a. (Boeckman Road Extension). Construction of Phase 1 of the Boeckman Road extension project includes extending Boeckman Road west from 95th to 110th. Phase 2 includes extending Boeckman Road from 110th 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.

Kristin Morse
Urban Renewal Project Manager

Date

EXHIBIT A

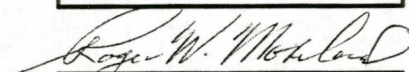
PARCEL 1 - FEE TAKE

A tract of land, variable in width, the boundaries being described in Clackamas County Official Records at Deed Document 2004-050612 and lying in Tract 3, BOBERG, Clackamas County Plat Records and located 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 variable width tract of land is more particularly described as follows:

Beginning at the Southwest corner of that tract land described in Clackamas County Recorders Fee No. 2004-050612, said corner is described as being the Southwest corner of Tract 3, BOBERG; Thence North $01^{\circ}34'51''$ East, (the record deed bearing is North $0^{\circ}09'$ East) coincident with the West line of said Tract 3, a distance of 600.00 feet more or less to a point which bears southerly in direction, a perpendicular distance of 60.00 feet from the North line of Section 14 in said Township and Range, thence South $88^{\circ}49'47''$ East, parallel with said section line, 21.00 feet to a point on the East line of that 21.00 foot strip of land described in Deed Document No. 88-24944 and the TRUE POINT OF BEGINNING; Thence continuing South $88^{\circ}49'27''$ East, parallel with said North section line, 31.29 feet; thence South $49^{\circ}36'32''$ West 42.09 feet to the East line described in said 88-24944; Thence North $01^{\circ}34'51''$ East, on said East line, 27.92 feet to the TRUE POINT OF BEGINNING and containing 437 square feet of land.

Expires 12/31/06

REGISTERED
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LAND SURVEYOR

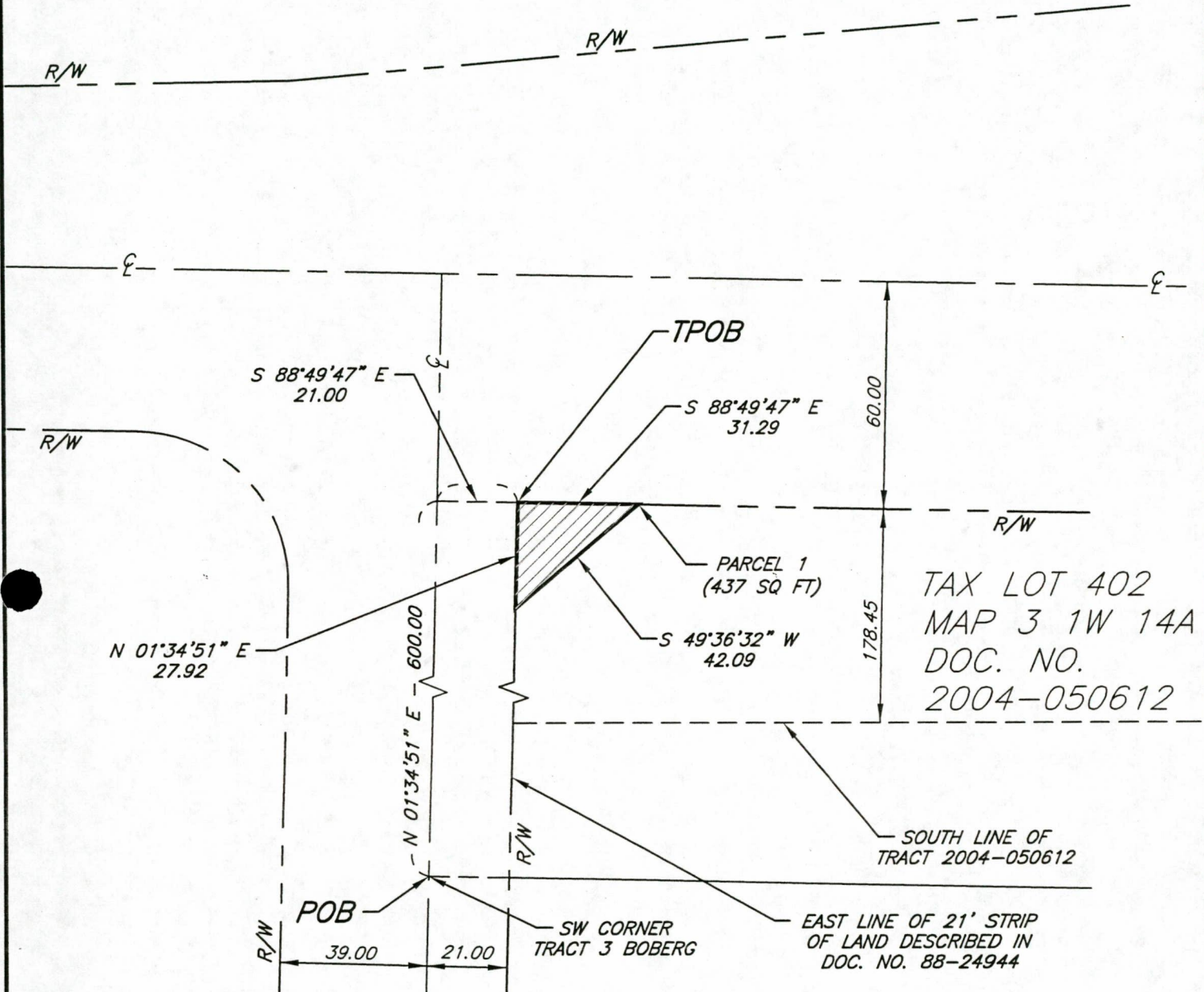


OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

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



TAX LOT 402
MAP 3 1W 14A
DOC. NO.
2004-050612

LEGEND

- 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
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PLAN

Scale: 1"=40'

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Prepared for:
The CITY of WILSONVILLE

01/28/05
02.625.1119

EXHIBIT A

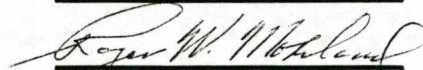
PARCEL 3 – PERMANENT WETLAND MITIGATION EASEMENT

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 TRUE POINT OF BEGINNING, a point on 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 931.61 feet to the Section corner common to sections 10,11,14 and 15 of said Township and Range; thence North 89°27'48" East 568.25 feet; thence North 63°44'09" East 323.93 feet; thence South 87°40'30" East 236.90 feet; thence South 61°02'08" East 213.75 feet; thence South 20°42'48" West 6.04 feet to the point of beginning and containing 1.83 acres of land.

Expires 12/31/06

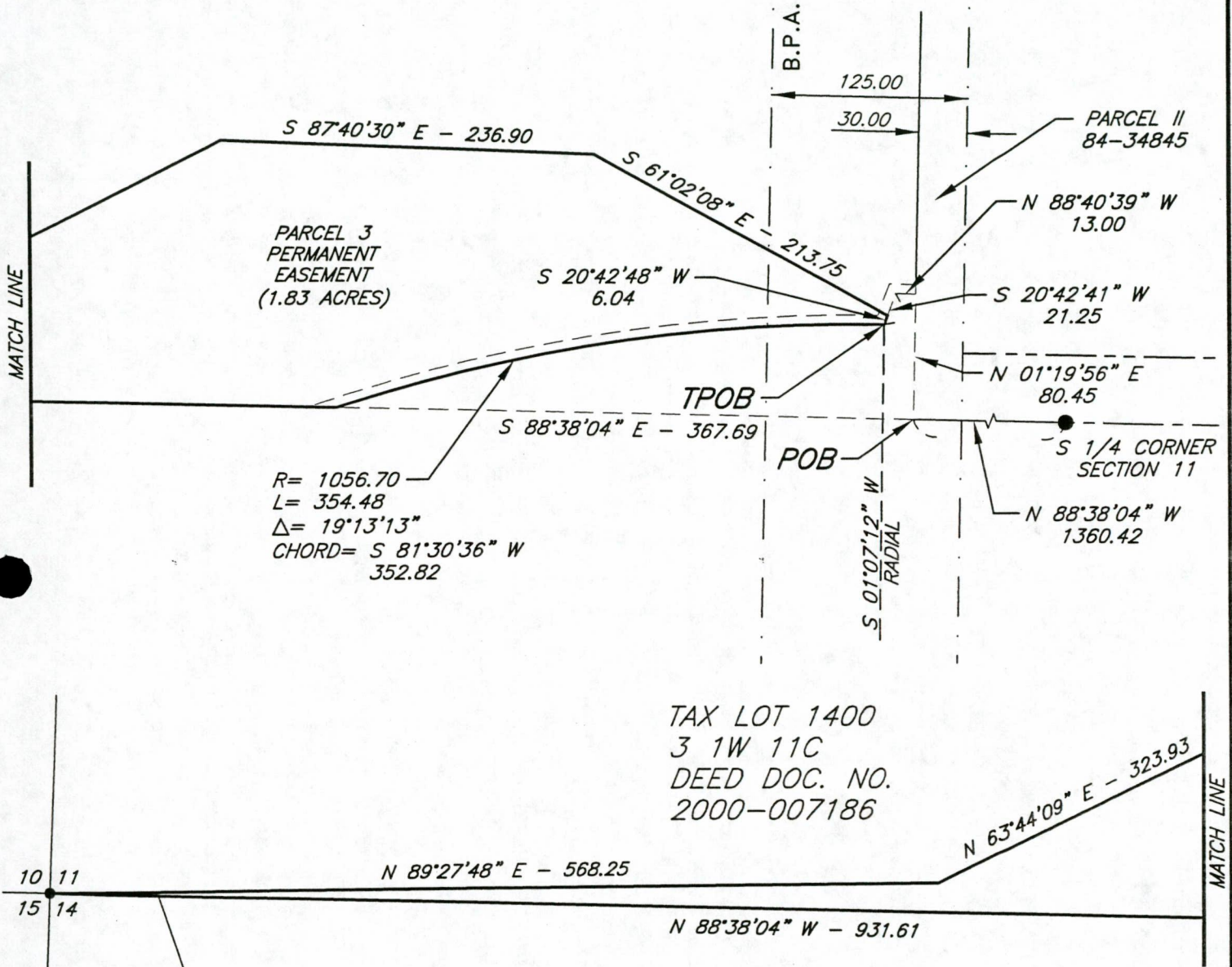
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OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

EXHIBIT "B"

PERMANENT WETLAND MITIGATION 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

Expires 12/31/06

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LAND SURVEYOR

Roger W. Moreland

OREGON
AUGUST 22, 1975
ROGER W. MORELAND
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Prepared for:
The CITY of WILSONVILLE



PLAN

Scale: 1"=100'

02/01/05

02.625.1119

EXHIBIT A


PARCEL 6 – PERMANENT WETLAND MITIGATION EASEMENT

A permanent easement situated in "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 permanent 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 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 235.57 feet to a point on the arc of a non tangent 950.00 foot radius curve, concave northwesterly, from which the radius point bears North 30°54'57" West; thence southwesterly 369.46 feet along the arc of said curve through a central angle of 22°16'58" (the chord bears South 70°13'32" West 367.14 feet), more or less, to a point on the westerly line of said aforementioned "Parcel 2" as described in Document No. 99-065544; thence leaving said curve, North 19°07'50" West coincident with said westerly line 392.85 feet to the point of beginning 133,037 square feet (3.05 acres) of land.

Expires 12/31/06

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OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

625 3 1W 14B TL 802 NORTH Permanent Ease
02-01-05

EXHIBIT A

PARCEL 7 – PERMANENT WETLAND MITIGATION EASEMENT

A permanent easement situated in "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 permanent 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 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 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 299.96 feet along the arc of said curve through a central angle of 16°22'05" (the chord bears South 72°10'24" West 298.94 feet) to a point on the westerly line of said tract; thence leaving said curve South 19°07'50" East, coincident with said westerly line, 466.57 to the point of intersection with the most easterly southerly line of that tract of land described first in Deed Document 97-1011953; thence North 71°52'10" East, along the northeasterly projection of said most easterly southerly line, 152.20 feet, more or less to the easterly line of the tract of land described in the aforementioned Document 99-065544; thence North 01°22'10" East, coincident with said easterly line, 515.96 feet to the TRUE POINT OF BEGINNING and containing 109,584 square feet of land (2.52 acres).

Expires 12/31/06

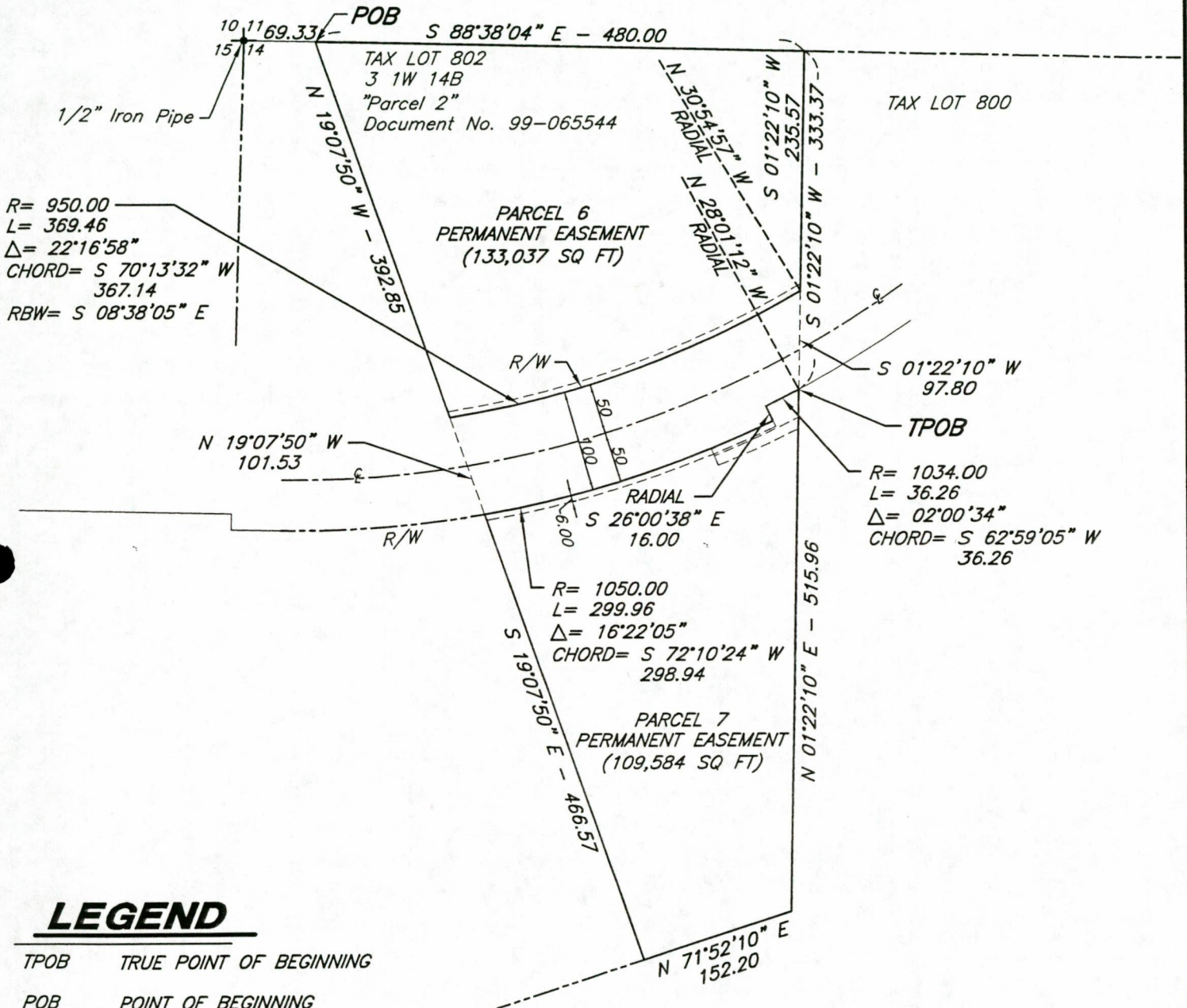
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OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

EXHIBIT "B"

PERMANENT WETLAND MITIGATION EASEMENTS
 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
- CL CENTER LINE

Expires 12/31/06

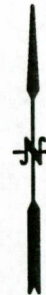
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Roger W. Moreland

OREGON
AUGUST 22, 1975
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Prepared for:
The CITY of WILSONVILLE



PLAN

Scale: 1"=100'

02/01/05

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:

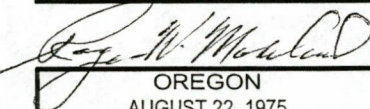
Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East 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 coincident with the easterly line of said tract described in Document 97-101953, a distance of 597.95 feet, more or less, to the most easterly southeast corner of said described tract of land; thence South 71°52'10" West, coincident with the most southerly line of said tract, 748.09 feet; thence leaving said most southerly line, North 24°34'41" West 753.89 feet to a point from which the aforementioned one-half inch iron pipe at the point of beginning of this description bears North 54°29'54" East 786.49 feet; thence South 89°03'43" West from said point, 12.66 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 110th 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 15.68 acres of land, more or less.

Expires 12/31/06

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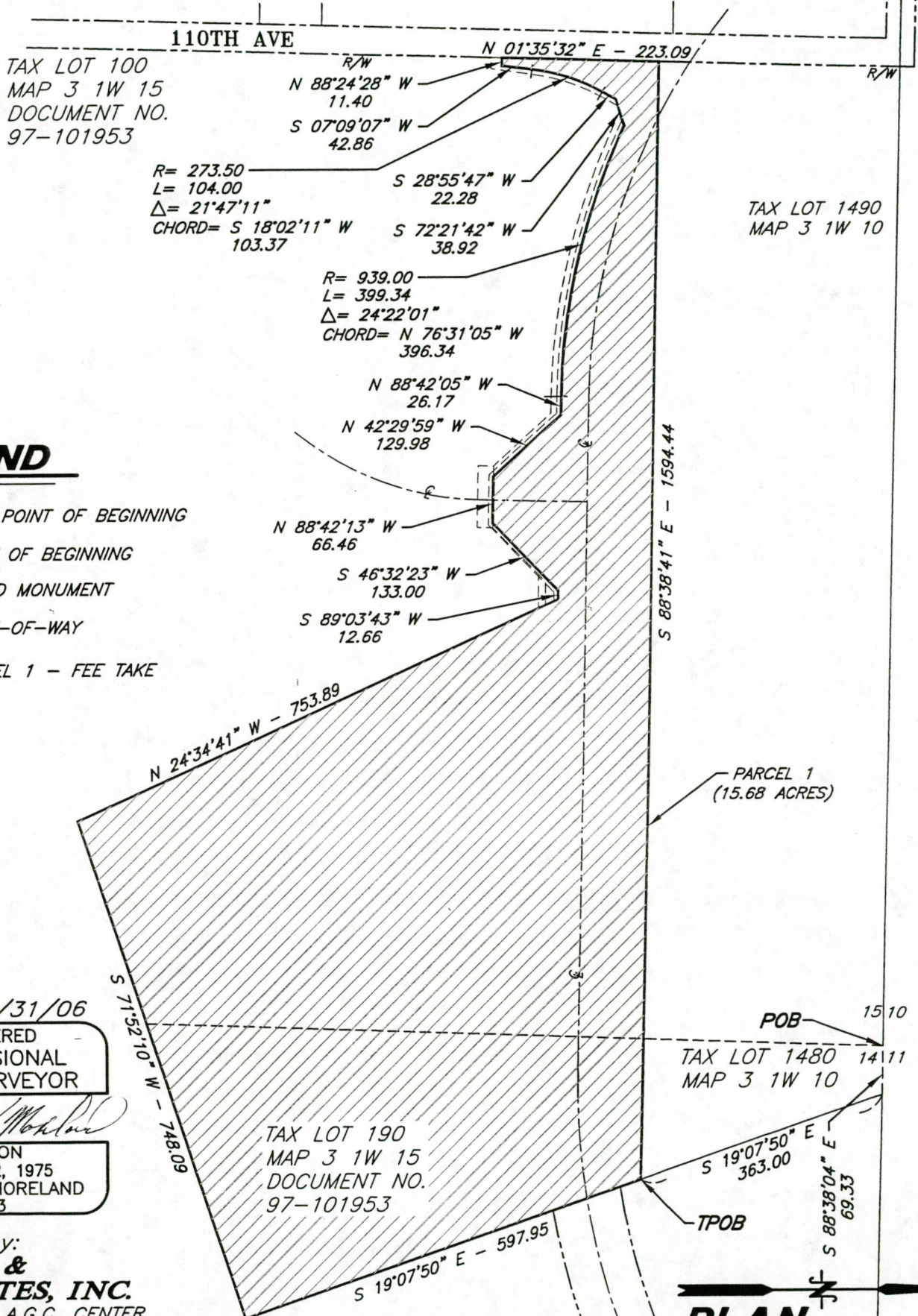


OREGON
AUGUST 22, 1975
ROGER W. MORELAND
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EXHIBIT "B"

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, Clackamas County, Oregon



Expires 12/31/06

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Prepared for:
The CITY of WILSONVILLE

PLAN

Scale: 1"=200' 01/31/05 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 97-101953, 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 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 coincident with the easterly line of said tract described in Document 97-101953, a distance of 597.95 feet, more or less, to the most easterly southeast corner of said described tract of land; thence South 71°52'10" West, coincident with the most southerly line of said tract, 748.09 feet; thence leaving said most southerly line, North 24°34'41" West 753.89 feet to the TRUE POINT OF BEGINNING from which the aforementioned one-half inch iron pipe at the point of beginning of this description bears North 54°29'54" East 786.49 feet; thence South 89°03'43" West from said point, 12.66 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 8.72 to the point of curve of a non-tangent 945.00 foot radius curve concave northeasterly, (the radius point bears North 26°03'01" East); thence southeasterly 408.24 feet along the arc of said curve, through a central angle of 24°45'06", (the long chord bears South 76°19'32" East 405.07 feet);

DESCRIPTION OF PUBLIC UTILITY EASEMENT CONTINUED

thence South 88°42'05" East 23.61 feet; thence South 42°29'59" East 129.98 feet; thence South 88°42'13" East 71.49 feet; thence North 46°32'23" East 133.14 feet thence North 89°03'43" East 12.95 feet; thence North 24°34'41" West 6.55 feet to the TRUE POINT OF BEGINNING and containing 4,641 square feet of land.

Expires 12/31/06

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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, Clackamas County, Oregon

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

110TH AVE

R/W

R/W

S 72°21'42" W
8.72

N 26°03'01" E
RADIAL

TAX LOT 1490
MAP 3 1W 10

R= 945.00
L= 408.24
Δ= 24°45'06"
CHORD= S 76°19'32" E
405.07

R= 939.00
L= 399.34
Δ= 24°22'01"
CHORD= N 76°31'05" W
396.34

S 88°42'05" E
23.61

PARCEL 2
(4,641 SQ FT)

S 42°29'59" E
129.98

N 88°42'05" W
26.17

S 88°42'13" 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

S 89°03'43" W
12.66

TPOB

N 24°34'41" W - 753.89

N 89°03'43" E
12.95

N 24°34'41" W
6.55

N 54°29'54" E
786.49

S 71°52'10" W - 748.09

POB

TAX LOT 1480
MAP 3 1W 10
DEED DOC.
78-00389

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

S 19°07'50" E
363.00

S 88°38'04" E
69.33

S 19°07'50" E - 597.95

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
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WILSONVILLE, OREGON 97070
PHONE: (503) 682-2450

Prepared for:
The CITY of WILSONVILLE

PLAN

Scale: 1"=200'

02/02/05
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 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 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 coincident with the easterly line of said tract described in Document 97-101953, a distance of 597.95 feet, more or less, to the most easterly southeast corner of said described tract of land; thence South 71°52'10" West, coincident with the most southerly line of said tract, 748.09 feet; thence leaving said most southerly line, North 24°34'41" East 753.89 feet to the TRUE POINT OF BEGINNING from which the aforementioned one-half inch iron pipe at the point of beginning of this description bears North 54°29'54" East 786.49 feet; thence South 89°03'43" West from said point, 12.66 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 33.39 feet; thence North 24°34'41" West 19.54 feet to the TRUE POINT OF BEGINNING and containing 919 square feet of land.

Expires 12/31/06

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PROFESSIONAL
LAND SURVEYOR

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

EXHIBIT A

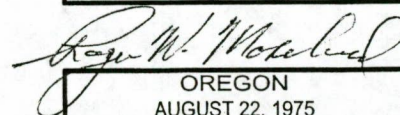
PARCEL 4 – SLOPE EASEMENT

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, 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 coincident with the easterly line of said tract described in Document 97-101953, a distance of 597.95 feet, more or less, to the most easterly southeast corner of said described tract of land; thence South 71°52'10" West, coincident with the most southerly line of said tract, 748.09 feet; thence leaving said most southerly line, North 24°34'41" West 753.89 feet, thence South 89°03'43" West 12.66 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; from which the aforementioned one-half inch iron pipe at the point of beginning for this description bears North 56°09'55" East 982.26 feet; thence North 42°29'59" West from said true point of beginning, 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

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AUGUST 22, 1975
ROGER W. MORELAND
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EXHIBIT A

PARCEL 5 – SLOPE EASEMENT

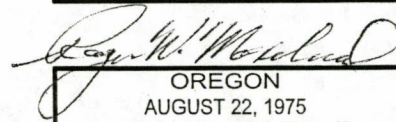
A slope easement situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said easement is more particularly described as follows:

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 coincident with the easterly line of said tract described in Document 97-101953, a distance of 597.95 feet, more or less, to the most easterly southeast corner of said described tract of land; thence South 71°52'10" West, coincident with the most southerly line of said tract, 748.09 feet; thence leaving said most southerly line, North 24°34'41" West 753.89 feet, thence South 89°03'43" West 12.66 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 from which the aforementioned one-half inch iron pipe at the point of beginning bears North 74°42'12" East 1402.07 feet; thence South 28°55'47" West 22.28 feet to the point of curve of a 273.20 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 on a non-tangent bearing of 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 110th 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 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 10.08 feet to the TRUE POINT OF BEGINNING and containing 14,34 square feet of land.

Expires 12/31/06

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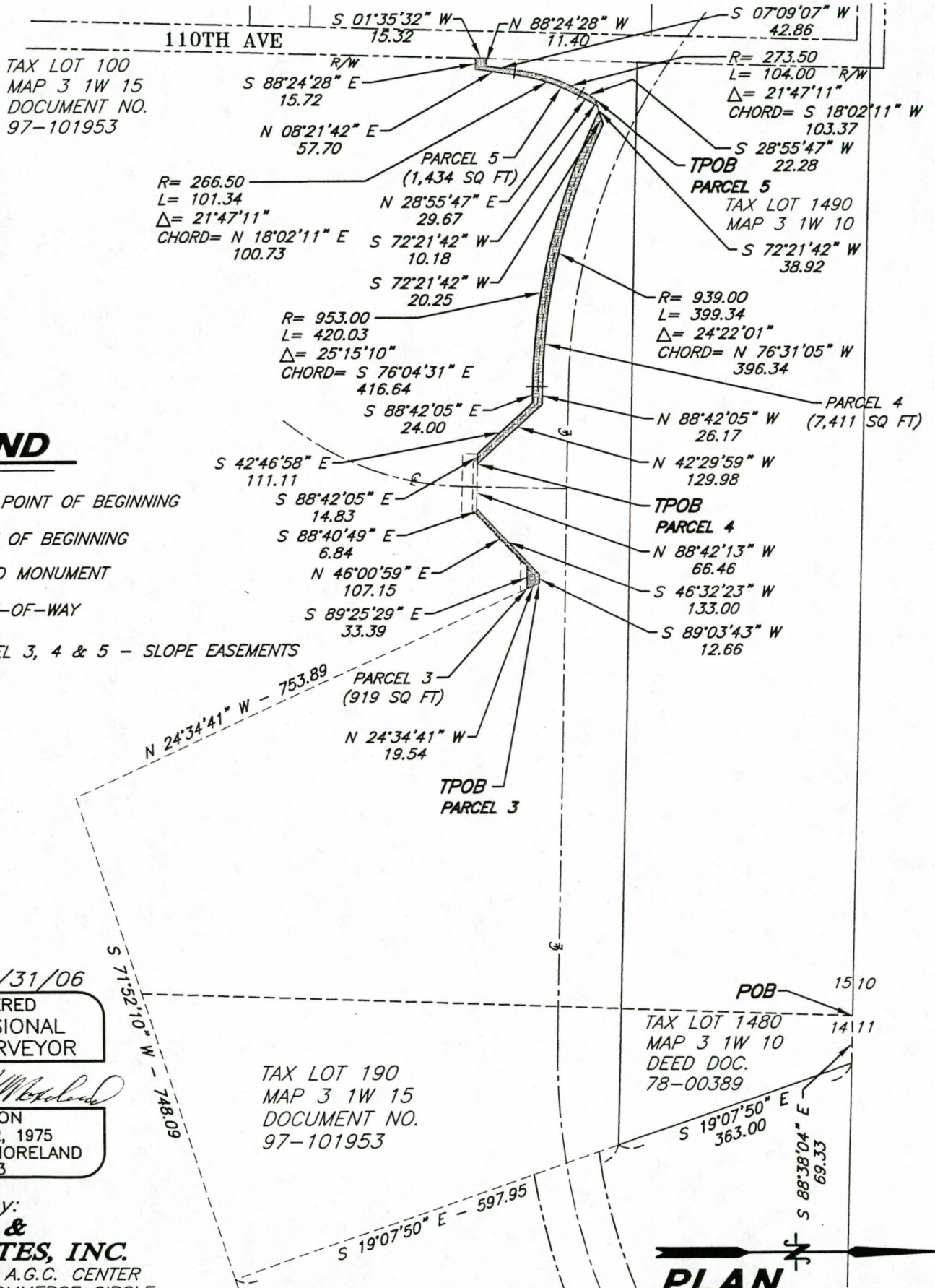
OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

625 3 1W TL 100-190 P5 REVISED Parcel 5 Slope West
01-31-05

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, Clackamas County, Oregon



LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▭ PARCEL 3, 4 & 5 - SLOPE EASEMENTS

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Prepared by:
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PHONE: (503) 682-2450

Prepared for:
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PLAN

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02/01/05
02.625.1119

EXHIBIT A

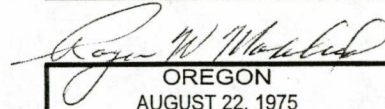
PARCEL 6 – CONSTRUCTION EASEMENT

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, 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 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 coincident with the easterly line of said tract described in Document 97-101953, a distance of 597.95 feet, more or less, to the most easterly southeast corner of said described tract of land; thence South 71°52'10" West, coincident with the most southerly line of said tract, 748.09 feet; thence leaving said most southerly line, North 24°34'41" West 734.35 feet to the TRUE POINT OF BEGINNING from which the aforementioned one-half inch iron pipe at the point of beginning of this description bears North 53°06'25" East 790.42 feet; thence North 24°34'41" West 11.05 feet; thence North 89°25'29" West 33.39 feet; thence South 49°00'59" West 14.25 feet; thence South 89°25'29" East 48.24 feet to the TRUE 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 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, 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 coincident with the easterly line of said tract described in Document 97-101953, a distance of 597.95 feet, more or less, to the most easterly southeast corner of said described tract of land; thence South 71°52'10" West, coincident with the most southerly line of said tract, 748.09 feet; thence leaving said most southerly line, North 24°34'41" West 753.89 feet to the TRUE POINT OF BEGINNING from which the aforementioned one-half inch iron pipe at the point of beginning of this description bears North 54°29'54" West 786.49 feet; thence South 89°03'43" West from said point, 12.66 feet; thence South 46°32'23" West 133.00 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

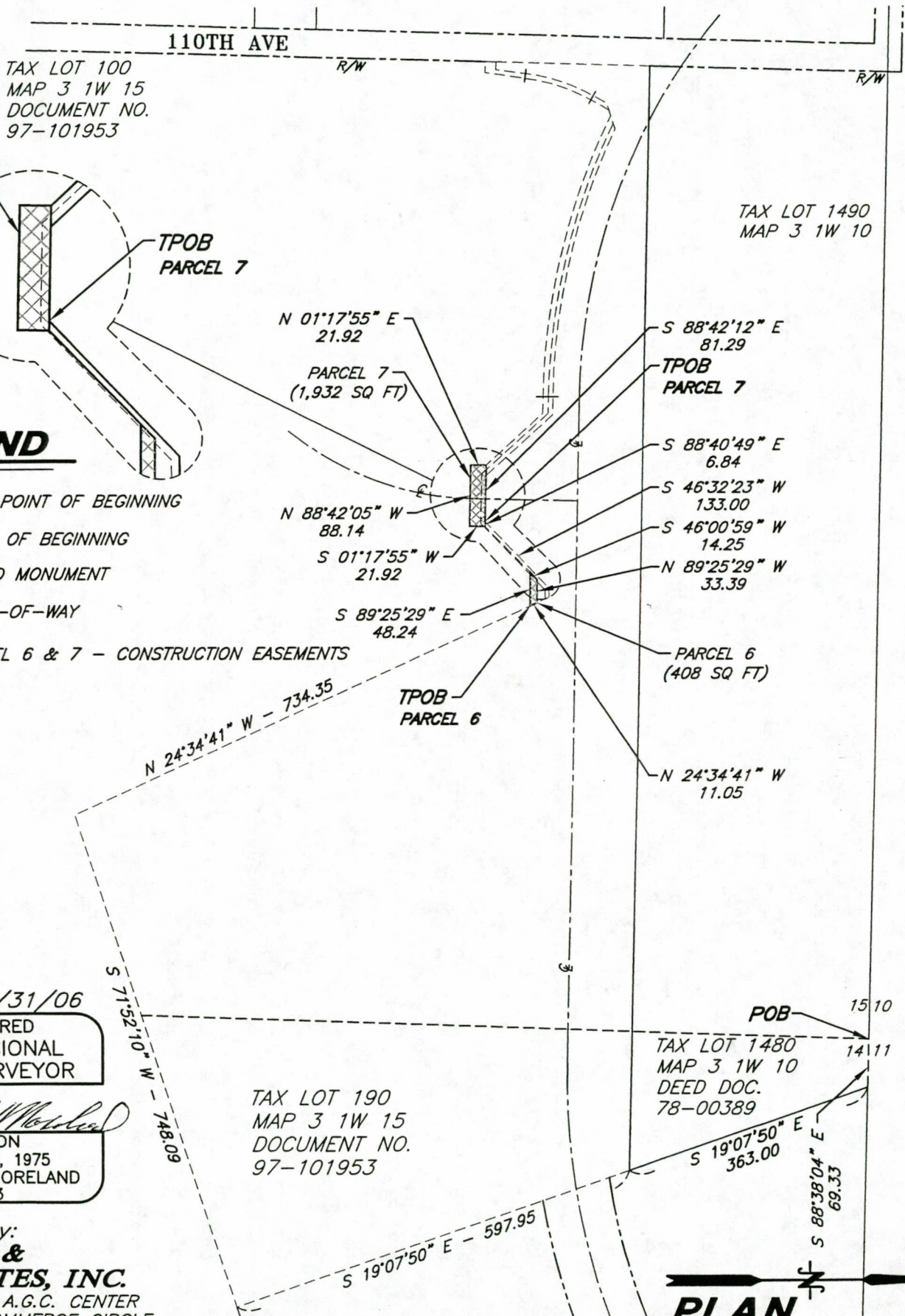
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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, Clackamas County, Oregon



LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 6 & 7 - CONSTRUCTION EASEMENTS

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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ROGER W. MORELAND
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Prepared by:
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PHONE: (503) 682-2450

Prepared for:
The CITY of WILSONVILLE

PLAN

Scale: 1"=200' 02/01/05
02.625.1119

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: February 7, 2005

TO: Agency Board Chair and Members

FROM: Kristin Morse, Urban Renewal Project Manager

SUBJECT: Acquisition of Property in Association with Phase 1 of the Boeckman Road Extension Project and Acquisition of Property in Association with Wetland Mitigation for Phase 1 of the Boeckman Road Extension Project

Summary: On January 18th, 2005 the Agency Board adopted a resolution to acquire right of way for Phase 1 of the Boeckman Road Extension project. Legal descriptions included as Exhibits in the previously adopted URA Resolution 122 for the properties owned by METRO, and Donald Bischoff and Sharon Lund, have been revised to incorporate acreage for wetland mitigation. This new resolution also includes the addition of an acquisition from tax lot 3-1W-14A-402.

Acquisition of additional acreage for wetland mitigation, for street right-of-way, permanent easements, and temporary construction easements in Phase 1 is as follows:

Tax Lot 31W11C 1400 owned by Metro – 79,715 SF for a Permanent Wetland Mitigation Easement;

Tax Lot 31W14B 802 owned by Metro – 242,621 SF for a Permanent Wetland Mitigation Easement;

Tax Lots 31W15 100 & 190 owned by Donald E. Bischoff & Sharon L. Lund – 469,140 SF in fee acquisition for wetlands. The Agency Board has previously authorized an acquisition of 213,880 SF for roadway from this parcel. The total fee acquisition for roadway and wetland mitigations purposes will be 683,020 SF. The Agency Board previously authorized acquisition of a 23,832 SF slope easement, a 9,957 SF public utility easement and a 9,386 SF temporary construction easement from this parcel. The revised description reduces these easements to a 9,764 SF slope easement, a 4,641 SF public utility easement and a 2,340 SF temporary construction easement from this parcel.

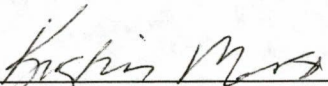
Tax Lot 31W14A 402 owned by William Houston – 437 SF in fee acquisition for roadway purposes.



Recommendation: Staff recommends the Agency Board adopt a resolution authorizing acquisition of property interest for Phase 1 of the Boeckman Road extension project.

Background: The Boeckman Road extension project is necessary to carry out the objectives authorized by the Wilsonville West Side Urban Renewal Plan Section V.B.1.a. (Boeckman Road Extension). Construction of Phase 1 of the Boeckman Road extension project includes extending Boeckman Road west from 95th to 110th. Phase 2 includes extending Boeckman Road from 110th 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.



Kristin Morse
Urban Renewal Project Manager

2-7-05

Date