

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 129

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY INTEREST BASED ON REVISED LEGAL DESCRIPTIONS PREVIOUSLY AUTHORIZED BY URA RESOLUTION NO. 122 RELATED TO THE EXTENSION OF BOECKMAN ROAD PHASE 1, AND AUTHORIZING EARLY ACQUISITION OF PROPERTY INTEREST RELATED TO TAX LOT 3S-1W-10C #2103 IN PHASE 2 OF THE EXTENSION OF BOECKMAN ROAD 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, on January 18th 2005 the Urban Renewal Agency adopted Urban Renewal Agency Resolution No. 122 authorizing the acquisition of property interest related to Phase 1 of this project including the now revised legal descriptions incorporated herein as Exhibits 1 through 8; and

WHEREAS, tax lot 3S-1W-10C #2103 lies in Phase 2 of the Boeckman Road Extension at the northeast corner of Grahams Ferry Road and Tooze Road; and

WHEREAS, tax lot 3S-1W-10C #2103 is to be developed in the immediate future with an approximately 3,000 SF house, a septic system, and a brick pilaster and wrought iron fence; and

WHEREAS, early acquisition of the 8,211 SF of right of way and 1,453 SF temporary construction easement needed from this property for the Boeckman Road Extension Phase 2 would prevent improvements from being built in the future Boeckman Road right of way, and preclude the necessity of acquiring costly improvements in the future; 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 10, 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 and environmental permits are obtained from the Division of State Lands.

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 April, 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

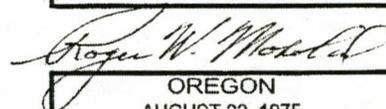
PARCEL 1 - FEE TAKE

A tract of land, variable in width, situated in 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; thence South $01^{\circ}41'24''$ 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 $88^{\circ}49'47''$ East, parallel with the South right-of-way of Boeckman Road per said Partition Plat, 35.59 feet to the TRUE POINT OF BEGINNING; thence continuing South $88^{\circ}49'47''$ East on said South right-of-way, 545.00 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 $90^{\circ}24'38''$ (the long chord bears South $43^{\circ}37'28''$ East 56.77 feet) to the point of tangency on the West right-of-way of Boberg Road; thence South $01^{\circ}34'51''$ West, coincident with said right-of-way, 1.74 feet; thence leaving said right-of-way, North $37^{\circ}04'52''$ West 43.97 feet; thence North $88^{\circ}49'47''$ West, parallel with the aforementioned South right-of-way of Boeckman Road, 550.31 feet; thence North $43^{\circ}38'47''$ West 10.57 feet to the TRUE POINT OF BEGINNING and containing 4,486 square feet of land.

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR



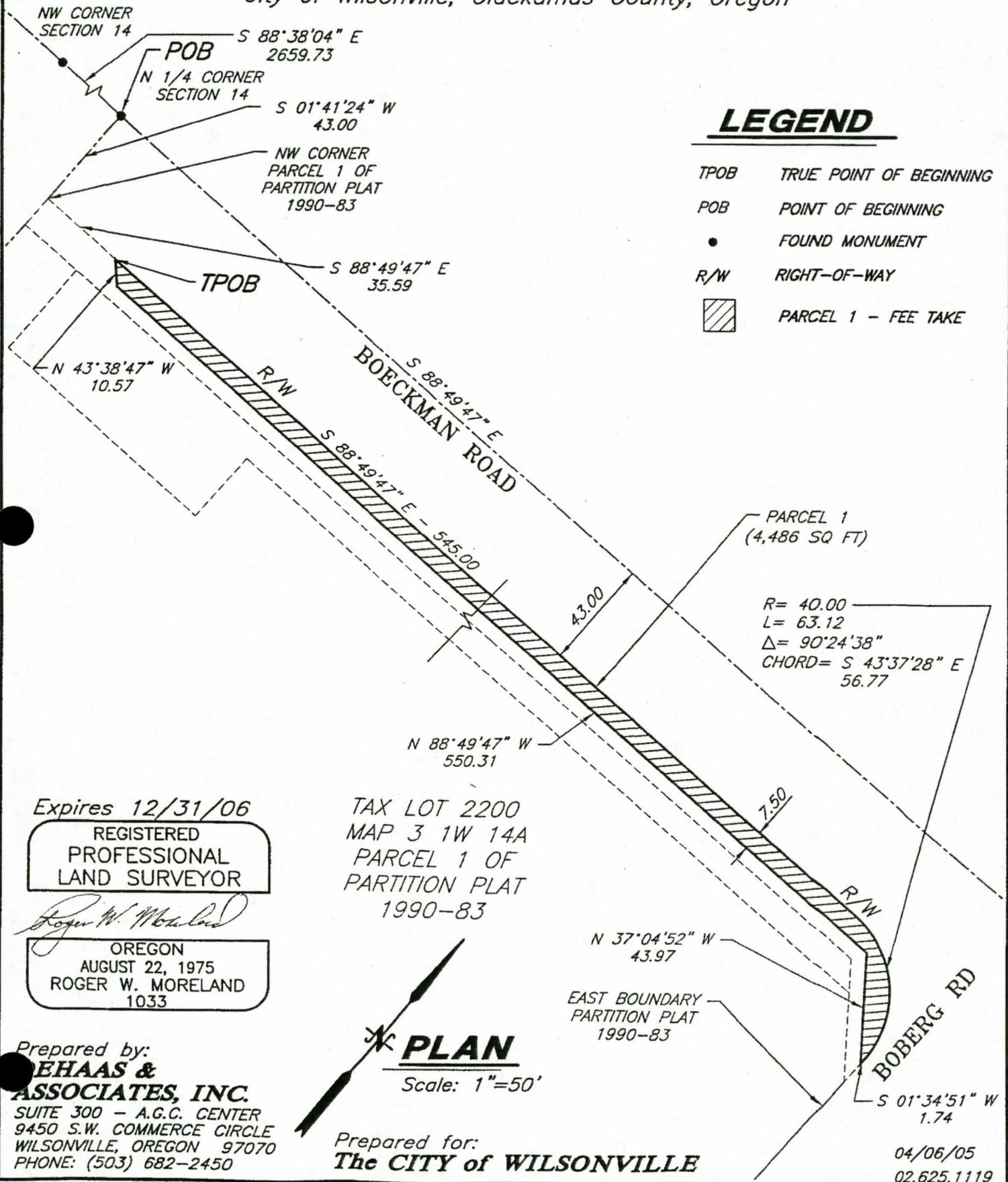
OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

625 3 1W 14A TL 2200 Fee Take
04-05-05

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



Expires 12/31/06

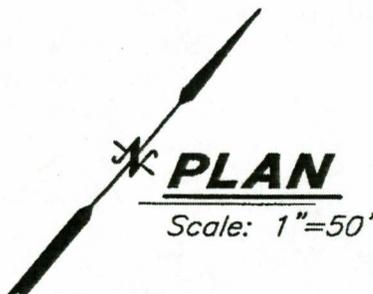
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger W. Moreland

OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

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

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



Prepared for:
The CITY of WILSONVILLE

04/06/05
02.625.1119

EXHIBIT A

PARCEL 3 – TEMPORARY CONSTRUCTION EASEMENT

A temporary 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 temporary 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 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 continuing South 01°41'24" West, coincident with the West line of said Parcel 1, a distance of 13.50 feet to a point which bears southerly in direction a perpendicular distance of 56.50 feet from the centerline of Boeckman Road; thence South 88°49'47" East 26.94 feet, parallel with the centerline of Boeckman Road to the TRUE POINT OF BEGINNING; thence continuing South 88°49'47" East 563.63 feet; thence South 37°04'52" East 13.37 feet to a point that bears southerly in direction a perpendicular distance of 67.00 feet from said centerline of Boeckman Road; thence North 88°49'47" West, parallel with said centerline, 473.21 feet thence South 01°10'13" West 30.00 feet; thence North 88°49'47" West 98.70 feet; thence North 01°10'13" East 40.50 feet to the TRUE POINT OF BEGINNING and containing 8,922 square feet of land.

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR

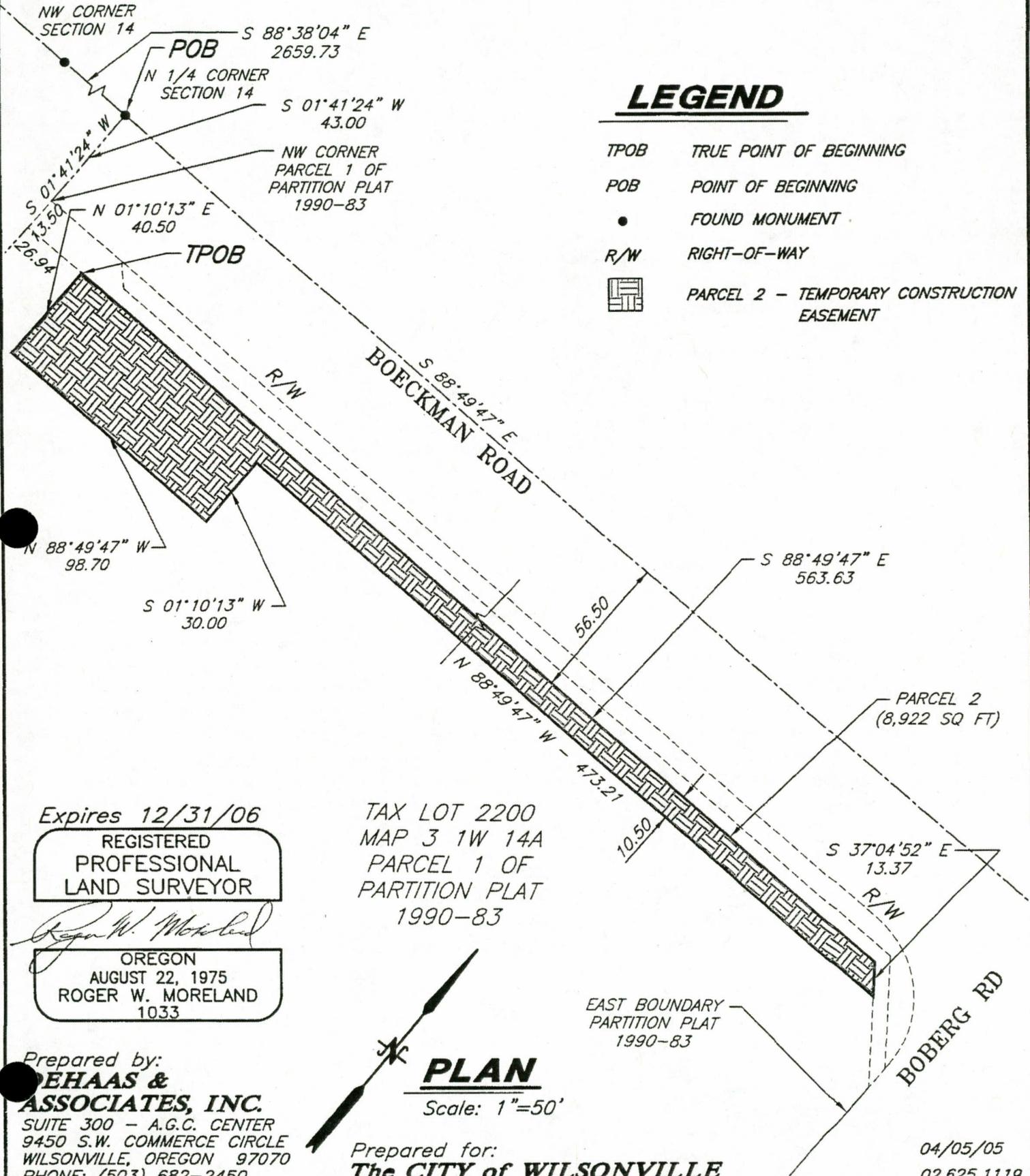


OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

EXHIBIT "B"

TEMPORARY 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



Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

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

PLAN

Scale: 1"=50'

Prepared for:
The CITY of WILSONVILLE

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

04/05/05
02.625.1119

EXHIBIT A

PARCEL 1 – FEE TAKE

A tract of land, variable in width, situated in that tract of land described in Clackamas County 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 218.92 feet from said disc; 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; thence North 88°38'04" West, coincident with said right-of-way, 1080.53 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 and the TRUE POINT OF BEGINNING; thence North 01°19'56" East, coincident with said East line, 15.00 feet; thence South 43°40'04" East 21.23 feet, more or less, to a point on said North right-of-way; thence North 88°38'04" West, coincident with said right-of-way, 15.01 feet to the TRUE POINT OF BEGINNING and containing 113 square feet of land.

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR



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

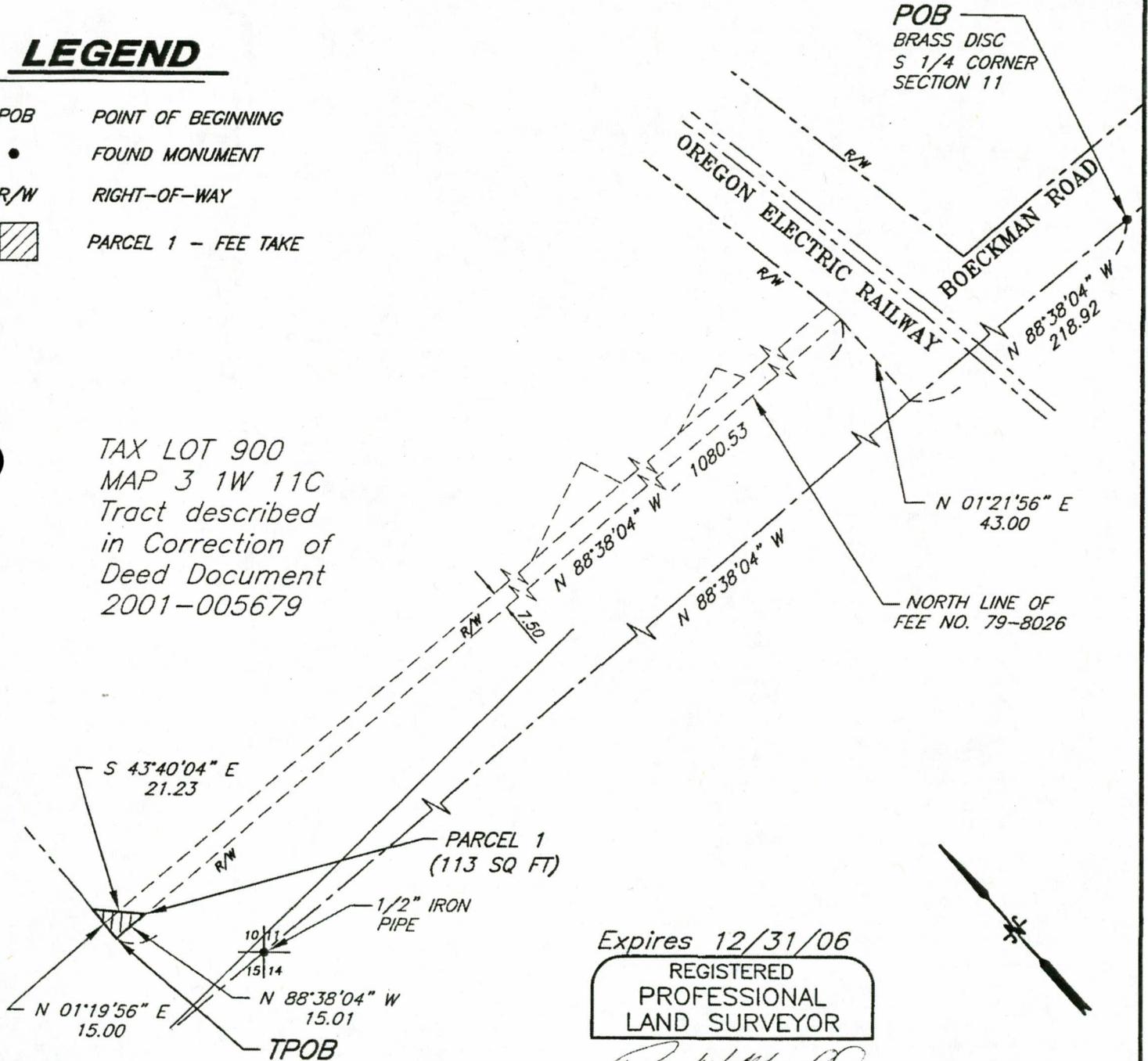
FEE TAKE

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 Correction of
Deed Document
2001-005679



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:
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EXHIBIT A

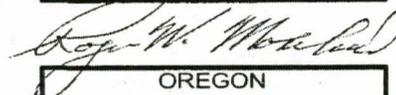
PARCEL 3 – PUBLIC UTILITY EASEMENT

A public utility easement, 7.50 in width, situated in that tract of land described in Clackamas County 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 public utility easement 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 218.92 feet from said disc; 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 North 88°38'04" West, coincident with said right-of-way, 1080.53 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 North 01°19'56" East, coincident with said East line, 7.50 feet; thence South 88°38'04" East, parallel with said North right-of-way, 1079.17 feet, more or less, to a point on the easterly boundary of the aforementioned described tract defined by a 2839.93 foot radius curve concave to the southwest (the radius point bears South 81°00'50" West); thence southwesterly 7.62 feet along the arc of said curve, through a central angle of 00°09'14" (the chord bears South 08°54'33" East 7.62 feet to the TRUE POINT OF BEGINNING and containing 8,099 square feet of land.

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

EXHIBIT A

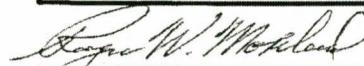
PARCEL 2 – SLOPE EASEMENT

A slope easement, 7.50 in width, situated in that tract of land described in Clackamas County 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 slope easement 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 218.92 feet from said disc; 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 North 88°38'04" West, coincident with said right-of-way, 1080.53 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 North 01°19'56" East, coincident with said East line, 7.50 feet; thence South 88°38'04" East, parallel with said North right-of-way, 1079.17 feet, more or less, to a point on the easterly boundary of the aforementioned described tract defined by a 2839.93 foot radius curve concave to the southwest (the radius point bears South 81°00'50" West); thence southeasterly 7.62 feet along the arc of said curve, through a central angle of 00°09'14" (the chord bears South 08°54'33" East 7.62 feet to the TRUE POINT OF BEGINNING and containing 8,099 square feet of land.

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

EXHIBIT "B"

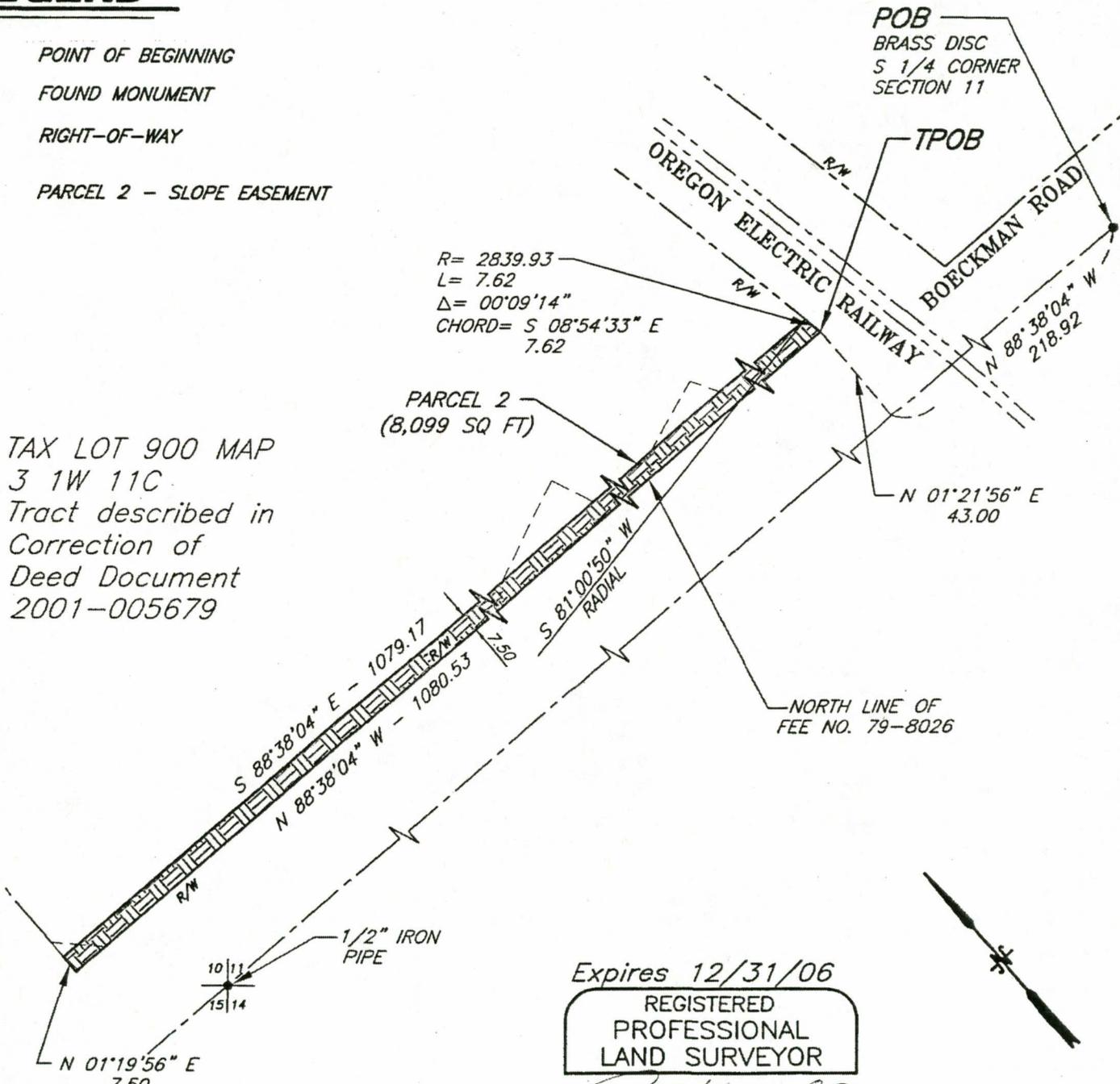
SLOPE EASEMENT

Located within the 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
Correction of
Deed Document
2001-005679



Expires 12/31/06
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger W. Moreland
OREGON
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Prepared for:
The CITY of WILSONVILLE

PLAN
Scale: 1"=60'

04/05/05
02.625.1119

CONSTRUCTION EASEMENT
PARCEL 4 - 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.

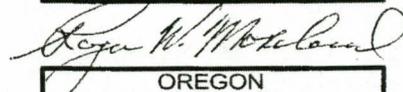
CONSTRUCTION EASEMENT
PARCEL 5 - WEST EASEMENT

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 407 square feet of land.

Expires 12/31/06

REGISTERED
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OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

EXHIBIT "B"

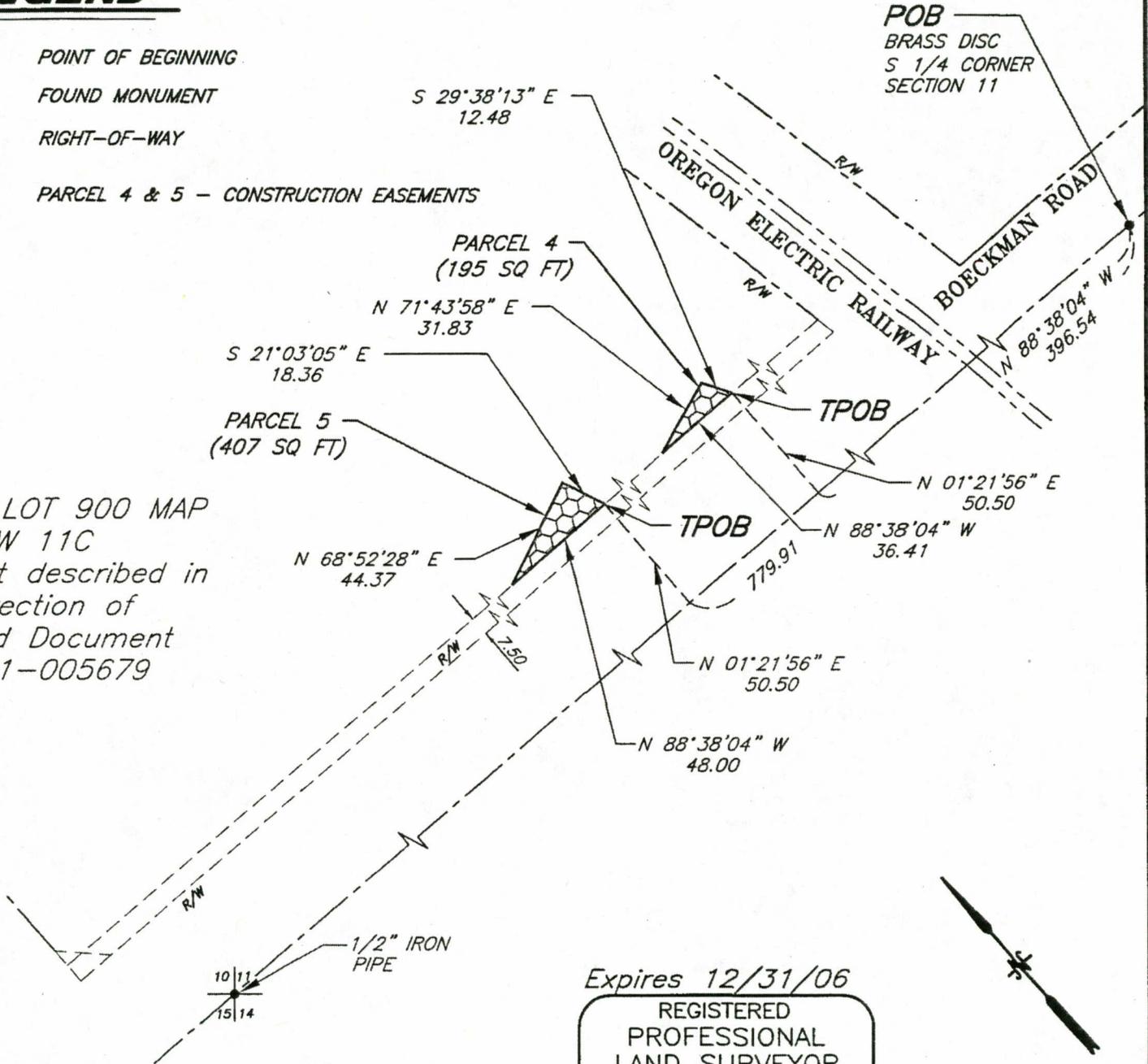
CONSTRUCTION EASEMENTS

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 4 & 5 - CONSTRUCTION EASEMENTS

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



Expires 12/31/06
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger W. Moreland
OREGON
AUGUST 22, 1975
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PLAN
Scale: 1"=60'

Prepared by:
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Prepared for:
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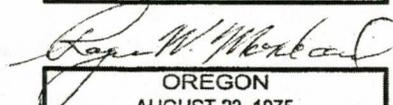
EXHIBIT A
PARCEL 1 - FEE TAKE

A tract of land, 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 a brass disc monumenting the South 1/4 corner of Section 11 of said Township and Range, thence South 88°49'47" East 78.07 feet, more or less, to the intersection of the centerline of Boeckman Road with the monumented centerline of 95th Avenue; thence North 01°33'50" East 626.67 feet to a 2-1/2 inch brass disc stamped PLS 1332, said disc monuments the centerline point of curve of 95th 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 95th Avenue; thence South 01°33'50" West, coincident with said East right-of Way, 535.65 feet at the TRUE POINT OF BEGINNING; thence continuing South 01°33'50" West 7.63 feet to the point of curve of a 38.00 foot radius curve left; thence southeasterly 38.15 feet along the arc of said curve, through a central angle of 57°31'10" (the long chord bears South 27°11'45" East 36.57 feet) to the end of curve on the northerly right-of-way of Boeckman Road; thence South 88°49'47" East, coincident with said right-of-way, 59.45 feet; thence leaving said right-of-way, North 01°10'13" East 3.00 feet; thence North 88°49'47" West 53.61 feet; thence North 37°51'50" West 28.98 feet; thence North 01°34'01" East 14.26 feet; thence North 88°25'59" West 5.01 feet to the TRUE POINT OF BEGINNING and containing 455 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
04-01-05

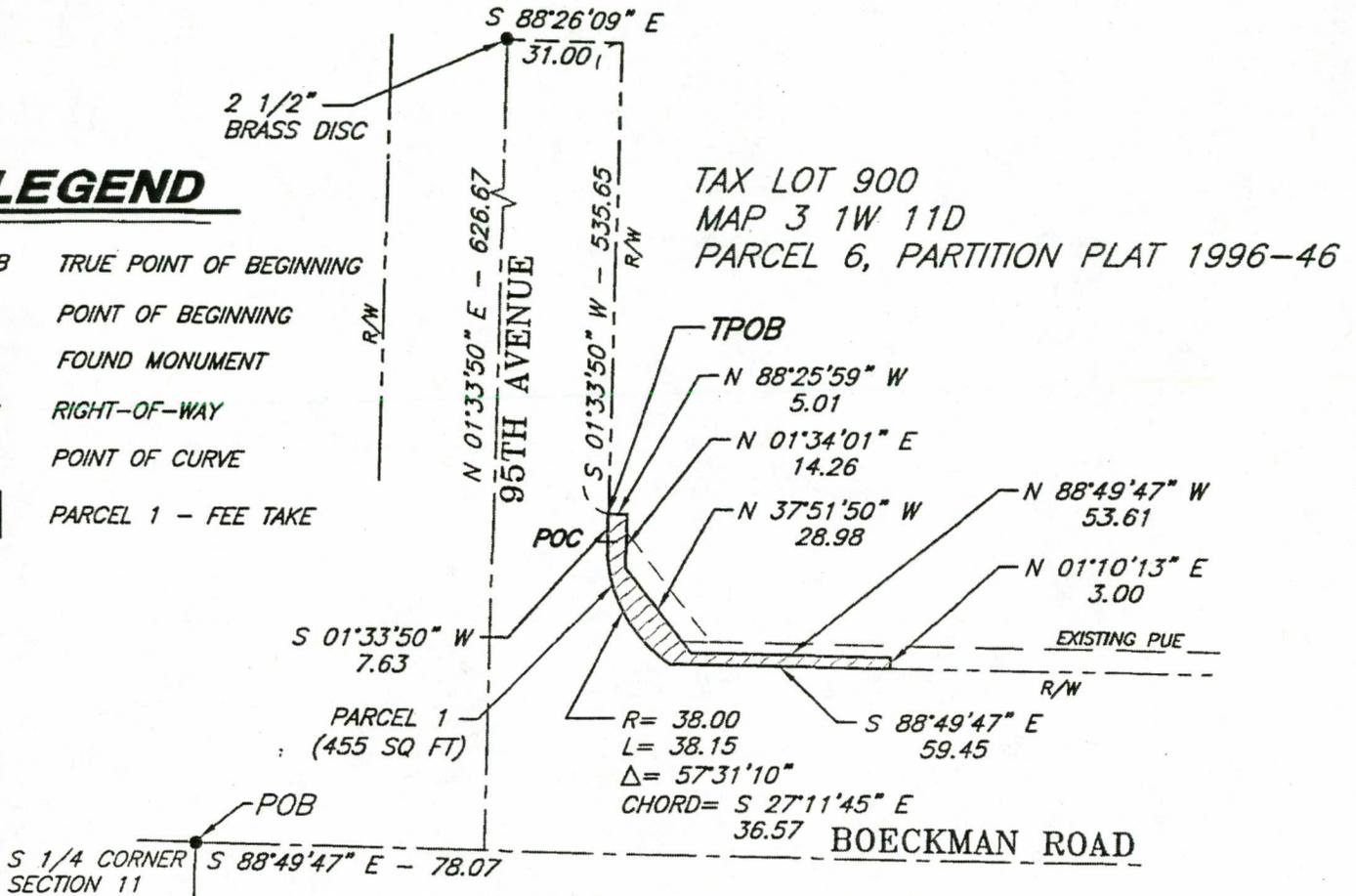
EXHIBIT "B"

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



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'

04/05/05

02.625.1119

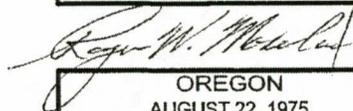
EXHIBIT A
PARCEL 2 – PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet 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 public utility 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, thence South 88°49'47" East 78.07 feet, more or less, to the intersection of the centerline of Boeckman Road with the monumented centerline of 95th Avenue; thence North 01°33'50" East 626.67 feet to a 2-1/2 inch brass disc stamped PLS 1332, said disc monuments the centerline point of curve of 95th 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 95th Avenue; thence South 01°33'50" West, coincident with said East right-of-way, 535.65 feet; thence leaving said right-of-way, South 88°25'59" East 5.00 feet; thence South 01°34'01" West 4.81 feet to the TRUE POINT OF BEGINNING; thence South 37°51'50" East 37.28 feet; thence North 88°49'47" West 7.73 feet; thence North 37°51'50" West 25.11 feet; thence North 01°34'01" East 9.45 feet to the TRUE POINT OF BEGINNING and containing 187 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 PUE
04-06-05

EXHIBIT "B"

PUBLIC UTILITY 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

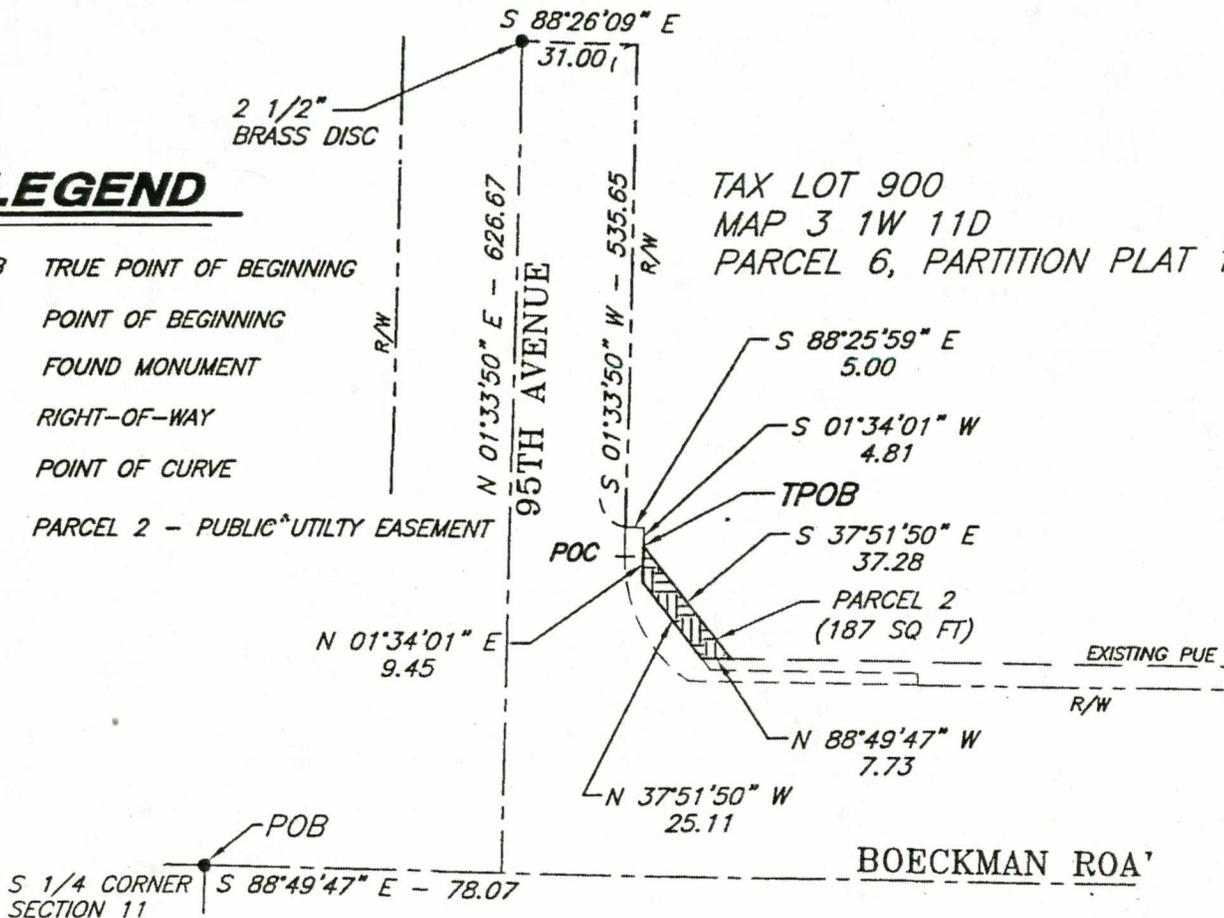
POC POINT OF CURVE

 PARCEL 2 - PUBLIC UTILITY 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:
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WILSONVILLE, OREGON 97070
PHONE: (503) 682-2450

Prepared for:
The CITY of WILSONVILLE

04/06/05

02.625.1119

EXHIBIT A

PARCEL 1 - FEE TAKE

A tract of land, variable in width, situated in the SW 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 3-1/2 inch bronze disc monumenting the South one-quarter corner of Section 10 in said Township and Range from which the Section Corner common to Sections 9, 10, 15 and 16 bears North 88°34'11" West; thence North 88°34'11" West from said one-quarter corner, coincident with the South Section line, 849.26 feet to a point on the right-of-way centerline of Westfall Road (C.R. 355); thence North 01°25'49" East 20.00 feet to the intersection of the North right-of-way line of Westfall Road with the easterly boundary line of that tract of land identified as Parcel II and described in Clackamas County Clerks Document 84-42663 and the TRUE POINT OF BEGINNING; thence North 88°34'11" West, coincident with said North right-of-way, 275.53 feet to its point of intersection with the easterly right-of way of Grahams Ferry Road (C.R. 13), said right-of way being situated easterly in direction a perpendicular distance of 20.00 feet from the centerline of said road; thence North 21°18'42" East, coincident with said easterly right-of-way, 144.66 feet, more or less, to the North boundary line of the aforementioned described tract; thence South 88°34'11" East 19.67 feet, along said North boundary line to a point which bears easterly in direction, a perpendicular distance of 18.50 feet from the easterly right-of-way of Grahams Ferry Road, thence leaving said North boundary line, South 21°18'42" West, parallel with said right-of-way, 82.42 feet; thence South 33°36'57" East 48.90 feet to a point which bears northerly in direction, a perpendicular distance of 18.50 feet from the North right-of-way line of Westfall Road; thence South 88° 34'11" East, parallel with said North right-of-way, 207.90 feet, more or less, to the easterly boundary line of said described tract, thence South 05°23'57" West 18.54 feet to the TRUE POINT OF BEGINNING and containing 8,211 square feet of land.

Expires 12/31/06

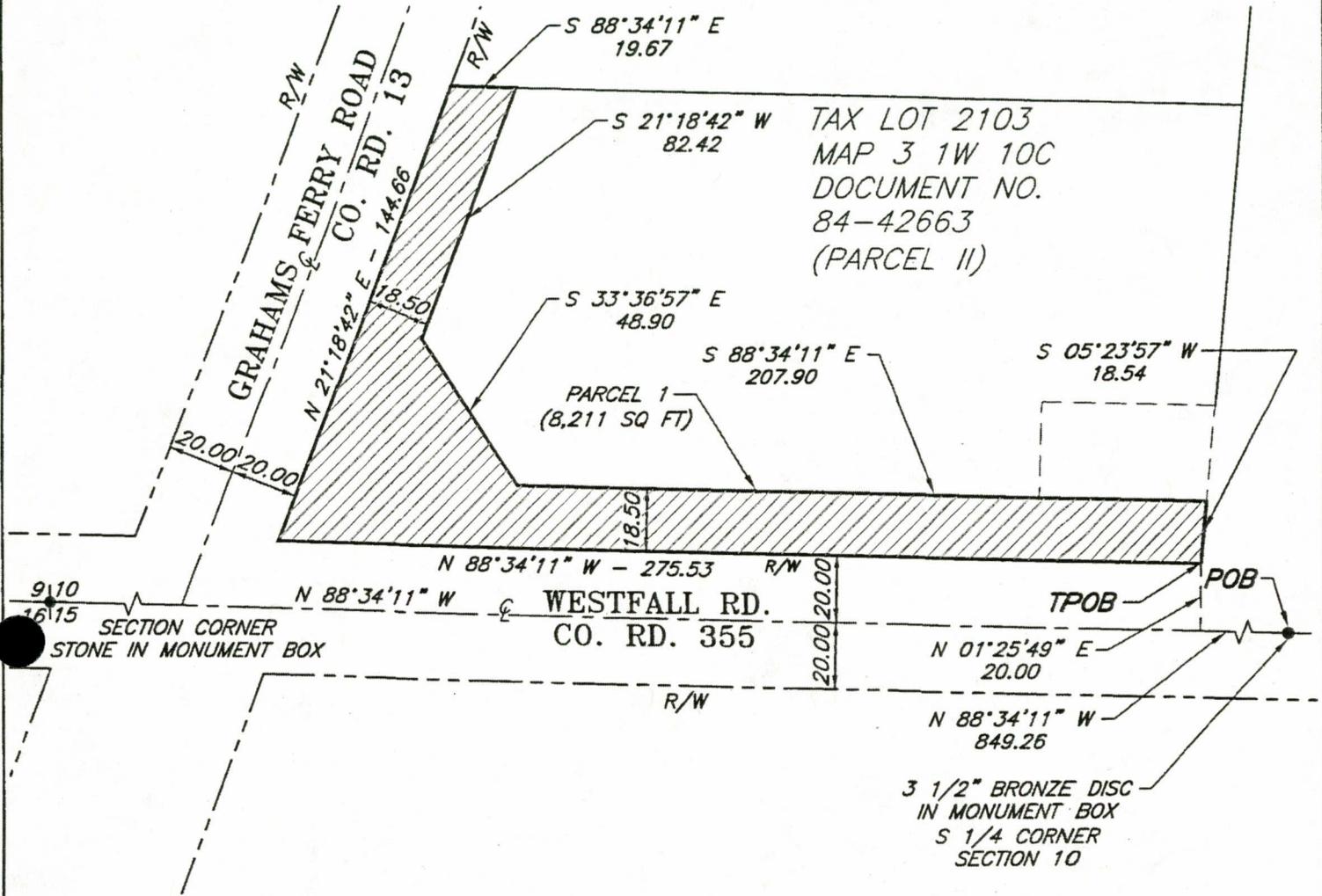
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXHIBIT "B"

FEE TAKE

Located within the SW 1/4 of Section 10,
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 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"=50'

Prepared by:
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PHONE: (503) 682-2450

Prepared for:
The CITY of WILSONVILLE

02/25/05

02.625.1119

EXHIBIT A

PARCEL 2- CONSTRUCTION EASEMENT

A construction easement, variable in width, situated in the SW 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 3-1/2 inch bronze disc monumenting the South one-quarter corner of Section 10 in said Township and Range from which the Section Corner common to Sections 9, 10, 15 and 16 bears North 88°34'11" West; thence North 88°34'11" West from said one-quarter corner, coincident with the South Section line, 849.26 feet to a point on the right-of-way centerline of Westfall Road (C.R. 355); thence North 01°25'49" East 20.00 feet to the intersection of the North right-of-way line of Westfall Road with the easterly boundary line of that tract of land identified as Parcel II and described in Clackamas County Clerks Document 84-42663; thence North 05°23'57" East, coincident with said easterly boundary line, 18.54 feet to the TRUE POINT OF BEGINNING; thence continuing North 05°23'57" East, coincident with said boundary line, 28.57 feet to a point which bears northerly in direction, a perpendicular distance of 67.00 feet from the aforementioned South Section line; thence North 88°34'11" West, parallel with said Section line, 51.98 feet; thence South 01°25'49" West 28.50 feet to a point which bears northerly in direction, a perpendicular distance of 38.50 feet from said Section line; thence South 88°34'11" East 50.00 feet to the TRUE POINT OF BEGINNING and containing 1,453 square feet of land.

Expires 12/31/06

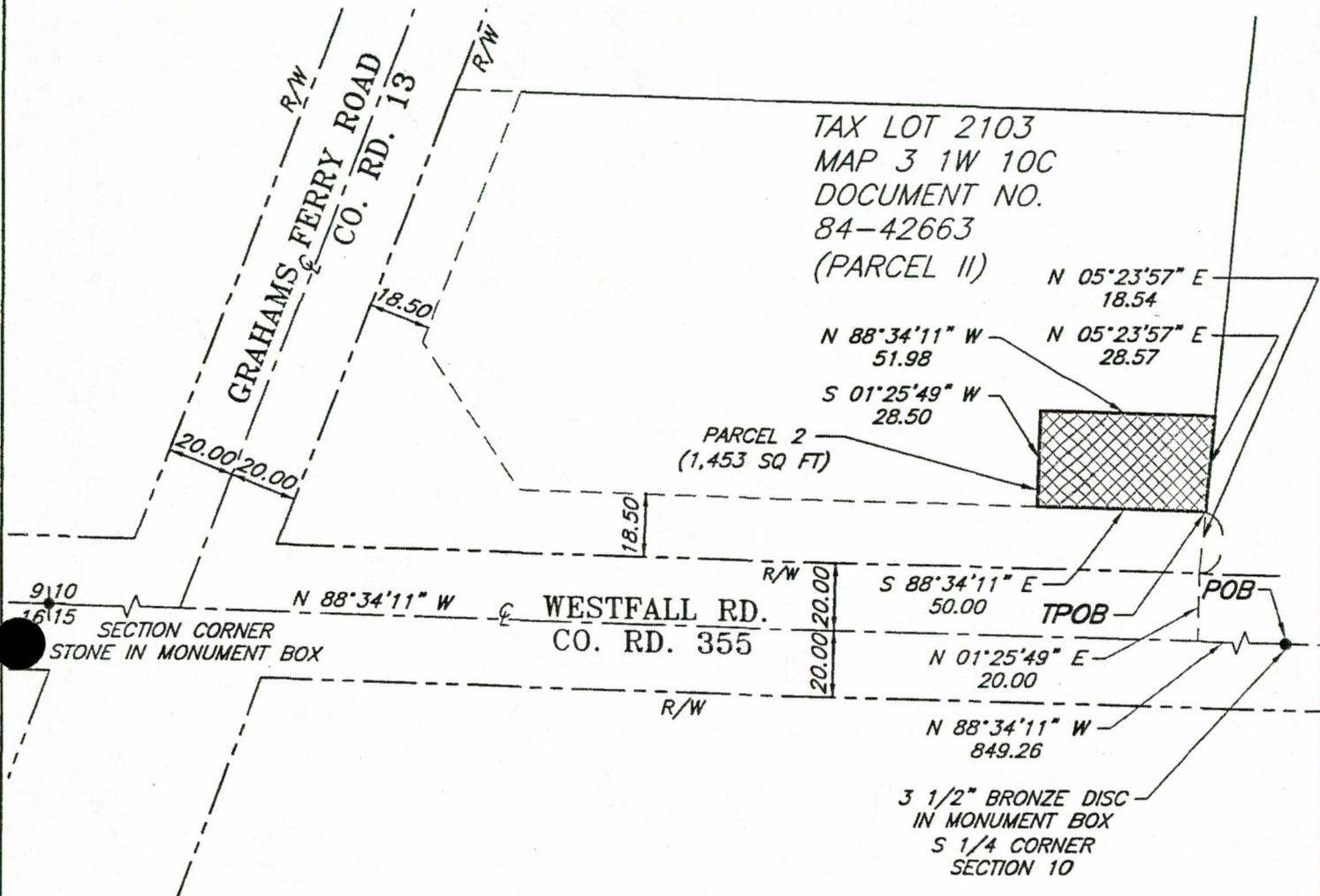
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

625 3 1W 10C TL 2103 const
02-25-05

EXHIBIT "B"

CONSTRUCTION EASEMENT
Located within the SW 1/4 of Section 10,
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 2 - CONSTRUCTION EASEMENT

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033



PLAN

Scale: 1"=50'

Prepared by:
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ASSOCIATES, INC.**
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WILSONVILLE, OREGON 97070
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Prepared for:
The CITY of WILSONVILLE

02/25/05

02.625.1119



30000 SW Town Center Loop E
 Wilsonville, Oregon 97070
 (503) 682-1011
 (503) 682-1015 Fax
 (503) 682-0843 TDD

**COMMUNITY DEVELOPMENT DEPARTMENT
 STAFF REPORT**

DATE: April 18, 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 as identified in revised legal descriptions previously authorized by URA 122, and the early acquisition of right of way from tax lot 3S-1W-10C #2103 in Phase 2 of the Boeckman Road extension project

Summary: Acquisition of street right-of-way, permanent easements, and temporary construction easements for Phase 1 was authorized by Urban Renewal Agency Resolution 122 on January 18, 2005. Minor engineering changes have resulted in revisions to the previously authorized legal descriptions. These revised legal descriptions are reflected in Exhibits 1 through 8.

Tax lot 3S-1W-10C #2103 lies in Phase 2 of the Boeckman Road extension at the northeast corner of Grahams Ferry Road and Tooze Road. Phase 2 property interest is scheduled to be acquired at a future date as funding becomes available. This tax lot is to be developed in the immediate future with an approximately 3,000 SF house, a septic system, and a brick pilaster and wrought iron fence. Early acquisition of the 8,211 SF of right of way and 1,453 SF temporary construction easement needed from this property for the Boeckman Road extension Phase 2 would prevent improvements from being built in the future Boeckman Road right of way, and preclude the necessity of acquiring costly improvements in the future. This property is identified in Exhibits 9 and 10.

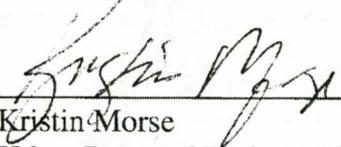
Tax Map	Lot	Owner	Acquisition Areas in Square Feet			
			Fee Take	Perm. Easement	Temp. Easement	Exhibit # to Resolution
3 1W 14A	2200	Portland General Electric	4,486	-0-	8,922	1, 2
3 1W 11C	900	Madrona Watumull	113	8,099	602	3, 4, 5, 6
3 1W 11D	900	Zenitram Properties, LLC	455	187		7, 8
3 1W 10C	2103	Richard & Pamela Evans	8,211		1,453	9, 10
TOTAL ACQUISITION AREA IN SQ. FT.			13,265	8286	10,977	



Recommendation: Staff recommends the Agency Board adopt a resolution authorizing acquisition of the property interest identified above for 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 from 95th to 110th.

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

4-18-05

Date

EXHIBIT A

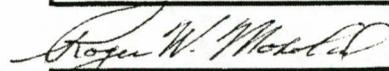
PARCEL 1 - FEE TAKE

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; 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°49'47" East, parallel with the South right-of-way of Boeckman Road per said Partition Plat, 35.59 feet to the TRUE POINT OF BEGINNING; thence continuing South 88°49'47" East on said South right-of-way, 545.00 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°37'28" East 56.77 feet) to the point of tangency on the West right-of-way of Boberg Road; thence South 01°34'51" West, coincident with said right-of-way, 1.74 feet; thence leaving said right-of-way, North 37°04'52" West 43.97 feet; thence North 88°49'47" West, parallel with the aforementioned South right-of-way of Boeckman Road, 550.31 feet; thence North 43°38'47" West 10.57 feet to the TRUE POINT OF BEGINNING and containing 4,486 square feet of land.

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR

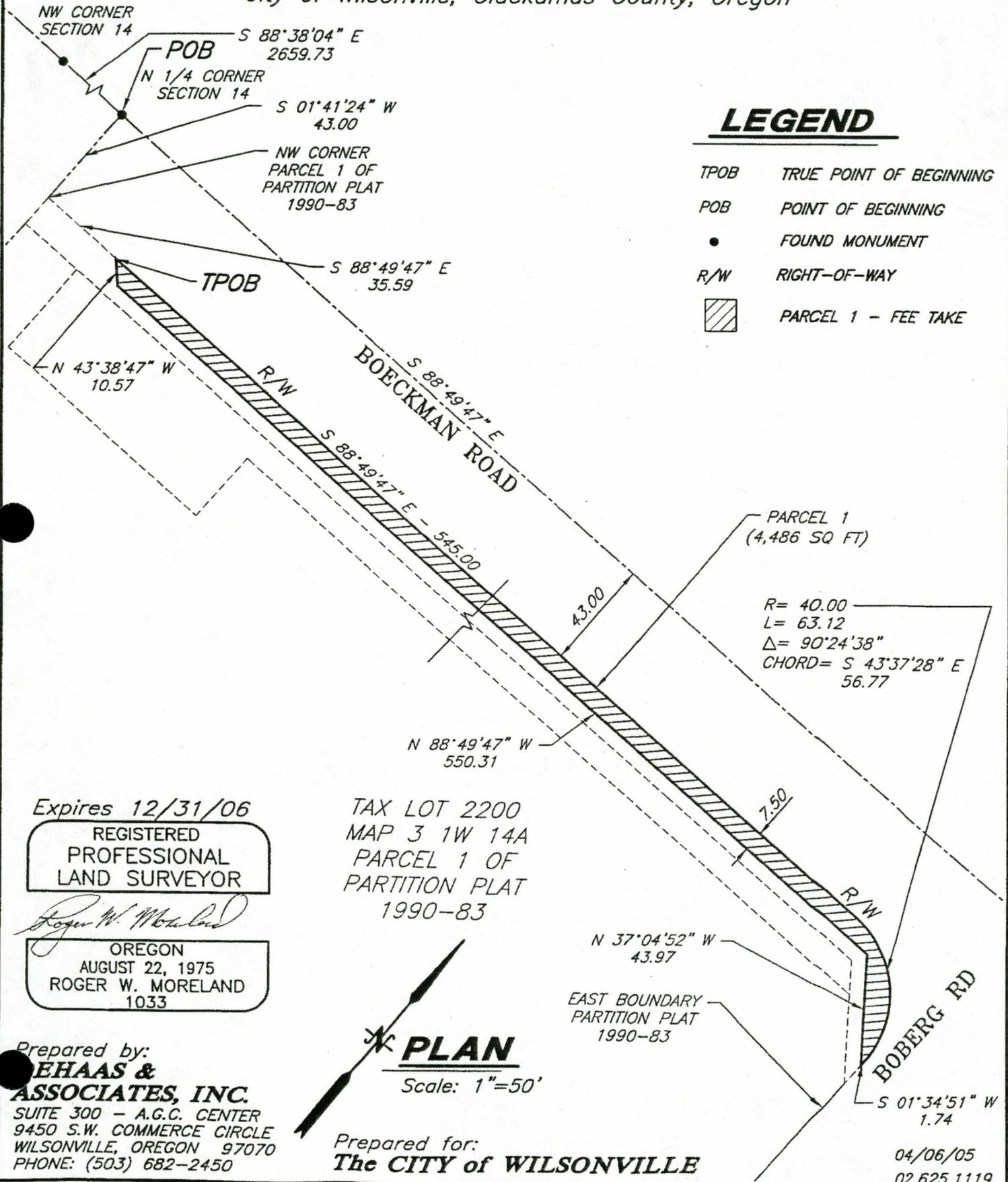


OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

EXHIBIT "B"

FEE TAKE

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



Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger W. Moreland

OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

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

PLAN

Scale: 1"=50'

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

Prepared for:
The CITY of WILSONVILLE

04/06/05
02.625.1119

EXHIBIT A

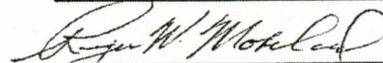
PARCEL 3 – TEMPORARY CONSTRUCTION EASEMENT

A temporary 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 temporary 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 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 continuing South 01°41'24" West, coincident with the West line of said Parcel 1, a distance of 13.50 feet to a point which bears southerly in direction a perpendicular distance of 56.50 feet from the centerline of Boeckman Road; thence South 88°49'47" East 26.94 feet, parallel with the centerline of Boeckman Road to the TRUE POINT OF BEGINNING; thence continuing South 88°49'47" East 563.63 feet; thence South 37°04'52" East 13.37 feet to a point that bears southerly in direction a perpendicular distance of 67.00 feet from said centerline of Boeckman Road; thence North 88°49'47" West, parallel with said centerline, 473.21 feet thence South 01°10'13" West 30.00 feet; thence North 88°49'47" West 98.70 feet; thence North 01°10'13" East 40.50 feet to the TRUE POINT OF BEGINNING and containing 8,922 square feet of land.

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR

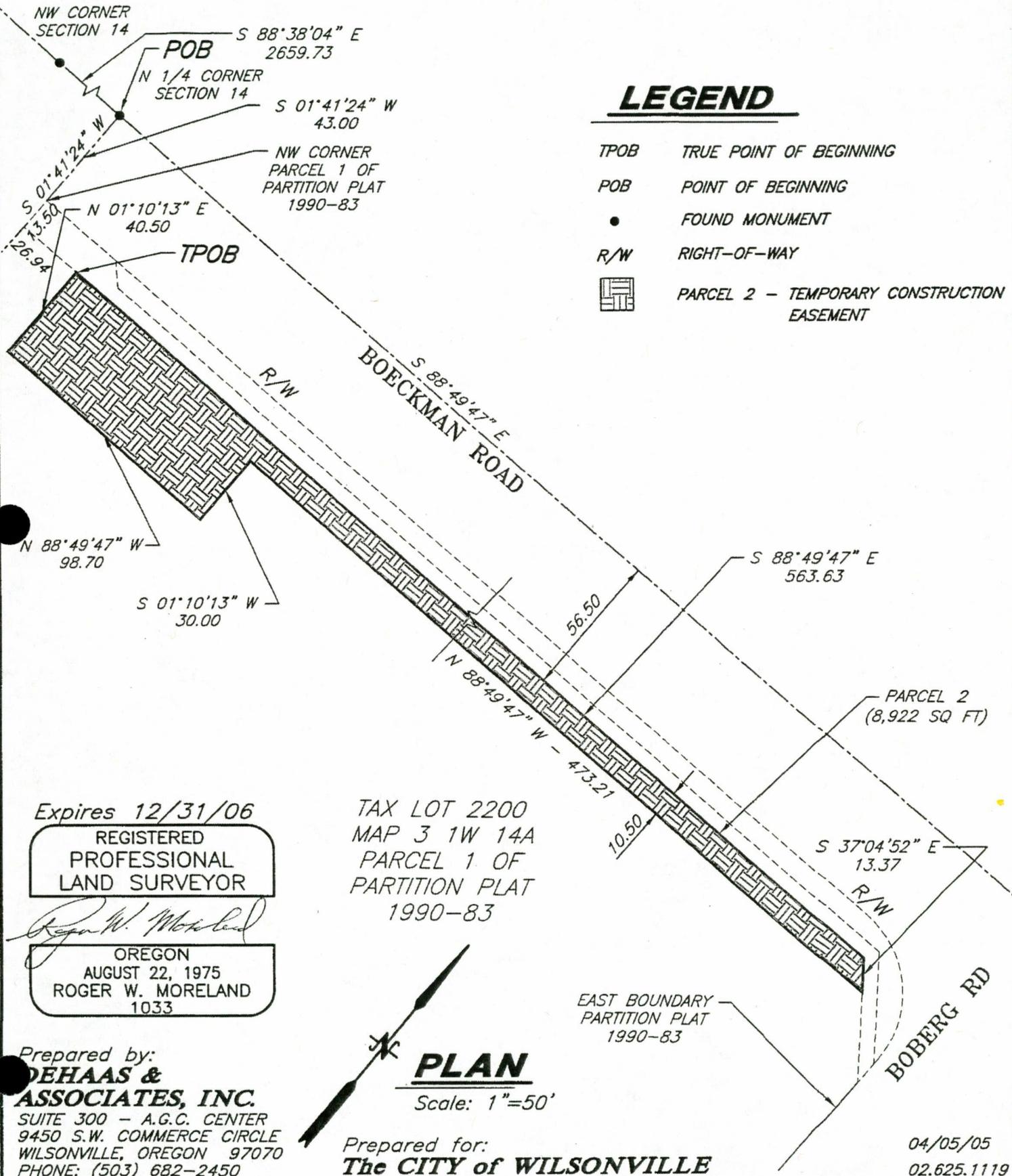


OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

EXHIBIT "B"

TEMPORARY 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



LEGEND

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

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger W. Moreland

OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

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

EAST BOUNDARY
PARTITION PLAT
1990-83



PLAN

Scale: 1"=50'

Prepared by:
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Prepared for:
The CITY of WILSONVILLE

04/05/05
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EXHIBIT A

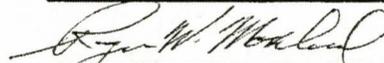
PARCEL 1 – FEE TAKE

A tract of land, variable in width, situated in that tract of land described in Clackamas County 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 218.92 feet from said disc; 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; thence North 88°38'04" West, coincident with said right-of-way, 1080.53 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 and the TRUE POINT OF BEGINNING; thence North 01°19'56" East, coincident with said East line, 15.00 feet; thence South 43°40'04" East 21.23 feet, more or less, to a point on said North right-of-way; thence North 88°38'04" West, coincident with said right-of-way, 15.01 feet to the TRUE POINT OF BEGINNING and containing 113 square feet of land.

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

EXHIBIT "B"

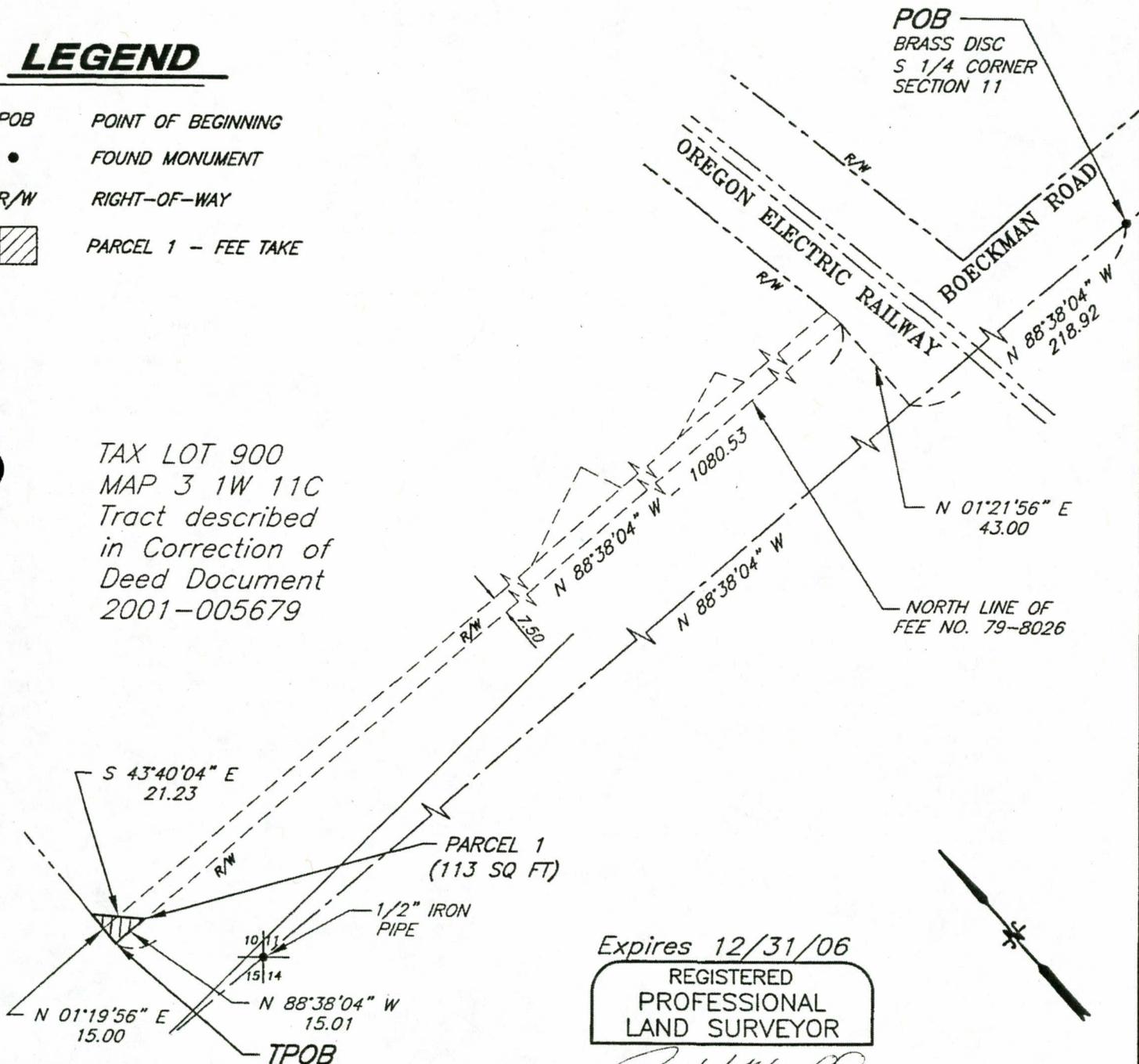
FEE TAKE

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 Correction of
Deed Document
2001-005679



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:
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PHONE: (503) 682-2450

Prepared for:
The CITY of WILSONVILLE

04/05/05
02.625.1119

EXHIBIT A

PARCEL 3 – PUBLIC UTILITY EASEMENT

A public utility easement, 7.50 in width, situated in that tract of land described in Clackamas County 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 public utility easement 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 218.92 feet from said disc; 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 North 88°38'04" West, coincident with said right-of-way, 1080.53 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 North 01°19'56" East, coincident with said East line, 7.50 feet; thence South 88°38'04" East, parallel with said North right-of-way, 1079.17 feet, more or less, to a point on the easterly boundary of the aforementioned described tract defined by a 2839.93 foot radius curve concave to the southwest (the radius point bears South 81°00'50" West); thence southwesterly 7.62 feet along the arc of said curve, through a central angle of 00°09'14" (the chord bears South 08°54'33" East 7.62 feet to the TRUE POINT OF BEGINNING and containing 8,099 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"

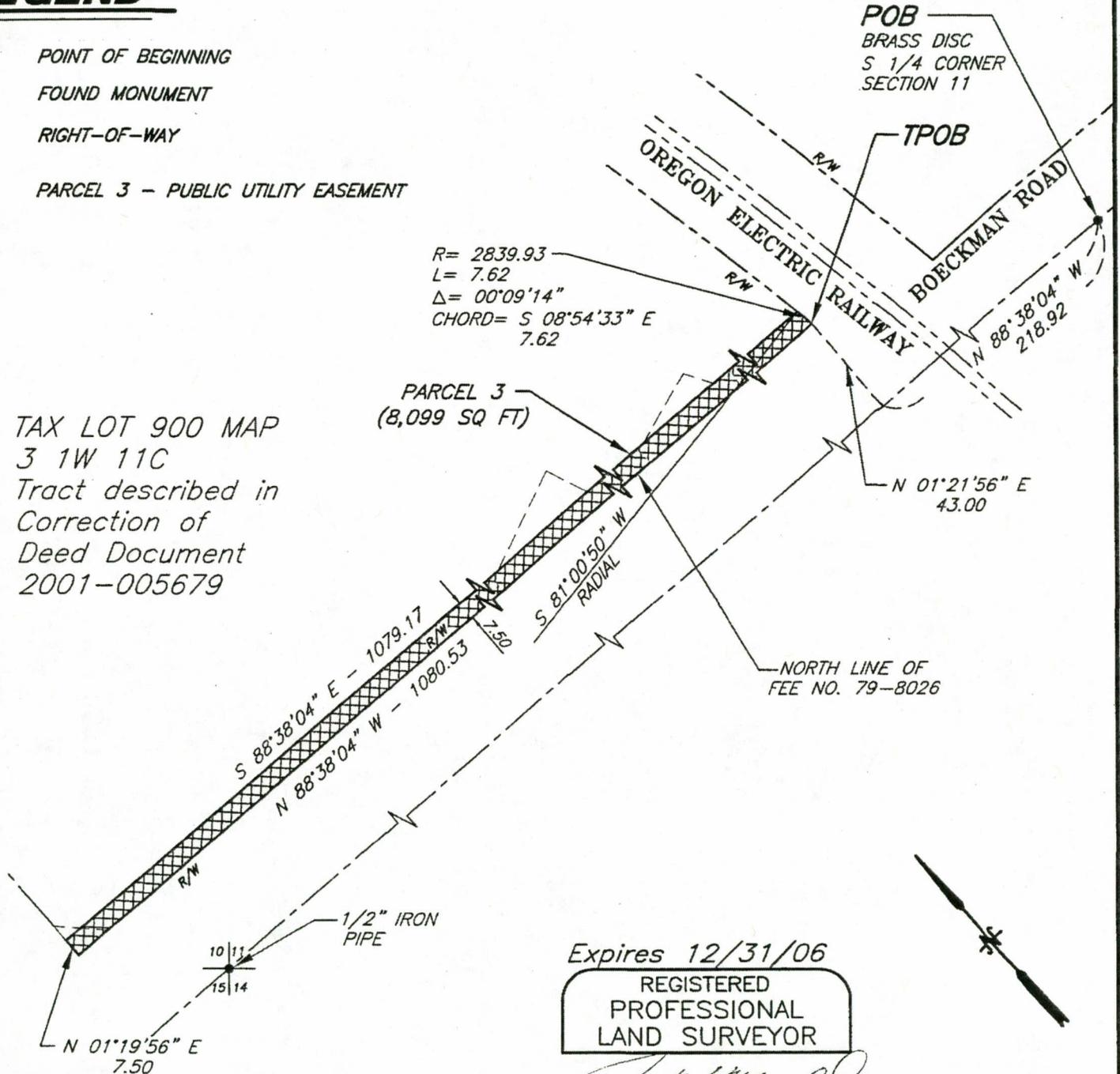
PUBLIC UTILITY EASEMENT

Located within the 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 - PUBLIC UTILITY EASEMENT

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



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:
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Prepared for:
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04/05/05

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EXHIBIT A

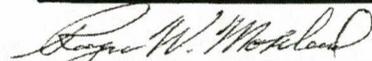
PARCEL 2 – SLOPE EASEMENT

A slope easement, 7.50 in width, situated in that tract of land described in Clackamas County 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 slope easement 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 218.92 feet from said disc; 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 North 88°38'04" West, coincident with said right-of-way, 1080.53 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 North 01°19'56" East, coincident with said East line, 7.50 feet; thence South 88°38'04" East, parallel with said North right-of-way, 1079.17 feet, more or less, to a point on the easterly boundary of the aforementioned described tract defined by a 2839.93 foot radius curve concave to the southwest (the radius point bears South 81°00'50" West); thence southeasterly 7.62 feet along the arc of said curve, through a central angle of 00°09'14" (the chord bears South 08°54'33" East 7.62 feet to the TRUE POINT OF BEGINNING and containing 8,099 square feet of land.

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

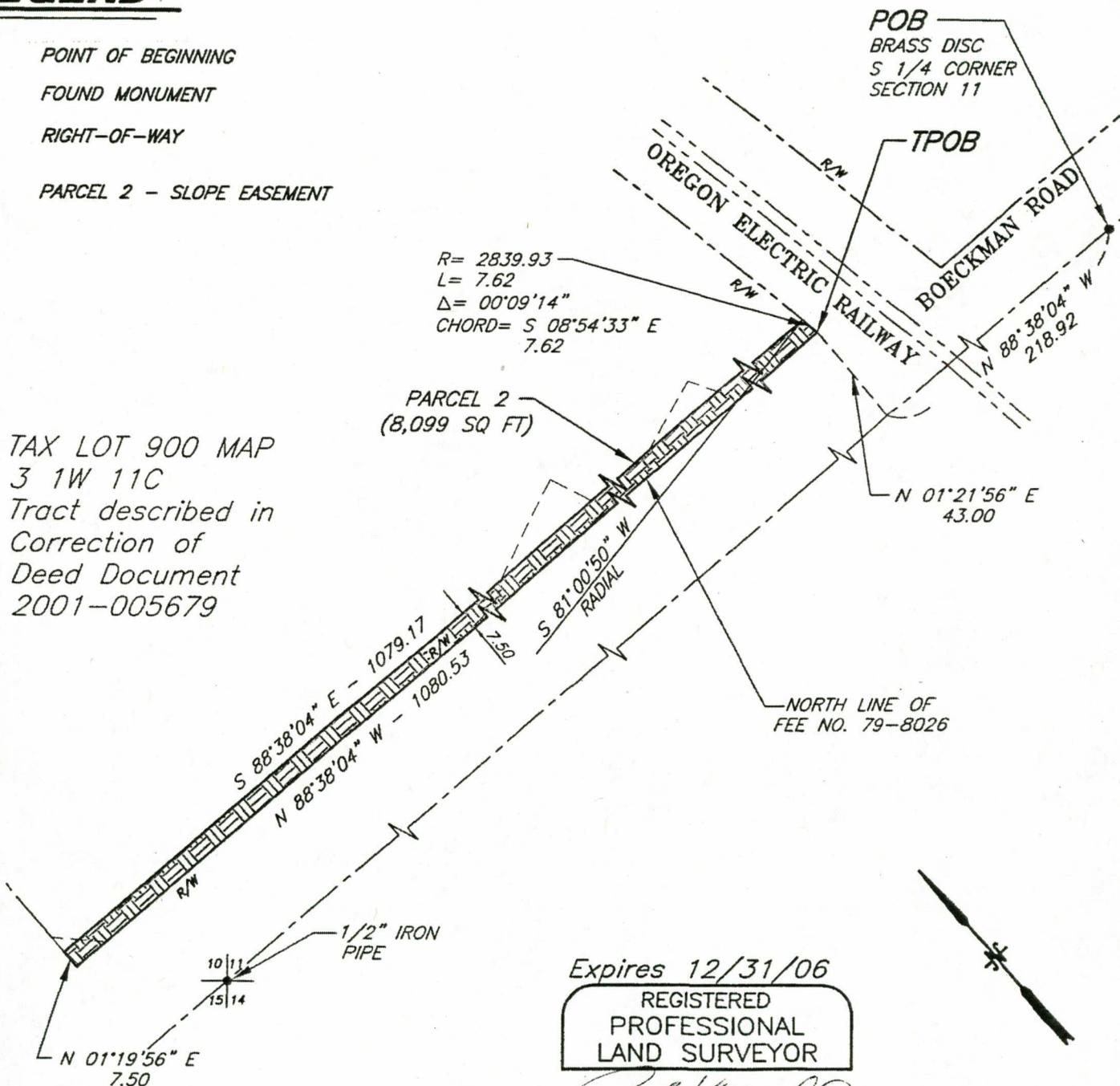
EXHIBIT "B"

SLOPE EASEMENT

Located within the 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
Correction of
Deed Document
2001-005679

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

Prepared for:
The CITY of WILSONVILLE

04/05/05
02.625.1119

CONSTRUCTION EASEMENT
PARCEL 4 - 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.

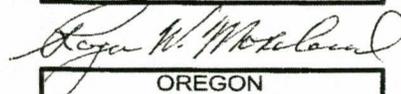
CONSTRUCTION EASEMENT
PARCEL 5 - WEST EASEMENT

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 407 square feet of land.

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

325 3 1W 11C TL 900 East-West Const. Easement
04-05-05

EXHIBIT "B"

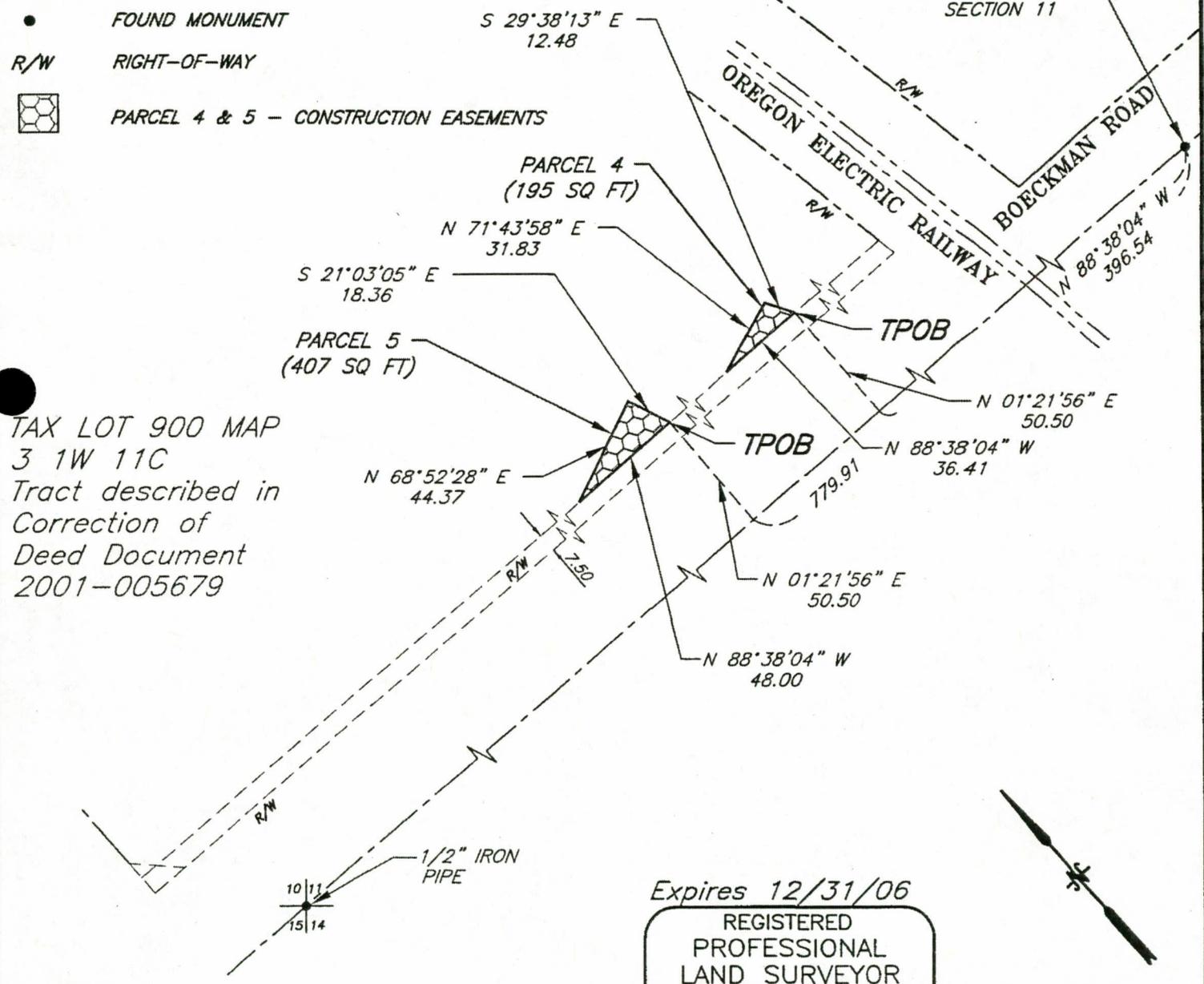
CONSTRUCTION EASEMENTS

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 4 & 5 - CONSTRUCTION EASEMENTS

POB
BRASS DISC
S 1/4 CORNER
SECTION 11



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

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:
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Prepared for:
The CITY of WILSONVILLE

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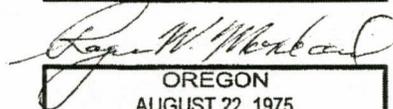
EXHIBIT A
PARCEL 1 - FEE TAKE

A tract of land, 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 a brass disc monumenting the South 1/4 corner of Section 11 of said Township and Range, thence South 88°49'47" East 78.07 feet, more or less, to the intersection of the centerline of Boeckman Road with the monumented centerline of 95th Avenue; thence North 01°33'50" East 626.67 feet to a 2-1/2 inch brass disc stamped PLS 1332, said disc monuments the centerline point of curve of 95th 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 95th Avenue; thence South 01°33'50" West, coincident with said East right-of Way, 535.65 feet at the TRUE POINT OF BEGINNING; thence continuing South 01°33'50" West 7.63 feet to the point of curve of a 38.00 foot radius curve left; thence southeasterly 38.15 feet along the arc of said curve, through a central angle of 57°31'10" (the long chord bears South 27°11'45" East 36.57 feet) to the end of curve on the northerly right-of-way of Boeckman Road; thence South 88°49'47" East, coincident with said right-of-way, 59.45 feet; thence leaving said right-of-way, North 01°10'13" East 3.00 feet; thence North 88°49'47" West 53.61 feet; thence North 37°51'50" West 28.98 feet; thence North 01°34'01" East 14.26 feet; thence North 88°25'59" West 5.01 feet to the TRUE POINT OF BEGINNING and containing 455 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
04-01-05

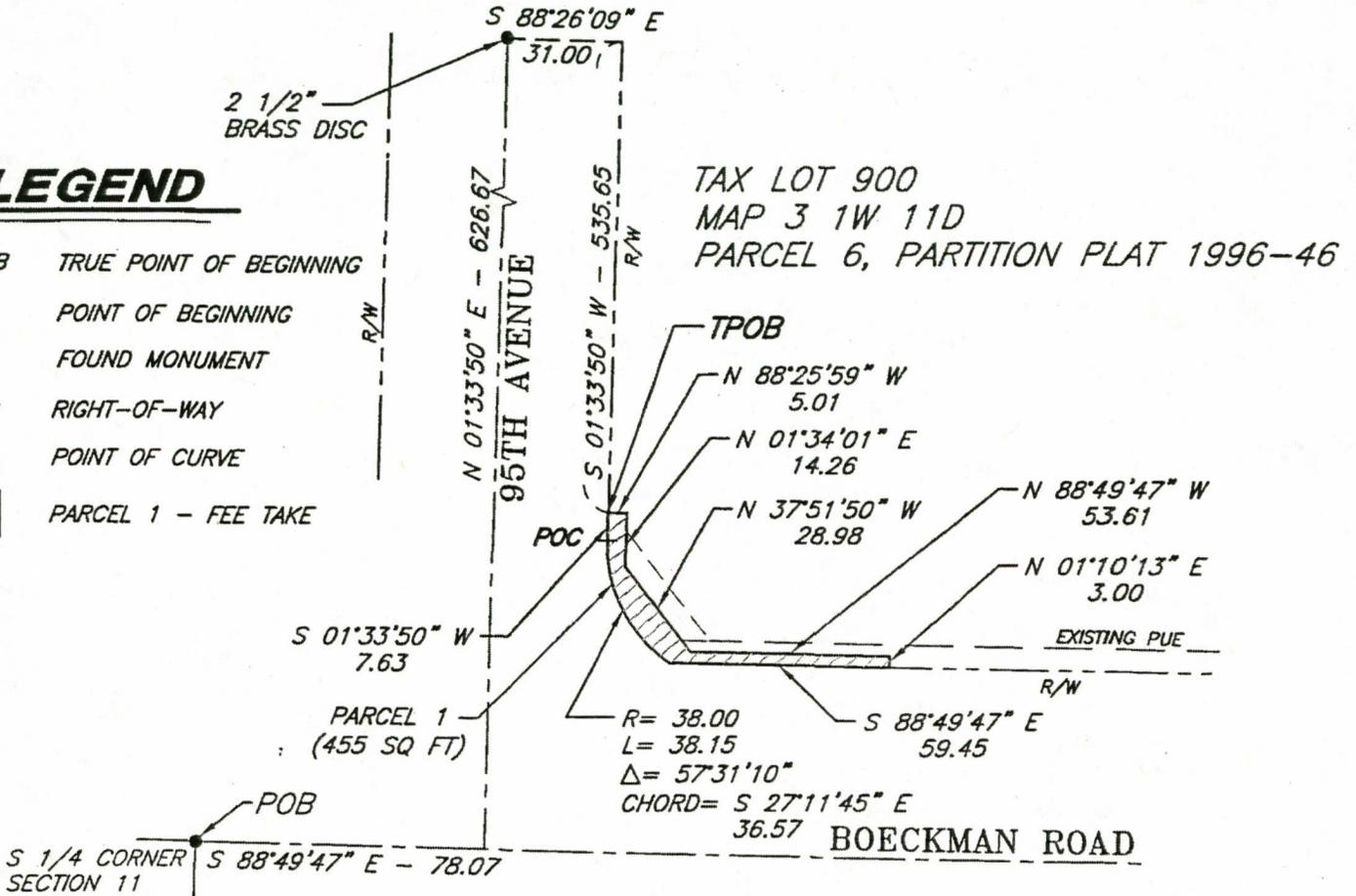
EXHIBIT "B"

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



Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger W. Moreland

OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033



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PHONE: (503) 682-2450

Prepared for:
The CITY of WILSONVILLE

PLAN

Scale: 1"=50'

04/05/05
02.625.1119

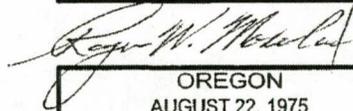
EXHIBIT A
PARCEL 2 – PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet 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 public utility 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, thence South 88°49'47" East 78.07 feet, more or less, to the intersection of the centerline of Boeckman Road with the monumented centerline of 95th Avenue; thence North 01°33'50" East 626.67 feet to a 2-1/2 inch brass disc stamped PLS 1332, said disc monuments the centerline point of curve of 95th 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 95th Avenue; thence South 01°33'50" West, coincident with said East right-of-way, 535.65 feet; thence leaving said right-of-way, South 88°25'59" East 5.00 feet; thence South 01°34'01" West 4.81 feet to the TRUE POINT OF BEGINNING; thence South 37°51'50" East 37.28 feet; thence North 88°49'47" West 7.73 feet; thence North 37°51'50" West 25.11 feet; thence North 01°34'01" East 9.45 feet to the TRUE POINT OF BEGINNING and containing 187 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 PUE
04-06-05

EXHIBIT "B"

PUBLIC UTILITY EASEMENT

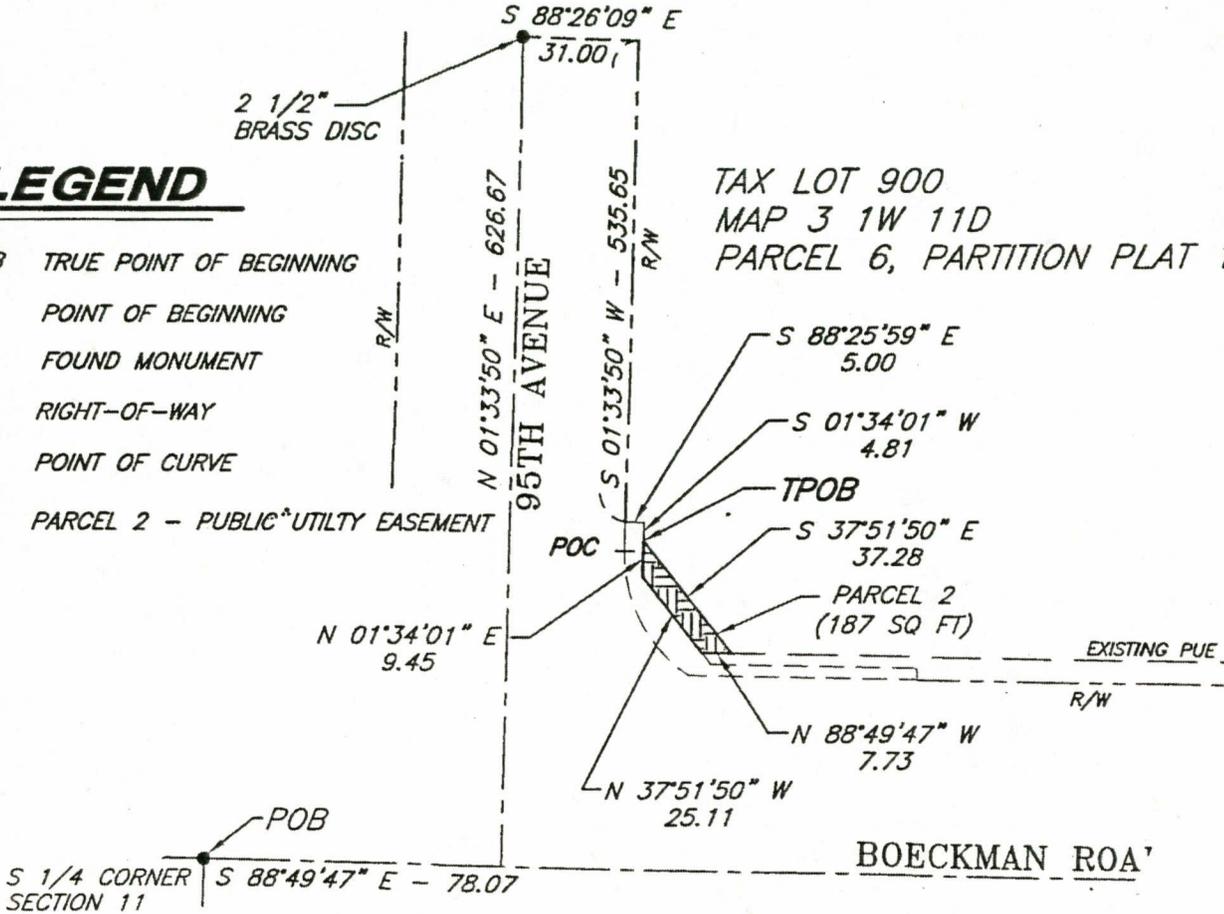
Located within the SE 1/4 of Section 11, Township 3 South,
Range 1 West, Willamette Meridian,
City of Wilsonville, Clackamas County, Oregon

LEGEND

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

 PARCEL 2 - PUBLIC UTILITY 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

Prepared for:
The CITY of WILSONVILLE



PLAN

Scale: 1"=50'

Prepared by:
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04/06/05
02.625.1119

EXHIBIT A

PARCEL 1 - FEE TAKE

A tract of land, variable in width, situated in the SW 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 3-1/2 inch bronze disc monumenting the South one-quarter corner of Section 10 in said Township and Range from which the Section Corner common to Sections 9, 10, 15 and 16 bears North 88°34'11" West; thence North 88°34'11" West from said one-quarter corner, coincident with the South Section line, 849.26 feet to a point on the right-of-way centerline of Westfall Road (C.R. 355); thence North 01°25'49" East 20.00 feet to the intersection of the North right-of-way line of Westfall Road with the easterly boundary line of that tract of land identified as Parcel II and described in Clackamas County Clerks Document 84-42663 and the TRUE POINT OF BEGINNING; thence North 88°34'11" West, coincident with said North right-of-way, 275.53 feet to its point of intersection with the easterly right-of way of Grahams Ferry Road (C.R. 13), said right-of way being situated easterly in direction a perpendicular distance of 20.00 feet from the centerline of said road; thence North 21°18'42" East, coincident with said easterly right-of-way, 144.66 feet, more or less, to the North boundary line of the aforementioned described tract; thence South 88°34'11" East 19.67 feet, along said North boundary line to a point which bears easterly in direction, a perpendicular distance of 18.50 feet from the easterly right-of-way of Grahams Ferry Road, thence leaving said North boundary line, South 21°18'42" West, parallel with said right-of-way, 82.42 feet; thence South 33°36'57" East 48.90 feet to a point which bears northerly in direction, a perpendicular distance of 18.50 feet from the North right-of-way line of Westfall Road; thence South 88° 34'11" East, parallel with said North right-of-way, 207.90 feet, more or less, to the easterly boundary line of said described tract, thence South 05°23'57" West 18.54 feet to the TRUE POINT OF BEGINNING and containing 8,211 square feet of land.

Expires 12/31/06

REGISTERED
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LAND SURVEYOR

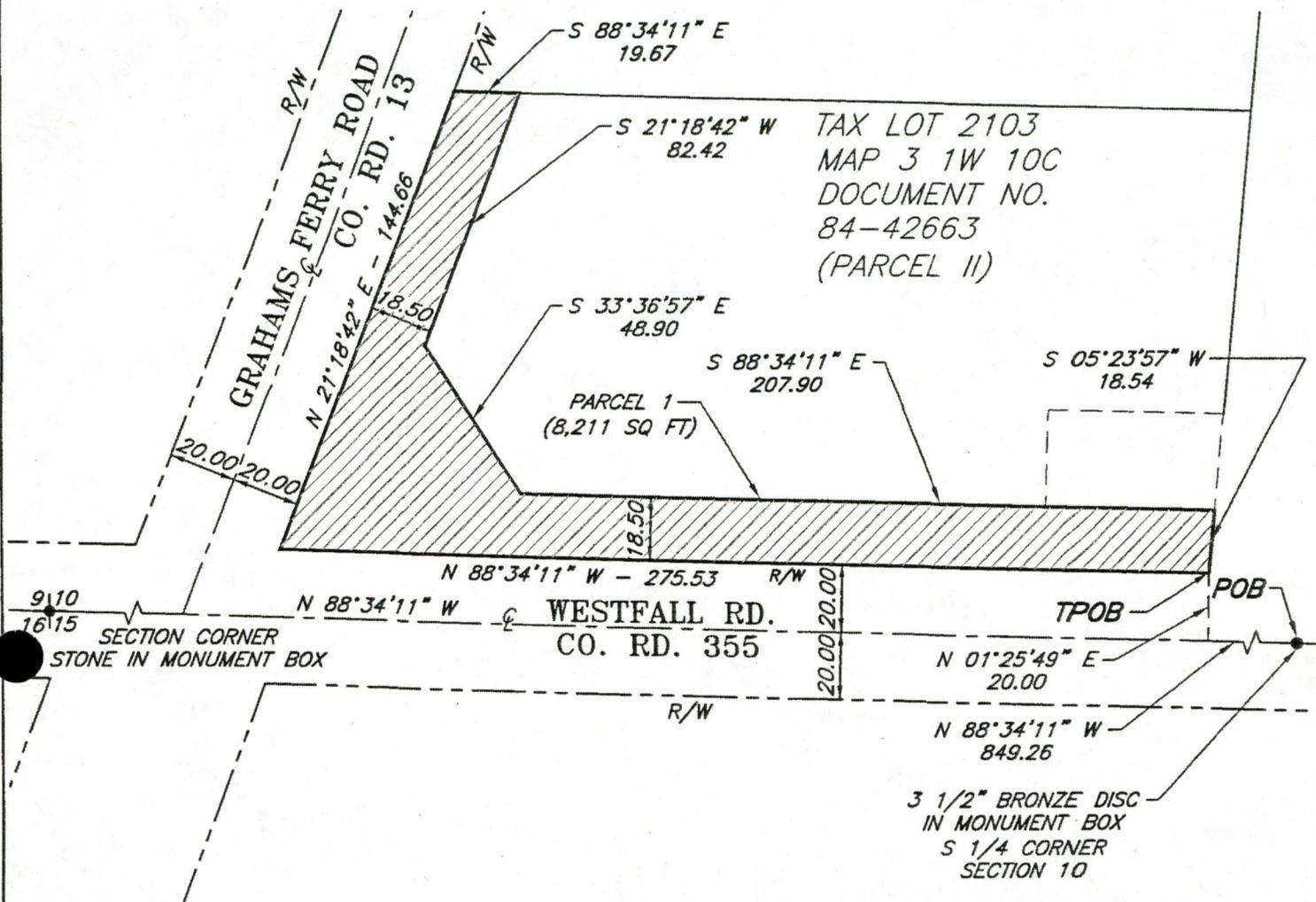
Roger W. Moreland
OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

EXHIBIT "B"

Exhibit 9
Page 2 of 2

FEE TAKE

Located within the SW 1/4 of Section 10,
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 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"=50'

Prepared by:
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PHONE: (503) 682-2450

Prepared for:
The CITY of WILSONVILLE

02/25/05

02.625.1119

EXHIBIT A

PARCEL 2- CONSTRUCTION EASEMENT

A construction easement, variable in width, situated in the SW 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 3-1/2 inch bronze disc monumenting the South one-quarter corner of Section 10 in said Township and Range from which the Section Corner common to Sections 9, 10, 15 and 16 bears North 88°34'11" West; thence North 88°34'11" West from said one-quarter corner, coincident with the South Section line, 849.26 feet to a point on the right-of-way centerline of Westfall Road (C.R. 355); thence North 01°25'49" East 20.00 feet to the intersection of the North right-of-way line of Westfall Road with the easterly boundary line of that tract of land identified as Parcel II and described in Clackamas County Clerks Document 84-42663; thence North 05°23'57" East, coincident with said easterly boundary line, 18.54 feet to the TRUE POINT OF BEGINNING; thence continuing North 05°23'57" East, coincident with said boundary line, 28.57 feet to a point which bears northerly in direction, a perpendicular distance of 67.00 feet from the aforementioned South Section line; thence North 88°34'11" West, parallel with said Section line, 51.98 feet; thence South 01°25'49" West 28.50 feet to a point which bears northerly in direction, a perpendicular distance of 38.50 feet from said Section line; thence South 88°34'11" East 50.00 feet to the TRUE POINT OF BEGINNING and containing 1,453 square feet of land.

Expires 12/31/06

REGISTERED
PROFESSIONAL
LAND SURVEYOR

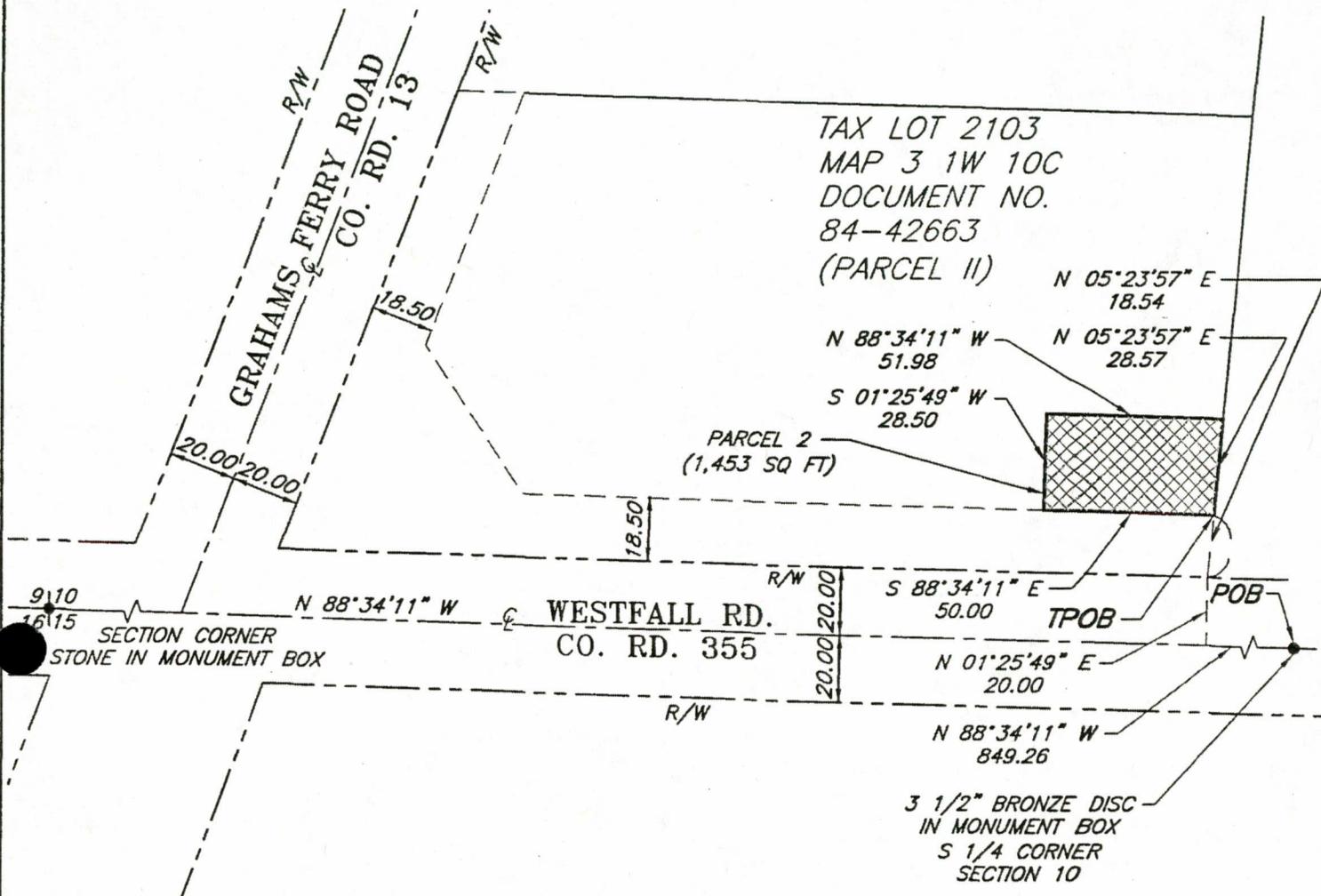
Roger W. Moreland

OREGON
AUGUST 22, 1975
ROGER W. MORELAND
1033

EXHIBIT "B"

Exhibit 10
Page 2 of 2

CONSTRUCTION EASEMENT
Located within the SW 1/4 of Section 10,
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 2 - CONSTRUCTION EASEMENT

Expires 12/31/06
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Roger W. Moreland
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AUGUST 22, 1975
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PLAN

Scale: 1"=50'

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Prepared for:
The CITY of WILSONVILLE

02/25/05
02.625.1119

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: April 18, 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 as identified in revised legal descriptions previously authorized by URA 122, and the early acquisition of right of way from tax lot 3S-1W-10C #2103 in Phase 2 of the Boeckman Road extension project

Summary: Acquisition of street right-of-way, permanent easements, and temporary construction easements for Phase 1 was authorized by Urban Renewal Agency Resolution 122 on January 18, 2005. Minor engineering changes have resulted in revisions to the previously authorized legal descriptions. These revised legal descriptions are reflected in Exhibits 1 through 8.

Tax lot 3S-1W-10C #2103 lies in Phase 2 of the Boeckman Road extension at the northeast corner of Grahams Ferry Road and Tooze Road. Phase 2 property interest is scheduled to be acquired at a future date as funding becomes available. This tax lot is to be developed in the immediate future with an approximately 3,000 SF house, a septic system, and a brick pilaster and wrought iron fence. Early acquisition of the 8,211 SF of right of way and 1,453 SF temporary construction easement needed from this property for the Boeckman Road extension Phase 2 would prevent improvements from being built in the future Boeckman Road right of way, and preclude the necessity of acquiring costly improvements in the future. This property is identified in Exhibits 9 and 10.

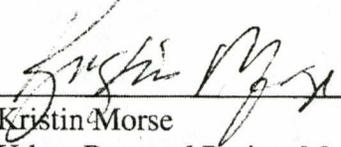
Tax Map	Lot	Owner	Acquisition Areas in Square Feet			Exhibit # to Resolution
			Fee Take	Perm. Easement	Temp. Easement	
3 1W 14A	2200	Portland General Electric	4,486	-0-	8,922	1, 2
3 1W 11C	900	Madrona Watumull	113	8,099	602	3, 4, 5, 6
3 1W 11D	900	Zenitram Properties, LLC	455	187		7, 8
3 1W 10C	2103	Richard & Pamela Evans	8,211		1,453	9, 10
TOTAL ACQUISITION AREA IN SQ. FT.			13,265	8286	10,977	



Recommendation: Staff recommends the Agency Board adopt a resolution authorizing acquisition of the property interest identified above for 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 from 95th to 110th.

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

4-18-05

Date