

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 136

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE APPROVING MINOR AMENDMENT TO THE WILSONVILLE WEST SIDE URBAN RENEWAL PLAN, AN URBAN RENEWAL PLAN OF THE CITY OF WILSONVILLE, RELATED TO URBAN RENEWAL DISTRICT LEGAL DESCRIPTION AND MAP AS PERTAINS TO THE NORTH-SOUTH CONNECTOR AT KINSMAN.

WHEREAS, the Wilsonville West Side Urban Renewal Plan, an Urban Renewal Plan and Program of the City of Wilsonville (hereinafter "Plan") Section XI "Future Amendments to Plan" states that "The Plan may be amended as described in this section."; and

WHEREAS, Section X.I.C of the Plan identifies Minor Amendments that shall be approved by a resolution of the Agency; and

WHEREAS, Section V of the Plan entitled "Urban Renewal Projects" describes the projects and programs called for in the Plan to achieve the Plan's goals and objectives, and specifically identifies in Section V.B.1.a "a new north-south connector at Kinsman."; and

WHEREAS, the Kinsman Extension alignment (hereinafter "Conceptual Alignment") identified in the legal description and map exhibit of the Plan is an early conceptual version no longer considered an acceptable alternative due to substantial property impacts; and

WHEREAS, a new Kinsman Extension alignment following the westerly property lines of the impacted properties results in significantly fewer property impacts than the Conceptual Alignment, and is now the preferred and likely alignment (hereinafter "Preferred Alignment"); and

WHEREAS, the Agency finds it is in the best interest of the public to amend the Plan to remove the Conceptual Alignment and incorporate the Preferred Alignment in its place; and

WHEREAS, this amendment to the plan is consistent with the goals and objectives of the Plan; and

WHEREAS, the proposed geographic corrections will not adversely affect Agency debt service and will not impair the Agency's ability to carry out Plan projects; and

WHEREAS, based on these recitals, the Agency Board finds this Plan minor amendment should be approved and adopted.

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

The Agency recommends to the City Council that:

1. The existing Plan Exhibit 1, "Legal Description of Wilsonville Urban Renewal Area," previously amended by Urban Renewal Agency Resolution No. 116, be amended as described in bold face in Exhibit A of this Resolution, attached hereto and incorporated herein by this reference. Exhibit B of this Resolution, attached hereto and incorporated herein by this reference, is the amended legal description after incorporating the bold face and underlined changes made in Exhibit A of this Resolution and consecutively renumbering the lines of the description in conformance therewith. Exhibit B of this Resolution shall be titled "Amended Exhibit 1 of the West Side Urban Renewal Plan."

2. The existing West Side Urban Renewal Plan Figure 1, "West Side Urban Renewal District Map," previously amended by Urban Renewal Agency Resolution No. 116, shall be amended and replaced by the map which is Exhibit C of this Resolution entitled West Side Urban Renewal District Map Plan Figure 1". Exhibit C is attached hereto and incorporated herein by this reference and is to be made a part of the West Side Urban Renewal Plan. This recommendation conforms the map to the new legal description.

3. The existing West Side Urban Renewal Plan includes a total land area of 395 acres. The area removed by this proposed Council-approved amendment to the Plan Area is a total reduction of 1 acre, leaving 394 acres in the West Side Urban Renewal Plan area. The Agency finds and determines that this reduction of land to the Plan area is a minor amendment to the Plan, and not a substantial amendment to the Plan as the term "substantial amendment" is defined by ORS 457.085 (2) (i), and recommends this finding and determination be adopted and approved by the City Council.

4. The effective date of this Resolution is June 20, 2005

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



CHARLOTTE LEHAN, Board Chair

ATTEST:



Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

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

List of Exhibits

Exhibit A Edited Legal Description of the West Side Urban Renewal Plan
Exhibit B Legal Description Incorporating Exhibit A Edits
Exhibit C Amended West Side Urban Renewal Plan District Map

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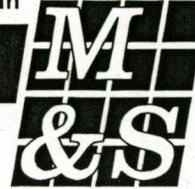
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EXHIBIT 1
LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL DISTRICT
WILSONVILLE, OREGON

The approximate boundaries of the Area are shown by the Urban Renewal District Area Map (Exhibit 2).

Lots and maps are taken from Assessor's tax maps from April 2004 and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Sections 11, 14, 15, 22 and 23, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

Commencing at the point of intersection of the South right of way line of Wilsonville Road (Market Road No. 6), with the West right of way line of the Oregon Electric Rail Road, Assessor's Plat 3 1W 23B;

1. Thence South along said West right of way line, 380 feet, more or less, to the Northeast corner of P.P. 1990-92;
2. Thence West along the North line of said P.P. 1990-92, 700 feet, more or less;
3. Thence Southwesterly leaving said North line, 180 feet, more or less, to an angle point on the Southwesterly line of said P.P. 1990-92, said point being the Southerly terminus of a 100.87 foot line;
4. Thence Southerly and Easterly around said P.P. 1990-92 to the Southeast corner thereof, said point being on the West right of way line of said Oregon Electric Rail Road;
5. Thence South along said West right of way line, 580 feet, more or less, to the point of intersection with the South right of way line of 5th Street, Assessor's Plat 3 1W 23BD;

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6. Thence West along said South right of way line, 680 feet, more or less, to the East right of way line of County Road No. 2206;
7. Thence South along said East right of way line, 240 feet, more or less, to the point of intersection of said East right of way line with the Easterly extension of the South line of Tax Lot 400;
8. Thence West along said projected line, 30 feet to the Southeast corner of said Tax Lot 400;
9. Thence West along the South line of said Tax Lot 400, 497 feet, more or less, to the Southwest corner thereof, said point being on the East line of the Robert Short D.L.C. (No. 46), said point also being on the West line of the Thomas Bailey D.L.C. (No. 45), 516 feet, more or less, South of the Northwest corner thereof;
10. Thence North along the East line of said Short D.L.C., 1,146 feet, more or less, to the Southeast corner of Tax Lot 1300, Assessor's Plat 3 1W 23B, said point being 630 feet, more or less, North of the Northwest corner of said Bailey D.L.C.;
11. Thence North 87° 25' West along the South line of said Tax Lot 1300 and the South line of Tax Lot 1600 and the Westerly projection thereof, 1,239 feet, more or less, to a point on the West line of Tax Lot 1900;
12. Thence North along said West line, 290 feet, more or less, to the point of intersection of said West line with the South right of way line of Brown Road (County Road No. 355), Assessor's Plat No. 3 1W 22AA;
13. Thence Northwesterly along said South right of way line, 409 feet, more or less, to the point of intersection of said right of way line with the South right of way line of Wilsonville Road (Market Road No. 6);
14. Thence Northwesterly across Wilsonville Road to the point of intersection of the North right of way line of Wilsonville Road with the West right of way line of Brown Road, Assessor's Plat No. 3 1W 22A;
15. Thence North along said West right of way line and its projection, 1,875 feet, more or less, to the point of intersection of said projected line with the North line of said Short D.L.C., Assessor's Plat No. 3 1W 15;
16. Thence West along said North D.L.C. line, 2,530 feet, more or less, to the Northerly Northwest corner of Tax Lot 2902;
17. Thence South 480 feet, more or less, to an angle point in the North line thereof;

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18. Thence West, 1,150 feet, more or less, to the Northwest corner thereof, said point being on the East line of Government Lot 4, Section 15, T3S, R1W, WM;
19. Thence North along said East line and its Northerly projection, 604 feet, more or less, to a point 110 feet, more or less, North of the Northeast corner of said Government Lot 4, said point being on the South line of Tax Lot 2990;
20. Thence West along the said South line and its Westerly projection to the point of intersection of said projected line with the West right of way line of Graham's Ferry Road (County Road No. 13);
21. Thence North along said West right of way line to the point of intersection of said West right of way line with the North right of way line of Brown Road (County Road No. 355);
22. Thence East along said North right of way line 1,946 feet, more or less, to the point of intersection of said North right of way line with the proposed North right of way line of Boeckman Road extension, said point being a point of curvature with a 900 foot radius curve;
23. Thence along said proposed North right of way line and along said curve to the right, an arc length of 462 feet, more or less, to a point of tangency;
24. Thence South 61° East, 323 feet, more or less, to a point of curvature with a 1,000 foot radius curve;
25. Thence along said curve to the left, an arc length of 532 feet, more or less, to a point of tangency;
26. Thence North 89° East, 606 feet, more or less, to a point of curvature with a 750 foot radius curve;
27. Thence along said curve to the left, an arc length of 500 feet, more or less, to a point of reverse curvature with a 1,300 foot radius curve;
28. Thence along said curve to the right, an arc length of 911 feet, more or less, to the point of intersection of said proposed North right of way line with the proposed West right of way line the Kinsman Road extension in the Southwest $\frac{1}{4}$ of Section 11, T3S, R1W, WM;
29. Thence North along said proposed West right of way line, 100.00 feet;
30. Thence East 61.00 feet to the East line of said proposed right of way line, said point being on the West line of Tax Lot No. 900;

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31. Thence South along said proposed East right of way line 100.00 feet to the North right of way line of Boeckman Road;
32. Thence East along said North right of way line, 2,200 feet, more or less, to the point of intersection of said North right of way line with the West right of way line of Boone's Ferry Road, Assessor's Plat No. 3 1W 11;
33. Thence Southerly across said Boeckman Road to the point of intersection of said West right of way line with the South right of way line of said Boeckman Road;
34. Thence West along said South right of way line, 1,100 feet, more or less, to the point of intersection of said South right of way line with the East right of way line of the Oregon Electric Co. Railroad, Assessor's Plat 3 1W 14B;
35. Thence West across said Oregon Electric Railroad, 50 feet, more or less, to the point of intersection of the West right of way of said Railroad with the South line of Tax Lot 201, said point being 25 feet from when measured perpendicular to the North line of the Northwest $\frac{1}{4}$ of Section 14, T3S, R1W, WM;
36. Thence West along said South line, parallel with said North line, 1,055 feet, more or less, to the point of intersection of said South line with the proposed East right of way line of Kinsman Road extension;
37. **Thence South, along said proposed East right of way line, parallel with and 64 feet from said proposed West right of way line when measured at right angles, 77 feet, more or less, to a point of curvature with a 598 foot radius curve;**
- 37A. **Thence along said curve to the left, an arc distance of 143 feet, more or less, to a point of tangency;**
- 37B. **Thence South 13° East, 19 feet, more or less, to a point of curvature with a 662 foot radius curve;**
- 37C. **Thence along said curve to the right, an arc distance of 156 feet, more or less, to a point of tangency;**
- 37D. **Thence South, 1,231 feet, more or less, to a point of curvature with a 968 foot radius curve;**
- 37E. **Thence along said curve to the left, an arc distance of 372 feet, more or less, to a point of tangency;**

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- 37F. Thence South 21° East, 372 feet, more or less, to a point of curvature with a 662 foot radius curve;
- 37G. Thence along said curve to the right, an arc distance 218 feet, more or less, to a point of reverse curvature with a 42 foot radius curve;
- 37H. Thence along said curve to the left, an arc distance of 64 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Barber Street;
- 37I. Thence East along said North right of way line, 780 feet, more or less, to the West right of way line of the Oregon Electric Railroad;
- 38. DELETED.
- 39. DELETED.
- 40. DELETED.
- 41. DELETED.
- 42. DELETED.
- 43. Thence South along said West right of way line, 30 feet, more or less, to the point of intersection of said West right of way line with the South right of way line of said Barber Street;
- 44. Thence West along said South right of way line and the West projection thereof also being the South right of way line of proposed Barber Street extension, 1,071 feet, more or less, to a point of curvature with a 640 foot radius curve;
- 45. Thence along said curve to the left, an arc length of 544 feet, more or less, to a point on the East line of Tax Lot 390, Assessor's Plat No. 3 1W 15;
- 46. Thence South $67^{\circ} 30'$ East along the East line of said Tax Lot 390, 89 feet, more or less, to an angle point in said East line;
- 47. Thence South 31° East 52 feet, more or less, to the Southeast corner thereof, said point being the Northeast corner of Tax Lot 502;

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48. Thence along the East line of said Tax Lot 502 South 31° East 220 feet, more or less;
49. Thence continuing along said East line South 4° West, 565 feet, more or less, to the Southeast corner thereof, said point being on the North line of R. V. Short DLC (No. 46), 196 feet, more or less, West of the Northeast corner thereof;
50. Thence West along the North line of said DLC (No. 46), 1,330 feet, more or less, to the point of intersection of said North line with the East right of way line of Brown Road (County Road No. 355);
51. Thence South along said East right of way line, 1,850 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Wilsonville Road (Market Road No. 6), Assessor's Plat No. 3 1W 14C;
52. Thence Southeasterly across Wilsonville Road to the point of intersection of said East right of way line with the South right of way line of said Wilsonville Road, Assessor's Plat No. 3 1W 22AA;
53. Thence Southerly and Easterly along the Northeasterly right of way line of said Brown Road, 306 feet, more or less, to the West line of Tax Lot 1900, Assessor's Plat No. 3 1W 23B;
54. Thence North along said West line, 210 feet, more or less, to the point of intersection of said West line with the Westerly projection of the South line of Tax Lot No. 1500;
55. Thence East along said projected line, 20 feet, more or less, to the Southwest corner of said Tax Lot 1500;
56. Thence East along the South line of said Tax Lot 1500, 188 feet, more or less, to the Southeast corner thereof;
57. Thence North along the East line of said Tax Lot 1500, 208 feet, more or less to the Northeast corner thereof, said point being on the South right of way line of Wilsonville Road (Market Road No. 6);
58. Thence East along said South right of way line, 2,280 feet, more or less, to the **Point of Commencement**.

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Exception 1:

Tax Lot numbers 1200 and 1202, Assessor's Plat No. 3 1W 15, Lying in Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

Exception 2:

Commencing at the Northwest corner of Tax Lot No. 1000, Assessor's Plat No. 3 1W 15, said point being the point of intersection of the South right of way line of Brown Road (County Road No. 355) with the North-South center of Section line, Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence East along said South right of way line, 719 feet, more or less, to the point of intersection of said South right of way line with the proposed South right of way line of Boeckman Road extension, 80 feet from when measured perpendicular to the proposed North right of way line thereof, said point being a point of curvature with an 820 foot radius curve;
2. Thence parallel with said proposed North right of way line, along said curve to the right, an arc length of 421 feet, more or less, to a point of tangency;
3. Thence South 61° East 323 feet, more or less, to a point of curvature with an 820 foot radius curve;
4. Thence along said curve to the left, an arc length of 574 feet, more or less, to a point of tangency;
5. Thence North 89° East 606 feet, more or less, to a point of curvature with an 830 foot radius curve;
6. Thence along said curve to the left, an arc length of 553 feet, more or less, to a point of reverse curvature with a 1,220 foot radius curve;
7. Thence along said curve to the right, an arc length of 856 feet, more or less, **to a point of tangency;**
- 7A. **Thence East, 30 feet, more less, to the point of intersection of said proposed South right of way line with the proposed West right of way line of Kinsman Road extension, 64 feet from when measured perpendicular to the proposed East right of way line thereof, lying in the Northwest ¼ of Section 14, T.3S., R.1W., W.M.;**

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- 7B. Thence South along said West right of way line, parallel with said proposed East right of way line, 77 feet, more or less, to a point of curvature with a 662 foot radius curve;
- 7C. Thence along said curve to the left, an arc distance of 159 feet, more or less, to a point of tangency;
- 7D. Thence South 13° East, 19 feet, more or less, to a point of curvature with a 598 foot radius curve;
- 7E. Thence along said curve to the right, an arc distance of 141 feet, more or less, to a point of tangency;
- 7F. Thence South, 1,231 feet, more or less, to a point of curvature with a 1,032 foot radius curve;
- 7G. Thence along said curve to the left, an arc distance of 396 feet, more or less, to a point of tangency;
- 7H. Thence South 21° East, 372 feet, more or less, to a point of curvature with a 598 foot radius curve;
- 7I. Thence along said curve to the right, an arc distance of 188 feet, more or less, to a point of compound curvature with a 42 foot radius curve;
- 7J. Thence along said curve to the right, an arc distance of 69 feet, more or less, to a point of tangency, said point being on the proposed North right of way line of Barber Street extension, 60 feet from when measured perpendicular to the proposed South right of way line thereof;
- 8. DELETED.
- 9. DELETED.
- 10. DELETED.
- 11. DELETED.
- 12. DELETED.
- 13. Thence West, along said proposed North right of way line parallel with said proposed South right of way line, 140 feet, more or less, to a point of curvature with a 700 foot curve;

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14. Thence along said curve to the left, an arc length of 612 feet, more or less, to a point on the East line of Tax Lot No. 390, Assessor's Plat No. 3 1W 15;
15. Thence North 67° 30' West, along said East line, 294 feet, more or less;
16. Thence North 10° 30' East, continuing along said East line, 452 feet, more or less;
17. Thence North 14° West, continuing along said East line, 100 feet, more or less, to the Northeast corner thereof, said point being the Southeast corner of Tax Lot 100;
18. Thence North 14° West along the East line of said Tax Lot 100, 100 feet, more or less;
19. Thence North 28° West, continuing along said East line, 117 feet, more or less;
20. Thence North 52° West, continuing along said East line, 479 feet, more or less;
21. Thence North 33° West leaving said East line, 425 feet, more or less;
22. Thence North 42° West 300 feet, more or less;
23. Thence North 50° West 725 feet, more or less, to the Northwest corner of said Tax Lot No. 100;
24. Thence South along the West line of said Tax Lot No. 100, 500 feet, more or less, to the point of intersection of said West line with the Easterly projection of the South line of Tax Lot No. 700;
25. Thence West along said projected line, 40 feet, more or less, to the Southeast corner thereof;
26. Thence West along the South line of said Tax Lot 700, 435 feet, more or less, to the Southwest corner thereof;
27. Thence North along the West line of said Tax Lot 700, 500 feet, more or less, to the Northwest corner thereof, said point being on the South line of Tax Lot 1000, said Assessor's Plat;
28. Thence West along said South line, 800 feet, more or less, to the Southwest corner thereof, said point being on the East line of P. P. 1994-182;
29. Thence North along said East line, 320 feet, more or less, to the Northeast corner thereof, said point being the **Point of Commencement**.

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Exception 3:

Commencing at the Northeast corner of Tax Lot 2990 Assessor's Plat No. 3 1W 15, Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence Southerly along the East line of said Tax Lot No. 2990, 800 feet, more or less;
2. Thence West leaving said East line, parallel with the North line of said Tax Lot 2990, 90 feet, more or less;
3. Thence North 350 feet, more or less, to a point 500 feet from when measured perpendicular to said North line;
4. Thence West, parallel with said North line, 730 feet, more or less, to a point 100 feet from when measured perpendicular to the East right of way line of Graham's Ferry Road (C.R. No. 13);
5. Thence Northeasterly, parallel with said East right of way line, 520 feet, more or less, to the North line of said Tax Lot 2990;
6. Thence East along said North line, 820 feet, more or less, to the **Point of Commencement**.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains three hundred and ninety four (394), acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's tax maps used to compute the property acreage and the difficulty in computing the area of proposed roadway alignments shown, the acreage given hereon should be considered accurate to the nearest 10 acres.

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EXHIBIT 1
LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL DISTRICT
WILSONVILLE, OREGON

The approximate boundaries of the Area are shown by the Urban Renewal District Area Map (Exhibit 2).

Lots and maps are taken from Assessor's tax maps from April 2004 and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Sections 11, 14, 15, 22 and 23, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

Commencing at the point of intersection of the South right of way line of Wilsonville Road (Market Road No. 6), with the West right of way line of the Oregon Electric Rail Road, Assessor's Plat 3 1W 23B;

1. Thence South along said West right of way line, 380 feet, more or less, to the Northeast corner of P.P. 1990-92;
2. Thence West along the North line of said P.P. 1990-92, 700 feet, more or less;
3. Thence Southwesterly leaving said North line, 180 feet, more or less, to an angle point on the Southwesterly line of said P.P. 1990-92, said point being the Southerly terminus of a 100.87 foot line;
4. Thence Southerly and Easterly around said P.P. 1990-92 to the Southeast corner thereof, said point being on the West right of way line of said Oregon Electric Rail Road;
5. Thence South along said West right of way line, 580 feet, more or less, to the point of intersection with the South right of way line of 5th Street, Assessor's Plat 3 1W 23BD;
6. Thence West along said South right of way line, 680 feet, more or less, to the East right of way line of County Road No. 2206;

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7. Thence South along said East right of way line, 240 feet, more or less, to the point of intersection of said East right of way line with the Easterly extension of the South line of Tax Lot 400;
8. Thence West along said projected line, 30 feet to the Southeast corner of said Tax Lot 400;
9. Thence West along the South line of said Tax Lot 400, 497 feet, more or less, to the Southwest corner thereof, said point being on the East line of the Robert Short D.L.C. (No. 46), said point also being on the West line of the Thomas Bailey D.L.C. (No. 45), 516 feet, more or less, South of the Northwest corner thereof;
10. Thence North along the East line of said Short D.L.C., 1,146 feet, more or less, to the Southeast corner of Tax Lot 1300, Assessor's Plat 3 1W 23B, said point being 630 feet, more or less, North of the Northwest corner of said Bailey D.L.C.;
11. Thence North $87^{\circ} 25'$ West along the South line of said Tax Lot 1300 and the South line of Tax Lot 1600 and the Westerly projection thereof, 1,239 feet, more or less, to a point on the West line of Tax Lot 1900;
12. Thence North along said West line, 290 feet, more or less, to the point of intersection of said West line with the South right of way line of Brown Road (County Road No. 355), Assessor's Plat No. 3 1W 22AA;
13. Thence Northwesterly along said South right of way line, 409 feet, more or less, to the point of intersection of said right of way line with the South right of way line of Wilsonville Road (Market Road No. 6);
14. Thence Northwesterly across Wilsonville Road to the point of intersection of the North right of way line of Wilsonville Road with the West right of way line of Brown Road, Assessor's Plat No. 3 1W 22A;
15. Thence North along said West right of way line and its projection, 1,875 feet, more or less, to the point of intersection of said projected line with the North line of said Short D.L.C., Assessor's Plat No. 3 1W 15;
16. Thence West along said North D.L.C. line, 2,530 feet, more or less, to the Northerly Northwest corner of Tax Lot 2902;
17. Thence South 480 feet, more or less, to an angle point in the North line thereof;
18. Thence West, 1,150 feet, more or less, to the Northwest corner thereof, said point being on the East line of Government Lot 4, Section 15, T3S, R1W, WM;

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19. Thence North along said East line and its Northerly projection, 604 feet, more or less, to a point 110 feet, more or less, North of the Northeast corner of said Government Lot 4, said point being on the South line of Tax Lot 2990;
20. Thence West along the said South line and its Westerly projection to the point of intersection of said projected line with the West right of way line of Graham's Ferry Road (County Road No. 13);
21. Thence North along said West right of way line to the point of intersection of said West right of way line with the North right of way line of Brown Road (County Road No. 355);
22. Thence East along said North right of way line 1,946 feet, more or less, to the point of intersection of said North right of way line with the proposed North right of way line of Boeckman Road extension, said point being a point of curvature with a 900 foot radius curve;
23. Thence along said proposed North right of way line and along said curve to the right, an arc length of 462 feet, more or less, to a point of tangency;
24. Thence South 61° East, 40 feet, more or less, to the point of intersection of said proposed right of way line with the West right of way line of 110th Avenue;
25. Thence South along said West right of way line, across said road extension, 92 feet, more or less, to the South right of way line thereof;
26. Thence North 61° West along said South right of way line, 85 feet, more or less, to a point of curvature with a 820 foot radius curve;
27. Thence along said curve to the left, an arc length of 421 feet, more or less, to a point of tangency;
28. Thence West, 719 feet, more or less, to the Northeast corner of P. P. 1994-182, said point being the Northwest corner of Tax Lot No. 1000, Assessor's Plat No. 3 1W 15;
29. Thence South along the West line of said Tax Lot 1000, 320 feet, more or less, to the Southwest corner thereof;
30. Thence East along the South line of said Tax Lot No. 1000, 800 feet, more or less, to the Northwest corner of Tax Lot No. 700, said Assessor's Plat;
31. Thence South along the West line of said Tax Lot No. 700, 500 feet, more or less, to the Southwest corner thereof;

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32. Thence East along the South line of said Tax Lot No. 700, 400 feet, more or less, to the Southeast corner thereof, said point being on the West right of way line of Brown Road (County Road No. 335);
33. Thence East along the Easterly projection of said South line, across Brown Road 40', more or less, to the East right of way line thereof;
34. Thence North along said East right of way line, 500 feet, more or less to the Northwest corner of Tax Lot No. 100, said Assessor's Plat;
35. Thence South 50° East, 725 feet, more or less;
36. Thence South 42° East, 300 feet, more or less;
37. Thence South 33° East, 425 feet, more or less, to a point on the East line of Tax Lot No. 100, said Assessor's Plat;
38. Thence South 52° East along said East line, 479 feet, more or less;
39. Thence South 28° East continuing along said East line, 117 feet, more or less;
40. Thence South 14° East continuing along said East line, 100 feet, more or less, to the Southeast corner thereof, said point being the Northeast corner of Tax Lot No. 390, said Assessor's plat;
41. Thence South 14° East along the East line of said Tax Lot No. 390, 100 feet, more or less;
42. Thence South 10° 30' West continuing along said East line, 452 feet, more or less;
43. Thence South 67° 30' East continuing along said East line, 294 feet, more or less, to the proposed North right of way line of Barber Street extension, 60 feet from when measured perpendicular to the proposed South right of way line thereof, said point being on the arc of a 700 foot radius curve;
44. Thence along said right of way line, from a tangent bearing of North 40° East, along said curve to the right, an arc length of 612 feet, more or less, to a point of tangency;
45. Thence East, 236 feet, more or less, to the point of intersection of said right of way line with the proposed West right of way line of Kinsman Road extension, 80 feet from when measured perpendicular to the proposed East right of way line thereof;
46. Thence North along said West right of way line, 1,383 feet, more or less, to a point of curvature with a 420 foot radius curve;

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47. Thence along said curve to the left, an arc length of 195 feet, more or less, to a point of tangency;
48. Thence North 27° West, 646 feet, more or less, to a point of curvature with a 580 foot radius curve;
49. Thence along said curve to the right, an arc length of 269 feet, more or less, to a point of tangency;
50. Thence North, 175 feet, more or less, to the point of intersection of said West right of way line with the proposed South right of way line of Boeckman Road extension;
51. Thence East, along said South right of way line, 80 feet, more or less, to the point of intersection of said South right of way line with the proposed East right of way line of Kinsman Road extension, 80 feet from when measured perpendicular to the proposed West right of way line thereof;
52. Thence South along said proposed East right of way line, 171 feet, more or less, to a point of curvature, with a 500 foot radius curve;
53. Thence along said curve to the left, an arc length of 232 feet, more or less, to a point of tangency;
54. Thence South 27° East, 646 feet, more or less, to a point of curvature with a 500 foot radius curve;
55. Thence along said curve to the right, an arc length of 232 feet, more or less, to a point of tangency;
56. Thence South 1,443 feet, more or less, to the point of intersection of said proposed East right of way line with the South right of way line of Barber Street (City of Wilsonville Doc. No. 83-3159), Assessor's Plat 3 1W 14C;
57. Thence West along said South right of way line and the West projection thereof also being the South right of way line of proposed Barber Street extension, 315 feet, more or less, to a point of curvature with a 640 foot radius curve;
58. Thence along said curve to the left, an arc length of 544 feet, more or less, to a point on the East line of Tax Lot 390, Assessor's Plat No. 3 1W 15;
59. Thence South $67^{\circ} 30'$ East along the East line of said Tax Lot 390, 89 feet, more or less, to an angle point in said East line;

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60. Thence South 31° East 52 feet, more or less, to the Southeast corner thereof, said point being the Northeast corner of Tax Lot 502;
61. Thence along the East line of said Tax Lot 502 South 31° East 220 feet, more or less;
62. Thence continuing along said East line South 4° West, 565 feet, more or less, to the Southeast corner thereof, said point being on the North line of R. V. Short DLC (No. 46), 196 feet, more or less, West of the Northeast corner thereof;
63. Thence West along the North line of said DLC (No. 46), 1,330 feet, more or less, to the point of intersection of said North line with the East right of way line of Brown Road (County Road No. 355);
64. Thence South along said East right of way line, 1,850 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Wilsonville Road (Market Road No. 6), Assessor's Plat No. 3 1W 14C;
65. Thence Southeasterly across Wilsonville Road to the point of intersection of said East right of way line with the South right of way line of said Wilsonville Road, Assessor's Plat No. 3 1W 22AA;
66. Thence Southerly and Easterly along the Northeasterly right of way line of said Brown Road, 306 feet, more or less, to the West line of Tax Lot 1900, Assessor's Plat No. 3 1W 23B;
67. Thence North along said West line, 210 feet, more or less, to the point of intersection of said West line with the Westerly projection of the South line of Tax Lot No. 1500;
68. Thence East along said projected line, 20 feet, more or less, to the Southwest corner of said Tax Lot 1500;
69. Thence East along the South line of said Tax Lot 1500, 188 feet, more or less, to the Southeast corner thereof;
70. Thence North along the East line of said Tax Lot 1500, 208 feet, more or less to the Northeast corner thereof, said point being on the South right of way line of Wilsonville Road (Market Road No. 6);
71. Thence East along said South right of way line, 2,280 feet, more or less, to the **Point of Commencement.**

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Exception 1:

Tax Lot numbers 1200 and 1202, Assessor's Plat No. 3 1W 15, Lying in Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

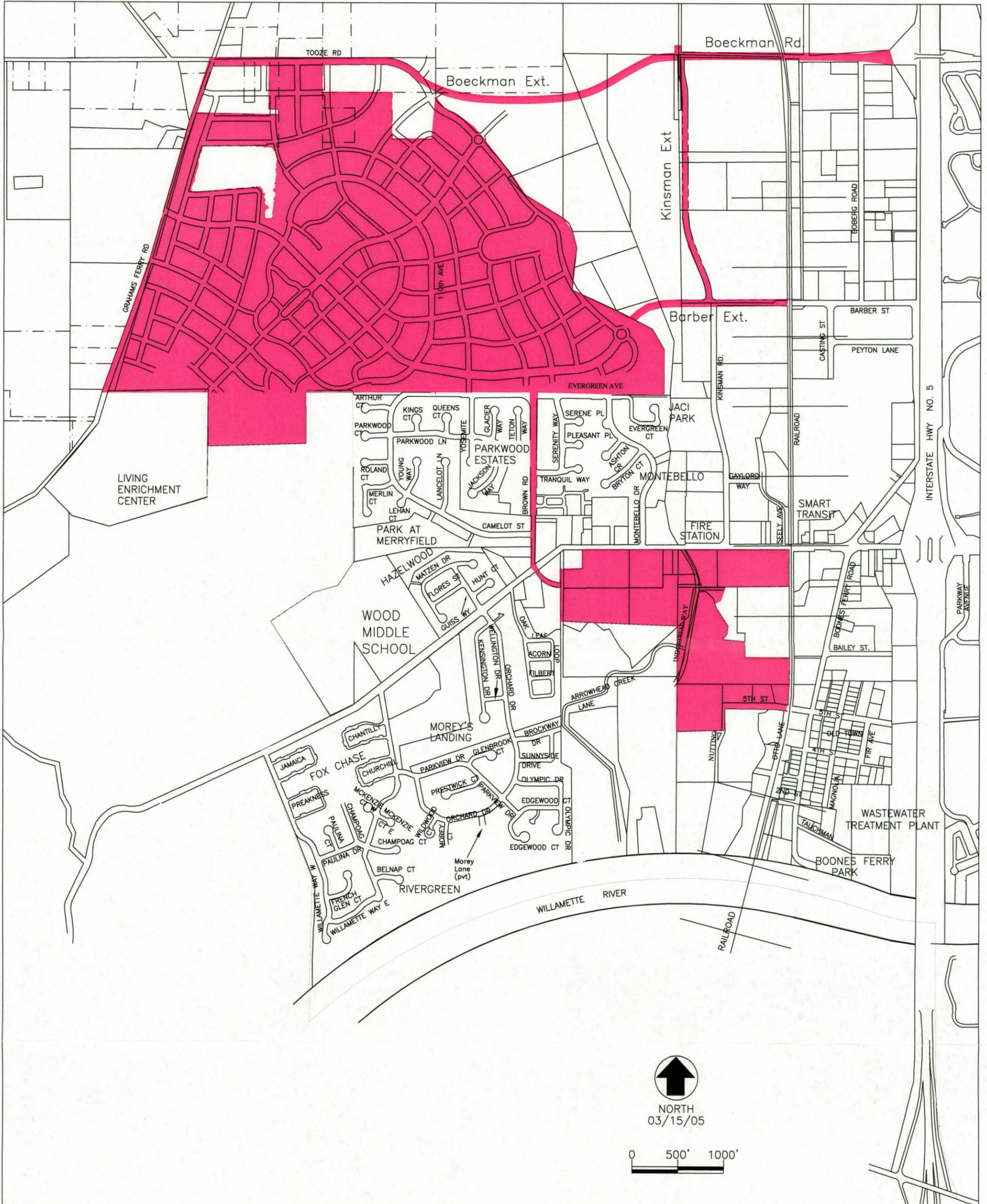
Exception 2:

Commencing at the Northeast corner of Tax Lot 2990 Assessor's Plat No. 3 1W 15, Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence Southerly along the East line of said Tax Lot No. 2990, 800 feet, more or less;
2. Thence West leaving said East line, parallel with the North line of said Tax Lot 2990, 90 feet, more or less;
3. Thence North 350 feet, more or less, to a point 500 feet from when measured perpendicular to said North line;
4. Thence West, parallel with said North line, 730 feet, more or less, to a point 100 feet from when measured perpendicular to the East right of way line of Graham's Ferry Road (C.R. No. 13);
5. Thence Northeasterly, parallel with said East right of way line, 520 feet, more or less, to the North line of said Tax Lot 2990;
6. Thence East along said North line, 820 feet, more or less, to the **Point of Commencement**.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains three hundred and eighty four (384), acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's tax maps used to compute the property acreage and the difficulty in computing the area of proposed roadway alignments shown, the acreage given hereon should be considered accurate to the nearest 10 acres.



 West Wilsonville Urban Renewal District - 394 acres

Figure 1