

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 237

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS RELATED TO THE CONSTRUCTION OF THE BARBER STREET EXTENSION PROJECT FROM KINSMAN ROAD TO COFFEE LAKE DRIVE AS NEEDED TO CARRY OUT THE WEST SIDE URBAN RENEWAL PLAN 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 lawfully empowered to construct certain planned public improvement projects and to acquire real property as may be deemed necessary and proper for such planned public improvements; and

WHEREAS, construction of the extension of Barber Street from Kinsman Road to Coffee Lake Drive (the “Project”) is needed to improve east-west connectivity in the City and to provide an important link between the Villebois residential development and SMART Central, which includes the station and park and ride for WES commuter rail; and

WHEREAS, this Project will be a minor collector cross-section bridging Coffee Creek and providing the missing segment to link the already constructed segments of Barber Street to the west and east of this segment, Barber Street being identified as part of the public transportation system in the City’s adopted Transportation Systems Plan; and

WHEREAS, this Project will cross wetlands and federal and state regulations provide that wetland mitigation occur with the preferred regulatory approach being wetland enhancement of wetland areas adjacent to or near the wetland area affected by the project, which under the regulatory formula is calculated to be 2.6 acres for wetland enhancement (see further concurrence with federal and state officials below); and

WHEREAS, the Project is identified in the West Side Urban Renewal Plan as a project of the Plan and is recognized in development agreements and amended development agreements between the City, the Urban Renewal Agency, and Villebois land owners and developers as a necessary public transportation link; and

WHEREAS, the Project was awarded \$3.2 million in federal funding with an additional \$625,000 in federal funding transferred to this Project from the Kinsman Road extension project in recognition of the priority and necessity of this Project moving forward to meet transportation demands; and

WHEREAS, federal funding to date has been used for preliminary engineering, with acquisition of right-of-way and wetland enhancement area to be funded using urban renewal resources, and construction to be funded with the balance of available federal funding and urban renewal; and

WHEREAS, the Project schedule is being advanced by one year in order to meet public transportation demands for this area and, along with the completion of reconstruction of the Boeckman Road extension, to aid in traffic congestion relief for Wilsonville Road; and

WHEREAS the Project is identified in the City of Wilsonville FY 2013/14 Capital Improvement Project Budget as Project No. 4116; and

WHEREAS, the funds currently budgeted in FY 2013/14 are insufficient to cover the expedited Project costs and a supplemental budget adjustment will be needed in the amount of \$450,000 to authorize sufficient West Side Urban Renewal funding for expenditure in FY 2013/14, there being funds available for such an adjustment; and

WHEREAS, the Project is scheduled for a June 2014 bid date, with construction beginning the summer of 2014 and completing the summer of 2015; and

WHEREAS, since the Project design includes a new roadway and bridge that impact wetland areas for which mitigation is required under federal and state regulations, as noted above, the Project design and wetland mitigation plan have been developed in consultation with regulatory agencies through the environmental permit application process; and

WHEREAS, during the preliminary design phase of the Project, the regulatory agencies provided guidance to the City that the preferred policy was to conduct wetland mitigation locally for local impacts and maintaining the eventual drainage to the Willamette River, rather than through a location outside the City as may be provided by a mitigation bank, and

WHEREAS, during the environmental permit application process, alternative mitigation areas were considered within the City close to the Project and were discussed with the regulatory agencies, and the areas providing the greatest potential for environmental improvement and

successful mitigation were located nearest to the Project right of way, with much of the area being wetlands and subject to receiving the storm drainage from the Project and, as such, were incorporated into the Project design as the selected option; and

WHEREAS, the regulatory agencies have approved environmental permits for the Project design and wetland mitigation plan and construction of the mitigation plan as approved in these permits is a Project requirement; and

WHEREAS, the Project design reflected by the approved mitigation design requires existing storm drainage to be re-routed to provide water to the mitigation areas; and

WHEREAS, the acquisition of property interests identified below is necessary to construct the Project and required and permitted wetland mitigation; and

WHEREAS, in order to construct the Project, the Agency needs to acquire approximately 46,267 square feet of right-of-way and 2.6 acres of property for wetland mitigation and wetlands, together with temporary construction easements, permanent storm drainage easements, and permanent slope easements from properties identified as 3S1W15 3000 (Lennar Northwest, Inc.), 3S1W15 300 (Lennar Northwest, Inc.), 3S1W14B 800 (David, Marlene, and Sheri Young) and 31W14C 100 (Two Bears Co.); and

WHEREAS, the property interests to be acquired for the Project are legally described in Exhibits 1 through 17, include locational maps of the respective described property interests, and are attached hereto and incorporated herein by reference; and

WHEREAS, the Project will also require the future dedication of right of way from City-owned property previously acquired for the SMART Central and WES project, which will be handled through a separate process; and

WHEREAS, the acquisition of the property and property interests described in Exhibits 1 through 17 is necessary and will benefit the general public and will be used for public purposes; and

WHEREAS, the Agency acquires real property in accordance with applicable law and in conformity with guidelines set forth in its Urban Renewal Agency's adopted "*Appraisal and Acquisition Policies*" and the ODOT Right of Way Manual; and

WHEREAS, West Side Urban Renewal Plan, Section VIII, entitled "*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 shall conform to all statutory requirements to ensure that property owners' rights are fully respected; and

WHEREAS, ORS Chapter 35 empowers the Agency to acquire by condemnation real property whenever in the judgment of the Agency there is a public necessity for the proposed use of the property, the property is necessary for such proposed use, and the proposed use planned is located in a manner which will be most compatible with the greatest public good and the least private injury; and

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

WHEREAS, title to the acquired property interests shall vest directly in the name of the City of Wilsonville to provide for necessary care, maintenance, and public safety authority; and

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

1. Based on the above recitals incorporated herein, the City Council acting as the Urban Renewal Agency Board finds that there is a public necessity for the construction of the aforementioned street improvements and associated wetland mitigation as defined in the Project's environmental permits issued by the regulatory agencies in compliance with federal and state regulations and policies, that the property described in Exhibits 1 through 17 is necessary for the construction of said public improvements, and that the proposed street and mitigation improvements are planned and located in a manner which will be most compatible with the greatest public good and the least private injury.

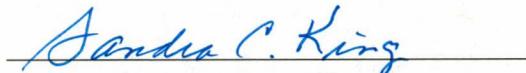
2. Agency staff and the City Attorney are authorized and directed to negotiate with the owners of the real property herein described as to the compensation be paid for the acquisition of the property described in Exhibits 1 through 17, and in the event agreement cannot be reached, to commence and prosecute to final determination such proceedings as may be necessary, including condemnation of the property, to acquire the real property and interest

therein, and that upon the filing of such proceeding may seek immediate possession of the real property described in Exhibits 1 through 17 in order to meet the right-of-way certification deadline necessary to begin construction in the summer of 2014 and complete construction of the Project in a timely and efficient manner.

ADOPTED by the Wilsonville Urban Renewal Agency of the City of Wilsonville at a regular meeting thereof this 18th day of November, 2013, and filed with the Wilsonville City Recorder this date.


TIM KNAPP, Board Chair

ATTEST:


Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Chair Knapp	Yes
Member Goddard	Yes
Member Starr	Yes
Member Fitzgerald	Yes
Member Stevens	Yes

Exhibits



www.obec.com

EXHIBIT "A"

14058LD1
10/31/13
B. Elithorp

LEGAL DESCRIPTION
FEE
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W14C 00100

An tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Two Bears Co., an Oregon Corporation by Warranty Deed Document No. 93-67881, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2632.11 feet to a point at the intersection with the quarter section line, said point being on the southerly right of way line of SW Barber Street, said point also being the northwest corner of said property conveyed by Document No. 93-67881, said point also being the **Point of Beginning** ; thence leaving said west line along the northerly line of said property, South 88°38'11" East a distance of 186.42 feet; thence leaving said northerly line, South 0°32'23" West a distance of 6.14 feet; thence North 89°27'37" West a distance of 172.01 feet; thence South 37°49'59" West a distance of 24.57 feet to the westerly line of said property; thence, along said westerly line, North 1°32'03" East a distance of 28.37 feet to the **Point of Beginning**.

Containing 1,537 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

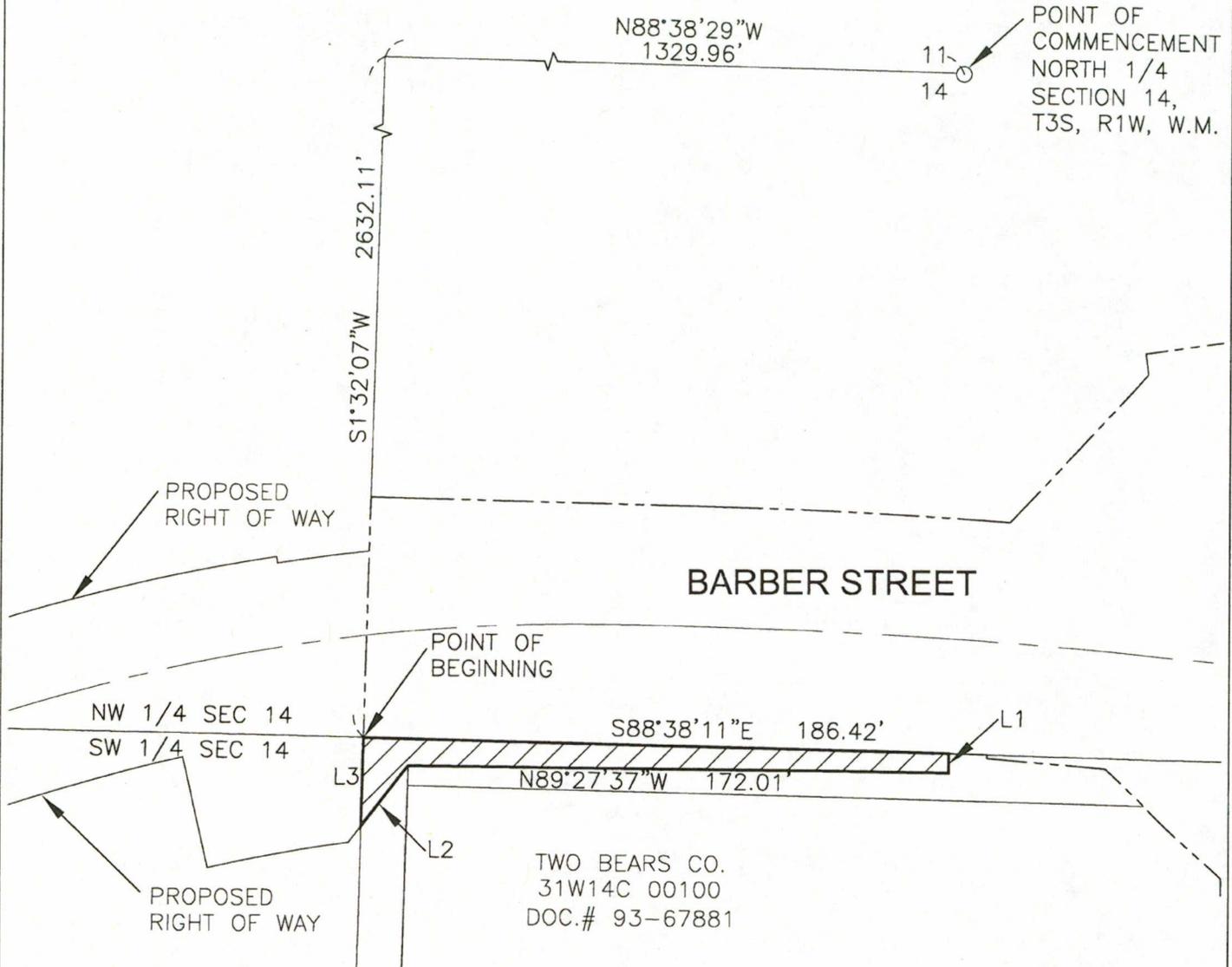
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bret Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWS: DEC. 31, 2013
SIGNED: 10/31/13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR FEE
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.14'	S0°32'23\"W
L2	24.57'	S37°49'59\"W
L3	28.37'	N1°32'03\"E

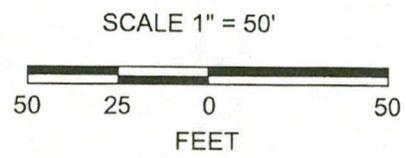
----- EXISTING RIGHT OF WAY
 FEE AREA= 1,537 SQ. FT ±

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bret N. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWAL DATE: DEC. 31, 2013
SIGNED: 10/31/13



FILE NO. 14058S1	DRAWN BY CMB	DESIGN BY BNE	DATE 10/31/13
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www.obec.com

EXHIBIT "A"

14058LD2
10/31/13
B. Elithorp

LEGAL DESCRIPTION
PERMANENT DRAINAGE EASEMENT
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W14C 00100

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Two Bears Co., an Oregon Corporation by Warranty Deed Document No. 93-67881, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2632.11 feet to a point at the intersection with the quarter section line, said point being on the southerly right of way line of SW Barber Street, said point also being the northwest corner of said property conveyed by Document No. 93-67881; thence along the westerly line of said property, South 1°32'03" West a distance of 28.37 feet to the **Point of Beginning**; thence leaving said westerly line, North 37°49'59" East a distance of 24.57 feet; thence South 1°34'26" West a distance of 233.98 feet; thence North 88°25'34" West a distance of 14.38 feet to the westerly line of said property; thence along said westerly line, North 1°32'03" East a distance of 214.17 feet to the **Point of Beginning**.

Containing 3,240 square feet, more or less.

Subject to easements and restrictions of record.

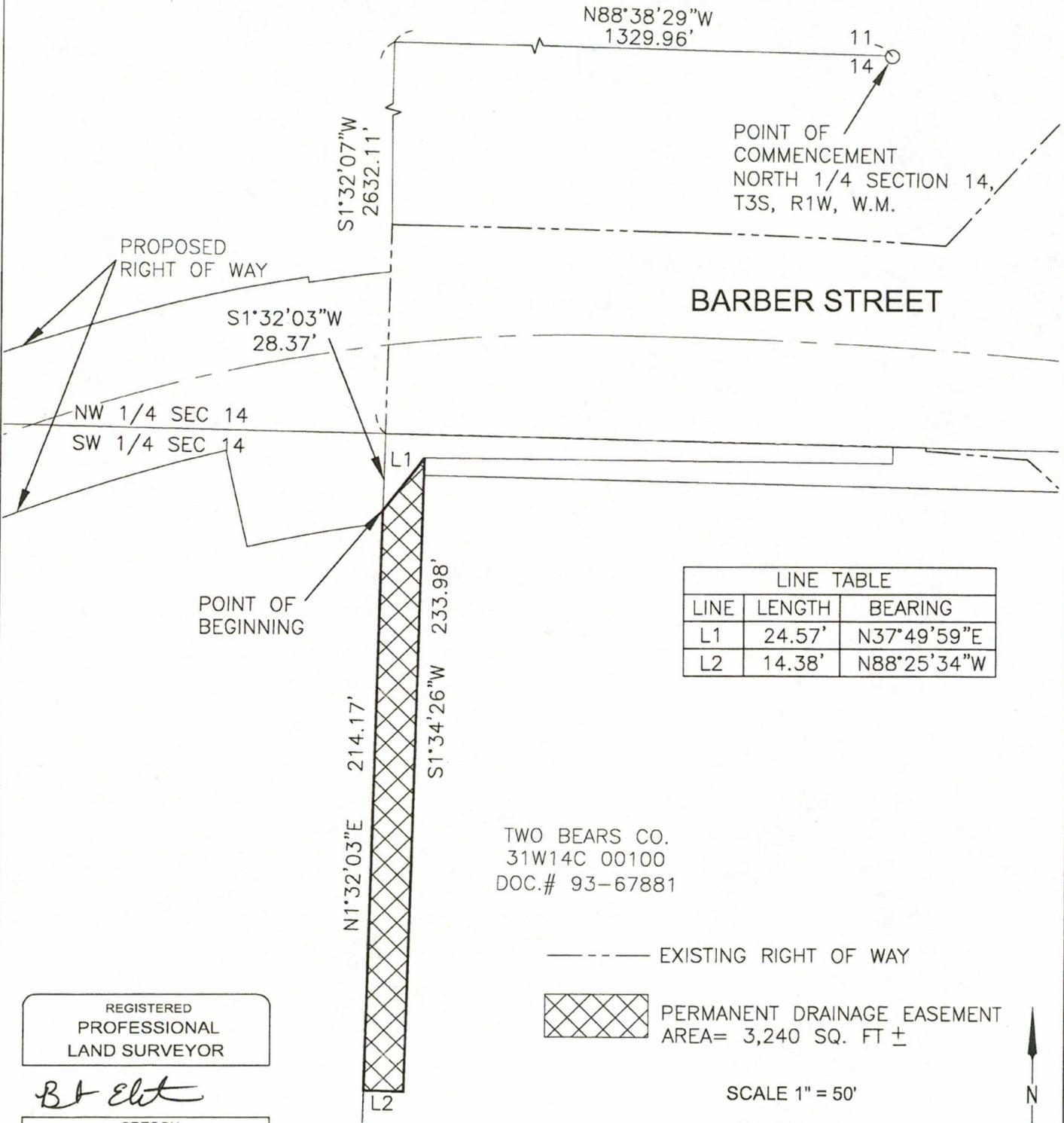
Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWS: DEC. 31, 2013
SIGNED: 10/31/13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 PERMANENT DRAINAGE EASEMENT
 BARBER STREET EXTENSION DEVELOPMENT
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

B. N. Elithorp

OREGON
 JAN. 14, 2003
 BRET N. ELITHORP
 #63148

RENEWAL DATE: DEC. 31, 2013
 SIGNED: 10/31/13



FILE NO. 14058S2	DRAWN BY CMB	DESIGN BY BNE	DATE 10/31/13
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EXHIBIT "A"



www.obec.com

14058LD3
10/31/13
B. Elithorp

LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W14C 00100

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Two Bears Co., an Oregon Corporation by Warranty Deed Document No. 93-67881, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2632.11 feet to a point at the intersection with the quarter section line, said point being on the southerly right of way line of SW Barber Street, said point also being the northwest corner of said property conveyed by Document No. 93-67881; thence leaving said west line along said southerly right of way line, South 88°38'11" East a distance of 186.42 feet to the **Point of Beginning**; thence continuing along said southerly right of way line, South 88°38'11" East a distance of 12.10 feet; thence continuing along said southerly right of way line, South 4°06'06" West a distance of 1.22 feet; thence continuing along said southerly right of way line, South 85°20'43" East a distance of 37.89 feet; thence continuing along said southerly right of way line, South 46°27'52" East a distance of 17.29 feet; thence leaving said southerly right of way line, North 88°38'11" West a distance of 234.61 feet; thence North 1°34'26" East a distance of 6.39 feet; thence South 89°27'37" East a distance of 172.01 feet; thence North 0°32'23" East a distance of 6.14 feet to the **Point of Beginning**.

Containing 2,046 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. Elithorp

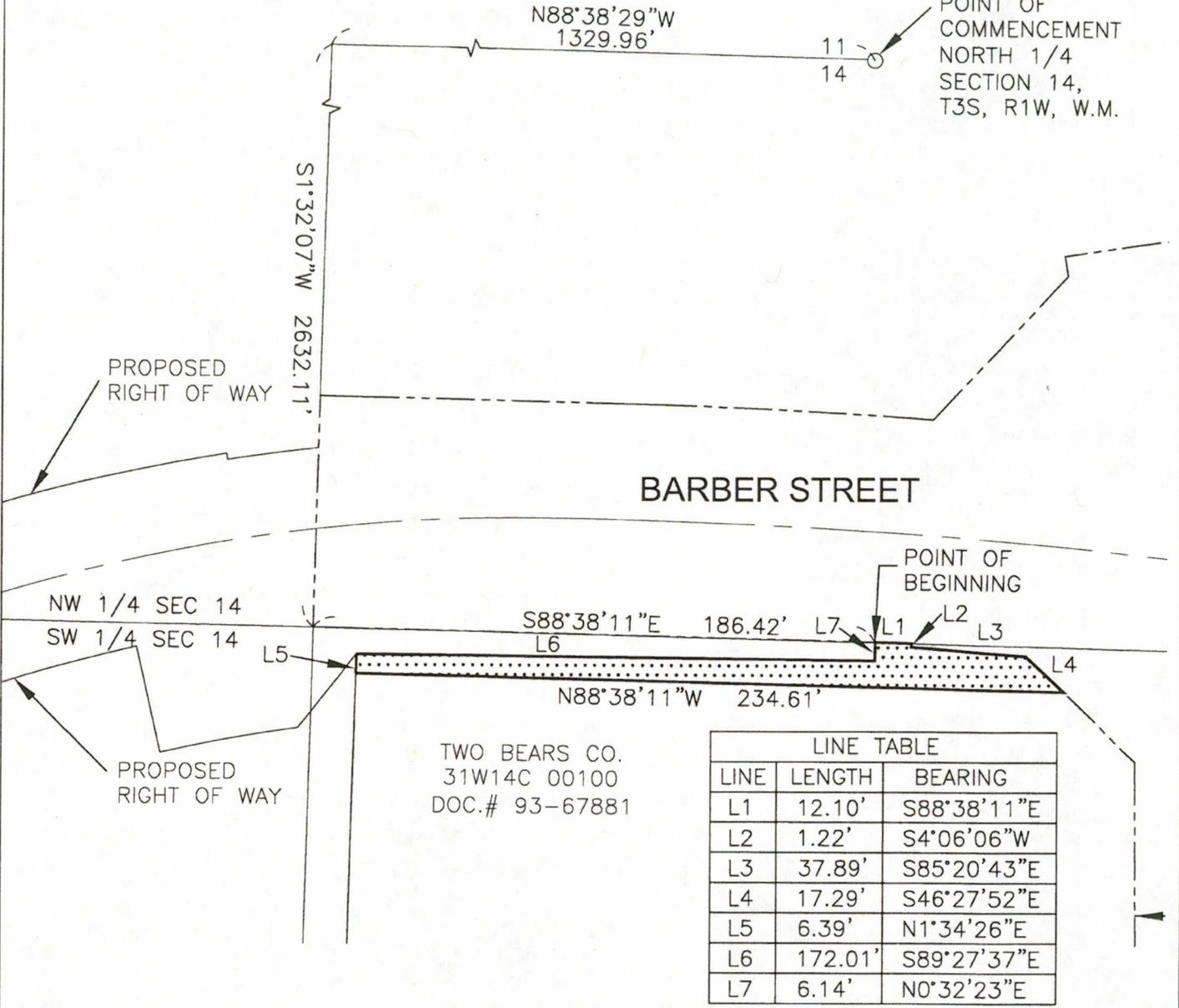
OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWS: DEC. 31, 2013
SIGNED: 10/31/13

EXHIBIT 'B'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 TEMPORARY CONSTRUCTION EASEMENT
 BARBER STREET EXTENSION DEVELOPMENT
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

POINT OF COMMENCEMENT
 NORTH 1/4
 SECTION 14,
 T3S, R1W, W.M.



N88°38'29"W
 1329.96'

S1°32'07"W
 2632.11'

PROPOSED
 RIGHT OF WAY

BARBER STREET

POINT OF BEGINNING

NW 1/4 SEC 14
 SW 1/4 SEC 14

S88°38'11"E 186.42'

N88°38'11"W 234.61'

PROPOSED
 RIGHT OF WAY

TWO BEARS CO.
 31W14C 00100
 DOC.# 93-67881

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.10'	S88°38'11"E
L2	1.22'	S4°06'06"W
L3	37.89'	S85°20'43"E
L4	17.29'	S46°27'52"E
L5	6.39'	N1°34'26"E
L6	172.01'	S89°27'37"E
L7	6.14'	N0°32'23"E

----- EXISTING RIGHT OF WAY

TEMPORARY CONSTRUCTION EASEMENT
 AREA= 2,046 SQ. FT ±

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

B. N. Elithorp

OREGON
 JAN. 14, 2003
 BRET N. ELITHORP
 #63148

SCALE 1" = 50'



RENEWAL DATE: DEC. 31, 2013
 SIGNED: 10/31/13



FILE NO. 14058S3	DRAWN BY CMB	DESIGN BY BNE	DATE 10/31/13
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EXHIBIT "A"

14058LD4
10/31/13
B. Elithorp

LEGAL DESCRIPTION
FEE
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W14B 00800

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to David S. Young, and undivided one-third interest, Sherilynn J. Young, and undivided one-third interest, and an undivided one-third interest to Marlene A. Young, by Correction Deed Document No. 97-017347, Clackamas County Deed Records, lying in the Northwest quarter and the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line, South 1°32'07" West, along said west line a distance of 2316.72 feet to the **Point of Beginning**; thence continuing along said west line, South 1°32'07" West a distance of 255.81 feet; thence leaving said west line along the arc of a 636.63 foot radius curve to the left (the long chord of which bears South 82°33'35" West, 30.00 feet) an arc distance of 30.00 feet; thence North 8°47'25" West a distance of 2.04 feet; thence along the arc of a 638.67 foot radius curve to the left (the long chord of which bears South 71°07'13" West, 223.77 feet) an arc distance of 224.93 feet to the westerly line of said property conveyed in Document No. 97-017347; thence, along said westerly line, North 19°39'37" West a distance of 231.73 feet; thence leaving said westerly line, North 76°44'46" East a distance of 311.88 feet; thence North 1°49'23" East a distance of 41.94 feet; thence South 85°40'38" East a distance of 21.76 feet to the **Point of Beginning**.

Containing 63,481 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. N. Elithorp

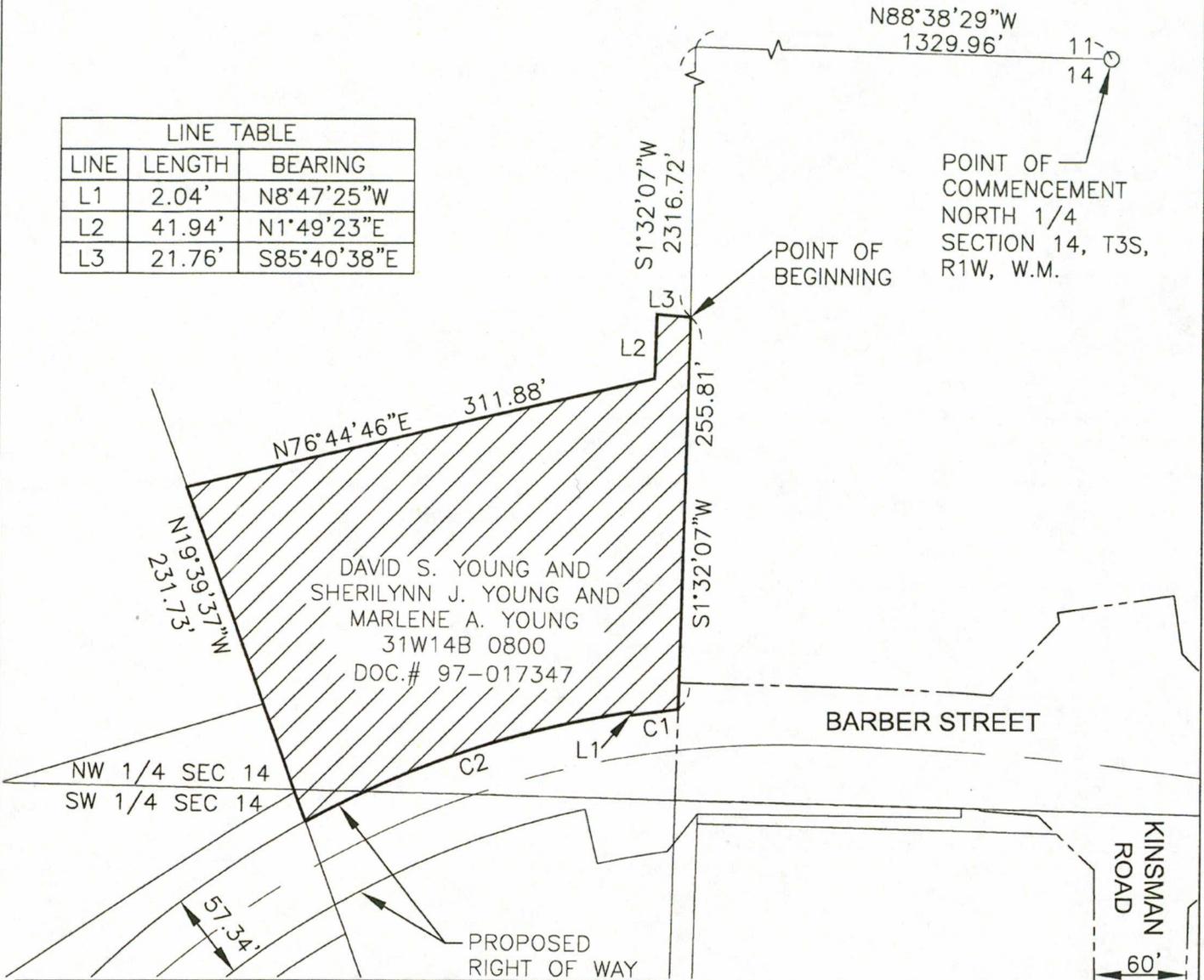
OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWS: DEC. 31, 2013
SIGNED: 10/31/13

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR FEE
 BARBER STREET EXTENSION DEVELOPMENT
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.04'	N8°47'25"W
L2	41.94'	N1°49'23"E
L3	21.76'	S85°40'38"E



POINT OF COMMENCEMENT
 NORTH 1/4
 SECTION 14, T3S,
 R1W, W.M.

POINT OF BEGINNING

BARBER STREET

KINSMAN ROAD

60'

NW 1/4 SEC 14
 SW 1/4 SEC 14

PROPOSED RIGHT OF WAY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	636.63'	30.00'	2°42'01"	S82°35'33"W	30.00'
C2	638.67'	224.93'	20°10'43"	S71°07'13"W	223.77'

--- EXISTING RIGHT OF WAY

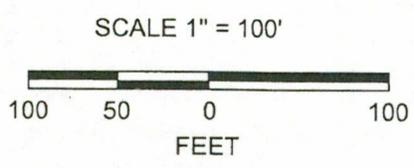
FEE AREA= 63,481 SQ. FT±

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

BQ Elithorp

OREGON
 JAN. 14, 2003
 BRET N. ELITHORP
 #63148

RENEWAL DATE: DEC. 31, 2013
 SIGNED: 10/31/13



FILE NO. 14058S4	DRAWN BY CMB	DESIGN BY BNE	DATE 10/31/13
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EXHIBIT "A"

14058LD5
10/31/13
B. Elithorp

LEGAL DESCRIPTION
FEE
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W14B 00800

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to David S. Young, and undivided one-third interest, Sherilynn J. Young, and undivided one-third interest, and an undivided one-third interest to Marlene A. Young, by Correction Deed Document No. 97-017347, Clackamas County Deed Records, lying in the Northwest quarter and the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line, South 1°32'07" West, along said west line, a distance of 2572.53 feet to the **Point of Beginning**; thence continuing along said west line, South 1°32'07" West a distance of 59.57 feet to the intersection with the quarter section line; thence continuing along said west line, South 1°32'03" West a distance of 28.37 feet; thence leaving said west line, South 37°49'59" West a distance of 6.54 feet; thence along the arc of a 545.00 foot radius curve to the left (the long chord of which bears South 79°46'39" West, 46.18 feet) an arc distance of 46.20 feet; thence North 12°39'03" West a distance of 36.33 feet; thence along the arc of a 581.33 foot radius curve to the left (the long chord of which bears South 68°43'35" West, 174.32 feet) an arc distance of 174.98 feet to the westerly line of said property conveyed in Document No. 97-017347; thence along said westerly line, North 19°39'37" West a distance of 58.18 feet; thence leaving said westerly line along the arc of a 638.67 foot radius curve to the right (the long chord of which bears North 71°07'13" East, 223.77 feet) an arc distance of 224.93 feet; thence South 8°47'25" East a distance of 2.04 feet; thence along the arc of a 636.63 foot radius curve to the right (the long chord of which bears North 82°33'35" East, 30.00 feet) an arc distance of 30.00 feet to the **Point of Beginning**.

Containing 15,946 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. J. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWS: DEC. 31, 2013
SIGNED: 10/31/13

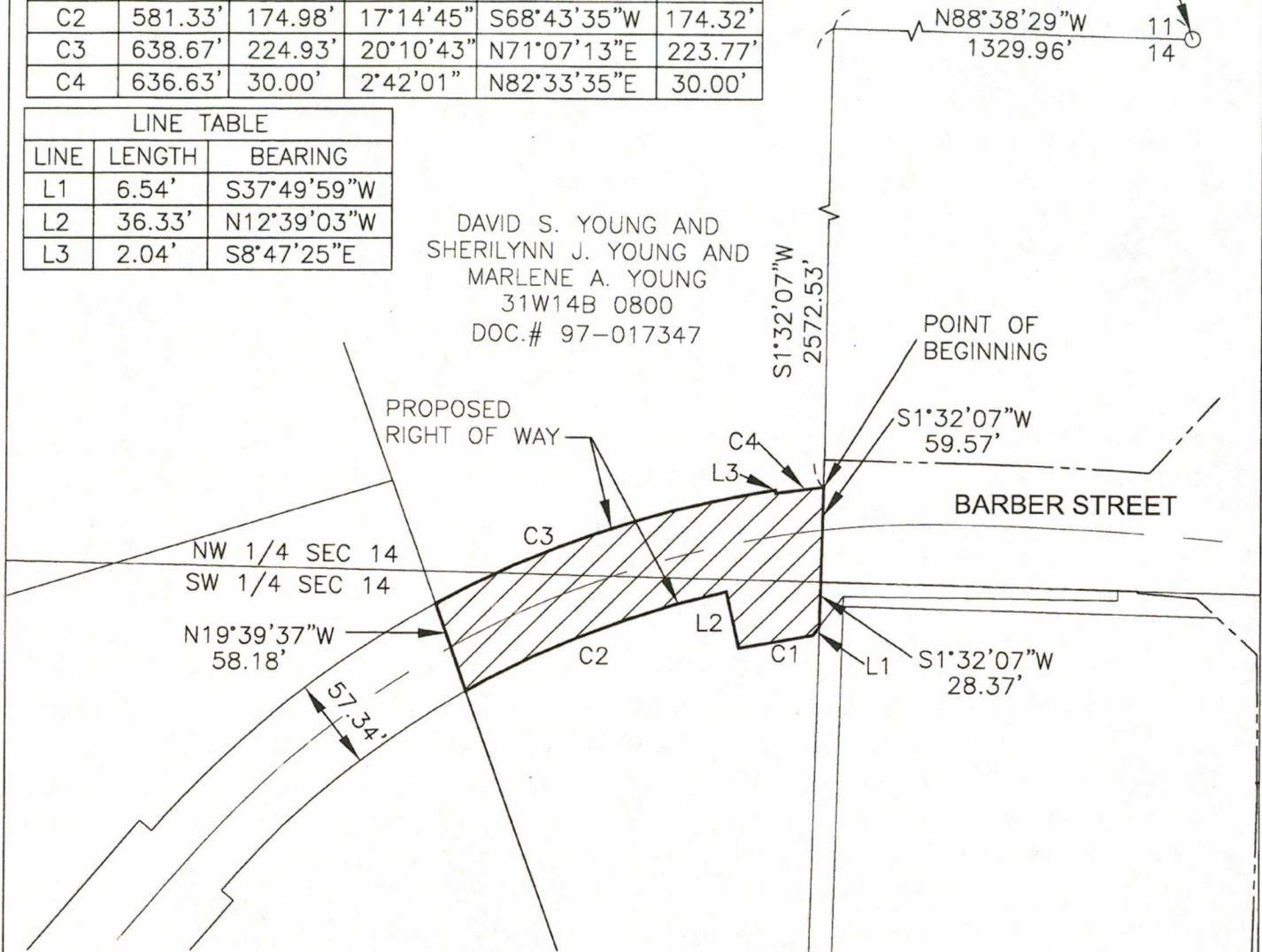
SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR FEE
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	545.00'	46.20'	4°51'24"	S79°46'39"W	46.18'
C2	581.33'	174.98'	17°14'45"	S68°43'35"W	174.32'
C3	638.67'	224.93'	20°10'43"	N71°07'13"E	223.77'
C4	636.63'	30.00'	2°42'01"	N82°33'35"E	30.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.54'	S37°49'59"W
L2	36.33'	N12°39'03"W
L3	2.04'	S8°47'25"E

DAVID S. YOUNG AND
SHERILYNN J. YOUNG AND
MARLENE A. YOUNG
31W14B 0800
DOC.# 97-017347

POINT OF
COMMENCEMENT
NORTH 1/4 SECTION
14, T3S, R1W, W.M.



----- EXISTING RIGHT OF WAY

 FEE AREA= 15,946 SQ. FT ±

SCALE 1" = 100'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bret N. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWAL DATE: DEC. 31, 2013
SIGNED: 10/31/13



FILE NO. 1405855	DRAWN BY CMB	DESIGN BY BNE	DATE 10/31/13
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EXHIBIT "A"



www.obec.com

14058LD6
10/31/13
B. Elithorp

LEGAL DESCRIPTION
FEE
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W14B 00800

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to David S. Young, and undivided one-third interest, Sherilynn J. Young, and undivided one-third interest, and an undivided one-third interest to Marlene A. Young, by Correction Deed Document No. 97-017347, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence, leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2632.11 feet to the intersection with the quarter section line, also being the easterly line of said property conveyed by Document No. 97-017347; thence along said easterly line, South 1°32'03" West a distance of 28.37 feet to the **Point of Beginning**; thence continuing along said easterly line, South 1°32'03" West a distance of 629.33 feet to the southerly line of said property; thence leaving said easterly line along said southerly line, North 88°14'57" West a distance of 112.70 feet to the westerly line of said property; thence leaving said southerly line along said westerly line, North 8°59'18" East a distance of 232.68 feet; thence continuing along said westerly line, North 19°39'37" West a distance of 376.63 feet; thence leaving said westerly line along the arc of a 581.33 foot radius curve to the right (the long chord of which bears North 68°43'35" East, 174.32 feet) an arc distance of 174.98 feet; thence South 12°39'03" East a distance of 36.33 feet; thence along the arc of a 545.00 foot radius curve to the right (the long chord of which bears North 79°46'39" East, 46.18 feet) an arc distance of 46.20 feet; thence North 37°49'59" East a distance of 6.54 feet to the **Point of Beginning**.

Containing 83,926 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

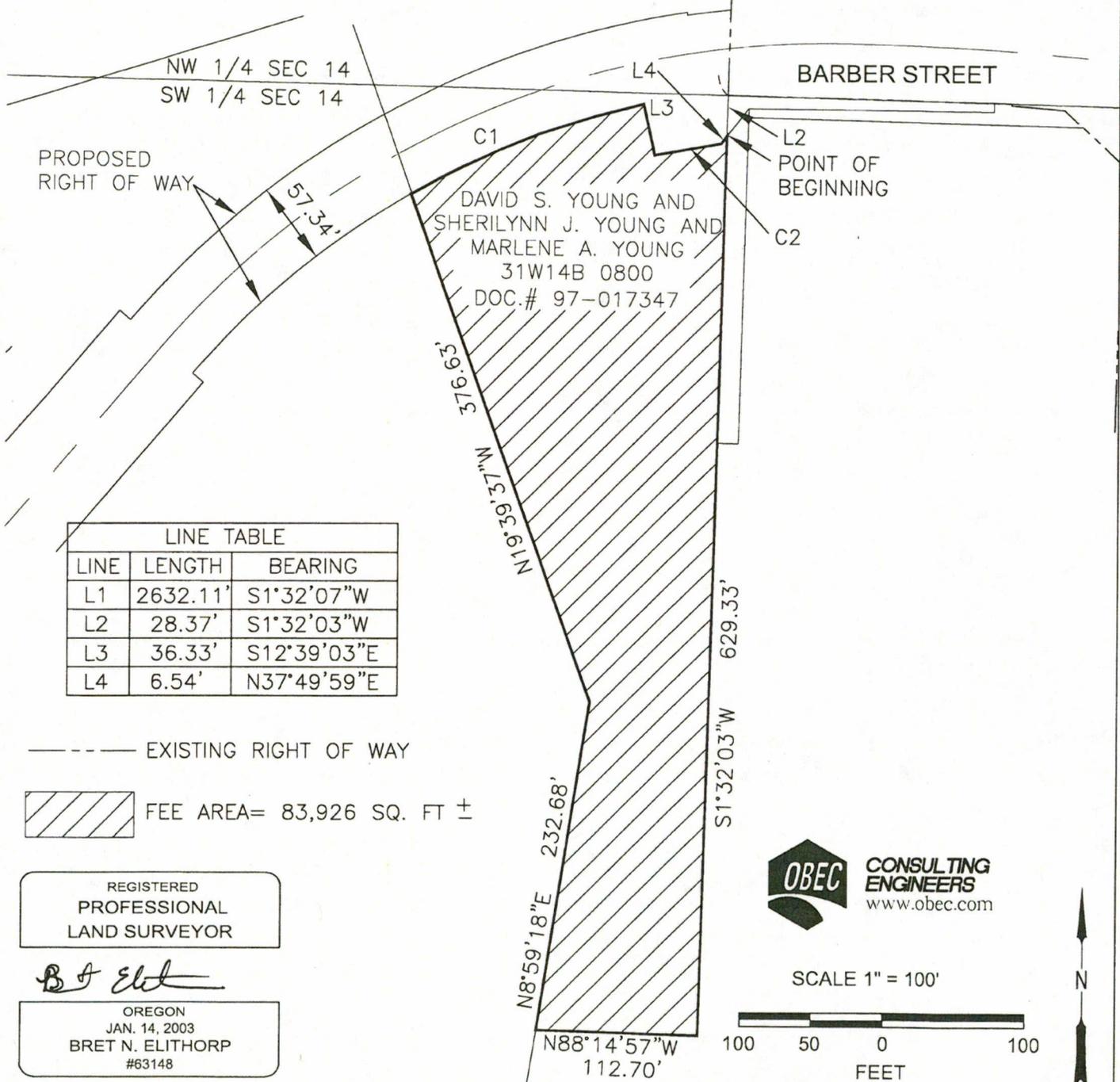
RENEWS: DEC. 31, 2013
SIGNED: 10/31/13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR FEE
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

POINT OF COMMENCEMENT
NORTH 1/4 SECTION
14, T3S, R1W, W.M.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	581.33'	174.98'	17°14'45"	N68°43'35"E	174.32'
C2	545.00'	46.20'	4°51'24"	N79°46'39"E	46.18'



NW 1/4 SEC 14
SW 1/4 SEC 14

BARBER STREET

PROPOSED
RIGHT OF WAY

L2
POINT OF
BEGINNING

DAVID S. YOUNG AND
SHERILYNN J. YOUNG AND
MARLENE A. YOUNG
31W14B 0800
DOC.# 97-017347

LINE TABLE

LINE	LENGTH	BEARING
L1	2632.11'	S1°32'07"W
L2	28.37'	S1°32'03"W
L3	36.33'	S12°39'03"E
L4	6.54'	N37°49'59"E

--- EXISTING RIGHT OF WAY

 FEE AREA= 83,926 SQ. FT ±

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bret N. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148



SCALE 1" = 100'



RENEWAL DATE: DEC. 31, 2013
SIGNED: 10/31/13

FILE NO. 14058S6	DRAWN BY CMB	DESIGN BY BNE	DATE 10/31/13
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EXHIBIT "A"



www.obec.com

14058LD7
11/4/13
B. Elithorp

LEGAL DESCRIPTION
FEE
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W15 03000

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Lennar Northwest, Inc., a Delaware corporation, by Bargain and Sale Deed Document No. 2013-021653, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2572.53 feet; thence leaving said west sixteenth along the arc of a 636.36 foot radius curve to the left (the long chord of which bears South 82°33'35" West, 30.00 feet) an arc distance of 30.00 feet; thence North 8°47'25" West a distance of 2.04 feet; thence along the arc of a 638.67 foot radius curve to the left (the long chord of which bears South 71°07'13" West, 223.77 feet) an arc distance of 224.93 feet to the easterly line of said property conveyed by Document No. 2013-021653, said point being the **Point of Beginning**, thence along said easterly line, South 19°39'37" East a distance of 58.18 feet; thence leaving said easterly line along the arc of a 581.33 foot radius curve to the left (the long chord of which bears South 50°22'32" West, 196.45 feet) an arc distance of 197.40 feet; thence South 49°21'07" East a distance of 9.83 feet; thence South 40°38'53" West a distance of 35.63 feet; thence North 29°37'57" West a distance of 5.37 feet; thence North 66°28'22" West a distance of 75.28 feet; thence North 40°38'53" East a distance of 55.97 feet; thence South 49°21'07" East a distance of 9.83 feet; thence along the arc of a 638.67 foot radius curve to the right (the long chord of which bears North 50°50'22" East, 226.01 feet) an arc distance of 227.21 feet to the **Point of Beginning**.

Containing 15,579 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

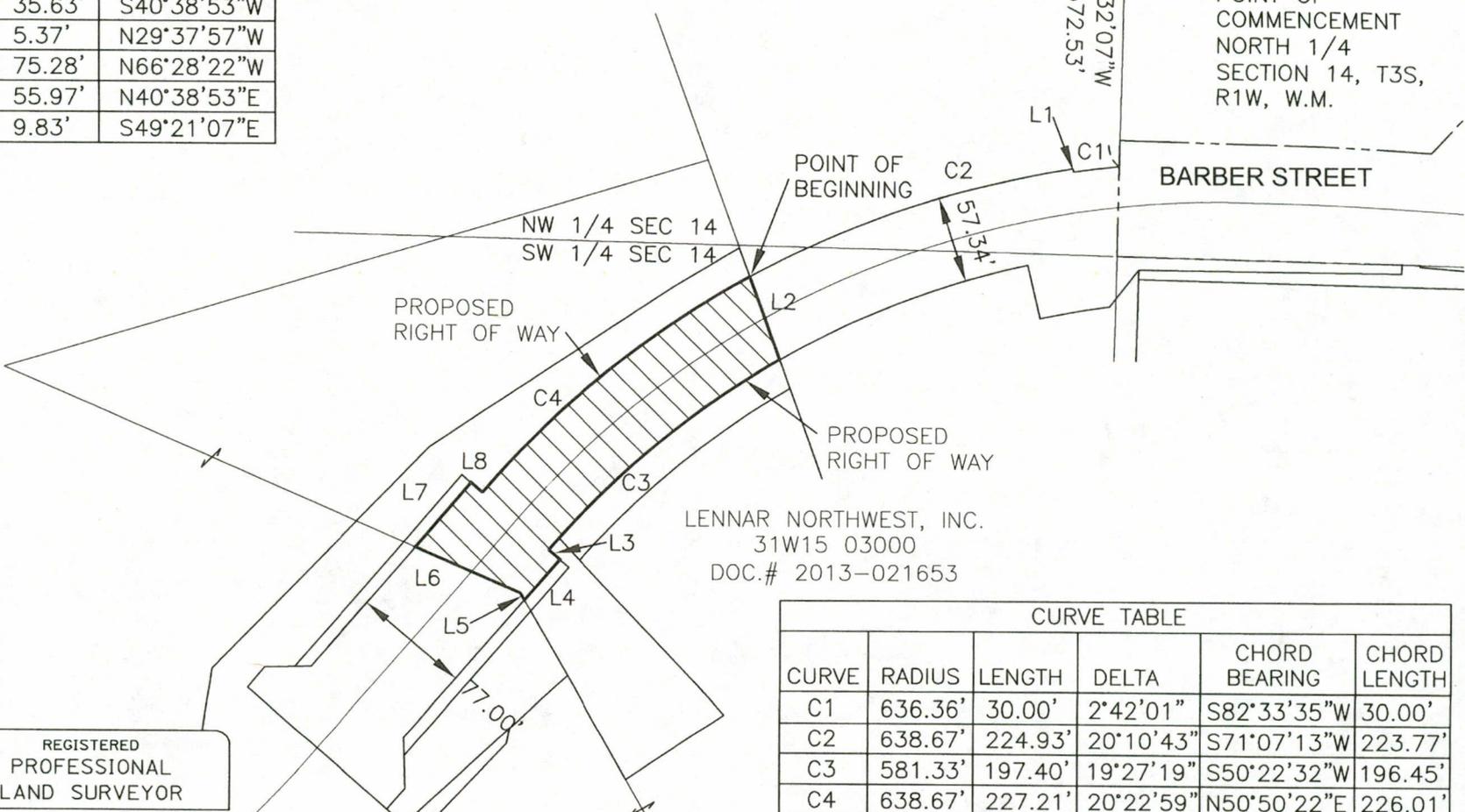
RENEWS: DEC. 31, 2013
SIGNED: 11/4/13

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.04'	N8°47'25"W
L2	58.18'	S19°39'37"E
L3	9.83'	S49°21'07"E
L4	35.63'	S40°38'53"W
L5	5.37'	N29°37'57"W
L6	75.28'	N66°28'22"W
L7	55.97'	N40°38'53"E
L8	9.83'	S49°21'07"E

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR FEE
 BARBER STREET EXTENSION DEVELOPMENT
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

N88°38'29"W
 1329.96' 11
 14
 POINT OF COMMENCEMENT
 NORTH 1/4
 SECTION 14, T3S,
 R1W, W.M.



LENNAR NORTHWEST, INC.
 31W15 0300
 DOC.# 2013-021653

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	636.36'	30.00'	2°42'01"	S82°33'35"W	30.00'
C2	638.67'	224.93'	20°10'43"	S71°07'13"W	223.77'
C3	581.33'	197.40'	19°27'19"	S50°22'32"W	196.45'
C4	638.67'	227.21'	20°22'59"	N50°50'22"E	226.01'



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

B. N. Elithorp

OREGON
 JAN. 14, 2003
 BRET N. ELITHORP
 #63148

LENNAR NORTHWEST, INC.
 31W15 00300
 DOC.# 2013-021653

SCALE 1" = 100'



----- EXISTING RIGHT OF WAY

FEE AREA= 15,579 SQ. FT ±

RENEWAL DATE: DEC. 31, 2013
 SIGNED: 11/4/13



FILE NO. 14058S7	DRAWN BY CMB	DESIGN BY BNE	DATE 11/4/13
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www.obec.com

EXHIBIT "A"

14058LD7A
11/4/13
B. Elithorp

LEGAL DESCRIPTION
FEE
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W15 00300

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Lennar Northwest, Inc., a Delaware corporation, by Bargain and Sale Deed Document No. 2013-021653, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2572.53 feet; thence leaving said west sixteenth along the arc of a 636.36 foot radius curve to the left (the long chord of which bears South 82°33'35" West, 30.00 feet) an arc distance of 30.00 feet; thence North 8°47'25" West a distance of 2.04 feet; thence along the arc of a 638.67 foot radius curve to the left (the long chord of which bears South 60°55'44" West, 442.75 feet) an arc distance of 452.14 feet; thence North 49°21'07" West a distance of 9.83 feet; thence South 40°38'53" West a distance of 55.97 feet to the **Point of Beginning**; thence South 66°28'22" West a distance of 75.28 feet; thence South 29°37'57" East a distance of 5.37 feet; thence South 40°38'53" West a distance of 120.94 feet; thence South 1°37'56" East a distance of 33.39 feet; thence South 40°48'32" West a distance of 17.91 feet; thence North 49°00'23" West a distance of 121.72 feet; thence North 39°29'44" East a distance of 17.52 feet; thence North 88°56'43" East a distance of 30.34 feet; thence North 40°38'53" East a distance of 104.77 feet to the **Point of Beginning**.

Containing 13,205 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

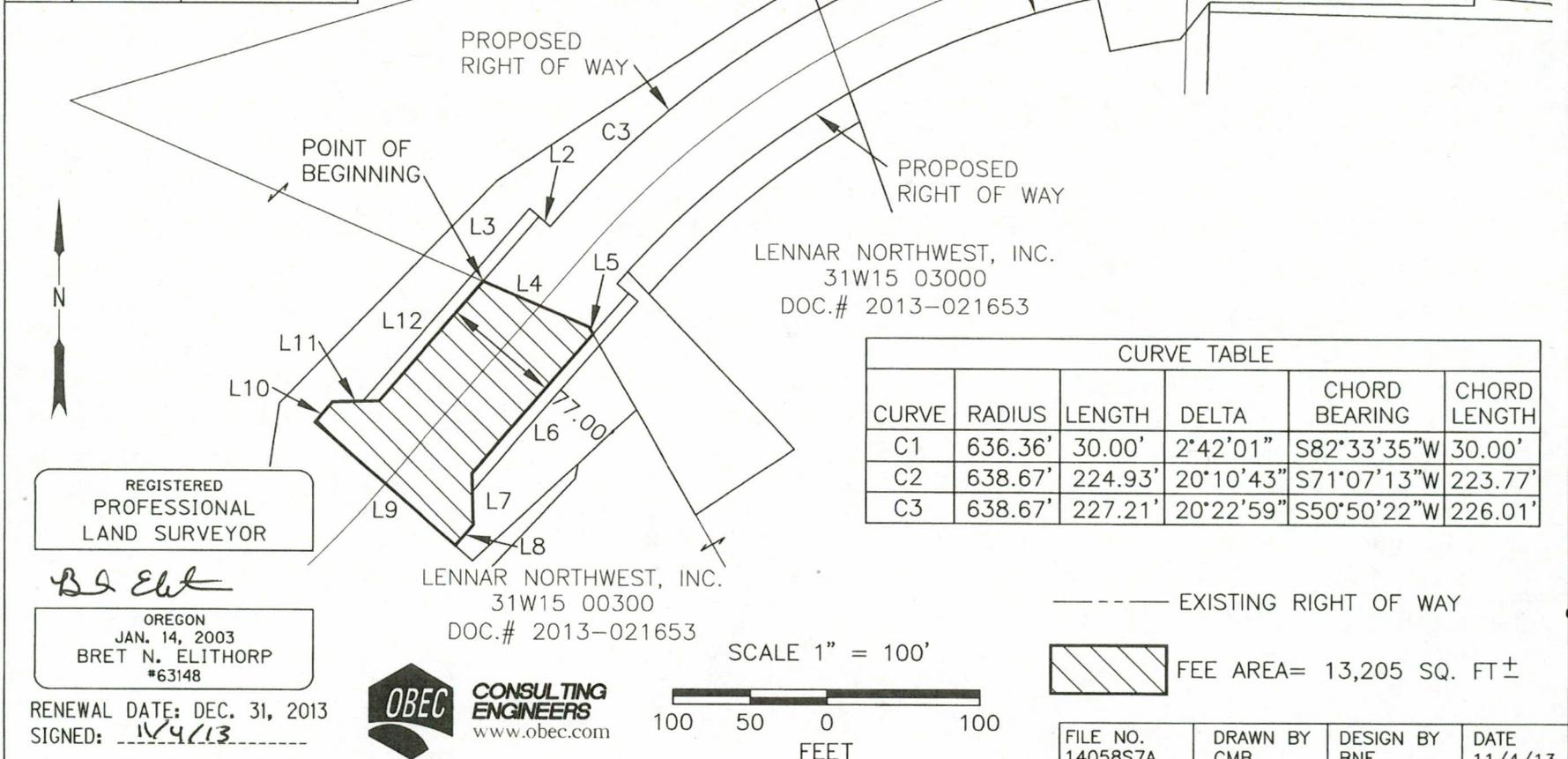
RENEWS: DEC. 31, 2013

SIGNED: 11/4/13

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.04'	N8°47'25"W
L2	9.83'	N49°21'07"W
L3	55.97'	S40°38'53"W
L4	75.28'	S66°28'22"E
L5	5.37'	S29°37'57"E
L6	120.94'	S40°38'53"W
L7	33.39'	S1°37'56"E
L8	17.91'	S40°48'32"W
L9	121.72'	N49°00'23"W
L10	17.52'	N39°29'44"E
L11	30.34'	N88°56'43"E
L12	104.77'	N40°38'53"E

EXHIBIT "B"
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR FEE
 BARBER STREET EXTENSION DEVELOPMENT
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

N88°38'29"W
 1329.96'
 11-14
 POINT OF COMMENCEMENT
 NORTH 1/4
 SECTION 14, T3S,
 R1W, W.M.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	636.36'	30.00'	2°42'01"	S82°33'35"W	30.00'
C2	638.67'	224.93'	20°10'43"	S71°07'13"W	223.77'
C3	638.67'	227.21'	20°22'59"	S50°50'22"W	226.01'

URA Resolution 237 Exhibit 8

Page 2 of 2

FILE NO. 14058S7A	DRAWN BY CMB	DESIGN BY BNE	DATE 11/4/13
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EXHIBIT "A"



www.obec.com

14058LD8
11/4/13
B. Elithorp

LEGAL DESCRIPTION
PERMANENT DRAINAGE EASEMENT
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W15 03000

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Lennar Northwest, Inc., a Delaware corporation, by Bargain and Sale Deed Document No. 2013-021653, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2599.41 feet; thence leaving said west line along the arc of a 610.00 foot radius curve to the left (the long chord of which bears South 62°06'41" West, 446.41 feet) an arc distance of 457.02 feet; thence South 49°21'07" East a distance of 28.67 feet to the **Point of Beginning**; thence along the arc of a 581.33 foot radius curve to the right (the long chord of which bears North 41°10'20" East, 10.64 feet) an arc distance of 10.64 feet; thence South 42°57'54" East a distance of 159.32 feet; thence South 56°19'03" West a distance of 77.20 feet; thence North 29°37'57" West a distance of 127.21 feet; thence North 40°38'53" East a distance of 38.49 feet; thence North 49°21'07" West a distance of 17.83 feet to the **Point of Beginning**.

Containing 8,383 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWS: DEC. 31, 2013
SIGNED: 11/4/13

EXHIBIT 'B'

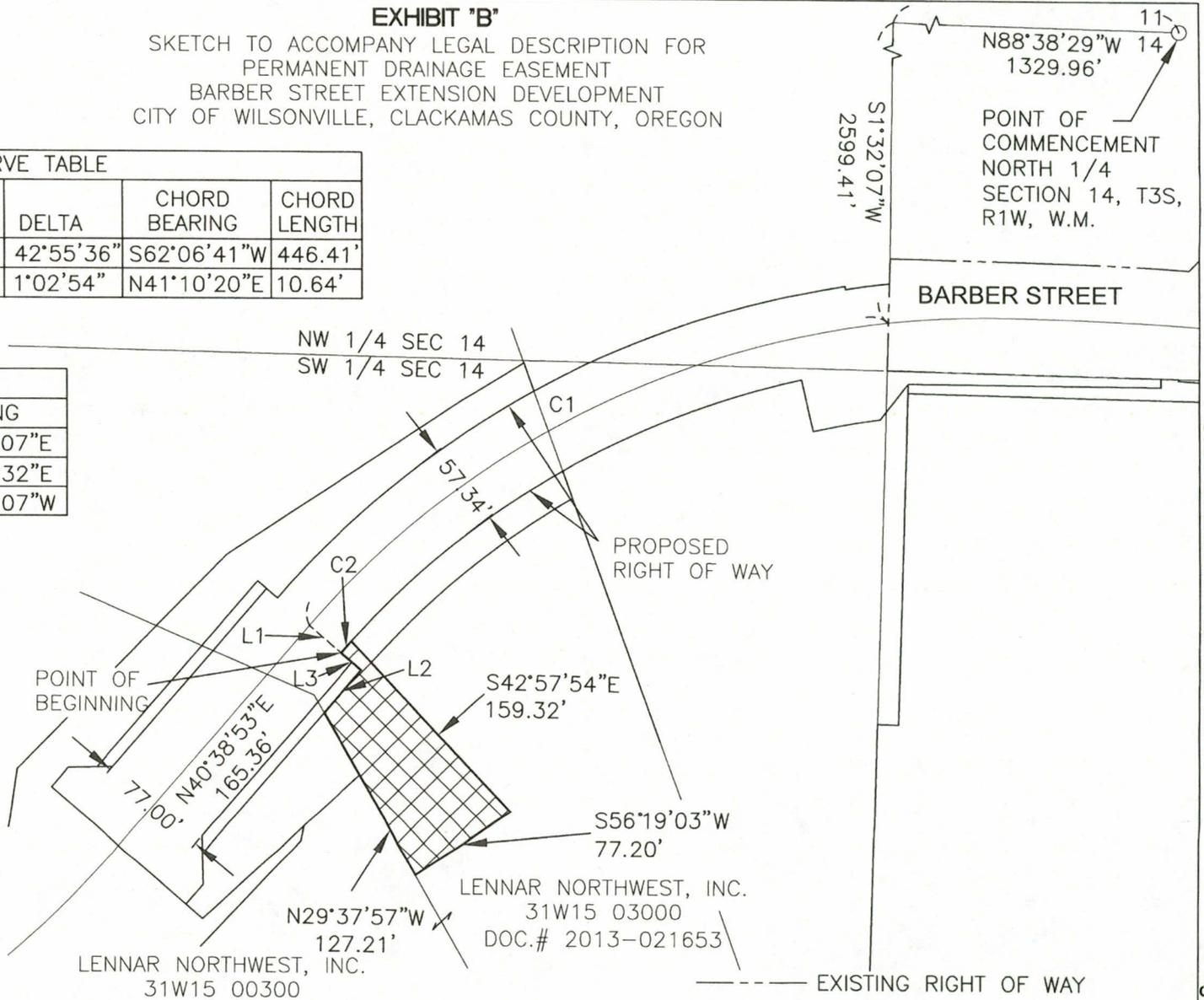
SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 PERMANENT DRAINAGE EASEMENT
 BARBER STREET EXTENSION DEVELOPMENT
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	610.00'	457.02'	42°55'36"	S62°06'41"W	446.41'
C2	10.64'	581.33'	1°02'54"	N41°10'20"E	10.64'

LINE TABLE

LINE	LENGTH	BEARING
L1	28.67'	S49°21'07"E
L2	38.49'	N40°48'32"E
L3	17.83'	N49°21'07"W



N88°38'29"W 14'
 1329.96'
 POINT OF COMMENCEMENT
 NORTH 1/4
 SECTION 14, T3S,
 R1W, W.M.

S1°32'07"W
 2599.41'

BARBER STREET

NW 1/4 SEC 14
 SW 1/4 SEC 14

PROPOSED
 RIGHT OF WAY

POINT OF
 BEGINNING

LENNAR NORTHWEST, INC.
 31W15 0300
 DOC.# 2013-021653

LENNAR NORTHWEST, INC.
 31W15 00300
 DOC.# 2013-021653

EXISTING RIGHT OF WAY

PERMANENT DRAINAGE EASEMENT
 AREA= 8,383 SQ. FT ±

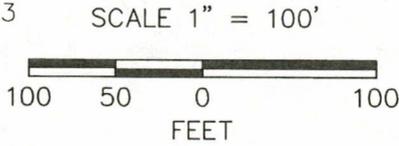


REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

B. N. Elithorp

OREGON
 JAN. 14, 2003
 BRET N. ELITHORP
 *63148

RENEWAL DATE: DEC. 31, 2013
 SIGNED: 11/4/13



FILE NO. 14058S8	DRAWN BY CMB	DESIGN BY BNE	DATE 11/4/13
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www.obec.com

EXHIBIT "A"

14058LD8A
11/4/13
B. Elithorp

LEGAL DESCRIPTION
PERMANENT DRAINAGE EASEMENT
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W15 00300

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Lennar Northwest, Inc., a Delaware corporation, by Bargain and Sale Deed Document No. 2013-021653, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2599.41 feet; thence leaving said west line along the arc of a 610.00 foot radius curve to the left (the long chord of which bears South 62°06'41" West, 446.41 feet) an arc distance of 457.02 feet ; thence South 49°21'07" East a distance of 46.50 feet; thence South 40°38'53" West, a distance of 38.49 feet to the **Point of Beginning**; thence South 29°37'57" East a distance of 49.03 feet; thence South 47°16'02" West a distance of 145.20 feet; thence North 49°00'23" West a distance of 15.00 feet; thence North 40°48'32" East a distance of 17.91 feet; thence North 1°37'56" West a distance of 21.50 feet; thence North 40°38'53" East a distance of 126.87 feet to the **Point of Beginning**.

Containing 5,456 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWS: DEC. 31, 2013
SIGNED: 11/4/13

EXHIBIT 'B'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 PERMANENT DRAINAGE EASEMENT
 BARBER STREET EXTENSION DEVELOPMENT
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	610.00'	457.02'	42°55'36"	S62°06'41"W	446.41'
C2	10.64'	581.33'	1°02'54"	N41°10'20"E	10.64'

LINE TABLE

LINE	LENGTH	BEARING
L1	28.67'	S49°21'07"E
L2	17.83'	S49°21'07"E
L3	38.49'	S40°38'53"W
L4	15.00'	N49°00'23"W
L5	17.91'	N40°48'32"E
L6	21.50'	N1°37'56"W

N88°38'29"W 14'
 1329.96'
 POINT OF COMMENCEMENT
 NORTH 1/4
 SECTION 14, T3S,
 R1W, W.M.

S1°32'07"W
 2599.41'

BARBER STREET

NW 1/4 SEC 14
 SW 1/4 SEC 14

PROPOSED
 RIGHT OF WAY

POINT OF
 BEGINNING

LENNAR NORTHWEST, INC.
 31W15 0300
 DOC.# 2013-021653

LENNAR NORTHWEST, INC.
 31W15 00300
 DOC.# 2013-021653

EXISTING RIGHT OF WAY



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

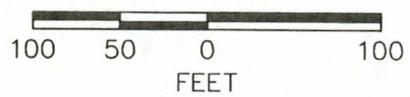
Bret Elithorp

OREGON
 JAN. 14, 2003
 BRET N. ELITHORP
 #63148

RENEWAL DATE: DEC. 31, 2013
 SIGNED: 11/4/13



SCALE 1" = 100'



PERMANENT DRAINAGE EASEMENT
 AREA= 5,456 SQ. FT ±

FILE NO. 14058S8A	DRAWN BY CMB	DESIGN BY BNE	DATE 11/4/13
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URA Resolution 237 Exhibit 10

Page 2 of 2

EXHIBIT "A"



www.obec.com

14058LD9
11/4/13
B. Elithorp

LEGAL DESCRIPTION
PERMANENT EASEMENT FOR SLOPES
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W15 03000

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Lennar Northwest, Inc., a Delaware corporation, by Bargain and Sale Deed Document No. 2013-021653, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2599.41 feet; thence leaving said west line along the arc of a 610.00 foot radius curve to the left (the long chord of which bears South 62°06'41" West, 446.41 feet) an arc distance of 457.02 feet; thence South 49°21'07" East a distance of 38.50 feet to the **Point of Beginning**; thence South 49°21'07" East a distance of 8.00 feet; thence South 40°38'53" West a distance of 38.49 feet; thence North 29°37'57" West a distance of 8.50 feet; thence North 40°38'53" East a distance of 35.63 feet to the **Point of Beginning**.

Containing 296 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

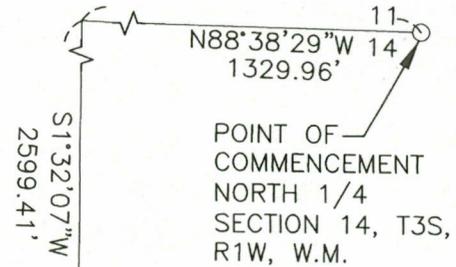
RENEWS: DEC. 31, 2013
SIGNED: 11/4/13

EXHIBIT 'B'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 PERMANENT EASEMENT FOR SLOPES
 BARBER STREET EXTENSION DEVELOPMENT
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	610.00'	457.02'	42°55'36"	S62°06'41"W	446.41'



BARBER STREET

NW 1/4 SEC 14
 SW 1/4 SEC 14

PROPOSED
 RIGHT OF WAY

C1

POINT OF
 BEGINNING

N40°38'53"E
 35.63'

N29°37'57"W
 8.50'

S49°21'07"E
 38.50'

S49°21'07"E
 8.00'

S40°38'53"W
 38.49'

LENNAR NORTHWEST, INC.
 31W15 0300
 DOC.# 2013-021653

LENNAR NORTHWEST, INC.
 31W15 00300
 DOC.# 2013-021653

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

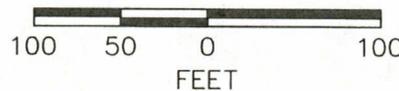
Bret N. Elithorp

OREGON
 JAN. 14, 2003
 BRET N. ELITHORP
 #63148

RENEWAL DATE: DEC. 31, 2013
 SIGNED: 11/4/13

----- EXISTING RIGHT OF WAY

SCALE 1" = 100'



PERMANENT EASEMENT FOR SLOPES
 AREA= 296 SQ. FT ±



FILE NO. 14058S9	DRAWN BY CMB	DESIGN BY BNE	DATE 11/4/13
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EXHIBIT "A"



www.obec.com

14058LD9A
11/4/13
B. Elithorp

LEGAL DESCRIPTION
PERMANENT EASEMENT FOR SLOPES
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W15 00300

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Lennar Northwest, Inc., a Delaware corporation, by Bargain and Sale Deed Document No. 2013-021653, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2599.41 feet; thence leaving said west line along the arc of a 610.00 foot radius curve to the left (the long chord of which bears South 62°06'41" West, 446.41 feet) an arc distance of 457.02 feet; thence South 49°21'07" East a distance of 38.50 feet; thence South 40°38'53" West a distance of 35.63 feet to the **Point of Beginning**; thence South 29°37'57" East a distance of 8.50 feet; thence South 40°38'53" West a distance of 126.87 feet; thence North 1°37'56" West a distance of 11.89 feet; thence North 40°38'53" East a distance of 120.94 feet to the **Point of Beginning**.

Containing 991 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 14, 2003
BRET N. ELITHORP
*63148

RENEWS: DEC. 31, 2013
SIGNED: 11/4/13

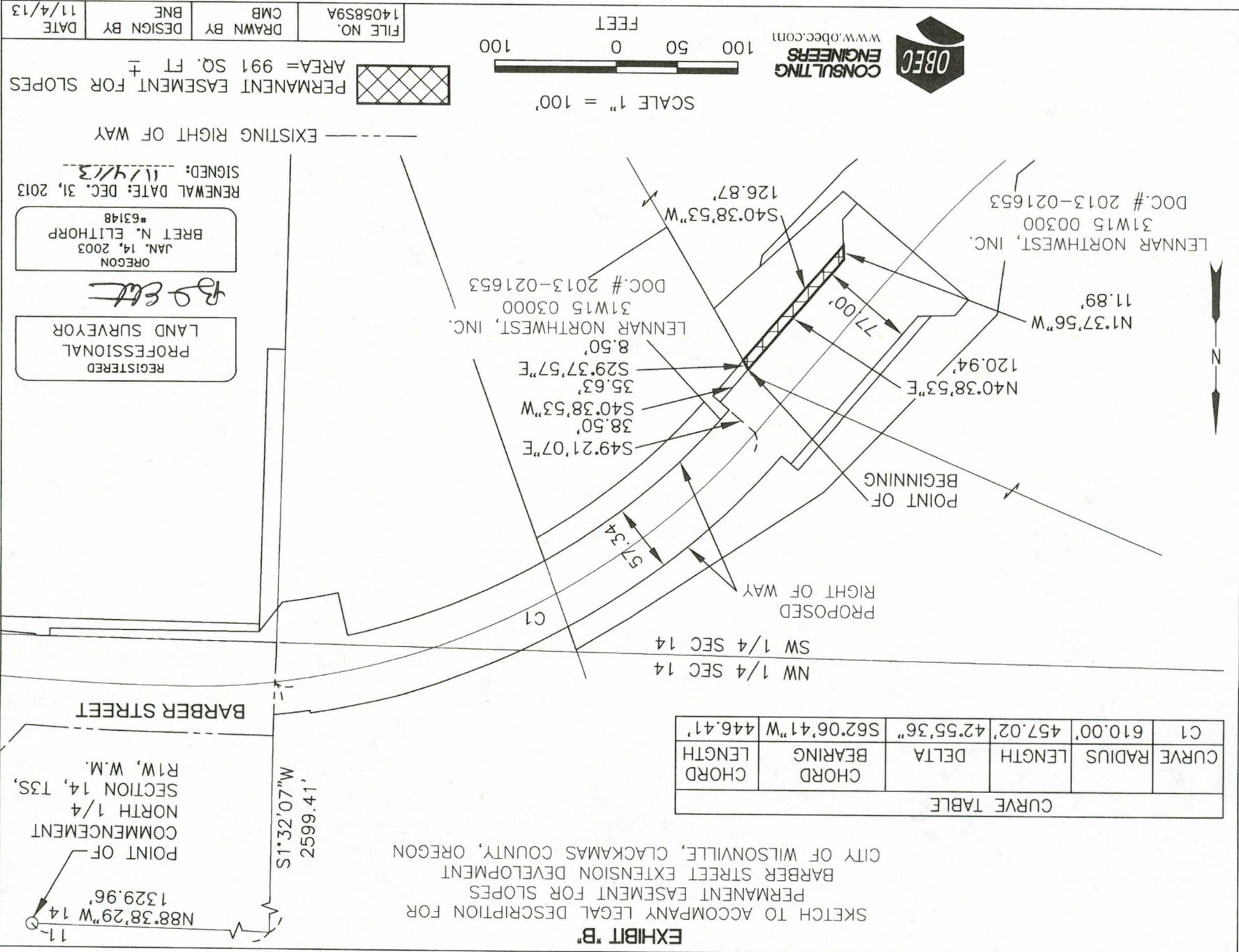


EXHIBIT "A"



www.obec.com

14058LD10
11/4/13
B. Elithorp

LEGAL DESCRIPTION
PERMANENT EASEMENT FOR SLOPES
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W15 03000

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Lennar Northwest, Inc., a Delaware corporation, by Bargain and Sale Deed Document No. 2013-021653, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2599.41 feet; thence leaving said west line along the arc of a 610.00 foot radius curve to the left (the long chord of which bears South 62°06'41" West, 446.41 feet) an arc distance of 457.02 feet; thence North 49°21'07" West a distance of 38.50 feet to the **Point of Beginning**; thence South 40°38'53" West a distance of 55.97 feet; thence North 66°28'22" West a distance of 8.37 feet; thence North 40°38'53" East a distance of 58.44 feet; thence South 49°21'07" East a distance of 8.00 feet to the **Point of Beginning**.

Containing 458 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

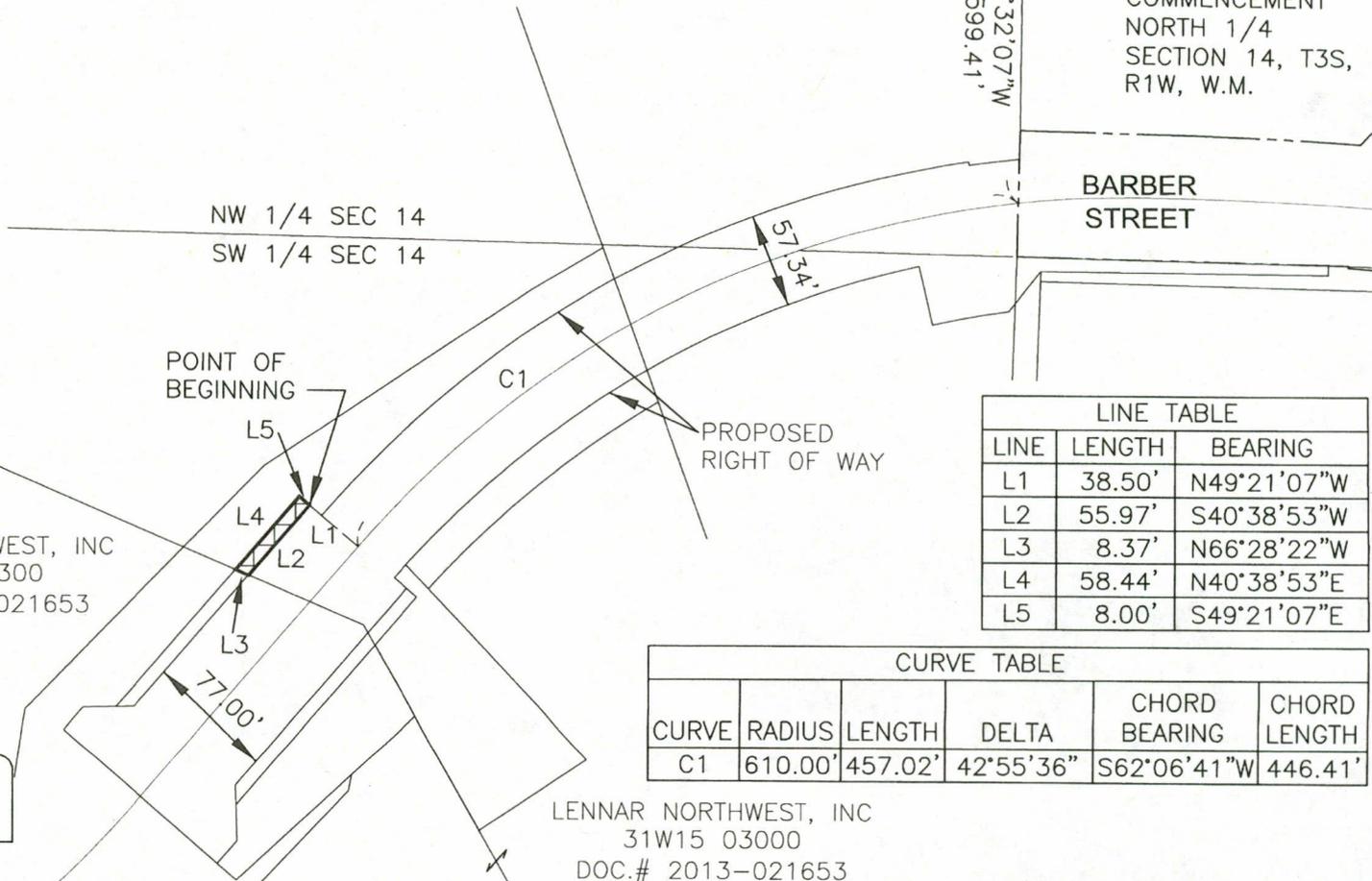
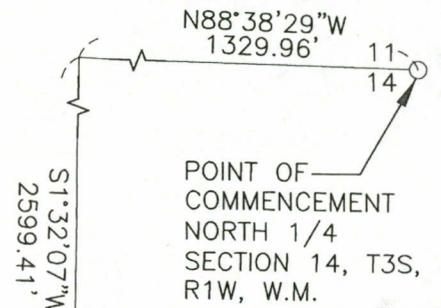
B. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWS: DEC. 31, 2013
SIGNED: 11/4/13

EXHIBIT 'B'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PERMANENT EASEMENT FOR SLOPES
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



LINE TABLE		
LINE	LENGTH	BEARING
L1	38.50'	N49°21'07\"W
L2	55.97'	S40°38'53\"W
L3	8.37'	N66°28'22\"W
L4	58.44'	N40°38'53\"E
L5	8.00'	S49°21'07\"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	610.00'	457.02'	42°55'36\"	S62°06'41\"W	446.41'

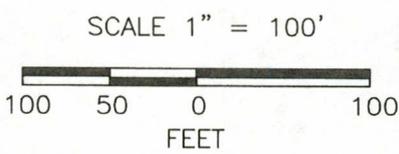
LENNAR NORTHWEST, INC
31W15 00300
DOC.# 2013-021653

LENNAR NORTHWEST, INC
31W15 03000
DOC.# 2013-021653

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. N. Elithorp
OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWAL DATE: DEC. 31, 2013
SIGNED: 11/4/13



----- EXISTING RIGHT OF WAY			
	PERMANENT EASEMENT SLOPES AREA = 458 SQ. FT ±		
FILE NO. 14058S10	DRAWN BY CMB	DESIGN BY BNE	DATE 11/4/13

EXHIBIT "A"



www.obec.com

14058LD10A
11/4/13
B. Elithorp

LEGAL DESCRIPTION
PERMANENT EASEMENT FOR SLOPES
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W15 00300

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Lennar Northwest, Inc., a Delaware corporation, by Bargain and Sale Deed Document No. 2013-021653, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2599.41 feet; thence leaving said west line along the arc of a 610.00 foot radius curve to the left (the long chord of which bears South 62°06'41" West, 446.41 feet) an arc distance of 457.02 feet; thence North 49°21'07" West a distance of 38.50 feet; thence South 40°38'53" West a distance of 55.97 feet to the **Point of Beginning**; thence South 40°38'53" West a distance of 104.77 feet; thence South 88°56'43" West a distance of 10.72 feet; thence North 40°38'53" East a distance of 109.44 feet; thence South 66°28'22" East a distance of 8.37 feet to the **Point of Beginning**.

Containing 857 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWS: DEC. 31, 2013
SIGNED: 11/4/13

EXHIBIT 'B'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PERMANENT EASEMENT FOR SLOPES
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



N88°38'29"W
1329.96' 11-14
POINT OF COMMENCEMENT
NORTH 1/4
SECTION 14, T3S,
R1W, W.M.

S1°32'07"W
2599.41'

BARBER STREET

NW 1/4 SEC 14
SW 1/4 SEC 14

PROPOSED
RIGHT OF WAY

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.50'	N49°21'07"W
L2	55.97'	S40°38'53"W
L3	104.77'	S40°38'53"W
L4	10.72'	S88°56'43"W
L5	109.44'	N40°38'53"W
L6	8.37'	S66°28'22"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	610.00'	457.02'	42°55'36"	S62°06'41"W	446.41'

LENNAR NORTHWEST, INC
31W15 00300
DOC.# 2013-021653

POINT OF BEGINNING

LENNAR NORTHWEST, INC
31W15 03000
DOC.# 2013-021653

REGISTERED
PROFESSIONAL
LAND SURVEYOR

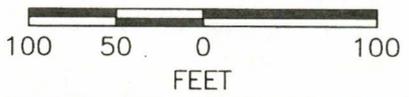
B. N. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWAL DATE: DEC. 31, 2013
SIGNED: 11/4/13



SCALE 1" = 100'



----- EXISTING RIGHT OF WAY

PERMANENT EASEMENT SLOPES
AREA = 857 SQ. FT ±

FILE NO. 14058S10A	DRAWN BY CMB	DESIGN BY BNE	DATE 11/4/13
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URA Resolution 237 Exhibit 14

Page 2 of 2

EXHIBIT "A"



www.obec.com

14058LD11
11/4/13
B. Elithorp

LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W15 03000

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Lennar Northwest, Inc., a Delaware corporation, by Bargain and Sale Deed Document No. 2013-021653, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence, leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2599.41 feet; thence, leaving said west line along the arc of a 610.00 foot radius curve to the left (the long chord of which bears South 62°06'41" West, 446.41 feet) an arc distance of 457.02 feet; thence South 49°21'07" East a distance of 28.67 feet; thence along the arc of a 581.33 foot radius curve to the right (the long chord of which bears North 41°10'20" East, 10.64 feet) an arc distance of 10.64 feet to the **Point of Beginning**; thence continuing along the arc of a 581.33 foot radius curve to the right (the long chord of which bears North 50°53'59" East, 185.96 feet) an arc distance of 186.76 feet to the easterly line of said property conveyed in Document No. 2013-021653; thence along said easterly line, South 19°39'37" East a distance of 20.16 feet; thence leaving said easterly line along the arc of a 561.50 foot radius curve to the left (the long chord of which bears South 50°37'21" West, 177.91 feet) an arc distance of 178.66 feet; thence North 42°57'54" West a distance of 19.92 feet to the **Point of Beginning**.

Containing 3,623 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWS: DEC. 31, 2013

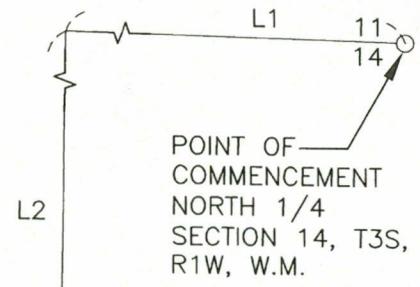
SIGNED: -----

EXHIBIT 'B'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 TEMPORARY CONSTRUCTION EASEMENT
 BARBER STREET EXTENSION DEVELOPMENT
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	610.00'	457.02'	42°55'36"	S62°06'41"W	446.41'
C2	581.33'	10.64'	1°02'54"	N41°10'20"E	10.64'
C3	581.33'	186.76'	18°24'26"	N50°53'59"E	185.96'
C4	561.50'	178.66'	18°13'50"	S50°37'21"W	177.91'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1329.96'	N88°38'29"W
L2	2599.41'	S1°32'07"W
L3	19.92'	N42°57'54"W



BARBER STREET

NW 1/4 SEC 14
 SW 1/4 SEC 14

POINT OF BEGINNING

PROPOSED RIGHT OF WAY

LENNAR NORTHWEST, INC
 31W15 00300
 DOC.# 2013-021653

LENNAR NORTHWEST, INC
 31W15 03000
 DOC.# 2013-021653



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

B. N. Elithorp

OREGON
 JAN. 14, 2003
 BRET N. ELITHORP
 #63148



SCALE 1" = 100'



--- EXISTING RIGHT OF WAY

TEMPORARY CONSTRUCTION EASEMENT
 AREA= 3,263 SQ. FT ±

RENEWAL DATE: DEC. 31, 2013
 SIGNED: 1/4/13

FILE NO. 14058S11	DRAWN BY CMB	DESIGN BY BNE	DATE 11/4/13
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URA Resolution 237 Exhibit 15

Page 2 of 2

EXHIBIT "A"



www.obec.com

14058LD12
11/4/13
B. Elithorp

LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W15 03000

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Lennar Northwest, Inc., a Delaware corporation, by Bargain and Sale Deed Document No. 2013-021653, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence, leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2599.41 feet; thence leaving said west sixteenth line, along the arc of a 610.00 foot radius curve to the left (the long chord of which bears South 62°06'41" West, 446.41 feet) an arc distance of 457.02 feet; thence North 49°21'07" West a distance of 28.67 feet to the **Point of Beginning**; thence North 49°21'07" West a distance of 17.83 feet; thence South 40°38'53" West a distance of 58.44 feet; thence North 66°28'22" West a distance of 33.80 feet; thence North 44°22'36" East a distance of 68.53 feet; thence North 56°27'15" East a distance of 192.30 feet; thence North 58°56'26" East a distance of 49.98 feet to the easterly line of said property conveyed by Document No. 2013-021653; thence along said easterly line, South 19°39'37" East a distance of 20.26 feet; thence along the arc of a 638.67 foot radius curve to the left (the long chord of which bears South 50°50'22" West, 226.01 feet) an arc distance of 227.21 feet to the **Point of Beginning**.

Containing 8,051 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

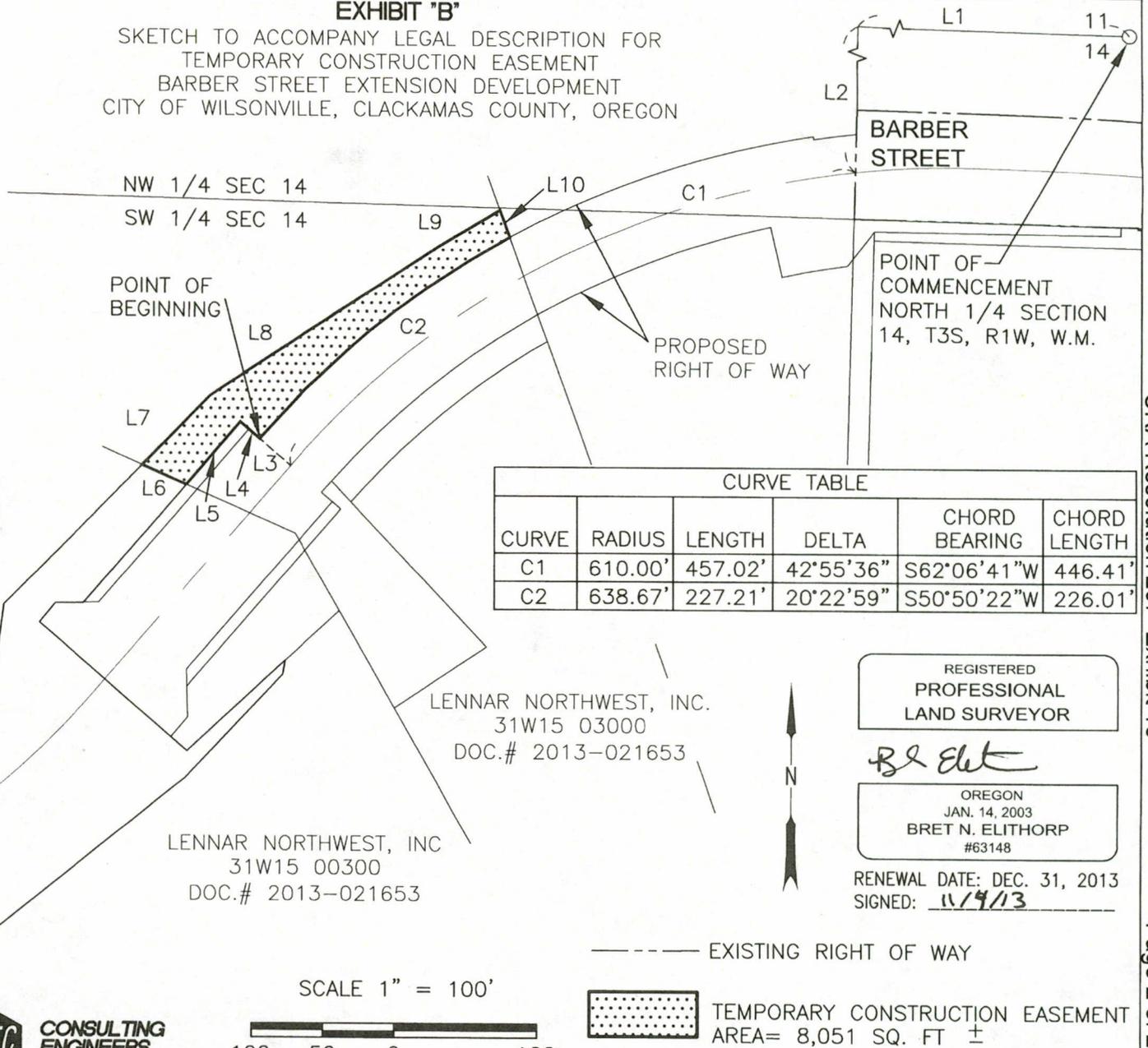
B. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
#63148

RENEWS: DEC. 31, 2013
SIGNED: 11/4/13

LINE TABLE		
LINE	LENGTH	BEARING
L1	1329.96'	N88°38'29"W
L2	2599.41'	S1°32'07"W
L3	28.67'	N49°21'07"W
L4	17.83'	N49°21'07"W
L5	58.44'	S40°38'53"W
L6	33.80'	N66°28'22"W
L7	68.53'	N44°22'36"E
L8	192.30'	N56°27'15"E
L9	49.98'	N58°56'26"E
L10	20.26'	S19°39'37"E

EXHIBIT "B"
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 TEMPORARY CONSTRUCTION EASEMENT
 BARBER STREET EXTENSION DEVELOPMENT
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	610.00'	457.02'	42°55'36"	S62°06'41"W	446.41'
C2	638.67'	227.21'	20°22'59"	S50°50'22"W	226.01'

LENNAR NORTHWEST, INC.
 31W15 03000
 DOC.# 2013-021653

LENNAR NORTHWEST, INC
 31W15 00300
 DOC.# 2013-021653

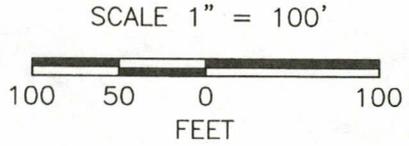
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Bret N. Elithorp
 OREGON
 JAN. 14, 2003
 BRET N. ELITHORP
 #63148

RENEWAL DATE: DEC. 31, 2013
 SIGNED: 11/9/13

----- EXISTING RIGHT OF WAY

TEMPORARY CONSTRUCTION EASEMENT
 AREA= 8,051 SQ. FT ±



FILE NO. 14058S12	DRAWN BY CMB	DESIGN BY BNE	DATE 11/4/13
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EXHIBIT "A"



www.obec.com

14058LD12A
11/4/13
B. Elithorp

LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
BARBER STREET EXTENSION DEVELOPMENT
CITY OF WILSONVILLE
31W15 00300

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to Lennar Northwest, Inc., a Delaware corporation, by Bargain and Sale Deed Document No. 2013-021653, Clackamas County Deed Records, lying in the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 14; thence North 88°38'29" West along the north line of said section a distance of 1329.96 feet to the intersection with the west sixteenth line of said section; thence, leaving said north line along said west sixteenth line, South 1°32'07" West a distance of 2599.41 feet; thence leaving said west sixteenth line, along the arc of a 610.00 foot radius curve to the left (the long chord of which bears South 62°06'41" West, 446.41 feet) an arc distance of 457.02 feet; thence North 49°21'07" West a distance of 28.67 feet; thence North 49°21'07" West a distance of 17.83 feet; thence South 40°38'53" West a distance of 58.44 feet to the **Point of Beginning**; thence South 40°38'53" West a distance of 109.44 feet; thence South 88°56'43" West a distance of 19.62 feet; thence South 39°29'44" West a distance of 17.52 feet; thence South 49°00'23" East a distance of 136.72 feet; thence North 47°16'02" East a distance of 93.48 feet; thence South 11°02'23" West a distance of 9.96 feet; thence South 43°14'38" West a distance of 99.25 feet; thence South 50°55'16" West a distance of 241.24 feet; thence North 32°00'19" West a distance of 17.95 feet; thence South 61°45'01" West a distance of 106.80 feet; thence South 85°07'40" West a distance of 17.45 feet; thence North 19°13'06" West a distance of 116.90 feet; thence North 84°15'29" East a distance of 99.61 feet; thence along the arc of a 615.00 foot radius curve to the left (the long chord of which bears North 55°45'56" East, 127.58 feet) an arc distance of 127.81 feet; thence North 8°05'50" East a distance of 118.77 feet; thence North 43°59'52" East a distance of 136.10 feet; thence South 66°28'22" East a distance of 33.80 feet to the **Point of Beginning**.

Containing 43,984 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2010-187,
Clackamas County Surveyors Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

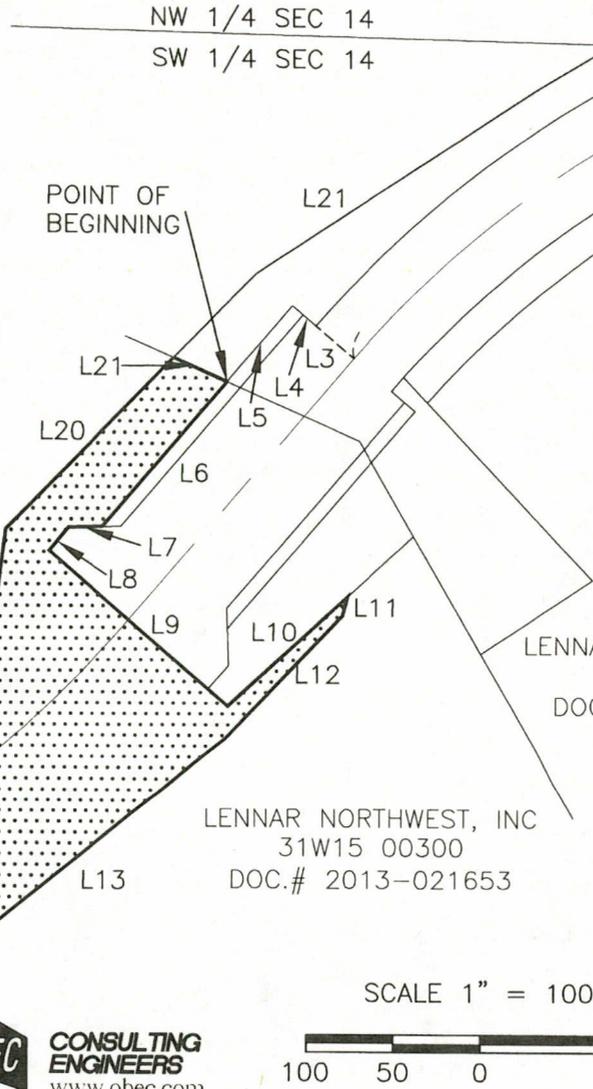
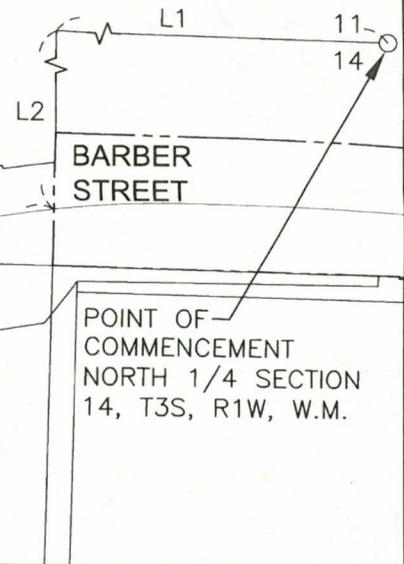
B. Elithorp

OREGON
JAN. 14, 2003
BRET N. ELITHORP
*63148

RENEWS: DEC. 31, 2013
SIGNED: 11/4/13

LINE TABLE		
LINE	LENGTH	BEARING
L1	1329.96'	N88°38'29"W
L2	2599.41'	S1°32'07"W
L3	28.67'	N49°21'07"W
L4	17.83'	N49°21'07"W
L5	58.44'	S40°38'53"W
L6	109.44'	S40°38'53"W
L7	19.62'	S88°56'43"W
L8	17.52'	S39°29'44"W
L9	136.72'	S49°00'23"E
L10	93.48'	N47°16'02"E
L11	9.96'	S11°02'23"W
L12	99.25'	S43°14'38"W
L13	241.24'	S50°55'16"W
L14	17.95'	N32°00'19"W
L15	106.80'	S61°45'01"W
L16	17.45'	S85°07'40"W
L17	116.90'	N19°13'06"W
L18	99.61'	N84°15'29"E
L19	118.77'	N8°05'50"E
L20	136.10'	N43°59'52"E
L21	33.80'	S66°28'22"E

EXHIBIT 'B'
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 TEMPORARY CONSTRUCTION EASEMENT
 BARBER STREET EXTENSION DEVELOPMENT
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	610.00'	457.02'	42°55'36"	S62°06'41"W	446.41'
C2	615.00'	127.81'	11°54'25"	N55°45'56"E	127.58'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

B. N. Elithorp

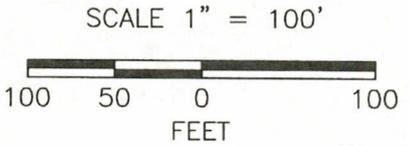
OREGON
 JAN. 14, 2003
 BRET N. ELITHORP
 #63148

RENEWAL DATE: DEC. 31, 2013
 SIGNED: 11/4/13



----- EXISTING RIGHT OF WAY

TEMPORARY CONSTRUCTION EASEMENT
 AREA= 43,984 SQ. FT ±



FILE NO. 14058S12A	DRAWN BY CMB	DESIGN BY BNE	DATE 11/4/13
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