

URA RESOLUTION NO. 239

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS RELATED TO THE CONSTRUCTION OF CANYON CREEK ROAD SOUTH TO TOWN CENTER LOOP EAST (CIP 4814).

WHEREAS, under and by virtue of the laws of the State of Oregon, the Urban Renewal Agency of the City of Wilsonville 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, Canyon Creek Road currently terminates at the south end of the Renaissance Homes development at Canyon Creek; and

WHEREAS, the section between the current terminus and Town Center Loop East is a gap in service identified in the City of Wilsonville's 2013 Transportation System Plan as project RE-05; and

WHEREAS, construction of this project will improve north-south connectivity for emergency services, vehicular traffic, bikes, and pedestrians; and

WHEREAS, the City's fiscal year 2013-14 budget includes funding for design and property acquisition for CIP 4814; and

WHEREAS, in order to construct this project, property acquisition is needed from Tax Lot 31W13BD-2200 owned by Timberland-Sundial, LLC, Tax Lot 31W13CB-100 owned by HCP SH Windfield Village, LLC, and Tax Lot 31W13CB-600 owned by Bowling Building, LLC; and

WHEREAS, the property interests to be acquired for the Project are legally described in Exhibits 1 through 9, attached hereto and incorporated herein by reference; and

WHEREAS, these legal descriptions are based on centerline surveys and upon recordation of these surveys with the Clackamas County Surveyors Office, staff will present an amending resolution to the Agency Board to update Exhibits 1 through 9 with recorded survey numbers; and

WHEREAS, property acquisition will also be needed from Mentor Graphics Corporation and potentially the United States Post Office and legal descriptions for these acquisitions will be brought to the Agency Board for authorization in February 2014; and

WHEREAS, the acquisition of the properties described in Exhibits 1 through 9 are necessary and will benefit the general public and will be used for public purposes; and

WHEREAS, the Agency acquires real property in accordance with guidelines set forth in its Urban Renewal Agency's adopted "*Appraisal and Acquisition Policies*" and the ODOT Right of Way Manual; 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 properties, the project reflects the least amount of property interest to ensure safe, efficient and adequate public improvements; and

WHEREAS, construction of the project will begin in the summer of 2014 after needed property interests have been acquired; and

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

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

1. 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, that the property described in Exhibits 1 and 9 is necessary for the construction of said public improvements, and that the proposed street 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 9, and in the event agreement cannot be reached, upon consultation with the Agency Board, to commence and prosecute to final determination such proceedings as may be necessary, including condemnation of the property, to

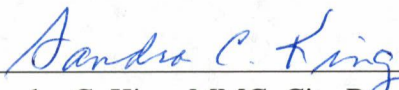
acquire the real property and interest therein, and that upon the filing of such proceeding may seek immediate possession of the real property described in Exhibits 1 and 9 in order to complete construction of the Project in a timely and efficient manner.

3. Title to the acquired right of way shall vest directly in the name of the City of Wilsonville.

ADOPTED by the Urban Renewal Agency of the City of Wilsonville at a regular meeting thereof this 23rd day of January, 2014, 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
Board Member Starr	Yes
Board Member Goddard	Yes
Board Member Fitzgerald	Yes
Board Member Stevens	Yes

EXHIBITS

Exhibit 1: 631 SF right-of-way dedication from TL 31W13BD-2200
Exhibit 2: 565 SF public utility easement from TL 31W13BD-2200
Exhibit 3: 565 SF temporary construction easement from TL 31W13BD-2200
Exhibit 4: 81 SF right-of-way dedication from TL 31W13CB-100
Exhibit 5: 443 SF public utility easement from TL 31W13CB-100
Exhibit 6: 287 SF temporary construction easement from TL 31W13CB-100
Exhibit 7: 3,522 SF right-of-way dedication from TL 31W13CB-600
Exhibit 8: 3,213 SF public utility easement from TL 31W13CB-600
Exhibit 9: 858 SF temporary construction easement from TL 31W13CB-600



EXHIBIT "A"

LEGAL DESCRIPTION
Right-of-Way Dedication
Canyon Creek Road
City of Wilsonville, Oregon
31W13BD-2200

(RIGHT-OF-WAY DEDICATION)

A parcel of land situated in the Southeast one-quarter of the Northwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Timberland-Sundial, LLC, an Oregon Limited Liability Company, in Warranty Deed recorded August 29, 1995 as Document No. 95-051895, Clackamas County Deed Records; said parcel being that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 30.00 feet left of Proposed Vlahos Drive Centerline Station 1+70.00, said point being the beginning of a 275.00 foot radius curve to the left, having a central angle of 24°51'47", the radius point of which bears N26°01'03"E, 275.00 feet;

Thence southeasterly along the arc of said curve to the left (the long chord of which bears S76°24'51"E, 118.40 feet) 119.33 feet to a point 30.00 feet left of Proposed Centerline Station 3+02.35, said point being located on the existing north right-of-way line of Vlahos Drive as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence along said north right-of-way line easterly, in a straight line, to a point 30.00 feet left of Proposed Centerline Station 3+12.35;

Thence leaving said north right-of-way line southerly, in a straight line, to a point 25.00 feet left of Proposed Centerline Station 3+12.35.

EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive.

The parcel of land to which this description applies contains 631 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Vlahos Drive, being more particularly described as follows:

Beginning at Proposed Vlahos Drive Centerline Station 0+00.00, said point bears N85°04'40"E, 1161.12 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being Proposed Canyon Creek Road Centerline Station 6+34.06 as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence S53°06'34"E, along the proposed centerline of Vlahos Drive, 112.12 feet to Proposed Centerline Station 1+12.12 and the beginning of a 305.00 foot radius curve to the left, having a central angle of 35°44'10";

Thence southeasterly along the proposed centerline of Vlahos Drive and the arc of said curve to the left (the long chord bears S70°58'39"E, 187.16 feet) 190.23 feet to Proposed Centerline Station 3+02.35, said point being on the existing centerline of Vlahos Drive and the east/west center of section line for said Section 13 as shown on said Survey Number ????-????;

Thence S88°50'45"E, along the existing centerline of Vlahos Drive, 585.73 feet to a found 5/8-inch iron rod at Proposed Centerline Station 8+88.08 and the Point of Termination, said point bears S88°50'45"E, along the said east/west center of section line, 2009.48 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number ????-????;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number ????-????, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

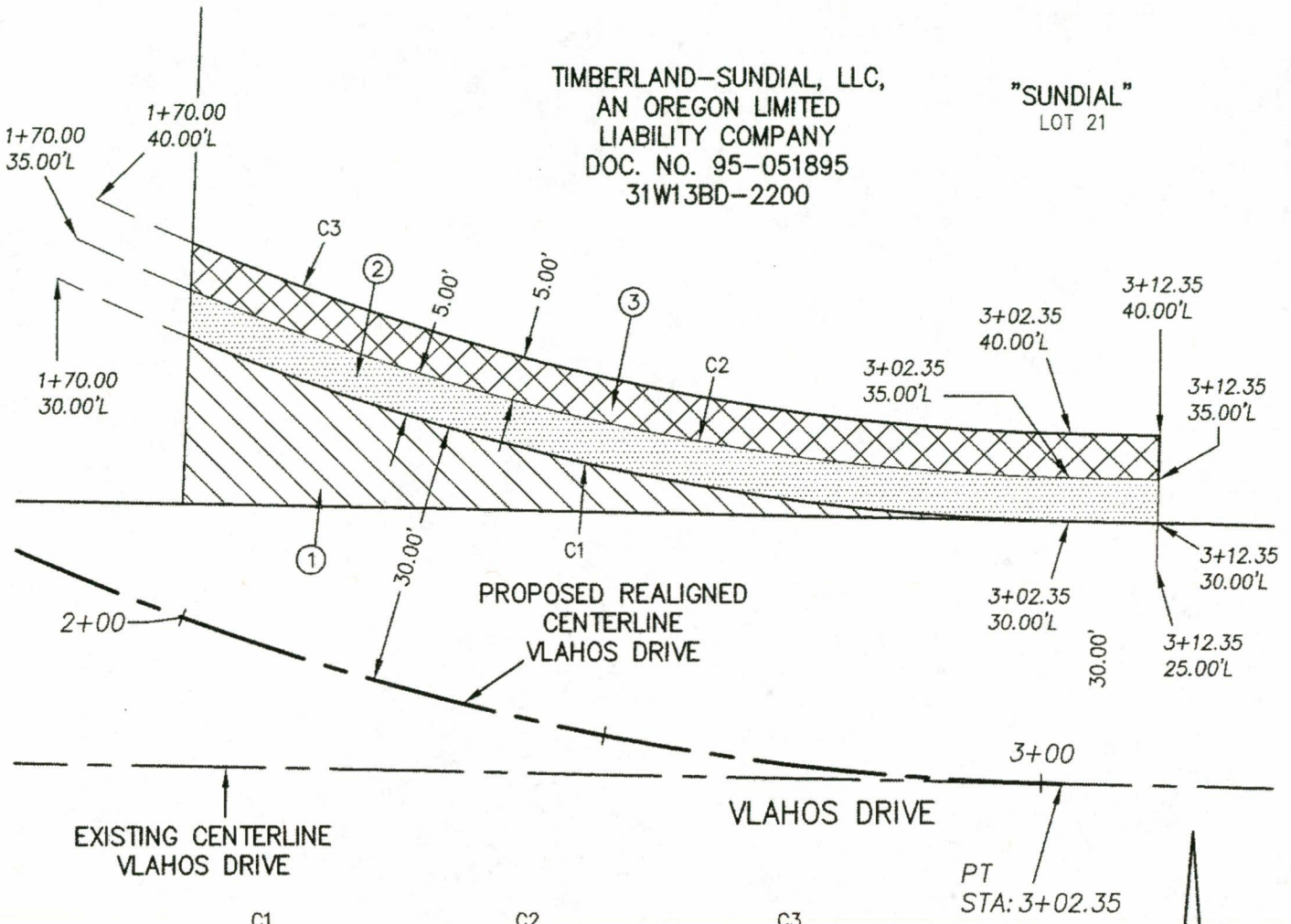
EXPIRES: 12-31-15



EXHIBIT "B"
 CANYON CREEK ROAD
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

TIMBERLAND-SUNDIAL, LLC,
 AN OREGON LIMITED
 LIABILITY COMPANY
 DOC. NO. 95-051895
 31W13BD-2200

"SUNDIAL"
 LOT 21



C1
 $\Delta=24^{\circ}51'47''$
 $R=275.00'$
 $L=119.33'$
 $LC=S76^{\circ}24'51''E,$
 $118.40'$
 RADIUS POINT BEARS
 $N26^{\circ}01'03''E$ 275.00'

C2
 $\Delta=24^{\circ}51'47''$
 $R=270.00'$
 $L=117.16'$
 $LC=S76^{\circ}24'51''E,$
 $116.25'$
 RADIUS POINT BEARS
 $N26^{\circ}01'03''E$ 270.00'


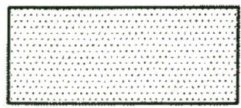

C3
 $\Delta=24^{\circ}51'47''$
 $R=265.00'$
 $L=115.00'$
 $LC=S76^{\circ}24'51''E,$
 $114.09'$
 RADIUS POINT BEARS
 $N26^{\circ}01'03''E$ 265.00'

PT
 STA: 3+02.35



SCALE
 1" = 20'

LEGEND

-  ① RIGHT OF WAY DEDICATION
± 631 SQ.FT.
-  ② PUBLIC UTILITY EASEMENT
± 565 SQ.FT.
-  ③ TEMPORARY CONSTRUCTION
EASEMENT
± 565 SQ.FT.



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Houf Peterson
Righellis Inc.

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 LANDSCAPE ARCHITECTS • SURVEYORS

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 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171



EXHIBIT "A"

LEGAL DESCRIPTION
Public Utility Easement
Canyon Creek Road
City of Wilsonville, Oregon
31W13BD-2200

(PUBLIC UTILITY EASEMENT)

A parcel of land situated in the Southeast one-quarter of the Northwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Timberland-Sundial, LLC, an Oregon Limited Liability Company, in Warranty Deed recorded August 29, 1995 as Document No. 95-051895, Clackamas County Deed Records; said parcel being that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 35.00 feet left of Proposed Vlahos Drive Centerline Station 1+70.00, said point being the beginning of a 270.00 foot radius curve to the left, having a central angle of 24°51'47", the radius point of which bears N26°01'03"E, 270.00 feet;

Thence southeasterly along the arc of said curve to the left (the long chord of which bears S76°24'51"E, 116.25 feet) 117.16 feet to a point 35.00 feet left of Proposed Centerline Station 3+02.35;

Thence easterly, in a straight line, to a point 35.00 feet left of Proposed Centerline Station 3+12.35;

Thence southerly, in a straight line, to a point 25.00 feet left of Proposed Centerline Station 3+12.35.

EXCEPTING therefrom that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 30.00 feet left of Proposed Vlahos Drive Centerline Station 1+70.00, said point being the beginning of a 275.00 foot radius curve to the left, having a central angle of 24°51'47", the radius point of which bears N26°01'03"E, 275.00 feet;

Thence southeasterly along the arc of said curve to the left (the long chord of which bears $S76^{\circ}24'51''E$, 118.40 feet) 119.33 feet to a point 30.00 feet left of Proposed Centerline Station 3+02.35, said point being located on the existing north right-of-way line of Vlahos Drive as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence along said north right-of-way line easterly, in a straight line, to a point 30.00 feet left of Proposed Centerline Station 3+12.35;

Thence leaving said north right-of-way line southerly, in a straight line, to a point 25.00 feet left of Proposed Centerline Station 3+12.35.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive.

The parcel of land to which this description applies contains 565 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Vlahos Drive, being more particularly described as follows:

Beginning at Proposed Vlahos Drive Centerline Station 0+00.00, said point bears $N85^{\circ}04'40''E$, 1161.12 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being Proposed Canyon Creek Road Centerline Station 6+34.06 as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence $S53^{\circ}06'34''E$, along the proposed centerline of Vlahos Drive, 112.12 feet to Proposed Centerline Station 1+12.12 and the beginning of a 305.00 foot radius curve to the left, having a central angle of $35^{\circ}44'10''$;

Thence southeasterly along the proposed centerline of Vlahos Drive and the arc of said curve to the left (the long chord bears $S70^{\circ}58'39''E$, 187.16 feet) 190.23 feet to Proposed Centerline Station 3+02.35, said point being on the existing centerline of Vlahos Drive and the east/west center of section line for said Section 13 as shown on said Survey Number ????-????;

Thence $S88^{\circ}50'45''E$, along the existing centerline of Vlahos Drive, 585.73 feet to a found 5/8-inch iron rod at Proposed Centerline Station 8+88.08 and the Point of

Termination, said point bears S88°50'45"E, along the said east/west center of section line, 2009.48 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number ????-????;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number ????-????, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-17

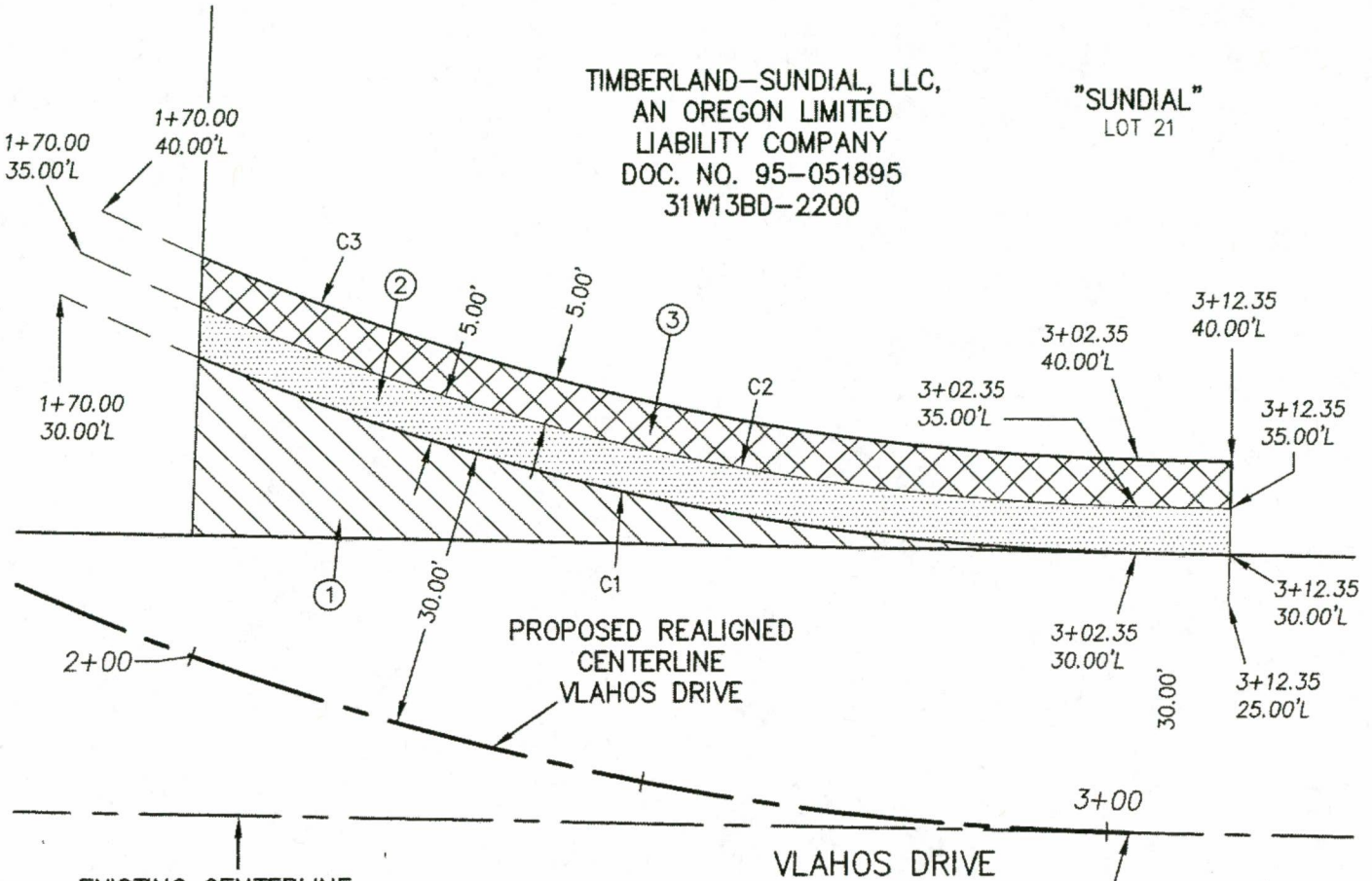
EXHIBIT "B"

CANYON CREEK ROAD

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

TIMBERLAND-SUNDIAL, LLC,
AN OREGON LIMITED
LIABILITY COMPANY
DOC. NO. 95-051895
31W13BD-2200

"SUNDIAL"
LOT 21



C1
 $\Delta=24^{\circ}51'47''$
 $R=275.00'$
 $L=119.33'$
 $LC=S76^{\circ}24'51''E,$
 $118.40'$
 RADIUS POINT BEARS
 $N26^{\circ}01'03''E$ 275.00'

C2
 $\Delta=24^{\circ}51'47''$
 $R=270.00'$
 $L=117.16'$
 $LC=S76^{\circ}24'51''E,$
 $116.25'$
 RADIUS POINT BEARS
 $N26^{\circ}01'03''E$ 270.00'

C3
 $\Delta=24^{\circ}51'47''$
 $R=265.00'$
 $L=115.00'$
 $LC=S76^{\circ}24'51''E,$
 $114.09'$
 RADIUS POINT BEARS
 $N26^{\circ}01'03''E$ 265.00'

LEGEND

- ① RIGHT OF WAY DEDICATION
± 631 SQ.FT.
- ② PUBLIC UTILITY EASEMENT
± 565 SQ.FT.
- ③ TEMPORARY CONSTRUCTION
EASEMENT
± 565 SQ.FT.

SCALE
1" = 20'



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Houf Peterson
Righellis Inc.

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LANDSCAPE ARCHITECTS + SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171



EXHIBIT "A"

LEGAL DESCRIPTION

Temporary Construction Easement
Canyon Creek Road
City of Wilsonville, Oregon
31W13BD-2200

(TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land situated in the Southeast one-quarter of the Northwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Timberland-Sundial, LLC, an Oregon Limited Liability Company, in Warranty Deed recorded August 29, 1995 as Document No. 95-051895, Clackamas County Deed Records; said parcel being that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 40.00 feet left of Proposed Vlahos Drive Centerline Station 1+70.00, said point being the beginning of a 265.00 foot radius curve to the left, having a central angle of 24°51'47", the radius point of which bears N26°01'03"E, 265.00 feet;

Thence southeasterly along the arc of said curve to the left (the long chord of which bears S76°24'51"E, 114.09 feet) 115.00 feet to a point 40.00 feet left of Proposed Centerline Station 3+02.35;

Thence easterly, in a straight line, to a point 40.00 feet left of Proposed Centerline Station 3+12.35;

Thence southerly, in a straight line, to a point 25.00 feet left of Proposed Centerline Station 3+12.35.

EXCEPTING therefrom that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 35.00 feet left of Proposed Vlahos Drive Centerline Station 1+70.00, said point being the beginning of a 270.00 foot radius curve to the left, having a central angle of 24°51'47", the radius point of which bears N26°01'03"E, 270.00 feet;

Thence southeasterly along the arc of said curve to the left (the long chord of which bears $S76^{\circ}24'51''E$, 116.25 feet) 117.16 feet to a point 35.00 feet left of Proposed Centerline Station 3+02.35;

Thence easterly, in a straight line, to a point 35.00 feet left of Proposed Centerline Station 3+12.35;

Thence southerly, in a straight line, to a point 25.00 feet left of Proposed Centerline Station 3+12.35.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive.

The parcel of land to which this description applies contains 565 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Vlahos Drive, being more particularly described as follows:

Beginning at Proposed Vlahos Drive Centerline Station 0+00.00, said point bears $N85^{\circ}04'40''E$, 1161.12 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being Proposed Canyon Creek Road Centerline Station 6+34.06 as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence $S53^{\circ}06'34''E$, along the proposed centerline of Vlahos Drive, 112.12 feet to Proposed Centerline Station 1+12.12 and the beginning of a 305.00 foot radius curve to the left, having a central angle of $35^{\circ}44'10''$;

Thence southeasterly along the proposed centerline of Vlahos Drive and the arc of said curve to the left (the long chord bears $S70^{\circ}58'39''E$, 187.16 feet) 190.23 feet to Proposed Centerline Station 3+02.35, said point being on the existing centerline of Vlahos Drive and the east/west center of section line for said Section 13 as shown on said Survey Number ????-????;

Thence $S88^{\circ}50'45''E$, along the existing centerline of Vlahos Drive, 585.73 feet to a found 5/8-inch iron rod at Proposed Centerline Station 8+88.08 and the Point of Termination, said point bears $S88^{\circ}50'45''E$, along the said east/west center of section line, 2009.48 feet from a found 3-inch brass disk in a monument box at the west one-

quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number ????-????;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number ????-????, Clackamas County Survey Records.



EXPIRES: 12-31-15



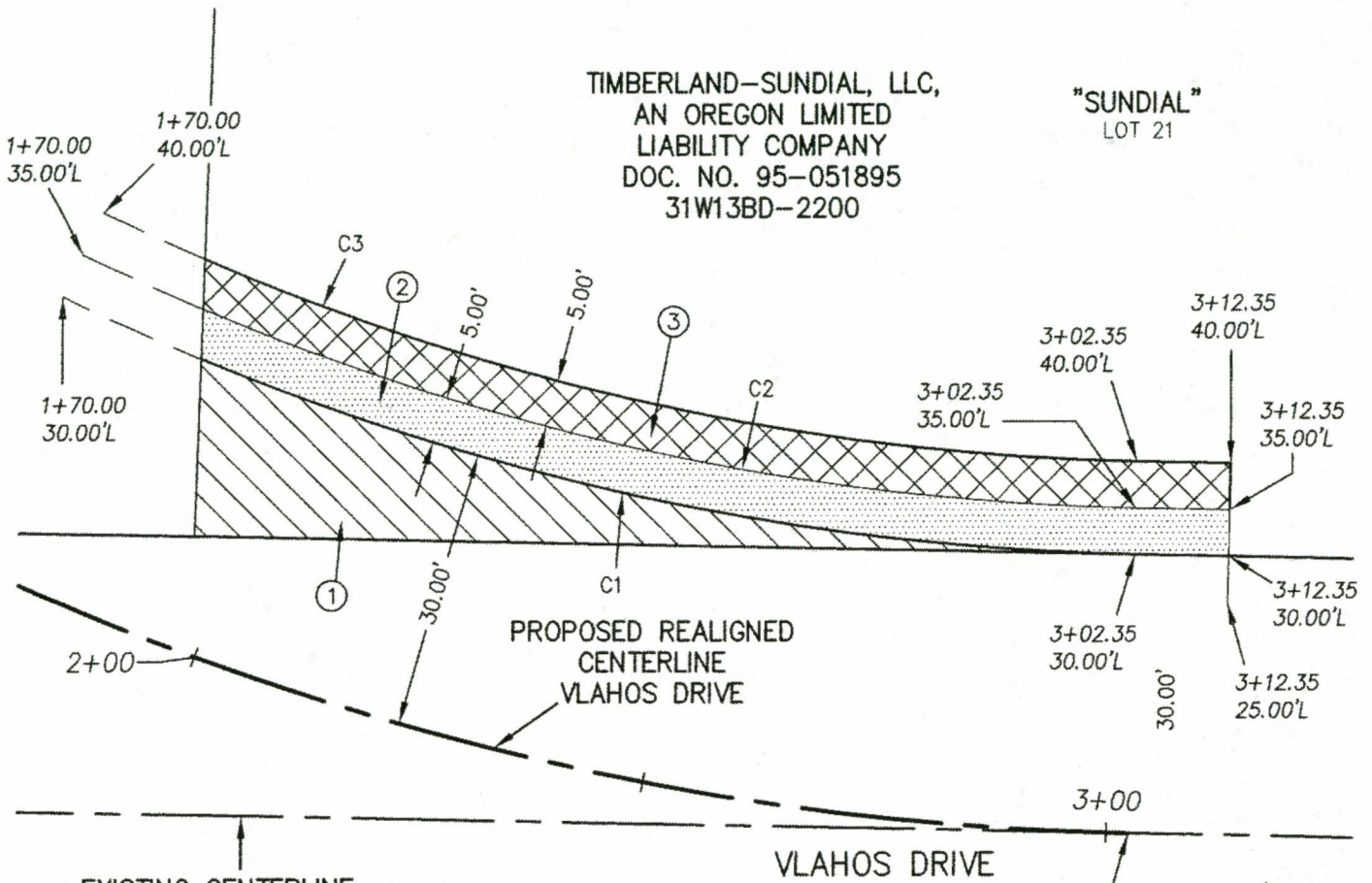
EXHIBIT "B"

CANYON CREEK ROAD

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

TIMBERLAND-SUNDIAL, LLC,
AN OREGON LIMITED
LIABILITY COMPANY
DOC. NO. 95-051895
31W13BD-2200

"SUNDIAL"
LOT 21



C1
 $\Delta=24^{\circ}51'47''$
 $R=275.00'$
 $L=119.33'$
 $LC=S76^{\circ}24'51''E,$
 $118.40'$
 RADIUS POINT BEARS
 $N26^{\circ}01'03''E$ 275.00'

C2
 $\Delta=24^{\circ}51'47''$
 $R=270.00'$
 $L=117.16'$
 $LC=S76^{\circ}24'51''E,$
 $116.25'$
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 $N26^{\circ}01'03''E$ 270.00'

C3
 $\Delta=24^{\circ}51'47''$
 $R=265.00'$
 $L=115.00'$
 $LC=S76^{\circ}24'51''E,$
 $114.09'$
 RADIUS POINT BEARS
 $N26^{\circ}01'03''E$ 265.00'

PT
 STA: 3+02.35



SCALE
 1" = 20'

LEGEND

- ① RIGHT OF WAY DEDICATION
± 631 SQ.FT.
- ② PUBLIC UTILITY EASEMENT
± 565 SQ.FT.
- ③ TEMPORARY CONSTRUCTION
EASEMENT
± 565 SQ.FT.



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 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171



EXHIBIT "A"

LEGAL DESCRIPTION
Right-of-Way Dedication
Canyon Creek Road
City of Wilsonville, Oregon
31W13CB-100

(RIGHT-OF-WAY DEDICATION)

A parcel of land situated in the Northwest one-quarter of the Southwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to HCP SH Windfield Village, LLC, a Delaware Limited Liability Company, in Limited Warranty Deed recorded March 27, 2013 as Document No. 2013-021010, Clackamas County Deed Records; said parcel being that portion of said property lying northwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 37.50 feet right of Proposed Canyon Creek Road Centerline Station 3+75.00, said point being the beginning of a 667.50 foot radius curve to the left, having a central angle of 9°05'40", the radius point of which bears N29°32'56"W, 667.50 feet;

Thence northeasterly along the arc of said curve to the left (the long chord of which bears N55°54'14"E, 105.84 feet) 105.95 feet to a point 37.50 feet right of Proposed Centerline Station 4+75.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive.

The parcel of land to which this description applies contains 81 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears S64°01'45"E, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the

existing centerline of Vlahos Drive as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$ (the long chord of which bears $N16^{\circ}30'53''E$, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of $18^{\circ}01'40''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears $N10^{\circ}47'47''E$, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence $N01^{\circ}46'57''E$, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of $13^{\circ}32'10''$;

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears $N04^{\circ}59'08''W$, 131.52 feet)

131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of $63^{\circ}19'29''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears $N19^{\circ}54'32''E$, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears $N35^{\circ}47'58''E$, 2662.19 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number ????-????;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number ????-????, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15

EXHIBIT "B"

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

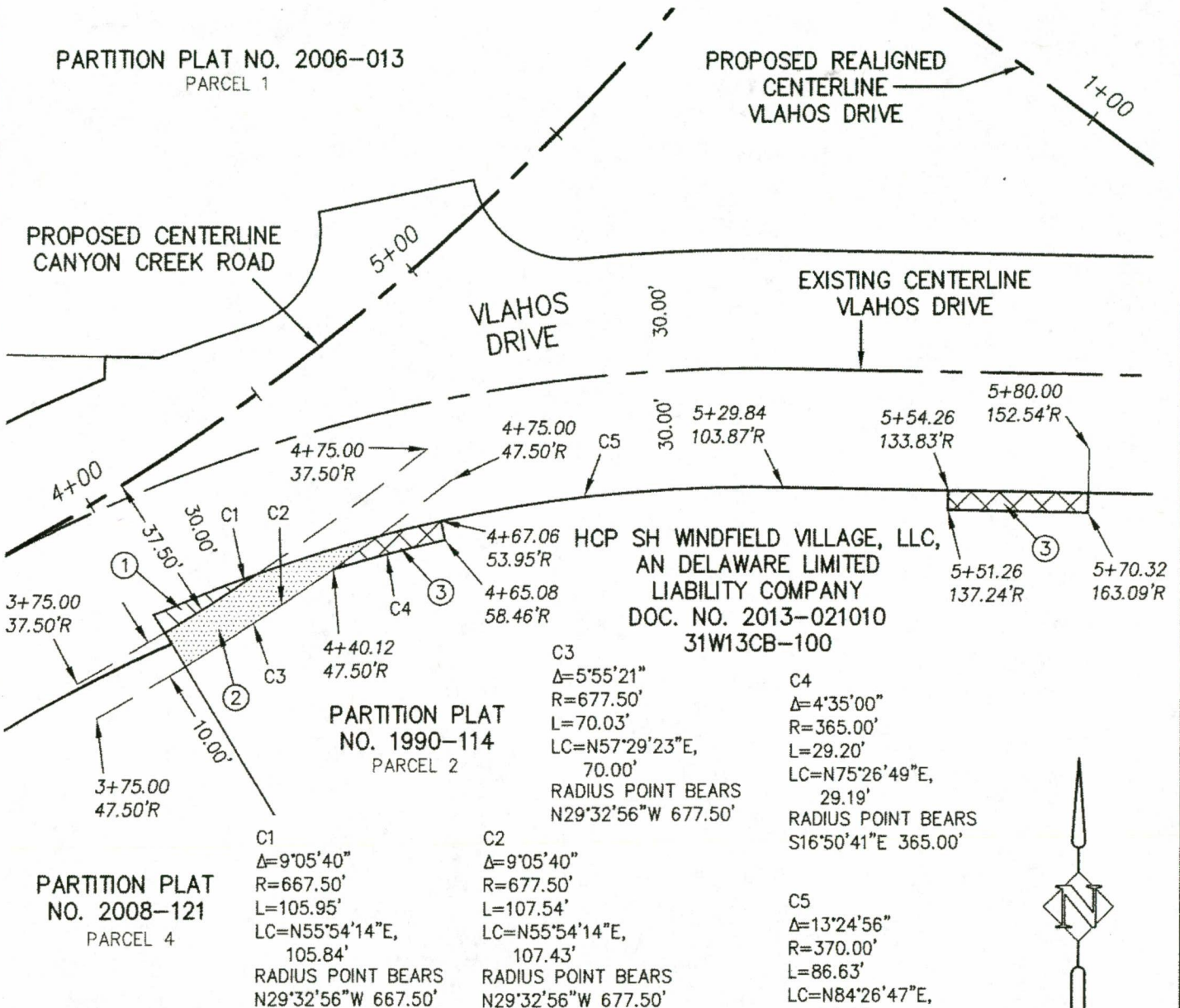
PARTITION PLAT NO. 2006-013
PARCEL 1

PROPOSED REALIGNED
CENTERLINE
VLAHOS DRIVE

PROPOSED CENTERLINE
CANYON CREEK ROAD

VLAHOS DRIVE

EXISTING CENTERLINE
VLAHOS DRIVE



HCP SH WINDFIELD VILLAGE, LLC,
AN DELAWARE LIMITED
LIABILITY COMPANY
DOC. NO. 2013-021010
31W13CB-100

PARTITION PLAT
NO. 1990-114
PARCEL 2

PARTITION PLAT
NO. 2008-121
PARCEL 4

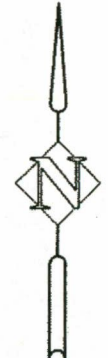
C1
 $\Delta=9^{\circ}05'40''$
R=667.50'
L=105.95'
LC=N55 $^{\circ}$ 54'14"E,
105.84'
RADIUS POINT BEARS
N29 $^{\circ}$ 32'56"W 667.50'

C2
 $\Delta=9^{\circ}05'40''$
R=677.50'
L=107.54'
LC=N55 $^{\circ}$ 54'14"E,
107.43'
RADIUS POINT BEARS
N29 $^{\circ}$ 32'56"W 677.50'

C3
 $\Delta=5^{\circ}55'21''$
R=677.50'
L=70.03'
LC=N57 $^{\circ}$ 29'23"E,
70.00'
RADIUS POINT BEARS
N29 $^{\circ}$ 32'56"W 677.50'

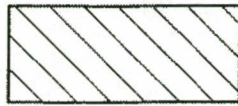
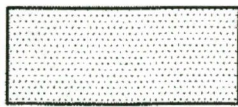
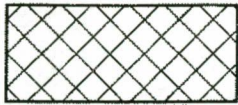
C4
 $\Delta=4^{\circ}35'00''$
R=365.00'
L=29.20'
LC=N75 $^{\circ}$ 26'49"E,
29.19'
RADIUS POINT BEARS
S16 $^{\circ}$ 50'41"E 365.00'

C5
 $\Delta=13^{\circ}24'56''$
R=370.00'
L=86.63'
LC=N84 $^{\circ}$ 26'47"E,
86.44'
RADIUS POINT BEARS
S12 $^{\circ}$ 15'41"E 370.00'



SCALE
1" = 40'

LEGEND

-  ① RIGHT OF WAY DEDICATION
± 81 SQ.FT.
-  ② PUBLIC UTILITY EASEMENT
± 443 SQ.FT.
-  ③ TEMPORARY CONSTRUCTION
EASEMENT
± 287 SQ.FT.



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Righellis Inc.

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LANDSCAPE ARCHITECTS * SURVEYORS

EXHIBIT "A"

LEGAL DESCRIPTION
Public Utility Easement
Canyon Creek Road
City of Wilsonville, Oregon
31W13CB-100

(PUBLIC UTILITY EASEMENT)

A parcel of land situated in the Northwest one-quarter of the Southwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to HCP SH Windfield Village, LLC, a Delaware Limited Liability Company, in Limited Warranty Deed recorded March 27, 2013 as Document No. 2013-021010, Clackamas County Deed Records; said parcel being that portion of said property lying northwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 47.50 feet right of Proposed Canyon Creek Road Centerline Station 3+75.00, said point being the beginning of a 677.50 foot radius curve to the left, having a central angle of 9°05'40", the radius point of which bears N29°32'56"W, 677.50 feet;

Thence northeasterly along the arc of said curve to the left (the long chord of which bears N55°54'14"E, 107.43 feet) 107.54 feet to a point 47.50 feet right of Proposed Centerline Station 4+75.00.

EXCEPTING therefrom that portion of said property lying northwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 37.50 feet right of Proposed Canyon Creek Road Centerline Station 3+75.00, said point being the beginning of a 667.50 foot radius curve to the left, having a central angle of 9°05'40", the radius point of which bears N29°32'56"W, 667.50 feet;

Thence northeasterly along the arc of said curve to the left (the long chord of which bears N55°54'14"E, 105.84 feet) 105.95 feet to a point 37.50 feet right of Proposed Centerline Station 4+75.00.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive.

The parcel of land to which this description applies contains 443 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the existing centerline of Vlahos Drive as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$

(the long chord of which bears N16°30'53"E, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of 18°01'40";

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears N10°47'47"E, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence N01°46'57"E, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of 13°32'10";

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears N04°59'08"W, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of 63°19'29";

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears N19°54'32"E, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears N35°47'58"E, 2662.19 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number ????-????;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number ????-????, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15



EXHIBIT "B"

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

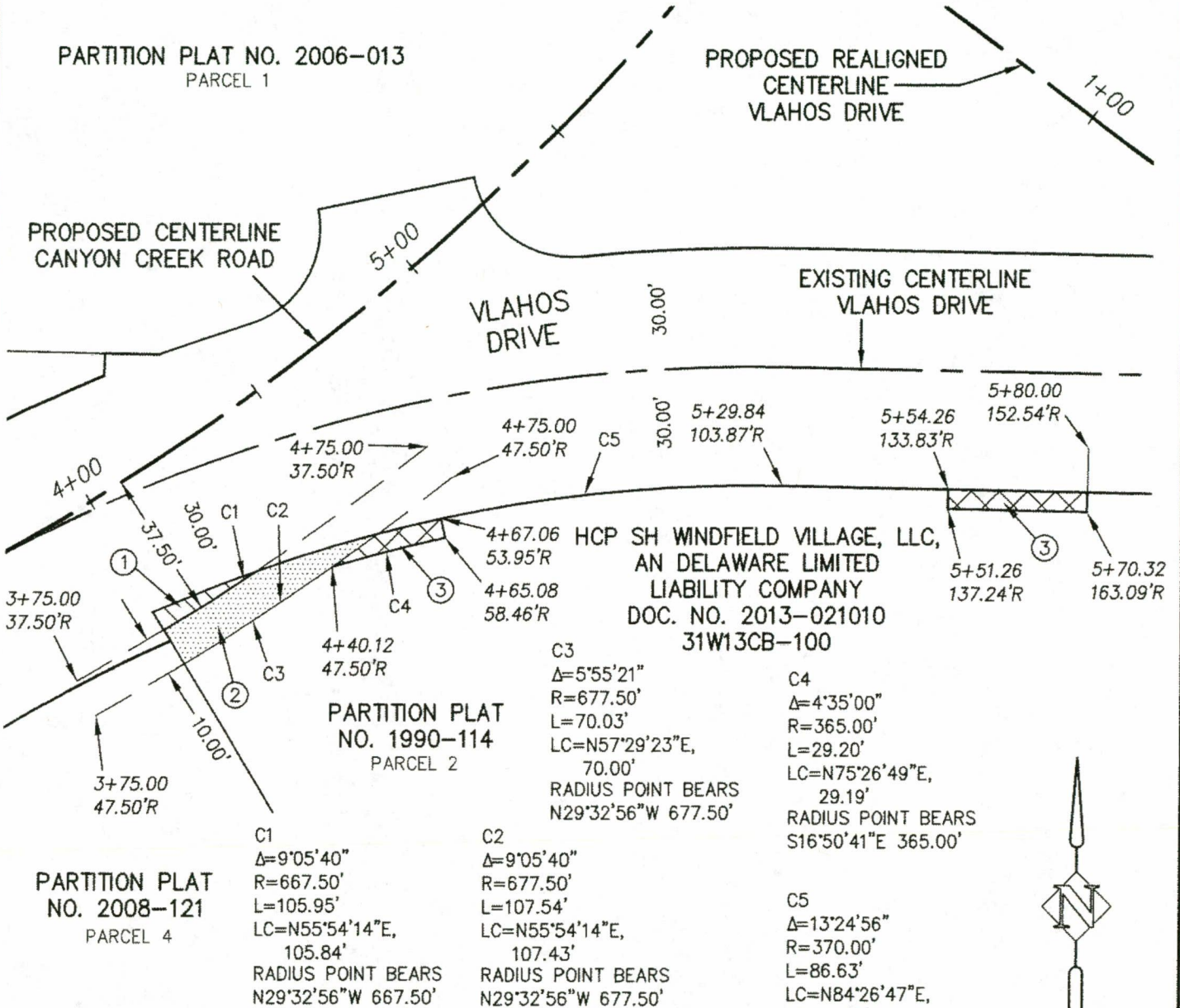
PARTITION PLAT NO. 2006-013
PARCEL 1

PROPOSED REALIGNED
CENTERLINE
VLAHOS DRIVE

PROPOSED CENTERLINE
CANYON CREEK ROAD

VLAHOS
DRIVE

EXISTING CENTERLINE
VLAHOS DRIVE



PARTITION PLAT
NO. 1990-114
PARCEL 2

HCP SH WINDFIELD VILLAGE, LLC,
AN DELAWARE LIMITED
LIABILITY COMPANY
DOC. NO. 2013-021010
31W13CB-100

PARTITION PLAT
NO. 2008-121
PARCEL 4

C1
 $\Delta=9^{\circ}05'40''$
 $R=667.50'$
 $L=105.95'$
 $LC=N55^{\circ}54'14''E,$
 $105.84'$
RADIUS POINT BEARS
 $N29^{\circ}32'56''W$ 667.50'

C2
 $\Delta=9^{\circ}05'40''$
 $R=677.50'$
 $L=107.54'$
 $LC=N55^{\circ}54'14''E,$
 $107.43'$
RADIUS POINT BEARS
 $N29^{\circ}32'56''W$ 677.50'

C3
 $\Delta=5^{\circ}55'21''$
 $R=677.50'$
 $L=70.03'$
 $LC=N57^{\circ}29'23''E,$
 $70.00'$
RADIUS POINT BEARS
 $N29^{\circ}32'56''W$ 677.50'


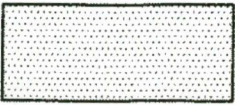

C4
 $\Delta=4^{\circ}35'00''$
 $R=365.00'$
 $L=29.20'$
 $LC=N75^{\circ}26'49''E,$
 $29.19'$
RADIUS POINT BEARS
 $S16^{\circ}50'41''E$ 365.00'

C5
 $\Delta=13^{\circ}24'56''$
 $R=370.00'$
 $L=86.63'$
 $LC=N84^{\circ}26'47''E,$
 $86.44'$
RADIUS POINT BEARS
 $S12^{\circ}15'41''E$ 370.00'



SCALE
1" = 40'

LEGEND

-  ① RIGHT OF WAY DEDICATION
± 81 SQ.FT.
-  ② PUBLIC UTILITY EASEMENT
± 443 SQ.FT.
-  ③ TEMPORARY CONSTRUCTION
EASEMENT
± 287 SQ.FT.



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EXHIBIT "A"

LEGAL DESCRIPTION

Temporary Construction Easement
Canyon Creek Road
City of Wilsonville, Oregon
31W13CB-100

(TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land situated in the Northwest one-quarter of the Southwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to HCP SH Windfield Village, LLC, a Delaware Limited Liability Company, in Limited Warranty Deed recorded March 27, 2013 as Document No. 2013-021010, Clackamas County Deed Records; said parcel being that portion of said property lying northwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 47.50 feet right of Proposed Canyon Creek Road Centerline Station 3+75.00, said point being the beginning of a 677.50 foot radius curve to the left, having a central angle of 5°55'21", the radius point of which bears N29°32'56"W, 677.50 feet;

Thence northeasterly along the arc of said curve to the left (the long chord of which bears N57°29'23"E, 70.00 feet) 70.03 feet to a point 47.50 feet right of Proposed Centerline Station 4+40.12, said point being the beginning of a 365.00 foot radius non-tangent curve to the right, having a central angle of 4°35'00", the radius point of which bears S16°50'41"E, 365.00 feet;

Thence northeasterly along the arc of said non-tangent curve to the right (the long chord of which bears N75°26'49"E, 29.19 feet) 29.20 feet to a point 58.46 feet right of Proposed Centerline Station 4+65.08;

Thence northwesterly, in a straight line, to a point on the existing southerly right-of-way line of Vlahos Drive as shown on Survey Number ????-????, Clackamas County Survey Records, said point being 53.95 feet right of Proposed Centerline Station 4+67.06, said point also being the beginning of a 370.00 foot radius non-tangent curve to the right, having a central angle of 13°24'56", the radius point of which bears S12°15'41"E, 370.00 feet;

Thence northeasterly along said southerly right-of-way line and the arc of said non-tangent curve to the right (the long chord of which bears $N84^{\circ}26'47''E$, 86.44 feet) 86.63 feet to a point 103.87 feet right of Proposed Centerline Station 5+29.84;

Thence continuing along said southerly right-of-way line easterly, in a straight line, to a point 133.83 feet right of Proposed Centerline Station 5+54.26;

Thence leaving said southerly right-of-way line southerly, in a straight line, to a point 137.24 feet right of Proposed Centerline Station 5+51.26;

Thence easterly, in a straight line, to a point 163.09 feet right of Proposed Centerline Station 5+70.32;

Thence northerly, in a straight line, to a point 152.54 feet right of Proposed Centerline Station 5+80.00.

EXCEPTING therefrom that portion of said property lying northwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 47.50 feet right of Proposed Canyon Creek Road Centerline Station 3+75.00, said point being the beginning of a 677.50 foot radius curve to the left, having a central angle of $9^{\circ}05'40''$, the radius point of which bears $N29^{\circ}32'56''W$, 677.50 feet;

Thence northeasterly along the arc of said curve to the left (the long chord of which bears $N55^{\circ}54'14''E$, 107.43 feet) 107.54 feet to a point 47.50 feet right of Proposed Centerline Station 4+75.00.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive.

The parcel of land to which this description applies contains 287 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the existing centerline of Vlahos Drive as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$ (the long chord of which bears $N16^{\circ}30'53''E$, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of $18^{\circ}01'40''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears $N10^{\circ}47'47''E$, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence N01°46'57"E, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of 13°32'10";

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears N04°59'08"W, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of 63°19'29";

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears N19°54'32"E, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears N35°47'58"E, 2662.19 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number ????-????;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number ????-????, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15

EXHIBIT "B"

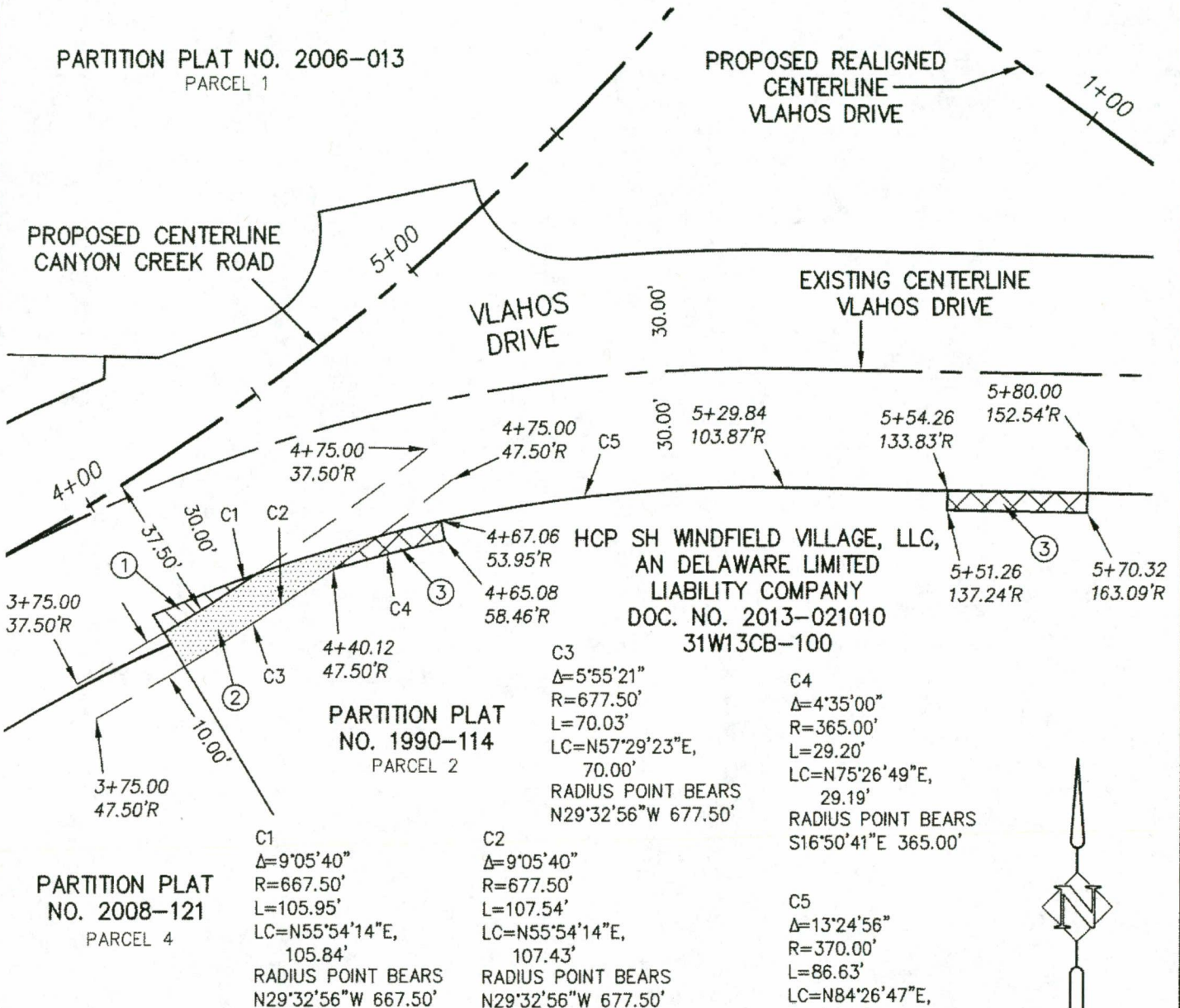
CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

PARTITION PLAT NO. 2006-013
PARCEL 1

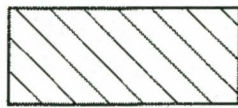
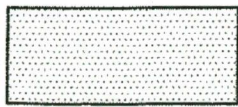

PROPOSED REALIGNED
CENTERLINE
VLAHOS DRIVE

PROPOSED CENTERLINE
CANYON CREEK ROAD

EXISTING CENTERLINE
VLAHOS DRIVE



LEGEND

-  ① RIGHT OF WAY DEDICATION
± 81 SQ.FT.
-  ② PUBLIC UTILITY EASEMENT
± 443 SQ.FT.
-  ③ TEMPORARY CONSTRUCTION
EASEMENT
± 287 SQ.FT.



SCALE
1" = 40'



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EXHIBIT "A"

LEGAL DESCRIPTION
Right-of-Way Dedication
Canyon Creek Road
City of Wilsonville, Oregon
31W13CB-600

(RIGHT-OF-WAY DEDICATION)

A parcel of land situated in the Northwest one-quarter of the Southwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Bowling BLDG., LLC, an Oregon Limited Liability Company, in Statutory Warranty Deed recorded June 19, 2013 as Document No. 2013-042560, Clackamas County Deed Records; said parcel being that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 63.85 feet left of Proposed Canyon Creek Road Centerline Station 0+25.00;

Thence northeasterly, in a straight line, to a point 64.90 feet left of Proposed Centerline Station 0+39.78;

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 0+69.22;

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 1+14.15 and the beginning of a 437.50 foot radius curve to the right, having a central angle of 36°27'21";

Thence northeasterly along the arc of said curve to the right (the long chord of which bears N42°47'59"E, 273.70 feet) 278.37 feet to a point 37.50 feet left of Proposed Centerline Station 3+68.66 and the beginning of a 592.50 foot radius reverse curve to the left, having a central angle of 7°23'51";

Thence northeasterly along the arc of said reverse curve to the left (the long chord of which bears N57°19'44"E, 76.44 feet) 76.50 feet to a point 37.50 feet left of Proposed Centerline Station 4+50.00

EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive and Town Center Loop East.

The parcel of land to which this description applies contains 3522 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the existing centerline of Vlahos Drive as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$

(the long chord of which bears N16°30'53"E, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of 18°01'40";

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears N10°47'47"E, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence N01°46'57"E, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of 13°32'10";

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears N04°59'08"W, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of 63°19'29";

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears N19°54'32"E, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears N35°47'58"E, 2662.19 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number ????-????;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number ????-????, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15



EXHIBIT "B"
CANYON CREEK ROAD
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

C1
 $\Delta=0^{\circ}45'31''$
 $R=892.00'$
 $L=11.81'$
 $LC=N69^{\circ}51'07''W,$
 $11.81'$
 RADIUS POINT BEARS
 $S20^{\circ}31'38''W, 892.00'$

C2
 $\Delta=36^{\circ}27'21''$
 $R=437.50'$
 $L=278.37'$
 $LC=N42^{\circ}47'59''E,$
 $273.70'$

C3
 $\Delta=7^{\circ}23'51''$
 $R=592.50'$
 $L=76.50'$
 $LC=N57^{\circ}19'44''E,$
 $76.44'$

C4
 $\Delta=36^{\circ}27'21''$
 $R=445.50'$
 $L=283.46'$
 $LC=N42^{\circ}47'59''E,$
 $278.70'$

C5
 $\Delta=7^{\circ}23'51''$
 $R=584.50'$
 $L=75.46'$
 $LC=N57^{\circ}19'44''E,$
 $75.41'$

C6
 $\Delta=22^{\circ}14'14''$
 $R=445.50'$
 $L=172.90'$
 $LC=N35^{\circ}41'25''E,$
 $171.82'$

C7
 $\Delta=9^{\circ}04'22''$
 $R=457.50'$
 $L=72.45'$
 $LC=N51^{\circ}20'43''E,$
 $72.37'$
 RADIUS POINT BEARS
 $S43^{\circ}11'28''E 457.50'$

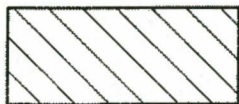
C8
 $\Delta=5^{\circ}08'45''$
 $R=445.50'$
 $L=40.01'$
 $LC=N58^{\circ}27'17''E,$
 $40.00'$
 RADIUS POINT BEARS
 $S34^{\circ}07'06''E 445.50'$

BOWLING BLDG. LLC,
AN OREGON LIMITED
LIABILITY COMPANY
 DOC. NO. 2013-042560
 31W13CB-600

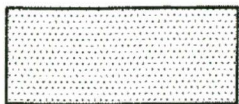
PARTITION PLAT NO. 2008-121
 PARCEL 4

EXISTING CENTERLINE
 VLAHOS DRIVE AND
 PROPOSED CENTERLINE
 CANYON CREEK ROAD

LEGEND



① RIGHT OF WAY DEDICATION
 ± 3522 SQ.FT.



② PUBLIC UTILITY EASEMENT
 ± 3213 SQ.FT.



③ TEMPORARY CONSTRUCTION
 EASEMENT
 ± 858 SQ.FT.



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 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171



SCALE
 1" = 60'

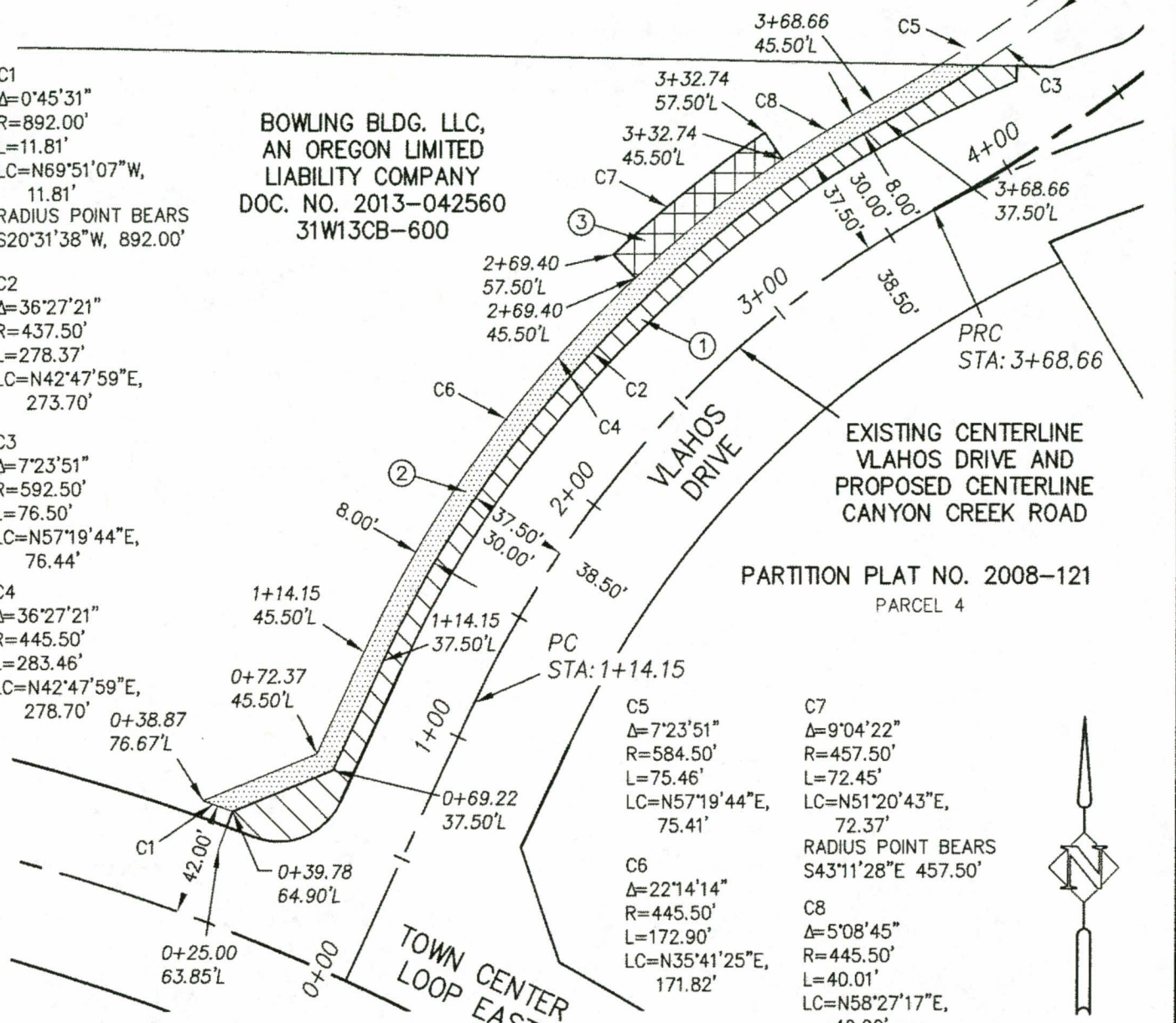




EXHIBIT "A"

LEGAL DESCRIPTION
Public Utility Easement
Canyon Creek Road
City of Wilsonville, Oregon
31W13CB-600

(PUBLIC UTILITY EASEMENT)

A parcel of land situated in the Northwest one-quarter of the Southwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Bowling BLDG., LLC, an Oregon Limited Liability Company, in Statutory Warranty Deed recorded June 19, 2013 as Document No. 2013-042560, Clackamas County Deed Records; said parcel being that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 63.85 feet left of Proposed Canyon Creek Road Centerline Station 0+25.00;

Thence northeasterly, in a straight line, to a point 64.90 feet left of Proposed Centerline Station 0+39.78 and the beginning of a 892.00 foot radius non-tangent curve to the left, having a central angle of $0^{\circ}45'31''$, the radius point of which bears $S20^{\circ}31'38''W$, 892.00 feet;

Thence northwesterly along the arc of said non-tangent curve to the left (the long chord of which bears $N69^{\circ}51'07''W$, 11.81 feet) 11.81 feet to a point 76.67 feet left of Proposed Centerline Station 0+38.87;

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 0+72.37;

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 1+14.15 and the beginning of a 445.50 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N42^{\circ}47'59''E$, 278.70 feet) 283.46 feet to a point 45.50 feet left of Proposed

Centerline Station 3+68.66 and the beginning of a 584.50 foot radius reverse curve to the left, having a central angle of $7^{\circ}23'51''$;

Thence northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N57^{\circ}19'44''E$, 75.41 feet) 75.46 feet to a point 45.50 foot left of Proposed Centerline Station 4+50.00.

EXCEPTING therefrom that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 63.85 feet left of Proposed Canyon Creek Road Centerline Station 0+25.00;

Thence northeasterly, in a straight line, to a point 64.90 feet left of Proposed Centerline Station 0+39.78;

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 0+69.22;

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 1+14.15 and the beginning of a 437.50 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N42^{\circ}47'59''E$, 273.70 feet) 278.37 feet to a point 37.50 feet left of Proposed Centerline Station 3+68.66 and the beginning of a 592.50 foot radius reverse curve to the left, having a central angle of $7^{\circ}23'51''$;

Thence northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N57^{\circ}19'44''E$, 76.44 feet) 76.50 feet to a point 37.50 feet left of Proposed Centerline Station 4+50.00

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive and Town Center Loop East.

The parcel of land to which this description applies contains 3213 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the existing centerline of Vlahos Drive as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$ (the long chord of which bears $N16^{\circ}30'53''E$, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of $18^{\circ}01'40''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears $N10^{\circ}47'47''E$, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence N01°46'57"E, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of 13°32'10";

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears N04°59'08"W, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of 63°19'29";

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears N19°54'32"E, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears N35°47'58"E, 2662.19 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number ????-????;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number ????-????, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15

EXHIBIT "B"

CANYON CREEK ROAD

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

**BOWLING BLDG. LLC,
AN OREGON LIMITED
LIABILITY COMPANY**
DOC. NO. 2013-042560
31W13CB-600

C1
Δ=0°45'31"
R=892.00'
L=11.81'
LC=N69°51'07"W,
11.81'
RADIUS POINT BEARS
S20°31'38"W, 892.00'

C2
Δ=36°27'21"
R=437.50'
L=278.37'
LC=N42°47'59"E,
273.70'

C3
Δ=7°23'51"
R=592.50'
L=76.50'
LC=N57°19'44"E,
76.44'

C4
Δ=36°27'21"
R=445.50'
L=283.46'
LC=N42°47'59"E,
278.70'

C5
Δ=7°23'51"
R=584.50'
L=75.46'
LC=N57°19'44"E,
75.41'

C6
Δ=22°14'14"
R=445.50'
L=172.90'
LC=N35°41'25"E,
171.82'

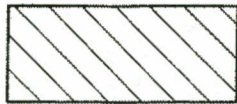
C7
Δ=9°04'22"
R=457.50'
L=72.45'
LC=N51°20'43"E,
72.37'
RADIUS POINT BEARS
S43°11'28"E 457.50'

C8
Δ=5°08'45"
R=445.50'
L=40.01'
LC=N58°27'17"E,
40.00'
RADIUS POINT BEARS
S34°07'06"E 445.50'

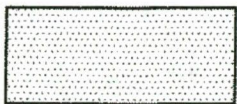


SCALE
1" = 60'

LEGEND



① RIGHT OF WAY DEDICATION
± 3522 SQ.FT.



② PUBLIC UTILITY EASEMENT
± 3213 SQ.FT.



③ TEMPORARY CONSTRUCTION
EASEMENT
± 858 SQ.FT.



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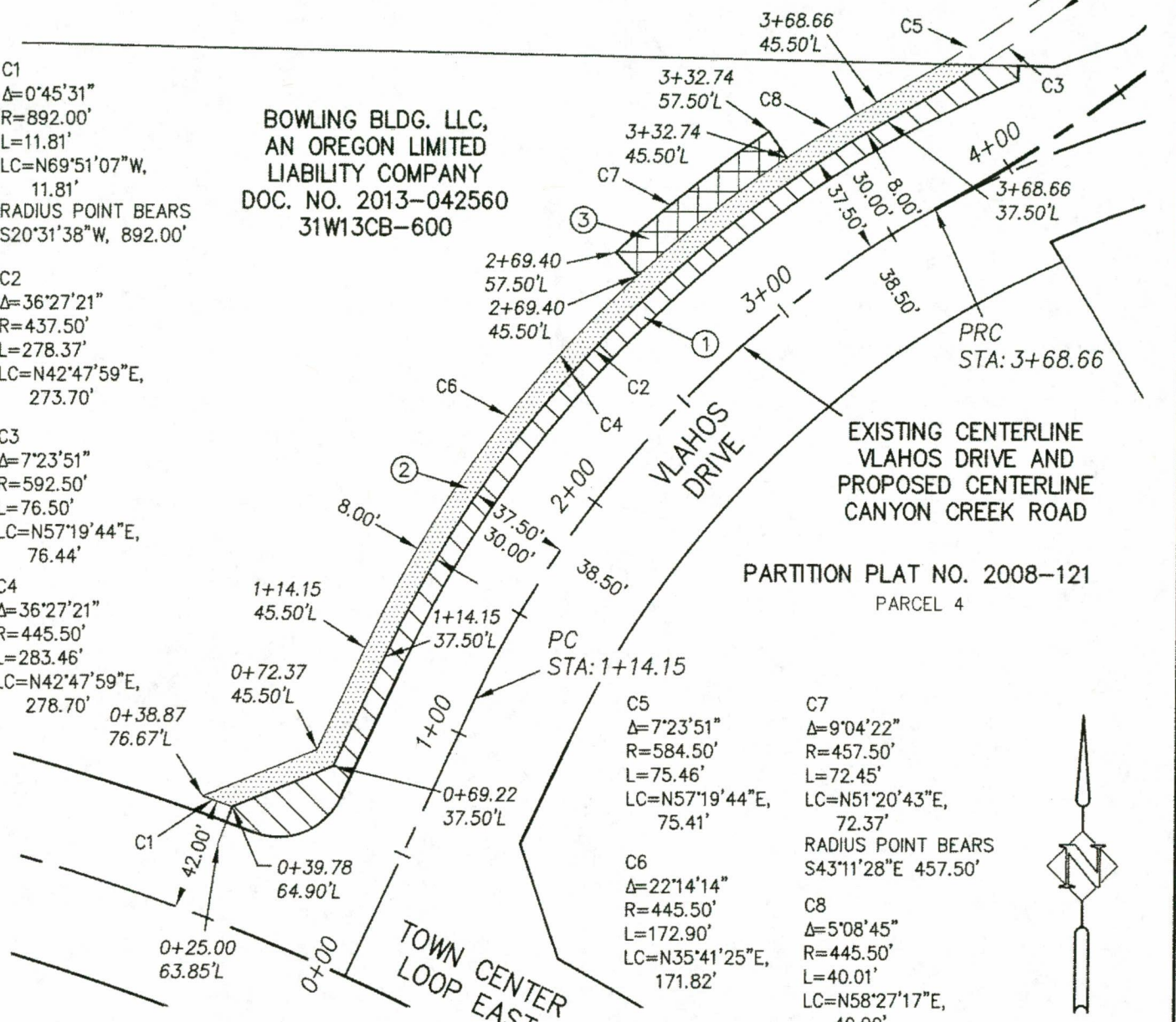




EXHIBIT "A"

LEGAL DESCRIPTION

Temporary Construction Easement
Canyon Creek Road
City of Wilsonville, Oregon
31W13CB-600

(TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land situated in the Northwest one-quarter of the Southwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Bowling BLDG., LLC, an Oregon Limited Liability Company, in Statutory Warranty Deed recorded June 19, 2013 as Document No. 2013-042560, Clackamas County Deed Records; said parcel being that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 63.85 feet left of Proposed Canyon Creek Road Centerline Station 0+25.00;

Thence northeasterly, in a straight line, to a point 64.90 feet left of Proposed Centerline Station 0+39.78 and the beginning of a 892.00 foot radius non-tangent curve to the left, having a central angle of $0^{\circ}45'31''$, the radius point of which bears $S20^{\circ}31'38''W$, 892.00 feet;

Thence northwesterly along the arc of said non-tangent curve to the left (the long chord of which bears $N69^{\circ}51'07''W$, 11.81 feet) 11.81 feet to a point 76.67 feet left of Proposed Centerline Station 0+38.87;

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 0+72.37;

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 1+14.15 and the beginning of a 445.50 foot radius curve to the right, having a central angle of $22^{\circ}14'14''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N35^{\circ}41'25''E$, 171.82 feet) 172.90 feet to a point 45.50 feet left of Proposed Centerline Station 2+69.40;

Thence northwesterly, in a straight line, to a point 57.50 feet left of Proposed Centerline Station 2+69.40 and the beginning of a 457.50 foot radius non-tangent curve to the right, having a central angle of $9^{\circ}04'22''$, the radius point of which bears $S43^{\circ}11'28''E$, 457.50 feet;

Thence northeasterly along the arc of said non-tangent curve to the right (the long chord of which bears $N51^{\circ}20'43''E$, 72.37 feet) 72.45 feet to a point 57.50 feet left of Proposed Centerline Station 3+32.74;

Thence southeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 3+32.74 and the beginning of a 445.50 foot radius non-tangent curve to the right, having a central angle of $5^{\circ}08'45''$, the radius point of which bears $S34^{\circ}07'06''E$, 445.50 feet;

Thence northeasterly along the arc of said non-tangent curve to the right (the long chord of which bears $N58^{\circ}27'17''E$, 40.00 feet) 40.01 feet to a point 45.50 feet left of Proposed Centerline Station 3+68.66 and the beginning of a 584.50 foot radius reverse curve to the left, having a central angle of $7^{\circ}23'51''$;

Thence northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N57^{\circ}19'44''E$, 75.41 feet) 75.46 feet to a point 45.50 foot left of Proposed Centerline Station 4+50.00.

EXCEPTING therefrom that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 63.85 feet left of Proposed Canyon Creek Road Centerline Station 0+25.00;

Thence northeasterly, in a straight line, to a point 64.90 feet left of Proposed Centerline Station 0+39.78 and the beginning of a 892.00 foot radius non-tangent curve to the left, having a central angle of $0^{\circ}45'31''$, the radius point of which bears $S20^{\circ}31'38''W$, 892.00 feet;

Thence northwesterly along the arc of said non-tangent curve to the left (the long chord of which bears $N69^{\circ}51'07''W$, 11.81 feet) 11.81 feet to a point 76.67 feet left of Proposed Centerline Station 0+38.87;

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 0+72.37;

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 1+14.15 and the beginning of a 445.50 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N42^{\circ}47'59''E$, 278.70 feet) 283.46 feet to a point 45.50 feet left of Proposed Centerline Station 3+68.66 and the beginning of a 584.50 foot radius reverse curve to the left, having a central angle of $7^{\circ}23'51''$;

Thence northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N57^{\circ}19'44''E$, 75.41 feet) 75.46 feet to a point 45.50 foot left of Proposed Centerline Station 4+50.00.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive and Town Center Loop East.

The parcel of land to which this description applies contains 858 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the existing centerline of Vlahos Drive as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number ????-????, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$ (the long chord of which bears $N16^{\circ}30'53''E$, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of $18^{\circ}01'40''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears $N10^{\circ}47'47''E$, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence $N01^{\circ}46'57''E$, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of $13^{\circ}32'10''$;

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears $N04^{\circ}59'08''W$, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of $63^{\circ}19'29''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears $N19^{\circ}54'32''E$, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears $N35^{\circ}47'58''E$, 2662.19 feet from a found 3-inch brass disk in a monument

box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number ????-????;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number ????-????, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15



EXHIBIT "B"

CANYON CREEK ROAD

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

C1
 $\Delta=0^{\circ}45'31''$
 $R=892.00'$
 $L=11.81'$
 $LC=N69^{\circ}51'07''W,$
 $11.81'$
 RADIUS POINT BEARS
 $S20^{\circ}31'38''W, 892.00'$

C2
 $\Delta=36^{\circ}27'21''$
 $R=437.50'$
 $L=278.37'$
 $LC=N42^{\circ}47'59''E,$
 $273.70'$

C3
 $\Delta=7^{\circ}23'51''$
 $R=592.50'$
 $L=76.50'$
 $LC=N57^{\circ}19'44''E,$
 $76.44'$

C4
 $\Delta=36^{\circ}27'21''$
 $R=445.50'$
 $L=283.46'$
 $LC=N42^{\circ}47'59''E,$
 $278.70'$

C5
 $\Delta=7^{\circ}23'51''$
 $R=584.50'$
 $L=75.46'$
 $LC=N57^{\circ}19'44''E,$
 $75.41'$

C6
 $\Delta=22^{\circ}14'14''$
 $R=445.50'$
 $L=172.90'$
 $LC=N35^{\circ}41'25''E,$
 $171.82'$

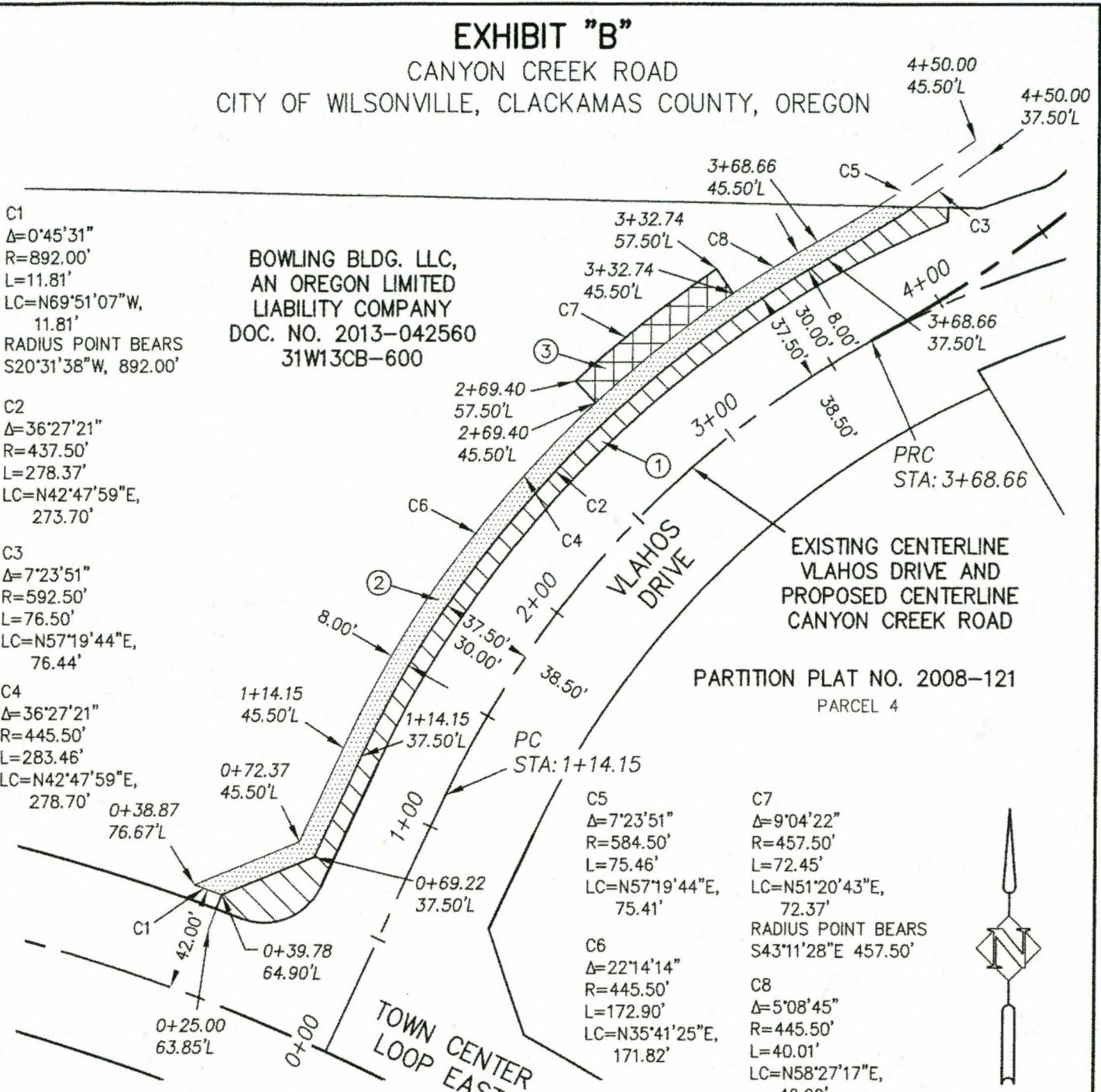
C7
 $\Delta=9^{\circ}04'22''$
 $R=457.50'$
 $L=72.45'$
 $LC=N51^{\circ}20'43''E,$
 $72.37'$
 RADIUS POINT BEARS
 $S43^{\circ}11'28''E 457.50'$

C8
 $\Delta=5^{\circ}08'45''$
 $R=445.50'$
 $L=40.01'$
 $LC=N58^{\circ}27'17''E,$
 $40.00'$
 RADIUS POINT BEARS
 $S34^{\circ}07'06''E 445.50'$




**BOWLING BLDG. LLC,
 AN OREGON LIMITED
 LIABILITY COMPANY**
 DOC. NO. 2013-042560
 31W13CB-600

PARTITION PLAT NO. 2008-121
 PARCEL 4

EXISTING CENTERLINE
 VLAHOS DRIVE AND
 PROPOSED CENTERLINE
 CANYON CREEK ROAD



LEGEND

-  ① RIGHT OF WAY DEDICATION
± 3522 SQ.FT.
-  ② PUBLIC UTILITY EASEMENT
± 3213 SQ.FT.
-  ③ TEMPORARY CONSTRUCTION
EASEMENT
± 858 SQ.FT.



**Harper
 Houf Peterson
 Righellis Inc.**

ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS

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SCALE
 1" = 60'