

EXHIBIT A

STORMWATER EASEMENT
JOB NO. 2300398
6 DECEMBER 2024

LEGAL DESCRIPTION

A TRACT OF LAND, BEING A PORTION OF TRACT 'A' OF THE PLAT OF "BRENCHLEY ESTATES", CLACKAMAS COUNTY PLAT RECORDS, AS DESCRIBED IN STATUTORY WARRANTY DEED TO BRENCHLEY ESTATES OWNERS ASSOCIATION, AN OREGON NONPROFIT CORPORATION, IN DOCUMENT NUMBER 2013-044786, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT J – STORMWATER EASEMENT

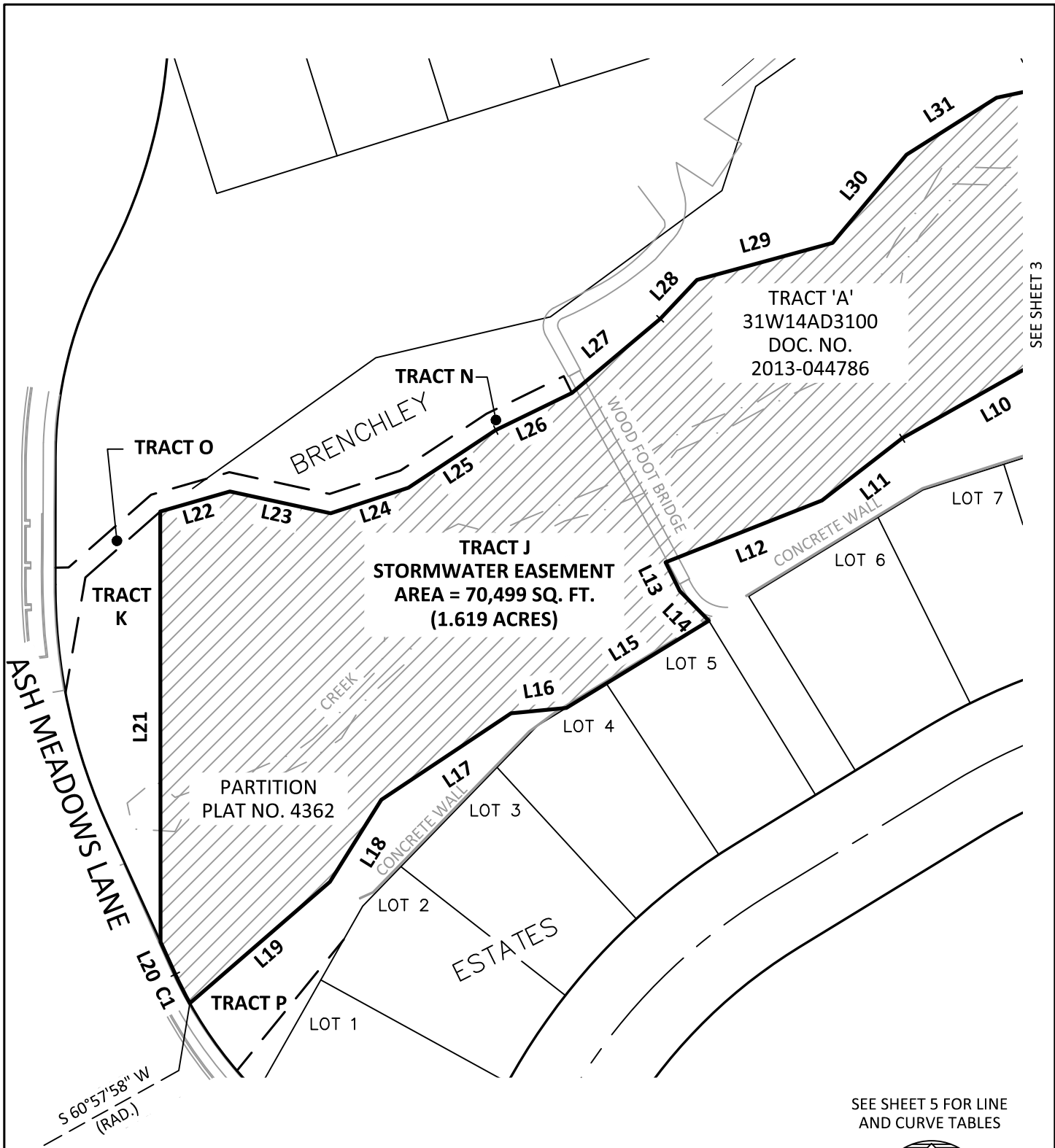
BEGINNING AT A POINT THAT BEARS SOUTH 74°10'12" WEST 39.95 FEET FROM THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 'A' AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE; THENCE SOUTH 11°28'54" EAST 43.74 FEET; THENCE SOUTH 36°31'41" WEST 26.24 FEET; THENCE SOUTH 76°56'46" WEST 12.90 FEET; THENCE SOUTH 57°22'22" WEST 67.35 FEET; THENCE SOUTH 42°52'38" WEST 27.17 FEET; THENCE SOUTH 65°14'46" WEST 23.98 FEET; THENCE SOUTH 87°08'08" WEST 15.21 FEET; THENCE SOUTH 68°10'47" WEST 105.35 FEET; THENCE SOUTH 29°47'03" WEST 36.95 FEET; THENCE SOUTH 60°32'06" WEST 82.42 FEET; THENCE SOUTH 52°13'33" WEST 43.51 FEET; THENCE SOUTH 68°25'39" WEST 72.04 FEET; THENCE SOUTH 26°17'06" EAST 13.66 FEET; THENCE SOUTH 44°24'56" EAST 17.90 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5 AND LOT 4 OF SAID PLAT SOUTH 58°32'32" WEST 71.55 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 84°27'48" WEST 23.81 FEET; THENCE SOUTH 56°17'32" WEST 66.76 FEET; THENCE SOUTH 32°04'22" WEST 41.49 FEET; THENCE SOUTH 49°03'53" WEST 79.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE AND TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 60°57'58" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 173.94 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°34'29" (THE LONG CHORD OF WHICH BEARS NORTH 26°44'49" WEST 13.88 FEET) AN ARC DISTANCE OF 13.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 24°28'10" WEST 15.21 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF SAID TRACT 'A' AND SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY LINE NORTH 00°02'03" WEST 184.42 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT 'A'; THENCE LEAVING SAID WESTERLY LINE NORTH 73°56'35" EAST 31.06 FEET; THENCE SOUTH 77°47'15" EAST 44.11 FEET; THENCE NORTH 71°47'27" EAST 35.06 FEET; THENCE NORTH 56°33'50" EAST 44.84 FEET; THENCE NORTH 64°02'14" EAST 36.27 FEET; THENCE NORTH 49°58'19" EAST 49.39 FEET; THENCE NORTH 43°19'47" EAST 22.91 FEET; THENCE NORTH 74°43'59" EAST 60.21 FEET; THENCE NORTH 39°56'13" EAST 49.35 FEET; THENCE NORTH 57°41'48" EAST 45.61 FEET; THENCE NORTH 77°52'35" EAST 92.85 FEET; THENCE SOUTH 83°57'58" EAST 31.89 FEET; THENCE NORTH 74°39'17" EAST 55.58 FEET; THENCE NORTH 43°41'21" EAST 57.20 FEET; THENCE NORTH 56°14'58" EAST 29.71 FEET; THENCE NORTH 74°10'12" EAST 40.41 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 70,499 SQUARE FEET (1.619 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.
THE CENTERLINE OF SOUTHWEST PARKWAY AVENUE BEARS SOUTH 17°10'35" EAST.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART
THEREOF.

DRAFT



SEE SHEET 5 FOR LINE AND CURVE TABLES



SCALE: 1" = 60'



111 SW Fifth Ave., Suite 2400
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EXHIBIT MAP (TRACT J) STORMWATER EASEMENT	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 4 OF 5

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S11°28'54"E	43.73'
L2	S36°31'41"W	26.24'
L3	S76°56'46"W	12.90'
L4	S57°22'22"W	67.35'
L5	S42°52'38"W	27.17'
L6	S65°14'46"W	23.98'
L7	S87°08'08"W	15.21'
L8	S68°10'47"W	105.35'
L9	S29°47'03"W	36.95'
L10	S60°32'06"W	82.42'
L11	S52°13'33"W	43.51'
L12	S68°25'39"W	72.04'
L13	S26°17'06"E	13.66'
L14	S44°24'56"E	17.90'
L15	S58°32'32"W	71.55'
L16	S84°27'48"W	23.81'
L17	S56°17'32"W	66.76'
L18	S32°04'22"W	41.49'
L19	S49°03'53"W	79.42'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L20	N24°28'10"W	15.21'
L21	N00°02'03"W	184.42'
L22	N73°56'35"E	31.06'
L23	S77°47'15"E	44.11'
L24	N71°47'27"E	35.06'
L25	N56°33'50"E	44.84'
L26	N64°02'14"E	36.27'
L27	N49°58'19"E	49.39'
L28	N43°19'47"E	22.91'
L29	N74°43'59"E	60.21'
L30	N39°56'13"E	49.35'
L31	N57°41'48"E	45.61'
L32	N77°52'35"E	92.85'
L33	S83°57'58"E	31.89'
L34	N74°39'17"E	55.58'
L35	N43°41'21"E	57.20'
L36	N56°14'58"E	29.71'
L37	N74°10'12"E	40.41'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	13.89'	173.94'	4°34'29"	13.88'	N 26°44'49" W



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	DRAWN BY: CEB
NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 5 OF 5

TRACT 'A'
JOB NO. 2300398
16 OCTOBER 2025

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING ALL OF TRACT 'A' OF THE PLAT OF "BRENCHLEY ESTATES", RECORDED AS PLAT NUMBER 4362 IN BOOK 143, PAGE 014, CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON.

CONTAINING 129,259 SQUARE FEET (2.967 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS PER SAID PLAT OF "BRENCHLEY ESTATES".

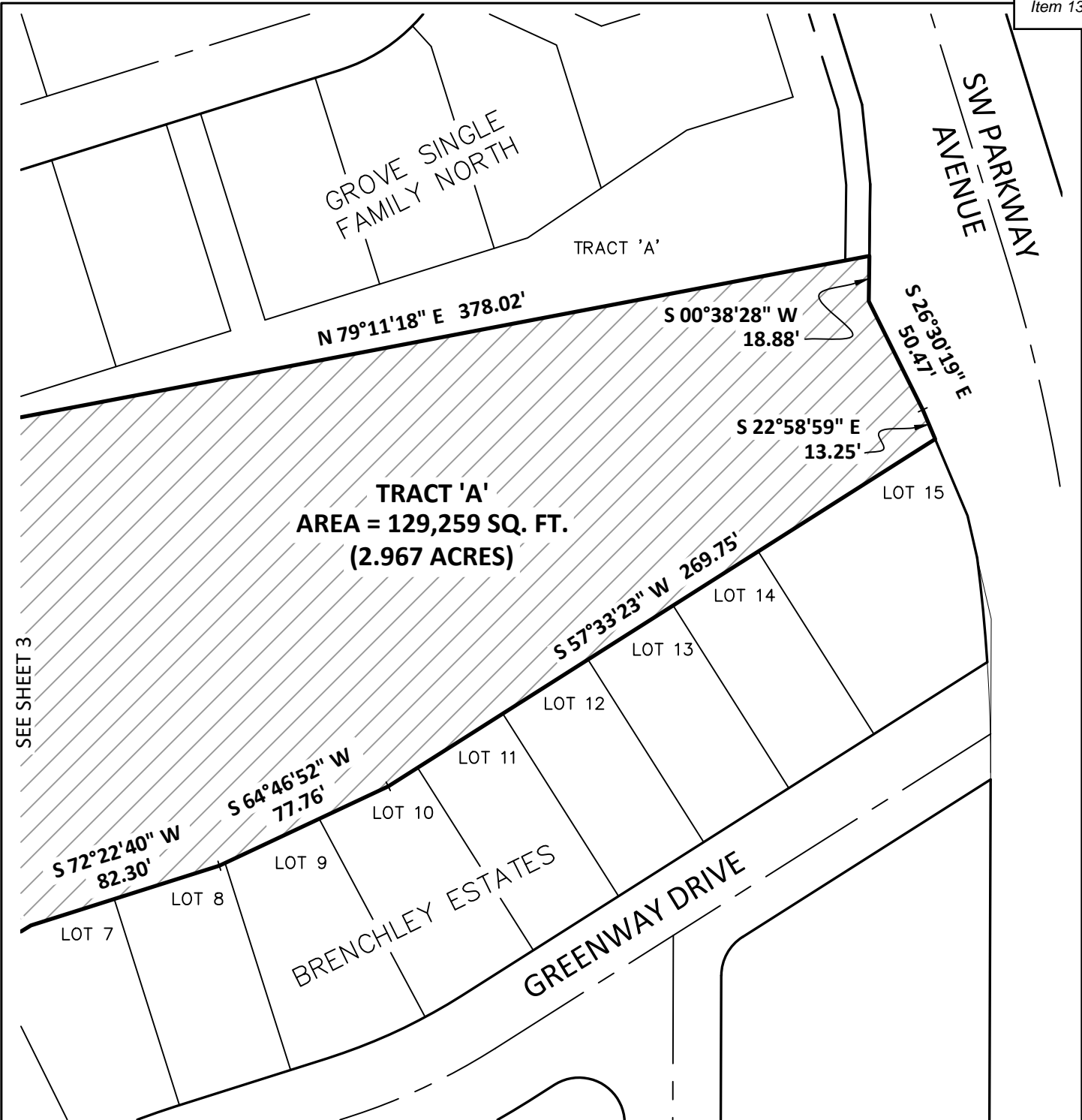
THE PARCEL OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2025.10.15
11:11:23-07'00'

OREGON
MAY 13, 2014
JOHN ROBERT DAVIS
88694

RENEWAL 12/31/2025



SCALE: 1" = 60'



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EXHIBIT MAP TRACT 'A' NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 16 OCTOBER 2025
	DRAWN BY: CEB
	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 2

ASH MEADOWS LANE

GROVE SINGLE FAMILY NORTH

TRACT 'A'

TRACT 'A'
AREA = 129,259 SQ. FT.
(2.967 ACRES)

SEE SHEET 2

N 00°05'12" W 184.43'

N 54°25'01" E 113.43'

N 76°47'24" E 76.75'

N 53°34'51" E 91.26'

N 17°55'21" E 46.88'

N 54°25'01" E 60.71'

N 79°11'18" E 378.02'

S 72°22'40" W 82.30'

S 58°29'23" W 87.40'

S 31°30'37" E 87.50'

N 31°30'37" W 87.50'

S 58°29'23" W 20.00'

LOT 4

LOT 5

LOT 6

LOT 7

LOT 3

LOT 2

LOT 1

POINT OF BEGINNING

BRENCHLEY ESTATES

GREENWAY DRIVE

N24°30'46"W 15.21'

S 29°30'02" W 91.73'

S 43°59'42" W 107.72'

S 58°29'23" W 86.05'

L=61.90'
R=174.00'
Δ=20°22'57"
CHD=N34°42'15"W 61.57'



SCALE: 1" = 60'



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EXHIBIT MAP
TRACT 'A'

NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	16 OCTOBER 2025
DRAWN BY:	CEB
CHECKED BY:	JRD
PROJECT NO.	2300398
SHEET:	3