

Resolution No. 3067 - Exhibit A
Boeckman Road Corridor Project Property Acquisition - Legal Descriptions – First
Property of Group 3

Resolution No. 3067

First Property of Group 3 BRCP Property Acquisition Summary

Parcel #	Owner	Tax Map and Lot	Sub-Parcel #	Acquisition Type	Approx. Area, sf
12	Bates	3 1 W 12D 03300	12-1	PUE	2987
			12-2	TCE	6121

CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT ROW / EASEMENT REQUEST - PACKAGE 3



WILSONVILLE
OREGON

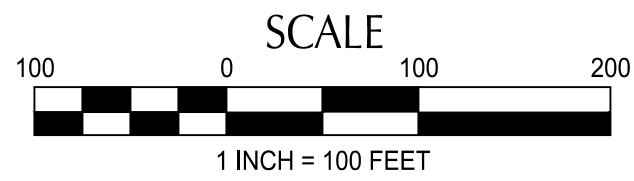
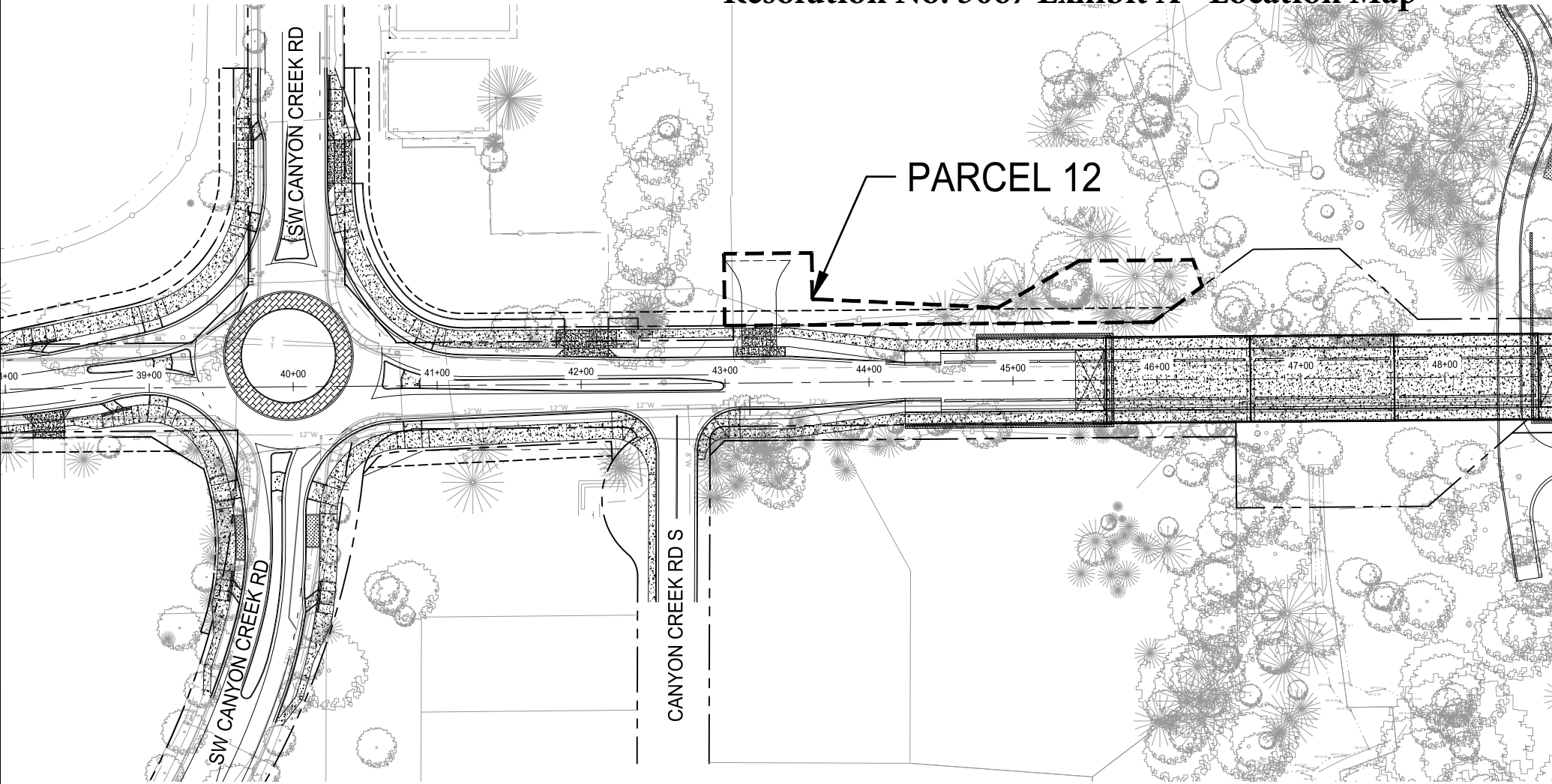


TAPANI | SUNDT
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Resolution No. 3067 Exhibit A - Location Map



SHEET NO.
EXH-1

EXHIBIT "A"

Sub-Parcel #12-1

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. XX
24 APRIL 2023

TAXMAP: 31W12D
TAXLOT: 03300

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO ANTHONY J BATES, TIMOTHY BATES AND HEATHER BATES, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP IN DOCUMENT NUMBER 2021-033665, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID BATES TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – PUBLIC UTILITY EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID BATES TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
43+00.00		46+40.00	50.00

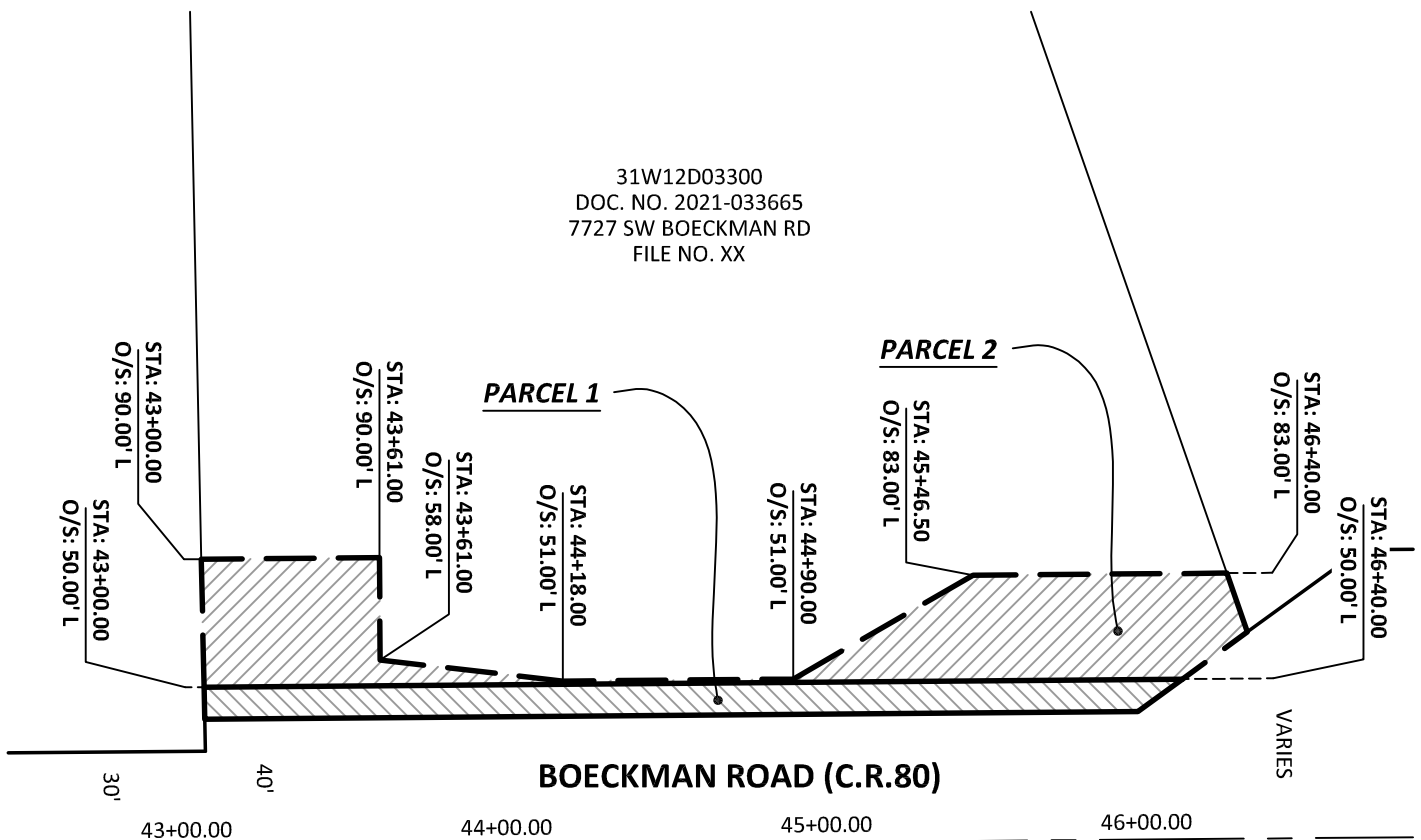
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 2,987 SQUARE FEET (0.068 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°31'41" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

31W12D03300
 DOC. NO. 2021-033665
 7727 SW BOECKMAN RD
 FILE NO. XX



BOECKMAN ROAD (C.R.80)

30'

40'

43+00.00

44+00.00

45+00.00

46+00.00

N 89°31'41" E

(FROM CANYON CREEK RD TO THE S. 1/4 COR. SEC. 12)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

CANYON CREEK RD S.

PARCEL 3
 31W13B00200
 28120 SW CANYON CREEK RD S



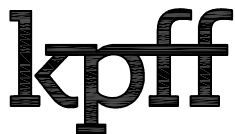
PARCEL 1 - PUBLIC UTILITY EASEMENT
 2,987 SQ. FT. +/-



PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT
 6,121 SQ. FT. +/-



SCALE: 1" = 60'



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EXHIBIT 'B' PUBLIC UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 24 APRIL 2023
	DRAWN BY: CH
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

EXHIBIT "A"

Sub-Parcel #12-2

BOECKMAN ROAD (CR 80)

TAXMAP: 31W12D

PROJECT NO. 2200028

TAXLOT: 03300

FILE NO. XX

24 APRIL 2023

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO ANTHONY J BATES, TIMOTHY BATES AND HEATHER BATES, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP IN DOCUMENT NUMBER 2021-033665, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID BATES TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

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PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT

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THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
43+00.00		43+61.00	90.00
43+61.00		43+61.00	90.00 IN A STRAIGHT LINE 58.00
43+61.00		44+18.00	58.00 IN A STRAIGHT LINE 51.00
44+18.00		44+90.00	51.00
44+90.00		45+46.50	51.00 IN A STRAIGHT LINE 83.00
45+46.50		46+40.00	83.00

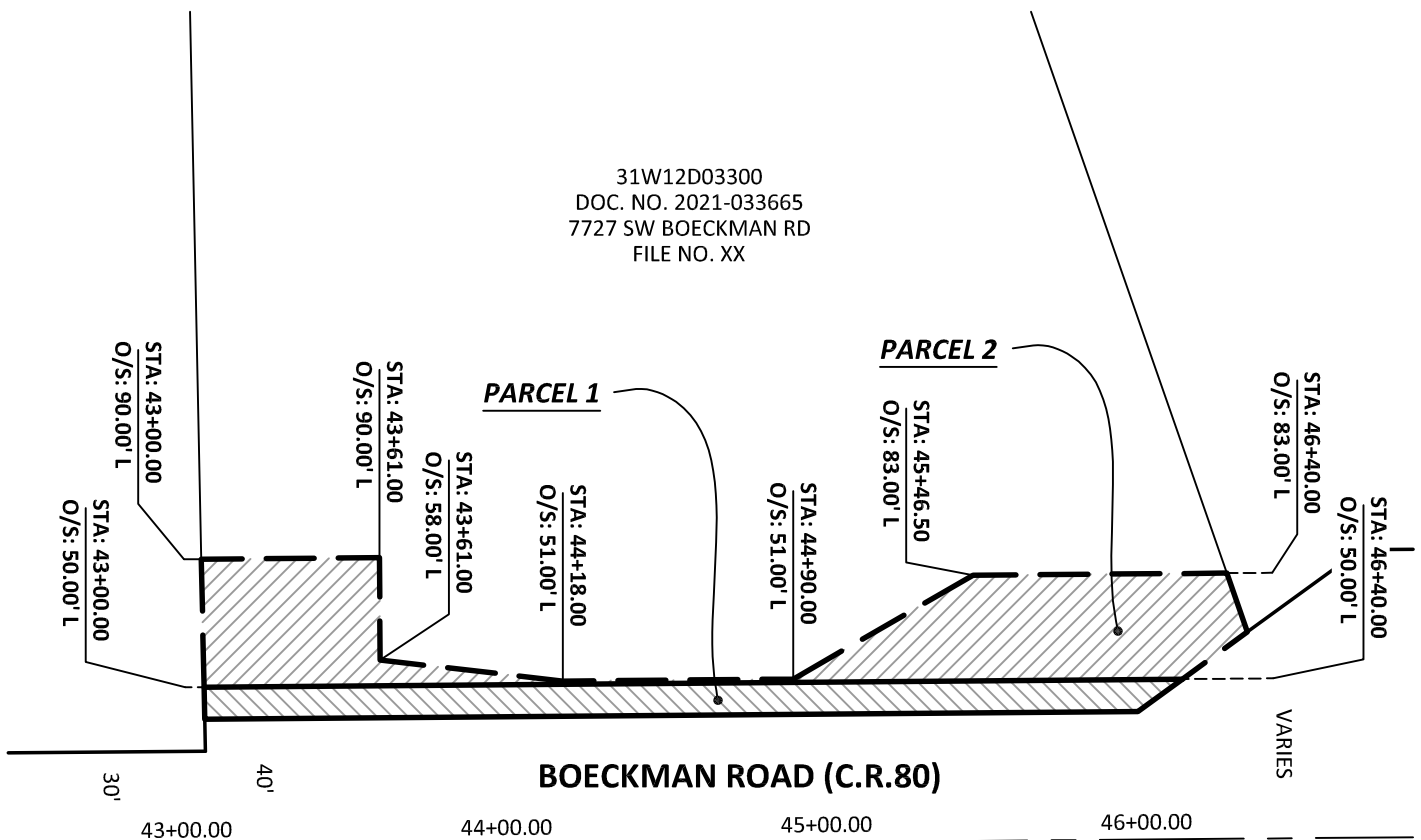
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 6,121 SQUARE FEET (0.140 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°31'41" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.



31W12D03300
 DOC. NO. 2021-033665
 7727 SW BOECKMAN RD
 FILE NO. XX



N 89°31'41" E
 (FROM CANYON CREEK RD TO THE S. 1/4 COR. SEC. 12)
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

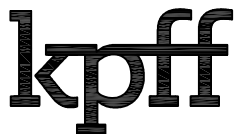
CANYON CREEK RD S.

PARCEL 3
 31W13B00200
 28120 SW CANYON CREEK RD S

-  PARCEL 1 - PUBLIC UTILITY EASEMENT
2,987 SQ. FT. +/-
-  PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT
6,121 SQ. FT. +/-



SCALE: 1" = 60'



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