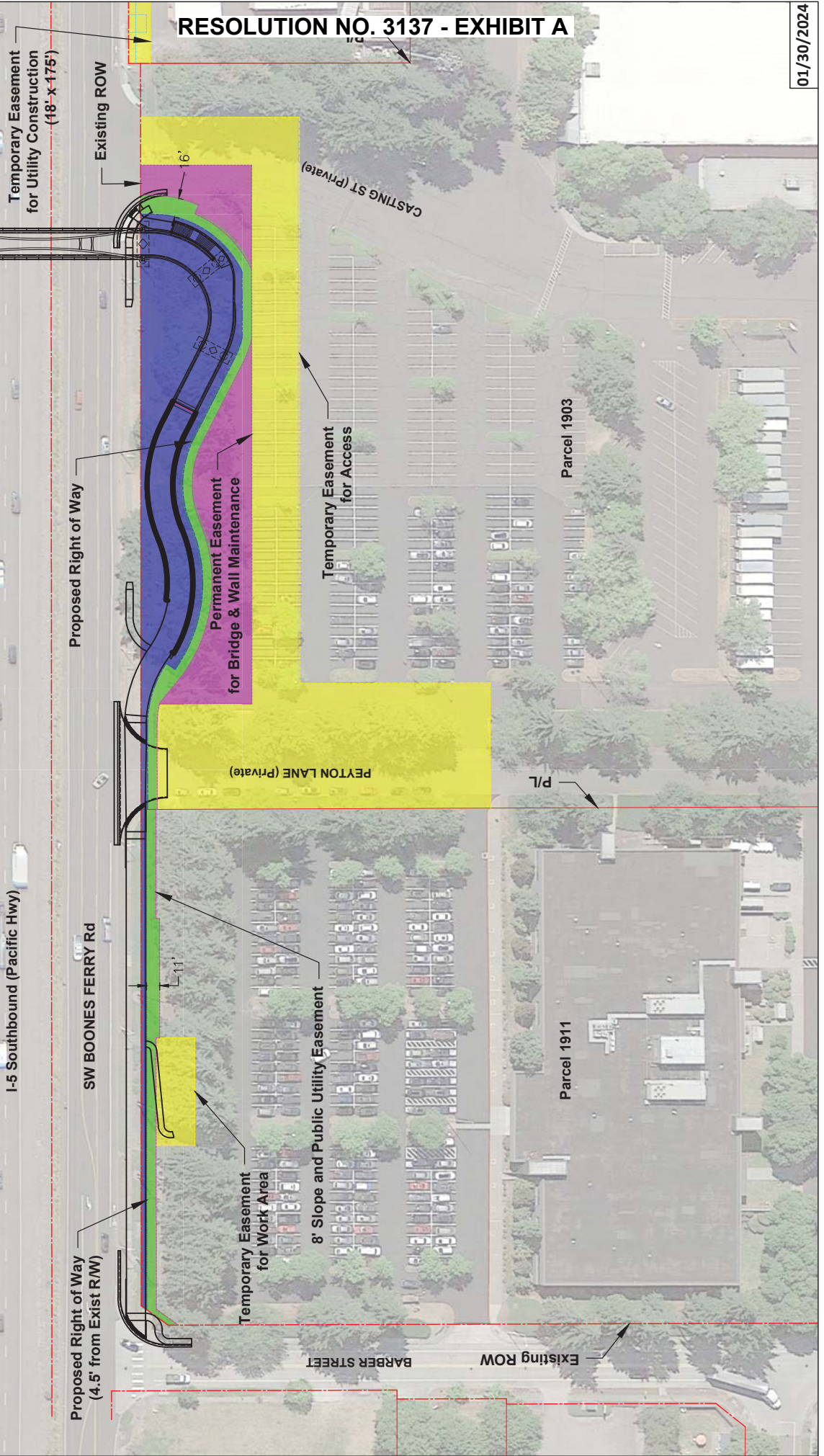


Wilsonville I-5 Pedestrian Bridge (Barber St. to Wilsonville Town Center)

Exhibit - Right of Way - West Side



RESOLUTION NO. 3137 - EXHIBIT A



EXHIBIT "A"

25642LD01
December 21, 2023
A. Silbernagel

LEGAL DESCRIPTION
TEMPORARY EASEMENT FOR UTILITY CONSTRUCTION
I-5 PEDESTRIAN BRIDGE: BARBER STREET – WILSONVILLE TOWN CENTER LOOP
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
31W14D 01800

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to ADD, LLC, an Oregon Limited Liability Company, by Warranty Deed – Statutory Form Document No. 94-090627, Clackamas County Deed Records, located in the Southeast quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, said strip of land being more particularly described as follows:

Commencing at the East Quarter Corner of Section 14, said corner being a 3" Brass Disc in monument box; thence South 52°51'02" West, a distance of 1799.84 feet to the northeast corner of said property, said point being the **Point of Beginning** for this description; thence along the easterly line of said property, being coincident with the westerly right-of-way line for S.W. Boones Ferry Road, South 00°02'16" East, a distance of 175.00 feet; thence departing said easterly line, South 89°51'59" West, a distance of 18.00 feet; thence along a line 18.00 feet from, when measured at right angles to, the easterly line of said property, North 00°02'16" West, a distance of 175.00 feet to a point on the northerly line of said property; thence along said northerly line, North 89°51'59" East, a distance 18.00 feet to the Point of Beginning.

Containing 3,150 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2021-067,
Clackamas County Surveyor's Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed
2023.12.22 11:13:49-08'00'

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 TEMPORARY EASEMENT FOR UTILITY CONSTRUCTION
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR

LINE TABLE		
LINE	LENGTH	BEARING
L1	175.00'	S00°02'16"E
L2	18.00'	S89°51'59"W
L3	175.00'	N00°02'16"W
L4	18.00'	N89°51'59"E

31W14D 01903
 PARCEL 1, PARTITION
 PLAT NO. 2003-082
 DOCUMENT NO.
 2021-05823

31W14D 01800
 DOCUMENT NO.
 94-090627

15' STORM
 SEWER
 EASEMENT

15'X15'
 HYDRANT
 EASEMENT

31W14D 1700
 PARCEL 1, PARTITION
 PLAT NO. 1993-189

ORIG. ACCESS
 CONTROL LINE
 (SN2021-067)

S52°51'02"W
 1799.84'

POINT OF BEGINNING
 N.E. CORNER OF PROPERTY

FRONTAGE RD
 (S.W. BOONES FERRY RD)
 ACQUISITION CENTERLINE
 S0°02'16"E (SN2021-067)

PACIFIC HIGHWAY
 I-5, US30

CONSTRUCTED COMMON
 CENTERLINE (SN2021-067)

BASIS OF BEARINGS S00°04'45"W 2,648.19'

LEGEND



TEMPORARY EASEMENT
 FOR UTILITY
 CONSTRUCTION =
 3,150 SQ. FT. ±



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Digitally Signed
 2023.12.22 11:14:00-08'00'

OREGON
 MAY 12, 2011
 ANDREW JOSEPH SILBERNAGEL
 #79198

RENEWS: JUNE 30, 2024

SCALE 1" = 100'



SCALE IN FEET



FILE NO. 25642S01	DRAWN BY SLW	DESIGN BY AJS	DATE 12/21/23
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**EXHIBIT "A"**25642LD02
December 21, 2023
A. Silbernagel**LEGAL DESCRIPTION**
FEE**I-5 PEDESTRIAN BRIDGE: BARBER STREET – WILSONVILLE TOWN CENTER LOOP**
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
31W14D 01903

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Parcel 1, Partition Plat No. 2003-082, recorded October 3, 2003, Clackamas County Plat Records, said Parcel conveyed to 29555 SW Boones Ferry Road Company, LLC, a Delaware limited liability company, by Statutory Bargain and Sale Deed Document No. 2021-058523, Clackamas County Deed Records, located in the Southeast quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, said tract being more particularly described as follows:

Commencing at the East Quarter Corner of Section 14, said corner being a 3" Brass Disc in monument box; thence South $72^{\circ}16'28''$ West, a distance of 1517.01 feet to the northeast corner of said Parcel 1, said corner being the **Point of Beginning** for this description; thence along the easterly line of said Parcel 1, being coincident with the westerly right-of-way line of S.W. Boones Ferry Road, South $0^{\circ}02'16''$ East, a distance of 498.82 feet; thence departing the easterly line of said Parcel 1, West, 8.31 feet, to a point of curvature with a curve having a radius of 85.00 feet; thence along said curve to the right, through a central angle of $64^{\circ}29'45''$, an arc distance of 95.68 feet (the chord of which bears North $57^{\circ}45'07''$ West, a distance of 90.71 feet), to a point of non-tangency; thence along a line 85.00 feet from, when measured at right angles to, the easterly line of said Parcel 1, North $0^{\circ}02'16''$ West, a distance of 55.30 feet, to a point of non-tangent curvature with a curve having a radius of 79.00 feet; thence, along said curve to the right, through a central angle of $13^{\circ}17'07''$, an arc distance of 18.32 feet (the chord of which bears North $20^{\circ}20'20''$ East, a distance of 18.27 feet) to a point of tangency; thence North $26^{\circ}58'53''$ East, a distance of 75.19 feet, to a point of curvature with a curve having a radius of 86.00 feet; thence along said curve to the left, through a central angle of $50^{\circ}03'46''$, an arc distance of 75.14 feet (the chord of which bears North $1^{\circ}57'00''$ East, a distance of 72.78 feet) to a point of reverse curvature with a curve having a radius of 124.00 feet; thence along said curve to the right, through a central angle of $57^{\circ}44'35''$, an arc distance of 124.97 feet (the chord of which bears North $5^{\circ}47'24''$ East, a distance of 119.75 feet), to a point of reverse curvature with a curve having a radius of 86.00 feet; thence along said curve to the left, through a central angle of $1^{\circ}19'41''$, an arc distance of 1.99 feet (the chord of which bears North $33^{\circ}59'52''$ East, a distance of 1.99 feet) to a point of tangency; thence South $56^{\circ}39'58''$ East, a distance of 9.00 feet to a point of non-tangent curvature with a curve having a radius of 95.00 feet; thence along said curve to the left, through a central angle of $33^{\circ}22'17''$, an arc distance of 55.33 feet (the chord of which bears



North 16°38'53" East, a distance of 54.55 feet) to a point of tangency; thence North 0°02'16" West, a distance of 70.11 feet to a point on the northerly line of said Parcel 1; thence along the northerly line of said Parcel 1, North 89°46'45" East, a distance of 5.50 feet to the **Point of Beginning**.

Containing 22,428 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2021-067, Clackamas County Surveyor's Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed | 2024.04.12
11:25:14-07'00'

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

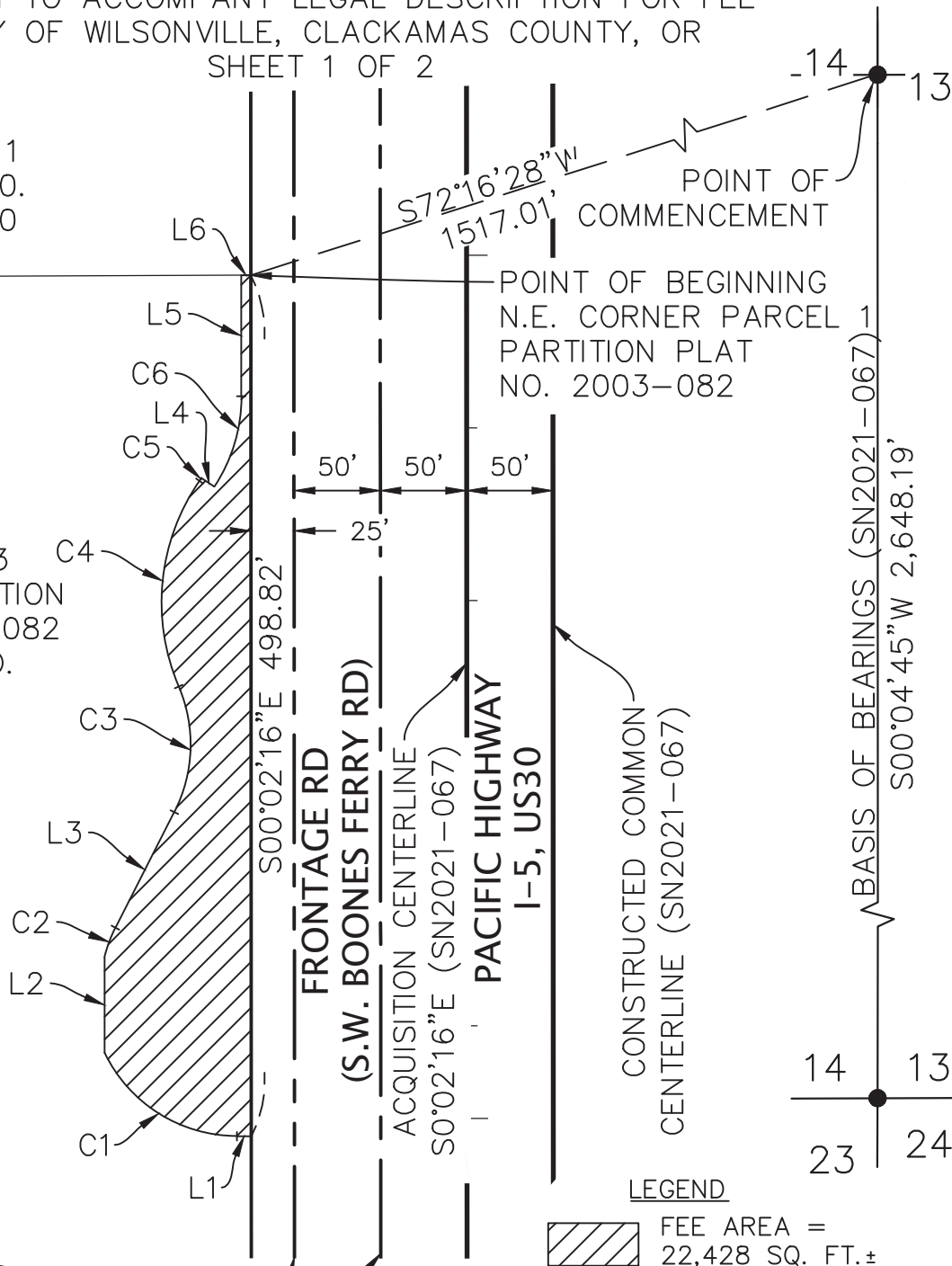
RENEWES: JUNE 30, 2024

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR FEE
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR
SHEET 1 OF 2

31W14D 01911
DOCUMENT NO.
2020-017950

31W14D 01903
PARCEL 1, PARTITION
PLAT NO. 2003-082
DOCUMENT NO.
2021-05823



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed 2024.04.12
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OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024

ORIG. ACCESS CONTROL LINE (SN2021-067)

ACCESS CONTROL LINE (SN2021-067)

SCALE 1" = 100'



FILE NO. 25642S02	DRAWN BY SLW	DESIGN BY AJS	DATE 12/21/23
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EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR FEE
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR
SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	WEST	8.31'
L2	N00°02'16"W	55.30'
L3	N26°58'53"E	75.19'
L4	S56°39'58"E	9.00'
L5	N00°02'16"W	70.11'
L6	N89°46'45"E	5.50'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	95.68'	85.00'	64°29'46"	90.71'	N57°45'07"W
C2	18.32'	79.00'	13°17'07"	18.27'	N20°20'20"E
C3	75.14'	86.00'	50°03'46"	72.78'	N1°57'00"E
C4	124.97'	124.00'	57°44'35"	119.75'	N5°47'24"E
C5	1.99'	86.00'	1°19'41"	1.99'	N33°59'52"E
C6	55.33'	95.00'	33°22'17"	54.55'	N16°38'53"E

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed | 2024.04.12
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OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024



FILE NO. 25642S02	DRAWN BY SLW	DESIGN BY AJS	DATE 12/21/23
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**EXHIBIT "A"**14429LD03
December 21, 2023
A. Silbernagel**LEGAL DESCRIPTION****PARCEL "A" - PERMANENT EASEMENT FOR BRIDGE AND WALL MAINTENANCE
I-5 PEDESTRIAN BRIDGE: BARBER STREET – WILSONVILLE TOWN CENTER LOOP
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
31W14D 01903**

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Parcel 1, Partition Plat No. 2003-082, recorded October 3, 2003, Clackamas County Plat Records, said Parcel 1 conveyed to 29555 SW Boones Ferry Road Company, LLC, a Delaware limited liability company, by Statutory Bargain and Sale Deed Document No. 2021-058523, Clackamas County Deed Records, located in the Southeast quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, said tract being more particularly described as follows:

Commencing at the East Quarter Corner of Section 14, said corner being a 3" Brass Disc in monument box; thence South 72°16'28" West, a distance of 1517.01 feet to the northeast corner of said Parcel 1; thence along the easterly line of said Parcel 1, being coincident with the westerly right-of-way line of S.W. Boones Ferry Road, South 0°02'16" East, a distance of 514.82 feet to the **Point of Beginning** for this description; thence continuing along the easterly line of said Parcel 1, South 0°02'16" East, a distance of 24.93 feet; thence departing said easterly line of Parcel 1, West, a distance of 93.00 feet; thence along a line 93.00 feet from, when measured at right angles to, the easterly line of said Parcel 1, North 00°02'16" West, a distance of 87.56 feet; to a point of non-tangent curvature with a curve having a radius of 93.00 feet; thence along said curve to the left, through a central angle of 41°59'31", an arc distance of 68.16 feet (the chord of which bears South 45°21'45" East, a distance of 66.64 feet) to a point of non-tangency; thence South 23°38'29" West, a distance of 8.00 feet to a point of non-tangent curvature with a curve having a radius of 101.00 feet; thence along said curve to the left, through a central angle of 23°38'29", an arc distance of 41.67 feet (the chord of which bears South 78°10'45" East, a distance of 41.38 feet) to a point of tangency; thence East, a distance of 8.33 feet to the **Point of Beginning**.

Containing 3,974 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2021-067, Clackamas County Surveyor's Office.



PARCEL "B" - PERMANENT EASEMENT FOR BRIDGE AND WALL MAINTENANCE
I-5 PEDESTRIAN BRIDGE: BARBER STREET – WILSONVILLE TOWN CENTER LOOP
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
31W14D 01903

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Parcel 1, Partition Plat No. 2003-082, recorded October 3, 2003, Clackamas County Plat Records, said Parcel 1 conveyed to 29555 SW Boones Ferry Road Company, LLC, a Delaware limited liability company, by Statutory Bargain and Sale Deed Document No. 2021-058523, Clackamas County Deed Records, located in the Southeast quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, said tract being more particularly described as follows:

Commencing at the East Quarter Corner of Section 14, said corner being a 3" Brass Disc in monument box; thence South 72°16'28" West, a distance of 1517.01 feet to the northeast corner of said Parcel 1; thence along the easterly line of said Parcel 1, being coincident with the westerly right-of-way line of S.W. Boones Ferry Road, South 0°02'16" East, a distance of 88.59 feet to a point; thence departing said easterly line of Parcel 1, South 89°57'44" West, a distance of 15.48 feet to the **Point of Beginning** of this description; thence South 38°48'23" West, a distance of 33.31 feet to a point of curvature with a curve having a radius of 132.00 feet; thence along said curve to the left, through a central angle of 57°44'35", an arc distance of 133.03 feet (the chord of which bears South 5°47'24" West, a distance of 127.47 feet) to a point of reverse curvature with a curve having a radius of 78.00 feet; thence along said curve to the right, through a central angle of 50°03'46", an arc distance of 68.15 feet (the chord of which bears South 1°57'00" West, a distance of 66.01 feet) to a point of tangency; thence South 26°58'53" West, a distance of 75.19 feet to a point of curvature with a curve having a radius of 87.00 feet; thence along said curve to the left, through a central angle of 13°56'05", an arc distance of 21.16 feet (the chord of which bears South 20°00'51" West, a distance of 21.11 feet) to a point of tangency; thence along a line 93.00 feet from, when measured at right angles to, the easterly line of said Parcel 1, North 00°02'16" West, a distance of 305.53 feet to a point of tangency; thence North 89°57'44" East, a distance of 77.52 feet to the **Point of Beginning**.

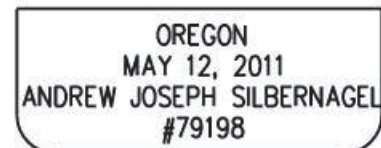
Containing 11,511 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2021-067,
Clackamas County Surveyor's Office.



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RENEWS: JUNE 30, 2024

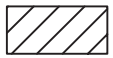
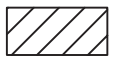
EXHIBIT "B"

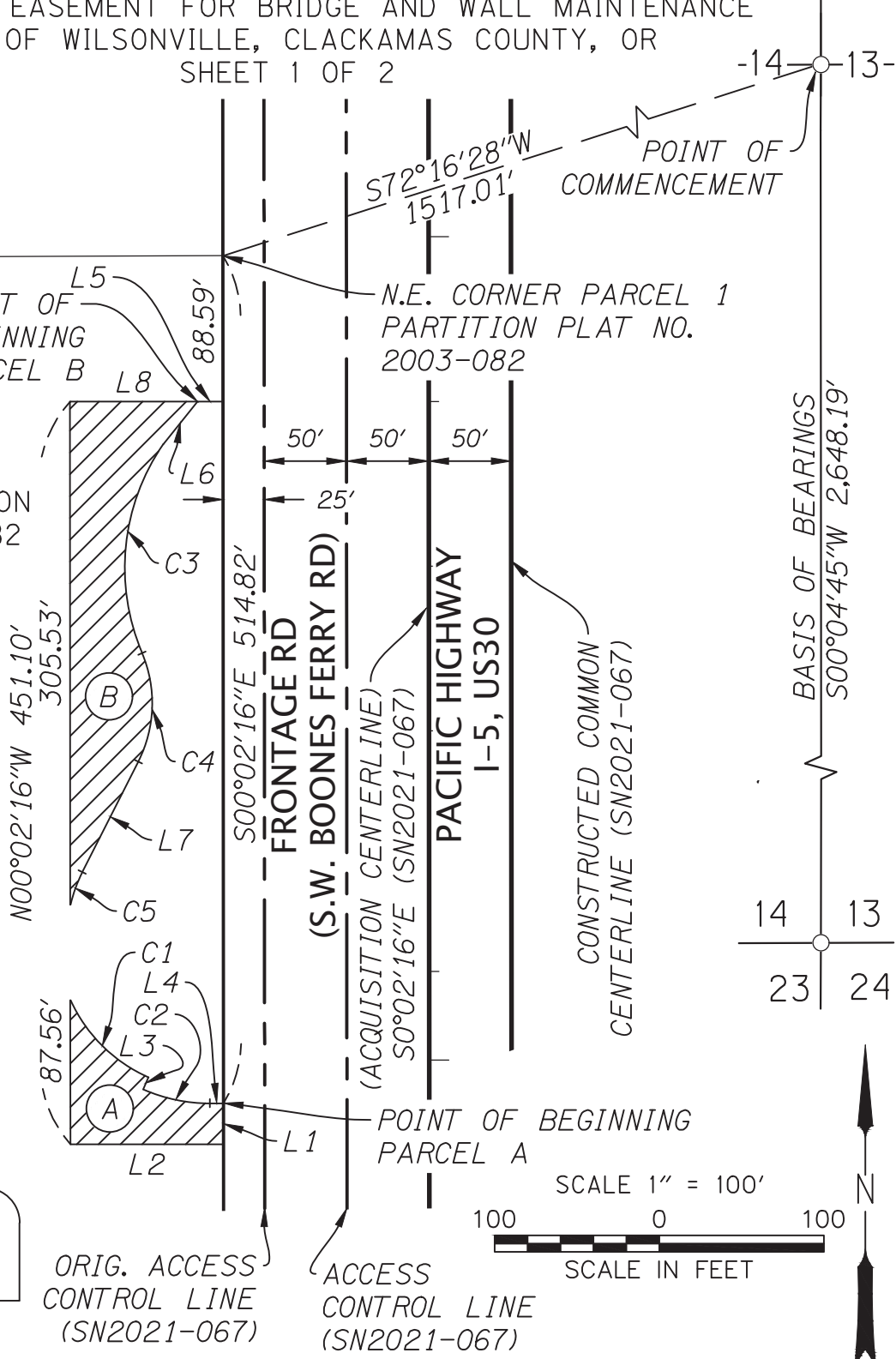
SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 PERMANENT EASEMENT FOR BRIDGE AND WALL MAINTENANCE
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR
 SHEET 1 OF 2

31W14D 01911
 DOCUMENT NO.
 2020-017950

31W14D 01903
 PARCEL 1, PARTITION
 PLAT NO. 2003-082
 DOCUMENT NO.
 2021-058523

LEGEND

-  PARCEL A
 PERM. EASEMENT
 BRIDGE AND WALL
 MAINTENANCE =
 3,974 SQ. FT.±
-  PARCEL B
 PERM. EASEMENT
 BRIDGE AND WALL
 MAINTENANCE =
 11,511 SQ. FT.±

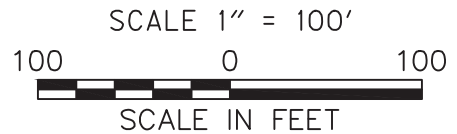


REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Digitally Signed
 2023.12.22 11:31:57-08'00'

OREGON
 MAY 12, 2011
 ANDREW JOSEPH SILBERNAGEL
 #79198

RENEWS: JUNE 30, 2024



FILE NO. 25642S03	DRAWN BY SLW	DESIGN BY AJS	DATE 12/21/23
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EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 PERMANENT EASEMENT FOR BRIDGE AND WALL MAINTENANCE
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR
 SHEET 2 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.93'	S00°02'16"E
L2	93.00'	WEST
L3	8.00'	S23°38'29"W
L4	8.33'	EAST
L5	15.48'	S89°57'44"W
L6	33.31'	S38°48'23"W
L7	75.19'	S26°58'53"W
L8	77.52'	N89°57'44"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	68.16'	93.00'	41°59'31"	66.64'	S45°21'45"E
C2	41.67'	101.00'	23°38'29"	41.38'	S78°10'45"E
C3	133.03'	132.00'	57°44'35"	127.47'	S5°47'24"W
C4	68.15'	78.00'	50°03'46"	66.01'	S1°57'00"W
C5	21.16'	87.00'	13°56'05"	21.11'	S20°00'51"W

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Digitally Signed
 2023.12.22 11:32:12-08'00'

OREGON
 MAY 12, 2011
 ANDREW JOSEPH SILBERNAGEL
 #79198



RENEWS: JUNE 30, 2024

FILE NO. 25642S03	DRAWN BY SLW	DESIGN BY AJS	DATE 12/21/23
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EXHIBIT "A"

25642LD04
December 21, 2023
A. Silbernagel

LEGAL DESCRIPTION

PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITY EASEMENT (P.U.E.)
I-5 PEDESTRIAN BRIDGE: BARBER STREET – WILSONVILLE TOWN CENTER LOOP
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
31W14D 01903

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Parcel 1, Partition Plat No. 2003-082, recorded October 3, 2003, Clackamas County Plat Records, said Parcel 1 conveyed to 29555 SW Boones Ferry Road Company, LLC, a Delaware limited liability company, by Statutory Bargain and Sale Deed Document No. 2021-058523, Clackamas County Deed Records, located in the Southeast quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, said strip being more particularly described by metes and bounds as follows:

Commencing at the East Quarter Corner of Section 14, said corner being a 3" Brass Disc in monument box; thence South 72°16'28" West, a distance of 1517.01 feet to the northeast corner of said Parcel 1; thence along the northerly line of said Parcel 1, South 89°46'45" West, a distance of 5.50 feet to the **Point of Beginning** for this description; thence departing said northerly line, along a line 5.50 feet from, when measured at right angles to, the easterly line of said Parcel 1, South 00°02'16" East, a distance of 70.11 feet to a point of curvature with a curve having a radius of 95.00 feet; thence along said curve to the right, through a central angle of 33°22'17", an arc distance of 55.33 feet (the chord of which bears South 16°38'53" West, a distance of 54.55 feet), to a point of non-tangency; thence North 56°39'58" West, a distance of 9.00 feet to a point of non-tangent curvature with a curve having a radius of 86.00 feet; thence along said curve to the left through a central angle of 1°19'41", an arc distance of 1.99 feet (the chord of which bears South 33°59'52" West, a distance of 1.99 feet) to a point of curvature with a curve having a radius of 124.00 feet; thence along said curve to the left through a central angle of 57°44'35", an arc distance of 124.97 feet (the chord of which bears South 5°47'24" West, a distance of 119.75 feet) to a point of reverse curvature with a curve having a radius of 86.00 feet; thence along said curve to the right through a central angle of 50°03'46", an arc distance of 75.14 feet (the chord of which bears South 01°57'00" West, a distance of 72.78 feet) to a point of tangency; thence South 26°58'53" West, a distance of 75.19 feet to a point of curvature with a curve having a radius of 79.00 feet; thence along said curve to the left through a central angle of 13°17'07", an arc distance of 18.32 feet (the chord of which bears South 20°20'20" West, a distance of 18.28 feet) to a point of tangency; thence along a line 85.00 feet from, when measured at right angles to, the easterly line of said Parcel 1, South 00°02'16" East, a distance of 55.30 feet to a point of non-tangent curvature with a curve having a radius of 85.00 feet; thence along said curve to the left through a central angle of 64°29'46", an arc distance of 95.68 feet (the chord of which



bears South 57°45'07" East, a distance of 90.71 feet) to a point of tangency; thence East, a distance of 8.31 feet to a point on the easterly line of said Parcel 1; thence along the easterly line of said Parcel 1, being coincident with the westerly right-of-way line of S.W. Boones Ferry Road, South 0°02'16" East, a distance of 16.00 feet; thence departing the easterly line of said Parcel 1, West, 8.33 feet, to a point of curvature with a curve having a radius of 101.00 feet; thence departing said easterly line, along said curve to the right, through a central angle of 23°38'29", an arc distance of 41.67 feet (the chord of which bears North 78°10'45" West, a distance of 41.38 feet), to a point of non-tangency; thence North 23°38'29" East, a distance of 8.00 feet to a point of non-tangent curvature with a curve having a radius of 93.00 feet; thence along said curve to the right through a central angle of 41°59'31", an arc distance of 68.16 feet (the chord of which bears North 45°21'45" West, a distance of 66.64 feet) to a point of non-tangency; thence along a line 93.00 feet from, when measured at right angles to, the easterly line of said Parcel 1, North 0°02'16" West, a distance of 58.01 feet to a point of non-tangent curvature with a curve having a radius of 87.00 feet; thence along said curve to the right through a central angle of 13°56'05", an arc distance of 21.16 feet (the chord of which bears North 20°00'51" East, a distance of 21.11 feet) to a point of tangency; thence North 26°58'53" East, a distance of 75.19 feet to a point of curvature with a curve having a radius of 78.00 feet; thence along said curve to the left through a central angle of 50°03'46", an arc distance of 68.15 feet (the chord of which bears North 1°57'00" East, a distance of 66.01 feet) to a point of reverse curvature with a curve having a radius of 132.00 feet; thence along said curve to the right through a central angle of 57°44'35", an arc distance of 133.03 feet (the chord of which bears North 5°47'24" East, a distance of 127.47 feet) to a point of tangency; thence North 38°48'23" East, a distance of 33.31 feet to a point of non-tangent curvature with a curve having a radius of 87.00 feet; thence along said curve to the left through a central angle of 12°15'03", an arc distance of 18.60 feet (the chord of which bears North 6°05'16" East, a distance of 18.57 feet) to a point of tangency; thence along a line 13.50 feet from, when measured at right angles to, the easterly line of said Parcel 1, North 0°02'16" West, a distance of 70.08 feet to a point on the northerly line of said Parcel 1; thence along said northerly line, North 89°46'45" East, a distance of 8.00 feet, to the **Point of Beginning**.

Containing 5,250 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2021-067,
Clackamas County Surveyor's Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed 2024.04.16
06:22:37-07'00'

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
PERMANENT EASEMENT FOR SLOPE AND PUBLIC UTILITIES
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR
SHEET 1 OF 2

31W14D 01911
DOCUMENT NO. 2020-017950

S89° 46' 45" W
5.50'
S89°46'45"E

POINT OF BEGINNING

S72°16'28" W
1517.01'

POINT OF COMMENCEMENT

N.E. CORNER PARCEL 1
PARTITION PLAT NO. 2003-082

31W14D 01903
PARCEL 1, PARTITION
PLAT NO. 2003-082
DOCUMENT NO. 2021-058523

S00°02'16"E

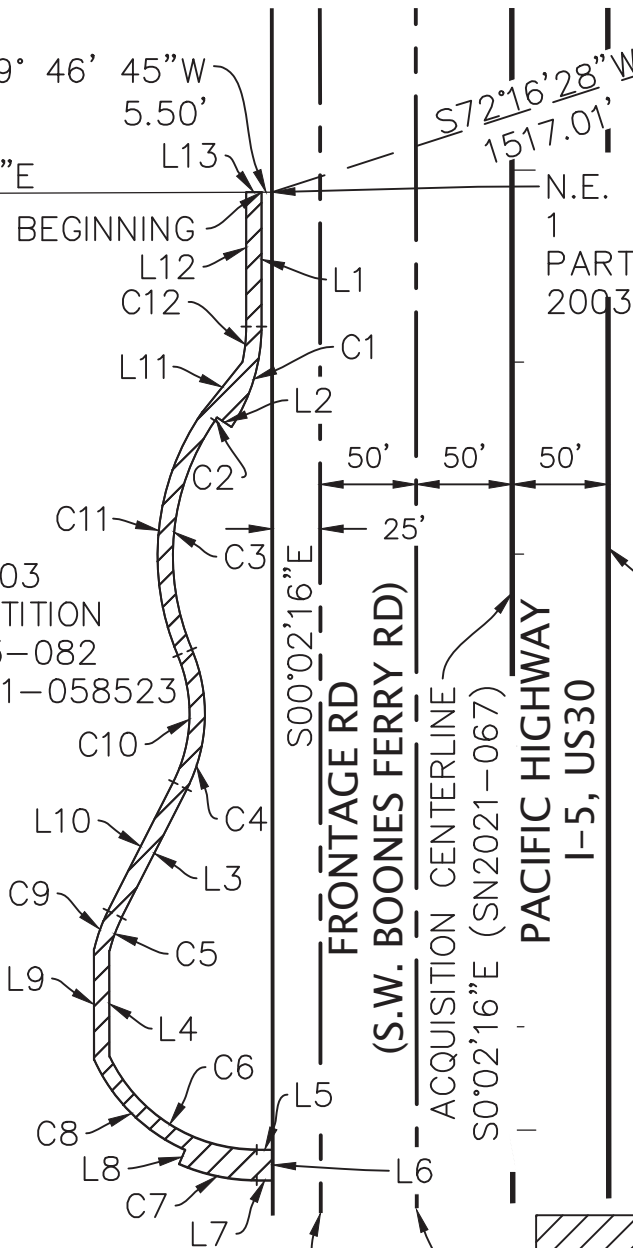
FRONTAGE RD
(S.W. BOONES FERRY RD)

ACQUISITION CENTERLINE
S0°02'16"E (SN2021-067)

PACIFIC HIGHWAY
I-5, US30

CONSTRUCTED COMMON
CENTERLINE (SN2021-067)

BASIS OF BEARINGS
S00°04'45"W 2,648.19'



LEGEND

PERMANENT EASEMENT
FOR SLOPE AND PUBLIC
UTILITIES = 5250 SQ. FT. ±

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed 2024.04.16
06:22:05-07'00"

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024

ORIG. ACCESS
CONTROL LINE
(SN2021-067)
ACCESS CONTROL LINE
(SN2021-067)
SCALE 1" = 100'



FILE NO. 25642S04	DRAWN BY SLW	DESIGN BY AJS	DATE 12/21/23
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EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR PERMANENT EASEMENT FOR SLOPE AND PUBLIC UTILITIES CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR SHEET 2 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.11'	S00°02'16"E
L2	9.00'	N56°39'58"W
L3	75.19'	S26°58'53"W
L4	55.30'	S00°02'16"E
L5	8.31'	EAST
L6	16.00'	S00°02'16"E
L7	8.33'	WEST

LINE TABLE		
LINE	LENGTH	BEARING
L8	8.00'	N23°38'29"E
L9	58.01'	N00°02'16"W
L10	75.19'	N26°58'53"E
L11	33.31'	N38°48'23"E
L12	70.08'	N00°02'16"W
L13	8.00'	N89°46'45"E


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	55.33'	95.00'	33°22'17"	54.55'	S16°38'53"W
C2	1.99'	86.00'	1°19'41"	1.99'	S33°59'52"W
C3	124.97'	124.00'	57°44'35"	119.75'	S5°47'24"W
C4	75.14'	86.00'	50°03'46"	72.78'	S1°57'00"W
C5	18.32'	79.00'	13°17'07"	18.28'	S20°20'20"W
C6	95.68'	85.00'	64°29'46"	90.71'	S57°45'07"E
C7	41.67'	101.00'	23°38'29"	41.38'	N78°10'45"W
C8	68.16'	93.00'	41°59'31"	66.64'	N45°21'45"W
C9	21.16'	87.00'	13°56'05"	21.11'	N20°00'51"E
C10	68.15'	78.00'	50°03'46"	66.01'	N1°57'00"E
C11	133.03'	132.00'	57°44'35"	127.47'	N5°47'24"E
C12	18.60'	87.00'	12°15'03"	18.57'	N6°05'16"E

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed 2024.04.16
06:22:15-07'00'

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024

SCALE 1" = 100'
100 0 100

SCALE IN FEET



FILE NO. 25642S04	DRAWN BY SLW	DESIGN BY AJS	DATE 12/21/23
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EXHIBIT "A"

25642LD05
December 21, 2023
A. Silbernagel

LEGAL DESCRIPTION
TEMPORARY EASEMENT FOR ACCESS
I-5 PEDESTRIAN BRIDGE: BARBER STREET – WILSONVILLE TOWN CENTER LOOP
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
31W14D 01903

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Parcel 1, Partition Plat No. 2003-082, recorded October 3, 2003, Clackamas County Plat Records, said Parcel 1 conveyed to 29555 SW Boones Ferry Road Company, LLC, a Delaware limited liability company, by Statutory Bargain and Sale Deed Document No. 2021-058523, Clackamas County Deed Records, located in the Southeast quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, said tract being more particularly described as follows:

Commencing at the East Quarter Corner of Section 14, said corner being a 3" Brass Disc in monument box; thence South 72°16'28" West, a distance of 1517.01 feet to the northeast corner of said Parcel 1; thence along the northerly line of said Parcel 1, South 89°46'45" West, a distance of 13.50 feet to the **Point of Beginning** for this description; thence departing said northerly line, South 00°02'16" East, a distance of 70.08 feet to a point of curvature with a curve having a radius of 87.00 feet; thence along said curve to the right; through a central angle of 12°15'03", an arc distance of 18.60 feet (the chord of which bears South 06°05'16" West, a distance of 18.57 feet) to a point of non-tangency; thence South 89°57'44" West, a distance of 77.52 feet; thence, South 00°02'16" East, a distance 451.10 feet; thence East, a distance of 93.00 feet to a point on the easterly line of said Parcel 1 being coincident with the westerly right-of-way line of S.W. Boones Ferry Road, thence South 0°02'16" East, a distance of 40.00 feet; thence South 89°57'44" West, a distance of 133.00 feet; thence, North 00°02'16" West, a distance of 474.33 feet; thence South 89°46'45" West, a distance of 159.54 feet; thence North 00°13'15" West, a distance of 105.00 feet, to a point on the northerly line of said Parcel 1; thence, North 89°46'45" East, a distance of 279.37 feet to the **Point of Beginning**.

Containing 1.164 acres, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2021-067,
Clackamas County Surveyor's Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed
2023.12.22 13:26:49-08'00'

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024

EXHIBIT "B"

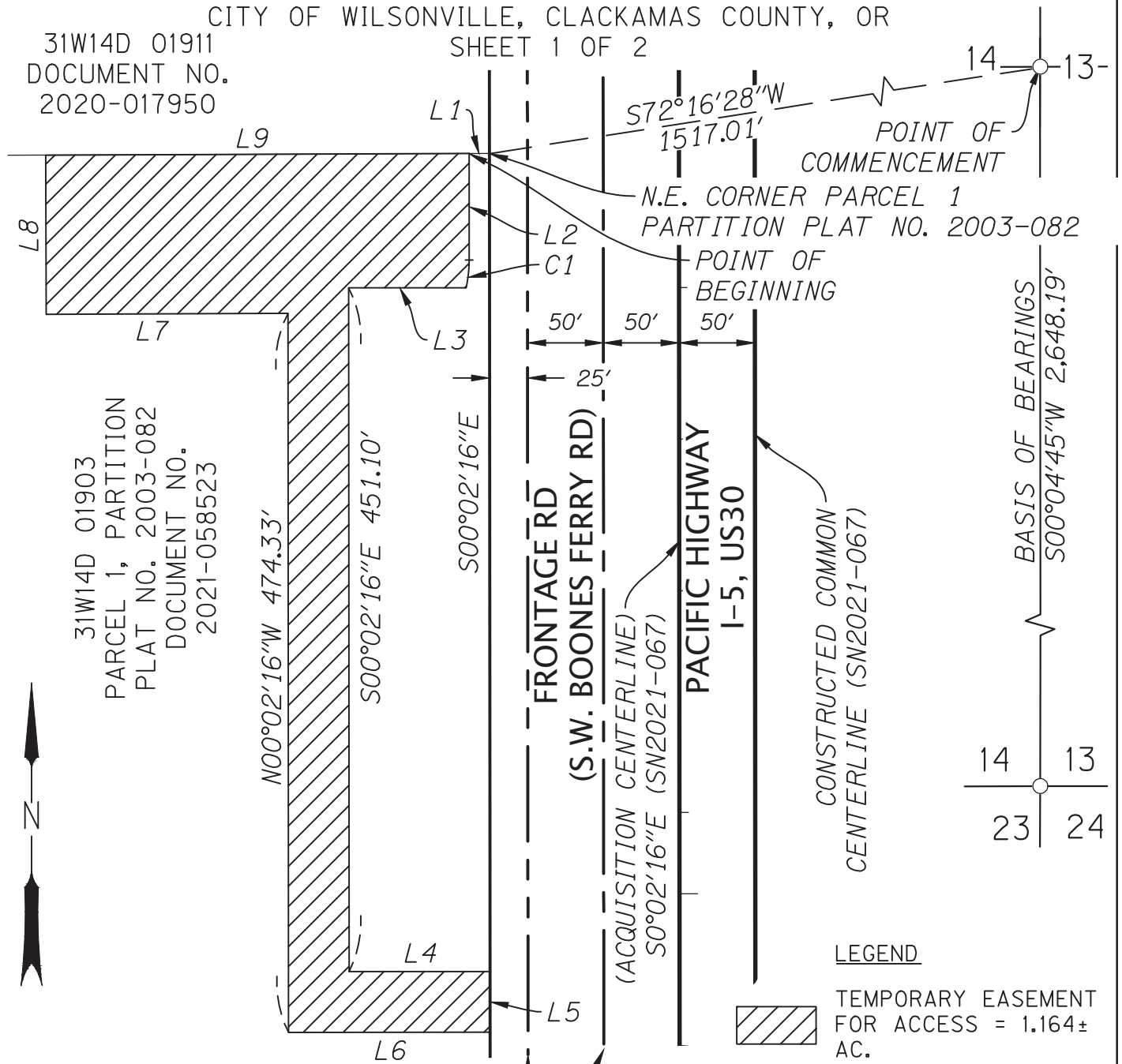
SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
TEMPORARY EASEMENT FOR ACCESS

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR

SHEET 1 OF 2

31W14D 01911
DOCUMENT NO.
2020-017950

31W14D 01903
PARCEL 1, PARTITION
PLAT NO. 2003-082
DOCUMENT NO.
2021-058523



LEGEND

TEMPORARY EASEMENT FOR ACCESS = 1.164± AC.

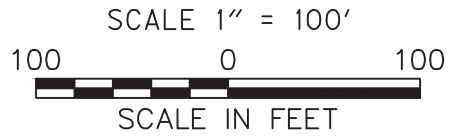
REGISTERED PROFESSIONAL LAND SURVEYOR

Digitally Signed
2023.12.22 13:27:08-08'00'

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024

ORIG. ACCESS CONTROL LINE (SN2021-067)
ACCESS CONTROL LINE (SN2021-067)



FILE NO. 25642S05	DRAWN BY SLW	DESIGN BY AJS	DATE 12/21/23
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EXHIBIT "B"
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
 TEMPORARY EASEMENT FOR ACCESS
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR
 SHEET 2 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.50'	S89°46'45"W
L2	70.08'	S00°02'16"E
L3	77.52'	S89°57'44"W
L4	93.00'	EAST
L5	40.00'	S00°02'16"E
L6	133.00'	S89°57'44"W
L7	159.54'	S89°46'45"W
L8	105.00'	N00°13'15"W
L9	279.37'	N89°46'45"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	18.60'	87.00'	12°15'03"	18.57'	S06°05'16"W

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Digitally Signed
 2023.12.22 13:27:28-08'00'

OREGON
 MAY 12, 2011
 ANDREW JOSEPH SILBERNAGEL
 #79198



RENEWS: JUNE 30, 2024

FILE NO. 25642S05	DRAWN BY SLW	DESIGN BY AJS	DATE 12/21/23
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EXHIBIT "A"

25642LD06
December 21, 2023
A. Silbernagel

LEGAL DESCRIPTION
FEE

I-5 PEDESTRIAN BRIDGE: BARBER STREET – WILSONVILLE TOWN CENTER LOOP
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
31W14D 01911

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to MMI PEYTON LANE LLC, an Oregon limited liability company, as to a ninety percent (90%) undivided interest, and CJB 8 LLC, an Oregon limited liability company, as to a ten percent (10%) undivided interest, as tenants in common, by Statutory Warranty Deed Document No. 2020-017950, Clackamas County Deed Records, located in the Southeast quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described by metes and bounds as follows:

Commencing at the East Quarter Corner of Section 14, said corner being a 3" Brass Disc in monument box; thence South 72°16'28" West, a distance of 1517.01 feet to the southeast corner of said property, being coincident with the northeast corner of Parcel 1, Partition Plat No. 2003-082, recorded October 3, 2003, Clackamas County Plat Records, said point being the **Point of Beginning** for this description; thence along the southerly line of said property, South 89°46'45" West, a distance of 4.50 feet; thence departing said southerly line, North 00°02'16" West, a distance of 419.17 feet, to a point on the northeasterly line of said property; thence along said northeasterly line South 54°10'32" East, a distance of 5.55 feet; thence departing said northeast line, along the easterly line of said property, being coincident with the westerly right-of-way line for S.W. Boones Ferry Road, South 00°02'16" East, a distance of 415.91 feet to the **Point of Beginning**.

Containing 1,879 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2021-067,
Clackamas County Surveyor's Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

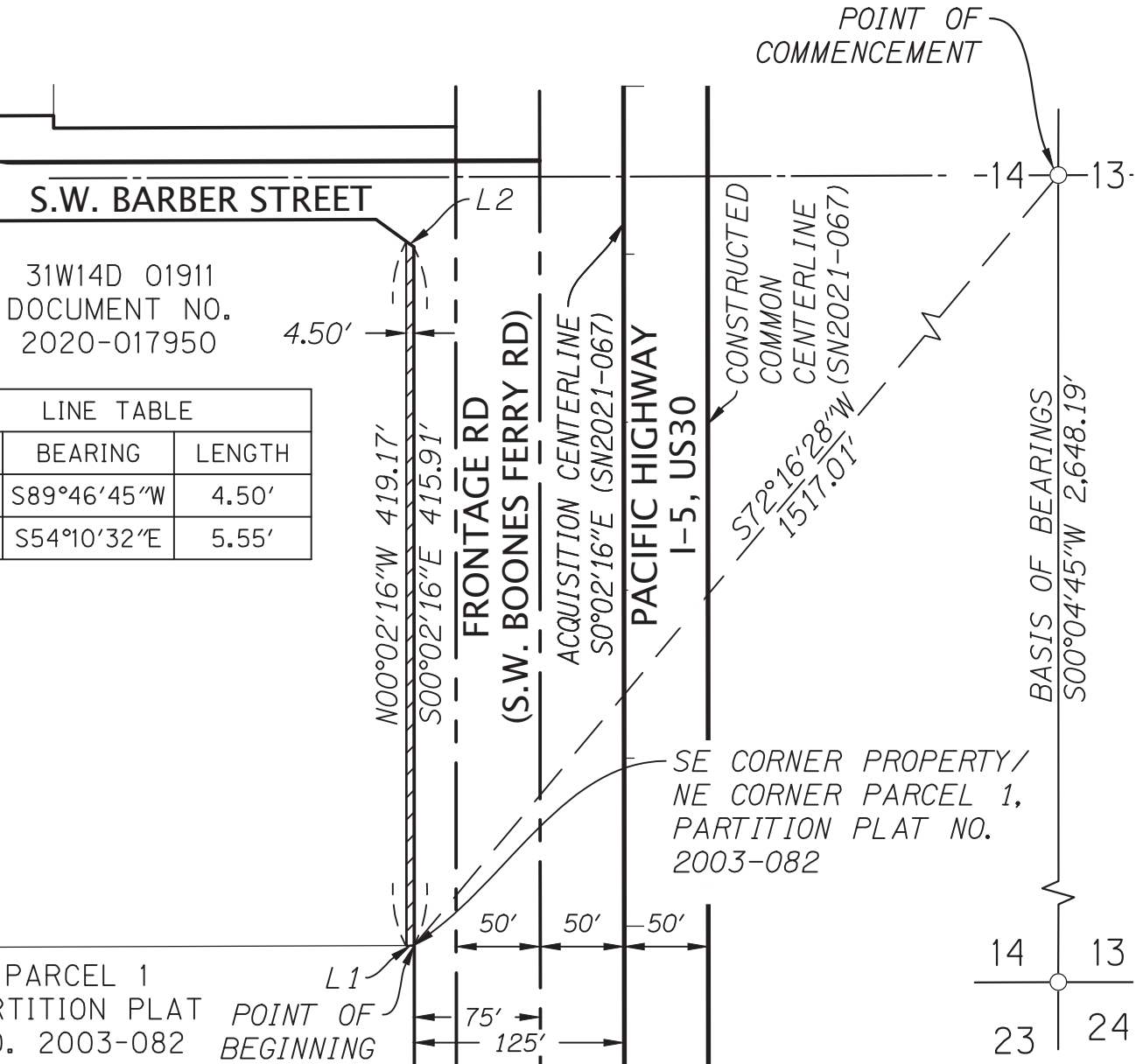
Digitally Signed
2024.01.02 16:07:35-08'00'

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024


EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR FEE
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°46'45"W	4.50'
L2	S54°10'32"E	5.55'

LEGEND

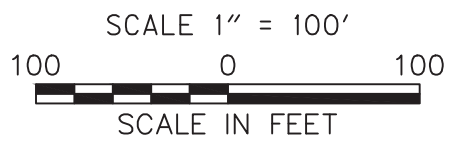
 FEE AREA = 1,879 SQ. FT. ±

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed
2024.01.02 16:09:10-08'00'

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024



FILE NO. 25642S06	DRAWN BY SLW	DESIGN BY AJS	DATE 12/21/22
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EXHIBIT "A"

25642LD07
December 21, 2023
A. Silbernagel

LEGAL DESCRIPTION
PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITIES
I-5 PEDESTRIAN BRIDGE: BARBER STREET – WILSONVILLE TOWN CENTER LOOP
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
31W14D 01911

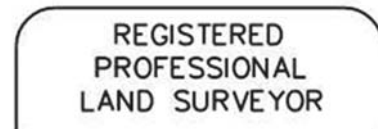
A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to MMI PEYTON LANE LLC, an Oregon limited liability company, as to a ninety percent (90%) undivided interest, and CJB 8 LLC, an Oregon limited liability company, as to a ten percent (10%) undivided interest, as tenants in common, by Statutory Warranty Deed Document No. 2020-017950, Clackamas County Deed Records, located in the Southeast quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the East Quarter Corner of Section 14, said corner being a 3" Brass Disc in monument box; thence South 72°16'28" West, a distance of 1517.01 feet to the southeast corner of said property, being coincident with the northeast corner of Parcel 1, Partition Plat No. 2003-082, recorded October 3, 2003, Clackamas County Plat Records; thence along the southerly line of said property, South 89°46'45" West, a distance of 4.50 feet to the **Point of Beginning** for this description; thence continuing along the southerly line of said property, South 89°46'45" West, a distance of 8.00 feet; thence departing said southerly line, North 00°02'16" West, a distance of 91.46 feet; thence South 89°57'44" West a distance of 3.00 feet; thence North 00°02'16" West, a distance of 100.00 feet; thence North 89°57'44" East a distance of 3.00 feet; thence North 00°02'16" West, a distance of 227.36 feet; thence North 54°10'32" West a distance of 22.78 feet to a point on the northerly line of said property, being coincident with the southerly right-of-way line for S.W. Barber Street; thence along said northerly line, North 89°49'17" East, a distance of 8.51 feet; thence along the northeasterly line of said property, South 54°10'32" East, a distance of 22.15 feet; thence departing said northeasterly line, South 00°02'16" East, a distance of 419.17 feet to the **Point of Beginning**.

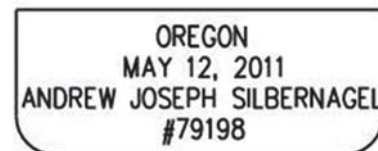
Containing 3,764 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2021-067,
Clackamas County Surveyor's Office.



Digitally Signed 2024.04.12
10:35:18-07'00'

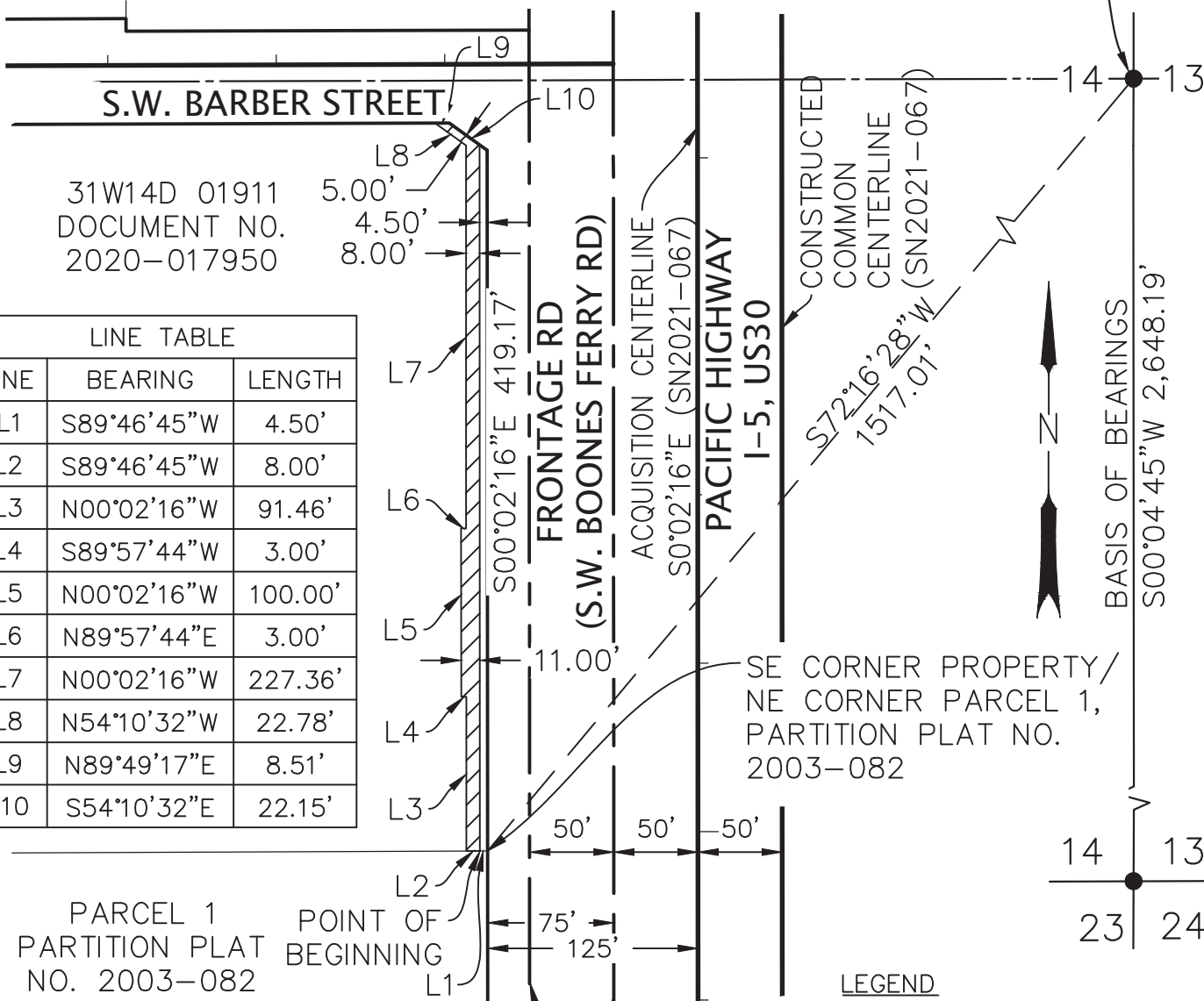


RENEWS: JUNE 30, 2024

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
PERMANENT EASEMENT FOR SLOPE AND PUBLIC UTILITIES
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR

POINT OF COMMENCEMENT



31W14D 01911
DOCUMENT NO.
2020-017950

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°46'45"W	4.50'
L2	S89°46'45"W	8.00'
L3	N00°02'16"W	91.46'
L4	S89°57'44"W	3.00'
L5	N00°02'16"W	100.00'
L6	N89°57'44"E	3.00'
L7	N00°02'16"W	227.36'
L8	N54°10'32"W	22.78'
L9	N89°49'17"E	8.51'
L10	S54°10'32"E	22.15'

PARCEL 1
PARTITION PLAT
NO. 2003-082

POINT OF BEGINNING

LEGEND

PERMANENT EASEMENT
AREA = 3,764 SQ. FT. ±

REGISTERED
PROFESSIONAL
LAND SURVEYOR

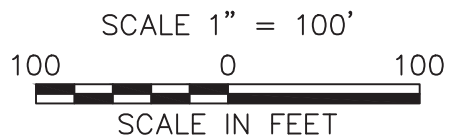
ORIG. ACCESS
CONTROL LINE
(SN2021-067)

ACCESS
CONTROL LINE
(SN2021-067)

Digitally Signed 2024.04.12 10:35:37-07'00'

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024



FILE NO. 25462S07	DRAWN BY SLW	DESIGN BY AJS	DATE 12/21/23
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EXHIBIT "A"

25642LD08
December 21, 2023
A. Silbernagel

LEGAL DESCRIPTION
TEMPORARY EASEMENT FOR WORK AREA
I-5 PEDESTRIAN BRIDGE: BARBER STREET – WILSONVILLE TOWN CENTER LOOP
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
31W14D 01911

A tract of land over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that property conveyed to MMI PEYTON LANE LLC, an Oregon limited liability company, as to a ninety percent (90%) undivided interest, and CJB 8 LLC, an Oregon limited liability company, as to a ten percent (10%) undivided interest, as tenants in common, by Statutory Warranty Deed Document No. 2020-017950, Clackamas County Deed Records, located in the Southeast quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the East Quarter Corner of Section 14, said corner being a 3" Brass Disc in monument box; thence South 72°16'28" West, a distance of 1517.01 feet to the southeast corner of said property, being coincident with the northeast corner of Parcel 1, Partition Plat No. 2003-082, recorded October 3, 2003, Clackamas County Plat Records; thence along the southerly line of said property, South 89°46'45" West, a distance of 12.50 feet; thence departing said southerly line, North 00°02'16" West, a distance of 191.46 feet to the **Point of Beginning** for this description; thence South 89°57'44" West, a distance of 32.44 feet; thence North 00°02'16" West, a distance of 90.00 feet; thence North 89°57'44" East, a distance of 32.44 feet; thence South 00°02'16" East, a distance of 90.00 feet to the **Point of Beginning**.

Containing 2,920 square feet, more or less.

Subject to easements and restrictions of record.

Bearings based on Survey No. 2021-067,
Clackamas County Surveyor's Office.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

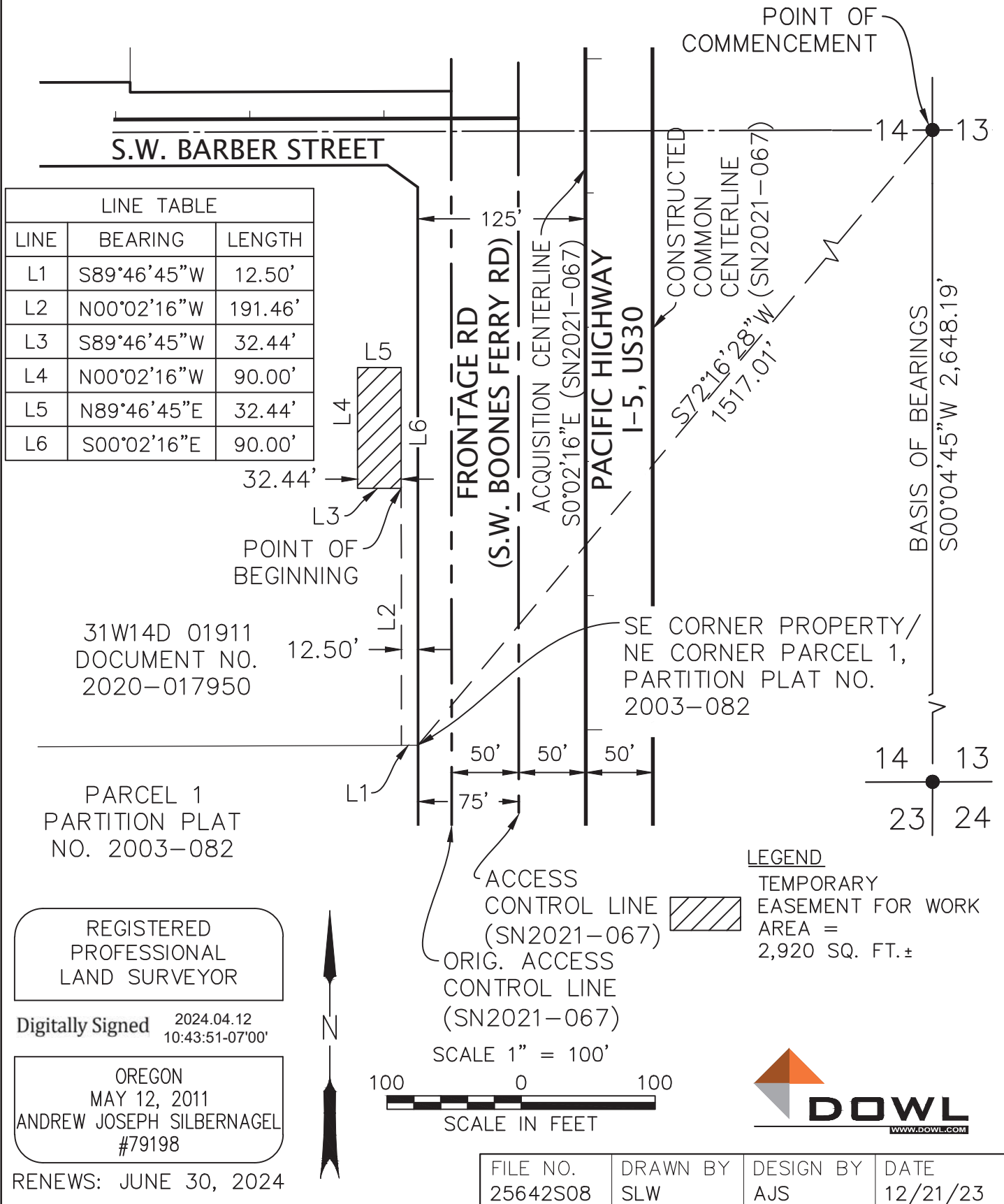
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OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2024

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
TEMPORARY EASEMENT FOR WORK AREA
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OR



FILE NO.	DRAWN BY	DESIGN BY	DATE
25642S08	SLW	AJS	12/21/23