

Resolution No. 3167 - Exhibit A
Boeckman Creek Flow Mitigation Project Property Acquisition Legal Descriptions

Resolution No. 3167 Property Acquisition Summary

| Tract | Owner | Tax Map and Lot # | Acquisition Type | Approx. Area, Sq. Ft. |
|-------|-------------------------------------------------------|-------------------|---------------------|-----------------------|
| A | Mentor Graphics Corporation (Siemens) | 3 1W 12 00501 | Stormwater Easement | 2,949 |
| B | Mentor Graphics Corporation (Siemens) | 3 1W 12 00501 | Stormwater Easement | 3,668 |
| C | Mentor Graphics Corporation (Siemens) | 3 1W 12 00501 | TCE | 6,084 |
| D | Mentor Graphics Corporation (Siemens) | 3 1W 12 00501 | Stormwater Easement | 1,717 |
| E | Mentor Graphics Corporation (Siemens) | 3 1W 12 00501 | TCE | 1,517 |
| F | Mentor Graphics Corporation (Siemens) | 3 1W 13B 02603 | Stormwater Easement | 3,354 |
| G | Mentor Graphics Corporation (Siemens) | 3 1W 13B 02603 | TCE | 5,586 |
| H | Mentor Graphics Corporation (Siemens) | 3 1W 13B 02603 | Stormwater Easement | 43,271 |
| I | Mentor Graphics Corporation (Siemens) | 3 1W 13B 02603 | TCE | 10,357 |
| J | Brenchley Estates Owners Association | 3 1W 14AD 03100 | Stormwater Easement | 70,499 |
| K | Lennar Northwest Inc. | 3 1W 14AA 02800 | Stormwater Easement | 4,686 |
| L | Brenchley Estates Owners Association | 3 1W 14AD 03100 | TCE | 216 |
| M | Lennar Northwest Inc. | 3 1W 14AA 02800 | TCE | 4,598 |
| N | Brenchley Estates Owners Association | 3 1W 14AD 03100 | TCE | 1,435 |
| O | Lennar Northwest Inc. | 3 1W 14AA 02800 | TCE | 853 |
| P | Brenchley Estates Owners Association | 3 1W 14AD 03100 | TCE | 4,481 |
| Q | JSP Terrene, LLC.; CSG Terrene, LLC; TC Terrene, LLC. | 3 1W 14A 00201 | Stormwater Easement | 4,834 |
| R | JSP Terrene, LLC.; CSG Terrene, LLC; TC Terrene, LLC. | 3 1W 14A 00201 | TCE | 3,436 |

Exhibit A - Resolution No. 3167 - Location Maps

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SW 1/4 OF SECTION 12,
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
FIELD SURVEYED: 24 MAY 2024

NOTES:

- 1.) VERTICAL DATUM: NAVD 88 (GEOID 12A)
ELEVATION WAS ESTABLISHED THROUGH A GPS OBSERVATION ON CONTROL POINT NO. 1 USING THE OREGON REAL-TIME GPS NETWORK (ORGN).
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°31'41" EAST.
- 3.) A TITLE REPORT WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY. ADDITIONAL EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

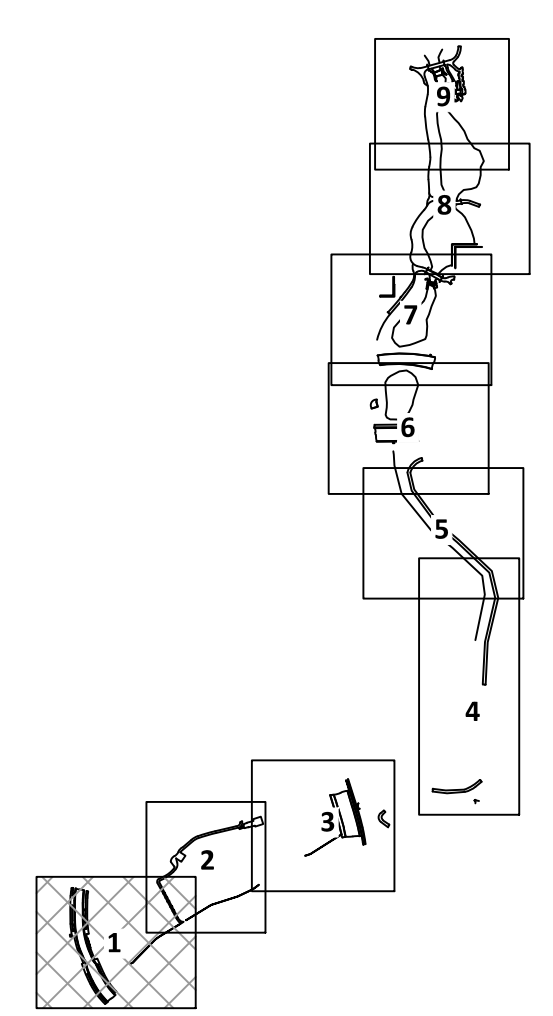
LEGEND:

- BUILDING OUTLINE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCK/STONE SURFACE
- ASPHALT SURFACE
- WALL
- WETLAND AREA
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- EDGE OF WATER
- CENTERLINE OF CREEK
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BRUSH LINE
- CYCLONE FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- ELECTRICAL LINE
- SD STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINES
- SIGN
- DRIVEWAY ENTRY
- HANDICAP RAMP
- VEGETATED STORMWATER FACILITY
- LIGHTED BOLLARD
- BENCH
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL CABINET
- ELECTRICAL SWITCH
- ELECTRICAL VAULT
- AC UNIT
- LUMINAIRE
- POWER POLE
- OVERHEAD LIGHT
- POWER POLE/OVERHEAD LIGHT
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN
- CURB INLET
- AREA DRAIN
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS VAULT
- TELECOMMUNICATIONS RISER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WETLAND FLAG
- IRRIGATION CONTROL VALVE
- UNKNOWN UTILITY VAULT
- UNKNOWN UTILITY RISER
- UNKNOWN UTILITY MANHOLE
- TEST BORE HOLE
- DECIDUOUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRILINE
- CONIFEROUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRILINE
- STUMP
- FOUND MONUMENT
- PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION

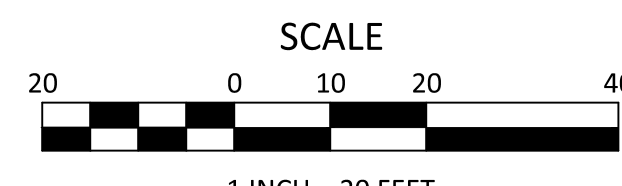
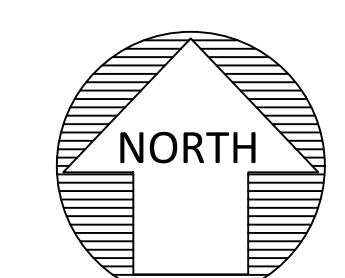
SD PERMANENT ESMT

Red - Temp Const ESMT

VICINITY MAP:



SEE SHEET 2 FOR STORM/SANITARY AND CONTROL TABLES



PRELIMINARY

JOB NO. 2300398

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
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| REV. | DATE | BY | DESCRIPTION |
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|--------------|------------|
| SURVEYED BY: | AD |
| DRAWN BY: | CB |
| CHECKED BY: | JRD |
| PROJECT NO.: | 2300398 |
| FILE: | 2300398_SB |

BOUNDARY AND TOPOGRAPHIC SURVEY
ASH MEADOWS
BROWN AND CALDWELL
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------------|--------------|
| DATE: | 18 JULY 2024 |
| CONTOUR INTERVAL: | 1 FOOT |
| SHEET NO. | 1 OF 9 |

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SW 1/4 OF SECTION 12,
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
FIELD SURVEYED: 24 MAY 2024

SEE SHEET 3

LEGEND:

- BUILDING OUTLINE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCK/STONE SURFACE
- ASPHALT SURFACE
- WALL
- WETLAND AREA
- BUILDING OVERHANG
- CURVE LINE
- EDGE OF ASPHALT
- EDGE OF WATER
- CENTERLINE OF CREEK
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BRUSH LINE
- CYCLONE FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- ELECTRICAL LINE
- SD
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINES
- SIGN
- DRIVEWAY ENTRY
- HCR
- HANDICAP RAMP
- VSF
- VEGETATED STORMWATER FACILITY
- LIGHTED BOLLARD
- BENCH
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL CABINET
- ELECTRICAL SWITCH
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- SANITARY MANHOLE
- PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRIPLINE
- STUMP
- FOUND MONUMENT
- PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION

STORM TABLE:

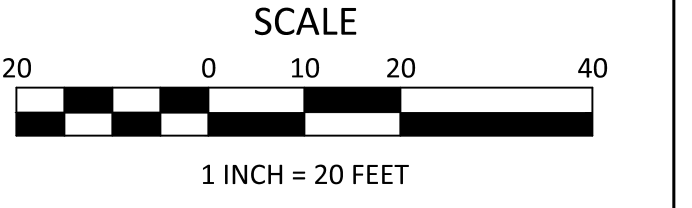
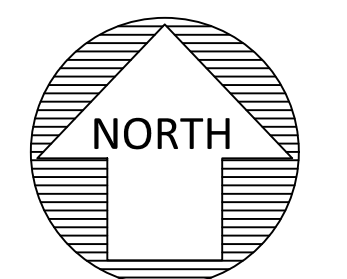
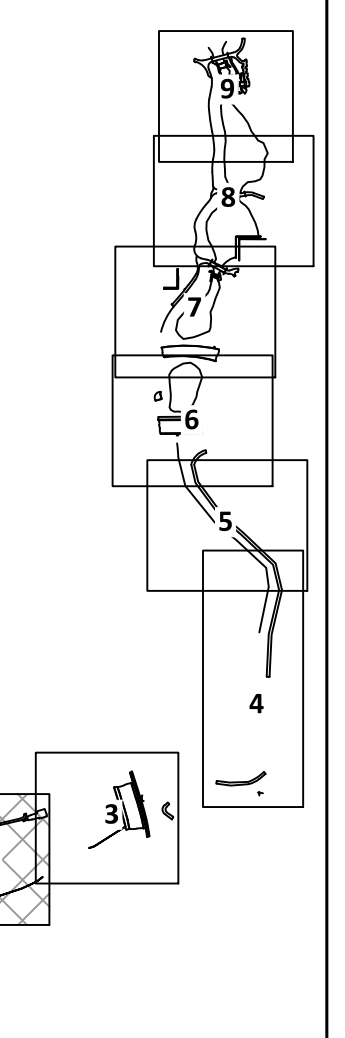
- 1 STORM MANHOLE
RIM = 192.96'
IE 24" PVC IN (E) = 189.11'
IE 24" PVC OUT (NW) = 188.81'
- 2 STORM MANHOLE
RIM = 192.37'
IE 12" PVC IN (NW) = 189.17'
IE 24" PVC IN (SE) = 188.12'
IE 6" PVC IN (S) = 187.97'
IE 24" PVC OUT (W) = 187.97'
- 3 STORM MANHOLE
RIM = 191.65'
IE 8" PVC IN (W) = 189.35'
IE 8" PVC IN (NE) = 189.35'
IE 12" PVC OUT (SE) = 189.30'
- 4 CURB INLET
RIM = 191.61'
FLOW LINE = 190.95'
IE 12" PVC OUT (SW) = 189.31'
- 5 CURB INLET
RIM = 191.59'
FLOW LINE = 191.00'
IE 12" PVC OUT (E) = 189.44'
- 6 CURB INLET
RIM = 191.09'
FLOW LINE = 190.45'
IE 12" PVC OUT (W) = 188.09'
- 7 CATCH BASIN STRUCTURE
RIM = 190.37'
FULL OF WATER
IE TO TOP OF WATER = 189.02'
- 8 STORM MANHOLE
RIM = 195.95'
IE 12" PVC IN (W) = 188.95'
IE 36" CONC IN (NE) = 187.35'
IE 36" CONC OUT (S) = 187.15'
- 9 STORM MANHOLE
RIM = 191.08'
IE 36" CONC IN (N) = 184.63'
IE 36" CONC OUT (SW) = 184.48'
- 10 STORM MANHOLE
RIM = 198.58'
LOCKED
- 11 STORM MANHOLE
RIM = 203.07'
IE 12" PVC IN (N) = 194.37'
IE 12" PVC OUT (W) = 194.12'
- 12 CURB INLET
RIM = 202.60'
FLOW LINE = 201.83'
LOCKED
- 13 CURB INLET
RIM = 202.54'
FLOW LINE = 201.81'
LOCKED
- 14 STORM MANHOLE
RIM = 202.19'
IE 12" CONC IN (E) = 193.54'
IE 12" CONC IN (S) = 193.64'
IE 12" CONC IN (SW) = 193.59'
IE 12" CONC OUT (NW) = 193.34'
- 15 STORM MANHOLE
RIM = 206.01'
IE 12" CONC IN (W) = 200.16'
IE 12" CONC IN (N) = 200.26'
IE 12" CONC IN (E) = 200.11'
IE 12" CONC OUT (S) = 199.96'
- 16 STORM OVERFLOW
RIM = 205.10'
IE 6" CONC IN (S) = 200.30'
IE 18" CONC OUT (NW) = 201.2'
- 17 DITCH INLET
RIM (TOP) = 202.68'
IE TO TOP OF WATER = 200.98'
- 18 STORM MANHOLE
RIM = 219.40'
IE 12" CONC IN (SW) = 214.05'
IE 12" CONC IN (W) = 214.05'
IE 12" CONC IN (NW) = 214.00'
IE 18" CONC OUT (E) = 213.90'

- 19 CURB INLET
RIM = 218.77'
FLOW LINE = 218.07'
IE 12" CPP IN (N) = 213.97'
IE 18" CONC IN (W) = 213.90'
IE 12" PVC OUT (E) = 200.32'
- 20 CURB INLET
RIM = 215.38'
FLOW LINE = 214.68'
IE 18" CONC IN (W) = 210.48'
IE 12" CPP IN (N) = 210.93'
IE 18" CONC OUT (E) = 210.48'
- 21 CURB INLET
RIM = 212.97'
FLOW LINE = 212.36'
IE 4" CPP IN (E) = 210.92'
IE 12" PVC OUT (W) = 209.72'
- 22 CURB INLET
RIM = 213.14'
FLOW LINE = 212.45'
IE 24" UNKNOWN IN (W) = 207.89'
IE 32" CMP IN (N) = 207.09'
IE 24" UNKNOWN IN (E) = 207.79'
IE 32" CMP OUT (S) = 206.59'
- 23 CURB INLET
RIM = 210.16'
FLOW LINE = 219.46'
IE 18" CPP IN (W) = 214.70'
IE 18" CPP OUT (S) = 214.70'
- 24 CURB INLET
RIM = 215.26'
FLOW LINE = 214.59'
IE 12" CONC OUT (S) = 211.61'
- 25 CURB INLET
RIM = 220.09'
FLOW LINE = 219.45'
IE 4" CPP IN (E) = 216.74'
IE 6" CPP IN (E) = 216.59'
IE 12" STL OUT (S) = 216.69'
- 26 CURB INLET
RIM = 215.26'
FLOW LINE = 214.62'
LOCKED
- 27 CURB INLET
RIM = 215.47'
FLOW LINE = 214.72'
IE 12" CPP OUT (S) = 211.92'
- 28 CURB INLET
RIM = 218.50'
FLOW LINE = 217.83'
IE 12" CPP OUT (S) = 215.20'
- 29 CATCH BASIN
RIM = 213.30'
FULL OF WATER
IE TO WATER = 211.40'
- 30 STORM MANHOLE
RIM = 215.11'
IE 6" STL IN (W) = 210.96'
IE 8" PVC IN (N) = 210.81'
IE 12" PVC OUT (E) = 210.665'
- 31 CATCH BASIN (SUMP TYPE)
RIM = 212.65'
IE 12" PVC IN (E) = 180.78'
IE 12" PVC OUT (W) = 180.38'
- 32 CATCH BASIN (SUMP TYPE)
RIM = 212.59'
IE TO WATER = 210.44'
- 33 STORM MANHOLE
RIM = 217.30'
IE 48" CMP IN (NW) = 209.95'
IE 48" CMP OUT (E) = 209.85'
- 34 STORM MANHOLE
RIM = 225.02'
IE 48" CMP IN (W) = 209.12'
IE 48" CMP OUT (NE) = 209.12'
- 35 STORM MANHOLE
RIM = 223.41'
IE 48" CMP IN (SW) = 208.11'
IE 48" CMP OUT (NE) = 207.96'
- 36 STORM MANHOLE
RIM = 211.30'
IE 18" CPP IN (S) = 199.75'
IE 48" CMP IN (SW) = 195.20'
IE 18" CMP IN (W) = 205.05'
IE 24" CPP IN (N) = 198.50'

SANITARY TABLE:

- 1 SANITARY MANHOLE
RIM = 196.26'
IE 5" PVC IN (N) = 188.265'
IE 12" PVC IN (NE) = 188.065'
IE 12" PVC OUT (S) = 186.96'
- 2 SANITARY MANHOLE
RIM = 194.82'
IE 12" PVC IN (N) = 184.92'
IE 12" PVC OUT (S) = 184.52'
- 3 SANITARY MANHOLE
RIM = 191.67'
IE 12" PVC IN (N) = 182.27'
IE 6" PVC IN (SE) = 182.37'
IE 12" PVC OUT (W) = 181.82'
- 4 SANITARY MANHOLE
RIM = 192.82'
IE 6" IN (E) = 186.02'
IE 6" OUT (W) = 185.77'
- 5 SANITARY MANHOLE
RIM = 191.64'
UNABLE TO OPEN
- 6 SANITARY MANHOLE
RIM = 191.58'
IE 12" PVC IN (E) = 180.78'
IE 12" PVC OUT (W) = 180.38'
- 7 SANITARY MANHOLE
RIM = 192.98'
IE 6" CONC IN (E) = 185.28'
IE 8" CONC IN (S) = 184.93'
IE 8" CONC OUT (W) = 183.58'
- 8 SANITARY MANHOLE
RIM = 199.06'
IE 5" CONC IN (NE) = 194.11'
IE 12" CONC IN (E) = 192.06'
IE 12" CONC OUT (W) = 191.96'
- 9 SANITARY MANHOLE
RIM = 203.80'
IE 6" CONC IN (E) = 196.55'
IE 6" CONC OUT (N) = 196.50'
- 10 SANITARY MANHOLE
RIM = 202.78'
IE 5" CONC IN (S) = 195.33'
IE 12" CONC IN (N) = 194.78'
IE 12" CONC OUT (W) = 194.73'

VICINITY MAP:



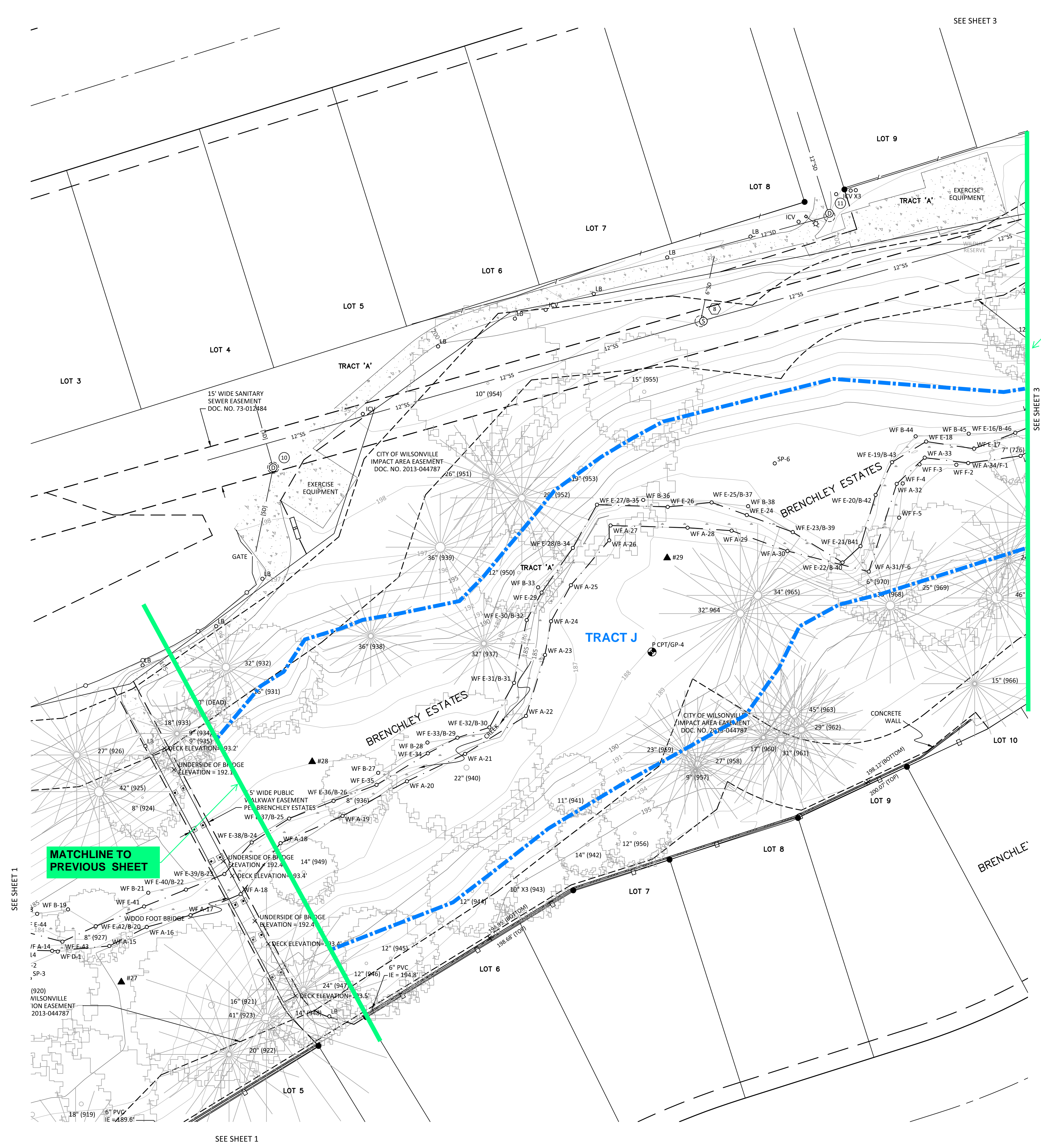
PRELIMINARY

JOB NO. 2300398

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
www.kpff.com

PROJECT CONTROL:

| STATION | DESCRIPTION | NORTHING | EASTING | ELEVATION |
|---------|-------------------------------------------|----------|-----------|-----------|
| 21 | 1-1/8" BRASS CAP "KPFF CONTROL" | 95934.86 | 323592.02 | 191.24' |
| 22 | 1-1/8" BRASS CAP "KPFF CONTROL" | 96096.98 | 323546.37 | 195.57' |
| 23 | 1-1/8" BRASS CAP "KPFF CONTROL" | 96282.04 | 324350.46 | 202.74' |
| 24 | 5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL" | 96337.89 | 324493.71 | 202.19' |
| 25 | 5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL" | 97324.02 | 324610.05 | 211.16' |
| 26 | 1-1/8" BRASS CAP "KPFF CONTROL" | 97507.71 | 324510.33 | 213.19' |
| 27 | 5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL" | 96033.52 | 323793.85 | 184.84' |
| 28 | 5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL" | 96112.78 | 323862.51 | 186.00' |
| 29 | 5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL" | 96186.08 | 323990.20 | 188.38' |
| 30 | 5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL" | 96261.75 | 324174.77 | 190.68' |
| 31 | 5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL" | 96364.95 | 324280.43 | 197.69' |



| REV. | DATE | BY | DESCRIPTION |
|------|------|----|-------------|
| | | | |
| | | | |

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| | |
|--------------|------------|
| SURVEYED BY: | AD |
| DRAWN BY: | CB |
| CHECKED BY: | JRD |
| PROJECT NO.: | 2300398 |
| FILE: | 2300398_SB |

BOUNDARY AND TOPOGRAPHIC SURVEY
ASH MEADOWS
BROWN AND CALDWELL
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------------|--------------|
| DATE: | 18 JULY 2024 |
| CONTOUR INTERVAL: | 1 FOOT |
| SHEET NO. | 2 OF 9 |

BOUNDARY & TOPOGRAPHIC SURVEY

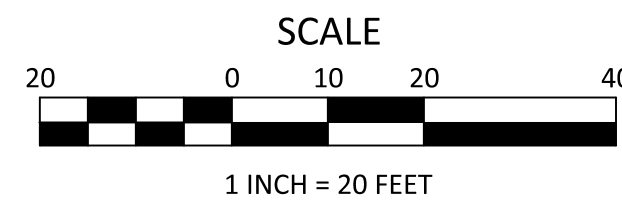
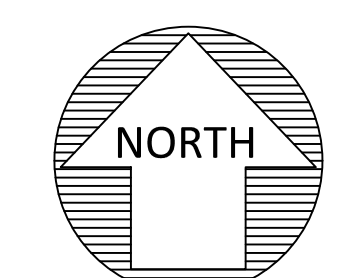
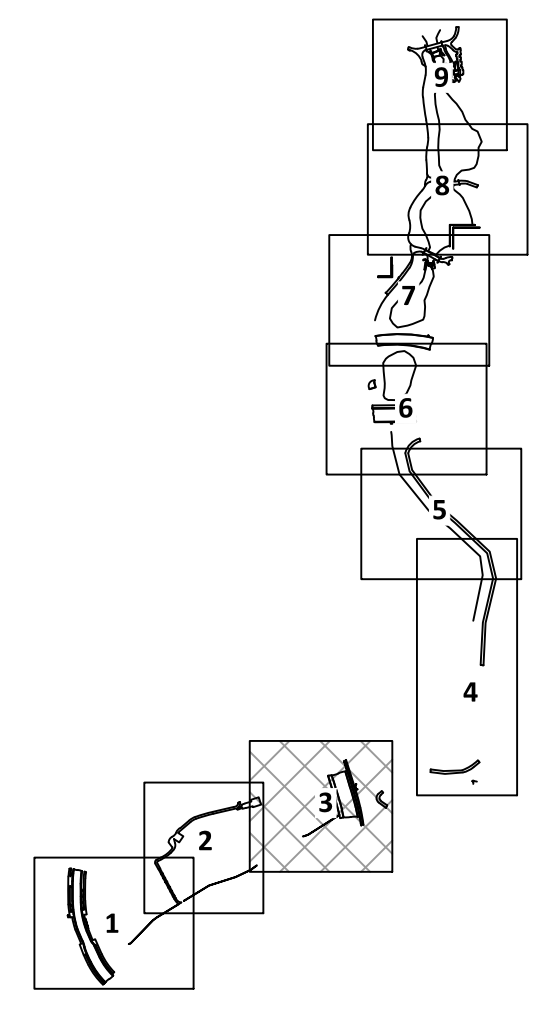
LOCATED IN THE SW 1/4 OF SECTION 12,
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
FIELD SURVEYED: 24 MAY 2024

TRACT H CONTINUES →

LEGEND:

- BUILDING OUTLINE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCK/STONE SURFACE
- ASPHALT SURFACE
- WALL
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VICINITY MAP:

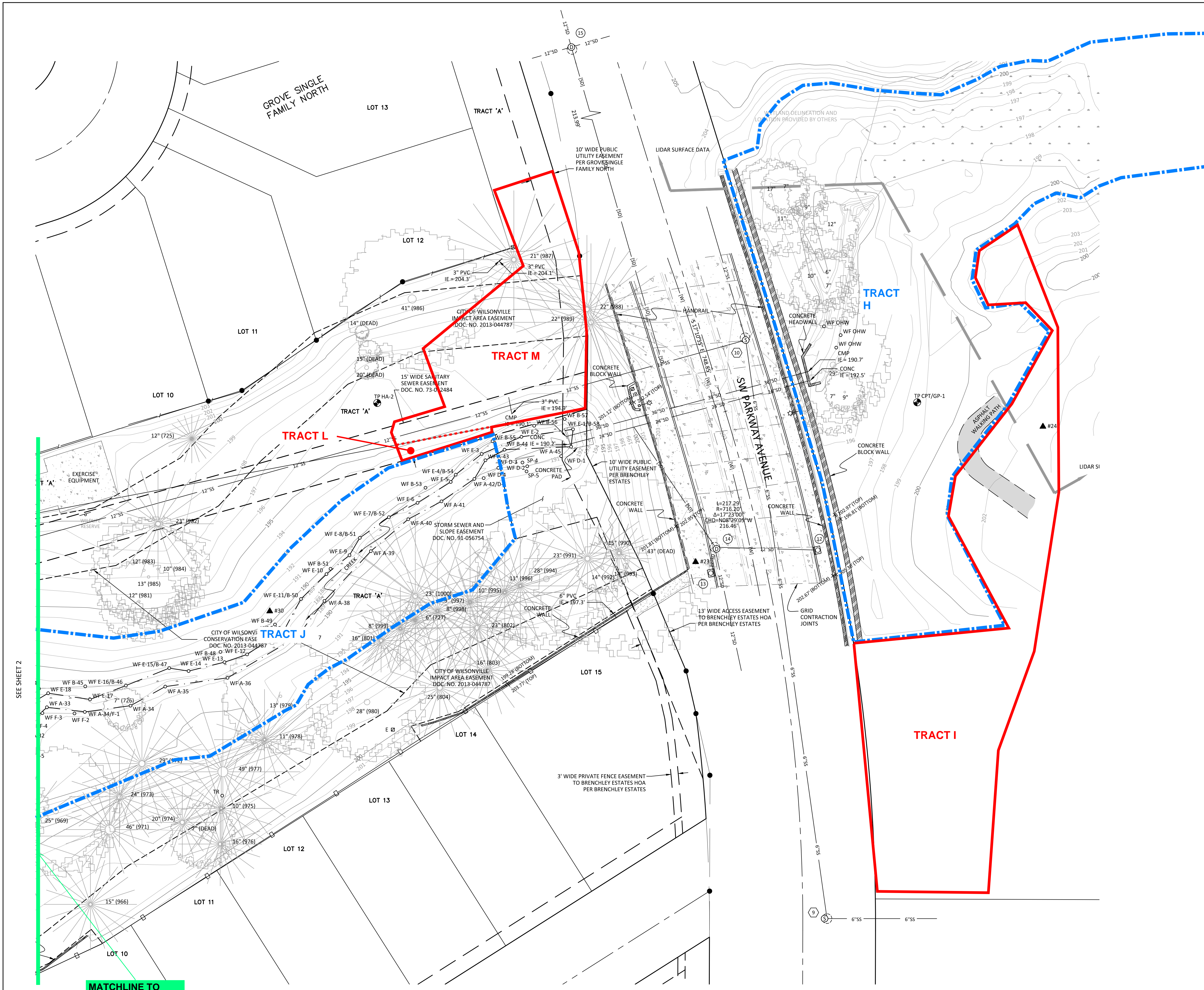


PRELIMINARY

JOB NO. 2300398



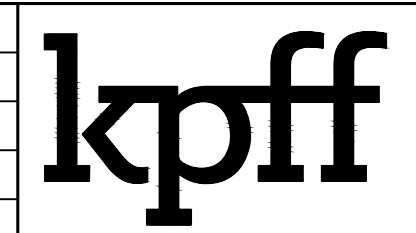
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MATCHLINE TO PREVIOUS SHEET

SEE SHEET 2

| REV. | DATE | BY | DESCRIPTION |
|------|------|----|-------------|
| | | | |
| | | | |
| | | | |



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BOUNDARY AND TOPOGRAPHIC SURVEY
ASH MEADOWS
BROWN AND CALDWELL
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------------|--------------|
| DATE: | 18 JULY 2024 |
| CONTOUR INTERVAL: | 1 FOOT |
| SHEET NO. | 3 OF 9 |

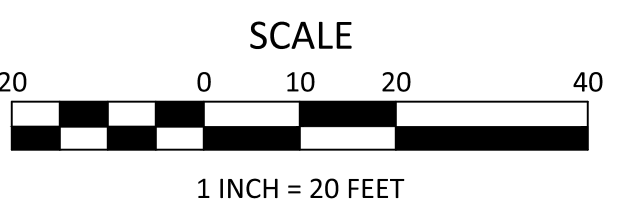
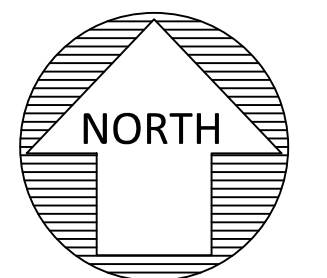
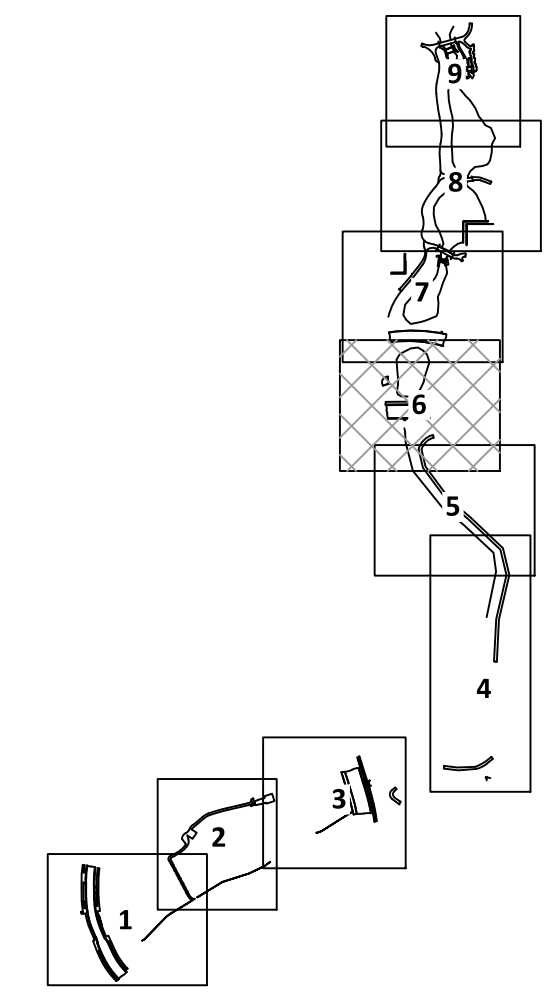
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SW 1/4 OF SECTION 12,
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
FIELD SURVEYED: 24 MAY 2024

LEGEND:

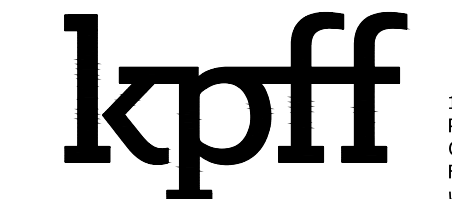
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- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCK/STONE SURFACE
- ASPHALT SURFACE
- WALL
- WETLAND AREA
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- EDGE OF WATER
- CENTERLINE OF CREEK
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BRUSH LINE
- CYCLONE FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- ELECTRICAL LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINES
- SIGN
- DRIVEWAY ENTRY
- HANDICAP RAMP
- VEGETATED STORMWATER FACILITY
- LIGHTED BOLLARD
- BENCH
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL CABINET
- ELECTRICAL SWITCH
- ELECTRICAL VAULT
- AC UNIT
- LUMINAIRE
- POWER POLE
- OVERHEAD LIGHT
- POWER POLE/OVERHEAD LIGHT
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN
- CURB INLET
- AREA DRAIN
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELVLT
- TR
- W
- WF
- ICV
- UVLT
- UR
- TP
- TP
- DECIDUOUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRIPLINE
- STUMP
- FOUND MONUMENT
- PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION

VICINITY MAP:

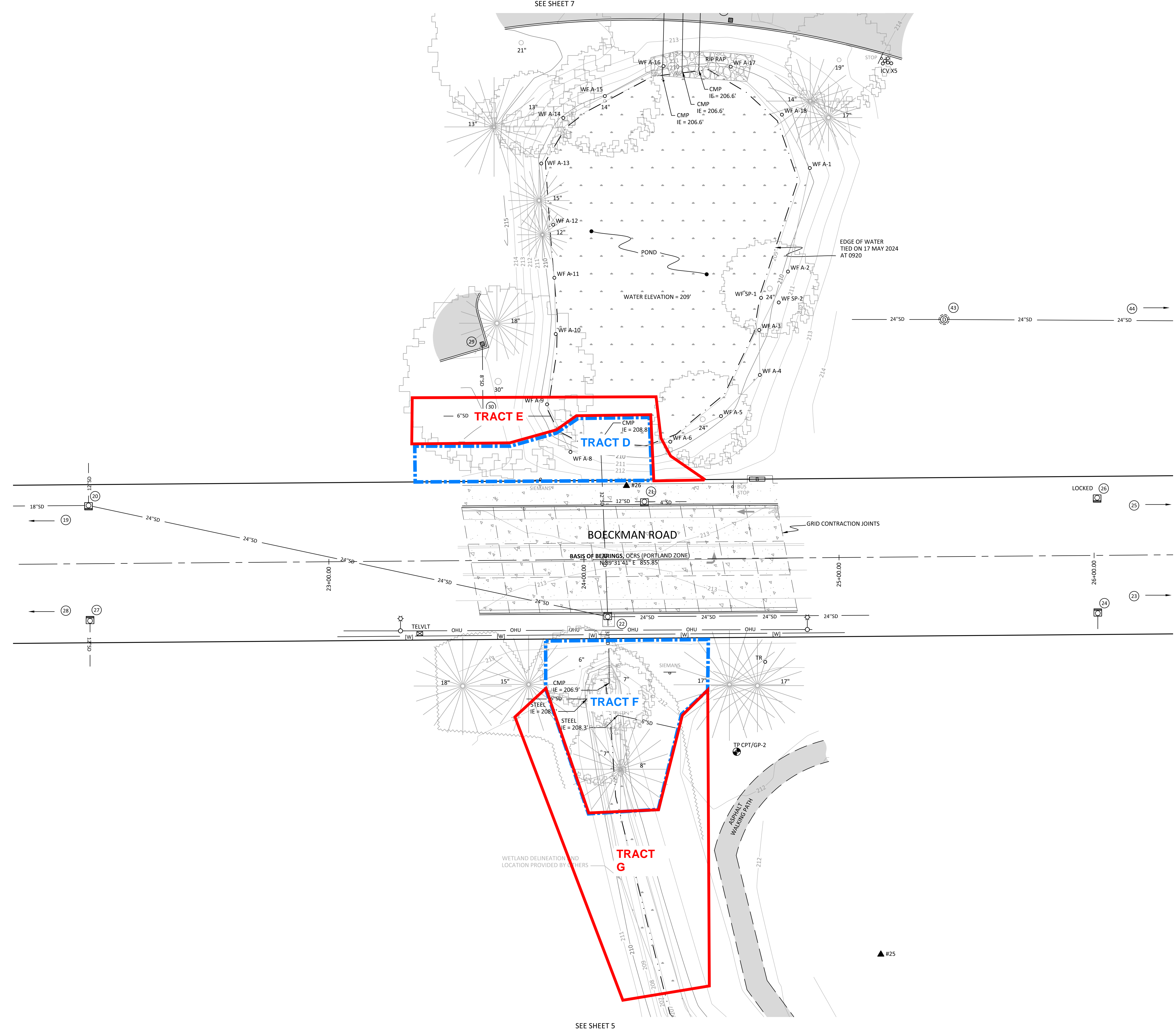


PRELIMINARY

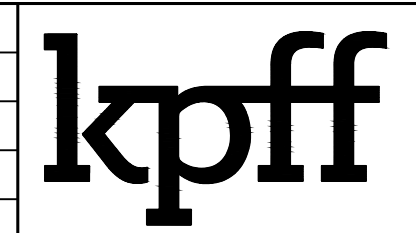
JOB NO. 2300398



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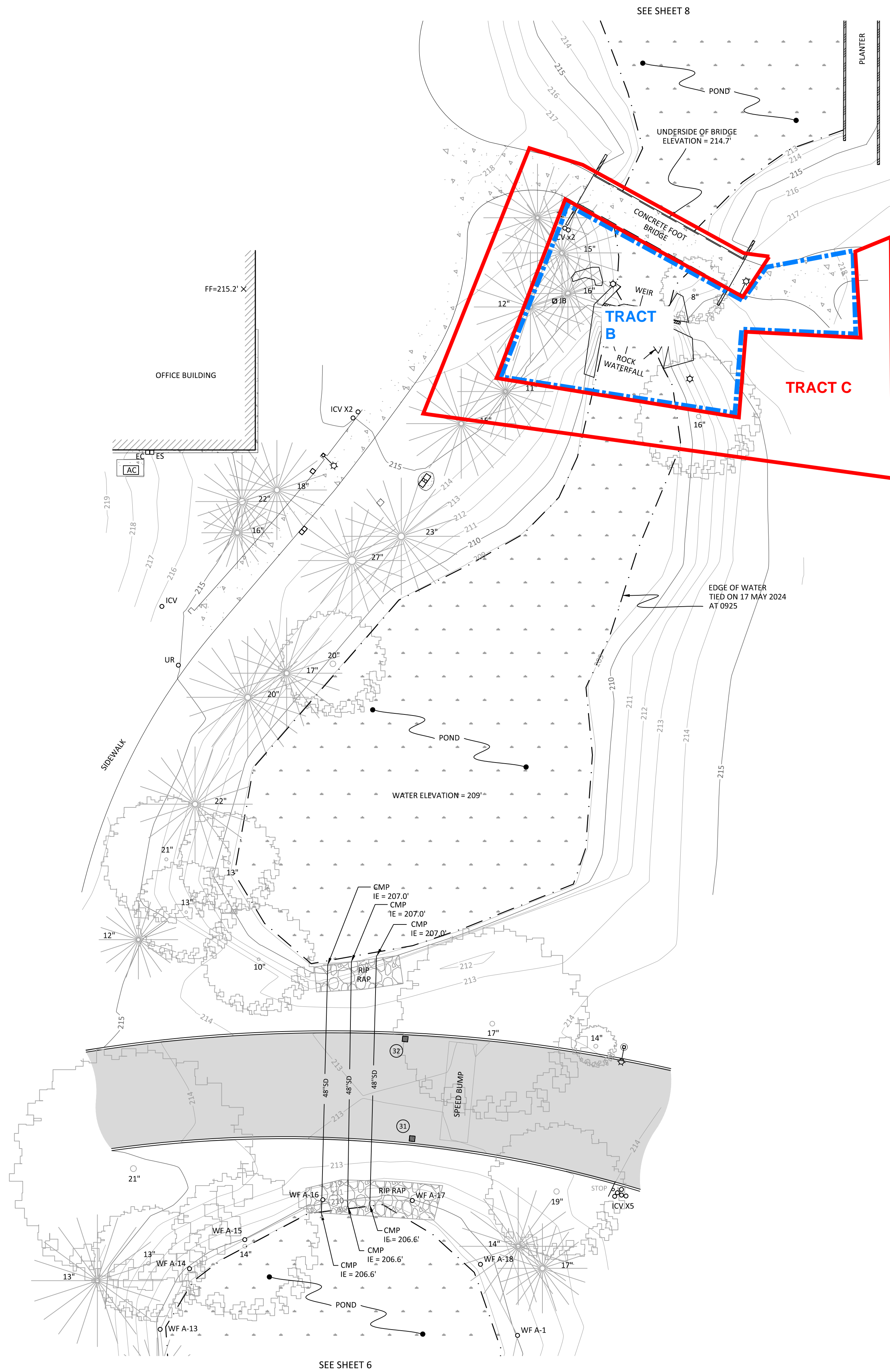
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| SURVEYED BY: | AD |
| DRAWN BY: | CB |
| CHECKED BY: | JRD |
| PROJECT NO.: | 2300398 |
| FILE: | 2300398_SB |

BOUNDARY AND TOPOGRAPHIC SURVEY
ASH MEADOWS
BROWN AND CALDWELL
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------------|--------------|
| DATE: | 18 JULY 2024 |
| CONTOUR INTERVAL: | 1 FOOT |
| SHEET NO. | 6 OF 9 |

BOUNDARY & TOPOGRAPHIC SURVEY

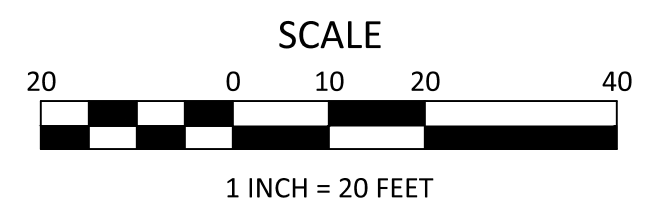
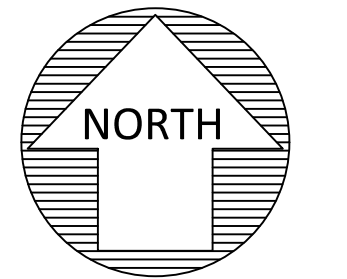
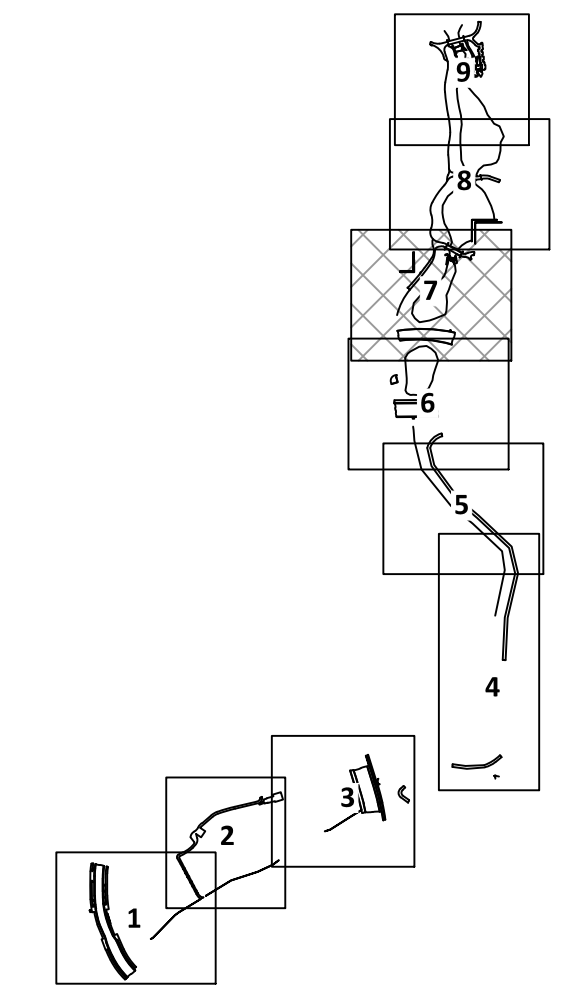
LOCATED IN THE SW 1/4 OF SECTION 12,
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
FIELD SURVEYED: 24 MAY 2024



LEGEND:

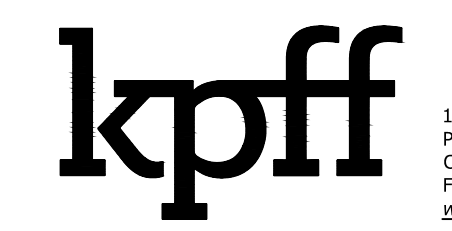
| | |
|----------|----------------------------------------------------------------|
| [Symbol] | BUILDING OUTLINE |
| [Symbol] | CONCRETE SURFACE |
| [Symbol] | GRAVEL SURFACE |
| [Symbol] | ROCK/STONE SURFACE |
| [Symbol] | ASPHALT SURFACE |
| [Symbol] | WALL |
| [Symbol] | WETLAND AREA |
| [Symbol] | BUILDING OVERHANG |
| [Symbol] | CURB LINE |
| [Symbol] | EDGE OF ASPHALT |
| [Symbol] | EDGE OF WATER |
| [Symbol] | CENTERLINE OF CREEK |
| [Symbol] | CENTERLINE OF ROAD |
| [Symbol] | RIGHT-OF-WAY LINE |
| [Symbol] | EASEMENT LINE |
| [Symbol] | LOT LINE |
| [Symbol] | PROPERTY LINE |
| [Symbol] | BRUSH LINE |
| [Symbol] | CYCLONE FENCE |
| [Symbol] | WOOD FENCE |
| [Symbol] | WROUGHT IRON FENCE |
| [Symbol] | ELECTRICAL LINE |
| [Symbol] | STORM LINE |
| [Symbol] | SANITARY SEWER LINE |
| [Symbol] | WATER LINE |
| [Symbol] | OVERHEAD UTILITY LINES |
| [Symbol] | SIGN |
| [Symbol] | DRIVEWAY ENTRY |
| [Symbol] | HANDICAP RAMP |
| [Symbol] | VEGETATED STORMWATER FACILITY |
| [Symbol] | LIGHTED BOLLARD |
| [Symbol] | BENCH |
| [Symbol] | ELECTRICAL JUNCTION BOX |
| [Symbol] | ELECTRICAL METER |
| [Symbol] | ELECTRICAL CABINET |
| [Symbol] | ELECTRICAL SWITCH |
| [Symbol] | ELECTRICAL VAULT |
| [Symbol] | AC UNIT |
| [Symbol] | LUMINAIRE |
| [Symbol] | POWER POLE |
| [Symbol] | OVERHEAD LIGHT |
| [Symbol] | POWER POLE/OVERHEAD LIGHT |
| [Symbol] | SANITARY MANHOLE WITH STRUCTURE |
| [Symbol] | STORM MANHOLE WITH STRUCTURE |
| [Symbol] | CATCH BASIN |
| [Symbol] | CURB INLET |
| [Symbol] | AREA DRAIN |
| [Symbol] | SANITARY/STORM CLEAN OUT |
| [Symbol] | SANITARY/STORM STRUCTURE # |
| [Symbol] | TELECOMMUNICATIONS VAULT |
| [Symbol] | TELECOMMUNICATIONS RISER |
| [Symbol] | WATER VALVE |
| [Symbol] | FIRE HYDRANT |
| [Symbol] | WATER METER |
| [Symbol] | WETLAND FLAG |
| [Symbol] | IRRIGATION CONTROL VALVE |
| [Symbol] | UNKNOWN UTILITY VAULT |
| [Symbol] | UNKNOWN UTILITY RISER |
| [Symbol] | UNKNOWN UTILITY MANHOLE |
| [Symbol] | TEST BORE HOLE |
| [Symbol] | DECIDUOUS TREE W/ (TAG NO.) -PERIMETER REPRESENTS DRIPLINE |
| [Symbol] | CONIFEROUS TREE W/ (TAG NO.) -PERIMETER REPRESENTS DRIPLINE |
| [Symbol] | STUMP |
| [Symbol] | FOUND MONUMENT |
| [Symbol] | PROJECT CONTROL POINT |
| [Symbol] | FINISHED FLOOR ELEVATION |

VICINITY MAP:



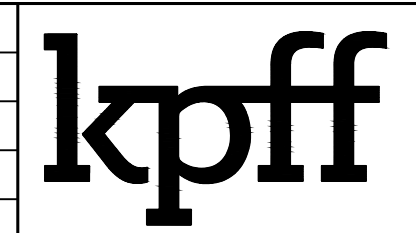
PRELIMINARY

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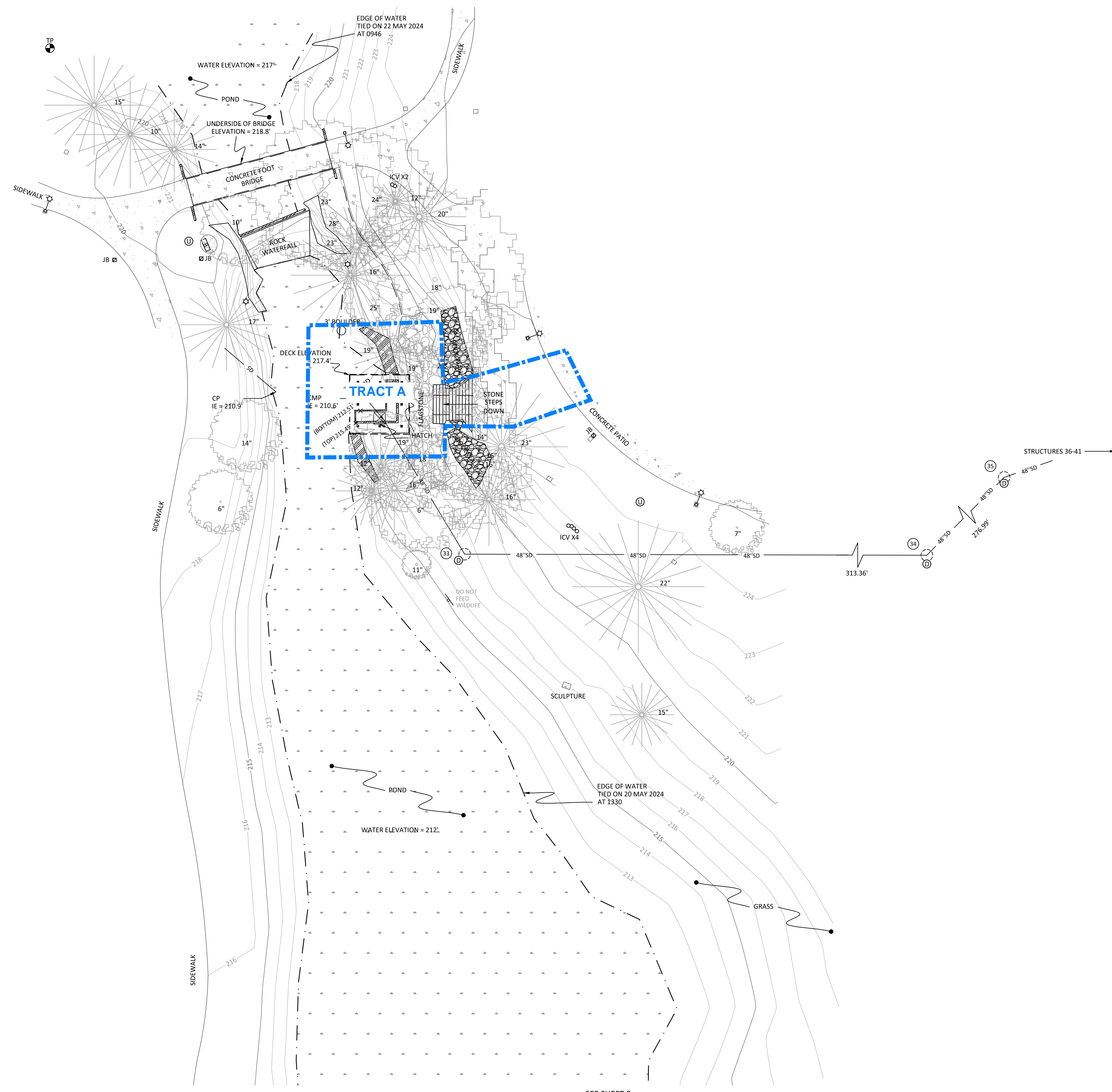
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| SURVEYED BY: | AD |
| DRAWN BY: | CB |
| CHECKED BY: | JRD |
| PROJECT NO.: | 2300398 |
| FILE: | 2300398_SB |

BOUNDARY AND TOPOGRAPHIC SURVEY
ASH MEADOWS
BROWN AND CALDWELL
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------------|--------------|
| DATE: | 18 JULY 2024 |
| CONTOUR INTERVAL: | 1 FOOT |
| SHEET NO. | 7 OF 9 |

BOUNDARY & TOPOGRAPHIC SURVEY

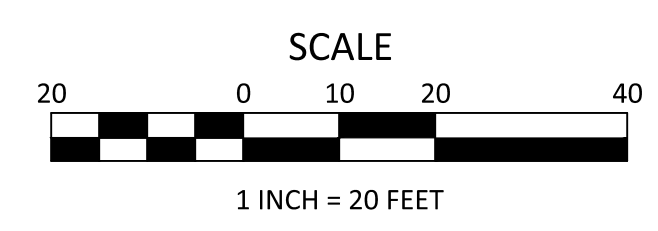
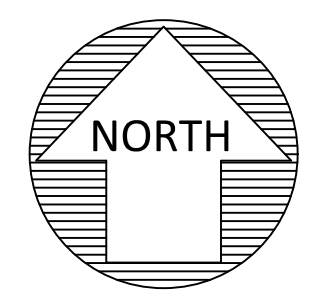
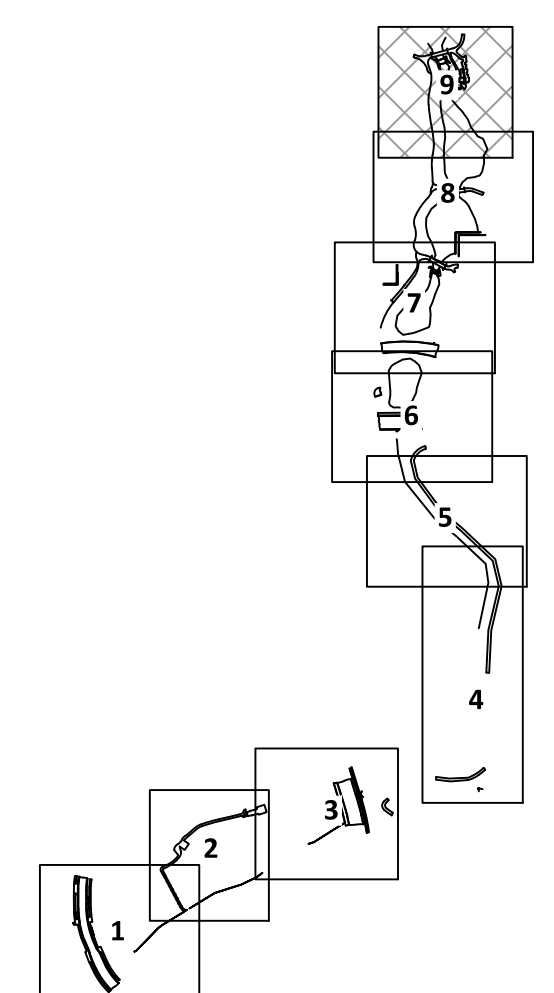
LOCATED IN THE SW 1/4 OF SECTION 12,
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
FIELD SURVEYED: 24 MAY 2024



LEGEND:

- BUILDING OUTLINE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCK/STONE SURFACE
- ASPHALT SURFACE
- WALL
- WETLAND AREA
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- EDGE OF WATER
- CENTERLINE OF CREEK
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- WROUGHT IRON FENCE
- ELECTRICAL LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- OHU OVERHEAD UTILITY LINES
- SIGN
- DRIVEWAY ENTRY
- HCR HANDICAP RAMP
- VSF VEGETATED STORMWATER FACILITY
- LB LIGHTED BOLLARD
- BENCH
- EJ BOX ELECTRICAL JUNCTION BOX
- EM ELECTRICAL METER
- EC ELECTRICAL CABINET
- ES ELECTRICAL SWITCH
- EVLT ELECTRICAL VAULT
- AC AC UNIT
- LUM LUMINAIRE
- PP POWER POLE
- OL OVERHEAD LIGHT
- PPOH POWER POLE/OVERHEAD LIGHT
- SM SANITARY MANHOLE WITH STRUCTURE
- SMH SANITARY MANHOLE WITH STRUCTURE
- CB CATCH BASIN
- CI CURB INLET
- AD AREA DRAIN
- SSCO SANITARY/STORM CLEAN OUT
- SSS SANITARY/STORM STRUCTURE #
- TV TELVT TELECOMMUNICATIONS VAULT
- TR TELECOMMUNICATIONS RISER
- WV WATER VALVE
- FH FIRE HYDRANT
- WM WATER METER
- WF WETLAND FLAG
- ICV IRRIGATION CONTROL VALVE
- UVLT UNKNOWN UTILITY VAULT
- UR UNKNOWN UTILITY RISER
- UUM UNKNOWN UTILITY MANHOLE
- TBH TEST BORE HOLE
- DTW DECIDUOUS TREE W/ (TAG NO.)
- PR PERIMETER REPRESENTS DRIPLINE
- CTW CONIFEROUS TREE W/ (TAG NO.)
- PR PERIMETER REPRESENTS DRIPLINE
- ST STUMP
- FM FOUND MONUMENT
- PCP PROJECT CONTROL POINT
- FFE FINISHED FLOOR ELEVATION

VICINITY MAP:



PRELIMINARY

JOB NO. 2300398

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| SURVEYED BY: | AD |
| DRAWN BY: | CB |
| CHECKED BY: | JRD |
| PROJECT NO.: | 2300398 |
| FILE: | 2300398_SB |

BOUNDARY AND TOPOGRAPHIC SURVEY
ASH MEADOWS
BROWN AND CALDWELL
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------------|--------------|
| DATE: | 18 JULY 2024 |
| CONTOUR INTERVAL: | 1 FOOT |
| SHEET NO. | 9 OF 9 |

EXHIBIT A

STORMWATER EASEMENTS

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF THAT PARCEL OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, WITH SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A – STORMWATER EASEMENT

BEGINNING AT A POINT THAT BEARS NORTH 13°50'09" EAST 1,040.45 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 00°00'00" EAST 45.00 FEET; THENCE NORTH 90°00'00" EAST 45.00 FEET; THENCE SOUTH 00°00'00" EAST 19.00 FEET; THENCE NORTH 75°48'10" EAST 45.00 FEET; THENCE SOUTH 27°09'52" EAST 19.00 FEET; THENCE SOUTH 71°18'07" WEST 28.49 FEET; THENCE NORTH 90°00'00" WEST 25.32 FEET; THENCE SOUTH 00°00'00" EAST 11.00 FEET; THENCE NORTH 90°00'00" WEST 45.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,949 SQUARE FEET (0.068 ACRES), MORE OR LESS.

TRACT B – STORMWATER EASEMENT

BEGINNING AT A POINT THAT BEARS NORTH 30°40'51" EAST 555.43 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 00°00'00" EAST 26.89 FEET; THENCE NORTH 90°00'00" WEST 35.79 FEET; THENCE SOUTH 06°05'09" WEST 27.45 FEET; THENCE NORTH 80°57'19" WEST 67.73 FEET; THENCE NORTH 19°45'04" EAST 57.61 FEET; THENCE SOUTH 60°35'53" EAST 58.12 FEET; THENCE NORTH 29°24'07" EAST 12.36 FEET; THENCE NORTH 76°28'04" EAST 30.26 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,668 SQUARE FEET (0.084 ACRES), MORE OR LESS.

TRACT D – STORMWATER EASEMENT

BEGINNING AT A POINT THAT BEARS NORTH 32°10'40" EAST 53.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BOECKMAN ROAD NORTH 89°31'41" EAST 37.55 FEET; THENCE NORTH 68°06'55" EAST 28.46 FEET; THENCE NORTH 89°31'41" EAST 27.70 FEET; THENCE SOUTH 00°28'19" EAST 24.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOECKMAN ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°31'41" WEST 91.74 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°28'19" WEST 14.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,717 SQUARE FEET (0.039 ACRES), MORE OR LESS.

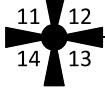
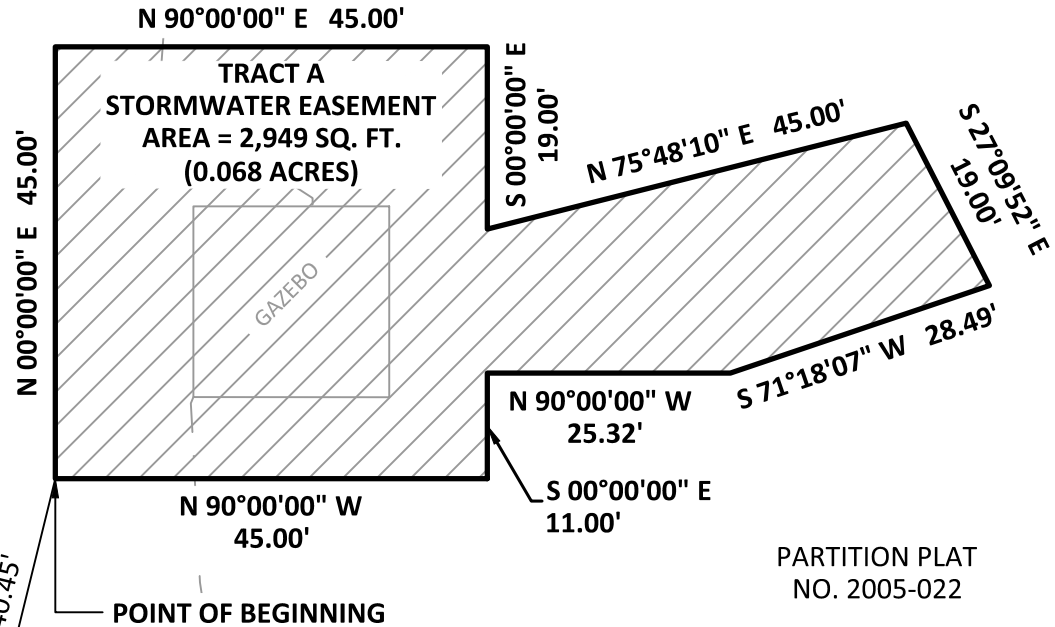
THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.
THE CENTERLINE OF BOECKMAN ROAD (C.R.80) BEARS NORTH 89° 31'41" EAST.

THE TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE
PART THEREOF.

DRAFT



PARCEL 1
31W120501
DOC. NO. 2011-033873



BOECKMAN ROAD (C.R.80)
BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E



SCALE: 1" = 20'



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| | |
|---------------------------------------------------------------------------------------------------------------|-----------------------|
| EXHIBIT MAP (TRACT A) STORMWATER EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 3 of 5 |

PARCEL 1
31W120501
DOC. NO. 2011-033873

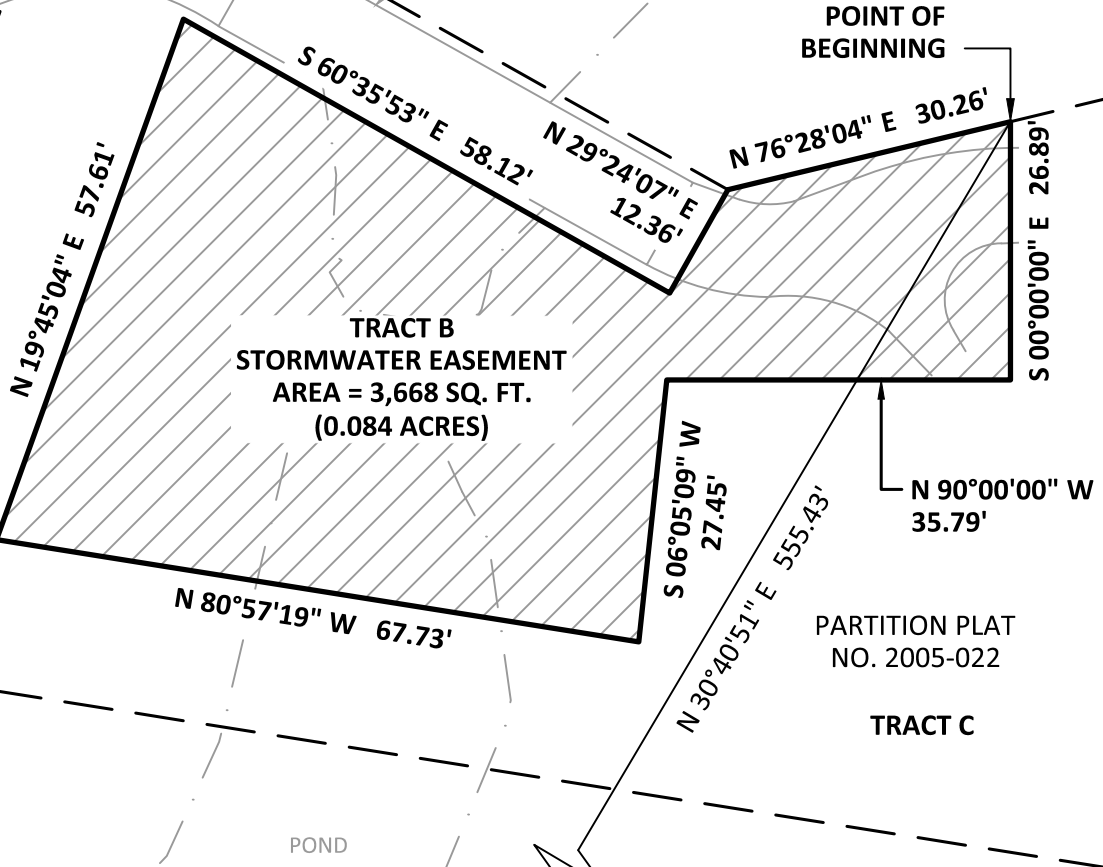
POND

PLANTER

CONCRETE
RETAINING
WALLS

CONCRETE FOOT
BRIDGE

POINT OF
BEGINNING



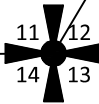
TRACT B
STORMWATER EASEMENT
AREA = 3,668 SQ. FT.
(0.084 ACRES)

PARTITION PLAT
NO. 2005-022

TRACT C

BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E



SCALE: 1" = 20'

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EXHIBIT MAP (TRACT B)
STORMWATER EASEMENT

SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 4 of 5 |

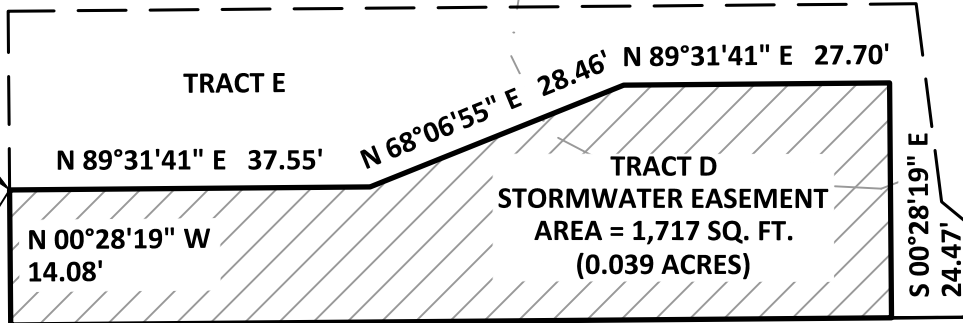
PARCEL 1
31W120501
DOC. NO. 2011-033873

EDGE OF WATER

POND

PARTITION PLAT
NO. 2005-022

POINT OF BEGINNING



S 89°31'41" W 91.74'

SIDEWALK

CURB

31'

31'

BOECKMAN ROAD (C.R.80)



N 32°10'40" E 53.54'

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E



SCALE: 1" = 20'

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EXHIBIT MAP (TRACT D)
STORMWATER EASEMENT

SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 5 of 5 |

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENTS

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF THAT PARCEL OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, WITH SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT C – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AT A POINT THAT BEARS NORTH 30°40'51" EAST 555.43 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 00°00'00" EAST 26.89 FEET; THENCE NORTH 90°00'00" WEST 35.79 FEET; THENCE SOUTH 06°05'09" WEST 27.45 FEET; THENCE NORTH 80°57'19" WEST 67.73 FEET; THENCE NORTH 19°45'04" EAST 57.61 FEET; THENCE SOUTH 60°35'53" EAST 58.12 FEET; THENCE NORTH 29°24'07" EAST 12.36 FEET; THENCE NORTH 60°42'09" WEST 78.72 FEET; THENCE SOUTH 19°45'04" WEST 92.40 FEET; THENCE SOUTH 80°57'19" EAST 142.36 FEET; THENCE NORTH 00°00'00" WEST 80.63 FEET; THENCE SOUTH 76°28'04" WEST 11.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6,084 SQUARE FEET (0.140 ACRES), MORE OR LESS.

TRACT E – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AT A POINT THAT BEARS NORTH 32°10'40" EAST 53.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BOECKMAN ROAD NORTH 89°31'41" EAST 37.55 FEET; THENCE NORTH 68°06'55" EAST 28.46 FEET; THENCE PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°31'41" EAST 27.70 FEET; THENCE SOUTH 00°28'19" EAST 24.47 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°31'41" EAST 19.74 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 50°38'44" WEST 18.79 FEET; THENCE NORTH 07°18'20" WEST 20.81 FEET; THENCE PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°31'41" WEST 94.58 FEET; THENCE SOUTH 00°28'19" EAST 18.61 FEET TO THE **POINT OF BEGINNING**.

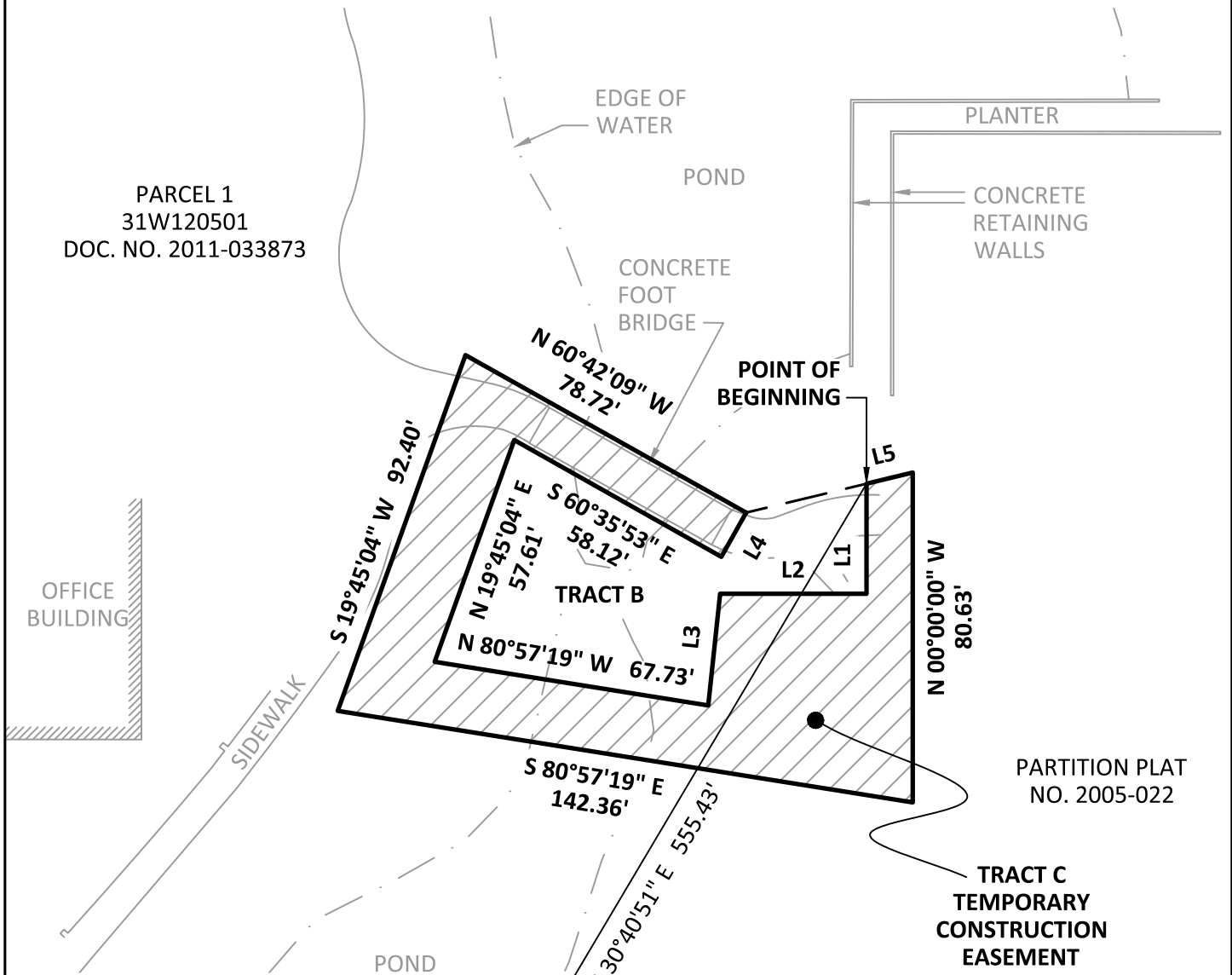
CONTAINING 1,517 SQUARE FEET (0.035 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.
THE CENTERLINE OF BOECKMAN ROAD (C.R.80) BEARS NORTH 89° 31'41" EAST.

THE TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE
PART THEREOF.

DRAFT

PARCEL 1
31W120501
DOC. NO. 2011-033873



PARTITION PLAT
NO. 2005-022

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | S00°00'00"E | 26.89' |
| L2 | N90°00'00"W | 35.79' |
| L3 | S06°05'09"W | 27.45' |
| L4 | N29°24'07"E | 12.36' |
| L5 | S76°28'04"W | 11.62' |



BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E



SCALE: 1" = 40'



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EXHIBIT MAP (TRACT C)
TEMPORARY CONSTRUCTION EASEMENT
SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 3 OF 4 |

**TRACT E
TEMPORARY CONSTRUCTION
EASEMENT
AREA = 1,517 SQ. FT.
(0.035 ACRES)**

EDGE OF WATER

PARCEL 1
31W120501
DOC. NO. 2011-033873

POND

PARTITION PLAT
NO. 2005-022

POINT OF
BEGINNING

S 00°28'19" E
18.61'

S 89°31'41" W 94.58'

N 07°18'20" W
20.81'

N 89°31'41" E 37.55'

N 68°06'55" E 28.46'

N 89°31'41" E
27.70'

S 00°28'19" E
24.47'

N 50°38'44" W
18.79'

TRACT D

SIDEWALK

CURB

N 89°31'41" E
19.74'

31'

31'

N 32°10'40" E 53.54'



BOECKMAN ROAD (C.R.80)

**BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E**



SCALE: 1" = 20'

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**EXHIBIT MAP (TRACT E)
TEMPORARY CONSTRUCTION EASEMENT**

SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 4 OF 4 |

EXHIBIT A

STORMWATER EASEMENTS

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF PARCEL III IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 1988-53412, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 13 AND THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, WITH SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT F – STORMWATER EASEMENT

BEGINNING AT A POINT THAT BEARS SOUTH 57°36'43" EAST 92.74 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 20°29'45" EAST 52.44 FEET; THENCE NORTH 85°59'22" EAST 27.59 FEET; THENCE NORTH 13°21'36" EAST 38.21 FEET; THENCE NORTH 47°19'45" EAST 13.87 FEET; THENCE NORTH 00°28'19" WEST 20.47 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BOECKMAN ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°31'41" WEST 64.90 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°28'19" EAST 19.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,354 SQUARE FEET, (0.077 ACRES) MORE OR LESS.

TRACT H – STORMWATER EASEMENT

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE, SAID POINT BEARS SOUTH 00°46'40" EAST 1228.92 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13, SAID POINT BEING; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY NORTH 83°52'54" EAST 62.45 FEET; THENCE NORTH 27°16'53" WEST 50.86 FEET; THENCE NORTH 09°38'49" EAST 16.63 FEET; THENCE NORTH 37°15'16" EAST 37.74 FEET; THENCE NORTH 30°42'31" EAST 34.59 FEET; THENCE NORTH 44°31'09" WEST 17.25 FEET; THENCE SOUTH 79°11'55" WEST 15.97 FEET; THENCE NORTH 26°10'54" WEST 13.40 FEET; THENCE NORTH 12°18'12" EAST 12.63 FEET; THENCE NORTH 54°25'40" EAST 40.04 FEET; THENCE SOUTH 79°22'09" EAST 10.69 FEET; THENCE NORTH 63°18'43" EAST 18.88 FEET; THENCE SOUTH 88°29'35" EAST 37.33 FEET; THENCE SOUTH 67°50'06" EAST 33.90 FEET; THENCE SOUTH 85°38'15" EAST 75.51 FEET; THENCE NORTH 76°08'27" EAST 21.40 FEET; THENCE NORTH 62°48'07" EAST 45.03 FEET; THENCE NORTH 32°33'09" EAST 59.07 FEET; THENCE NORTH 13°54'15" WEST 28.47 FEET; THENCE NORTH 40°07'42" WEST 30.10 FEET; THENCE SOUTH 69°36'38" WEST 15.13 FEET; THENCE SOUTH 20°30'34" WEST 21.24 FEET; THENCE SOUTH 12°30'16" EAST 12.80 FEET; THENCE SOUTH 73°24'51" WEST 16.33 FEET; THENCE NORTH 09°35'40" WEST 32.87 FEET; THENCE NORTH 83°36'54" WEST 67.43 FEET; THENCE SOUTH 54°00'39" WEST 23.09 FEET; THENCE SOUTH 04°36'56" EAST 17.88 FEET; THENCE SOUTH 85°23'04" WEST 50.33 FEET; THENCE SOUTH 75°51'53" WEST 93.77 FEET; THENCE SOUTH 58°42'24" WEST 22.91 FEET; THENCE NORTH 83°41'04" WEST 45.78 FEET; THENCE SOUTH 84°38'05" WEST 17.49 FEET; THENCE SOUTH 42°11'01" WEST 40.36 FEET TO SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 17°10'35" EAST 99.60 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 746.20 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 8°11'27" (THE LONG CHORD OF WHICH BEARS SOUTH 13°04'52" EAST 106.58 FEET) AN ARC DISTANCE OF 106.67 FEET TO A POINT OF NON-

TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 81°00'52" EAST, AND TO THE **POINT OF BEGINNING**.

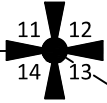
CONTAINING 43,271 SQUARE FEET, (0.994 ACRES) MORE OR LESS.

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

THE TRACTS OF LAND SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE PART THEREOF.

DRAFT

BOECKMAN ROAD (C.R.80)



BASIS OF BEARINGS, OCRS (PORTLAND ZONE)

N 89°31'41" E

31'

31'

CURB

S 89°31'41" W 64.90'

S 00°28'19" E 19.32'
S 57°36'43" E 92.74'

POINT OF BEGINNING

TRACT F
STORMWATER EASEMENT
AREA = 3,354 SQ. FT.
(0.077 ACRES)

N 00°28'19" W 20.47'

N 47°19'45" E 13.87'

N 13°21'36" E 38.21'

N 85°59'22" E 27.59'

S 20°29'45" E 52.44'

DITCH CENTERLINE

ASPHALT WALKING PATH

TRACT G

PARTITION PLAT
NO. 2006-013

PARCEL 2
31W13B2603
DOC. NO. 1988-53412



SCALE: 1" = 20'



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EXHIBIT MAP (TRACT F) STORMWATER EASEMENT

NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 3 OF 5 |

BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E

PARCEL 2
31W13B2603
DOC. NO. 1988-53412

TRACT H
STORMWATER EASEMENT
AREA = 43,271 SQ. FT.
(0.994 ACRES)

PARTITION PLAT
NO. 2006-013

SEE SHEET 5 FOR LINE
AND CURVE TABLES



SCALE: 1" = 60'

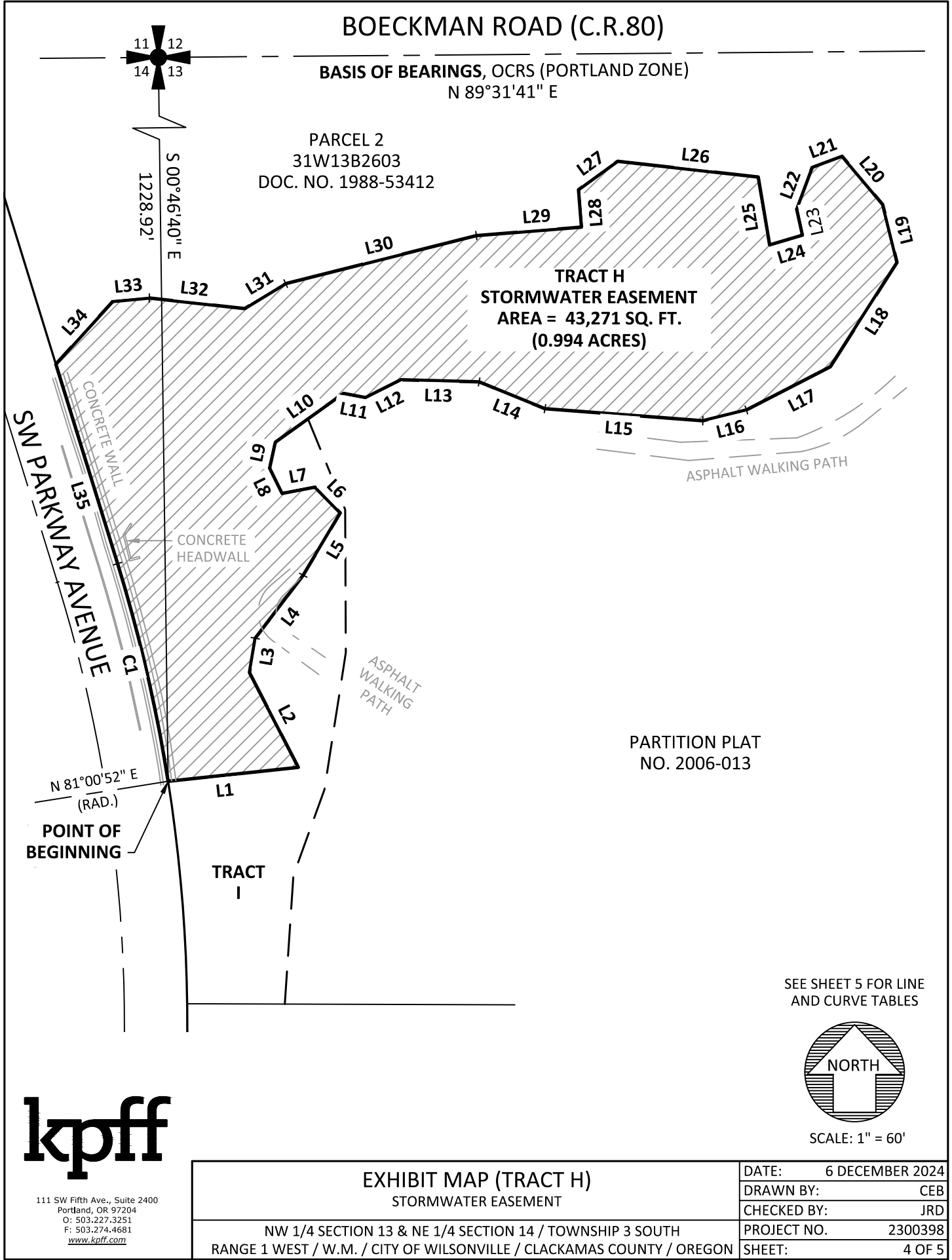
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EXHIBIT MAP (TRACT H) STORMWATER EASEMENT

NW 1/4 SECTION 13 & NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH
RANGE 1 WEST / W.M. / CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 4 OF 5 |



| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | N83°52'54"E | 62.45' |
| L2 | N27°16'53"W | 50.86' |
| L3 | N09°38'49"E | 16.63' |
| L4 | N37°15'16"E | 37.74' |
| L5 | N30°42'31"E | 34.59' |
| L6 | N44°31'09"W | 17.25' |
| L7 | S79°11'55"W | 15.97' |
| L8 | N26°10'54"W | 13.40' |
| L9 | N12°18'12"E | 12.63' |
| L10 | N54°25'40"E | 40.04' |
| L11 | S79°22'09"E | 10.69' |
| L12 | N63°18'43"E | 18.88' |
| L13 | S88°29'35"E | 37.33' |
| L14 | S67°50'06"E | 33.90' |
| L15 | S85°38'15"E | 75.51' |
| L16 | N76°08'27"E | 21.40' |
| L17 | N62°48'07"E | 45.03' |
| L18 | N32°33'09"E | 59.07' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L19 | N13°54'15"W | 28.47' |
| L20 | N40°07'42"W | 30.10' |
| L21 | S69°36'38"W | 15.13' |
| L22 | S20°30'34"W | 21.24' |
| L23 | S12°30'16"E | 12.80' |
| L24 | S73°24'51"W | 16.33' |
| L25 | N09°35'40"W | 32.87' |
| L26 | N83°36'54"W | 67.43' |
| L27 | S54°00'39"W | 23.09' |
| L28 | S04°36'56"E | 17.88' |
| L29 | S85°23'04"W | 50.33' |
| L30 | S75°51'53"W | 93.77' |
| L31 | S58°42'24"W | 22.91' |
| L32 | N83°41'04"W | 45.78' |
| L33 | S84°38'05"W | 17.49' |
| L34 | S42°11'01"W | 40.36' |
| L35 | S17°10'35"E | 99.60' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|----------|---------|---------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 106.67' | 746.20' | 8°11'27" | 106.58' | S 13°04'52" E |



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SCALE: 1" = 60'

| | |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| EXHIBIT MAP (TRACT H) STORMWATER EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NW 1/4 SECTION 13 & 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 |

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENTS

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF PARCEL III IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 1988-53412, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13 AND THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT G – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AT A POINT THAT BEARS SOUTH 57°36'43" EAST 92.74 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 20°29'45" EAST 52.44 FEET; THENCE NORTH 85°59'22" EAST 27.59 FEET; THENCE NORTH 13°21'36" EAST 38.21 FEET; THENCE NORTH 47°19'45" EAST 13.87 FEET; THENCE SOUTH 01°47'30" EAST 119.22 FEET; THENCE SOUTH 82°19'29" WEST 48.25 FEET; THENCE NORTH 14°33'01" WEST 120.60 FEET; THENCE NORTH 45°00'00" EAST 13.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,586 SQUARE FEET, (0.128) ACRES MORE OR LESS.

TRACT I – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE, SAID POINT BEARS SOUTH 00°46'40" EAST 1228.92 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 83°52'54" EAST 62.45 FEET; THENCE NORTH 27°16'53" WEST 50.86 FEET; THENCE NORTH 09°38'49" EAST 16.63 FEET; THENCE NORTH 37°15'16" EAST 37.74 FEET; THENCE NORTH 30°42'31" EAST 34.59 FEET; THENCE NORTH 44°31'09" WEST 17.25 FEET; THENCE SOUTH 79°11'55" WEST 15.97 FEET; THENCE NORTH 26°10'54" WEST 13.40 FEET; THENCE NORTH 12°18'12" EAST 12.63 FEET; THENCE NORTH 54°25'40" EAST 19.21 FEET; THENCE SOUTH 22°16'33" EAST 46.82 FEET; THENCE SOUTH 00°14'59" EAST 68.12 FEET; THENCE SOUTH 08°50'42" WEST 66.22 FEET; THENCE SOUTH 19°56'00" WEST 43.38 FEET; THENCE SOUTH 03°51'38" WEST 61.58 FEET TO THE SOUTHERLY LINE OF SAID PARCEL III; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°48'33" WEST 46.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE AND TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 89°11'41" EAST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 746.20 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 8°10'49" (THE LONG CHORD OF WHICH BEARS NORTH 04°53'44" WEST 106.45 FEET) AN ARC DISTANCE OF 106.54 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 81°00'52" EAST, TO THE **POINT OF BEGINNING**.

CONTAINING 10,357 SQUARE FEET (0.238 ACRES) MORE OR LESS.

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

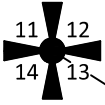
THE TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE
PART THEREOF.

DRAFT

BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E

CURB



PARCEL 2
31W13B2603
DOC. NO. 1988-53412

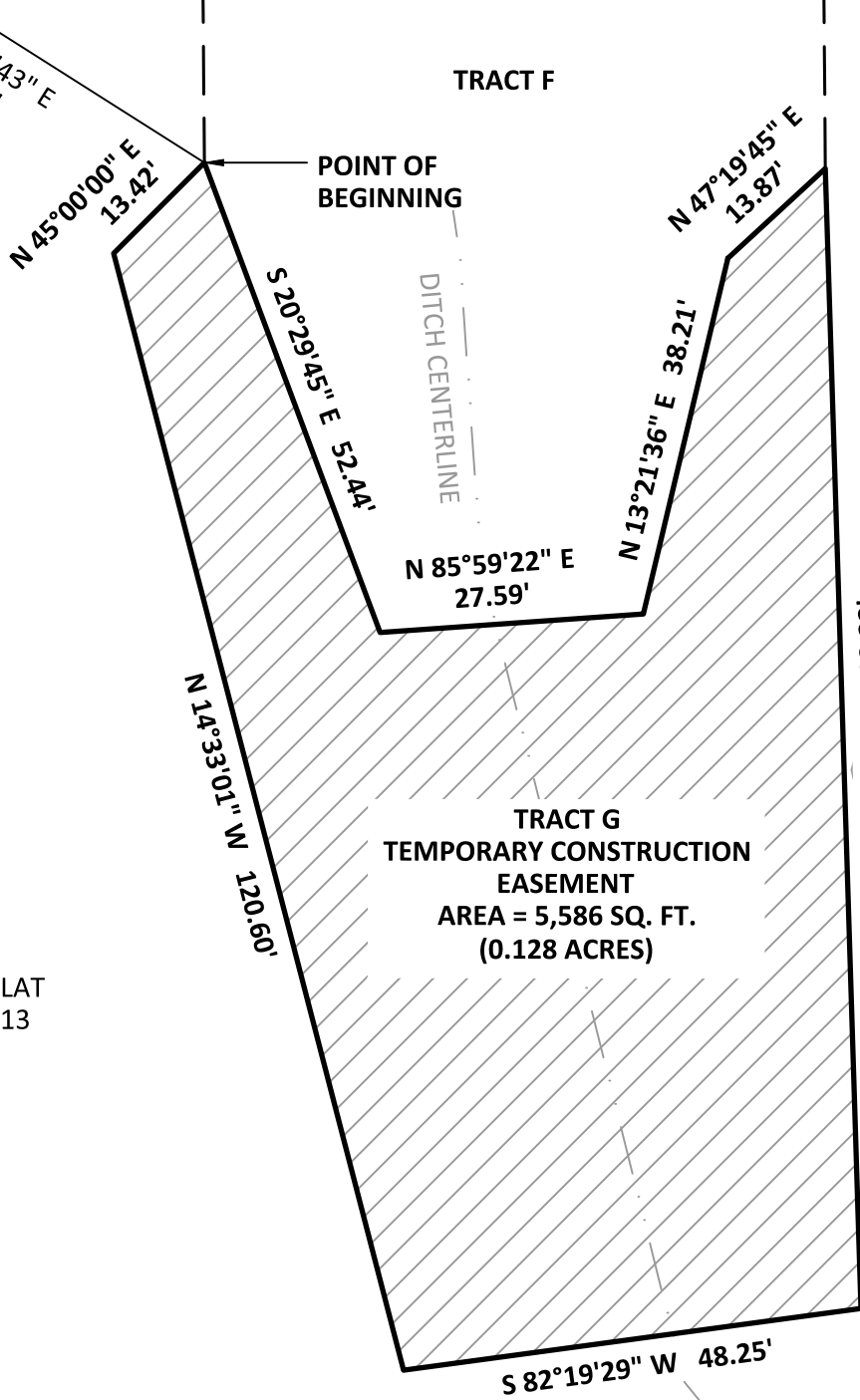
PARTITION PLAT
NO. 2006-013



SCALE: 1" = 20'



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| | |
|---------------------------------------------------------------------------------------------------------------|-----------------------|
| EXHIBIT MAP (TRACT G) TEMPORARY CONSTRUCTION EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 3 OF 4 |

BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E

PARCEL 2
31W13B2603
DOC. NO. 1988-53412

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|---------|---------|---------|----------|---------|---------------|
| C1 | 106.54' | 746.20' | 8°10'49" | 106.45' | N 04°53'44" W |

LINE TABLE

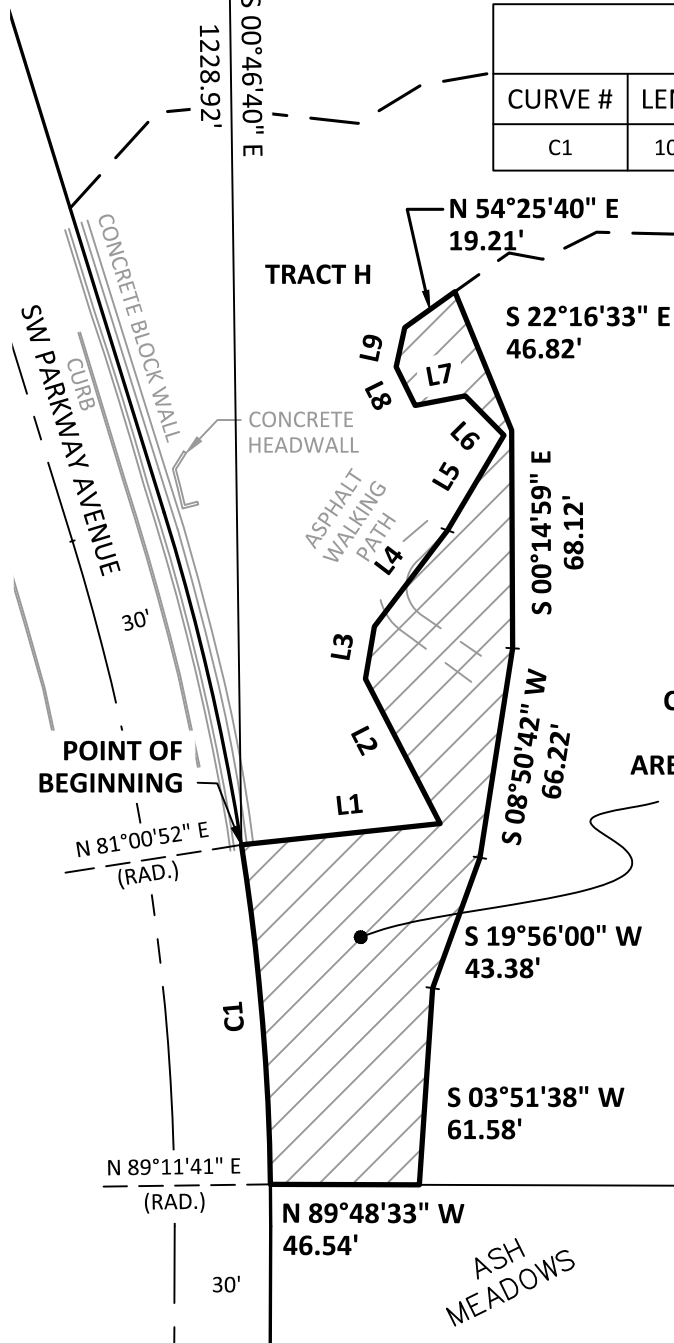
| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L1 | N83°52'54"E | 62.45' |
| L2 | N27°16'53"W | 50.86' |
| L3 | N09°38'49"E | 16.63' |
| L4 | N37°15'16"E | 37.74' |
| L5 | N30°42'31"E | 34.59' |
| L6 | N44°31'09"W | 17.25' |
| L7 | S79°11'55"W | 15.97' |
| L8 | N26°10'54"W | 13.40' |
| L9 | N12°18'12"E | 12.63' |

TRACT I
TEMPORARY
CONSTRUCTION
EASEMENT
AREA = 10,357 SQ. FT.
(0.238 ACRES)

PARTITION PLAT
NO. 2006-013



SCALE: 1" = 60'



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| | |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| EXHIBIT MAP (TRACT I) TEMPORARY CONSTRUCTION EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NW 1/4 SECTION 13 & 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 4 |

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

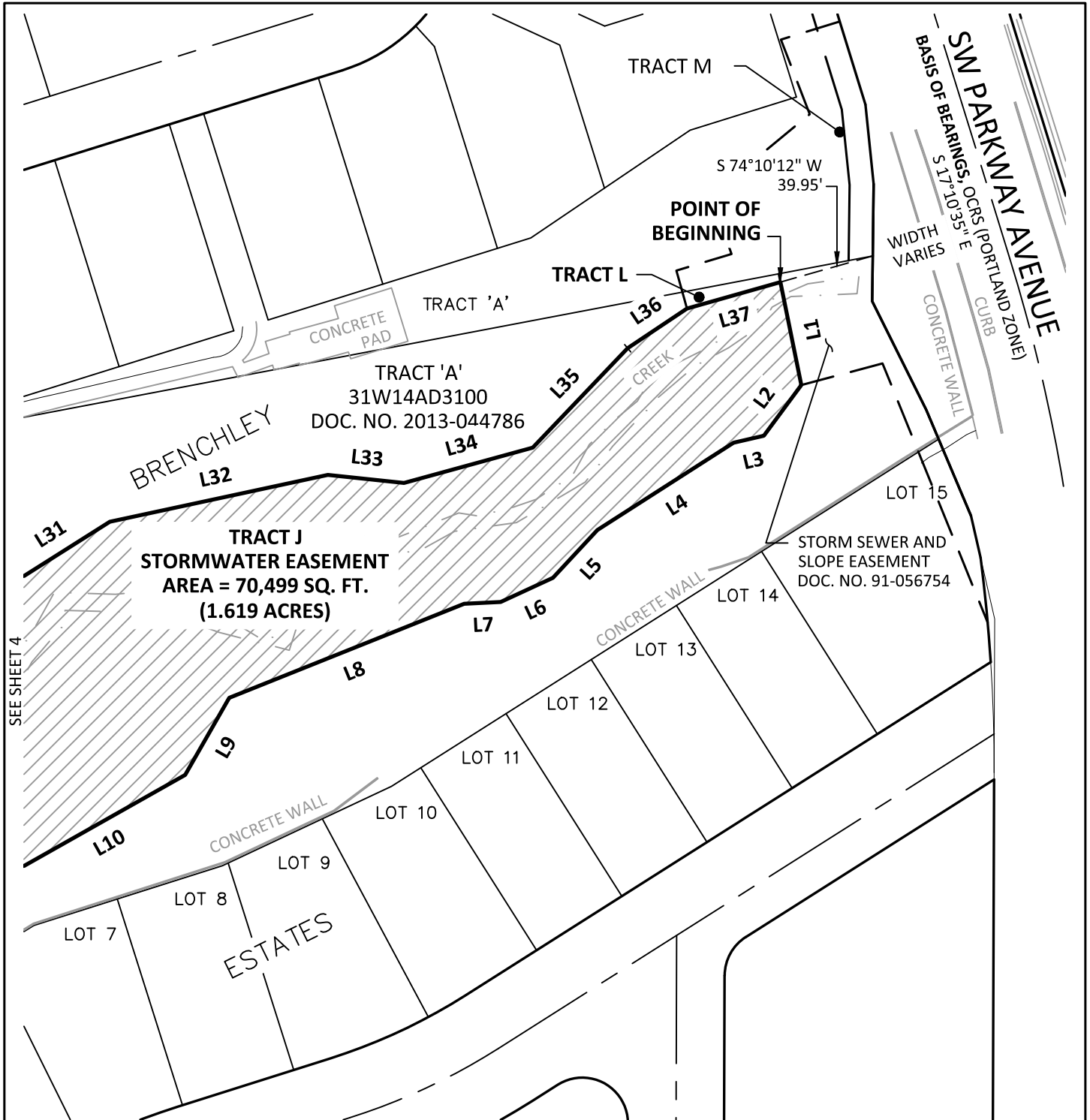
BEGINNING AT A POINT THAT BEARS SOUTH 74°10'12" WEST 39.95 FEET FROM THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 'A' AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE; THENCE SOUTH 11°28'54" EAST 43.74 FEET; THENCE SOUTH 36°31'41" WEST 26.24 FEET; THENCE SOUTH 76°56'46" WEST 12.90 FEET; 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 4

SEE SHEET 5 FOR LINE AND CURVE TABLES

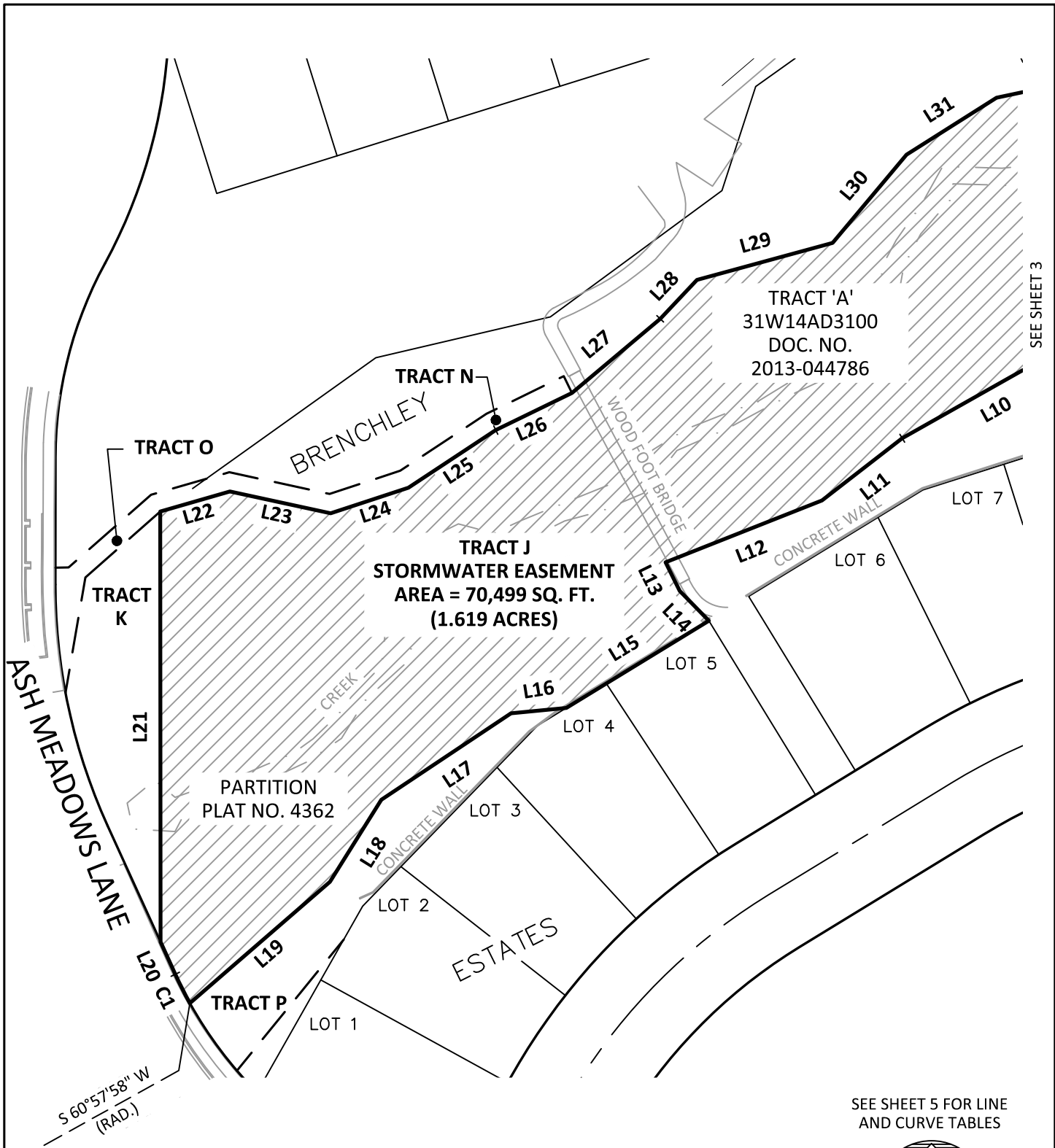


SCALE: 1" = 60'

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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: 3 OF 5 |



SEE SHEET 3

SEE SHEET 5 FOR LINE AND CURVE TABLES



SCALE: 1" = 60'



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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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| 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: 5 OF 5 |

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 "GROVE SINGLE FAMILY NORTH", CLACKAMAS COUNTY PLAT RECORDS, AS DESCRIBED IN STATUTORY SPECIAL WARRANTY DEED TO LENNAR NORTHWEST INC., A DELAWARE CORPORATION, IN DOCUMENT NUMBER 2014-044701, 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 K – STORMWATER EASEMENT

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID TRACT 'A', AND THE EASTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE; THENCE ALONG SAID EASTERLY LINE OF TRACT 'A' NORTH 00°02'03" WEST 184.43 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 48°36'08" WEST 42.75 FEET; THENCE SOUTH 09°47'57" WEST 50.08 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 79°19'44" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 249.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 13°47'21" (THE LONG CHORD OF WHICH BEARS SOUTH 17°33'57" EAST 59.78 FEET) AN ARC DISTANCE OF 59.93 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 65°32'23" WEST; THENCE SOUTH 24°27'26" EAST 54.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,686 SQUARE FEET (0.108 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

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

TRACT 'A'
31W14AA2800
DOC. NO. 2014-044701

GROVE SINGLE
FAMILY NORTH

TRACT N

BRENCHLEY

S 48°36'08" W
42.75'

TRACT O

TRACT K
STORMWATER EASEMENT
AREA = 4,686 SQ. FT.
(0.108 ACRES)

TRACT J

S 79°19'44" W
(RAD.)

S 09°47'57" W
50.08'

N 00°02'03" W 184.43'

TRACT 'A'

ASH MEADOWS
LANE

CONCRETE
WALL

CREEK

CONCRETE WALL

LOT 3

S 65°32'23" W
(RAD.)

S 54°17'31" E
S 24°27'26" E

POINT OF
BEGINNING

LOT 2

ESTATES

TRACT P

LOT 1

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|---------|--------|---------|-----------|--------|---------------|
| C1 | 59.93' | 249.00' | 13°47'21" | 59.78' | S 17°33'57" E |



SCALE: 1" = 40'



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EXHIBIT MAP (TRACT K)
STORMWATER EASEMENT

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

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 2 OF 2 |

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENTS

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF TRACT 'A' OF THE PLAT OF "BRENCHLEY ESTATES", CLACKAMAS COUNTY PLAT RECORDS, AS DESCRIBED IN 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, WITH SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT L – TEMPORARY CONSTRUCTION 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 74°10'12" WEST 40.41 FEET; THENCE NORTH 15°39'41" WEST 7.13 FEET TO THE NORTHERLY LINE OF SAID TRACT 'A'; THENCE ALONG SAID NORTHERLY LINE NORTH 79°14'27" EAST 40.81 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 11°28'54" EAST 3.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 216 SQUARE FEET (0.005 ACRES), MORE OR LESS.

TRACT N – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AT A POINT ON THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT 'A'; THENCE NORTH 73°56'55" 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 25°57'46" WEST 8.00 FEET; THENCE SOUTH 64°02'14" WEST 36.79 FEET; THENCE SOUTH 56°33'50" WEST 44.29 FEET; THENCE SOUTH 71°47'27" WEST 31.82 FEET; THENCE NORTH 77°47'15" WEST 43.95 FEET; THENCE SOUTH 73°56'55" WEST 10.46 FEET TO THE NORTHERLY LINE OF SAID TRACT 'A'; THENCE ALONG SAID NORTHERLY LINE SOUTH 54°28'10" WEST 23.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,435 SQUARE FEET (0.033 ACRES), MORE OR LESS.

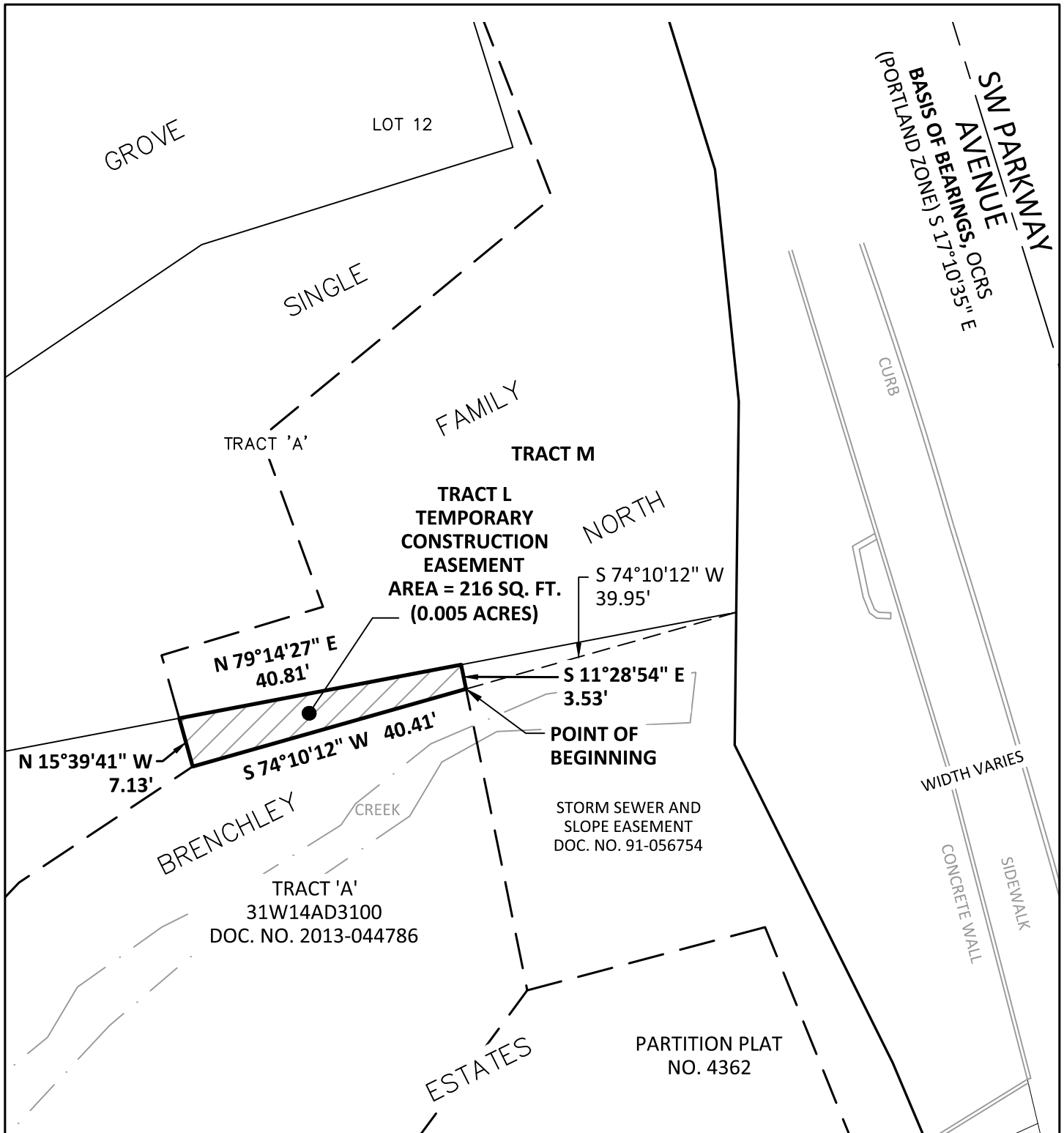
TRACT P – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 4 OF SAID PLAT OF "BRENCHLEY ESTATES", SAID POINT BEARS SOUTH 58°32'32" WEST 71.55 FEET FROM THE NORTHEASTERLY CORNER OF LOT 5 OF SAID PLAT; 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°58'02" WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A 173.99 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 11°37'51" (THE LONG CHORD OF WHICH BEARS SOUTH 34°50'53" EAST 35.26 FEET) AN ARC DISTANCE OF 35.32 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°20'12" WEST; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 39°09'26" EAST 72.45 FEET TO THE NORTHERLY LINE OF LOT 2 OF SAID PLAT; THENCE ALONG SAID NORTHERLY LINE NORTH 29°33'11" EAST 16.44 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT 2 AND THE NORTHERLY LINES OF LOT 3 AND LOT 4, NORTH 44°02'51" EAST 107.72 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT 4 NORTH 58°32'32" EAST 14.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,481 SQ. FT. (0.103 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 TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE PART THEREOF.

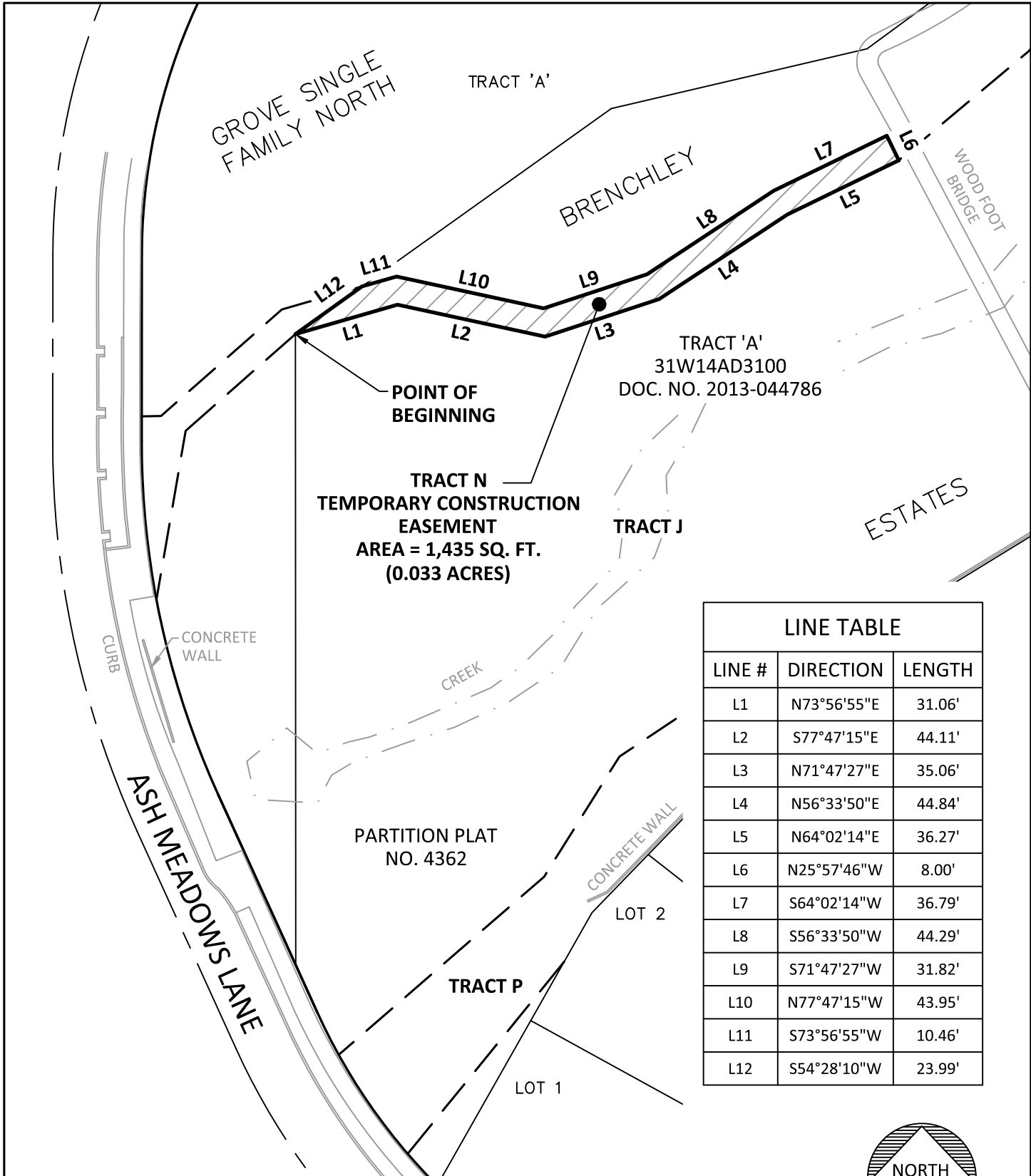


SCALE: 1" = 20'

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| EXHIBIT MAP (TRACT L) TEMPORARY CONSTRUCTION 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: 3 OF 5 |



| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | N73°56'55"E | 31.06' |
| L2 | S77°47'15"E | 44.11' |
| L3 | N71°47'27"E | 35.06' |
| L4 | N56°33'50"E | 44.84' |
| L5 | N64°02'14"E | 36.27' |
| L6 | N25°57'46"W | 8.00' |
| L7 | S64°02'14"W | 36.79' |
| L8 | S56°33'50"W | 44.29' |
| L9 | S71°47'27"W | 31.82' |
| L10 | N77°47'15"W | 43.95' |
| L11 | S73°56'55"W | 10.46' |
| L12 | S54°28'10"W | 23.99' |

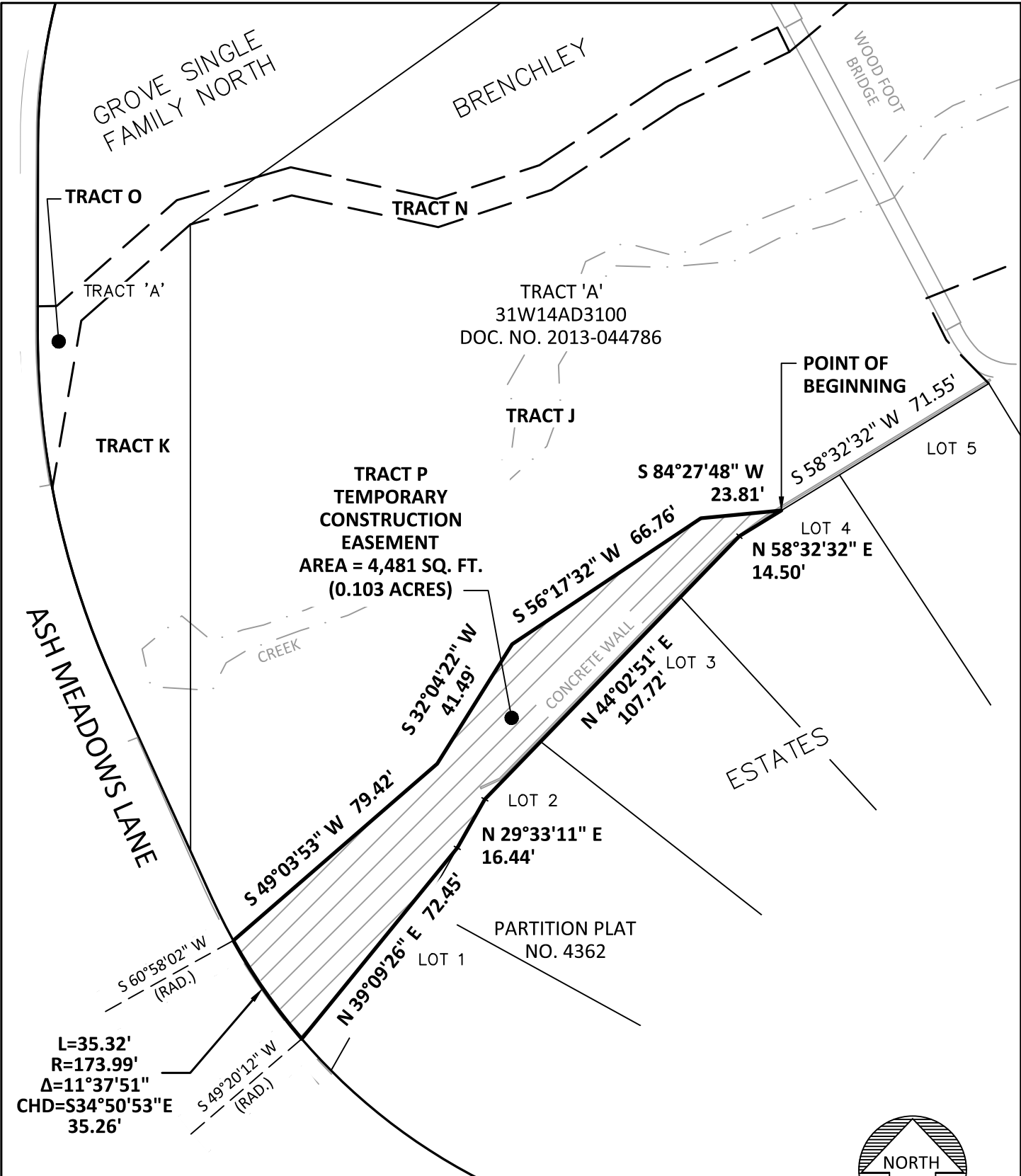


SCALE: 1" = 40'

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| EXHIBIT MAP (TRACT N) TEMPORARY CONSTRUCTION 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 |



SCALE: 1" = 40'



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| EXHIBIT MAP (TRACT P) TEMPORARY CONSTRUCTION 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: 5 OF 5 |

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENTS

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF TRACT 'A' OF THE PLAT OF "GROVE SINGLE FAMILY NORTH", CLACKAMAS COUNTY PLAT RECORDS, AS DESCRIBED IN STATUTORY SPECIAL WARRANTY DEED TO LENNAR NORTHWEST INC., A DELAWARE CORPORATION, IN DOCUMENT NUMBER 2014-044701, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT M – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID TRACT 'A' AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE; THENCE ALONG SAID SOUTHERLY LINE SOUTH 79°14'27" WEST 80.65 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 15°39'41" WEST 9.30 FEET; THENCE NORTH 73°16'59" EAST 23.97 FEET; THENCE NORTH 20°01'59" WEST 25.65 FEET; THENCE NORTH 50°29'28" EAST 53.60 FEET; THENCE NORTH 21°08'06" WEST 33.28 FEET; THENCE NORTH 72°49'25" EAST 25.63 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 17°08'49" EAST 36.26 FEET; THENCE SOUTH 05°53'38" EAST 33.12 FEET; THENCE SOUTH 00°41'37" WEST 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,598 SQUARE FEET (0.106 ACRES), MORE OR LESS.

TRACT O – TEMPORARY CONSTRUCTION EASEMENT

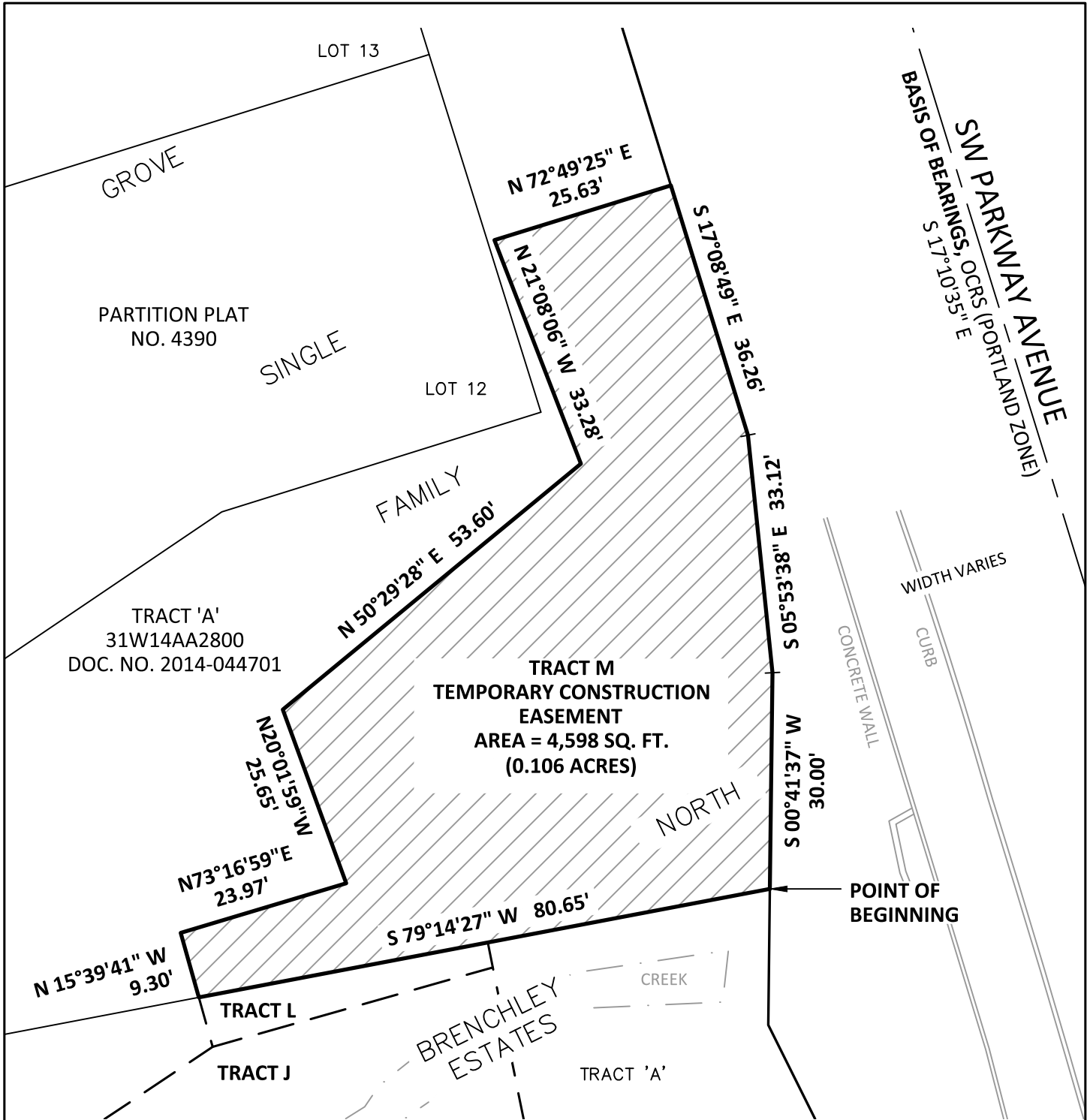
BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF TRACT 'A' OF "BRENCHLEY ESTATES", CLACKAMAS COUNTY PLAT RECORDS, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT 'A' OF THE PLAT OF "GROVE SINGLE FAMILY NORTH", CLACKAMAS COUNTY PLAT RECORDS; THENCE SOUTH 48°35'55" WEST 42.75 FEET; THENCE SOUTH 09°47'57" WEST 50.08 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 79°19'44" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 249.00' RADIUS CURVE CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 10°43'25" (THE LONG CHORD OF WHICH BEARS NORTH 05°18'34" WEST 46.54 FEET) AN ARC DISTANCE OF 46.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°03'09" EAST 7.23 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 88°58'51" EAST 5.63 FEET; THENCE NORTH 48°35'55" EAST 47.09 FEET; THENCE NORTH 73°56'55" EAST 24.42 FEET TO SAID SOUTHERLY LINE OF SAID TRACT 'A'; THENCE ALONG SAID SOUTHERLY LINE SOUTH 54°28'10" WEST 23.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 853 SQUARE FEET (0.020 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 TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE
PART THEREOF.

DRAFT



SCALE: 1" = 20'



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| EXHIBIT MAP (TRACT M) TEMPORARY CONSTRUCTION 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: 3 OF 4 |

TRACT 'A'
31W14AA2800
DOC. NO. 2014-044701

TRACT O
TEMPORARY CONSTRUCTION
EASEMENT
AREA = 853 SQ. FT.
(0.020 ACRES)

GROVE SINGLE
FAMILY NORTH

BRENCHLEY

TRACT N

TRACT 'A'

POINT OF
BEGINNING

PARTITION PLAT
NO. 4362

TRACT J

ESTATES

TRACT K

CURB

L3

L4

L3

C1

L4

L1

L2

L6

L7

S 79°19'44" W
(RAD.)

CONCRETE
WALL

ASH MEADOWS LANE

CREEK

LINE TABLE

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L1 | S48°35'55"W | 42.75' |
| L2 | S09°47'57"W | 50.08' |
| L3 | N00°03'09"E | 7.23' |
| L4 | N88°58'51"E | 5.63' |
| L5 | N48°35'55"E | 47.09' |
| L6 | N73°56'55"E | 24.42' |
| L7 | S54°28'10"W | 23.99' |

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|---------|--------|---------|-----------|--------|---------------|
| C1 | 46.60' | 249.00' | 10°43'25" | 46.54' | N 05°18'34" W |



SCALE: 1" = 40'

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111 SW Fifth Ave., Suite 2400
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O: 503.227.3251
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EXHIBIT MAP (TRACT O)
TEMPORARY CONSTRUCTION EASEMENT

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

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 4 OF 4 |

EXHIBIT A
STORMWATER EASEMENT
JOB NO. 2300398
6 DECEMBER 2024

LEGAL DESCRIPTION

A TRACT OF LAND, BEING A PORTION OF LOT 1 OF THE PLAT OF "BRENCHLEY ESTATES NORTH", CLACKAMAS COUNTY PLAT RECORDS AS DESCRIBED IN DEEDS TO JSP TERRENE LLC, AN OREGON LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2015-059108 AND DOCUMENT NUMBER 2020-009470, TO CSG TERRENE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2020-009469 AND DOCUMENT NUMBER 2020-009470, AND TO TC TERRENE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2020-009469, 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 Q – STORMWATER EASEMENT

BEGINNING AT A POINT THAT BEARS NORTH 34°02'37" EAST 416.02 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 38°12'37" WEST 30.92 FEET; THENCE SOUTH 24°17'55" EAST 41.50 FEET; THENCE NORTH 78°23'40" EAST 44.33 FEET; THENCE NORTH 57°16'22" EAST 25.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 24°27'37" WEST 13.21 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 301.00 FOOT RADIUS CURVE , CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 13°27'22" (THE LONG CHORD OF WHICH BEARS NORTH 17°43'56" WEST 70.53 FEET) AN ARC DISTANCE OF 70.69 FEET TO A POINT OF NON-TANGENCY, A RAIDIAL LINE THROUGH SAID POINT BEARS SOUTH 78°59'45" WEST; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 68°41'59" WEST 19.70 FEET; THENCE SOUTH 28°30'18" WEST 37.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,834 SQUARE FEET (0.111 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

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

BRENCHLEY

LOT 1
31W14A0201
DOC. NOS.
2015-059108
2020-009469
2020-009470

POINT OF BEGINNING

S 68°41'59" W
19.70'

S 78°59'45" W
(RAD.)

L=70.69'
R=301.00'
Δ=13°27'22"
CHD=N17°43'56"W
70.53'

ASH MEADOWS LANE

TRACT Q
STORMWATER EASEMENT
AREA = 4,834 SQ. FT.
(0.111 ACRES)

TRACT R

ESTATES

S 38°12'37" W 30.92'

S 24°17'55" E 41.50'

N 78°23'40" E 44.33'

N 57°16'22" E
25.86'

N 24°27'37" W
13.21'

SOUTHWEST
CORNER OF LOT 1,
"BRENCHLEY
ESTATES NORTH"

NORTH



SCALE: 1" = 20'

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EXHIBIT MAP (TRACT Q)
STORMWATER EASEMENT

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

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 2 OF 2 |

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

A TRACT OF LAND, BEING A PORTION OF LOT 1 OF THE PLAT OF "BRENCHLEY ESTATES NORTH", CLACKAMAS COUNTY PLAT RECORDS AS DESCRIBED IN DEEDS TO JSP TERRENE LLC, AN OREGON LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2015-059108 AND DOCUMENT NUMBER 2020-009470, TO CSG TERRENE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2020-009469 AND DOCUMENT NUMBER 2020-009470, AND TO TC TERRENE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2020-009469, 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 R – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AT A POINT THAT BEARS NORTH 34°02'37" EAST 416.02 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 38°12'37" WEST 30.92 FEET; THENCE SOUTH 24°17'55" EAST 41.50 FEET; THENCE NORTH 78°23'40" EAST 44.33 FEET; THENCE NORTH 57°16'22" EAST 25.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 24°27'37" EAST 10.43 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 73°08'23" WEST 119.78 FEET; THENCE NORTH 26°06'14" WEST 51.45 FEET; THENCE NORTH 61°55'20" EAST 79.13 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,436 SQUARE FEET (0.079 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

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

BRENCHLEY

LOT 1
31W14A0201
DOC. NOS.
2015-059108
2020-009469
2020-009470

POINT OF BEGINNING

SIDEWALK
CURB 26'

ASH MEADOWS LANE

26'

TRACT Q

ESTATES

N 61°55'20" E 79.13'

S 38°12'37" W
30.92'

N 57°16'22" E
25.86'

S 24°27'37" E
10.43'

N 26°06'14" W 51.45'

N 34°02'37" E 416.02'

S 24°17'55" E 41.50'

N 78°23'40" E 44.33'

S 73°08'23" W 119.78'

TRACT R
TEMPORARY
CONSTRUCTION
EASEMENT
AREA = 3,436 SQ. FT.
(0.079 ACRES)

NORTH

SOUTHWEST
CORNER OF LOT 1,
"BRENCHLEY
ESTATES NORTH"



SCALE: 1" = 20'



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| | |
|---------------------------------------------------------------------------------------------------------------|-----------------------|
| EXHIBIT MAP (TRACT R) TEMPORARY CONSTRUCTION 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: 2 OF 2 |