

EXHIBIT A

TRACT 'A'

JOB NO. 2300398

16 OCTOBER 2025

LEGAL DESCRIPTION

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

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

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

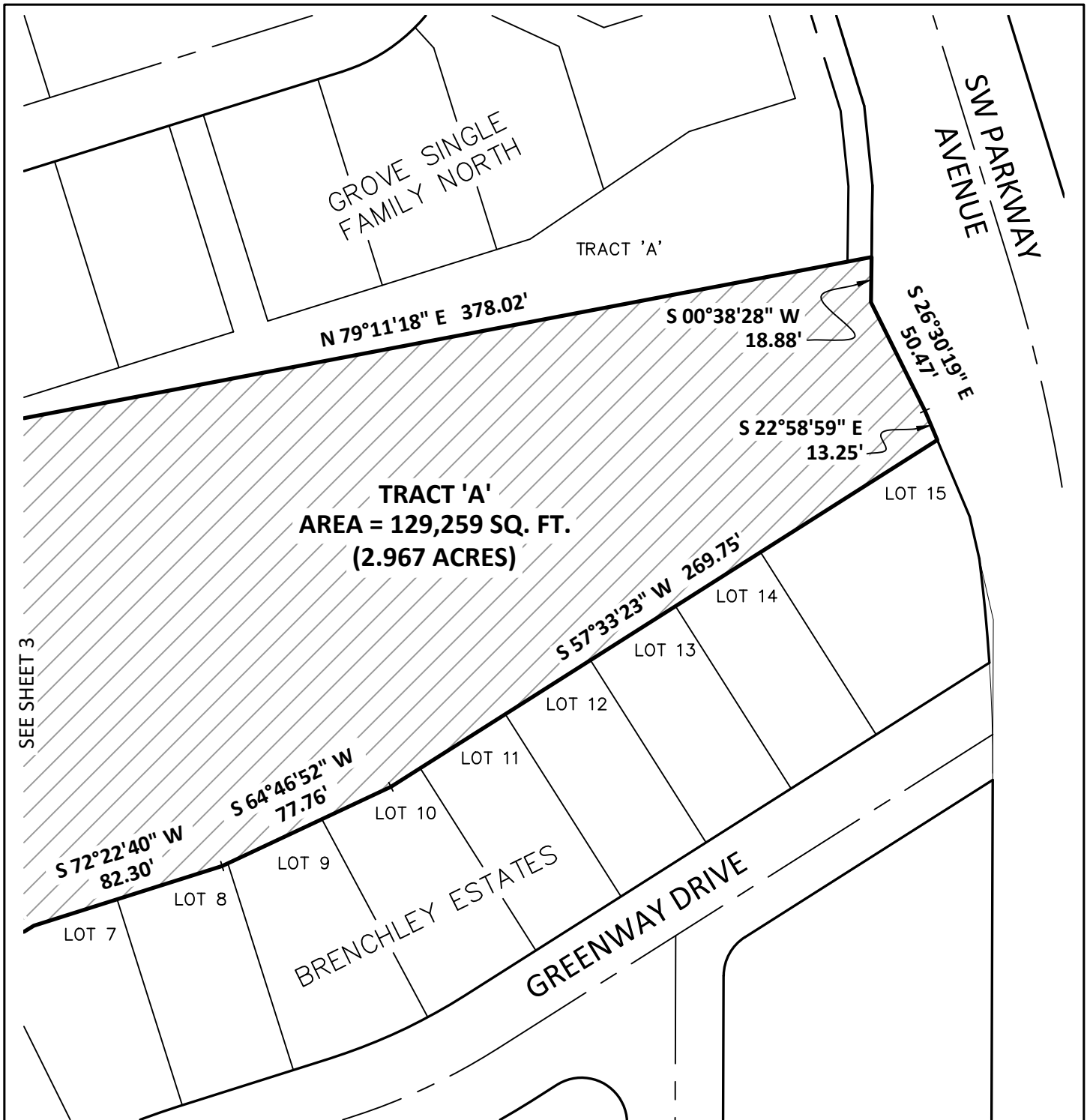
THE PARCEL OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

OREGON
MAY 13, 2014
JOHN ROBERT DAVIS
88694

RENEWAL 12/31/2025



kpff

111 SW Fifth Ave., Suite 2400
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EXHIBIT MAP TRACT 'A'	DATE: 16 OCTOBER 2025
	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 3

ASH MEADOWS LANE

GROVE SINGLE
FAMILY NORTH

TRACT 'A'

N 76°47'24" E
76.75'

N 53°34'51" E 91.26'

N 54°25'01" E
60.71'

N 79°11'18" E
378.02'

N 17°55'21" E
46.88'

N 54°25'01" E 113.43'

N 00°05'12" W 184.43'

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

S 72°22'40" W
82.30'

S 58°29'23" W 87.40'

LOT 7

S 31°30'37" E
87.50'

LOT 5

N 31°30'37" W
87.50'

LOT 4

S 58°29'23" W 86.05'

LOT 3

S 43°59'42" W 107.72'

LOT 2

S 29°30'02" W
91.73'

LOT 1

POINT OF
BEGINNING

BRENCHLEY ESTATES

GREENWAY DRIVE

N 24°30'46" W
15.21'

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



SCALE: 1" = 60'

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EXHIBIT MAP
TRACT 'A'

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

DATE:	16 OCTOBER 2025
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PROJECT NO.	2300398
SHEET:	3 OF 3