

EXHIBIT A
LEGAL DESCRIPTION for ZONE CHANGE
May 17, 2022 (Otak #20015)

Those properties described in Statutory Warranty Deed to Marchil Investments, LLC recorded February 6, 2006 as Document No. 2006-011023, in Quitclaim Deed to Donnie L. Martin recorded November 5, 2021 as Document No. 2021-098893, and in Statutory Bargain and Sale Deed to Douglas E. George and Colleen R. George, Trustees, recorded September 8, 2020 as Document No. 2020-073265, all of Clackamas County Records, in the southeast quarter of Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap marked "PIONEER DESIGN" found at the northwest corner of MORGAN FARM NO. 2, Plat No. 4610, Clackamas County Records which bears North 01°40'13" East along the east line of the southeast quarter of said section a distance of 858.59 feet, and North 88°36'41" West along the north line of said MORGAN FARM NO. 2 and the easterly extension thereof a distance of 3212.90 feet from the southeast corner of said section, said POINT OF BEGINNING being the southwest corner of said Marchil Investments property;

thence along the east lines of those properties described in deeds to William Z. Spring recorded June 1, 1985 recorded as Document No. 1985-019621, and to Jonathan A. and Laurie E. Clarke recorded June 2, 2015, as Document No. 2015-033122, both of Clackamas County Records, North 05°28'14" West a distance of 173.82 feet to a 2 inch by 2 inch H-beam survey monument found at an angle point in the east lines of said Document No. 2015-033122 property;

thence along the east line of said Clarke property, North 12°48'33" East a distance of 31.08 feet to a 5/8 inch iron rod found at the southeast corner of Partition Plat No. 1998-137, Clackamas County Records

thence along the east line of said Partition Plat, North 13°45'33" East a distance of 184.36 feet to a 5/8 inch iron rod with red plastic cap marked "CENTERLINE CONCEPTS" found at the southeast corner of Tract E, COPPER CREEK, Plat No. 4357, Clackamas County Records;

thence along the east lines of said Tract E through the following two courses:
North 13°21'42" East a distance of 219.83 feet to a 5/8 inch iron rod with yellow plastic cap marked "DE HASS ASSOC. INC.",
and North 62°40'55" East a distance of 165.32 feet to a 5/8 inch iron rod with yellow plastic cap marked "DE HASS ASSOC. INC." found at an angle point in the east lines of said Tract E;

thence along the east lines of said Tract E, of that property described deed to the City of Wilsonville recorded March 7, 1997 as Document No. 97-016880, Clackamas County Records, and of Tract R of CANYON CREEK MEADOWS recorded in Book 108, Page 16, Clackamas County Plat Records, North 50°52'05" East a distance of 278.16 feet to a point on the south right of way line of 33.00 foot wide S.W. Frog Pond Lane (County Road No. 2362) at the westerly terminus thereof;

thence along said south right of way line, South 88°35'30" East a distance of 246.90 feet to the northeast corner of that property described in Quitclaim Deed to Donnie L. Martin recorded November 5, 2021 as Document No. 2021-098893, Clackamas County Records;

thence along the southeast line of said Martin property, South 46°32'22" West a distance of 36.85 feet to the southwest corner of said Martin property and a point on the west line of that property described in Statutory Bargain and Sale Deed to P.J. O'Hogan and Sharon L. O'Hogan, Trustees, recorded June 30, 2003 as Document No. 2003-083133, Clackamas County Records;

thence along said west line, South 01°40'13" West a distance of 832.25 feet to a point on the north line of said MORGAN FARMS NO. 2 referenced by a 5/8 inch iron rod with no cap found North 51°42'34" East a distance of 0.07 feet of said point;

thence along said north line, North 88°36'41" West a distance of 643.63 feet to the POINT OF BEGINNING.

Contains 10.935 acres, more or less.

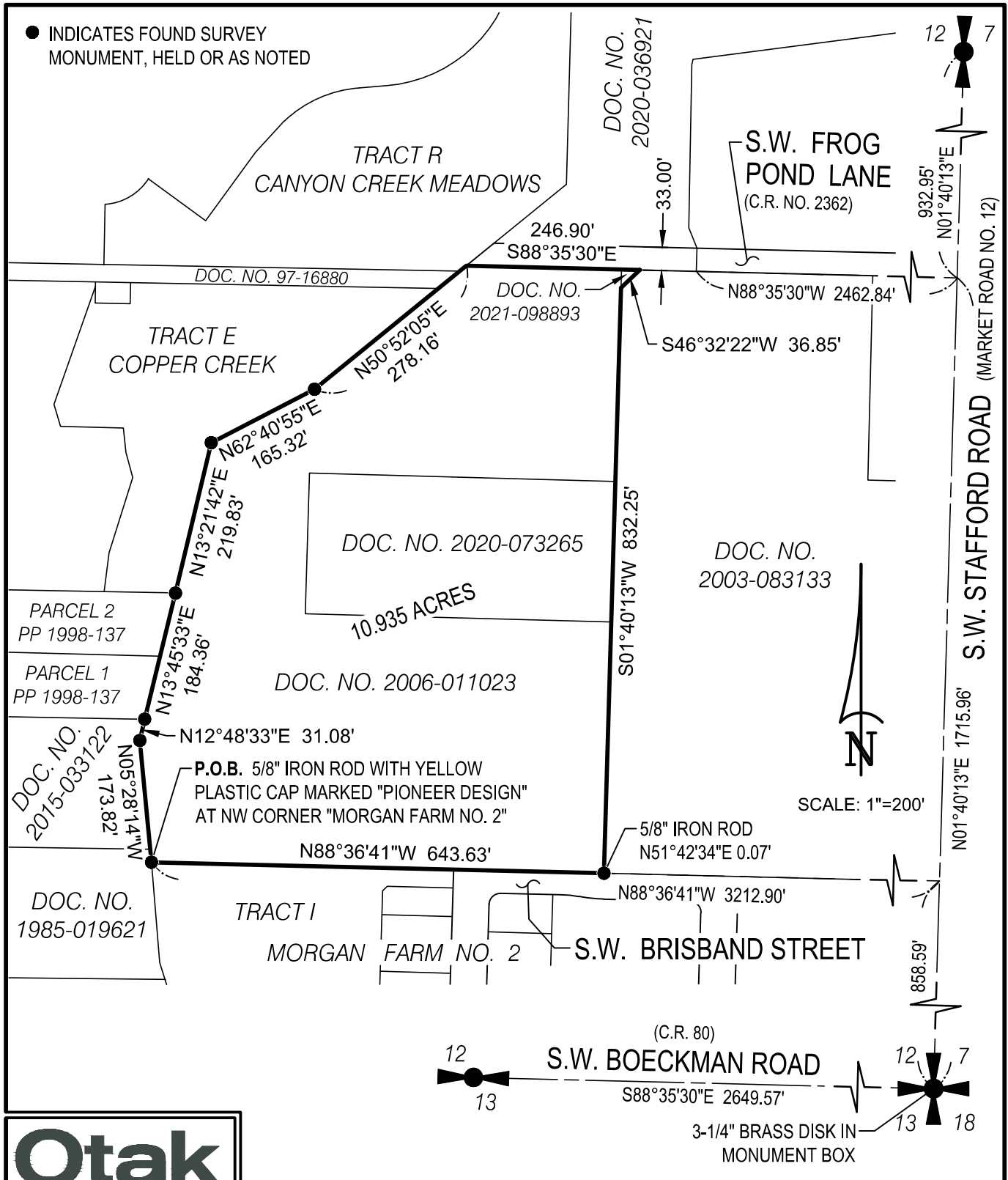
REGISTERED
PROFESSIONAL
LAND SURVEYOR

2022.05.17
11:24:18-07'00'

OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS

RENEWS: JUNE 30, 2024

● INDICATES FOUND SURVEY
MONUMENT, HELD OR AS NOTED



Otak

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ZONE CHANGE, MARTIN, MARCHIL & GEORGE PROPERTIES
IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1
WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

MAY 17, 2022