

**Resolution No. 3036**

**Group 1 BRCP Property Acquisitions Summary**

Parcel #	Owner	Tax Map and Lot	Parcel #	Acquisition Type	Approx. Area, sf
1	Community of Hope Church	3 1 W 12DD 00300	1	ROW	409
			2	PUE	721
			3	Access	993
			4	TCE	1160
2	Community of Hope Church	3 1 W 12DD 05900	1	TCE	25
7	Stafford Meadows Homeowners Assn.	3 1 W 12DD 05400	1	TCE	4917
9	West Linn-Wilsonville School District	3 1 W 12DC 04500	1	ROW	5074
			2	PUE	4832
26	Arbor Crossing Homeowners Assn.	3 1 W 13AB 15612	1	TCE	4717

# CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT RIGHT OF WAY REQUEST - PACKAGE 1



WILSONVILLE  
OREGON

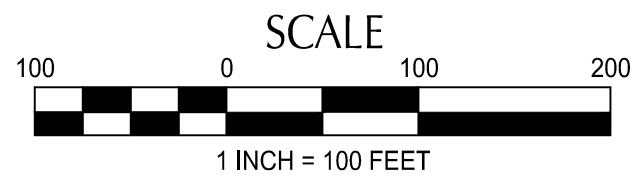
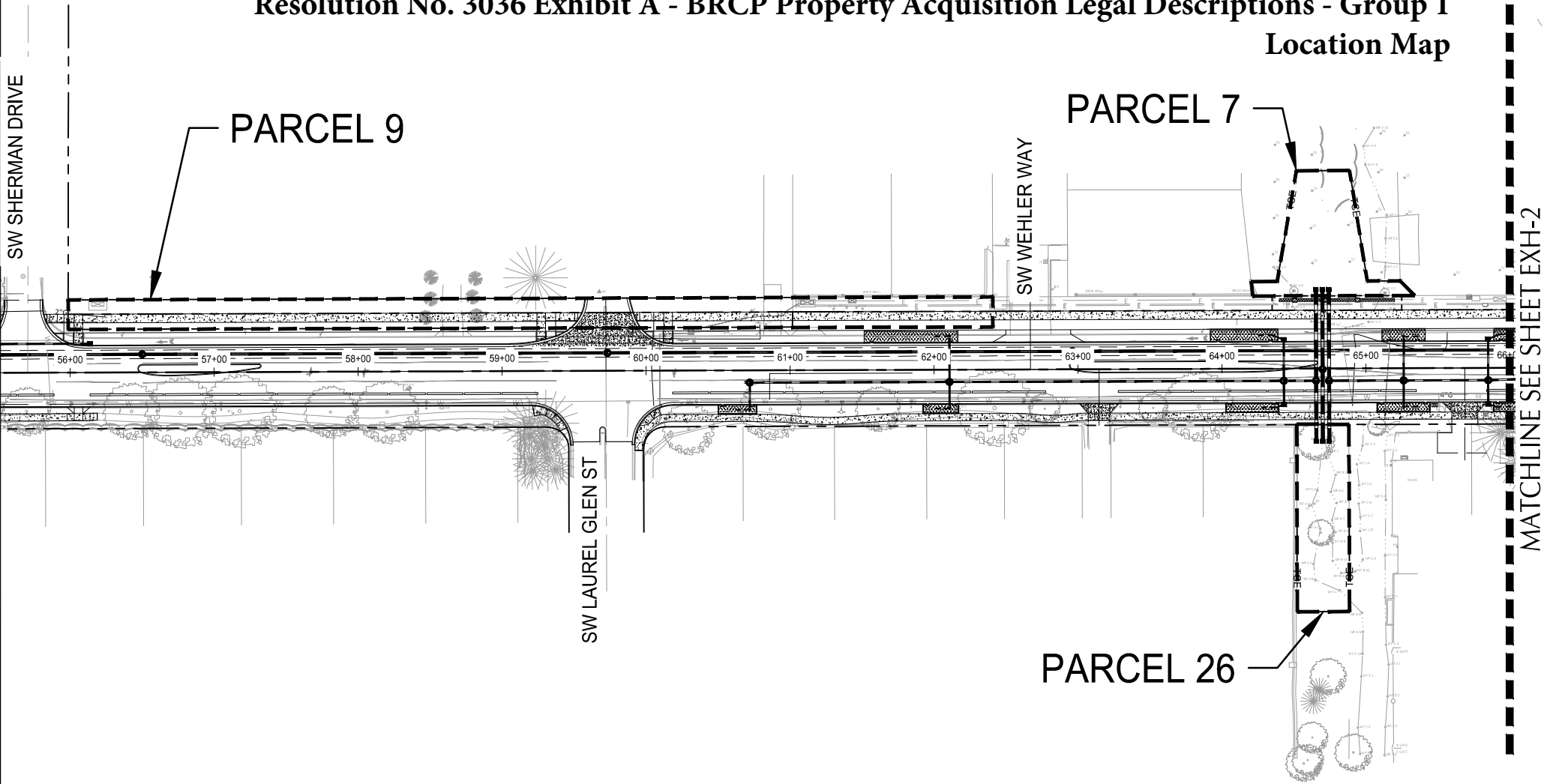


TAPANI | SUNDT  
IN ASSOCIATION WITH KPFF



111 SW Fifth Ave., Suite 2600  
Portland, OR 97204  
O: 503.542.3860  
F: 503.274.1681  
www.kpff.com

## Resolution No. 3036 Exhibit A - BRCP Property Acquisition Legal Descriptions - Group 1 Location Map



SHEET NO.  
**EXH-1**

# CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT RIGHT OF WAY REQUEST - PACKAGE 1



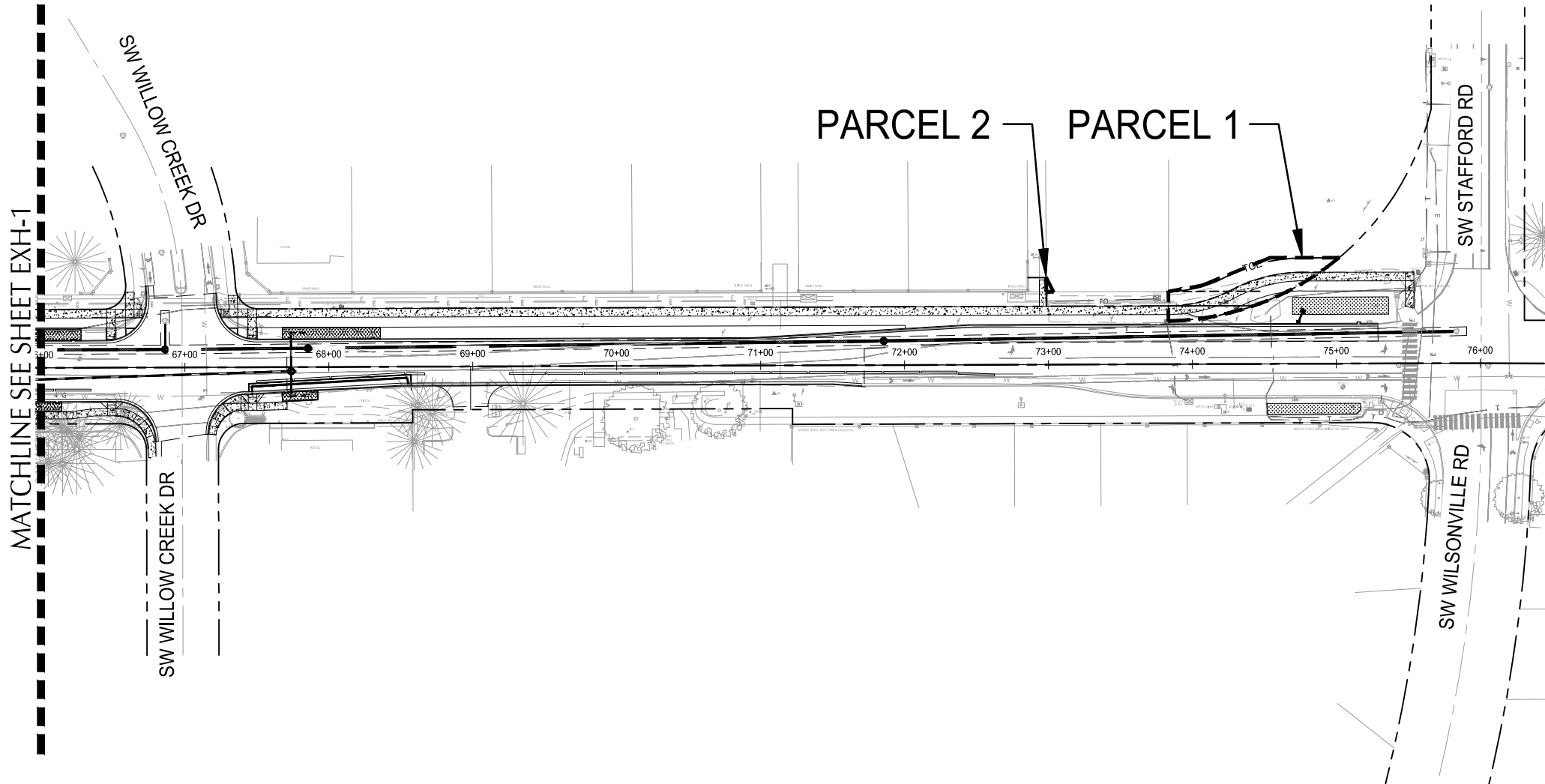
WILSONVILLE  
OREGON



TAPANISUNDT  
IN ASSOCIATION WITH KPFF



111 SW Fifth Ave., Suite 2600  
Portland, OR 97204  
O: 503.542.3860  
F: 503.274.4681  
www.kpff.com

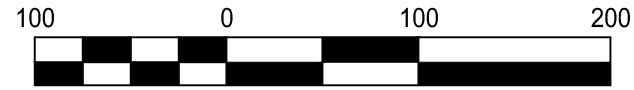


MATCHLINE SEE SHEET EXH-1

PARCEL 2

PARCEL 1

SCALE



1 INCH = 100 FEET

SHEET NO.

EXH-2

EXHIBIT "A"

Parcel 1

BOECKMAN ROAD (CR 80)  
PROJECT NO. 2200028  
FILE NO. XX  
20 JANUARY 2023

TAXMAP: 31W12DD  
TAXLOT: 00300

FOUR PARCELS OF LAND, BEING A PORTION OF PARCEL 1 "PARTITION PLAT NO. 2019-39", CLACKAMAS COUNTY PLAT RECORDS AS DESCRIBED IN DEED TO COMMUNITY OF HOPE, E.L.C.A., AN OREGON NON-PROFIT CORPORATION IN DOCUMENT NUMBER 99-094345, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCELS BEING THAT PORTION OF SAID HOPE TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

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

**PARCEL 1 – RIGHT-OF-WAY DEDICATION**

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		75+05.00	40.50

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

CONTAINING 409 SQUARE FEET (0.009 ACRES), MORE OR LESS.

**PARCEL 2 – PUBLIC UTILITY EASEMENT**

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		75+05.00	50.50

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

CONTAINING 721 SQUARE FEET (0.016 ACRES), MORE OR LESS.

**PARCEL 3 – ACCESS EASEMENT**

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		73+83.60	40.50
73+83.60		74+10.14	40.50 IN A STRAIGHT LINE TO 45.13
74+10.14		74+55.88	45.13 IN A STRAIGHT LINE TO 63.70
74+55.88		75+05.00	63.70

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

CONTAINING 993 SQUARE FEET (0.023 ACRES), MORE OR LESS.

**PARCEL 4 – TEMPORARY CONSTRUCTION EASEMENT**

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		73+83.60	50.50
73+83.60		74+07.35	50.50 IN A STRAIGHT LINE TO 54.79
74+07.35		74+53.93	54.79 IN A STRAIGHT LINE TO 73.70
74+53.93		75+05.00	73.70

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

CONTAINING 1,160 SQUARE FEET (0.027 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

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

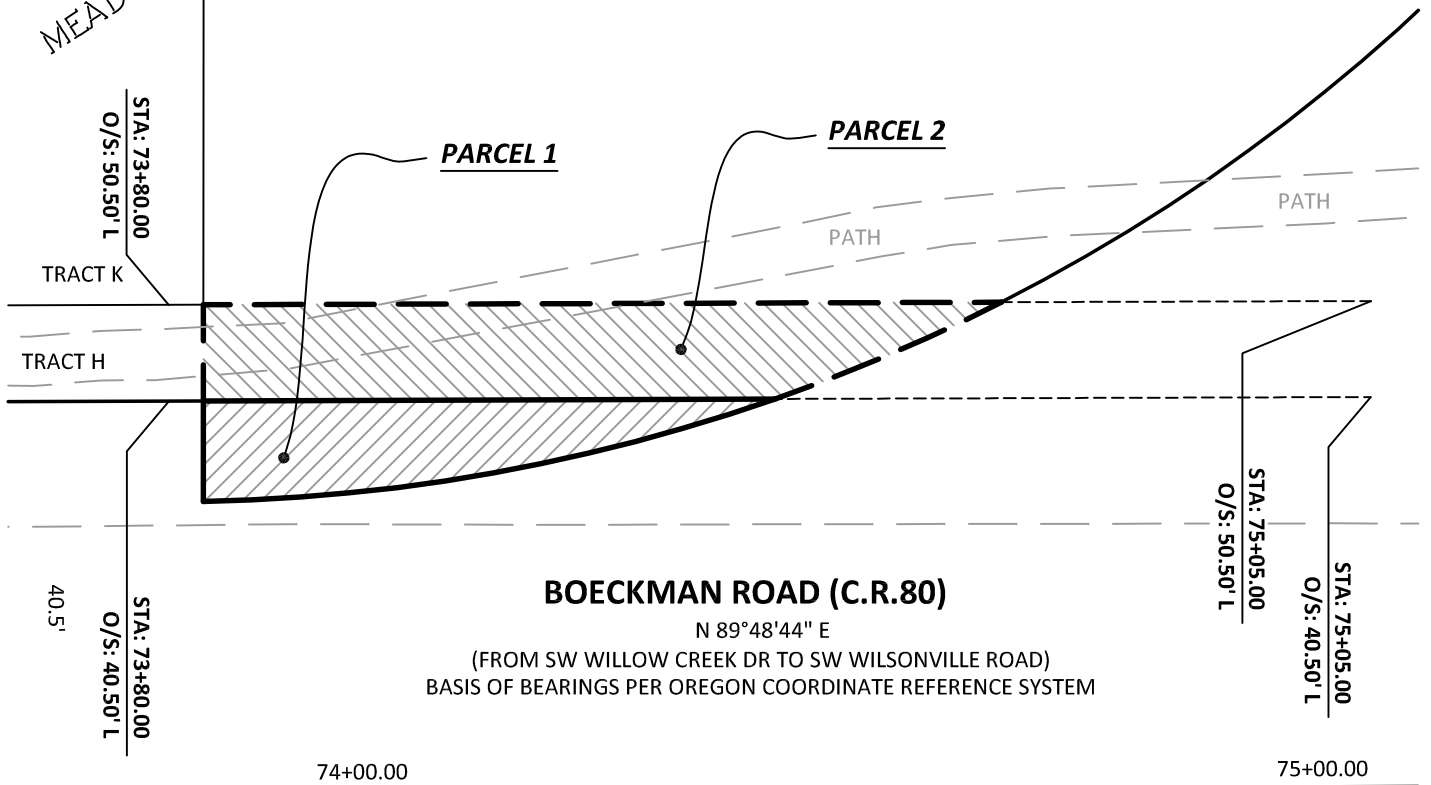
STAFFORD

PP 2019-39

-  PARCEL 1 - RIGHT-OF-WAY DEDICATION  
409 SQ. FT. +/-
-  PARCEL 2 - PUBLIC UTILITY EASEMENT  
721 SQ. FT. +/-

PARCEL 1  
31W12DD00300  
27817 SW STAFFORD RD  
DOC. NO. 99-094345  
FILE NO. XX

MEADOWS

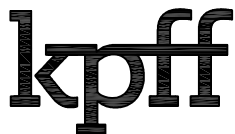


**BOECKMAN ROAD (C.R. 80)**

N 89°48'44" E  
(FROM SW WILLOW CREEK DR TO SW WILSONVILLE ROAD)  
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM



SCALE: 1" = 20'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<b>EXHIBIT 'B'</b> RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 20 JANUARY 2023
	DRAWN BY: CH
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 3 OF 4

STAFFORD

MEADOWS

PP 2019-39

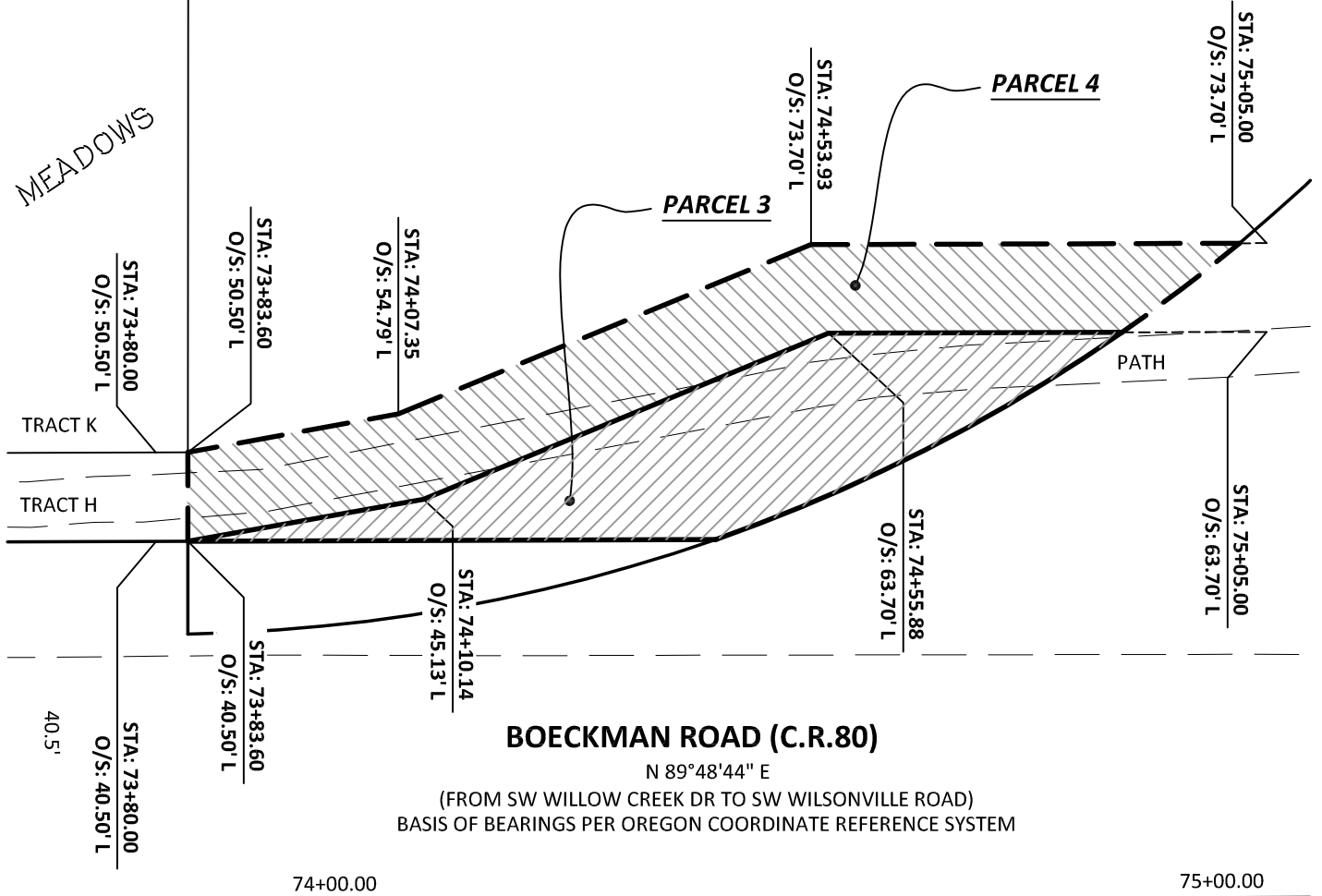


PARCEL 3 - ACCESS EASEMENT  
993 SQ. FT. +/-

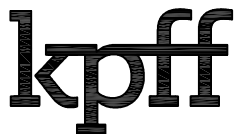


PARCEL 4 - TEMPORARY CONSTRUCTION EASEMENT  
1,160 SQ. FT. +/-

PARCEL 1  
31W12DD00300  
27817 SW STAFFORD RD  
DOC. NO. 99-094345  
FILE NO. XX



SCALE: 1" = 20'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
www.kpff.com

<b>EXHIBIT 'B'</b> ACCESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 4 OF 4

EXHIBIT "A"

BOECKMAN ROAD (CR 80)  
PROJECT NO. 2200028  
FILE NO. XX  
20 JANUARY 2023

TAXMAP: 31W12DD  
TAXLOT: 05900

A PARCEL OF LAND, BEING A PORTION OF TRACT K "STAFFORD MEADOWS", CLACKAMAS COUNTY PLAT RECORDS AS DESCRIBED IN DEED TO COMMUNITY OF HOPE, E.L.C.A., AN OREGON NON-PROFIT CORPORATION IN DOCUMENT NUMBER 2019-026278, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID HOPE TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

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

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
72+96.09		73+06.14	65.50 IN A STRAIGHT LINE TO 45.50

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

CONTAINING 25 SQUARE FEET (0.001 ACRES), MORE OR LESS.


THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

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



STAFFORD

PP 2019-39

 PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT  
25 SQ. FT. +/-

TRACT K  
31W12DD05900  
DOC. NO. 2019-026278  
FILE NO. XX

PARCEL 1  
31W12DD00300  
27817 SW STAFFORD RD  
DOC. NO. 99-094345  
FILE NO. XX

TRACT J

PATH

PARCEL 1

MEADOWS

WALL

TRACT H

PATH

STA: 72+96.09  
O/S: 65.50' L

STA: 73+06.14  
O/S: 45.50' L

40.5'

**BOECKMAN ROAD (C.R.80)**

N 89°48'44" E

(FROM SW WILLOW CREEK DR TO SW WILSONVILLE ROAD)  
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

73+00.00

74+00.00



SCALE: 1" = 20'

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<b>EXHIBIT 'B'</b> TEMPORARY CONSTRUCTION EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

**EXHIBIT "A"**

BOECKMAN ROAD (CR 80)  
 PROJECT NO. 2200028  
 FILE NO. XX  
 20 JANUARY 2023

TAXMAP: 31W12DD  
 TAXLOT: 05400

A PARCEL OF LAND, BEING A PORTION OF TRACT F "STAFFORD MEADOWS", CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRACT F, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

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

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
64+10.00		64+38.50	60.50
64+38.50		64+52.15	60.50 IN A STRAIGHT LINE TO 137.50
64+52.15		64+89.06	137.50
64+89.06		65+01.15	137.50 IN A STRAIGHT LINE TO 60.63
65+01.15		65+40.00	60.63

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

CONTAINING 4,917 SQUARE FEET (0.113 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

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

TRACT F  
31W12DD05400  
FILE NO. XX

STAFFORD

STA: 64+52.15  
O/S: 137.50' L

STA: 64+89.06  
O/S: 137.50' L

MEADOWS

TRACT G  
31W12DD05500

STA: 64+38.50  
O/S: 60.50' L

STA: 65+01.15  
O/S: 60.63' L

**PARCEL 1**

BRICK WALL

STA: 64+10.00  
O/S: 60.50' L

TRACT E

STA: 65+40.00  
O/S: 60.63' L



PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT  
4,917 SQ. FT. +/-

40.5'

65+00.00

**BOECKMAN ROAD (C.R.80)**

N 89°48'44" E

(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)  
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM



SCALE: 1" = 20'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<b>EXHIBIT 'B'</b> TEMPORARY CONSTRUCTION EASEMENT SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 20 JANUARY 2023
	DRAWN BY: CH
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

**EXHIBIT "A"**

**Parcel 9**

BOECKMAN ROAD (CR 80)  
 PROJECT NO. 2200028  
 FILE NO. XX  
 20 JANUARY 2023

TAXMAP: 31W12DC  
 TAXLOT: 04500

TWO PARCELS OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CLACKAMAS COUNTY SCHOOL DISTRICT 3, WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT IN DOCUMENT NUMBER 99-052396, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCELS BEING THAT PORTION OF SAID SCHOOL DISTRICT TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

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

**PARCEL 1 – RIGHT-OF-WAY DEDICATION**

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
55+88.00		60+90.00	40.50

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

CONTAINING 5,074 SQUARE FEET (0.116 ACRES), MORE OR LESS.

**PARCEL 2 – PUBLIC UTILITY EASEMENT**

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

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

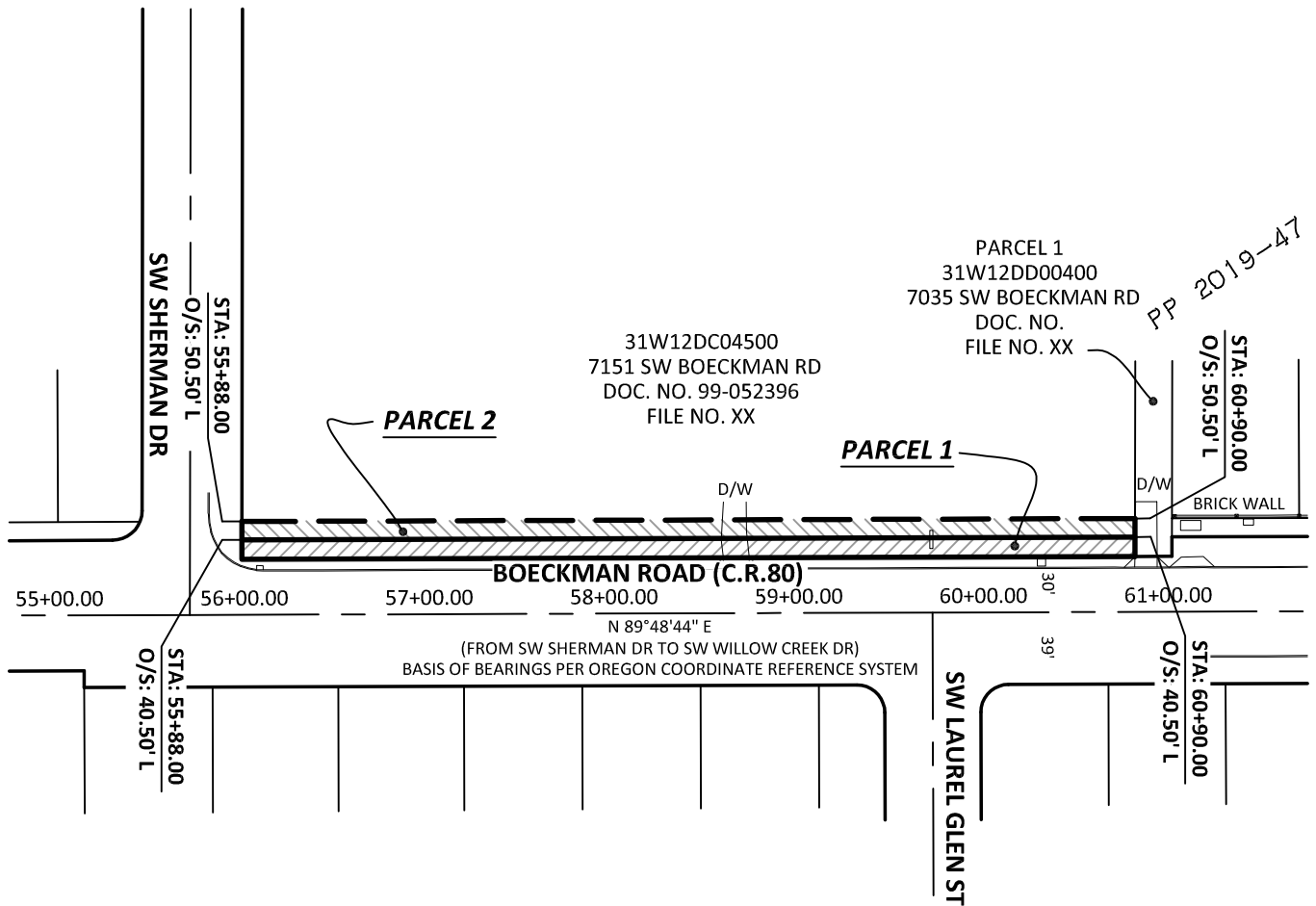
<u>STATION</u>	TO	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
55+88.00		60+90.00	50.50

**EXCEPTING THEREFROM** THAT PORTION LYING WITHIN THE ABOVE DESCRIBED PARCEL 1.

CONTAINING 4,832 SQUARE FEET (0.111 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

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



**PARCEL 2**

**PARCEL 1**

PARCEL 1  
31W12DD00400  
7035 SW BOECKMAN RD  
DOC. NO. XX  
FILE NO. XX

31W12DC04500  
7151 SW BOECKMAN RD  
DOC. NO. 99-052396  
FILE NO. XX

PP 2019-47

**BOECKMAN ROAD (C.R. 80)**

N 89°48'44" E  
(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)  
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

- PARCEL 1 - RIGHT-OF-WAY DEDICATION  
5,074 SQ. FT. +/-
- PARCEL 2 - PUBLIC UTILITY EASEMENT  
4,832 SQ. FT. +/-



SCALE: 1" = 100'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<b>EXHIBIT 'B'</b> RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 3 OF 3

**EXHIBIT "A"**

BOECKMAN ROAD (CR 80)  
 PROJECT NO. 2200028  
 FILE NO. XX  
 20 JANUARY 2023

TAXMAP: 31W13AB  
 TAXLOT: 15612

A PARCEL OF LAND, BEING A PORTION OF TRACT I "ARBOR CROSSING NO. 2", CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRACT I, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

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

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

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

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

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
64+45.00		64+95.00	169.00

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

CONTAINING 4,717 SQUARE FEET (0.108 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

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

64+00.00

65+00.00

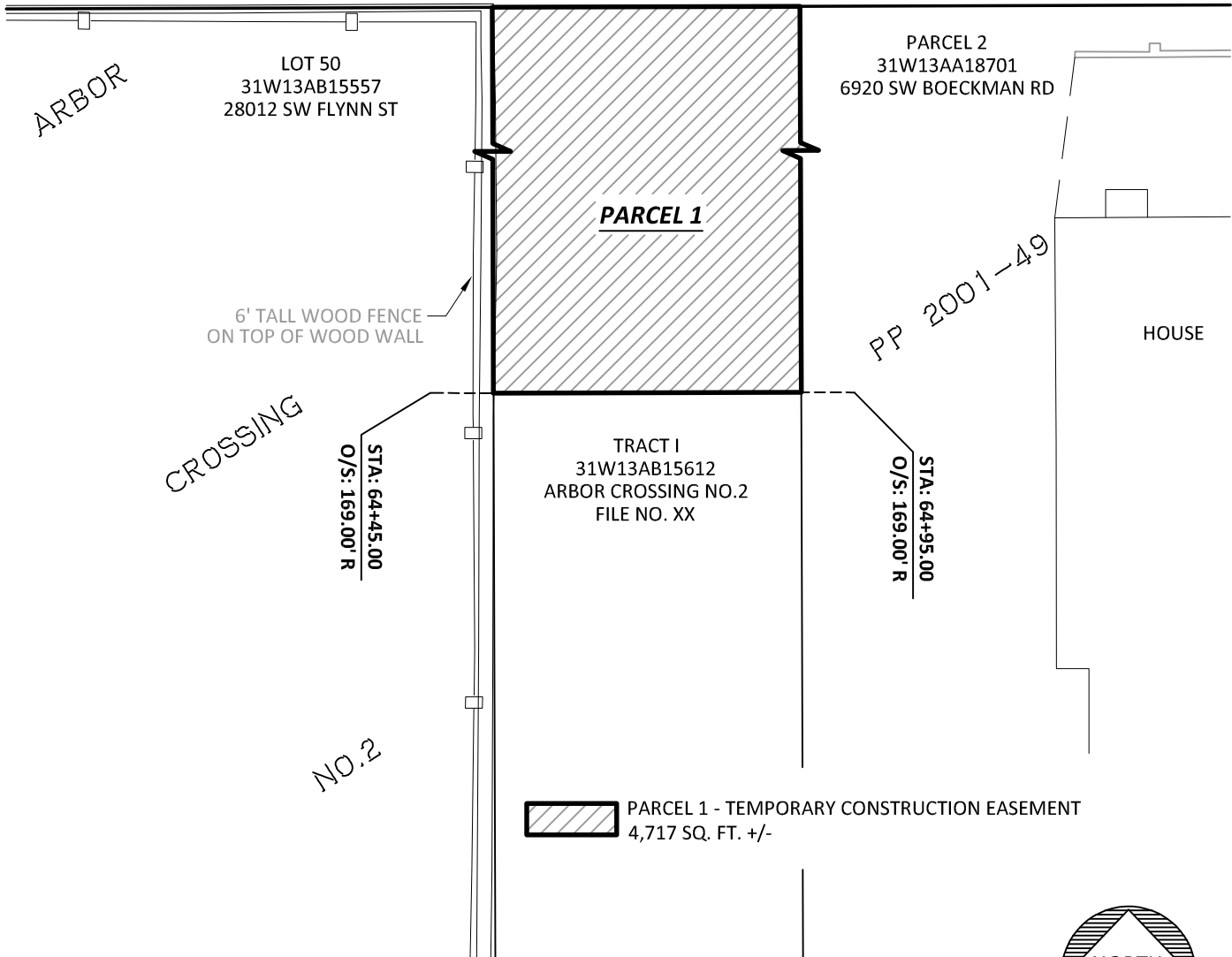
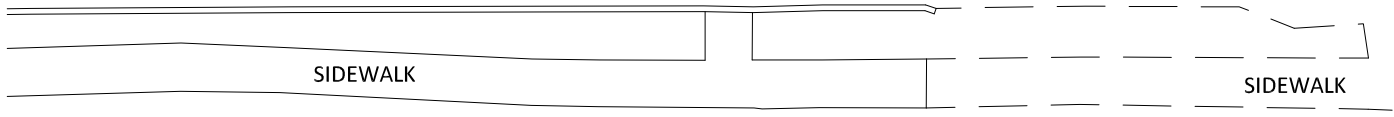
### BOECKMAN ROAD (C.R.80)


N 89°48'44" E

(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

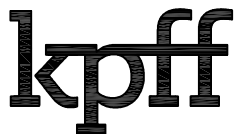
39'



 PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT  
4,717 SQ. FT. +/-



SCALE: 1" = 20'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<b>EXHIBIT 'B'</b>	DATE: 20 JANUARY 2023
	TEMPORARY CONSTRUCTION EASEMENT
NE 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DRAWN BY: CH
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2