

Resolution 3082 - Exhibit A
Willamette Water Supply Program Right-of-Way Enhancement
Projects Property Acquisition Legal Descriptions

Exhibit A

City of Wilsonville
August 14, 2023

MCLELLAN ESTATE CO.
Portion of 31W11C 00603

Parcel 1
Right of Way

A tract of land being a portion of Lot 3 of Wilsonville Business Center Phase 3, Clackamas County Plat Records, said tract being a portion of that property conveyed to “McLellan Estate Co.” and described in Document Number 2015-079713, Clackamas County Deed Records; said parcel being described as follows:

Commencing at a 2½” Brass Cap in a monument box marked “City of Wilsonville 2008 PLS 53760” at the centerline-centerline intersection of Boeckman Road and 95th Avenue; thence along the centerline of said 95th Avenue, North 01°34’01” East a distance of 87.63 feet; thence leaving said centerline, North 88°25’59” West a distance of 31.00 feet to the West right of way line of said 95th Avenue as shown on said plat and the **Point of Beginning**; thence along said right of way line and along the north right of way line of said Boeckman Road the following four (4) courses: South 01°34’01” West a distance of 17.18 feet; South 10°40’23” West a distance of 12.45 feet; South 53°25’01” West a distance of 31.54 feet, and North 88°38’55” West a distance of 29.12 feet; thence leaving said Boeckman Road right of way line North 01°21’05” East a distance of 11.77 feet; thence North 74°13’40” East a distance of 47.70 feet; thence North 25°49’56” East a distance of 25.32 feet to the **Point of Beginning**.

Bearings and distances are based on grid, Oregon State Plane Coordinate System of 1983, North Zone.

This tract of land contains 953 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

RENEWS 6/30/2024

EXHIBIT B



BUILDING

TAX LOT: 31W11C-00603
 MCLELLAN ESTATE CO
 DOC. NO. 2015-084750

P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING

31' 31'

95TH AVENUE

P.O.B.

31.00'
 N88°25'59"W

N01°21'05"E
 11.77'

47.70'
 N74°13'40"E

25.32'
 N25°49'56"E

12.45'
 S10°40'23"W

S01°34'01"W
 17.18'

N88°38'55"W
 29.12'

S53°25'01"W
 31.54'

87.63'
 N01°34'01"E

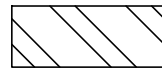
P.O.C.
 2-1/2" BRASS CAP
 MARKED "CITY OF
 WILSONVILLE 2008
 PLS 53760" IN
 MONUMENT BOX

39'

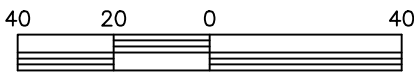
NORTH-SOUTH QUARTER
 LINE SECTION 11

BOECKMAN ROAD
 (COUNTY ROAD NO 80.)

38'



RIGHT OF WAY AREA = 953 SQ. FT.



SCALE: 1" = 40'



WILSONVILLE
 OREGON

CITY OF WILSONVILLE - PUBLIC WORKS
 30000 SW Town Center Loop E
 Wilsonville, Oregon 97070
 Phone: (503) 682-4092

ACQUISITION MAP PAGE 1 OF 1

SW1/4 S11 T3S R1W - TAX LOT 603

DATE
 08/08/2023

DRAWN BY
 AJ

CHECKED BY
 JMY



808 SW 3rd Ave., Ste. 800
 Portland, Oregon 97204
 Phone: (503) 287-6825
 www.otak.com
 project: 18341

File 1

Exhibit A

City of Wilsonville
September 13, 2023

MCLELLAN ESTATE CO.
Portion of 31W11C 00603

**Parcel 1
Temporary Construction Easement**

A tract of land being a portion of Lot 3 of Wilsonville Business Center Phase 3, Clackamas County Plat Records, said tract being a portion of that property conveyed to “McLellan Estate Co.” and described in Document Number 2015-079713, Clackamas County Deed Records; said parcel being described as follows:

Commencing at a 2½” Brass Cap in a monument box marked “City of Wilsonville 2008 PLS 53760” at the centerline-centerline intersection of Boeckman Road and 95th Avenue; thence along the centerline of said 95th Avenue, North 01°34’01” East a distance of 93.73 feet; thence leaving said centerline, North 88°25’59” West a distance of 31.00 feet to the West right of way line of said 95th Avenue as shown on said plat and the **Point of Beginning**; thence leaving said West right of way line, South 67°38’19” West a distance of 84.74 feet; thence South 01°08’22” East a distance of 20.90 feet to the North right of way line of Boeckman Road; thence along said North right of way line South 88°38’55” East a distance of 20.58 feet; thence leaving said North right of way line North 01°21’05” East a distance of 11.77 feet; thence North 74°13’40” East a distance of 47.70 feet; thence North 25°49’56” East a distance of 25.32 feet to a point on said West right of way line; thence along said West right of way line North 01°34’01” East a distance of 6.10 feet to the **Point of Beginning**.

Bearings and distances are based on grid, Oregon State Plane Coordinate System of 1983, North Zone.

This tract of land contains 1,682 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

RENEWS 6/30/2024

EXHIBIT B



BUILDING

TAX LOT: 31W11C-00603
MCLELLAN ESTATE CO
DOC. NO. 2015-084750

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

31' 31'

95TH AVENUE

P.O.B.

31.00'
N88°25'59"W

N01°34'01"E
6.10'

N01°21'05"E
11.77'

84.74'
S67°38'19"W

N74°13'40"E
47.70'

N25°49'56"E
25.32'

S01°08'22"E
20.90'

S88°38'55"E
20.58'

93.73'
N01°34'01"E

P.O.C.
2-1/2" BRASS CAP
MARKED "CITY OF
WILSONVILLE 2008
PLS 53760" IN
MONUMENT BOX

NORTH-SOUTH QUARTER
LINE SECTION 11
BOECKMAN ROAD
(COUNTY ROAD NO 80.)

39'

38'



TEMPORARY CONSTRUCTION EASEMENT
AREA = 1,682 SQ. FT.



SCALE: 1" = 40'



CITY OF WILSONVILLE - PUBLIC WORKS
30000 SW Town Center Loop E
Wilsonville, Oregon 97070
Phone: (503) 682-4092

ACQUISITION MAP
PAGE 1 OF 1
SW1/4 S11 T3S R1W - TAX LOT 603

DATE
09/07/2023

DRAWN BY
AJ

CHECKED BY
JMY



808 SW 3rd Ave., Ste. 800
Portland, Oregon 97204
Phone: (503) 287-6825
www.otak.com
project: 18341

Exhibit A

City of Wilsonville
August 24, 2023

Portland General Electric Co.
Portion of 31W14A 02200

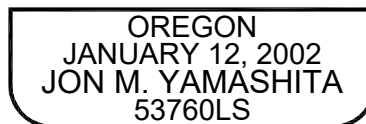
Parcel 1 Temporary Construction Easement

A tract of land being a portion of Parcel 1 of Partition Plat 1990-83, Clackamas County Plat Records, said tract being a portion of that property conveyed to “Portland General Electric Co.” and described in Document Number 1996-039542, Clackamas County Deed Records; said tract being described as follows:

Commencing at a 2½” Brass Cap in a monument box marked “City of Wilsonville 2008 PLS 53760” at the centerline-centerline intersection of Boeckman Road and 95th Avenue; thence along the centerline of said Boeckman Road North 88°43’34” West a distance of 34.71 feet; thence South 01°16’31” West a distance of 50.52 feet to the south right of way line of Boeckman Road and the south line of that right of way dedication recorded as Document No. 2006-022012, Clackamas County Deed Records and the **Point of Beginning**; thence along said south right of way line and along said south dedication line South 88°42’15” East a distance of 68.75 feet; thence South 01°17’45” West a distance of 5.00 feet; thence parallel with and 5.00 feet southerly of said south right of way line North 88°42’15” West a distance of 68.75 feet; thence North 01°17’45” East a distance of 5.00 feet to the **Point of Beginning**.

Bearings and distances are based on grid, Oregon State Plane Coordinate System of 1983, North Zone.

This tract of land contains 344 square feet, more or less.



RENEWS 6/30/2024

EXHIBIT B



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

31' 31'
95TH AVENUE

P.O.C.
2-1/2" BRASS CAP
MARKED "CITY OF
WILSONVILLE 2008
PLS 53760" IN
MONUMENT BOX

NORTH-SOUTH QUARTER
LINE SECTION 11

N88°43'34"W 34.71'

BOECKMAN ROAD
(COUNTY ROAD NO 80.)

39'

38'

S01°16'31"W 50.52'

DEDICATION DOC. NO. 2006-022012

S88°42'15"E 68.75'

P.O.B.

N88°42'15"W 68.75'

N01°17'45"E 5.00'

S01°17'45"W 5.00'

PARCEL 1
PARTITION PLAT 1990-083
DOC. NO. 1996-039542
PORTLAND GENERAL ELECTRIC CO.



TEMPORARY CONSTRUCTION EASEMENT = 344 SQ. FT.



SCALE: 1" = 40'



WILSONVILLE
OREGON

CITY OF WILSONVILLE - PUBLIC WORKS
30000 SW Town Center Loop E
Wilsonville, Oregon 97070
Phone: (503) 682-4092

ACQUISITION MAP PAGE 1 OF 1

NE1/4 S14 T3S R1W - TAX LOT 02200

DATE
08/22/2023

DRAWN BY
AJ

CHECKED BY
JMY



808 SW 3rd Ave., Ste. 800
Portland, Oregon 97204
Phone: (503) 287-6825
www.otak.com
project: 18341

Exhibit A

City of Wilsonville
August 14, 2023

SWIRE PACIFIC HOLDINGS INC.
Portion of 31W14C 00103

Parcel 1 Right of Way

That tract of land in the Southwest One-Quarter of Section 14, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, being a portion that property conveyed to “Swire Pacific Holdings Inc. D/B/A Swire Coca-Cola, USA, a Delaware Corporation” and described in Document Number 2017-083456, Clackamas County Deed Records; said tract being described as follows:

Commencing at a 5/8” Iron Rod with Yellow Plastic Cap stamped “PLS 53760”, set in Survey Number 2009-013, Clackamas County Survey Records, said Iron Rod being on the centerline of Kinsman Road; thence along said center line, South 01°24’56” West a distance of 114.43 feet; thence leaving said center line, South 88°35’04” East a distance of 30.00 feet to the East right of way line of Kinsman Road and the **Point of Beginning**; thence leaving said East right of way line, South 55°14’26” East a distance of 19.85 feet; thence South 03°01’09” West a distance of 67.23 feet; thence South 64°12’12” West a distance of 16.53 feet to said East right of way line; thence along said East right of way line North 01°24’56” East a distance of 85.68 feet to the **Point of Beginning**.

Bearings and distances are based on grid, Oregon State Plane Coordinate System of 1983, North Zone.

These tracts of land contain 1,197 square feet more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

RENEWS 6/30/2024

Exhibit A

City of Wilsonville
August 14, 2023

SWIRE PACIFIC HOLDINGS INC.
Portion of 31W14C 00103

Parcel 2 Public Utility Easement

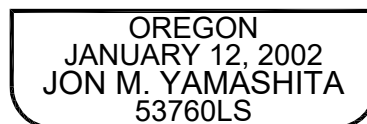
That tract of land in the Southwest One-Quarter of Section 14, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, being a portion that property conveyed to “Swire Pacific Holdings Inc. D/B/A Swire Coca-Cola, USA, a Delaware Corporation” and described in Document Number 2017-083456, Clackamas County Deed Records; said tract being described as follows:

Commencing at a 5/8” Iron Rod with Yellow Plastic Cap stamped “PLS 53760”, set in Survey Number 2009-013, Clackamas County Survey Records, said Iron Rod being on the centerline of Kinsman Road; thence along said center line, South 01°24’56” West a distance of 114.43 feet; thence leaving said center line, South 88°35’04” East a distance of 30.00 feet to the East right of way line of Kinsman Road and the **Point of Beginning**; thence along said East right of way line North 01°24’56” East a distance of 11.97 feet; thence leaving said East right of way line, South 55°14’26” East a distance of 32.00 feet; thence South 03°01’09” West a distance of 78.72 feet; thence South 64°12’12” West a distance of 27.58 feet to said East right of way line; thence along said East right of way line North 01°24’56” East a distance of 96.92 feet to the **Point of Beginning**.

Except Parcel 1.

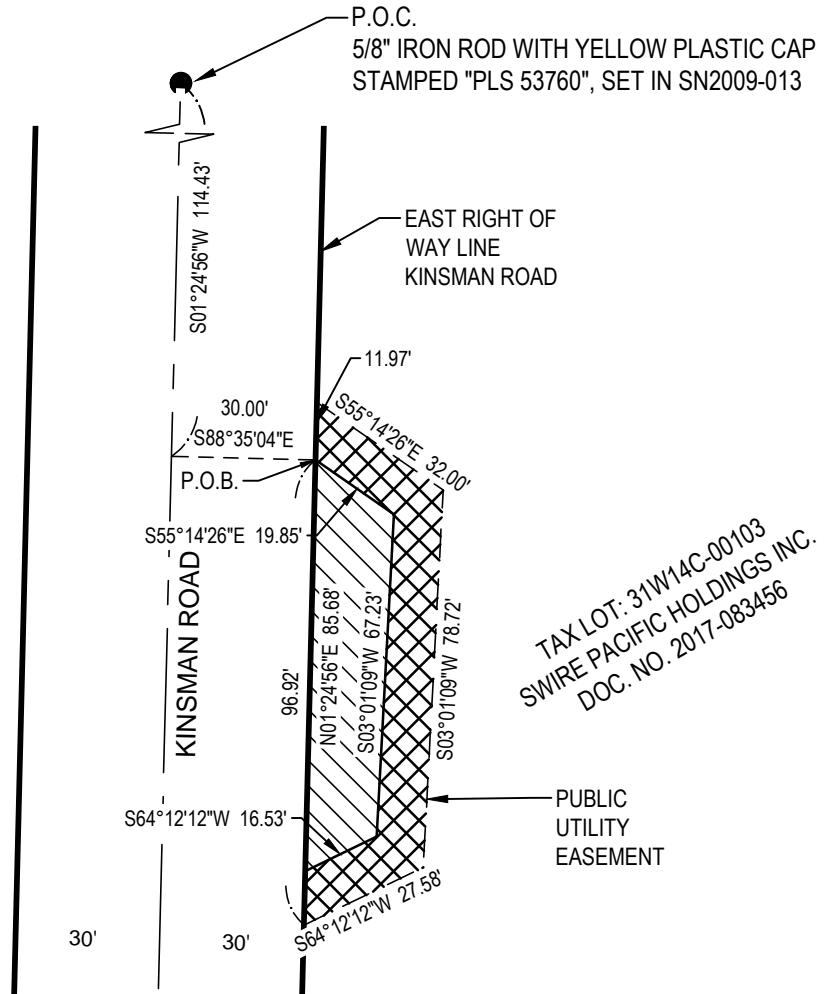
Bearings and distances are based on grid, Oregon State Plane Coordinate System of 1983, North Zone.

These tracts of land contain 1,209 square feet more or less.



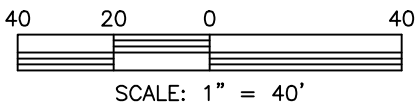
RENEWS 6/30/2024


EXHIBIT B




TAX LOT: 31W14C-00103
SWIRE PACIFIC HOLDINGS INC.
DOC. NO. 2017-083456

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



 PUBLIC UTILITY EASEMENT
AREA = 1,209 SQ. FT.

 RIGHT OF WAY AREA = 1,197 SQ. FT.



WILSONVILLE OREGON
CITY OF WILSONVILLE - PUBLIC WORKS
30000 SW Town Center Loop E
Wilsonville, Oregon 97070
Phone: (503) 682-4092

ACQUISITION MAP
PAGE 1 OF 1
SW1/4 S14 T3S R1W - TAX LOT 103

DATE 08/08/2023	DRAWN BY AJ	CHECKED BY JMY
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project: 18341