

**EXHIBIT A**  
**LEGAL DESCRIPTION for ANNEXATION**  
May 17, 2022 (Otak #20015)

That property described in Statutory Warranty Deed to West Hills Land Development LLC recorded March 31, 2022 as Document No. 2022-019396, as adjusted by Property Line Adjustment Deed Document No. \_\_\_\_\_, both of Clackamas County Records, together with a portion of S.W. Frog Pond Lane, (County Road No. 2362), in the northwest quarter of the southeast quarter of Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, the boundaries thereof described as follows:

BEGINNING at a 3/4 inch iron pipe (as shown on Clackamas County Survey No. 7853) which bears North 01°40'13" East along the east line of the southeast quarter of said section a distance of 1748.96 feet, and North 88°35'30" West along the north right of way line of 33.00 foot wide S.W. Frog Pond Lane (County Road No. 2362) a distance of 1908.13 feet from the southeast corner of said section, said POINT OF BEGINNING being the southeast corner of said West Hills Land Development LLC property;

thence along said north right of way line, South 88°35'30" East a distance of 564.59 feet to the northerly extension of the east line of that property described in Quitclaim Deed to Amy Thurmond recorded March 5, 1999 as Document No. 99-022102, Clackamas County Records;

thence along said northerly extension, South 01°39'15" West a distance of 33.00 feet to a point on the south right of way line of said S.W. Frog Pond Lane;

thence parallel with the south line of the southeast quarter of said Section 12 along said south right of way line, North 88°35'30" West a distance of 1119.31 feet;

thence North 01°24'30" East a distance of 33.00 feet to the southwest corner of said West Hills Land Development LLC property;

thence along the lines common to said West Hills Land Development LLC property and that property described in Statutory Warranty Deed to Derek Osterholme and Amber Osterholme recorded May 20, 2020 as Document No. 2020-036921, Clackamas County Records as adjusted by said Property Line Adjustment Deed, through the following four courses:

North 21°44'17" West a distance of 31.49 feet;

North 01°03'30" East a distance of 231.53 feet;

North 12°24'03" East a distance of 7.90 feet;

and North 82°39'16" East a distance of 575.72 feet to a 1 inch iron pipe (as shown on Clackamas County Survey No. 29676) found at the northeast corner of said West Hills Land Development LLC property, also being the most westerly northwest corner of that property described in Statutory Warranty Deed to Andy Finkbeiner and Tamara L.

Pittman recorded May 30, 2001 as Document No. 2001-040160 Clackamas County Records;

thence along the west line of said Finkbeiner and Pittman property,  
South 01°42'32" West a distance of 355.85 feet to the POINT OF BEGINNING.

Contains 4.917 acres, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

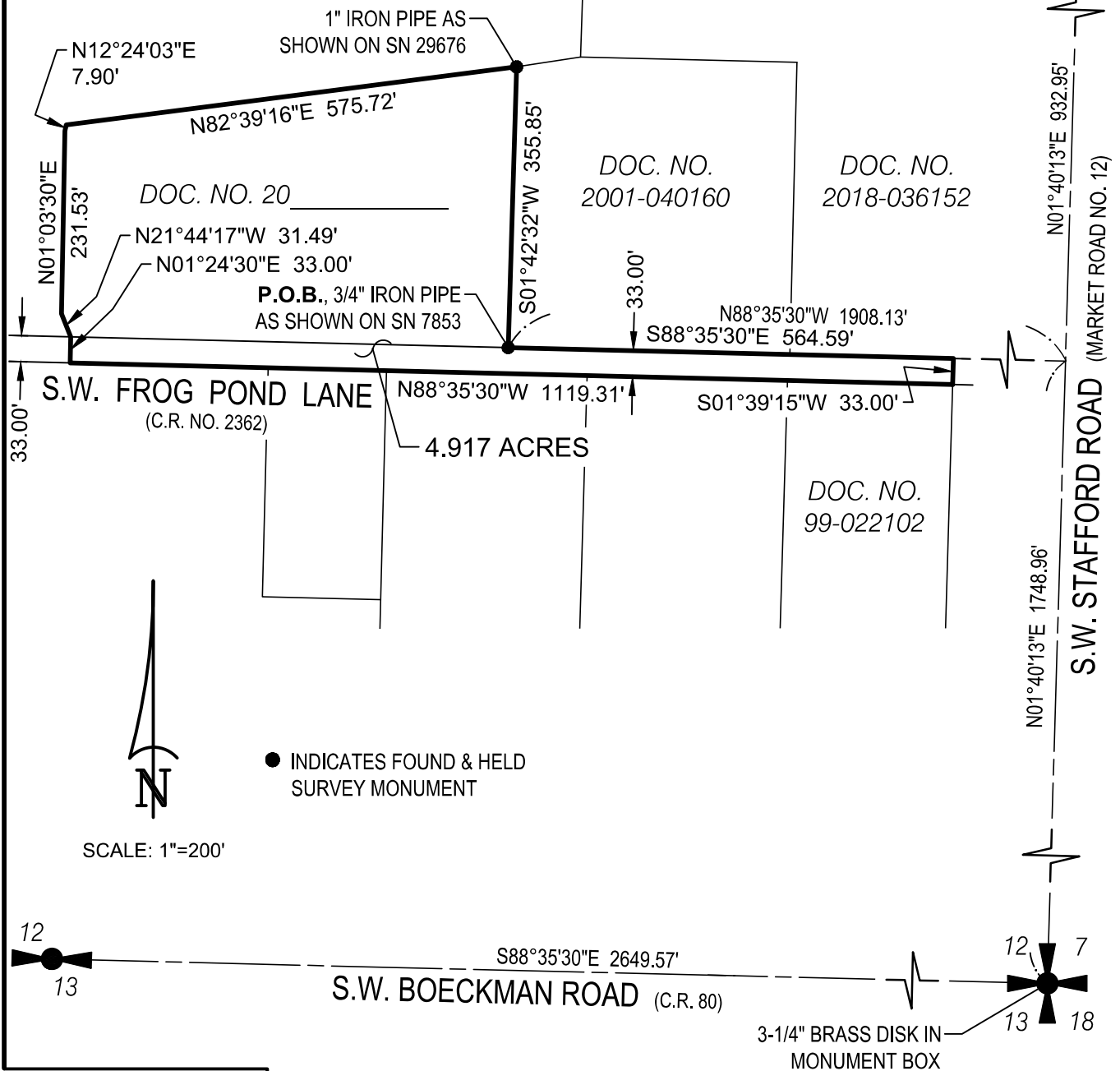
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OREGON  
NOVEMBER 12, 2013  
MICHAEL D. SPELTS  
87475PLS

RENEWES: JUNE 30, 2024

DOC. NO. 20  
(ADJUSTMENT APPROVED  
BY CLACKAMAS COUNTY  
FILE NO. Z0154-22 PLA)

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project: 20015

## EXHIBIT B

ANNEXATION OF THE WEST HILLS LAND DEVELOPMENT LLC  
PROPERTY & A PORTION OF S.W. FROG POND LANE  
IN THE NW QUARTER OF THE SE QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH,  
RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

MAY 17, 2022