

URA Resolution No. 344 - Exhibit A

Boeckman Road Corridor Project Property Acquisition - Legal Descriptions - Group 4

URA Resolution No. 344

Group 4 BRCP Property Acquisition Summary

Parcel #	Owner	Tax Map and Lot	Sub-Parcel #	Acquisition Type	Approx. Area, sf
5	Miller	3 1 W 12DD 01600	5-1	TCE	74
6	Stafford Meadows Homeowners Assn	3 1 W 12DD 05500	6-1	TCE	10
13	New Life Church	3 1 W 12 D 03200	13-1	ROW	4865
			13-2	PUE	3986
			13-3	TCE	4138
14	Siemens	3 1 W 12 00501	14-1	ROW	6498
			14-2	TCE	4519
			14-3	PUE	3904
15	Trinh	3 1 W 13B 02501	15-1	ROW	673
			15-2	PUE	1681
16	Chriss	3 1 W 13B 02401	15-1	ROW	2786
			15-2	PUE	1130
			15-3	TCE	582
18	Schroeder	3 1 W 13B 00301	18-1	ROW	899
			18-2	TCE	925

CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT ROW / EASEMENT REQUEST



WILSONVILLE
OREGON

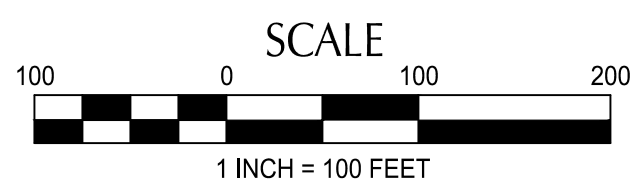
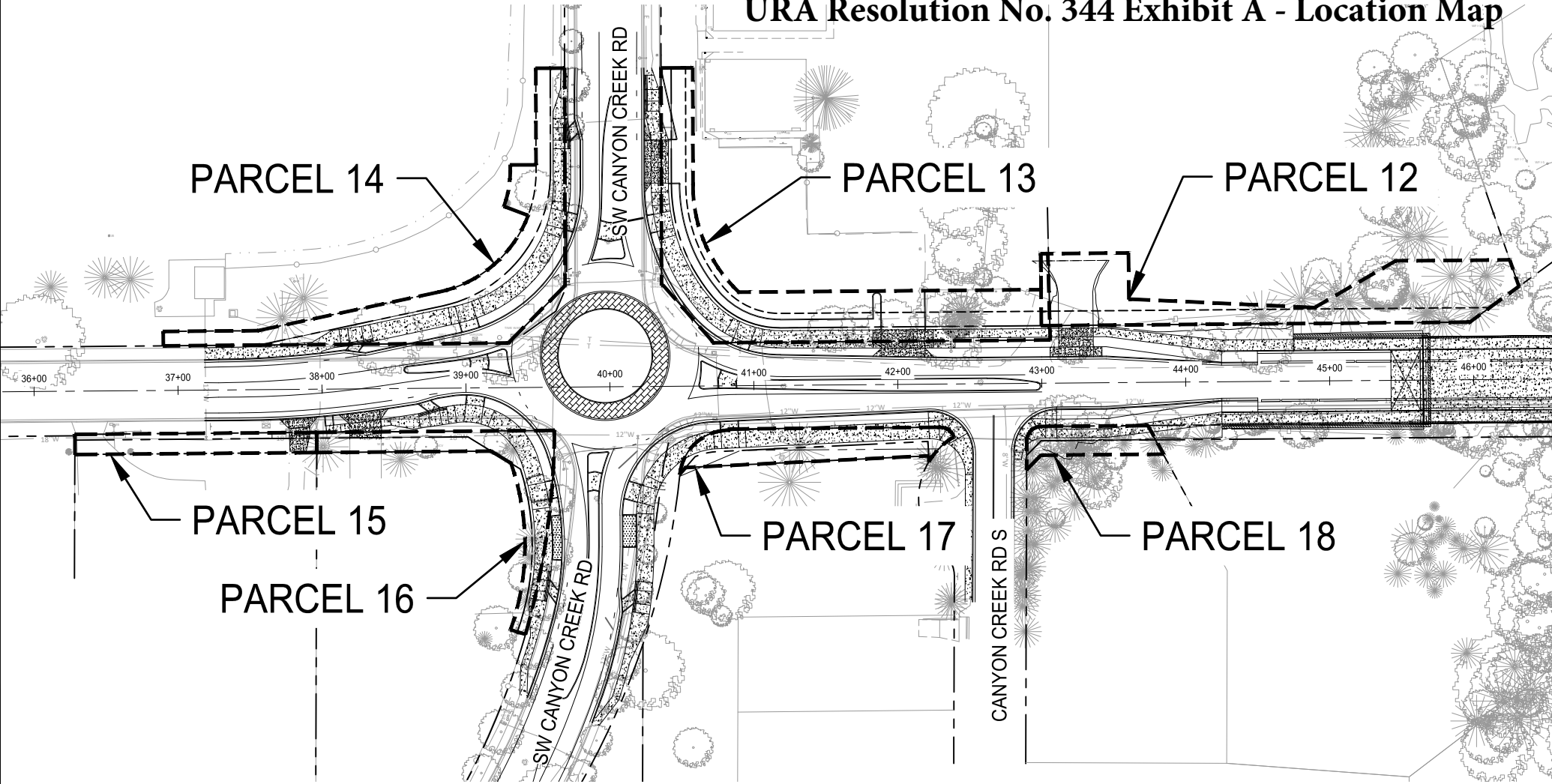


TAPANI | SUNDT
IN ASSOCIATION WITH KPFF



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

URA Resolution No. 344 Exhibit A - Location Map



SHEET NO.
EXH-1

CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT ROW / EASEMENT REQUEST



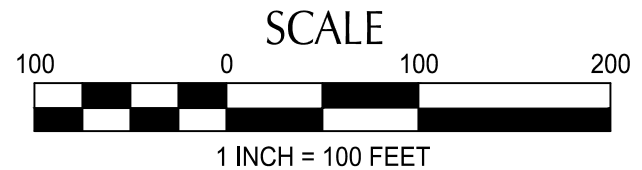
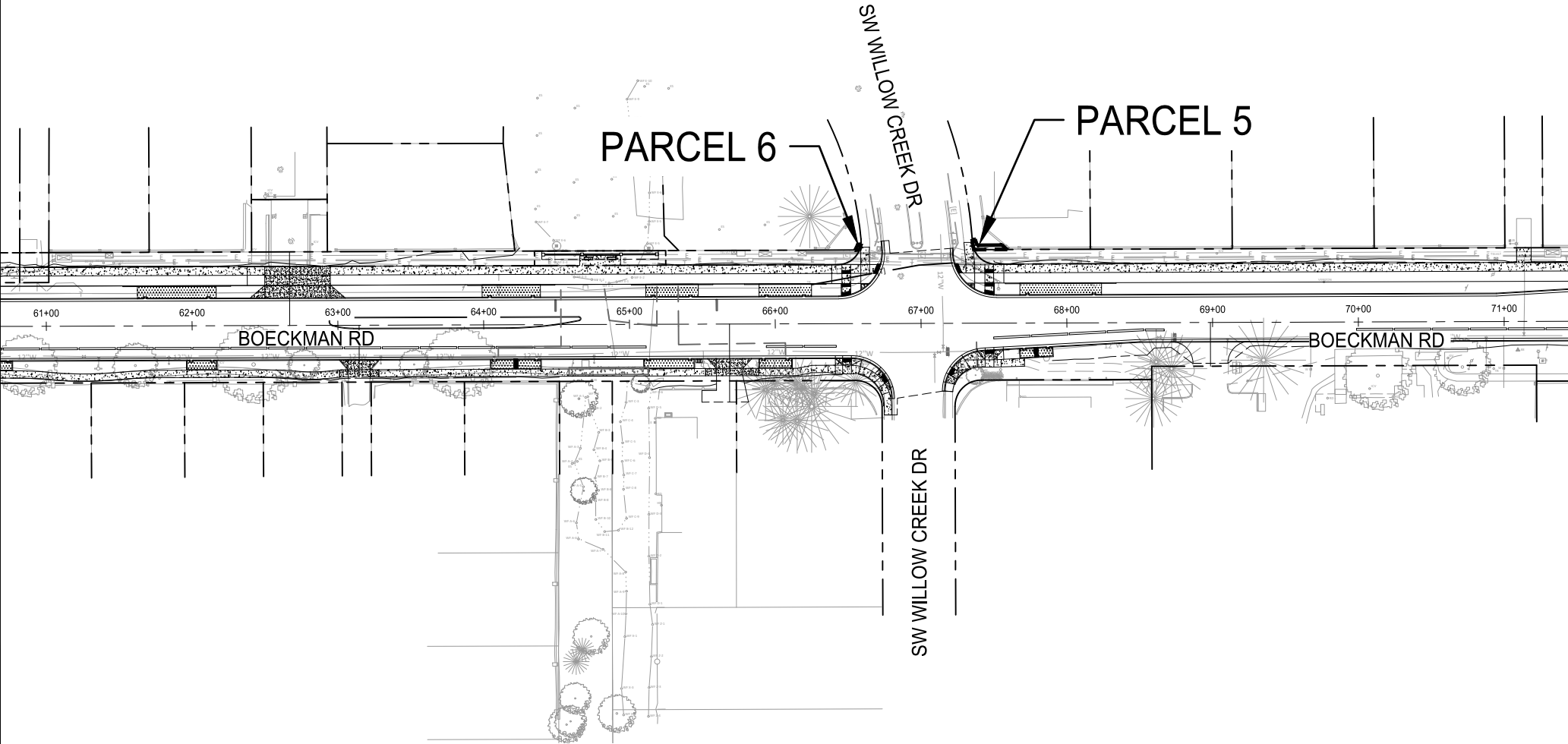
WILSONVILLE
OREGON



TAPANI | SUNDT
IN ASSOCIATION WITH KPFF



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



SHEET NO.
EXH-2

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 5
19 MAY 2023

TAXMAP: 31W12DD
TAXLOT: 01600

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO, ROBERT D. AND TERRI C. MILLER, AS TENANTS BY THE ENTIRETY, IN DOCUMENT NUMBER 2022-056454, 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 MILLER 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 MILLER 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>
67+28.00		67+37.33	57.43
67+37.33		67+38.61	57.43 IN A STRAIGHT LINE TO 53.50
67+38.61		67+55.97	53.50
67+55.97		67+64.00	53.50 IN A STRAIGHT LINE TO 45.70

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

CONTAINING 74 SQUARE FEET (0.002 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 PARCEL OF LAND IS SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

STAFFORD
MEADOWS

LOT 12
31W12DD01600
6780 SW PRIMROSE COURT
DOC. NO. 2022-056454
FILE NO. XX

38'

S.W. WILLOW CREEK DRIVE

38'

STA: 67+64.00
O/S: 45.70' L

STA: 67+55.97
O/S: 53.50' L

STA: 67+38.61
O/S: 53.50' L

STA: 67+37.33
O/S: 57.43' L

STA: 67+28.00
O/S: 57.43' L

TRACT H


PARCEL 1

40.5'

BOECKMAN ROAD (C.R.80)

67+00.00

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

 PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT
74 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

EXHIBIT 'B' TEMPORARY CONSTRUCTION EASEMENT	DATE: 19 MAY 2023
	DRAWN BY: CMR
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. 6
19 MAY 2023

TAXMAP: 31W12DD
TAXLOT: 05500

A PARCEL OF LAND BEING A PORTION OF TRACT G, PLAT OF 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 G, 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 G 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>
66+53.00		66+56.96	46.79 IN A STRAIGHT LINE TO 54.39
66+56.96		66+65.00	54.39

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

CONTAINING 10 SQUARE FEET, 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 PARCEL OF LAND IS SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

STAFFORD
MEADOWS

TRACT G
31W12DD05500
NO SITUS
FILE NO. XX

TRACT E

PARCEL 1

40.5'

BOECKMAN ROAD (C.R.80)

66+00.00

67+00.00

N 89°48'44" E

(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM



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



SCALE: 1" = 20'

kpff

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

EXHIBIT 'B' TEMPORARY CONSTRUCTION EASEMENT	DATE: 19 MAY 2023
	DRAWN BY: CMR
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. 13
 12 MAY 2023

TAXMAP: 31W12D
 TAXLOT: 03200

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE CHURCH, AN OREGON NON-PROFIT RELIGIOUS ORGANIZATION, IN DOCUMENT NUMBER 2012-056441, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID NEW LIFE CHURCH 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 NEW LIFE CHURCH 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>
40+23.00		40+44.36	221.33 IN A STRAIGHT LINE TO 221.20
40+44.36		40+43.86	221.20 IN A STRAIGHT LINE TO 140.14 TO THE BEGINNING OF A TANGENT CURVE
40+43.86		40+71.87	140.14 TO 61.97 ALONG THE ARC OF A 121.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 40°08'00" (THE LONG CHORD OF WHICH BEARS SOUTH 20°11'12" EAST 83.03 FEET) AN ARC DISTANCE OF 84.76 FEET TO THE BEGINNING OF A COMPOUND CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°44'48" WEST
40+71.87		41+18.75	61.97 TO 40.00 ALONG THE ARC OF A 61.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°13'07" (THE LONG CHORD OF WHICH BEARS SOUTH 65°21'45" EAST 51.77 FEET) AN ARC DISTANCE OF 53.47 FEET TO A POINT OF TANGENCY
41+18.75		43+25.00	40.00

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

CONTAINING 4,865 SQUARE FEET (0.112 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°31'41" EAST.

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

31W12D03200
 DOC. NO. 2012-056441
 27960 SW CANYON CREEK RD
 FILE NO. XX

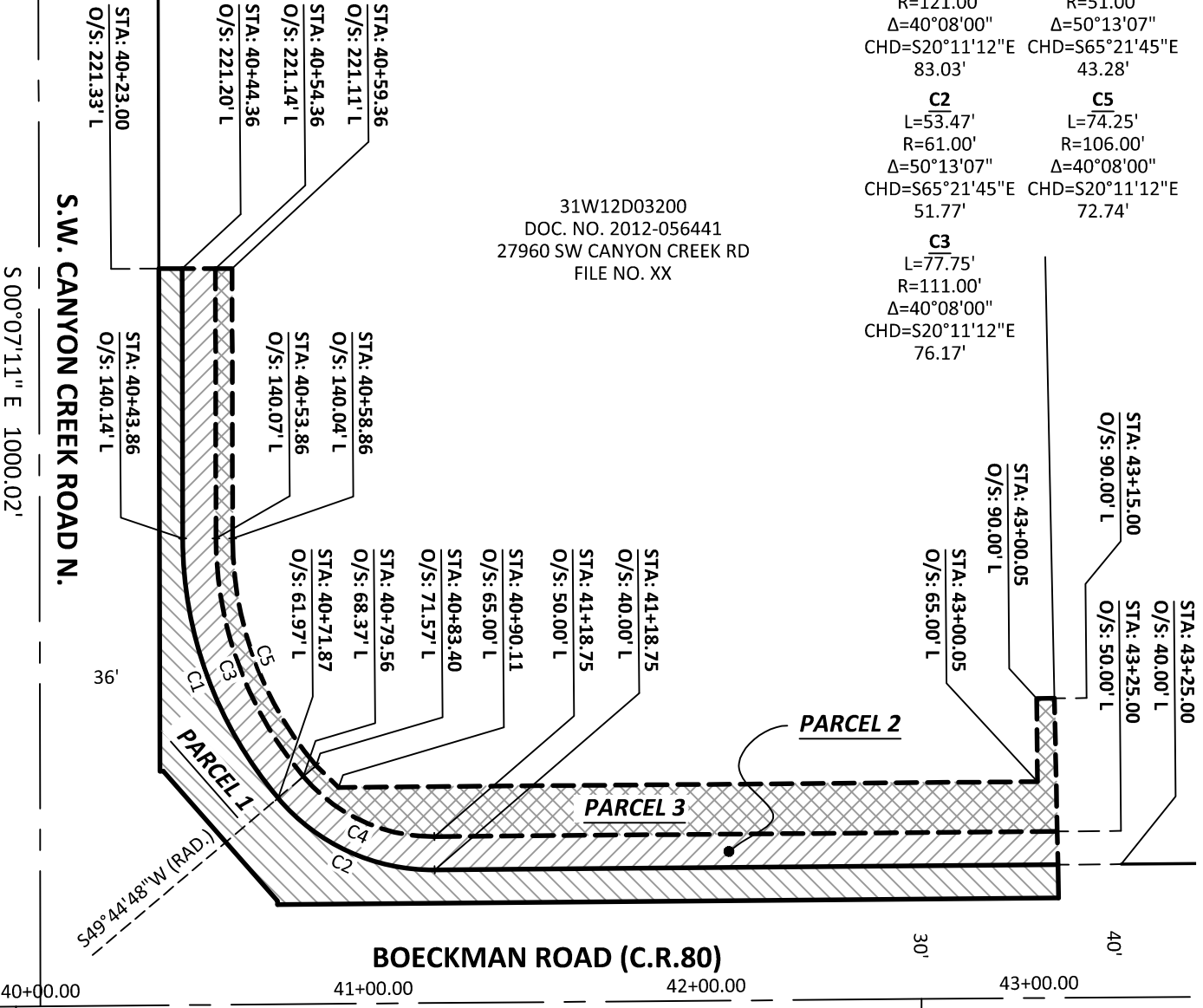
C1
 L=84.76'
 R=121.00'
 $\Delta=40^{\circ}08'00''$
 CHD=S20°11'12"E 83.03'

C2
 L=53.47'
 R=61.00'
 $\Delta=50^{\circ}13'07''$
 CHD=S65°21'45"E 51.77'




C3
 L=77.75'
 R=111.00'
 $\Delta=40^{\circ}08'00''$
 CHD=S20°11'12"E 76.17'

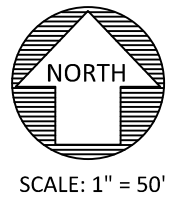
C4
 L=44.70'
 R=51.00'
 $\Delta=50^{\circ}13'07''$
 CHD=S65°21'45"E 43.28'

C5
 L=74.25'
 R=106.00'
 $\Delta=40^{\circ}08'00''$
 CHD=S20°11'12"E 72.74'



N 89°31'41" E
 (FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

-  PARCEL 1 - RIGHT OF WAY DEDICATION
4,865 SQ. FT. +/-
-  PARCEL 2 - PUBLIC UTILITY EASEMENT
3,986 SQ. FT. +/-
-  PARCEL 3 - TEMPORARY CONSTRUCTION EASEMENT
4,138 SQ. FT. +/-



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

EXHIBIT 'B' RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT	DATE: 12 MAY 2023
	DRAWN BY: CMR
SW 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: 3 OF 3

EXHIBIT "A"

Sub-Parcel #13-2

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 13
12 MAY 2023

TAXMAP: 31W12D
TAXLOT: 03200

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE CHURCH, AN OREGON NON-PROFIT RELIGIOUS ORGANIZATION, IN DOCUMENT NUMBER 2012-056441, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID NEW LIFE CHURCH 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – PUBLIC UTILITY EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID NEW LIFE CHURCH 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>
40+23.00		40+54.36	221.33 IN A STRAIGHT LINE TO 221.14
40+54.36		40+53.86	221.14 IN A STRAIGHT LINE TO 140.07 TO THE BEGINNING OF A TANGENT CURVE
40+53.86		40+79.56	140.07 TO 68.37 ALONG THE ARC OF A 111.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 40°08'00" (THE LONG CHORD OF WHICH BEARS SOUTH 20°11'12" EAST 76.17 FEET) AN ARC DISTANCE OF 77.75 FEET TO THE BEGINNING OF A COMPOUND CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°44'48" WEST
40+79.56		41+18.75	68.37 TO 50.00 ALONG THE ARC OF A 51.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°13'07" (THE LONG CHORD OF WHICH BEARS SOUTH 65°21'45" EAST 43.28 FEET) AN ARC DISTANCE OF 44.70 FEET TO A POINT OF TANGENCY
41+18.75		43+25.00	50.00

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

CONTAINING 3,986 SQUARE FEET (0.092 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°31'41" EAST.

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

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. 13
 12 MAY 2023

TAXMAP: 31W12D
 TAXLOT: 03200

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE CHURCH, AN OREGON NON-PROFIT RELIGIOUS ORGANIZATION, IN DOCUMENT NUMBER 2012-056441, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID NEW LIFE CHURCH 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 3 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID NEW LIFE CHURCH 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>
40+23.00		40+59.36	221.33 IN A STRAIGHT LINE TO 221.11
40+59.36		40+58.86	221.11 IN A STRAIGHT LINE TO 140.04 TO THE BEGINNING OF A TANGENT CURVE
40+58.86		40+83.40	140.04 TO 71.57 ALONG THE ARC OF A 106.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 40°08'00" (THE LONG CHORD OF WHICH BEARS SOUTH 20°11'12" EAST 72.74 FEET) AN ARC DISTANCE OF 74.25 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°44'48" WEST
40+83.40		40+90.11	71.57 IN A STRAIGHT LINE TO 65.00
40+90.11		43+00.05	65.00
43+00.05		43+00.05	65.00 IN A STRAIGHT LINE TO 90.00
43+00.05		43+15.00	90.00

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

CONTAINING 4,138 SQUARE FEET (0.095 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°31'41" EAST.

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

31W12D03200
 DOC. NO. 2012-056441
 27960 SW CANYON CREEK RD
 FILE NO. XX

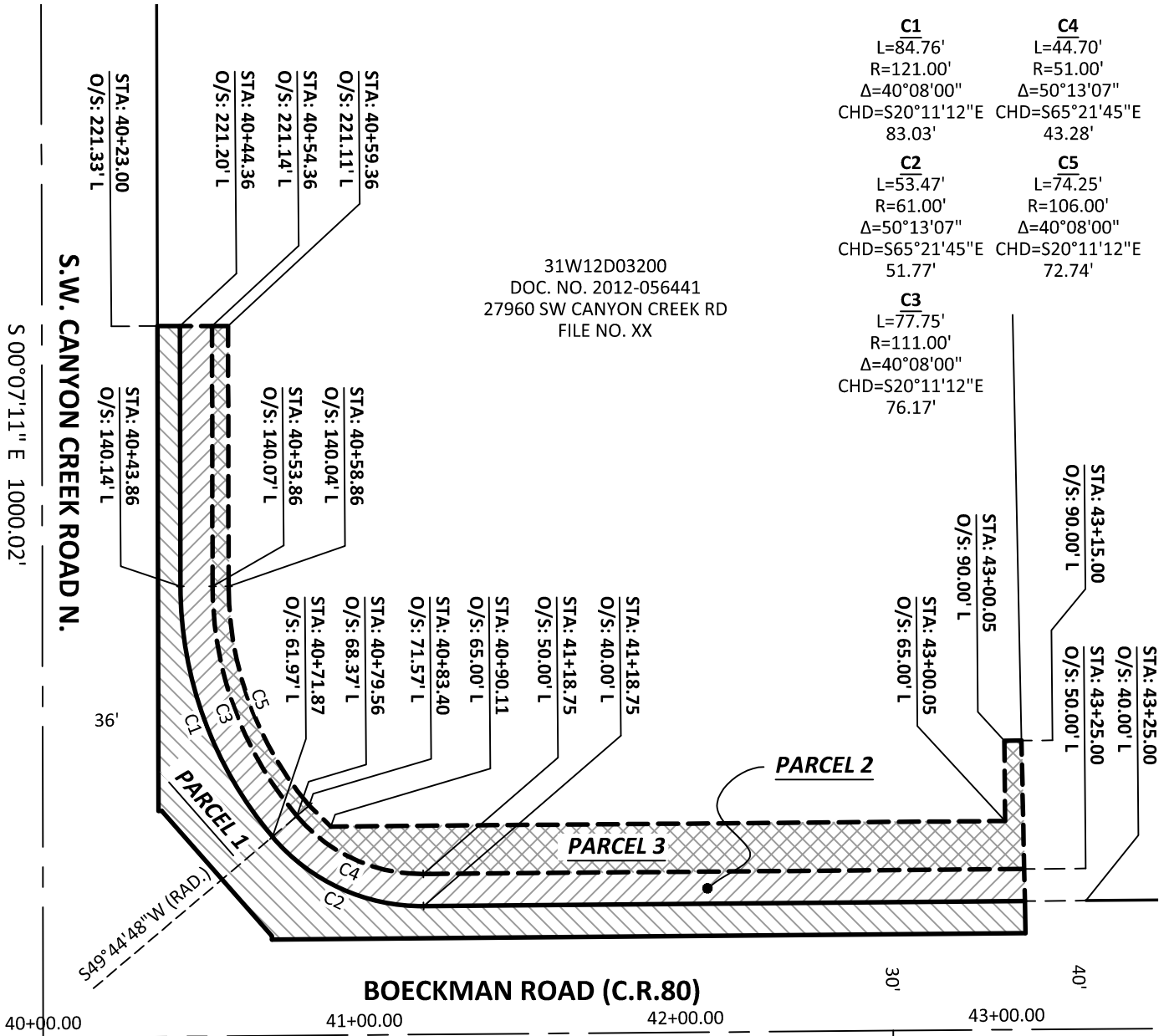
C1
 L=84.76'
 R=121.00'
 $\Delta=40^\circ08'00''$
 CHD=S20°11'12"E 83.03'

C2
 L=53.47'
 R=61.00'
 $\Delta=50^\circ13'07''$
 CHD=S65°21'45"E 51.77'

C3
 L=77.75'
 R=111.00'
 $\Delta=40^\circ08'00''$
 CHD=S20°11'12"E 76.17'

C4
 L=44.70'
 R=51.00'
 $\Delta=50^\circ13'07''$
 CHD=S65°21'45"E 43.28'

C5
 L=74.25'
 R=106.00'
 $\Delta=40^\circ08'00''$
 CHD=S20°11'12"E 72.74'



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

EXHIBIT 'B'
 RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT AND
 TEMPORARY CONSTRUCTION EASEMENT
 SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
 CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	12 MAY 2023
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	2200028
SHEET:	3 OF 3



SCALE: 1" = 50'

EXHIBIT "A"

Sub-Parcel #14-1

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 14
12 MAY 2023

TAXMAP: 31W12
TAXLOT: 0501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID MENTOR GRAPHICS 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 MENTOR GRAPHICS 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>
37+30.00		38+84.00	25.51 IN A STRAIGHT LINE TO 57.08 TO THE BEGINNING OF A TANGENT CURVE
38+84.00		39+59.92	57.08 TO 149.56 ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 78°03'43" (THE LONG CHORD OF WHICH BEARS NORTH 38°54'40" EAST 119.65 FEET) AN ARC DISTANCE OF 129.43 FEET TO A POINT OF TANGENCY
39+59.92		39+60.36	149.56 IN A STRAIGHT LINE TO 221.71
39+60.36		39+83.00	221.71 IN A STRAIGHT LINE TO 221.58

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

CONTAINING 6,498 SQUARE FEET (0.149 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°31'41" EAST.

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

S.W. CANYON CREEK ROAD N.

S 00°07'11" E 1000.02'

STA: 39+83.00
O/S: 221.58' L

STA: 39+59.92
O/S: 149.56' L

STA: 39+60.36
O/S: 221.71' L
STA: 39+50.36
O/S: 221.78' L

STA: 39+49.95
O/S: 154.62' L
STA: 39+31.95
O/S: 154.74' L

STA: 39+27.41
O/S: 125.99' L

STA: 39+44.20
O/S: 119.50' L

S69°20'24"E
(RAD.)

STA: 38+81.99
O/S: 66.88' L
STA: 38+84.00
O/S: 57.08' L

PARCEL 1
31W120501
DOC. NO. 2011-033873
8205 SW BOECKMAN RD
FILE NO. XX

C1
L=129.43'
R=95.00'
Δ=78°03'43"
CHD=N38°54'40"E
119.65'

C2
L=84.98'
R=85.00'
Δ=57°16'56"
CHD=N49°18'04"E
81.48'

PARCEL 2

PARCEL 1

STA: 36+90.00
O/S: 41.00' L
STA: 36+90.00
O/S: 20.00' L


STA: 37+55.76
O/S: 41.00' L


BOECKMAN ROAD (C.R.80)

37+00.00 38+00.00 39+00.00 40+00.00

N 89°31'41" E
(FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

STA: 37+30.00
O/S: 25.51' L

 PARCEL 1 - RIGHT OF WAY DEDICATION
6,498 SQ. FT. +/-

 PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT
4,519 SQ. FT. +/-



SCALE: 1" = 50'



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

EXHIBIT 'B' RIGHT OF WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 3 OF 3

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 14
12 MAY 2023

TAXMAP: 31W12
TAXLOT: 0501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID MENTOR GRAPHICS 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID MENTOR GRAPHICS 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>
36+90.00		36+90.00	20.00 IN A STRAIGHT LINE TO 41.00
36+90.00		37+55.76	41.00
37+55.76		38+81.99	41.00 IN A STRAIGHT LINE TO 66.88 TO THE BEGINNING OF A TANGENT CURVE
38+81.99		39+44.20	66.88 TO 119.50 ALONG THE ARC OF A 85.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 57°16'56" (THE LONG CHORD OF WHICH BEARS NORTH 49°18'04" EAST 81.48 FEET) AN ARC DISTANCE OF 84.98 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 69°20'24" EAST
39+44.20		39+27.41	119.50 IN A STRAIGHT LINE TO 125.99
39+27.41		39+31.95	125.99 IN A STRAIGHT LINE TO 154.74
39+31.95		39+49.95	154.74 IN A STRAIGHT LINE TO 154.62
39+49.95		39+50.36	154.62 IN A STRAIGHT LINE TO 221.78
39+50.36		39+83.00	221.78 IN A STRAIGHT LINE TO 221.58

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

CONTAINING 4,519 SQUARE FEET (0.104 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°31'41" EAST.

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

S.W. CANYON CREEK ROAD N.

S 00°07'11" E 1000.02'

STA: 39+83.00
O/S: 221.58' L

STA: 39+60.36
O/S: 221.71' L

STA: 39+50.36
O/S: 221.78' L

STA: 39+49.95
O/S: 154.62' L

STA: 39+31.95
O/S: 154.74' L

STA: 39+27.41
O/S: 125.99' L

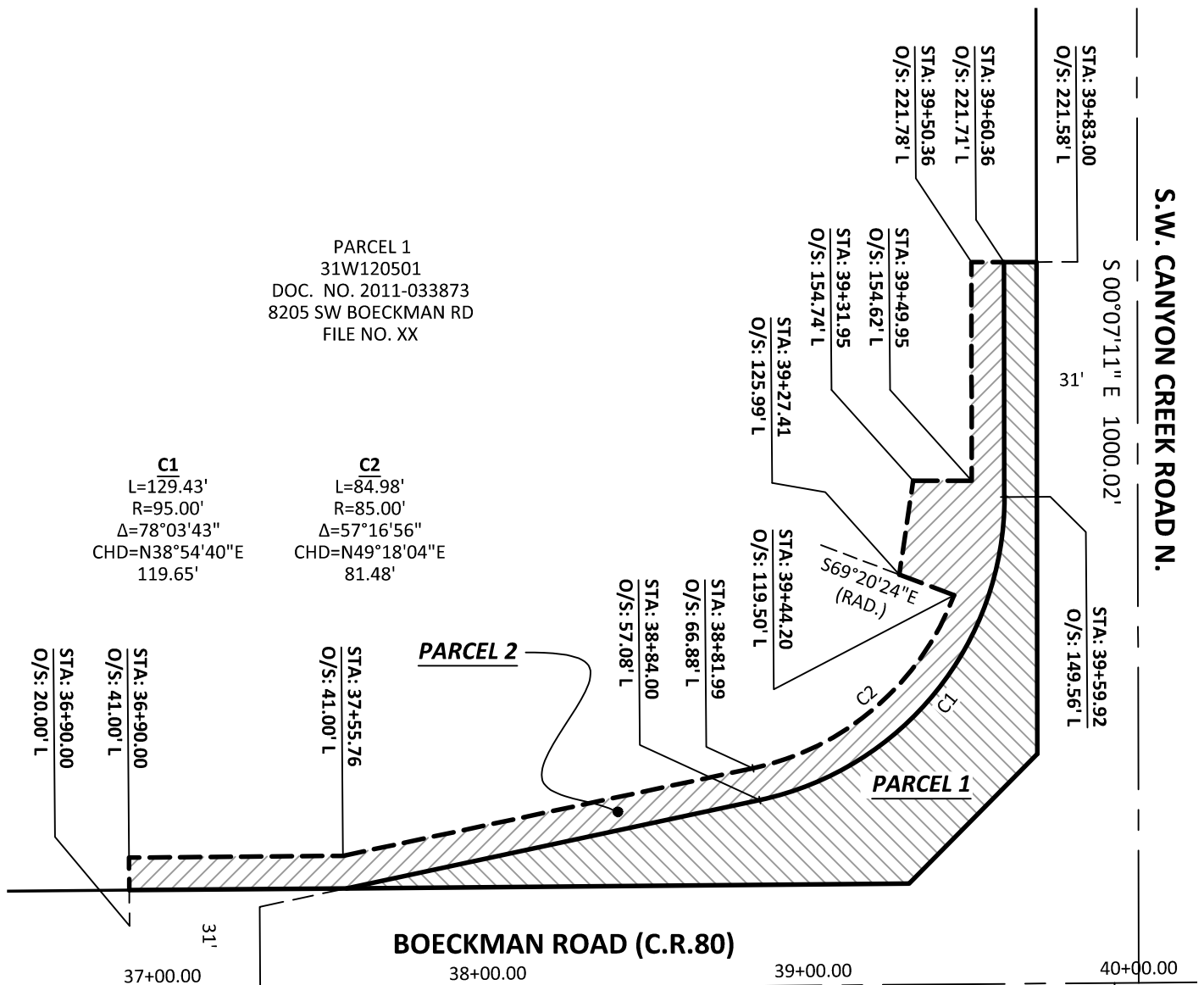
STA: 39+44.20
O/S: 119.50' L

STA: 39+59.92
O/S: 149.56' L

PARCEL 1
31W120501
DOC. NO. 2011-033873
8205 SW BOECKMAN RD
FILE NO. XX


C1
L=129.43'
R=95.00'
Δ=78°03'43"
CHD=N38°54'40"E
119.65'


C2
L=84.98'
R=85.00'
Δ=57°16'56"
CHD=N49°18'04"E
81.48'



BOECKMAN ROAD (C.R.80)

N 89°31'41" E
(FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

 PARCEL 1 - RIGHT OF WAY DEDICATION
6,498 SQ. FT. +/-

 PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT
4,519 SQ. FT. +/-



SCALE: 1" = 50'



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

EXHIBIT 'B' RIGHT OF WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 3 OF 3

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 14
12 MAY 2023

TAXMAP: 31W12
TAXLOT: 0501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID MENTOR GRAPHICS 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 3 – PUBLIC UTILITY EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID MENTOR GRAPHICS 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>
36+90.00		36+90.00	20.00 IN A STRAIGHT LINE TO 41.00
36+90.00		37+55.76	41.00
37+55.76		38+81.99	41.00 IN A STRAIGHT LINE TO 66.88 TO THE BEGINNING OF A TANGENT CURVE
38+81.99		39+49.92	66.88 TO 149.62 ALONG THE ARC OF A 85.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 78°03'43" (THE LONG CHORD OF WHICH BEARS NORTH 38°54'40" EAST 107.06 FEET) AN ARC DISTANCE OF 115.81 FEET TO A POINT OF TANGENCY
39+49.92		39+50.36	149.62 IN A STRAIGHT LINE TO 221.78
39+50.36		39+83.00	221.78 IN A STRAIGHT LINE TO 221.58

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

CONTAINING 3,904 SQUARE FEET (0.090 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°31'41" EAST.

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

S.W. CANYON CREEK ROAD N.

S 00°07'11" E 1000.02'

STA: 39+83.00
O/S: 221.58' L

31'

STA: 39+50.36
O/S: 221.78' L

STA: 39+49.92
O/S: 149.62' L

STA: 38+81.99
O/S: 66.88' L

PARCEL 1
31W120501
DOC. NO. 2011-033873
8205 SW BOECKMAN RD
FILE NO. XX

G3
L=115.81'
R=85.00'
Δ=78°03'43"
CHD=N38°54'40"E
107.06'

PARCEL 3


STA: 36+90.00
O/S: 41.00' L

STA: 37+55.76
O/S: 41.00' L

37+00.00 38+00.00 39+00.00 40+00.00

BOECKMAN ROAD (C.R.80)

N 89°31'41" E
(FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

 PARCEL 3 - PUBLIC UTILITY EASEMENT
3,904 SQ. FT. +/-



SCALE: 1" = 50'



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

EXHIBIT 'B' PUBLIC UTILITY EASEMENT	DATE: 12 MAY 2023
	DRAWN BY: CMR
SW 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: 3 OF 3

EXHIBIT "A"

Sub-Parcel #15-1

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 15
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 02501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KIM A. TRINH, TRUSTEE OF LY FAMILY TRUST U.T.A. NOVEMBER 13, 2019, INCLUDING ALL AMENDMENTS THERETO, AND THEIR SUCCESSOR TRUSTEES, IN DOCUMENT NUMBER 2020-014109, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRINH TRACT, 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 TRINH TRACT 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>
36+17.00		38+08.00	34.00

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

CONTAINING 673 SQUARE FEET (0.015 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°31'41" EAST.

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

BOECKMAN ROAD (C.R.80)

36+00.00

37+00.00

38+00.00

31'

31'

30'

N 89°31'41" E

(FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

STA: 36+17.00
O/S: 44.00' R

STA: 36+17.00
O/S: 34.00' R

STA: 38+08.00
O/S: 34.00' R

STA: 38+08.00
O/S: 44.00' R

PARCEL 1

PARCEL 2

PARCEL I
31W13B02501
DOC. NO. 2020-014109
7990 SW BOECKMAN RD
FILE NO. XX



PARCEL 1 - RIGHT OF WAY DEDICATION
673 SQ. FT. +/-



PARCEL 2 - PUBLIC UTILITY EASEMENT
1,681 SQ. FT. +/-



SCALE: 1" = 40'

kpff

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

EXHIBIT 'B' RIGHT OF WAY DEDICATION AND PUBLIC UTILITY EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

EXHIBIT "A"

Sub-Parcel #15-2

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 15
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 02501

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KIM A. TRINH, TRUSTEE OF LY FAMILY TRUST U.T.A. NOVEMBER 13, 2019, INCLUDING ALL AMENDMENTS THERETO, AND THEIR SUCCESSOR TRUSTEES, IN DOCUMENT NUMBER 2020-014109, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRINH TRACT, 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – PUBLIC UTILITY EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID TRINH TRACT 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>
36+17.00		38+08.00	44.00

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

CONTAINING 1,681 SQUARE FEET (0.039 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°31'41" EAST.

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

BOECKMAN ROAD (C.R.80)

36+00.00

37+00.00

38+00.00

31'

N 89°31'41" E

(FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

31'

30'

STA: 36+17.00
O/S: 44.00' R

STA: 36+17.00
O/S: 34.00' R

STA: 38+08.00
O/S: 34.00' R

STA: 38+08.00
O/S: 44.00' R

PARCEL 1
PARCEL 2

PARCEL I
31W13B02501
DOC. NO. 2020-014109
7990 SW BOECKMAN RD
FILE NO. XX



PARCEL 1 - RIGHT OF WAY DEDICATION
673 SQ. FT. +/-



PARCEL 2 - PUBLIC UTILITY EASEMENT
1,681 SQ. FT. +/-



SCALE: 1" = 40'

kpff

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

EXHIBIT 'B' RIGHT OF WAY DEDICATION AND PUBLIC UTILITY EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

EXHIBIT "A"

Sub-Parcel #16-1

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 16
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 02401

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARK S. CHRISS, AN UNMARRIED MAN, IN DOCUMENT NUMBER 2007-005311, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID CHRISS TRACT, 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 CHRISS TRACT 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>
37+85.00		39+01.12	34.00
39+01.12		39+37.44	34.00 IN A STRAIGHT LINE TO 56.68 TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 72°39'51" EAST
39+37.44		39+34.33	56.68 TO 169.84 ALONG THE ARC OF A 179.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 36°52'09" (THE LONG CHORD OF WHICH BEARS SOUTH 01°05'55" WEST 113.21 FEET) AN ARC DISTANCE OF 115.18 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 70°28'00" EAST
39+34.33		39+45.76	169.84 IN A STRAIGHT LINE TO 174.00

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

CONTAINING 2,786 SQUARE FEET (0.064 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°31'41" EAST.

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

BOECKMAN ROAD (C.R.80)

38+00.00 39+00.00 40+00.00

N 89°31'41" E

(FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

30'

N 69°08'40" E (RAD.)

N 72°39'51" E (RAD.)

PARCEL 2

PARCEL 1

STA: 37+85.00
O/S: 44.00' R
STA: 37+85.00
O/S: 34.00' R

STA: 39+37.44
O/S: 56.68' R
STA: 39+29.24
O/S: 48.00' R
STA: 39+28.00
O/S: 44.00' R
STA: 39+01.12
O/S: 34.00' R

C1
L=115.18'
R=179.00'
Δ=36°52'09"
CHD=S01°05'55"W
113.21'


C2
L=117.80'
R=174.00'
Δ=38°47'24"
CHD=S00°08'18"W
115.56'


PARCEL II
31W13B02401
DOC. NO. 2007-005311
7920 SW BOECKMAN RD
FILE NO. XX

PARCEL 3

S70°28'00"E (RAD.)
STA: 39+45.76
O/S: 174.00' R
STA: 39+34.33
O/S: 169.84' R
STA: 39+29.64
O/S: 168.13' R

S.W. CANYON CREEK ROAD

 **PARCEL 1 - RIGHT OF WAY DEDICATION**
2,786 SQ. FT. +/-

 **PARCEL 2 - PUBLIC UTILITY EASEMENT**
1,130 SQ. FT. +/-

 **PARCEL 3 - TEMPORARY CONSTRUCTION EASEMENT**
582 SQ. FT. +/-



SCALE: 1" = 40'



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

EXHIBIT 'B' RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 3 OF 3

EXHIBIT "A"

Sub-Parcel #16-2

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 16
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 02401

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARK S. CHRISS, AN UNMARRIED MAN, IN DOCUMENT NUMBER 2007-005311, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID CHRISS TRACT, 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – PUBLIC UTILITY EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID CHRISS TRACT 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>
37+85.00		39+28.00	44.00

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

CONTAINING 1,130 SQUARE FEET (0.026 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°31'41" EAST.

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

BOECKMAN ROAD (C.R.80)

38+00.00 39+00.00 40+00.00

N 89°31'41" E

(FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

N 69°08'40" E (RAD.)
N 72°39'51" E (RAD.)

PARCEL 2

PARCEL 1

PARCEL 3

PARCEL II
31W13B02401
DOC. NO. 2007-005311
7920 SW BOECKMAN RD
FILE NO. XX


STA: 37+85.00
O/S: 44.00' R
STA: 37+85.00
O/S: 34.00' R


STA: 39+37.44
O/S: 56.68' R
STA: 39+29.24
O/S: 48.00' R
STA: 39+28.00
O/S: 44.00' R
STA: 39+01.12
O/S: 34.00' R


STA: 39+45.76
O/S: 174.00' R
STA: 39+34.33
O/S: 169.84' R
STA: 39+29.64
O/S: 168.13' R

C1
L=115.18'
R=179.00'
Δ=36°52'09"
CHD=S01°05'55"W
113.21'

C2
L=117.80'
R=174.00'
Δ=38°47'24"
CHD=S00°08'18"W
115.56'

 **PARCEL 1 - RIGHT OF WAY DEDICATION**
2,786 SQ. FT. +/-

 **PARCEL 2 - PUBLIC UTILITY EASEMENT**
1,130 SQ. FT. +/-

 **PARCEL 3 - TEMPORARY CONSTRUCTION EASEMENT**
582 SQ. FT. +/-

S.W. CANYON CREEK ROAD



SCALE: 1" = 40'



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

EXHIBIT 'B' RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

EXHIBIT "A"

Sub-Parcel #16-3

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 16
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 02401

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARK S. CHRISS, AN UNMARRIED MAN, IN DOCUMENT NUMBER 2007-005311, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID CHRISS TRACT, 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 3 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID CHRISS TRACT 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>
39+29.44		39+29.64	48.00 TO 168.13 ALONG A NON-TANGENT 174.00 FOOT RADIUS CURVE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 69°08'40" EAST, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 38°47'24" (THE LONG CHORD OF WHICH BEARS SOUTH 00°08'18" WEST 115.56 FEET) AN ARC DISTANCE OF 117.80 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 70°28'00" EAST
39+29.64		39+45.76	168.13 IN A STRAIGHT LINE TO 174.00

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

CONTAINING 582 SQUARE FEET (0.013 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°31'41" EAST.

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

BOECKMAN ROAD (C.R.80)

38+00.00 39+00.00 40+00.00

N 89°31'41" E

(FROM S.W. COR. SEC. 12 TO THE S. 1/4 COR. SEC. 12)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

N 69°08'40" E (RAD.)
N 72°39'51" E (RAD.)

PARCEL 2


PARCEL 1


PARCEL 3


PARCEL II
31W13B02401
DOC. NO. 2007-005311
7920 SW BOECKMAN RD
FILE NO. XX

C1
L=115.18'
R=179.00'
Δ=36°52'09"
CHD=S01°05'55"W
113.21'

C2
L=117.80'
R=174.00'
Δ=38°47'24"
CHD=S00°08'18"W
115.56'

 **PARCEL 1 - RIGHT OF WAY DEDICATION**
2,786 SQ. FT. +/-

 **PARCEL 2 - PUBLIC UTILITY EASEMENT**
1,130 SQ. FT. +/-

 **PARCEL 3 - TEMPORARY CONSTRUCTION EASEMENT**
582 SQ. FT. +/-

STA: 37+85.00
O/S: 44.00' R
STA: 37+85.00
O/S: 34.00' R

STA: 39+01.12
O/S: 34.00' R

STA: 39+28.00
O/S: 44.00' R

STA: 39+29.24
O/S: 48.00' R

STA: 39+37.44
O/S: 56.68' R

STA: 39+34.33
O/S: 169.84' R

STA: 39+29.64
O/S: 168.13' R

STA: 39+45.76
O/S: 174.00' R

S.W. CANYON CREEK ROAD



SCALE: 1" = 40'



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

EXHIBIT 'B' RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

EXHIBIT "A"

Sub-Parcel #18-1

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 18
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 00301

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRUCE C. AND MARY ANN SCHROEDER, HUSBAND AND WIFE, IN DOCUMENT NUMBER 95-038595, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID SCHROEDER TRACT, 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE 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 SCHROEDER TRACT 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>
42+85.00		42+99.22	54.06 IN A STRAIGHT LINE 40.00
42+99.22		43+90.00	40.00

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

CONTAINING 899 SQUARE FEET (0.021 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°31'41" EAST.

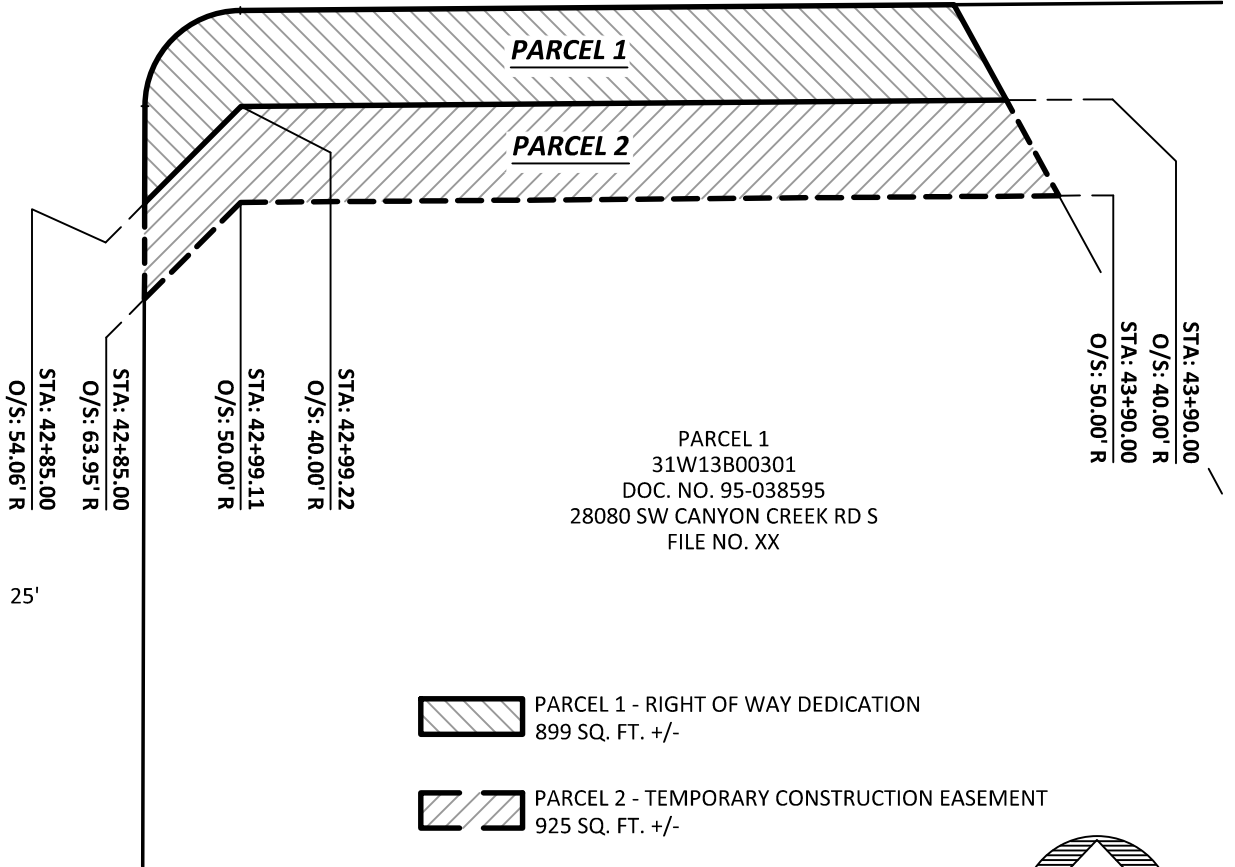
THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

BOECKMAN ROAD (C.R.80)


N 89°31'41" E
 (FROM CANYON CREEK RD TO THE S. 1/4 COR. SEC. 12)
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM


CANYON CREEK ROAD S.

N 00°10'30" E 263.92'



PARCEL 1
 31W13B00301
 DOC. NO. 95-038595
 28080 SW CANYON CREEK RD S
 FILE NO. XX

 PARCEL 1 - RIGHT OF WAY DEDICATION
 899 SQ. FT. +/-

 PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT
 925 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

EXHIBIT 'B' RIGHT OF WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
PROJECT NO. 2200028
FILE NO. 18
12 MAY 2023

TAXMAP: 31W13B
TAXLOT: 00301

A PARCEL OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRUCE C. AND MARY ANN SCHROEDER, HUSBAND AND WIFE, IN DOCUMENT NUMBER 95-038595, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID SCHROEDER TRACT, 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°38'21" 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°38'21" WEST, 2268.65 FEET FROM A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID SCHROEDER TRACT 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>
42+85.00		42+99.11	63.95 IN A STRAIGHT LINE 50.00
42+99.11		43+90.00	50.00

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

CONTAINING 925 SQUARE FEET (0.021 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°31'41" EAST.

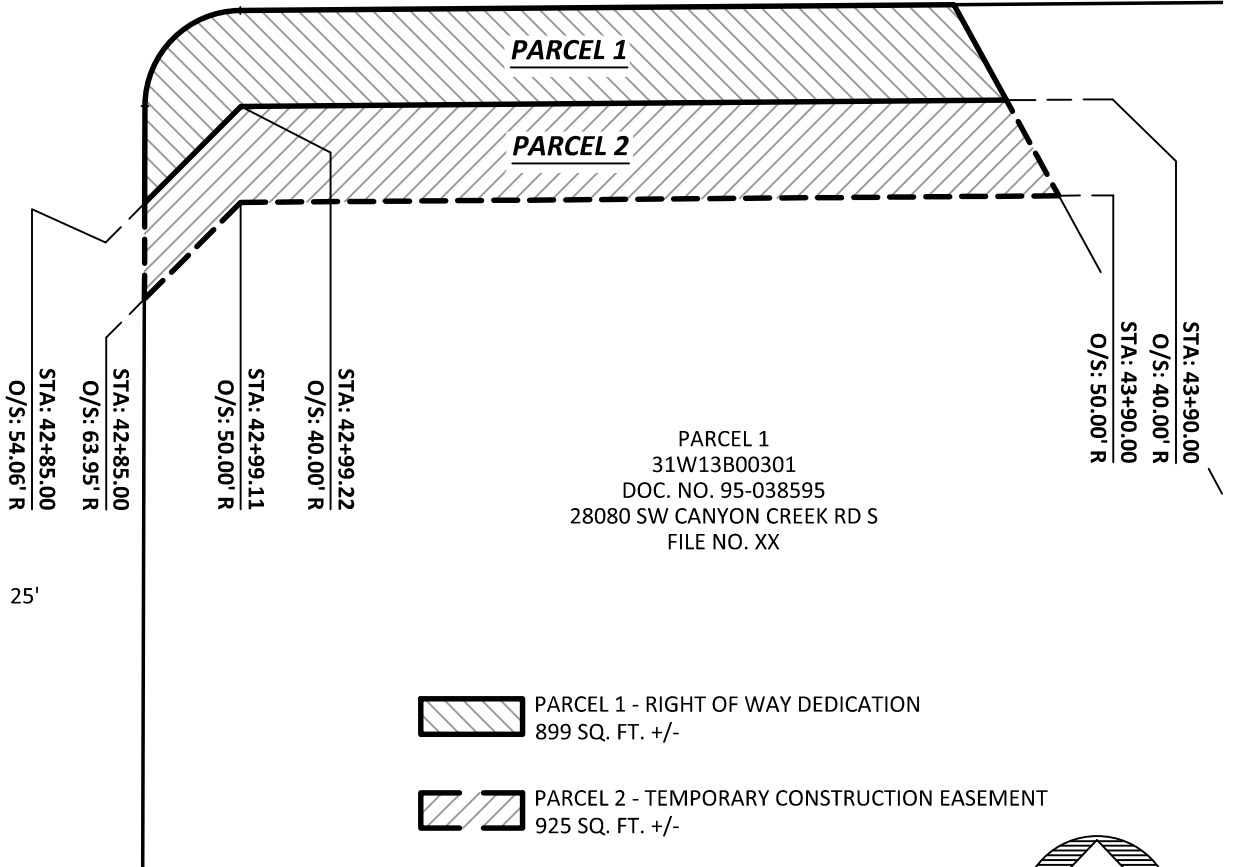
THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

BOECKMAN ROAD (C.R.80)


N 89°31'41" E
 (FROM CANYON CREEK RD TO THE S. 1/4 COR. SEC. 12)
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM


CANYON CREEK ROAD S.

N 00°10'30" E 263.92'



PARCEL 1
 31W13B00301
 DOC. NO. 95-038595
 28080 SW CANYON CREEK RD S
 FILE NO. XX

 PARCEL 1 - RIGHT OF WAY DEDICATION
 899 SQ. FT. +/-

 PARCEL 2 - TEMPORARY CONSTRUCTION EASEMENT
 925 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

EXHIBIT 'B' RIGHT OF WAY DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 12 MAY 2023
	DRAWN BY: CMR
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2