

EXHIBIT A



901 NW Carlon Ave. Ste 3 Bend, OR 97703
(541) 797-0954 – www.sflands.com

2023-059-25
NOV. 9, 2023
MJF

EXHIBIT A

PARCEL 1

PERMANENT WATERLINE EASEMENT

A TRACT OF LAND BEING A PORTION OF LOT 21, SUNDIAL, RECORDED IN BOOK 95, PAGE 2, CLACKAMAS COUNTY PLAT RECORDS, SAID TRACT BEING A PORTION OF THAT PROPERTY CONVEYED TO TIMBERLAND-SUNDIAL, LLC, IN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 95-051895, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 21, MARKED BY A 5/8" IRON ROD WITH NO CAP, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF CANYON CREEK ROAD SOUTH, SAID POINT LIES SOUTH 88°59'20" EAST, 50.01 FEET FROM A 5/8" IRON ROD WITH NO CAP ON THE NORTH LINE OF SAID LOT 21 AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID CANYON CREEK ROAD SOUTH; THENCE SOUTH 46°00'40" WEST, 7.07 FEET TO THE INTERSECTION OF THE SOUTH AND WEST LINE OF A 5.00 FOOT WIDE PUBLIC UTILITY EASEMENT AS DEDICATED ACCORDING TO SAID PLAT OF SUNDIAL AND THE **POINT OF BEGINNING**; THENCE ALONG SAID WEST EASEMENT LINE SOUTH 01°00'40" WEST, 20.34 FEET; THENCE DEPARTING SAID WEST LINE NORTH 88°59'20" WEST, 2.44 FEET; THENCE SOUTH 45°02'23" WEST 127.16 FEET; THENCE SOUTH 41°46'57" EAST, 3.05 FEET; THENCE SOUTH 45°01'09" WEST, 10.75 FEET TO THE NORTH LINE OF A WATERLINE EASEMENT RECORDED UNDER DOCUMENT NO. 2013-076457, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID NORTH LINE NORTH 44°52'46" WEST, 18.05 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 45°02'23" EAST, 131.88 FEET; THENCE NORTH 00°20'03" EAST, 14.35 FEET TO SAID SOUTH EASEMENT LINE, ACCORDING TO THE PLAT OF SUNDIAL; THENCE ALONG SAID SOUTH LINE SOUTH 88°59'20" EAST, 17.68 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIPTION OF LAND CONTAINS 2,370 SQUARE FEET OF LAND, MORE OR LESS.

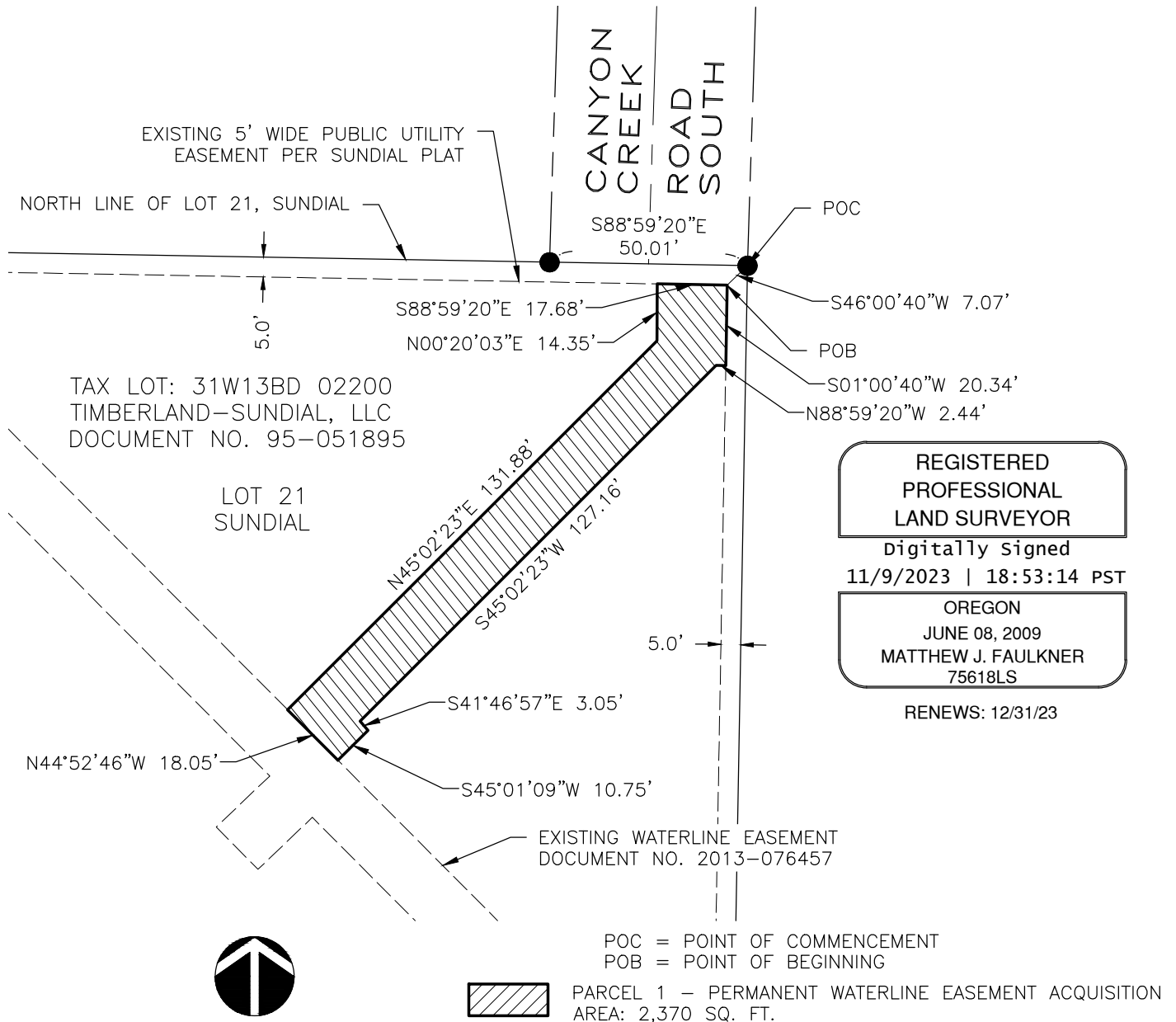
BEARINGS BASED ON OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Digitally Signed
11/9/2023 | 18:53:14 PST
OREGON
JUNE 08, 2009
MATTHEW J. FAULKNER
75618LS

RENEWS: 12/31/23

EXHIBIT B

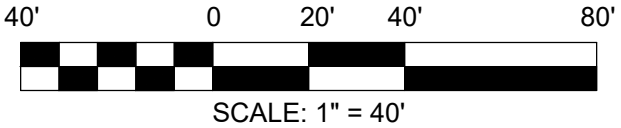


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RENEWES: 12/31/23



ACQUISITION MAP
PAGE 1 OF 1
SE1/4NW1/4 S13, T3S R1W - TAX LOT 2200

WILSONVILLE
OREGON

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

S&F Land Services

Date: 11/9/2023 4905 SW SCHOLLS FERRY RD.
PORTLAND, OR 97225 www.sflands.com
Proj No: 22-059-25 (503) 345-0328 info@sflands.com



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EXHIBIT A
PARCEL 1
PERMANENT WATERLINE EASEMENT

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2015-024920, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°05'04" WEST, 145.94 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID NORTH LINE SOUTH 03°05'32" WEST, 55.53 FEET; THENCE SOUTH 25°35'32" WEST, 11.51 FEET TO THE BEGINNING OF A 295.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°33'06", AN ARC LENGTH OF 100.84 FEET, WITH LONG CHORD BEARING SOUTH 35°22'05" WEST, 100.35 FEET; THENCE SOUTH 45°02'21" WEST 11.64 FEET TO THE EASTERLY LINE OF A WATERLINE EASEMENT DESCRIBED IN DOCUMENT NO. 2001-048916, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE COURSES:

1. NORTH 00°57'10" EAST, 5.01 FEET;
2. NORTH 72°51'38" WEST, 10.47 FEET;
3. NORTH 12°28'47" EAST 4.18 FEET;

THENCE DEPARTING SAID EASTERLY LINE NORTH 44°58'48" EAST, 9.44 FEET TO THE BEGINNING OF A 280.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°33'06", AN ARC LENGTH OF 95.72 FEET, WITH LONG CHORD BEARING NORTH 35°22'05" EAST, 95.25 FEET; THENCE NORTH 25°35'32" EAST, 8.52 FEET; THENCE NORTH 03°05'32" EAST, 51.97 FEET TO SAID NORTH LINE OF SECTION 12; THENCE ALONG SAID NORTH LINE SOUTH 89°05'04" EAST, 15.01 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIPTION OF LAND CONTAINS 2,588 SQUARE FEET OF LAND, MORE OR LESS.

BEARINGS BASED ON OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Digitally Signed

11/9/2023 | 18:56:11 PST

OREGON
JUNE 08, 2009
MATTHEW J. FAULKNER
75618LS

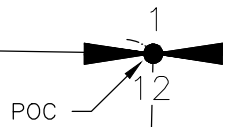
RENEWS: 12/31/23

EXHIBIT B

NORTH LINE OF SECTION 12

POB

N89°05'04"W 145.94'



POC

TAX LOT: 31W12 00300
AUKUM-CANYON CREEK APARTMENTS
DOCUMENT NO. 2015-024920

L=95.72', R=280.50'
Δ=19°33'06"
CHORD=95.25'
N35°22'05"E

N25°35'32"E 8.52'

N03°05'32"E 51.97'

15.01'

S03°05'32"W 55.53'

S25°35'32"W 11.51'

L=100.84', R=295.50'
Δ=19°33'06"
CHORD=100.35'
S35°22'05"W

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RENEWS: 12/31/23

N44°58'48"E
9.44'

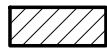
N12°28'47"E
4.18'

N72°51'38"W
10.47'

N00°57'10"E
5.01'

EXISTING WATERLINE EASEMENT
DOCUMENT NO. 2001-048916

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING



PARCEL 1 - PERMANENT WATERLINE EASEMENT ACQUISITION
AREA: 2,588 SQ. FT.



40' 0 20' 40' 80'



SCALE: 1" = 40'

ACQUISITION MAP

PAGE 1 OF 1

NE1/4NW1/4 S12, T3S R1W - TAX LOT 300



Date: 11/9/2023

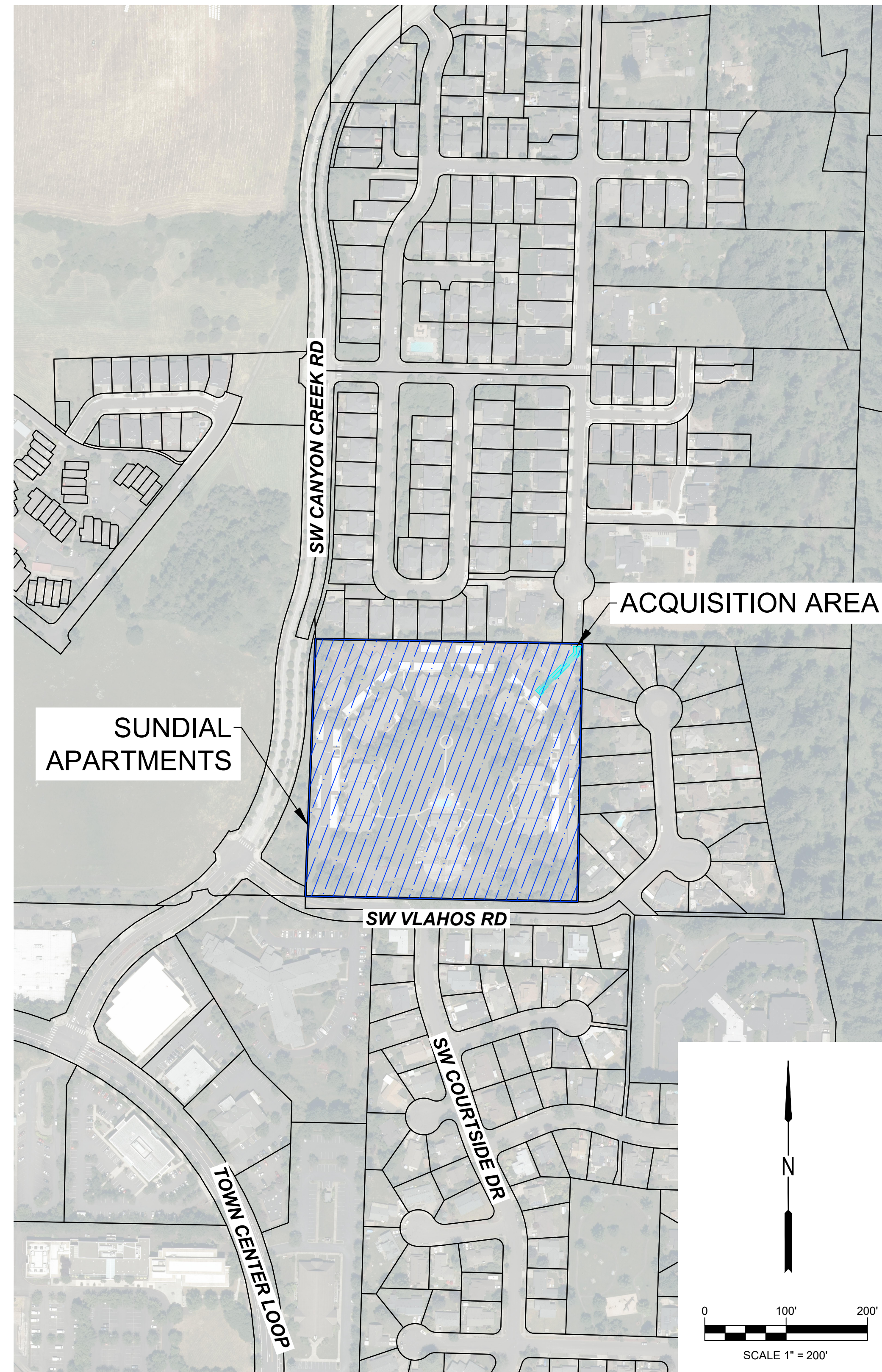
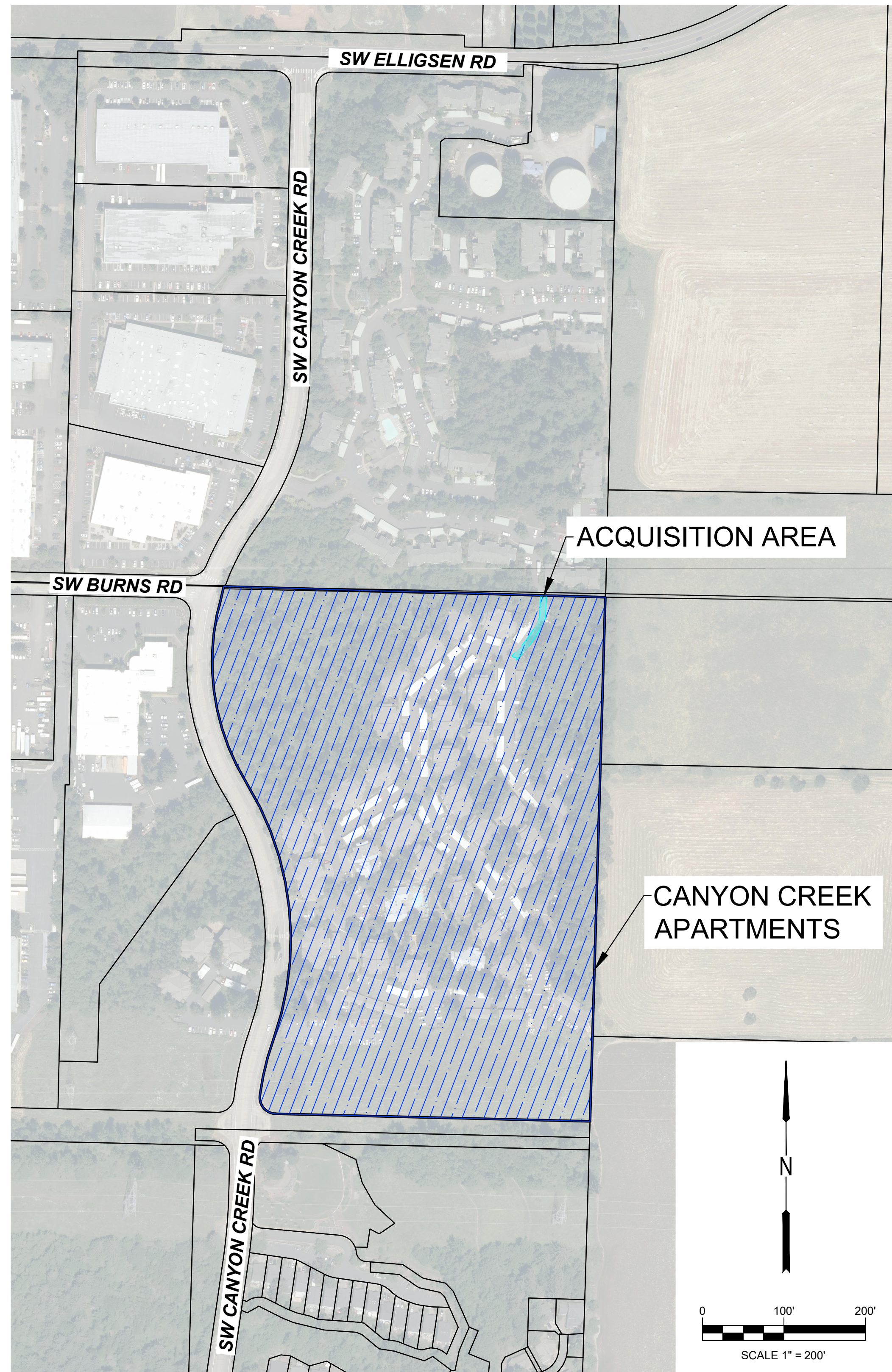
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info@sflands.com



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



LEGEND

-  PARCEL IMPACTED BY WATERLINE EASEMENT*
- *HIGHLIGHTED AREA REPRESENTS THE IMPACTED PARCELS, NOT THE AREA TO BE ACQUIRED.
-  WATERLINE EASEMENT



VICINITY MAP
H: 1"=2000'