

RESOLUTION NO. 577

A RESOLUTION APPROVING THE AGREEMENT BETWEEN CITY OF WILSONVILLE AND OWNERS OF WILSONVILLE PARK, PLAZA ROYAL, AND PACIFIC PLAZA CENTER PROPERTIES, CONCERNING LOCAL IMPROVEMENT DISTRICT #5 IMPROVEMENTS.

WHEREAS, this agreement is entered into by the CITY OF WILSONVILLE, an Oregon municipal corporation, hereinafter called "City", and property owners of tax lots 100 and 104, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Section 14-D (Wilsonville Park; tax lots 101 and 102, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Section 14-D (Plaza Royal); and tax lot 201, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Section 14-D (Pacific Plaza Center), located within the City limits of Wilsonville, hereinafter called "Owners."

WHEREAS, in June, 1973, the Wilsonville Planning Commission approved Planned Development Commercial (PDC) zoning for the "Town Center" area and duly adopted a Town Center Master Plan, as presented by Meyer & Kroger, Architects, representing the property owners. Said plan created the Town Center Loop arterial road configuration and established the future vacation of a portion of Parkway Avenue located within the west leg of the Loop Road, and

WHEREAS, in March, 1974, owners of properties located within the Town Center area signed an agreement, a copy of which is marked Exhibit A, attached herewith and by reference incorporated herein, to execute the provisions of the Town Center Master Plan, including provisions of rights-of-way, street,

and other utility improvements; and

WHEREAS, said property owners and/or their successors in fact supported street and utility improvements within the south quadrant of the Town Center by and through the participation in Local Improvement District (LID) #2; and

WHEREAS, in October, 1979, the owners of properties in the northern portion of the Town Center petitioned to form a Local Improvement District (LID #5) and pursuant thereto, in May, 1980, the City Council referred the issue of the alignment of the West Loop location to the Planning Commission and on June 15, 1981, the Planning Commission affirmed the alignment of the West Loop in accordance with the Town Center Master Plan; and

WHEREAS, on August 19, 1982, the City received acknowledgement from the Land Conservation and Development Commission of its Comprehensive Plan, including the portion thereof concerning the Town Center, and Town Center Master Plan; and

WHEREAS, on February 7, 1983, the City Council adopted Resolution No. 290 which further ratified the Town Center Master Plan. Pursuant to the Resolution the Council certified and accepted the dedication of tax lots 100, 101, and 201 from the property owners for roadway purposes in accordance with the West Loop arterial as set forth in the Town Center Master Plan. The Resolution further outlines the City's agreement to process the vacation of Parkway Avenue and cause the Town Center to be developed consistently with the Town Center Master Plan; and

WHEREAS, the City Council has approved formally the LID #5 project and has let and awarded bids for the construction of improvements pursuant

thereto; and

WHEREAS, Owners of tax lots 100, 101, 102, 104 and 201 have indicated to the City that potential uses of their properties consistent with current zoning can be made upon obtaining City improved utilities under the LID #5 project; and

WHEREAS, Cith has indicated it desires that in addition to the arterial roadway structure established by the Town Center Master Plan, a defined internal access and circulation system to service interior portions of the development be established.

NOW, THEREFORE, it is agreed by and between City and Owners as follows:

1. The City acknowledges the necessity to vacate the portion of Parkway Avenue existing within the current right-of-way which intersects the Town Center Loop West arterial as shown on the Town Center Master Plan. A description of the area to be vacated is entitled Exhibit B, attached herewith and by reference incorporated herein. The City intends that the vacation procedure shall commence no later than December 31, 1986, and be completed as soon as possible as provided in ORS Chapter 271 and/or City Regulation.

The properties identified in Exhibit I may petition for vacation separately for those portions of Parkway Avenue located on the owners property adjacent to Parkway Avenue Station 0+00 N to Station 18+00 N on notice of vacation docuemtns attached as Exhibit J. The parties reaffirm that a vacation of Parkway Avenue is in accordance with the Town Center Master Plan and those conditions contained in Resolution No. 290, which are summarized, in part, as follows:

- a. The owners previously have dedicated property to the City consistent with the Town Center Master Plan West Loop

alignment. The areas of dedication are more fully described in Resolution No. 290 itself.

- b. Under the LID #5 improvement the owners are responsible to pay for improvements which are the equivalent of the City "collector" street and the City is responsible to pay for the additional full-street improvements of an arterial street.
- c. In accepting the right-of-way dedication, the City acknowledges the necessity to vacate a portion of the existing right-of-way for Parkway Avenue in accordance with paragraph No. 1 of this Resolution.

2. Currently the owners of tax lot 200 have chosen not to be included in the LID #5 assessment district. They have alleged that the vacation of the section of Parkway Avenue fronting tax lot 200 would remove authorization for road accesses to Parkway Avenue. In order for the City to provide two substituted accesses and therefore compensate and make whole these owners for any reduction in access, if any, caused by the vacation of Parkway Avenue, the City and Owners herein agree to the following:

- a. In order to be able to provide tax lot 200 one access onto the West Loop near the southern boundary to tax lot 101, with tax lot 200, the City agrees to acquire from Owners of tax lot 101, a triangular portion of land off of tax lot 101 consisting of 8787 square feet inclusive of the portion of Parkway Avenue to be vacated. Owners of tax lot 101, including the adjacent vacated section of Parkway Avenue, shall be paid by the City \$2.80 per square foot for this land. The acquisition shall

be completed prior to October 31, 1986. The triangular portion of land is identified by legal description in Exhibit C, attached herewith and by reference incorporated herein.

- b. Upon acquisition of the triangular piece of land from tax lot 101 the City may convey such land to the owners of tax lot 200, however, in the event of such a conveyance the City shall reserve therefrom and dedicate what would be the southerly 20 feet of a public right-of-way for an access road connecting to the West Loop. Further, and in any event, the City shall reserve a utility and sidewalk easement on the south side of the access road. The areas reserved by the City are described in Exhibit C-1 and C-5, attached herewith and by reference incorporated herein.
- c. The owners of tax lot 101 shall dedicate the northern 20 feet of such right-of-way for the west access road, plus a ten foot utility and sidewalk easement on the north side of the west access road which dedications shall be contiguous to those reservations of the City noted in subparagraph b., text above. These dedications are as described in legal description to be provided by the City and to become Exhibit C-2 and C-4 to this agreement, and are attached herewith and by reference incorporated herein.
- d. To provide tax lot 200 a second access by means of an extension of Parkway Avenue southerly from the Town Center Loop intersection with Parkway, to the northern boundary of tax lot 200,

the City agrees to acquire the land for this extension from the Owners of tax lot 201 and tax lot 400. The City shall pay compensation to the owners of tax lot 201 at the rate of \$2.80 per square foot for the area to be dedicated from the subject tax lot to the City of Wilsonville. The acquisition from tax lot 201 (Pacific Plaza Center) under the terms of this agreement shall be completed prior to October 31, 1986 or the terms and conditions stated herein may be withdrawn by the owners. The area to be acquired is indicated in a map and legal description entitled Exhibit F, attached herewith and incorporated herein. The southerly extension of Parkway to tax lot 200 is intended, in addition to providing interior access into the Town Center, to compensate tax lot 200 for the claimed reduction of one of its two accesses otherwise caused by the vacation of the portion of Parkway Avenue noted above.

- e. The City shall reserve easements during the Parkway Avenue vacation process for existing power, phone, and gas trunk lines as may be required to be located in the vacated right-of-way. These easements shall be set forth in this resolution as Exhibits G, and G-1 through G-4, which shall be attached and become a part of the agreement when legal descriptions are completed by the City.

Exhibit G is a telephone, gas, electrical and/or sewer easement, and Exhibits G-1 through G-4 are sidewalk and utility easements. During the process of vacation of Parkway and construction of LID #5, one or more of these easements may become unnecessary. In that event a written statement to that effect will be provided to the Owners by City and the respective exhibit attachments will be deleted upon mutual agreement of both parties.

- f. Except as noted above in this subsection, the vacated section of Parkway Avenue shall revert as provided by law to adjoining property ownerships.
- g. This agreement does not encompass the question of the construction of any actual access road to tax lot 200 off of Parkway Avenue.

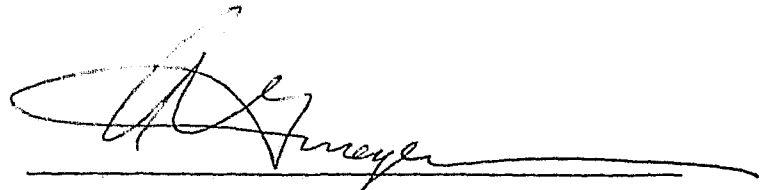
3. When the vacation of Parkway Avenue is complete or a portion thereof has been finally vacated pursuant to the petition of one of the owners as noted in paragraph 1 above, the City shall remove all hard-surface and subsurface materials from the vacated section of Parkway Avenue, at the City's expense. Further, the City shall remove overhead utilities now existing, and level ground to existing elevation.

4. The City affirms its intent to construct, at City expense, that portion of the Town Center West Loop roadway which exceeds City collector street standard improvements. Funds for such construction shall be provided from City revenues separate and apart from any assessments to property owners participating in LID #5.

5. It is recognized that tax lot 200 and other properties outside of LID #5 boundaries may receive benefits from LID #5 even though they do

not participate in the project. The Wilsonville Code provides for a payback procedure under such circumstances. The formula calculations of such benefits has been determined by the LID #5 Board of Viewers and adopted by the City Council. As a result, City and Owners agree that a mutually agreeable "payback" process has been established to reimburse owners currently participating in LID #5. The formula calculations are contained in Exhibit H, attached herewith and by reference incorporated herein. Payback shall be made in accordance with the payback method as set forth in Exhibit H.

ADOPTED by the Wilsonville City Council at their regular meeting thereof this 2nd day of September, 1986, and filed with the Wilsonville City Recorder this same date.



A. G. MEYER, Mayor

ATTEST:

  
VERA A. ROJAS, City Recorder





STATE OF OREGON            )  
                                  ) ss  
County of Clackamas        )

On this 4th day of September, 19 86, before me, a notary public in and for said County and State, personally appeared the above named Donald F. Mala, who being duly sworn is the President of Sky-Land, Inc., a General Partner (Title) of Wilsonville Park, Ltd. (Name of Business), and acknowledged the foregoing instrument to be their voluntary act and deed.

Loarie L. Johnson  
NOTARY PUBLIC OF OREGON  
My Commission expires: 11/14/87

STATE OF OREGON            )  
                                  ) ss  
County of Clackamas        )

On this 4th day of September, 19 86, before me, a notary public in and for said County and State, personally appeared the above named Donald F. Mala, who being duly sworn is the President of Sky-Land, Inc., a General Partner (Title) of Plaza Royal (Name of Business), and acknowledged the foregoing instrument to be their voluntary act and deed.

Loarie L. Johnson  
NOTARY PUBLIC OF OREGON  
My Commission expires: 11/14/87

STATE OF OREGON            )  
                                  ) ss  
County of Clackamas        )

On this 4th day of September, 19 86, before me, a notary public in and for said County and State, personally appeared the above named Philip W. Lapp, who being duly sworn is the General Partner (Title) of Plaza Royal and Wilsonville Park, Ltd. (Name of Business), and acknowledged the foregoing instrument to be their voluntary act and deed.

Tracie L Johnson  
NOTARY PUBLIC OF OREGON  
My Commission expires: 11/14/87

Approved as to form this \_\_\_\_\_  
day of \_\_\_\_\_,  
19 \_\_\_\_.

Approved as to content  
this \_\_\_\_\_ day of \_\_\_\_\_,  
19 \_\_\_\_.

\_\_\_\_\_  
City of Wilsonville, Oregon  
City Attorney

\_\_\_\_\_  
City of Wilsonville, Oregon  
Public Works Director

Accepted on behalf of the City of Wilsonville, Oregon, this 2nd  
day of September, 19 86.

[Signature]  
MAYOR

ATTESTED TO:  
Vera A. Rojas  
VERA ROJAS, CITY RECORDER

DATE: 9/4/86

After recording, return to: City Recorder  
City of Wilsonville  
P.O. Box 220  
Wilsonville, OR 97070

CITY OF



Wilsonville

30000 S.W. Town Center Loop E  
P.O. Box 220 / Wilsonville, Oregon 97070-0220  
503 / 682-1011

**MEMORANDUM**

**DATE:** AUGUST 27, 1986  
**TO:** MAYOR AND CITY COUNCIL  
**FROM:** LARRY R. BLANCHARD *Larry R. Blanchard*  
**SUBJECT:** AGREEMENT WITH WILSONVILLE PLAZA - PLAZA ROYAL -  
PACIFIC PLAZA CENTER, RESOLUTION CB-R-241-86

Over the past five months the City Staff, City Attorney, and representatives of the above mentioned owners have been negotiating to produce an agreement for certain items pertaining to L.I.D. #5. These items include:

1. Access replacement for Tax Lot 200 for claimed loss of frontage from Parkway Avenue.
2. Timing of said terms of the agreement
3. Requirements of each party for the agreement or its role in the actual vacation of Parkway Avenue.

The City staff felt very comfortable with the decision they had made with negotiations, and I believe firmly established:

1. A price for the property to be purchased.
2. The funding method by which the accesses would be purchased.
3. A date by which the terms of this agreement would be completed.

In July the City met with owners of Tax Lot 200 to discuss the tentative agreement discussed in depth with them previously. The Young ownership representatives added a new condition to Tax Lot 200 agreement, which is totaly separate from this agreement. However, in lieu of the new condition modification to Resolution CB-R-241-86 was necessary.

**MEMORANDUM: MAYOR AND CITY COUNCIL**

**Page 2**

Staff met with Mr. Don Mala and Mr. Richard Ligon, representatives of the parties mentioned herein, and discussed the changes requested by Mike Kohlhoff, City Attorney. Modifications to the agreement were made, consequently they were approved by the representatives. Mr. Mala was not able to get the necessary signature in time for the packet deadline, but asked that the agreement be conditioned upon signature of the parties or the agreement is automatically rejected.

**RECOMMENDATION:**

1. Approve Resolution CB-R-241-86 and authorize the Mayor to sign on behalf of the City.
2. Agreement will be rejected if signature of all owners listed have not signed the agreement within 30 days of said approval and the Mayor will not sign until such time as all signatures are complete.
3. The Resolution will not go into effect until such time as all signatures are complete.











cc: L.I.D. #5 - IX(c)

LRB:pjm

RECEIVED  
AUG 22 1986  
CITY OF WILSONVILLE



**INDEX MAP  
EASEMENT, VACATION  
AND ACCESS DESCRIPTIONS**

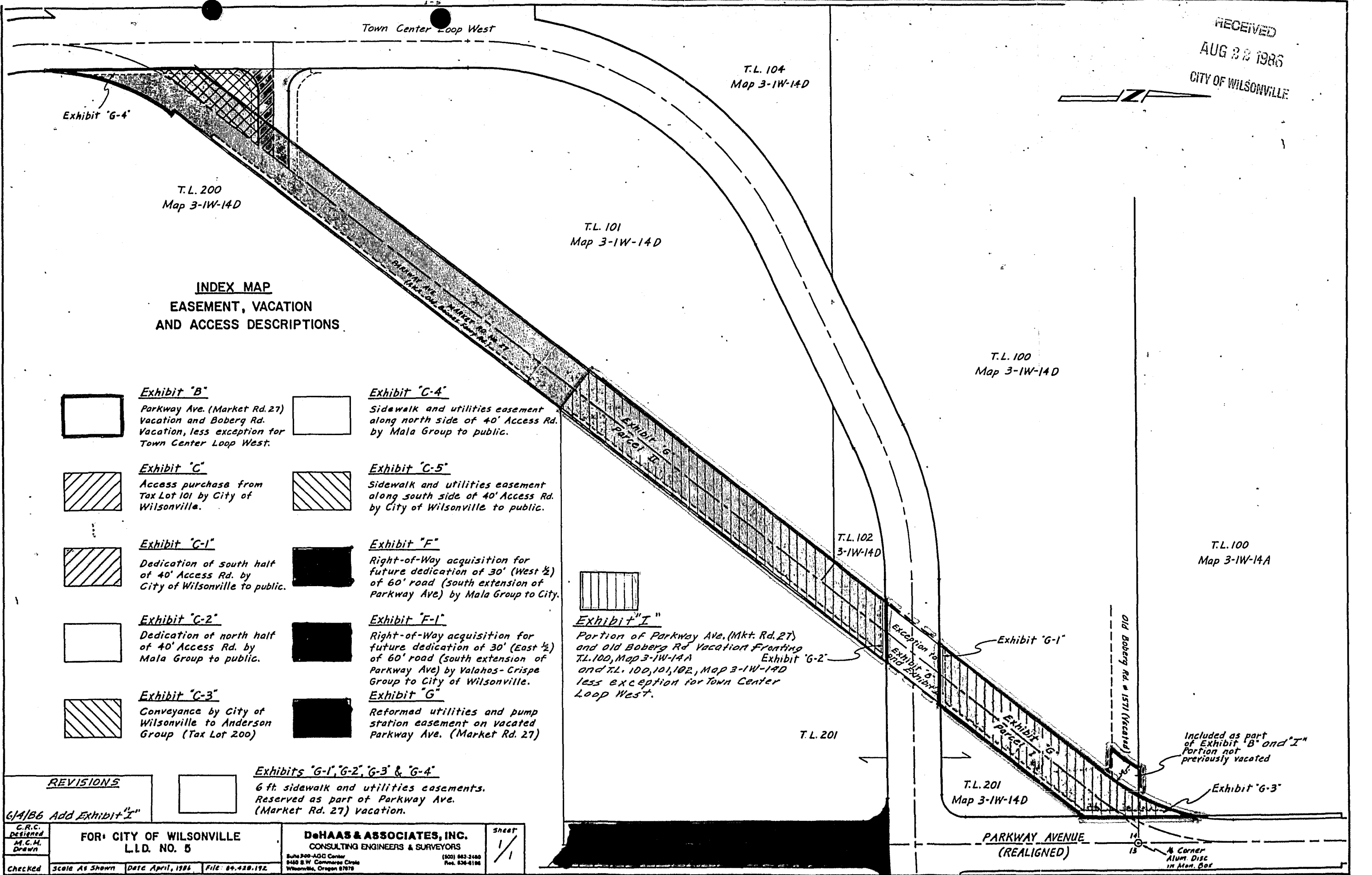
- |                                                                                     |                                                                                                                                         |                                                                                     |                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Exhibit "B"</b><br>Parkway Ave. (Market Rd. 27)<br>Vacation and Boberg Rd.<br>Vacation, less exception for<br>Town Center Loop West. |   | <b>Exhibit "C-4"</b><br>Sidewalk and utilities easement<br>along north side of 40' Access Rd.<br>by Mala Group to public.                                                                         |
|  | <b>Exhibit "C"</b><br>Access purchase from<br>Tax Lot 101 by City of<br>Wilsonville.                                                    |  | <b>Exhibit "C-5"</b><br>Sidewalk and utilities easement<br>along south side of 40' Access Rd.<br>by City of Wilsonville to public.                                                                |
|  | <b>Exhibit "C-1"</b><br>Dedication of south half<br>of 40' Access Rd. by<br>City of Wilsonville to public.                              |  | <b>Exhibit "F"</b><br>Right-of-Way acquisition for<br>future dedication of 30' (West 1/2)<br>of 60' road (south extension of<br>Parkway Ave) by Mala Group to City.                               |
|  | <b>Exhibit "C-2"</b><br>Dedication of north half<br>of 40' Access Rd. by<br>Mala Group to public.                                       |  | <b>Exhibit "F-1"</b><br>Right-of-Way acquisition for<br>future dedication of 30' (East 1/2)<br>of 60' road (south extension of<br>Parkway Ave) by Valahos-Crispe<br>Group to City of Wilsonville. |
|  | <b>Exhibit "C-3"</b><br>Conveyance by City of<br>Wilsonville to Anderson<br>Group (Tax Lot 200)                                         |  | <b>Exhibit "G"</b><br>Reformed utilities and pump<br>station easement on vacated<br>Parkway Ave. (Market Rd. 27)                                                                                  |

**Exhibits "G-1", "G-2", "G-3" & "G-4"**  
6 ft. sidewalk and utilities easements.  
Reserved as part of Parkway Ave.  
(Market Rd. 27) vacation.

**Exhibit "I"**  
Portion of Parkway Ave. (Mkt. Rd. 27)  
and old Boberg Rd. Vacation Fronting  
T.L. 100, Map 3-1W-14A  
and T.L. 100, 101, 102, Map 3-1W-14D  
less exception for Town Center  
Loop West.

**REVISIONS**  
6/4/86 Add Exhibit "I"

C.R.C. Designed M.C.H. Drawn	<b>FOR: CITY OF WILSONVILLE</b> L.I.D. NO. 5	<b>DeHAAS &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS & SURVEYORS Suite 300-ADD Center 8480 S.W. Commerce Circle Wilsonville, Oregon 97078 (503) 862-2480 Fax: 836-4186	SHEET 11
Checked	Scale As Shown	Date April, 1986	File: 84-428-192



RECEIVED

AUG 22 1986

CITY OF WILSONVILLE

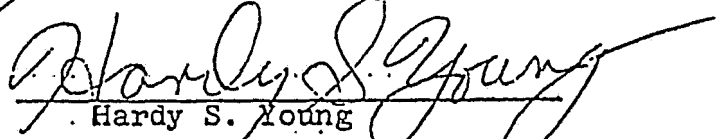
EXHIBIT "A - 1"

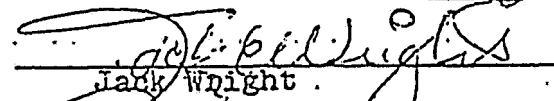
March 22, 1974

City of Wilsonville  
Wilsonville, Oregon 97070 .

The undersigned, as purchasers in possession of certain lands within the City Center Zone of the City of Wilsonville, hereinafter termed the "Montague Tract", do hereby reiterate and reaffirm their willingness to conform to the City Center Plan with respect to the developing of such lands, including the installation of public ways, development of public areas, berms and other landscaping features, and we agree to contractually impose in connection with all sales, conveyances, leases and other alienations of title or use of any portion of said Montague Tract the requirements set forth on the attached Exhibit "B" or equal requirements which the City of Wilsonville prescribes with the intent and purpose that at such time as the said Montague Tract is fully developed, individually or as a part of the total City Center Plan, same will conform to the requirements of the City of Wilsonville, including the park area as thereon depicted.

  
John R. Grossman

  
Hardy S. Young

  
Jack Wright

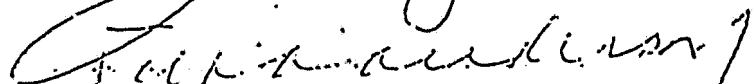
  
Fred. A. Anderson

EXHIBIT "A-1"  
WILSONVILLE TOWN CENTER DISTRICT  
Description

All those certain lands lying in the Southwest Quarter of Section 13 and in the Southeast Quarter of Section 14, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, bounded and described as follows:

Bounded on the West by the East line of Highway I-5;

Bounded on the South by the South lines of Sections 13 and 14, Township 3 South, Range 1 West, Willamette Meridian;

Bounded on the East by the East line of that certain tract contracted to be conveyed by Melvin F. Stangel to Jack E. Wright et al by instrument dated July 18, 1974 and recorded as Document No. 74-\_\_\_\_\_, Deed Records of Clackamas County, Oregon, and the said East line extended North 1200 feet from the northeast corner of said Stangel tract to a point of intersection with the North line of the Southwest Quarter of Section 13, Township 3 South, Range 1 West, Willamette Meridian;

Bounded on the North by the North line of the Southeast Quarter of Section 14 and the North line of the Southwest Quarter of Section 13, Township 3 South, Range 1 West, Willamette Meridian, said line extending from the East boundary of Highway I-5 easterly 2400 feet, more or less, to the point of intersection with the East line of the lands hereby described.



**ADDITIONAL PROVISIONS" forming a part of land sale contract pursuant to which Buyers and Sellers further agree as follows:**

(1) Buyers acknowledge that the premises described on the attached Exhibit "A" are part of a total area within the City of Wilsonville now classified and specially zoned by said City as a Planned Development District denoted "City Center" and that the said lands may be used only for purposes authorized by the City of Wilsonville under said zoning classification, and that the development of said lands for any use desired by Buyers must be approved by and conform to the requirements of the City of Wilsonville pursuant to said planned development unit plan.

(2) That Buyers agree to conform to all requirements of the City of Wilsonville with respect to said lands including but not limited to construction of all landscaping features, streets, roads and access ways, and that Buyers will construct at Buyers' sole expense all elements of public improvements required by said City Center Plan occurring within the boundaries of the described premises at the time and as a part of the development of said lands for Buyers' purposes.

(3) Buyers further acknowledge that Buyers are aware that said City Center Plan requires the setting aside and dedication of areas for public use including streets, roads and parkways together with easements for sewer, water and other underground public utility lines, and that Buyers have fully informed themselves as to the location, extent and nature of such public-use areas and easements, and Buyers agree that the lands described on Exhibit "A" are subject to such, all and every requirement for such public use and dedications, and Buyers agree upon request to execute all dedication deeds, easement deeds and other documents required by the City of Wilsonville pursuant to the Planned Unit Development of which the lands herein described as a part.

(4) Buyers agree to fully cooperate with Sellers and the owners of other tracts of lands within the City Center Planned Unit Development District for the purpose of assuring the orderly progress and development of said total district. Buyers further acknowledge that construction within said District is subject to architectural design and site plan review and approval by the City of Wilsonville.

(5) It is further agreed that failure on the part of Buyers to conform to or comply with any of the foregoing requirements, or other requirements which may be applicable with respect to the City Center Planned Unit Development of the City of Wilsonville, within ten (10) days after written notice of any default or failure on the part of Buyers to so comply, shall constitute a default under the terms of this contract, and Sellers shall have all rights and remedies as herein otherwise provided together with the right to bring such legal proceedings as may be necessary to require Buyers to conform to the provisions hereof or to cease and desist from any violation of the requirements of this contract or requirements of the City of Wilsonville with respect to the City Center Planned Unit Development.

(6) In the event litigation arises between the parties with respect to compliance with the requirements of the City of Wilsonville, either Buyers or Sellers, as prevailing party, shall be entitled in addition to all other rights and remedies, to recover from the losing party, such sum as the court shall deem reasonable as the prevailing party's attorney's fees in such proceeding.

EXHIBIT "B" - Additional Provisions (p.1)

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AUG 21 1993  
CITY OF WILSONVILLE

Vacation Description: Parkway Avenue

-Being that portion of Market Road No. 27, Parkway Avenue (formerly Boones Ferry Road), in the east one-half (1/2) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, that lies between the westerly line of realigned Parkway Avenue (72-foot wide) and the easterly line of Town Center Loop West, more particularly described as follows:

BEGINNING at the point of intersection of the westerly line of widened and realigned Parkway Avenue (72-foot wide right-of-way) and the north line of the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, that is S 89°46'58" W 36.00 feet from the east one-quarter (1/4) corner of said Section 14; thence S 0°03'01" W along the said westerly line of realigned Parkway Avenue 69.38 feet to a point on the southeasterly right-of-way of Market Road No. 27; thence southwesterly along the said southeasterly right-of-way along the arc of a 316.479-foot radius curve to the right, through a central angle of 1°02'14" (chord bears S 38°15'29" W 5.729 feet) 5.729 feet to a point; thence S 38°38'49" W 232.745 feet to the point of intersection of the said southeasterly right-of-way and the northerly reserved right-of-way of Town Center Loop West, said point also being the northeast corner of the area of Market Road No. 27 to be excluded from this vacation; thence continuing S 38°38'49" W 92.416 feet to the point of intersection of the said southeasterly right-of-way and the southerly reserved right-of-way of said Town Center Loop West, said point also being the southeast corner of the area of said Market Road No. 27 to be excluded from this vacation; thence continuing S 38°38'49" W 1182.101 feet to a point; thence S 51°22'28" E 6.00 feet to a point; thence southwesterly along the arc of a non-tangent 268.160-foot radius curve to the left, through a central angle of 38°39'54" (chord bears S 19°17'35" W 177.549 feet) 180.963 feet to a point; thence N 0°00'05" W 199.892 feet to a point on the northwesterly right-of-way of said Market Road No. 27; thence N 38°38'49" E along the said northwesterly right-of-way of Market Road No. 27 1145.218 feet to the point of intersection with the southerly reserved right-of-way of said Town Center Loop West, said point also being the southwest corner of the area of said Market Road No. 27 to be excluded from this vacation; thence continuing N 38°38'49" E 92.416 feet to the point of intersection of said northwesterly right-of-way and the northerly reserved right-of-way of said Town Center Loop West, said point also being the northwest corner of the area of said Market Road No. 27 to be excluded from this vacation; thence continuing N 38°38'49" E 281.162 feet to a point; thence northeasterly along the arc of a 256.479-foot

radius non-tangent curve to the left, through a central angle of  $9^{\circ}45'15''$  (chord bears  $N 33^{\circ}53'59'' E$  43.611 feet) 43.664 feet to a point on the east/west center line of said Section 14; thence continuing northeasterly along the arc of the said 256.479-foot radius non-tangent curve to the left, through a central angle  $16^{\circ}39'49''$  (chord bears  $N 20^{\circ}41'26'' E$  74.330 feet) 74.593 feet to a point on the westerly widened right-of-way of Parkway Avenue (72-foot wide right-of-way); thence  $S 0^{\circ}10'00'' W$  along the said westerly widened right-of-way of Parkway Avenue 69.438 feet to the Point of Beginning.

Except that portion of Market Road No. 27 (60-foot wide right-of-way) noted above, said exception being reserved as a part of Town Center Loop West ( a 72-foot wide right-of-way), and further described as follows:

BEGINNING at a point that is the intersection of the center line of said Market Road No. 27 and the northerly right-of-way of said Town Center Loop West that is  $S 89^{\circ}46'58'' W$  18.897 feet and  $S 38^{\circ}38'49'' W$  327.568 feet from the east one-quarter ( $1/4$ ) corner of Section 14, Township 3 South, Range 1 West, Willamette Meridian; thence  $N 89^{\circ}49'25'' E$  38.507 feet to the easterly right-of-way of said Market Road No. 27; thence  $S 38^{\circ}38'49'' W$  along said easterly right-of-way 92.416 feet to a point on the southerly right-of-way of said Town Center Loop West; thence  $S 89^{\circ}49'25'' W$  along the said southerly right-of-way 77.014 feet to a point on the westerly right-of-way of said Market Road No. 27; thence  $N 38^{\circ}38'49'' E$  along the said westerly right-of-way 92.416 feet to a point on the northerly right-of-way of said Town Center Loop West; thence  $N 89^{\circ}49'25'' E$  38.507 feet to the Point of Beginning.

Total Vacation contains 2.1226 Acres more or less.

Basis of Bearing - Clackamas County Survey LP-064.


EXHIBIT "B"  
Page 3 of 5

EXHIBIT "B" (Included)

Vacation Description: Barber Street AKA (Old Boberg Road No. 1571 East of I-5)

That portion of Barber Street also known as the Extension of Boberg Road No. 1571 (C.J. Book 38, Page 7) that lies east of that portion previously vacated by the City of Wilsonville (Ordinance No. 171) and west of westerly right-of-way of Parkway Avenue (Market Road No. 27).

4/9/86 CRC  
84.428.192





Scale: 1" = 50'

PORTION NOT PREVIOUSLY VACATED

1/4 Corner Alum. Disc in Mon. Box

POB EXHIBIT "B"

S 89°46'58" W

(VACATED) OLD BOBERG ROAD  
County Road No. 1571

No.	Central Angle	Radius	Arc
1	* 1°02'14"	316.479	5.729
2	* 38°39'54"	268.160	180.963
3	* 9°45'15"	256.479	43.664
4	* 16°39'49"	256.479	74.593

\*Non-tangent curve  
(see description for chord bearing)

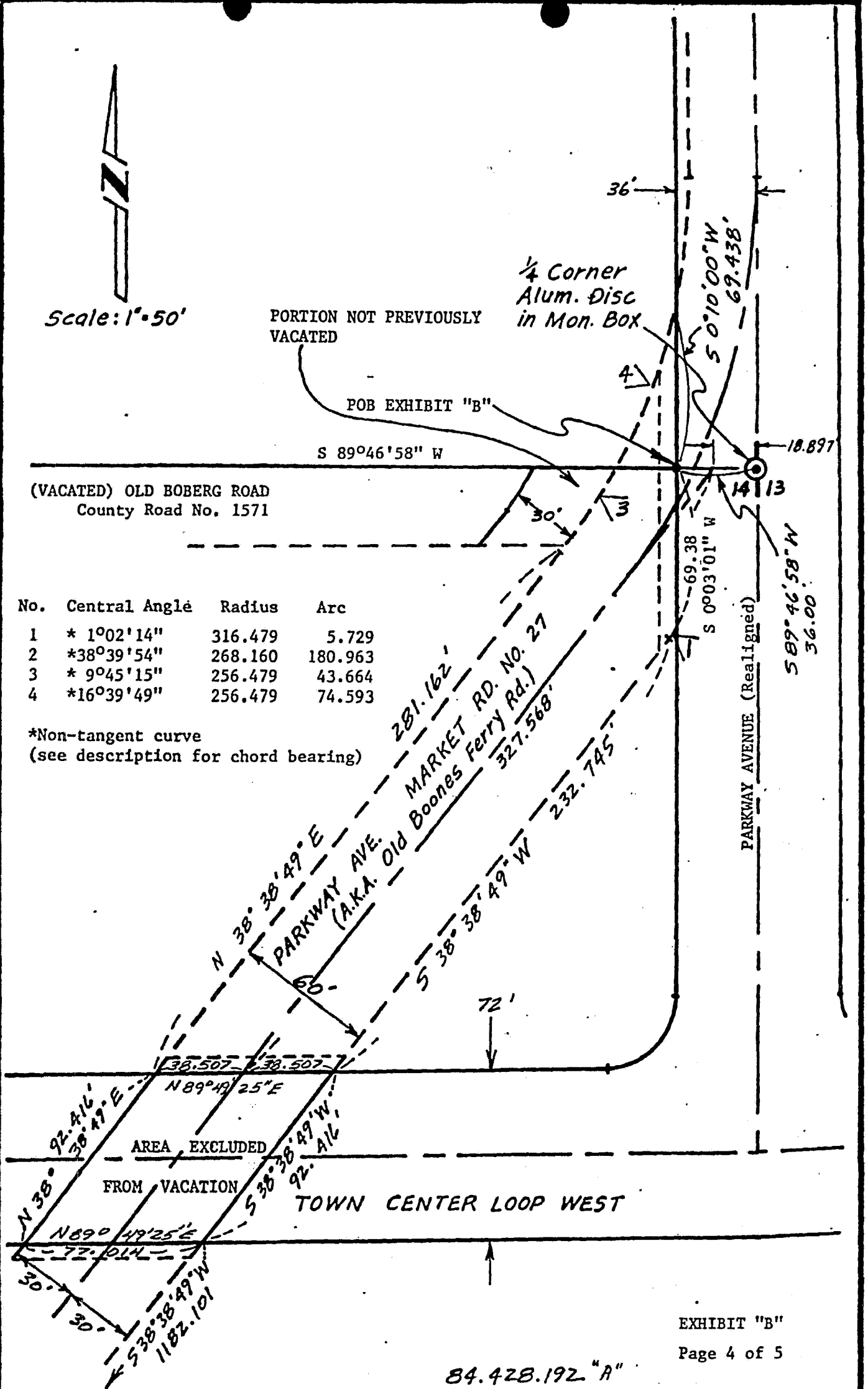


EXHIBIT "B"

Page 4 of 5

84.428.192 "A"

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 200-AOC Center  
8480 S.W. Commerce Circle  
Wilsonville, Oregon 97078

(800) 882-2400  
Fax: 503-6186

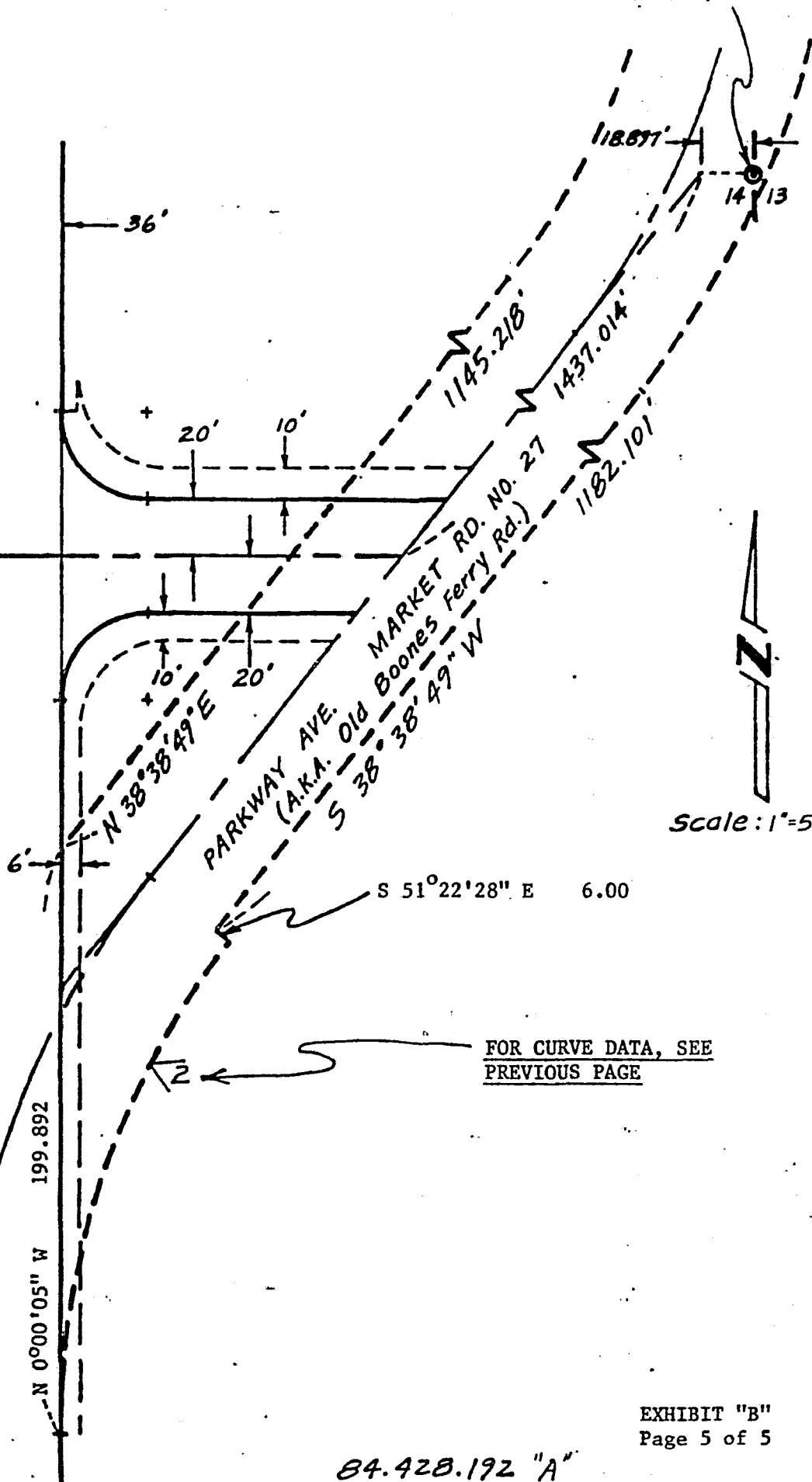
CITY OF WILSONVILLE  
RIGHT-OF-WAY VACATION MAP

PARKWAY AVENUE  
Market Road No. 27

Interstate Highway No. 5

TOWN CENTER LOOP WEST

1/4 Corner Alum. Disc. in Mon. Box



Scale: 1"=50'

FOR CURVE DATA, SEE PREVIOUS PAGE

EXHIBIT "B" Page 5 of 5

84.428.192 "A"

**DeHAAS & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS & SURVEYORS

Suite 200-AGC Center  
 8450 S.W. Commerce Circle  
 Wilsonville, Oregon 97078

(503) 682-2450  
 Res. 638-6185

CITY OF WILSONVILLE  
 RIGHT-OF-WAY VACATION MAP  
 PARKWAY AVENUE  
 Market Road No. 27

EXHIBIT "C"  
Page 1 of 2

RECEIVED  
AUG 23 1986  
CITY OF WILSONVILLE

Mala Group to City of Wilsonville

A parcel of land in the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at a point on the center line of Market Road No. 27 (Vacated Parkway Avenue), that is S 89°46'58" W 18.897 feet and S 38°38'49" W 1437.014 feet from the east one-quarter (1/4) corner of said Section 14; thence S 38°38'49" west along the center line of said market road 189.756 feet to a point on the easterly right-of-way of Town Center Loop West; thence N 0°04'02" W along the said easterly right-of-way 148.085 feet to a point on the center line of a proposed 40-foot wide access road; thence N 89°56'39" E along the center line of the proposed access road 118.681 feet to the Point of Beginning!

Contains 8787 square feet more or less.

Basis of Bearing - Clackamas County Survey LP-064.

4/9/86 CRC  
84.428.192

1/4 Corner Alum. Disc in Mon. Box

Interstate Highway No. 5

TOWN CENTER LOOP WEST

T.L. 101  
Map 3-1W-14D

T.L. 200  
Map 3-1W-14D

P.O.B. EXHIBIT "C"

Scale: 1"=50'  
Date: 4/10/86

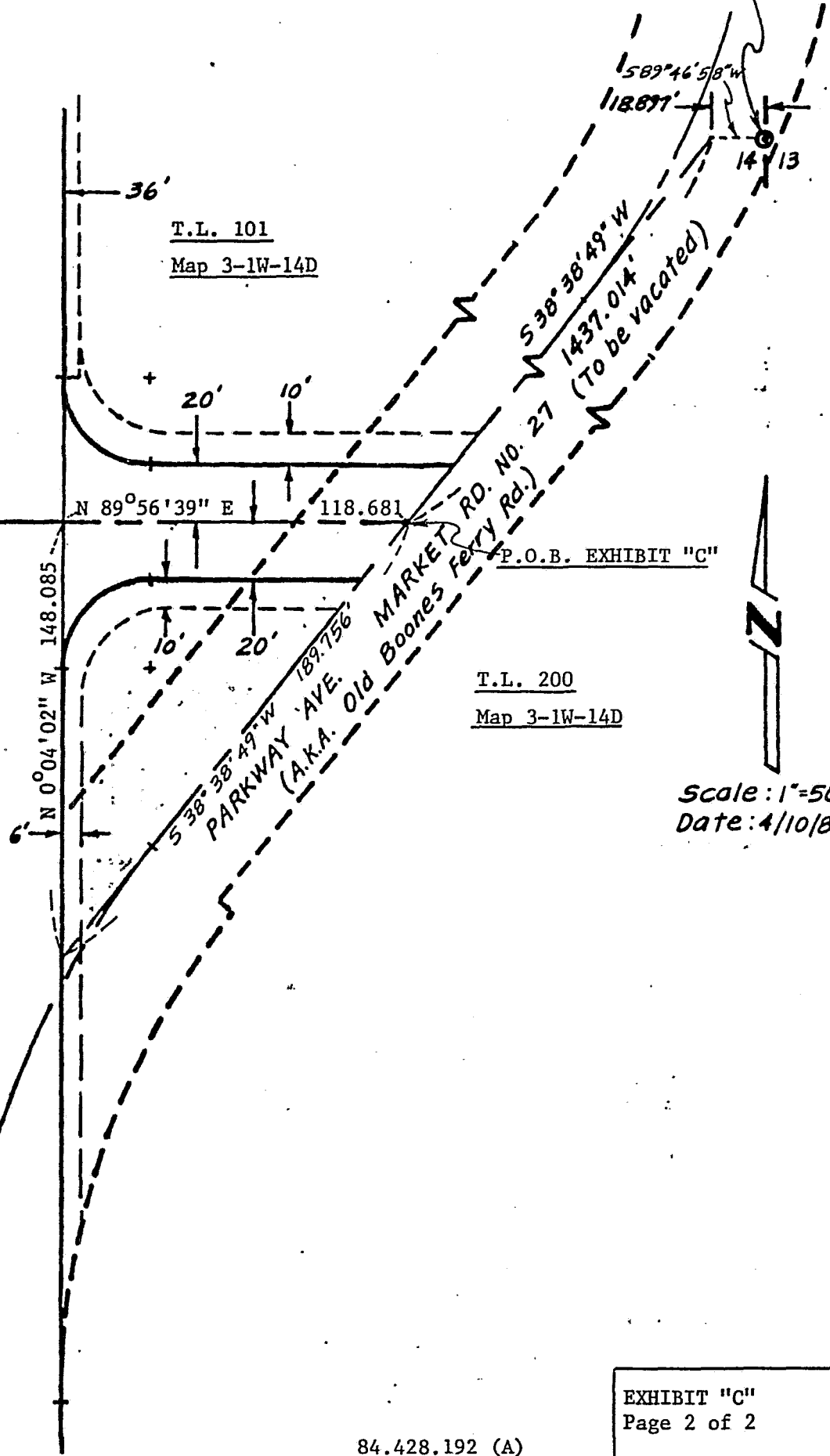


EXHIBIT "C"  
Page 2 of 2

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 200-AGC Center  
8450 S.W. Commerce Circle  
Wilsonville, Oregon 97070

(503) 682-2450  
Res. 838-8195

CITY OF WILSONVILLE  
Portion of T.L. 101, Map 3-1W-14D  
and  
Portion of Vacated Parkway Avenue  
Conveyed to City of Wilsonville



EXHIBIT "C-1"

Page 1 of 2

Dedication Description of South 1/2 of 40-Foot Access Road

City of Wilsonville to Public

A parcel of land in the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

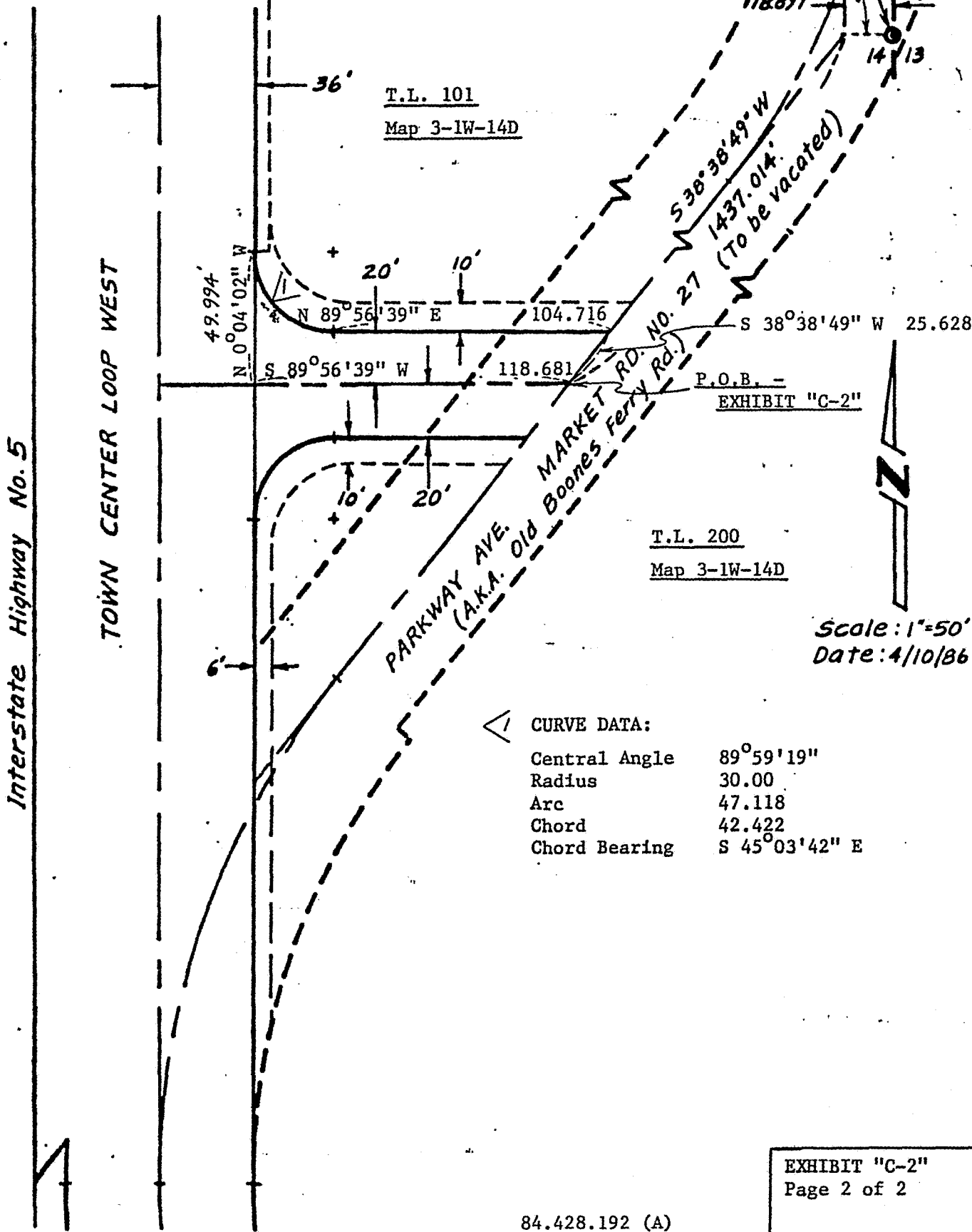
BEGINNING at a point on the center line of Market Road No. 27 (Vacated Parkway Avenue), that is S 89°46'58" W 18.897 feet and S 38°38'49" W 1437.014 feet from the east one-quarter (1/4) corner of said Section 14; thence S 89°56'39" W 118.681 feet to a point on the easterly right-of-way of Town Center Loop West; thence S 0°04'02" E along the said easterly right-of-way 50.006 feet to a point; thence northeasterly along the arc of a 30-foot radius curve to the right, through a central angle of 90°00'41" (chord bears N 44°56'18" E 42.431 feet) 47.130 feet to a point of tangency; thence N 89°56'39" E 72.646 feet to a point on the center line of Market Road No. 27; thence N 38°38'49" E 25.628 feet to the Point of Beginning.

Contains 2406 square feet more or less.

Basis of Bearing - Clackamas County Survey LP-064.

4/9/86 CRC  
84.428.192

1/4 Corner Alum. Disc in Mon. Box



T.L. 200  
Map 3-1W-14D

Scale: 1"=50'  
Date: 4/10/86

△ CURVE DATA:

Central Angle	89° 59' 19"
Radius	30.00
Arc	47.118
Chord	42.422
Chord Bearing	S 45° 03' 42" E

EXHIBIT "C-2"  
Page 2 of 2

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 200-AGC Center  
9460 S.W. Commerce Circle  
Wilsonville, Oregon 97078

(503) 862-2450  
Res. 636-6186

CITY OF WILSONVILLE

DEDICATION MAP

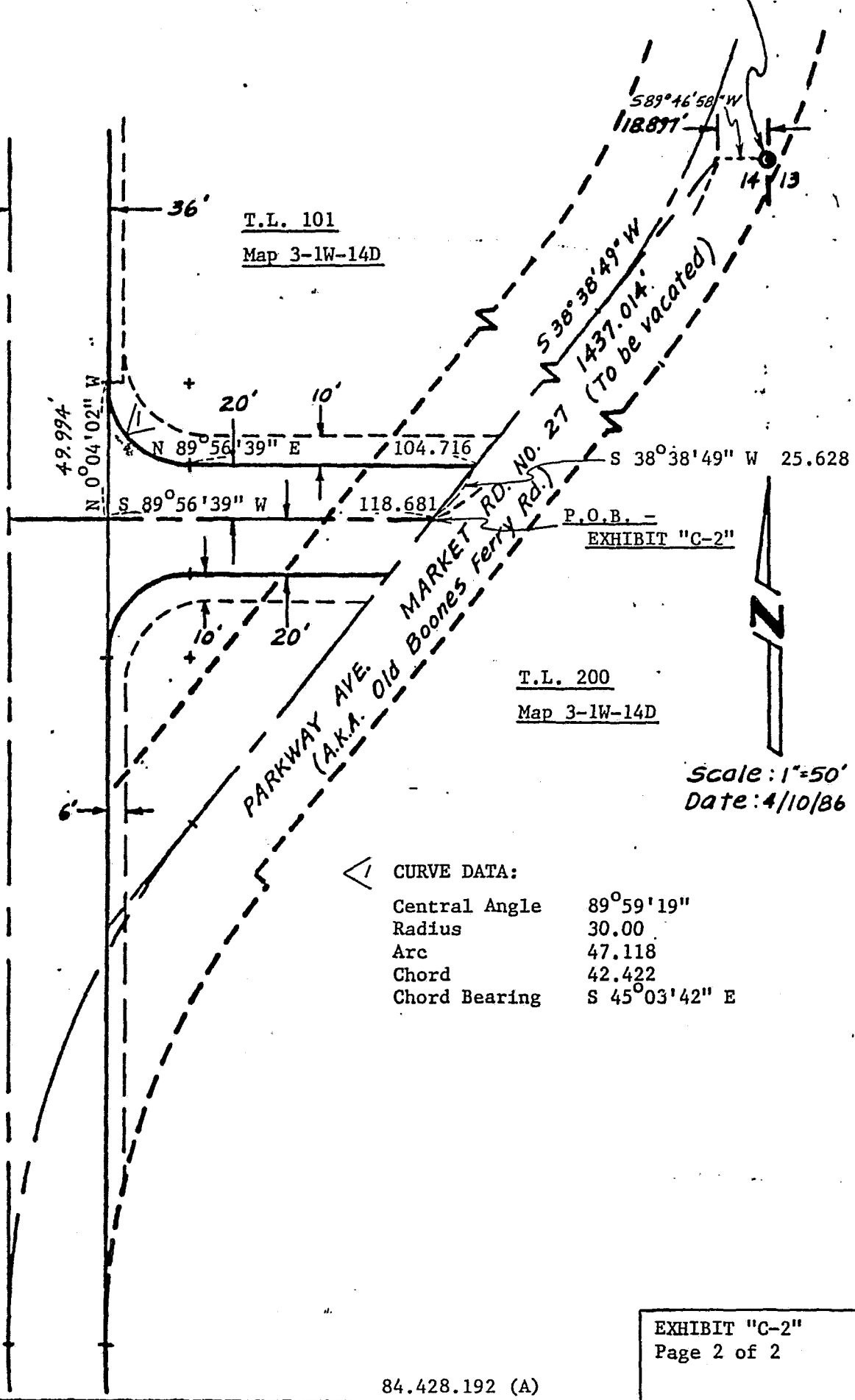
North 1/2 of 40-Foot Access Road  
from

T.L. 101, Map 3-1W-14D to Public

1/4 Corner Alum. Disc in Mon. Box

Interstate Highway No. 5

TOWN CENTER LOOP WEST



T.L. 101  
Map 3-1W-14D

T.L. 200  
Map 3-1W-14D

P.O.B. -  
EXHIBIT "C-2"

Scale: 1"=50'  
Date: 4/10/86

△ CURVE DATA:

Central Angle	89° 59' 19"
Radius	30.00
Arc	47.118
Chord	42.422
Chord Bearing	S 45° 03' 42" E

EXHIBIT "C-2"  
Page 2 of 2

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 200-AGC Center  
8460 S.W. Commerce Circle  
Wilsonville, Oregon 97070

(503) 682-2450  
Res. 636-6185

CITY OF WILSONVILLE  
DEDICATION MAP  
North 1/2 of 40-Foot Access Road  
from  
T.L. 101, Map 3-1W-14D to Public

EXHIBIT "C-2"  
Page 1 of 2

Dedication Description of North 1/2 of 40-foot Access Road.

Mala Group to Public

A parcel of land in the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at a point on the center line of Market Road No. 27 (Vacated Parkway Avenue), that is S 89°46'58" W 18.897 feet and S 38°38'49" W 1437.014 feet from the east one-quarter (1/4) corner of said Section 14; thence S 89°56'39" W 118.681 feet to a point on the easterly right-of-way of Town Center Loop West; thence N 0°04'02" W along the said easterly right-of-way 49.994 feet to a point; thence southeasterly along the arc of a 30-foot radius curve to the left, through a central angle of 89°59'19" (chord bears S 45°03'42" E 42.422 feet) 47.118 feet to a point of tangency; thence N 89°56'39" E 104.716 feet to a point on the center line of Market Road No. 27; thence S 38°38'49" W 25.628 feet to the Point of Beginning.

Contains 2727 square feet more or less.

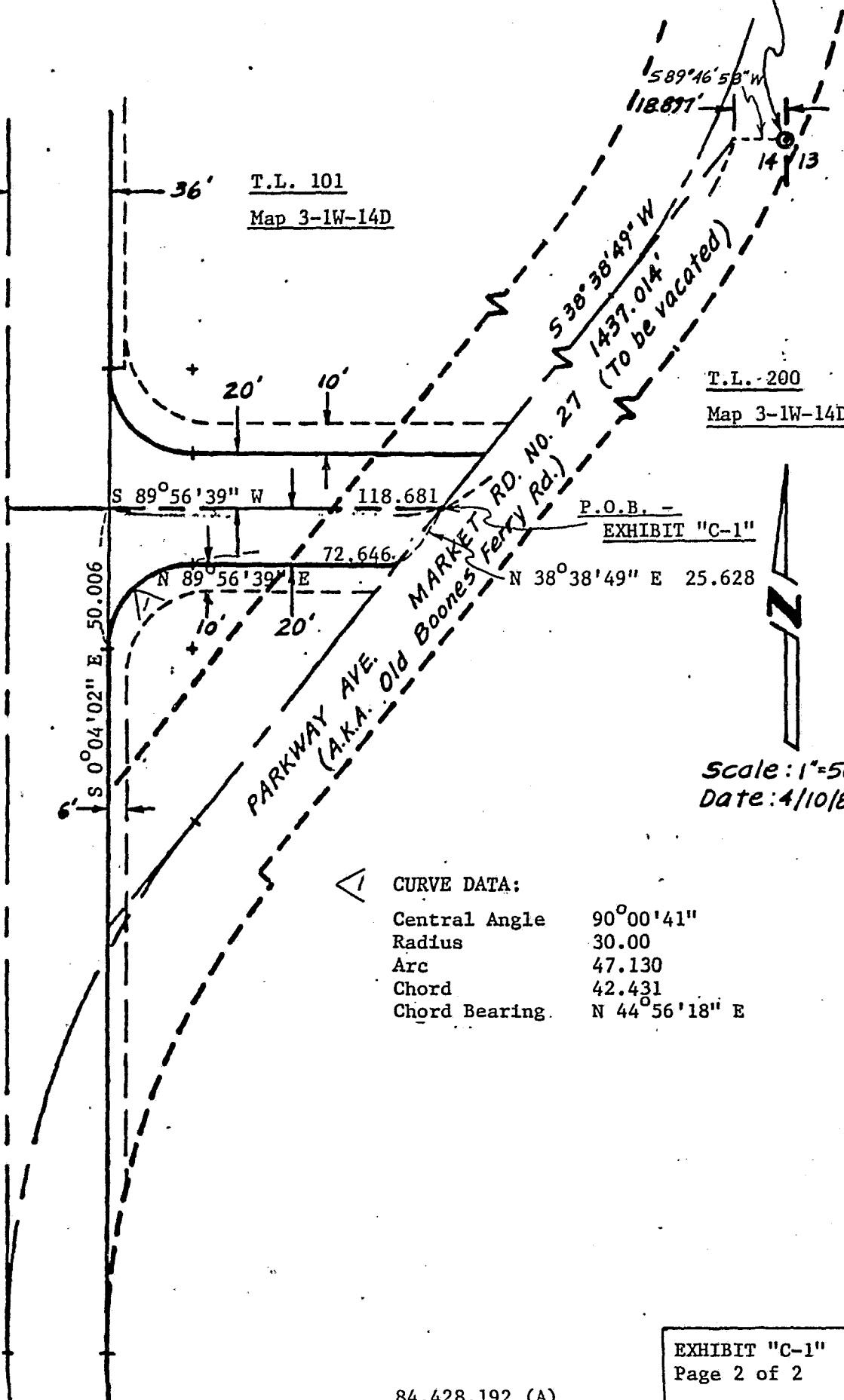
Basis of Bearing - Clackamas County Survey LP-064.

4/9/86 CRC  
84,428.192

1/4 Corner Alum. Disc in Mon. Box

Interstate Highway No. 5

TOWN CENTER LOOP WEST



T.L. -200  
Map 3-1W-14D

P.O.B. -  
EXHIBIT "C-1"



Scale: 1"=50'  
Date: 4/10/86

△ CURVE DATA:

Central Angle	90°00'41"
Radius	30.00
Arc	47.130
Chord	42.431
Chord Bearing	N 44°56'18" E

EXHIBIT "C-1"  
Page 2 of 2

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 300-AGC Center  
9450 S.W. Commerce Circle  
Wilsonville, Oregon 97070

(503) 682-2450  
Res. 636-8166

CITY OF WILSONVILLE

DEDICATION MAP  
of

South 1/2 of 40-Foot Access Road to Public

RECEIVED  
AUG 22 1986  
CITY OF WILSONVILLE

City of Wilsonville to T.L. 200 (Anderson Group)

A parcel of land in the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at a point on the center line of Market Road No. 27 (Vacated Parkway Avenue), that is S 89°46'58" W 18.897 feet and S 38°38'49" W 1437.014 feet and S 38°38'49" W 25.628 feet from the east one-quarter (1/4) corner of said Section 14; thence S 38°38'49" W along the center line of said market road 164.128 feet to a point on the easterly right-of-way of Town Center Loop West; thence N 0°04'02" W along the said easterly right-of-way 98.079 feet to a point of curvature; thence northeasterly along the arc of a 30-foot radius curve to the right through a central angle of 90°00'41" (chord bears N 44°56'18" E 42.431 feet) 47.130 feet to a point of tangency; thence N 89°56'39" E 72.646 feet to the Point of Beginning.

Contains 6381 square feet more or less.

Basis of Bearing - Clackamas County Survey LP-064.

Subject to a Public Utilities and Sidewalk Easement along the west and north lines of the above described tract, the said easement more particularly described as follows:

BEGINNING at a point on the center line of Market Road No. 27 (vacated Parkway Avenue), that is S 89°46'58" W 18.897 feet and S 38°38'49" W 1437.014 feet and S 38°38'49" W 25.628 feet from the east one-quarter (1/4) corner of said Section 14; thence S 89°56'39" W 72.646 feet to a point of curvature; thence southwesterly along the arc of a 30-foot radius curve to the left, through a central angle of 90°00'41" (chord bears S 44°56'18" W 42.431 feet) 47.130 feet to a point of tangency that is on the easterly line of Town Center Loop West; thence S 0°04'02" E 98.079 feet to a point on the center line of Market Road No. 27; thence N 38°38'49" E along the said center line 9.593 feet to a point; thence N 0°04'02" W parallel and six feet easterly at right angles to the east right-of-way of said Town Center Loop West 80.592 feet to a point of curvature; thence northeasterly along the arc of a 30-foot radius curve to the right, through a central angle of 90°00'41" (chord bears N 44°56'18" E 42.431 feet) 47.130 feet to a point of tangency; thence N 89°56'39" E 58.632 feet to

EXHIBIT "C-3"  
Page 2 of 3

a point on the center line of said Market Road No. 27; thence N 38°38'49" E  
12.814 feet to the Point of Beginning.

Contains 1672 square feet more or less.

Basis of Bearing - Clackamas County Survey LP-064.

Also subject to: Reformed Easements as part of Vacation of Parkway Avenue, Market  
Road No. 27 (formerly Boones Ferry Road).

4/9/86 CRC  
84.428.192

1/4 Corner Alum. Disc in Mon. Box

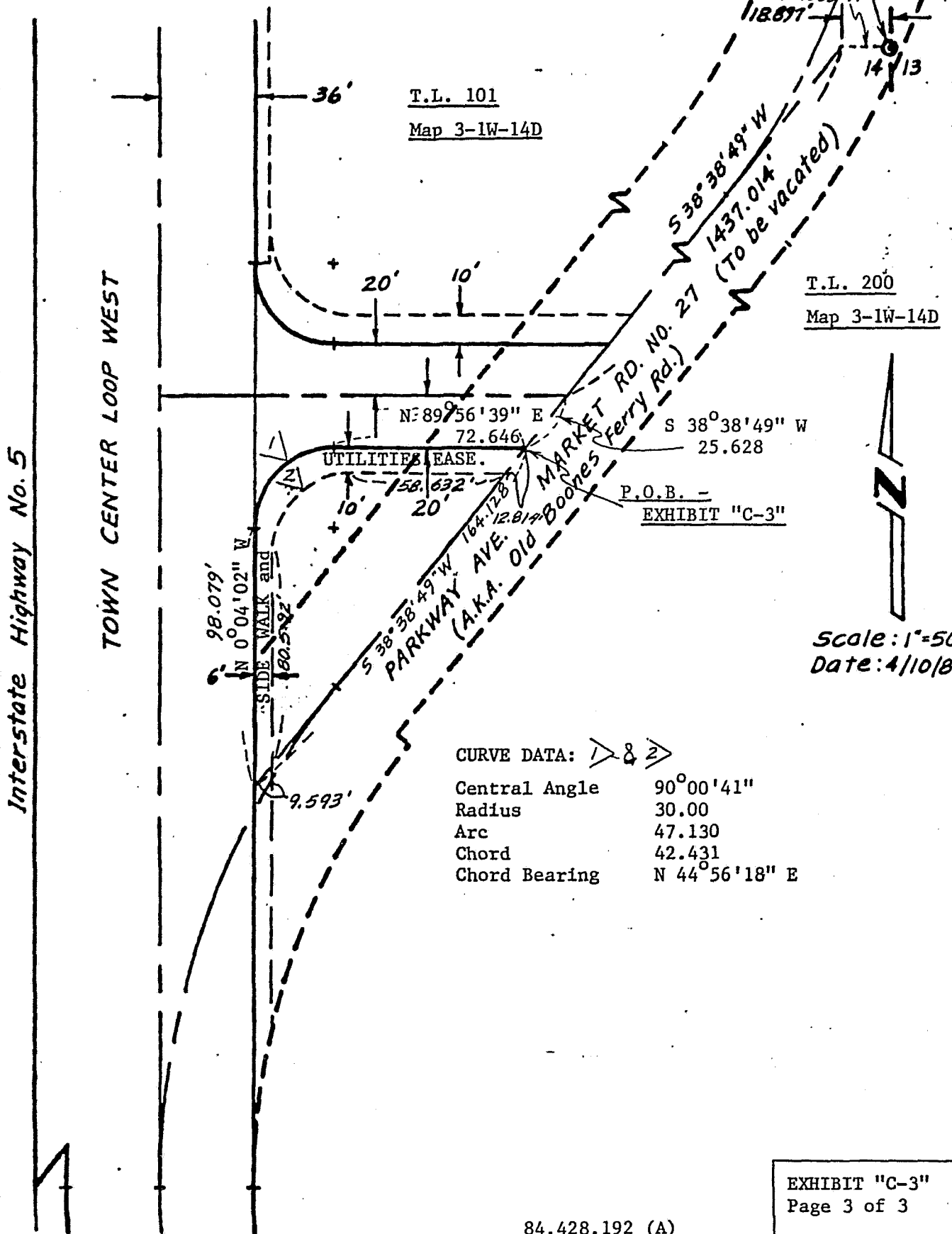


EXHIBIT "C-3"  
Page 3 of 3

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 200-AGC Center  
8480 S.W. Commerce Circle  
Wilsonville, Oregon 97070

(503) 682-2450  
Res. 636-8186

CITY OF WILSONVILLE  
to  
T.L. 200, Map 3-1W-14D



RECEIVED

AUG 22 1986

CITY OF WILSONVILLE

EXHIBIT "C-4"  
Page 1 of 2

Public Utilities and Sidewalk Easement (North Side of 40-foot Access Road)

Mala Group to Public

A parcel of land in the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

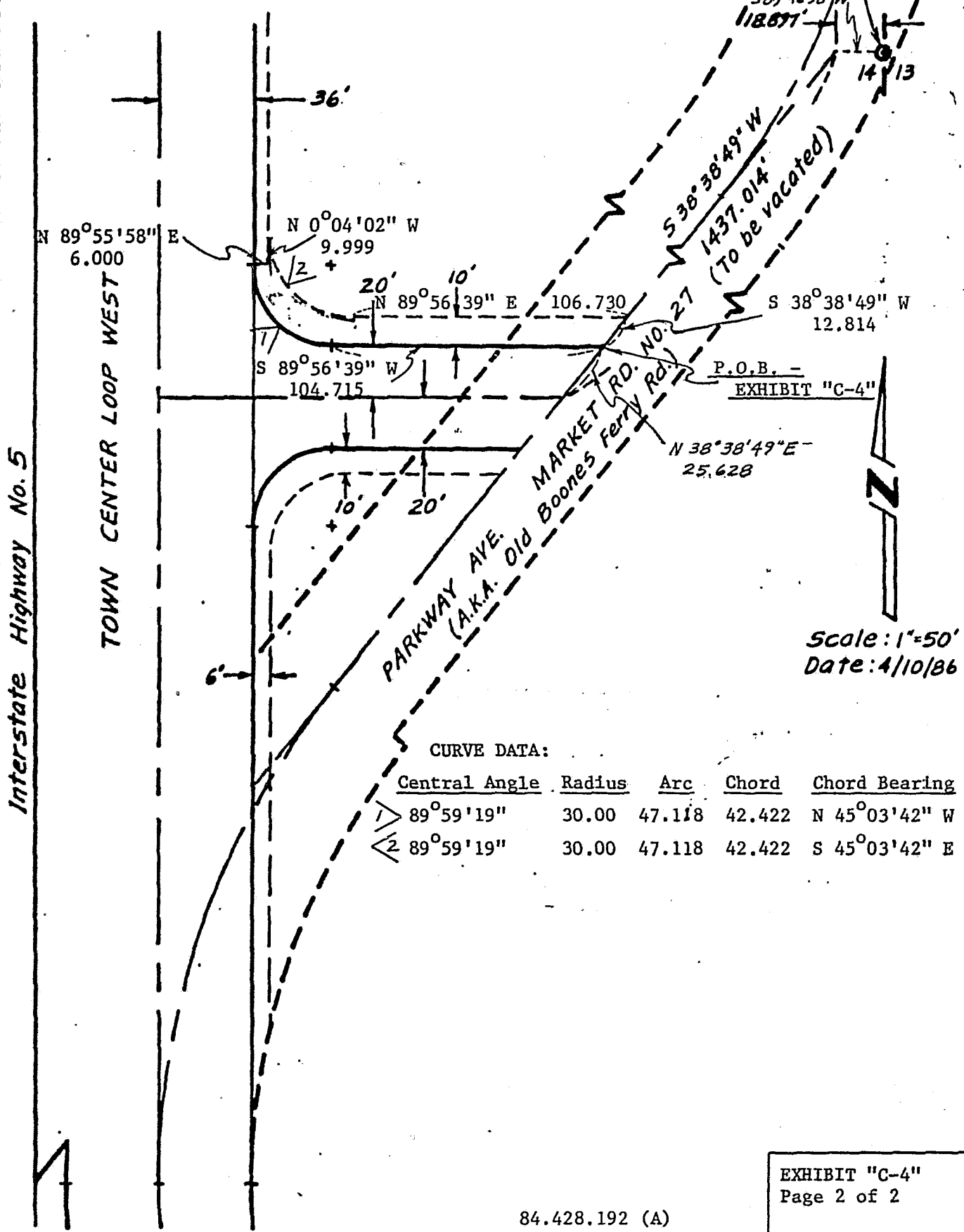
BEGINNING at a point on the center line of Market Road No. 27 (Vacated Parkway Avenue), that is S 89°46'58" W 18.897 feet and S 38°38'49" W 1437.014 feet and N 38°38'49" E 25.628 feet from the east one-quarter (1/4) corner of said Section 14; thence S 89°56'39" W 104.715 feet to a point of curvature; thence northwesterly along the arc of a 30-foot radius curve to the right, through a central angle of 89°59'19" (chord bears N 45°03'42" W 42.422 feet) 47.118 feet to a point on the easterly line of Town Center Loop West; thence N 89°55'58" E 6.00 feet to a point; thence N 0°04'02" W parallel to the easterly line of said Town Center Loop West 9.999 feet to a point; thence southeasterly along the arc of a 30-foot radius curve to the left, through a central angle of 89°59'19" (chord bears S 45°03'42" E 42.422 feet) 47.118 feet to a point of tangency; thence N 89°56'39" E 106.730 feet to a point on the center line of said Market Road No. 27; thence S 38°38'49" W 12.814 feet to the Point of Beginning.

Contains 1507 square feet more or less.

Basis of Bearing - Clackamas County Survey LP-064.

4/9/86 CRC  
84.428.192

1/4 Corner Alum. Disc in Mon. Box



589°46'58" W  
118.671'  
14.13  
S 38°38'49" W  
1437.014'  
(To be vacated)  
S 38°38'49" W  
12.814

N 89°55'58" E  
6.000  
N 0°04'02" W  
9.999  
N 89°56'39" E  
106.730  
S 89°56'39" W  
104.715

P.O.B. -  
EXHIBIT "C-4"

N 38°38'49" E  
25.628



Scale: 1"=50'  
Date: 4/10/86

CURVE DATA:

	Central Angle	Radius	Arc	Chord	Chord Bearing
1	89°59'19"	30.00	47.118	42.422	N 45°03'42" W
2	89°59'19"	30.00	47.118	42.422	S 45°03'42" E

EXHIBIT "C-4"  
Page 2 of 2

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 200-AGC Center  
8450 S.W. Commerce Circle  
Wilsonville, Oregon 97078

(503) 682-2450  
Res. 538-6186

CITY OF WILSONVILLE  
SIDEWALK AND UTILITIES EASEMENT MAP  
T.L. 101, Map 3-1W-14D to Public

EXHIBIT "C-5"

Page 1 of 2

Public Utilities and Sidewalk Easement (South Side of 40-foot Access Road)

City of Wilsonville to Public

A parcel of land in the southeast one-quarter (1/4) of Section 14; Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at a point on the center line of Market Road No. 27 (Vacated Parkway Avenue), that is S  $89^{\circ}46'58''$  W 18.897 feet and S  $38^{\circ}38'49''$  W 1437.014 feet and S  $38^{\circ}38'49''$  W 25.628 feet from the east one-quarter (1/4) corner of said Section 14; thence S  $89^{\circ}56'39''$  W 72.646 feet to a point of curvature; thence southwesterly along the arc of a 30-foot radius curve to the left, through a central angle of  $90^{\circ}00'41''$  (chord bears S  $44^{\circ}56'18''$  W 42.431 feet) 47.130 feet to a point on the easterly line of Town Center Loop West; thence S  $0^{\circ}04'02''$  E 98.079 feet to a point on the center line of Market Road No. 27; thence N  $38^{\circ}38'49''$  E along the said center line 9.593 feet to a point; thence N  $0^{\circ}04'02''$  W parallel and six feet easterly at right angles to the east right-of-way of said Town Center Loop West 80.592 feet to a point of curvature; thence northeasterly along the arc of a 30-foot radius curve to the right, through a central angle of  $90^{\circ}00'41''$  (chord bears N  $44^{\circ}56'18''$  E 42.431 feet) 47.130 feet to a point of tangency; thence N  $89^{\circ}56'39''$  E 58.632 feet to a point on the center line of said Market Road No. 27; thence N  $38^{\circ}38'49''$  E 12.814 feet to the Point of Beginning.

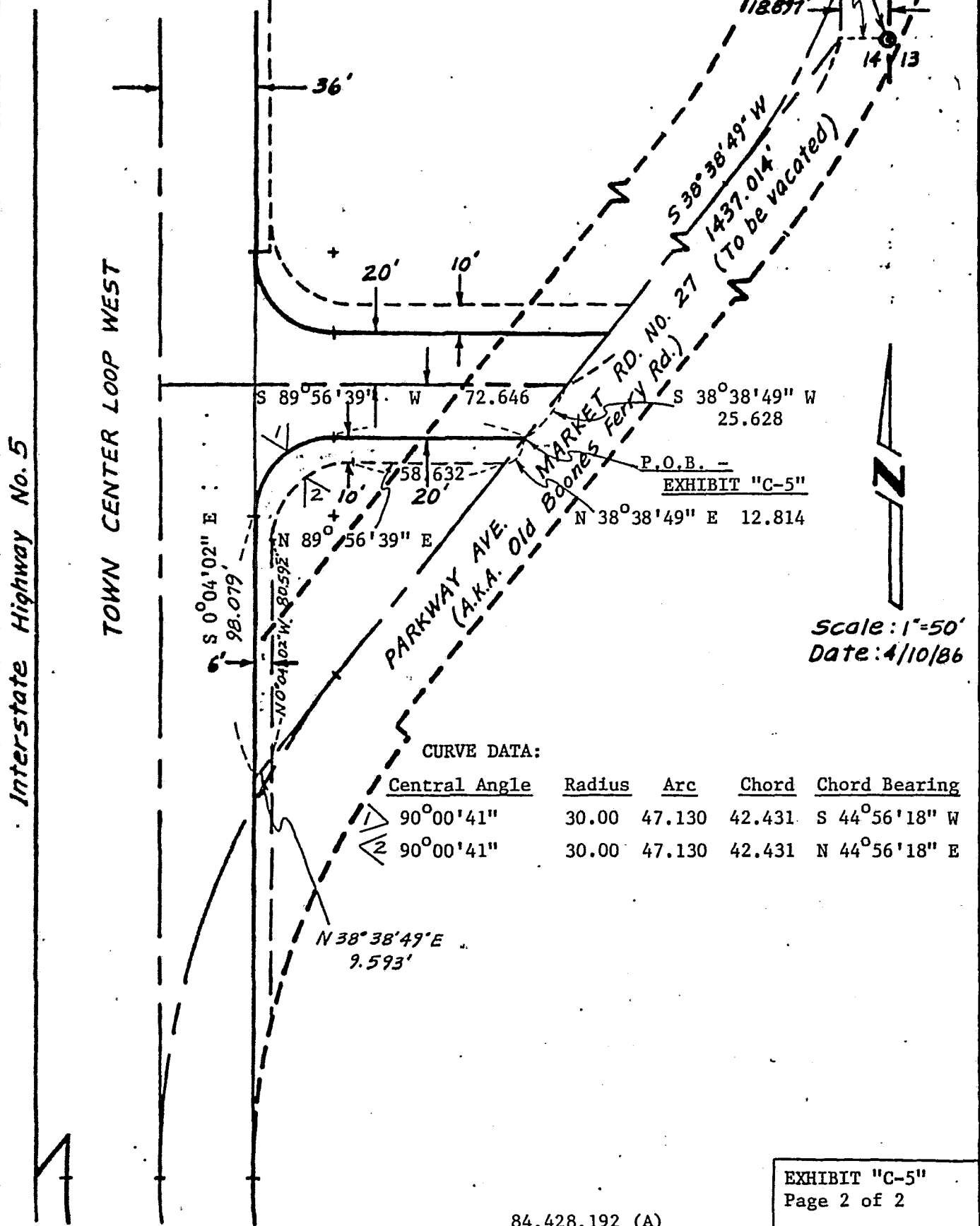
Contains 1672 square feet more or less.

Basis of Bearing - Clackamas County Survey LP-064.

4/9/86 CRC

84.428.192

1/4 Corner Alum. Disc in Mon. Box



Scale: 1"=50'  
Date: 4/10/86

CURVE DATA:

Central Angle	Radius	Arc	Chord	Chord Bearing
1 90°00'41"	30.00	47.130	42.431	S 44°56'18" W
2 90°00'41"	30.00	47.130	42.431	N 44°56'18" E

N 38° 38' 49" E  
9.593'

EXHIBIT "C-5"  
Page 2 of 2

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 200-AGC Center  
9450 S.W. Commerce Circle  
Wilsonville, Oregon 97078

(503) 642-2450  
Res. 636-6185

CITY OF WILSONVILLE  
SIDEWALK AND UTILITIES EASEMENT  
City of Wilsonville to Public

EXHIBIT "F"  
Page 1 of 2

RECEIVED

AUG 22 1986

CITY OF WILSONVILLE

Portion of Tax Lot 201, Map 3-1W-14D

Mala Group to City of Wilsonville

A parcel of land in the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at a point on the southerly right-of-way of Town Center Loop and the east line of said Section 14 that is  $S 0^{\circ}03'01'' W$  327.219 feet from the east one-quarter (1/4) corner of said Section 14; thence along the east line of said Section 14,  $S 0^{\circ}03'01'' W$  423.409 feet to a point on the southerly line of that tract of land described in Fee No. 81-769 of the Clackamas County Deed Records; thence  $S 89^{\circ}46'58'' W$  30.00 feet parallel with the north line of the southeast one-quarter (1/4) of said Section 14; thence  $N 0^{\circ}03'01'' E$  on a line that is 30 feet westerly at right angles and parallel to the east line of the said southeast one-quarter (1/4) 388.291 feet to a point of curvature; thence northwesterly along the arc of a 35-foot radius curve to the left, through a central angle of  $90^{\circ}13'36''$  (chord bears  $N 45^{\circ}03'47'' W$  49.595 feet) 55.116 feet to a point on the southerly right-of-way of Town Center Loop West; thence  $N 89^{\circ}49'25'' E$  along the said southerly right-of-way 65.139 feet to the Point of Beginning.

Contains 12,967 square feet more or less.

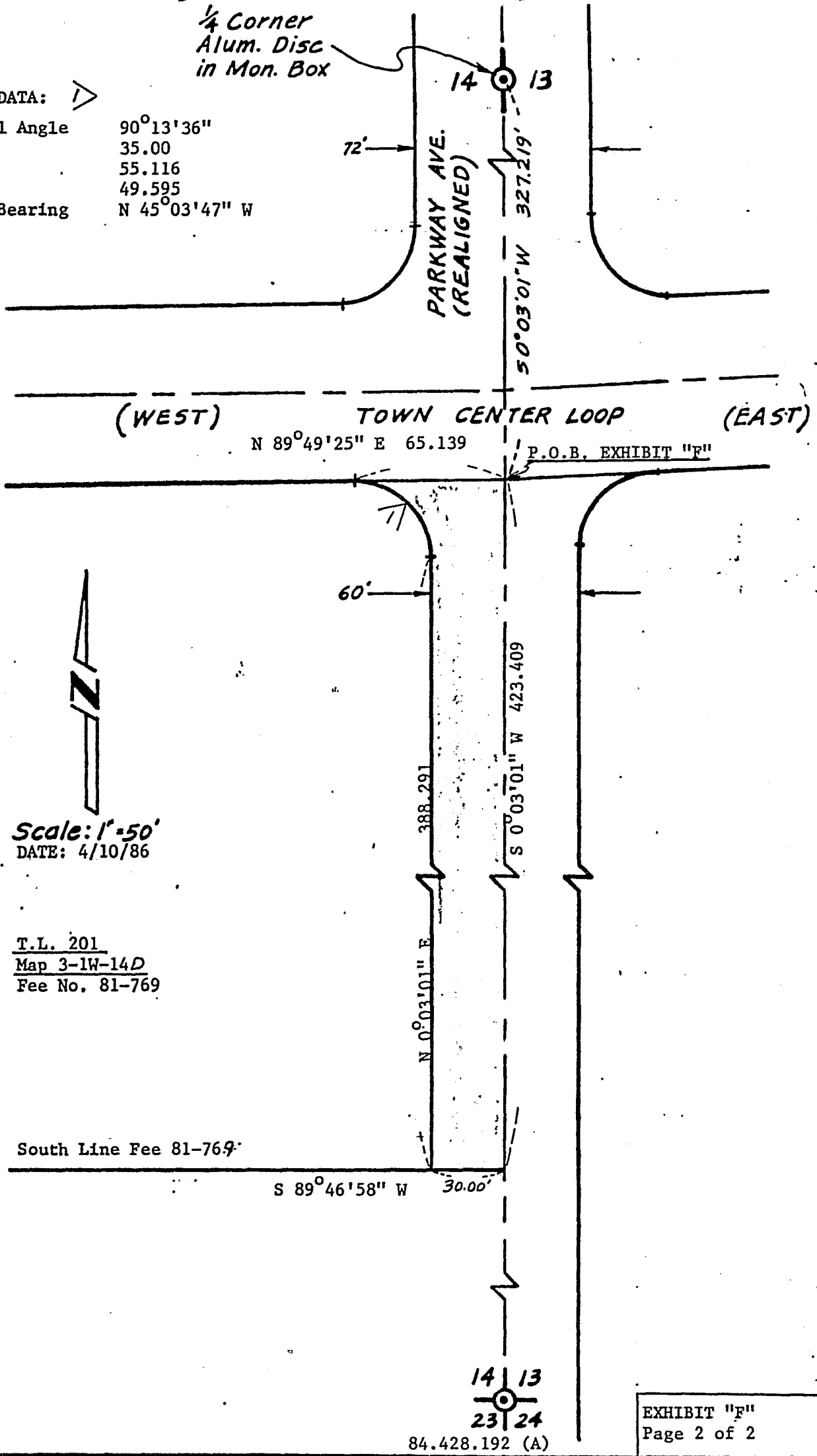
Basis of Bearing - Clackamas County Survey LP-064.

4/9/86 GRC  
84.428.192

1/4 Corner Alum. Disc in Mon. Box

CURVE DATA:

Central Angle 90°13'36"  
 Radius 35.00  
 Arc 55.116  
 Chord 49.595  
 Chord Bearing N 45°03'47" W



Scale: 1"=50'  
 DATE: 4/10/86

T.L. 201  
 Map 3-1W-14D  
 Fee No. 81-769

South Line Fee 81-769

EXHIBIT "F"  
 Page 2 of 2

**DeHAAS & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS & SURVEYORS

Suite 300-AGC Center  
 8460 S.W. Commerce Circle  
 Wilsonville, Oregon 97078

(503) 882-2450  
 Res. 636-8195

CITY OF WILSONVILLE  
 Portion of Tax Lot 201, Map 3-1W-14D  
 to  
 City of Wilsonville

EXHIBIT "F-1"  
Page 1 of 2

Portion of Tax Lot 400, Map 3-1W-13

T.L. 400 to City of Wilsonville

A parcel of land in the northwest one-quarter (1/4) of the southwest one-quarter (1/4) of Section 13, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County Oregon, more particularly described as follows:

BEGINNING at a point on the southerly right-of-way of Town Center Loop and the west line of said Section 13 that is S 0°03'01" W 327.219 feet from the west one-quarter (1/4) corner of said Section 13; thence along the west line of said Section 13, S 0°03'01" W 610.002 feet to a point; thence N 89°25'33" E 30.002 feet to a point that is 30.000 feet at right angles to the west line of said Section 13; thence N 0°03'01" E 577.856 feet parallel to the said west line of Section 13 to a point of curvature; thence northeasterly along the arc of a 35 - foot radius curve to the right, through a central angle of 87°07'10" (chord bears N 43°36'36" E 48.238 feet) 53.218 feet to a point on the southerly right-of-way of Town Center Loop East; thence S 87°10'11" W 62.344 feet to a point; thence S 89°49'25" W 0.976 feet to the Point of Beginning.

Contains 18,550 square feet more or less.

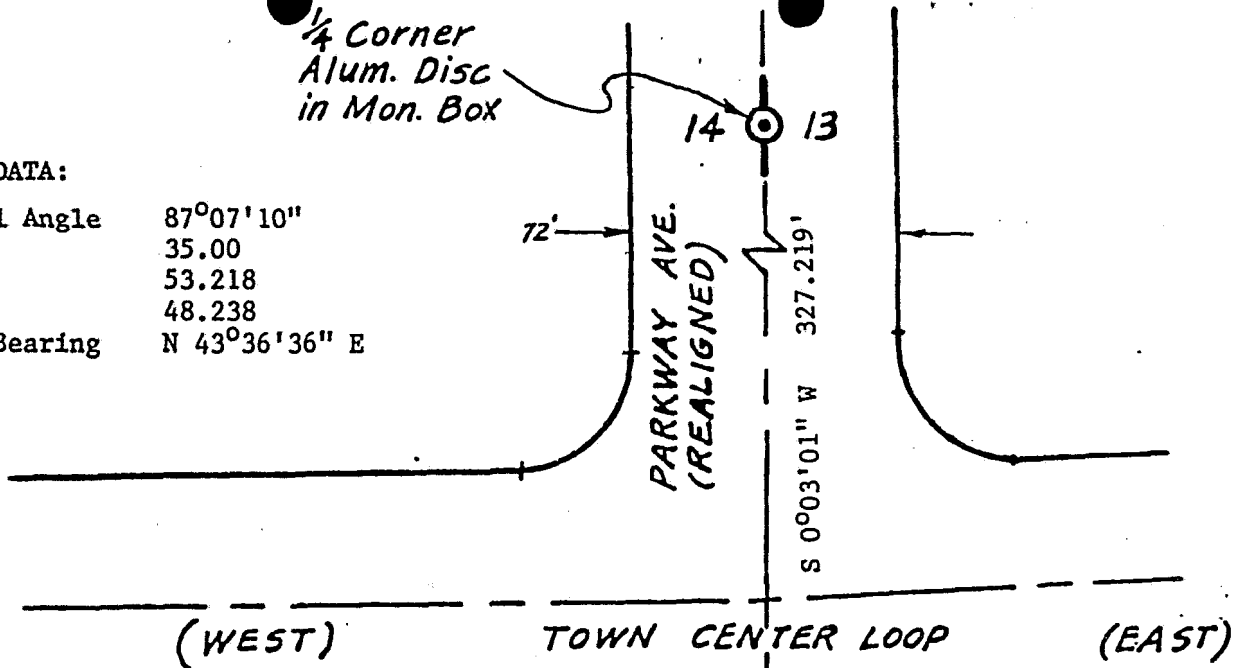
Basis of Bearing - Clackamas County Survey LP-064.

5/9/86 CRC  
84.428.192

1/4 Corner Alum. Disc in Mon. Box

CURVE DATA:

Central Angle 87°07'10"  
Radius 35.00  
Arc 53.218  
Chord 48.238  
Chord Bearing N 43°36'36" E



(WEST) TOWN CENTER LOOP (EAST)

P.O.B. EXHIBIT "F-1"

S 89°49'25" W 0.976

60'

610.002

30'

30'

S 0°03'01" W

577.856



Scale: 1"=50'

DATE: 5/9/86

T.L. 201  
Map 3-1W-14D

South Line Fee 81-769

T.L. 400  
Map 3-1W-13  
Deed Reference:  
Book 531, Page 81

N 0°03'01" E

N 89°25'33" E

Existing 60' Easement

30.00  
N 89°25'33" E

Exhibit "F-1"  
Page 2 of 2

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 300-AGC Center  
8450 S.W. Commerce Circle  
Wilsonville, Oregon 97078

(503) 682-2450  
Fax: 636-6185

CITY OF WILSONVILLE

Portion of Tax Lot 400, Map 3-1W-13  
to  
City of Wilsonville



RECEIVED

AUG 25 1986

CITY OF WILSONVILLE

EXHIBIT "G"  
Page 1 of 3

RESERVED EASEMENT AS CONDITION OF VACATION:  
PARKWAY AVENUE (Market Road No. 27)

Two Parcels, being those portions of Market Road No. 27, Parkway Avenue (formerly Boones Ferry Road), in the east one-half (1/2) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, that lies between the westerly line of realigned Parkway Avenue (72-feet wide) and the easterly line of Town Center Loop West, more particularly described as follows:

Parcel 1:

BEGINNING at the point of intersection of the westerly line of the Reserved sidewalk and utilities easement (6 feet wide) on realigned Parkway Avenue (72-foot wide right-of-way) and the north line of the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, that is S 89 deg. 46'58" W 42.00 feet from the east one-quarter (1/4) corner of said Section 14; thence S 0 deg. 03'01" W along the said westerly line 68.911 feet to a point that is 25 feet southeasterly at right angles to the center line of Market Road No. 27; thence S 38 deg 38' 49" W parallel to said center line 231.394 feet to a point on the northerly line of the Reserved Sidewalk and Utilities Easement that is northerly 42 feet at right angles from the center line of "Town Center Loop West"; thence S 89 deg 49' 25" W parallel to the center line of said "Town Center Loop West" 70.596 feet to a point that is 30 feet northeasterly from the center line of said Market Road No. 27 (aka northerly right-of-way of Market Road No. 27); thence N 38 deg. 38' 49" E parallel to the center line of said "Market Road No. 27" 273.461 feet to a point; thence northeasterly along the arc of a 256.479 foot radius non-tangent curve to the left, through a central angle of 9 deg. 45' 15" (chord bears N 33 deg 53' 59" E 43.611 feet) 43.664 feet to a point on the east-west center line of said Section 14; thence continuing northeasterly along the arc of the said 256.479-foot radius non-tangent curve to the left, through a central angle of 11 deg 25' 11" (chord bears N 23 deg. 18' 45" E 51.035 feet) 51.119 feet to a point on the westerly line of the Reserved Sidewalk and Utilities Easement that is westerly 42 feet from the center line of Realigned Parkway Avenue; thence S 0 deg. 10' 01" W 46.793 feet to the Point of Beginning.

Contains 16,173 square feet more or less.  
Basis of Bearing: Clackamas County Curvey LP-064

Parcel 2:

BEGINNING at a point of intersection of the easterly line of the Reserved Sidewalk and Utilities Easement (6 feet wide) on realigned "Town Center Loop West and the center line of Market Road NO. 27 (formerly Parkway Avenue) that is S 89 deg. 46'58" W 18.897 feet and S 38 deg. 38'49" W 1617.177 feet from the east one-quarter (1/4) corner of Section 14, Township 3 South, Range 1 West, Willamette Meridian, thence N 0 deg. 04' 02" W along the easterly line of said Reserved Sidewalk and Utilities Easement 47.966 feet to a point that is northwesterly 30 feet at right angles to the center line of said Market Road No. 27, thence N 38 deg. 38' 49"E parallel to the said center line 1127.924 feet to a point on the southerly line of the Reserved Sidewalk and Utilities Easement that is southerly 42 feet at right angles from the center line of "Town Center Loop West"; thence N 89 deg. 49'25" E parallel with the said center line of "Town Center Loop West" 70.596 feet to a point that is southeasterly 25 feet at right angles to the center line of said "Market Road No. 27", thence S 38 deg. 38'49" W parallel to said center line of "Market Road No. 27", 509.645 feet to a point; thence S 51 deg. 21'11" E 5.00 feet to a point, thence S 38 deg. 38'49" W 75.00 feet parallel to the center line of said "Market Road No. 27" to a point; thence N 51 deg. 21'11" W 5.00 feet to a point; thence S 38 deg. 38'49" W 525.730 feet parallel to the center line of Market Road No. 27 to a point; thence S 51 deg. 21'11" E 5.00 feet to a point; thence S 38 deg. 38'49" W 60.00 feet parallel to the said center line of Market Road No. 27 to a point; thence S 51 deg. 22'28" E 6.00 feet to a point; thence southwesterly along the arc of a 268.160 foot radius curve to the left, through a central angle of 26 deg. 28'28" (chord bears S 25 deg. 23'18" W 122.808 feet to a point on the easterly line of the Reserved Sidewalk and Utilities Easement (6 feet wide); thence N 0 deg. 01'10" E 102.788 feet to the Point of Beginning.

Contains 67,269 square feet more or less  
Basis of Bearing - Clackamas County Survey LP-064

5/1/86  
84.428.192 "A"

P.O.B. Parcel II

Town Center Loop West

T.L. 104  
Map 3-1W-14D

CURVE DATA:

Curve No.	Radius	Central Angle	Arc	Chord Bearing	Chord Dist.
1	256.479	9°45'15"	43.664	N33°53'59"E	43.611
2	256.479	11°25'11"	51.119	N23°18'45"E	51.035
3	268.160	26°28'28"	123.908	S25°23'18"W	122.808



N 0°01'10"E  
S 51°22'28"E  
6.00'  
N 0°04'02"W  
47.966'  
538'38'49"W

5.00'  
S 51°21'11"E  
T.L. 200  
Map 3-1W-14D

T.L. 101  
Map 3-1W-14D

T.L. 100  
Map 3-1W-14D

T.L. 100  
Map 3-1W-14A

T.L. 102  
3-1W-14D

T.L. 201

T.L. 201  
Map 3-1W-14D

PARKWAY AVENUE  
(REALIGNED)

P.O.B. Parcel I

Old Boberg Rd. & 1571 (Vacated)

4 CORNER  
ALUM DISC  
IN MAR 002

5.00'  
N 51°21'11"W

5.00'  
S 51°21'11"E

1127.924'  
N 38°38'49"E

509.645'  
S 38°38'49"W

N 89°48'25"E

S 89°48'25"W

273.461'  
N 38°38'49"E

231.594'  
S 38°38'49"W

50°10'01"W  
46.793'

EXHIBIT "G"  
Page 3 of 3

C.R.C. Designed M.C.H. Drawn	FOR: CITY OF WILSONVILLE L.I.D. NO. 5	DeHAAS & ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS Suite 300 AGC Center 9400 & W. Commerce Circle Wilsonville, Oregon 97178 (503) 863-3448 Fax: 828-6188	SHEET 11
	CHECKED		

EXHIBIT "G-1"  
Page 1 of 2

RECEIVED  
AUG 20 1986  
CITY OF WILSONVILLE

Reserved Easement As Part of Parkway Avenue (Market Road No. 27) Vacation  
Six-foot Wide Sidewalk and Public Utilities Easement.

A parcel of land in the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at a point on the center line of Market Road No. 27 (Vacated Parkway Avenue) and the north right-of-way of Town Center Loop West that is S 89°46'58" W 18.897 feet and S 38°38'49" W 327.568 feet from the east one-quarter (1/4) corner of said Section 14; thence S 89°49'25" W along the said north right-of-way 38.507 feet to a point on the westerly line of Vacated Market Road No. 27; thence N 38°38'49" E 7.701 feet to a point that is six feet northerly at right angles to the north right-of-way of Town Center Loop West; thence N 89°49'25" E parallel with said north right-of-way 77.014 feet to a point on the easterly line of Vacated Market Road No. 27; thence S 38°38'49" W along said easterly line 7.701 feet to a point on the north right-of-way of said Town Center Loop West; thence S 89°49'25" W 38.507 feet to the Point of Beginning.

Contains 462 square feet more or less.

Basis of Bearing - Clackamas County Survey LP-064.

4/9/86 CRC  
84.428.192



Scale: 1"=50'  
Date: 4/9/86

1/4 Corner Alum. Disc in Mon. Box

18.897  
14 13

S 89°46'58" W

36'

72'

PARKWAY AVE. (REALIGNED)

PARKWAY AVE. (A.K.A. Old Boones Ferry Rd.)  
MARKET RD. NO. 27  
S 38°38'49" W 327.568'

N 38°38'49" E 7.701

N 89°49'25" E 77.014

S 38°38'49" W 7.701

38.507

38.507

P.O.B. EXHIBIT "G-1"

S 89°49'25" W

TOWN CENTER LOOP WEST

72'

36'

EXHIBIT "G-1"  
Page 2 of 2

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 300-AGC Center  
8460 S.W. Commerce Circle  
Wilsonville, Oregon 97078

(503) 682-2450  
Fax: 636-6185

CITY OF WILSONVILLE  
RETAINED EASEMENT FOR SIDEWALK & UTILITIES  
Part of Right-of-Way Vacation  
of  
Parkway Avenue  
Market Road No. 27

RECEIVED

AUG 22 1986

CITY OF WILSONVILLE

EXHIBIT "G-2"  
Page 1 of 2

Reserved Easement As Part of Parkway Avenue (Market Road No. 27) Vacation  
Six-foot Wide Sidewalk and Public Utilities Easement.

A parcel of land in the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at a point on the center line of Market Road No. 27 (Vacated Parkway Avenue) and the south right-of-way of Town Center Loop West that is S 89°46'58" W 18.897 feet and S 38°38'49" W 327.568 feet and S 38°38'49"W 92.416 feet from the east one-quarter (1/4) corner of said Section 14; thence S 89°49'25" W along the said south right-of-way 38.507 feet to a point on the westerly line of Vacated Market Road No. 27; thence S 38°38'49" W 7.701 feet to a point that is six feet southerly at right angles to the south right-of-way of Town Center Loop West; thence N 89°49'25" E parallel with said south right-of-way 77.014 feet to a point on the easterly line of Vacated Market Road No. 27; thence N 38°38'49" E along said easterly line 7.701 feet to a point on the south right-of-way of said Town Center Loop West; thence S 89°49'25" W 38.507 feet to the Point of Beginning.

Contains 462 square feet more or less.

Basis of Bearing - Clackamas County Survey LP-064.

4/9/86 CRC  
84.428.192



Scale: 1"=50'  
Date: 4/9/86

1/4 Corner  
Alum. Disc  
in Mon. Box

589°46'58"W

18.897

1413

72'

PARKWAY AVE. (REALIGNED)

PARKWAY AVE. MARKET RD. No. 27  
(A.K.A. Old Boones Ferry Rd.)  
S 38°38'49"W 327.568'

S 38°38'49" W  
7.701

S 89°49'25" W

72'

P.O.B.

S 89°49'25" W  
38.507

TOWN CENTER LOOP WEST

N 89°49'25" E  
77.014

N 38°38'49" E 7.701

EXHIBIT "G-2"  
Page 2 of 2

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 300 AGC Center  
9450 S.W. Commerce Circle  
Wilsonville, Oregon 97078

(503) 842-2450  
Res. 838-8185

CITY OF WILSONVILLE  
RETAINED EASEMENT FOR SIDEWALK & UTILITIES  
Part of Right-of-Way Vacation  
of  
Parkway Avenue-Market Road No. 27

RECEIVED

AUG 23 1986

CITY OF WILSONVILLE

EXHIBIT "G-3"  
Page 1 of 2

Reserved Easement As Part of Parkway Avenue (Market Road No. 27) Vacation.

Six-foot Wide Sidewalk and Public Utilities Easement.

A parcel of land in the east one-half (1/2) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at a point on the west line of Widened and Realigned Parkway Avenue (72 feet wide) and the north line of the southeast one-quarter (1/4) of said Section 14; that is S 89°46'58" W 36.00 feet from the east one-quarter (1/4) corner of said Section 14; thence S 0°03'01" W along the said west line of Realigned Parkway Avenue 69.375 feet to a point on the easterly line of Vacated Market Road No. 27; thence southwesterly along said easterly line along the arc of a non-tangent 316.479-foot radius curve to the right, through a central angle of 1°02'14" (chord bears S 38°15'29" W 5.729 feet) 5.729 feet to a point; thence S 38°38'49" W along said easterly line 3.937 feet to a point; thence N 0°03'01" E along a line that is six feet westerly at right angles and parallel to the said westerly line of Realigned Parkway Avenue 76.926 feet to a point on the north line of the said southeast one-quarter (1/4) of Section 14; thence continuing on said parallel line N 0°10'01" E 46.793 feet to a point on the westerly line of Vacated Market Road No. 27; thence northeasterly along the said westerly line of Vacated Market Road No. 27, along the arc of a 256.479-foot radius curve to the left, through a central angle of 5°14'38" (chord bears N 14°58'51" E 23.466 feet) 23.474 feet to a point on the westerly line of Realigned Parkway Avenue; thence S 0°10'01" W along the said westerly line of Realigned Parkway Avenue 69.438 feet to the Point of Beginning.

Contains 783 square feet more or less.

Basis of Bearing - Clackamas County Survey LP-064.

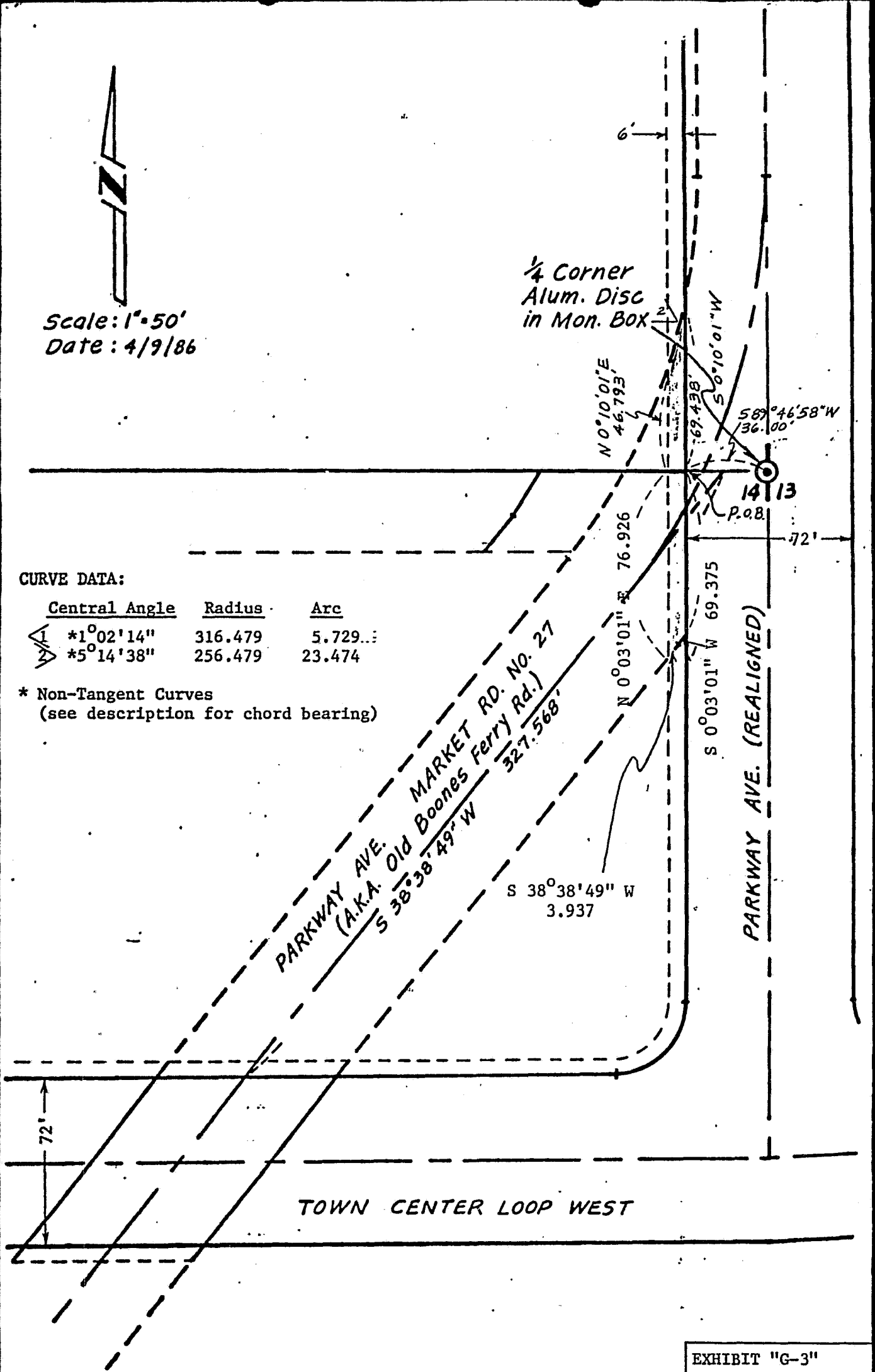
4/9/86 GRC  
84.428.192





Scale: 1" = 50'  
Date: 4/9/86

1/4 Corner Alum. Disc in Mon. Box



**CURVE DATA:**

	Central Angle	Radius	Arc
1	*1°02'14"	316.479	5.729...
2	*5°14'38"	256.479	23.474

\* Non-Tangent Curves  
(see description for chord bearing)

EXHIBIT "G-3"  
Page 2 of 2

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 300 AGC Center  
8450 S.W. Commerce Circle  
Wilsonville, Oregon 97070

(503) 682-2450  
Res. 636-6185

CITY OF WILSONVILLE  
RETAINED EASEMENT FOR SIDEWALK & UTILITIES  
Part of Right-of-Way Vacation  
of  
Parkway Avenue-Market Road No. 27

EXHIBIT "G-4"  
Page 1 of 2

Reserved Easement As Part of Parkway Avenue (Market Road No. 27) Vacation.  
Six-foot Wide Sidewalk and Public Utilities Easement.

A parcel of land in the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

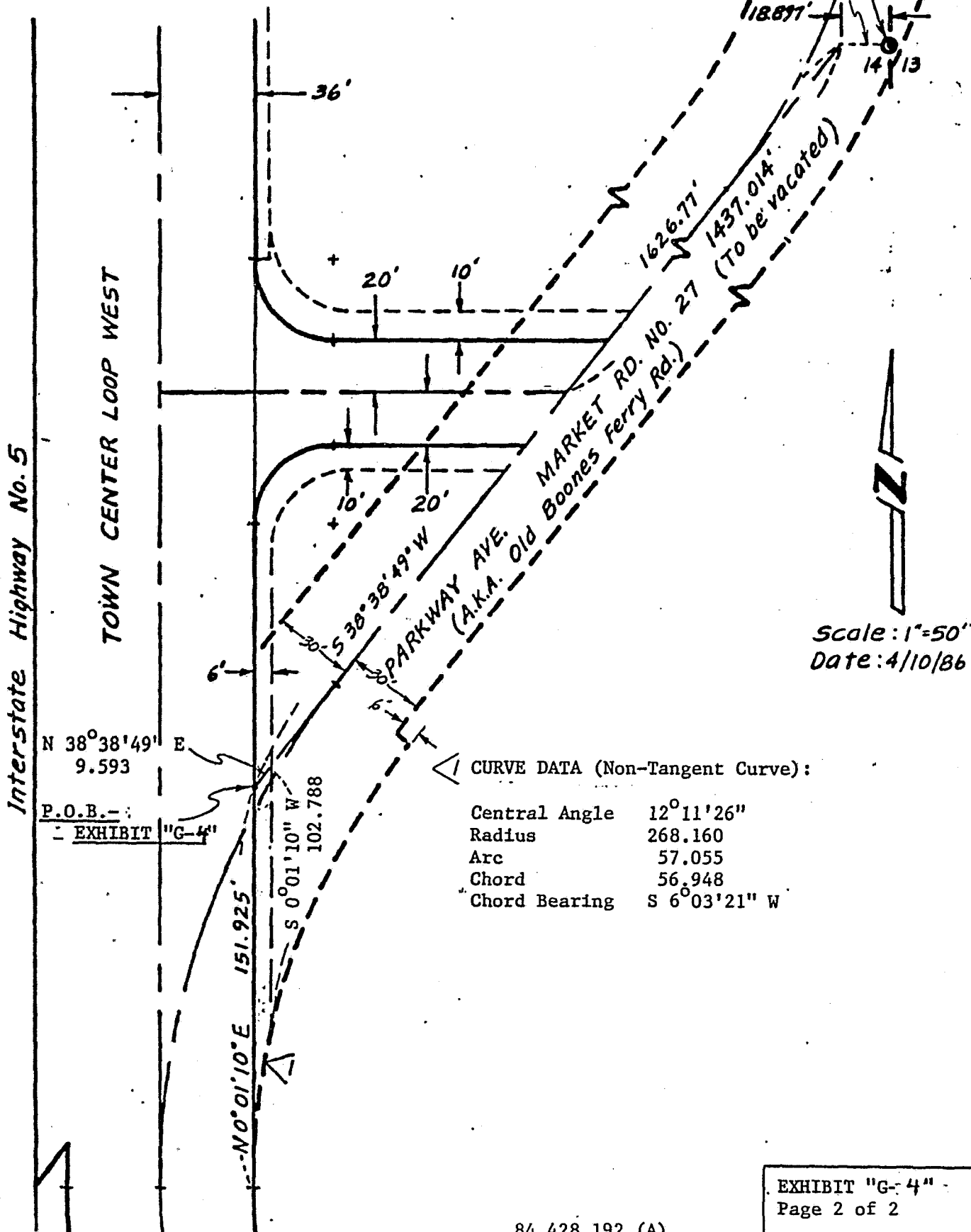
BEGINNING at a point on the center line of Market Road No. 27 (Vacated Parkway Avenue) that is S 89°46'58" W 18.897 feet and S 38°38'49" W 1626.770 feet from the east one-quarter (1/4) corner of said Section 14; thence N 38°38'49" E along the center line of said market road 9.593 feet to a point that is six feet easterly at right angles to the east right-of-way of Realigned Town Center Loop West; thence S 0°01'10" W 102.788 feet to a point; thence southwesterly along the arc of a 268.160-foot radius curve to the left, through a central angle of 12°11'26" (chord bears S 6°03'21" W 56.948 feet) 57.055 feet to a point on the said east right-of-way of Realigned Town Center Loop West; thence N 0°01'10" E along said east right-of-way 151.925 feet to the Point of Beginning.

Contains 705 square feet more or less.

Basis of Bearing - Clackamas County Survey LP-064.

4/9/86 CRC  
84.428.192

¼ Corner  
Alum. Disc  
in Mon. Box



Scale: 1"=50'  
Date: 4/10/86

△ CURVE DATA (Non-Tangent Curve):

Central Angle	12° 11' 26"
Radius	268.160
Arc	57.055
Chord	56.948
Chord Bearing	S 6° 03' 21" W

EXHIBIT "G-4"  
Page 2 of 2

84.428.192 (A)

**DeHAAS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS

Suite 200-AGC Center  
9450 S.W. Commerce Circle  
Wilsonville, Oregon 97078

(503) 682-2450  
Res. 636-6195

CITY OF WILSONVILLE  
RETAINED EASEMENT FOR SIDEWALK & UTILITIES  
Part of Right-of-Way Vacation  
of  
Parkway Avenue-Market Road No. 27

*Based on Plan  
Submitted by  
Storm and  
adopted by Bd.*

RECEIVED

AUG 22 1986

CITY OF WILSONVILLE

**EXHIBIT "H"**  
**PAYBACK FORMULA**

**STORM DRAINAGE** (See map)

Special Area - 50% accrues to Tax Lot 101 & 201  
- 50% will be paid back to Tax Lots 101 & 201  
according to 3.116 of the Wilsonville Code

**Area 3 Payback:**

1.  $\frac{17.90 \text{ acres benefitted by storm}}{60.65 \text{ acres in entire basin}} = 29.5\%$  of cost to be paid back under 3.116 of the Code
2. 60.65 acres - 17.90 acres = 42.75 acres is assessed in LID #5 directly
3. Each property which can connect to this system is a percentage of 17.90 acres.
4. Multiply 29.5% X total cost of Area #3.
5. % of Step #3 X Step #4 = Total payback for each property.
6. Each property which can connect to this system inside LID #5 area #3 is a percentage of 42.75 acres.
7. % of Step #6 X Step #4 is amount to be paid back to Area #3 participants.

**WATER** (See Map)

Loop Connection Town Center Loop East -

1. Tax Lot 603, 604 & 600 will pay back for this portion of the water project.
2. An accounting of the actual cost will be distributed to all LID #5 participants based on the percentage of waterline cost that they contributed.

**SANITARY SEWER** (See Map)

1. Paid for by Tax Lot 406, 408, 404 & 409 proportionately for Town Center Loop East sanitary sewer.
2. Tax Lot 600, 603, & 604 will be responsible for payback.
3. 406, 408, 404 & 409 will receive payback proportionately as defined in summary for estimated costs.

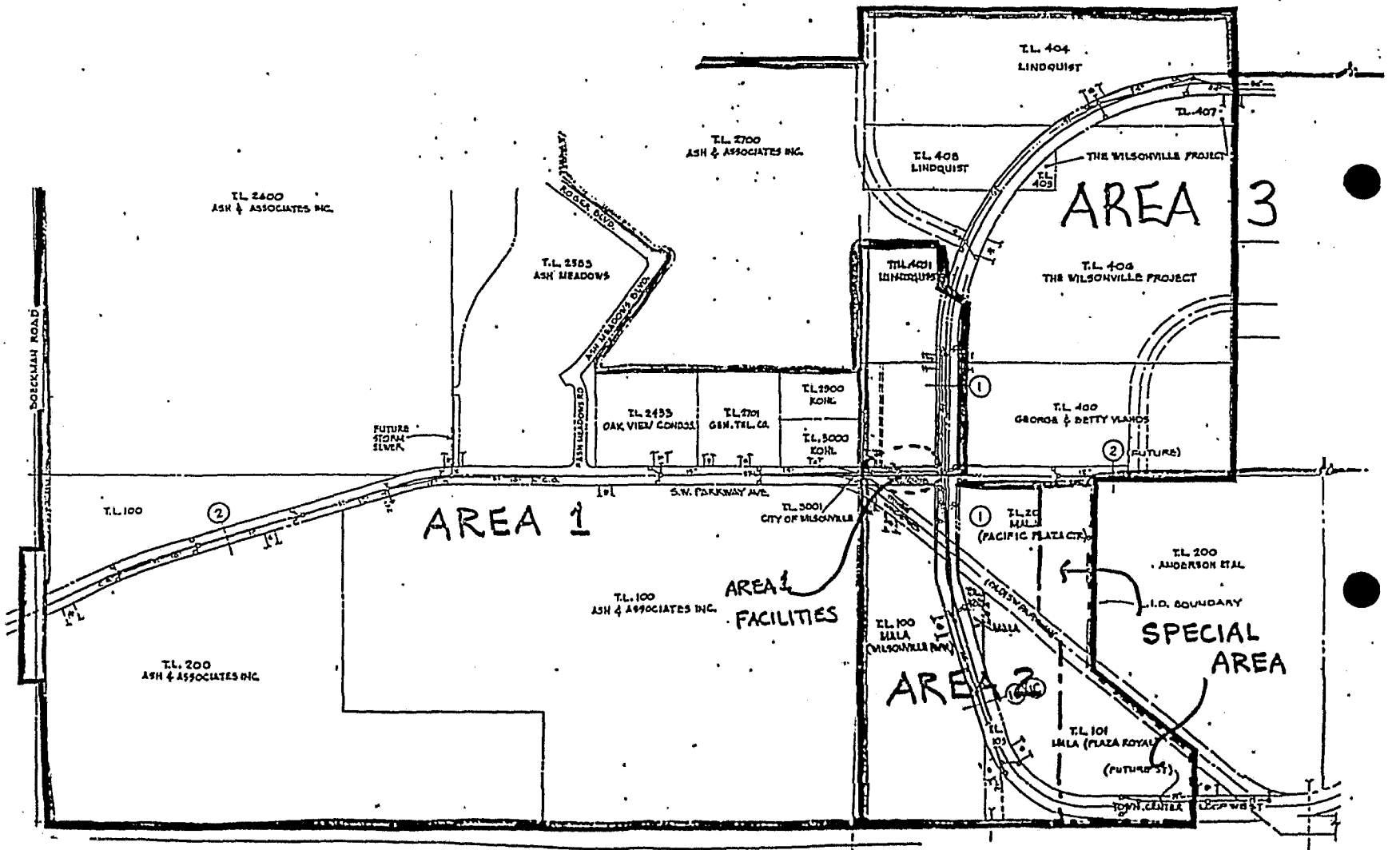
OTHER UTILITIES (See Map)

1. Payback areas are identified by the map and are to be accounted to Tax Lot 200, 600, 603, 604 and 500.
2. Payback funds will be proportionately distributed according to all tax lots in LID #5 according to % of other utility costs.

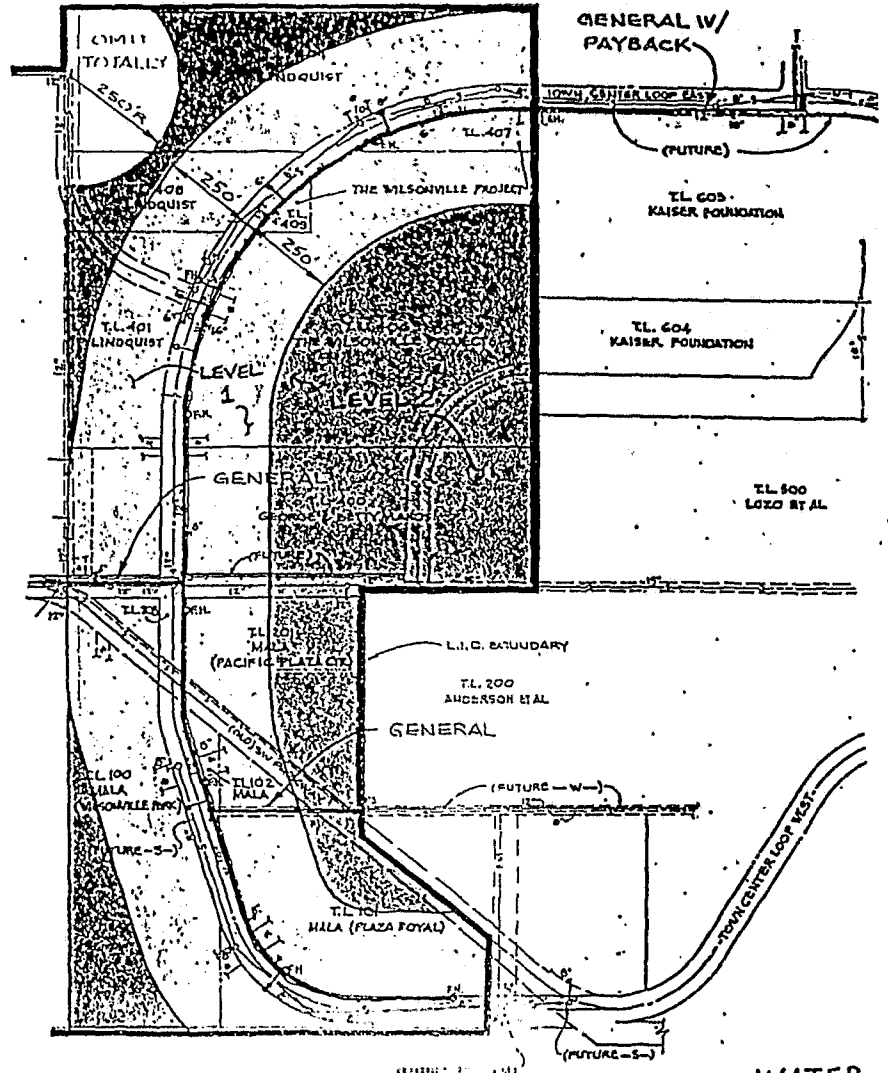
lrb:mld

Attachment: (4) Tax Lot Maps

cc: LID #5 XVIII, Payback Program file

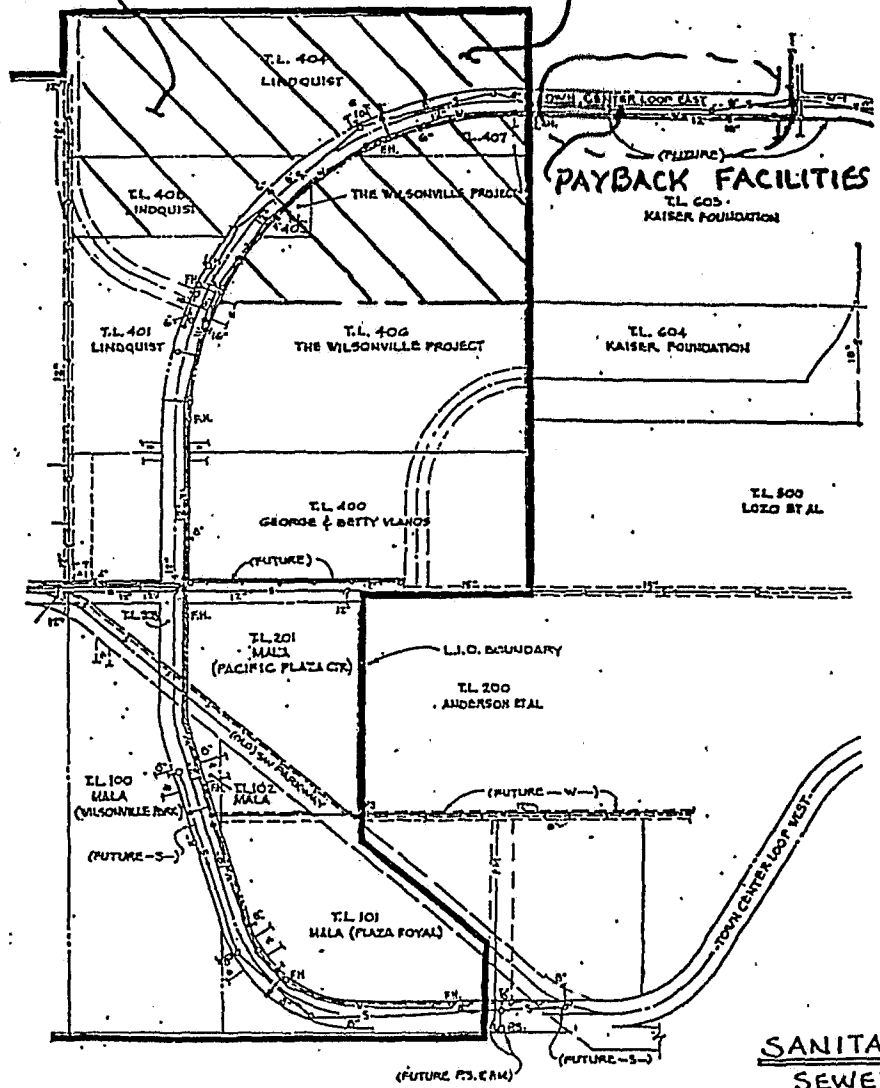


DRAINAGE



WATER

SEWER SERVICE AREA



SANITARY  
SEWER





RECEIVED

AUG 22 1988

CITY OF WILSONVILLE

Vacation Description: Parkway Avenue (Partial)

Being that portion of Market Road No. 27, Parkway Avenue (formerly Boones Ferry Road), in the east one-half (1/2) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, that lies between the westerly line of realigned Parkway Avenue (72-foot wide) and the easterly line of Town Center Loop West, more particularly described as follows:

BEGINNING at the point of intersection of the westerly line of widened and realigned Parkway Avenue (72-foot wide right-of-way) and the north line of the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, that is S 89°46'58" W 36.00 feet from the east one-quarter (1/4) corner of said Section 14; thence S 0°03'01" W along the said westerly line of realigned Parkway Avenue 69.38 feet to a point on the southeasterly right-of-way of Market Road No. 27; thence southwesterly along the said southeasterly right-of-way along the arc of a 316.479-foot radius curve to the right, through a central angle of 1°02'14" (chord bears S 38°15'29" W 5.729 feet) 5.729 feet to a point; thence S 38°38'49" W 232.745 feet to the point of intersection of the said southeasterly right-of-way and the northerly reserved right-of-way of Town Center Loop West, said point also being the northeast corner of the area of Market Road No. 27 to be excluded from this vacation; thence continuing S 38°38'49" W 92.416 feet to the point of intersection of the said southeasterly right-of-way and the southerly reserved right-of-way of said Town Center Loop West, said point also being the southeast corner of the area of said Market Road No. 27 to be excluded from this vacation; thence continuing S 38°38'49" W along the southeasterly line of Market Road No. 27-544 feet more or less to a point that is the southwest corner of that tract of land described in Fee No. 81-769 of the Clackamas County Deed Records; thence N 51°21'11" W at right angles to the centerline of said Market Road No. 27 60.00 feet to a point on the northwesterly line of said Market Road No. 27; thence N 38°38'49" E along the northwesterly line 496 feet more or less to the point of intersection with the southerly reserved right-of-way of said Town Center Loop West, said point also being the southwest corner of the area of said Market Road No. 27 to be excluded from this vacation; thence continuing N 38°38'49" E 92.416 feet to the point of intersection of said northwesterly right-of-way and the northerly reserved right-of-way of said Town Center Loop West, said point also being the northwest corner of the area of said Market Road No. 27 to be excluded from this vacation; thence continuing N 38°38'49" E 281.162 feet to a point; thence northeasterly along the arc of a 256.479-foot

radius non-tangent curve to the left, through a central angle of  $9^{\circ}45'15''$  (chord bears  $N 33^{\circ}53'59'' E$  43.611 feet) 43.664 feet to a point on the east/west center line of said Section 14; thence continuing northeasterly along the arc of the said 256.479-foot radius non-tangent curve to the left, through a central angle  $16^{\circ}39'49''$  (chord bears  $N 20^{\circ}41'26'' E$  74.330 feet) 74.593 feet to a point on the westerly widened right-of-way of Parkway Avenue (72-foot wide right-of-way); thence  $S 0^{\circ}10'00'' W$  along the said westerly widened right-of-way of Parkway Avenue 69.438 feet to the Point of Beginning.

Except that portion of Market Road No. 27 (60-foot wide right-of-way) noted above, said exception being reserved as a part of Town Center Loop West ( a 72-foot wide right-of-way), and further described as follows:

BEGINNING at a point that is the intersection of the center line of said Market Road No. 27 and the northerly right-of-way of said Town Center Loop West that is  $S 89^{\circ}46'58'' W$  18.897 feet and  $S 38^{\circ}38'49'' W$  327.568 feet from the east one-quarter ( $1/4$ ) corner of Section 14, Township 3 South, Range 1 West, Willamette Meridian; thence  $N 89^{\circ}49'25'' E$  38.507 feet to the easterly right-of-way of said Market Road No. 27; thence  $S 38^{\circ}38'49'' W$  along said easterly right-of-way 92.416 feet to a point on the southerly right-of-way of said Town Center Loop West; thence  $S 89^{\circ}49'25'' W$  along the said southerly right-of-way 77.014 feet to a point on the westerly right-of-way of said Market Road No. 27; thence  $N 38^{\circ}38'49'' E$  along the said westerly right-of-way 92.416 feet to a point on the northerly right-of-way of said Town Center Loop West; thence  $N 89^{\circ}49'25'' E$  38.507 feet to the Point of Beginning.

Total Vacation contains 1.1419 Acres more or less.

Basis of Bearing - Clackamas County Survey LP-064.

EXHIBIT "I"  
Page 3 of 4

EXHIBIT "I" (Included)

Vacation Description: Barber Street AKA (Old Boberg Road No. 1571 East of I-5)

That portion of Barber Street also known as the Extension of Boberg Road No. 1571 (C.J. Book 38, Page 7) that lies east of that portion previously vacated by the City of Wilsonville (Ordinance No. 171) and west of westerly right-of-way of Parkway Avenue (Market Road No. 27).

6/4/86 CRC  
84.428.192

Town Center Loop West

T.L. 104  
Map 3-1W-14D

T.L. 200  
Map 3-1W-14D

T.L. 101  
Map 3-1W-14D

N 51° 21' 11" W 60.00'

N 38° 38' 49" E 496.00'

T.L. 100  
Map 3-1W-14D

CURVE DATA

Curve No.	Radius	Central Angle	Arc	Chord Bearing	Chord Dist.
1	316.479	1° 02' 14"	5.729	S 38° 15' 29" W	5.729
2	256.479	9° 45' 15"	43.664	N 33° 53' 59" E	43.611
3	256.479	16° 39' 49"	74.593	N 20° 41' 26" E	74.330

EXHIBIT "I"  
Portion of Parkway Av. (Mkt. Rd. 27) and Old Boberg Rd. Vacation Fronting T.L. 100, Map 3-1W-14A and T.L. 100, 101, 102, Map 3-1W-14D less exception for Town Center Loop West.



S 89° 49' 25" W 77.014'

T.L. 102  
3-1W-14D

N 89° 49' 25" E 38.507'

T.L. 100  
Map 3-1W-14A

T.L. 201

T.L. 201  
Map 3-1W-14D

Included as part of Exhibit "I" portion not previously vacated  
S 0° 10' 00" W 69.438'

50° 03' 01" W 69.38'  
PARKWAY AVENUE  
(REALIGNED)  
S 89° 46' 55" W 18.897'

Corner Alum. Disc in Mon. Box

CITY OF WILSONVILLE  
RIGHT-OF-WAY VACATION MAP  
PARKWAY AVENUE  
Market Road No. 27

EXHIBIT "I"  
Page 4 of 4

FOR: CITY OF WILSONVILLE  
L.L.D. NO. 5

DeHAAS & ASSOCIATES, INC.  
CONSULTING ENGINEERS & SURVEYORS

2400 SW AAC Center  
9700 SW Commercial Circle

Phone 503-692-0100  
Fax 503-692-0100

SHEET

11

*Based on Dep  
Submitted by CA  
Storm and  
adopted by Body.*

RECEIVED

AUG 22 1986

CITY OF WILSONVILLE

**EXHIBIT "H"**  
**PAYBACK FORMULA**

**STORM DRAINAGE** (See map)

Special Area - 50% accrues to Tax Lot 101 & 201  
- 50% will be paid back to Tax Lots 101 & 201  
according to 3.116 of the Wilsonville Code

**Area 3 Payback:**

1.  $\frac{17.90 \text{ acres benefitted by storm}}{60.65 \text{ acres in entire basin}} = 29.5\%$  of cost to be paid back under 3.116 of the Code
2.  $60.65 \text{ acres} - 17.90 \text{ acres} = 42.75 \text{ acres}$  is assessed in LID #5 directly
3. Each property which can connect to this system is a percentage of 17.90 acres.
4. Multiply 29.5% X total cost of Area #3.
5. % of Step #3 X Step #4 = Total payback for each property.
6. Each property which can connect to this system inside LID #5 area #3 is a percentage of 42.75 acres.
7. % of Step #6 X Step #4 is amount to be paid back to Area #3 participants.

**WATER** (See Map)

**Loop Connection Town Center Loop East -**

1. Tax Lot 603, 604 & 600 will pay back for this portion of the water project.
2. An accounting of the actual cost will be distributed to all LID #5 participants based on the percentage of waterline cost that they contributed.

**SANITARY SEWER** (See Map)

1. Paid for by Tax Lot 406, 408, 404 & 409 proportionately for Town Center Loop East sanitary sewer.
2. Tax Lot 600, 603, & 604 will be responsible for payback.
3. 406, 408, 404 & 409 will receive payback proportionately as defined in summary for estimated costs.

**OTHER UTILITIES** (See Map)

1. Payback areas are identified by the map and are to be accounted to Tax Lot 200, 600, 603, 604 and 500.
2. Payback funds will be proportionately distributed according to all tax lots in LID #5 according to % of other utility costs.

lrb:mld

Attachment: (4) Tax Lot Maps

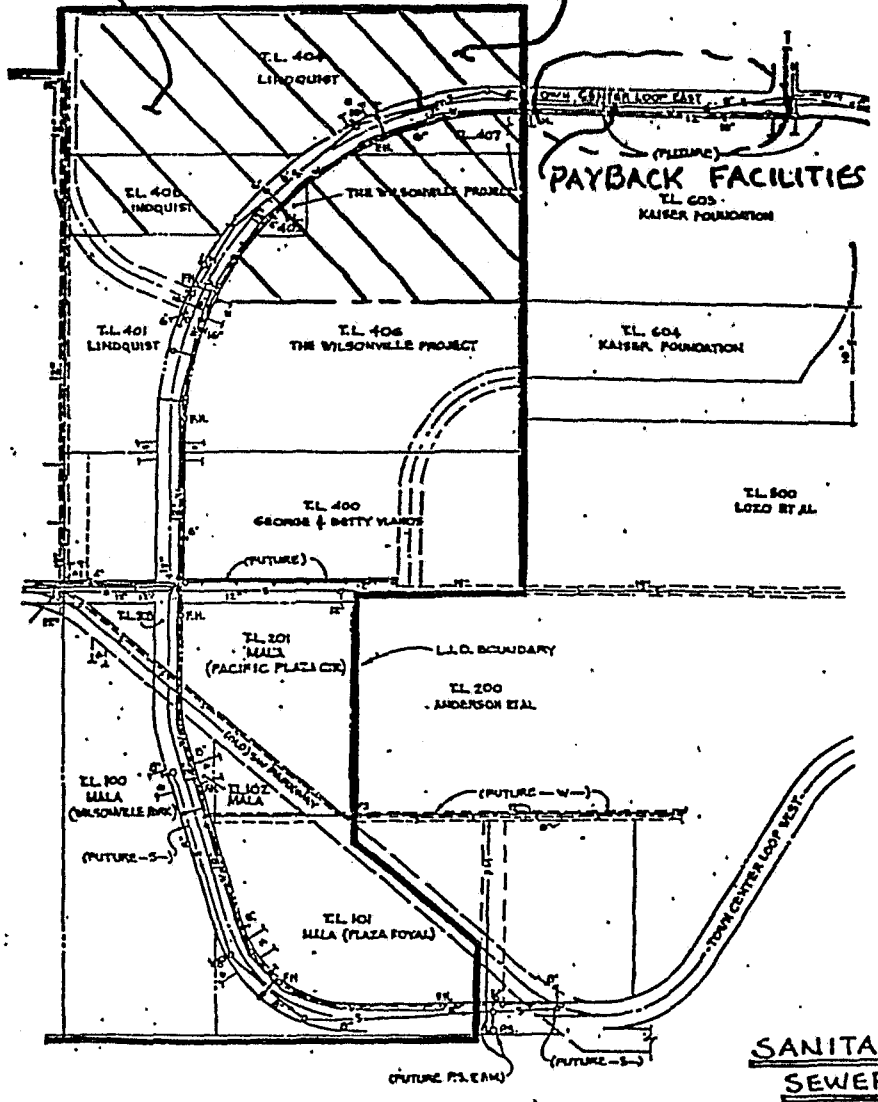
cc: LID #5 XVIII, Payback Program file



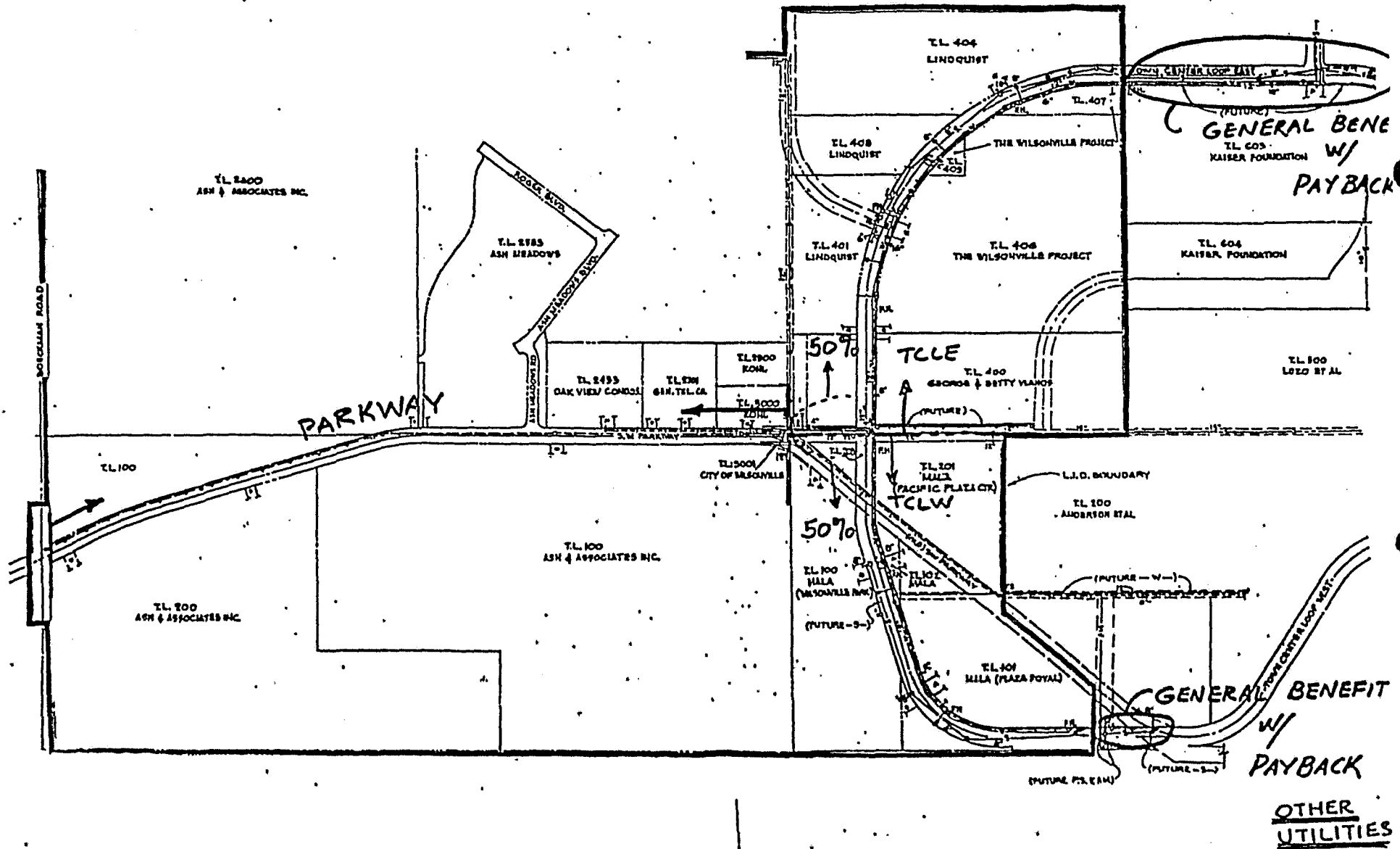




SEWER SERVICE AREA



SANITARY  
SEWER



RECEIVED

AUG 22 1988

CITY OF WILSONVILLE

Vacation Description: Parkway Avenue (Partial)

Being that portion of Market Road No. 27, Parkway Avenue (formerly Boones Ferry Road), in the east one-half (1/2) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, that lies between the westerly line of realigned Parkway Avenue (72-foot wide) and the easterly line of Town Center Loop West, more particularly described as follows:

BEGINNING at the point of intersection of the westerly line of widened and realigned Parkway Avenue (72-foot wide right-of-way) and the north line of the southeast one-quarter (1/4) of Section 14, Township 3 South, Range 1 West, Willamette Meridian, that is S 89°46'58" W 36.00 feet from the east one-quarter (1/4) corner of said Section 14; thence S 0°03'01" W along the said westerly line of realigned Parkway Avenue 69.38 feet to a point on the southeasterly right-of-way of Market Road No. 27; thence southwesterly along the said southeasterly right-of-way along the arc of a 316.479-foot radius curve to the right, through a central angle of 1°02'14" (chord bears S 38°15'29" W 5.729 feet) 5.729 feet to a point; thence S 38°38'49" W 232.745 feet to the point of intersection of the said southeasterly right-of-way and the northerly reserved right-of-way of Town Center Loop West, said point also being the northeast corner of the area of Market Road No. 27 to be excluded from this vacation; thence continuing S 38°38'49" W 92.416 feet to the point of intersection of the said southeasterly right-of-way and the southerly reserved right-of-way of said Town Center Loop West, said point also being the southeast corner of the area of said Market Road No. 27 to be excluded from this vacation; thence continuing S 38°38'49" W along the southeasterly line of Market Road No. 27-544 feet- more or less to a point that is the southwest corner of that tract of land described in Fee No. 81-769 of the Clackamas County Deed Records; thence N 51°21'11" W at right angles to the centerline of said Market Road No. 27 60.00 feet to a point on the northwesterly line of said Market Road No. 27; thence N 38°38'49" E along the northwesterly line 496 feet more or less to the point of intersection with the southerly reserved right-of-way of said Town Center Loop West, said point also being the southwest corner of the area of said Market Road No. 27 to be excluded from this vacation; thence continuing N 38°38'49" E 92.416 feet to the point of intersection of said northwesterly right-of-way and the northerly reserved right-of-way of said Town Center Loop West, said point also being the northwest corner of the area of said Market Road No. 27 to be excluded from this vacation; thence continuing N 38°38'49" E 281.162 feet to a point; thence northeasterly along the arc of a 256.479-foot

radius non-tangent curve to the left, through a central angle of  $9^{\circ}45'15''$  (chord bears  $N 33^{\circ}53'59'' E$  43.611 feet) 43.664 feet to a point on the east/west center line of said Section 14; thence continuing northeasterly along the arc of the said 256.479-foot radius non-tangent curve to the left, through a central angle  $16^{\circ}39'49''$  (chord bears  $N 20^{\circ}41'26'' E$  74.330 feet) 74.593 feet to a point on the westerly widened right-of-way of Parkway Avenue (72-foot wide right-of-way); thence  $S 0^{\circ}10'00'' W$  along the said westerly widened right-of-way of Parkway Avenue 69.438 feet to the Point of Beginning.

Except that portion of Market Road No. 27 (60-foot wide right-of-way) noted above, said exception being reserved as a part of Town Center Loop West ( a 72-foot wide right-of-way), and further described as follows:

BEGINNING at a point that is the intersection of the center line of said Market Road No. 27 and the northerly right-of-way of said Town Center Loop West that is  $S 89^{\circ}46'58'' W$  18.897 feet and  $S 38^{\circ}38'49'' W$  327.568 feet from the east one-quarter ( $1/4$ ) corner of Section 14, Township 3 South, Range 1 West, Willamette Meridian; thence  $N 89^{\circ}49'25'' E$  38.507 feet to the easterly right-of-way of said Market Road No. 27; thence  $S 38^{\circ}38'49'' W$  along said easterly right-of-way 92.416 feet to a point on the southerly right-of-way of said Town Center Loop West; thence  $S 89^{\circ}49'25'' W$  along the said southerly right-of-way 77.014 feet to a point on the westerly right-of-way of said Market Road No. 27; thence  $N 38^{\circ}38'49'' E$  along the said westerly right-of-way 92.416 feet to a point on the northerly right-of-way of said Town Center Loop West; thence  $N 89^{\circ}49'25'' E$  38.507 feet to the Point of Beginning.

Total Vacation contains 1.1419 Acres more or less.

Basis of Bearing - Clackamas County Survey LP-064.

EXHIBIT "I"  
Page 3 of 4

EXHIBIT "I" (Included)

Vacation Description: Barber Street AKA (Old Boberg Road No. 1571 East of I-5)

That portion of Barber Street also known as the Extension of Boberg Road No. 1571 (C.J. Book 38, Page 7) that lies east of that portion previously vacated by the City of Wilsonville (Ordinance No. 171) and west of westerly right-of-way of Parkway Avenue (Market Road No. 27).

6/4/86 CRC  
84.428.192

Town Center Loop West

T.L. 104  
Map 3-1W-14D

T.L. 200  
Map 3-1W-14D

T.L. 101  
Map 3-1W-14D

N 51° 21' 11" W 60.00'

T.L. 100  
Map 3-1W-14D

CURVE DATA

Curve No.	Radius	Central Angle	Arc	Chord Bearing	Chord Dist.
1	316.479	1° 02' 14"	5.729	S 38° 15' 29" W	5.729
2	256.479	9° 45' 15"	43.664	N 33° 53' 59" E	43.611
3	256.479	16° 39' 49"	74.593	N 20° 41' 26" E	74.330

EXHIBIT "I"  
Portion of Parkway Av. (Mkt. Rd. 27) and Old Boberg Rd. Vacation Fronting T.L. 100, Map 3-1W-14A and T.L. 100, 101, 102, Map 3-1W-14D less exception for Town Center Loop West.



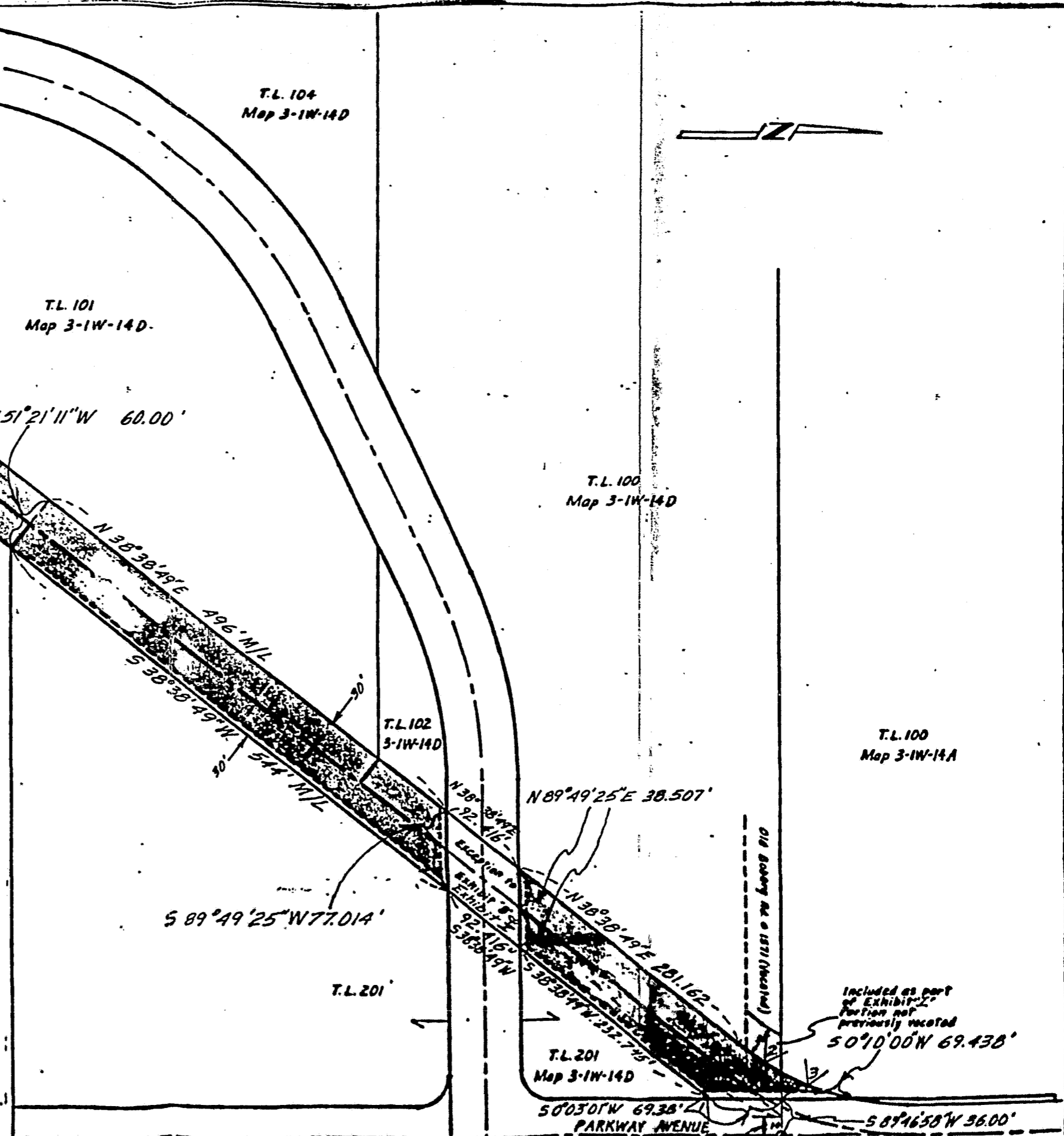
CITY OF WILSONVILLE  
RIGHT-OF-WAY VACATION MAP  
PARKWAY AVENUE  
Market Road No. 27

EXHIBIT "I"  
Page 4 of 4

FOR: CITY OF WILSONVILLE

DeHAAS & ASSOCIATES, INC.

DATE: 11/17/10



T.L. 100  
Map 3-1W-14A

N 89° 49' 25" E 38.507'

S 89° 49' 25" W 77.014'

Included as part of Exhibit "I" portion not previously vacated  
S 0° 10' 00" W 69.438'

T.L. 201  
Map 3-1W-14D

S 0° 30' 0" W 69.38' 21  
PARKWAY AVENUE  
(REALIGNMENT)

S 89° 46' 58" W 36.00'