

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 92

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS TO CARRY OUT THE YEAR 2000 URBAN RENEWAL PLAN, TO CARRY OUT A PORTION OF URBAN RENEWAL PROJECT 601.A.7, WILSONVILLE ROAD PHASE 3, AND AUTHORIZING TITLE TO VEST IN THE CITY OF WILSONVILLE

WHEREAS, the Urban Renewal Year 2000 Plan ("Plan") Section 601, entitled "Urban Renewal Projects and Improvement Activities," provides for "Roads, Including Utility Work Indicated" and more specifically identifies urban renewal projects and improvement activities necessary to implement this urban renewal plan, and this list includes Project No. A.7 relating to proposed Wilsonville Road improvements, a portion of which are otherwise identified herein as Wilsonville Road Phase 3 (Phase 3 is inclusive of Wilsonville Road Phase 2b); and

WHEREAS, the Report on the Urban Renewal Year 2000 Plan at Section 102.F determines that improvements to the Wilsonville Road Phase 3 portion of Wilsonville Road are critical to the objectives of the Plan, as follows:

"The majority of the arterial class streets and roads in the survey area are inadequate in their cross-sectional standards resulting in a deficient traffic carrying capacity. Further, the structural standards to which most were constructed are below current City standards as can be seen by considerable failure in the streets' and roads' travel surface."; and

WHEREAS, under the existing Plan Section 601.A.7, the identified improvements to the Wilsonville Road Phase 3 portion of Wilsonville Road are summarized and not particularized; and

WHEREAS, City of Wilsonville Resolution No. 1812 approved a three-lane right of way section and alignment design for Wilsonville Road Phase 3 (save and except for the included Phase 2b, which is 5 lanes); a copy of Resolution No. 1812 is made a part of the record herein as Exhibit 1; and

WHEREAS, the design details adopted pursuant to Resolution No. 1812 implement the City Comprehensive Plan, Transportation Master Plan and Bicycle and Pedestrian Master Plan; and

WHEREAS, under and by virtue of the laws of the State of Oregon and The Year 2000 Urban Renewal Plan, the Urban Renewal Agency is duly authorized and lawfully empowered to construct certain planned public improvements projects, and to acquire land necessary and proper for such public purposes, and to do so in conjunction with the City and the City of Wilsonville Comprehensive Plan; and

WHEREAS, Wilsonville Road Phase 3 Improvements are necessary to carry out the objectives of the Urban Renewal Year 2000 Plan and are authorized by Urban Renewal Year 2000 Plan Section 601.A.7, and the improvements and activities so listed will be financed through Urban Renewal Bond Proceeds; and

WHEREAS, the alignment and right of way of Wilsonville Road Phase 3 from Arrowhead Creek on the west to the railroad tracks on the east has been the subject of eight years of technical analysis and public debate concerning among other things traffic capacity, safety, congestion and environmental impacts; and

WHEREAS, consulting engineers MacKay and Sposito refined five alternative alignments that were presented to the public at an open house on November 12, 2002; and

WHEREAS, meetings with the affected property owners to discuss the impacts of the various alternatives were held on November 7, 2002 and on January 23, 2003; and

WHEREAS, the City Council held a public hearing on January 27, 2003 prior to adoption of Resolution No. 1812 on February 3, 2003; and

WHEREAS, in comparing the cost amount for the Wilsonville Road Phase 3 construction and property interest along with the existing use of the subject properties, the alternative adopted in Resolution No. 1812 reflects the least amount of private property interest to be acquired to ensure safe, efficient and adequate public improvements in the public's interest; and

WHEREAS, the public right-of-way acquired should be vested in the City of Wilsonville to provide for necessary care, maintenance and public safety authority.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. There is needed and required, for the public purpose of providing public improvements known as Wilsonville Road Phase 3 for the residents of the City of Wilsonville and its Urban Renewal Area, acquisition of property and property interest of those properties identified as Exhibits 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 attached hereto and incorporated herein by this reference.

2. The property and property interests are required as a result of the aforementioned public improvements, and the improvements have been planned and located in a manner most compatible with the greatest public good and the least private injury.

3. The Urban Renewal Agency staff and attorneys are authorized and directed to attempt to agree with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property including, but not limited to, obtaining a negotiated right-of-entry to begin construction while negotiating full acquisition and, in the event agreement cannot be reached, then to commence and prosecute to final determination such condemnation proceedings as may be necessary to acquire the real property or property interest.

4. Upon trial of and action of condemnation, the attorneys for the Urban Renewal Agency are authorized to make such stipulation, agreement or admission as in their judgment may be in the best interests of the Urban Renewal Agency.

5. That to the extent persons as defined in the Urban Renewal Agency's adopted Relocation Regulations will be displaced by these actions, such displaced persons shall be eligible for relocation benefits detailed in the adopted regulations.

6. The Urban Renewal Agency anticipates it will acquire the above-described property in the spring of 2003 and cause construction to begin as soon as property acquisitions are complete.

7. In accordance with the above recitals, the City Manager acting as the Agency's Executive Director is authorized to transfer title of identified properties to the City of Wilsonville by deed or directly through negotiation.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 21st day of April 2003, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Chair

ATTEST:



SANDRA C. KING, City Recorder

SUMMARY of Votes:

Chair Lehan	Yes
Board Member Kirk	Yes
Board Member Helser	Yes
Board Member Scott-Tabb	Yes
Board Member Holt	Yes

RESOLUTION NO. 1812

A RESOLUTION APPROVING A THREE-LANE RIGHT OF WAY SECTION AND ALIGNMENT FOR WILSONVILLE ROAD PHASE III AND AUTHORIZING THE CITY ENGINEER TO PROCEED WITH FINAL DESIGN.

WHEREAS, the alignment and right of way of Wilsonville Road Phase III from Arrowhead Creek on the west to the railroad tracks on the east has been the subject of years of technical analysis and public debate concerning among other things traffic capacity, safety, congestion and environmental impacts, and

WHEREAS, the City Council Goals for Fiscal Year 2002-03 have placed a high priority on resolving the issues related to Wilsonville Road Phase III and proceeding with construction post haste; and

WHEREAS, the consulting engineers, Mackay and Sposito, developed five alternative alignments that were presented to the public at an open house on November 12, 2002; a summary of the questions and answers from that meeting are included as part of the public record for this hearing; and

WHEREAS, meetings with the affected property owners to discuss the impacts of the various alternatives were held on November 7, 2002 and on January 23, 2003; and

WHEREAS, the adopted 1991 Transportation Master Plan includes both three- and five-lane alternatives for the Wilsonville Road Phase III; and

WHEREAS, based on the modeling data the draft 2003 Transportation Systems Plan has been revised to include the extension of Barber west to 110th; and

WHEREAS, the construction of the Barber extension together with the Boeckman extension, (which is currently in the design phase with construction scheduled for 2004), will provide alternative routes for east-west traffic which will further relieve traffic on Wilsonville Road; and

WHEREAS, based on the most recent traffic modeling data, which takes into account the Barber and Boeckman extensions, the draft 2003 Transportation Systems Plan calls for a three-lane section for Wilsonville Road Phase III; and

WHEREAS, a segment of Wilsonville Road from the railroad tracks toward Kinsman Road included a five-lane design previously designated as Wilsonville Road Phase II which was not completed, and to make the appropriate transition and complete Phase II, Phase III shall include a five-lane segment from the railroad tracks up to and including the intersection with Kinsman Road; and

WHEREAS, the Brown Road/Wilsonville Road intersection improvements can be constructed in the summer of 2003, thus relieving the bottleneck that based on public input is of greatest concern to the traveling public; and

WHEREAS, the west bound three-lane section includes both left and right turn lanes at Brown Road thus allowing through traffic on Wilsonville Road to travel more freely and the design presents minimal impact to the mature stand of evergreen trees present at the north east quadrant of the intersection; and

WHEREAS, the three-lane section without a median, also has the least impact on the adjacent property owners, and is the alternative they support; and

WHEREAS, a three-lane section is the most cost effective alternative for the present and for the reasonably foreseeable future; and

WHEREAS, due to environmental regulations and conflicts with heavy truck traffic at the Industrial Way intersection with Wilsonville Road and the need to widen the adjacent bridge over Seely Ditch, the reconstruction of that portion of Wilsonville Road Phase III impacting Seely Ditch is the most problematic; therefore, it is proposed that the construction of this portion of the project be delayed until the summer of 2004 to provide sufficient time to obtain all necessary federal and state environmental permits; and

WHEREAS, Wilsonville Road Phase III will complete the reconstruction of all of Wilsonville Road with bike lanes, sidewalks, underground utilities, streetlights, street trees, and where appropriate, median strips; and

WHEREAS, the City Council has conducted a duly noticed public hearing on January 27, 2003 and has received testimony and exhibits.

WHEREAS, in order to provide time to review a written transcript of the public testimony received at the City Council meeting of January 27, 2003, the Council voted to continue consideration of Resolution No. 1812 until the regularly scheduled City Council meeting of February 3, 2003; and

Whereas, based upon consideration of the testimony received during the January 27, 2003 public hearing the staff recommendation has been revised to include: (1) A bus turnout east and westbound at Montebello; (2) A dedicated southbound right turn lane on Brown Road to the intersection with Wilsonville Road is dependent upon further engineering analysis and right of way acquisition.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The City Council hereby authorizes the design and construction of Wilsonville Road Phase III as described in the recitals above and as set forth in the preliminary engineering drawings, and attached hereto as revised Exhibit A, entitled "Modified Alternative 1D".

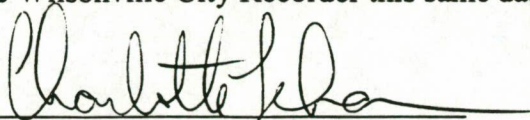
Section 2. The City Engineer is instructed to proceed with final design in anticipation of beginning construction in the summer of 2003 with that portion of Wilsonville Road Phase III impacting the Seely Ditch and its bridge being delayed until the summer of 2004.

Section 3. The City Council shall review the design details, including street lighting and landscaping plans before the project goes out to bid.

Section 4. The City Engineer is further instructed to return to Council with a construction management plan that will cause the least inconvenience to the traveling public and the Wood Middle and Boones Ferry Primary schools.

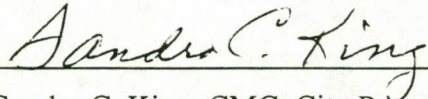
Section 5. This resolution is effective upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 3rd day of February, 2003, and filed with the Wilsonville City Recorder this same date.



CHARLOTTE LEHAN, MAYOR

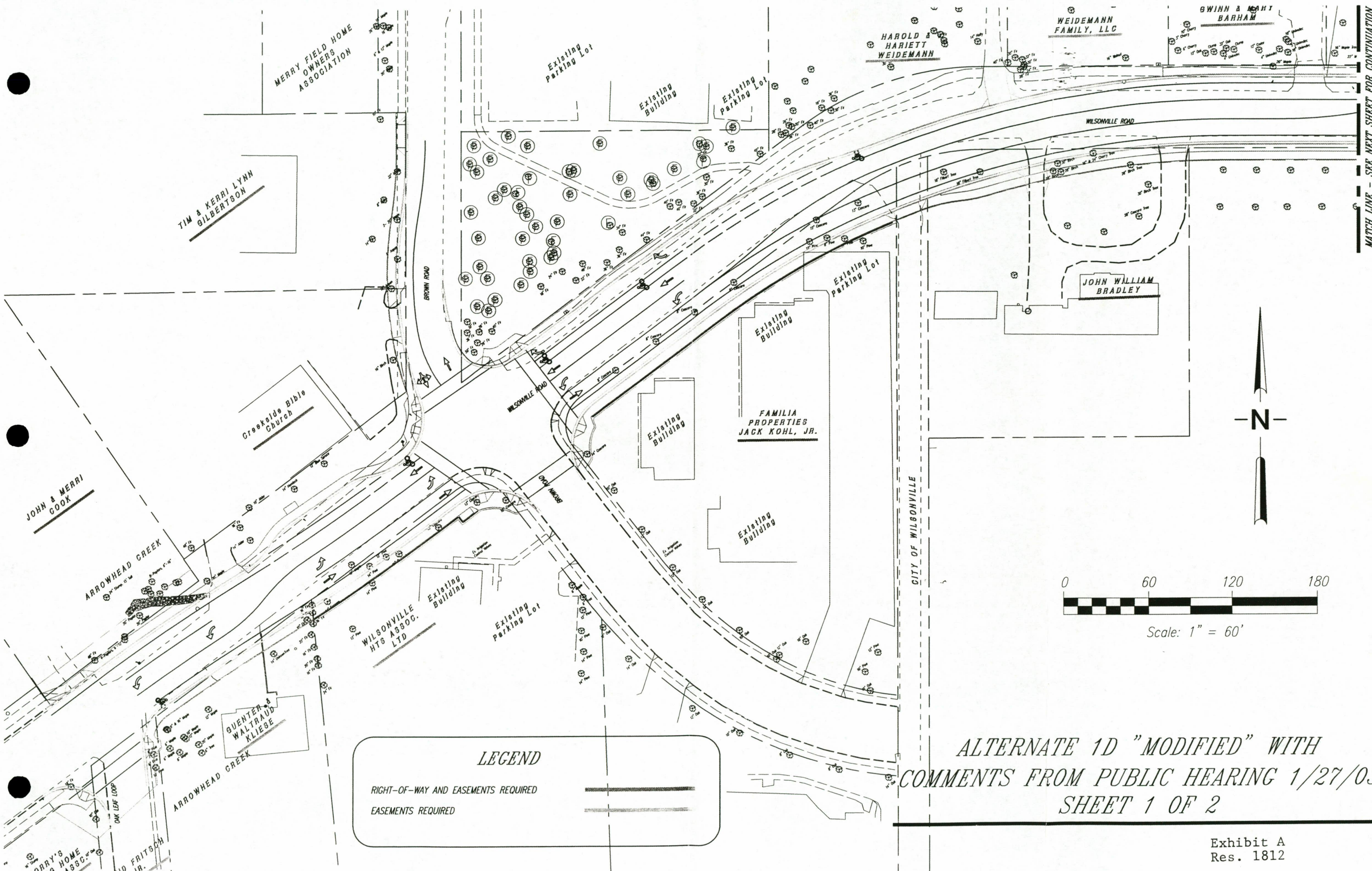
ATTEST:



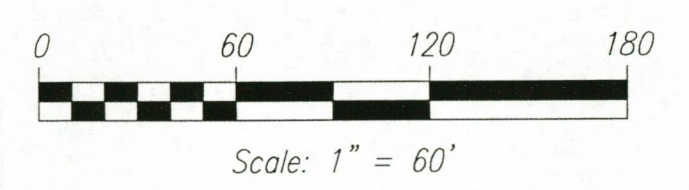
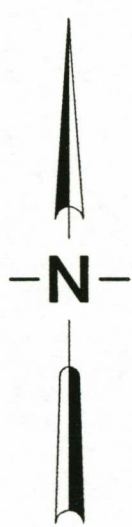
Sandra C. King, CMC, City Recorder

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Helser	Yes
Councilor Holt	Excused
Councilor Kirk	Yes
Councilor Scott-Tabb	Yes



MATCH LINE - SEE NEXT SHEET FOR CONTINUATION

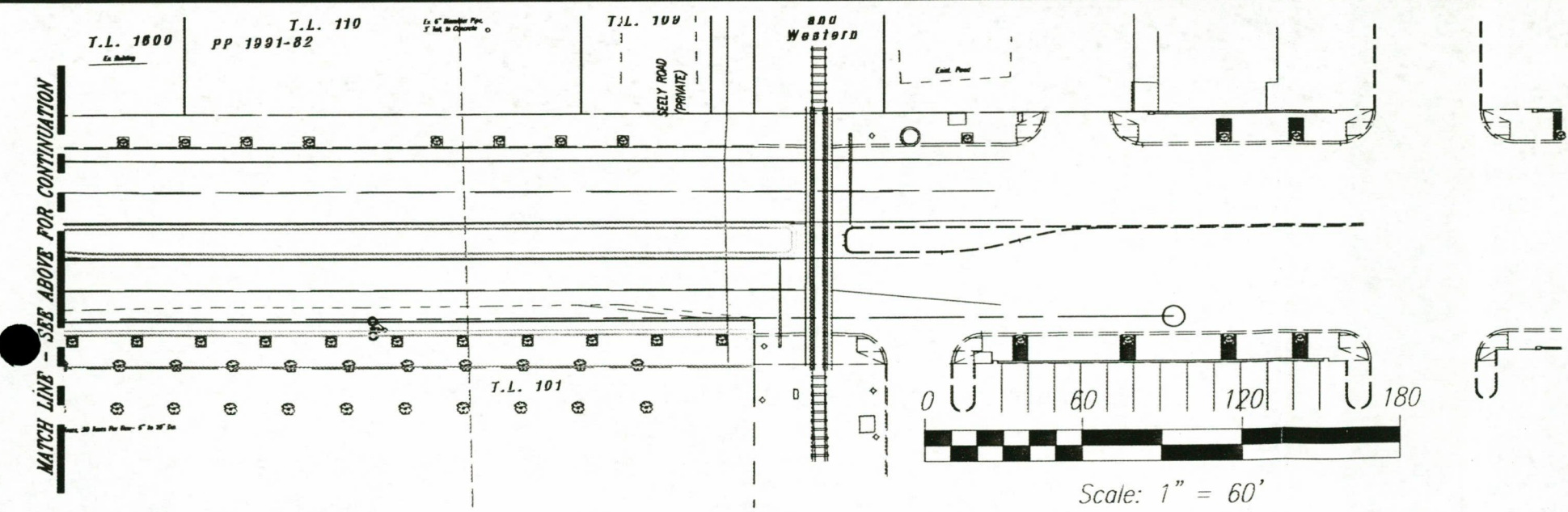
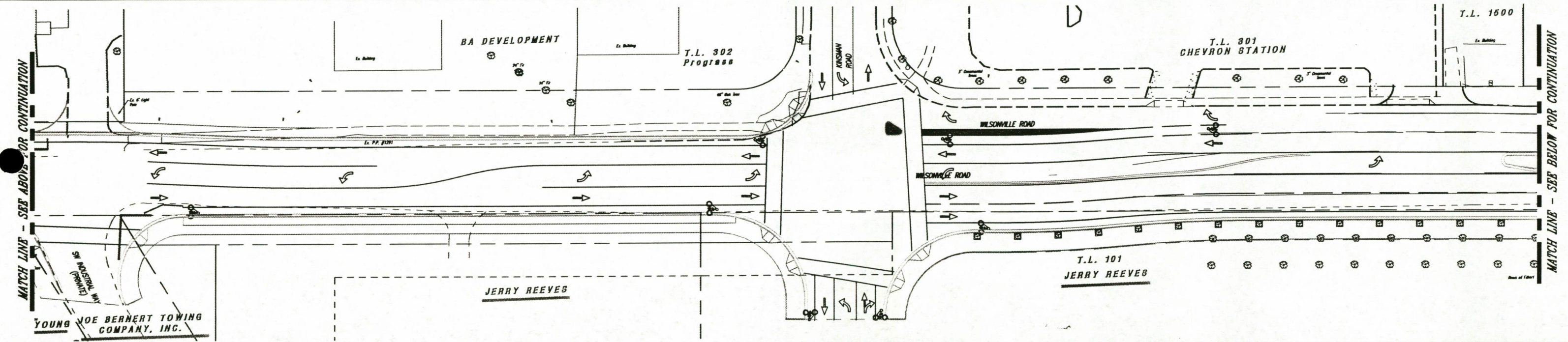
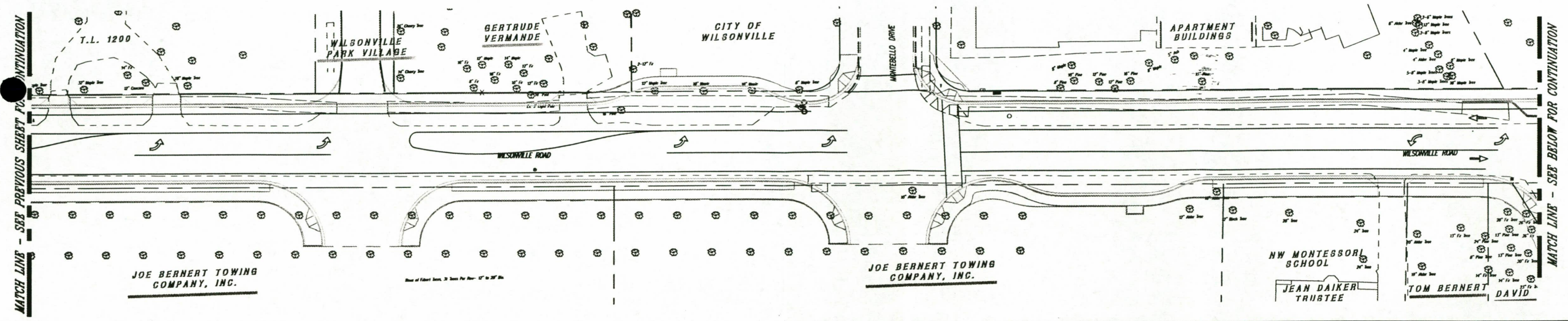


LEGEND

RIGHT-OF-WAY AND EASEMENTS REQUIRED

EASEMENTS REQUIRED

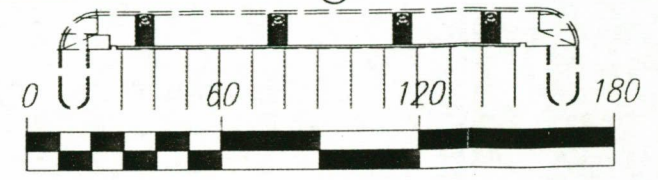
*ALTERNATE 1D "MODIFIED" WITH
COMMENTS FROM PUBLIC HEARING 1/27/03
SHEET 1 OF 2*



LEGEND

RIGHT-OF-WAY AND EASEMENTS REQUIRED

EASEMENTS REQUIRED



Scale: 1" = 60'

*ALTERNATE 1D "MODIFIED" WITH
COMMENTS FROM PUBLIC HEARING 1/27/03
SHEET 2 OF 2*

EXHIBIT A

13624LD2_TL6100
03/04/03
MRN

www.mackaysposito.com



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
RIGHT OF WAY DEDICATION
WILSONVILLE ROAD
(TAX LOT 6100)

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that parcel of land shown as Tract "B" on the plat of Morey's Landing recorded under plat No. 3175, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of said Tract B, said point being on the South right of way line of County Road No. 1244, (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point also being on the West line of that tract conveyed to Theodora Heric by bargain and sale deed recorded under Fee No. 2000-080681, records of said county, said point also being 40.00 feet from the centerline of Wilsonville Road when measured at right angles; thence along said West line and along the East line of said Tract "B" South 05° 45' 31" East 28.28 feet; thence leaving said East line North 83° 27' 39" West 34.94 feet to a point on said South right of way line; thence along said South right of way line, parallel with said centerline North 52° 50' 23" East 40.00 feet to the **Point of Beginning**.

Containing 483 square feet (0.011 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jon M. Yamashita

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

3-4-03

EXPIRES: 6-30-04

EXHIBIT B

Mackay & Sposito, Inc.



ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

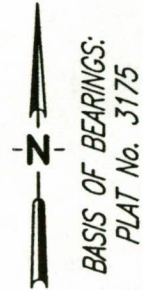
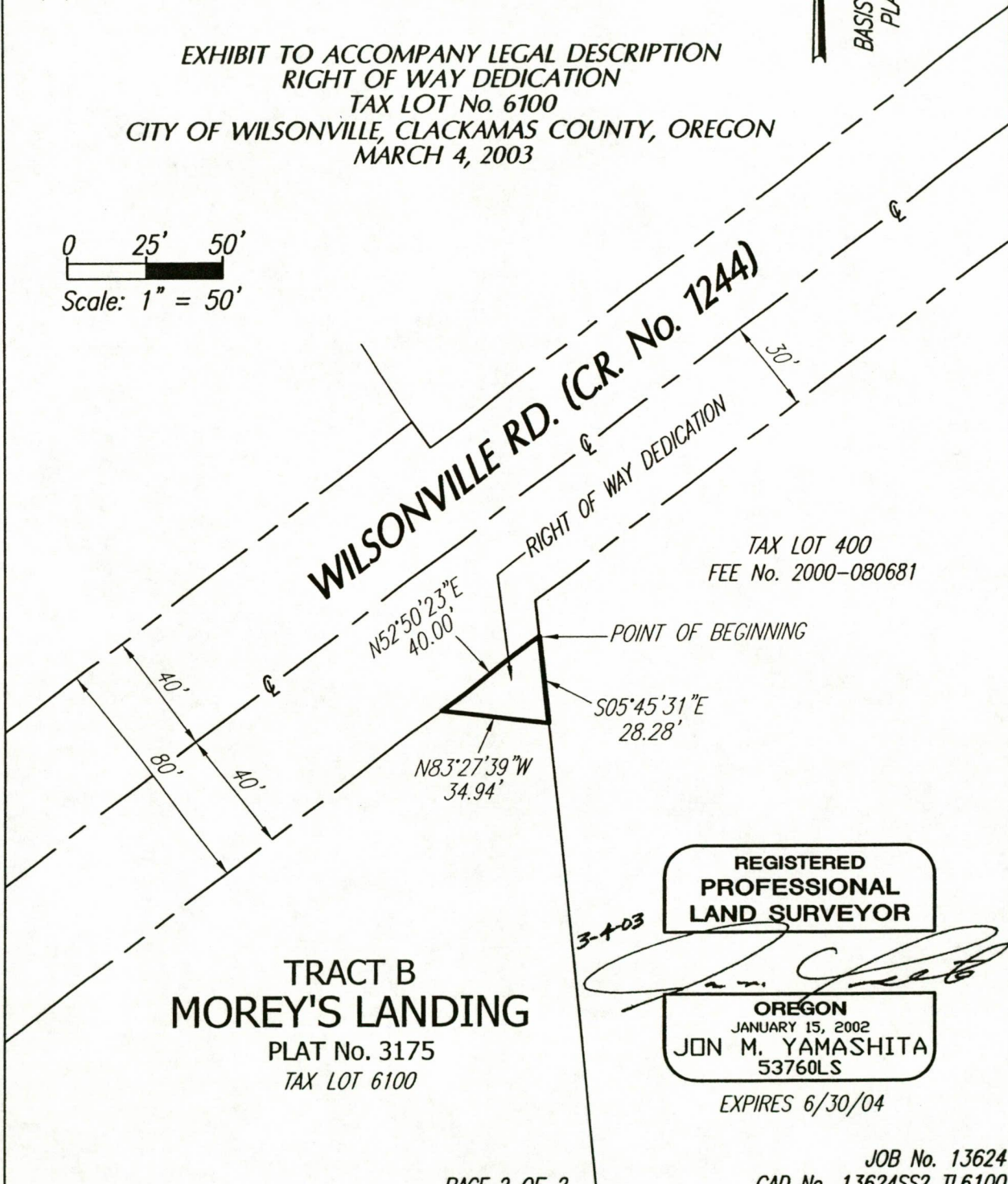
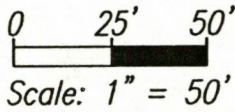


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
TAX LOT No. 6100
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
MARCH 4, 2003



TAX LOT 400
FEE No. 2000-080681

TRACT B
MOREY'S LANDING
PLAT No. 3175
TAX LOT 6100

REGISTERED
PROFESSIONAL
LAND SURVEYOR

3-4-03
[Handwritten Signature]

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04

EXHIBIT A

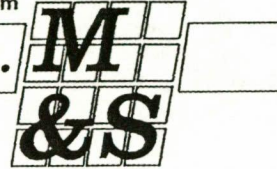
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www.mackaysposito.com

Mackay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS

VANCOUVER KENNEWICK



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
RIGHT OF WAY DEDICATION
WILSONVILLE ROAD
(TAX LOT 400)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that parcel of land described in Bargain and Sale Deed to Theodora Heric, Trustee of the Theodora Heric Living Trust, recorded under Fee Number 2000-080681, records of said county, said parcel also being described in Bargain and Sale Deed to David R. Fritschi, Jr., Trustee of the David R. Fritschi, Jr. Living Trust, recorded under Fee Number 2000-080682, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

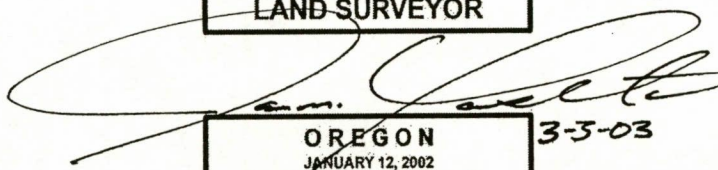
Beginning at the Northeast Corner of Morey's Landing, according to the plat thereof, recorded as Plat No. 3175, records of said County, said point being on the South right of way line of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point being 30.00 feet from the centerline of said road when measured at right angles, said point being the Northeast corner of that right of way dedicated by said plat; thence along the East line of said plat South 05° 45' 31" East 52.72 feet to a point 75.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 52° 50' 23" East 58.67 feet to a point on the West line of that parcel conveyed to Guenter H. Kliese and Waltraud Kliese by deed recorded under Fee Number 72 9300, records of said county, thence along said West line North 05° 45' 31" West 52.72 feet to point on the South right of way line of said Wilsonville Road, and said point being 30.00 feet from the centerline of said road when measured at right angles; thence

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along said South right of way line South 52° 50' 23" West 58.67 feet to the **Point of Beginning**.

Containing 2,640 square feet (0.061 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

3-3-03

EXPIRES: 6-30-04

EXHIBIT B

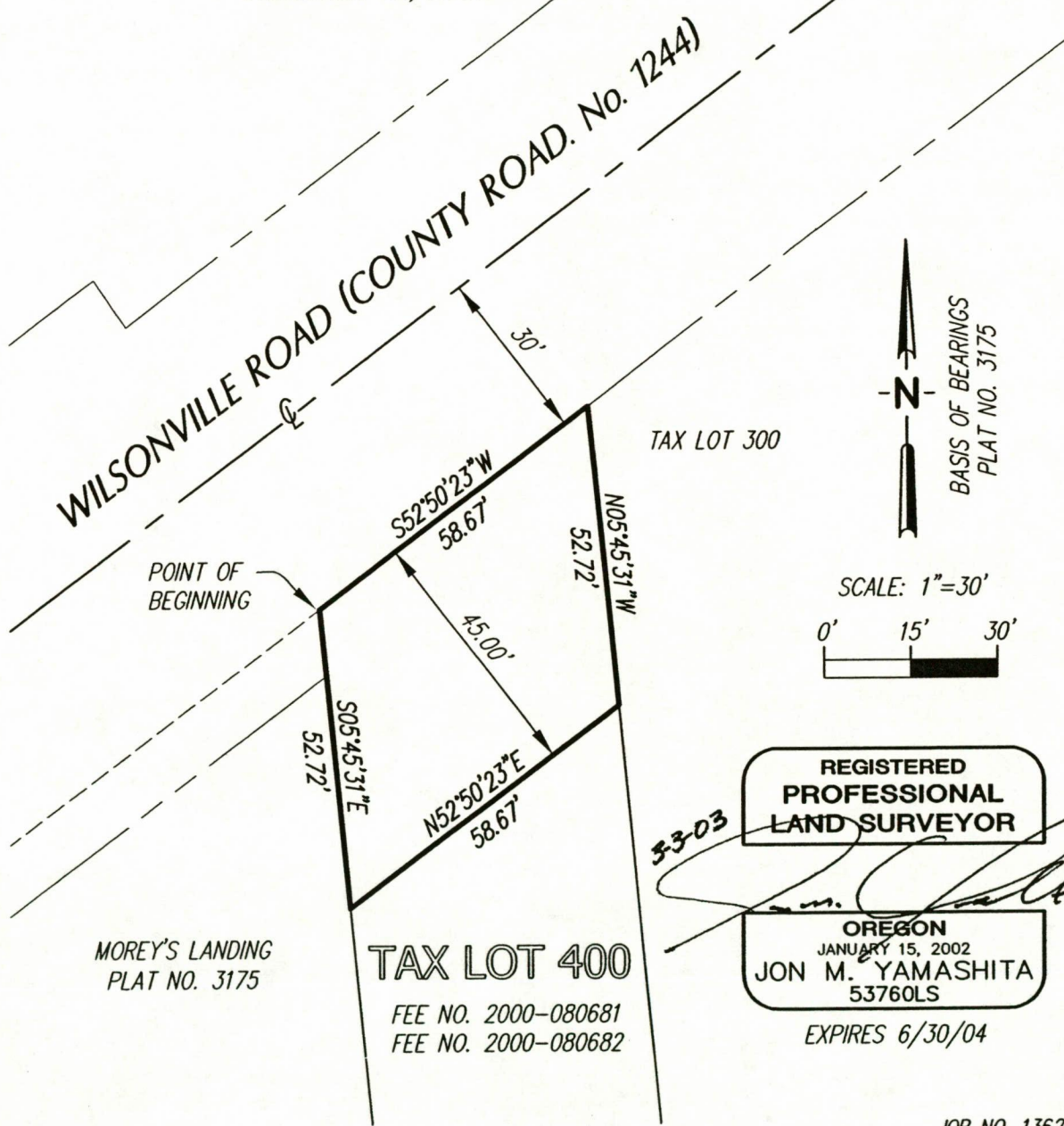
MacKay & Sposito, Inc.



ENGINEERS SURVEYORS PLANNERS

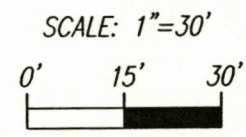
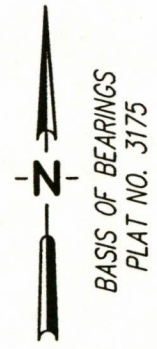
1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-8726 PTLD FAX (360) 695-0833

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
TAX LOT 400
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
FEBRUARY 28, 2003



MOREY'S LANDING
PLAT NO. 3175

TAX LOT 400
FEE NO. 2000-080681
FEE NO. 2000-080682



53-03
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
5376OLS

EXPIRES 6/30/04

EXHIBIT A

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04/04/03
mrn

www.mackaysposito.com



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
RIGHT OF WAY DEDICATION,
TEMPORARY CONSTRUCTION EASEMENT
WILSONVILLE ROAD
(TAX LOT 300)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Right of Way Dedication:

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land conveyed to Guenter H. Kliese and Waltraud Kliese by deed recorded under Fee Number 72 9300, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northeast quarter of said Section 22, said point being the Northeasterly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline South 52° 42' 00" West 670.79 feet to a point on the Northerly extension of the West line of said Kliese tract; thence along said extension and said West line South 05° 54' 00" East 45.84 feet to the **Point of Beginning**; thence leaving said West line North 54° 25' 41" East 50.06 feet; thence North 34° 35' 32" West 3.00 feet to a point on the arc of a 1466.50 foot radius curve; thence from a tangent bearing of North 55° 24' 28" East, along said curve to the right, through a central angle of 02° 25' 07", an arc distance of 61.90 feet (the chord of which bears North 56° 37' 01" East 61.90 feet), to a point of reverse curvature with a 1533.50 foot radius curve; thence along said curve to the left, through a central angle of 00° 56' 34", an arc distance of 25.23 feet (the chord of which bears North 57° 21' 18" East 25.23 feet), to a point on the East line of said Kliese tract, said point hereinafter referred to as Point "A"; thence along said East line North 05° 54' 00" West 16.30 feet to a point on the Southerly right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles, thence along said Southerly right of way line South 52° 42' 00" West 140.00 feet to a point on the West line

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mrn

of said Kliese tract; thence along said West line South 05° 54' 00" East 10.69 feet to the **Point of Beginning**.

Containing 1,443 square feet (0.033 acres), more or less.

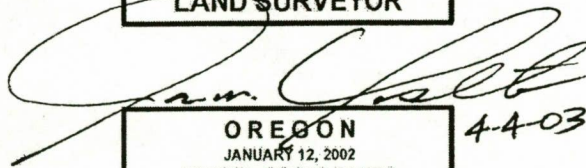
Temporary Construction Easement:

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land conveyed to Guenter H. Kliese and Waltraud Kliese by deed recorded under Fee Number 72 9300, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at said Point "A"; thence continuing along the East line of said Kliese tract South 05° 54' 00" East 5.62 feet; thence leaving said East line South 57° 17' 03" West 40.76 feet; thence South 05° 35' 36" East 33.00 feet; thence South 84° 16' 44" West 35.82 feet; thence South 05° 11' 04" East 25.23 feet; thence South 84° 06' 06" West 37.42 feet; thence North 54° 25' 41" East 39.98 feet; thence North 35° 34' 19" West 17.50 feet; thence North 54° 25' 41" East 9.23 feet; thence North 34° 35' 32" West 3.00 feet to a point on the arc of a 1466.50 foot radius curve; thence from a tangent bearing of North 55° 24' 28" East, along said curve to the right, through a central angle of 02° 25' 07", an arc distance of 61.90 feet (the chord of which bears North 56° 37' 01" East 61.90 feet), to a point of reverse curvature with a 1533.50 foot radius curve; thence along said curve to the left, through a central angle of 00° 56' 34", an arc distance of 25.23 feet (the chord of which bears North 57° 21' 18" East 25.23 feet), to a point on the East line of said Kliese tract; said point being the **Point of Beginning**.

Containing 1,822 square feet (0.042 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

4-4-03

EXPIRES: 6-30-04

Mackay & Sposito, Inc. 
ENGINEERS SURVEYORS PLANNERS
1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

EXHIBIT B

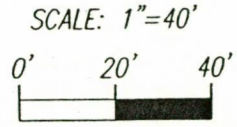
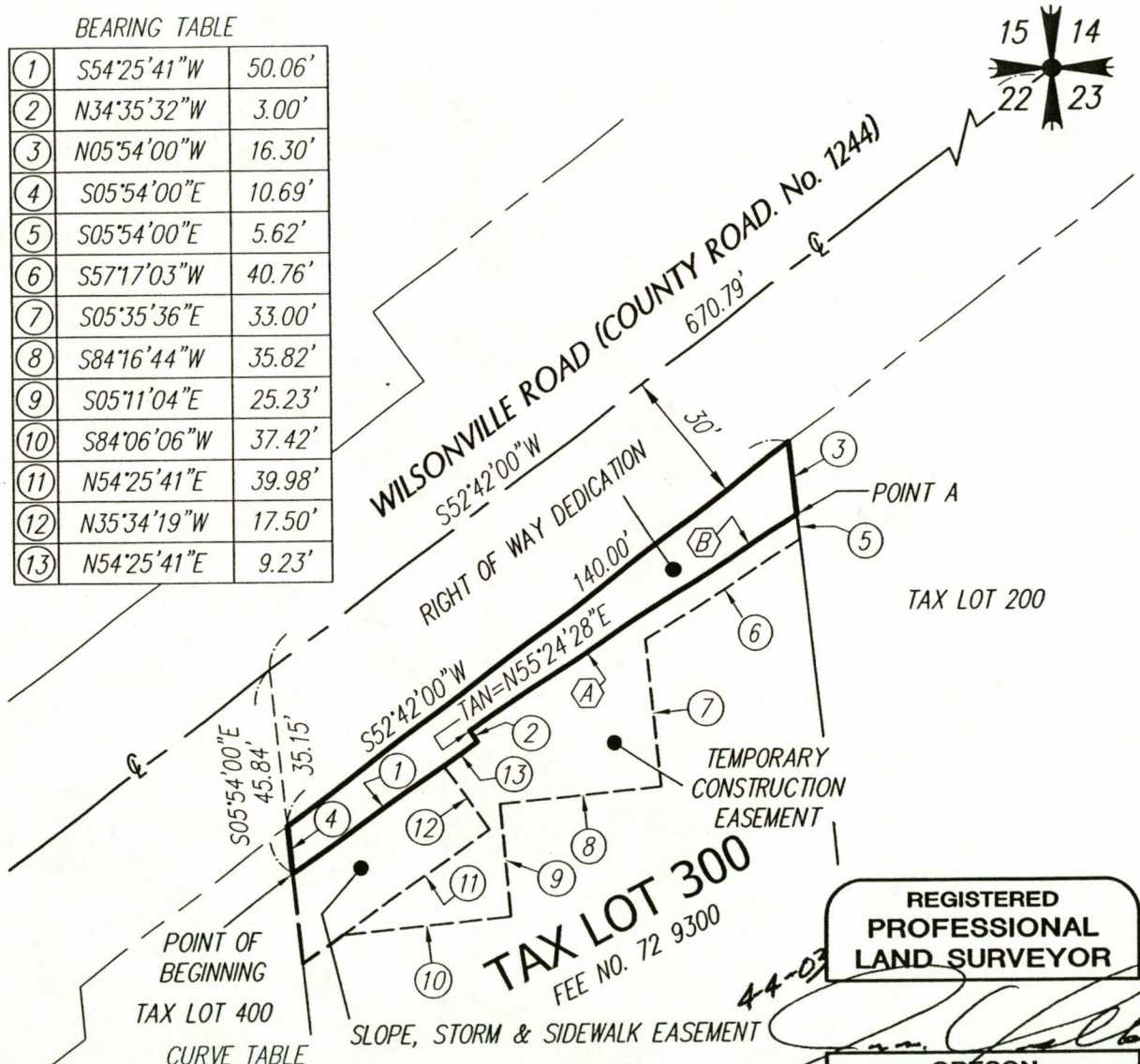


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
TEMPORARY CONSTRUCTION EASEMENT
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 4, 2003

BEARING TABLE

①	S54°25'41"W	50.06'
②	N34°35'32"W	3.00'
③	N05°54'00"W	16.30'
④	S05°54'00"E	10.69'
⑤	S05°54'00"E	5.62'
⑥	S57°17'03"W	40.76'
⑦	S05°35'36"E	33.00'
⑧	S84°16'44"W	35.82'
⑨	S05°11'04"E	25.23'
⑩	S84°06'06"W	37.42'
⑪	N54°25'41"E	39.98'
⑫	N35°34'19"W	17.50'
⑬	N54°25'41"E	9.23'



CURVE TABLE

<p>(A) DELTA=02°25'07" RADIUS=1466.50' LEN.=61.90' CHD. BRG.=N56°37'01"E CHD. LEN.=61.90'</p>	<p>(B) DELTA=00°56'34" RADIUS=1533.50' LEN.=25.23' CHD. BRG.=N57°21'18"E CHD. LEN.=25.23'</p>
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

44-03

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04
mrn (gof)
JOB NO. 13624
CAD NO. 13624SS3_TL300Sb

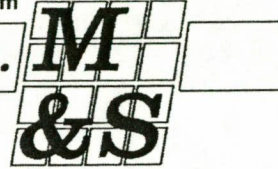
EXHIBIT A

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04/04/03
mrn

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Mackay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS
VANCOUVER KENNEWICK



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
SLOPE, STORM, SIDEWALK, UTILITIES
AND WALL EASEMENT
WILSONVILLE ROAD
(TAX LOT 300)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land conveyed to Guenter H. Kliese and Waltraud Kliese by deed recorded under Fee Number 72 9300, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northeast quarter of said Section 22, said point being the Northeasterly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county, thence along said projection and said centerline South 52° 42' 00" West 670.79 feet to a point on the Northerly extension of the West line of said Kliese tract; thence along said extension and said West line South 05° 54' 00" East 45.84 feet to the **Point of Beginning**; thence leaving said West line North 54° 25' 41" East 40.83 feet; thence South 35° 34' 19" East 17.50 feet; thence South 54° 25' 41" West 50.80 feet to a point on the West line of said Kliese tract; thence along said West line North 05° 54' 00" West 20.14 feet to the **Point of Beginning**.

Containing 802 square feet (0.018 acres), more or less.

4403

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PROFESSIONAL
LAND SURVEYOR
OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

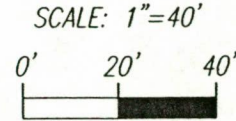
MacKay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS

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(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833



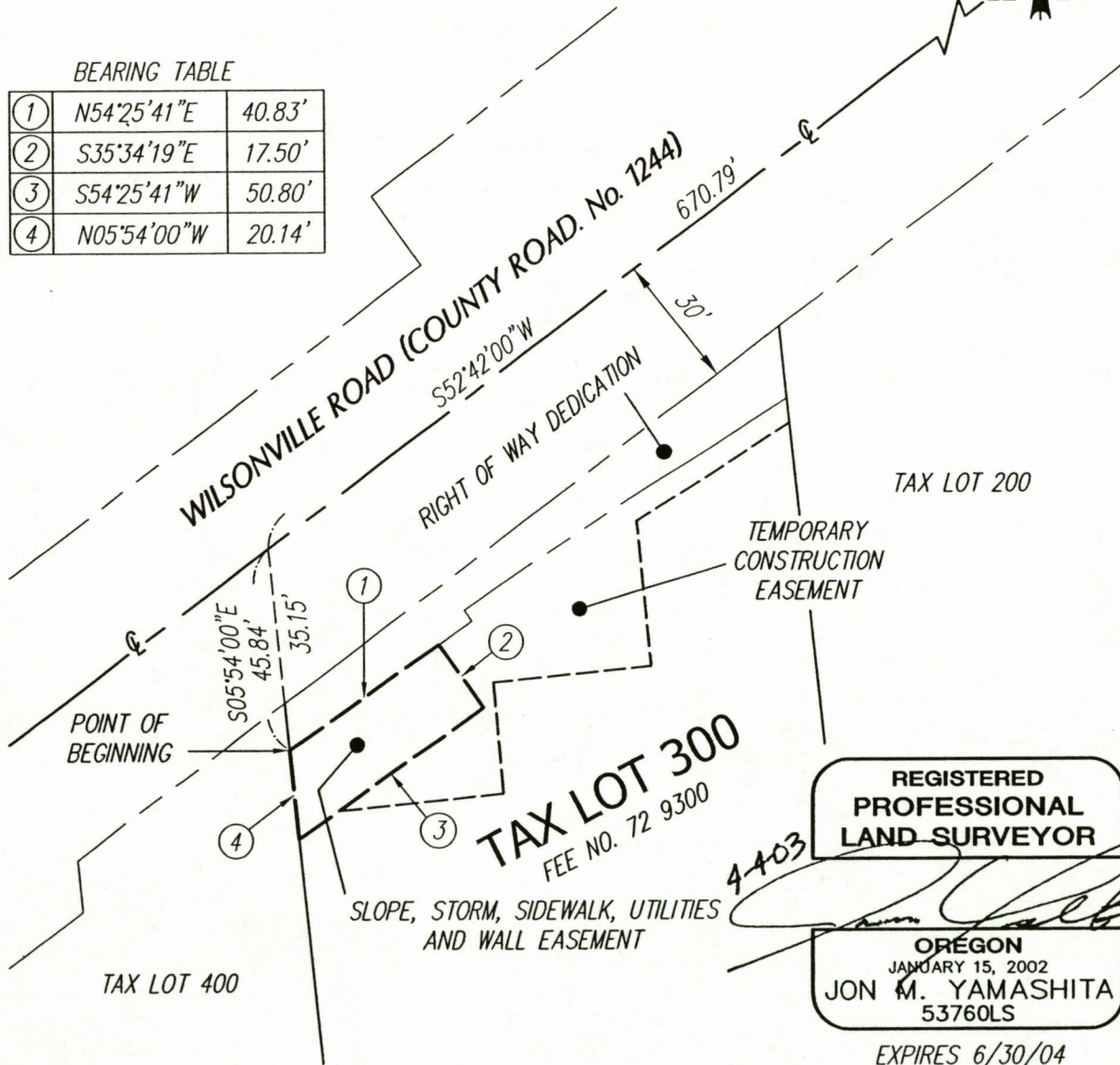
EXHIBIT B



**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
SLOPE, STORM, SIDEWALK, UTILITIES & WALL EASEMENT
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 4, 2003**

BEARING TABLE

①	N54°25'41"E	40.83'
②	S35°34'19"E	17.50'
③	S54°25'41"W	50.80'
④	N05°54'00"W	20.14'



**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04

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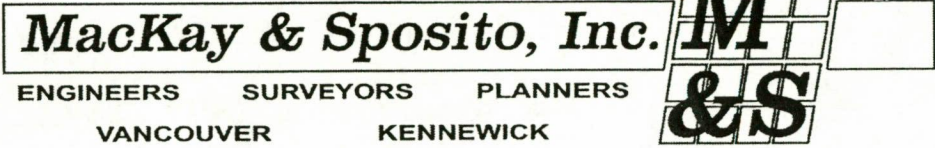
JOB NO. 13624

CAD NO. 13624SS3_TL300Sc

EXHIBIT A

13624LD1_TL300n
2/24/03
gof

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1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
RIGHT OF WAY DEDICATION
WILSONVILLE ROAD
(TAX LOT 300)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that parcel of land conveyed to John M. Cook and Merri C. Cook by Statutory Bargain and Sale Deed recorded under Fee Number 96-056649, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the East Corner of Lot 34 of Hazelwood, according to the plat thereof, recorded as Plat No. 2977, records of said County, said point being 40.00 feet from the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county, when measured at right angles, said point being the North corner of that right of way dedicated by said plat; thence along the Northeasterly line of said right of way dedication South 34° 20' 26" East 10.01 feet to the East corner of said dedication, said point being on the Northwest right of way line of said road, and being 30.00 feet from the centerline of said road when measured at right angles; thence along said Northwest right of way line North 52° 45' 00" East 140.17 feet to the South corner of that right of way dedicated to the City of Wilsonville by Fee Number 93-40782, records of said county; thence along the Southwest line of said right of way dedication North 34° 20' 26" West 10.01 feet to a point 40.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 52° 45' 00" West 140.17 feet to the **Point of Beginning**.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

Jon Yamashita
2-24-03

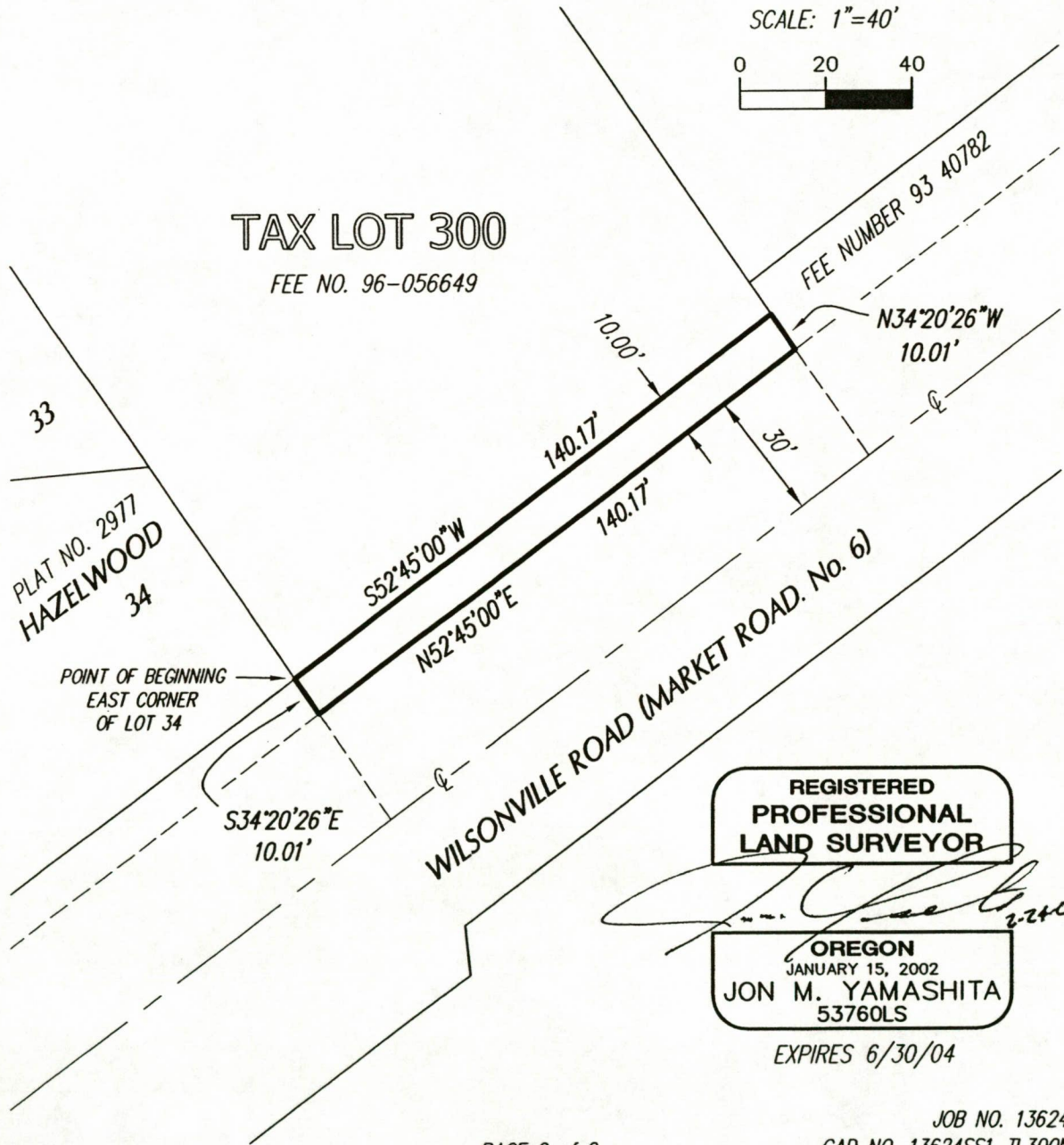
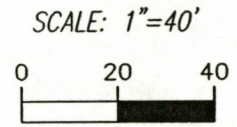
Containing 1,401 square feet (0.032 acres), more or less.

EXPIRES: 6-30-04

EXHIBIT B

MacKay & Sposito, Inc.
ENGINEERS SURVEYORS PLANNERS
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(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
10.00 FOOT RIGHT OF WAY DEDICATION
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
FEBRUARY 24, 2003



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04

EXHIBIT A

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04/04/03
mrn

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1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
RIGHT OF WAY DEDICATION
TEMPORARY CONSTRUCTION EASEMENT
BROWN ROAD
(TAX LOT 200)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Right of way dedication:

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in deed of trust from Wilsonville Baptist Church, an Oregon corporation, to Pacific Northwest Title of Oregon, Inc. recorded under Fee No. 2001-040934, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of said Wilsonville Baptist Church tract, said point being the Northeast corner of that tract dedicated to the City of Wilsonville by street dedication recorded under Fee No. 93 40782, records of said county, said point being 49.00 feet from the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point also being 20.00 feet from the centerline of Brown Road, established in Commissioner's Journal Volume 11 at Page 525, records of said county, said point hereinafter referred to as Point A, said point also being on the arc of a 271.00 foot radius curve; thence from a tangent bearing of North 18° 18' 47" West, along said curve to the right, through a central angle of 17° 37' 31", an arc distance of 83.36 feet (the chord of which bears North 09° 30' 02" West 83.04 feet), more or less, to a point on the North line of said Wilsonville Baptist Church tract, said point being on the South line of that tract conveyed to Timothy D. Gilbertsen and Karie Lynn Gilbertsen by statutory warranty deed recorded under Fee No. 97-019527, records of said county; thence along the South line of said Gilbertsen tract and along the North line of said Wilsonville Baptist Church tract North 89° 42' 24" East 13.42 feet to a point on the West right of way line of said Brown Road, said point being 20.00 feet from the centerline of said road when

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04/04/03

mrn

measured at right angles; thence along said West right of way line, parallel with said centerline South 00° 12' 00" East 81.97 feet, more or less, to the **Point of Beginning**.

Containing 727 square feet (0.017 acres), more or less.

Temporary construction easement:

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of said Wilsonville Baptist Church tract, more particularly described as follows:

Beginning at said Point A; thence along the North line of said dedication, parallel with the centerline of said Wilsonville Road South 53° 02' 00" West 5.27 feet to a point on the arc of a 276.00 foot radius curve; thence from a tangent bearing of North 18° 39' 47" West, along said curve to the right, through a central angle of 07° 06' 58", an arc distance of 34.28 feet (the chord of which bears North 15° 06' 18" West 34.26 feet); thence South 89° 12' 41" West 25.97 feet; thence North 00° 12' 00" West 52.22 feet, more or less, to a point on the North line of said Wilsonville Baptist Church tract, said point being on the South line of said Gilbertsen tract; thence along the North line of said Wilsonville Baptist Church tract and along the South line of said Gilbertsen tract North 89° 42' 24" East 25.58 feet to a point on the arc of a 271.00 foot radius curve; thence from a tangent bearing of South 00° 41' 16" East, along said curve to the left, through a central angle of 17° 37' 31", an arc distance of 83.36 feet (the chord of which bears South 09° 30' 02" East 83.04 feet), more or less, to the **Point of Beginning**.

Containing 1,594 square feet (0.037 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



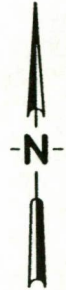
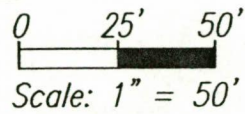
OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

4-4-03

EXPIRES: 6-30-04

Mackay & Sposito, Inc.
ENGINEERS SURVEYORS PLANNERS
1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

EXHIBIT B



BASIS OF BEARINGS:
FEE No. 2001-040934

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
TEMPORARY CONSTRUCTION EASEMENT
TAX LOT No. 200
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 4, 2003

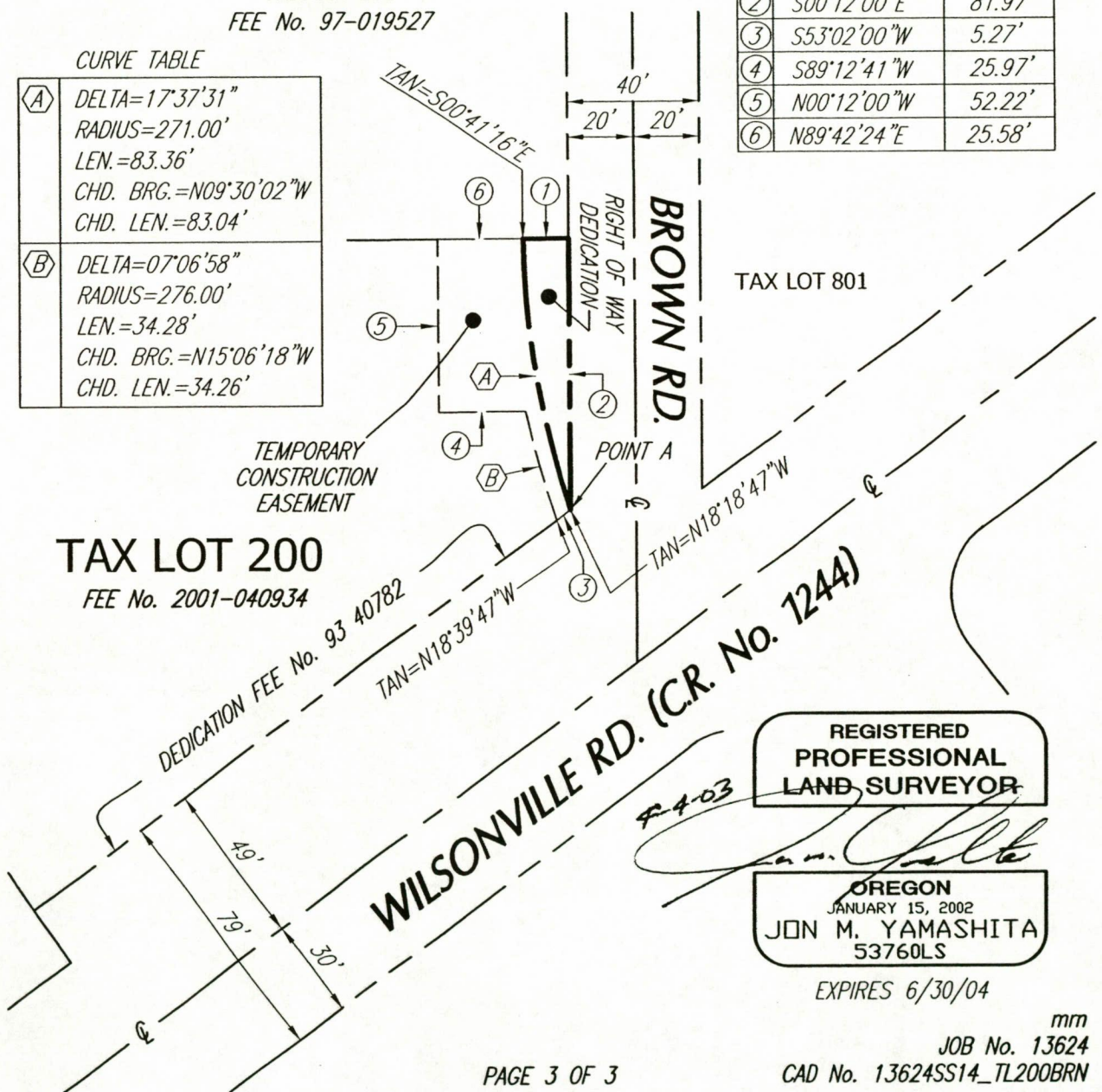
BEARING TABLE

①	N89°42'24"E	13.42'
②	S00°12'00"E	81.97'
③	S53°02'00"W	5.27'
④	S89°12'41"W	25.97'
⑤	N00°12'00"W	52.22'
⑥	N89°42'24"E	25.58'

TAX LOT 100
FEE No. 97-019527

CURVE TABLE

A	DELTA=17°37'31" RADIUS=271.00' LEN.=83.36' CHD. BRG.=N09°30'02"W CHD. LEN.=83.04'
B	DELTA=07°06'58" RADIUS=276.00' LEN.=34.28' CHD. BRG.=N15°06'18"W CHD. LEN.=34.26'



TAX LOT 200
FEE No. 2001-040934

DEDICATION FEE No. 93 40782
TAN=N18°39'47"W

WILSONVILLE RD. (C.R. No. 1244)
TAN=N18°18'47"W

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jon M. Yamashita

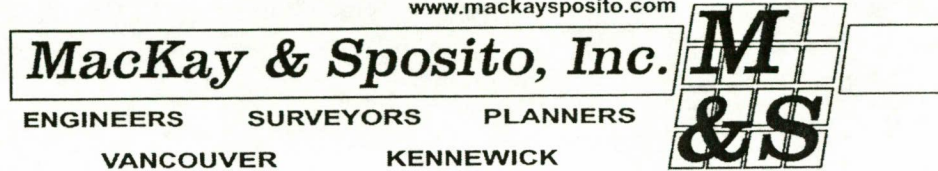
OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04

EXHIBIT A

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04/04/03
mrn

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LEGAL DESCRIPTION FOR
RIGHT OF WAY DEDICATION
TEMPORARY CONSTRUCTION EASEMENT
BROWN ROAD
(TAX LOT 100)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Right of way dedication:

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract conveyed to Timothy D. Gilbertsen and Karie Lynn Gilbertsen by statutory warranty deed recorded under Fee No. 97-019527, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the North line of the Northeast quarter of said Section 22 being South 89° 42' 24" West 350.00 feet from the Northeast corner of said Section 22, said point being on the West right of way line of Brown Road, established in Commissioner's Journal Volume 11 at Page 525, records of said county, said point being 20.00 feet from the centerline of said Brown Road when measured at right angles, said point also being the Northeast corner of said Gilbertsen tract and the **True Point of Beginning**; thence along said West right of way line, parallel with said centerline South 00° 12' 00" East 121.00 feet, more or less, to the Southeast corner of said Gilbertsen tract, said point being the Northeast corner of that tract described in deed of trust from Wilsonville Baptist Church, an Oregon corporation, to Pacific Northwest Title of Oregon, Inc. recorded under Fee No. 2001-040934, records of said county; thence along the South line of said Gilbertsen tract and along the North line of said Wilsonville Baptist Church tract South 89° 42' 24" West 13.71 feet to a point hereinafter referred to as Point A, said point being on the arc of a 271.00 foot radius curve; thence from a tangent bearing of North 00° 54' 30" West, along said curve to the right, through a central angle of 09° 39' 30", an arc distance of 45.68 feet (the chord of which bears North 03° 55' 15" East 45.68 feet), to a point of reverse curvature with a 293.00 foot radius curve; thence along said curve to the left, through a central angle of 09° 27' 13", an arc distance of 48.34 feet (the chord of which

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04/04/03

mrn

bears North 04° 01' 24" East 48.29 feet), to a point of tangency; thence North 00° 42' 13" West 27.34 feet, more or less, to the North line of said Gilbertsen tract, said point being on the North line of the Northeast quarter of said Section 22; thence along the North line of said Gilbertsen tract and along the North line of the Northeast quarter of said Section 22 North 89° 42' 24" East 7.11 feet to the **True Point of Beginning**.

Containing 1,154 square feet (0.027 acres), more or less.

Temporary construction easement:

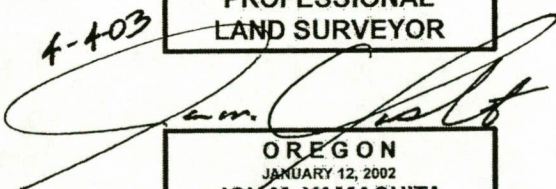
An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of said Gilbertsen tract, more particularly described as follows:

Beginning at said Point A; thence along the South line of said Gilbertsen tract and along the North line of said Wilsonville Baptist Church tract South 89° 42' 24" West 5.00 feet to a point on the arc of a 276.00 foot radius curve; thence from a tangent bearing of North 00° 53' 49" West, along said curve to the right, through a central angle of 09° 38' 50", an arc distance of 46.47 feet (the chord of which bears North 03° 55' 36" East 46.42 feet), to a point of reverse curvature with a 288.00 foot radius curve; thence along said curve to the left, through a central angle of 09° 27' 13", an arc distance of 47.52 feet (the chord of which bears North 04° 01' 24" East 47.47 feet), to a point of tangency; thence North 00° 42' 13" West 27.38 feet, more or less, to a point on the North line of said Gilbertsen tract, said point being on the North line of the Northeast quarter of said Section 22; thence along the North line of said Gilbertsen tract and along the North line of the Northeast quarter of said Section 22 North 89° 42' 24" East 5.00 feet; thence South 00° 42' 13" East 27.34 feet to a point of curvature with a 293.00 foot radius curve; thence along said curve to the right, through a central angle of 09° 27' 13", an arc distance of 48.34 feet (the chord of which bears South 04° 01' 24" West 48.29 feet), to a point of reverse curvature with a 271.00 foot radius curve; thence along said curve to the left, through a central angle of 09° 39' 30", an arc distance of 45.68 feet (the chord of which bears South 03° 55' 15" West 45.63 feet), more or less, to the **Point of Beginning**.

Containing 607 square feet (0.014 acres), more or less.

4-403

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

EXPIRES: 6-30-04

Mackay & Sposito, Inc.
ENGINEERS SURVEYORS PLANNERS
1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

EXHIBIT B

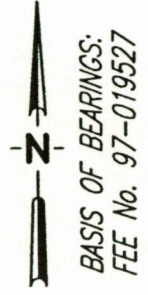
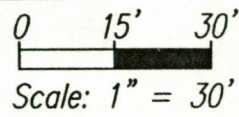
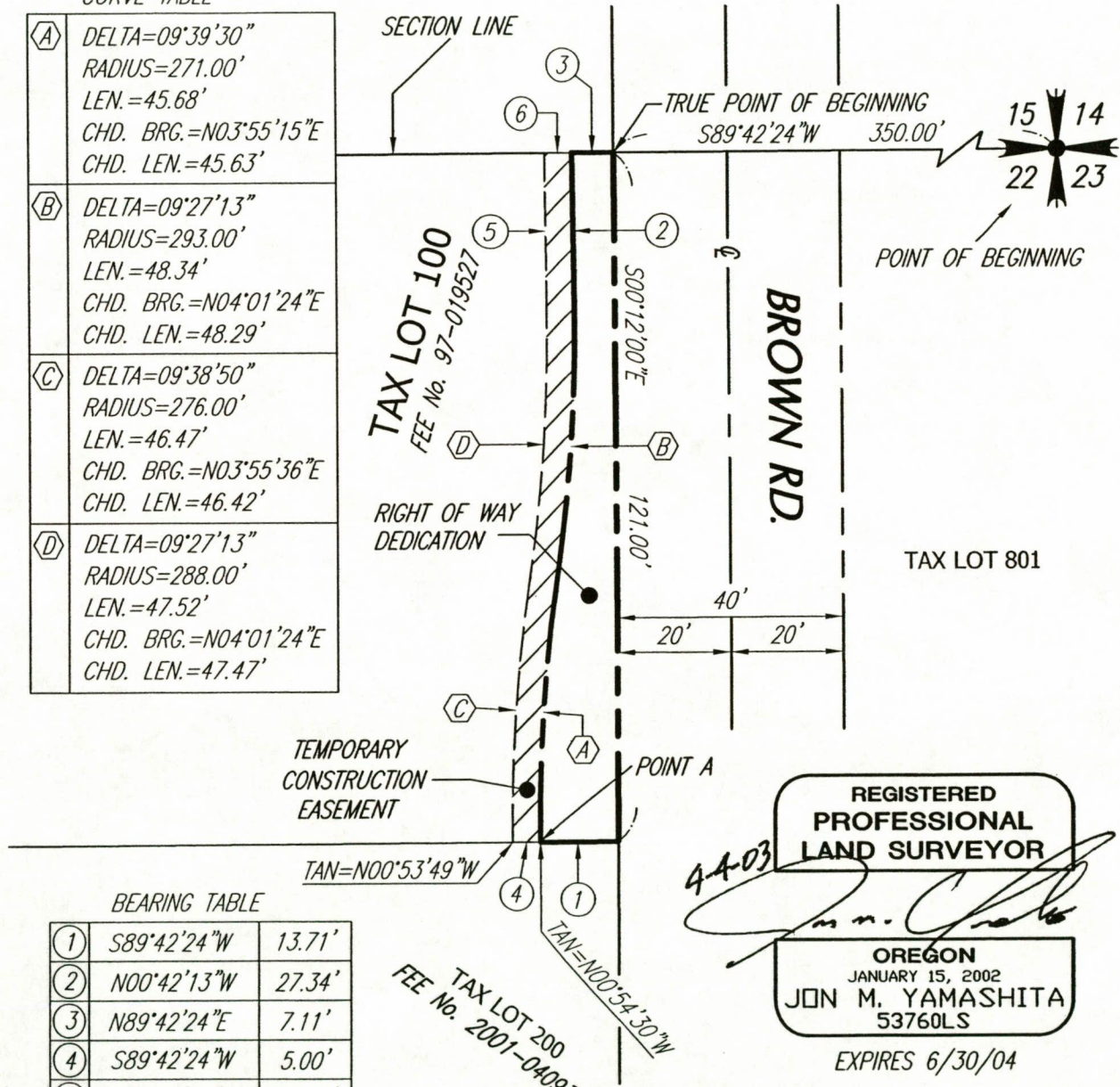


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
TEMPORARY CONSTRUCTION EASEMENT
TAX LOT No. 100
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 4, 2003

CURVE TABLE

(A)	DELTA=09°39'30" RADIUS=271.00' LEN.=45.68' CHD. BRG.=N03°55'15"E CHD. LEN.=45.63'
(B)	DELTA=09°27'13" RADIUS=293.00' LEN.=48.34' CHD. BRG.=N04°01'24"E CHD. LEN.=48.29'
(C)	DELTA=09°38'50" RADIUS=276.00' LEN.=46.47' CHD. BRG.=N03°55'36"E CHD. LEN.=46.42'
(D)	DELTA=09°27'13" RADIUS=288.00' LEN.=47.52' CHD. BRG.=N04°01'24"E CHD. LEN.=47.47'



BEARING TABLE

(1)	S89°42'24"W	13.71'
(2)	N00°42'13"W	27.34'
(3)	N89°42'24"E	7.11'
(4)	S89°42'24"W	5.00'
(5)	N00°42'13"W	27.38'
(6)	N89°42'24"E	5.00'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

44-03
[Signature]

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04

EXHIBIT A

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LEGAL DESCRIPTION FOR
RIGHT OF WAY DEDICATION
TEMPORARY CONSTRUCTION EASEMENT
WILSONVILLE ROAD

(TAX LOT 200)

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Right of way dedication:

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land conveyed to Wilsonville Heights Associates Limited by warranty deed recorded under Fee No. 85 31756, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of Section 22, said point being on the Northeasterly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said Northeasterly projection and along the centerline of said Wilsonville Road South $52^{\circ} 41' 57''$ West 549.19 feet; thence South $37^{\circ} 18' 03''$ East 30.00 feet to the **True Point of Beginning**, said point being on the South right of way line of Wilsonville Road, said point also being 30.00 feet from said centerline when measured at right angles, said point also being the Northwest corner of said Wilsonville Heights tract; thence along said South right of way line, parallel with said centerline North $52^{\circ} 41' 57''$ East 132.19 feet to the Northwest corner of that tract dedicated to the City of Wilsonville by dedication deed recorded under Fee No. 88 21562, records of said county, said point being a point of curvature with a 25.00 foot radius curve; thence along the East line of said Wilsonville Heights tract and along the West line of said dedication the following courses:

along said curve to the right, through a central angle of $90^{\circ} 00' 01''$, an arc distance of 39.27 feet (the chord of which bears South $82^{\circ} 18' 03''$ East

Resolution
Exhibit #9

13624LD4_TL200S
04/04/03
mrn

35.36 feet), to a point of tangency; thence South 37° 18' 02" East 15.93 feet

to a point hereinafter referred to as Point A; thence South 73° 11' 08" West 2.67 feet; thence North 84° 45' 30" West 25.16 feet; thence South 52° 37' 15" West 16.27 feet; thence North 37° 18' 03" West 5.00 feet; thence South 52° 41' 57" West 16.62 feet to a point of curvature with a 1,533.50 foot radius curve; thence along said curve to the right, through a central angle of 04° 10' 46", an arc distance of 111.86 feet (the chord of which bears South 54° 47' 20" West 111.84 feet), to a point on the West line of said Wilsonville Heights tract; thence along said West line North 05° 54' 55" West 16.31 feet to the **True Point of Beginning**.

Containing 3,026 square feet (0.070 acres), more or less.

Temporary construction easement:

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of said Wilsonville Heights tract, more particularly described as follows:

Beginning at said Point A; thence along the East line of said Wilsonville Heights tract and along the West line of said dedication South 37° 18' 02" East 4.27 feet; thence South 73° 11' 08" West 7.61 feet; thence North 84° 45' 30" West 21.52 feet; thence South 52° 37' 15" West 19.32 feet; thence North 37° 18' 03" West 5.01 feet; thence South 52° 41' 57" West 11.62 feet to a point of curvature with a 1,538.50 foot radius curve; thence along said curve to the right, through a central angle of 04° 16' 30", an arc distance of 114.80 feet (the chord of which bears South 54° 50' 12" West 114.77 feet), to a point on the West line of said Wilsonville Heights tract; thence along said West line North 05° 54' 55" West 5.62 feet to a point on the arc of a 1,533.50 foot radius curve; thence leaving said West line, along said curve to the left, from a tangent bearing of North 56° 52' 43" East, through a central angle of 04° 10' 46", an arc distance of 111.86 feet, (the chord of which bears North 54° 47' 20" East 111.84 feet) to a point of tangency; thence North 52° 41' 57" East 16.62 feet; thence South 37° 18' 03" East 5.00 feet; thence North 52° 37' 15" East 16.27 feet; thence South 84° 45' 30" East 25.16 feet; thence North 73° 11' 08" East 2.67 feet to the **Point of Beginning**.

Containing 889 square feet (0.020 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

EXPIRES: 6-30-04

MacKay & Sposito, Inc.



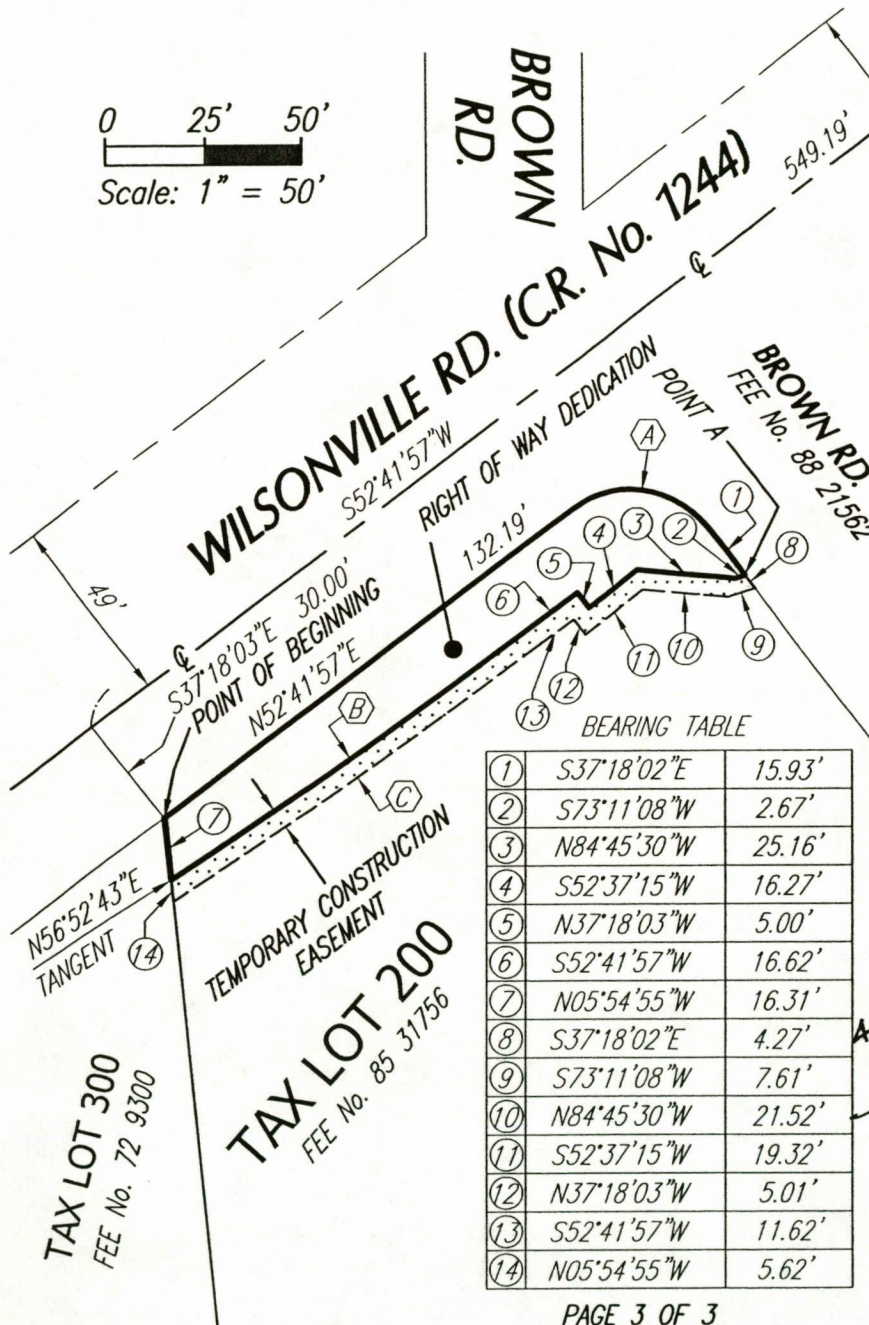
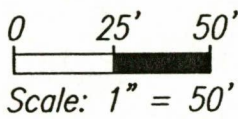
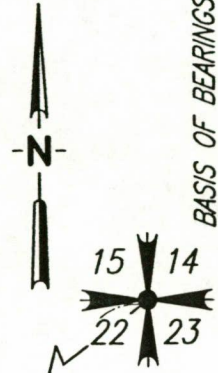
ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

EXHIBIT B

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
TEMPORARY EASEMENT FOR CONSTRUCTION
TAX LOT No. 200
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 4, 2003

BASIS OF BEARINGS:
FEE No. 85 31756



CURVE TABLE

(A)	DELTA=90°00'01"
	RADIUS=25.00'
	LEN.=39.27'
	CHD. BRG.=S82°18'03"E
	CHD. LEN.=35.36'
(B)	DELTA=04°10'46"
	RADIUS=1533.50'
	LEN.=111.86'
	CHD. BRG.=S54°47'20"W
	CHD. LEN.=111.84'
(C)	DELTA=04°16'30"
	RADIUS=1538.50'
	LEN.=114.80'
	CHD. BRG.=S54°50'12"W
	CHD. LEN.=114.77'

BEARING TABLE

1	S37°18'02"E	15.93'
2	S73°11'08"W	2.67'
3	N84°45'30"W	25.16'
4	S52°37'15"W	16.27'
5	N37°18'03"W	5.00'
6	S52°41'57"W	16.62'
7	N05°54'55"W	16.31'
8	S37°18'02"E	4.27'
9	S73°11'08"W	7.61'
10	N84°45'30"W	21.52'
11	S52°37'15"W	19.32'
12	N37°18'03"W	5.01'
13	S52°41'57"W	11.62'
14	N05°54'55"W	5.62'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

4-4-03
Jon Yamashita
OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04

mm
JOB No. 13624
CAD No. 13624SS4_TL200S

EXHIBIT A

13624LD6_TL1500Sb
04/03/03
mrn

www.mackaysposito.com



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
RIGHT OF WAY DEDICATION
TEMPORARY CONSTRUCTION EASEMENT
WILSONVILLE ROAD
(TAX LOT 1500)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Right of way dedication:

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that parcel of land conveyed to Familia Properties by warranty deed recorded under Fee No. 87 25376, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of Section 22; thence South 00° 00' 00" East 42.80 feet to a point on the South right of way line of County Road No. 1244, (more commonly known as Wilsonville Road) established in Commissioner's Journal volume 29 at page 320, records of said county, said point being the Northeast corner of said Familia tract, said point also being the Northwest corner of that tract described in Fee No. 2000-048871, said point also being the **True Point of Beginning**; thence along the East line of said Familia tract and along the West line of said Fee No. 2000-048871 tract South 00° 00' 00" East 37.89 feet to a point hereinafter referred to as Point A, said point being on the arc of a 596.50 foot radius curve; thence from a tangent bearing of South 66° 59' 42" West, along said curve to the left, through a central angle of 14° 17' 45", an arc distance of 148.83 feet, (the chord of which bears South 59° 50' 50" West 148.45 feet) to a point of tangency; thence South 52° 41' 57" West 112.48 feet; thence South 19° 38' 03" East 6.39 feet; thence South 05° 19' 38" West 23.16 feet; thence South 30° 03' 03" West 6.40 feet to a point on the West line of said Familia tract, said point being on the East line of that tract dedicated to the City of Wilsonville in dedication deed recorded under Fee No. 87 27472, records of said county; thence along the West line of said Familia tract and the East line of said dedication the following courses:

North 37° 18' 03" West 16.31 feet to a point of curvature with a 25.00 foot radius curve; thence along said curve to the right, through a central angle 90° 00' 00", an arc distance of 39.27 feet, (the chord of which bears North 07° 41' 57" East 35.36 feet)

13624LD6_TL1500Sb
04/03/03

mrn

to a point of tangency, said point being on the South right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles; thence along said South right of way line, parallel with said centerline, the following courses:

North 52° 41' 57" East 246.78 feet to a point of curvature with a 149.00 foot radius curve; thence along said curve to the right, through a central angle of 13° 22' 55", an arc distance of 34.80 feet, (the chord of which bears North 59° 23' 24" East 34.72 feet),

to the **True Point of Beginning**.

Containing 5,991 square feet (0.138 acres), more or less.

Temporary construction easement:

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of said Familia tract, more particularly described as follows:

Beginning at said Point A; thence continuing along the East line of said Familia tract and along the West line of said Fee No. 2000-048871 tract South 00° 00' 00" East 51.65 feet; thence South 89° 40' 35" West 89.60 feet to a point on the arc of a 592.50 foot radius curve; thence from a tangent bearing of South 56° 59' 54" West, along said curve to the left, through a central angle of 04° 17' 57", an arc distance of 44.46 feet, (the chord of which bears South 54° 50' 55" West 44.45 feet) to a point of tangency; thence South 52° 41' 57" West 108.50 feet; thence South 19° 38' 03" East 4.89 feet; thence South 05° 19' 38" West 25.36 feet; thence South 30° 03' 03" West 9.58 feet to a point on the West line of said Familia tract, said point being on the East line of said dedication; thence along the West line of said Familia tract and along the East line of said dedication North 37° 18' 03" West 5.42 feet; thence North 30° 03' 03" East 6.40 feet; thence North 05° 19' 38" East 23.16 feet; thence North 19° 38' 03" West 6.39 feet; thence North 52° 41' 57" East 112.48 feet to a point of curvature with a 596.50 foot radius curve; thence along said curve to the right, through a central angle of 14° 17' 45", an arc distance of 148.83 feet, (the chord of which bears North 59° 50' 50" East 148.45 feet) to the **Point of Beginning**.

Containing 3,488 square feet (0.080 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jon M. Yamashita
OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS 4403

EXPIRES: 6-30-04

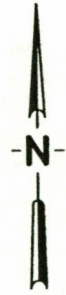
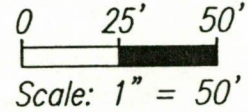
EXHIBIT B

MacKay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD

FAX (360) 695-0833

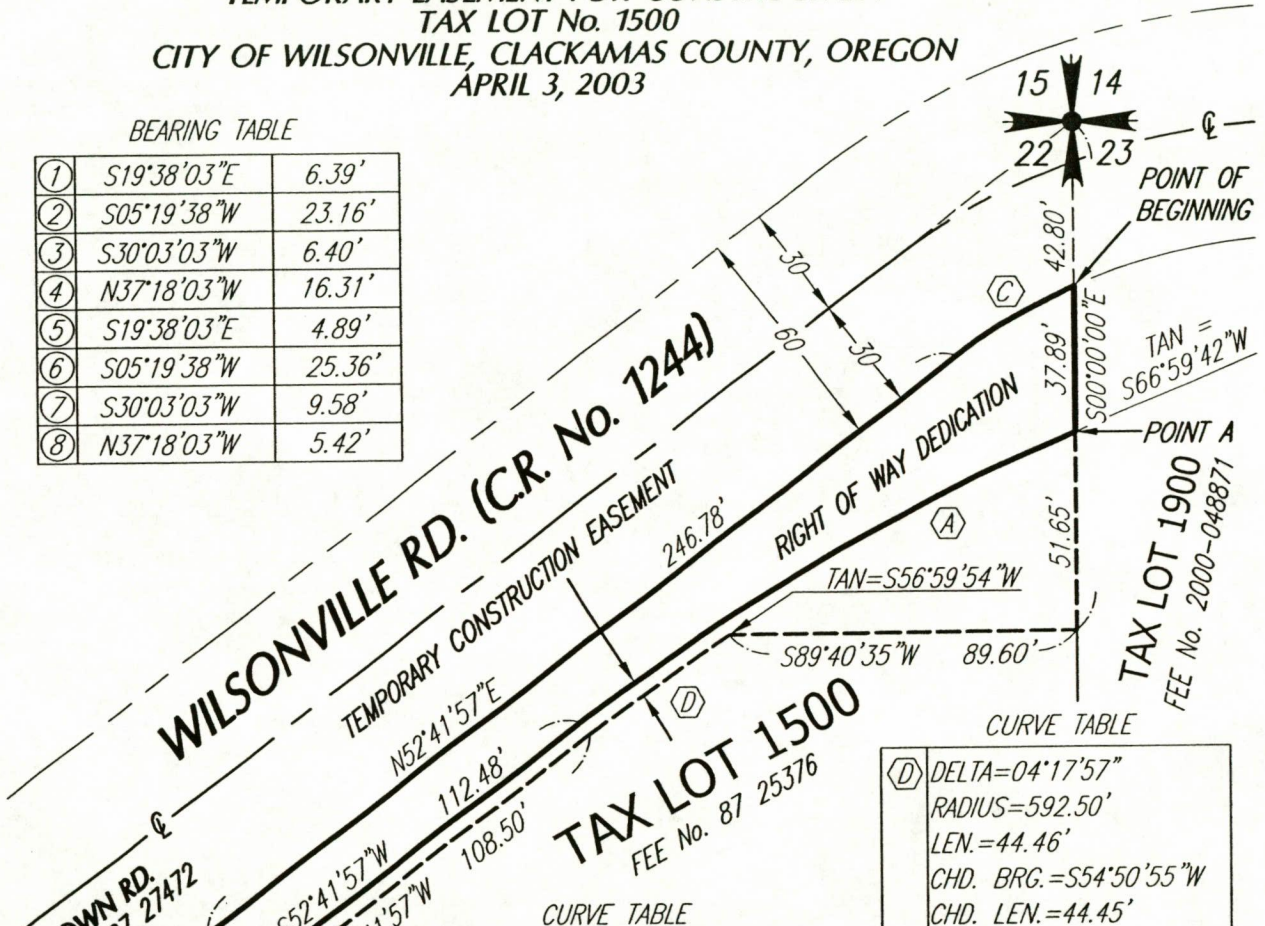


BASIS OF BEARINGS:
FEE No. 87 25376

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
TEMPORARY EASEMENT FOR CONSTRUCTION
TAX LOT No. 1500
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 3, 2003

BEARING TABLE

①	S19°38'03"E	6.39'
②	S05°19'38"W	23.16'
③	S30°03'03"W	6.40'
④	N37°18'03"W	16.31'
⑤	S19°38'03"E	4.89'
⑥	S05°19'38"W	25.36'
⑦	S30°03'03"W	9.58'
⑧	N37°18'03"W	5.42'



CURVE TABLE

Ⓓ	DELTA=04°17'57"
	RADIUS=592.50'
	LEN.=44.46'
	CHD. BRG.=S54°50'55"W
	CHD. LEN.=44.45'

CURVE TABLE

Ⓑ	DELTA=90°00'00"
	RADIUS=25.00'
	LEN.=39.27'
	CHD. BRG.=N07°41'57"E
	CHD. LEN.=35.36'
Ⓒ	DELTA=13°22'55"
	RADIUS=149.00'
	LEN.=34.80'
	CHD. BRG.=N59°23'24"E
	CHD. LEN.=34.72'

CURVE TABLE

Ⓐ	DELTA=14°17'45"
	RADIUS=596.50'
	LEN.=148.83'
	CHD. BRG.=S59°50'50"W
	CHD. LEN.=148.45'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

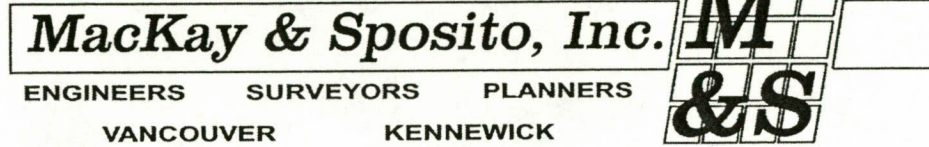
EXPIRES 6/30/04

mm
JOB No. 13624
CAD No. 13624SS6_TL1500Sb

EXHIBIT A

13624LD24_TL801
03/31/03
MRN

www.mackaysposito.com



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
RIGHT OF WAY DEDICATION
WILSONVILLE ROAD
(TAX LOT 801)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Right of way dedication:

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land shown on record of survey recorded under PS-9627, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of that tract shown on said PS-9627, said point being on the North right of way line of County Road No. 1244, (more commonly known as Wilsonville Road) established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point being 30.00 feet from the centerline of said Wilsonville Road when measured at right angles, said point also being on the East right of way line of Brown Road, established in Commissioner's Journal Volume 11 at Page 525, records of said county, said point being 20.00 feet from the centerline of said Brown Road when measured at right angles; thence along said East right of way line, parallel with the centerline of said Brown Road North 00° 08' 30" West 65.01 feet; thence South 65° 11' 25" East 24.02 feet; thence South 89° 28' 38" East 50.00 feet to a point on the North right of way line of said Wilsonville Road; thence along said North right of way line, parallel with the centerline of said Wilsonville Road South 52° 45' 00" West 90.00 feet to the **Point of Beginning**.

Containing 2,086 square feet (0.048 acres), more or less.

3-31-03

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

EXPIRES: 6-30-04

EXHIBIT B

MacKay & Sposito, Inc.



ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD

FAX (360) 695-0833

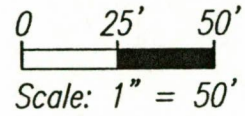
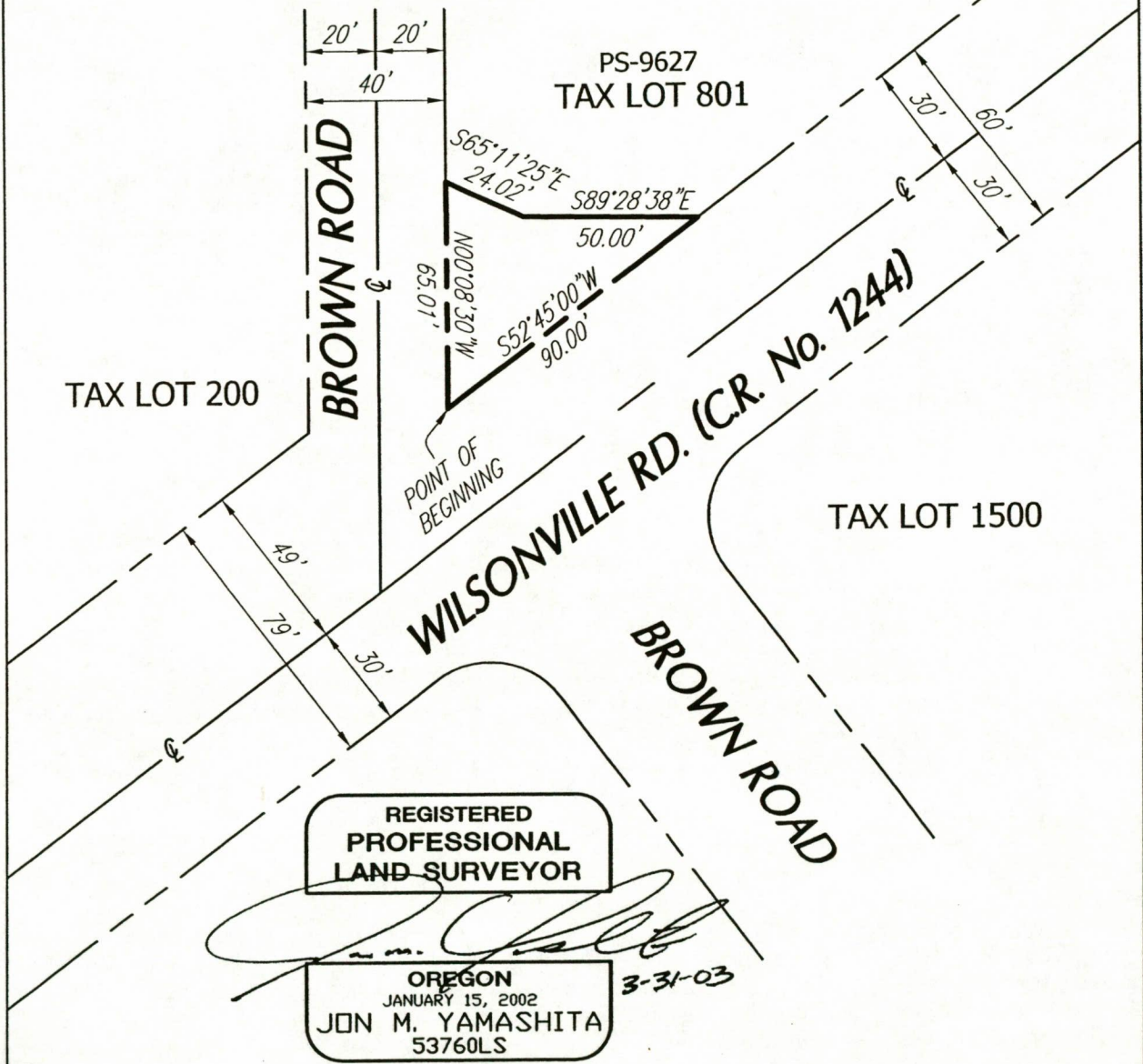


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
TAX LOT No. 801
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
MARCH 31, 2003



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

3-31-03

EXPIRES 6/30/04

EXHIBIT A

13624LD15_TL800
04/04/03
mrn

www.mackaysposito.com



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
STREET TREE PRESERVATION
AND MAINTENANCE EASEMENT
WILSONVILLE ROAD
(TAX LOT 800)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in Bargain and Sale Deed to Harriett Wiedemann recorded under Fee Number 2000-015610, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Southwest quarter of the Southwest quarter of Section 14, the Southeast quarter of the Southeast quarter of Section 15, and the Northeast quarter of the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 14, said point being the Westerly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline as shown in survey recorded as PS-13685, records of said county, South 90° 00' 00" East 79.00 feet to a point on the Southerly extension of the East line of said Wiedemann tract; thence along said Southerly extension North 00° 02' 40" West 30.00 feet to a point on the Northerly right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles, said point also being the **Point of Beginning**; thence along said Northerly right of way line the following courses:

North 90° 00' 00" West 18.48 feet to a point of curvature with a 209.00 foot radius curve; thence along said curve to the left, through a central angle of 37° 11' 54", an arc distance of 135.69

Resolution
Exhibit #12

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04/04/03
mrn

feet (the chord of which bears South 71° 24' 03" West 133.32 feet)
to a point of tangency; thence South 52° 48' 06" West 30.93 feet

to a point on the West line of said Wiedemann tract; thence along said West line North 00° 05' 26" West 12.54 feet to a point 40.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 52° 48' 06" East 23.36 feet to a point of curvature with a 219.00 foot radius curve; thence along said curve to the right, through a central angle of 37° 11' 54", an arc distance of 142.18 feet (the chord of which bears North 71° 24' 03" East 139.70 feet) to a point of tangency; thence South 90° 00' 00" East 18.47 feet to a point on the East line of said Wiedemann tract; thence along said East line South 00° 02' 40" East 10.00 feet to the **Point of Beginning**.

Containing 1,845 square feet (0.042 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jon M. Yamashita

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

4-4-03

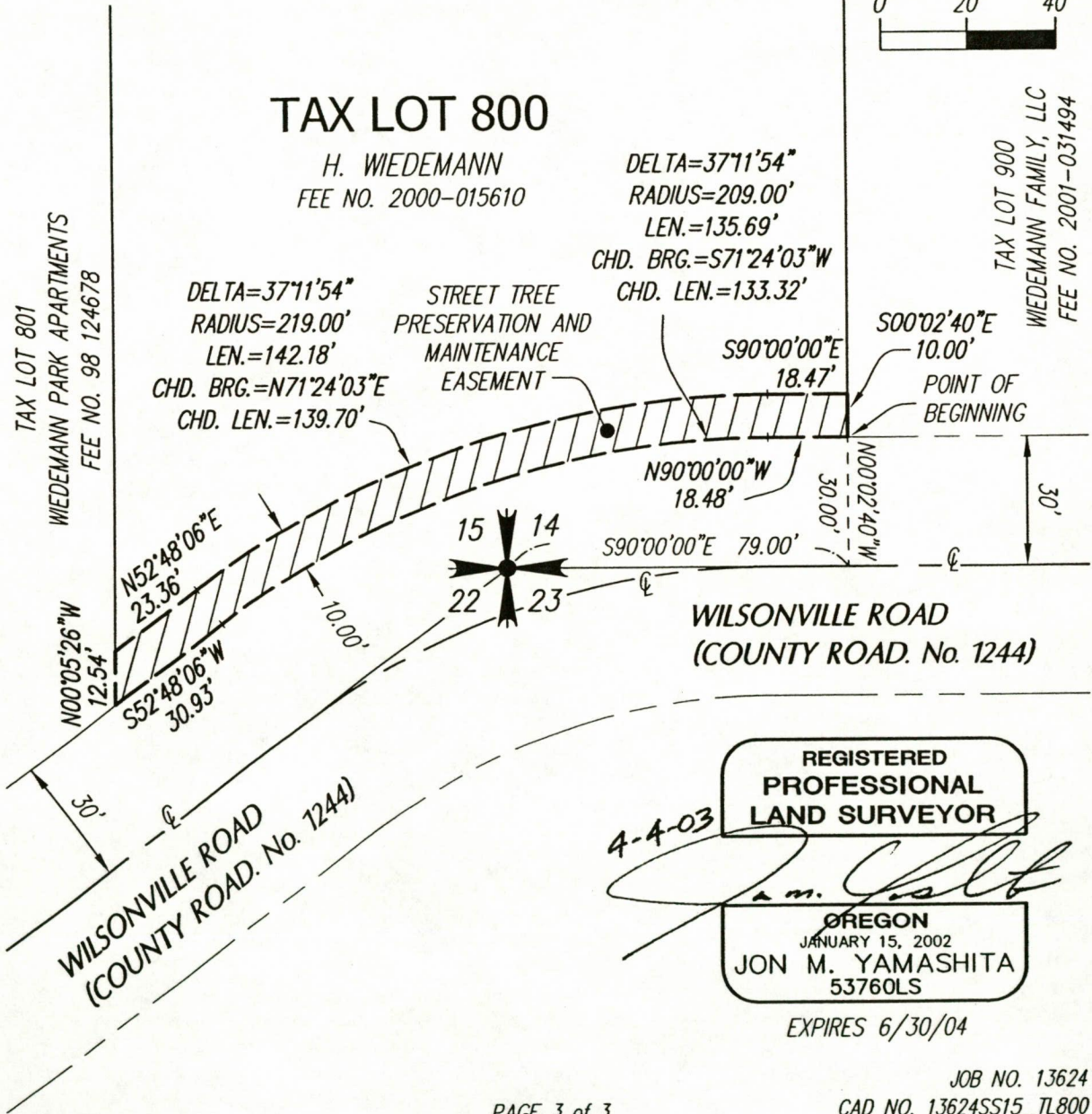
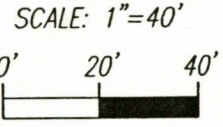
EXPIRES: 6-30-04

EXHIBIT B



ENGINEERS SURVEYORS PLANNERS
1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
STREET TREE PRESERVATION
AND MAINTENANCE EASEMENT
TAX LOT 800
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 4, 2003**



REGISTERED
PROFESSIONAL
LAND SURVEYOR

4-4-03
Jon M. Yamashita

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04

EXHIBIT A

13624LD17_TL900
04/04/03
mrn

www.mackaysposito.com



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
STREET TREE PRESERVATION, MAINTENANCE
AND UTILITIES EASEMENT
WILSONVILLE ROAD
(TAX LOT 900)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in Bargain and Sale Deed to Wiedemann Family, LLC, recorded under Fee Number 2001-031494, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Southwest quarter of the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 14, said point being the Westerly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline as shown in survey recorded as PS-13685, records of said county, South 90° 00' 00" East 79.00 feet to a point on the Southerly extension of the West line of said Wiedemann Family tract; thence along said Southerly extension North 00° 02' 40" West 30.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles, said point also being the **Point of Beginning**; thence along the West line of said Wiedemann Family tract North 00° 02' 40" West 10.00 feet to a point 40.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 90° 00' 00" East 100.00 feet to a point on the East line of said Wiedemann Family tract; thence along said East line South 00° 02' 40" East 10.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles; thence along said North right of way line North 90° 00' 00" West 100.00 feet to the **Point of Beginning**.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON 4-4-03
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

Containing 1000 square feet (0.023 acres), more or less.

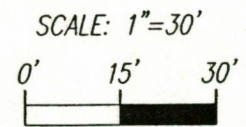
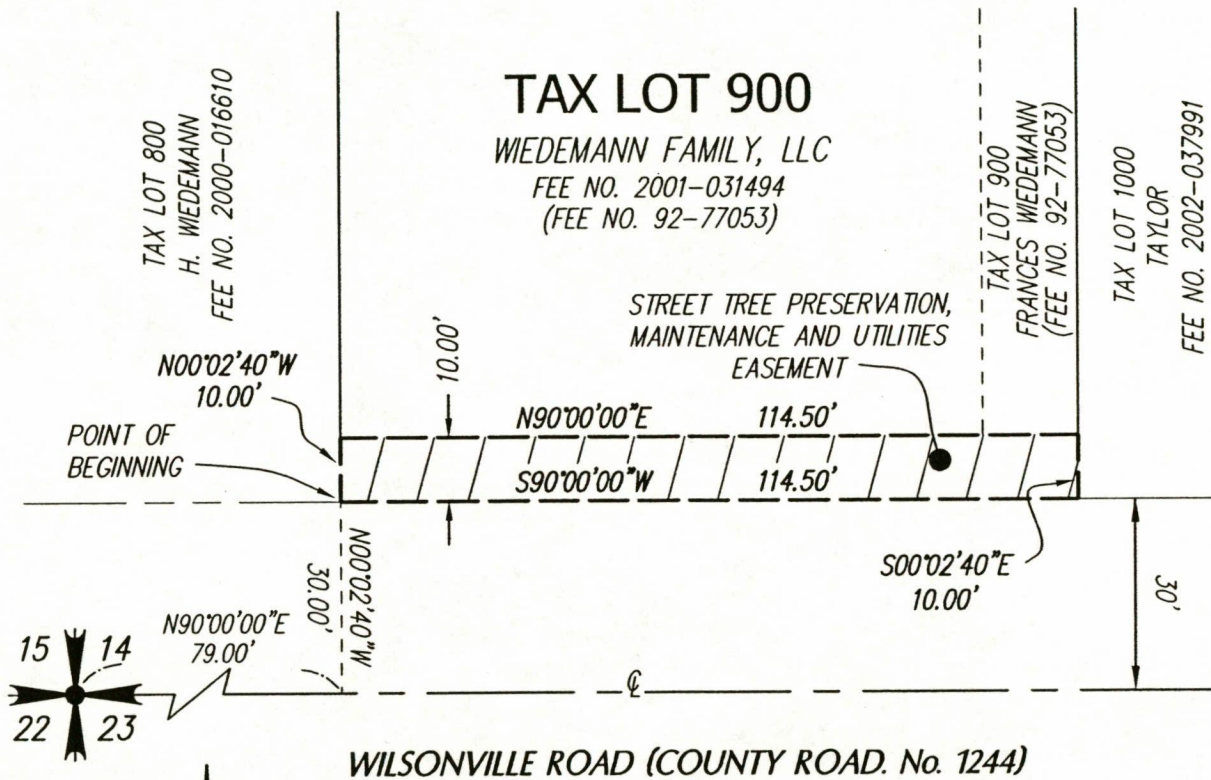
EXPIRES: 6-30-04

EXHIBIT B



ENGINEERS SURVEYORS PLANNERS
1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
STREET TREE PRESERVATION, MAINTENANCE
AND UTILITIES EASEMENT
TAX LOT 900
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 4, 2003**



REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04

EXHIBIT A

13624LD7_TL1500se
04/04/03
mrn

www.mackaysposito.com



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
RIGHT OF WAY DEDICATION
AND TEMPORARY CONSTRUCTION EASEMENT
WILSONVILLE ROAD
(TAX LOT 1500)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Right of Way Dedication:

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that parcel of land described in Quit Claim Deed to John William Bradley recorded under Fee Number 94 10337, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northwest corner of the Northwest quarter of said Section 23, said point being the Westerly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline as shown in survey recorded as PS-27936, records of said county, South 89° 56' 45" East 208.00 feet to a point on the East line of said Bradley parcel; thence along said East line South 00° 09' 05" West 39.56 feet to a point on the arc of a 593.00 foot radius curve, said point being the **Point of Beginning**, said point hereinafter referred to as Point "A"; thence leaving said East line, from a tangent bearing of South 87° 34' 19" West, along said curve to the left, through a central angle of 18° 38' 45", an arc distance of 192.98 feet (the chord of which bears South 78° 14' 56" West 192.13 feet), to a point on the West line of said Bradley parcel; thence along said West line North 00° 09' 05" East 43.24 feet to a point on the arc of a 149.00 foot radius curve, said point being on the Southerly right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles; thence along said Southerly right of way line the following courses:

from a tangent bearing of North 74° 15' 35" East, along said curve to the right, through a central angle of 15° 47' 40", an arc distance

13624LD7_TL1500se
04/04/03
mrn

of 41.07 feet (the chord of which bears North 82° 09' 25" East
40.94 feet), to a point of tangency; thence South 89° 56' 45" East
147.45 feet

to a point on the East line of said Bradley parcel; thence along said East line South 00°
09' 05" West 9.56 feet to the **Point of Beginning**.

Containing 4,412 square feet (0.101 acres), more or less.


Temporary Construction Easement:

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that parcel of land described in Quit Claim Deed to John William Bradley recorded under Fee Number 94 10337, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at said Point "A", said point being on the East line of said Bradley parcel and being on the arc of a 593.00 foot radius curve; thence leaving said East line, from a tangent bearing of South 87° 34' 19" West, along said curve to the left, through a central angle of 18° 38' 45", an arc distance of 192.98 feet (the chord of which bears South 78° 14' 56" West 192.13 feet), to a point on the West line of said Bradley parcel; thence along said West line South 00° 09' 05" West 5.37 feet to a point on the arc of a 588.00 foot radius curve; thence leaving said West line, from a tangent bearing of North 68° 44' 12" East, along said curve to the right, through a central angle of 07° 09' 59", an arc distance of 73.55 feet (the chord of which bears North 72° 19' 12" East 73.50 feet); thence South 00° 05' 01" East 15.47 feet; thence North 76° 33' 23" East 20.56 feet; thence North 00° 05' 01" West 15.34 feet to a point on the arc of a 588.00 foot radius curve; thence from a tangent bearing of North 77° 54' 12" East, along said curve to the right, through a central angle of 07° 14' 15", an arc distance of 74.28 feet (the chord of which bears North 81° 31' 19" East 74.23 feet); thence South 00° 07' 51" West 15.06 feet; thence North 86° 15' 47" East 24.72 feet to a point on the East line of said Bradley parcel; thence along said East line North 00° 09' 05" East 20.03 feet to the **Point of Beginning**.

Containing 1,650 square feet (0.038 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

44-03

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

EXPIRES: 6-30-04

Mackay & Sposito, Inc. **M & S**

ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

EXHIBIT B

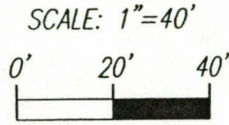
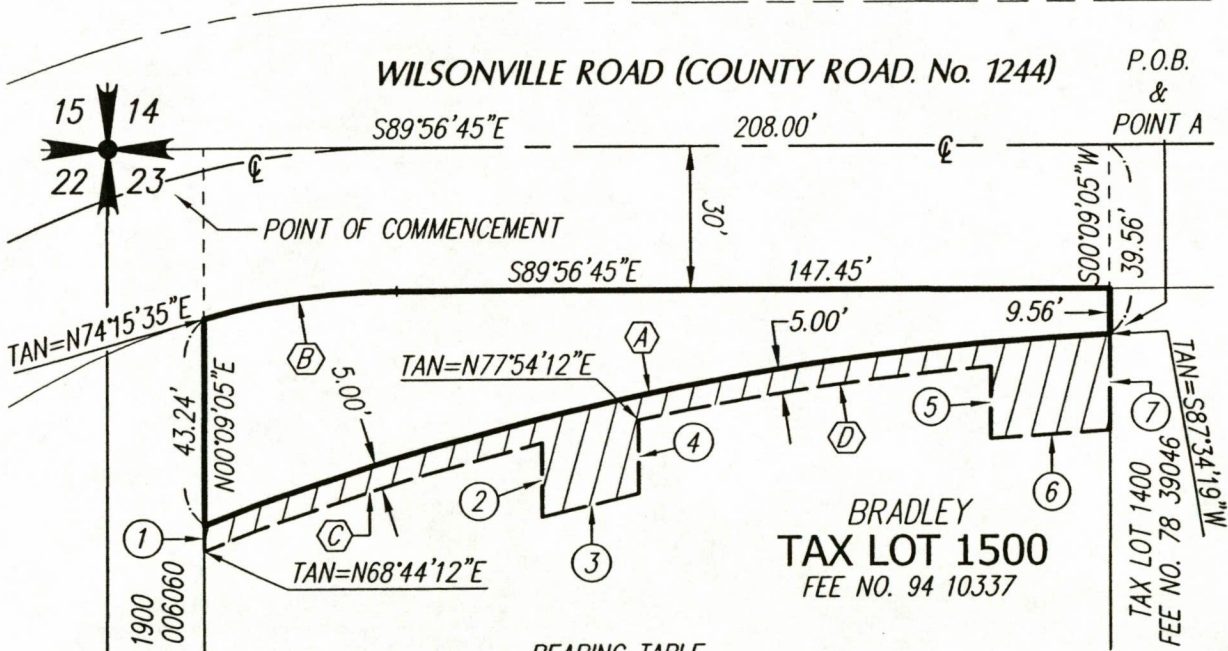


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION AND
TEMPORARY CONSTRUCTION EASEMENT
TAX LOT 1500
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 4, 2003



CURVE TABLE

(A)	DELTA=18°38'45" RADIUS=593.00' LEN.=192.98' CHD. BRG.=S78°14'56"W CHD. LEN.=192.13'	(B)	DELTA=15°47'40" RADIUS=149.00' LEN.=41.07' CHD. BRG.=N82°09'25"E CHD. LEN.=40.94'	(C)	DELTA=07°09'59" RADIUS=588.00' LEN.=73.55' CHD. BRG.=N72°19'12"E CHD. LEN.=73.50'
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BEARING TABLE

(1)	S00°09'05"W	5.37'
(2)	S00°05'01"E	15.47'
(3)	N76°33'23"E	20.56'
(4)	N00°05'01"W	15.34'
(5)	S00°07'51"W	15.06'
(6)	N86°15'47"E	24.72'
(7)	N00°09'05"E	20.03'

CURVE TABLE

(D)	DELTA=07°14'15" RADIUS=588.00' LEN.=74.28' CHD. BRG.=N81°31'19"E CHD. LEN.=74.23'
------------	---

REGISTERED PROFESSIONAL LAND SURVEYOR

Jon M. Yamashita

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04

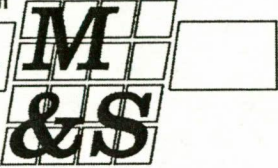
EXHIBIT A

13624LD19_TL1000
04/04/03
mrn

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Mackay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS
VANCOUVER KENNEWICK



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
STREET TREE PRESERVATION, MAINTENANCE
AND TEMPORARY CONSTRUCTION EASEMENT
WILSONVILLE ROAD
(TAX LOT 1000)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in Statutory Warranty Deed to Robert Cody Taylor recorded under Fee Number 2002-037991, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Southwest quarter of the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 14, said point being the Westerly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline as shown in survey recorded as PS-13685, records of said county, South 90° 00' 00" East 193.50 feet to a point on the Southerly extension of the West line of said Taylor tract; thence along said Southerly extension North 00° 02' 40" West 30.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles, said point also being the **Point of Beginning**; thence along the West line of said Taylor tract North 00° 02' 40" West 15.00 feet to a point 45.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 90° 00' 00" East 111.42 feet to a point on the East line of said Taylor tract; thence along said East line South 00° 02' 40" East 15.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles; thence along said North right of way line North 90° 00' 00" West 111.42 feet to the **Point of Beginning**.

Containing 1,671 square feet (0.038 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON 4403
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

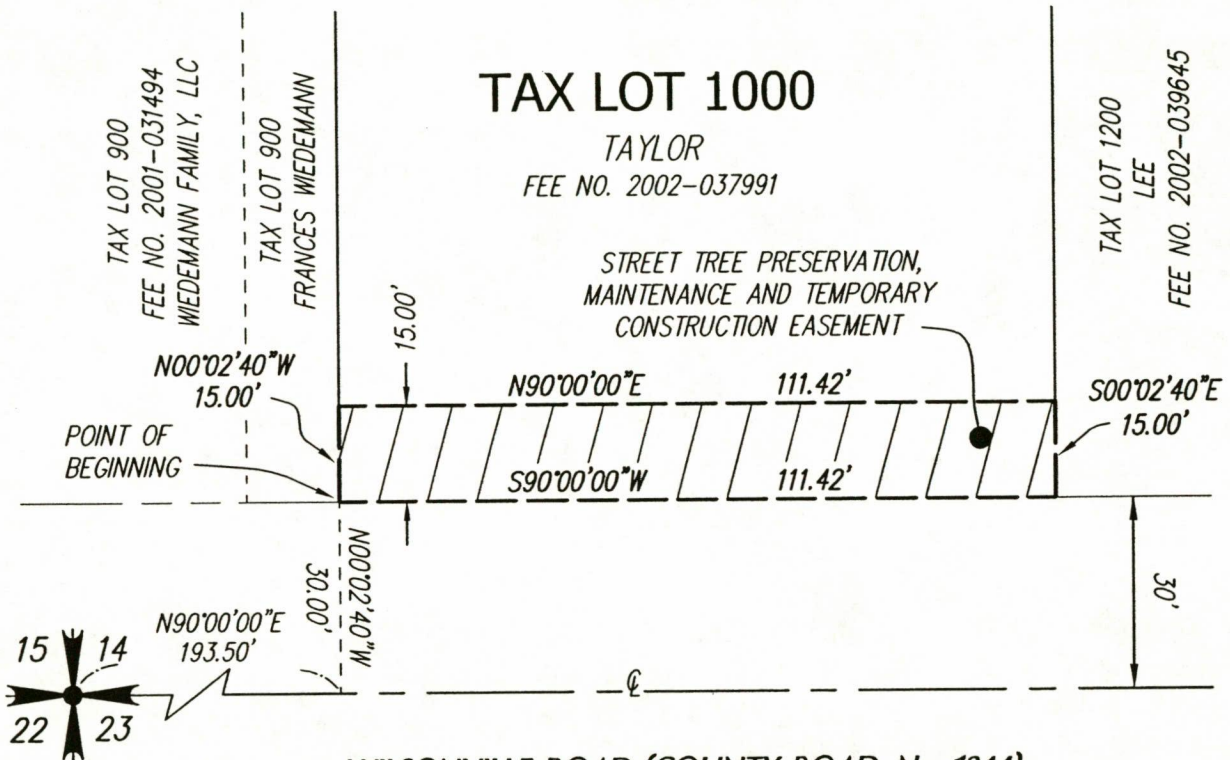
EXHIBIT B

MacKay & Sposito, Inc.

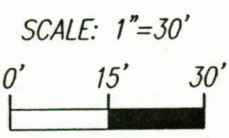
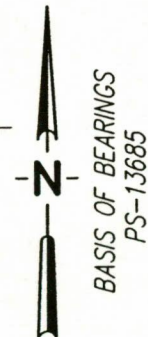
ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
STREET TREE PRESERVATION, MAINTENANCE
AND TEMPORARY CONSTRUCTION EASEMENT
TAX LOT 1000
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 4, 2003**



N90°00'00"E
193.50'



WILSONVILLE ROAD (COUNTY ROAD. No. 1244)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

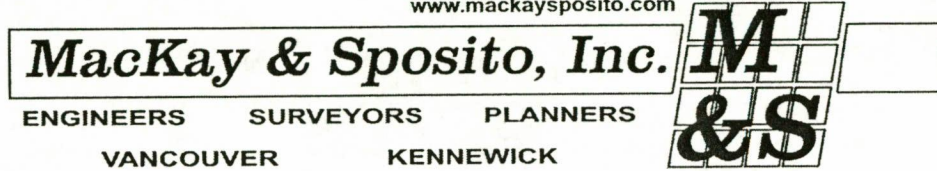
OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04

EXHIBIT A

13624LD20_TL1200
04/04/03
mrn

www.mackaysposito.com



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
STREET TREE PRESERVATION, MAINTENANCE
AND TEMPORARY CONSTRUCTION EASEMENT
WILSONVILLE ROAD
(TAX LOT 1200)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in Statutory Warranty Deed to Sang T. Lee and Guk J. Lee, Husband and wife, recorded under Fee Number 2002-039645, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Southwest quarter of the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 14, said point being the Westerly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline as shown in survey recorded as PS-13685, records of said county, North 90° 00' 00" East 304.92 feet to the Southwest corner of said Lee tract; thence along the West line of said Lee tract North 00° 02' 40" West 30.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles, said point also being the **Point of Beginning**; thence continuing along the West line of said Lee tract North 00° 02' 40" West 10.00 feet to a point 40.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 90° 00' 00" East 200.00 feet to a point on the East line of said Lee tract; thence along said East line South 00° 02' 40" East 10.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles; thence along said North right of way line South 90° 00' 00" West 200.00 feet to the **Point of Beginning**.

Containing 2000 square feet (0.046 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON 4403
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

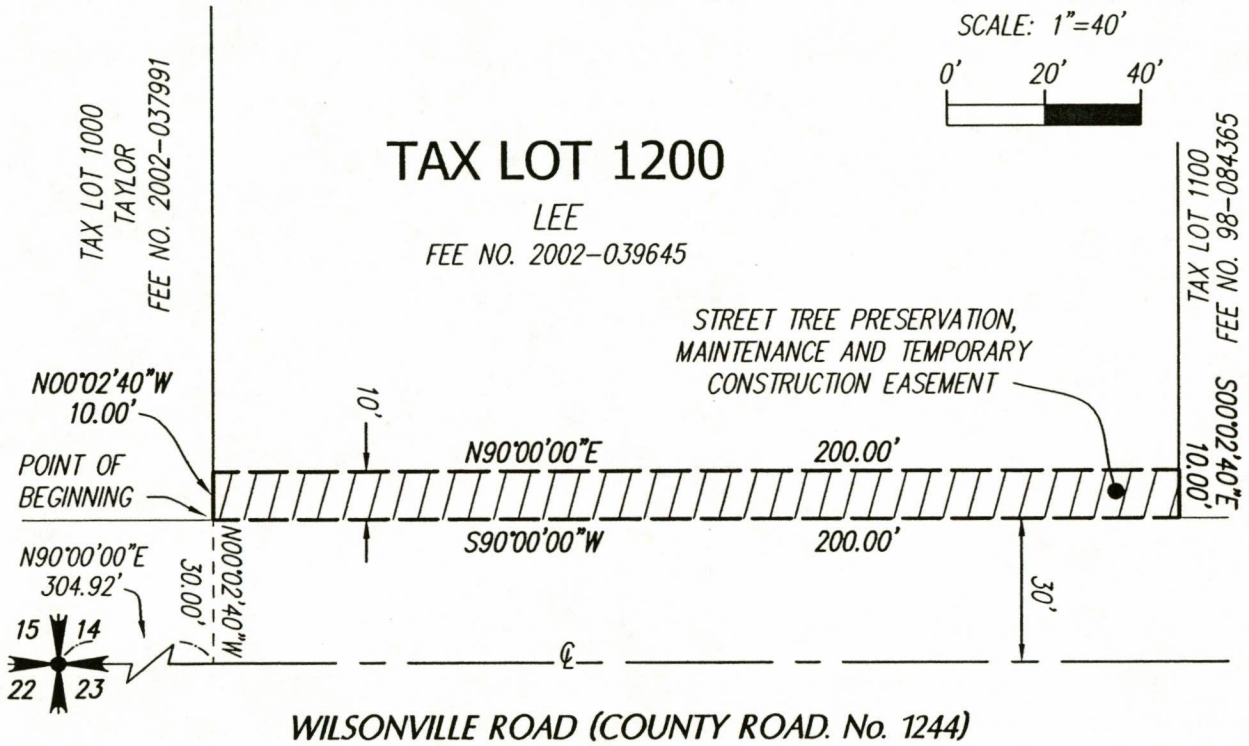
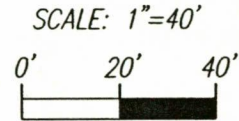
EXPIRES: 6-30-04

EXHIBIT B

MacKay & Sposito, Inc. 

ENGINEERS SURVEYORS PLANNERS
1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
STREET TREE PRESERVATION, MAINTENANCE
AND TEMPORARY CONSTRUCTION EASEMENT
TAX LOT 1200
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 4, 2003



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

4-4-03

EXPIRES 6/30/04

EXHIBIT A

13624LD8_TL1200&1400b
04/03/03
mrn

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MacKay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS

VANCOUVER

KENNEWICK

1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
RIGHT OF WAY DEDICATION
WILSONVILLE ROAD
(TAX LOT 1200 AND TAX LOT 1400)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Tract "A" described in Quit Claim Deed to Joe Bernert Towing Co., Inc., recorded under Fee Number 87 57701, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northwest corner of the Northwest quarter of said Section 23, said point being on the Westerly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline North 89° 55' 00" East 208.00 feet to a point on the East line of that parcel of land described in Quit Claim Deed to John William Bradley recorded under Fee Number 94 10337, records of said county; thence along said East line South 00° 00' 50" West 30.00 feet to a point on the Southerly right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles, said point being the **Point of Beginning**; thence along said Southerly right of way line North 89° 55' 00" East 867.29 feet to a point on the East line of said Tract "A"; thence along said East line South 01° 05' 00" West 9.00 feet to a point 39.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 18.96 feet; thence South 81° 06' 12" West 15.17 feet; thence South 65° 18' 32" West 6.43 feet to a point 44.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 10.92 feet; thence South 00° 05' 00" East 5.00 feet to a point 49.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 11.00 feet; thence North 00° 05' 00" West 5.00 feet to a point 44.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 91.53 feet; thence South 39° 31' 36" West 31.15 feet to a point

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04/03/03

mrn

68.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 73.07 feet; thence North 44° 42' 40" West 40.75 feet to a point 39.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 199.93 feet; thence South 44° 13' 26" West 40.53 feet to a point 68.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 73.02 feet; thence North 44° 45' 42" West 40.78 feet to a point 39.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 236.71 feet to a point of curvature with a 593.00 foot radius curve; thence along said curve to the left, through a central angle of 02° 28' 56", an arc distance of 25.69 feet (the chord of which bears South 88° 40' 32" West 25.69 feet), to a point on the East line of said Bradley parcel; thence along said East line North 00° 00' 50" East 9.56 feet to the **Point of Beginning**.

Containing 14,286 square feet (0.328 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jon M. Yamashita

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

4403

EXPIRES: 6-30-04

Resolution
Exhibit #17

MacKay & Sposito, Inc.



ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

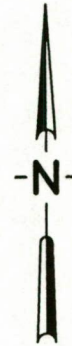
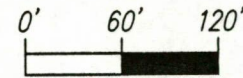
(360) 695-3411

(503) 289-6726 PTLD

FAX (360) 695-0833

EXHIBIT B

SCALE: 1"=120'



BASIS OF BEARINGS
FEE NO. 87 57701

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
TAX LOT 1200 AND 1400
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
APRIL 3, 2003

POINT OF COMMENCEMENT

N89°55'00"E
208.00'

S00°00'50"W
30.00'



WILSONVILLE ROAD (COUNTY ROAD No. 1244)

MONTEBELLO DRIVE

RIGHT OF WAY DEDICATION P.O.B.

N89°55'00"E 867.29'

TAX LOT 1400

FEE NO. 78 39046
FEE NO. 87 57701

RIGHT OF WAY DEDICATION

TAX LOT 1200

FEE NO. 78 39046
FEE NO. 87 57701

EAST LINE OF TRACT "A"

BRADLEY TAX LOT 1500
FEE NO. 94 10337

TAX LOT 1100
FEE NO. 98 084365

BEARING TABLE

1	S01°05'00"W	9.00'
2	S89°55'00"W	18.96'
3	S81°06'12"W	15.17'
4	S65°18'32"W	6.43'
5	S89°55'00"W	10.92'
6	S00°05'00"E	5.00'
7	S89°55'00"W	11.00'
8	N00°05'00"W	5.00'
9	S89°55'00"W	91.53'

BEARING TABLE

10	S39°31'36"W	31.15'
11	S89°55'00"W	73.07'
12	N44°42'40"W	40.75'
13	S89°55'00"W	199.93'
14	S44°13'26"W	40.53'
15	S89°55'00"W	73.02'
16	N44°45'42"W	40.78'
17	S89°55'00"W	236.71'
18	N00°00'50"E	9.56'

CURVE TABLE

A	DELTA=02°28'56"
	RADIUS=593.00'
	LEN.=25.69'
	CHD. BRG.=S88°40'32"W
	CHD. LEN.=25.69'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
JON M. YAMASHITA
53760LS

EXPIRES 6/30/04

mm (gof)

JOB NO. 13624

EXHIBIT A

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04/03/03
mrn

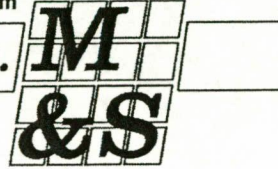
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Mackay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS

VANCOUVER

KENNEWICK



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR
SLOPE EASEMENT
WILSONVILLE ROAD
(TAX LOT 1200 AND TAX LOT 1400)
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of Tract "A" described in Quit Claim Deed to Joe Bernert Towing Co., Inc., recorded under Fee Number 87 57701, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Northwest quarter of Section 23, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Northwest corner of the Northwest quarter of said Section 23, said point being on the Westerly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline North 89° 55' 00" East 208.00 feet to a point on the East line of that parcel of land described in Quit Claim Deed to John William Bradley recorded under Fee Number 94 10337, records of said county; thence along said East line South 00° 00' 50" West 30.00 feet to a point on the Southerly right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles; thence along said Southerly right of way line North 89° 55' 00" East 867.29 feet to a point on the East line of said Tract "A"; thence along said East line South 01° 05' 00" West 9.00 feet to a point 39.00 feet from the centerline of said Wilsonville Road when measured at right angles, said point being the **True Point of Beginning**; thence parallel with said centerline South 89° 55' 00" West 18.96 feet; thence South 81° 06' 12" West 15.17 feet; thence South 65° 18' 32" West 6.43 feet to a point 44.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 10.92 feet; thence South 00° 05' 00" East 5.00 feet to a point 49.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 11.00 feet; thence North 00° 05' 00" West 5.00 feet to a point 44.00 feet from the centerline of said road when measured at right angles; thence parallel


Resolution
Exhibit #18

13624LD8_TL1200&1400c
04/03/03

mrn

with said centerline South 89° 55' 00" West 91.53 feet; thence South 39° 31' 36" West 31.15 feet to a point 68.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 73.07 feet; thence North 44° 42' 40" West 40.75 feet to a point 39.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 199.93 feet; thence South 44° 13' 26" West 40.53 feet to a point 68.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 73.02 feet; thence North 44° 45' 42" West 40.78 feet to a point 39.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline South 89° 55' 00" West 236.71 feet to a point of curvature with a 593.00 foot radius curve; thence along said curve to the left, through a central angle of 02° 28' 56", an arc distance of 25.69 feet (the chord of which bears South 88° 40' 32" West 25.69 feet), to a point on the East line of said Bradley parcel; thence along said East line South 00° 00' 50" West 7.51 feet to a point on the arc of a 585.50 foot radius curve; thence from a tangent bearing of North 87° 24' 05" East, along said curve to the right, through a central angle of 02° 30' 55", an arc distance of 25.70 feet (the chord of which bears North 88° 39' 32" East 25.70 feet), to a point of tangency, said point being 46.50 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 89° 55' 00" East 237.09 feet; thence South 44° 45' 42" East 37.27 feet to a point 73.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 89° 55' 00" East 77.21 feet; thence North 44° 13' 26" East 37.03 feet to a point 46.50 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 89° 55' 00" East 200.65 feet; thence South 44° 42' 40" East 37.24 feet to a point 73.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 89° 55' 00" East 77.52 feet; thence North 39° 31' 36" East 31.15 feet to a point 49.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 89° 55' 00" East 84.18 feet; thence South 00° 05' 00" East 5.00 feet to a point 54.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 89° 55' 00" East 21.00 feet; thence North 00° 05' 00" West 5.00 feet to a point 49.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 89° 55' 00" East 45.50 feet to a point on the East line of said Tract "A"; thence along said East line North 01° 05' 00" East 10.00 feet to the **Point of Beginning**.

Containing 5,940 square feet (0.136 acres), more or less.

4-4-03

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

EXPIRES: 6-30-04

Resolution
Exhibit #18

Mackay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660
(360) 695-3411 (503) 289-6726 PTLD



FAX (360) 695-0833

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SLOPE EASEMENT

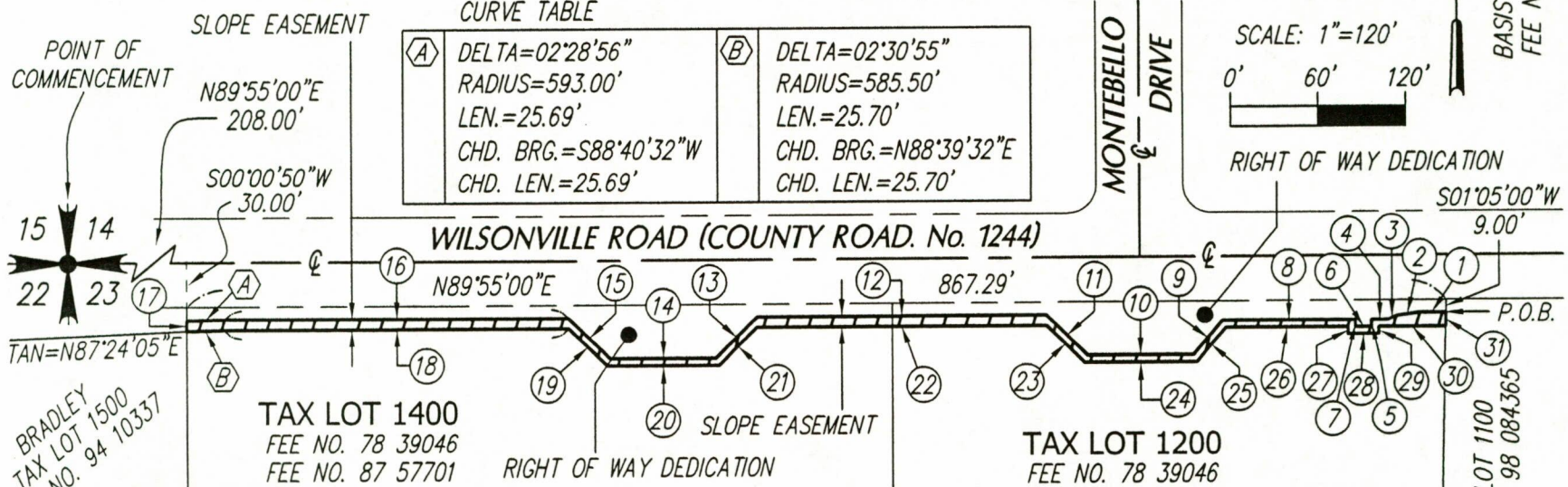
TAX LOT 1200 AND 1400

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

APRIL 3, 2003

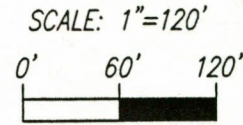
EXHIBIT B

BASIS OF BEARINGS
FEE NO. 87 57701



CURVE TABLE

(A)	DELTA=02°28'56"	(B)	DELTA=02°30'55"
	RADIUS=593.00'		RADIUS=585.50'
	LEN.=25.69'		LEN.=25.70'
	CHD. BRG.=S88°40'32"W		CHD. BRG.=N88°39'32"E
	CHD. LEN.=25.69'		CHD. LEN.=25.70'



BEARING TABLE

1	S89°55'00"W	18.96'
2	S81°06'12"W	15.17'
3	S65°18'32"W	6.43'
4	S89°55'00"W	10.92'
5	S00°05'00"E	5.00'
6	S89°55'00"W	11.00'
7	N00°05'00"W	5.00'
8	S89°55'00"W	91.53'
9	S39°31'36"W	31.15'
10	S89°55'00"W	73.07'
11	N44°42'40"W	40.75'

BEARING TABLE

12	S89°55'00"W	199.93'
13	S44°13'26"W	40.53'
14	S89°55'00"W	73.02'
15	N44°45'42"W	40.78'
16	S89°55'00"W	236.71'
17	S00°00'50"W	7.51'
18	N89°55'00"E	237.09'
19	S44°45'42"E	37.27'
20	N89°55'00"E	77.21'
21	N44°13'26"E	37.03'
22	N89°55'00"E	200.65'

BEARING TABLE

23	S44°42'40"E	37.24'
24	N89°55'00"E	77.52'
25	N39°31'36"E	31.15'
26	N89°55'00"E	84.18'
27	S00°05'00"E	5.00'
28	N89°55'00"E	21.00'
29	N00°05'00"W	5.00'
30	N89°55'00"E	45.50'
31	N01°05'00"E	10.00'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

9-4-03

JON M. YAMASHITA
53760LS

EXPIRES 6/30/04