

**THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

**URA RESOLUTION NO. 130**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY INTEREST BASED ON REVISED LEGAL DESCRIPTIONS PREVIOUSLY AUTHORIZED BY URA RESOLUTION NO. 122 RELATED TO THE EXTENSION OF BOECKMAN ROAD PHASE 1 AND AUTHORIZING TITLE TO VEST IN THE CITY OF WILSONVILLE**

WHEREAS, under and by virtue of the laws of the State of Oregon and The Wilsonville West Side Urban Renewal Plan ("Plan"), the City of Wilsonville Urban Renewal Agency is duly authorized and empowered to acquire such real property as may be deemed necessary and proper for identified public improvements; and

WHEREAS, Plan Section V entitled "Urban Renewal Projects" provides for "A series of major road improvements, including street extensions, widening projects and intersection improvements that will increase accessibility and connectivity to and from the Area and between the east and west sides of the City." and more specifically in Section V.B.1.a. identifies urban renewal projects and roadway system improvements necessary to implement the urban renewal plan and this list includes the Boeckman Road extension project; and

WHEREAS, the Boeckman Road extension improvements are necessary to carry out Plan objectives and are authorized by Plan Section V.B.1.a. and the improvements and activities so listed will be financed through Urban Renewal Bond Proceeds and other State and Federal programs; and

WHEREAS, the 2003 Transportation System Plan identifies the extension of Boeckman Road as a short range plan project; and

WHEREAS, Section 4.2. of the Development Agreement between the City of Wilsonville, Wilsonville Urban Renewal Agency and Villebois LLC and the State of Oregon Department of Administrative Services, adopted on May 24, 2004 by Wilsonville City Council Resolution 1869 states that the City accepts responsibility for the extension of Boeckman Road from 95<sup>th</sup> to 110<sup>th</sup> and in Section 4.3 accepts responsibility for extending Boeckman Road from 110<sup>th</sup> to Grahams Ferry by reconstructing Tooze Road; and

WHEREAS, the City of Wilsonville has duly adopted the Villebois Finance Plan by Resolution No. 1862 on May 24, 2004, which outlines the funding plan to construct the infrastructure necessary to serve the Villebois Village Master Plan, including the Boeckman Road Extension Project; and

WHEREAS, Section 4.2. of the Development Agreement between the City of Wilsonville and the Urban Renewal Agency of the City of Wilsonville, and Matrix Development Corporation and Property Owners Donald E. Bischof/Sharon L Lund, Arther C. and Dee W. Piculell, The DeArmond Family LLC and Louis J. and Margaret P. Fasano, and Valerie and Matthew Kirkendall adopted by City of Wilsonville Resolution No 1881 on June 14, 2004 states that the City accepts responsibility for the extension of Boeckman Road from 95<sup>th</sup> to 110<sup>th</sup> and in Section 4.3 accepts responsibility for extending Boeckman Road from 110<sup>th</sup> to Grahams Ferry by reconstructing Tooze Road; and

WHEREAS, the alignment represented herein was presented to the public for input at open houses held in October 2003 and May 2004; and

WHEREAS, in comparing the cost amount for the aforementioned construction and the property interest along with the existing use of the subject property, the alignment represented herein reflects the least amount of property interest to ensure safe, efficient and adequate public improvements; and

WHEREAS, the Wilsonville City Council adopted the alignment represented herein at their regular meeting on October 4, 2004 by Resolution No. 1904 titled "A Resolution of the City of Wilsonville Adopting an Alignment"; and

WHEREAS, on January 18<sup>th</sup> 2005 the Urban Renewal Agency adopted Urban Renewal Agency Resolution No. 122 authorizing the acquisition of property interest related to Phase 1 of this project including Exhibits 10, 11, 12, & 13 (Lund/Bischof), 18, 19, 36, & 37 (Youngs), and 20, 21, 22 & 23 (Metro) which are replaced by revised legal descriptions incorporated herein as Exhibits 1 through 25; and

WHEREAS, Urban Renewal Plan Section VIII "Property Acquisition and Disposition", authorizes the Urban Renewal Agency to acquire property within the Urban Renewal Area by any legal means, including eminent domain, to achieve the objectives of the Urban Renewal Plan; and

WHEREAS, Urban Renewal Plan Section VIII. A. "Property Acquisition for Public Improvements", provides that procedures for property acquisition requiring eminent domain shall conform to all statutory requirements to ensure that property owners' rights are fully respected; and

WHEREAS, the Agency's adopted "Appraisal and Acquisition Policies" shall guide acquisition and related activities; and

WHEREAS, the public right-of-way 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 the Boeckman Road Extension Phase 1 for the residents of the City of Wilsonville and its Urban Renewal Area, acquisition of property interest of those properties identified as Exhibits 1 through 25, attached hereto and incorporated herein by this reference.

2. The property interest is 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 negotiate with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property 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.

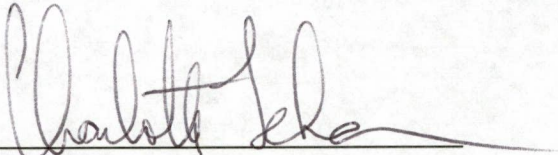
4. Upon trial of and action of condemnation, the attorneys for the City are authorized to make such stipulation, agreement or admission as in their judgment may be in the best interests of the City.

5. The Urban Renewal Agency anticipates it will acquire the above-described property in the spring of 2005 and cause construction to initially begin as soon as property acquisition is complete and environmental permits are obtained from the Division of State Lands.

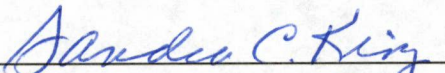
6. In accordance with the above recitals, the City Manager acting as the Agency's Executive Director is authorized to transfer title of identified properties to the City of Wilsonville by deed or directly through negotiation.

7. This resolution is effective upon adoption.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 16th day of May, 2005 and filed with the Wilsonville City Recorder this date.

  
\_\_\_\_\_  
CHARLOTTE LEHAN, Board Chair

ATTEST:

  
\_\_\_\_\_  
Sandra C. King, City Recorder, CMC

SUMMARY OF VOTES:

Chair Lehan	Yes
Member Knapp	Yes
Member Scott-Tabb	Yes
Member Kirk	Yes
Member Holt	Yes

## EXHIBIT A

### PARCEL 1 – FEE TAKE

A tract of land situated within a portion of that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 01°59'10" West from said one-half inch iron pipe, coincident with the West line of Section 14, a distance of 340.08 feet, more or less, to a point on the North line of that tract of land described in Deed Document 97-101953 and the TRUE POINT OF BEGINNING; thence continuing South 01°59'10" West on said section line 126.41 feet; thence leaving said section line, North 88°43'24" West 509.56 feet; thence South 89°03'43" West 127.35 feet; thence South 46°32'23" West 133.00 feet; thence North 88°42'13" West 66.46 feet; thence North 42°29'59" West 129.98 feet; thence North 88°42'05" West 26.17 feet; to the point of curve of a 939.00 foot radius curve right; thence northwesterly 399.34 feet along the arc of said curve, through a central angle of 24°22'00", (the long chord bears North 76°31'05" West 396.33 feet to the end of curve); thence South 72°21'42" West 19.88 feet; thence North 28°27'54" W 63.99 feet to a point on the North line of said described tract of land; thence South 88°38'41" East, coincident with said North line, 1,353.34 feet to the TRUE POINT OF BEGINNING and containing 175,284 square feet (4.02 acres) of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

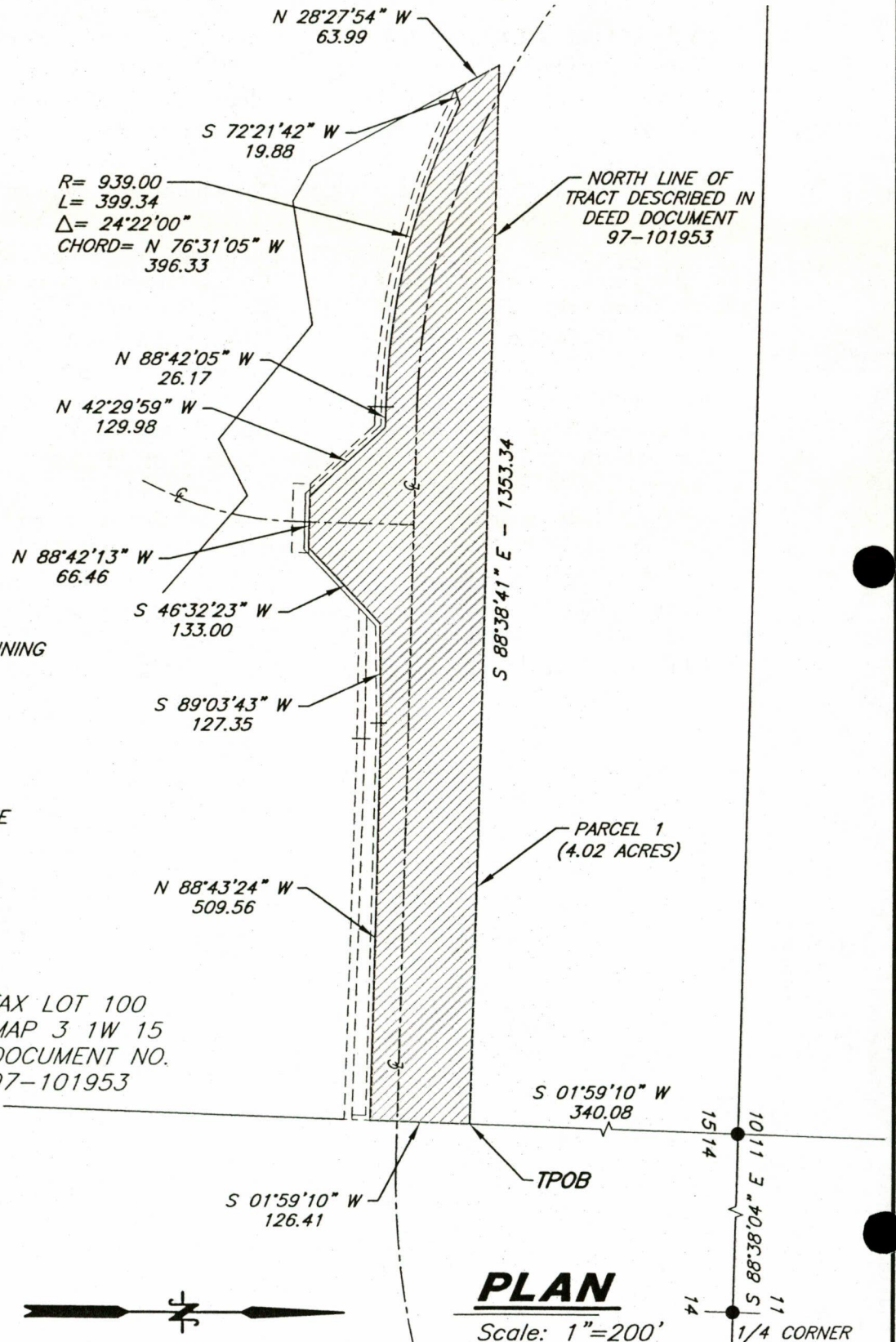
*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

Exhibit 1  
Page 2 of 2

## FEE TAKE

Located within the NE 1/4 of Section 15, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



## LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 1 - FEE TAKE

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

TAX LOT 100  
MAP 3 1W 15  
DOCUMENT NO.  
97-101953



Prepared for:  
**The CITY of WILSONVILLE**

## PLAN

Scale: 1"=200'

04/27/05  
02.625.1119

## EXHIBIT A

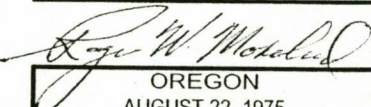
### PARCEL 2 – PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said public utility easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 01°59'10" West from said one-half inch iron pipe, coincident with the East line of Section 15, a distance of 466.49 feet to the TRUE POINT OF BEGINNING; thence North 88°43'24" West 509.56 feet; thence South 89°03'43" West 127.35 feet; thence South 46°32'23" West 133.00 feet; thence North 88°42'13" West 66.46 feet; thence North 42°29'59" West 129.98 feet; thence North 88°42'05" West 26.17 feet to the point of curve of a 939.00 foot radius curve right; thence northwesterly 399.34 feet along the arc of said curve, through a central angle of 24°22'00", (the long chord bears North 76°31'05" West 396.33 feet to the end of curve); thence South 72°21'42" West 8.72 feet to the point of curve of a 945.00 foot radius curve concave northeasterly (the radius point bears North 26°03'00" East 945.00 feet); thence southeasterly 408.23 feet along the arc of said curve through a central angle of 24°45'05" (the long chord bears South 76°19'33" East 405.07 feet) to the point of tangency; thence South 88°42'05" East 23.61 feet; thence South 42°29'59" East 129.98 feet; thence South 88°42'13" East 71.49 feet; thence North 46°32'23" East 133.14 feet thence North 89°03'43" East 124.90 feet; thence South 88°43'24" East 503.37 feet; thence South 01°59'10" West 16.00 feet; thence South 88°42'05" East 6.00 feet; thence North 01°59'10" East on said section line 22.00 feet to the TRUE POINT OF BEGINNING and containing 8,474 square feet (0.19 acres) of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



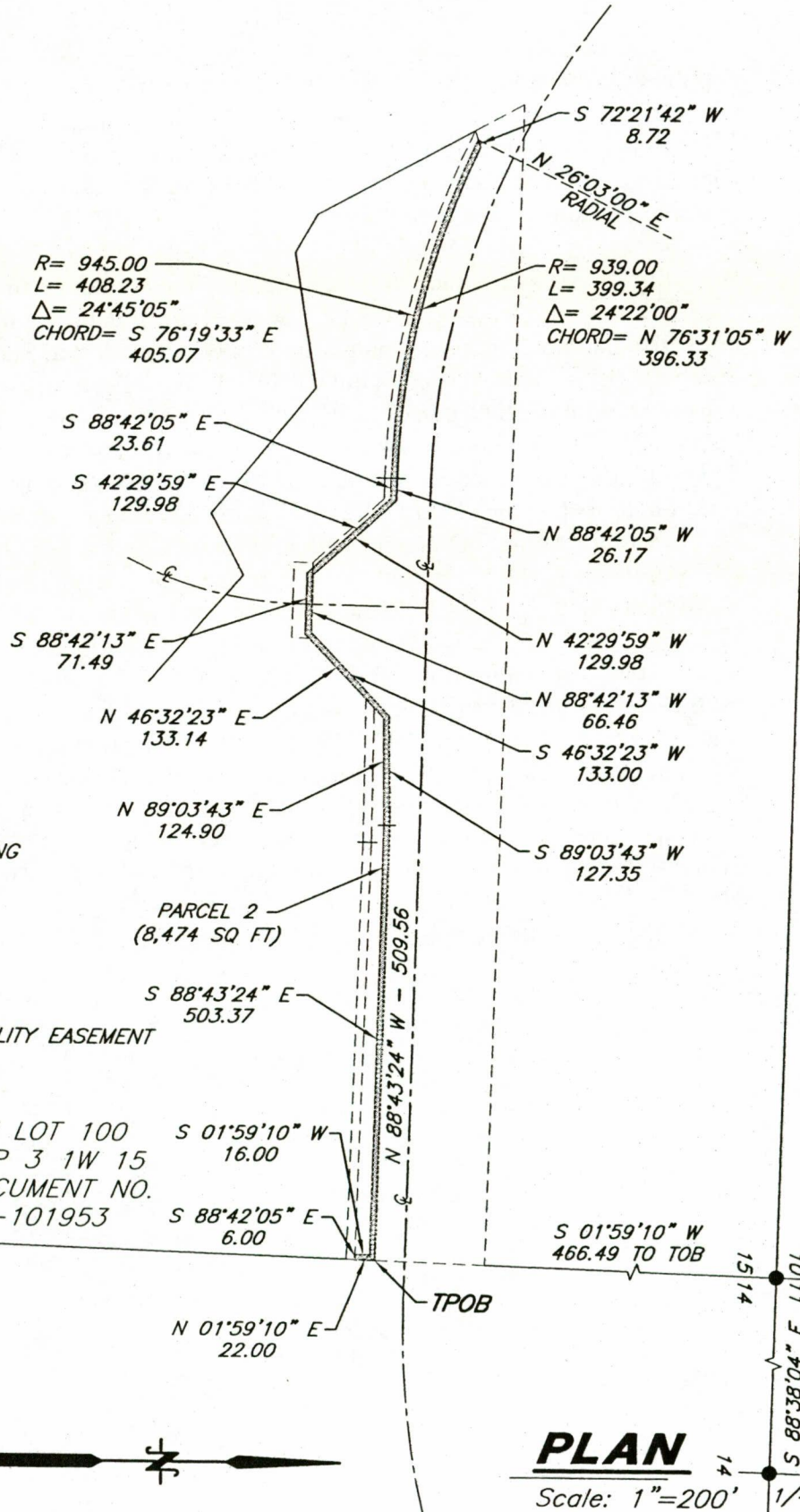
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

Exhibit 2  
Page 2 of 2

## PUBLIC UTILITY EASEMENT

Located within the NE 1/4 of Section 15, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 2, - PUBLIC UTILITY EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

TAX LOT 100 S  $01^{\circ}59'10''$  W 16.00  
MAP 3 1W 15  
DOCUMENT NO.  
97-101953 S  $88^{\circ}42'05''$  E 6.00

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

**PLAN**

Scale: 1"=200'

04/27/05  
02.625.1119



## EXHIBIT A

### PARCEL 3 – SLOPE EASEMENT

A slope easement, variable in width, situated within a portion of that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said slope easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 01°59'10" West from said one-half inch iron pipe, coincident with the East line of Section 15 a distance of 466.49 feet to the TRUE POINT OF BEGINNING; thence North 88°43'24" West 509.56 feet; thence South 89°03'43" West 127.35 feet; thence South 46°32'23" West 133.00 feet; thence South 88°42'13" East 8.52 feet; thence North 46°32'23" East 108.18 feet; thence South 89°25'29" East 157.26 feet; thence South 88°20'49" East 488.39 feet; thence North 01°59'10" East 23.68 feet to the TRUE POINT OF BEGINNING and containing 14,439 square feet (0.33 acres) of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W 15 TL 100 Bischoff 2<sup>nd</sup> REV Parcel 3 Slope East  
04-26-05

## EXHIBIT A

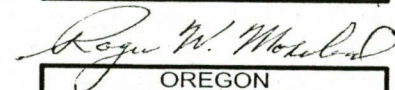
### PARCEL 4 – SLOPE EASEMENT

A slope easement, variable in width, situated within a portion of that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 56°09'55" West 982.26 feet from said one-half inch iron pipe, to the TRUE POINT OF BEGINNING; thence North 42°29'59" West 129.98 feet; thence North 88°42'05" West 26.17 feet to the point of curve of a 939.00 foot radius curve concave northeasterly ; thence northwesterly 399.34 feet along the arc of said curve, through a central angle of 24°22'00", (the long chord bears North 76°31'05" West 396.33 feet), to the westerly end of said curve; thence South 72°21'42" West 19.88 feet; thence South 28°27'54" East 0.44 feet to a point on the arc of a 953.00 foot radius non-tangent curve (the radius point bears North 26°30'48" East ); thence southeasterly 419.40 feet along the arc of said curve, through a central angle of 25°12'53", (the long chord bears South 76°05'38" East 416.02 feet to the point of tangency); thence South 88°42'05" East 24.00 feet; thence South 42°46'58" East 111.11 feet; thence South 88°42'13" East 14.83 feet to the TRUE POINT OF BEGINNING and containing 7,410 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



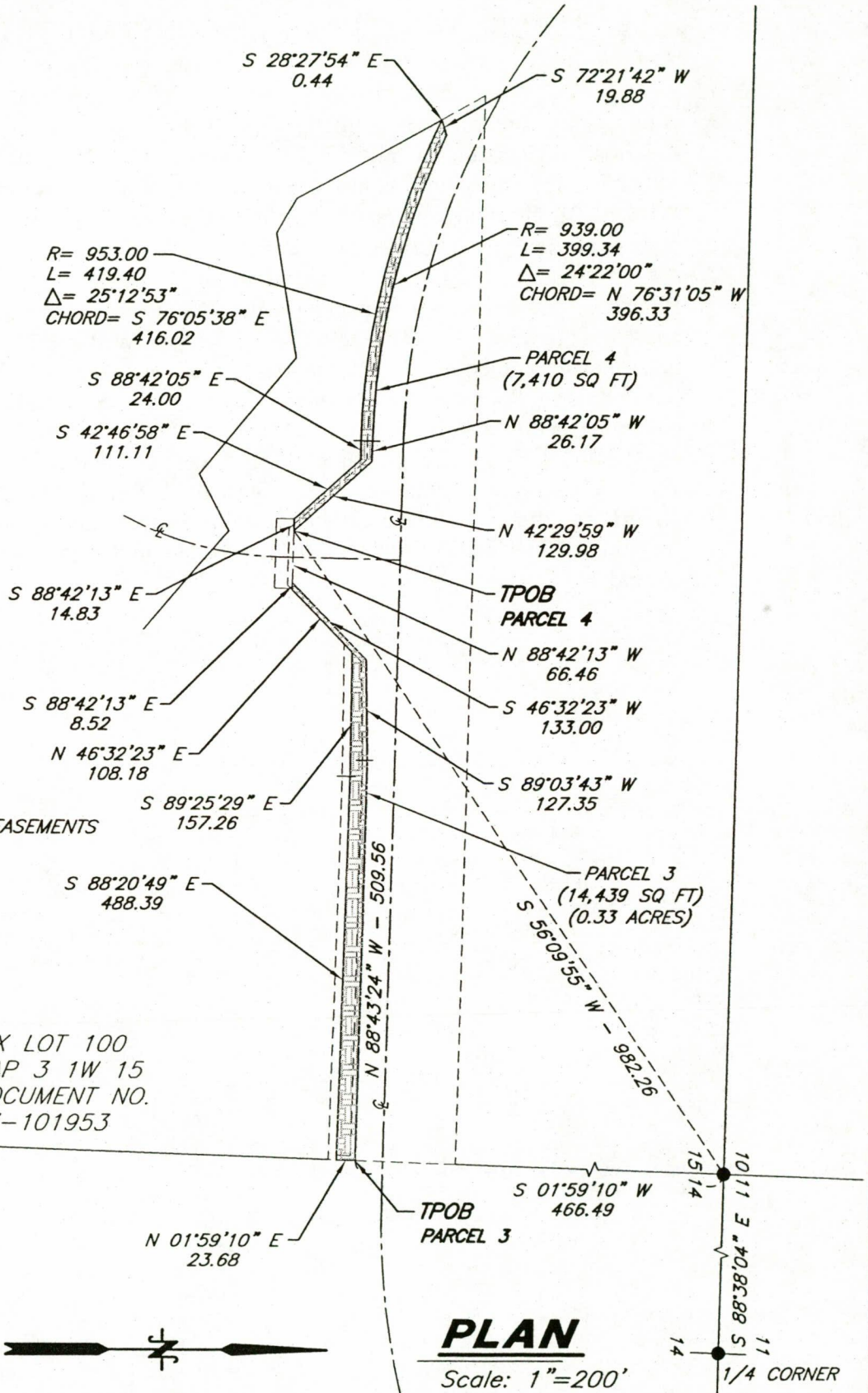
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"


Exhibit 3  
Page 3 of 3

## SLOPE EASEMENTS

Located within the NE 1/4 of Section 15, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 3 & 4 - SLOPE EASEMENTS

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

TAX LOT 100  
MAP 3 1W 15  
DOCUMENT NO.  
97-101953



Prepared for:  
**The CITY of WILSONVILLE**

**PLAN**

Scale: 1"=200'

04/27/05  
02.625.1119

## EXHIBIT A

### PARCEL 5 – TEMPORARY CONSTRUCTION EASEMENT

A temporary construction easement, 10.00 feet in width, situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said temporary construction easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 01°59'10" West from said one-half inch iron pipe, coincident with the West line of Section 14 a distance of 490.17 feet to the TRUE POINT OF BEGINNING; thence North 88°20'49" West 488.39 feet; thence North 89°25'29" West 157.26; thence South 46°32'23" West 14.39 feet; thence South 89°25'29" East 167.51 feet, thence South 88°20'49" East 488.24 feet; thence North 01°59'10" East 10.00 feet to the TRUE POINT OF BEGINNING and containing 6,509 square feet ( 0.15 acres) of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

## EXHIBIT A

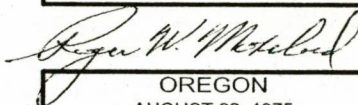
### PARCEL 6 – CONSTRUCTION EASEMENT

A construction easement situated within a portion of that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said construction easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 56°39'26" West 994.43 feet from said one-half inch iron pipe to the TRUE POINT OF BEGINNING; thence South 01°17'55" West 21.92 feet; thence South 88°42'13" East 88.14 feet; thence North 01°17'05" East 20.25 feet; thence South 46°32'23" West 6.16 feet; thence North 88°42'13" West 71.49 feet; thence North 42°29'59" West 8.32 feet; thence North 88°42'05" East 6.51 feet to the TRUE POINT OF BEGINNING and containing 1,468 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



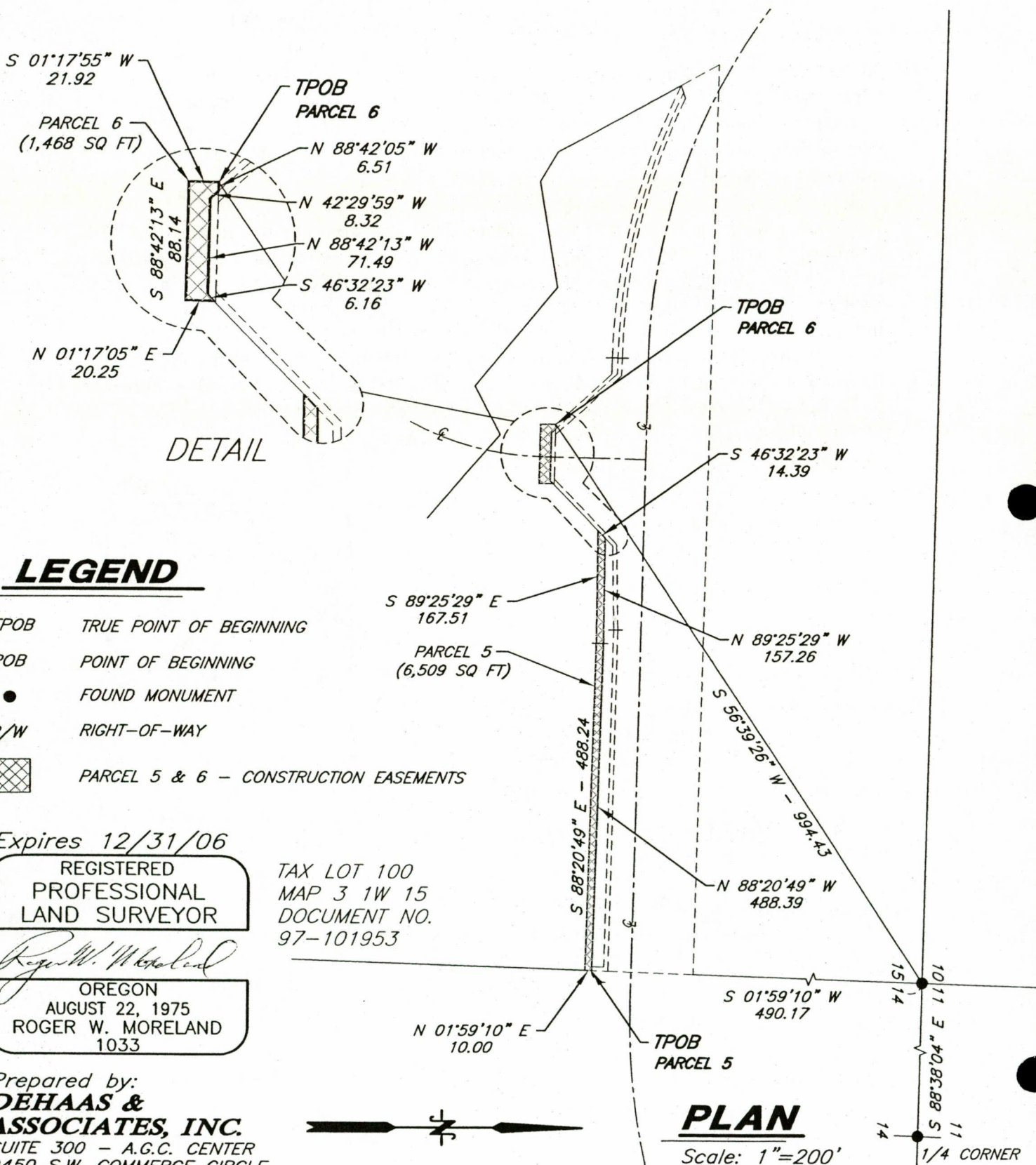
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

Exhibit 4  
Page 3 of 3

## CONSTRUCTION EASEMENTS

Located within the NE 1/4 of Section 15, Township 3 South, Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 5 & 6 - CONSTRUCTION EASEMENTS

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

TAX LOT 100  
MAP 3 1W 15  
DOCUMENT NO.  
97-101953

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

**PLAN**

Scale: 1"=200'

04/27/05  
02.625.1119

## EXHIBIT A

### PARCEL 1 - FEE-TAKE

A tract of land situated within a portion of that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14, a distance of 69.33 feet, more or less, to the northeasterly corner of that tract of land described in Clackamas County Deed Document 97-101953; thence South 19°07'50" East a distance of 363.00 feet, more or less, to the Northeast corner of said tract described in Deed Document 97-101953 and the TRUE POINT OF BEGINNING; thence continuing South 19°07'50" East coincident with the easterly line of said tract described in Document 97-101953, a distance of 131.38 feet to a point on the arc of a 1050.00 foot radius curve concave to the northwest from which the radius point bears North 09°38'39" West; thence southwesterly 200.54 feet along the arc of said curve, through a central angle of 10°56'34", (the chord bears South 85°49'38" West 200.23 feet) to the point of tangency; thence North 88°42'05" West 48.36 feet, more or less, to the West line of Section 14 of said Township and Range; thence North 01°59'10" East, coincident with said section line, 142.42 feet to the South boundary line of that tract of land described in Deed Document No. 78-00389; thence South 88°38'41" East, coincident with said South line, 200.11 feet to the TRUE POINT OF BEGINNING and containing 31,034 square feet of land (0.71 acres) of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

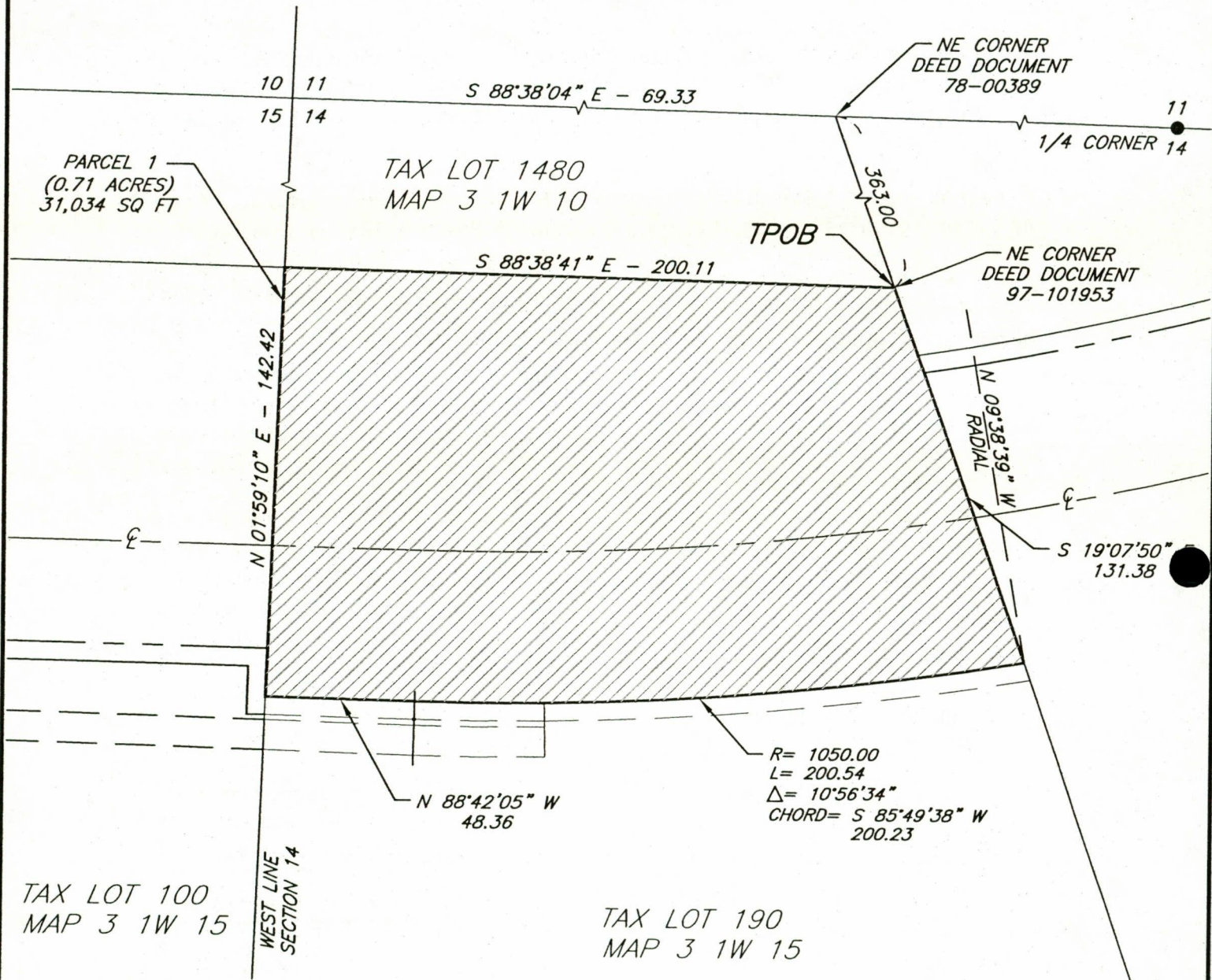
*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## FEE TAKE

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
Clackamas County, Oregon



### LEGEND

- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 1 - FEE TAKE

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
 SUITE 300 - A.G.C. CENTER  
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 PHONE: (503) 682-2450

Expires 12/31/06

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Roger W. Moreland*  
 OREGON  
 AUGUST 22, 1975  
 ROGER W. MORELAND  
 1033

Prepared for:  
**The CITY of WILSONVILLE**



### PLAN

Scale: 1"=50'

04/22/05

02.625.1119



## EXHIBIT A

### PARCEL 2 – PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said public utility easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14, a distance of 69.33 feet, more or less, to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389, thence South 19°07'50" East, coincident with the most easterly line of said tract, 363.00 feet, more or less, to the Northeast corner of that tract of land described in said Deed Document 97-101953; thence continuing South 19°07'50" East coincident with the easterly line of said tract described in Document 97-101953, a distance of 131.38 feet to the TRUE POINT OF BEGINNING at point on the arc of a 1050.00 foot radius curve concave to the northwest from which the radius point bears North 09°38'39" West; thence southwesterly 200.54 feet along the arc of said curve, through a central angle of 10°56'34", (the chord bears South 85°49'38" West 200.23 feet) to the point of tangency; thence North 88°42'05" West 48.36 feet, more or less, to the West line of Section 14 of said Township and Range; thence South 01°59'10" West 6.00 feet, coincident with said section line; thence South 88°42'05" East 48.43 feet to the point of curve of a 1056.00 foot radius curve left; thence northeasterly 202.69 feet along the arc of said curve, through a central angle of 10°59'50" (the chord bears North 85°48'00" East 202.37 feet), more or less to a point on the aforementioned easterly line; thence North 19°07'50" West coincident with said line, 6.08 feet to the TRUE POINT OF BEGINNING and containing 1,500 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

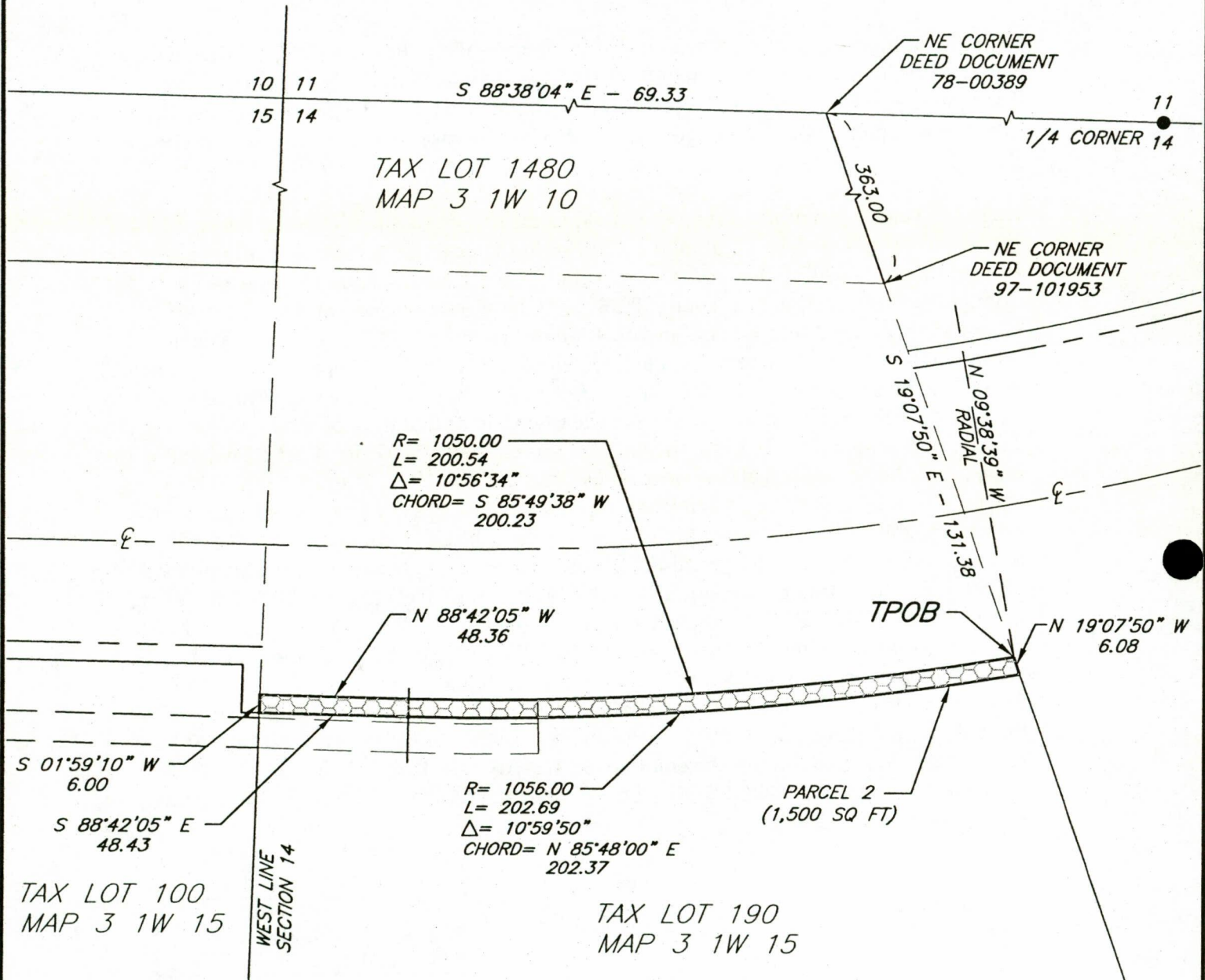


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033


# EXHIBIT "B"

Exhibit 6  
Page 2 of 2

PUBLIC UTILITY EASEMENT  
Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
Clackamas County, Oregon



## LEGEND

- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - PUBLIC UTILITY EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



## PLAN

Scale: 1"=50'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

04/26/05

02.625.1119

## EXHIBIT A

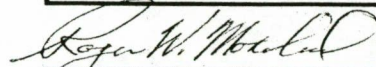
### PARCEL 3 – PERMANENT SLOPE EASEMENT

A permanent slope easement, variable in width, situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said permanent slope easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14, a distance of 69.33 feet, more or less, to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389, thence South 19°07'50" East, coincident with the most easterly line of said tract, 363.00 feet, more or less, to the Northeast corner of that tract of land described in said Deed Document 97-101953; thence continuing South 19°07'50" East coincident with the easterly line of said tract described in Document 97-101953, a distance of 131.38 feet to a point on the arc of a 1050.00 foot radius curve concave to the northwest from which the radius point bears North 09°38'39" West; thence southwesterly 157.85 feet along the arc of said curve, through a central angle of 08°36'48", (the chord bears South 84°39'45" West 157.70 feet) to the TRUE POINT OF BEGINNING; thence continuing along the arc of said curve 42.69 feet, through a central angle of 02°19'46" (the chord bears North 89°51'58" West 42.69 feet to the point of tangency; thence North 88°42'05" West 48.36 feet, more or less, to the West line of Section 14 of said Township and Range; thence South 01°59'10" West, coincident with said section line, 7.68 feet; thence South 88°19'08" East 48.45 feet to the point of curve of a non tangent 1058.00 foot radius curve left from which the radius point bears North 01°17'55" East; thence southeasterly 43.01 feet along the arc of said curve, through a central angle of 02°19'46" (the chord bears South 89°51'58" East 43.01 feet; thence leaving said curve on a radial bearing of North 01°01'51" West 8.00 feet to the TRUE POINT OF BEGINNING and containing 722 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

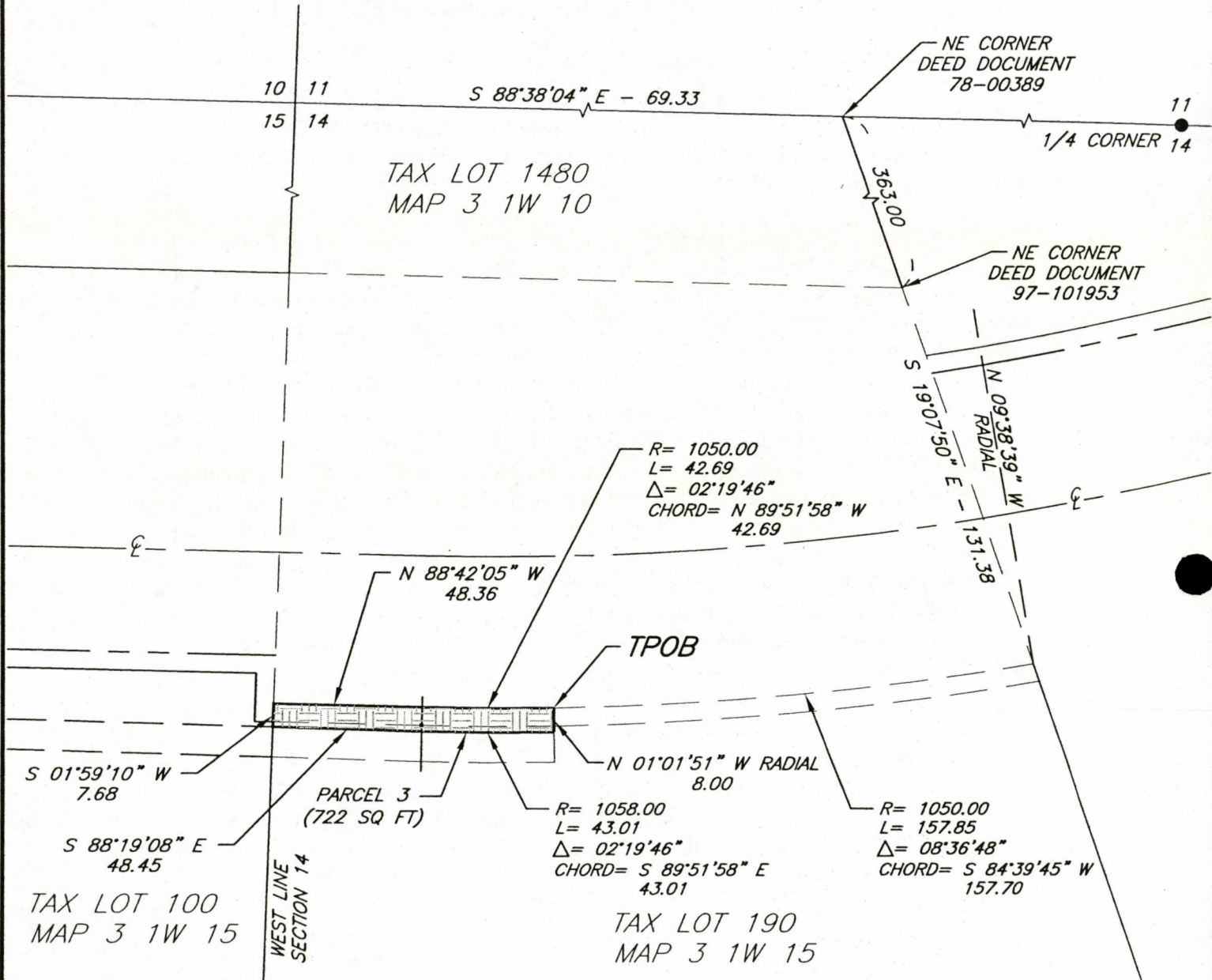


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033


# EXHIBIT "B"

## SLOPE EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
Clackamas County, Oregon



### LEGEND

- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 3 - SLOPE EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=50'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

04/22/05

02.625.1119

### EXHIBIT A

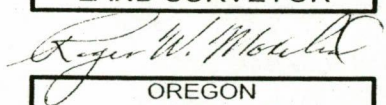
#### PARCEL 4 – TEMPORARY CONSTRUCTION EASEMENT

A temporary construction easement, 10.00 feet in width, situated within that tract of land described in Clackamas County Deed Document 97-101953, in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said temporary construction easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14, a distance of 69.33 feet, more or less, to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389, thence South 19°07'50" East, coincident with the most easterly line of said tract, 363.00 feet, more or less, to the Northeast corner of that tract of land described in said Deed Document 97-101953; thence continuing South 19°07'50" East coincident with the easterly line of said tract described in Document 97-101953, a distance of 131.38 feet to a point on the arc of a 1050.00 foot radius curve concave to the northwest from which the radius point bears North 09°38'39" West; thence southwesterly 157.85 feet along the arc of said curve, through a central angle of 08°36'48", (the chord bears South 84°39'45" West 157.70 feet); thence leaving said curve on a radial bearing of South 01°01'51" East 8.00 feet to the TRUE POINT OF BEGINNING at a point on the arc of a 1058.00 foot curve; thence northwesterly 43.01 feet along the arc of said curve through a central angle of 02°19'46" (the chord bears North 89°51'58" West 43.01 feet), to the point of tangency; thence North 88°19'08" West 48.46 feet, more or less, to a point on the West line of said Section 14; thence South 01°59'10" West, along said West line, 10.00 feet; thence South 88°19'08" East 48.57 feet to the point of curve of a non-tangent 1068.00 foot radius curve left from which the radius point bears North 01°17'55" East; thence southeasterly 43.42 feet along the arc of said curve, through a central angle of 02°19'46" (the chord bears South 89°51'58" East 43.42 feet), to the end of curve; thence North 01°01'51" West, on a radial bearing, 10.00 feet to the TRUE POINT OF BEGINNING and containing 917 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

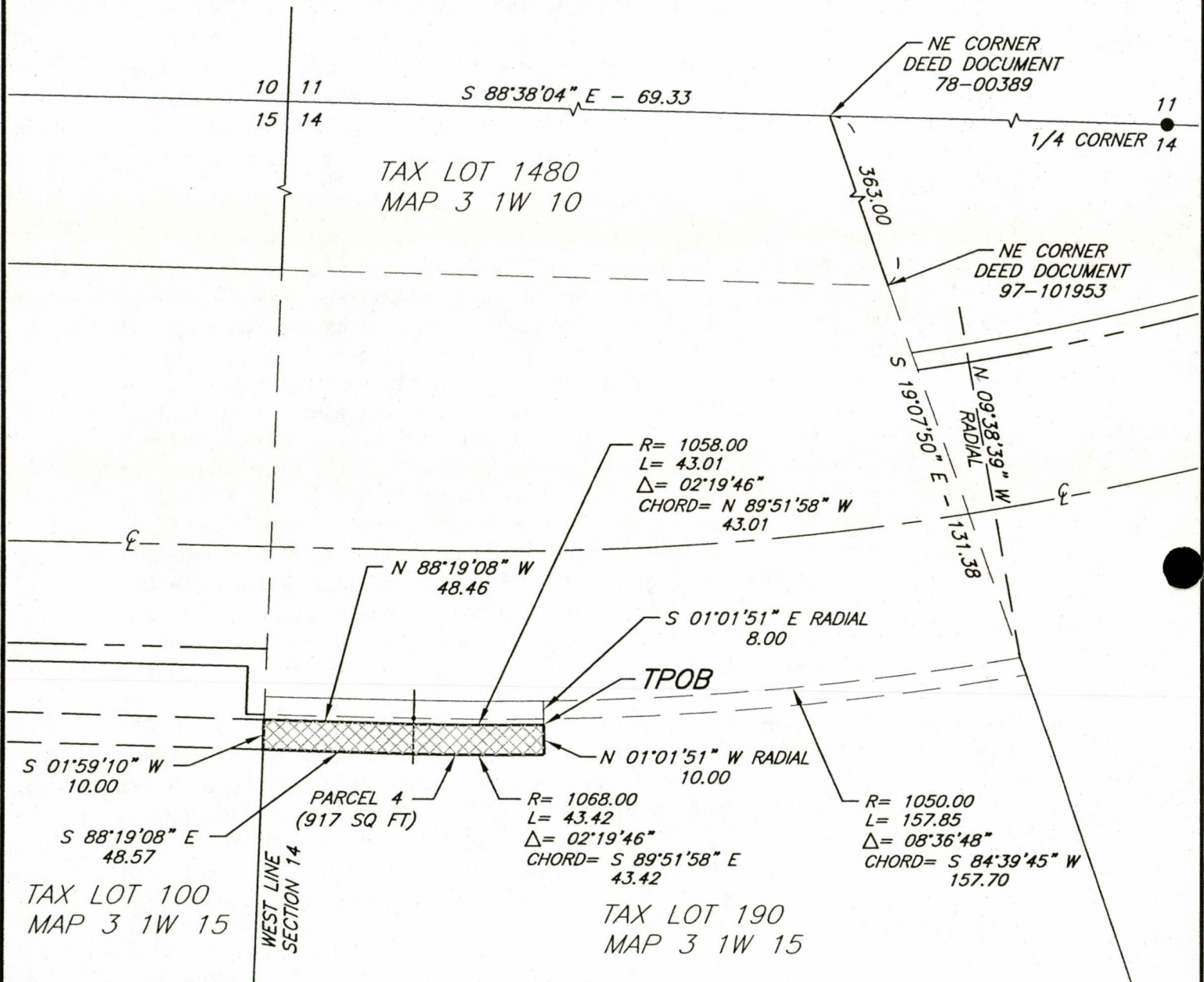


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

Exhibit 8  
Page 2 of 2

CONSTRUCTION EASEMENT  
Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
Clackamas County, Oregon



## LEGEND

- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 4 - CONSTRUCTION EASEMENT

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared for:  
**The CITY of WILSONVILLE**



## PLAN

Scale: 1"=50'

04/22/05

02.625.1119

## EXHIBIT A

### WETLAND

A tract of land situated within a portion of that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 88°38'04" East from said one-half inch iron pipe, coincident with the North line of Section 14, a distance of 69.33 feet, more or less, to the northeasterly corner of that tract of land described in Clackamas County Deed Document 78-00389; thence South 19°07'50" East of 363.00 feet, more or less, to the Northeast corner of said tract described in Deed Document 97-101953; thence continuing South 19°07'50" East coincident with the easterly line of said tract described in Document 97-101953, a distance of 131.38 feet to the TRUE POINT OF BEGINNING on the arc of a 1050.00 foot radius curve concave to the northwest from which the radius point bears North 09°38'39" West; thence southwesterly 157.85 feet along the arc of said curve, through a central angle of 08°36'48", (the chord bears South 84°39'45" West 157.70 feet); thence leaving said curve on a radial bearing of South 01°01'51" East 8.00 feet to a point on the arc of 1058.00 foot radius curve concave northwesterly; thence northwesterly 43.01 feet along the arc of said curve, through a central angle of 02°19'46", (the chord bears North 89°51'58" West 43.01 feet) to the end of curve; thence North 88°19'08" West, on a non tangent bearing, 48.46 feet, more or less to the West line of aforementioned Section 14; thence South 01°59'10" West, coincident with said section line, 557.70 feet, more or less, to a point on the most easterly southerly boundary line of said described tract, thence North 71°52'10" East, coincident with last said line, 442.52 feet, more or less, to an angle point in the most easterly boundary line of said tract; thence North 19°07'50" West, coincident with said most easterly boundary line, 466.57 feet to the TRUE POINT OF BEGINNING and containing 171,345 square feet (3.93 acres) of land.

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

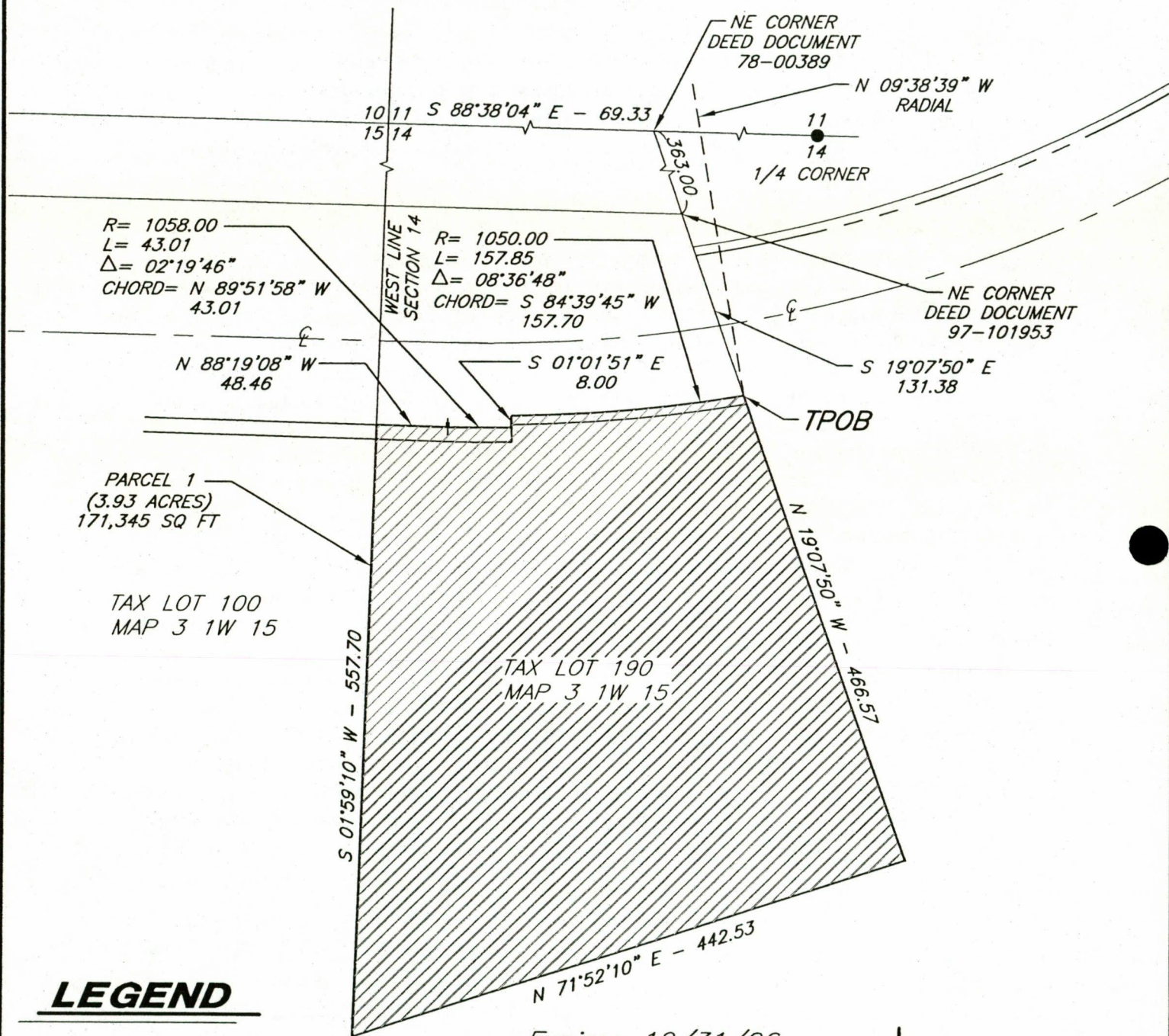
*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

Exhibit 9  
Page 2 of 2

## WETLAND

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
Clackamas County, Oregon



### LEGEND

- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 1 - FEE TAKE

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared for:  
**The CITY of WILSONVILLE**



### PLAN

Scale: 1"=100'

04/22/05

02.625.1119



## EXHIBIT A

### PARCEL 1 – FEE TAKE

A tract of land situated within a portion of that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 01°59'10" West, coincident with the East line of said Section 15, a distance of 340.08 feet to a point on the North line of that tract of land described in Deed Document 97-101953; thence North 88°38'41" West coincident with said North line, 1353.34 feet to the TRUE POINT OF BEGINNING; thence leaving said northerly line, South 28°27'54" East 63.99 feet; thence South 72°21'42" West 19.05 feet; thence South 28°55'47" West 22.28 feet to the point of curve of a 273.50 foot radius curve left; thence southwesterly 104.00 feet along the arc of said curve, through a central angle of 21°47'11", (the long chord bears South 18°02'11" West 103.37 feet), to the southerly end of said curve; thence leaving said curve on a non-tangent bearing of South 07°09'07" West 42.86 feet; thence North 88°24'28" West 11.40 feet, more or less, to the East right-of-way of 110<sup>th</sup> Avenue, said right-of-way being situated easterly in direction, a perpendicular distance of 20.00 feet from the East line of donation Land Claim No.50; thence North 01°35'32" East, coincident with said right-of-way, 223.08 feet more or less to the North line of said described tract; thence leaving said right-of-way, South 88°38'41" East, coincident with said North line, 40.98 feet; to the TRUE POINT OF BEGINNING and containing 7,771 square feet (0.18 acres) of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

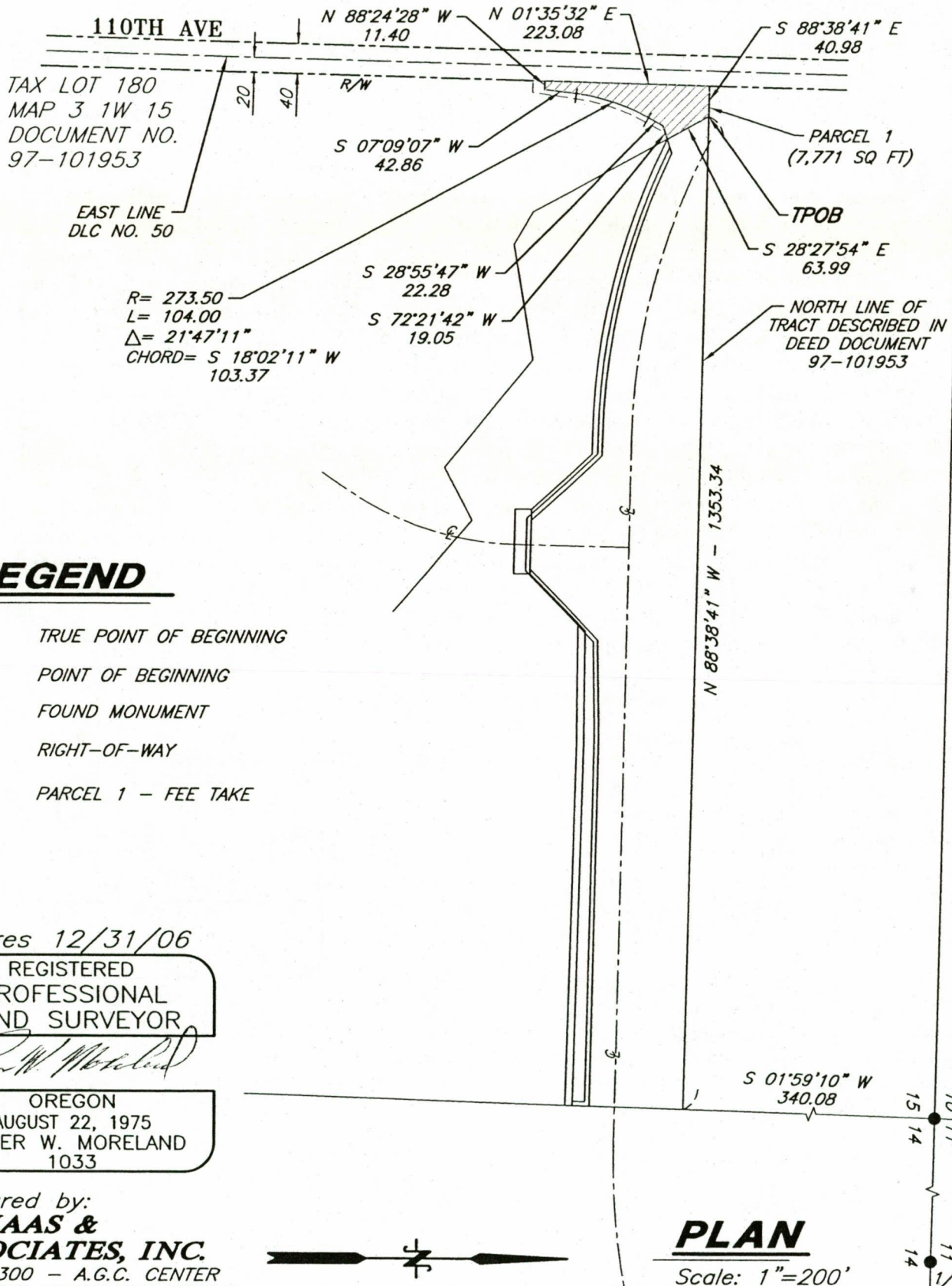
*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

Exhibit 10  
Page 2 of 2

## FEE TAKE

Located within the NW 1/4 of Section 15 and the NE 1/4 of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon



## EXHIBIT A

### PARCEL 2 – SLOPE EASEMENT

A slope easement, variable in width, situated within that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, State of Oregon, said slope easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 01°59'10" West, coincident with the East line of said Section 15, a distance of 340.08 feet to a point on the North line of that tract of land described in Deed Document 97-101953; thence North 88°38'41" West coincident with said North line, 1353.34 feet; thence South 28°27'54" East 63.99 feet; thence South 72°21'42" West 8.86 feet to the TRUE POINT OF BEGINNING; thence continuing South 72°21'42" West 10.18 feet; thence South 28°55'47" West 22.28 feet to the point of curve of a 273.50 foot radius curve left; thence southwesterly 104.00 feet along the arc of said curve, through a central angle of 21°47'11" , (the long chord bears South 18°02'12" West 103.37 feet), to the southerly end of said curve; thence leaving said curve on a non-tangent bearing of South 07°09'07" West 42.86 feet; thence North 88°24'28" West 11.40 feet, more or less, to the East right-of-way of 110<sup>th</sup> Avenue, said right-of-way being situated easterly in direction, a perpendicular distance of 20.00 feet from the East line of donation Land Claim No.50; thence South 01°35'32" West, coincident with said right-of-way, 15.32 feet; thence leaving said right-of-way, South 88°24'28" East 15.72 feet; thence North 08°21'42" East 57.70 feet to the southerly end of a 266.50 foot radius curve right that is non-tangent to the immediate prior described course, (the radius point bears South 82°51'24" East); thence northeasterly 101.34 feet along the arc of said curve, through a central angle of 21°47'11" , (the long chord bears North 18°02'12" East 100.73 feet), to the point of tangency; thence North 28°55'47" East 29.67 feet to the TRUE POINT OF BEGINNING and containing 1,434 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

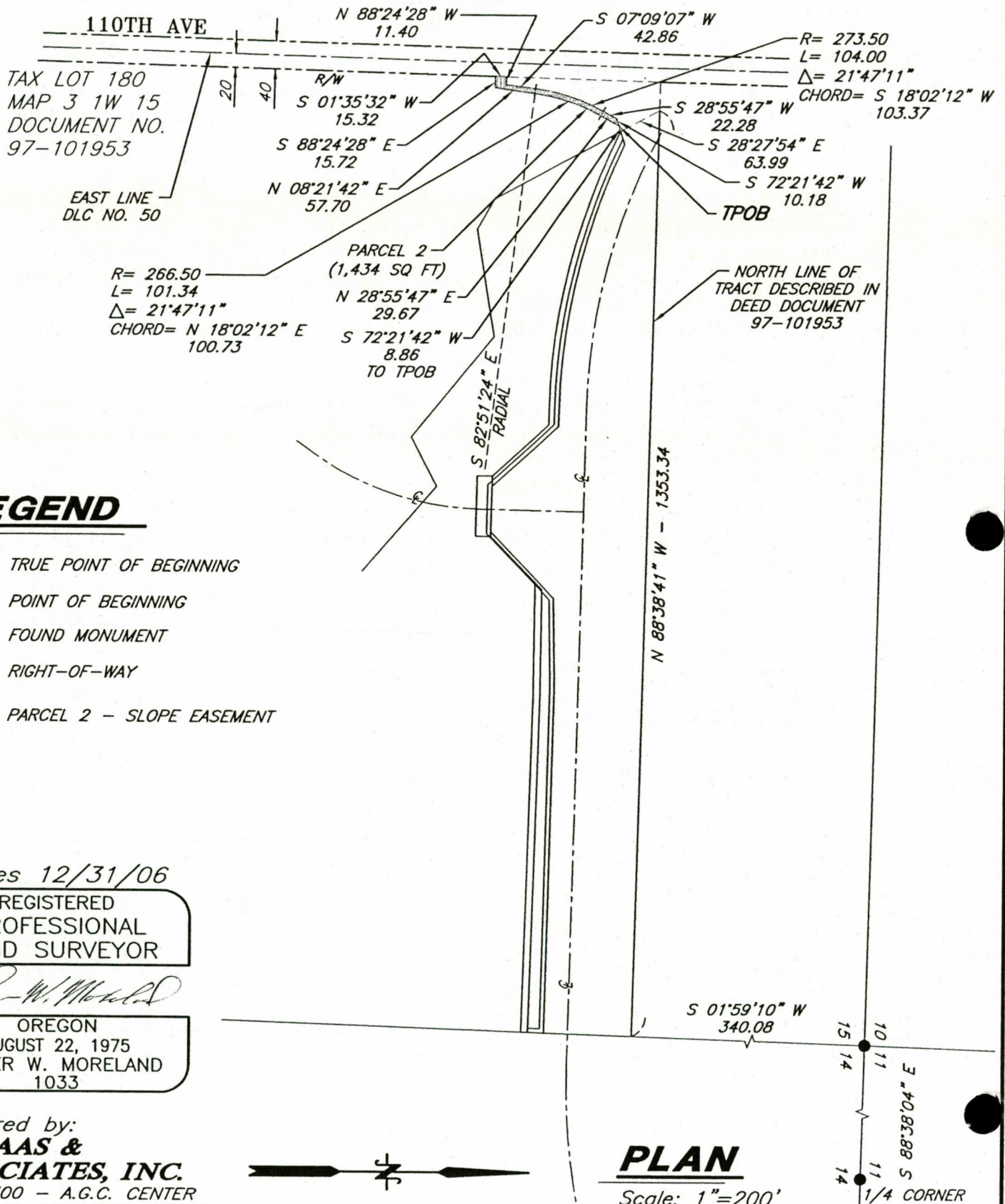
*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"


## SLOPE EASEMENT

Exhibit 11  
Page 2 of 2

Located within the NW 1/4 of Section 15 and the NE 1/4 of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - SLOPE EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450



Prepared for:  
**The CITY of WILSONVILLE**

### PLAN

Scale: 1"=200'

15 11  
14 11  
14 11  
S 88°38'04" E  
1/4 CORNER

05/09/05  
02.625.1119

## EXHIBIT A

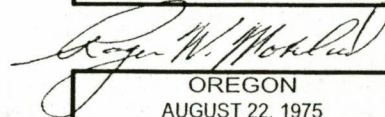
### PARCEL 1 – FEE TAKE

A tract of land within that tract of land described in Clackamas County Deed Document 96-017347, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 549.30 feet to the northwest corner of that tract of land described in Clackamas County Deed Document 96-017347 and the TRUE POINT OF BEGINNING; thence South 01°22'10" West, coincident with the West boundary line of said tract of land, 333.37 feet to a point on the arc of a 1034.00 foot radius curve concave northwesterly, (the radius point bears North 28°01'12" West); thence northeasterly 158.86 feet along the arc of said curve, through a central angle of 08°48'10", (the chord bears North 57°34'43" East 158.70 feet) to the point of tangency; thence North 53°10'38" East 7.88 feet to the point of curve of a 966.00 foot radius curve right; thence northeasterly 182.13 feet along the arc of said curve, through a central angle of 10°48'09" (the long chord bears North 58°34'42" East 181.86 feet); thence on a non-tangent bearing of North 68°15'50" East a distance of 91.71 feet; thence North 73°42'58" East 91.71 feet; thence North 77°01'47" East 71.87 feet; thence South 87°21'09" East 58.93 feet; thence North 86°35'35" East 108.35 feet; thence South 24°09'36" East 57.67 feet; thence South 88°40'04" East 31.00 feet, more or less, to a point on the West right-of-way line of that 25.00 foot strip of land conveyed to the City of Wilsonville by deed recorded in Clackamas Deed Records No. 72-33378; thence North 01°19'56" East, coincident with said right-of-way line, 104.50 feet to the Northeast corner of said tract described in document 96-017347; thence North 88°38'04" West, coincident with the North line of said described tract of land, 755.02 feet to the TRUE POINT OF BEGINNING and containing 106,859 square feet (2.45 acres) of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033


# EXHIBIT "B"

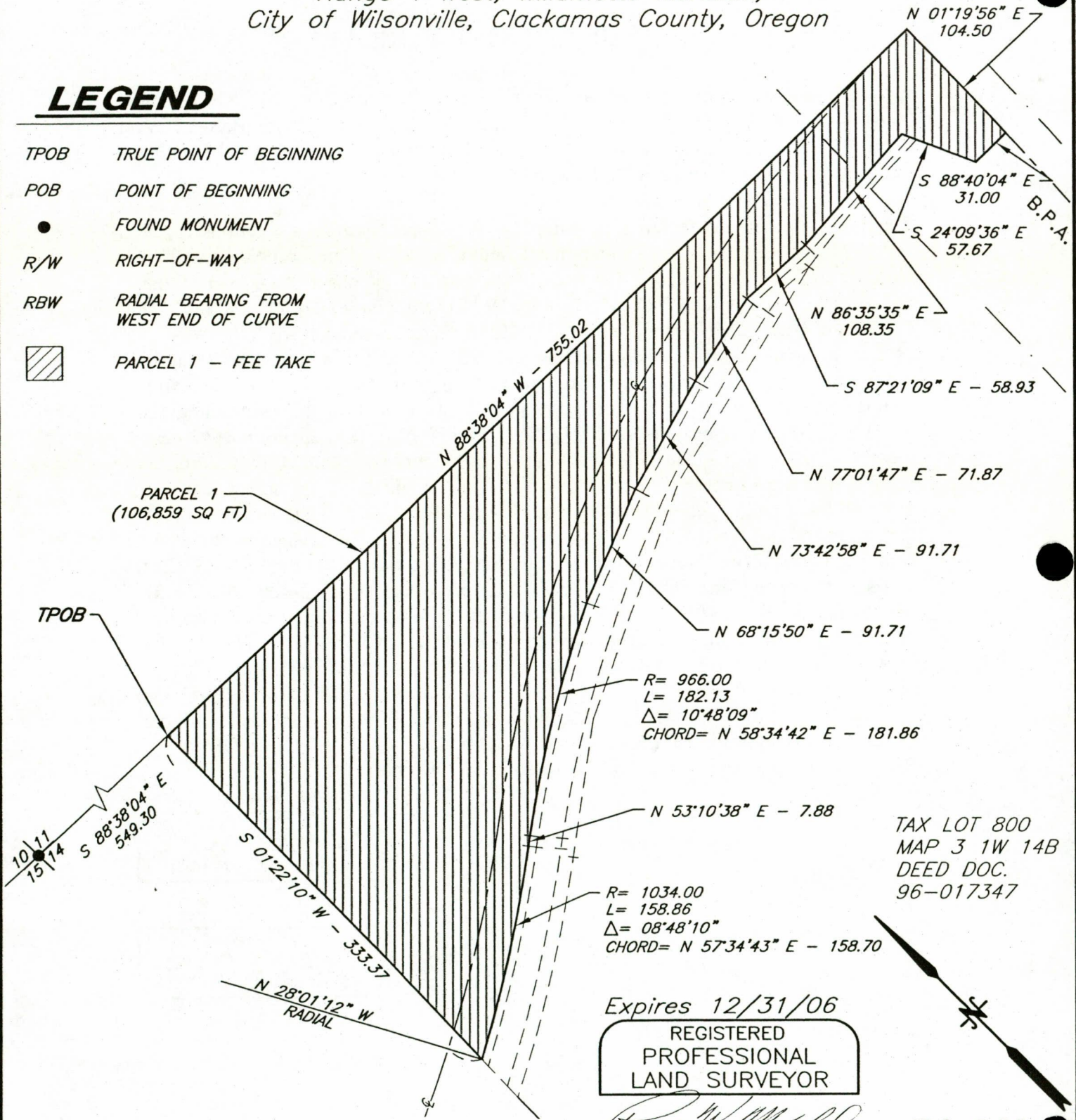
Exhibit 12  
Page 2 of 2

## FEE TAKE

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- RBW RADIAL BEARING FROM WEST END OF CURVE
-  PARCEL 1 - FEE TAKE



TAX LOT 800  
MAP 3 1W 14B  
DEED DOC.  
96-017347

Expires 12/31/06  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

**PLAN**  
Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

05/12/05  
02.625.1119

## EXHIBIT A

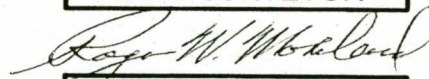
### PARCEL 2 – PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, lying within that tract of land described in Clackamas County Deed Document 96-017347, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said public utility easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 549.30 feet to the northwest corner of that tract of land described in Clackamas County Deed Document 96-017347; thence South 01°22'10" West, coincident with the West boundary line of said tract of land, 333.37 feet to a point on the arc of a 1034.00 foot radius curve concave northwesterly, (the radius point bears North 28°01'12" West) and the TRUE POINT OF BEGINNING; thence northeasterly 158.86 feet along the arc of said curve, through a central angle of 08°48'10", (the chord bears North 57°34'43" East 158.70 feet) to the point of tangency; thence North 53°10'38" East 7.88 feet to the point of curve of a 966.00 foot radius curve right; thence northeasterly 182.13 feet along the arc of said curve, through a central angle of 10°48'09" (the long chord bears North 58°34'42" East 181.86 feet); thence on a non-tangent bearing of North 68°15'50" East a distance of 91.71 feet; thence North 73°42'58" East 91.71 feet; thence North 77°01'47" East 71.87 feet; thence South 87°21'09" East 58.93 feet; thence North 86°35'35" East 108.35 feet; thence South 24°09'36" East 6.42 feet; thence South 86°35'35" West 110.94; thence North 87°21'09" West 58.42 feet; thence South 77°01'47" West 70.87 feet; thence South 73°42'58" West 91.25 feet; thence South 68°15'50" West 91.32 feet to the point of a non-tangent 960.00 foot radius curve from which the radius point bears South 26°02'24" East; thence southwesterly 180.67 feet along the arc of said curve, through a central angle of 10°46'58" (the long chord bears South 58°34'07" West 180.40 feet) to a point of tangency; thence South 53°10'38" West 7.88 feet to the point of curve of a 1040.00 foot radius curve right; thence southwesterly 163.16 feet along the arc of said curve, through a central angle of 08°59'19" (the long chord bears South 57°40'18" West 162.99 feet); thence North 01°22'10" East 6.88 feet to the TRUE POINT OF BEGINNING and containing 4,640 square feet, (0.11 acres) of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033


# EXHIBIT "B"

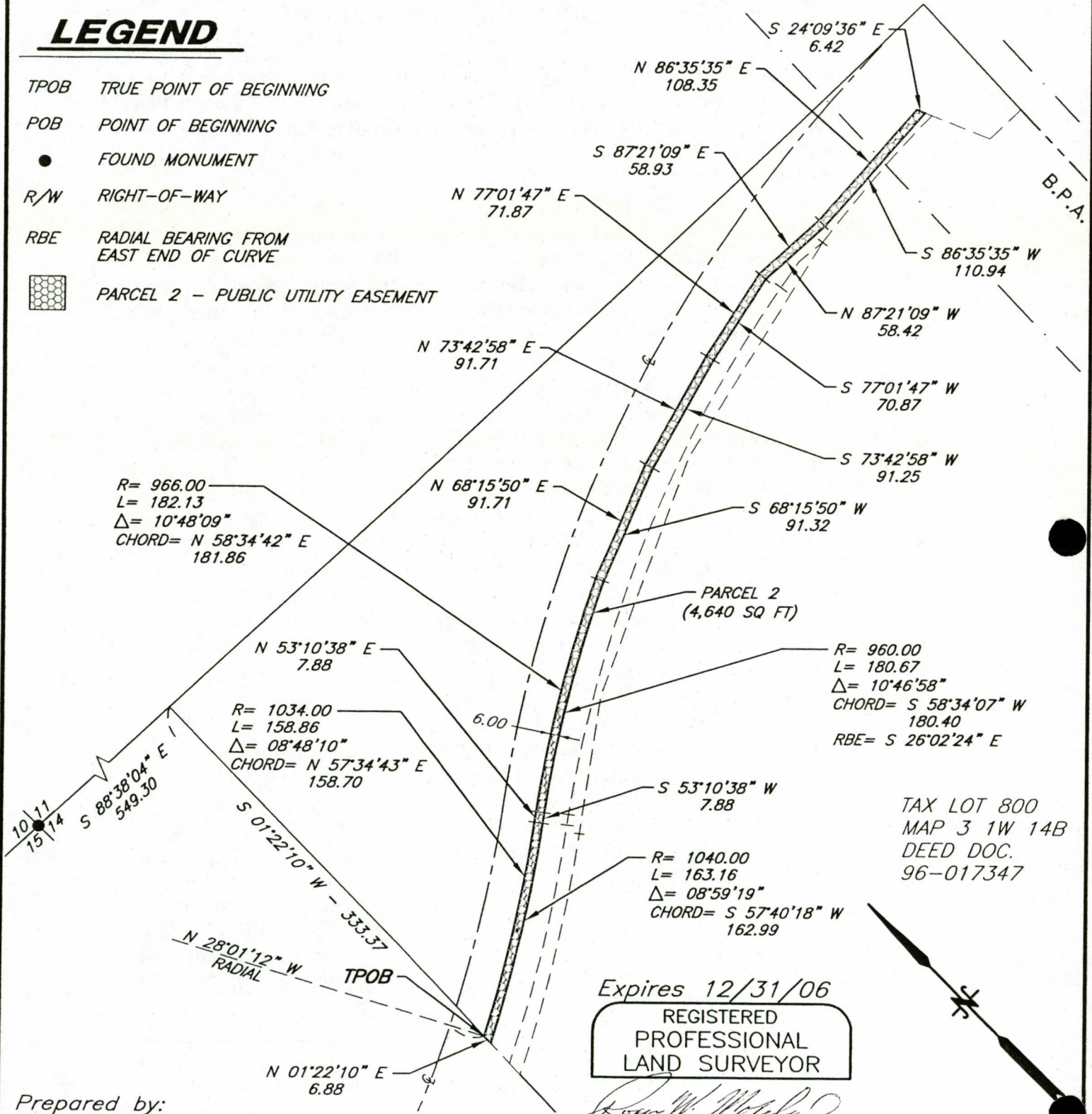
Exhibit 13  
Page 2 of 2

## PUBLIC UTILITY EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South, Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- RBE RADIAL BEARING FROM EAST END OF CURVE
-  PARCEL 2 - PUBLIC UTILITY EASEMENT



Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

Expires 12/31/06  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

TAX LOT 800  
MAP 3 1W 14B  
DEED DOC.  
96-017347

**PLAN**  
Scale: 1"=100'  
05/12/05  
02.625.1119



## EXHIBIT A

### PARCEL 3 – SLOPE EASEMENT

A slope easement situated within that tract of land described in Clackamas County Deed Document 96-017347, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said slope easement is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence South 88°38'04" East, coincident with the North line of said Section 14, a distance of 549.30 feet to the northwest corner of that tract of land described in Clackamas County Deed Document 96-017347; thence South 01°22'10" West, coincident with the West boundary line of said tract of land, 333.37 feet to a point on the arc of a 1034.00 foot radius curve concave northwesterly, (the radius point bears North 28°01'12" West) and the TRUE POINT OF BEGINNING; thence northeasterly 158.86 feet along the arc of said curve, through a central angle of 08°48'10", (the chord bears North 57°34'43" East 158.70 feet), to the point of tangency; thence North 53°10'38" East 7.88 feet to the point of curve of a 966.00 foot radius curve right; thence northeasterly 182.13 feet along the arc of said curve, through a central angle of 10°48'09" (the long chord bears North 58°34'42" East 181.86 feet); thence on a non-tangent bearing of North 68°15'50" East a distance of 91.71 feet; thence North 73°42'58" East 91.71 feet; thence North 77°01'47" East 71.87 feet; thence South 87°21'09" East 58.93 feet; thence North 86°35'35" East 108.35 feet; thence South 24°09'36" East 11.67 feet to a point on the arc of a 937.00 foot radius curve concave southeasterly, (the radius point bears South 00°32'00" East); thence southwesterly 122.77 feet along the arc of said curve, through a central angle of 07°30'25", (the long chord bears South 85°42'48" West 122.68 feet); thence North 84°47'12" West 22.05 feet; thence South 79°12'40" West 23.74 feet to the point of curve of a 942.00 foot radius curve left; thence southwesterly 428.02 feet along the arc of said curve, through a central angle of 26°02'02", (the long chord bears South 66°11'39" West 424.35 feet), to the point of tangency; thence South 53°10'38" West 7.88 feet to the point of curve of a 1058.00 foot radius curve right; thence southwesterly 176.03 feet along the arc of said curve, through a central angle of 09°31'58", (the chord bears South 57°56'37" West 175.82 feet, more or less, to a point on the West line of aforementioned described tract of land, thence North 01°22'10" East, coincident with said line, 27.45 feet to the TRUE POINT OF BEGINNING and containing 15,577 square feet, (0.36 acres) of land.

625 3 1W TL 800 Parcel 3 Slope  
05-12-05

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033


# EXHIBIT "B"

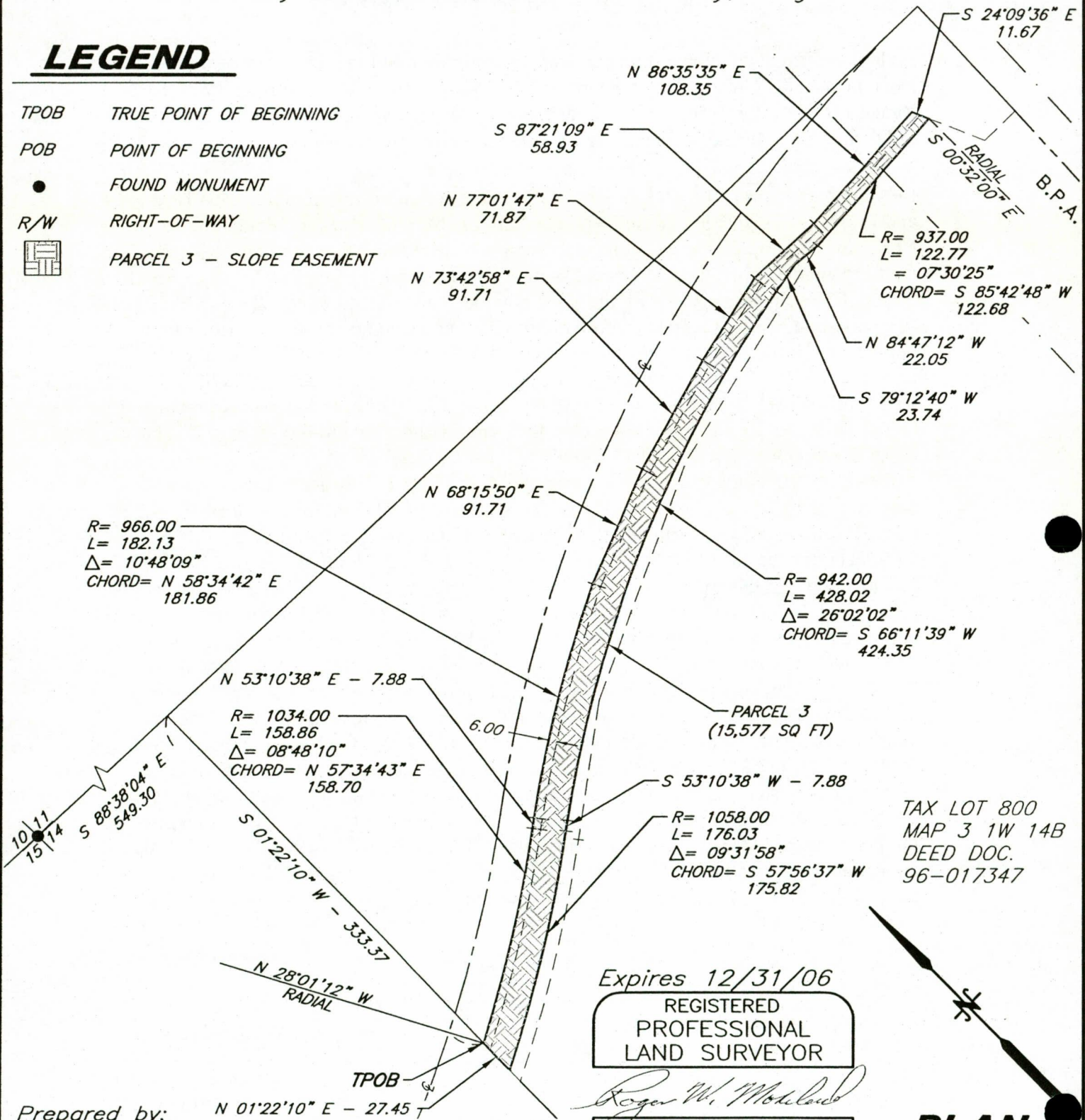
Exhibit 14  
Page 2 of 2

## SLOPE EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South, Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 3 - SLOPE EASEMENT



TAX LOT 800  
MAP 3 1W 14B  
DEED DOC.  
96-017347

Expires 12/31/06  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



**PLAN**  
Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

05/12/05  
02.625.1119

## EXHIBIT A

### PARCEL 1 - FEE-TAKE

A tract of land situated within "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of said tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract 333.37 feet to the TRUE POINT OF BEGINNING at a point on the arc of a 1034.00 foot radius curve, concave northwesterly, from which the radius point bears North 28°01'12" West; thence southwesterly 36.26 feet along the arc of said curve, through a central angle of 02°00'34" (the chord bears South 62°59'05" West 36.26 ) feet to the southwesterly end of said curve; thence South 26°00'38" East on a radial line 16.00 feet to the northeasterly end of a concentric 1050.00 foot radius curve; thence southwesterly 299.93 feet along the arc of said curve through a central angle of 16°21'59" (the chord bears South 72°10'22" West 298.91 feet) to a point on the westerly line of said tract; thence leaving said curve North 19°07'50" West, coincident with said westerly line, 101.53 feet to the point on the arc of a 950.00 foot radius curve, concave northwesterly, from which the radius point bears North 08°38'06" West; thence northeasterly 369.44 feet along the arc of said curve through a central angle of 22°16'52" (the chord bears North 70°13'28" East 367.11 feet), more or less, to a point on the easterly line of said aforementioned "Parcel 2" as described in Document No. 99-065544; thence leaving said curve South 01°22'10" West 97.80 feet to the TRUE POINT OF BEGINNING and containing 34,325 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



## EXHIBIT A

### PARCEL 2 –NORTH PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, situated within "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of that tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract, 235.57 feet to a point on the arc of a 950.00 foot radius curve concave northwesterly (the radius point bears North 30°54'57" West) and the TRUE POINT OF BEGINNING; thence southwesterly 369.43 feet along the arc of said curve, through a central angle of 22°16'52", (the chord bears South 70°13'29" West 367.11 feet), more or less, to a point on the westerly line of said described tract' thence North 19°07'50" West, coincident with said westerly line, 6.10 feet to a point on the arc of a concentric 944.00 foot radius curve from which the radius point bears North 08°34'03" West; thence northeasterly 372.01 feet along the arc of said curve, through a central angle of 22°34'44", (the chord bears North 70°08'34" East 369.61 feet) more or less, to a point on the aforementioned easterly line; thence South 01°22'10" West 7.11 feet to the TRUE POINT OF BEGINNING and containing 2,223 square feet of land.

TOGETHER WITH:

### PARCEL 3-SOUTH PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, situated within "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said easement is more particularly described as follows:

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of that tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract, 333.37 feet to a point on the arc of a 1034.00 foot radius curve concave northwesterly (the radius point bears North 28°01'12" West) and the TRUE POINT OF BEGINNING; thence southwesterly 36.26 feet along the arc of said curve, through a central angle of 02°00'34" (the chord bears South 62°59'05" West 36.26 feet) to the westerly end of said curve;

thence leaving said curve, South 26°00'38" East, on a radial bearing, 16.00 feet to the easterly end of 1050.00 foot radius curve; thence southwesterly 299.93 feet along the arc of said curve, through a central angle of 16°21'59", (the chord bears South 72°10'22" West 298.91 feet), more or less, to the westerly line of said described tract; thence South 19°07'50" East, coincident with said westerly line, 6.08 feet to a point on a concentric 1056.00 foot radius curve from which the radius point bears North 09°41'55" West; thence northeasterly 306.64 feet along the arc of said curve, through a central angle of 16°38'16", ( the chord bears North 71°58'57" East 305.57 feet); thence North 26°00'38" West 16.00 feet to the westerly end of a 1040.00 foot radius curve concave northwesterly from which the radius point bears North 26°20'28" West; thence northeasterly 27.10 feet along the arc of said curve, through a central angle of 01°29'34", (the chord bears North 62°55'05" East 27.10 feet), more or less, to the aforementioned easterly boundary line; thence North 01°22'10" East 6.88 feet to the TRUE POINT OF BEGINNING and containing 2,107 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

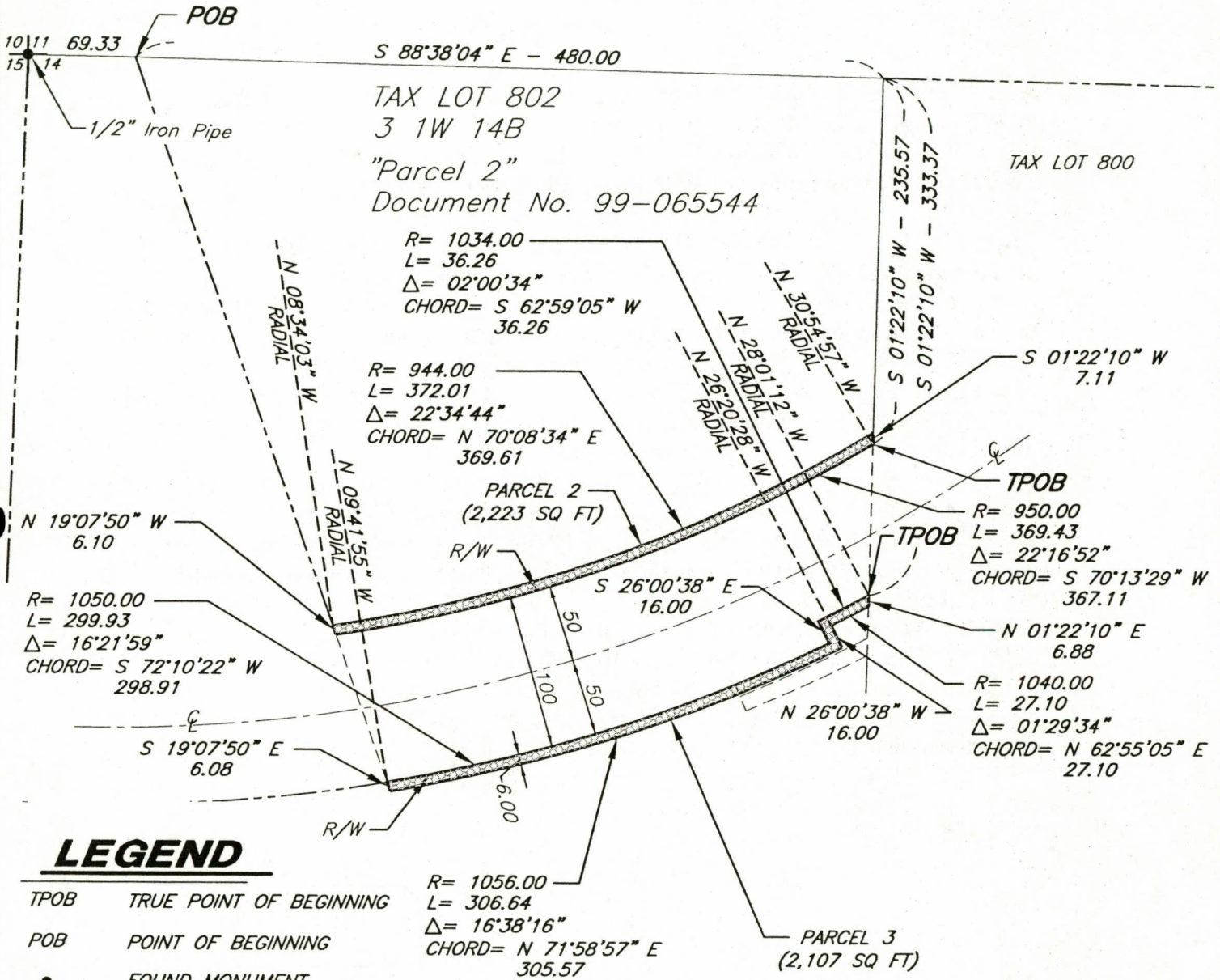
625 3 1W 14B TL 802 PUE  
0108-05

# EXHIBIT "B"

Exhibit 16  
Page 3 of 3

## PUBLIC UTILITY EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ⊕ CENTER LINE



PARCEL 2 & 3 - PUBLIC UTILITY EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

### PLAN

Scale: 1"=100'

01/11/05

02.625.1119

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

## EXHIBIT A

### PARCEL 4 - SLOPE EASEMENT

A slope easement situated within "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said slope easement is more particularly described as follows:

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of that tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract, 333.37 feet to the TRUE POINT OF BEGINNING at a point on the arc of a 1034.00 foot radius curve from which the radius point bears North 28°01'12" West; thence southwesterly 36.26 feet along the arc of said curve, through a central angle of 02°00'34", (the chord bears South 62°59'05" West 36.26 feet), to the southwesterly end of said curve; thence South 26°00'38" East on a radial line from said curve, 16.00 feet to the northeasterly end of a 1050.00 foot radius curve from which the radius point bears North 26°00'38" West; thence southwesterly 66.49 feet along the arc of said curve, through a central angle of 03°37'41" (the chord bears South 65°48'13" West 66.48 feet); thence leaving said curve on a radial bearing of South 22°22'57" East 8.00 feet to a point on a 1058.00 foot radius curve concave to the northwest; thence northeasterly 90.63 feet along the arc of said curve, through a central angle of 04°54'29", (the chord bears North 65°09'48" East 90.60 feet) to the East line of aforementioned "Parcel" 2; thence North 01°22'10" East 27.45 feet to the TRUE POINT OF BEGINNING and containing 1,253 square feet of Land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

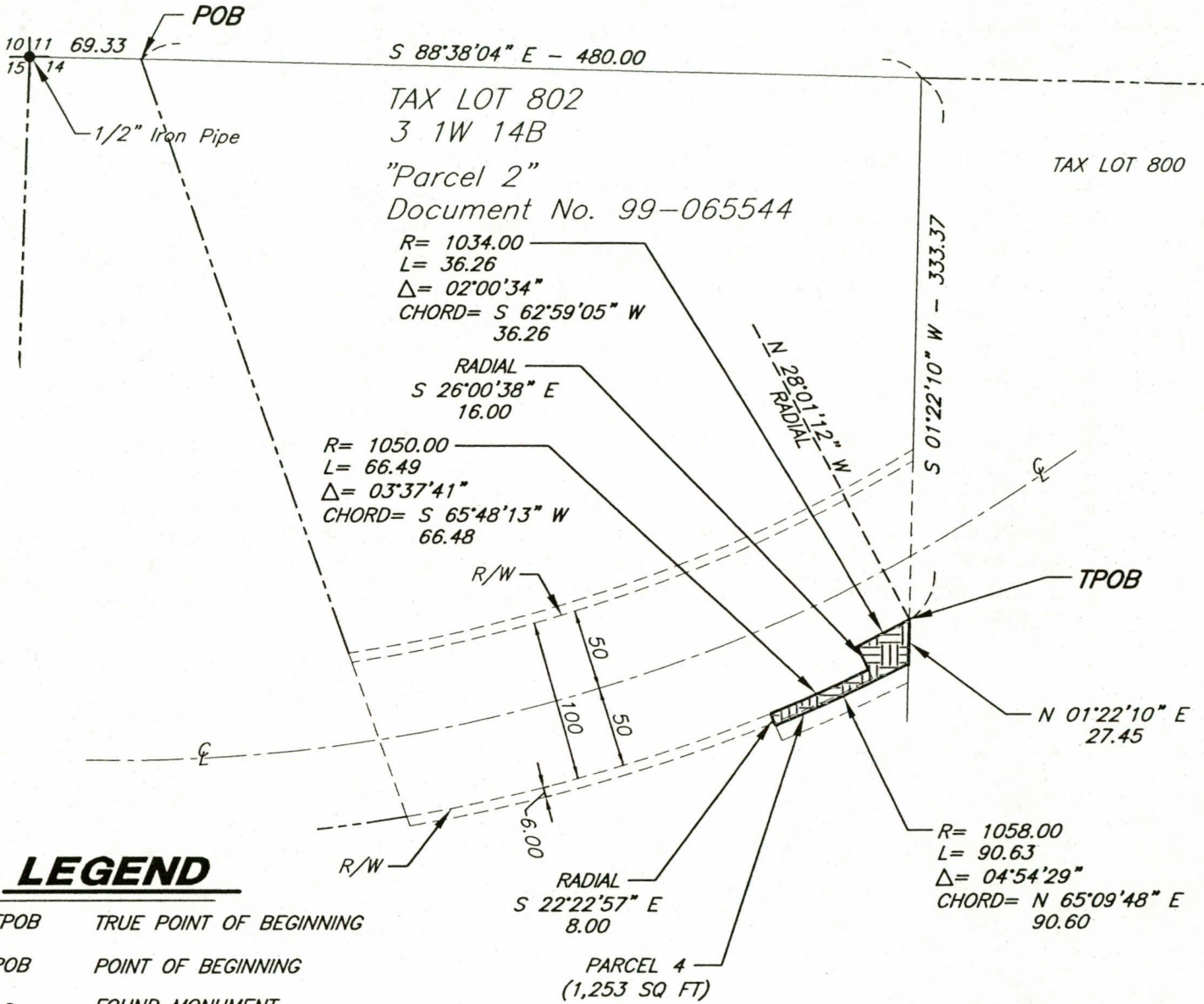
*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033




# EXHIBIT "B"

## SLOPE EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- CL CENTER LINE
-  PARCEL 4 - SLOPE EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**



### PLAN

Scale: 1"=100'

01/11/05  
02.625.1119

## EXHIBIT A

### PARCEL 5- CONSTRUCTION EASEMENT

A construction easement situated within "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said construction easement is more particularly described as follows

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of that tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract, 360.82 feet to the TRUE POINT OF BEGINNING at a point on the arc of a 1058.00 foot radius curve from which the radius point bears North 27°17'26" West; thence southwesterly 90.63 feet along the arc of said curve, through a central angle of 04°54'29" (the chord bears South 65°09'48" West 90.60 feet) to the westerly terminus of said curve; thence leaving said curve South 22°22'57" East on a radial bearing, 10.00 feet to the westerly end of a concentric 1068.00 foot radius curve; thence northeasterly 86.03 feet along the arc of said curve through a central angle of 04°36'55" (the chord bears North 65°18'35" East 86.01 feet to the easterly line of aforementioned "Parcel" 2 of Document Number 99-065544; thence North 01°22'10" East 11.38 feet to the TRUE POINT OF BEGINNING and containing 883 square feet of land.

*Expires 12/31/06*

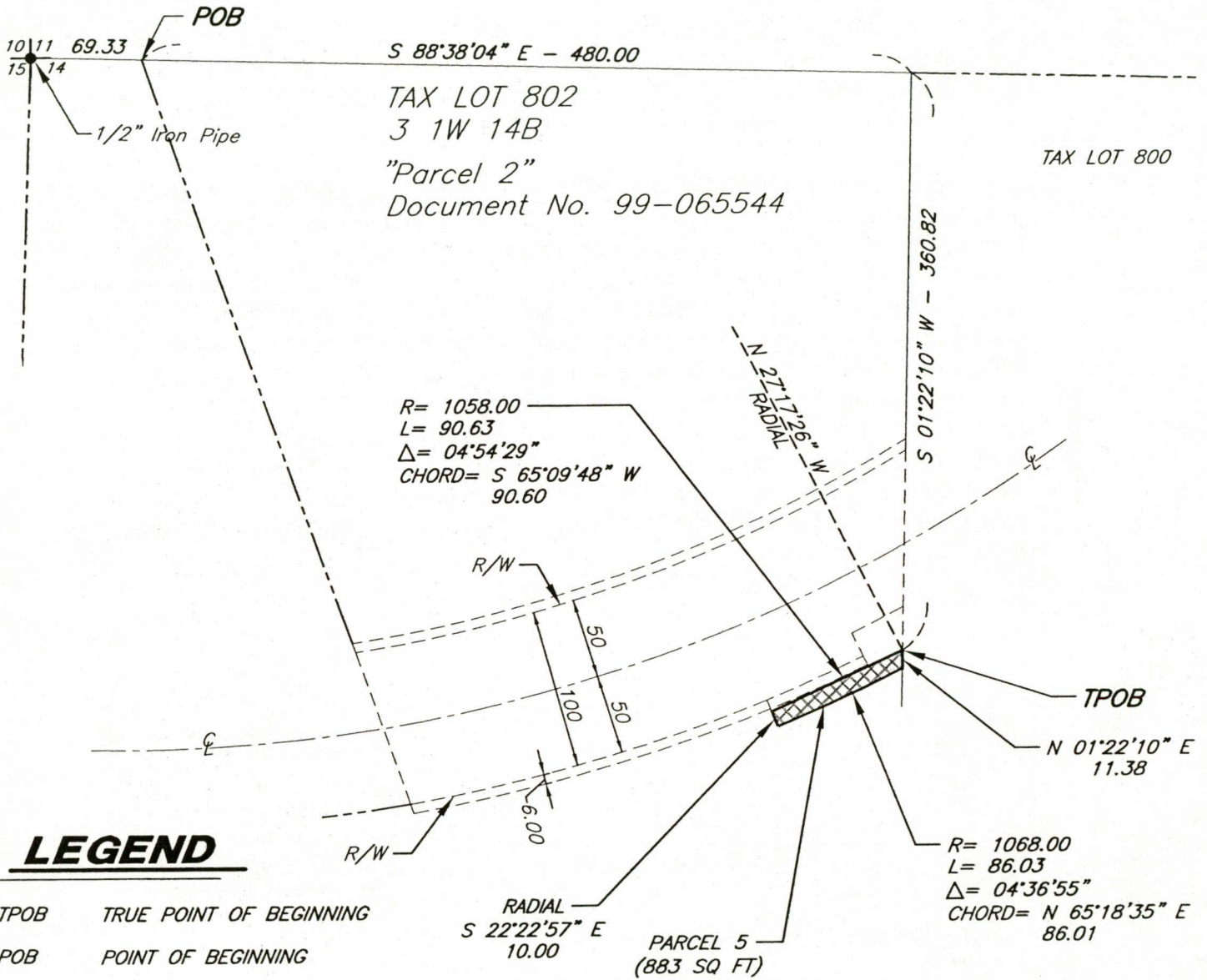
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

## CONSTRUCTION EASEMENT

Located within the NW 1/4 of Section 14, Township 3 South, Range 1  
West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ⊕ CENTER LINE
- ▨ PARCEL 5 - CONSTRUCTION EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=100'

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05  
02.625.1119

## EXHIBIT A

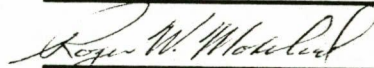
### PARCEL 6 – PERMANENT WETLAND MITIGATION EASEMENT

A permanent easement situated in "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said permanent easement is more particularly described as follows:

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of said tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract 235.57 feet to a point on the arc of a non tangent 950.00 foot radius curve, concave northwesterly, from which the radius point bears North 30°54'57" West; thence southwesterly 369.46 feet along the arc of said curve through a central angle of 22°16'58" (the chord bears South 70°13'32" West 367.14 feet), more or less, to a point on the westerly line of said aforementioned "Parcel 2" as described in Document No. 99-065544; thence leaving said curve, North 19°07'50" West coincident with said westerly line 392.85 feet to the point of beginning 133,037 square feet (3.05 acres) of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W 14B TL 802 NORTH Permanent Ease  
02-01-05

## EXHIBIT A

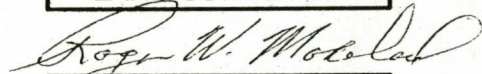
### PARCEL 7 – TEMPORARY CONSTRUCTION EASEMENT

A construction easement situated in "Parcel 2" as described in Document Number 99-065544, and situated in the NW 1/4 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said construction easement is more particularly described as follows:

Beginning at a point on the North line of Section 14 of said Township and Range, said point bears South 88°38'04" East 69.33 feet from a 1/2 inch iron pipe marking the Northwest corner of said Section 14, thence continuing South 88°38'04" East, coincident with said Section line 480.00 feet to the Northeast corner of said tract of land described in "Parcel 2" of Document 99-065544; thence leaving said line South 01°22'10" West, coincident with the easterly line of said described tract 333.37 to the TRUE POINT OF BEGINNING at a point on the arc of a 1034.00 foot radius curve, concave northwesterly, from which the radius point bears North 28°01'12" West; thence southwesterly 36.26 feet along the arc of said curve, through a central angle of 02°00'34" (the chord bears South 62°59'05" West 36.26 ) feet to the southwesterly end of said curve; thence South 26°00'38" East on a radial line 16.00 feet to the northeasterly end of a concentric 1050.00 foot radius curve; thence southwesterly 299.96 feet along the arc of said curve through a central angle of 16°22'05" (the chord bears South 72°10'24" West 298.94 feet) to a point on the westerly line of said tract; thence leaving said curve South 19°07'50" East, coincident with said westerly line, 466.57 to the point of intersection with the most easterly southerly line of that tract of land described first in Deed Document 97-1011953; thence North 71°52'10" East, along the northeasterly projection of said most easterly southerly line, 152.20 feet, more or less to the easterly line of the tract of land described in the aforementioned Document 99-065544; thence North 01°22'10" East, coincident with said easterly line, 515.96 feet to the TRUE POINT OF BEGINNING and containing 109,584 square feet of land (2.52 acres).

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

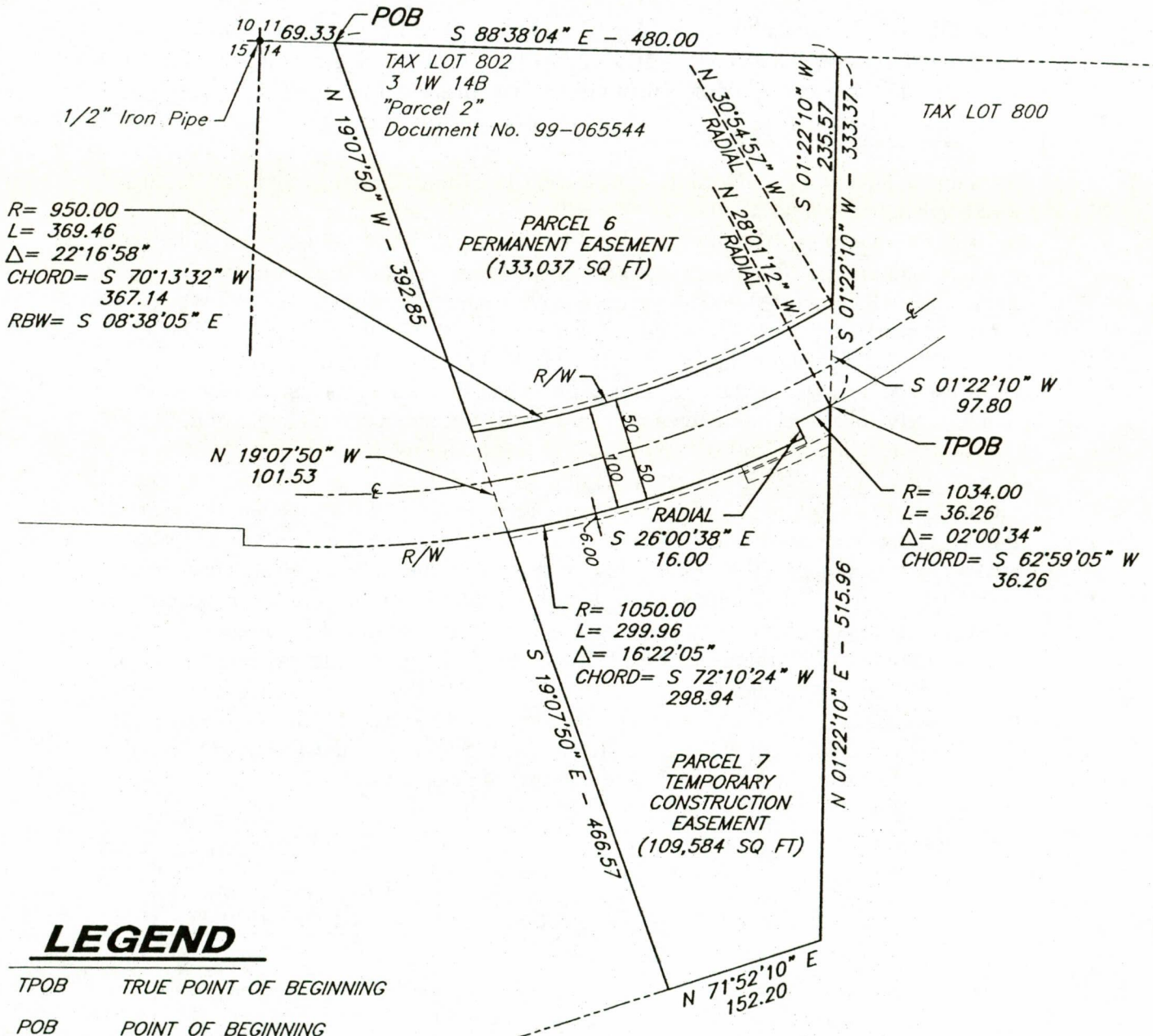


OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

Exhibit 19  
Page 3 of 3

PERMANENT EASEMENT & TEMPORARY CONSTRUCTION EASEMENT  
Located within the NW 1/4 of Section 14, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



## LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ℄ CENTER LINE

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**



**PLAN**

Scale: 1"=100'

05/12/05

02.625.1119

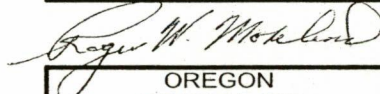
**EXHIBIT A**  
**PARCEL 1**  
**FEE TAKE**

A tract of land, 30 feet in width, situated in that tract of land identified as Parcel II and described in Deed Document 84-34845 and lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at the point of intersection of the South line of Section 11 of said Township and Range, with the East boundary line of that 30 foot strip of land identified as Parcel II in Clackamas County Deed Document 84-34845, said point of beginning bears North 88°38'04" West 1360.42 feet, more or less, from the South one-quarter corner of said Section 11; thence North 01°19'56" East, coincident with a portion of said East boundary line, 80.47 feet; thence leaving said East boundary line, North 88°39'30" West 30.00 feet to the West boundary of said 30 foot strip of land; thence South 01°19'56" West, coincident with said West boundary, 80.46 feet to the aforementioned South line of Section 11; Thence South 88°38'04" East 30.00 feet to the point of beginning and containing 2,414 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

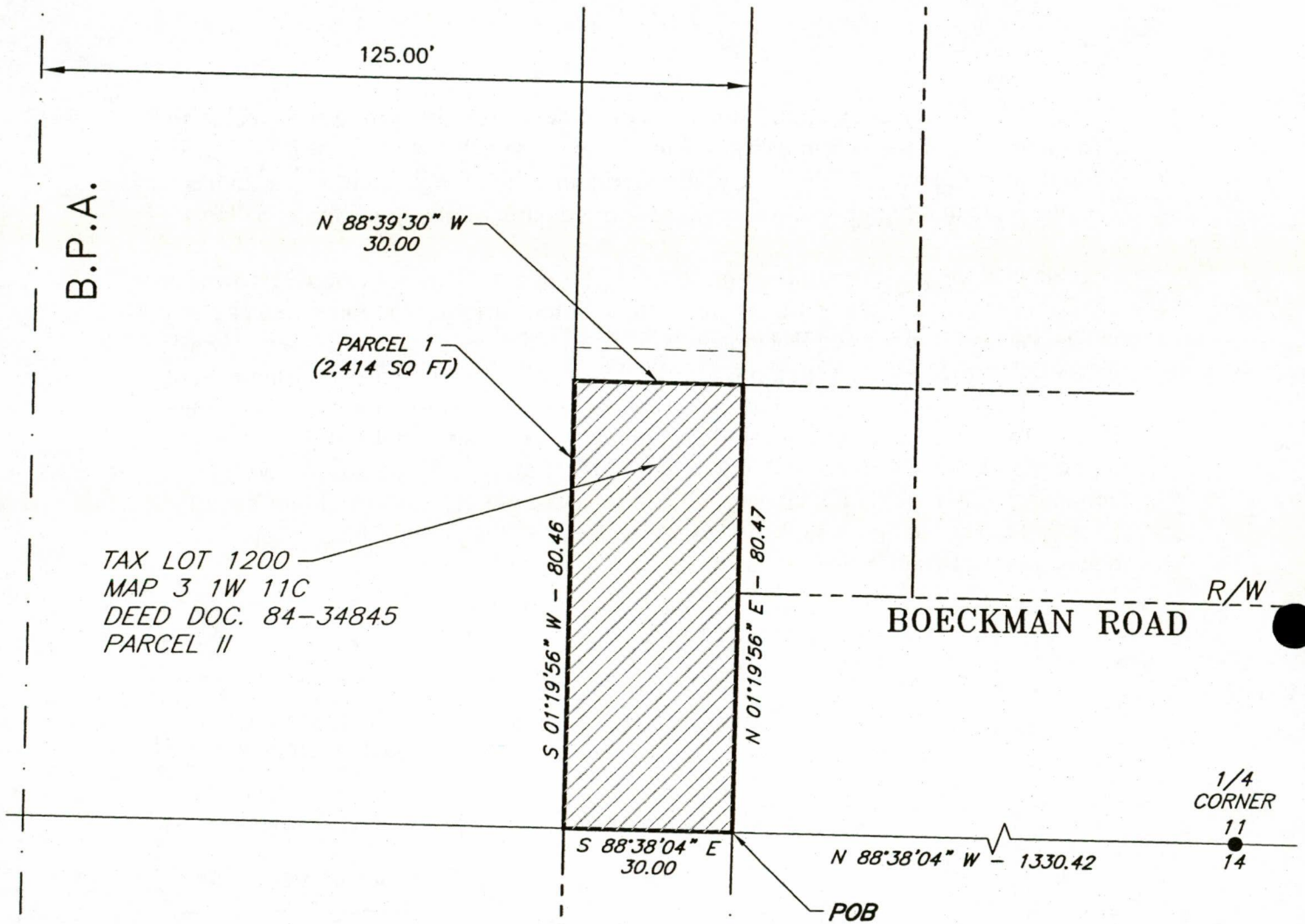
625 3 1W 11C TL 1200 Fee Take  
01-11-05

# EXHIBIT "B"


Exhibit 20  
Page 2 of 2

## FEE TAKE

Located within the SW 1/4 of Section 11, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



## LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 1 - FEE TAKE

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



## PLAN

Scale: 1"=30'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05

02.625.1119



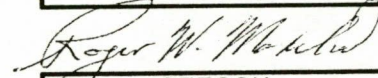
**EXHIBIT A**  
**PARCEL 2**  
**PUBLIC UTILITY EASEMENT**

A public utility easement, 30 feet in width, situated in that tract of land identified as Parcel II and described in Deed Document 84-34845, lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at the point of intersection of the south line of Section 11 of said Township and Range, with the East boundary line of that 30 foot strip of land identified as Parcel II in Clackamas County Deed Document 84-34845, said point of beginning bears North 88°38'04" West 1330.42 feet, more or less, from the South one-quarter corner of said Section 11; thence North 01°19'56" East, coincident with a portion of said East boundary line, 80.47 feet; to the TRUE POINT OF BEGINNING; thence continuing on said East line, 6.00 feet; thence leaving said East boundary line, North 88°39'30" West 30.00 feet to the West boundary of said 30 foot strip of land; thence South 01°19'56" West, coincident with said West boundary, 6.00 feet; Thence South 88°39'30" East 30.00 feet to the TRUE POINT OF BEGINNING and containing 180 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

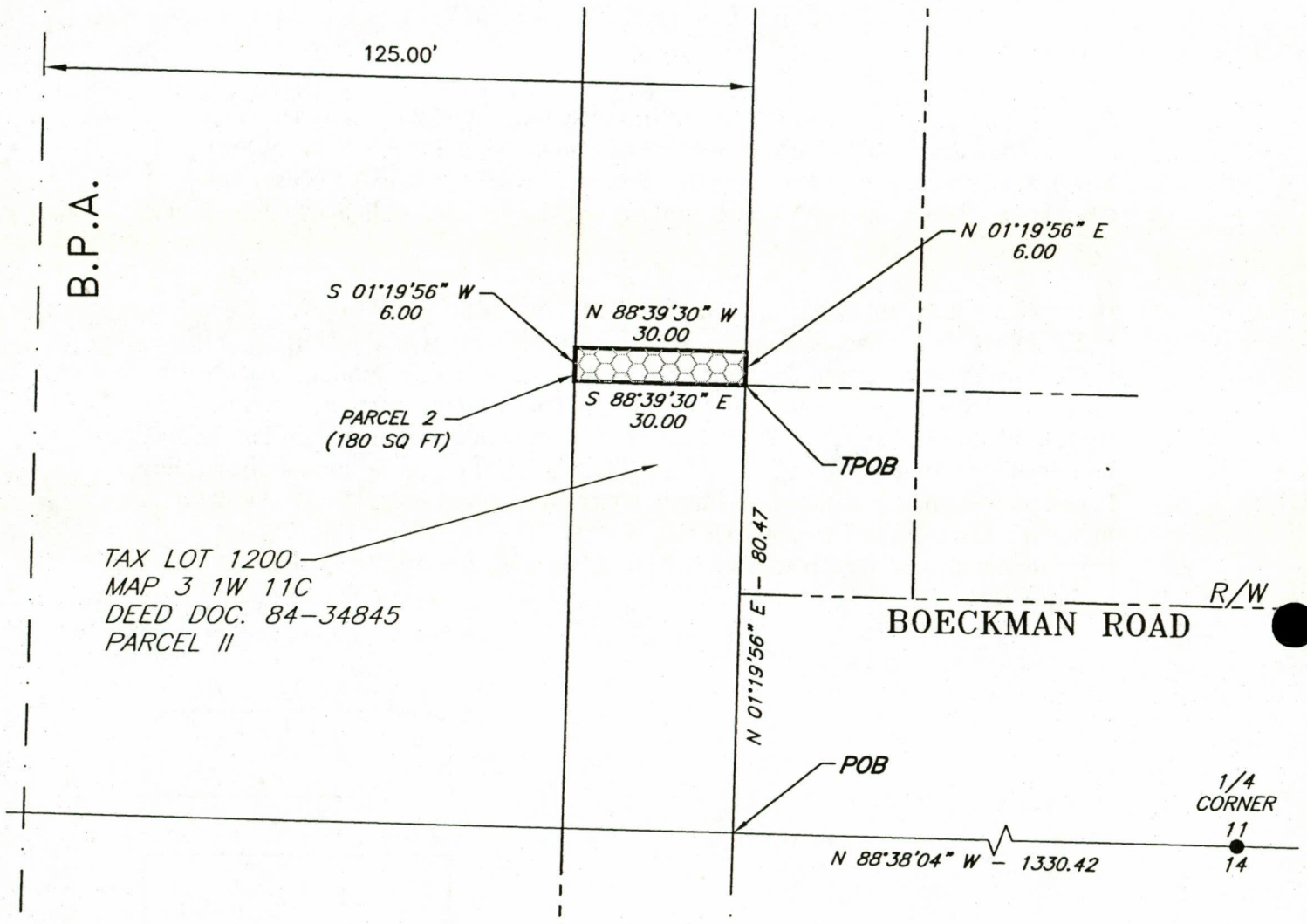
625 3 1W 11C TL 1200 PUE  
01-08-05

# EXHIBIT "B"


Exhibit 21  
Page 2 of 2

## PUBLIC UTILITY EASEMENT

Located within the SW 1/4 of Section 11, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - PUBLIC UTILITY EASEMENT

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=30'

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

01/11/05

02.625.1119

## EXHIBIT A

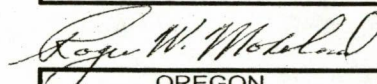
### PARCEL 1- FEE TAKE

A tract of land, variable in width, situated in that tract of land described in Deed Document 2000-007186 and lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at the point of intersection of the South line of Section 11 of said Township and Range, with the West boundary line of that 30 foot strip of land identified as Parcel II in Clackamas County Deed Document 84-34845, said point of beginning bears North 88°38'04" West 1360.42 feet, more or less, from the South one-quarter corner of said Section 11; thence North 01°19'56" East from said point of beginning, coincident with a portion of said West boundary line, 80.45 feet; thence leaving said West boundary line North 88°40'39" West 13.00 feet; thence South 20°42'41" West 21.25 feet to the point of beginning of a non-tangent 1056.70 foot radius curve concave southerly, ( the radius point bears South 01°07'12" West); thence southwesterly 354.48 feet along the arc of said curve through a central angle of 19°13'13" (the long chord bears South 81°30'36" West 352.82 feet) to a point on the aforementioned Section line; thence South 88°38'04" East 367.69 feet to the point of beginning and containing 15, 532 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



## EXHIBIT A

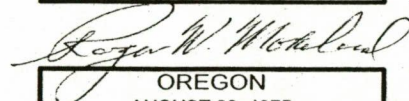
### PARCEL 2 –PUBLIC UTILITY EASEMENT

A public utility easement, 6.00 feet in width, situated in that tract of land described in Deed Document 2000-007186 and lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said strip of land is described as follows:

Beginning at the point of intersection of the South line of Section 11 of said Township and Range, with the West boundary line of that 30 foot strip of land identified as Parcel II in Clackamas County Deed Document 84-34845, said point of beginning bears North 88°38'04" West 1360.42 feet, more or less, from the South one-quarter corner of said Section 11; and North 01°19'56" East, coincident with a portion of said West boundary line, 80.45 feet; thence leaving said West boundary line North 88°40'39" West 13.00 feet; thence South 20°42'41" West 21.25 feet to the point of beginning of a non-tangent 1056.70 foot radius curve concave southerly, ( the radius point bears South 01°07'12" West); thence southwesterly 354.48 feet along the arc of said curve, through a central angle of 19°13'13" (the long chord bears South 81°30'36" West 352.82 feet) to a point on the aforementioned Section line; thence North 88°38'04" West, coincident with said Section line, 17.62 feet to the point of curve of a non-tangent 1062.70 foot radius curve concave southeasterly(the radius point bears South 18°59'44" East); thence northeasterly 368.79 feet along the arc of said curve, through a central angle of 19°53'14" (the long chord bears North 80°56'53" East 367.01 feet) to the end of curve; thence North 20°42'48" East 21.27 feet; thence South 88°40'39" East 17.25 to the aforementioned West boundary line; thence South 01°19'56" West 6.00 feet to the point of beginning and containing 2,389 square feet of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



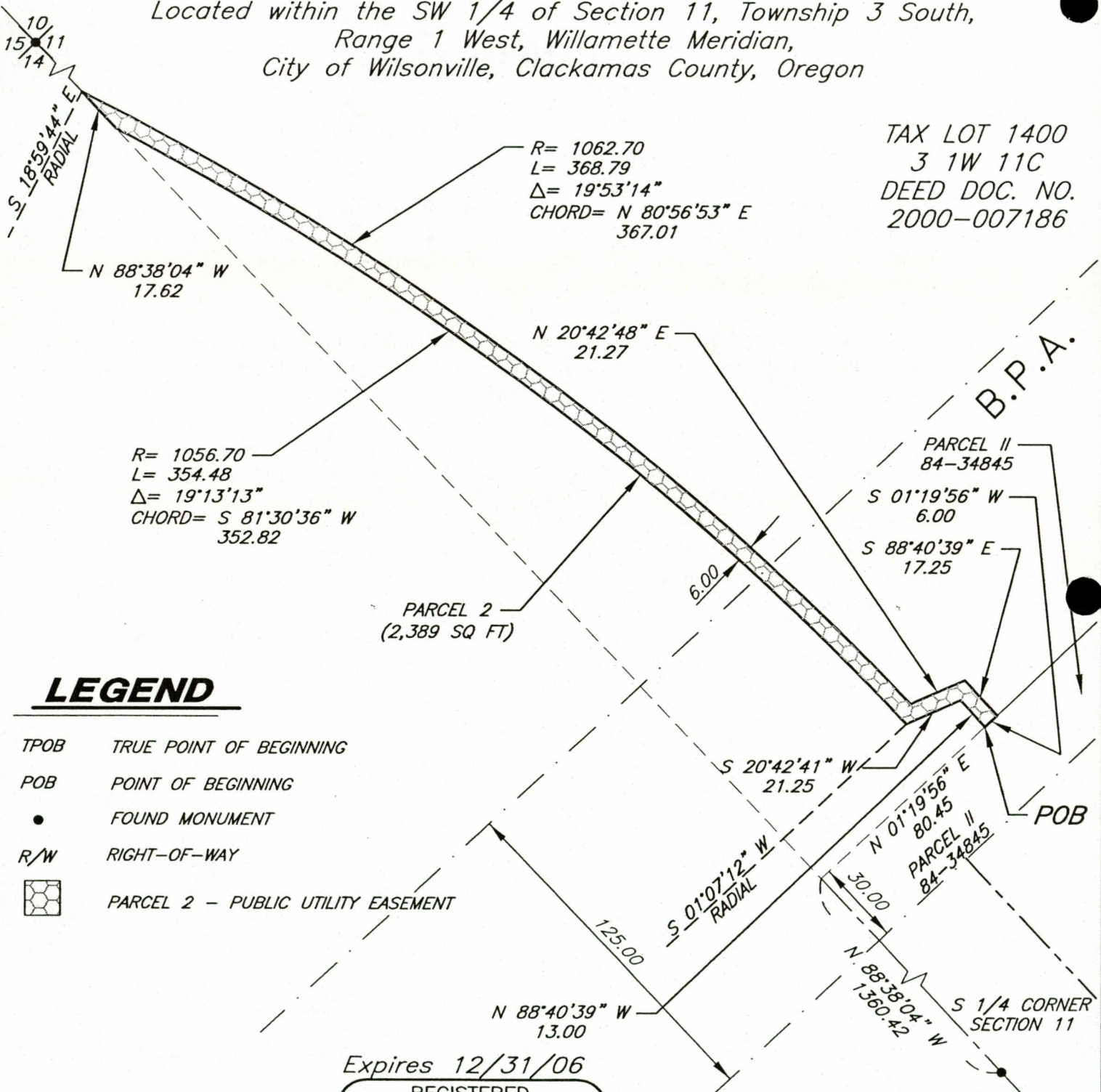
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

Exhibit 23  
Page 2 of 2

## PUBLIC UTILITY EASEMENT

Located within the SW 1/4 of Section 11, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



TAX LOT 1400  
3 1W 11C  
DEED DOC. NO.  
2000-007186

B.P.A.

PARCEL II  
84-34845


S 01°19'56" W  
6.00  
S 88°40'39" E  
17.25

PARCEL 2  
(2,389 SQ FT)

R= 1056.70  
L= 354.48  
Δ= 19°13'13"  
CHORD= S 81°30'36" W  
352.82

R= 1062.70  
L= 368.79  
Δ= 19°53'14"  
CHORD= N 80°56'53" E  
367.01

### LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY
-  PARCEL 2 - PUBLIC UTILITY EASEMENT

Expires 12/31/06  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Prepared by:  
**DEHAAS &  
ASSOCIATES, INC.**  
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9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

**PLAN**  
Scale: 1"=50'

01/31/05  
02.625.1119

## EXHIBIT A

### PARCEL 3 – PERMANENT WETLAND MITIGATION EASEMENT

A tract of land, variable in width, situated in that tract of land described in Deed Document 2000-007186 and lying in the SW 1/4 of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at the point of intersection of the South line of Section 11 of said Township and Range, with the West boundary line of that 30 foot strip of land identified as Parcel II in Clackamas County Deed Document 84-34845, said point of beginning bears North 88°38'04" West 1360.42 feet, more or less, from the South one-quarter corner of said Section 11; thence North 01°19'56" East from said point of beginning, coincident with a portion of said West boundary line, 80.45 feet; thence leaving said West boundary line North 88°40'39" West 13.00 feet; thence South 20°42'41" West 21.25 feet to the TRUE POINT OF BEGINNING, a point on a non-tangent 1056.70 foot radius curve concave southerly, ( the radius point bears South 01°07'12" West); thence southwesterly 354.48 feet along the arc of said curve through a central angle of 19°13'13" (the long chord bears South 81°30'36" West 352.82 feet) to a point on the aforementioned Section line; thence North 88°38'04" West 931.61 feet to the Section corner common to sections 10,11,14 and 15 of said Township and Range; thence North 89°27'48" East 568.25 feet; thence North 63°44'09" East 323.93 feet; thence South 87°40'30" East 236.90 feet; thence South 61°02'08" East 213.75 feet; thence South 20°42'48" West 6.04 feet to the point of beginning and containing 1.83 acres of land.

*Expires 12/31/06*

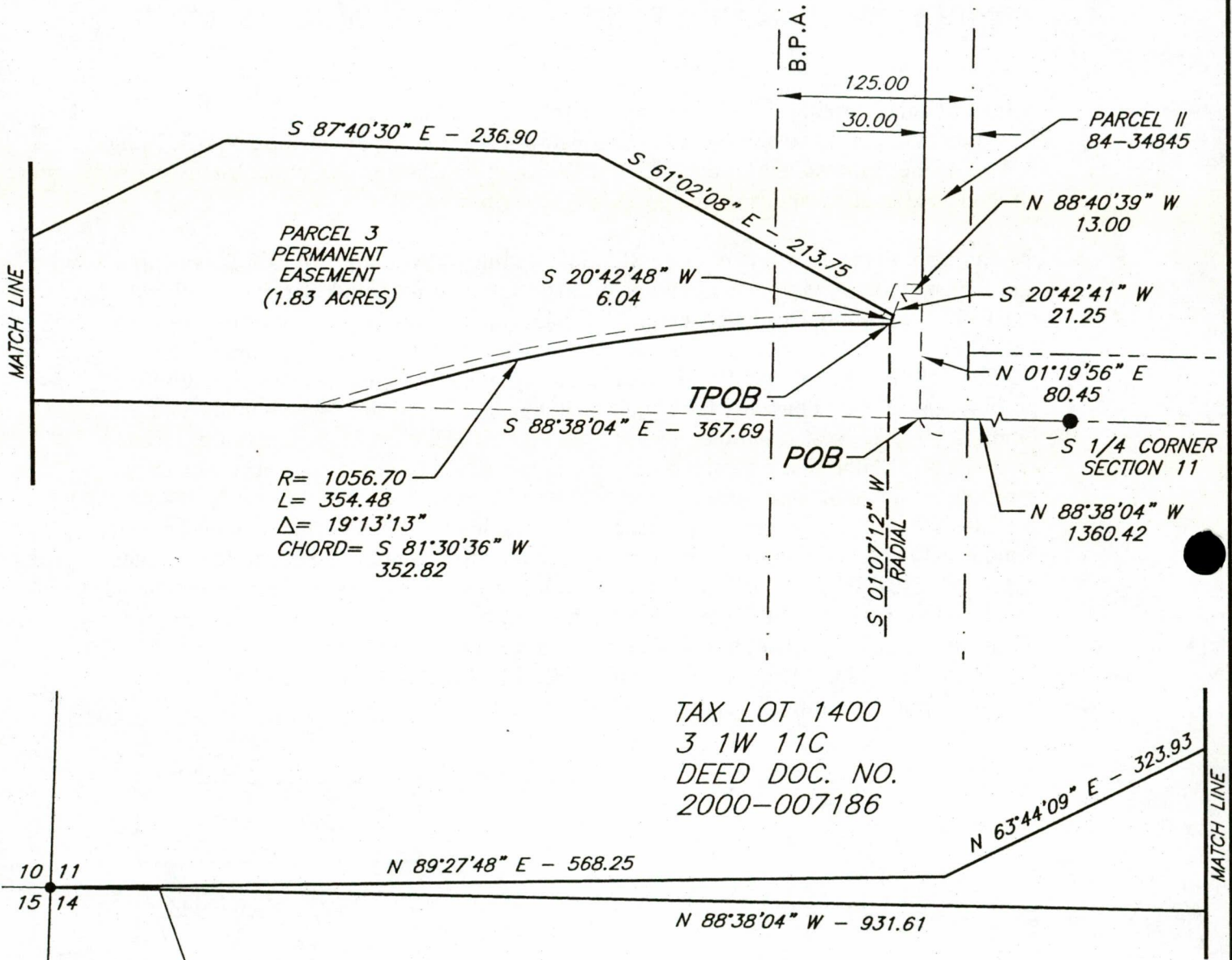
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

# EXHIBIT "B"

Exhibit 24  
Page 2 of 2

PERMANENT WETLAND MITIGATION EASEMENT  
 Located within the SW 1/4 of Section 11, Township 3 South,  
 Range 1 West, Willamette Meridian,  
 City of Wilsonville, Clackamas County, Oregon



## LEGEND

- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- FOUND MONUMENT
- R/W RIGHT-OF-WAY

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



Prepared by:  
**DEHAAS &  
 ASSOCIATES, INC.**  
 SUITE 300 - A.G.C. CENTER  
 9450 S.W. COMMERCE CIRCLE  
 WILSONVILLE, OREGON 97070  
 PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**

**PLAN**  
 Scale: 1"=100'

02/01/05

02.625.1119



## EXHIBIT A

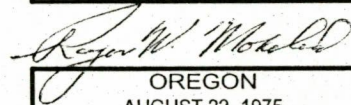
### WETLAND

A tract of land situated within a portion of that tract of land described in Clackamas County Deed Document 97-101953, and situated in the NE 1/4 of Section 15, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, said tract of land is more particularly described as follows:

Beginning at a one-half inch iron pipe marking the corner common to Sections 10,11,14 and 15 of Township 3 South, Range 1 West of the Willamette Meridian from which a brass disc monumenting the one-quarter corner between said Sections 11 and 14 bears South 88°38'04" East; thence South 01°59'10" West from said one-half inch iron pipe, coincident with the East line of said Section 15, a distance of 490.17 feet to the TRUE POINT OF BEGINNING; thence continuing South 01°59'10" West on said section line, 557.70 feet, more or less, to a point on the most easterly southerly boundary line of said described tract, thence South 71°52'10" West, coincident with last said boundary line, 305.56 feet; thence leaving said line, North 24°34'41" West 734.35 feet; thence South 89°25'29" East 126.98 feet; thence South 88°20'49" East 488.39 feet to the TRUE POINT OF BEGINNING and containing 283,650 square feet (6.51 acres) of land.

*Expires 12/31/06*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



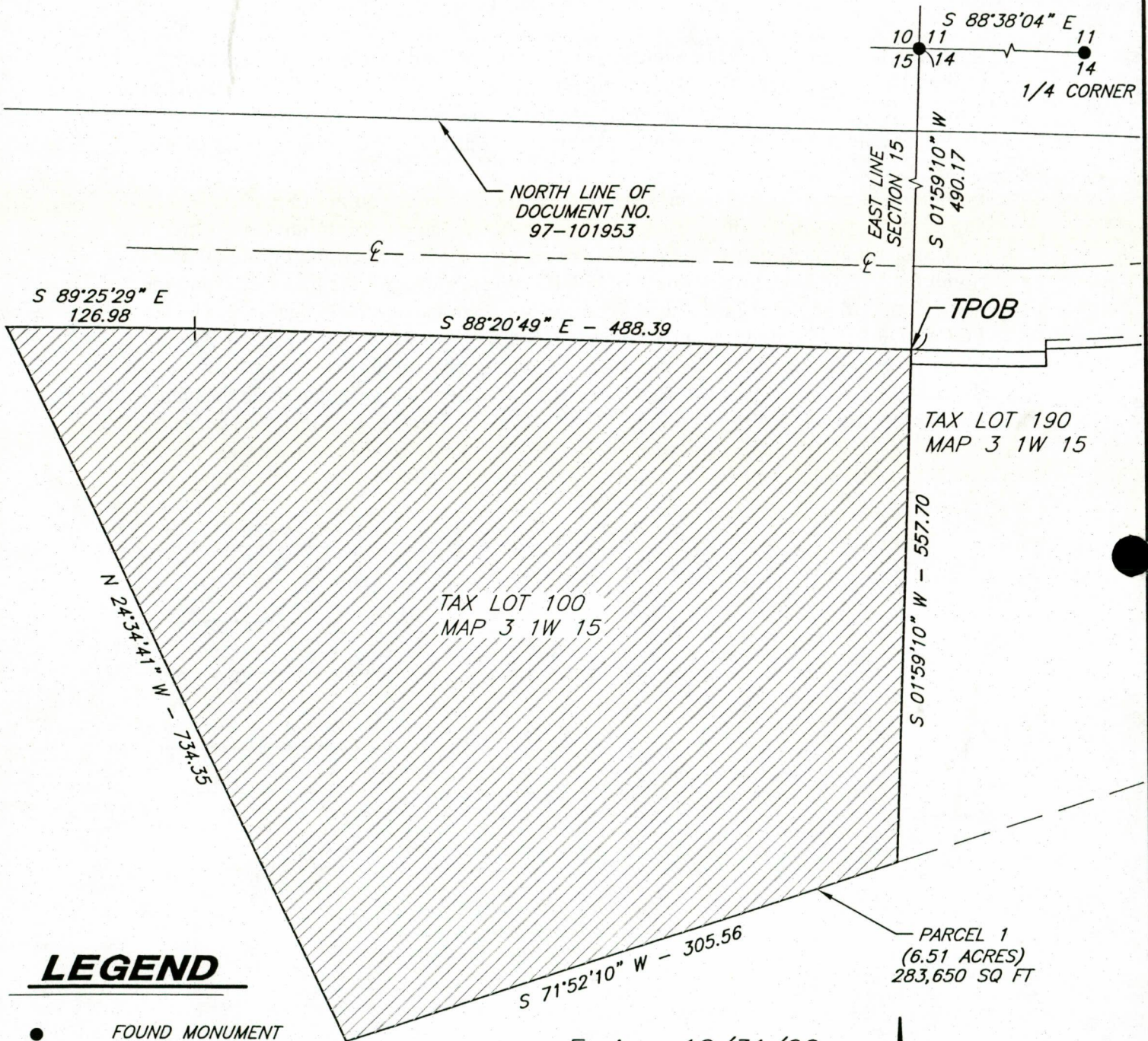
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

625 3 1W 14 TL-100 Bish 2<sup>nd</sup> Rev wetland  
04-26-05

# EXHIBIT "B"

## WETLAND

Located within the NE 1/4 of Section 15, Township 3 South,  
Range 1 West, Willamette Meridian,  
City of Wilsonville, Clackamas County, Oregon



### LEGEND

- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- ▨ PARCEL 1 - WETLAND

Expires 12/31/06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger W. Moreland*

OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033



### PLAN

Scale: 1"=100'

04/27/05

02.625.1119

Prepared by:  
**DEHAAS & ASSOCIATES, INC.**  
SUITE 300 - A.G.C. CENTER  
9450 S.W. COMMERCE CIRCLE  
WILSONVILLE, OREGON 97070  
PHONE: (503) 682-2450

Prepared for:  
**The CITY of WILSONVILLE**