

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

**URA RESOLUTION NO. 334**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS RELATED TO CONSTRUCTION OF THE BOECKMAN ROAD CORRIDOR PROJECT.**

WHEREAS, under and by virtue of the laws of the State of Oregon, the City of Wilsonville and its Urban Renewal Agency is duly authorized and lawfully empowered to construct certain planned public improvement projects, and to acquire real property as may be deemed necessary and proper for such planned public improvements; and

WHEREAS, the Boeckman Road Corridor Project (the "Project") consists of five adjacent and interconnected, high priority Capital Improvement Projects (CIP) along Boeckman Road between Canyon Creek Road and Stafford Road:

- Boeckman Road Sanitary Sewer – CIP #2102 – extends sanitary sewer service to the Frog Pond development areas
- Boeckman Road Street Improvements – CIP #4205 – completes urban street design standards that will serve all transportation modes and connect neighborhoods and local schools
- Canyon Creek/Boeckman Intersection – CIP #4206 – addresses intersection capacity needs at Canyon Creek Road
- Boeckman Dip Bridge – CIP #4212 – improves city-wide transportation connectivity and improve safety and fish passage deficiencies associated with the Boeckman "Dip" and culverts at Boeckman Creek
- Meridian Creek Culvert Replacement – CIP #7067 – replaces undersized culverts at Meridian Creek

WHEREAS, these five projects are identified in the FY 2022/23 Capital Improvement Project Budget; and

WHEREAS, the total project cost estimate for the Project, including design, land acquisition, construction and project management, is \$30,673,226 million; and

WHEREAS, the Project will receive funding through the following funding sources: Sanitary Sewer SDCs, Street SDCs, Storm Ops and SDCs, Road CIP and Year 2000 Urban Renewal Plan; and

WHEREAS, construction is anticipated to begin on or after March 15, 2023; and

WHEREAS, in order to construct the Project, the City and its Urban Renewal Agency needs to acquire up to 29 properties that will be presented to the City Council and its Urban Renewal Agency in two or three groups for City Council and Urban Renewal Agency acquisition authority by resolution; and

WHEREAS, the Group 1 properties consist of approximately 5,483 square feet (SF) of Right-of-Way Dedication, 10,819 SF of Temporary Construction Easement, and 993 SF of Access easement, and 5,553 of Public Utility Easement; and

WHEREAS, the Group 1 property interests to be acquired for the Project include, but may not be limited, to those legally described in **EXHIBIT A**, attached hereto and incorporated herein; and

WHEREAS, although the attached legal descriptions and estimated areas of taking are considered to be reasonably accurate at this time, modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer; and

WHEREAS, the acquisition of the properties described in **EXHIBIT A**, is necessary and will benefit the general public and will be used for public purposes; and

WHEREAS, the Urban Renewal Agency acquires real property in accordance with guidelines set forth by law; and

WHEREAS, the Urban Renewal Agency is authorized to acquire property by any legal means, including eminent domain, to achieve the objectives of the City's Capital Improvement Program and shall conform to all statutory requirements to ensure that property owners' rights are fully respected; and

WHEREAS, ORS Chapter 35 empowers cities and agencies to acquire by condemnation real property whenever in the judgment of the City and its Urban Renewal Agency there is a public necessity for the proposed use of the property, the property is necessary for such

proposed use and the proposed use planned is located in a manner which will be most compatible with the greatest public good and the least private injury; and

WHEREAS, the acquisitions presented herein are estimated to reflect the least amount of property interest to be acquired to ensure safe, efficient and adequate public improvements; and

WHEREAS, title to the acquired property interest shall be acquired using both City and Urban Renewal funds, but title to the acquired land will vest in the name of the City of Wilsonville to provide for necessary care, maintenance and public safety authority; and

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

Section 1. The Wilsonville Urban Renewal Agency finds that:

- a) There is a public necessity for the construction of the aforementioned street improvements;
- b) The legal descriptions for the land set forth in **EXHIBIT A** are necessary for the construction of said public improvements but may be modified as set forth in Section 3 below, as design is refined; and
- c) The proposed street and utility improvements are planned and located in a manner most compatible with the greatest public good and the least private injury.

Section 2. The City's project consultant, Universal Field Services, Inc., City staff and the City Attorney are authorized and directed to:

- a) Negotiate with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property.
- b) In the event agreement cannot be reached, to commence and prosecute to final determination such proceedings as may be necessary, including condemnation of the property, to acquire the real property and interest therein, and that upon the filing of such proceeding may seek immediate possession of any of the real properties described in **EXHIBIT A** in order to meet the right-of-way certification deadline necessary to begin construction in March 2023 or after and complete Project construction in a timely and efficient manner.

Section 3. In the event that there are required modifications to the legal descriptions as the Project moves forward, the City Engineer is authorized to modify the attached legal descriptions, as necessary, to conform to final engineering design for the Project.

Section 4. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the City of Wilsonville Urban Renewal Agency at a regular meeting thereof this 23rd day of February, 2023, and filed with the Wilsonville City Recorder this date.

DocuSigned by:  
*Julie Fitzgerald*  
8A974AF3ADE042E...

JULIE FITZGERALD, CHAIR

ATTEST:

DocuSigned by:  
*Kimberly Veliz*  
E781DE10276B498...

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Chari Fitzgerald	Yes
Member President Akervall	Yes
Member Linville	Yes
Member Berry	Yes
Member Dunwell	Yes

EXHIBITS:

A. Boeckman Road Corridor Property Acquisition Legal Descriptions – Group 1

## URA Resolution No. 334 Exhibit A - BRCP Property Acquisitions Legal Descriptions - Group 1

## Property Summary

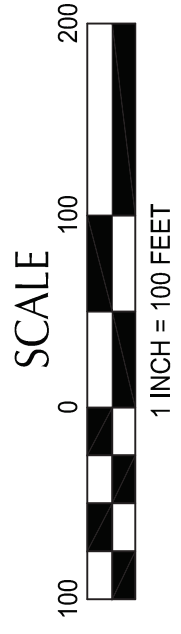
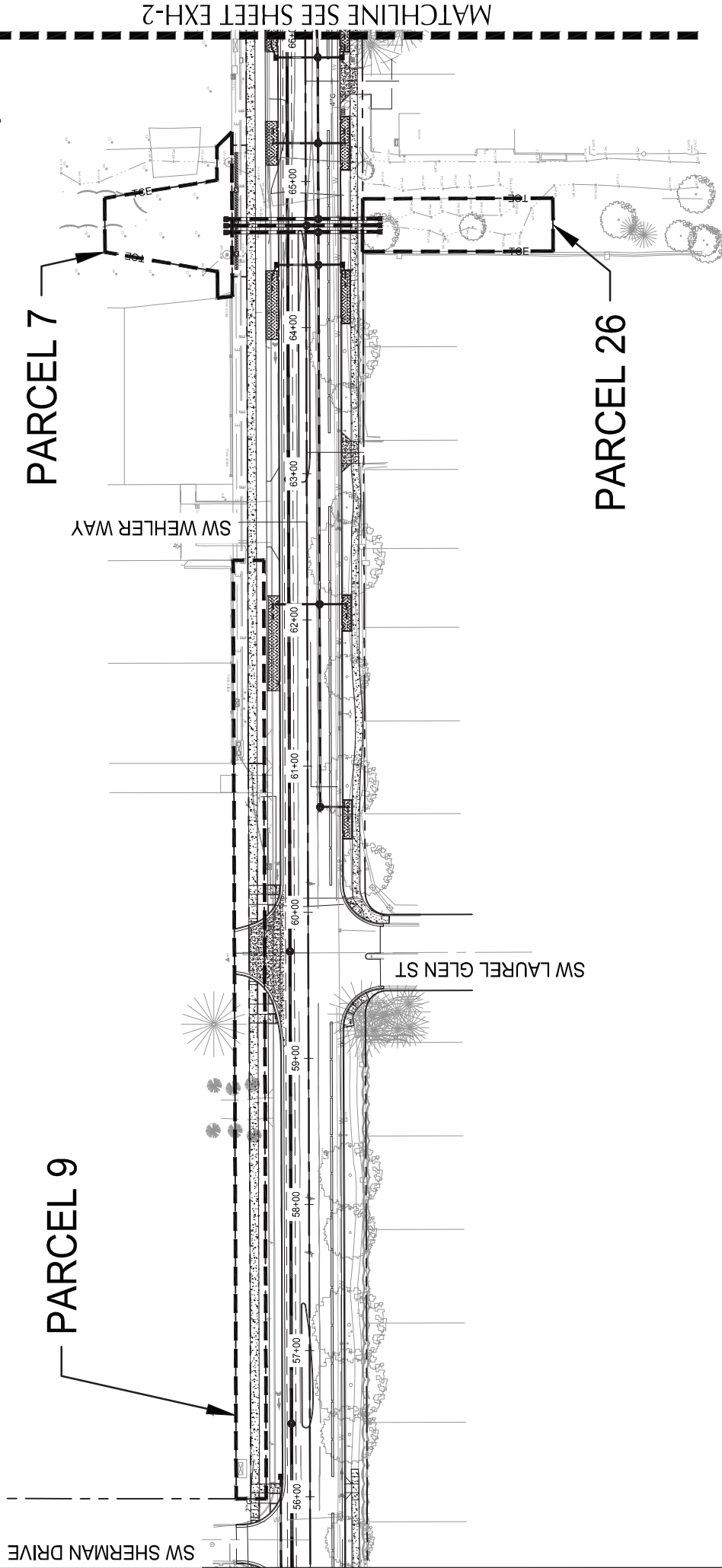
## URA Resolution No. 334

## Group 1 BRCP Property Acquisitions Summary

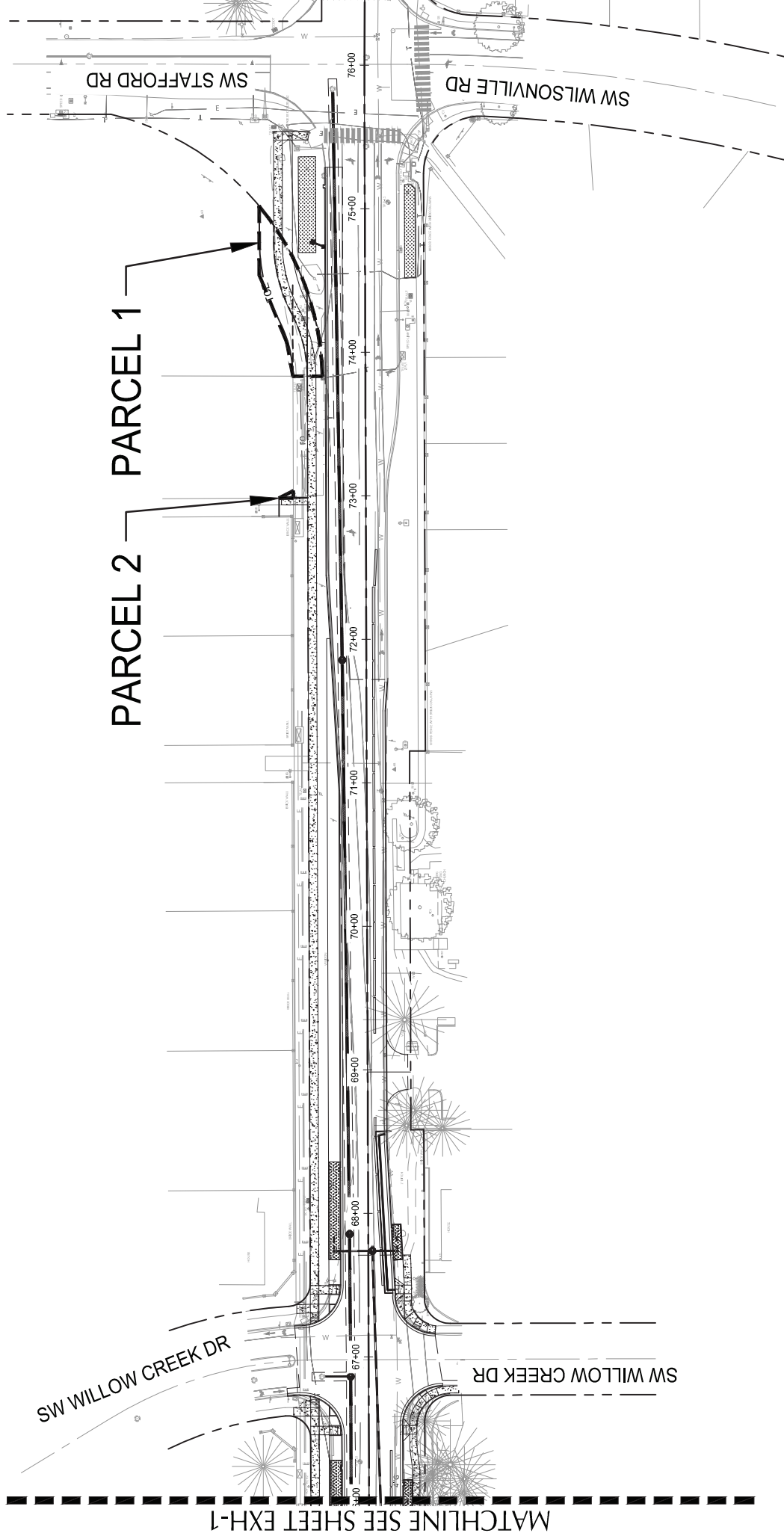
Parcel #	Owner	Tax Map and Lot	Parcel #	Acquisition Type	Approx. Area, sf
1	Community of Hope Church	3 1 W 12DD 00300	1	ROW	409
			2	PUE	721
			3	Access	993
			4	TCE	1160
2	Community of Hope Church	3 1 W 12DD 05900	1	TCE	25
7	Stafford Meadows Homeowners Assn.	3 1 W 12DD 05400	1	TCE	4917
9	West Linn-Wilsonville School District	3 1 W 12DC 04500	1	ROW	5074
			2	PUE	4832
26	Arbor Crossing Homeowners Assn.	3 1 W 13AB 15612	1	TCE	4717

URA Resolution No. 334 Exhibit A - BRCP Property Acquisition Legal Descriptions - Group 1

Location Map



# BOECKMAN ROAD CORRIDOR PROJECT RIGHT OF WAY REQUEST - PACKAGE 1



MATCHLINE SEE SHEET EXH-1



SCALE



1 INCH = 100 FEET

**EXHIBIT "A"****Parcel 1**

BOECKMAN ROAD (CR 80)  
 PROJECT NO. 2200028  
 FILE NO. XX  
 20 JANUARY 2023

TAXMAP: 31W12DD  
 TAXLOT: 00300

FOUR PARCELS OF LAND, BEING A PORTION OF PARCEL 1 "PARTITION PLAT NO. 2019-39", CLACKAMAS COUNTY PLAT RECORDS AS DESCRIBED IN DEED TO COMMUNITY OF HOPE, E.L.C.A., AN OREGON NON-PROFIT CORPORATION IN DOCUMENT NUMBER 99-094345, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCELS BEING THAT PORTION OF SAID HOPE TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

**PARCEL 1 – RIGHT-OF-WAY DEDICATION**

A PARCEL OF LAND, BEING A PORTION OF SAID HOPE TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		75+05.00	40.50

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

CONTAINING 409 SQUARE FEET (0.009 ACRES), MORE OR LESS.

**PARCEL 2 – PUBLIC UTILITY EASEMENT**

A PARCEL OF LAND, BEING A PORTION OF SAID HOPE TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		75+05.00	50.50



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

CONTAINING 721 SQUARE FEET (0.016 ACRES), MORE OR LESS.

**PARCEL 3 – ACCESS EASEMENT**

A PARCEL OF LAND, BEING A PORTION OF SAID HOPE TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		73+83.60	40.50
73+83.60		74+10.14	40.50 IN A STRAIGHT LINE TO 45.13
74+10.14		74+55.88	45.13 IN A STRAIGHT LINE TO 63.70
74+55.88		75+05.00	63.70

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

CONTAINING 993 SQUARE FEET (0.023 ACRES), MORE OR LESS.

**PARCEL 4 – TEMPORARY CONSTRUCTION EASEMENT**

A PARCEL OF LAND, BEING A PORTION OF SAID HOPE TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

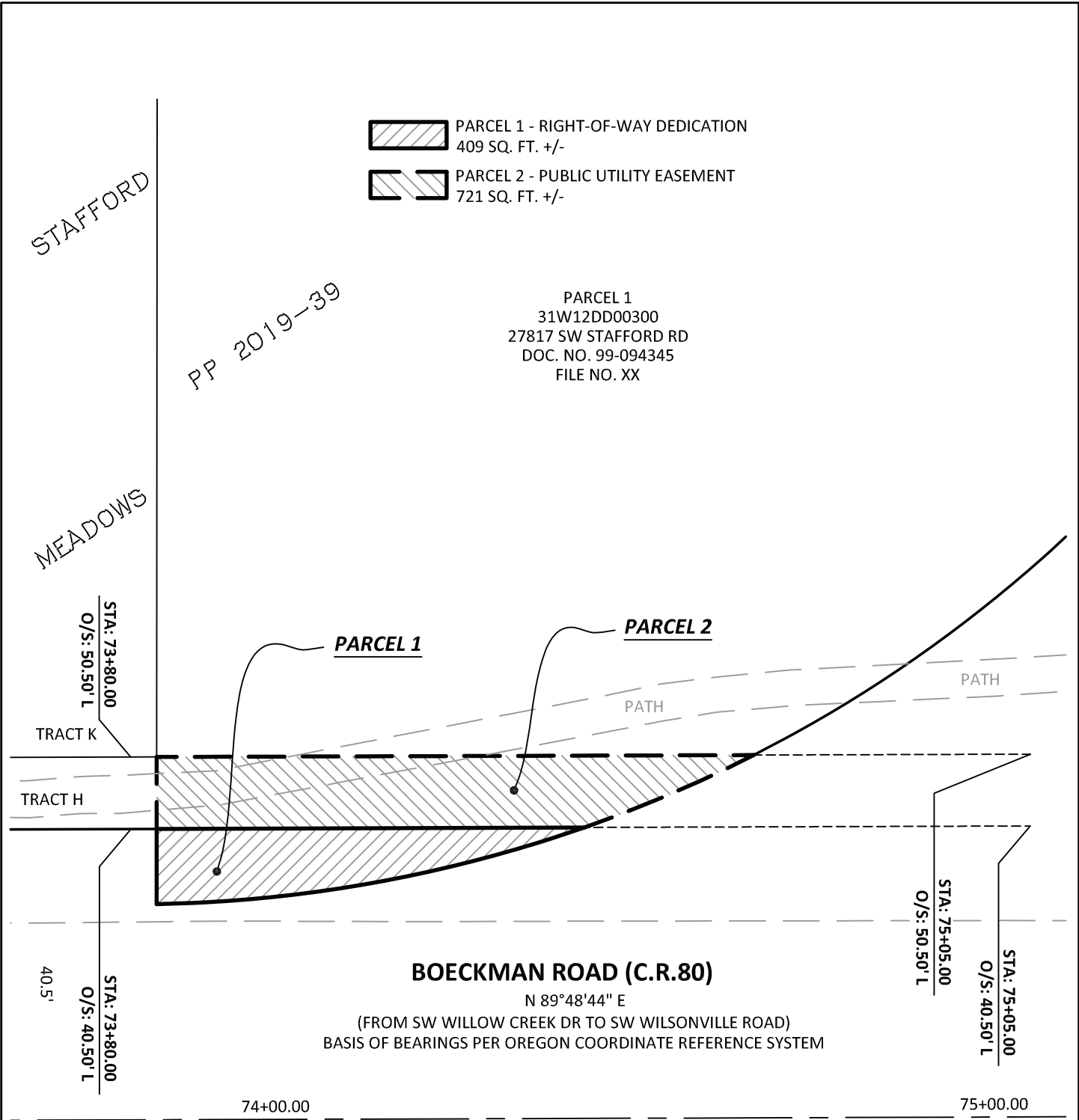
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		73+83.60	50.50
73+83.60		74+07.35	50.50 IN A STRAIGHT LINE TO 54.79
74+07.35		74+53.93	54.79 IN A STRAIGHT LINE TO 73.70
74+53.93		75+05.00	73.70

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

CONTAINING 1,160 SQUARE FEET (0.027 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

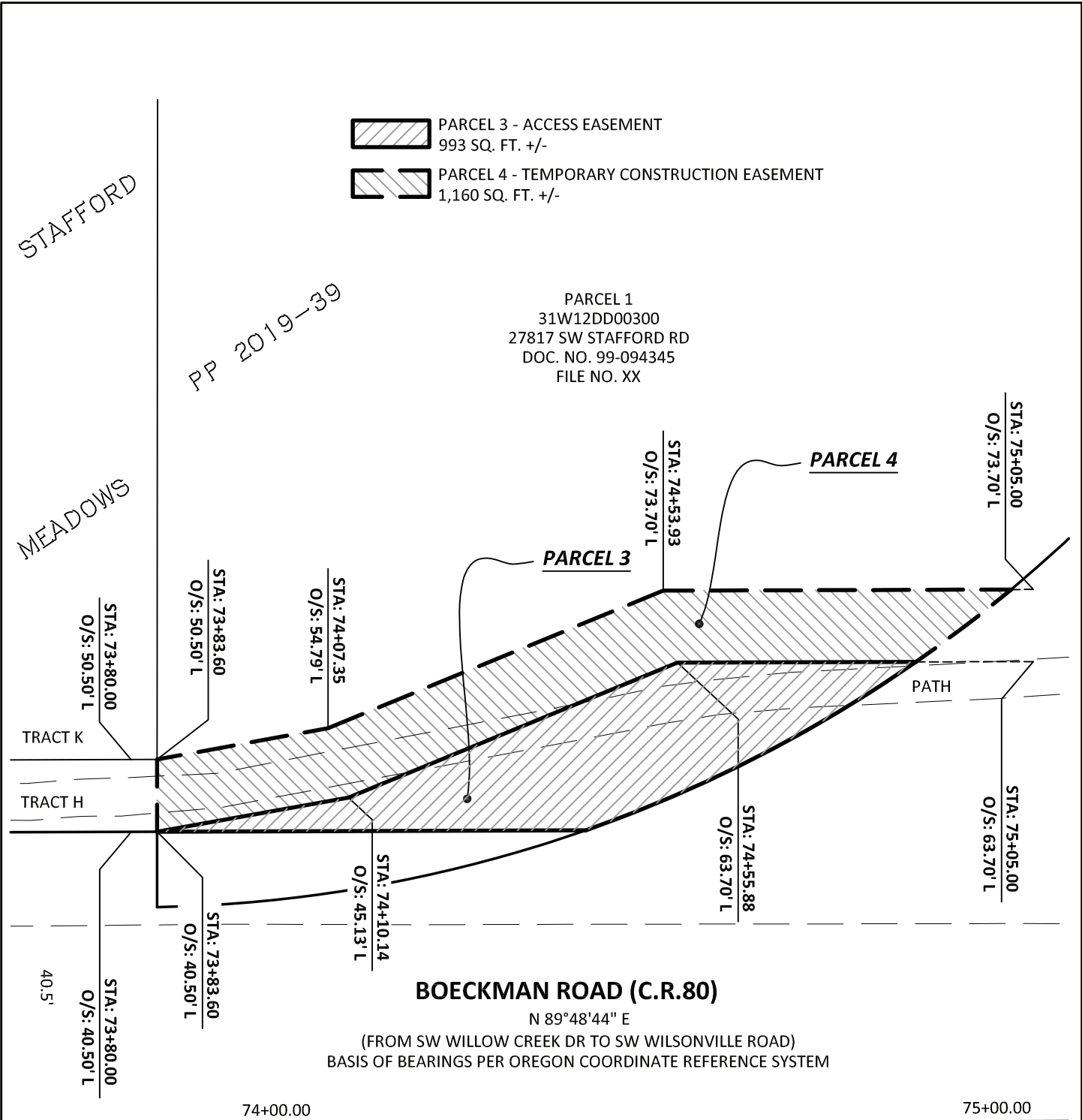
THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.



SCALE: 1" = 20'

111 SW Fifth Ave., Suite 2400  
 Portland, OR 97204  
 O: 503.227.3251  
 F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<b>EXHIBIT 'B'</b> RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 20 JANUARY 2023
	DRAWN BY: CH
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 3 OF 4



SCALE: 1" = 20'



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**EXHIBIT 'B'**  
 ACCESS EASEMENT AND  
 TEMPORARY CONSTRUCTION EASEMENT  
 SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.  
 CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	20 JANUARY 2023
DRAWN BY:	CH
CHECKED BY:	JRD
PROJECT NO.	2200028
SHEET:	4 OF 4

**EXHIBIT "A"**

BOECKMAN ROAD (CR 80)  
 PROJECT NO. 2200028  
 FILE NO. XX  
 20 JANUARY 2023

TAXMAP: 31W12DD  
 TAXLOT: 05900

A PARCEL OF LAND, BEING A PORTION OF TRACT K "STAFFORD MEADOWS", CLACKAMAS COUNTY PLAT RECORDS AS DESCRIBED IN DEED TO COMMUNITY OF HOPE, E.L.C.A., AN OREGON NON-PROFIT CORPORATION IN DOCUMENT NUMBER 2019-026278, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID HOPE TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

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**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PARCEL OF LAND, BEING A PORTION OF SAID HOPE TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

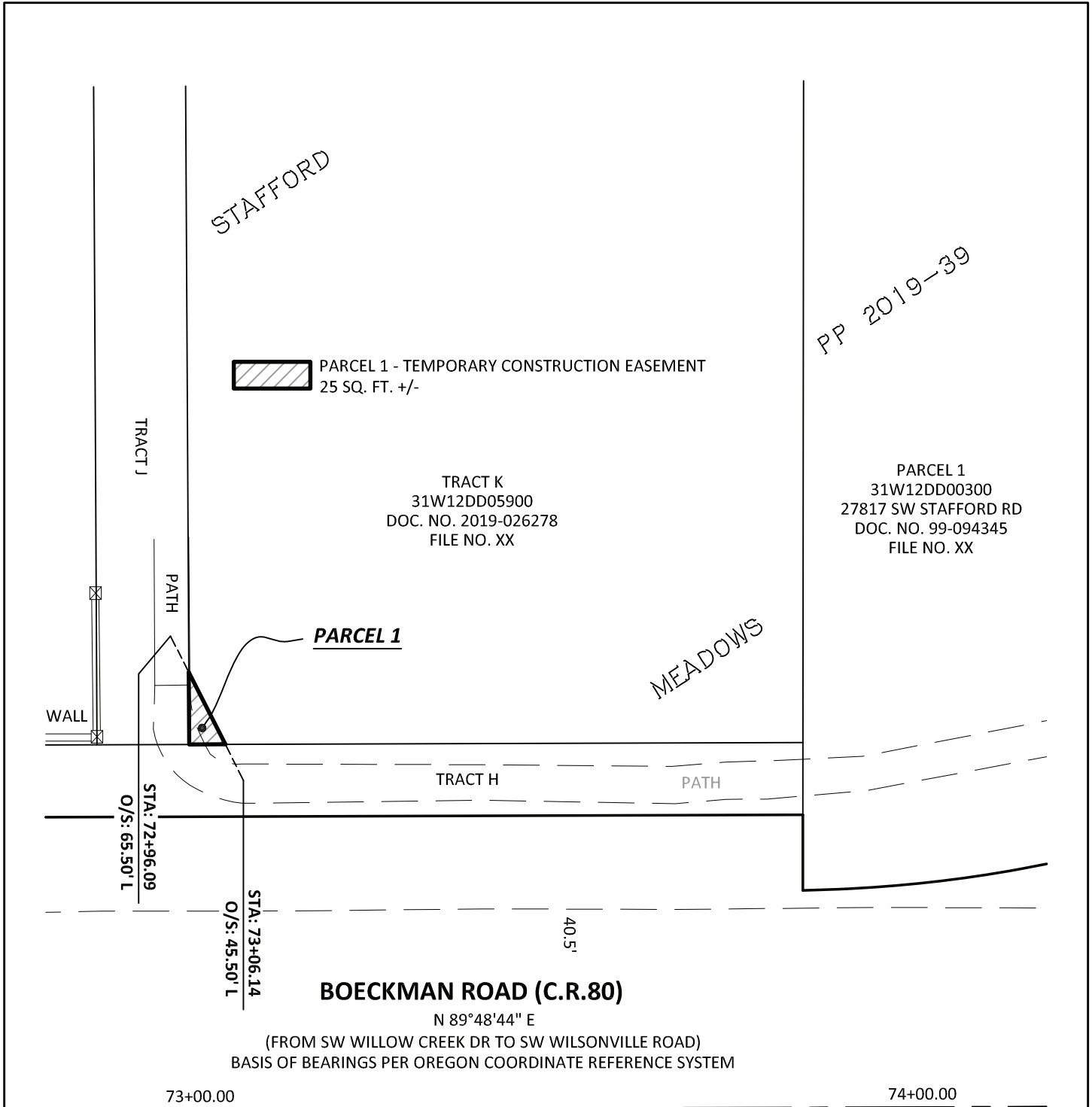
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
72+96.09		73+06.14	65.50 IN A STRAIGHT LINE TO 45.50

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


CONTAINING 25 SQUARE FEET (0.001 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

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



PP 2019-39

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

TRACT K  
31W12DD05900  
DOC. NO. 2019-026278  
FILE NO. XX

PARCEL 1  
31W12DD00300  
27817 SW STAFFORD RD  
DOC. NO. 99-094345  
FILE NO. XX

PARCEL 1

MEADOWS

**BOECKMAN ROAD (C.R. 80)**

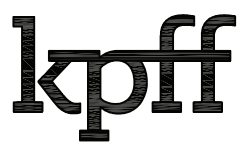
N 89°48'44" E  
(FROM SW WILLOW CREEK DR TO SW WILSONVILLE ROAD)  
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

73+00.00

74+00.00



SCALE: 1" = 20'



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<b>EXHIBIT 'B'</b> TEMPORARY CONSTRUCTION EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

## EXHIBIT "A"

Parcel 7

BOECKMAN ROAD (CR 80)  
 PROJECT NO. 2200028  
 FILE NO. XX  
 20 JANUARY 2023

TAXMAP: 31W12DD  
 TAXLOT: 05400

A PARCEL OF LAND, BEING A PORTION OF TRACT F "STAFFORD MEADOWS", CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRACT F, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PARCEL OF LAND, BEING A PORTION OF SAID TRACT F LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

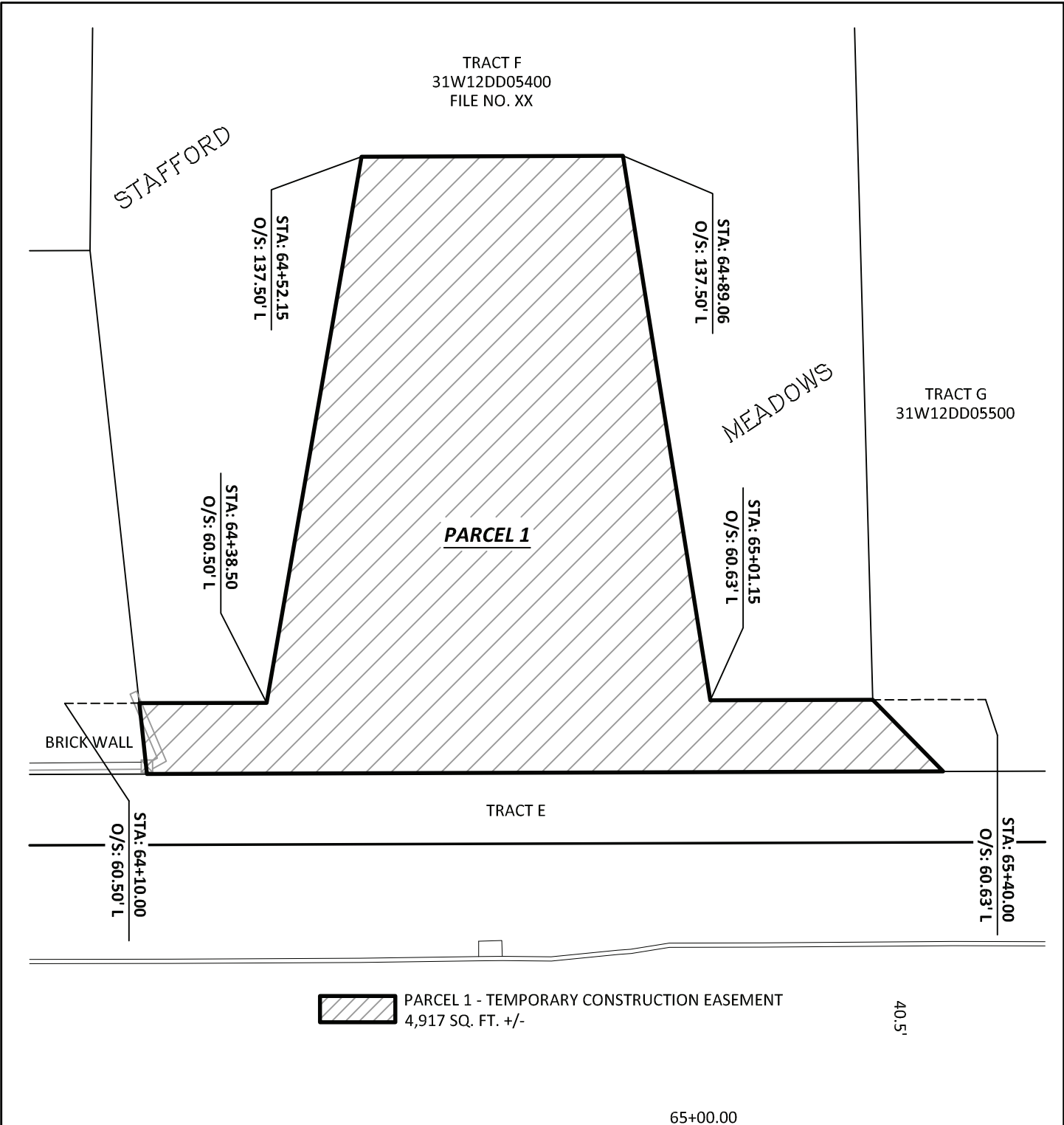
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
64+10.00		64+38.50	60.50
64+38.50		64+52.15	60.50 IN A STRAIGHT LINE TO 137.50
64+52.15		64+89.06	137.50
64+89.06		65+01.15	137.50 IN A STRAIGHT LINE TO 60.63
65+01.15		65+40.00	60.63

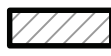
**EXCEPTING THEREFROM** THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 4,917 SQUARE FEET (0.113 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

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



 PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT  
4,917 SQ. FT. +/-

**BOECKMAN ROAD (C.R.80)**  
 N 89°48'44" E  
 (FROM SW SHERMAN DR TO SW WILLOW CREEK DR)  
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM



SCALE: 1" = 20'



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 F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<b>EXHIBIT 'B'</b> TEMPORARY CONSTRUCTION EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2

**EXHIBIT "A"****Parcel 9**

BOECKMAN ROAD (CR 80)  
 PROJECT NO. 2200028  
 FILE NO. XX  
 20 JANUARY 2023

TAXMAP: 31W12DC  
 TAXLOT: 04500

TWO PARCELS OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CLACKAMAS COUNTY SCHOOL DISTRICT 3, WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT IN DOCUMENT NUMBER 99-052396, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCELS BEING THAT PORTION OF SAID SCHOOL DISTRICT TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

**PARCEL 1 – RIGHT-OF-WAY DEDICATION**

A PARCEL OF LAND, BEING A PORTION OF SAID SCHOOL DISTRICT TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
55+88.00		60+90.00	40.50

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

CONTAINING 5,074 SQUARE FEET (0.116 ACRES), MORE OR LESS.



**PARCEL 2 – PUBLIC UTILITY EASEMENT**

A PARCEL OF LAND, BEING A PORTION OF SAID SCHOOL DISTRICT TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

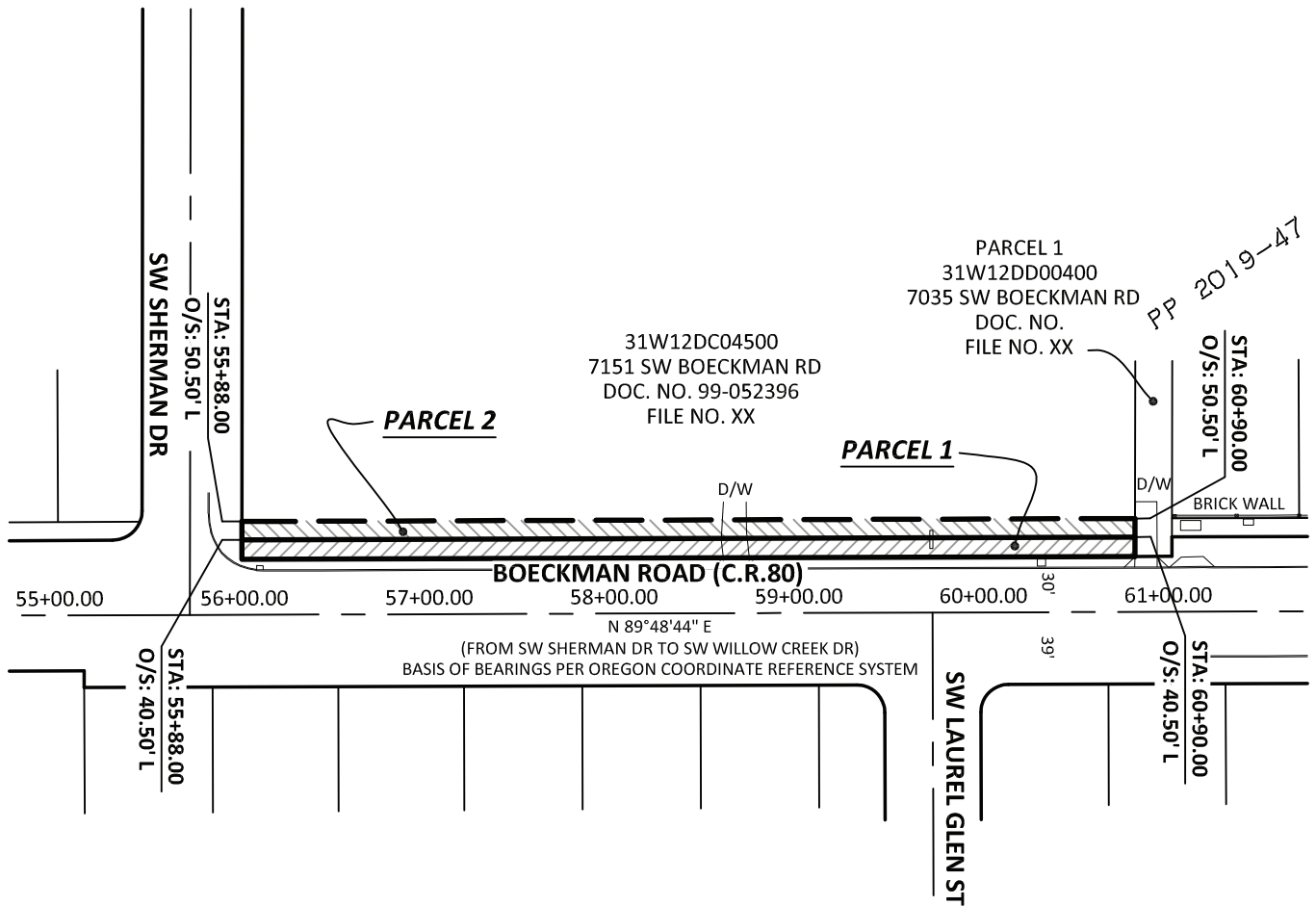
<u>STATION</u>	TO	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
55+88.00		60+90.00	50.50



**EXCEPTING THEREFROM** THAT PORTION LYING WITHIN THE ABOVE DESCRIBED PARCEL 1.

CONTAINING 4,832 SQUARE FEET (0.111 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

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



-  PARCEL 1 - RIGHT-OF-WAY DEDICATION  
5,074 SQ. FT. +/-
-  PARCEL 2 - PUBLIC UTILITY EASEMENT  
4,832 SQ. FT. +/-



SCALE: 1" = 100'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
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<b>EXHIBIT 'B'</b> RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CLACKAMAS COUNTY / OREGON	DATE: 20 JANUARY 2023
	DRAWN BY: CH
	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 3 OF 3

**EXHIBIT "A"**

BOECKMAN ROAD (CR 80)  
 PROJECT NO. 2200028  
 FILE NO. XX  
 20 JANUARY 2023

TAXMAP: 31W13AB  
 TAXLOT: 15612

A PARCEL OF LAND, BEING A PORTION OF TRACT I "ARBOR CROSSING NO. 2", CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRACT I, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

**PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT**

A PARCEL OF LAND, BEING A PORTION OF SAID TRACT I LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
64+45.00		64+95.00	169.00

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

CONTAINING 4,717 SQUARE FEET (0.108 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

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

64+00.00

65+00.00

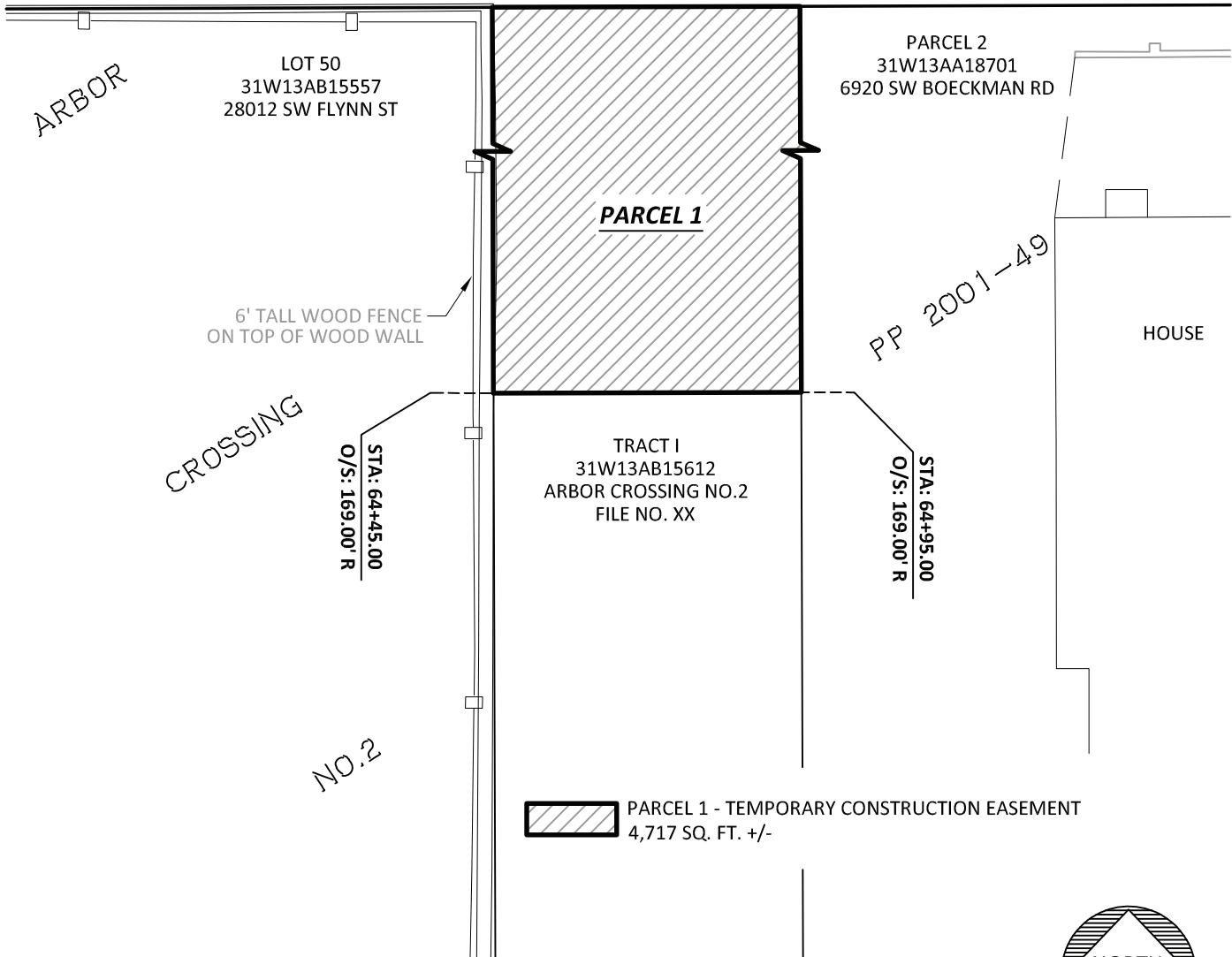
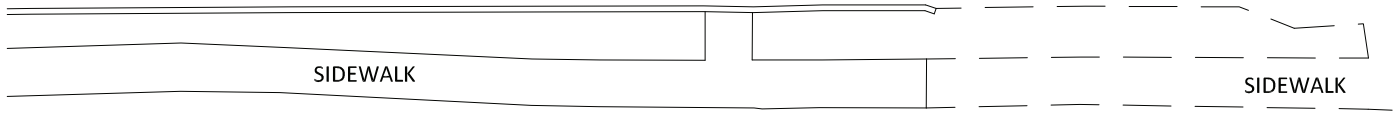
**BOECKMAN ROAD (C.R.80)**


N 89°48'44" E

(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

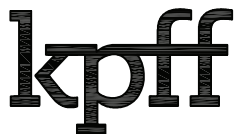
39'



 **PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT**  
4,717 SQ. FT. +/-



SCALE: 1" = 20'



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<b>EXHIBIT 'B'</b> TEMPORARY CONSTRUCTION EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
NE 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 OF 2