

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

RESOLUTION NO. 7

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE MAKING FINDINGS AND DETERMINATIONS AUTHORIZING MINOR CHANGES TO THE YEAR 2000 PLAN, THE CITY OF WILSONVILLE URBAN RENEWAL PLAN, TO ACQUIRE LAND FOR PLAN PROJECT 601A.3, TOWN CENTER LOOP EAST EXTENSION.

WHEREAS, The Year 2000 Plan, the Urban Renewal Plan for the City of Wilsonville, provides in section 1201D for this Agency to adopt by resolution minor changes, which shall include the identification of property to be acquired as provided for in Section 601, 602 and 603 of the Plan; and

WHEREAS, Section 601, Urban Renewal Projects and Improvement Activities, provides for "A. Roads, Including Utility Work Indicated", and more specifically project and improvement activity No. "3. Town Center Loop East Extension . . . From Wilsonville Road south and then west to Parkway Avenue. Includes storm drain, water, and sewer," and No. "4. Town Center Loop West Extension . . . From Wilsonville Road southerly to Trask Street. Includes storm drains, water and sewer"; and

WHEREAS, Section 602, Acquisition of Property, provides that "property acquisition, including limited interest acquisition . . . may be used by the Agency to achieve the objectives of this plan based on any one of the following criteria:

\* \* \*

"3. Where it is determined by the Agency that the property is needed to provide public improvements and facilities as follows:

"a. Right of way acquisition for streets, alleys, bicycle paths, or pedestrian ways.

\* \* \* ", and

WHEREAS, Section 603, Agency's Procedures for Identifying Property To Be Required provides for a determination of the property to be acquired, contact with the owners and informing them of the Agency's interest; a status report back to the Agency at



its meeting and a determination by the Agency as to proceeding with acquisition; if acquisition is determined, to proceed by scheduling a public hearing and noticing the owners of the hearing, at the hearing explaining the public purpose or plan objectives for the property acquisition, taking public testimony, determining public necessity and establishing an anticipated disposition setting a time schedule for acquisition and disposition, and if the determination is still to proceed, causing the minor change, including maps and legal description of the property to be acquired and findings to be placed in Part 2 with appropriate exhibit number; and

WHEREAS, the City of Wilsonville, in Resolution No. 979, "A Resolution of the City of Wilsonville Accepting the Preliminary Design Report Prepared by MacKay & Sposito, Inc., for the Construction of Town Center Loop Extension and Related Appurtenances (Commonly Known as the Day Dream Escape) Adopting a Portion of the Report and Directing Staff to Proceed with the Elements of the Report As Outlined and Contained Herein," adopted March 1, 1993, approve a design report and preferred alternatives for phased construction of Town Center Loop Extension (Day Dream Ranch Escape) which corresponds to Plan Projects No. 3 (Alternative B-1) and a phase of No. 4 (Alternative A) identified above, and a copy of Resolution No. 979 is made a part of the record herein as Exhibit 1; and

WHEREAS, the City of Wilsonville in Resolution No. 982, adopted March 1, 1993, found the two preferred alternatives in Resolution No. 979, identified as Alternatives A and B-1 were necessary public improvements planned and located in a manner most compatible with the greatest public good and the least private injury, recognized them as duly authorized Urban Renewal projects (No. 3 and 4) to be financed through Urban Renewal Tax Increment Financing and authorized City staff, and its City Attorney, to contact the owners and to negotiate acquisition and to proceed to condemnation if negotiated acquisition did not occur, a copy of Resolution No. 982 is made a part of this record as Exhibit 2; and

WHEREAS, City staff and the City's attorney provide joint services to this Urban Renewal Agency and on behalf of both the City and the Agency contacted the owners by and through their legal representatives, and entered into negotiations with them, informed them of the Town Center Loop Extensions, the preferred alternatives, construction phasing, and conducted an on-site tour of the locations with representative owners and representatives of the Teufel ownership, and after obtaining their input, determined that acquisition of property of the B-1 Alternative, which is Plan project No. 3, the Town Center Loop East Extension should occur first, and as soon as possible in order to begin



construction in this construction season (1993) and to proceed with acquisition for some form of construction of project No. 4, Town Center Loop West Extension in 1994 in order to give the Teufel ownership more time to develop a land use plan for their parcel and market their property, with the maximum amount of flexibility for planning; and

WHEREAS, dedication documents inclusive of legal descriptions and maps for the right-of-way and easements for the B-1 Alternative were provided to the Teufel ownership through the representative owners, and legal and consultant representatives for their considerations, and are made a part of this record as Exhibits 3, 4 and 5; and

WHEREAS, staff reported back to the Agency at its meeting of May 3, 1993, both orally and in writing (Community Development Staff report, May 3, 1993, marked Exhibit 6 and made a part of the record herein) as to the results of the contact with the owners of the affected property and the Agency determined to proceed with the acquisition process of the property involved in the B-1 Alternative/Project No. 3, setting May 17, at 7:00 P.M. at the Annex Building, 8445 SW Elligsen Road, Wilsonville, Oregon, as the time and place to conduct a public hearing thereon, and the owners have been notified by registered mail thereof, return receipt requested, and a copy of the notice is made a part of the record, marked Exhibit 7, and the return receipts are made a part of this record, marked Exhibit 7A-7E, and

WHEREAS, at the time and place noticed as aforementioned, the Agency explained acquisition of this property was for an identified road, storm drainage and sewer project to eliminate a deficiency in these systems and to incrementally assist the traffic safety problems at Parkway and Wilsonville Road as more fully set forth in the City's Resolutions No. 970 and 982 and heard public comment;

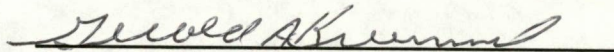
NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. That the property, described in Exhibits 3, 4 and 5, is necessary, and it is in the public interest to acquire for road right-of-way and utility easements for The Year 2000 Plan Project No. 601.A.3, Town Center Loop Extension East;
2. That the Agency procedures for identifying property to be acquired have been met;
3. That acquisition of the property described in Exhibits 3, 4 and 5 is a minor change to The Year 2000 Plan;
4. The Year 2000 Plan shall be amended, with this Resolution serving as the findings and the legal descriptions and maps of Exhibits 3, 4 and 5,



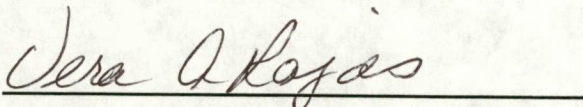
- providing the necessary legal description and maps for the amendment;
5. The property to be acquired for the aforementioned street and utility improvements and the improvements have been planned and located in a manner most compatible with the greatest public good and the least private injury;
  6. The City Attorney is authorized and directed to attempt to agree with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property, including but not limited to, obtaining a negotiated right-of-entry to begin construction while negotiating full acquisition, and in the event agreement cannot be reached, then to commence and prosecute to final determination such condemnation proceedings as may be necessary to acquire the real property;
  7. Upon trial of and action of condemnation, the attorneys for the Agency are authorized to make such stipulation, agreement or admission as in their judgment may be in the best interest of the City.
  8. In keeping with the above, the Agency determines to acquire the above described property immediately in 1993 by means of a limited right-of-entry acquisition and final acquisition no later than 1994, to cause construction to begin in the 1993 construction season and to dispose of the property and improvements to the City of Wilsonville upon final acquisition and completion of the improvement in 1994.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 17th day of May, 1993, and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Chair

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder



**EXHIBIT 1**

**RESOLUTION NO. 979**

**A RESOLUTION OF THE CITY OF WILSONVILLE ACCEPTING THE PRELIMINARY DESIGN REPORT PREPARED BY MACKAY & SPOSITO, INC., FOR THE CONSTRUCTION OF TOWN CENTER LOOP EXTENSION AND RELATED APPURTENANCES (COMMONLY KNOWN AS THE DAY DREAM ESCAPE) ADOPTING A PORTION OF THE REPORT AND DIRECTING STAFF TO PROCEED WITH THE ELEMENTS OF THE REPORT AS OUTLINED AND CONTAINED HEREIN.**

WHEREAS, the Transportation Master Plan, a component of City of Wilsonville's Comprehensive Plan, which has been duly adopted after public hearings, provides for the extension of Town Center Loop East and Town Center Loop West from Wilsonville Road to Trask Street as collector Streets; and

WHEREAS, the Urban Renewal Plan includes an estimated \$2,269,060 for construction of various roads, sanitary sewer, storm drain sewer, and water projects of which some are streets inclusive of the aforementioned utilities, to provide vehicular, bike and pedestrian access and egress to the Day Dream Ranch Subdivision; and

WHEREAS, there is a severe problem in gaining safe vehicular access onto Wilsonville Road from Parkway Avenue South; and

WHEREAS, the construction of the extension of Town Center Loop West and East collector streets was included in the Council Goals for 1991/1992; and

WHEREAS, design and construction of this project was included in the advisory election on Urban Renewal and was approved by the voters on June 30, 1992; and

WHEREAS, on November 2, 1992 Council approved an Engineering Services Agreement with MacKay and Sposito to prepare the design report, prepare construction plans and specification and to provide engineering services during construction; and

WHEREAS, these extensions provide routes needed to move vehicular, bike and pedestrian traffic from the Day Dream Ranch Subdivision to the intersection of Wilsonville Road and Town Center Loop East (Town Center Loop East Extension) and Town Center Loop West (Town Center Loop West Extension); and

WHEREAS, current and projected traffic counts warrant a traffic control signal at Wilsonville Road and Town Center Loop East; and



WHEREAS, separate routes are needed to move commercial vehicular traffic from Parkway Avenue South of Wilsonville Road to the signalized intersection at Wilsonville Road and Town Center Loop West and to provide safe access to the Town Center Loop West Extension, using proposed routing over either or both through Pacific Street Extension and Holly Lane Extension; and

WHEREAS, the vehicular entrance to Parkway Avenue South of Wilsonville Road needs to be changed to a right-in-right out only configuration to minimize possible traffic conflicts; and

WHEREAS, vehicular, bicycle and pedestrian traffic from The Day Dream Ranch Subdivision will also be able to use Parkway Avenue and Holly Avenue to access the signalized intersection at Town Center Loop West and could use the Pacific Street extension on an interim basis; and

WHEREAS, there is ongoing traffic confusion in the merging from two lanes into one lane in the Eastbound direction of Wilsonville Road East of Town Center Loop West; and

WHEREAS, a portion of the Memorial Park access road between the proposed extension of Town Center Loop East and the drive to the library book return needs to be abandoned to provide better access to the park from the signalized intersection at Town Center Loop East and Wilsonville Road; and

WHEREAS, the Transportation Master Plan includes bicycle lanes and sidewalks on both sides of the extensions of Town Center Loop East and the Town Center Loop West, South of Wilsonville Road; and

WHEREAS, there is presently limited access for bicycles from Wilsonville Road to Memorial Park; and

WHEREAS, utility pipeline extensions along the proposed route of Town Center Loop West South of the proposed Pacific Street would need to extend to Trask Street to provide sanitary sewer and storm drainage between Pacific street and Trask street; and

WHEREAS, future plans for the Teufel property are indefinite so street construction should be designed to provide safe access to The Day Dream Ranch Subdivision while attempting to minimize the impact on future development of the Teufel property as such development is currently forecasted in the City's Comprehensive Plan; and

WHEREAS, construction of the proposed Pacific Street may require relocation of the service islands an the Pacific Pride station; and



WHEREAS, Council by consensus, has authorized staff to negotiate for acquisition of right of way and easements and these negotiations have been initiated; and

WHEREAS, an additional sanitary sewer force main is required from the Memorial Park Sewer Lift Station to the sewer line in Trask Street, due to increased growth east of Interstate 5; and

WHEREAS, sanitary sewer service to the library is provided by a temporary force main and pump to the sewer line in Wilsonville Road; and

WHEREAS, the permanent sewer service to the library is planned along the extension of Town Center Loop East; and

WHEREAS, the City needs to widen Wilsonville Road adjacent to the library prior to completion of library expansion to provide safe vehicular, bicycle and pedestrian movements; and

WHEREAS, the study included cost estimates for five alternative routes, and the alternatives have been reviewed by the City Council.

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

1. The City Council hereby accepts the design study for the construction of Town Center Loop Extension (The Day Dream Ranch Escape) and directs staff to proceed with the following elements of the study for construction during the 1993 construction season.

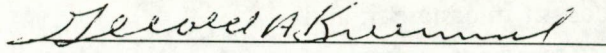
(a) Extension of Town Center Loop West to Pacific and Pacific West to Parkway Avenue (Alternate A), attachment #1	\$ 842,232
(b) Extension of Town Center Loop East to the intersection of Trask and Rogue Lane with sanitary sewer extension to City Library and Street improvements fronting City Library along Wilsonville Road (Alternate B-1), attachment #2	\$1,921,000
TOTAL	<hr/> <hr/> \$2,763,232

2. Award of bid and construction is subject to Urban Renewal budget authorization and Urban Renewal plan amendments as required.


ADOPTED by the City Council of the City of Wilsonville at a regular meeting



thereof the 1st day of March, 1993, and filed with the Wilsonville City Recorder this same date.

  
GERALD A. KRUMMEL, Mayor

ATTEST:

  
VERA A. ROJAS, CMC/AAE, City Recorder

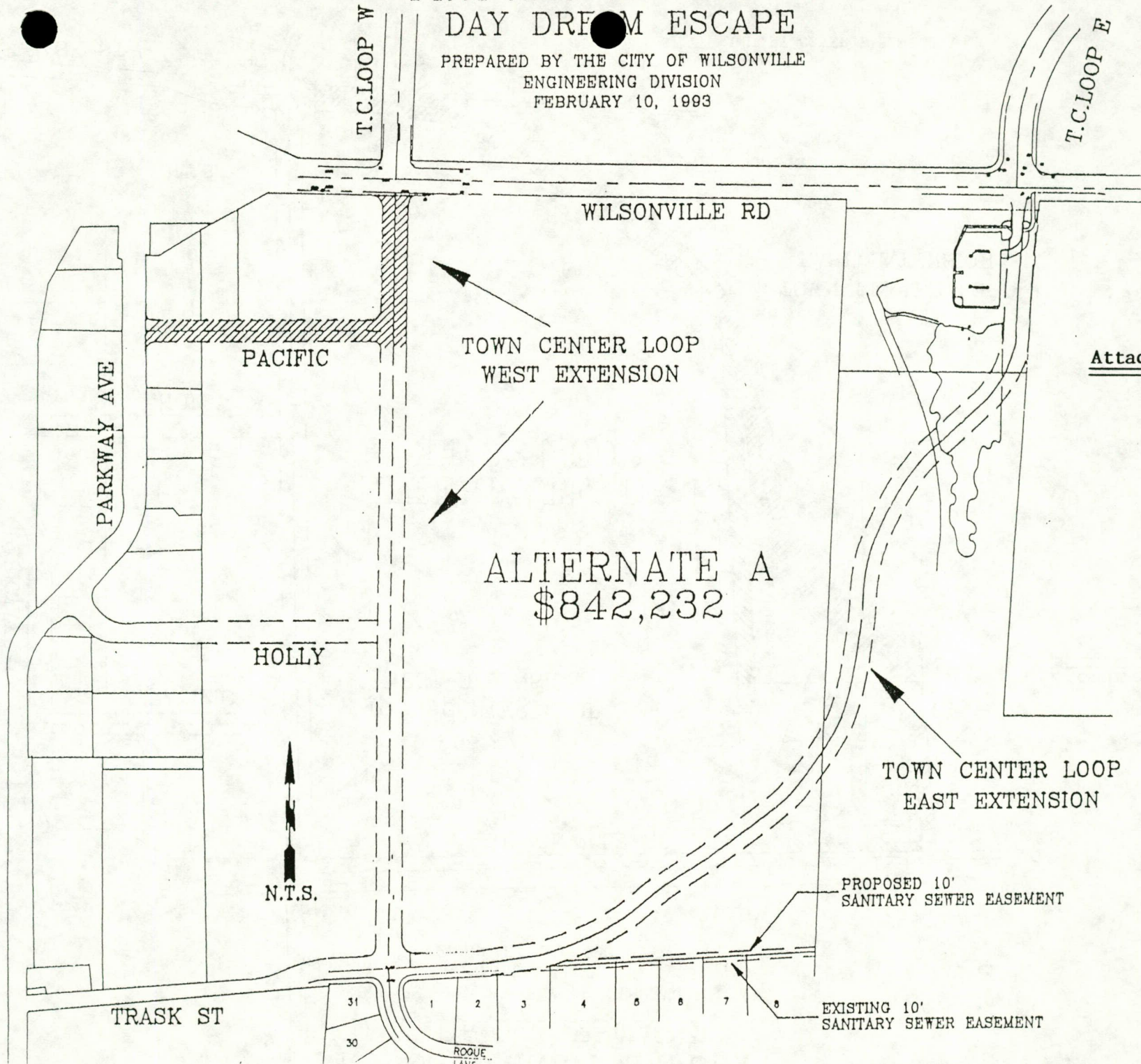
SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>
Councilor Carter	<u>ABSENT</u>
Councilor Hawkins	<u>AYE</u>
Councilor Lehan	<u>AYE</u>



# PROPOSED ROUTES FOR DAY DREAM ESCAPE

PREPARED BY THE CITY OF WILSONVILLE  
ENGINEERING DIVISION  
FEBRUARY 10, 1993



Attachment #1

N.T.S.

PROPOSED 10'  
SANITARY SEWER EASEMENT

EXISTING 10'  
SANITARY SEWER EASEMENT

31

30

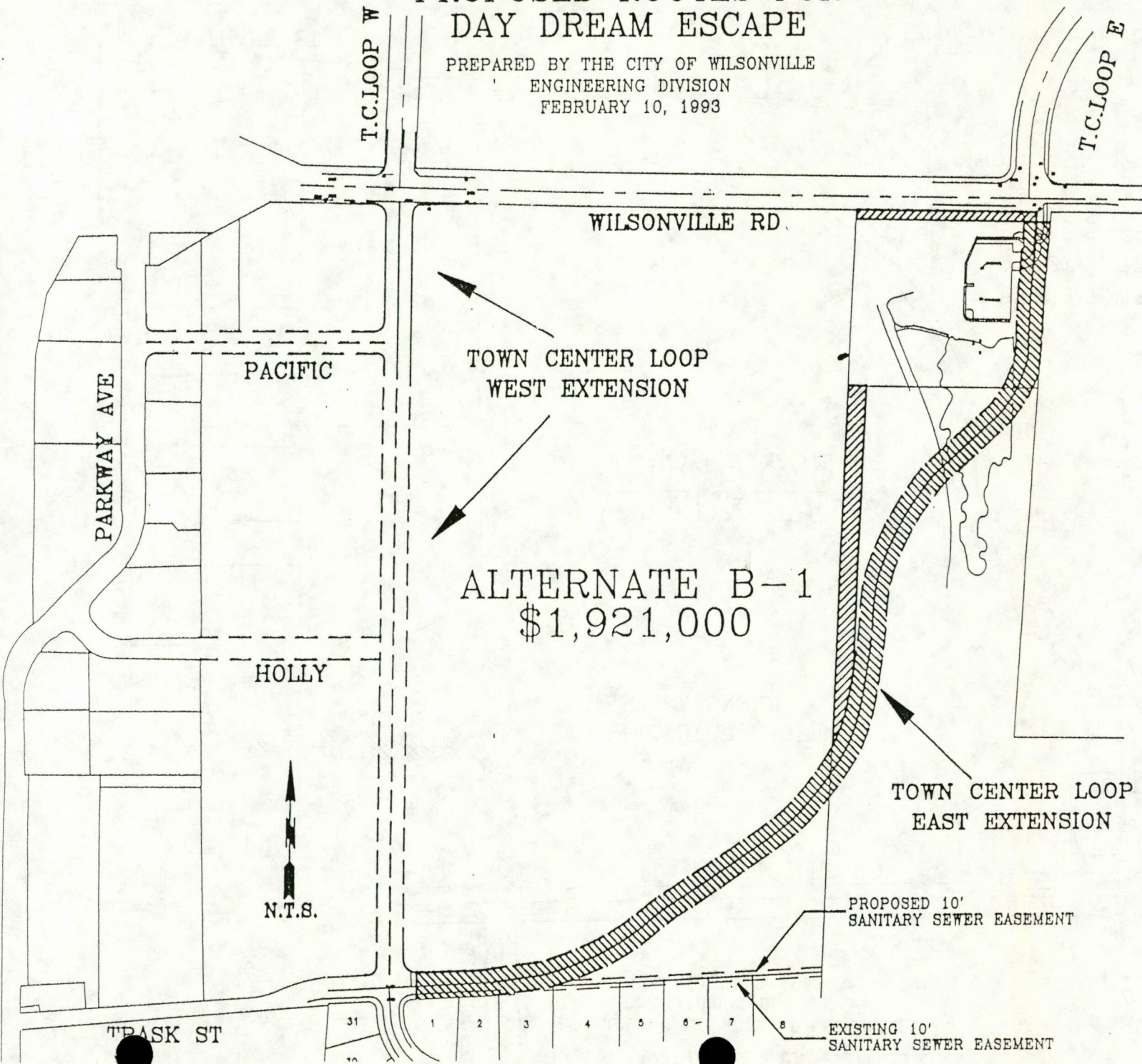
1 2 3 4 5 6 7 8

ROQUE  
LAKE



# PROPOSED ROUTES FOR DAY DREAM ESCAPE

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ENGINEERING DIVISION  
FEBRUARY 10, 1993



TOWN CENTER LOOP  
WEST EXTENSION

ALTERNATE B-1  
\$1,921,000

TOWN CENTER LOOP  
EAST EXTENSION

PROPOSED 10'  
SANITARY SEWER EASEMENT

EXISTING 10'  
SANITARY SEWER EASEMENT

Attachment #2



**ENGINEERING DEPARTMENT**  
**STAFF REPORT**

**DATE:** FEBRUARY 24, 1993

**TO:** ARLENE LOBLE  
CITY MANAGER

**FROM:** MICHAEL A. STONE, PE MAS  
CITY ENGINEER

**SUBJECT:** REPORT ON THE CONSTRUCTION ALTERNATIVES ON THE  
EXTENSION OF TOWN CENTER LOOP (DAYDREAM RANCH  
ESCAPE.)

**BACKGROUND**

In July of 1991, the City Council adopted a Transportation Masterplan for the City of Wilsonville. This plan outlined the transportation street improvements that would be necessary within the City of Wilsonville to provide for a safe and adequate transportation system. One of these improvements was the extension of Town Center Loop West and Town Center Loop East southward and Holly Street eastward combination that has been in a project collectively known as the Daydream Escape.

In May of 1992, the City Council authorized an election for an amendment to the City's Urban Renewal Plan. Subsequent to the affirmation of the vote, the City Council adopted Resolution #936 which then authorized specific Capital Improvement Projects within the urban renewal area of the City. One of these projects is the Daydream Escape.

**STUDY**

In order to properly analyze the benefits, costs, effects, alignments, street lighting requirements and public utility extensions of the proposed project, the City Council authorized staff to prepare a preliminary design report to analyze the many aspects as outlined above.



After advertising for private consulting engineering firms to complete the work, and after interviewing the most qualified firms, staff recommended to the City Council which subsequently Council affirmed a professional services contract with MacKay and Sposito Consulting Engineering, to complete the requested work.

The result of this analysis has been collectively combined into a preliminary design report entitled Town Center Loop Extension (Daydream Escape) a copy of which is attached. This report presents several options and alternatives for the construction of the various improvements associated with the project.

### **OPTIONS**

At the February 1, 1993 City Council meeting, staff presented several possible alternatives for the construction of the improvements based on the information contained within the preliminary design report, and the costs associated with the construction of the improvements. These alternatives were shown as alternatives A, B, B-1, C and D, copies of these alternatives are attached.

The costs presented with the respective alternatives are estimated costs based on the best information regarding construction costs, and right-of-way acquisition costs, as well as administrative overhead.

A major concern for the staff at the present time is the construction window for the 1993 construction season. In order to provide for the improvements this construction season, it will be necessary to make a decision on the proposed alternatives as soon as possible. As indicated at the February 1, 1993 council meeting, staff is recommending that alternative A, alternative B-1 or both be constructed during the upcoming construction season.

The completion of the construction plans for both projects can be completed in a relatively short time, however, the construction plans for alternative - A are almost complete. The problems associated with alternate - A lie in the acquisition of the right-of-way from the effected property owners as well as the possible delay that may be experienced in street construction due to the possible reconstruction and relocation of the Pacific Pride facility which lies along S.W. Parkway Avenue.



The preparation of the construction plans for alternative - B1 can be completed within approximately one month. This project does not have any associated problems other than the acquisition of the necessary right-of-way.

### **FUNDING**

The original estimates for this project as contained in the Urban Renewal Plan projected the costs of Town Center Loop West and Town Center Loop East at \$2,269,060.

As shown on the attached exhibits the current estimates for alternates A & B-1 are projected at \$2,763,232.

### **RECOMMENDATION**

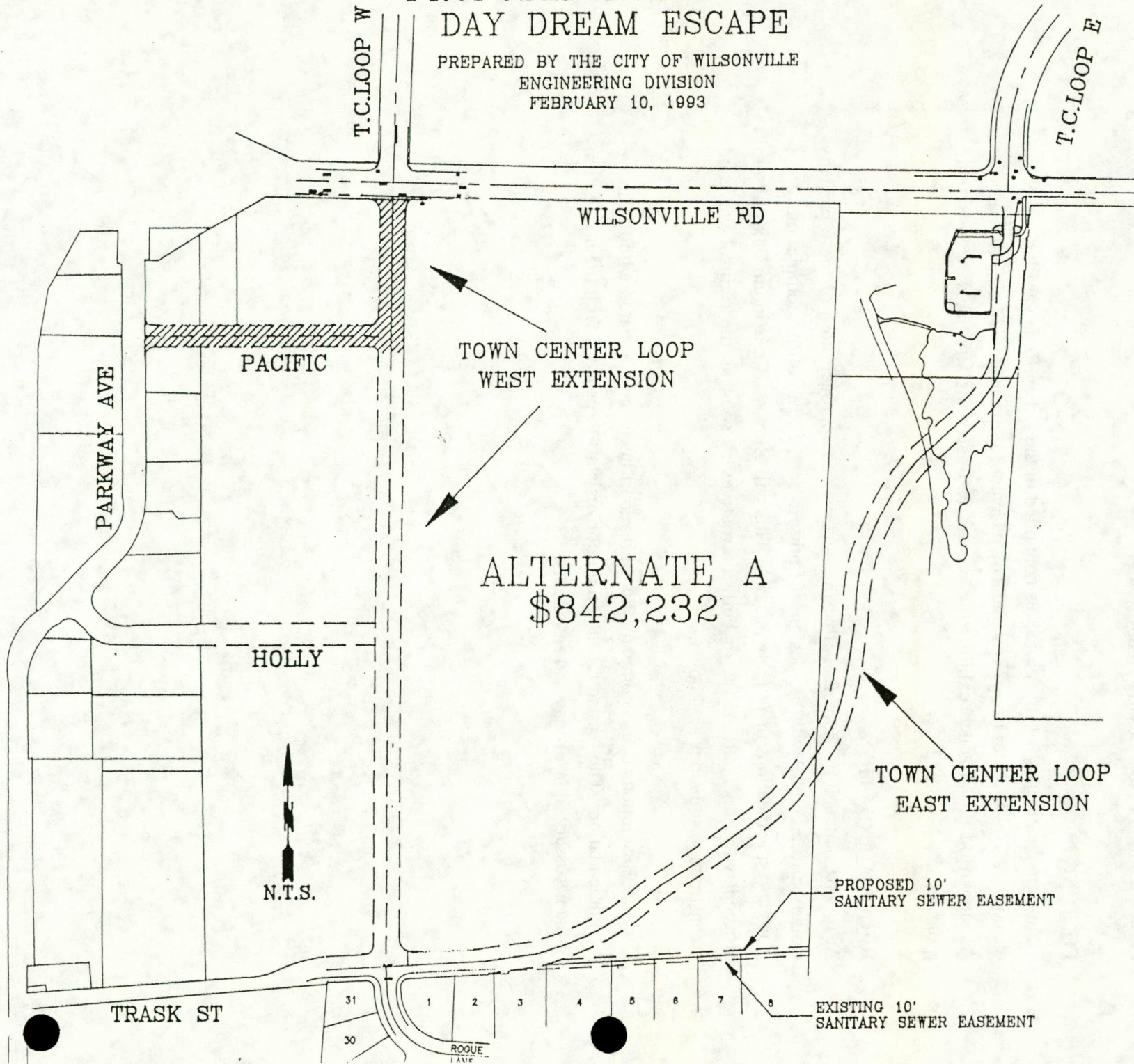
At this particular time, staff feels that the best way to approach both of these projects would be to continue with the design of both projects, and to allow completion of the plans and specifications in a timely manner. This will allow staff maximum flexibility to proceed with either alternative or both alternatives as soon as the right-of-way and reconstruction situations are known.

The first Resolutions that accompany this staff report have been prepared with the above recommendation. The second resolution authorizes staff to proceed with the acquisition of the necessary right-of-way and easements.



# PROPOSED ROUTES FOR DAY DREAM ESCAPE

PREPARED BY THE CITY OF WILSONVILLE  
ENGINEERING DIVISION  
FEBRUARY 10, 1993





# PROPOSED ROUTES FOR DAY DREAM ESCAPE

PREPARED BY THE CITY OF WILSONVILLE  
ENGINEERING DIVISION  
FEBRUARY 10, 1993

T.C.LOOP W

T.C.LOOP E

WILSONVILLE RD

PARKWAY AVE

PACIFIC

TOWN CENTER LOOP  
WEST EXTENSION

ALTERNATE A-1  
\$812,970

HOLLY

TOWN CENTER LOOP  
EAST EXTENSION



PROPOSED 10'  
SANITARY SEWER EASEMENT

TRASK ST

EXISTING 10'  
SANITARY SEWER EASEMENT

31

1

2

3

4

5

6

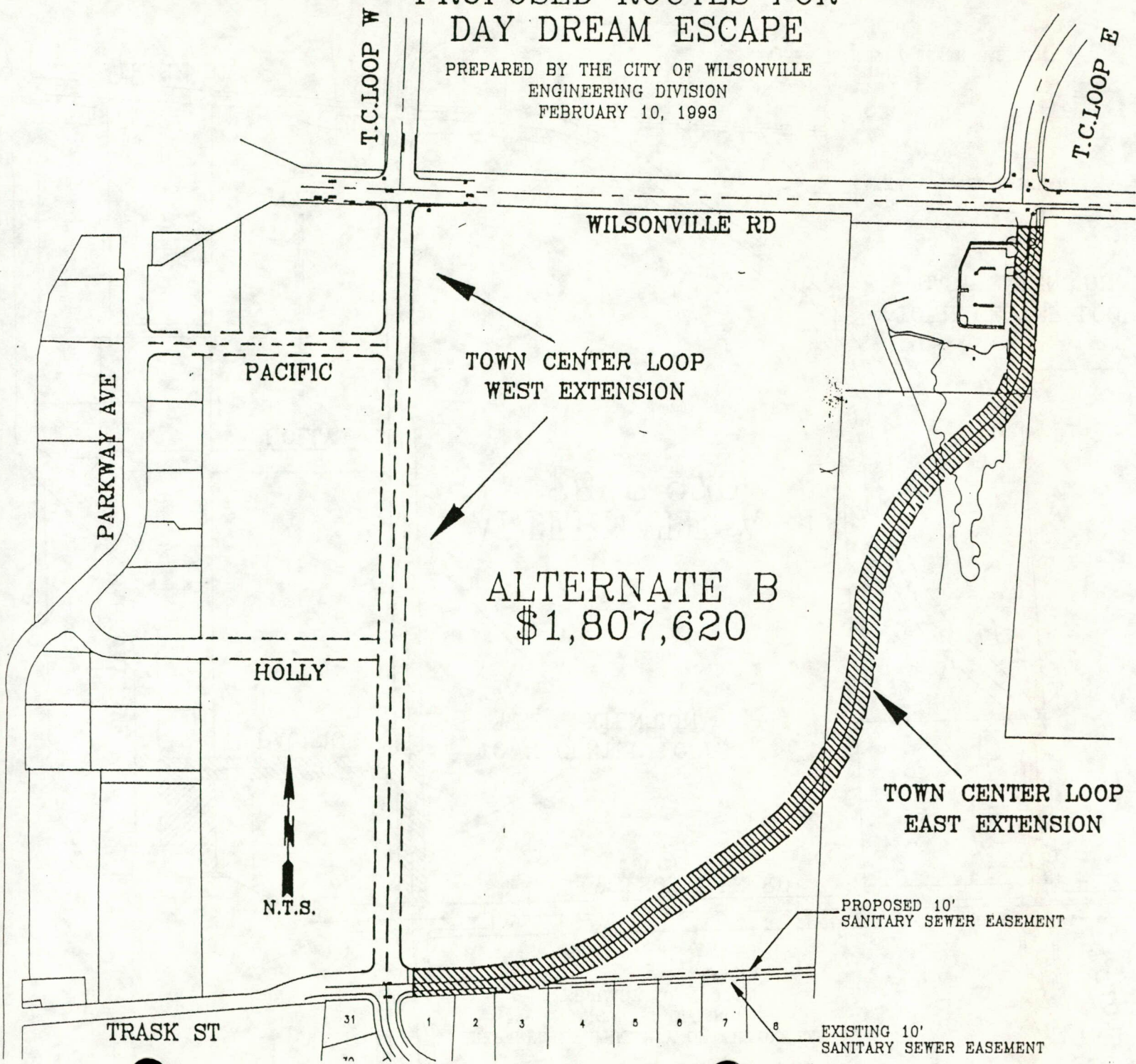
7

8



# PROPOSED ROUTES FOR DAY DREAM ESCAPE

PREPARED BY THE CITY OF WILSONVILLE  
ENGINEERING DIVISION  
FEBRUARY 10, 1993



PARKWAY AVE

PACIFIC

HOLLY



TRASK ST

31

1

2

3

4

5

6

7

8

WILSONVILLE RD

TOWN CENTER LOOP  
WEST EXTENSION

ALTERNATE B  
\$1,807,620

TOWN CENTER LOOP  
EAST EXTENSION

PROPOSED 10'  
SANITARY SEWER EASEMENT

EXISTING 10'  
SANITARY SEWER EASEMENT

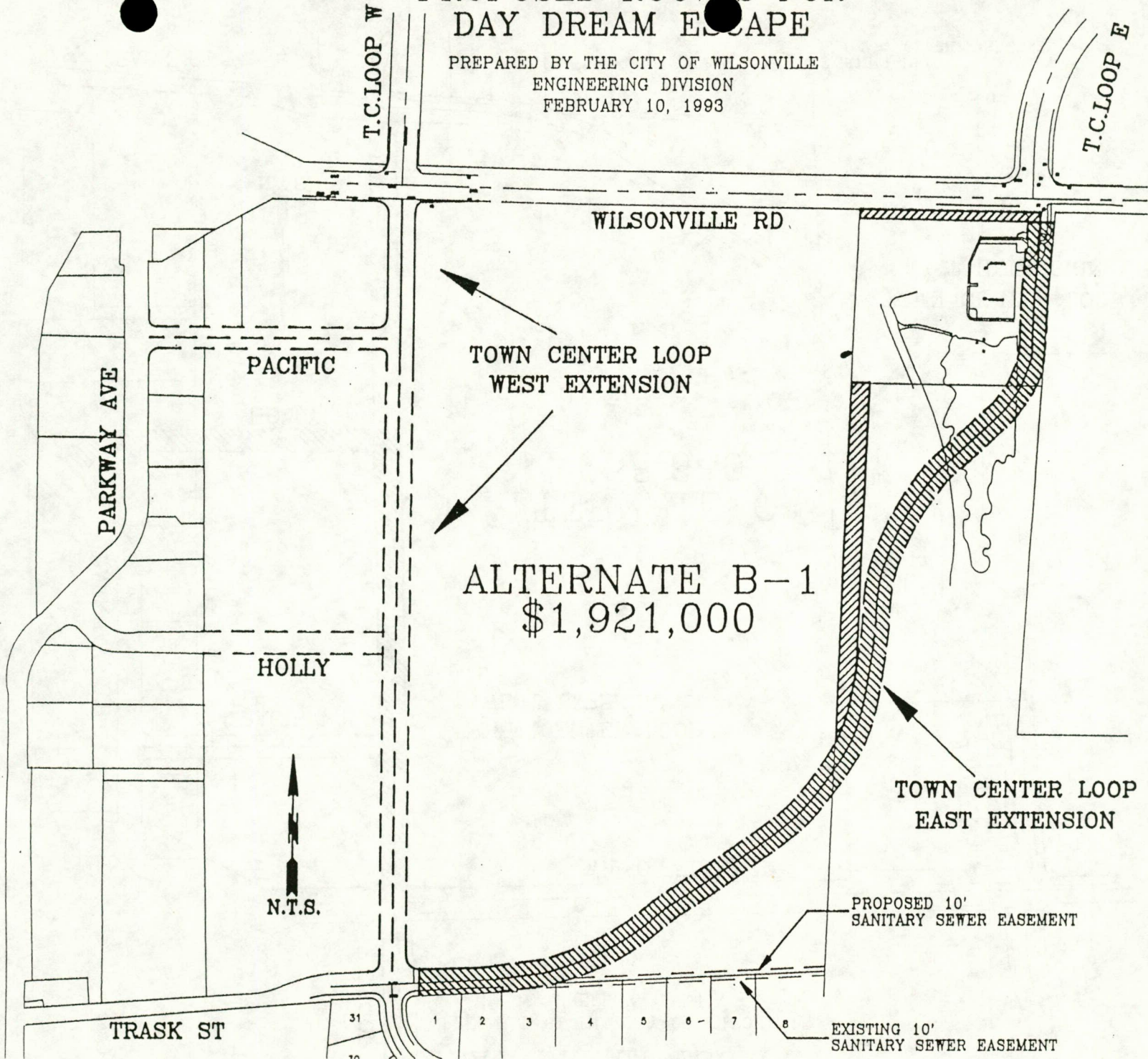
T.C.LOOP W

T.C.LOOP E



# PROPOSED ROUTES FOR DAY DREAM ESCAPE

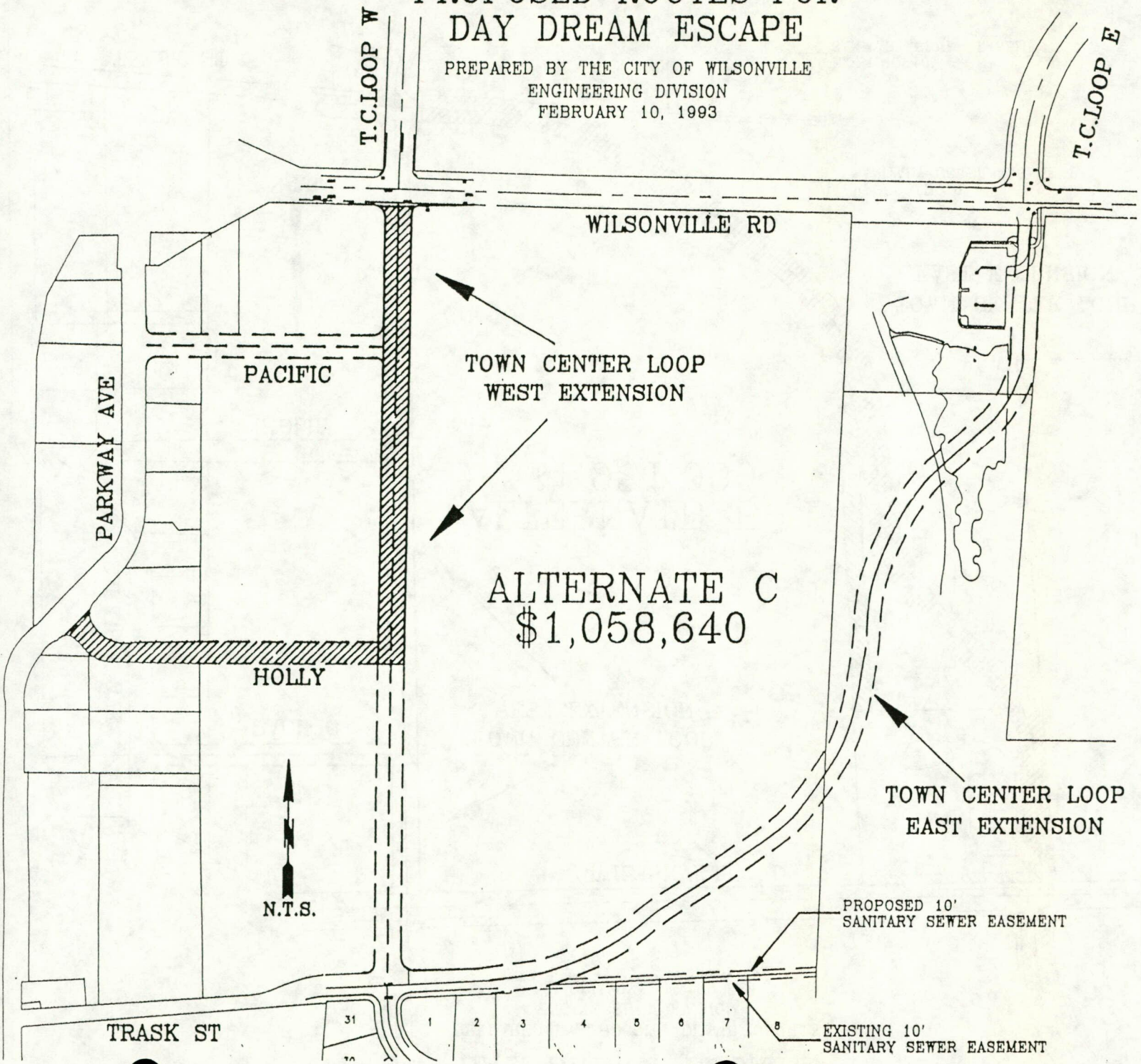
PREPARED BY THE CITY OF WILSONVILLE  
ENGINEERING DIVISION  
FEBRUARY 10, 1993





# PROPOSED ROUTES FOR DAY DREAM ESCAPE

PREPARED BY THE CITY OF WILSONVILLE  
ENGINEERING DIVISION  
FEBRUARY 10, 1993



TRASK ST

N.T.S.

TOWN CENTER LOOP  
WEST EXTENSION

ALTERNATE C  
\$1,058,640

TOWN CENTER LOOP  
EAST EXTENSION

PROPOSED 10'  
SANITARY SEWER EASEMENT

EXISTING 10'  
SANITARY SEWER EASEMENT



# PROPOSED ROUTES FOR DAY DREAM ESCAPE

PREPARED BY THE CITY OF WILSONVILLE  
ENGINEERING DIVISION  
FEBRUARY 10, 1993

T.C.LOOP W

T.C.LOOP E

WILSONVILLE RD

PARKWAY AVE

PACIFIC

TOWN CENTER LOOP  
WEST EXTENSION

ALTERNATE D  
\$1,359,090

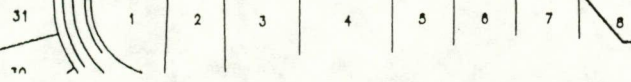
HOLLY

TOWN CENTER LOOP  
EAST EXTENSION



PROPOSED 10'  
SANITARY SEWER EASEMENT

TRASK ST



EXISTING 10'  
SANITARY SEWER EASEMENT



EXHIBIT 2

RESOLUTION NO. 982

**A RESOLUTION AUTHORIZING THE CITY OF WILSONVILLE TO NEGOTIATE AND ACQUIRE LAND FOR THE CONSTRUCTION OF A PORTION OF TOWN CENTER LOOP WEST STREET EXTENSION IMPROVEMENTS AND THE PACIFIC STREET EXTENSION TO S. W. PARKWAY AVENUE AND FOR THE CONSTRUCTION OF THE TOWN CENTER LOOP EAST STREET EXTENSION IMPROVEMENTS AND THE MEMORIAL PARK SEWER LINE EXTENSION IMPROVEMENT.**

WHEREAS, under and by virtue of the laws of the State of Oregon and under its charter, the City of Wilsonville is duly authorized and empowered to construct, operate, maintain, reconstruct and repair a street transportation system for vehicles, pedestrian and bicycles, sewer system, storm and drainage system, water system, street lighting system, and to provide right-of-ways and easements for other utilities such as gas, electric, and cable; and

WHEREAS, in order to carry out its public purposes in providing for the aforementioned public improvements for its street system, sewer system, storm and drainage system, water system, street lighting system and to provide right-of-ways and easements for other utilities, the City may acquire such real property as may be necessary and proper for such public purpose; and

WHEREAS, the City of Wilsonville's Urban Renewal Agency is lawfully empowered to construct certain planned public improvement projects, and to acquire land necessary and proper for such public purposes and to do so in conjunction with the City and the City of Wilsonville's Comprehensive Plan; and

WHEREAS, the Town Center Street extension (Day Dream Escape and Memorial Park sewer line extension), as identified in the findings below, are duly authorized Urban Renewal projects to be financed through Urban Renewal Tax Increment Financing; and

WHEREAS, the consulting engineering firm of MacKay and Sposito has completed the preparation of the Preliminary Design Report entitled "Town Center Loop Extension (Day Dream Escape), and the report and the recommended preferred alternatives for construction have been accepted by the City Council contemporaneous herewith by Resolution No. CB-R-659-93. The findings of Resolution No. CB-R-659-93 are adopted



and incorporated herein as fully set forth. A copy of the Design Report has been made a part of the permanent record herein and is on file with the City Recorder. The findings, conclusions and recommendation of the report are adopted as further findings; and

WHEREAS, the City's engineer has also recommended in his February 24, 1993 Report on the Construction Alternatives on the Extension of Town Center Loop (Day Dream Ranch Escape), on file as a part of this record, that certain portions of the Preliminary Design Report be adopted by the City Council as the preferred alternatives for the construction of the improvements which will maintain a safe route for vehicular, pedestrian, and bicycle traffic and makes the best use of funding availability, and the preferred alternatives were adopted by Resolution No. CB-R-659-93 as follows:

- |     |  |             |
|-----|--|-------------|
| (1) | Extension of Town Center Loop West to Pacific and Pacific West to Parkway Avenue. (Alternate A)  | \$ 842,232  |
| (2) | Extension of Town Center Loop East to intersection of Trask and Rogue Lane with sanitary sewer extension to City Library and street improvements fronting City Library along Wilsonville Road with sanitary pressure main from memorial Park lift station to Trask Street (Alternate B-1); and | \$1,921,000 |

WHEREAS, in comparing the cost amounts for the aforementioned construction alternatives and the right-of-way and easements necessary to construct the alternatives along with existing uses of the subject properties, the two alternatives as presented reflect the least amount of right-of-way, easements and construction costs, given the present mix of developable commercial and residential properties with undeveloped properties needed to insure safe and adequate conveyance of vehicular, pedestrian and bicycle traffic and the least private injury.

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

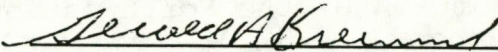
1. There is needed and required for the public purpose of providing street and utility improvements identified as Alternatives A and B-1 above to the residents of the City of Wilsonville the real property described in Exhibit "A" attached hereto and by this reference made a part hereof.
2. The property is required for the aforementioned street and utility 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 City and its attorneys are authorized and directed to attempt to agree with the owners of the real property herein described as to the compensation to be paid for the appropriation 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.

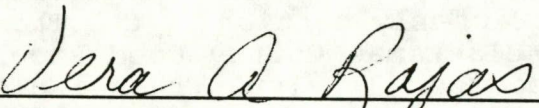
4. Upon trial of and action of condemnation, the attorneys for the City are authorized to make such stipulation, agreement or admission as in their judgment may be in the best interest of the City.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 1st day of March, 1993 and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/A&E, City Recorder

SUMMARY of Votes:

Mayor Krummel

Aye

Councilor Van Eck

Aye

Councilor Carter

Absent

Councilor Hawkins

Aye

Councilor Lehan

Aye



# Mackay & Sposito Inc.



ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

WASHINGTON  
PH. (206) 695-3411

FAX  
(206) 695-0833

OREGON  
PH. (503) 289-6726

LEGAL DESCRIPTION  
SANITARY SEWER EASEMENT  
THROUGH TEUFEL PROPERTY  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23 and a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northwest corner of said Section 24; thence along the Northerly line said Section 24, South 89° 00' 31" East 660.00 feet to the Northeast corner of the Easterly portion of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South 01° 59' 02" West 1749.52 feet to the Northeast corner of Lot 8, Block 3, Day Dream Ranch as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369, and the Southeast corner of said Teufel land, said corner point being the True Point of Beginning; thence along the Southerly line of said Teufel land and along the northerly line of said subdivision, South 87° 20' 38" West 695.69 feet to the initial point of said subdivision and the Southeasterly corner of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947; thence along the Easterly line of said George Teufel land, North 03° 03' 14" East 15.07 feet to a point which is 15.00 feet, when measured at a right angle, from the Southerly line of said Thomas M. Teufel land; thence parallel with said Southerly line, North 87° 20' 38" East 695.41 feet to a point on the Easterly line of said Thomas M. Teufel land; thence along said Easterly line, South 01° 59' 02" West 15.05 feet to the True Point of Beginning.

Containing 10,430 square feet or 0.239 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas

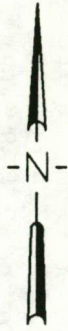
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
SEPTEMBER 23, 1977  
RICHARD SPOSITO  
1332  
3/3/93



SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS  
 FOR SANITARY SEWER EASEMENT  
 THROUGH TEUFEL PROPERTY  
 NE 1/4 SEC. 23 & NW 1/4 SEC. 24 T.3S., R.1W., W.M.  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



S 89°00'31" E 660.00'



March, 1993  
 SCALE: 1"=100'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Richard Sposito*

OREGON  
 SEPTEMBER 23, 1977  
 RICHARD SPOSITO  
 1332

3/3/93

TOWN CENTER LOOP WEST EXTENSION

TEUFEL

TEUFEL

TOWN CENTER LOOP EAST EXTENSION

TEUFEL

1749.52'

S 01°59'02" W

CITY OF WILSONVILLE

AREA = 10,430 FT<sup>2</sup> / 0.239 AC.

N 87°20'38" E  
 695.41'

N 87°20'38" E  
 695.69'

S 01°59'02" W  
 15.05'

NE COR.  
 LOT 8, BLK 3

INT.  
 PT.

N 03°03'14" E  
 15.07'

DAY DREAM  
 RANCH

TRASK  
 STREET

**MacKay & Sposito Inc.**



ENGINEERS SURVEYORS  
 PLANNERS  
 1703 MAIN STREET  
 VANCOUVER, WA. 98660

M&S JOB NO. 11474



# MacKay & Sposito Inc.



ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

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PH. (206) 695-3411

FAX  
(206) 695-0833

OREGON  
PH. (503) 289-6726

LEGAL DESCRIPTION  
SLOPE EASEMENTS  
TOWN CENTER LOOP EAST EXTENSION  
THROUGH TEUFEL PROPERTY  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23 and a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South  $03^{\circ} 03' 14''$  West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369; thence along the Southerly line of said Teufel land and parallel with the northerly line of said subdivision, South  $87^{\circ} 18' 30''$  West 231.80 feet; thence North  $02^{\circ} 41' 30''$  West 15.00 feet to a point on the northerly right-of-way line of Trask Street, a 30.00 foot public road, and said point also being the Southeasterly corner of the City of Wilsonville road as it was dedicated in the deed recorded in Clackamas County Clerk's Records Fee Number 79-37864 and recorded August 29, 1979; thence along the Easterly line of said City of Wilsonville road, North  $02^{\circ} 41' 30''$  West 30.00 feet to the northeasterly corner thereof; thence along the northerly line of said road, South  $87^{\circ} 18' 30''$  West 104.51 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North  $87^{\circ} 18' 30''$  East, through a central angle of  $87^{\circ} 13' 02''$ , an arc distance of 42.62 feet; thence North  $84^{\circ} 43' 22''$  East 60.26 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of South  $00^{\circ} 05' 28''$  West, through a central angle of  $30^{\circ} 26' 48''$ , an arc distance of 14.88 feet, to a point which is 45.00 feet, when measured at a right angle, Northerly from the Southerly line of said Teufel land, said point being the True Point of Beginning; thence parallel with said Southerly line, North  $87^{\circ} 18' 30''$  East 85.46 feet to the point of curvature with a 555.00 foot radius curve; thence along said curve to the left, through a central angle of  $29^{\circ} 07' 40''$ , an arc distance of 282.15 feet; thence North  $58^{\circ} 10' 50''$  East 73.43 feet; thence North  $41^{\circ} 28' 53''$  East 52.20 feet; thence North  $52^{\circ} 28' 12''$  East 50.25 feet; thence North  $61^{\circ} 02' 35''$  East 100.12 feet; thence North  $58^{\circ} 10' 50''$  East 100.25 feet to the point of curvature with a 540.00 foot radius curve; thence along said



**M  
& S**

curve to the left, through a central angle of  $14^{\circ} 18' 00''$ , an arc distance of 134.77 feet; thence radially to said curve, South  $46^{\circ} 07' 10''$  East 5.00 feet to a point on a 545.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North  $43^{\circ} 52' 50''$  East, through a central angle of  $14^{\circ} 19' 26''$ , an arc distance of 136.25 feet; thence radially to said curve, South  $60^{\circ} 26' 36''$  East 5.00 feet to a point on a 550.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North  $29^{\circ} 33' 24''$  East, through a central angle of  $26^{\circ} 01' 25''$ , an arc distance of 249.81 feet to the point of reverse curvature with a 750.00 foot radius curve; thence along said curve to the right, through a central angle of  $17^{\circ} 49' 42''$ , an arc distance of 233.37 feet to a point on the Easterly line of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South  $01^{\circ} 59' 02''$  West 69.06 feet to a point on a 730.00 foot radius curve, said point being on the Northwesterly right-of-way line of a proposed 60.00 foot wide road; thence along said right-of-way line the following six courses:

along said curve to the left, from a tangent bearing of South  $16^{\circ} 14' 29''$  West, through a central angle of  $12^{\circ} 42' 30''$ , an arc distance of 161.92 feet to the point of reverse curvature with a 570.00 foot radius curve; thence along said curve to the right, through a central angle of  $54^{\circ} 38' 51''$ , an arc distance of 543.66 feet to a point of tangency; thence South  $58^{\circ} 10' 50''$  West 373.68 feet to the point of curvature with a 570.00 foot radius curve; thence along said curve to the right, through a central angle of  $29^{\circ} 07' 40''$ , an arc distance of 289.77 feet to a point of tangency; thence South  $87^{\circ} 18' 30''$  West 60.66 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the right, through a central angle of  $62^{\circ} 20' 10''$ , an arc distance of 30.46 feet

to the True Point of Beginning.

Also:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South  $03^{\circ} 03' 14''$  West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded





in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369, said point being the True Point of Beginning; thence along the Northerly line of said subdivision North 87° 20' 38" East 17.58 feet to a point on a 640.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North 71° 14' 41" East, through a central angle of 05° 45' 07", an arc distance of 64.25 feet; thence North 69° 05' 04" East 106.81 feet; thence North 53° 53' 29" East 200.56 feet; thence North 60° 05' 12" East 150.33 feet to a point on a 645.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North 58° 10' 50" East, through a central angle of 32° 48' 36", an arc distance of 369.35 feet, to a point on the Easterly line of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, North 01° 59' 02" East 40.56 feet to a point on a 630.00 foot radius curve, said point being on the Southeasterly right-of-way line of a proposed 60.00 foot wide road; thence along said right-of-way line the following three courses:

along said curve to the right, from a tangent bearing of South 21° 58' 58" West, through a central angle of 36° 11' 52", an arc distance of 398.02 feet to a point of tangency; thence South 58° 10' 50" West 373.68 feet to the point of curvature with a 630.00 foot radius curve; thence along said curve to the right, through a central angle of 14° 24' 26", an arc distance of 158.41 feet to a point on the Easterly line of Trask Street, a 30.00 foot wide public road; thence along said Easterly line, South 03° 03' 14" West 5.71 feet to the True Point of Beginning.

Containing a combined total area of 45,872 square feet or approximately 1.053 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard Sposito* 3/3/93

OREGON  
SEPTEMBER 23, 1977  
RICHARD SPOSITO  
1932



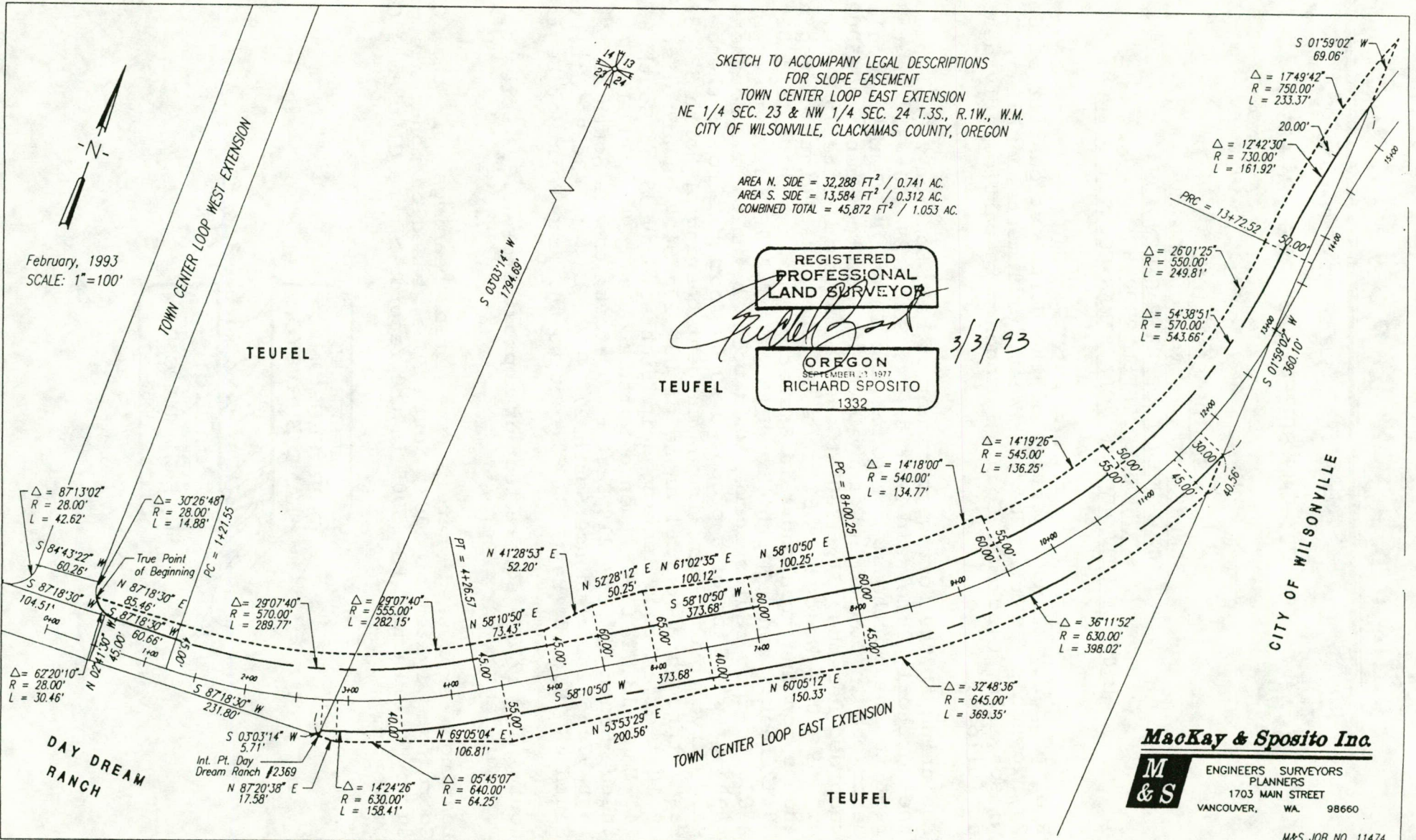
SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS  
FOR SLOPE EASEMENT  
TOWN CENTER LOOP EAST EXTENSION  
NE 1/4 SEC. 23 & NW 1/4 SEC. 24 T.3S., R.1W., W.M.  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

AREA N. SIDE = 32,288 FT<sup>2</sup> / 0.741 AC.  
AREA S. SIDE = 13,584 FT<sup>2</sup> / 0.312 AC.  
COMBINED TOTAL = 45,872 FT<sup>2</sup> / 1.053 AC.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard Sposito* 3/3/93  
OREGON  
SEPTEMBER 1 1977  
RICHARD SPOSITO  
1332

February, 1993  
SCALE: 1"=100'



**MacKay & Sposito Inc.**  
ENGINEERS SURVEYORS  
PLANNERS  
1703 MAIN STREET  
VANCOUVER, WA. 98660



# MacKay & Sposito Inc.



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FAX  
(206) 695-0833

OREGON  
PH. (503) 289-6726

LEGAL DESCRIPTION  
SEWERS AND DRAINAGE EASEMENT  
TOWN CENTER LOOP EAST EXTENSION  
THROUGH TEUFEL PROPERTY  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northwest corner of said Section 24; thence along the Northerly line said Section 24, South 89° 00' 31" East 660.00 feet to the Northeast corner of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South 01° 59' 02" West 1619.57 feet to the True Point of Beginning; thence continuing along said Easterly line, South 01° 59' 02" West 39.12 feet; thence North 48° 05' 50" West 260.95 feet to a point on a 630.00 foot radius curve, said point being on the Southeasterly right-of-way line of a proposed 60.00 foot wide road; thence along said curve to the left, from a tangent bearing of North 53° 31' 11" East, through a central angle of 03° 27' 54", an arc distance of 38.10 feet; thence leaving said right-of-way line, South 60° 28' 24" East 13.72 feet; thence North 52° 28' 39" East 141.71 feet; thence South 37° 31' 21" East 65.00 feet; thence South 52° 28' 39" West 97.55 feet; thence South 27° 06' 53" West 43.39 feet; thence South 48° 05' 50" East 132.83 feet to the True Point of Beginning.

Containing 17,387 square feet or approximately 0.399 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

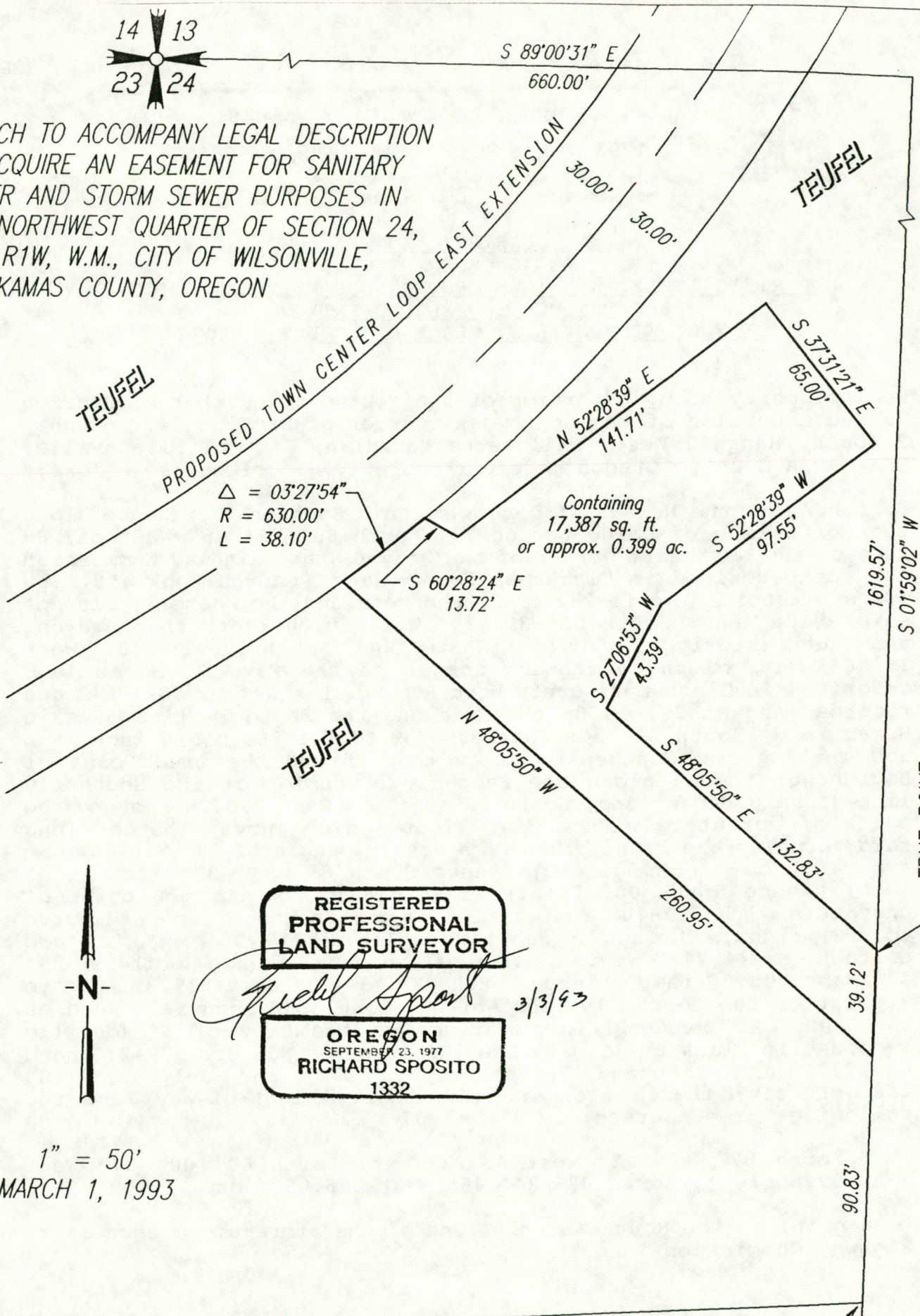
3/3/93

OREGON  
SEPTEMBER 23, 1977  
RICHARD SPOSITO  
1332





SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
 TO ACQUIRE AN EASEMENT FOR SANITARY  
 SEWER AND STORM SEWER PURPOSES IN  
 THE NORTHWEST QUARTER OF SECTION 24,  
 T3S, R1W, W.M., CITY OF WILSONVILLE,  
 CLACKAMAS COUNTY, OREGON



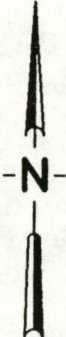
$\Delta = 03^{\circ}27'54''$   
 $R = 630.00'$   
 $L = 38.10'$

Containing  
 17,387 sq. ft.  
 or approx. 0.399 ac.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Richard Spósito* 3/3/93

OREGON  
 SEPTEMBER 23, 1977  
 RICHARD SPOSITO  
 1332



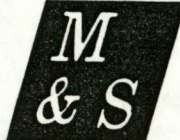
1" = 50'  
 MARCH 1, 1993

NORTHEAST CORNER OF  
 LOT 8, BLOCK 3, DAY  
 DREAM RANCH

DAY DREAM RANCH - #2369



# MacKay & Sposito Inc.



ENGINEERS SURVEYORS PLANNERS

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PACIFIC STREET AND TOWN CENTER LOOP WEST EXTENSION

THROUGH TEUFEL PROPERTY

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23 and a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the North line of said Section 23, North 88° 24' 46" West 567.88 feet to the Northeast corner of the Oregon State Highway Commission land as described in Clackamas County Deed Records Book 456 Page 139 and recorded April 28, 1952; thence along the Easterly line of said State land, South 01° 35' 14" West 30.00 feet; thence along the Southeasterly line of said State land, South 60° 47' 43" West 164.64 feet to the Northeast corner of the Faye S. Hamar land described in Clackamas County Deed Records Fee Number 68-18042 and recorded August 29, 1968; thence along the Easterly line of said Hamar land, South 01° 24' 40" West 259.67 feet to a 5/8 inch iron rod marking the Southeast corner thereof and the True Point of Beginning; thence along the Easterly extension of the Southerly line of said Hamar land, South 88° 26' 18" East 280.78 feet to the point of curvature with a 34.00 foot radius curve; thence along said curve to the right, through a central angle of 88° 31' 46", an arc distance of 52.53 feet; thence South 89° 54' 32" East 60.00 feet; thence North 00° 05' 28" East 316.75 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the right, through a central angle of 91° 28' 45", an arc distance of 44.71 feet to a point of tangency; thence South 88° 25' 47" East 200.00 feet; thence North 87° 45' 22" East 219.37 feet to a point on the Southerly right-of-way line of Wilsonville Road as the same was conveyed in the deeds to the City of Wilsonville recorded in Clackamas County Deed Records Fee Numbers 87-42157 and 88-27334 and recorded September 15, 1987 and July 7, 1988 respectively; thence along said Southerly right-of-way line the following three courses:

North 87° 17' 22" West 45.22 feet; North 89° 00' 31" West 57.62 feet; North 88° 24' 46" West 595.06 feet

to a point on the Southeasterly line of the aforesaid Oregon State Highway Commission land;



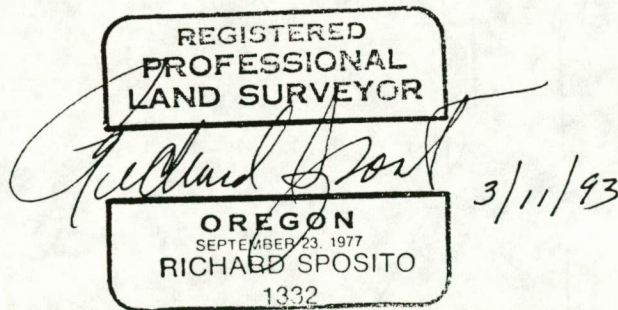
**M  
& S**

thence along said Southeasterly line, South 60° 47' 43" West 29.49 feet; thence South 88° 25' 47" East 188.30 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the right, through a central angle of 88° 31' 15", an arc distance of 43.26 feet to a point of tangency; thence South 00° 05' 28" West 203.71 feet to the point of curvature with a 34.00 foot radius curve; thence along said curve to the right, through a central angle of 91° 28' 14", an arc distance of 54.28 feet to a point of tangency; thence North 88° 26' 18" West 277.93 feet to a point on the Easterly line of the aforesaid Hamar land; thence along said Easterly line, South 01° 24' 40" West 48.00 feet to the True Point of Beginning.

Containing 45,725 square feet or approximately 1.05 acres of land, more or less.

Together with an easement for public utilities under, over and across a strip of land 6.00 feet wide lying Northerly of and contiguous along the Northerly boundary of the above described Pacific Street right of way and lying Southerly of and contiguous along the Southerly boundary of the above described Pacific Street right of way and lying Southerly of and contiguous along the Southerly boundaries of the above described Town Center Loop West Extension along Wilsonville Road right of way and lying Westerly of and contiguous along the Westerly boundary of the above described Town Center Loop West Extension right of way and lying Easterly of and contiguous along the Easterly boundary of the above described Town Center Loop West Extension right of way and shown in the attached map referred to as Exhibit "B".

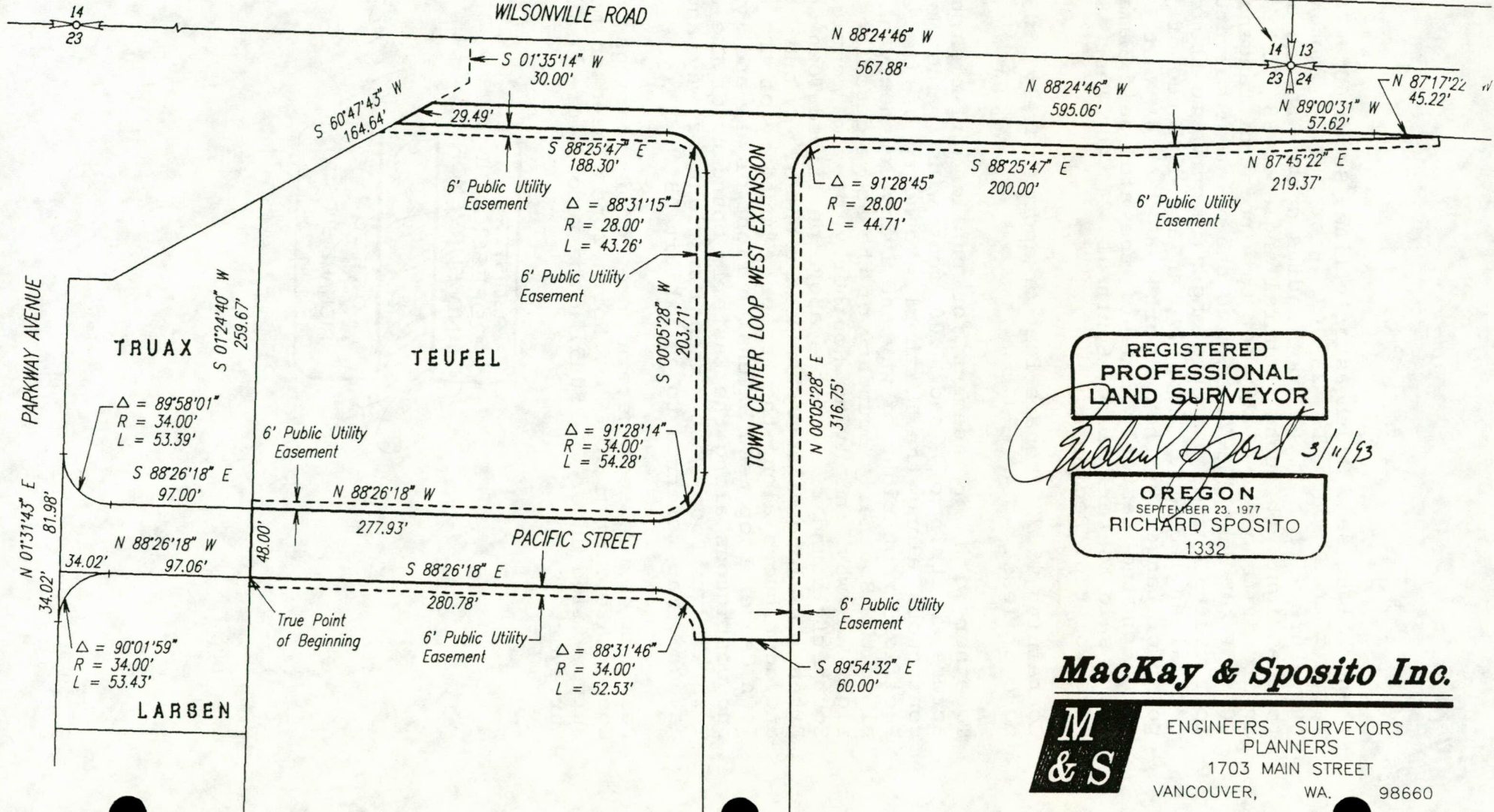
Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.





EX, "B"  
 SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS  
 PACIFIC STREET AND TOWN CENTER LOOP WEST EXTENSION RIGHT OF WAY  
 THROUGH TEUFEL PROPERTY  
 NE 1/4 SEC 23 & NW 1/4 SEC 24 T.3S., R.1W., W.M.  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

March, 1993  
 SCALE: 1"=100'



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Richard Sposito* 3/11/93

OREGON  
 SEPTEMBER 23, 1977  
 RICHARD SPOSITO  
 1332

**Mackay & Sposito Inc.**



ENGINEERS SURVEYORS  
 PLANNERS  
 1703 MAIN STREET  
 VANCOUVER, WA. 98660



# *Mackay & Sposito Inc.*



ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

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## LEGAL DESCRIPTION

PACIFIC STREET

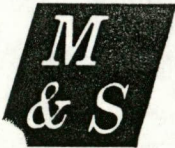
THROUGH LARSEN PROPERTY

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the North line of said Section 23, North  $88^{\circ} 24' 46''$  West, 567.88 feet to the Northeast corner of the Oregon State Highway Commission land as described in Clackamas County Deed Records Book 456 Page 139 and recorded April 28, 1952; thence along the Easterly line of said State land, South  $01^{\circ} 35' 14''$  West 30.00 feet; thence along the Southeasterly line of said State land, South  $60^{\circ} 47' 43''$  West 164.64 feet to the Northeast corner of the Faye S. Hamar land described in Clackamas County Deed Records Fee Number 68-18042 and recorded August 29, 1968; thence along the Easterly line of said Hamar land, South  $01^{\circ} 24' 40''$  West 259.67 feet to a 5/8 inch iron rod marking the Southeast corner thereof; thence along the Southerly line of said Hamar land, North  $88^{\circ} 26' 18''$  West 97.06 feet to the point of curvature with a 34.00 foot radius curve and the True Point of Beginning; thence along said curve to the left, through a central angle of  $90^{\circ} 01' 59''$ , an arc distance of 53.43 feet to a point of tangency on the Easterly right-of-way line of the Frontage Road (60 feet wide) known as Parkway Avenue as said road was conveyed to the State of Oregon in Parcel 2 of the Warranty Deed, File #34559 and dated October 24, 1963, recorded October 30, 1963 in Clackamas County Deed Records Book 630 Page 733; thence along said Easterly right-of-way line, North  $01^{\circ} 31' 43''$  East 34.02 feet to the Southwest corner of said Hamar land; thence leaving said right-of-way line and running along the Southerly line of said Hamar land, South  $88^{\circ} 26' 18''$  East 34.02 feet to the True Point of Beginning.





Containing 248 square feet or approximately 0.01 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard Sposito*

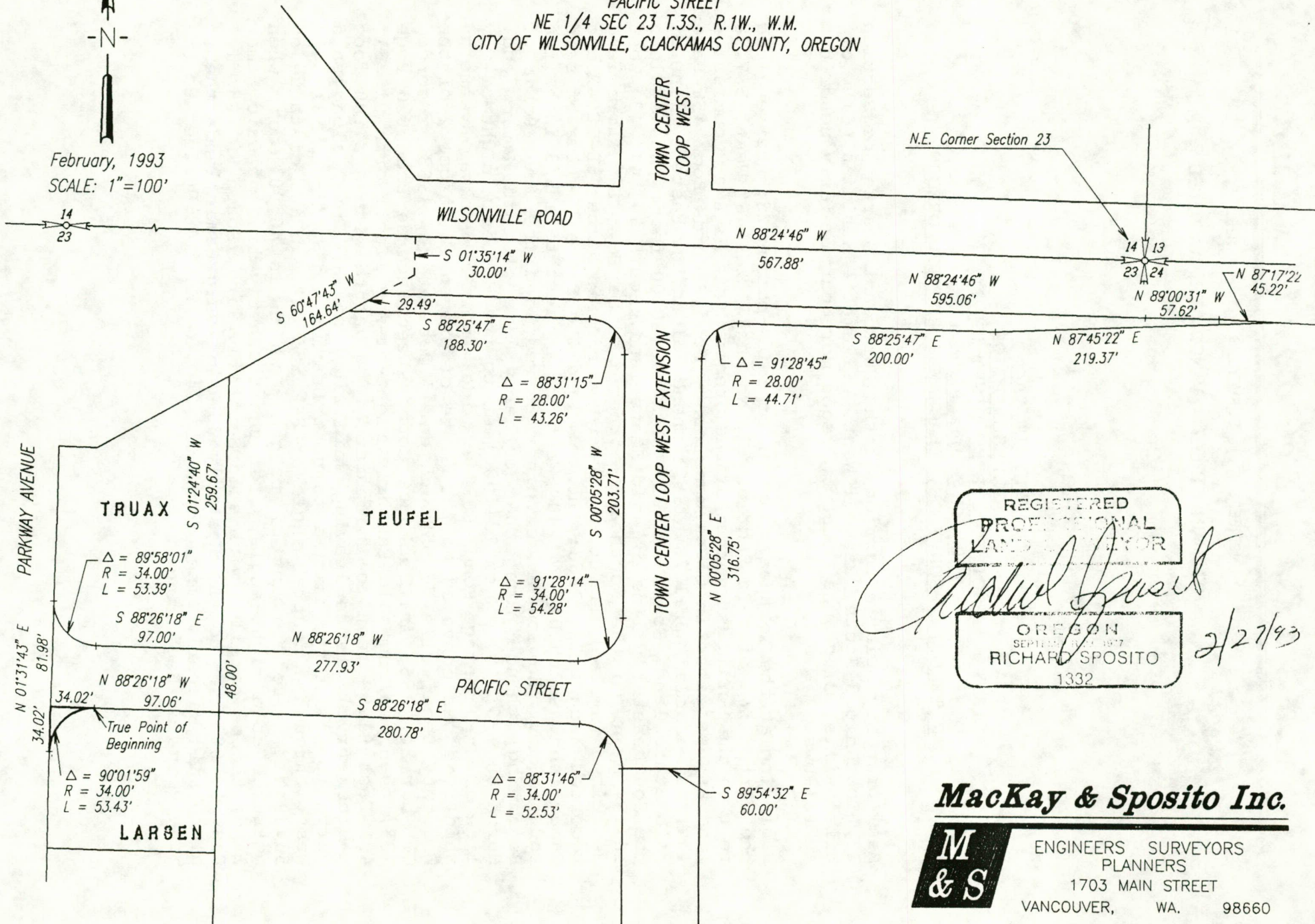
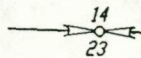
2/26/93

OREGON  
SEPTEMBER 23, 1977  
RICHARD SPOSITO  
1332



SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS  
 FOR LARSEN  
 PACIFIC STREET  
 NE 1/4 SEC 23 T.3S., R.1W., W.M.  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

February, 1993  
 SCALE: 1"=100'



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Richard Sposito*

OREGON  
 SEPTEMBER 1977  
 RICHARD SPOSITO  
 1332

2/27/93

**MacKay & Sposito Inc.**

**M & S** ENGINEERS SURVEYORS  
 PLANNERS  
 1703 MAIN STREET  
 VANCOUVER, WA. 98660



# *M a c K a y & S p o s i t o I n c.*

**M  
& S**

ENGINEERS

SURVEYORS

PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

WASHINGTON  
PH. (206) 695-3411

FAX  
(206) 695-0833

OREGON  
PH. (503) 289-6726

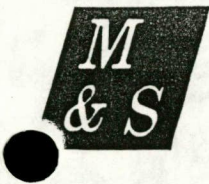
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3-11-9  
RGD/dm

EXHIBIT "A"  
LEGAL DESCRIPTION  
PACIFIC STREET RIGHT OF WAY  
THROUGH TRUAX PROPERTY  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the North line of said Section 23, North 88° 24' 46" West, 567.88 feet to the Northeast corner of the Oregon State Highway Commission land as described in Clackamas County Deed Records Book 456 Page 139 and recorded April 28, 1952; thence along the Easterly line of said State land, South 01° 35' 14" West 30.00 feet; thence along the Southeasterly line of said State land, South 60° 47' 43" West 164.64 feet to the Northeast corner of the Faye S. Hamar land described in Clackamas County Deed Records Fee Number 68-18042 and recorded August 29, 1968; thence along the Easterly line of said Hamar land, South 01° 24' 40" West 259.67 feet to a 5/8 inch iron rod marking the Southeast corner thereof and the True Point of Beginning; thence along the Southerly line of said Hamar land, North 88° 26' 18" West 131.08 feet to the Easterly right-of-way line of the Frontage Road (60 feet wide) known as Parkway Avenue as said road was conveyed to the State of Oregon in Parcel 2 of the Warranty Deed, File #34559 and dated October 24, 1963, recorded October 30, 1963 in Clackamas County Deed Records Book 630 Page 733; thence along said Easterly right-of-way line, North 01° 31' 43" East 81.98 feet to the point of curvature with a 34.00 foot radius curve; thence leaving said right-of-way line, along said curve to the left, from a tangent bearing of South 01° 31' 43" West, through a central angle of 89° 58' 01", an arc distance of 53.39 feet, to a point of tangency which is 48.00 feet, when measured at a right angle, from the Southerly line of said Hamar land; thence parallel with said Southerly line, South 88° 26' 18" East 97.00 feet to the Easterly line of said Hamar land; thence along said Easterly line, South 01° 24' 40" West 48.00 feet to the True Point of Beginning.





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RGD/dm

Containing 6,537 square feet or approximately 0.15 acres of land, more or less.

Together with an easement for public utilities under, over and across a strip of land 6.00 feet wide lying Northerly of and contiguous along the Northerly boundary of the above described Pacific Street right of way and shown in the attached map referred to as Exhibit "B".

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

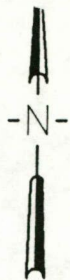
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard Spósito* 3/11/93

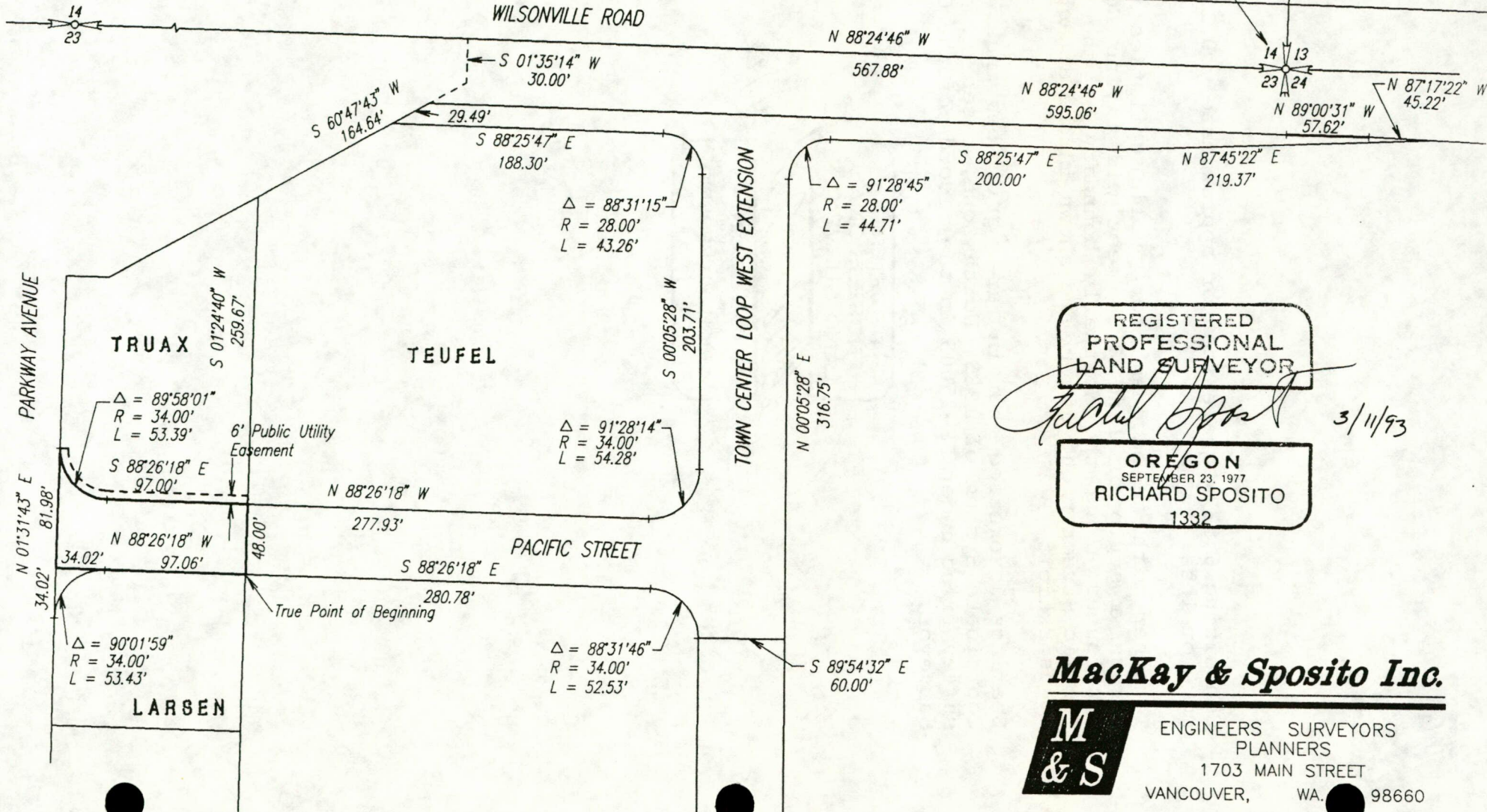
OREGON  
SEPTEMBER 23, 1977  
RICHARD SPOSITO  
1332



E. IT "B"  
 SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS  
 PACIFIC STREET RIGHT OF WAY  
 THROUGH TRUAX PROPERTY  
 NE 1/4 SEC 23 T.3S., R.1W., W.M.  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

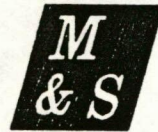


March, 1993  
 SCALE: 1"=100'



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Richard Sposito* 3/11/93  
 OREGON  
 SEPTEMBER 23, 1977  
 RICHARD SPOSITO  
 1332

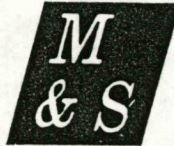
**Mackay & Sposito Inc.**



ENGINEERS SURVEYORS  
 PLANNERS  
 1703 MAIN STREET  
 VANCOUVER, WA. 98660



# *Mackay & Sposito Inc.*



ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

WASHINGTON  
PH. (206) 695-3411

FAX  
(206) 695-0833

OREGON  
PH. (503) 289-6726

## LEGAL DESCRIPTION

TOWN CENTER LOOP EAST EXTENSION

THROUGH TEUFEL PROPERTY

CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23 and a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South  $03^{\circ} 03' 14''$  West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369; thence along the Southerly line of said Teufel land and parallel with the northerly line of said subdivision, South  $87^{\circ} 18' 30''$  West 231.80 feet; thence North  $02^{\circ} 41' 30''$  West 15.00 feet to a point on the northerly right-of-way line of Trask Street, a 30.00 foot public road, and said point also being the Southeasterly corner of the City of Wilsonville road as it was dedicated in the deed recorded in Clackamas County Clerk's Records Fee Number 79-37864 and recorded August 29, 1979, said point being the True Point of Beginning; thence along the Easterly line of said City of Wilsonville road, North  $02^{\circ} 41' 30''$  West 30.00 feet to the northeasterly corner thereof; thence along the northerly line of said road, South  $87^{\circ} 18' 30''$  West 104.51 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North  $87^{\circ} 18' 30''$  East, through a central angle of  $87^{\circ} 13' 02''$ , an arc distance of 42.62 feet; thence North  $84^{\circ} 43' 22''$  East 60.26 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of South  $00^{\circ} 05' 28''$  West, through a central angle of  $92^{\circ} 46' 58''$ , an arc distance of 45.34 feet, to a point of tangency, which point is 45.00 feet, when measured at a right angle, Northerly from the Southerly line of said Teufel land; thence parallel with said Southerly line, North  $87^{\circ} 18' 30''$  East 60.66 feet to the point of curvature with a 570.00 foot radius curve; thence along said curve to the left, through a central angle of  $29^{\circ} 07' 40''$ , an arc distance of 289.77 feet to a point of tangency; thence North  $58^{\circ} 10' 50''$  East 373.68 feet to the point of curvature with a 570.00 foot radius curve; thence along said curve to the left, through a central angle of  $54^{\circ} 38' 51''$ , an arc distance of 543.66 feet to the point of reverse curvature with a 730.00 foot radius curve; thence along said curve to the right,





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RGD/dm

through a central angle of  $12^{\circ} 42' 30''$ , an arc distance of 161.92 feet to a point on the Easterly line of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South  $01^{\circ} 59' 02''$  West 360.10 feet to a point on a 630.00 foot radius curve; thence along said curve to the right, from a tangent bearing of South  $21^{\circ} 58' 58''$  West, through a central angle of  $36^{\circ} 11' 52''$ , an arc distance of 398.02 feet, to a point of tangency; thence South  $58^{\circ} 10' 50''$  West 373.68 feet to the point of curvature with a 630.00 foot radius curve; thence along said curve to the right, through a central angle of  $14^{\circ} 24' 26''$ , an arc distance of 158.41 feet to a point on the Easterly line of the aforesaid Trask Street; thence along said Easterly line, North  $03^{\circ} 03' 14''$  East 9.37 feet; thence along the northerly line of said Trask Street the following two courses:

South  $87^{\circ} 20' 38''$  West 1.50 feet; thence South  $87^{\circ} 18' 30''$  West 231.80 feet

to the True Point of Beginning.

Containing 72,938 square feet or approximately 1.67 acres of land, more or less.

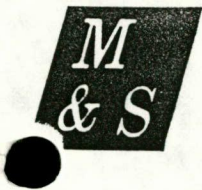
Also, the following portion of said Trask Street which is currently in use as a public road:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South  $03^{\circ} 03' 14''$  West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369, said point being the True Point of Beginning; thence parallel with the northerly line of said subdivision, South  $87^{\circ} 18' 30''$  West 231.80 feet; thence North  $02^{\circ} 41' 30''$  West 15.00 feet to a point on the northerly right-of-way line of said Trask Street; thence along the northerly line of said Trask Street the following two courses:

thence North  $87^{\circ} 18' 30''$  East 231.80 feet; thence North  $87^{\circ} 20' 38''$  East 1.50 feet

to the Easterly line of said Teufel land; thence along said





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RGD/dm

Easterly line, South 03° 03' 14" West 15.07 feet to True Point of Beginning.

Containing 3,488 square feet or 0.07 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

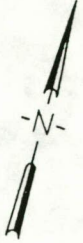
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard Sposito*

2/26/93

OREGON  
SEPTEMBER 23, 1977  
RICHARD SPOSITO  
1332





February, 1993  
SCALE: 1"=100'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
TOWN CENTER LOOP EAST EXTENSION  
NE 1/4 SEC 23 & NW 1/4 SEC 24 T.3S., R.1W., W.M.  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

$\Delta = 12^{\circ}42'30''$   
 $R = 730.00'$   
 $L = 161.92'$

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard Sposito* 2/26/93

OREGON  
SEPTEMBER 23, 1977  
RICHARD SPOSITO  
1332

$\Delta = 54^{\circ}38'51''$   
 $R = 570.00'$   
 $L = 543.66'$

$\Delta = 36^{\circ}11'52''$   
 $R = 630.00'$   
 $L = 398.02'$

$\Delta = 87^{\circ}13'02''$   
 $R = 28.00'$   
 $L = 42.62'$

$\Delta = 92^{\circ}46'58''$   
 $R = 28.00'$   
 $L = 45.34'$

$\Delta = 29^{\circ}07'40''$   
 $R = 570.00'$   
 $L = 289.77'$

$\Delta = 14^{\circ}24'26''$   
 $R = 630.00'$   
 $L = 158.41'$

TOWN CENTER LOOP WEST EXTENSION

TEUFEL

TOWN CENTER LOOP EAST EXTENSION  
(60' Feet Wide)

DAY DREAM RANCH

**MacKay & Sposito Inc.**



ENGINEERS SURVEYORS  
PLANNERS  
1703 MAIN STREET  
VANCOUVER, WA. 98660

M&S JOB NO. 11474



**EXHIBIT 3**

**STREET DEDICATION FOR:**  
**Grantor - Individual**

KNOW ALL MEN BY THESE PRESENTS, that Thomas M. Teufel (deceased)  
George R. Teufel and Christina M. Teufel

hereinafter referred to as "GRANTOR" does hereby dedicate to the CITY OF WILSONVILLE and its assigns for the use of the Public as Public Way, Street and Road, forever, certain real property located in the City of Wilsonville, County of Clackamas, and State of Oregon that is more particularly bounded and described as follows:

SEE EXHIBIT "A" AND EXHIBIT "B" attached hereto, and incorporated by reference as if fully set forth herein.

TO HAVE AND TO HOLD the above described and dedicated premises unto the City of Wilsonville for the Public forever for the uses and purposes herein above mentioned; provided, however, in the event said premises are not used or cease to be used for public purpose, the premises shall revert to the GRANTOR.

The true and actual consideration paid for the transfer, stated in terms of dollars, is \$ \_\_\_\_\_.  
IN WITNESS WHEREOF, the undersigned grantor has executed this easement, this \_\_\_\_\_  
day of \_\_\_\_\_, 19 \_\_\_\_.

Grantor(s): \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

STATE OF OREGON            )  
  ) ss  
County of                    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_, before me, a notary public in and for said County and State, personally appeared \_\_\_\_\_ known to me to be the person whose name subscribed to the within instrument and acknowledge that \_\_\_\_\_ executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

\_\_\_\_\_  
NOTARY PUBLIC OF OREGON

My Commission Expires: \_\_\_\_\_



APPROVED AS TO FORM THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
MICHAEL E. KOHLHOFF, City Attorney  
CITY OF WILSONVILLE, OREGON

APPROVED AS TO LEGAL DESCRIPTION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
City Engineer  
CITY OF WILSONVILLE, OREGON

ACCEPTED ON BEHALF OF THE CITY OF WILSONVILLE, OREGON, THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
GERALD A. KRUMMEL, Mayor

ATTESTED TO:

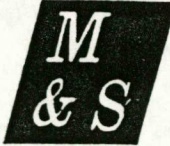
\_\_\_\_\_  
VERA A. ROJAS, CMC, City Recorder

\_\_\_\_\_  
Date:

AFTER RECORDING, RETURN TO:

CITY RECORDER  
CITY OF WILSONVILLE  
P.O. BOX 220  
WILSONVILLE OR 97070



**Mackay & Sposito Inc.**

ENGINEERS

SURVEYORS

PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

WASHINGTON  
PH. (206) 695-3411FAX  
(206) 695-0833OREGON  
PH. (503) 289-6726LEGAL DESCRIPTIONTOWN CENTER LOOP EAST EXTENSIONTHROUGH TEUFEL PROPERTYCITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23 and a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South  $03^{\circ} 03' 14''$  West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369; thence along the Southerly line of said Teufel land and parallel with the northerly line of said subdivision, South  $87^{\circ} 18' 30''$  West 231.80 feet; thence North  $02^{\circ} 41' 30''$  West 15.00 feet to a point on the northerly right-of-way line of Trask Street, a 30.00 foot public road, and said point also being the Southeasterly corner of the City of Wilsonville road as it was dedicated in the deed recorded in Clackamas County Clerk's Records Fee Number 79-37864 and recorded August 29, 1979, said point being the True Point of Beginning; thence along the Easterly line of said City of Wilsonville road, North  $02^{\circ} 41' 30''$  West 30.00 feet to the northeasterly corner thereof; thence along the northerly line of said road, South  $87^{\circ} 18' 30''$  West 104.51 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North  $87^{\circ} 18' 30''$  East, through a central angle of  $87^{\circ} 13' 02''$ , an arc distance of 42.62 feet; thence North  $84^{\circ} 43' 22''$  East 60.26 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of South  $00^{\circ} 05' 28''$  West, through a central angle of  $92^{\circ} 46' 58''$ , an arc distance of 45.34 feet, to a point of tangency, which point is 45.00 feet, when measured at a right angle, Northerly from the Southerly line of said Teufel land; thence parallel with said Southerly line, North  $87^{\circ} 18' 30''$  East 60.66 feet to the point of curvature with a 570.00 foot radius curve; thence along said curve to the left, through a central angle of  $29^{\circ} 07' 40''$ , an arc distance of 289.77 feet to a point of tangency; thence North  $58^{\circ} 10' 50''$  East 373.68 feet to the point of curvature with a 570.00 foot radius curve; thence along said curve to the left, through a central angle of  $54^{\circ} 38' 51''$ , an arc distance of 543.66 feet to the point of reverse curvature with a 730.00 foot radius curve; thence along said curve to the right,



through a central angle of  $12^{\circ} 42' 30''$ , an arc distance of 161.92 feet to a point on the Easterly line of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South  $01^{\circ} 59' 02''$  West 360.10 feet to a point on a 630.00 foot radius curve; thence along said curve to the right, from a tangent bearing of South  $21^{\circ} 58' 58''$  West, through a central angle of  $36^{\circ} 11' 52''$ , an arc distance of 398.02 feet, to a point of tangency; thence South  $58^{\circ} 10' 50''$  West 373.68 feet to the point of curvature with a 630.00 foot radius curve; thence along said curve to the right, through a central angle of  $14^{\circ} 24' 26''$ , an arc distance of 158.41 feet to a point on the Easterly line of the aforesaid Trask Street; thence along said Easterly line, North  $03^{\circ} 03' 14''$  East 9.37 feet; thence along the northerly line of said Trask Street the following two courses:

South  $87^{\circ} 20' 38''$  West 1.50 feet; thence South  $87^{\circ} 18' 30''$  West 231.80 feet

to the True Point of Beginning.

Containing 72,938 square feet or approximately 1.67 acres of land, more or less.

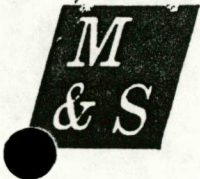
Also, the following portion of said Trask Street which is currently in use as a public road:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South  $03^{\circ} 03' 14''$  West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369, said point being the True Point of Beginning; thence parallel with the northerly line of said subdivision, South  $87^{\circ} 18' 30''$  West 231.80 feet; thence North  $02^{\circ} 41' 30''$  West 15.00 feet to a point on the northerly right-of-way line of said Trask Street; thence along the northerly line of said Trask Street the following two courses:

thence North  $87^{\circ} 18' 30''$  East 231.80 feet; thence North  $87^{\circ} 20' 38''$  East 1.50 feet

to the Easterly line of said Teufel land; thence along said





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2-25-93  
RGD/dm

Easterly line, South 03° 03' 14" West 15.07 feet to True Point of Beginning.

Containing 3,488 square feet or 0.07 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

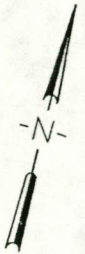
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard Sposito* 2/26/93

OREGON  
SEPTEMBER 23, 1977  
RICHARD SPOSITO  
1332



SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
 TOWN CENTER LOOP EAST EXTENSION  
 NE 1/4 SEC 23 & NW 1/4 SEC 24 T.3S., R.1W., W.M.  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



February, 1993  
 SCALE: 1"=100'

$\Delta = 12'42''30''$   
 $R = 730.00'$   
 $L = 161.92'$

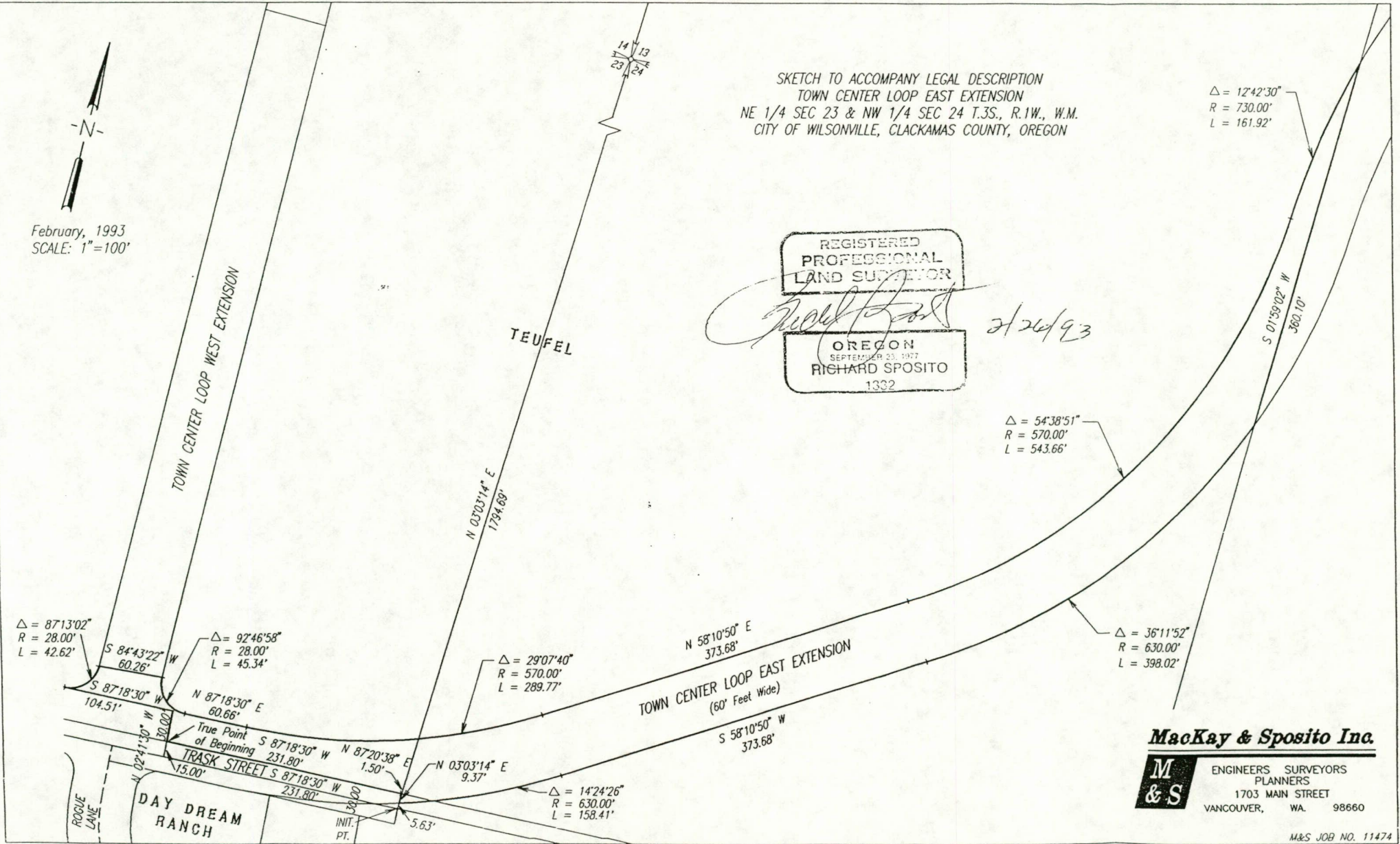
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Richard Sposito* 2/26/93

OREGON  
 SEPTEMBER 23, 1927  
 RICHARD SPOSITO  
 1332

$\Delta = 54'38''51''$   
 $R = 570.00'$   
 $L = 543.66'$

$\Delta = 36'11''52''$   
 $R = 630.00'$   
 $L = 398.02'$



**MacKay & Sposito Inc.**



ENGINEERS SURVEYORS  
 PLANNERS  
 1703 MAIN STREET  
 VANCOUVER, WA 98660

M&S JOB NO. 11474



**EXHIBIT 4**

**DRAINAGE EASEMENT**  
**Grantor - Individual**

KNOW ALL MEN BY THESE PRESENTS, that Thomas M Teufel (deceased),  
George R. Teufel and Christina M. Teufel  
for the true and actual consideration paid for this transfer stated in terms of dollars,  
is \_\_\_\_\_. \*However, the actual consideration consists of or includes other property  
or value given which is part of the consideration / the whole consideration, (indicate  
which \*), the receipt whereof is hereby acknowledged, do forever grant unto the CITY OF  
WILSONVILLE, a municipal corporation a permanent right-of-way and easement over and  
along the full width and length of the premises described as follows, to wit:

1. Legal description is set forth in EXHIBIT "A" attached hereto, and incorporated by reference herein.
2. A map of the above legal description is set forth in EXHIBIT "B" and incorporated by reference herein.

together with a temporary working easement as follows, to-wit:

The temporary working easement shall be effective only for and during the time of the initial construction and laying of the pipeline hereinafter described.

In the event the permanent right-of-way and easement shall no longer serve a public purpose, it shall revert back to the Grantor(s), his/her/their heirs, successors and/or assigns; and

TO HAVE AND TO HOLD the above described permanent right-of-way and easement unto said Grantee in accordance with the conditions and covenants as follows:

1. The Grantee, through its officers, employees and agents, shall have the right to enter upon said lands in such a manner and at such times from this date as may be reasonably necessary for the purpose of constructing building, patrolling, replacing and maintaining thereon a drainage ditch or drainage facility along said right-of-way for the conveyance of surface water, including such renewals, repairs, replacements and removals as may be from time to time required. Said right shall be perpetual so long as Grantee shall operate a drainage facility for carrying surface water as herein provided, but should Grantee cease to use said facility for a period of one year, then this easement shall become null and void.
2. Immediately after construction or repair of said drainage ditch the surface of ground shall be restored equal to its original condition so that the Grantors and their successors in interest shall have the free and unobstructed use thereof, subject to rights of Grantee herein provided.
3. Grantee will make no unreasonable interference with such use of the surface of said land by Grantor(s) and his/her/their heirs, successors and/or assigns.
4. Grantors and their successors in interest will not be responsible for damage by others to said ditch.
5. In case of the opening of a road or street to or upon Grantor's said lands, then ay portion of such drain ditch or drainage structure with the proper construction and



maintenance of such road or street shall be adjusted accordingly by Grantee, at its expense, so as not to interfere with such road or street.

6. Grantee will indemnify and hold harmless the Grantor(s), his/her/their heirs, successors and/or assigns from claims or injury to persons or property as a result of negligence of the Grantee, its agents, or employees in the construction, operation or maintenance of said drainage facility.

7. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, the undersigned grantor has executed this easement, this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

Grantor(s): \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

STATE OF OREGON            )  
  ) ss  
County of                    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_, before me, a notary public in and for said County and State, personally appeared \_\_\_\_\_ known to me to be the person whose name subscribed to the within instrument and acknowledge that \_\_\_\_\_ executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

\_\_\_\_\_  
NOTARY PUBLIC OF OREGON

My Commission Expires: \_\_\_\_\_



APPROVED AS TO FORM THIS  
DAY OF \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
JANEL E. KOHLHOFF, City Attorney  
CITY OF WILSONVILLE, OREGON

APPROVED AS TO LEGAL DESCRIPTION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
City Engineer  
CITY OF WILSONVILLE, OREGON

ACCEPTED ON BEHALF OF THE CITY OF WILSONVILLE, OREGON, THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
GERALD A. KRUMMEL, Mayor

ATTESTED TO:

\_\_\_\_\_  
VERA A. ROJAS, CMC, City Recorder

\_\_\_\_\_  
Date:

AFTER RECORDING, RETURN TO:

CITY RECORDER  
CITY OF WILSONVILLE  
P.O. BOX 220  
WILSONVILLE OR 97070



**M a c K a y & S p o s i t o I n c.****M  
& S**

ENGINEERS

SURVEYORS

PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

WASHINGTON  
PH. (206) 695-3411FAX  
(206) 695-0833OREGON  
PH. (503) 289-6726LEGAL DESCRIPTIONSEWERS AND DRAINAGE EASEMENTTOWN CENTER LOOP EAST EXTENSIONTHROUGH TEUFEL PROPERTYCITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northwest corner of said Section 24; thence along the Northerly line said Section 24, South  $89^{\circ} 00' 31''$  East 660.00 feet to the Northeast corner of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South  $01^{\circ} 59' 02''$  West 1619.57 feet to the True Point of Beginning; thence continuing along said Easterly line, South  $01^{\circ} 59' 02''$  West 39.12 feet; thence North  $48^{\circ} 05' 50''$  West 260.95 feet to a point on a 630.00 foot radius curve, said point being on the Southeasterly right-of-way line of a proposed 60.00 foot wide road; thence along said curve to the left, from a tangent bearing of North  $53^{\circ} 31' 11''$  East, through a central angle of  $03^{\circ} 27' 54''$ , an arc distance of 38.10 feet; thence leaving said right-of-way line, South  $60^{\circ} 28' 24''$  East 13.72 feet; thence North  $52^{\circ} 28' 39''$  East 141.71 feet; thence South  $37^{\circ} 31' 21''$  East 65.00 feet; thence South  $52^{\circ} 28' 39''$  West 97.55 feet; thence South  $27^{\circ} 06' 53''$  West 43.39 feet; thence South  $48^{\circ} 05' 50''$  East 132.83 feet to the True Point of Beginning.

Containing 17,387 square feet or approximately 0.399 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 23, 1977  
RICHARD SPOSITO  
1332

3/3/93





ETCH TO ACCOMPANY LEGAL DESCRIPTION TO ACQUIRE AN EASEMENT FOR SANITARY SEWER AND STORM SEWER PURPOSES IN THE NORTHWEST QUARTER OF SECTION 24, T3S, R1W, W.M., CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

TEUFEL

PROPOSED TOWN CENTER LOOP EAST EXTENSION

S 89°00'31" E  
660.00'

TEUFEL

30.00'  
30.00'

$\Delta = 03^{\circ}27'54''$   
R = 630.00'  
L = 38.10'

Containing  
17,387 sq. ft.  
or approx. 0.399 ac.

N 52°28'39" E  
141.71'

S 37°31'21" E  
65.00'

S 52°28'39" W  
97.55'

S 60°28'24" E  
13.72'

TEUFEL

N 48°05'50" W

S 27°06'53" W  
43.39'

S 48°05'50" E  
132.83'  
260.95'

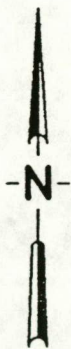
1619.57'

CITY OF WILSONVILLE

TRUE POINT OF BEGINNING

39.12'

90.83'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard Sposito* 3/3/93

OREGON  
SEPTEMBER 23, 1977  
RICHARD SPOSITO  
1332

1" = 50'  
MARCH 1, 1993

NORTHEAST CORNER OF  
LOT 8, BLOCK 3, DAY  
DREAM RANCH

DAY DREAM RANCH - #2369



**EXHIBIT 5**

**SLOPE EASEMENT**  
**Grantor - Individual**

KNOW ALL MEN BY THESE PRESENTS, that Thomas M. Teufel (deceased)  
George R. Teufel and Christina M. Teufel  
for the true and actual consideration paid for this transfer stated in terms of dollars,  
is \_\_\_\_\_. \*However, the actual consideration consists of or includes other property  
or value given which is part of the consideration / the whole consideration, (indicate  
which \*), the receipt whereof is hereby acknowledged, do forever grant unto the CITY OF  
WILSONVILLE, a municipal corporation a permanent right-of-way and easement over and  
along the full width and length of the premises described as follows, to wit:

1. Legal description is set forth in EXHIBIT "A" attached hereto, and incorporated by reference herein.
2. A map of the above legal description is set forth in EXHIBIT "B" and incorporated by reference herein.

together with a temporary working easement as follows, to-wit:

The temporary working easement shall be effective only for and during the time of the initial construction and laying of the pipeline hereinafter described.

In the event the permanent right-of-way and easement shall no longer serve a public purpose, it shall revert back to the Grantor(s), his/her/their heirs, successors and/or assigns; and

TO HAVE AND TO HOLD the above described permanent right-of-way and easement unto said Grantee in accordance with the conditions and covenants as follows:

1. The permanent right-of-way easement shall include the right, privilege, and authority, to the said City of Wilsonville, to excavate for, eliminate vegetation from, re-landscape, and construct a road embankment or slope for the purpose of increasing the visibility at this described location; and the right of ingress and egress to and over said above described premises at any and all times for doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted.
2. Grantee will indemnify and hold harmless the Grantor(s) his/her/their heirs, successors and/or assigns from claims for injury to person or property as a result of the negligence of the Grantee, its agents or employees in the construction, operation, or maintenance of said slope or embankment.
3. The City of Wilsonville, upon the initial installation and upon each and every occasion that the same be repaired, replaced, renewed, added to or removed, shall restore the property as described in Exhibit "A" as is practical of a condition as it was prior to any such installation or work, including the restoration of any topsoil and lawn.
4. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

712(d)

Page 1 of 3

Rev. 11/15/90



IN WITNESS WHEREOF, the undersigned grantor has executed this easement, this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

Grantor(s): \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

STATE OF OREGON            )  
  ) ss  
County of                    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_, before me, a notary public in and for said County and State, personally appeared \_\_\_\_\_ known to me to be the person whose name subscribed to the within instrument and acknowledge that \_\_\_\_\_ executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

\_\_\_\_\_  
NOTARY PUBLIC OF OREGON

My Commission Expires: \_\_\_\_\_



APPROVED AS TO FORM THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
MICHAEL E. KOHLHOFF, City Attorney  
CITY OF WILSONVILLE, OREGON

APPROVED AS TO LEGAL DESCRIPTION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
City Engineer  
CITY OF WILSONVILLE, OREGON

ACCEPTED ON BEHALF OF THE CITY OF WILSONVILLE, OREGON, THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
GERALD A. KRUMMEL, Mayor

ATTESTED TO:

\_\_\_\_\_  
VERA A. ROJAS, CMC, City Recorder

\_\_\_\_\_  
Date:

AFTER RECORDING, RETURN TO:

CITY RECORDER  
CITY OF WILSONVILLE  
P.O. BOX 220  
WILSONVILLE OR 97070



***MacKay & Sposito Inc.*****M  
& S**

ENGINEERS

SURVEYORS

PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660

WASHINGTON  
PH. (206) 695-3411FAX  
(206) 695-0833OREGON  
PH. (503) 289-6726LEGAL DESCRIPTIONSLOPE EASEMENTSTOWN CENTER LOOP EAST EXTENSIONTHROUGH TEUFEL PROPERTYCITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Real property being a portion of the Northeast Quarter of Section 23 and a portion of the Northwest quarter of Section 24, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon more particularly described as follows:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South  $03^{\circ} 03' 14''$  West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369; thence along the Southerly line of said Teufel land and parallel with the northerly line of said subdivision, South  $87^{\circ} 18' 30''$  West 231.80 feet; thence North  $02^{\circ} 41' 30''$  West 15.00 feet to a point on the northerly right-of-way line of Trask Street, a 30.00 foot public road, and said point also being the Southeasterly corner of the City of Wilsonville road as it was dedicated in the deed recorded in Clackamas County Clerk's Records Fee Number 79-37864 and recorded August 29, 1979; thence along the Easterly line of said City of Wilsonville road, North  $02^{\circ} 41' 30''$  West 30.00 feet to the northeasterly corner thereof; thence along the northerly line of said road, South  $87^{\circ} 18' 30''$  West 104.51 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North  $87^{\circ} 18' 30''$  East, through a central angle of  $87^{\circ} 13' 02''$ , an arc distance of 42.62 feet; thence North  $84^{\circ} 43' 22''$  East 60.26 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the left, from a tangent bearing of South  $00^{\circ} 05' 28''$  West, through a central angle of  $30^{\circ} 26' 48''$ , an arc distance of 14.88 feet, to a point which is 45.00 feet, when measured at a right angle, Northerly from the Southerly line of said Teufel land, said point being the True Point of Beginning; thence parallel with said Southerly line, North  $87^{\circ} 18' 30''$  East 85.46 feet to the point of curvature with a 555.00 foot radius curve; thence along said curve to the left, through a central angle of  $29^{\circ} 07' 40''$ , an arc distance of 282.15 feet; thence North  $58^{\circ} 10' 50''$  East 73.43 feet; thence North  $41^{\circ} 28' 53''$  East 52.20 feet; thence North  $52^{\circ} 28' 12''$  East 50.25 feet; thence North  $61^{\circ} 02' 35''$  East 100.12 feet; thence North  $58^{\circ} 10' 50''$  East 100.25 feet to the point of curvature with a 540.00 foot radius curve; thence along said



**M  
& S**

curve to the left, through a central angle of  $14^{\circ} 18' 00''$ , an arc distance of 134.77 feet; thence radially to said curve, South  $46^{\circ} 07' 10''$  East 5.00 feet to a point on a 545.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North  $43^{\circ} 52' 50''$  East, through a central angle of  $14^{\circ} 19' 26''$ , an arc distance of 136.25 feet; thence radially to said curve, South  $60^{\circ} 26' 36''$  East 5.00 feet to a point on a 550.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North  $29^{\circ} 33' 24''$  East, through a central angle of  $26^{\circ} 01' 25''$ , an arc distance of 249.81 feet to the point of reverse curvature with a 750.00 foot radius curve; thence along said curve to the right, through a central angle of  $17^{\circ} 49' 42''$ , an arc distance of 233.37 feet to a point on the Easterly line of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, South  $01^{\circ} 59' 02''$  West 69.06 feet to a point on a 730.00 foot radius curve, said point being on the Northwesterly right-of-way line of a proposed 60.00 foot wide road; thence along said right-of-way line the following six courses:

along said curve to the left, from a tangent bearing of South  $16^{\circ} 14' 29''$  West, through a central angle of  $12^{\circ} 42' 30''$ , an arc distance of 161.92 feet to the point of reverse curvature with a 570.00 foot radius curve; thence along said curve to the right, through a central angle of  $54^{\circ} 38' 51''$ , an arc distance of 543.66 feet to a point of tangency; thence South  $58^{\circ} 10' 50''$  West 373.68 feet to the point of curvature with a 570.00 foot radius curve; thence along said curve to the right, through a central angle of  $29^{\circ} 07' 40''$ , an arc distance of 289.77 feet to a point of tangency; thence South  $87^{\circ} 18' 30''$  West 60.66 feet to the point of curvature with a 28.00 foot radius curve; thence along said curve to the right, through a central angle of  $62^{\circ} 20' 10''$ , an arc distance of 30.46 feet

to the True Point of Beginning.

Also:

Beginning at the Northeast corner of said Section 23; thence along the Easterly line of the George Teufel et ux. land described in Clackamas County Clerk's Deed Book 395 Page 88 and dated August 18, 1947, South  $03^{\circ} 03' 14''$  West, 1794.69 feet to the initial point of the Day Dream Ranch Subdivision as recorded



**M  
& S**

in Clackamas County Clerk's Subdivision Records in Book 77 Page 1 also known as Plat Number 2369, said point being the True Point of Beginning; thence along the Northerly line of said subdivision North  $87^{\circ} 20' 38''$  East 17.58 feet to a point on a 640.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North  $71^{\circ} 14' 41''$  East, through a central angle of  $05^{\circ} 45' 07''$ , an arc distance of 64.25 feet; thence North  $69^{\circ} 05' 04''$  East 106.81 feet; thence North  $53^{\circ} 53' 29''$  East 200.56 feet; thence North  $60^{\circ} 05' 12''$  East 150.33 feet to a point on a 645.00 foot radius curve; thence along said curve to the left, from a tangent bearing of North  $58^{\circ} 10' 50''$  East, through a central angle of  $32^{\circ} 48' 36''$ , an arc distance of 369.35 feet, to a point on the Easterly line of the Thomas M. Teufel et al. land described in Clackamas County Deed Records Fee Number 80-50020 and recorded December 31, 1980; thence along said Easterly line, North  $01^{\circ} 59' 02''$  East 40.56 feet to a point on a 630.00 foot radius curve, said point being on the Southeasterly right-of-way line of a proposed 60.00 foot wide road; thence along said right-of-way line the following three courses:

along said curve to the right, from a tangent bearing of South  $21^{\circ} 58' 58''$  West, through a central angle of  $36^{\circ} 11' 52''$ , an arc distance of 398.02 feet to a point of tangency; thence South  $58^{\circ} 10' 50''$  West 373.68 feet to the point of curvature with a 630.00 foot radius curve; thence along said curve to the right, through a central angle of  $14^{\circ} 24' 26''$ , an arc distance of 158.41 feet to a point on the Easterly line of Trask Street, a 30.00 foot wide public road; thence along said Easterly line, South  $03^{\circ} 03' 14''$  West 5.71 feet to the True Point of Beginning.

Containing a combined total area of 45,872 square feet or approximately 1.053 acres of land, more or less.

Bearings expressed herein are grid bearings of the Oregon Coordinate System of 1983, North Zone, based on monuments of the survey filed under PS-25005 in the records of the Clackamas County Surveyor.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



3/3/93

OREGON  
SEPTEMBER 23, 1977  
RICHARD SPOSITO  
1322

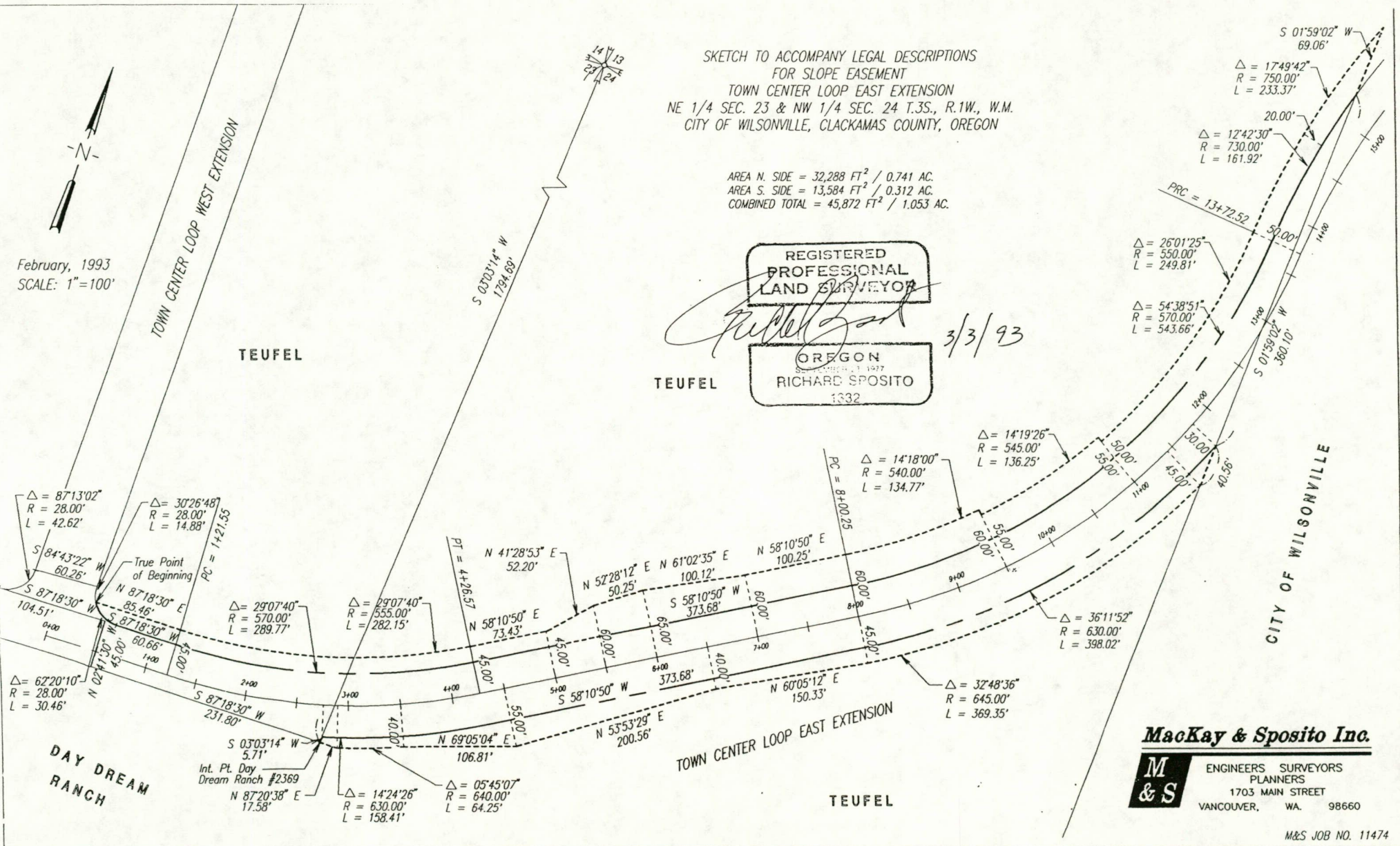


SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS  
FOR SLOPE EASEMENT  
TOWN CENTER LOOP EAST EXTENSION  
NE 1/4 SEC. 23 & NW 1/4 SEC. 24 T.3S., R.1W., W.M.  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

AREA N. SIDE = 32,288 FT<sup>2</sup> / 0.741 AC.  
AREA S. SIDE = 13,584 FT<sup>2</sup> / 0.312 AC.  
COMBINED TOTAL = 45,872 FT<sup>2</sup> / 1.053 AC.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Richard Sposito*  
3/3/93  
OREGON  
REGISTERED 11/19/77  
RICHARD SPOSITO  
1332

February, 1993  
SCALE: 1"=100'



**MacKay & Sposito Inc.**  
ENGINEERS SURVEYORS  
PLANNERS  
1703 MAIN STREET  
VANCOUVER, WA. 98660

M&S JOB NO. 11474



**EXHIBIT 6**

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**STAFF REPORT**

**DATE:** MAY 3, 1993

**TO:** THE CITY COUNCIL  
CITY OF WILSONVILLE

**FROM:** ELDON R. JOHANSEN  
COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** CONSTRUCTION ALTERNATIVES FOR THE  
EXTENSION OF TOWN CENTER LOOP (DAY DREAM  
ESCAPE)

**SUMMARY:**

In July of 1991 the City Council of The City of Wilsonville adopted a Transportation Masterplan. This Masterplan outlined the transportation street improvements that would be necessary within the City to provide for a safe and adequate transportation system to meet the needs of the City in the upcoming years.

One of the proposed improvements as outlined within the report was the southwesterly extension of Town Center Loop West southward, Town Center Loop East northeasterly, and Holly Street east in a project that has been collectively known as the Day Dream Escape.

In May of 1992 the City Council authorized an election for an amendment to the City's Urban Renewal Plan, and subsequent to the affirmation of this vote, the City Council adopted Resolution #936 which then authorized specific Capital Improvement Projects within the urban renewal area of the City. One of these projects was the Day Dream Escape.

**STUDY:**

In order to properly analyze the many benefits, costs, affects, alignments, street lighting requirements, and public utility extensions of the proposed project the City Council authorized Staff to prepare a Preliminary Design Report to analyze the many aspects as outlined.

The result of this analysis was collectively combined into a Preliminary Design Report (as prepared by MacKay and Sposito Consulting Engineers) entitled "Town Center Loop Extension" (Day Dream Escape).



At the February 1, 1993, City Council meeting Staff presented several possible alternatives for the construction of the improvements based on information contained within the Preliminary Design Report, along with estimated cost associated with the construction of the improvements.

At the February 24, 1993, City Council meeting Staff recommended that specifically two of the alternatives as outlined in the Preliminary Design Report be constructed at the current time. These alternatives have been known as alternative A which is the extension of Town Center Loop West southward to the easterly extension of a new street (Pacific Street) constructed just south of the Pacific Pride facility and then west along the proposed alignment of Pacific Street to the intersection of Parkway Avenue.

The second alternative (option B-1) commences at the intersection of SW Trask Street and SW Rogue Lane proceeds in a northeasterly direction through the Teufel property and the City park and intersects with SW Wilsonville Road just east of the existing City Library at Town Center Loop East.

Based on this recommendation, City Staff has authorized the preparation of the necessary plans and specifications for the proposed projects by use of the consulting engineering firm (MacKay and Sposito, Consulting Engineers Inc.) the authors of the Preliminary Design Report.

#### **OPTIONS:**

At this time City Staff has had several discussions with the affected property owners specifically the representatives for the Teufel property and the Pacific Pride Parcel.

Based on these conversations Staff has considered the benefits associated with construction of each of these proposed facilities as both of the respective property owners have voiced concerns over some of the aspects of the project.

Outlined below is a brief summary of what the Staff considers the possible advantages and disadvantages of the respective projects;

#### **Town Center Loop West Extension to SW Pacific Street:**

1. Disadvantage: Construction of this alternative will require that right-of-way be acquired from both the Teufel property and the Pacific Pride property. Representatives of both firms have expressed a concern that in acquiring the right-of-way their properties will be reduced to a size that both representatives indicate would not be marketable, in the case of the Teufel property, and not functional in the Pacific Pride property. These conclusions have been arrived at by a careful consideration of the existing size of the parcels, the zoning of the respective parcels and the current market conditions.

Advantage: The extension of Town Center Loop West is a project that can be completed in a relatively short time due to the fact the amount of road work that has to be constructed is relatively small and the subject project is relatively self contained, as no extensions of utilities are required off-site and the utility extensions can be relatively easily accomplished within the proposed right-of-way.



Advantage: The amount of vehicular traffic diversion in using the new Pacific Pride Town Center Loop West extension would be kept to a minimum because the out of direction travel will be quite limited. In addition the commercial traffic as generated along SW Parkway Ave. will be some what separated from the residential traffic that is generally located south of SW Trask Street.

Advantage: Completion of alternate A allows elimination of left-turns at the intersection of Parkway and Wilsonville Road.

Advantage: Completion of alternative A allows access for all commercial traffic from Parkway South of Wilsonville Road onto Wilsonville Road without travel adjacent to residential neighborhoods or facing the hazards of a left turn onto Wilsonville road from Parkway.

Advantage: Alternative A is compatible with land use for the Teufel property as indicated in the Comprehensive Plan.

Advantage: Alternative A provides a safe, clearly defined, readily available route for commercial traffic from Parkway Avenue to Wilsonville road westbound.

#### Town Center Loop East Extension:

2. Disadvantage: Staff has a concern over this alignment in that any revisions to the intersection of SW Parkway Ave. and SW Wilsonville Road (right-in right-out) will require residential as well as commercial traffic to be routed along this alignment to access Wilsonville Road and Interstate 5.

Disadvantage: Without the construction of the Town Center Loop West, Pacific Drive alternative, all traffic may be required to use this alignment. Staff feels that this will have an affect on the neighborhood located south of the alignment until such time as the Town Center Loop West, Pacific Drive extension, or the Holly Street extension can be constructed.

Advantage: In initial conversations with the Teufel property, there was a concern expressed as to the alignment proposed by the City over the subject parcel. The concern centered on the fact that the property was being divided and the remaining portion of the property located southeasterly of the new road alignment would be an unmarketable and undevelopable remnant. Based on further investigations and field inspections by both City Staff and representatives of the Teufel property, this concern has been relatively dispersed because the field inspection has resulted in a belief that perhaps the current alignment as proposed by City Staff is the best alignment possible through the affected property, taking into considerations the existing grade, design speeds and the fact that the remaining parcel located south and east of the roadway alignment is a designated open space.

Advantage: Alternative B provides access to Wilsonville Road away from the problem Parkway and Town Center Loop West intersections for Day Dream residents.

Advantage: Alternative B provides gravity sewer service to the library.

Advantage: Alternative B has the minimum impact on any future development of the Teufel property since it will be constructed between developable property and open space.



**FUNDING:**

The Wilsonville Road, Pacific Pride extension (alternate A) is the lesser of the two proposed projects with the Town Center Loop East extension (alternate B-1) costing approximately three times as much exclusive of acquisition costs for right of way . Funds are available to construct either alternative this construction season.


**RECOMMENDATION:**

At the present time due to the inability of the City to come to a reasonable conclusion with the representatives of the Teufel and Pacific Pride properties and given the late date of the negotiations, Staff felt that in order to properly construct any improvements during the construction season of 1993 that a decision on which project to pursue needs to be made.

Based on this outcome and the some what favorable outcome received from the Teufel property representatives, Staff is pursuing alternative B-1 at the earliest possible convenience for construction this calendar year

Staff will also continue to work towards acquiring right of way for alternative A for construction in 1994.

Respectfully submitted,



Eldon R. Johansen  
Community Development Director

ms:cs

pc:file



City of  
**WILSONVILLE**  
in OREGON

May 7, 1993

30000 SW Town Center Loop E  
Wilsonville, Oregon 97070  
FAX (503) 682-1015  
(503) 682-1011

Mr. Russell R. Niehaus  
GARVEY, SCHUBERT & BARER  
121 SW Morrison Street, 11th Floor  
Portland, OR 97204-3117

Mr. Phil Querin  
DAVIS, WRIGHT, TREMAINE  
2300 1st Interstate Tower  
1300 S.W. 5th Avenue  
Portland, OR 97201

**REGISTERED MAIL, Return  
Receipt Requested**

Mr. Rece Bly  
MILLER, NASH et al  
111 S.W. 5th Avenue, Suite 3400  
Portland, OR 97204

Mr. Charles D. Mauritz  
DAVIS, WRIGHT, TREMAINE  
#2300 1st Interstate Tower  
1300 SW Fifth Avenue  
Portland, OR 97201-5630

Mr. Gregory S. Hathaway  
DAVIS, WRIGHT, TREMAINE  
#2300 1st Interstate Tower  
1300 SW Fifth Avenue  
Portland, OR 97201-5630

Re: Town Center Loop Extension

Gentlemen:

I have been previously advised by each of you that you represent the respective interests in the Teufel property ownership in Wilsonville and, therefore, notification to the respective ownership interest should properly go to you.

I had advised each of you previously by letter of April 28th that I would be reporting the status of our negotiations concerning right-of-way and easement acquisition from the Teufel property to a meeting of the Wilsonville Urban Renewal Agency on May 3, 1993, and that a public hearing would be scheduled for determination on acquisition on May 17, 1993. I have previously given you full legal descriptions, provided location sketches and did a walk with most of you on the proposed street right-of-way and easement, known as Option B, Town Center Loop East Extension.



Mr. Russell R. Niehaus  
Mr. Phil Querin  
Mr. Rece Bly  
Mr. Charles D. Mauritz  
Mr. Gregory S. Hathaway  
May 7, 1993  
Page 2

Re: Town Center Loop Extension

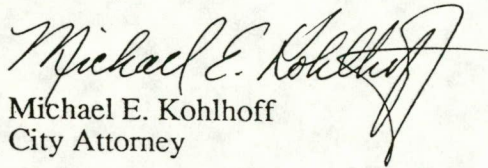
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This letter is to give notice that the Urban Renewal Board did set May 17, 1993, at 7:00 P.M. at the Annex Building, 8445 SW Elligsen Road, Wilsonville, Oregon, for the public hearing to make its final determination on acquisition of Alternative B, Town Center Loop East Extension from the Teufel property in Wilsonville as set forth in the previously provided legal descriptions.

I am still hopeful that this can be done by negotiated acquisition and I can so report at the May 17, 1993 meeting. If not, staff will be recommending that acquisition proceed by means of condemnation in accordance with my offer letter of April 28, 1993.

I understand you will be meeting to finalize your clients' positions on Monday, May 10, 1993. Therefore, I am faxing and sending by Registered Mail (to meet our Urban Renewal requirement) this notification of hearing.

Cordially,

  
Michael E. Kohlhoff  
City Attorney

mek:dp

cc: Eldon Johansen  
Mike Stone



Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge) 2.  Restricted Delivery (Extra charge)

3. Article Addressed to: Mr. Russell R. Niehaus GARVEY, SCHUBERT & BARER 121 SW Morrison Street, 11th Flr. Portland, OR 97204-3117		4. Article Number R 261 189 644	
		Type of Service: <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
		Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature — Addressee X		8. Addressee's Address (ONLY if requested and fee paid)	
6. Signature — Agent X			
7. Date of Delivery			

Exhibit 7A

PS Form 3811, Apr. 1989 **MAY 10 1993** \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge) 2.  Restricted Delivery (Extra charge)

3. Article Addressed to: Mr. Phil Querin Davis, Wright, Tremaine 2300 1st Interstate Tower 1300 SW 5th Avenue Portland, OR 97201		4. Article Number R 261 189 644	
		Type of Service: <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
		Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature — Addressee X		8. Addressee's Address (ONLY if requested and fee paid)	
6. Signature — Agent X			
7. Date of Delivery			

Exhibit 7B

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge) 2.  Restricted Delivery (Extra charge)

3. Article Addressed to: Mr. Rece Bly Miller, Nash, et al 111 SW 5th Avenue, Suite 3400 Portland, OR 97204		4. Article Number	
		Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
		Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature — Addressee X		8. Addressee's Address (ONLY if requested and fee paid)	
6. Signature — Agent X			
7. Date of Delivery 5/10/93			

Exhibit 7C

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT



(Not Returned)

Exhibit 7D

● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
 Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge)      2.  Restricted Delivery (Extra charge)

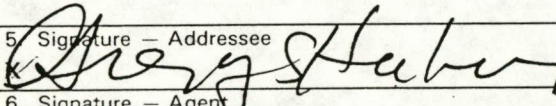

3. Article Addressed to:  Mr. Gregory S. Hathaway Davis, Wright, Tremaine #2300 1st Interstate Tower 1300 SW Fifth Avenue Portland, OR 97201-5630	4. Article Number R 261 189 648  Type of Service: <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise  Always obtain signature of addressee or agent and DATE DELIVERED.
5. Signature - Addressee 	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature - Agent X	
7. Date of Delivery 5-10-93	

Exhibit 7E