

RESOLUTION NO. 3167

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS RELATED TO CONSTRUCTION OF THE BOECKMAN CREEK FLOW MITIGATION PROJECT (CIP #7068).

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

WHEREAS, the Boeckman Creek Flow Mitigation Project (the "Project") represents work on the final two elements of the Boeckman Road Corridor Project (BRCP). This work is programmed to occur after the Boeckman Creek Bridge completion:

1. Boeckman Creek stream restoration work to provide fish passage which includes removing the existing culvert and flow control structure and associated massive grading, and
2. Mitigation for the resulting Boeckman Creek flow differential after removing the flow control structure.

WHEREAS, the Project is identified in the Fiscal Year (FY) 2024/2025 Capital Improvement Project Budget as Project No. 7068; and

WHEREAS, the amended FY 2024/2025 budget for the Project is \$1,558,918; funded through the Stormwater Operating and Stormwater System Development Charge (SDC) funding sources, and

WHEREAS, in order to construct the Project, the City needs to acquire portions of five properties with approximately 134,978 SF of Stormwater Easement and 38,563 SF of Temporary Construction Easement; and

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

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

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

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

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

WHEREAS, ORS Chapter 35 empowers cities and agencies to acquire by condemnation real property whenever in the judgment of the City there is a public necessity for the proposed use of the property, the property is necessary for such proposed use, and the proposed use planned is located in a manner which will be most compatible with the greatest public good and the least private injury; and

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

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

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

Section 1. The Wilsonville City Council finds that:

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

Section 2. The City's project consultant, Brown & Caldwell, right-of-way consultant, City staff, and the City Attorney are authorized and directed to:

- a) Negotiate with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property.
- b) In the event agreement cannot be reached, to commence and prosecute to final determination such proceedings as may be necessary, including condemnation of the property, to acquire the real property and interest therein, and that upon the filing of such proceeding may seek immediate possession of any of the real properties described in **EXHIBIT A** in order to meet the right-of-way certification deadline necessary to begin construction in late 2025 or after and complete Project construction in a timely and efficient manner.

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

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

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 6th day of January, 2025, and filed with the Wilsonville City Recorder this date.

Signed by:

9FC7B198F01449B...

Shawn O' Neil, Mayor

ATTEST:

DocuSigned by:

E781DE10276B498...

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

| | |
|-------------------------|-----|
| Mayor O'Neill | Yes |
| Council President Berry | Yes |
| Councilor Cunningham | Yes |
| Councilor Dunwell | Yes |
| Councilor Shevlin | Yes |

EXHIBIT:

- A. Boeckman Creek Flow Mitigation Project Property Acquisition Legal Descriptions

Resolution No. 3167 - Exhibit A
Boeckman Creek Flow Mitigation Project Property Acquisition Legal Descriptions

Resolution No. 3167 Property Acquisition Summary

| Tract | Owner | Tax Map and Lot # | Acquisition Type | Approx. Area, Sq. Ft. |
|-------|---|-------------------|---------------------|-----------------------|
| A | Mentor Graphics Corporation (Siemens) | 3 1W 12 00501 | Stormwater Easement | 2,949 |
| B | Mentor Graphics Corporation (Siemens) | 3 1W 12 00501 | Stormwater Easement | 3,668 |
| C | Mentor Graphics Corporation (Siemens) | 3 1W 12 00501 | TCE | 6,084 |
| D | Mentor Graphics Corporation (Siemens) | 3 1W 12 00501 | Stormwater Easement | 1,717 |
| E | Mentor Graphics Corporation (Siemens) | 3 1W 12 00501 | TCE | 1,517 |
| F | Mentor Graphics Corporation (Siemens) | 3 1W 13B 02603 | Stormwater Easement | 3,354 |
| G | Mentor Graphics Corporation (Siemens) | 3 1W 13B 02603 | TCE | 5,586 |
| H | Mentor Graphics Corporation (Siemens) | 3 1W 13B 02603 | Stormwater Easement | 43,271 |
| I | Mentor Graphics Corporation (Siemens) | 3 1W 13B 02603 | TCE | 10,357 |
| J | Brenchley Estates Owners Association | 3 1W 14AD 03100 | Stormwater Easement | 70,499 |
| K | Lennar Northwest Inc. | 3 1W 14AA 02800 | Stormwater Easement | 4,686 |
| L | Brenchley Estates Owners Association | 3 1W 14AD 03100 | TCE | 216 |
| M | Lennar Northwest Inc. | 3 1W 14AA 02800 | TCE | 4,598 |
| N | Brenchley Estates Owners Association | 3 1W 14AD 03100 | TCE | 1,435 |
| O | Lennar Northwest Inc. | 3 1W 14AA 02800 | TCE | 853 |
| P | Brenchley Estates Owners Association | 3 1W 14AD 03100 | TCE | 4,481 |
| Q | JSP Terrene, LLC.; CSG Terrene, LLC; TC Terrene, LLC. | 3 1W 14A 00201 | Stormwater Easement | 4,834 |
| R | JSP Terrene, LLC.; CSG Terrene, LLC; TC Terrene, LLC. | 3 1W 14A 00201 | TCE | 3,436 |

Exhibit A - Resolution No. 3167 - Location Maps

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SW 1/4 OF SECTION 12,
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14
TOWNSHIP 36N, RANGE 12E, MERIDIAN 12W
CLATSOP COUNTY, OREGON
CITY OF WILSONVILLE, CLATSOP COUNTY, OREGON

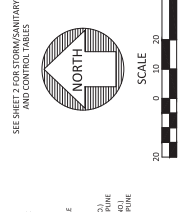
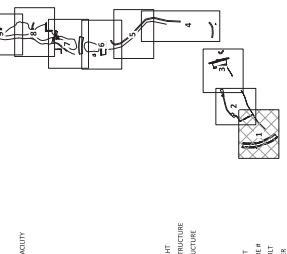
NOTES:

1. THIS SURVEY WAS CONDUCTED ON CONTROL POINT NO. 1, LOCUS THE OREGON REAL-TIME GPS NETWORK (ORGN).
2. BASES OF BEARINGS FOR THIS SURVEY IS THE ORIGINAL COORDINATE REFERENCE SYSTEM (COORD), PORTLAND ZONE.
3. A TITLE REPORT WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY. ADDITIONAL EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
4. UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE UTILITY OWNERS. UTILITY LOCATIONS ARE NOT GUARANTEED. ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND:

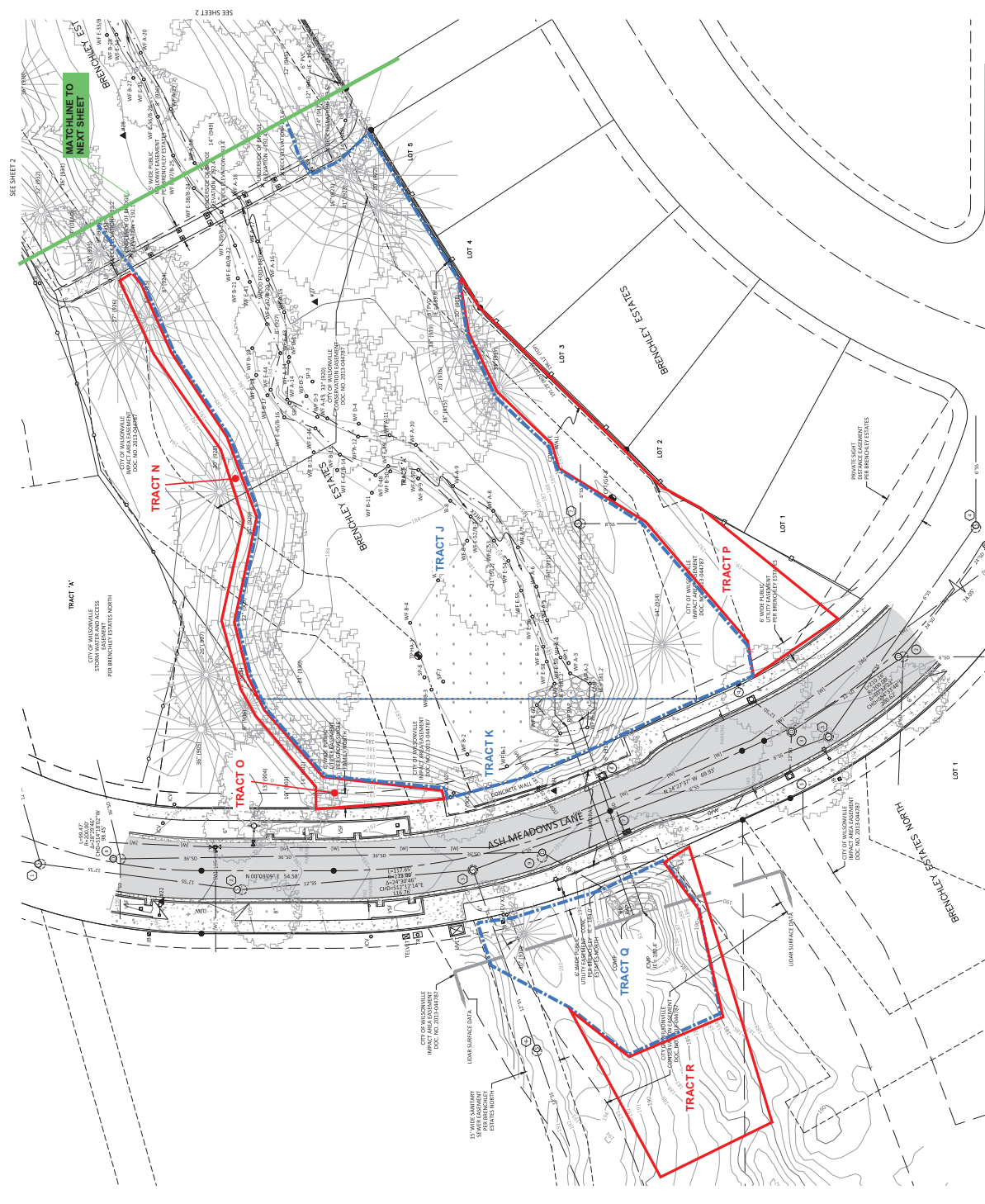
| | |
|--|---------------------------------|
| | BUILDING OUTLINE |
| | EASEMENT |
| | GRAVEL SURFACE |
| | ROADSTONE SURFACE |
| | ASPHALT SURFACE |
| | WETLAND AREA |
| | BUILDING OVERHANG |
| | CURB LINE |
| | EDGE OF ASPHALT |
| | EDGE OF CONCRETE |
| | CENTERLINE OF CREEK |
| | CENTERLINE OF ROAD |
| | EASEMENT LINE |
| | LOT LINE |
| | PROPERTY LINE |
| | CYCLONE FENCE |
| | WOOD FENCE |
| | ELECTRICAL POLE |
| | UTILITY POLE |
| | SANITARY SEWER LINE |
| | STORM SEWER LINE |
| | OVERHEAD UTILITY LINES |
| | SEWER |
| | DRIVWAY ENTRY |
| | VEGETATED STORMWATER FACILITY |
| | LIGHTED BOLLARD |
| | BENCH MARK STATION BOX |
| | ELECTRICAL METER |
| | ELECTRICAL CABINET |
| | ELECTRICAL SWITCH |
| | AC UNIT |
| | LUMINAIRE |
| | POWER POLE |
| | POWER POLE/OVERHEAD LIGHT |
| | SANITARY MANHOLE WITH STRUCTURE |
| | STORM MANHOLE WITH STRUCTURE |
| | CATCH BASIN |
| | AREA DRAIN |
| | SANITARY/STORM CLEAN OUT |
| | TELECOMMUNICATIONS VAULT |
| | WATER METER |
| | FIRE HYDRANT |
| | WATER METER |
| | WETLAND FLAG |
| | UNKNOWN UTILITY VALVE |
| | UNKNOWN UTILITY METER |
| | UNKNOWN UTILITY MANHOLE |
| | TEST HOLE POLE |
| | SECOND-ORDER LEVEL (4TH ED.) |
| | FIRST-ORDER LEVEL (4TH ED.) |
| | PRECIPITATION GAGE |
| | PROJECT CONTROL POINT |
| | FINISHED FLOOR ELEVATION |

VISUALITY MAP



SEE SHEET 2 FOR STORM/SANITARY AND CONTROL TABLES

DATE: 18 JULY 2024
CONTINUOUS INTERVAL: 1 FOOT
SHEET NO: 1 OF 9



| | |
|----------------------|--------------|
| DATE: | 18 JULY 2024 |
| CONTINUOUS INTERVAL: | 1 FOOT |
| SHEET NO: | 1 OF 9 |

BOUNDARY AND TOPOGRAPHIC SURVEY
ASH MEADOWS
BROWN AND CALDWELL
CITY OF WILSONVILLE / CLATSOP COUNTY / OREGON

| REV. | DATE | BY | DESCRIPTION |
|------|------|----|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|----------------------|--------------|
| DATE: | 18 JULY 2024 |
| CONTINUOUS INTERVAL: | 1 FOOT |
| SHEET NO: | 1 OF 9 |

BOUNDARY AND TOPOGRAPHIC SURVEY
ASH MEADOWS
BROWN AND CALDWELL
CITY OF WILSONVILLE / CLATSOP COUNTY / OREGON



EXHIBIT A

STORMWATER EASEMENTS

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF THAT PARCEL OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, WITH SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A – STORMWATER EASEMENT

BEGINNING AT A POINT THAT BEARS NORTH 13°50'09" EAST 1,040.45 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 00°00'00" EAST 45.00 FEET; THENCE NORTH 90°00'00" EAST 45.00 FEET; THENCE SOUTH 00°00'00" EAST 19.00 FEET; THENCE NORTH 75°48'10" EAST 45.00 FEET; THENCE SOUTH 27°09'52" EAST 19.00 FEET; THENCE SOUTH 71°18'07" WEST 28.49 FEET; THENCE NORTH 90°00'00" WEST 25.32 FEET; THENCE SOUTH 00°00'00" EAST 11.00 FEET; THENCE NORTH 90°00'00" WEST 45.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,949 SQUARE FEET (0.068 ACRES), MORE OR LESS.

TRACT B – STORMWATER EASEMENT

BEGINNING AT A POINT THAT BEARS NORTH 30°40'51" EAST 555.43 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 00°00'00" EAST 26.89 FEET; THENCE NORTH 90°00'00" WEST 35.79 FEET; THENCE SOUTH 06°05'09" WEST 27.45 FEET; THENCE NORTH 80°57'19" WEST 67.73 FEET; THENCE NORTH 19°45'04" EAST 57.61 FEET; THENCE SOUTH 60°35'53" EAST 58.12 FEET; THENCE NORTH 29°24'07" EAST 12.36 FEET; THENCE NORTH 76°28'04" EAST 30.26 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,668 SQUARE FEET (0.084 ACRES), MORE OR LESS.

TRACT D – STORMWATER EASEMENT

BEGINNING AT A POINT THAT BEARS NORTH 32°10'40" EAST 53.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BOECKMAN ROAD NORTH 89°31'41" EAST 37.55 FEET; THENCE NORTH 68°06'55" EAST 28.46 FEET; THENCE NORTH 89°31'41" EAST 27.70 FEET; THENCE SOUTH 00°28'19" EAST 24.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOECKMAN ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°31'41" WEST 91.74 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°28'19" WEST 14.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,717 SQUARE FEET (0.039 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.
THE CENTERLINE OF BOECKMAN ROAD (C.R.80) BEARS NORTH 89° 31'41" EAST.

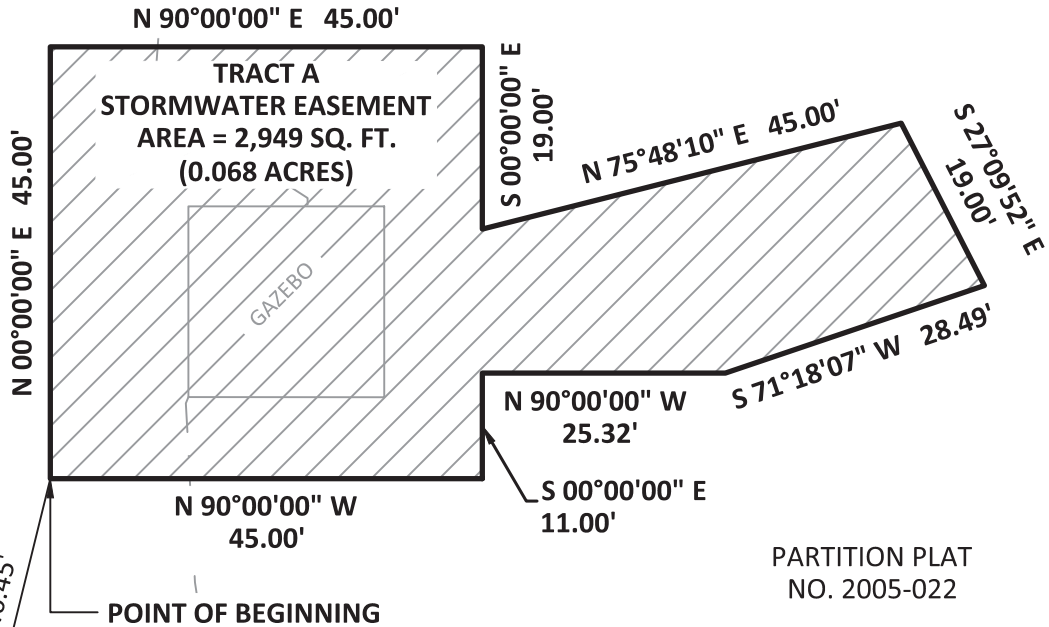
THE TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE
PART THEREOF.

DRAFT



PARCEL 1
31W120501
DOC. NO. 2011-033873

POND



PARTITION PLAT
NO. 2005-022



BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E

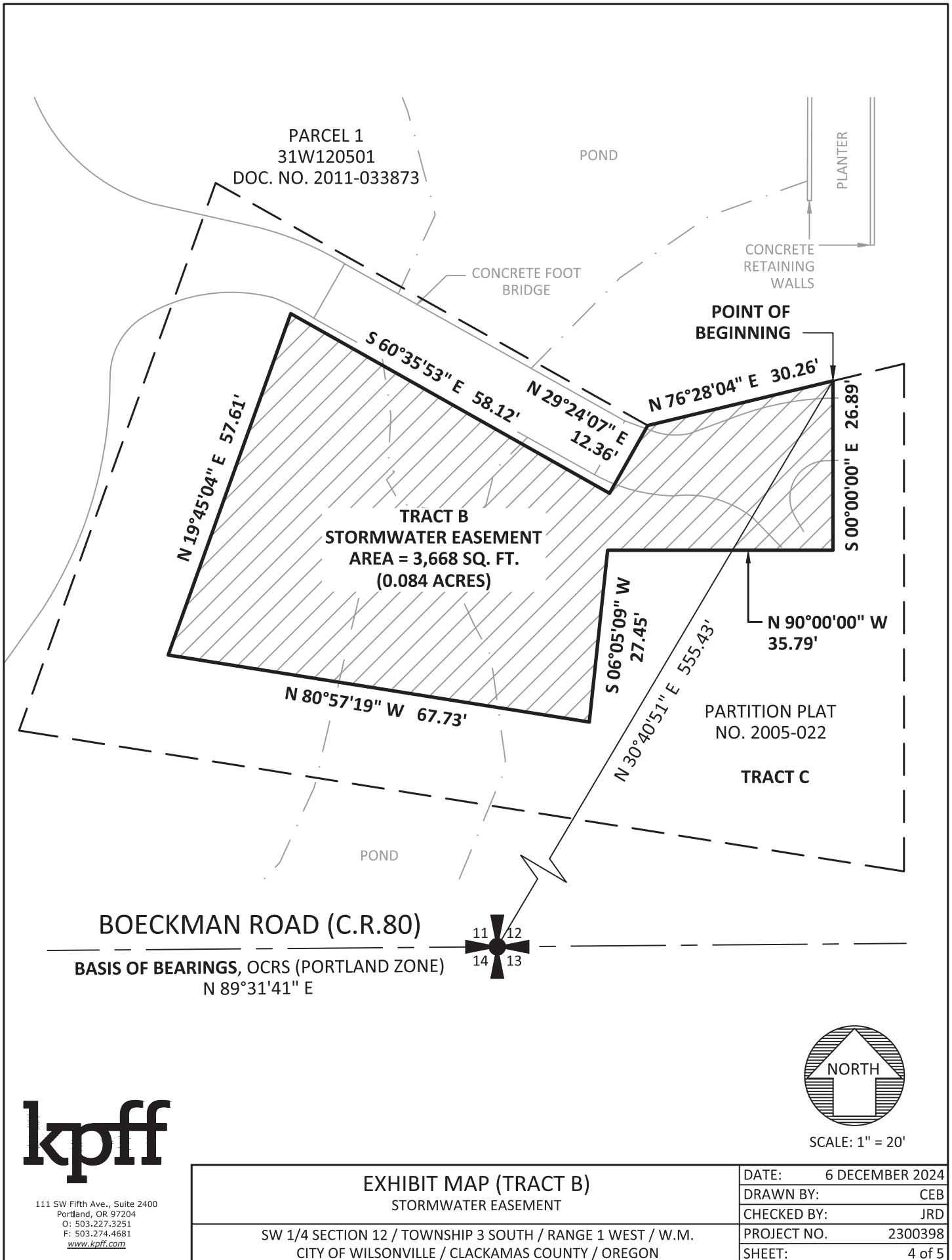


SCALE: 1" = 20'



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| | |
|---|-----------------------|
| EXHIBIT MAP (TRACT A) STORMWATER EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 3 of 5 |



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| | |
|---|-----------------------|
| EXHIBIT MAP (TRACT B) STORMWATER EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 4 of 5 |

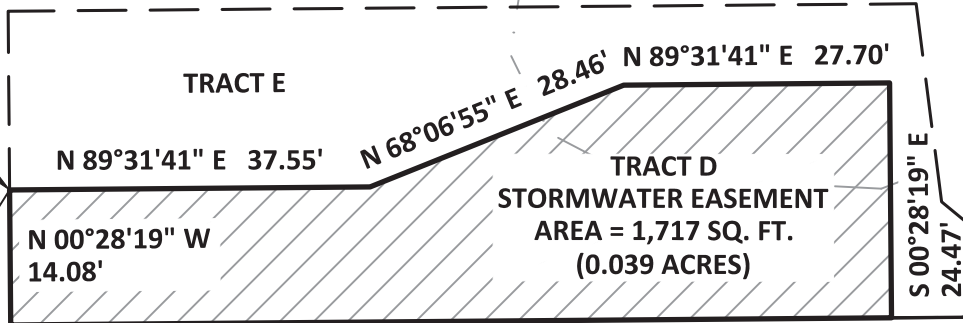
PARCEL 1
31W120501
DOC. NO. 2011-033873

EDGE OF WATER

POND

PARTITION PLAT
NO. 2005-022

POINT OF BEGINNING



S 89°31'41" W 91.74'

SIDEWALK

CURB

31'

31'

BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E



N 32°10'40" E 53.54'



SCALE: 1" = 20'

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| | |
|---|-----------------------|
| EXHIBIT MAP (TRACT D) STORMWATER EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 5 of 5 |

EXHIBIT A

STO RMAWE NMI BSW NSZMI TABTO TJ SB
3MD J M986DD6C4
UL TNTO OTW8D8I

LEGAL DESCRIPTION

O . PSZPT SVANSB MF PAJ L , OTZ G RMM8ZMI B MF SHAS RAWWTP MF PAJ L L TBNWZTL Z L TTL SM
O TJ SMMGWARHZNB NMMRMASZMI , AJ MMTGMJ NMMRMASZMI , Z LMN. OTJ SJ . O OTW8D11-
D66476, NPANKAO AB NM J SE L TTL WTNMML B, PMNASTL Z SHT BM SHY TBS MI T-Q. AV8TWVF
BTNSZMI 18, SMY J BHZR 6 BM SH, VAJ GT 1 Y TBS, Y ZPAO TSST O TVZL ZAJ , NPANKAO AB NM J SE,
MMTGMJ , Y ZH BAZ SVANSB MF PAJ L OTZ G O MMT RAW8ZMI. PAWPE L TBNWZTL AB FMPPIVY B:

TRACT C – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AS A RMØ S SHAS OTAVB J MMSH 6D°1 D5 1" TABS ' ' ' 9 6 FTTS FWMO SHT BM SHY TBS
NMM TWVF BAZ BTNSZMI 18; SHTJ NT BM SH DD°DD5DD" TABS 8U94C FTTS; SHTJ NT J MMSH CD°DD5DD"
Y TBS 6' 97C FTTS; SHTJ NT BM SH DU°D' 5DC" Y TBS 879' FTTS; SHTJ NT J MMSH 4D° 75LC" Y TBS U7976
FTTS; SHTJ NT J MMSH 1C°1' 5DI " TABS ' 79J1 FTTS; SHTJ NT BM SH UD°6' 5 6" TABS ' 4918 FTTS; SHTJ NT
J MMSH 8C°8I 5D7" TABS 1896U FTTS; SHTJ NT J MMSH UD°I 85DC" Y TBS 74978 FTTS; SHTJ NT BM SH
1C°1' 5DI " Y TBS C89 D FTTS; SHTJ NT BM SH 4D° 75LC" TABS 1I 896U FTTS; SHTJ NT J MMSH DD°DD5DD"
Y TBS 4D9J6 FTTS; SHTJ NT BM SH 7U°845DI " Y TBS 119J8 FTTS SMSHT **POINT OF BEGINNING9**

NMI SAZ Z G U,D4I BQ. AW FTTS (D9LI DANMTB), O MMT MMPTBB9

TRACT E – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AS A RMØ S SHAS OTAVB J MMSH 68°1D9 D' TABS ' 69 I FTTS FWMO SHT BM SHY TBS
NMM TWVF BAZ BTNSZMI 18; SHTJ NT RAWAPPTY ZH SHT J MMSHTWPE WZGHS-MF-Y AE PZ T MF
OMTNKO AJ WVAL J MMSH 4C°615 1" TABS 679' FTTS; SHTJ NT J MMSH U4°DU5' " TABS 849 UFTTS;
SHTJ NT RAWAPPTY ZH BAZ J MMSHTWPE WZGHS-MF-Y AE PZ T J MMSH 4C°615 1" TABS 8797D FTTS;
SHTJ NT BM SH DD°845LC" TABS 8I 9 7 FTTS SMBAZ J MMSHTWPE WZGHS-MF-Y AE PZ T; SHTJ NT APMI G
BAZ J MMSHTWPE WZGHS-MF-Y AE PZ T J MMSH 4C°615 1" TABS 1C97I FTTS; SHTJ NT PTA' Z G BAZ
J MMSHTWPE WZGHS-MF-Y AE PZ T J MMSH ' D°645 I " Y TBS 1497C FTTS; SHTJ NT J MMSH D7°1458D" Y TBS
8D941 FTTS; SHTJ NT RAWAPPTY ZH BAZ J MMSHTWPE WZGHS-MF-Y AE PZ T BM SH 4C°615 1" Y TBS
CI 9 4 FTTS; SHTJ NT BM SH DD°845LC" TABS 149J1 FTTS SMSHT **POINT OF BEGINNING9**

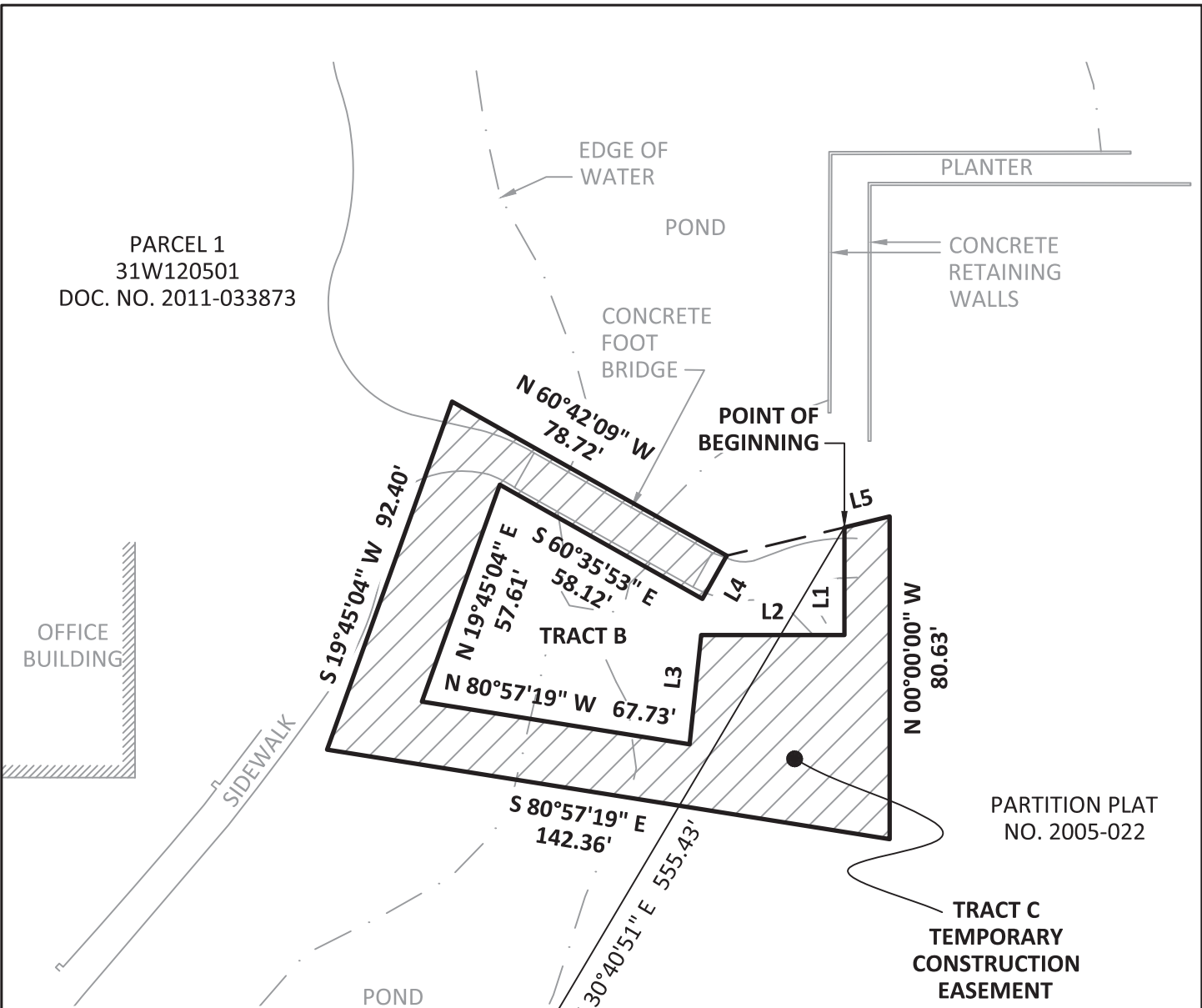
NMI SAZ Z G 1, ' 17 BQ. AW FTTS (D9D6' ANMTB), O MMT MMPTBB9

SHT OABZ MF OTAVZ GB Z SHT MWTGMI NMMVL Z AST WFTWTJ NT BEBTO (MNVB), RMMSPAJ L "MI T9
SHT NTJ STWPZ T MF OMTNKO AJ VVAL (NVAID) OTAVBJ MMSH 4C° 61V 1Z TABS9

SHT SWANSB MF PAJ L AVT BHMV J MI SHT ASSANHTL TXH2Z O ARBAJ L OE SHZ WFTWTJ NT O ALT
RAVZ SHTWTF9

DRAFT

PARCEL 1
31W120501
DOC. NO. 2011-033873



PARTITION PLAT
NO. 2005-022

TRACT C
TEMPORARY
CONSTRUCTION
EASEMENT
AREA = 6,084 SQ. FT.
(0.140 ACRES)

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | S00°00'00"E | 26.89' |
| L2 | N90°00'00"W | 35.79' |
| L3 | S06°05'09"W | 27.45' |
| L4 | N29°24'07"E | 12.36' |
| L5 | S76°28'04"W | 11.62' |



BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E



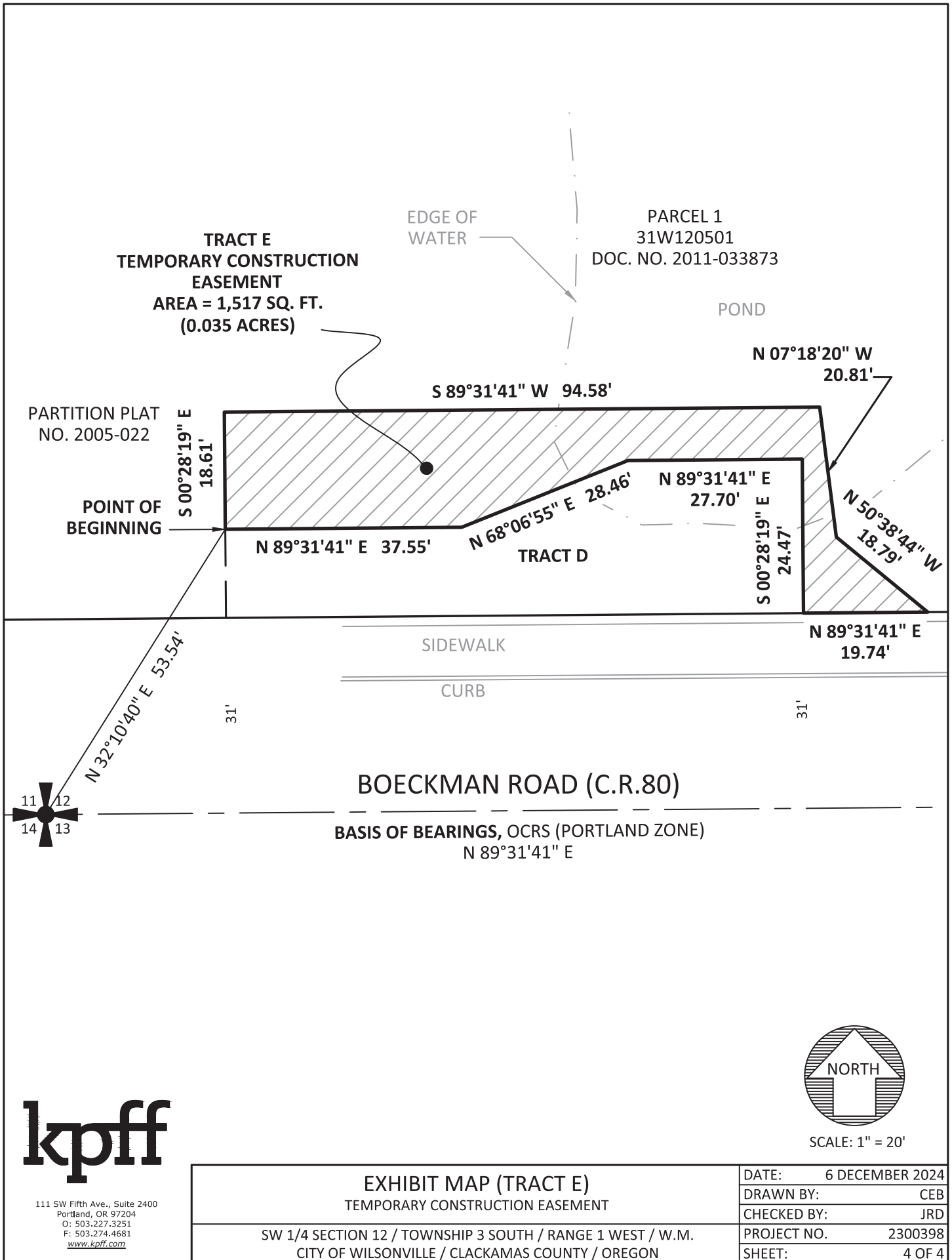
SCALE: 1" = 40'



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EXHIBIT MAP (TRACT C)
TEMPORARY CONSTRUCTION EASEMENT
SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 3 OF 4 |



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SCALE: 1" = 20'

| | |
|--|-----------------------|
| EXHIBIT MAP (TRACT E) TEMPORARY CONSTRUCTION EASEMENT SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 4 OF 4 |

EXHIBIT A

STORMWATER EASEMENTS

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF PARCEL III IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 1988-73412, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 13 AND THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, WITH SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT – M~~STORWF~~ ATER EASEWENT

BEGINNING AT A POINT THAT BEARS SOUTH 7° 53'43" EAST 92.° 4 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 20529'47" EAST 72.44 FEET; THENCE NORTH 87579'22" EAST 2° .79 FEET; THENCE NORTH 13521'36" EAST 38.21 FEET; THENCE NORTH 4° 51'47" EAST 13.8° FEET; THENCE NORTH 00528'19" WEST 20.4° FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BOECKMAN ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89531'41" WEST 64.90 FEET; THENCE LEA(ING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00528'19" EAST 19.32 FEET TO THE **POINT O– BEGINNING**.

CONTAINING 3,374 SQUARE FEET,)0.0° ° ACRES' MORE OR LESS.

TRACT H M~~STORWF~~ ATER EASEWENT

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY A(ENUE, SAID POINT BEARS SOUTH 00546'40" EAST 1228.92 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13, SAID POINT BEING; THENCE LEA(ING SAID EASTERLY RIGHT-OF-WAY NORTH 83572'74" EAST 62.47 FEET; THENCE NORTH 2° 51'73" WEST 70.86 FEET; THENCE NORTH 09538'49" EAST 16.63 FEET; THENCE NORTH 3° 51'16" EAST 3° .° 4 FEET; THENCE NORTH 30542'31" EAST 34.79 FEET; THENCE NORTH 44531'09" WEST 1° .27 FEET; THENCE SOUTH ° 9511'77" WEST 17.9° FEET; THENCE NORTH 26510'74" WEST 13.40 FEET; THENCE NORTH 12518'12" EAST 12.63 FEET; THENCE NORTH 74527'40" EAST 40.04 FEET; THENCE SOUTH ° 9522'09" EAST 10.69 FEET; THENCE NORTH 63518'43" EAST 18.88 FEET; THENCE SOUTH 88529'37" EAST 3° .33 FEET; THENCE SOUTH 6° 57'06" EAST 33.90 FEET; THENCE SOUTH 87538'17" EAST ° 7.71 FEET; THENCE NORTH ° 6508'2° " EAST 21.40 FEET; THENCE NORTH 62548'0° " EAST 47.03 FEET; THENCE NORTH 32533'09" EAST 79.0° FEET; THENCE NORTH 13574'17" WEST 28.4° FEET; THENCE NORTH 4050° '42" WEST 30.10 FEET; THENCE SOUTH 69536'38" WEST 17.13 FEET; THENCE SOUTH 20530'34" WEST 21.24 FEET; THENCE SOUTH 12530'16" EAST 12.80 FEET; THENCE SOUTH ° 3524'71" WEST 16.33 FEET; THENCE NORTH 09537'40" WEST 32.8° FEET; THENCE NORTH 83536'74" WEST 6° .43 FEET; THENCE SOUTH 74500'39" WEST 23.09 FEET; THENCE SOUTH 04536'76" EAST 1° .88 FEET; THENCE SOUTH 87523'04" WEST 70.33 FEET; THENCE SOUTH ° 7571'73" WEST 93.° ° FEET; THENCE SOUTH 78542'24" WEST 22.91 FEET; THENCE NORTH 83541'04" WEST 47.° 8 FEET; THENCE SOUTH 84538'07" WEST 1° .49 FEET; THENCE SOUTH 42511'01" WEST 40.36 FEET TO SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 1° 51'037" EAST 99.60 FEET TO THE BEGINNING OF A TANGENT CUR(E; THENCE ALONG THE ARC OF A ° 46.20 FOOT RADIUS CUR(E, CONCA(E SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 8511'2° ")THE LONG CHORD OF WHICH BEARS SOUTH 13504'72" EAST 106.78 FEET' AN ARC DISTANCE OF 106.6° FEET TO A POINT OF NON-

TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 81°50'72" EAST, AND TO THE **POINT OF BEGINNING**.

CONTAINING 43,211 SQUARE FEET,)0.994 ACRES' MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM)OCRS', PORTLAND "ONE. THE CENTERLINE OF BOECKMAN ROAD BEARS NORTH 89°53'14" EAST.

THE TRACTS OF LAND SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE PART THEREOF.

DRAFT

BOECKMAN ROAD (C.R.80)



BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E

31'

31'

CURB

S 89°31'41" W 64.90'

S 57°36'43" E 92.74'
POINT OF BEGINNING
S 00°28'19" E 19.32'

PARCEL 2
31W13B2603
DOC. NO. 1988-53412

TRACT F
STORMWATER EASEMENT
AREA = 3,354 SQ. FT.
(0.077 ACRES)

N 00°28'19" W 20.47'

N 47°19'45" E 13.87'

S 20°29'45" E 52.44'

N 13°21'36" E 38.21'

N 85°59'22" E 27.59'

DITCH CENTERLINE

ASPHALT WALKING PATH

TRACT G

PARTITION PLAT
NO. 2006-013



SCALE: 1" = 20'



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EXHIBIT MAP (TRACT F) STORMWATER EASEMENT

NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 3 OF 5 |

BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E

PARCEL 2
31W13B2603
DOC. NO. 1988-53412

TRACT H
STORMWATER EASEMENT
AREA = 43,271 SQ. FT.
(0.994 ACRES)

PARTITION PLAT
NO. 2006-013

SEE SHEET 5 FOR LINE
AND CURVE TABLES



SCALE: 1" = 60'

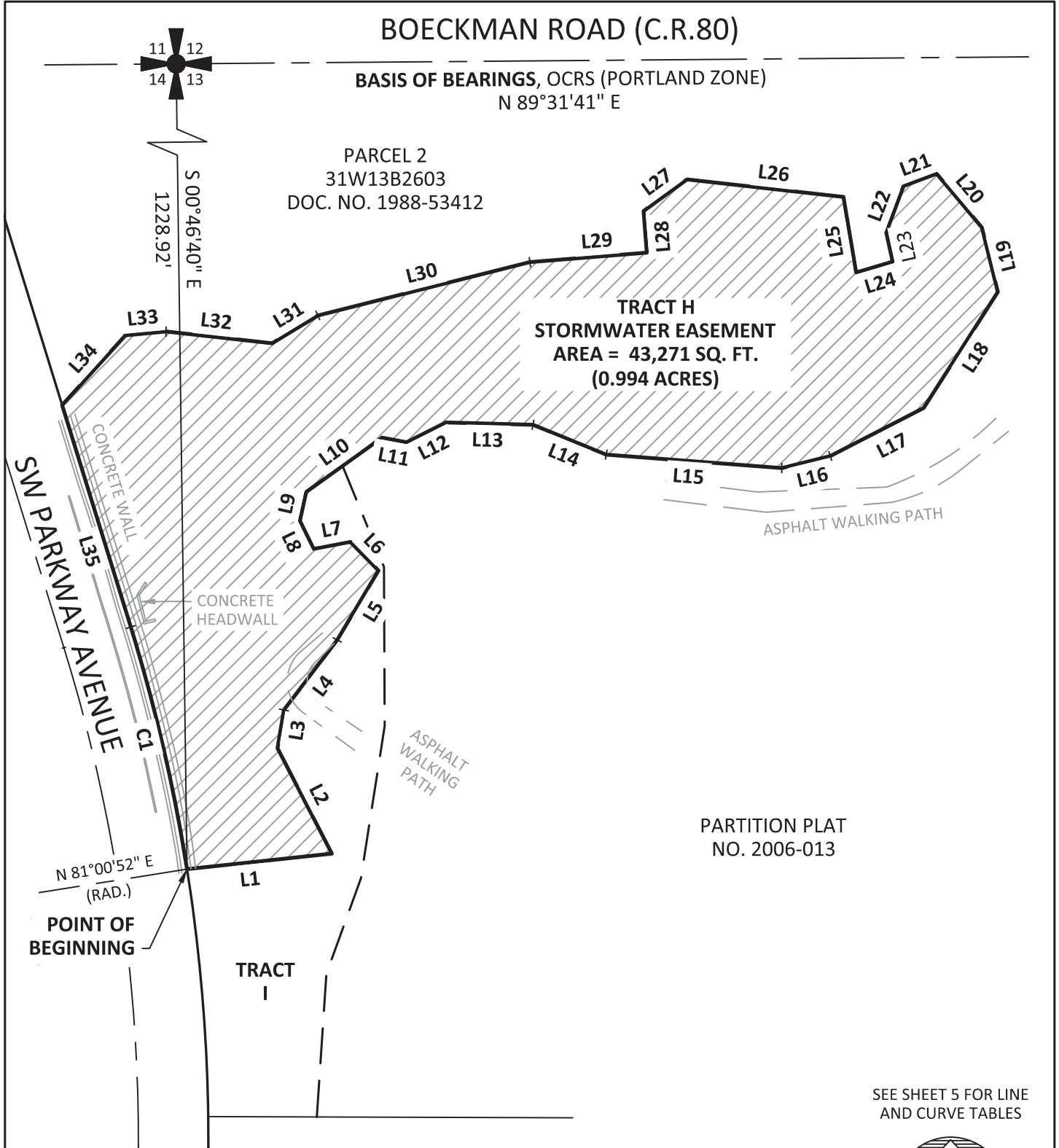


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EXHIBIT MAP (TRACT H) STORMWATER EASEMENT

NW 1/4 SECTION 13 & NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH
RANGE 1 WEST / W.M. / CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 4 OF 5 |



| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | N83°52'54"E | 62.45' |
| L2 | N27°16'53"W | 50.86' |
| L3 | N09°38'49"E | 16.63' |
| L4 | N37°15'16"E | 37.74' |
| L5 | N30°42'31"E | 34.59' |
| L6 | N44°31'09"W | 17.25' |
| L7 | S79°11'55"W | 15.97' |
| L8 | N26°10'54"W | 13.40' |
| L9 | N12°18'12"E | 12.63' |
| L10 | N54°25'40"E | 40.04' |
| L11 | S79°22'09"E | 10.69' |
| L12 | N63°18'43"E | 18.88' |
| L13 | S88°29'35"E | 37.33' |
| L14 | S67°50'06"E | 33.90' |
| L15 | S85°38'15"E | 75.51' |
| L16 | N76°08'27"E | 21.40' |
| L17 | N62°48'07"E | 45.03' |
| L18 | N32°33'09"E | 59.07' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L19 | N13°54'15"W | 28.47' |
| L20 | N40°07'42"W | 30.10' |
| L21 | S69°36'38"W | 15.13' |
| L22 | S20°30'34"W | 21.24' |
| L23 | S12°30'16"E | 12.80' |
| L24 | S73°24'51"W | 16.33' |
| L25 | N09°35'40"W | 32.87' |
| L26 | N83°36'54"W | 67.43' |
| L27 | S54°00'39"W | 23.09' |
| L28 | S04°36'56"E | 17.88' |
| L29 | S85°23'04"W | 50.33' |
| L30 | S75°51'53"W | 93.77' |
| L31 | S58°42'24"W | 22.91' |
| L32 | N83°41'04"W | 45.78' |
| L33 | S84°38'05"W | 17.49' |
| L34 | S42°11'01"W | 40.36' |
| L35 | S17°10'35"E | 99.60' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|----------|---------|---------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 106.67' | 746.20' | 8°11'27" | 106.58' | S 13°04'52" E |



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SCALE: 1" = 60'

| | |
|---|-----------------------|
| EXHIBIT MAP (TRACT H) STORMWATER EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NW 1/4 SECTION 13 & NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH RANGE 1 WEST / W.M. / CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 5 OF 5 |

EXHIBIT A

STO RMAAVE NMI BSW NSZMI TABTO TJ SB
3VD J M986DD6C4
UL TNT0 OTW8D8I

LEGAL DESCRIPTION

O . PSZPT SVANSB MF PAJ L , OTZ G RMMZMI B MF RAWNTP 222 L TTL SMO TJ SMMGWARH2NB
NMMRMASZMI , AJ MMTGMI NMMRMASZMI , Z L MN. OTJ S J . O OTW1C44-76I 18, NPANKAO AB
NM J SE L TTL WTNMVB, PMNASTL Z SHT J MSHY TBS MI T-Q. AVSTWVF BTNSZMI 16 AJ L SHT
J MSHHTABS MI T-Q. AVSTWVF BTNSZMI 1I , SMY J BHZR 6 BM SH, WAJ GT 1 Y TBS, Y ZPAO TSST
O TVZ ZAJ , NPANKAO AB NM J SE, MMTGMI , BAZ SVANSB MF PAJ L OTZ G O MMT RAWZNI. PAWPE
L TBNWZTL AB FMPPMY B:

TRACT G – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AS A RMZ S SHAS OTAVB BM SH 7° 56'U' 6" TABS C89 I FTTS FWMO SHT J MSHY TBS
NMMW TWVF BAZ BTNSZMI 16; SHTJ NT BM SH 8D58C' 7" TABS 789 I FTTS; SHTJ NT J MSH 475C'88"
TABS 8° 9C FTTS; SHTJ NT J MSH 16581'6U" TABS 64981 FTTS; SHTJ NT J MSH I ° 51C' 7" TABS 1694°
FTTS; SHTJ NT BM SH D15' ° 6D' TABS 11C98 FTTS; SHTJ NT BM SH 4851C'8C" Y TBS I 4987 FTTS; SHTJ NT
J MSH 1I 566'D1" Y TBS 18D9UD FTTS; SHTJ NT J MSH I 75DD'DD' TABS 169 8 FTTS SMSHT **POINT OF
BEGINNING9**

NMI SAZ Z G 7,74UBQ. AW FTTS, (D9184) ANMTB O MMT MMPTBB9

TRACT I – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AS A RMZ S MI SHT TABSTWPE WZGHS-MF-Y AE PZ T MF BM SHY TBS RAWKY AE A' TJ . T,
BAZ RMZ S OTAVB BM SH DD5 U' I D' TABS 18849C8 FTTS FWMO SHT J MSHY TBS NMMW TWVF BAZ
BTNSZMI 16; SHTJ NT PTA' Z G BAZ TABSTWPE WZGHS-MF-Y AE PZ T J MSH 46578'7I " TABS U89 7 FTTS;
SHTJ NT J MSH 8° 51U'76" Y TBS 7D94U FTTS; SHTJ NT J MSH DC564' 1 C" TABS 1U9U6 FTTS; SHTJ NT
J MSH 6° 517'1U" TABS 6° 9 I FTTS; SHTJ NT J MSH 6D5 8'61" TABS 6I 9C FTTS; SHTJ NT J MSH
I I 561'DC" Y TBS 1° 987 FTTS; SHTJ NT BM SH ° C511'77" Y TBS 179C° FTTS; SHTJ NT J MSH 8U51D'7I "
Y TBS 169 D FTTS; SHTJ NT J MSH 18514'18" TABS 189U6 FTTS; SHTJ NT J MSH 7I 587' I D' TABS 1C981
FTTS; SHTJ NT BM SH 8851U'66" TABS I U948 FTTS; SHTJ NT BM SH DD51I '7C" TABS U4918 FTTS; SHTJ NT
BM SH D457D' I 8" Y TBS UU988 FTTS; SHTJ NT BM SH 1C57U'DD' Y TBS I 6964 FTTS; SHTJ NT BM SH
D6571'64" Y TBS U1974 FTTS SMSHT BM SHTWPE PZ T MF BAZ RAWNTP 222 SHTJ NT APMI G BAZ
BM SHTWPE PZ T J MSH 4C5I 4'66" Y TBS I U97I FTTS SMSHT TABSTWPE WZGHS-MF-Y AE PZ T MF
BM SHY TBS RAWKY AE A' TJ . T AJ L SMSHT OTGZ J Z G MF A J MI -SAJ GTJ S N. W T, A WAL ZAP PZ T
SHWM GH BAZ RMZ S OTAVB J MSH 4C511' I 1" TABS; SHTJ NT APMI G BAZ TABSTWPE WZGHS-MF-Y AE
PZ T APMI G SHT AWM MF A ° I U98DFMVS WAL 2 B N. W T, NMI NA' T Y TBSTWPE, SHWM GH A NTJ SWAP
AJ GPT MF 451D' I C" (SHT PMI G NHMML MF Y H2NH OTAVB J MSH DI 576' I I " Y TBS 1DU9 7 FTTS) AJ AWM
L ZBSAJ NT MF 1DU97I FTTS SMA RMZ S MF J MI -SAJ GTJ NE, A WAL ZAP PZ T SHWM GH BAZ RMZ S OTAVB
J MSH 415DD'78" TABS, SMSHT **POINT OF BEGINNING9**

NMI SAZ Z G 1D,67° BQ. AW FTTS (D9864 ANMTB) O MMT MMPTBB9

SHT OABZ MF OTAVZ GB Z SHT MWTGMJ NMMVL Z AST WFTWTJ NT BEBTO (MNVB), RMMSPAJ L "MJ T9
SHT NTJ STWPZ T MF OMTNKO AJ VVAL OTAVBJ MSH 4C561V 1Z TABS9

SHT SWANSB MF PAJ L AWT BHMJ J MJ SHT ASSANHTL TXH2Z O ARBAJ L OE SHZ WFTWTJ NT O ALT
RAVZ SHTWTF9

DRAFT

BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E

CURB



PARCEL 2
31W13B2603
DOC. NO. 1988-53412

PARTITION PLAT
NO. 2006-013



SCALE: 1" = 20'



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TRACT F

POINT OF BEGINNING

DITCH CENTERLINE

TRACT G
TEMPORARY CONSTRUCTION
EASEMENT
AREA = 5,586 SQ. FT.
(0.128 ACRES)

S 01°47'30" E 119.22'

ASPHALT
WALKING PATH

| | |
|---|-----------------------|
| EXHIBIT MAP (TRACT G) TEMPORARY CONSTRUCTION EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 3 OF 4 |

BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)
N 89°31'41" E

PARCEL 2
31W13B2603
DOC. NO. 1988-53412

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|---------|---------|---------|----------|---------|---------------|
| C1 | 106.54' | 746.20' | 8°10'49" | 106.45' | N 04°53'44" W |

LINE TABLE

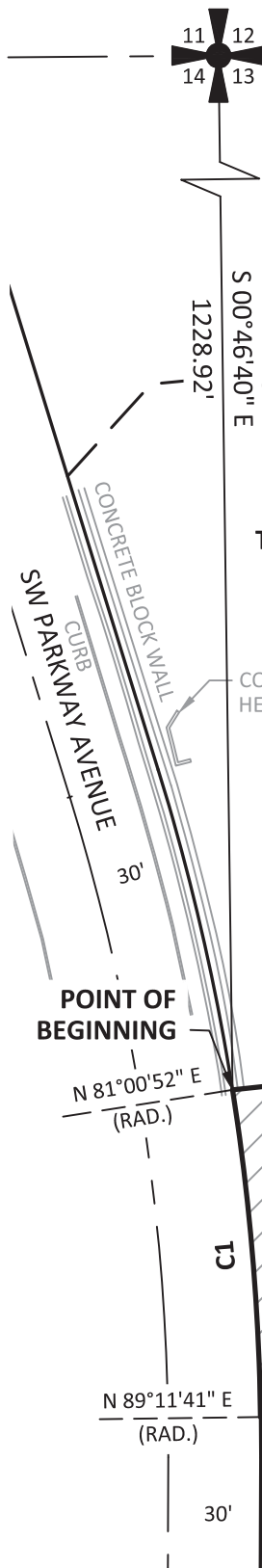
| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L1 | N83°52'54"E | 62.45' |
| L2 | N27°16'53"W | 50.86' |
| L3 | N09°38'49"E | 16.63' |
| L4 | N37°15'16"E | 37.74' |
| L5 | N30°42'31"E | 34.59' |
| L6 | N44°31'09"W | 17.25' |
| L7 | S79°11'55"W | 15.97' |
| L8 | N26°10'54"W | 13.40' |
| L9 | N12°18'12"E | 12.63' |

**TRACT I
TEMPORARY
CONSTRUCTION
EASEMENT
AREA = 10,357 SQ. FT.
(0.238 ACRES)**

PARTITION PLAT
NO. 2006-013



SCALE: 1" = 60'



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EXHIBIT MAP (TRACT I)
TEMPORARY CONSTRUCTION EASEMENT
NW 1/4 SECTION 13 & NE 1/4 SECTION 14/ TOWNSHIP 3 SOUTH
RANGE 1 WEST / W.M. / CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

| | |
|-------------|-----------------|
| DATE: | 6 DECEMBER 2024 |
| DRAWN BY: | CEB |
| CHECKED BY: | JRD |
| PROJECT NO. | 2300398 |
| SHEET: | 4 OF 4 |

EXHIBIT A

STORMWATER EASEMENT

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

A TRACT OF LAND, BEING A PORTION OF TRACT 'A' OF THE PLAT OF "BRENCHLEY ESTATES", CLACKAMAS COUNTY PLAT RECORDS, AS DESCRIBED IN STATUTORY WARRANTY DEED TO BRENCHLEY ESTATES OWNERS ASSOCIATION, AN OREGON NONPROFIT CORPORATION, IN DOCUMENT NUMBER 2013-044786, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT J – STORMWATER EASEMENT

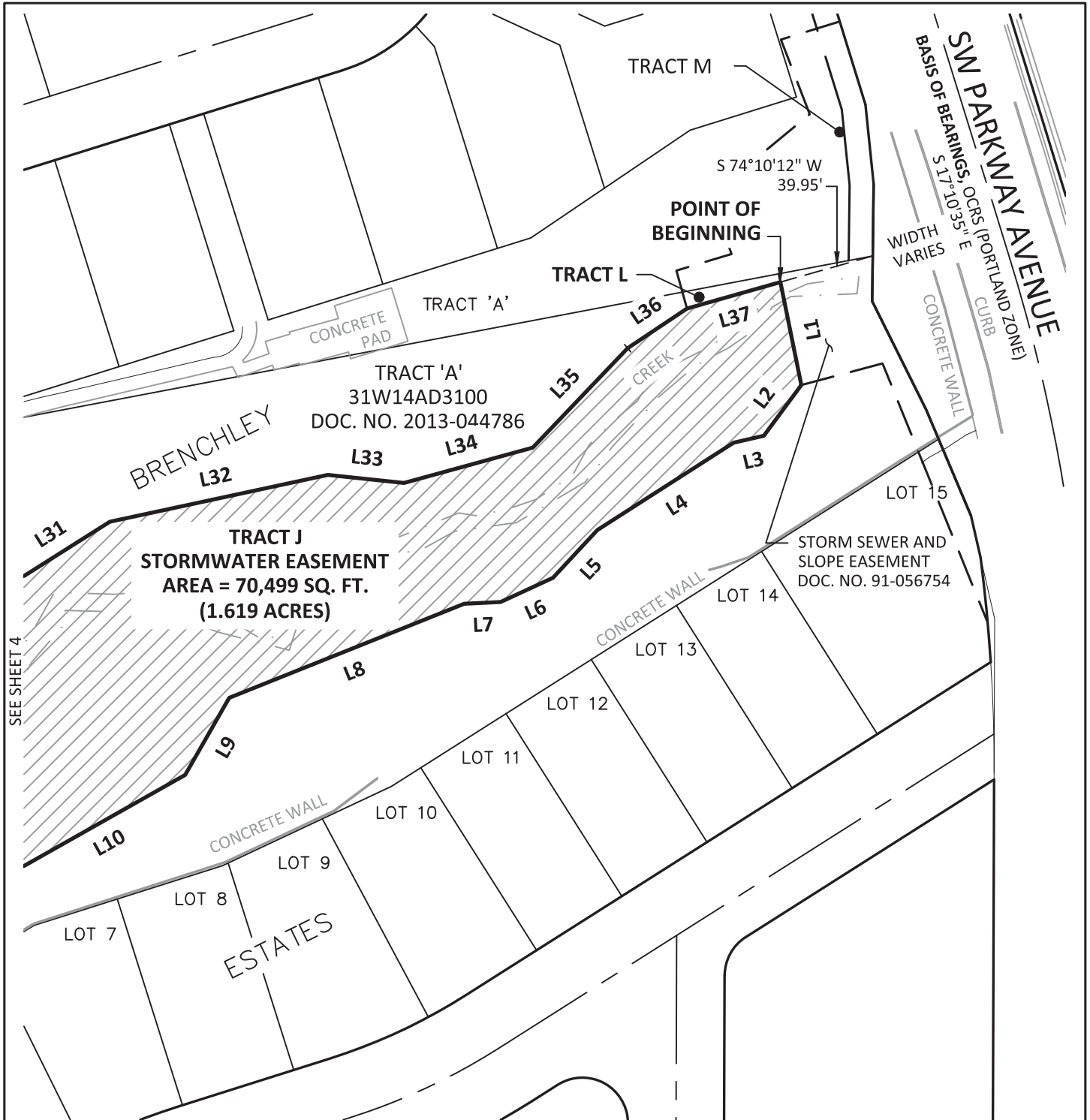
BEGINNING AT A POINT THAT BEARS SOUTH 74°10'12" WEST 39.95 FEET FROM THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 'A' AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE; THENCE SOUTH 11°28'54" EAST 43.74 FEET; THENCE SOUTH 36°31'41" WEST 26.24 FEET; THENCE SOUTH 76°56'46" WEST 12.90 FEET; THENCE SOUTH 57°22'22" WEST 67.35 FEET; THENCE SOUTH 42°52'38" WEST 27.17 FEET; THENCE SOUTH 65°14'46" WEST 23.98 FEET; THENCE SOUTH 87°08'08" WEST 15.21 FEET; THENCE SOUTH 68°10'47" WEST 105.35 FEET; THENCE SOUTH 29°47'03" WEST 36.95 FEET; THENCE SOUTH 60°32'06" WEST 82.42 FEET; THENCE SOUTH 52°13'33" WEST 43.51 FEET; THENCE SOUTH 68°25'39" WEST 72.04 FEET; THENCE SOUTH 26°17'06" EAST 13.66 FEET; THENCE SOUTH 44°24'56" EAST 17.90 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5 AND LOT 4 OF SAID PLAT SOUTH 58°32'32" WEST 71.55 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 84°27'48" WEST 23.81 FEET; THENCE SOUTH 56°17'32" WEST 66.76 FEET; THENCE SOUTH 32°04'22" WEST 41.49 FEET; THENCE SOUTH 49°03'53" WEST 79.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE AND TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 60°57'58" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 173.94 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°34'29" (THE LONG CHORD OF WHICH BEARS NORTH 26°44'49" WEST 13.88 FEET) AN ARC DISTANCE OF 13.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 24°28'10" WEST 15.21 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF SAID TRACT 'A' AND SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY LINE NORTH 00°02'03" WEST 184.42 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT 'A'; THENCE LEAVING SAID WESTERLY LINE NORTH 73°56'35" EAST 31.06 FEET; THENCE SOUTH 77°47'15" EAST 44.11 FEET; THENCE NORTH 71°47'27" EAST 35.06 FEET; THENCE NORTH 56°33'50" EAST 44.84 FEET; THENCE NORTH 64°02'14" EAST 36.27 FEET; THENCE NORTH 49°58'19" EAST 49.39 FEET; THENCE NORTH 43°19'47" EAST 22.91 FEET; THENCE NORTH 74°43'59" EAST 60.21 FEET; THENCE NORTH 39°56'13" EAST 49.35 FEET; THENCE NORTH 57°41'48" EAST 45.61 FEET; THENCE NORTH 77°52'35" EAST 92.85 FEET; THENCE SOUTH 83°57'58" EAST 31.89 FEET; THENCE NORTH 74°39'17" EAST 55.58 FEET; THENCE NORTH 43°41'21" EAST 57.20 FEET; THENCE NORTH 56°14'58" EAST 29.71 FEET; THENCE NORTH 74°10'12" EAST 40.41 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 70,499 SQUARE FEET (1.619 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.
THE CENTERLINE OF SOUTHWEST PARKWAY AVENUE BEARS SOUTH 17°10'35" EAST.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART
THEREOF.

DRAFT



SEE SHEET 4

SEE SHEET 5 FOR LINE AND CURVE TABLES

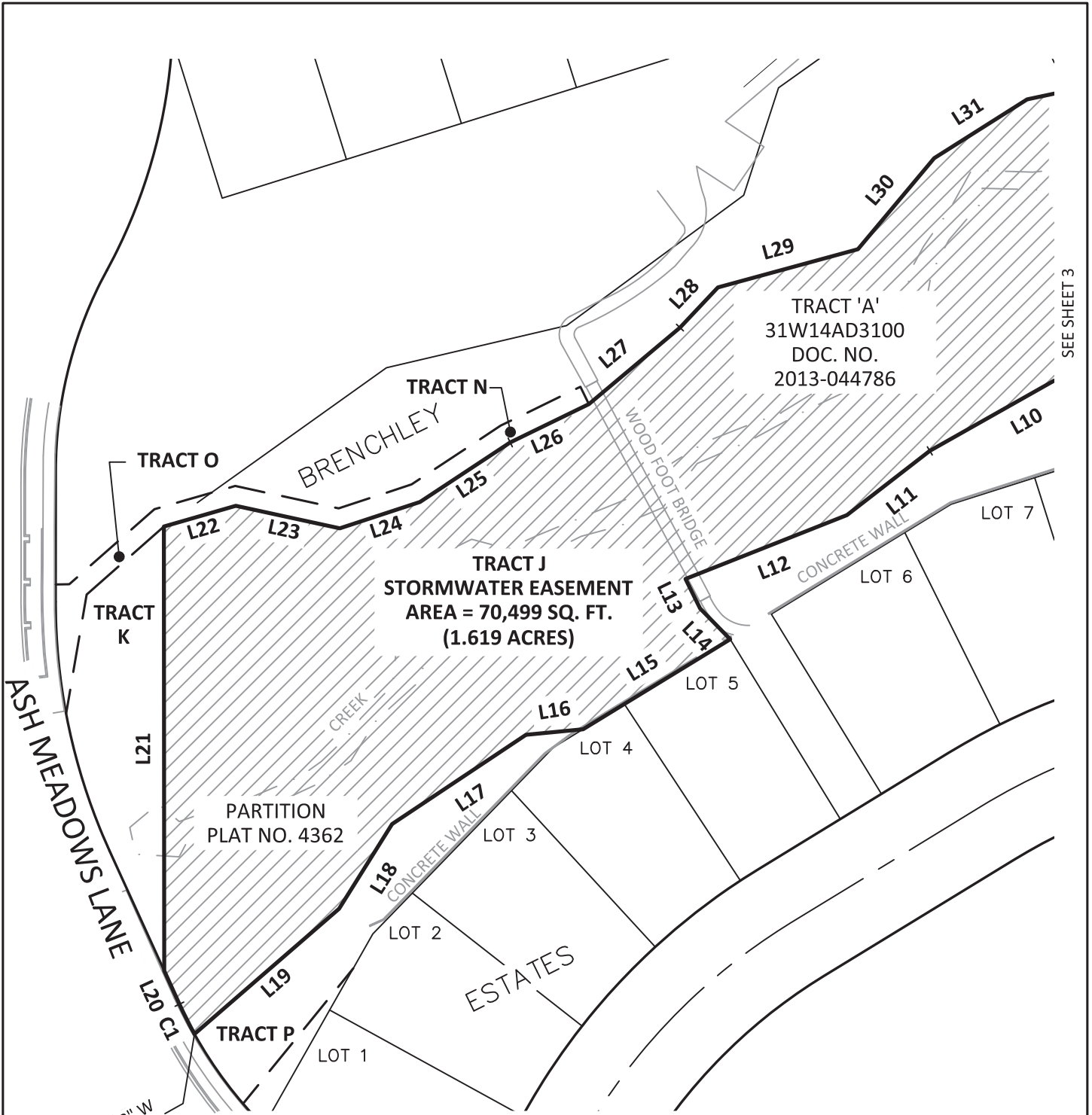


SCALE: 1" = 60'



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| | |
|---|-----------------------|
| EXHIBIT MAP (TRACT J) STORMWATER EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 3 OF 5 |



SEE SHEET 3

SEE SHEET 5 FOR LINE AND CURVE TABLES



SCALE: 1" = 60'



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| | |
|---|-----------------------|
| EXHIBIT MAP (TRACT J) STORMWATER EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 4 OF 5 |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | S11°28'54"E | 43.73' |
| L2 | S36°31'41"W | 26.24' |
| L3 | S76°56'46"W | 12.90' |
| L4 | S57°22'22"W | 67.35' |
| L5 | S42°52'38"W | 27.17' |
| L6 | S65°14'46"W | 23.98' |
| L7 | S87°08'08"W | 15.21' |
| L8 | S68°10'47"W | 105.35' |
| L9 | S29°47'03"W | 36.95' |
| L10 | S60°32'06"W | 82.42' |
| L11 | S52°13'33"W | 43.51' |
| L12 | S68°25'39"W | 72.04' |
| L13 | S26°17'06"E | 13.66' |
| L14 | S44°24'56"E | 17.90' |
| L15 | S58°32'32"W | 71.55' |
| L16 | S84°27'48"W | 23.81' |
| L17 | S56°17'32"W | 66.76' |
| L18 | S32°04'22"W | 41.49' |
| L19 | S49°03'53"W | 79.42' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L20 | N24°28'10"W | 15.21' |
| L21 | N00°02'03"W | 184.42' |
| L22 | N73°56'35"E | 31.06' |
| L23 | S77°47'15"E | 44.11' |
| L24 | N71°47'27"E | 35.06' |
| L25 | N56°33'50"E | 44.84' |
| L26 | N64°02'14"E | 36.27' |
| L27 | N49°58'19"E | 49.39' |
| L28 | N43°19'47"E | 22.91' |
| L29 | N74°43'59"E | 60.21' |
| L30 | N39°56'13"E | 49.35' |
| L31 | N57°41'48"E | 45.61' |
| L32 | N77°52'35"E | 92.85' |
| L33 | S83°57'58"E | 31.89' |
| L34 | N74°39'17"E | 55.58' |
| L35 | N43°41'21"E | 57.20' |
| L36 | N56°14'58"E | 29.71' |
| L37 | N74°10'12"E | 40.41' |

| CURVE TABLE | | | | | |
|-------------|--------|---------|----------|--------|---------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 13.89' | 173.94' | 4°34'29" | 13.88' | N 26°44'49" W |



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| | |
|---|-----------------------|
| EXHIBIT MAP (TRACT J) STORMWATER EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 5 OF 5 |

EXHIBIT A

STORMWATER EASEMENT

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

A TRACT OF LAND, BEING A PORTION OF TRACT 'A' OF THE PLAT OF "GROYE SINGLE FAMIL" NORTHK, CLACUAMAS CO1 NT" PLAT RECORDS, AS DESCRIBED IN STAT1 TOR" SPECIAL WARRANT" DEED TO LENNAR NORTHWEST INC., A DELAWARE CORPORATION, IN DOC1 MENT N1 MBER 20- 4704400- , CLACUAMAS CO1 NT" DEED RECORDS, LOCATED IN THE NORTHEAST ONE7. 1 ARTER OF SECTION - 4, TOWNSHIP 3 SO1 TH, RANGE - WEST, WILLAMETTE MERIDIAN, CLACUAMAS CO1 NT", OREGON, BEING MORE PARTIC1 LARL" DESCRIBED AS FOLLOWS°

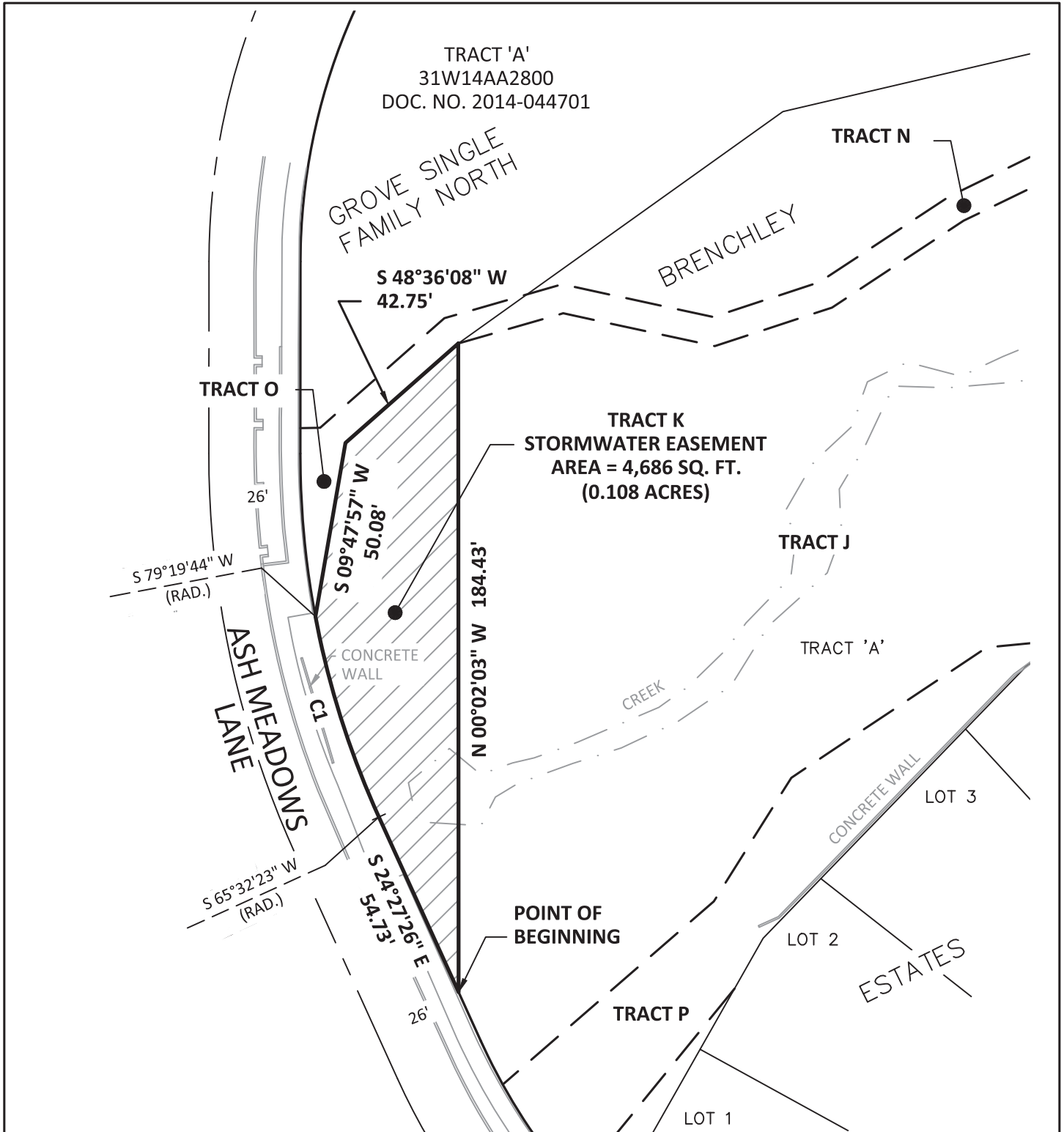
TRACT K – STORMWATER EASEMENT

BEGINNING AT THE INTERSECTION OF THE EASTERL" LINE OF SAID TRACT 'A', AND THE EASTERL" RIGHT7 OF7WA" LINE OF ASH MEADOWS LANE' THENCE ALONG SAID EASTERL" LINE OF TRACT 'A' NORTH 00"02'53"VWEST - 84.43 FEET' THENCE LEAYING SAID EASTERL" LINE SO1 TH 48"36'58"VWEST 42.0' FEET' THENCE SO1 TH 09"40'5"QWEST ; 0.08 FEET TO SAID EASTERL" RIGHT7OF7WA" LINE TO THE BEGINNING OF A NON7TANGENT C1 RYE, A RADIAL LINE THRO1 GH SAID POINT BEARS SO1 TH 09"- 93'4"VWEST' THENCE ALONG SAID EASTERL" RIGHT7OF7WA" LINE ALONG THE ARC OF A 249.00 FOOT RADI1 S C1 RYE, CONCAVE NORTHEASTERL", THRO1 GH A CENTRAL ANGLE OF - 3"4'2"- K (THE LONG CHORD OF WHICH BEARS SO1 TH - Q'33'; QK EAST ; 9.08 FEET) AN ARC DISTANCE OF ; 9.93 FEET TO A POINT OF NON7 TANGENC", A RADIAL LINE THRO1 GH SAID POINT BEARS SO1 TH 6; "32'23"VWEST' THENCE SO1 TH 24"20'26"VEAST ; 4.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,686 S: 1 ARE FEET (0.- 08 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE S"STEM (OCRS), PORTLAND ZONE.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND B" THIS REFERENCE MADE PART THEREOF.



| CURVE TABLE | | | | | |
|-------------|--------|---------|-----------|--------|---------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 59.93' | 249.00' | 13°47'21" | 59.78' | S 17°33'57" E |



SCALE: 1" = 40'



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| | |
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| EXHIBIT MAP (TRACT K) STORMWATER EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 2 OF 2 |

EXHIBIT A

STORMAWE NMI BSW NSZMI TABTO TJ SB
3MD J M986DD6C4
F LTNTO OTW8D8,

LEGAL DESCRIPTION

O. ISZRI T SWANSB MGI AJ L POTZ ' RMM8ZMI B MGSWANS 'AHMGS" T RI AS MGYOWTJ N" I TE TBSASTB" P
NI ANKAO AB NM J SE RI AS VTNMVL BPAB L TBNVZTL Z L TTL SMOWTJ N" I TE TBSASTB MU J TVB
ABBMZASZMI PAJ MMT' MI J MI RMMGS NMMRMASZMI PZ L MN. OTJ S J . O OTW8D16-D, , 74FP
NI ANKAO AB NM J SE L TTL VTNMVL BPI MASTL Z S" T J MMS" TABS MI T-Q. AV8TWMGBTNSZMI 1, P
SMU J B" ZR 6 BM S" PVAJ ' T 1 U TBSPU Z I AO TSST O TVZL ZAJ PNI ANKAO AB NM J SEPMMT' MI PU ZS"
BAZ SWANSB MGI AJ L OTZ ' O MMT RAW8ZNI. I AWE L TBNVZTL AB GM I MU B:

TRACT L – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AS A RMØ S S" AS OTAVB BM S" 7, °1D'18" U TBS 6C9C5 GTTS GMMO S" T Z STVBTNSZMI MG
S" T J MMS" I Z T MGBAZ SWANS 'AHAJ L S" T U TBSTWE VZ " S-MG-U AE I Z T MG BM S" U TBS RAWKU AE
AVTJ . T; S" TJ NT BM S" 7, °1D'18" U TBS , D9 1 GTTS; S" TJ NT J MMS" 15°6C', 1" U TBS 7916 GTTS SM
S" T J MMS" TWE I Z T MGBAZ SWANS 'AHJ S" TJ NT AI MI ' BAZ J MMS" TWE I Z T J MMS" 7C°1, '87" TABS
, D911 GTTS; S" TJ NT I TAVZ ' BAZ J MMS" TWE I Z T BM S" 11°84'5, " TABS 6956 GTTS SMS" T **POINT OF
BEGINNING9**

NMI SAZ Z ' 81F BQ. AVT GTTS (D9DD5 ANMTB)PO MMT MMI TBB9

TRACT N – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AS A RMØ S MI S" T O MBS U TBSTWE J MMS" U TBS NMI TWVGBAZ SWANS 'AHJ S" TJ NT
J MMS" 76°5F'55" TABS 619DF GTTS; S" TJ NT BM S" 77°, 7'15" TABS , , 911 GTTS; S" TJ NT J MMS"
71°, 7'87" TABS 659DF GTTS; S" TJ NT J MMS" 5F°66'5D' TABS , , 91, GTTS; S" TJ NT J MMS" F, °D8'1, " TABS
6F987 GTTS; S" TJ NT J MMS" 85°57', F" U TBS 49DD GTTS; S" TJ NT BM S" F, °D8'1, " U TBS 6F97C GTTS;
S" TJ NT BM S" 5F°66'5D' U TBS , , 98C GTTS; S" TJ NT BM S" 71°, 7'87" U TBS 61948 GTTS; S" TJ NT
J MMS" 77°, 7'15" U TBS , 69C5 GTTS; S" TJ NT BM S" 76°5F'55" U TBS 1D9 F GTTS SMS" T J MMS" TWE
I Z T MGBAZ SWANS 'AHJ S" TJ NT AI MI ' BAZ J MMS" TWE I Z T BM S" 5, °84'1D' U TBS 869CC GTTS SM
S" T **POINT OF BEGINNING9**

NMI SAZ Z ' 1P, 65 BQ. AVT GTTS (D9D66 ANMTB)PO MMT MMI TBB9

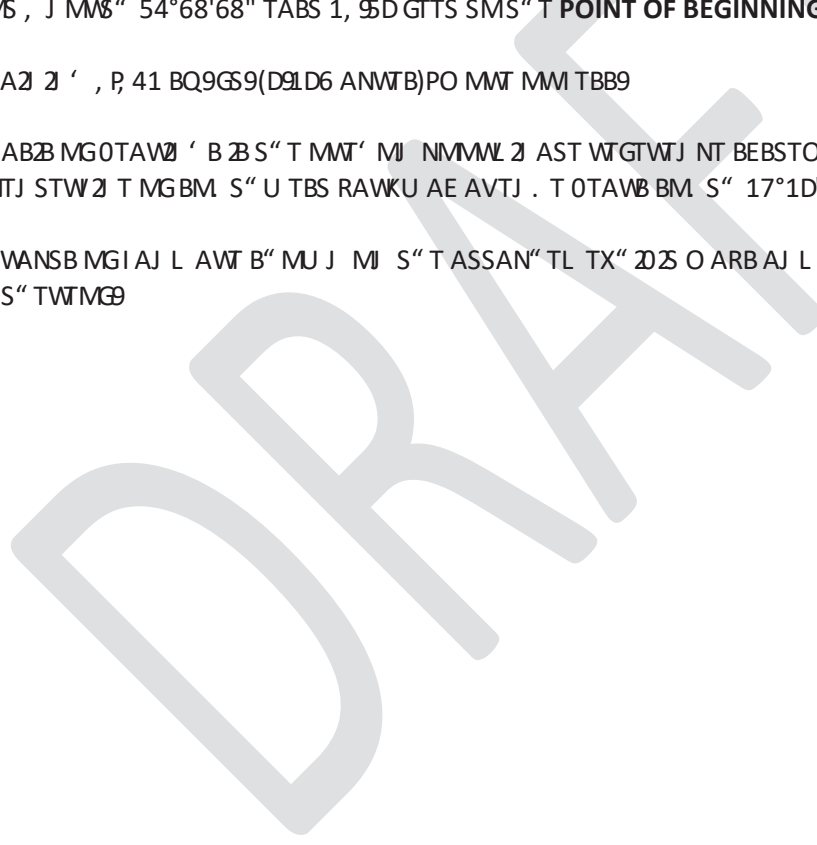
TRACT P – TEMPORARY CONSTRUCTION EASEMENT

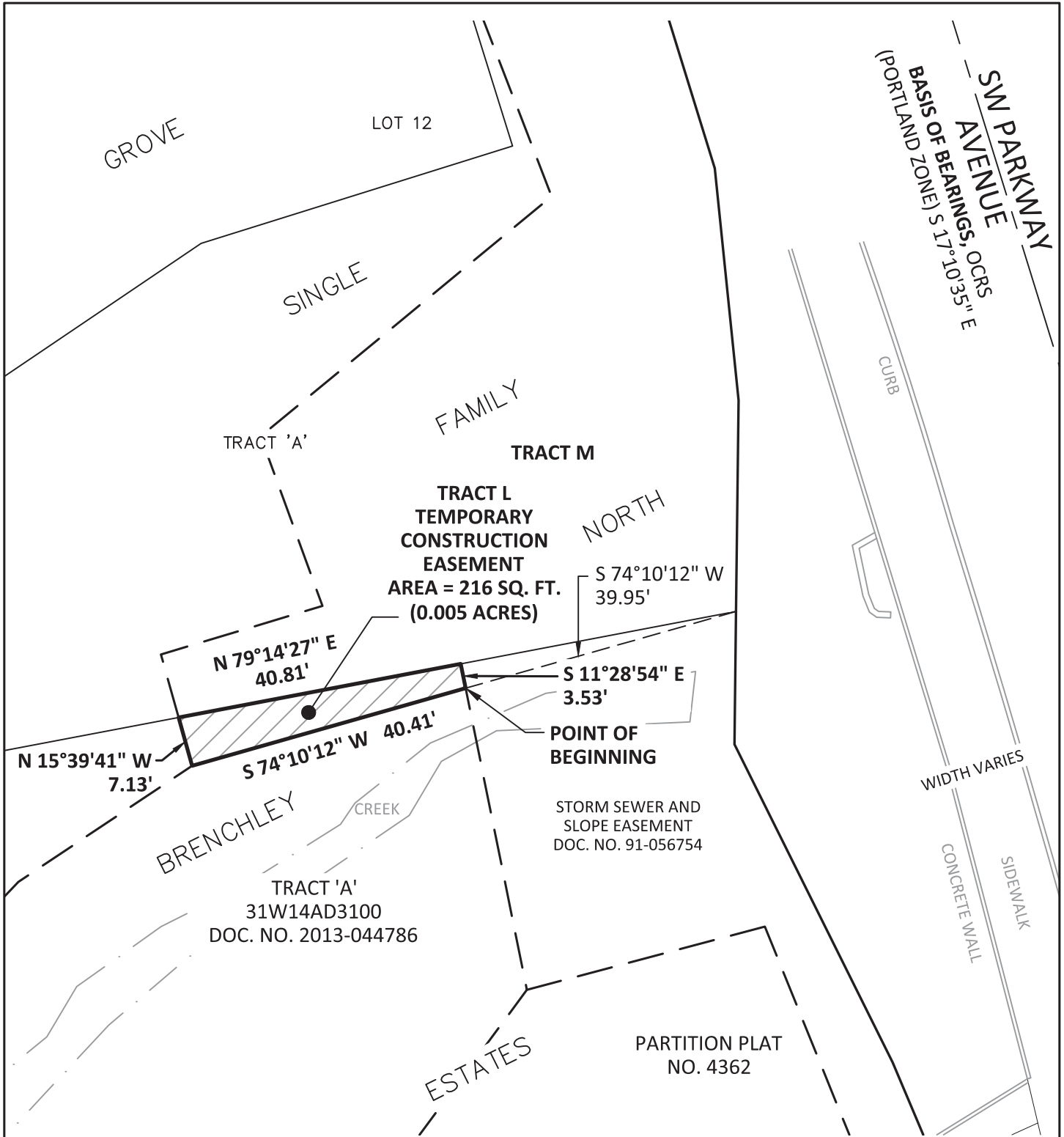
BEGINNING AS A RMØ S MI S“ TJ MMØ“ TWE I 2 T MGIMØ , MGBA2 RI AS MGYOWTJ N“ I TE TBSASTB“P
BA2 RMØ S OTAVØ BM S“ 54°68'68" U TBS 71955 GTTS GWØ S“ TJ MMØ“ TABSTWE NMW TWMGIMØ 5
MGBA2 RI AS; S“ TJ NT I TAV2 ' BA2 J MMØ“ TWE I 2 T BM S“ 4, °87', 4" U TBS 86941 GTTS; S“ TJ NT
BM S“ 5F°17'68" U TBS FF97F GTTS; S“ TJ NT BM S“ 68°D, '88" U TBS , 19 C GTTS; S“ TJ NT BM S“
, C°D6'56" U TBS 7C9 8 GTTS SMS“ T TABSTWE VØ “ S-MG-U AE I 2 T MGAB“ O TAL MU B I AJ T AJ L SM
S“ T OT' 2 J 2 ' MGA J MI -SAJ ' TJ S N. VWTPA VAL 2AI I 2 T S“ VM ' “ BA2 RMØ S OTAVØ BM S“
FD°54'D8" U TBS; S“ TJ NT AI MI ' BA2 VØ “ S-MG-U AE I 2 T AJ L AI MI ' S“ T AWMGA 1769CC GVMS
VAL 2 B.N. VWTPNMI NAVT J MMØ“ TABSTWEP S“ VM ' “ A NTJ SWAI AJ ' I T MG11°67'51" (S“ T I MI ' N“
MMV MGU “ 2N“ OTAVØ BM S“ 6, °5D'56" TABS 6598F GTTS) AJ AVM L 2BSAJ NT MG65988 GTTS SMA
RMØ S MGJ MI -SAJ ' TJ NEPA VAL 2AI I 2 T S“ VM ' “ BA2 RMØ S OTAVØ BM S“ , C°8D'18" U TBS;
S“ TJ NT I TAV2 ' BA2 VØ “ S-MG-U AE I 2 T J MMØ“ 6C°DC'8F" TABS 789 5 GTTS SMS“ TJ MMØ“ TWE I 2 T
MGIMØ 8 MGBA2 RI AS; S“ TJ NT AI MI ' BA2 J MMØ“ TWE I 2 T J MMØ“ 8C°66'11" TABS 1F9 , GTTS;
S“ TJ NT NMJ S2 . 2 ' AI MI ' BA2 J MMØ“ TWE I 2 T MGIMØ 8 AJ L S“ TJ MMØ“ TWE I 2 T BMGIMØ 6
AJ L I MS , PJ MMØ“ , , °D8'51" TABS 1D798 GTTS; S“ TJ NT NMJ S2 . 2 ' AI MI ' BA2 J MMØ“ TWE I 2 T
MGIMØ , J MMØ“ 54°68'68" TABS 1, 9D GTTS SMS“ T **POINT OF BEGINNING**

NMI SA2 2 ' , P, 41 BQ9GS9(D9LD6 ANWTB)PO MMT MMI TBB9

S“ T OABØ MGOTAVØ ' B 2 S“ T MMT' MI NMMV 2 AST WTGTWJ NT BEB STO (MNVB)PRMMØ I AJ L ZMI T9
S“ T NTJ STW2 T MGBM S“ U TBS RAWKU AE AVTJ . T OTAVØ BM S“ 17°1D'65" TABS9

S“ T SWANSB MGIAJ L AWT B“ MU J MI S“ T ASSAN“ TL TX“ 2ØS O ARBAJ L OE S“ 2 WTGTWJ NT O AL T
RAVØ S“ TWTMØ



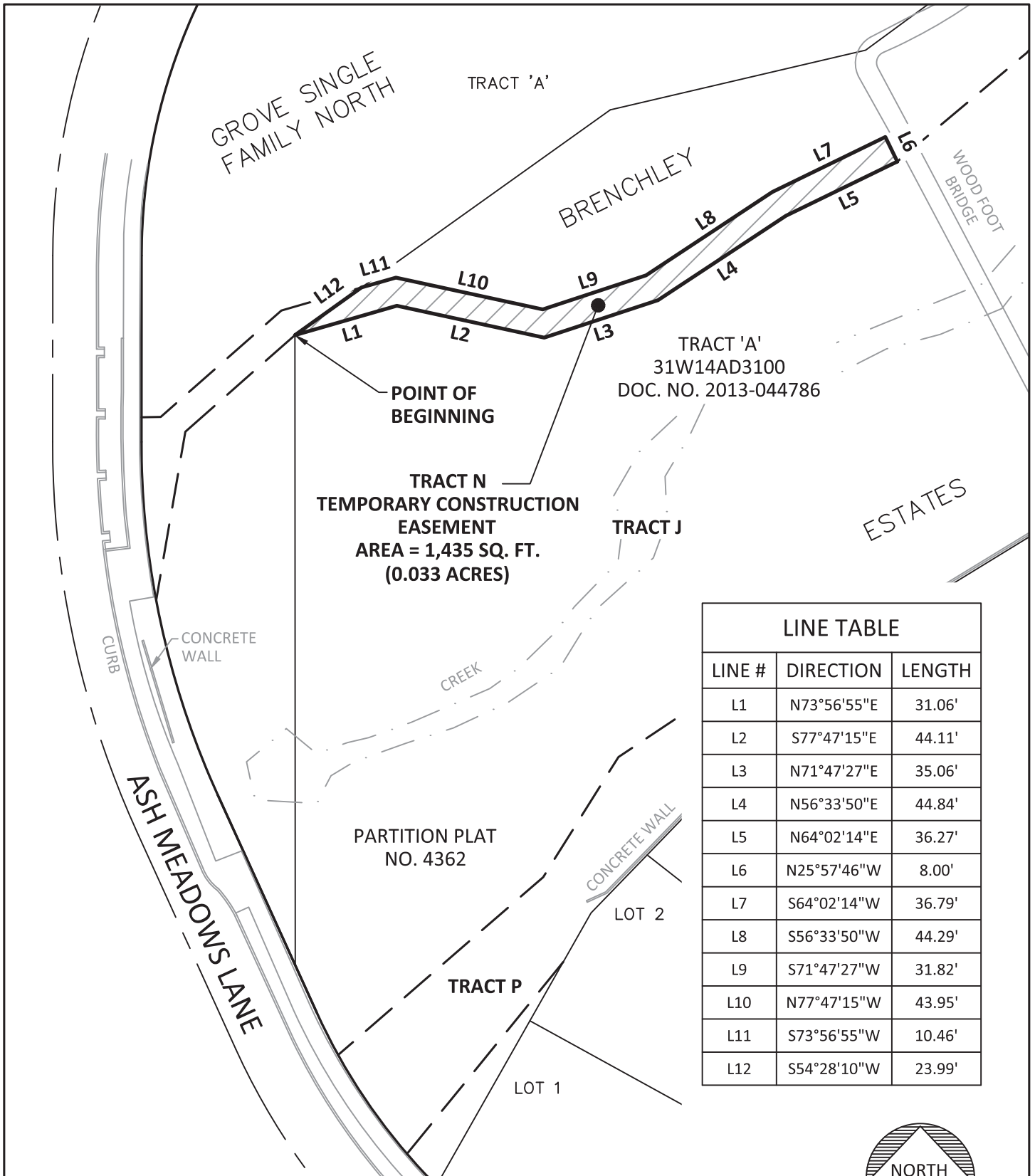


SCALE: 1" = 20'



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| | |
|---|-----------------------|
| EXHIBIT MAP (TRACT L) TEMPORARY CONSTRUCTION EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 3 OF 5 |



| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | N73°56'55"E | 31.06' |
| L2 | S77°47'15"E | 44.11' |
| L3 | N71°47'27"E | 35.06' |
| L4 | N56°33'50"E | 44.84' |
| L5 | N64°02'14"E | 36.27' |
| L6 | N25°57'46"W | 8.00' |
| L7 | S64°02'14"W | 36.79' |
| L8 | S56°33'50"W | 44.29' |
| L9 | S71°47'27"W | 31.82' |
| L10 | N77°47'15"W | 43.95' |
| L11 | S73°56'55"W | 10.46' |
| L12 | S54°28'10"W | 23.99' |

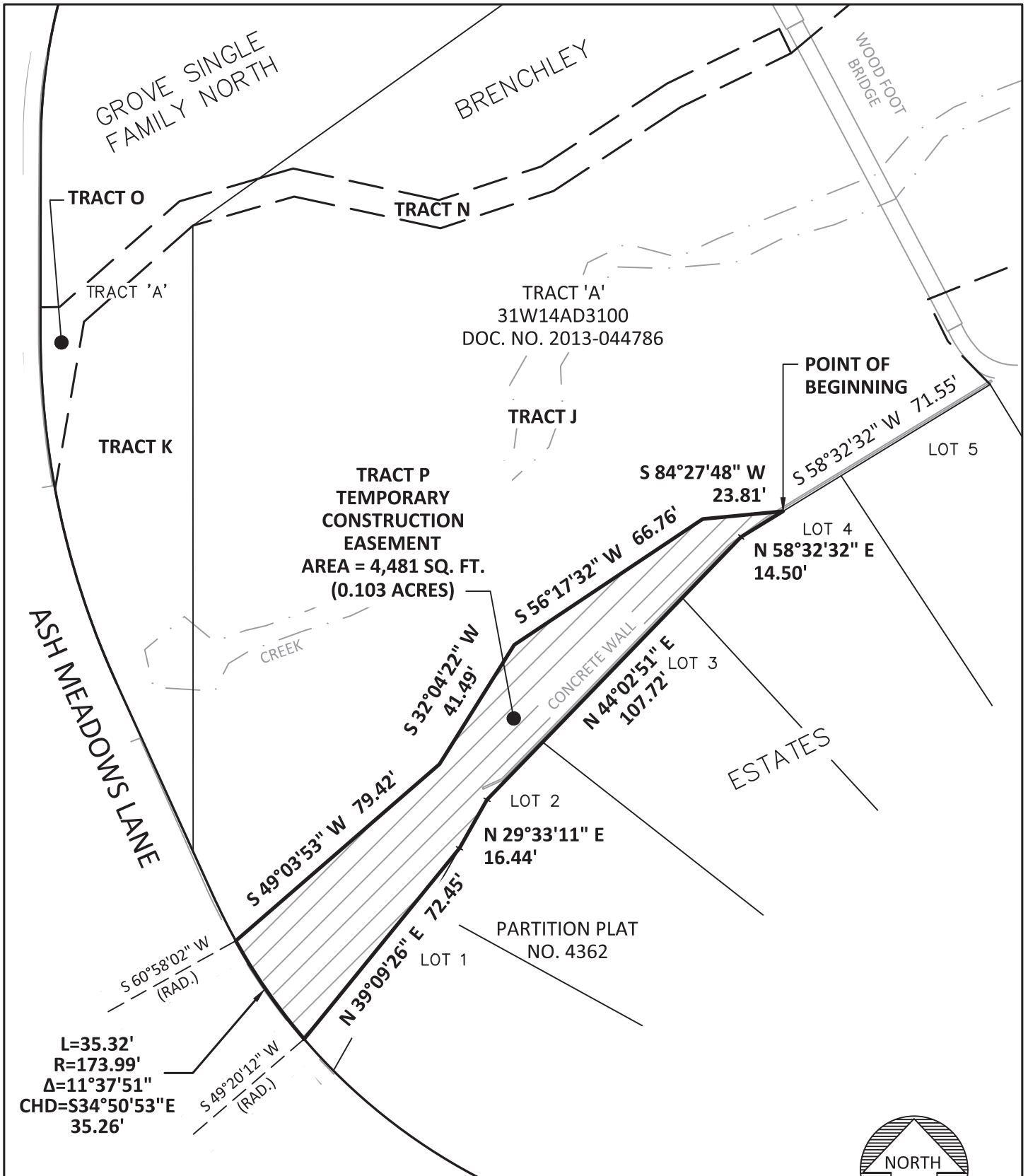


SCALE: 1" = 40'



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| EXHIBIT MAP (TRACT N) TEMPORARY CONSTRUCTION EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 4 OF 5 |



SCALE: 1" = 40'



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| EXHIBIT MAP (TRACT P) TEMPORARY CONSTRUCTION EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
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| | PROJECT NO. 2300398 |
| | SHEET: 5 OF 5 |

EXHIBIT A

STORREAVE NMI BSW NSMI TABTO TJ SB
3MD J M986DD6C4
F LTNTO OTW8D8,

LEGAL DESCRIPTION

O. ISRI T SVANSB MGI AJ L POTZ ' RMM8ZMI B MGSVANS 'AHMGS" T RI AS MGY' WM' T BZ ' IT GAO 2 E
J MM8" KPNI ANUAO AB NM J SE RI AS VTNMVL BPAB L TBNVOTL 2 BSAS. SMME BRTN2AI 1 AWWAJ SE L TTL
SMITJ J AWJ MM8" 1 TBS 2 NPA L TIA1 AVT NMMRMASZMI P2 L MN. O TJ S J . O OTW8D- , 7D , QD- P
NI ANUAO AB NM J SE L TTL VTNMVL BPI MASTL 2 S" T J MM8" TABS MI T7 . AV8TWMGBTNSZMI - , P
SM1 J B" 2R 6 BM S" PVAJ ' T - 1 TBSP1 2IAO TSST O TV2L 2AJ PNI ANUAO AB NM J SEPMMT' MI PBA2
SVANSB MGI AJ L OTZ ' O MMT RAW82N. IAWEL TBNVOTL AB GM I MI B°

TRACT – MTE– PORARY CONSTRUCTION EASE– ENT

BEGINNING AS S" T 2 STWBTNSZMI MGS" T BM S" TWE I 2 T MGBA2 SVANS 'AHAJ L S" T 1 TBSTWE
V2 "S7MG71 AE I 2 T MG BM S" 1 TBS RAWU1 AE A" TJ . T' S" TJ NT AI MI ' BA2 BM S" TWE I 2 T BM S"
QC"- , 5QV1 TBS 4D9; GTTS' S" TJ NT ITA" 2 ' BA2 BM S" TWE I 2 T J MM8" - ; "6C5 - V1 TBS C96D GTTS'
S" TJ NT J MM8" Q6"- F5 CVTABS 869CQGTTS' S" TJ NT J MM8" 8D'D- 5 CV1 TBS 8; 9; GTTS' S" TJ NT
J MM8" ; D'8C84VTABS ; 69D GTTS' S" TJ NT J MM8" 8- "D45DFV1 TBS 66984 GTTS' S" TJ NT J MM8"
Q8", C8; VTABS 8; 96 GTTS SMBA2 1 TBSTWE V2 "S7MG71 AE I 2 T' S" TJ NT AI MI ' BA2 1 TBSTWE
V2 "S7MG71 AE I 2 T BM S" - Q'D45 CVTABS 6F98F GTTS' S" TJ NT BM S" D; ; 654VTABS 669 8 GTTS'
S" TJ NT BM S" DD", - 5QV1 TBS 6D9DD GTTS SMS" T **POINT OF BEGINNING**

NMI SA2 2 ' , P, C4 B: . AVT GTTS (D9 DF ANWTB)PO MMT MMI TBB9

TRACT O MTE– PORARY CONSTRUCTION EASE– ENT

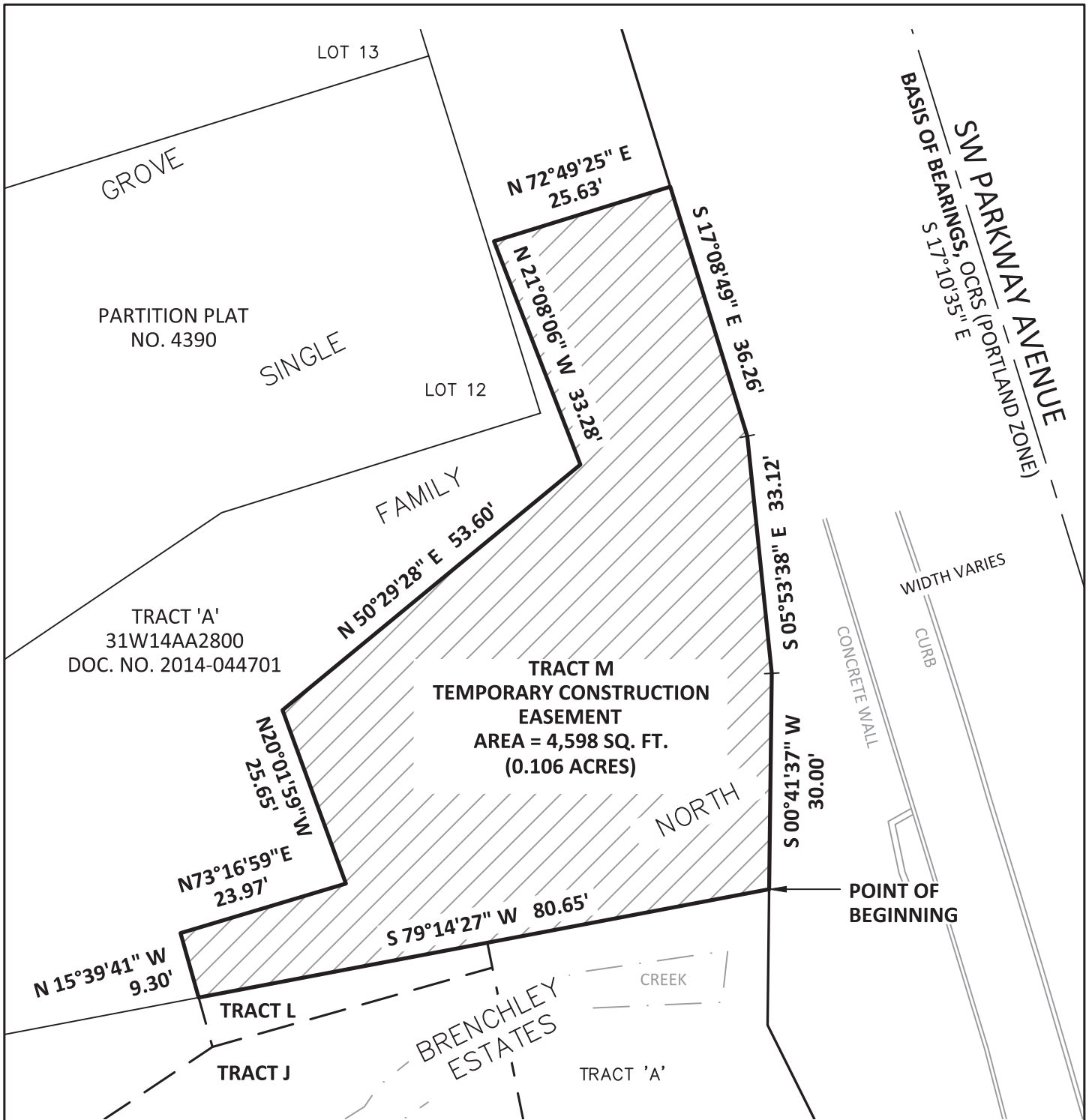
BEGINNING AS S" T O MBS 1 TBSTWE J MM8" 1 TBS NMM TWMGVANS 'AHMGYOWTJ N" I TE TBSASTBKP
NI ANUAO AB NM J SE RI AS VTNMVL BPBA2 RM2 S OTZ ' MI S" T BM S" TWE I 2 T MGBA2 SVANS 'AHMG
S" T RI AS MGY' WM' T BZ ' IT GAO 2 E J MM8" KPNI ANUAO AB NM J SE RI AS VTNMVL B' S" TJ NT BM S"
, 4"6; 5 ; V1 TBS , 89Q; GTTS' S" TJ NT BM S" DC", Q5 QV1 TBS ; D9D4 GTTS SMS" T TABSTWE V2 "S7MG7
1 AE I 2 T MGAB" OTAL ML BIAJ T AJ L SMS" T OT' 2 J 2 ' MGA J MI 7SAJ ' TJ S N. W TPA WAL 2AI I 2 T
S" WM ' " BA2 RM2 S OTAV8 BM S" QC"- C5 , V1 TBS' S" TJ NT AI MI ' BA2 TABSTWE V2 "S7MG71 AE
I 2 T AI MI ' S" T AVN MGA 8, C9DDHVAL 2 B N. W T NMI NA" T TABSTW EPS" WM ' " A NTJ SWAI AJ ' IT
MG- D", 68; V(S" T I MI ' N" MVL MG1 " 2N" OTAV8 J MM8" D; "- 45, V1 TBS , F9 , GTTS) AJ AWW
L 2BSAJ NT MG, F9D GTTS SMA RM2 S MGS AJ ' TJ NE' S" TJ NT J MM8" DD'D65DCVTABS Q86 GTTS' S" TJ NT
ITA" 2 ' BA2 TABSTWE V2 "S7MG71 AE I 2 T J MM8" 44"; 45 - VTABS ; 96 GTTS' S" TJ NT J MM8"
, 4"6; 5 ; VTABS , Q9DC GTTS' S" TJ NT J MM8" Q6"; F5 ; VTABS 8, 9 8 GTTS SMBA2 BM S" TWE I 2 T MG
BA2 SVANS 'AH S" TJ NT AI MI ' BA2 BM S" TWE I 2 T BM S" ; , "845 DV1 TBS 869CC GTTS SMS" T
POINT OF BEGINNING

NMI SA2 2 ' 4; 6 B: . AVT GTTS (D9D8D ANWTB)PO MMT MMI TBB9

S" T OABZ MGOTAWØ ' B ZS" T MMT' MJ NMMVL Z AST WTGTWJ NT BEBSTO (MNVB)PRMM&I AJ L ZMJ T9
S" T NTJ STWZ T MGBM S" 1 TBS RAWU1 AE A" TJ . T OTAVB BM S" - Q'- D5; VTABS9

S" T SWANSB MGIAJ L AWB B" M1 J MJ S" T ASSAN" TL TX" ZDS O ARBAJ L OE S" Z WTGTWJ NT O ALT
RAW& S" TWTM&

DRAFT



SM PARKWAY AVENUE
 BASIS OF BEARINGS, OCRS (PORTLAND ZONE)

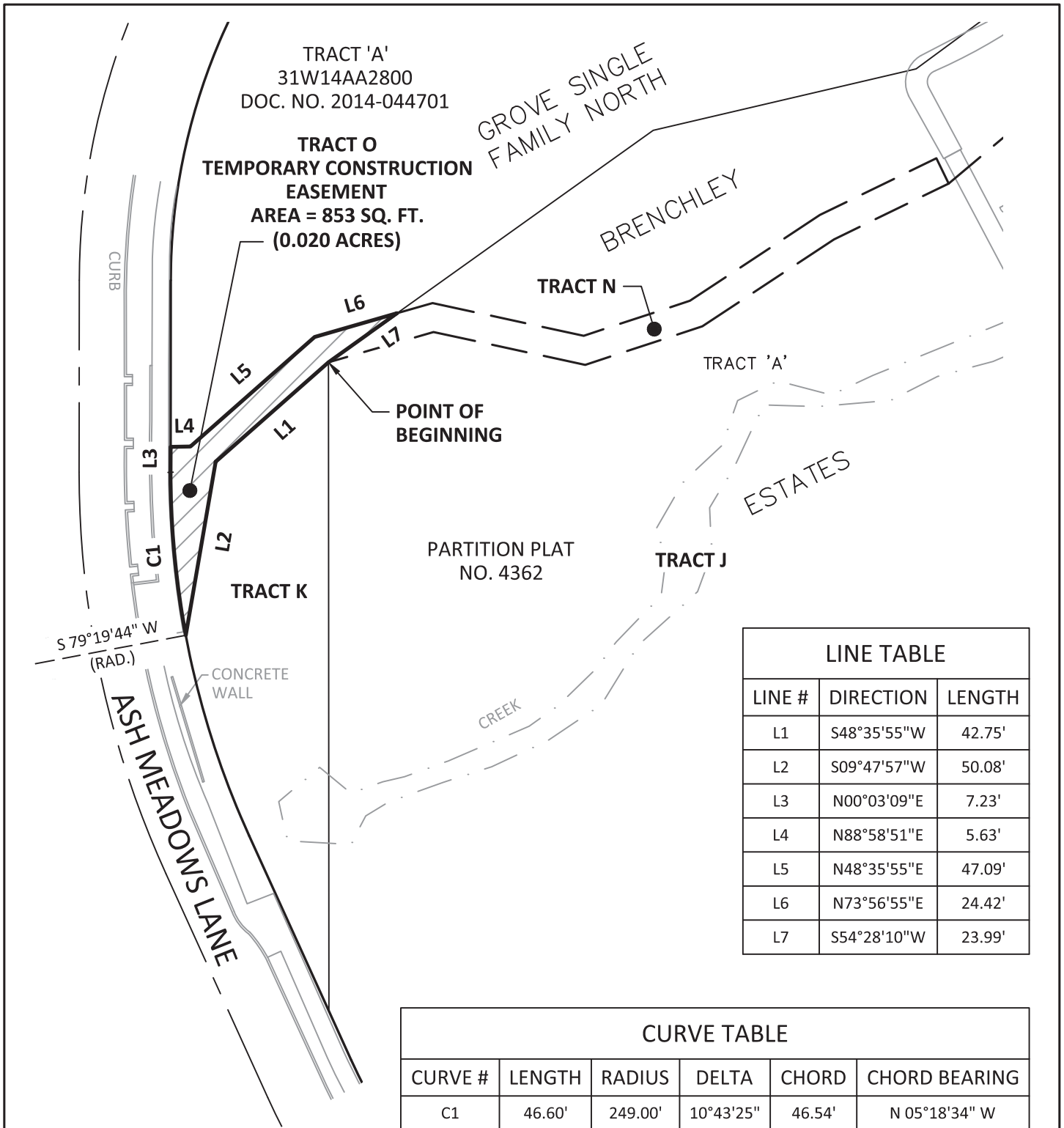


SCALE: 1" = 20'



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| EXHIBIT MAP (TRACT M) TEMPORARY CONSTRUCTION EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 3 OF 4 |



| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | S48°35'55"W | 42.75' |
| L2 | S09°47'57"W | 50.08' |
| L3 | N00°03'09"E | 7.23' |
| L4 | N88°58'51"E | 5.63' |
| L5 | N48°35'55"E | 47.09' |
| L6 | N73°56'55"E | 24.42' |
| L7 | S54°28'10"W | 23.99' |

| CURVE TABLE | | | | | |
|-------------|--------|---------|-----------|--------|---------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 46.60' | 249.00' | 10°43'25" | 46.54' | N 05°18'34" W |



SCALE: 1" = 40'



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| | |
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| EXHIBIT MAP (TRACT O) TEMPORARY CONSTRUCTION EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 4 OF 4 |

EXHIBIT A

STORMWATER EASEMENT

JOB NO. 2300398

6 DECEMBER 2024

LEGAL DESCRIPTION

A TRACT OF LAND, BEING A PORTION OF LOT 1 OF THE PLAT OF "BRENCHLEY ESTATES NORTH", CLACKAMAS COUNTY PLAT RECORDS AS DESCRIBED IN DEEDS TO JSP TERRENE LLC, AN OREGON LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2015-059108 AND DOCUMENT NUMBER 2020-009470, TO CSG TERRENE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2020-009469 AND DOCUMENT NUMBER 2020-009470, AND TO TC TERRENE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2020-009469, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

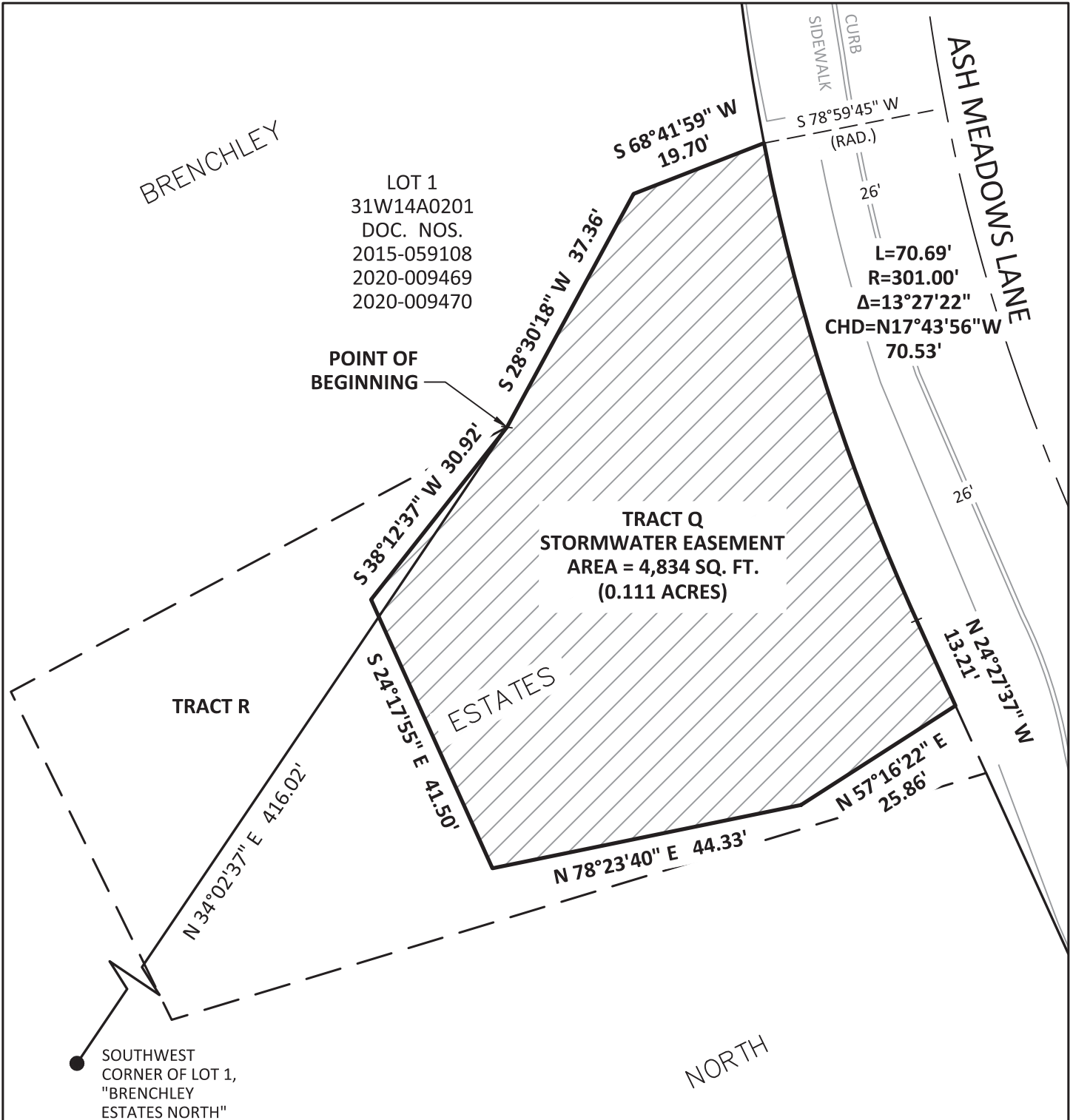
TRACT Q – STORMWATER EASEMENT

BEGINNING AT A POINT THAT BEARS NORTH 34°02'37" EAST 416.02 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 38°12'37" WEST 30.92 FEET; THENCE SOUTH 24°17'55" EAST 41.50 FEET; THENCE NORTH 78°23'40" EAST 44.33 FEET; THENCE NORTH 57°16'22" EAST 25.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 24°27'37" WEST 13.21 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 301.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 13°27'22" (THE LONG CHORD OF WHICH BEARS NORTH 17°43'56" WEST 70.53 FEET) AN ARC DISTANCE OF 70.69 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 78°59'45" WEST; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 68°41'59" WEST 19.70 FEET; THENCE SOUTH 28°30'18" WEST 37.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,834 SQUARE FEET (0.111 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.



SCALE: 1" = 20'



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| EXHIBIT MAP (TRACT Q) STORMWATER EASEMENT | DATE: 6 DECEMBER 2024 |
| | DRAWN BY: CEB |
| NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON | CHECKED BY: JRD |
| | PROJECT NO. 2300398 |
| | SHEET: 2 OF 2 |

EXHIBIT A

STO RMAWE NMI BSW NS2MI TABTO TJ S
3MD J M986DD6C4
F L T N T O O T W 8 D 8,

LEGAL DESCRIPTION

A SWANS M GAJ L POT2 1 A RMM82MI MI GVS H M S" T RGAS M YOWTJ N" GTE TBSASTBJ MMS" "P
NGANKAO AB NM J SE RGAS VTNMVL B ABL TBNWDTL 2 L TTL B SM3BR STWWTJ T GENPAJ MMT1 MI
G2O 2TL GA0235E NMO RAJ EP2 L MN. O TJ S J . O OTW8DHU5DUCHD4 AJ L L MN. O TJ S J . O OTW8D8D5
DDC, - DPSMNB1 STWWTJ TPGENPA L TGA7 AWT G2O 2TL GA0235E NMO RAJ EP2 L MN. O TJ S J . O OTW
8D8D5DDC, FCAJ L L MN. O TJ S J . O OTW8D8D5DDC, - DPAJ L SMSNSTWWTJ TPGENPA L TGA7 AWT G2O 2TL
GA0235E NMO RAJ EP2 L MN. O TJ S J . O OTW8D8D5DDC, FCPNGANKAO AB NM J SE L TTL VTNMVL BP
GVNASTL 2 S" T J MMS" TABS MI T5Q. AV6TMM BTNS2MI H, PSM7 J B" 2R 6 BM S" PVAJ 1 T H 7 TBSP
7 2GGAO TSST O TV2L 2AJ PNGANKAO AB NM J SEPMMT1 MI POT2 1 O MMT RAW82N. GAWCE L TBNWDTL AB
I MGGM7 B:

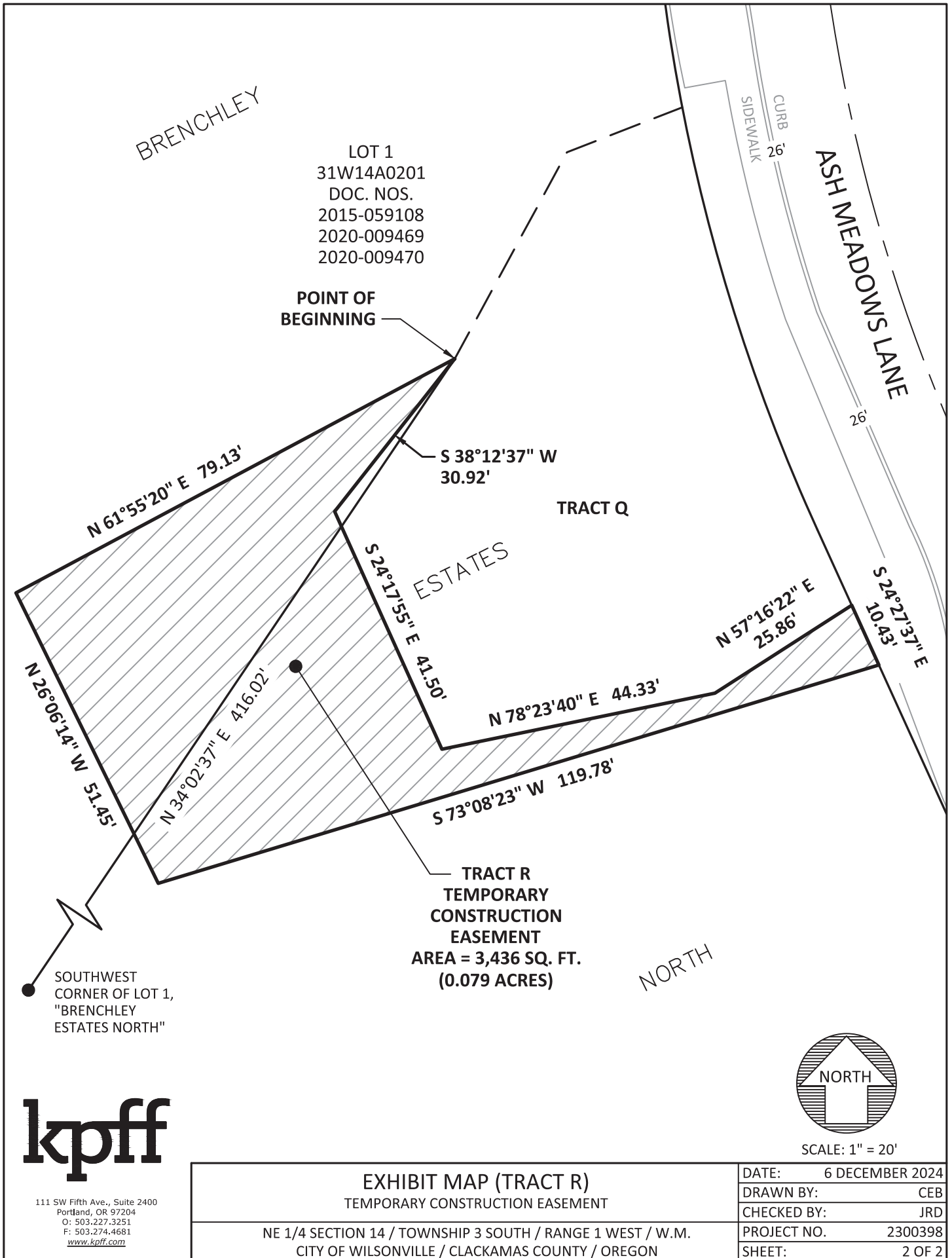
TRACT R – TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AS A RM0 S S" AS OTAVB J MMS" 6, °D8'6- " TABS , HF9D8 I TTS I WMO S" T BM S" 7 TBS
NMM TWM BA2L GVS H; S" TJ NT BM S" 64°H8'6- " 7 TBS 6D9C8 I TTS; S" TJ NT BM S" 8, °H 'UU" TABS
, H9UD I TTS; S" TJ NT J MMS" - 4°86', D" TABS , , 966 I TTS; S" TJ NT J MMS" U °HF'88" TABS 8U94F I TTS SM
S" T 7 TBSTWCE W2L " S5MI 57 AE G2 T M AB" O TAL M7 BGAJ T; S" TJ NT AGMI 1 BA2L 7 TBSTWCE W2L " S5
MI 57 AE G2 T BM S" 8, °8- '6- " TABS HD9 6 I TTS; S" TJ NT GTAV2 1 BA2L 7 TBSTWCE W2L " S5MI 57 AE G2 T
BM S" - 6°D4'86" 7 TBS HHC9 4 I TTS; S" TJ NT J MMS" 8F°DF'H, " 7 TBS UH9 UI TTS; S" TJ NT J MMS"
FH°UU'8D" TABS - C9H6 I TTS SMS" T **POINT OF BEGINNING**

NMI SA2 2 1 6P, 6F BQ. AWT I TTS (D9D- C ANVTB)PO MMT MMTGTBB9

S" T OAB2B M OTAV2 1 B 2S" T MMT1 MI NMMVL 2 AST VTI TWJ NT BEBSTO (MNVB)PRMM8GAJ L ZMI T9

S" T SWANS M GAJ L 2B" M7 J MI S" T ASSAN" TL TX" 22S O AR AJ L OE S" 2B VTI TWJ NT O ALT RAW8
S" TWTM 9



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