

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

RESOLUTION NO. 102

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE APPROVING AN AMENDMENT TO THE YEAR 2000 PLAN, AN URBAN RENEWAL PLAN OF THE CITY OF WILSONVILLE, RELATED TO URBAN RENEWAL DISTRICT BOUNDARIES

WHEREAS, the Year 2000 Plan, an Urban Renewal Plan and Program of the City of Wilsonville (hereinafter "Plan") section 1200 "Procedures for Changes or Amendments in the approved Urban Renewal Plan" states that,

"The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that this Plan will be changed or modified from time to time; or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate."; and

WHEREAS, Section 1201 of the Plan identifies Minor Amendments that shall be approved by a resolution of the Agency; and

WHEREAS, deleting non-increment producing property from the district boundaries is a Minor Amendment; and

WHEREAS, the Urban Renewal Agency board of the City of Wilsonville is considering a second urban renewal district to facilitate development on the west side of Wilsonville; and

WHEREAS, it is incumbent upon the Agency Board to be as efficient and effective as possible in the geographic districting of urban renewal plan areas; and

WHEREAS to accomplish community objectives in any new plan area it is necessary to reduce the existing Year 2000 Plan area by removing non-increment producing acreage so that all areas of existing and proposed urban renewal plans do not exceed 25% of total municipal land area; and

WHEREAS, to accomplish community objectives in any new plan area it is further necessary to reduce the existing year 2000 Plan Area by removing Wilsonville Road from the western city limits to immediately east of its intersection with Brown Road; and

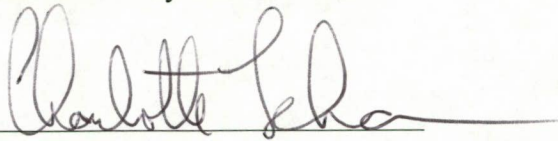
WHEREAS, the proposed area geographic reduction will not adversely affect Agency debt service and will not impair the Agency's ability to carry out Plan projects; and

WHEREAS, based on these recitals, the Agency Board finds this amendment should be approved and adopted, provided however, any existing contract work involving the removal area shall be completed and any monies owned shall be paid in due course.

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

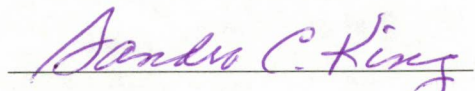
1. The existing year 2000 Plan Exhibit 1, "Legal Description of Wilsonville Urban Renewal Area," previously amended by Urban Renewal Agency Resolution nos. 32 and 59 and City Council Resolution No. 1847, shall be amended to include that land area described in bold fact type in Exhibit A of this Resolution, attached hereto and incorporated herein by this reference. Exhibit B of this Resolution, attached hereto and incorporated herein by this reference, incorporates the bold face changes made in Exhibit A of this Resolution and consecutively numbers this legal description. Exhibit B of this Resolution shall be included as Exhibit 1 of the Year 2000 Plan.
2. The existing year 2000 Plan Exhibit 2, "Urban Renewal boundary Map," previously amended by Urban Renewal Agency Resolutions No. 32 and 59 and City Council Resolution No. 1847, be replaced by the map which is Exhibit C of this Resolution entitled "Urban Renewal Boundary Map Revised Per Resolution Nos. 32, 59 and 102, and City Council Resolution No. 1847". Exhibit C is attached hereto and incorporated herein by this reference. This revised Plan Exhibit 2 shall be included as part of the Year 2000 Plan.
3. The existing Year 2000 Plan Area includes a total land area of 672 acres. The area removed by this proposed Council-approved amendment to the Plan Area is a total reduction of seven (7) acres. It is specifically determined herein that non-increment producing reduction of land to the Plan Area is a minor amendment to the Plan, and not a substantial amendment to the Plan as the term "substantial amendment" is defined in the Plan.
4. The effective date of this Resolution is October 20, 2003.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 20th day of October 2003, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, CHAIR

ATTEST:



Sandra C. King, CMC, City Recorder

Summary of Votes:

| | |
|-------------------|---------|
| Charlotte Lehan | Yes |
| John Helser | Yes |
| Alan Kirk | Yes |
| Benny Holt | Yes |
| Sandra Scott-Tabb | Excused |

List of Exhibits:

Exhibit A Edited Legal Description Of The Wilsonville Urban Renewal Year 2000 Plan Area
Exhibit B Legal Description Incorporating Exhibit A Edits
Exhibit C Amended Urban Renewal Year 2000 Plan Area Boundary Map

EXHIBIT 1
LEGAL DESCRIPTION
OF THE
WILSONVILLE URBAN RENEWAL AREA
WILSONVILLE, OREGON

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit 2).

Lots, maps and recording numbers are taken from the fiscal 1989-90 Clackamas County tax roll. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

Commencing at the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence east along the north line of section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon to the northeast corner of tax lot 300 (Recording No. 657-713), Assessor's Plat 3 1W 12 & index;
2. Thence south along the east line of said tax lot 300 and its extension to the northeast corner of tax lot 500 (Recording No. 74-14523), of said plat;
3. Thence south along the east lines of said tax lot 500, tax lot 601 (Recording No. 76-19493), of said plat, and tax lot 603 (Recording No. 87-33351), Assessor's Plat 3 1W 12D to the northeast corner of tax lot 602 (Recording No. 69-13706), Assessor's Plat 3 1W 12D;
4. Thence clockwise around said tax lot 602 to the northeast corner of tax lot 604 (Recording No. 76-19494), of said plat;
5. Thence clockwise around said tax lot 604 to the northeast corner of tax lot 3400 (Recording No. 80-14824), if said plat;
6. Thence south along the east line of said tax lot 3400 to the north right-of-way line of Boeckman Road (County Road No. 80);
7. Thence east along said north right-of-way line of Boeckman Road to the east right-of-way line of S.W. 65th Avenue (Market Road No. 12 or Stafford Road);
8. Thence southwest across Boeckman Road to the northeast corner of tax lot 100 (Recording No. 86-10049), Assessor's Plat 3 1W 13A;

9. Thence clockwise around said tax lot 100 to a point of intersection with the east right-of-way line of Wilsonville Road (Market Road No. 12);
10. Thence southwest along said east right-of-way line of Wilsonville Road to the northwest corner of tax lot 100 (Recording No. 669-728), Assessor's Plat 3 1W 13 & Index;
11. Thence clockwise around said tax lot 100 to a point of intersection with the east right-of-way line of Wilsonville Road (Market Road No. 12);
12. Thence south and west along said east right-of-way line of Wilsonville Road to the northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
13. Thence counter clockwise around said tax lot 3600 to the north corner of tax lot 3700 (Recording No. 86-6963), of said plat;
14. Thence southerly along the west line of said tax lot 3700 to a point of intersection with the north right-of-way line of Kolbe Lane;
15. Thence east along said north right-of-way line of Kolbe Lane to a point of intersection with a line from the west corner of tax lot 3800 (Recording No. 72-32388), of said plat, and perpendicular to Kolbe Lane (Schroeder Way);
16. Thence southerly along said line from the west corner of tax lot 3800 and perpendicular to Kolbe Lane to the west corner of tax lot 3800, of said plat;
17. **Thence West along the South right-of-way line of Kolbe Lane to the Northwest corner of Tax Lot No. 601 (recording No. 69-11979), Assessor's Plat No. 3 1W 24;**
18. **Thence counter-clockwise around said Tax Lot No. 601 to the Southwest corner of Tax Lot No. 600 (recording No. 93-68993), of said plat;**
19. **Thence Westerly along the projection of the South line of said Tax Lot No. 600 to the point of intersection of said projected South line with the Easterly right-of-way line of Memorial Drive;**
20. **Thence along said Easterly right of way line Southerly and Westerly to the point of intersection of the Westerly projection of said Memorial Drive right-of-way line with the West right-of-way line of Parkway Avenue also being on the East right-of-way line of Interstate five (I-5), Assessor's Plat No. 3 1W 24CB;**
21. **Thence along said East right-of-way line of Interstate five (I-5), Northerly to the Northwest corner of Tax Lot No. 200 (recording No. 2001-043681), Assessor's Plat No. 3 1W 22AA;**
22. **Thence Westerly to an angle point on the West right-of-way line of Interstate five (I-5), also being an angle point on the East line of Tax Lot No. 100 (recording No. 93-63557), Assessor's Plat No. 3 1W 23AB;**
23. **Thence along said West right-of-way line of Interstate five (I-5), Southerly to the Southwest corner of Tax Lot No. 100 (recording No. 82-18190), Assessor's Plat No. 3 1W 23AC;**
24. **Deleted**
25. Thence westerly and southerly along said west right-of-way line of Interstate Five (I-5) Freeway to the north bank of the Willamette River;
26. Thence westerly along the north bank of the Willamette River to the east right-of-way line of the Oregon Electric Railroad;
27. Thence northerly along said east right-of-way line of the Oregon Electric Railroad to the northerly right-of-way line of Second Street;
28. Thence easterly along said northerly right-of-way line of Second Street to the westerly right-of-way line of Boones Ferry Road (Market Road No. 27, Main Street);

29. Thence northerly along said westerly right-of-way line of Boones Ferry Road to the Proposed south right-of-way line of Wilsonville Road (Market Rd. No. 6);
- 29a. Thence northerly and westerly along said proposed right-of-way line of Wilsonville Road to a point of intersection with the east right-of-way line of the Oregon electric railroad;
- 29b. Thence north along said east right-of-way line to the existing south right-of-way line of Wilsonville Road;
30. **Thence westerly along said Existing south right-of-way line of Wilsonville Road to the point of intersection of said south right-of-way line with the east right-of-way line of Brown Road (County Road No. 355);**
31. **Thence leaving said south right-of-way line northerly to the point of intersection of the north right-of-way line of said Wilsonville Road with the east right-of-way line of said Brown Road;**
32. Deleted
33. Deleted
34. Deleted
35. **Thence North along said east right-of-way line of Brown Road to the northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;**
36. Thence clockwise around said tax lot 801 to a point of intersection with the Existing north right-of-way line of Wilsonville Road;
- 36a. Thence easterly along said existing north right-of-way line of Wilsonville Road to the east right-of-way line of the Oregon electric railroad;
- 36b. Thence north along said east right-of-way line of the Oregon electric railroad to the proposed north right-of-way line of Wilsonville Road;
37. Thence easterly along said Proposed North right-of-way line to the West Line of tax lot 1402 (Recording No. 75-01885), Assessor's Plat 3 1W 14D;
38. Thence clockwise around said tax lot 1402 to the northwest corner of tax lot 1300 (Recording No. 212-470), of said plat;
39. Thence clockwise around said tax lot 1300 to a point of intersection with Proposed north right-of-way line of Wilsonville Road;
- 39a. Thence east along said proposed north right-of-way line of Wilsonville Road to the westerly right of way line of Boones Ferry Road;
- 39b. Thence northerly along said westerly right-of-way line of Boones Ferry Road to the eastern most corner of tax lot 1500, Assessor's Plat 3 1W 14D;
- 39c. Thence southeasterly perpendicular to said westerly right-of-way line of Boones Ferry Road to the existing easterly right-of-way line of Boones Ferry Road;
- 39d. Thence northeasterly along said existing easterly right-of-way line of Boones Ferry Road to the proposed easterly right-of-way line of Boones Ferry Road;
- 39e. Thence southerly along said proposed easterly right-of-way line of Boones Ferry Road to the proposed right-of-way line of Wilsonville Road;
- 39f. Thence easterly along the proposed right-of-way line of Wilsonville Road to the existing westerly right-of-way line of the I-5 Freeway interchange;
- 39g. Thence northerly along said westerly right-of-way line to the north line of the proposed landscaped area;
- 39h. Thence easterly along said north line to the easterly right-of-way line of the I-5 Freeway interchange;
- 39i. Thence southerly along said easterly right-of-way line to the proposed northerly right-of-way line of Wilsonville Road.
40. Thence easterly and southerly along said Proposed northerly right-of-way line of Wilsonville Road to the existing right-of-way line of Wilsonville Road.

41. Thence northerly along said west right-of-way line of Town Center Loop West to the northeast corner of tax lot 402 (Recording No. 79-24880), of said plat;
42. Thence west along the north line of said tax lot 402 and its west prolongation across the Frontage Road to a point on the east right-of-way line of Interstate Five (I-5) Freeway;
43. Thence north along said east right-of-way line of Interstate Five (I-5) Freeway to the southwest corner of tax lot 100 (Recording No. 76-14390), Assessor's Plat 3 1W 14A;
44. Thence east along the south line of said tax lot 100 to a point of intersection with the west right-of-way line of Parkway Avenue (Boones Ferry Road or Market Road No. 27);
45. Thence northerly along said west right-of-way line of Parkway Avenue to the south right-of-way line of Boeckman Road;
46. Thence west along said south right-of-way line of Boeckman Road to the east right-of-way line of Interstate Five (I-5) Freeway;
47. Thence south along said east right-of-way line of Interstate Five (I-5) Freeway to a point of intersection with the east prolongation of the south line of tax lot 300 (Recording No. 648-246), of said plat;
48. Thence west along said east prolongation of the south line of tax lot 300 across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the southeast corner of said tax lot 300, said corner being on the west right-of-way line of Boones Ferry Road;
49. Thence northerly along said west right-of-way line of Boones Ferry Road to a point of intersection with the west extension of the north line of tax lot 702 (Recording No. 84-04435), Assessor's Plat 3 1W 11;
50. Thence east along said west extension of the north line of tax lot 702 across Boones Ferry Road and Interstate Five (I-5) Freeway to the northwest corner of said tax lot 702, said corner being on the east right-of-way line of Interstate Five (I-5) Freeway;
51. Thence south along said east right-of-way line of Interstate Five (I-5) Freeway to the north right-of-way line of Boeckman Road;
52. Thence east along said north right-of-way line of Boeckman Road to the west right-of-way line of Parkway Avenue;
53. Thence northerly along said west right-of-way line of Parkway Avenue to a point of intersection with the west extension of the south line of tax lot 500 (Recording No. 83-04047), of said plat;
54. Thence east along said west extension of the south line of tax lot 500 across Parkway Avenue to the southwest corner of said tax lot 500;
- 54A. Thence Southeasterly along the East right-of-way line of said Parkway Avenue to the point of intersection of said East right-of-way line with the North right-of-way line of Boeckman Road;**
- 54B. Thence East along said North right-of-way line to the point of intersection of said North right-of-way line with the West right-of-way line of Canyon Creek Road, Assessor's Plat No. 3 1W 12 and Index;**
- 54C. Thence North along said West right-of-way line to the Southeast corner of Tax Lot No. 500 (recording No. 83-04047), of said plat;**
- 54D. Thence North along the East line of said Tax Lot No. 500 to the South right-of-way line of Wiedemann Road;**
- 54E. Thence West along said South right-of-way line to the point of intersection of said South right-of-way line with the East right-of-way line of Parkway Avenue;**

- 54F. Thence South along said East right-of-way line to the Southwest corner of Tax Lot No. 200 (recording No. 74-14523), Assessor's Plat No. 3 1W 11;
- 54G. Thence Southeasterly along the South line of said Tax Lot No. 200 to the Southwest corner of said Tax Lot No. 500;
- 54H. Thence Southeasterly along the South line of said Tax Lot No. 500 to the point of intersection with an angle point on the North line of Tax Lot No. 501, Assessor's Plat No. 3 1W 12 and Index;
- 54I. Thence counter-clockwise around said Tax Lot No. 501 to the point of intersection with the East line of said Tax Lot No. 500, Assessor's Plat No. 3 1W 11;
- 55. Thence counter-clockwise around said tax lot 500 to the southeast corner of tax lot 401 (Recording No. 84-7300), of said plat;
- 56. Thence counter-clockwise around said tax lot 401 to its northwest corner;
- 57. Thence west along the west prolongation of the north line of said tax lot 401 to west right-of-way line of Parkway Avenue;
- 58. **Thence Northerly along said West right-of-way line of Parkway Avenue to a point 150 feet North of the South right-of-way line of Wiedemann Road (county road);**
- 59. **Thence Easterly along a line perpendicular to the centerline of said Parkway Avenue to a point on the West line of Tax Lot No. 100 (recording No. 681-895), of said plat;**
- 60. Deleted
- 61. Deleted
- 62. Thence counter-clockwise around said tax lot 100 to a point of intersection with the south right-of-way line of Parkway Center Drive (Parkway Avenue);
- 63. Thence north along the north prolongation of the east line of said tax lot 100 to the point of beginning.

Excepting:

Commencing at a point of intersection of the south right-of-way line of Boeckman Road (County Road No. 80 or Robert Road) and the east right-of-way line of Canyon Creek Road (Jensen Road), Section 13B, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

- 1. Thence east along said south right-of-way line of Boeckman Road to the westerly right-of-way line of Wilsonville Road (Market Road No. 12);
- 2. Thence southerly and westerly along said westerly right-of-way line of Wilsonville Road to the easterly right-of-way line of Town Center Loop East;
- 3. **Thence Northerly along said Easterly right-of-way line of Town Center Loop East to the Southwest corner of Parcel 3 (Partition Plat No. 1991-166), Assessor's Plat 3 1W 13;**
- 4. **Thence counter-clockwise around said Partition Plat No. 1991-166 to the Southwest corner of Parcel 2 (Partition Plat No. 1990-114), of said Assessor's Plat;**
- 4A. **Thence counter-clockwise around said Partition Plat No. 1990-114 to the point of intersection with the South right-of-way line of Vlahos Drive;**
- 5. Thence north and perpendicular to said south right-of-way line of Vlahos Drive to the north right-of-way line of Vlahos Drive;
- 6. Thence west and southwesterly along said north right-of-way line of Vlahos Drive to the northerly right-of-way line of Town Center Loop East;

7. Thence westerly along said northerly right-of-way line of Town Center Loop East to the east right-of-way line of Parkway Avenue (Boones Ferry Road, Market Road No. 27 or County Road No. 824);
8. Thence north along said east right-of-way line of Parkway Avenue to the southwest corner of tax lot 2601 (Recording No. 88-53412), Assessor's Plat 3 1W 13B;
9. Thence counter-clockwise around said tax lot 2601 to the southwest corner of tax lot 2700 (Recording No. 76-14390), of said plat;
10. Thence counter-clockwise around said tax lot 2700 to a point of intersection with the northwest right-of-way line of Roger Boulevard;
11. Thence clockwise around the terminus of said Roger Boulevard to a point of intersection with the northwest line of tax lot 2704 (Recording No. 88-53412), Assessor's Plat 3 1W 13B;
12. Thence clockwise around said tax lot 2704 to the northwest corner of tax lot 1403 (Recording No. 83-28877), of said plat;
13. Thence east along the north line of said tax lot 1403 to the east right-of-way line of Canyon Creek Road;
14. Thence north along said east right-of-way line of Canyon Creek Road to the point of beginning.

Excepting:

Commencing at a point of intersection of the West right-of-way line of Town Center Loop East with the South line of Tax Lot No. 417 (recording No. 88 52872), Assessor's Plat No. 3 1W 13, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. **Thence clockwise around said Tax Lot No. 417 to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;**
2. **Thence along the West line of said Tax Lot No. 406 Northerly to the point of intersection of said West line with the South right-of-way line of said Town Center Loop East;**
3. **Thence along said right of way line Easterly and Southerly to the point of commencement.**

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **six-hundred sixty-five (665) acres**, more or less.

EXHIBIT 1
LEGAL DESCRIPTION
OF THE
WILSONVILLE URBAN RENEWAL AREA
WILSONVILLE, OREGON

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit 2).

Lots, maps and recording numbers are taken from the fiscal 1989-90 Clackamas County tax roll. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

Commencing at the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence east along the north line of section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon to the northeast corner of tax lot 300 (Recording No. 657-713), Assessor's Plat 3 1W 12 & index;
2. Thence south along the east line of said tax lot 300 and its extension to the northeast corner of tax lot 500 (Recording No. 74-14523), of said plat;
3. Thence south along the east lines of said tax lot 500, tax lot 601 (Recording No. 76-19493), of said plat, and tax lot 603 (Recording No. 87-33351), Assessor's Plat 3 1W 12D to the northeast corner of tax lot 602 (Recording No. 69-13706), Assessor's Plat 3 1W 12D;
4. Thence clockwise around said tax lot 602 to the northeast corner of tax lot 604 (Recording No. 76-19494), of said plat;
5. Thence clockwise around said tax lot 604 to the northeast corner of tax lot 3400 (Recording No. 80-14824), if said plat;
6. Thence south along the east line of said tax lot 3400 to the north right-of-way line of Boeckman Road (County Road No. 80);
7. Thence east along said north right-of-way line of Boeckman Road to the east right-of-way line of S.W. 65th Avenue (Market Road No. 12 or Stafford Road);
8. Thence southwest across Boeckman Road to the northeast corner of tax lot 100 (Recording No. 86-10049), Assessor's Plat 3 1W 13A;

9. Thence clockwise around said tax lot 100 to a point of intersection with the east right-of-way line of Wilsonville Road (Market Road No. 12);
10. Thence southwest along said east right-of-way line of Wilsonville Road to the northwest corner of tax lot 100 (Recording No. 669-728), Assessor's Plat 3 1W 13 & Index;
11. Thence clockwise around said tax lot 100 to a point of intersection with the east right-of-way line of Wilsonville Road (Market Road No. 12);
12. Thence south and west along said east right-of-way line of Wilsonville Road to the northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
13. Thence counter clockwise around said tax lot 3600 to the north corner of tax lot 3700 (Recording No. 86-6963), of said plat;
14. Thence southerly along the west line of said tax lot 3700 to a point of intersection with the north right-of-way line of Kolbe Lane;
15. Thence east along said north right-of-way line of Kolbe Lane to a point of intersection with a line from the west corner of tax lot 3800 (Recording No. 72-32388), of said plat, and perpendicular to Kolbe Lane (Schroeder Way);
16. Thence southerly along said line from the west corner of tax lot 3800 and perpendicular to Kolbe Lane to the west corner of tax lot 3800, of said plat;
17. Thence West along the South right-of-way line of Kolbe Lane to the Northwest corner of Tax Lot No. 601 (recording No. 69-11979), Assessor's Plat No. 3 1W 24;
18. Thence counter-clockwise around said Tax Lot No. 601 to the Southwest corner of Tax Lot No. 600 (recording No. 93-68993), of said plat;
19. Thence Westerly along the projection of the South line of said Tax Lot No. 600 to the point of intersection of said projected South line with the Easterly right-of-way line of Memorial Drive;
20. Thence along said Easterly right of way line Southerly and Westerly to the point of intersection of the Westerly projection of said Memorial Drive right-of-way line with the West right-of-way line of Parkway Avenue also being on the East right-of-way line of Interstate five (I-5), Assessor's Plat No. 3 1W 24CB;
21. Thence along said East right-of-way line of Interstate five (I-5), Northerly to the Northwest corner of Tax Lot No. 200 (recording No. 2001-043681), Assessor's Plat No. 3 1W 23AA;
22. Thence Westerly to an angle point on the West right-of-way line of Interstate five (I-5), also being an angle point on the East line of Tax Lot No. 100 (recording No. 93-63557), Assessor's Plat No. 3 1W 23AB;
23. Thence along said West right-of-way line of Interstate five (I-5), Southerly to the Southwest corner of Tax Lot No. 100 (recording No. 82-18190), Assessor's Plat No. 3 1W 23AC;
24. Thence westerly and southerly along said west right-of-way line of Interstate Five (I-5) Freeway to the north bank of the Willamette River;
25. Thence westerly along the north bank of the Willamette River to the east right-of-way line of the Oregon Electric Railroad;
26. Thence northerly along said east right-of-way line of the Oregon Electric Railroad to the northerly right-of-way line of Second Street;
27. Thence easterly along said northerly right-of-way line of Second Street to the westerly right-of-way line of Boones Ferry Road (Market Road No. 27, Main Street);
28. Thence northerly along said westerly right-of-way line of Boones Ferry Road to the Proposed south right-of-way line of Wilsonville Road (Market Rd. No. 6);

29. Thence northerly and westerly along said proposed right-of-way line of Wilsonville Road to a point of intersection with the east right-of-way line of the Oregon electric railroad;
30. Thence north along said east right-of-way line to the existing south right-of-way line of Wilsonville Road;
31. Thence westerly along said Existing south right-of-way line of Wilsonville Road to the point of intersection of said south right-of-way line with the east right-of-way line of Brown Road (County Road No. 355);
32. Thence leaving said south right-of-way line northerly to the point of intersection of the north right-of-way line of said Wilsonville Road with the east right-of-way line of said Brown Road;
33. Thence North along said east right-of-way line of Brown Road to the northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;
34. Thence clockwise around said tax lot 801 to a point of intersection with the Existing north right-of-way line of Wilsonville Road;
38. Thence easterly along said existing north right-of-way line of Wilsonville Road to the east right-of-way line of the Oregon electric railroad;
39. Thence north along said east right-of-way line of the Oregon electric railroad to the proposed north right-of-way line of Wilsonville Road;
40. Thence easterly along said Proposed North right-of-way line to the West Line of tax lot 1402 (Recording No. 75-01885), Assessor's Plat 3 1W 14D;
41. Thence clockwise around said tax lot 1402 to the northwest corner of tax lot 1300 (Recording No. 212-470), of said plat;
42. Thence clockwise around said tax lot 1300 to a point of intersection with Proposed north right-of-way line of Wilsonville Road;
43. Thence east along said proposed north right-of-way line of Wilsonville Road to the westerly right of way line of Boones Ferry Road;
44. Thence northerly along said westerly right-of-way line of Boones Ferry Road to the eastern most corner of tax lot 1500, Assessor's Plat 3 1W 14D;
45. Thence southeasterly perpendicular to said westerly right-of-way line of Boones Ferry Road to the existing easterly right-of-way line of Boones Ferry Road;
46. Thence northeasterly along said existing easterly right-of-way line of Boones Ferry Road to the proposed easterly right-of-way line of Boones Ferry Road;
47. Thence southerly along said proposed easterly right-of-way line of Boones Ferry Road to the proposed right-of-way line of Wilsonville Road;
48. Thence easterly along the proposed right-of-way line of Wilsonville Road to the existing westerly right-of-way line of the I-5 Freeway interchange;
49. Thence northerly along said westerly right-of-way line to the north line of the proposed landscaped area;
50. Thence easterly along said north line to the easterly right-of-way line of the I-5 Freeway interchange;
51. Thence southerly along said easterly right-of-way line to the proposed northerly right-of-way line of Wilsonville Road.
43. Thence easterly and southerly along said Proposed northerly right-of-way line of Wilsonville Road to the existing right-of-way line of Wilsonville Road.
44. Thence northerly along said west right-of-way line of Town Center Loop West to the northeast corner of tax lot 402 (Recording No. 79-24880), of said plat;
45. Thence west along the north line of said tax lot 402 and its west prolongation across the Frontage Road to a point on the east right-of-way line of Interstate Five (I-5) Freeway;

46. Thence north along said east right-of-way line of Interstate Five (I-5) Freeway to the southwest corner of tax lot 100 (Recording No. 76-14390), Assessor's Plat 3 1W 14A;
47. Thence east along the south line of said tax lot 100 to a point of intersection with the west right-of-way line of Parkway Avenue (Boones Ferry Road or Market Road No. 27);
48. Thence northerly along said west right-of-way line of Parkway Avenue to the south right-of-way line of Boeckman Road;
49. Thence west along said south right-of-way line of Boeckman Road to the east right-of-way line of Interstate Five (I-5) Freeway;
50. Thence south along said east right-of-way line of Interstate Five (I-5) Freeway to a point of intersection with the east prolongation of the south line of tax lot 300 (Recording No. 648-246), of said plat;
51. Thence west along said east prolongation of the south line of tax lot 300 across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the southeast corner of said tax lot 300, said corner being on the west right-of-way line of Boones Ferry Road;
52. Thence northerly along said west right-of-way line of Boones Ferry Road to a point of intersection with the west extension of the north line of tax lot 702 (Recording No. 84-04435), Assessor's Plat 3 1W 11;
53. Thence east along said west extension of the north line of tax lot 702 across Boones Ferry Road and Interstate Five (I-5) Freeway to the northwest corner of said tax lot 702, said corner being on the east right-of-way line of Interstate Five (I-5) Freeway;
54. Thence south along said east right-of-way line of Interstate Five (I-5) Freeway to the north right-of-way line of Boeckman Road;
55. Thence east along said north right-of-way line of Boeckman Road to the west right-of-way line of Parkway Avenue;
56. Thence northerly along said west right-of-way line of Parkway Avenue to a point of intersection with the west extension of the south line of tax lot 500 (Recording No. 83-04047), of said plat;
57. Thence east along said west extension of the south line of tax lot 500 across Parkway Avenue to the southwest corner of said tax lot 500;
58. Thence Southeasterly along the East right-of-way line of said Parkway Avenue to the point of intersection of said East right-of-way line with the North right-of-way line of Boeckman Road;
59. Thence East along said North right-of-way line to the point of intersection of said North right-of-way line with the West right-of-way line of Canyon Creek Road, Assessor's Plat No. 3 1W 12 and Index;
60. Thence North along said West right-of-way line to the Southeast corner of Tax Lot No. 500 (recording No. 83-04047), of said plat;
61. Thence North along the East line of said Tax Lot No. 500 to the South right-of-way line of Wiedemann Road;
62. Thence West along said South right-of-way line to the point of intersection of said South right-of-way line with the East right-of-way line of Parkway Avenue;
63. Thence South along said East right-of-way line to the Southwest corner of Tax Lot No. 200 (recording No. 74- 14523), Assessor's Plat No. 3 1W 11;
64. Thence Southeasterly along the South line of said Tax Lot No. 200 to the Southwest corner of said Tax Lot No. 500;

65. Thence Southeasterly along the South line of said Tax Lot No. 500 to the point of intersection with an angle point on the North line of Tax Lot No. 501, Assessor's Plat No. 3 1W 12 and Index;
66. Thence counter-clockwise around said Tax Lot No. 501 to the point of intersection with the East line of said Tax Lot No. 500, Assessor's Plat No. 3 1W 11;
67. Thence counter-clockwise around said tax lot 500 to the southeast corner of tax lot 401 (Recording No. 84-7300), of said plat;
68. Thence counter-clockwise around said tax lot 401 to its northwest corner;
69. Thence west along the west prolongation of the north line of said tax lot 401 to west right-of-way line of Parkway Avenue;
70. Thence Northerly along said West right-of-way line of Parkway Avenue to a point 150 feet North of the South right-of-way line of Wiedemann Road (county road);
71. Thence Easterly along a line perpendicular to the centerline of said Parkway Avenue to a point on the West line of Tax Lot No. 100 (recording No. 681-895), of said plat;
72. Thence counter-clockwise around said tax lot 100 to a point of intersection with the south right-of-way line of Parkway Center Drive (Parkway Avenue);
73. Thence north along the north prolongation of the east line of said tax lot 100 to the point of beginning.

Excepting:

Commencing at a point of intersection of the south right-of-way line of Boeckman Road (County Road No. 80 or Robert Road) and the east right-of-way line of Canyon Creek Road (Jensen Road), Section 13B, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence east along said south right-of-way line of Boeckman Road to the westerly right-of-way line of Wilsonville Road (Market Road No. 12);
2. Thence southerly and westerly along said westerly right-of-way line of Wilsonville Road to the easterly right-of-way line of Town Center Loop East;
3. Thence Northerly along said Easterly right-of-way line of Town Center Loop East to the Southwest corner of Parcel 3 (Partition Plat No. 1991-166), Assessor's Plat 3 1W 13;
4. Thence counter-clockwise around said Partition Plat No. 1991-166 to the Southwest corner of Parcel 2 (Partition Plat No. 1990-114), of said Assessor's Plat;
5. Thence counter-clockwise around said Partition Plat No. 1990-114 to the point of intersection with the South right-of-way line of Vlahos Drive;
6. Thence north and perpendicular to said south right-of-way line of Vlahos Drive to the north right-of-way line of Vlahos Drive;
7. Thence west and southwesterly along said north right-of-way line of Vlahos Drive to the northerly right-of-way line of Town Center Loop East;
8. Thence westerly along said northerly right-of-way line of Town Center Loop East to the east right-of-way line of Parkway Avenue (Boones Ferry Road, Market Road No. 27 or County Road No. 824);
9. Thence north along said east right-of-way line of Parkway Avenue to the southwest corner of tax lot 2601 (Recording No. 88-53412), Assessor's Plat 3 1W 13B;

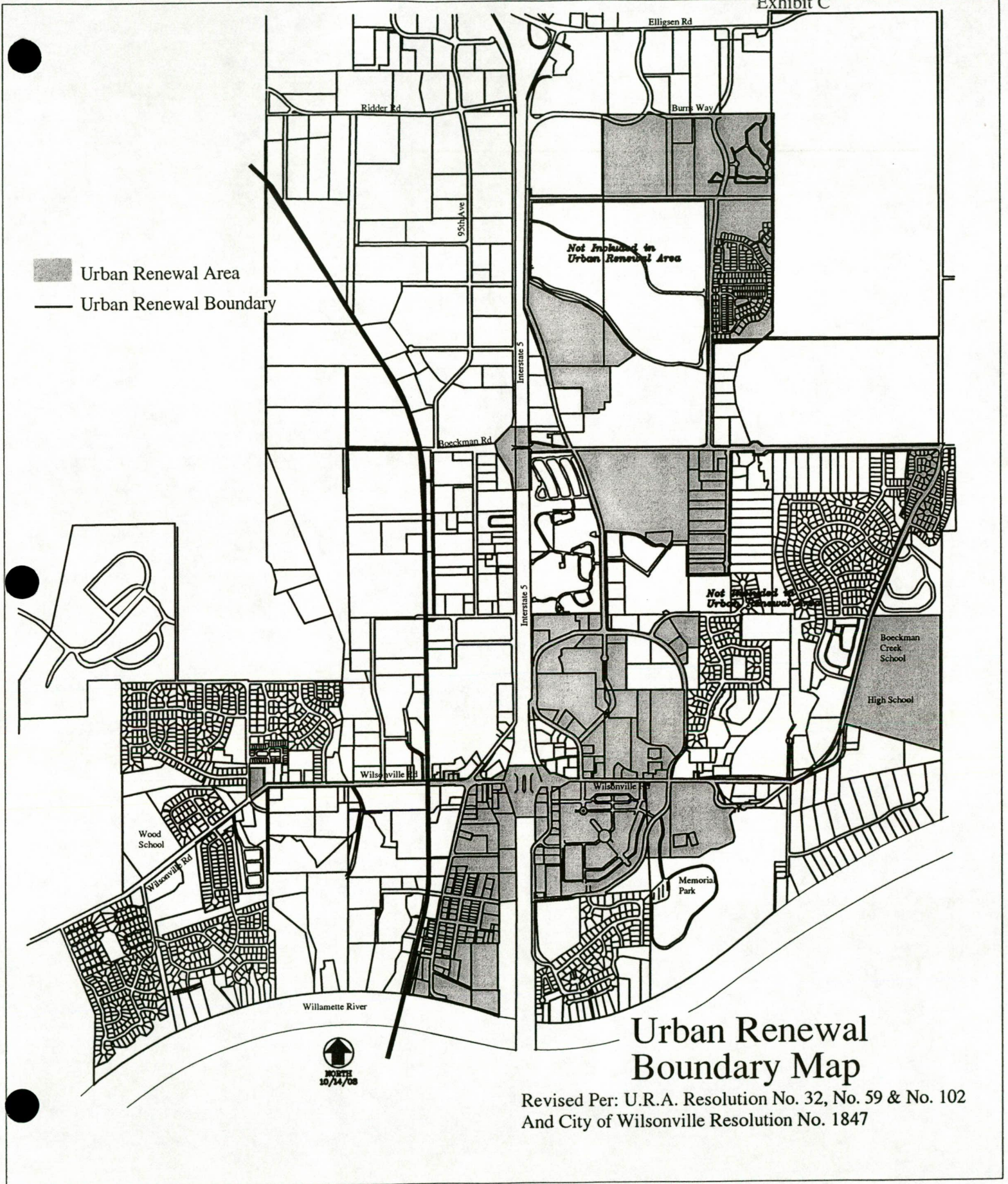
10. Thence counter-clockwise around said tax lot 2601 to the southwest corner of tax lot 2700 (Recording No. 76-14390), of said plat;
11. Thence counter-clockwise around said tax lot 2700 to a point of intersection with the northwest right-of-way line of Roger Boulevard;
12. Thence clockwise around the terminus of said Roger Boulevard to a point of intersection with the northwest line of tax lot 2704 (Recording No. 88-53412), Assessor's Plat 3 1W 13B;
13. Thence clockwise around said tax lot 2704 to the northwest corner of tax lot 1403 (Recording No. 83-28877), of said plat;
14. Thence east along the north line of said tax lot 1403 to the east right-of-way line of Canyon Creek Road;
15. Thence north along said east right-of-way line of Canyon Creek Road to the point of beginning.

Excepting:

Commencing at a point of intersection of the West right-of-way line of Town Center Loop East with the South line of Tax Lot No. 417 (recording No. 88 52872), Assessor's Plat No. 3 1W 13, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence clockwise around said Tax Lot No. 417 to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;
2. Thence along the West line of said Tax Lot No. 406 Northerly to the point of intersection of said West line with the South right-of-way line of said Town Center Loop East;
3. Thence along said right of way line Easterly and Southerly to the point of commencement.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains six-hundred sixty-five (665) acres, more or less.



Urban Renewal Area
Urban Renewal Boundary

*Not Included in
Urban Renewal Area*

*Not Included in
Urban Renewal Area*

Boeckman
Creek
School
High School

Wood
School

Memorial
Park



Urban Renewal Boundary Map

Revised Per: U.R.A. Resolution No. 32, No. 59 & No. 102
And City of Wilsonville Resolution No. 1847