

RESOLUTION NO. 2504

A RESOLUTION OF THE CITY COUNCIL AMENDING EXHIBITS TO RESOLUTION NO. 2440 WHICH APPROVED A MINOR AMENDMENT TO THE CITY OF WILSONVILLE'S YEAR 2000 URBAN RENEWAL PLAN RELATED TO URBAN RENEWAL DISTRICT BOUNDARIES.

WHEREAS, on October 21, 2013 the Wilsonville City Council approved Resolution No. 2440 to modify the legal description and boundary of the Year 2000 Urban Renewal Plan; and

WHEREAS, staff was notified in the spring of 2014 by the Clackamas County Tax Assessor's Office of new formatting standards for urban renewal plan legal descriptions and boundary maps; and

WHEREAS, it is necessary to modify the legal description and boundary map approved by Resolution No. 2440 to comply with these new formatting standards; and

WHEREAS, the City has obtained a revised legal description and boundary map for the Year 2000 Urban Renewal Plan to comply with these new requirements; and

WHEREAS, the amended legal description and boundary map to be approved by this resolution are strictly formatting changes that do not change the geography of the Year 2000 Urban Renewal Area from what was approved by Resolution No. 2440; and

WHEREAS, the City Council is now amending and replacing the urban renewal legal description approved by Resolution No. 2440 with the urban renewal legal description attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the City Council is now amending and replacing the urban renewal boundary map approved by Resolution No. 2440 with the urban renewal boundary map attached hereto and incorporated herein as Exhibit B.

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

1. The Year 2000 Urban Renewal Plan legal description (Exhibit 1 to The Year 2000 Urban Renewal Plan) shall be amended as described in Exhibit A of this Resolution, attached hereto and incorporated herein by this reference and shall be titled "Exhibit 1" of The Year 2000 Plan and made part of The Year 2000 Plan.

2. The existing Year 2000 Urban Renewal Plan Exhibit 2, "Urban Renewal Boundary Map," shall be amended and replaced by the map which is Exhibit B of this Resolution. Exhibit

B is attached hereto and incorporated herein by this reference and is made a part of The Year 2000 Plan. The map boundaries conform to the legal description in Exhibit A.

3. Exhibit A and Exhibit B conform to the acreage reduction approved by Resolution No. 2440, reducing the total existing Year 200 Plan area from 629 acres to 570 acres.

4. The effective date of this Resolution is December 1, 2014.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 1st day of December 2014, and filed with the Wilsonville City Recorder this date.

TIM KNAPP, MAYOR

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Goddard	Yes
Councilor Starr	Yes
Councilor Fitzgerald	Yes
Councilor Stevens	Yes

Attachments:

Exhibit A - Amended Legal Description of the Wilsonville Year 2000 Plan Urban Renewal Area

Exhibit B - Amended Year 2000 Plan Urban Renewal Area Boundary Map

Exhibit C –Resolution 2440

EXHIBIT A

**LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL AREA
WILSONVILLE, OREGON**

**Revisions: U.R.A. Resolution No. 32, No. 59, No. 99, No. 102, No. 115,
and No. 118 And City of Wilsonville Resolution No. 1847, No. 1903, No. 2055, No.
2072, No. 2154 & Ordinance No. 639**

09/26/2014

The Area described is that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, described as follows:

Commencing at a point which bears South 88°40'46" East, 988.7 feet more or less from 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, said point being the point of intersection of the North line of the Northwest quarter of said Section 12 with the Northerly projection of the West line Partition Plat No. 1991-159, records of said county;

1. Thence along the North line of said Section 12, South 89°07'18" East, 1671.4 feet more or less, to the North one-quarter corner of said Section 12, Assessor's Map 3 1W 12;
2. Thence along the North-South centerline of said Section 12, South 01°36'35" West, 1297.8 feet more or less, to the North right of way line of Wiedemann Road, Assessor's Map 3 1W 12BD;
3. Thence along said North right of way line North 88°40'53" West 820.9 feet, more or less, to the intersection of the westerly extension of said North right of way line with the northerly extension of the East right of way line of Canyon Creek Road North;
4. Thence Southerly along said extension and East right of way line, 1127.7 feet more or less, as shown per the plat 3594, Canyon Creek Estates (117/26), to the point of intersection with the Northwest corner of Lot 1 of said plat, being on the southerly right of way line of Roanoke Drive South, Assessor's Map 3 1W 12BD;
5. Thence easterly along said southerly right of way line, 506 feet more or less, to the southerly extension of the East right of way line of McLeod Street;
6. Thence north along said southerly extension and said East right of way line, 430 feet more or less, to the Northwest Corner of Lot 56 per said Plat 3594;
7. Thence Northeasterly and Southeasterly along the southerly right of way line of Roanoke Drive North and the North lines of said Lot 56 and Lot 57 to the southeast corner of said Lot 57;
8. Thence Northeasterly North 47°48'35" East, 38.2 feet more or less, to the southerly most corner of Tract M (Colvin Lane), plat 3954, being on the Northeasterly right of way line of said Roanoke Drive North;
9. Thence northerly and easterly along the southerly line of said Tract M (Colvin Lane), 117.1 feet more or less to the northerly most corner of Lot 28, Plat 3594;
10. Thence along the East lines of said Lot 28, Lot 27, Lot 26, the East and South lines of Lot 25 a distance of 299.9 feet, more or less, to the Easterly right of way line of said Roanoke Drive North;
11. Thence Southeasterly along said Easterly right of way line, 15 feet more or less, to the Northwest corner of Lot 24;

12. Thence along the Northerly and Easterly lines of Lot 24 and the Easterly lines of Lot 23, Lot 22 and Lot 21 a distance of 315.2 feet, more or less to said North-South centerline of Section 12 being the east line of said plat 3594;
13. Thence South along said north-south centerline, 1007.9 feet more or less, to the Northerly Southeast corner of Canyon Creek Meadows Plat No. 3314, Assessor's Map 2 1W 12CA;
14. Thence continuing along said plat 3314, Southwesterly, 196 feet more or less, to the Southerly Southeast corner thereof;
15. Thence continuing Southwesterly, 38 feet more or less, to the Northeast corner of Copper Creek Plat No.4357;
16. Thence Westerly, 742.8 feet more or less, along the North line of Said Plat 4357 to the East right of way line of Canyon Creek Road North;
17. Thence Southerly along said East right of way line, 1622.7 feet more or less, to the North right of way line of Boeckman Road (County Road No. 80), Assessor's Map 3 1W 12D;
18. Thence Southeasterly along said North Right of Way Line 43 feet more or less to an angle point therein;
19. Thence continuing along said north right of way line and easterly extension thereof 3602 feet more or less to the east line of section 12;
20. Thence Southerly 30 feet more or less along said east line of section 12 to the Northeast corner of Section 13, T3S, R1W, WM, Assessor's Map 3 1W 13AA;
21. Thence Southerly along the East line of said Section 13, 1,320 feet more or less, to the Northerly Southeast corner of the plat of Landover, Plat No. 3246;
22. Thence Westerly along the south line of the northeast quarter of the northeast quarter of said section, 478.50 feet more or less, to the West line of said plat 3246;
23. Thence Northerly along said West line, 85 feet more or less, to the point of intersection with the South right of way line of SW Wagner Street as it intersects with the southeasterly line of Wilsonville Road;
24. Thence Southwesterly and westerly along said southeasterly right of way line of Wilsonville Road, 5869 feet more or less, to the East right of way line of Kolbe Lane, also being the Northwest corner of that tract of land described in Recording No. 87-53932 and a point on the south line of said section 13, Assessor's Map 3 1W 24A;
25. Thence southerly and southeasterly along said east line of Kolbe lane, 61.50 feet more or less, to a point on the westerly line of said recording no 87-53932,
26. Thence leaving said right of way line along said westerly line South 25° East, 207.8 feet more or less, to the Northerly corner of that tract of land described in recording No. 86-6963;
27. Thence Southerly along the West line of said recording No 86-6963, South 12° East, 157.1 feet more or less, to the North right of way line of said Kolbe Lane;
28. Thence Easterly along said North right of way line, 421.4 feet more or less, to a radial line measured from the westerly corner of that tract of land described in Recording No. 72-32388;
29. Thence Southerly along said radial line, 60 feet more or less, to said Westerly corner being a point on the south right of way line of Kolbe Lane (Schroeder Way);
30. Thence Westerly and Northerly along said South and west right of way line, 1136 feet more or less, to the point of intersection with the said south right of way line of Wilsonville road; Assessor's Map No. 3 1W 24;
31. Thence westerly along said south right of way line, 596 feet more or less, to the east right of way line of Memorial drive also being the west line of that tract of land described in recording No. 93-68993

32. Thence southerly along said west line South 02°51' West, 1133 feet more or less, to the Southwest corner thereof; Said corner also being Southeast corner of that tract of land described in recording 69-11979;
33. Thence Westerly along the South line of said recording 69-11979, 414 feet more or less, to the Easterly right of way line of Memorial Drive;
34. Thence Southwesterly and westerly along said Easterly and southerly right of way line of Memorial Drive, 2038 feet more or less, to the Westerly projection of the South right of way line of said Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of Interstate five (I-5), Assessor's Map No. 3 1W 24CB;
35. Thence Westerly across said Interstate five (I-5), 563 feet more or less, to the point of intersection of the West right of way line of said Interstate five with the Easterly terminus of the South right of way line of 5th Street, per the Plat of Wilsonville Assessor's Map 3 1W 23AC;
36. Thence Southerly along said West right of way line, 1812 feet more or less, to the North bank of the Willamette River, Assessor's Map 3 1W 23DB;
37. Thence Westerly along the North bank of the Willamette River, 1408 feet more or less, to the East right of way line of the Oregon Electric Railroad now Pacific and Western Railroad, Assessor's Map 3 1W 23CA;
38. Thence Northerly along said East right of way line, 622 feet more or less, the North right of way line of 2nd Street of said Plat of Wilsonville;
39. Thence Easterly along said North right of way line, 180 feet more or less, to the West right of way line of Boones Ferry Road (Market Road No. 27 or Main Street);
40. Thence Northerly along said West right of way line, 940 feet more or less, to the South right of way line of said 5th Street, Assessor's Map 3 1W 23 BD;
41. Thence Westerly along said South right of way line, 236.2 feet more or less, to the West right of way line of the said Oregon Electric Railroad;
42. Thence Northerly along said West right of way line, 60 feet more or less, to the North right of way line of said 5th Street;
43. Thence Easterly along said North right of way line, 245 feet more or less, to the West right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
44. Thence Northerly along said West right of way line, 582 feet more or less, to the South right of way line of Bailey Street, Assessor's Map 3 1W 23AB;
45. Thence Easterly along the easterly projection of said South right of way line, 63 feet more or less, to the point of intersection with the East right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
46. Thence Southerly along said East right of way line 262 feet more or less to the North line of the said Plat of Wilsonville, Assessor's Map 3 1W 23AC;
47. Thence Easterly along said North line and the easterly projection thereof, South 87°03' East, 768 feet more or less, to the West line of Parcel 1, Partition Plat 2000-083, also being a point on the East line of the Thomas Bailey D.L.C. No. 45;
48. Thence Southerly along the West line of said Partition Plat 2000-083, South 01°47' West, 469 feet more or less, to the Southwest Corner thereof, being an angle point in the West right of way line of Interstate five (I-5) at the Eastern Terminus of the centerline of 5th Street, Plat of Wilsonville;
49. Thence Easterly along the South line of said Plat 2000-083, North 86°56' East, 272 feet, more or less, to an angle point in said West right of way line of Interstate five;
50. Thence Easterly across the right of way of said Interstate five North 89°22' East, 257 feet more or less, to the point of intersection of the Westerly projection of the North right of way line of Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), Assessor's Map No. 3 1W 24CB;

51. Thence Northerly along said West right of way line of Parkway , 1320' more or less, to the Northwest corner of that tract of land in recording No. 2001-043681, Assessor's Map No. 3 1W 23AA;
52. Thence Westerly across said Interstate I-5 to an angle point on the West right of way line thereof being an angle point on the East line of that tract of land in recording No. 93-63557, Assessor's Map No. 3 1W 23AB;
53. Thence Northwesterly along said West right of way line to the South right of way line of said Wilsonville Road (Market Road No. 6), also being the Northeast corner of that tract of land in recording No. 98-030367;
54. Thence Westerly along said South right of way line, 502.1 feet more or less, to the East right of way line of Boones Ferry Road (Market Road No. 27));
55. Thence Southerly along said East right of way line, 1145 feet more or less, to the Easterly projection of the North right of way line of Bailey Street;
56. Thence West along said Easterly projection, 63 feet more or less, to the point of intersection of said North right of way line with the West right of way line of said Boones Ferry Road;
57. Thence Northerly along said West right of way line, 1122 feet more or less, to the said South right of way line of Wilsonville Road (Market Road No. 6);
58. Thence Westerly along said South right of way line, 3372 feet more or less, to the East right of way line of Brown Road (County Road No. 355), Assessor's Map 3 1W 22A;
59. Thence Northerly across Wilsonville Road, 83 feet more or less, 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;
60. Thence Northerly along said East right of way line, 468 feet more or less, to the Northwest corner of Parcel 2 of Partition Plat 2003-037;
61. Thence Easterly along the North line of said Parcel 2, 205 feet more or less, to the Northeast corner thereof;
62. Thence Southerly along the East line of said Parcel 2 and its Southerly projection, 313' more or less, to the point of intersection of said projected line with the North right of way line of said Wilsonville Road;
63. Thence Easterly along said North right of way line, 2872' more or less, to the Southwest corner of Tax Lot 1301, Assessor's Map 3 1W 14D;
64. Thence clockwise around said tax lot 1301, North 131 feet more or less, East 150 feet more or less and south 10 feet more or less to the Northwest corner of that tract of land in Recording No. 212-470, being tax lot 1300;
65. Thence clockwise around said tax lot 1300 East 75 feet more or less, South 81 feet more or less to the Southeast corner thereof, said point being on the North right of way line of said Wilsonville Road;
66. Thence Easterly along said North right of way line, 107.7' more or less, to the West right of way line of Boone's Ferry Road;
67. Thence Northeasterly along said West right of way line 133.61 feet more or less, Northwesterly 181 feet more or less to an angle point on the East line of Parcel 2 of P.P. 2003-82;
68. Thence leaving said right of way line Southeasterly on a perpendicular line 80 feet more or less to the southeasterly right of way line of said Boone's Ferry Road;
69. Thence Southeasterly along said East right of way line 246 feet more or less to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
70. Thence Easterly 137 feet more or less along said North right of way line to a westerly line of that tract of land recorded in Book 454, Page 152;
71. Thence Northeasterly along said westerly line 250 feet, more or less to an angle point in said tract;

72. Thence continuing along the North line of said tract of land per Book 454, Page 152 East, 28 feet more or less, to the point of intersection of said North line with the West right of way line (access control line) of the I-5 (Interstate Five) Freeway;
73. Thence Northerly along said West right of way line, 70 feet more or less, to a point being 240 feet from when measured perpendicular to the centerline of said Wilsonville Road;
74. Thence East, parallel with and 240 feet from said centerline, 633 feet more or less, to the East right of way line of said Frontage Road;
75. Thence Southerly along said East right of way line, 110 feet more or less, to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
76. Thence East along the North right of way line of said Wilsonville Road, 448 feet more or less, to the point of intersection of said North right of way line with the West right of way line of Town Center Loop West;
77. Thence Northerly along said West right of way line, 1233 feet more or less, to the South line of Parcel 3 of Partition Plat 1991-202;
78. Thence North $88^{\circ}23'53''$ West along said South line and its West projection, 127.3 feet more or less, to the East right of way line of said Interstate Five (I-5) Freeway;
79. Thence North $01^{\circ}35'31''$ West along said East right of way of Interstate Five (I-5), 165.0 feet more or less, to projected extension of North line of Parcel 3 of Partition Plat 1991-202;
80. Thence South $88^{\circ}50'25''$ East along said extension of North line of Parcel 3 of Partition Plat 1991-202, 28.6 feet more or less, to the North West corner of said Parcel 3 with the intersection of the East right of way of Interstate Five (I-5) Freeway;
81. Thence North along said East right of way line, 1505 feet more or less, to the Southwest corner of Parcel 4 of Partition Plat 2011-058;
82. Thence East along the South line of said Parcel 4, 1084 feet more or less, to the point of intersection of said South line with the West right of way line of Parkway Avenue (Market Road No. 27);
83. Thence Northerly, 2420 feet more or less, along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Boeckman Road;
84. Thence West along said South right of way line, 677.3 feet, to the point of intersection of said South right of way line with the East right of way line of Interstate Five (I-5) Freeway, which is the Northwest corner of Parcel 2 of Partition Plat 2002-006;
85. Thence South along said East right of way line, 609 feet more or less, to the point of intersection of said East right of way line with the East projection of the North line of Lot 5 of the Plat of Boberg;
86. Thence Westerly, 300 feet more or less, along said East projected line, across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the Northeast corner of said Lot 5, said point being on the West right of way line of said Boones Ferry Road;
87. Thence Northerly along said West right of way line, 267 feet more or less, to an angle point on the East line of Tax Lot 300, Assessor's Map 3 1W 14A;
88. Thence Northwesterly along the Northeasterly line of said Tax Lot 300, 389 feet more or less, to the North corner thereof, said point being on the South right of way line of Boeckman Road;
89. Thence North $19^{\circ}29'53''$ West, 154.1 feet more or less, to an angle point in the South line of Parcel 7 of PP 2003-64, said point being the point of intersection of the West right of way line of Boone's Ferry Road with the North Right of way line of Boeckman Road;

90. Thence Northeasterly along the West right of way line, 398.2 feet more or less, of said Boone's Ferry Road to an angle point in the East line of said Parcel 7, said Assessor's Map;
91. Thence South 84°15'05" East across Boone's Ferry Road and Interstate Five (I-5) Freeway, 326.9 feet more or less, to the Northwest corner of tax lot 702, Assessor's Map 3 1W 11, said point being on the East right of way line of said Interstate Five (I-5) Freeway;
92. Thence Southerly along said East right of way line, 271.7 feet more or less, to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
93. Thence Easterly along said North right of way line, 664 feet more less, to the point of intersection of said North right of way line with the West right of way line of Parkway Avenue;
94. Thence Northerly along said West right of way line, 223.7 feet more or less, to the point of intersection of West right of way line with the West projection of the South line of Tax Lot 500, Assessor's Map 3 1W 12,;
95. Thence East along said West projection across Parkway Avenue, 136.1 feet more or less, to the West Line of Parcel 1 of Partition Plat 2005-022, said point being on the East right of way line of said Parkway Avenue;
96. Thence Southeasterly along said East right of way line, 231.1 feet more or less, to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
97. Thence East along said North right of way line, 1958.8 feet more or less, to the point of intersection of said North right of way line with the West right of way line of Canyon Creek Road;
98. Thence North along said West right of way line, 2626 feet more or less, through the Northeast corner of Parcel 1 of Partition Plat 2005-022, said Assessor's Map;
99. Thence continuing the East line of Tax Lot 500, Assessor's Map 3 1W 12, 277 feet more or less to the Northeast corner thereof, said point being a point on the South right of way line of Wiedmann County Road;
100. Thence West along said South right of way line, 2810.3 feet more or less, to the point of intersection of said South right of way line with the East right of way line of Parkway Avenue, Assessor's Map 3 1W 11;
101. Thence South along said East right of way line, 1342.1 feet more or less, to the Northwest corner of Parcel 3 of Partition Plat 2002-047, Assessor's Map 3 1W 11D;
102. Thence Southeasterly along the North line of said Partition Plat 2002-047, 1996 feet more or less, to the East corner thereof, said point being an angle point on the North line Parcel 1 of Partition Plat 2005-022, Assessor's Map 3 1W 12;
103. Thence Southwesterly along said North line, 433.2 feet more or less, to the Northeast corner thereof Parcel 2 of Partition Plat 2005-022;
104. Thence Southerly and Westerly along the West and South lines, 1141.4 feet more or less, of said Partition Plat 2005-022 to the Southerly Southwest corner of Parcel 2 of said Partition Plat 2005-022;
105. Thence Northerly and Westerly along the West line of said Parcel 2, 934.8 feet more or less, to the Northerly Southwest corner thereof, said point being on the East right of way line of Parkway Avenue (County Road No. 1233);
106. Thence West along the projection of the South line of said Parcel 2 of Partition Plat 2005-022, North 88°48' West for 62 feet more or less to the West right of way line of said Parkway Avenue;
107. Thence Northerly along said West right of way line, 3191 feet more or less, to a point 150 feet North of the North right of way line of Wiedmann County Road, Assessor's Map 3 1W 11;

108. Thence Easterly, 70 feet more or less, along a line perpendicular to the centerline of said Parkway Avenue to a point on the East right of way line of said Parkway Avenue;
109. Thence South along said East right of way line, 153 feet more or less, to the point of intersection of said East right of way line with the North right of way line of said Wiedmann County Road;
110. Thence East along said North right of way line, 2116.3 feet more or less, to the Southwest corner of Parcel 1 of Partition Plat No. 1993-133;
111. Thence North along the West line of said Parcel 1 of Partition Plat No. 1993-133 and along the West line of Parcel 1 of Partition Plat No. 1991-159, North 01°13' East for 1285.7 feet more or less to the **Point of Commencement**.

Excepting:

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

1. Thence East along the South right of way line of Boeckman Road, 2878 feet more or less, to the Northwest corner of Lot 86 of the plat of Landover No. 2, Plat No. 3248, Assessor's Map 3 1W 13AA;
2. Thence South along the West line of said plat, 27.85 feet to an angle point in said West line, said point being on the West right of way line of the old alignment of Wilsonville Road;
3. Thence continuing South along a portion of the West line of said plat and along the West line of the old Wilsonville Road right of way alignment, 1126.3 feet more or less, to the point of intersection of said old West right of way line with the current West right of way line of Wilsonville Road;
4. Thence South and West along said current West right of way line, 4957 feet more or less, to the point of intersection of said right of way line with the centerline of Boeckman Creek;
5. Thence Northeasterly along the centerline of Boeckman Creek, 1525.8 feet more or less, to the Northeast corner of Tax Lot 2600, Assessor's Map 3 1W 13CD;
6. Thence West along the north line of said Tax Lot 2600, 362.1 feet more or less, to the Northwest corner thereof;
7. Thence counter-clockwise around the westerly lines of said Tax Lot 2600 and Tax Lot 2700, 1360.1 feet more or less, to the Northeast corner of Tax Lot 2707;
8. Thence West along the North lines of said Tax Lot 2707 and Tax Lot 3000, 512.8 feet more or less, to the most easterly Southwest corner of Lot 2, Block 1, Courtside Estates;
9. Thence Northwesterly along the South line of said Lot 2, 84 feet more or less, to the East right of way line of Town Center Loop East;
10. Thence Northerly along said East right of way line, 1289.5 feet more or less, to the Southwest corner of Parcel 3 P.P. 1991-166, Assessor's Map 3 1W 13CB;
11. Thence counter-clockwise around said P.P. 1991-166, 317.6 feet more or less, to the Southwest corner of Parcel 2 of P. P. 1990-114, of said Assessor's Map;
12. Thence counter-clockwise around said Partition Plat No. 1990-114, 681 feet more or less to the point of intersection with the South right of way line of Vlahos Drive;
13. Thence North and perpendicular to said South right of way line of Vlahos Drive, 60 feet more or less, to the North right of way line of Vlahos Drive;
14. Thence West along said North right of way, 167 feet more or less, to the East right of way line of Canyon Creek Road South Extension;
15. Thence North along said East right of way line, 632.8 feet more or less, to the Northwest Corner of Lot 21, Sundial Subdivision, Plat No. 2910, Assessor's Map 3 1W 13BD;

16. Thence East along the North line of said Plat, 655.9 feet, more or less, to the Southeast corner of Canyon Creek Road South at the terminus of said road;
17. Thence North along the East right of way line of said Canyon Creek Road South, 1964.1 feet more or less, to the point of intersection of said East right of way line with the South right of way line of Boeckman Road, said point being the **Point of Commencement**.

Excepting:

Commencing at a point of intersection of the East right of way line of Parkway Avenue (Market Road No. 27) with the North right of way line of said Town Center Loop East, Assessor's Map No. 3 1W 13CB, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence North along said East right of way line, 1575.1 feet more or less, to the Northwest corner of the plat of Ash Meadows, Plat No. 2583, Assessor's Map 3 1W 13BC;
2. Thence Easterly along the North line of said Plat No. 2583, 1016.7 feet more or less, to the most Easterly corner thereof, said point being on the West line of Tax Lot 2601, Assessor's Map 3 1W 13B;
3. Thence clockwise around said Tax Lot 2601, 761 feet more or less, to the Northwest Corner of Lot 21, Sundial Subdivision, Plat No. 2910, Assessor's Map 3 1W 13BD, said point being the Northeast corner of Canyon Creek Road South Extension;
4. Thence S 82°56' W, 24 feet, more or less, along the North line of said Canyon Creek Road South Extension
5. Thence S 02° W, 256 feet, more or less, along the West right of way line of said Canyon Creek Road South Extension to the point of curvature with a 609 foot radius curve;
6. Thence along said curve to the right, an arc length of 477.7 feet more or less, to a point of tangency;
7. Thence S 55° W, 17.6 feet more or less, to the point of intersection of said West right of way line with the North right of way line of Vlahos Drive;
8. Thence West and Southwesterly along said North right of way, 449.2 feet more or less, to the Northerly right of way line of Town Center Loop East;
9. Thence Westerly along said Northerly right of way line, 663.6 feet more or less, to the **Point of Commencement**.

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 Map 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, 1280.1 feet more or less, to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;
2. Thence North along the West line of Tax Lot No. 406, 471.2 feet more or less, 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, 1392.1 feet more or less, to the **Point of Commencement**.

Excepting:

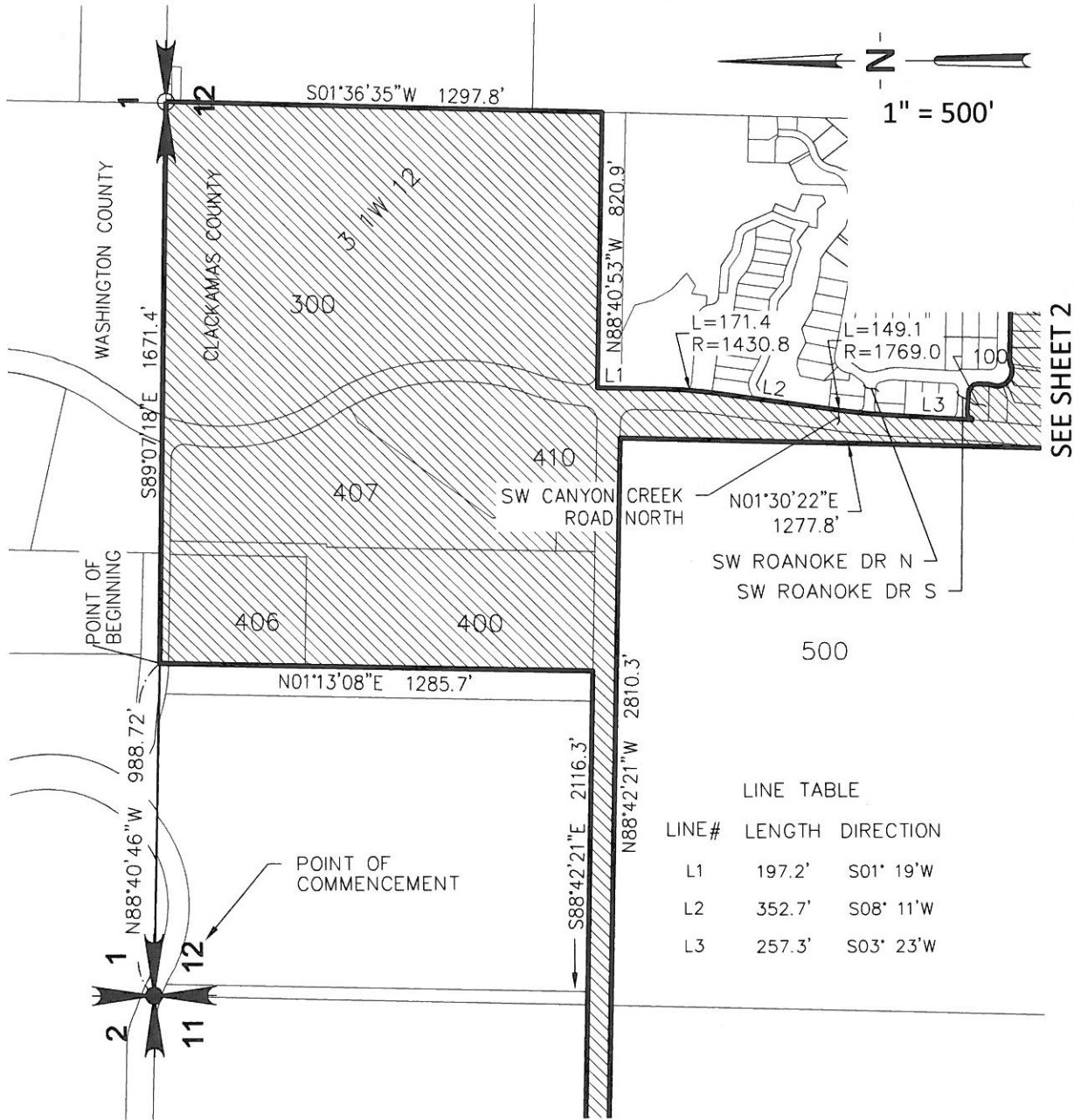
Tax Lot 2702 per Assessor's Map 3 1W 13CD, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **five-hundred seventy (570)** acres, more or less.

Lots and maps referenced are taken from Assessor's tax maps and survey records from May and June 2014 and are shown for reference only. Underlying base map provided by City of Wilsonville GIS. Bearings and distances shown hereon are subject to change and are assumed more or less to the called controlling features. This legal description and exhibit are not intended for the transfer of real property.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR EASTSIDE URBAN RENEWAL BOUNDARY

WILSONVILLE, CLACKAMAS COUNTY, OREGON



SEE SHEET 2

SEE SHEET 3

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	197.2'	S01° 19' W
L2	352.7'	S08° 11' W
L3	257.3'	S03° 23' W

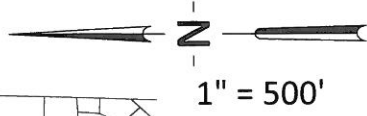
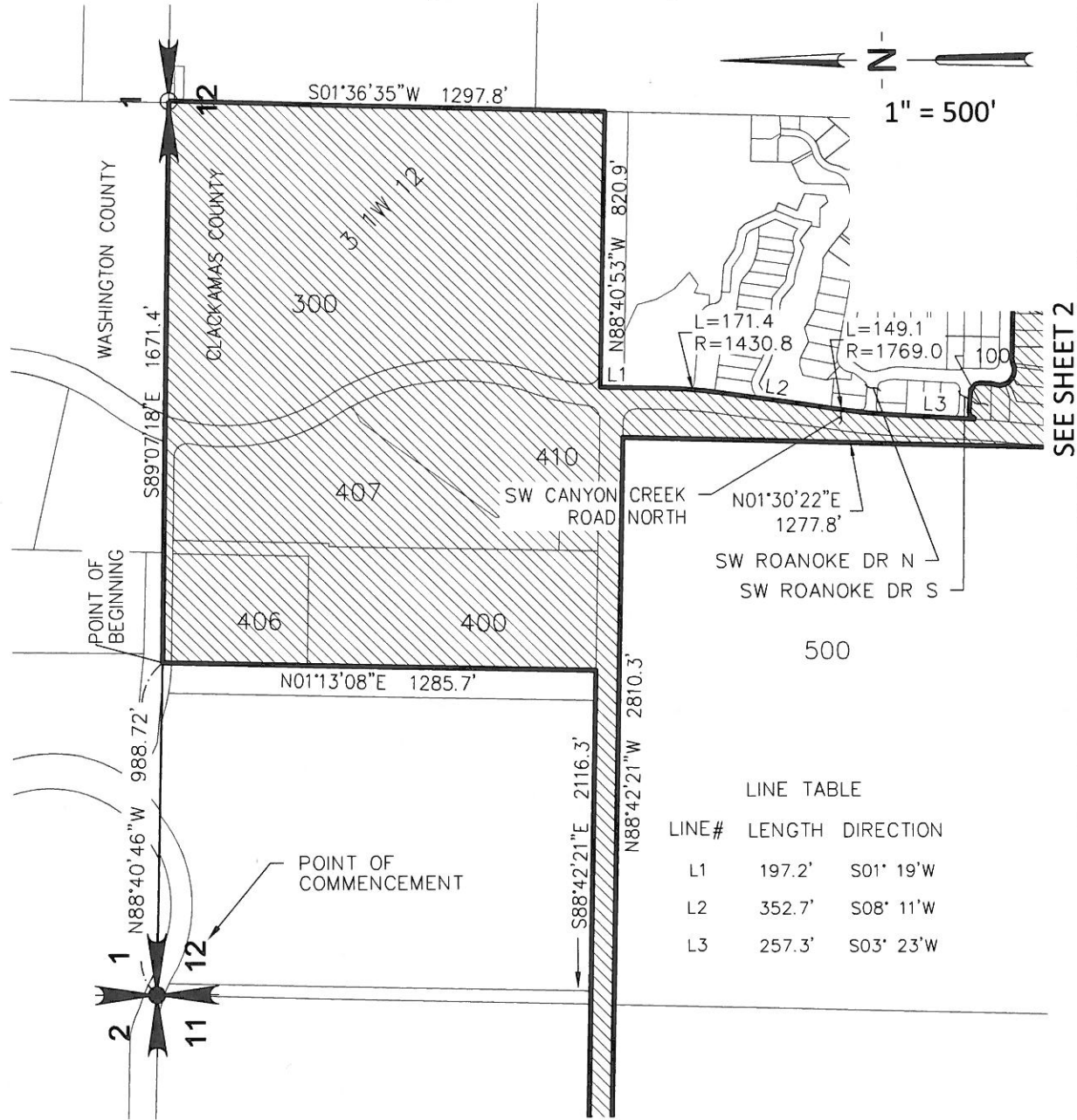
MacKay Sposito

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www.mackaysposito.com

1325 SE TECH CENTER DRIVE, SUITE 140
VANCOUVER, WA 98683
VANCOUVER: (360) 695-3411
PORTLAND: (503) 289-6726
FAX (360) 695-0833

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR EASTSIDE URBAN RENEWAL BOUNDARY

WILSONVILLE, CLACKAMAS COUNTY, OREGON



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	197.2'	S01° 19' W
L2	352.7'	S08° 11' W
L3	257.3'	S03° 23' W

SEE SHEET 3

SEE SHEET 2

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR EASTSIDE URBAN RENEWAL BOUNDARY



LINE TABLE			LINE TABLE			CURVE TABLE		
LINE#	LENGTH	DIRECTION	LINE#	LENGTH	DIRECTION	CURVE#	LENGTH	RADIUS
L4	5.0'	N29° 53' 28"W	L14	171.2'	S21° 20' 34"E	C1	15.4	24.6
L5	65.3'	S86° 14' 29"E	L15	171.2'	S21° 20' 34"E	C2	17.3	29.5
L6	5.0'	S03° 45' 12"W	L16	89.8'	S59° 29' 04"W	C3	29.7	19.5
L7	32.4'	S01° 09' 05"W	L17	15.0'	S30° 13' 52"E	C4	111.4	45.5
L8	203.9'	S88° 50' 23"E	L18	89.8'	N59° 29' 21"E	C5	8.1	19.5
L9	427.1'	N01° 09' 37"E	L19	50.0'	S30° 17' 20"E	C6	12.4	29.6
L10	5.0'	S88° 50' 31"E	L20	50.2'	S34° 57' 01"E	C7	34.7	19.5
L11	116.0'	S54° 35' 30"E	L21	125.0'	S42° 24' 38"E	C8	40.8	100.0
L12	38.2'	S47° 48' 35"W				C9	27.8	27.8
L13	24.1'	S27° 27' 59"E				C10	89.3	228.3

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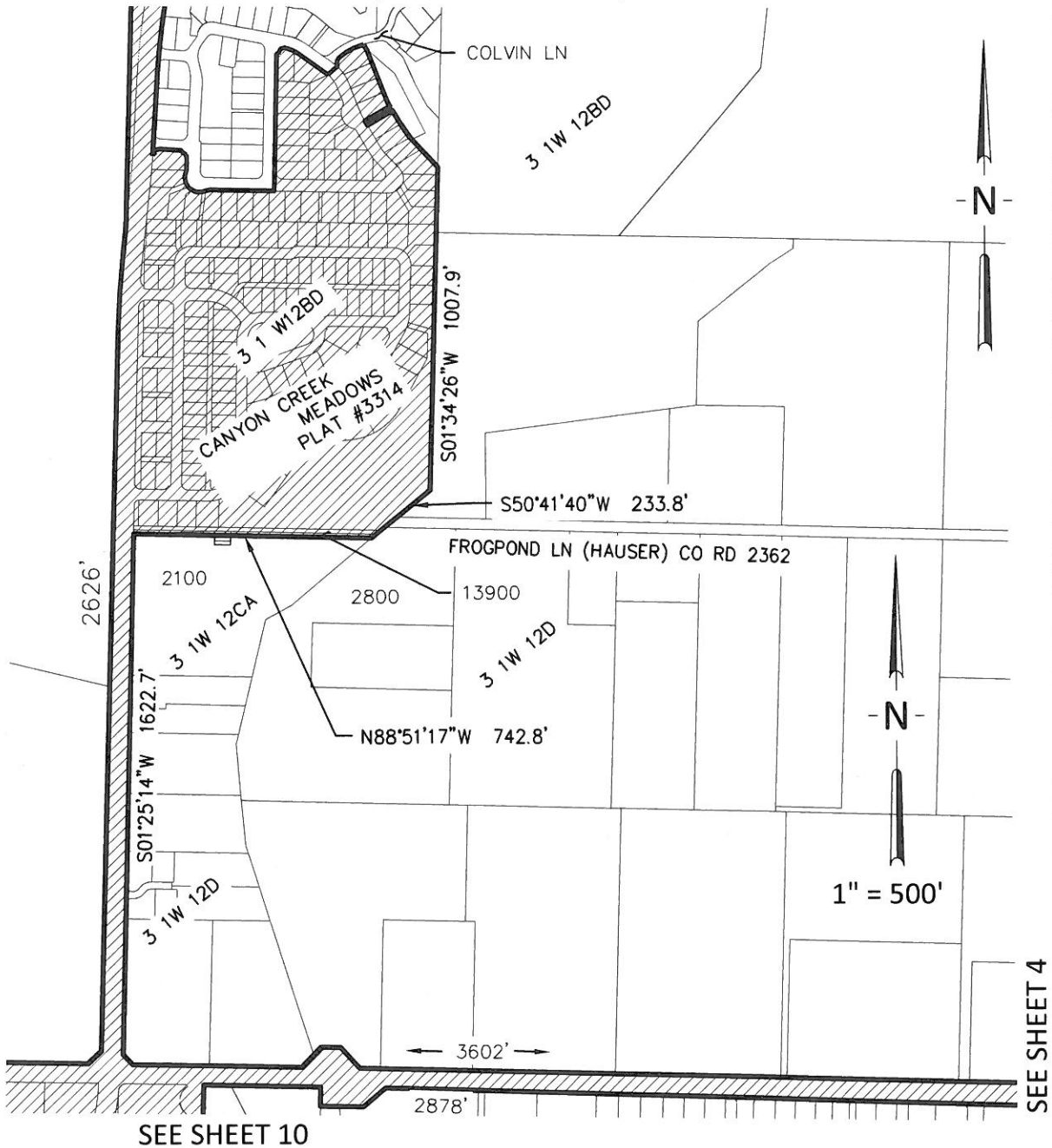
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR EASTSIDE URBAN RENEWAL BOUNDARY

SEE SHEET 1

WILSONVILLE, CLACKAMAS COUNTY, OREGON



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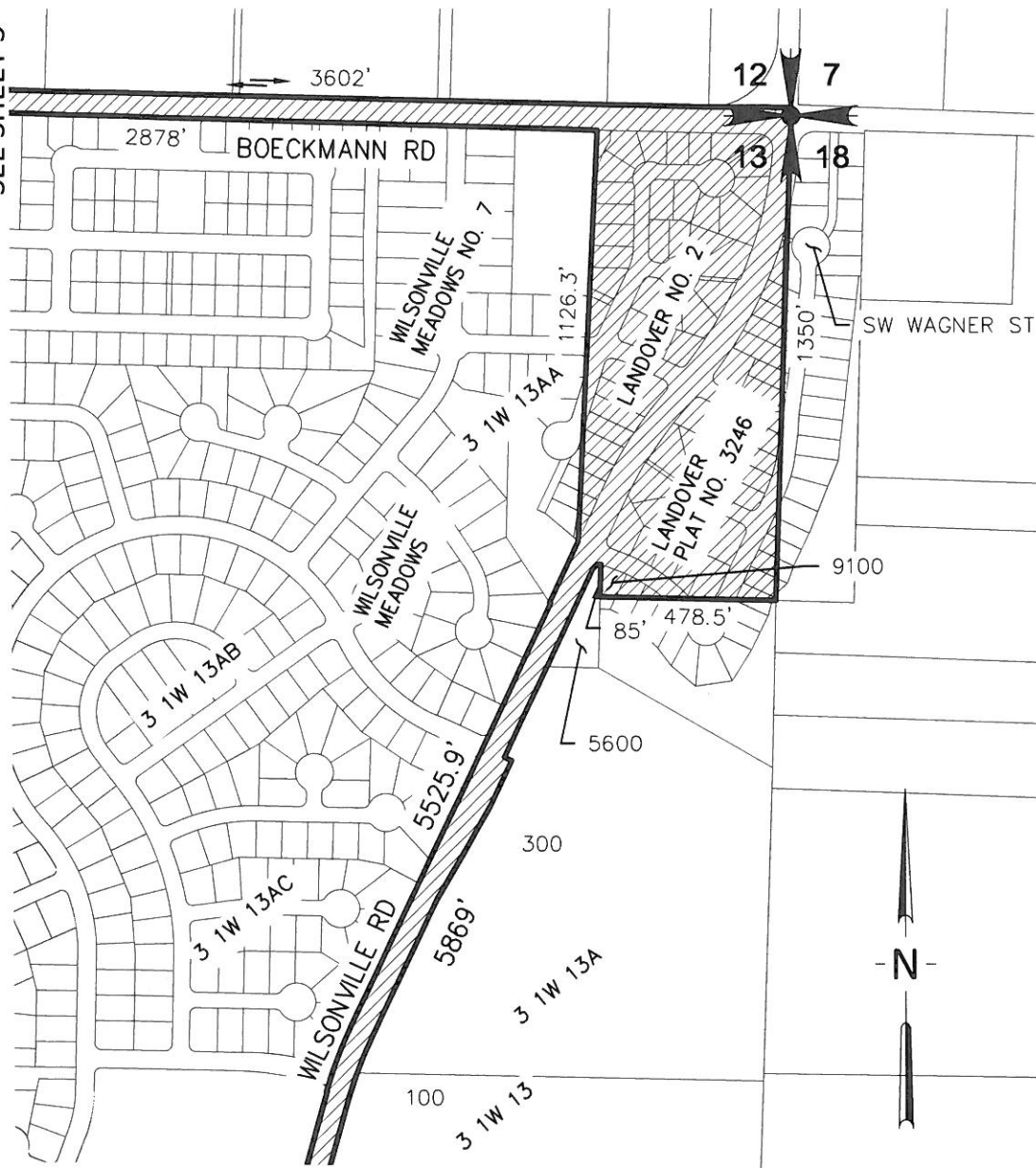
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PAGE 3 OF 11

15645SS1

SEE SHEET 3



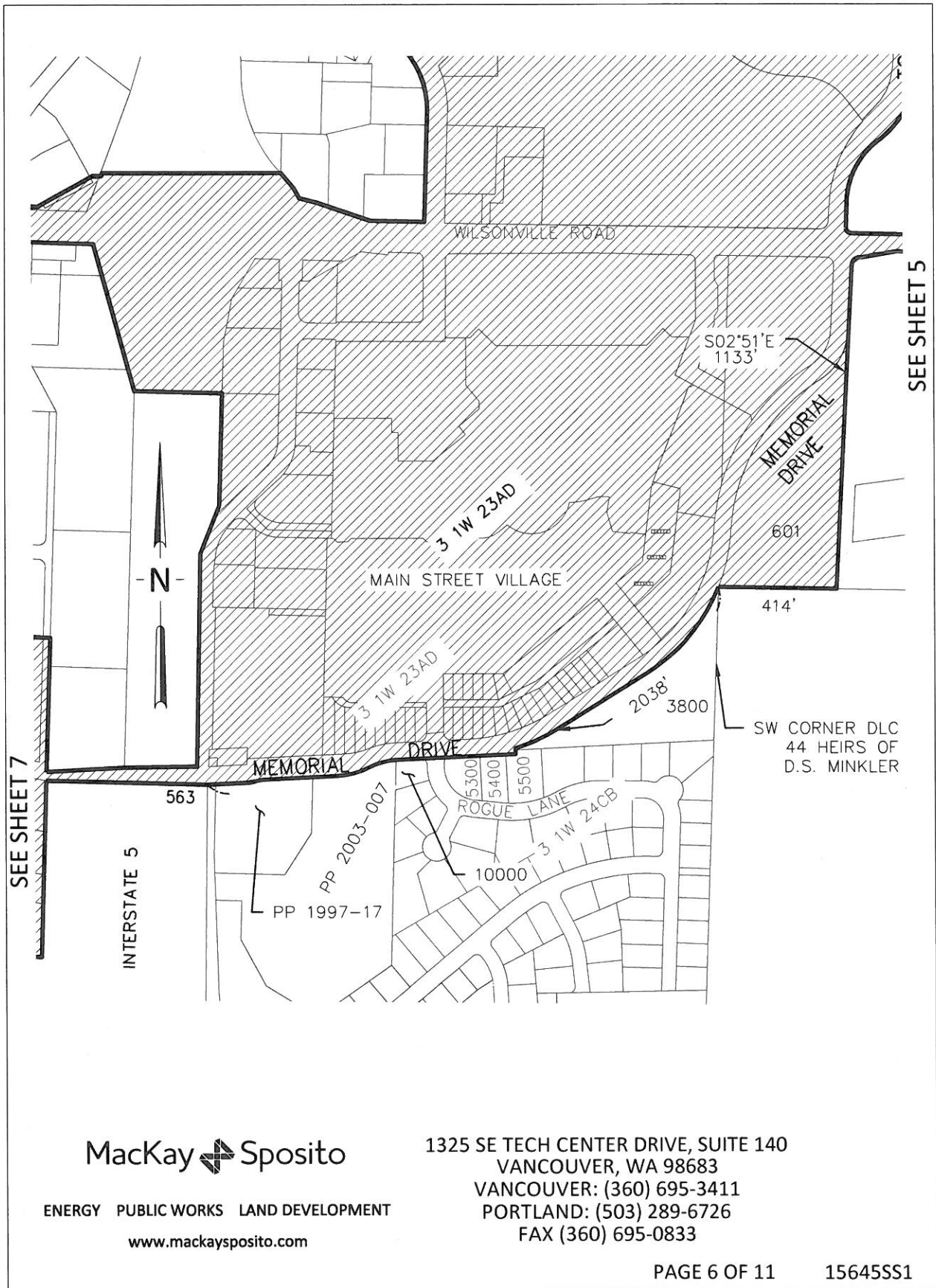
SEE SHEET 5

MacKay  **Sposito**

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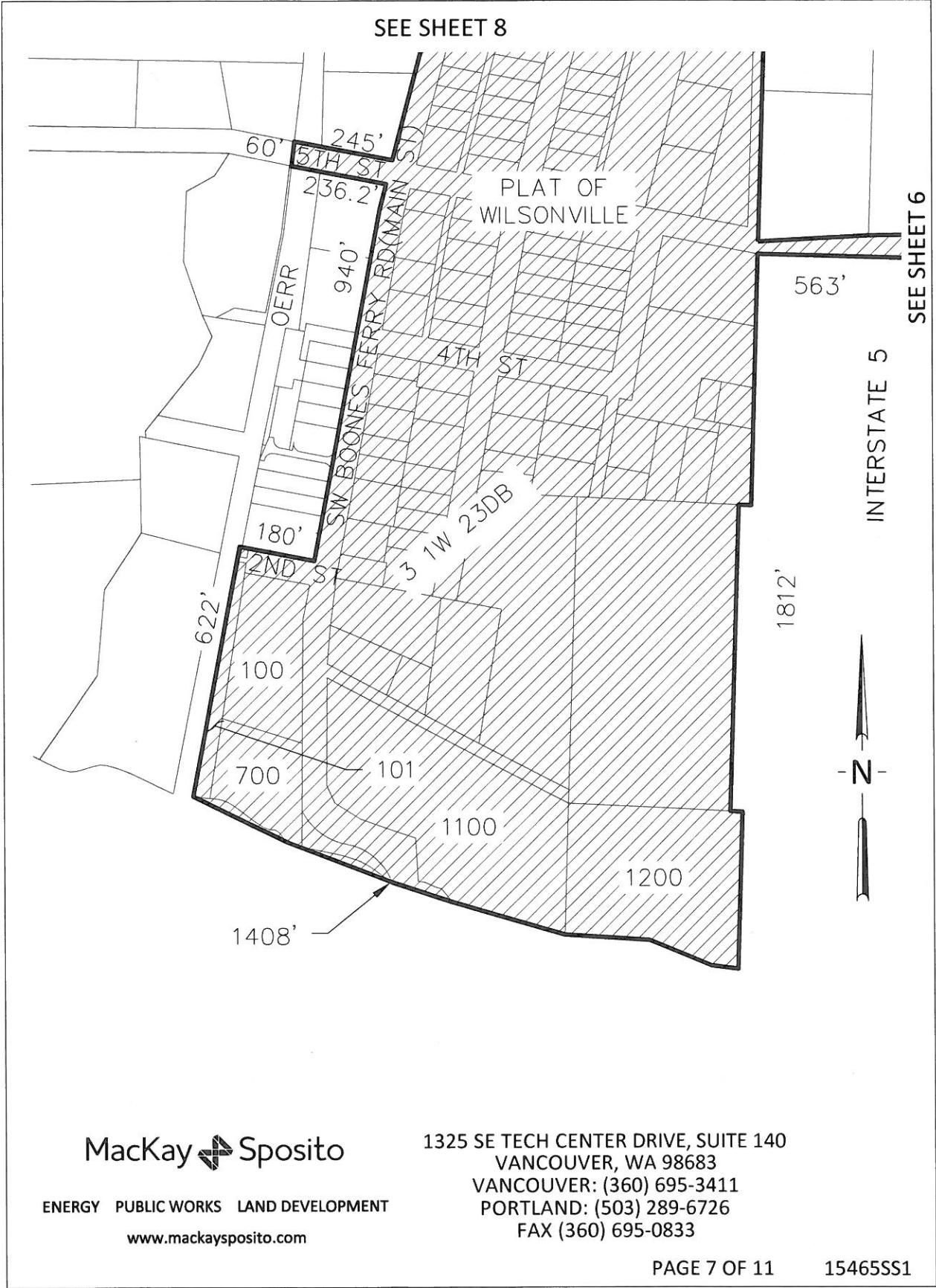
ENERGY PUBLIC WORKS LAND DEVELOPMENT

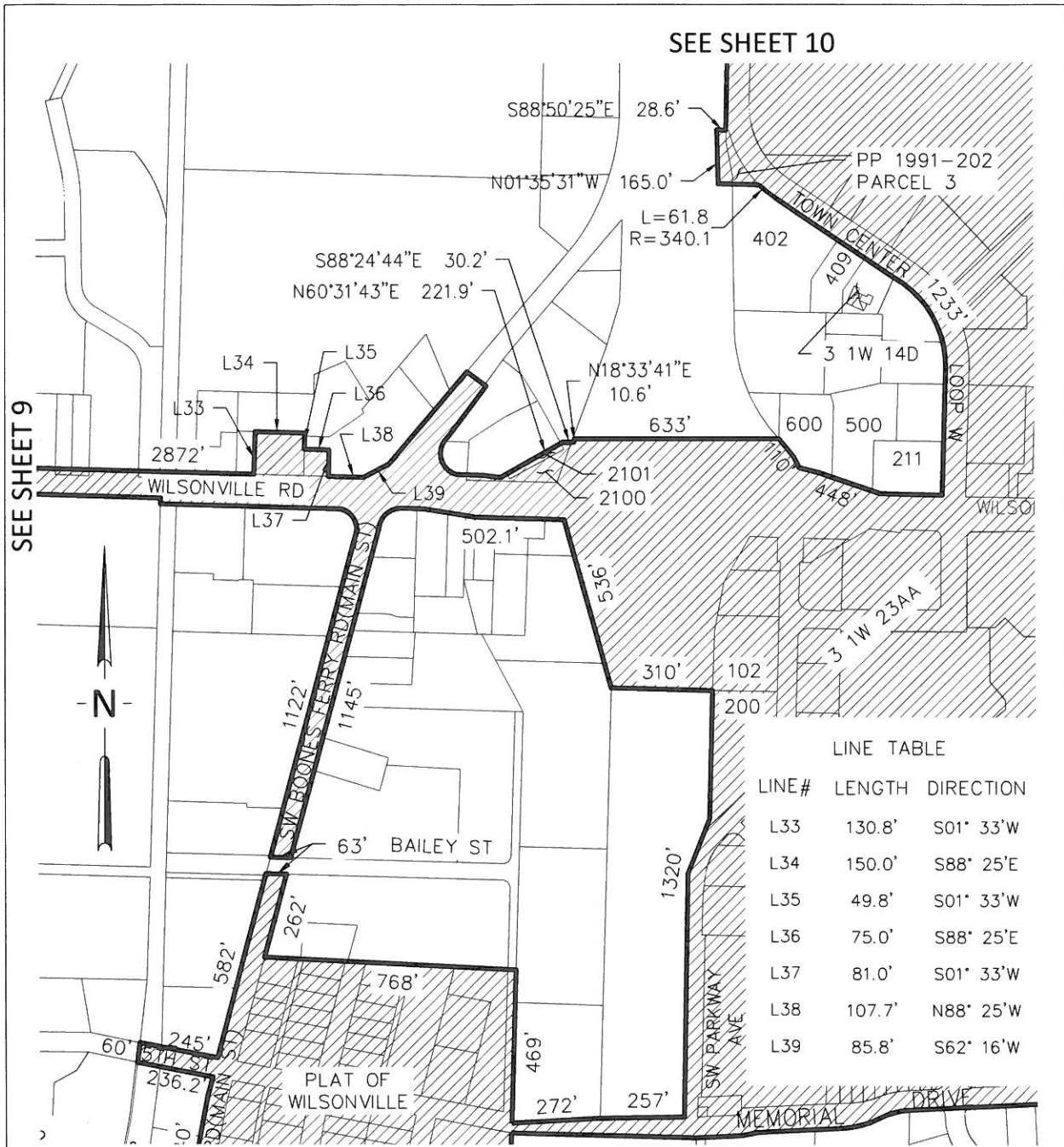
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PAGE 6 OF 11

15645SS1





LINE TABLE

LINE#	LENGTH	DIRECTION
L33	130.8'	S01° 33'W
L34	150.0'	S88° 25'E
L35	49.8'	S01° 33'W
L36	75.0'	S88° 25'E
L37	81.0'	S01° 33'W
L38	107.7'	N88° 25'W
L39	85.8'	S62° 16'W

MacKay Sposito

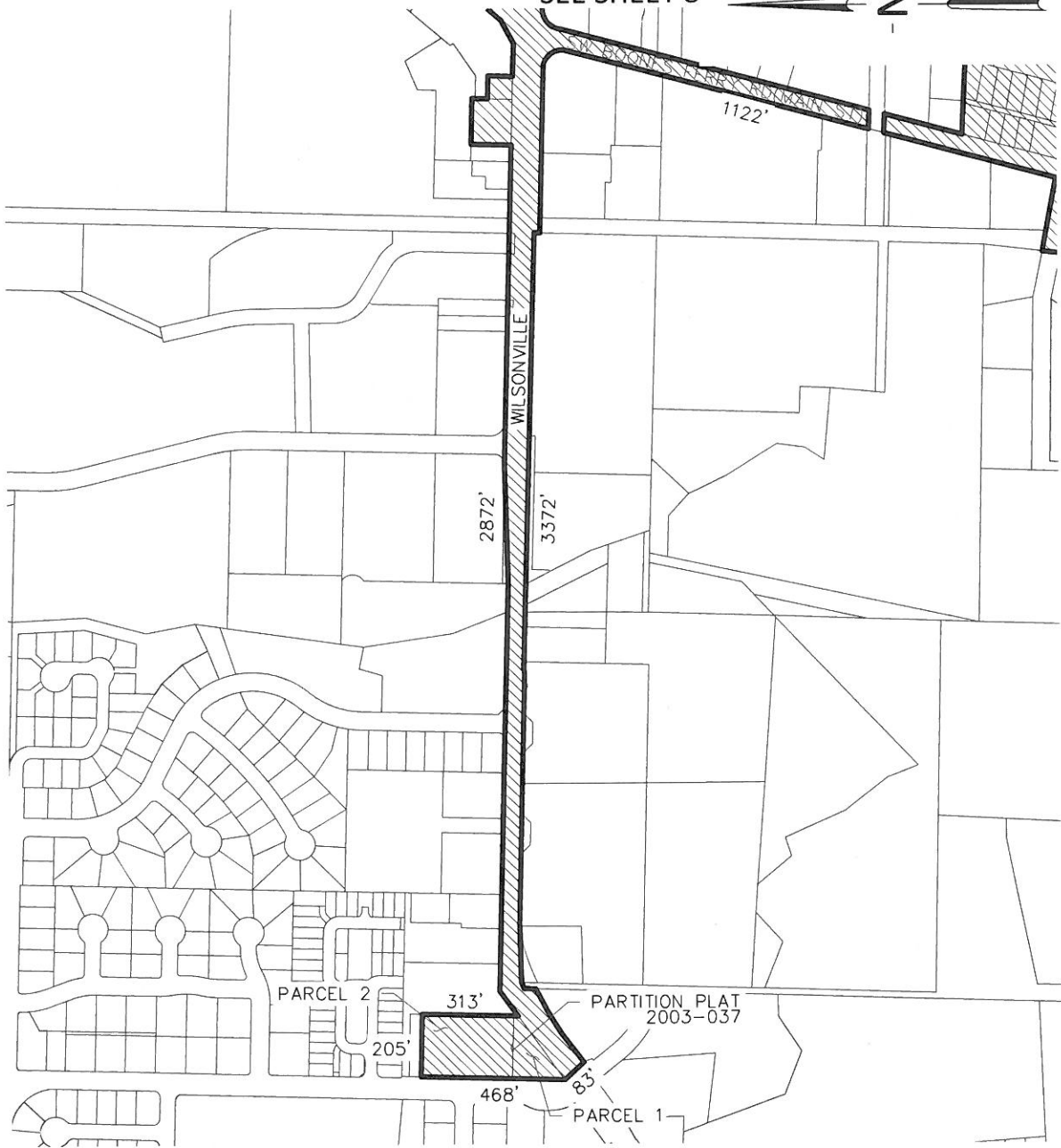
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR EASTSIDE URBAN RENEWAL BOUNDARY

WILSONVILLE, CLACKAMAS COUNTY, OREGON

SEE SHEET 8



MackKay  **Sposito**

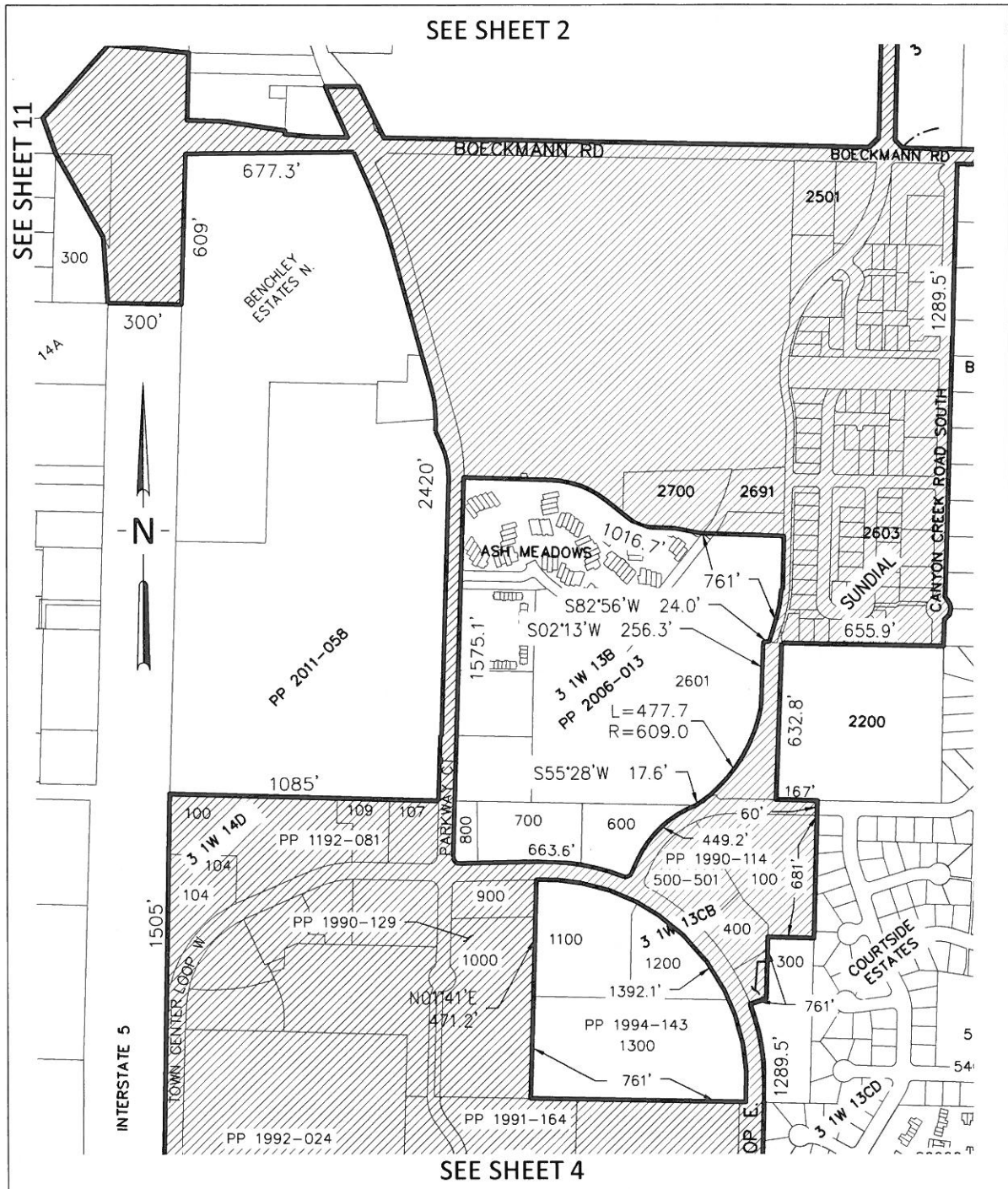
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PAGE 9 OF 11

15645SS1



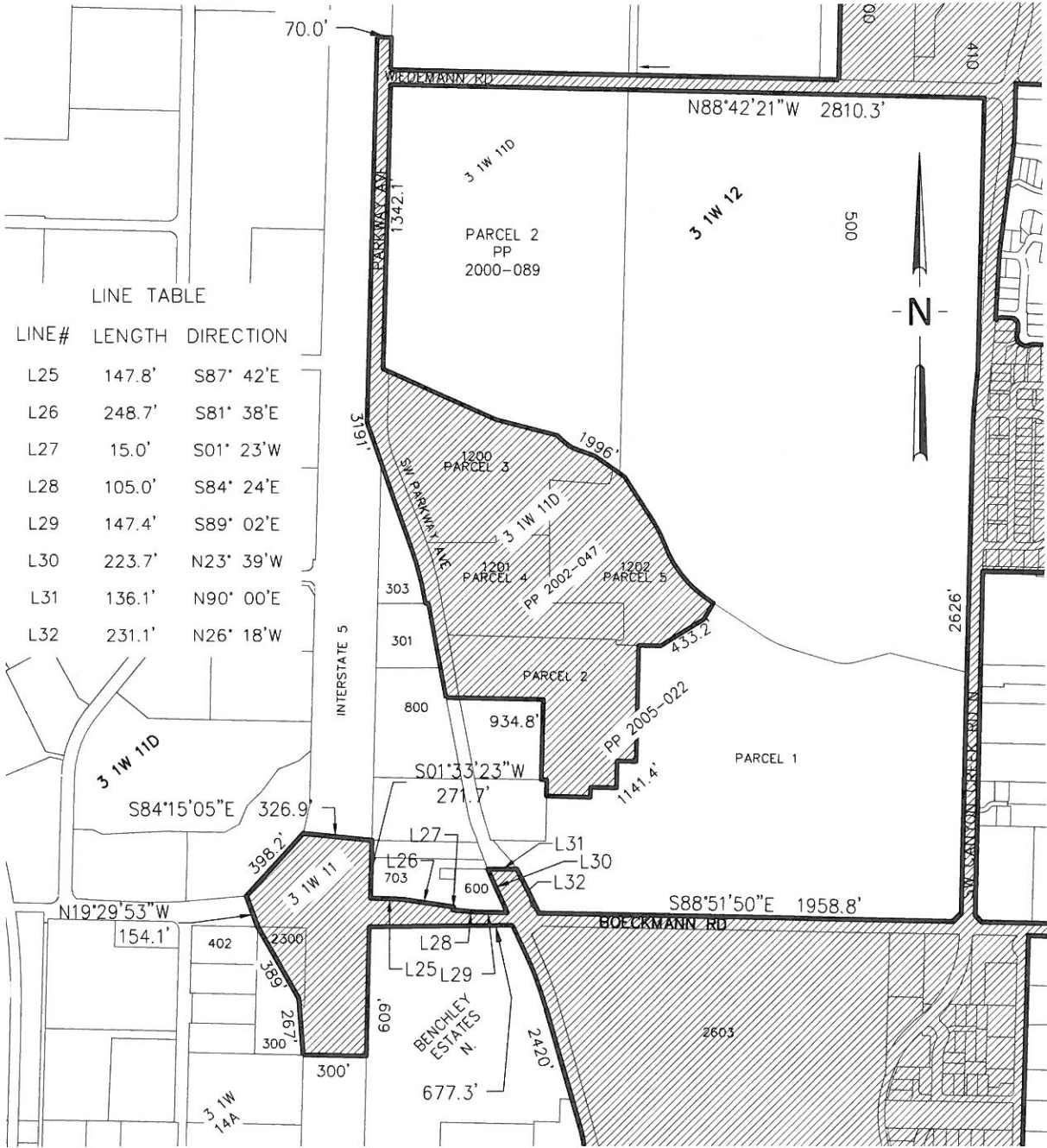
Mackay  Spósito

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 FAX (360) 695-0833

SEE SHEET 1



LINE TABLE

LINE #	LENGTH	DIRECTION
L25	147.8'	S87° 42'E
L26	248.7'	S81° 38'E
L27	15.0'	S01° 23'W
L28	105.0'	S84° 24'E
L29	147.4'	S89° 02'E
L30	223.7'	N23° 39'W
L31	136.1'	N90° 00'E
L32	231.1'	N26° 18'W

SEE SHEET 4

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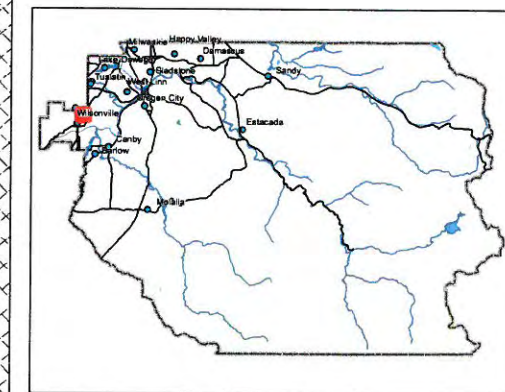
3 1 W 12
& INDEX
WILSONVILLE
SECTION 12 T.3S. R.1W. W.M.
CLACKAMAS COUNTY
1" = 400'

D. L. C.
JANE PAINTER NO. 52

Cancelled Taxlots

- 600
- 900
- 1000
- 503
- 490
- 405
- 504
- 505
- 502
- 592
- 506
- 500E1
- 500E2
- 408
- 301
- 409
- 508
- 601
- 509
- 507

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/18th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'

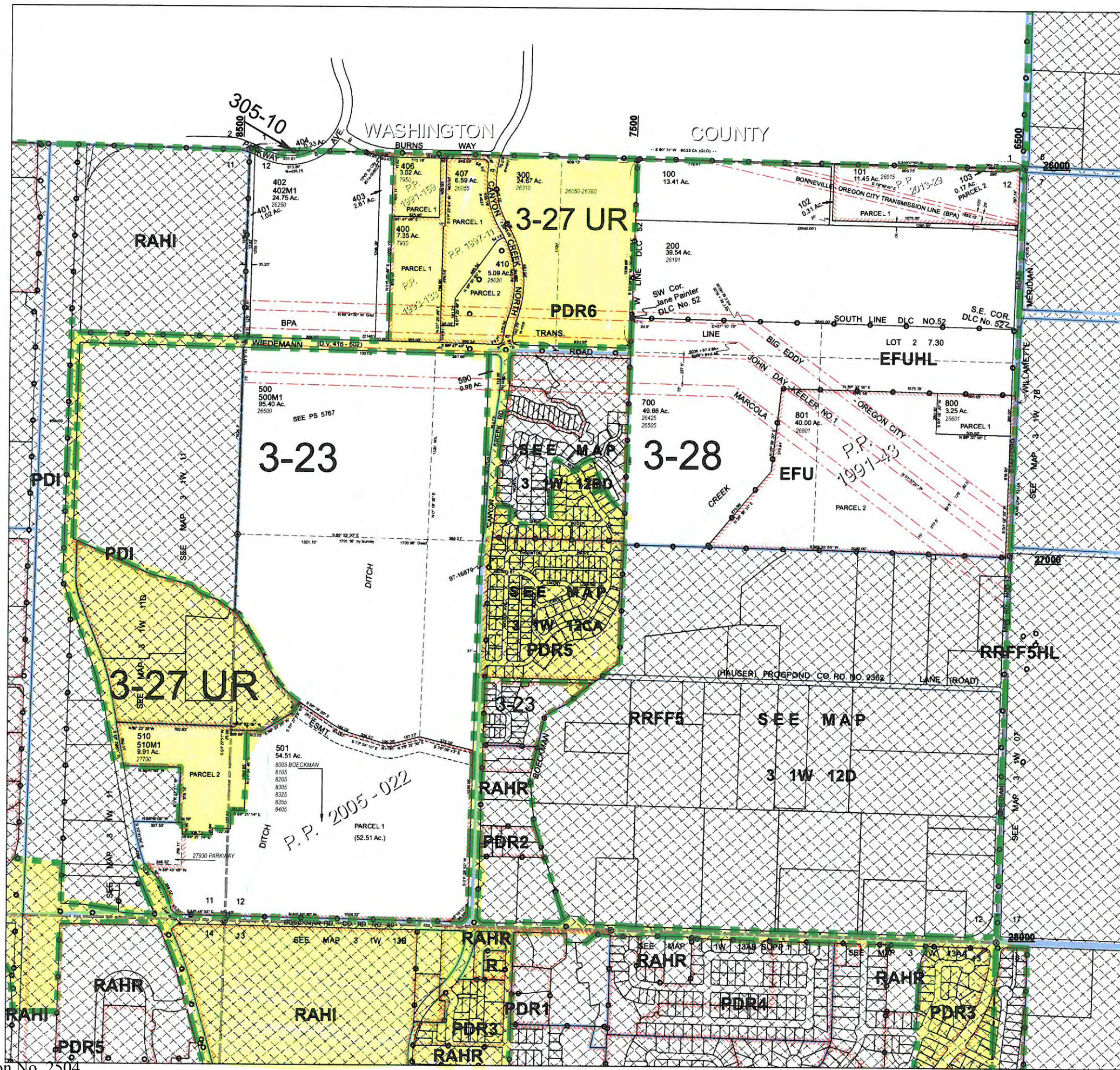


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PURPOSES ONLY



3 1 W 12
& INDEX
WILSONVILLE

3/6/2014



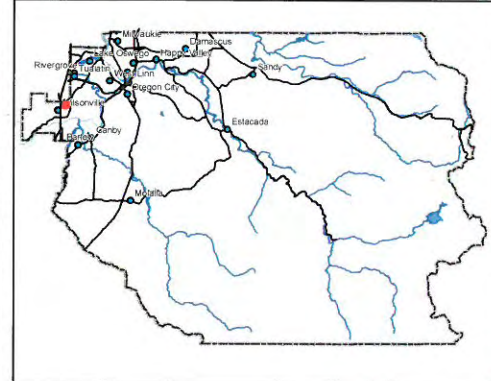
3 1 W 12 BD
WILSONVILLE

S.E. 1/4 N.W. 1/4 SEC. 12 T.3S. R.1W. W.M.
Clackamas County
1" = 100'

Cancelled Taxlots
8100



- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

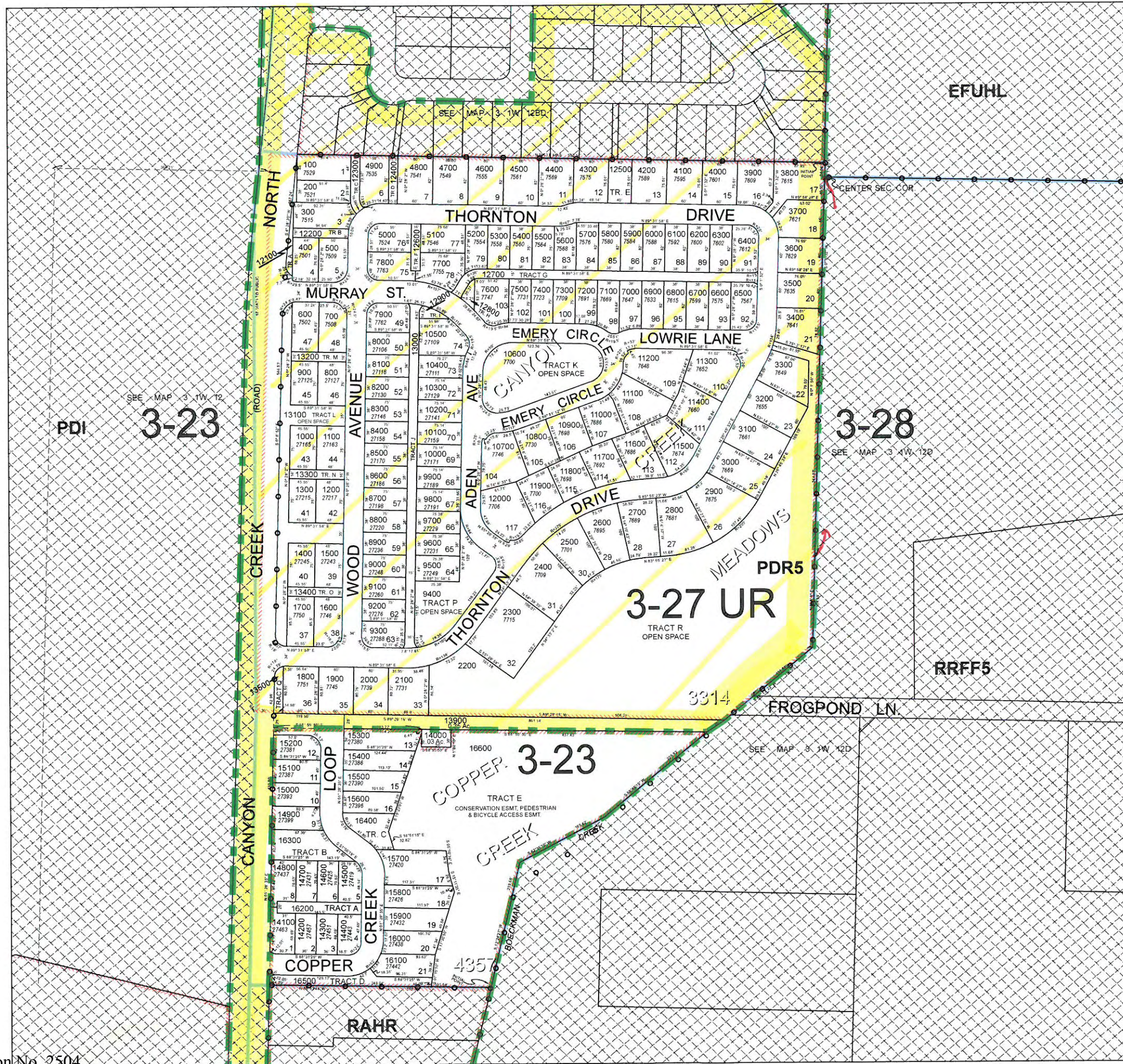


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WILSONVILLE

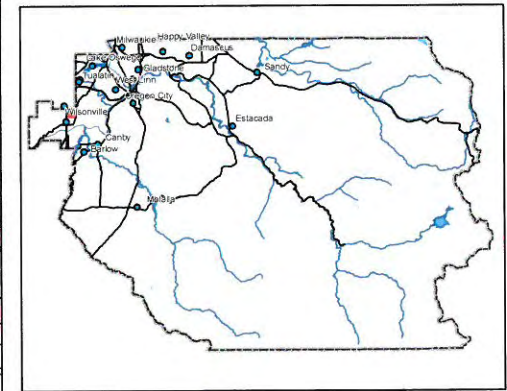
3 1 W 12CA
WILSONVILLE

N.E. 1/4 S.W. 1/4 SEC. 12 T.3S. R.1W. W.M.
CLACKAMAS COUNTY
1" = 100'

Cancelled Taxlots



- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- Railroad Centerline
- TaxCodeLines
- ⊞ Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- ⊙ Corner
- Section Corner
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- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- ⊕ Historic Corridor 40'
- ⊕ Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



3 1 W 12CA
WILSONVILLE

10/21/2013

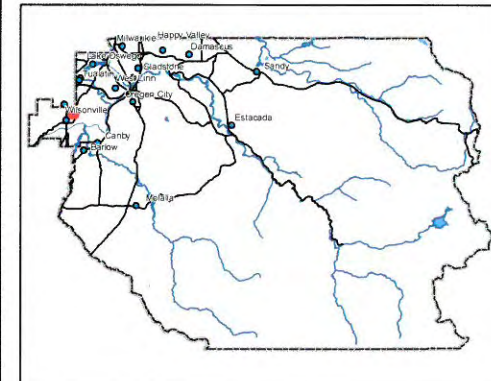
3 1 W 12D
WILSONVILLE

S.E. 1/4 SEC.12 T.3S. R.1W. W.M.
CLACKAMAS COUNTY
1" = 200'

Cancelled Taxlots

- 201
- 301
- 400
- 600
- 602
- 603
- 604
- 605
- 900
- 1000
- 1600
- 1900
- 1901
- 2000E1
- 2500
- 2900S1
- 2900
- 2902
- 3100
- 3200E1
- 3201
- 3300E1
- 3400

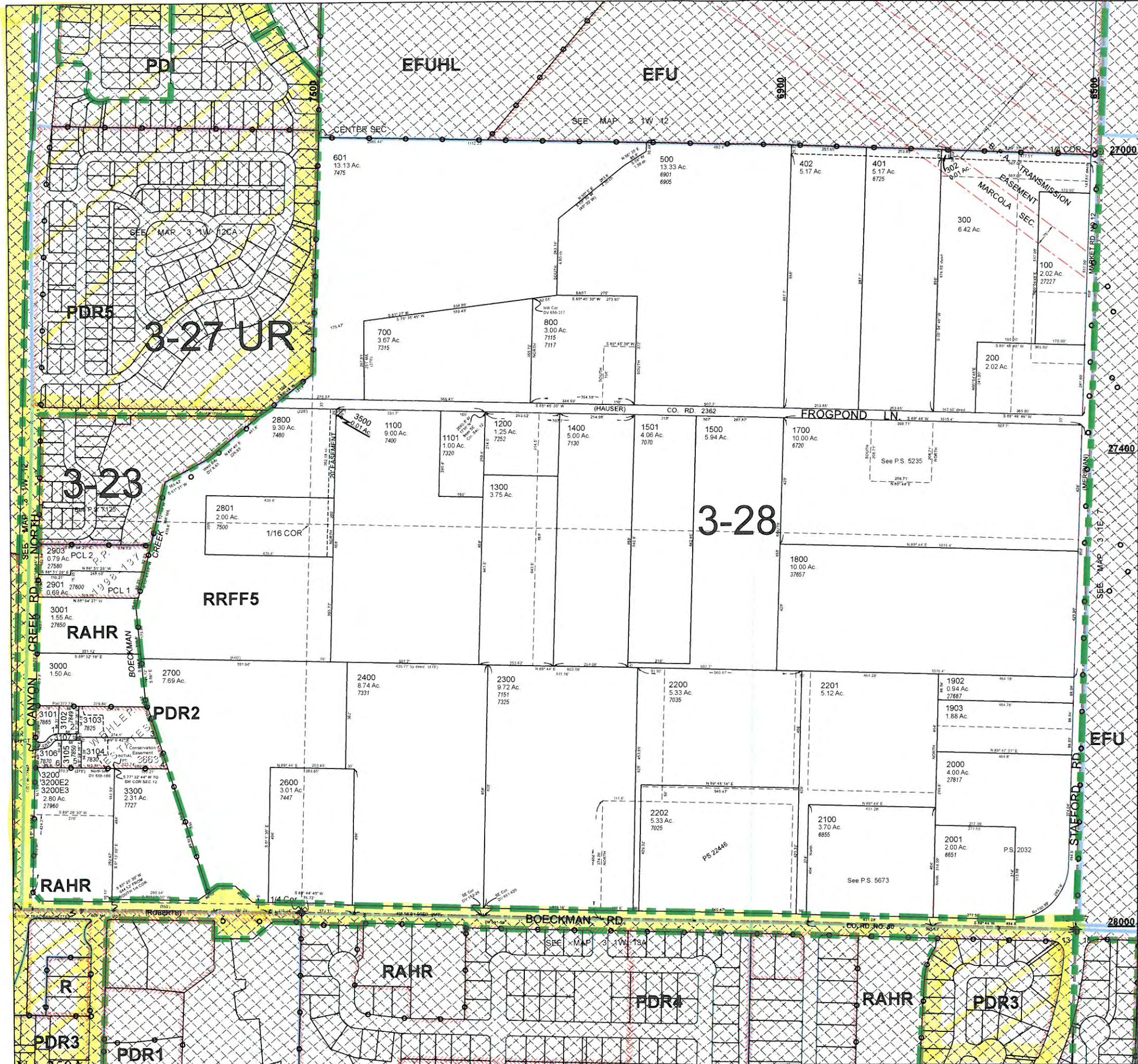
- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'

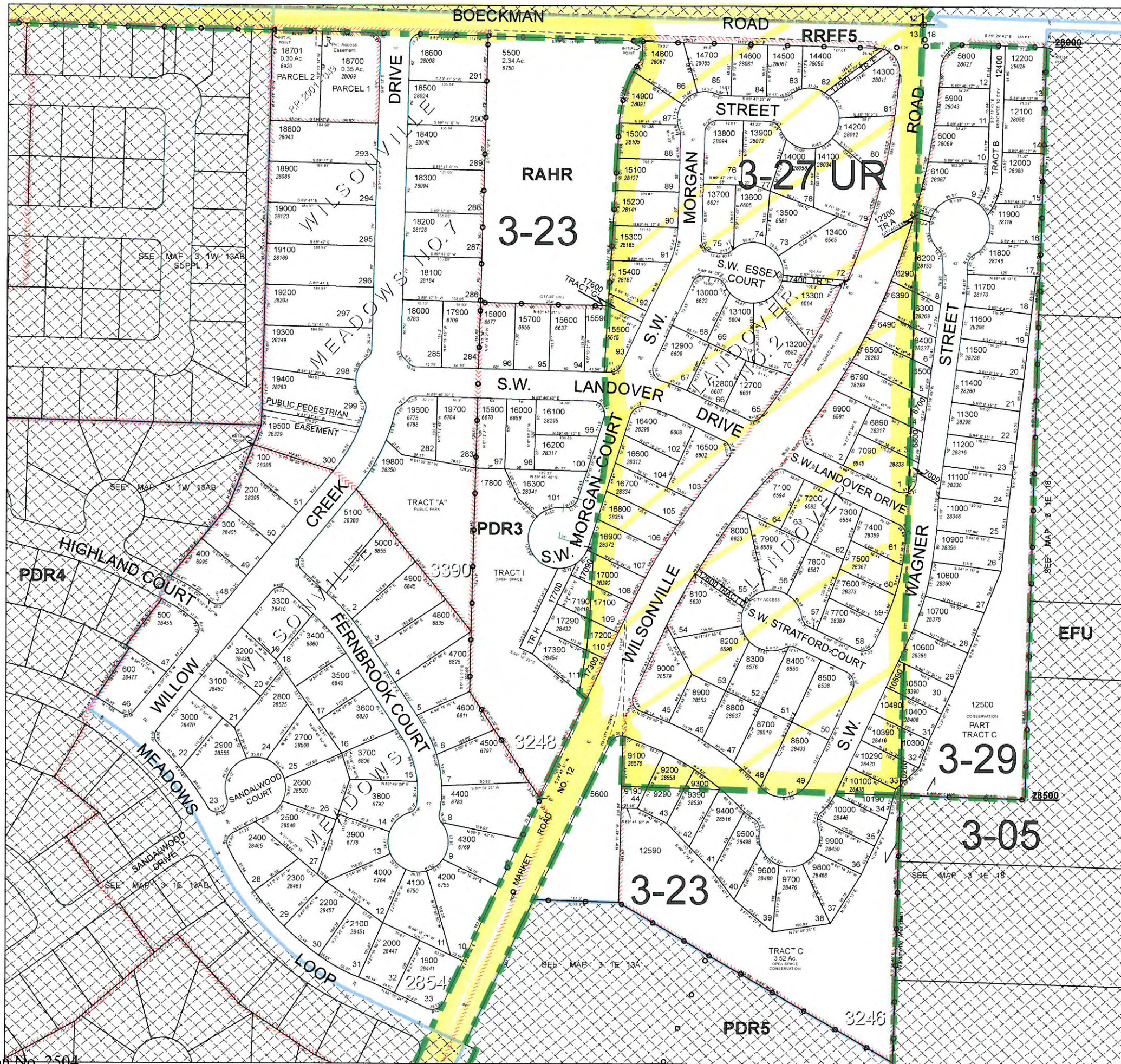


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PURPOSES ONLY

10/21/2013

3 1 W 12D
WILSONVILLE



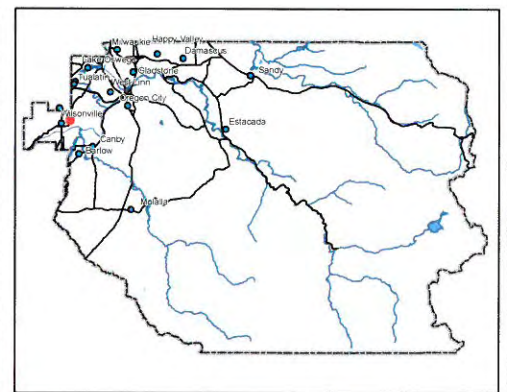


3 1 W 13AA
WILSONVILLE
N.E. 1/4 N.E. 1/4 SEC. 13 T.3S. R.1W. W.M.
CLACKAMAS COUNTY
1" = 100'

Cancelled Taxlots

700
800
900
1000
1100
1200
1300
1400
1500
1600
1700
1800
5200
5300
5400
5490
5601
5700
6600

- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- - - Railroad Centerline
- TaxCodeLines
- ☒ Map Index
- WaterLines
- Land Use Zoning
- ▨ Plats
- Water
- ⊙ Corner
- Section Corner
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- ⊕ Historic Corridor 40'
- ⊕ Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



1/14/2014

3 1 W 13AA
WILSONVILLE

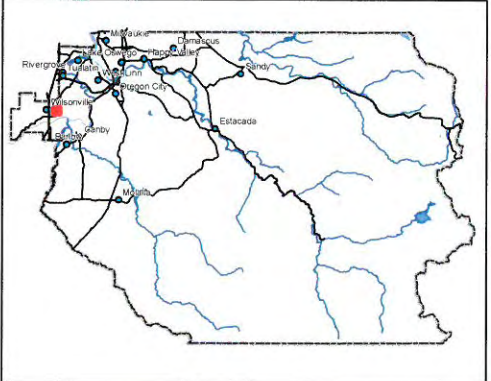
3 1 W 13 A
WILSONVILLE

N.E. 1/4 SEC.13 T.3S. R.1W. W.M.
Clackamas County
1" = 200'

Cancelled Taxlots

- 100
- 200
- 301
- 400
- 401
- 500
- 500E1
- 600
- 700
- 800
- 900
- 1000
- 1100
- 1200
- 1300
- 1400
- 1500
- 1501
- 1600
- 1700
- 1800
- 1801
- 1802
- 1803
- 1804
- 1805
- 1806
- 1807
- 1900

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
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- Map Index
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- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



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PURPOSES ONLY



3 1 W 13 A
WILSONVILLE

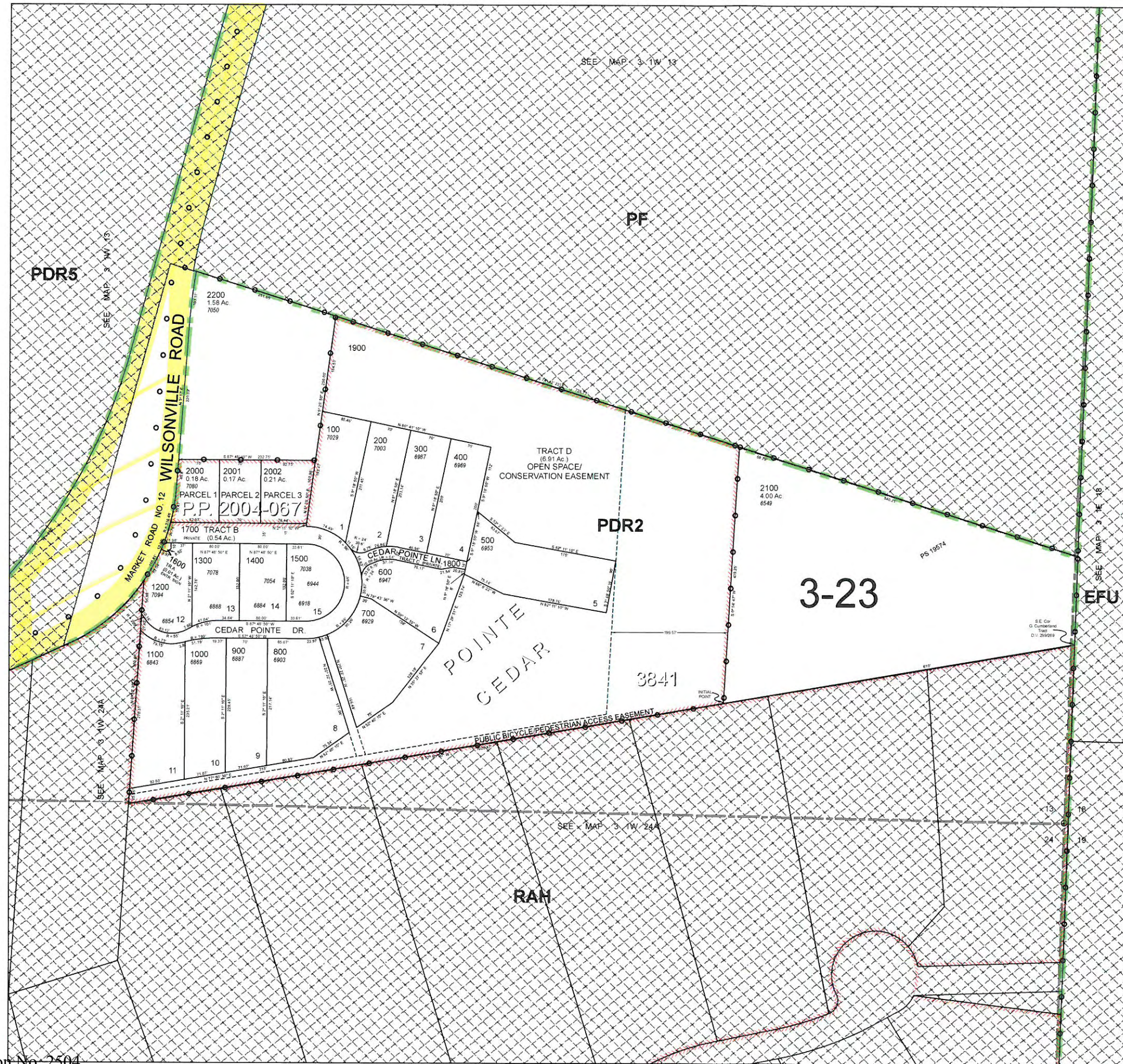


3 1 W 13 DD
WILSONVILLE

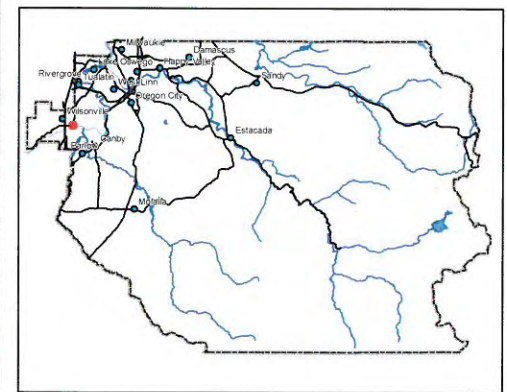
S.E. 1/4 S.E. 1/4 SEC. 13 T.3S. R.1W. W.M.
Clackamas County
1" = 100'

D. L. C.
HEIRS OF D.S. MINKLER NO. 44

Cancelled Taxlots



- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- +— Railroad Centerline
- TaxCodeLines
- WaterLines
- Land Use Zoning
- ▨ Plats
- Water
- ⊙ Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- - - DLC Line
- - - Meander Line
- - - PLSS Section Line
- ⊕ Historic Corridor 40'
- ⊕ Historic Corridor 20'



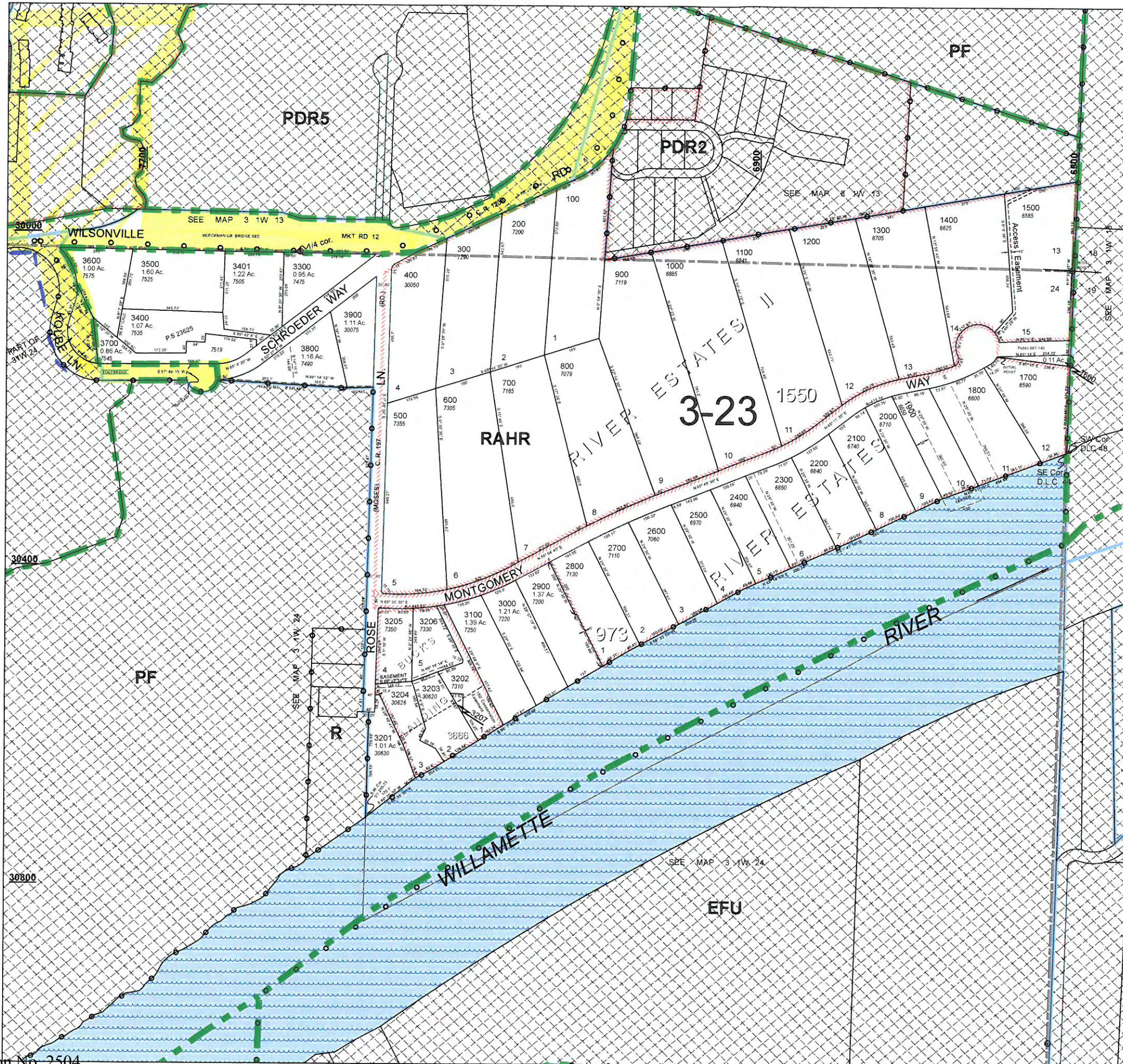
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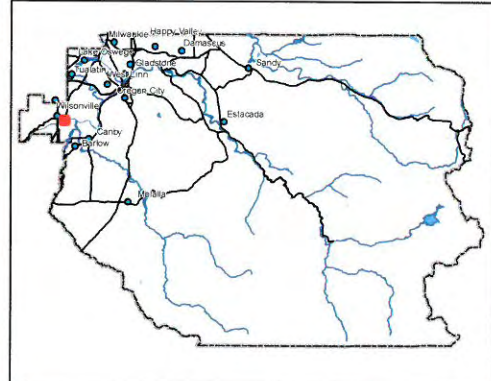
3 1 W 13 DD
WILSONVILLE

N.E. 1/4 SEC. 24 T. 3S. R. 1W. W.M.
CLACKAMAS COUNTY
1" = 200'

Cancelled Taxlots
3200
3201A1
4000

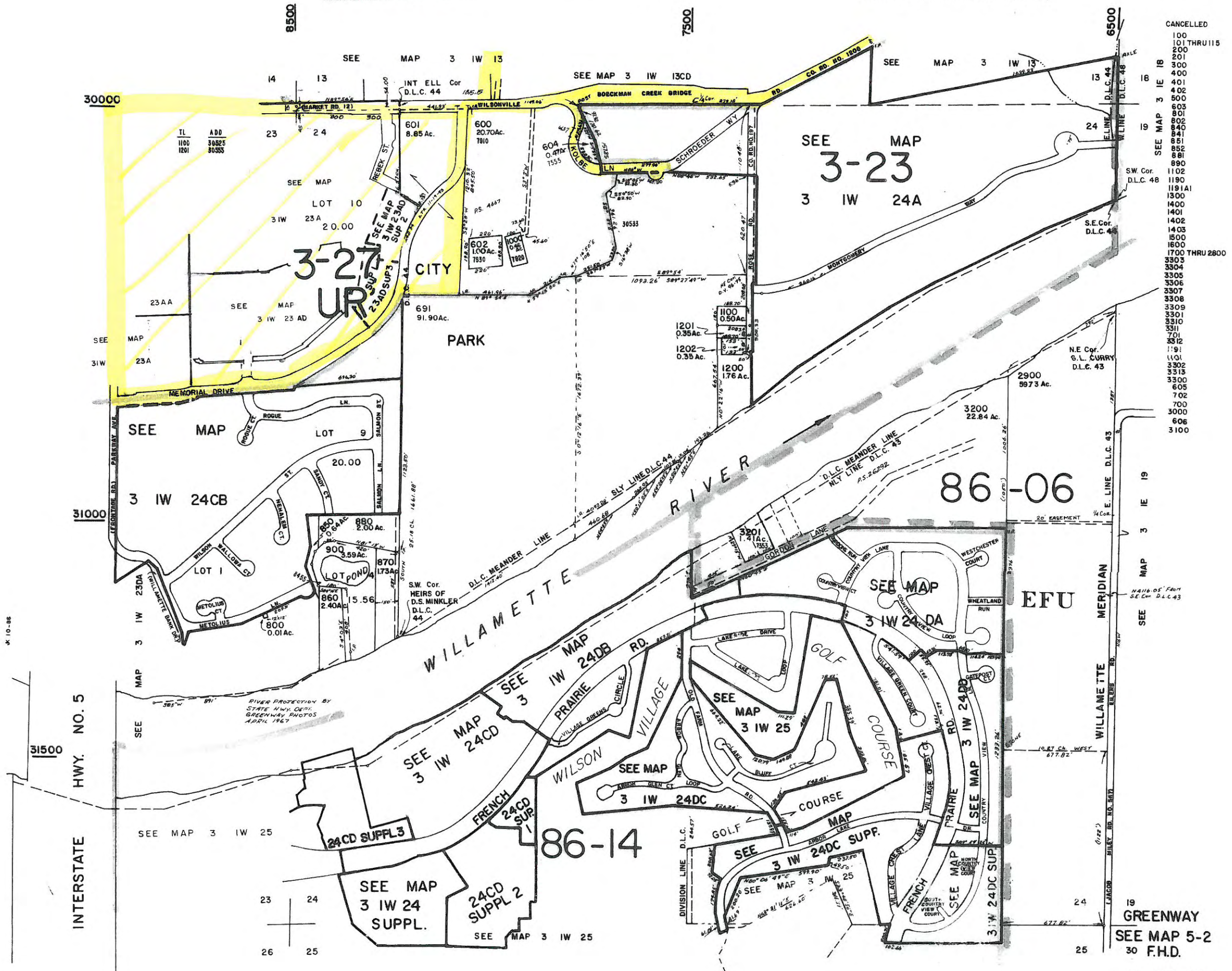


- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- - - Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
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- Meander Line
- PLSS Section Line
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- ⊕ Historic Corridor 20'



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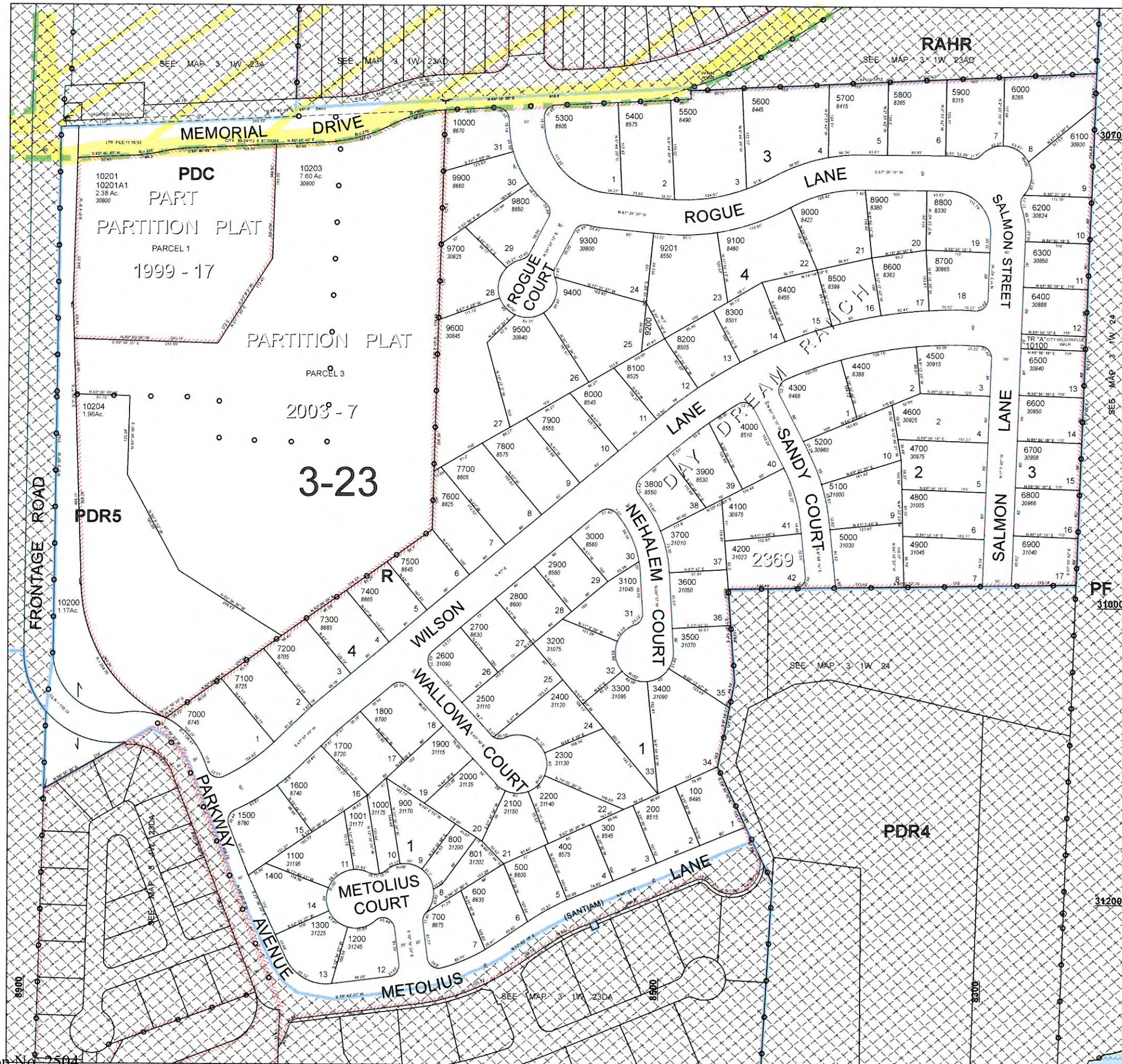
This map was prepared for assessment purpose only.



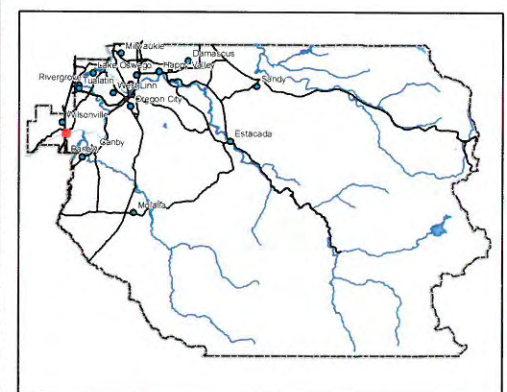
- CANCELLED
- 100
 - 101 THRU 115
 - 201
 - 300
 - 400
 - 401
 - 402
 - 500
 - 603
 - 801
 - 802
 - 840
 - 841
 - 851
 - 852
 - 881
 - 890
 - 1102
 - 1190
 - 1191A1
 - 1300
 - 1400
 - 1401
 - 1402
 - 1403
 - 1500
 - 1600
 - 1700 THRU 2800
 - 3303
 - 3304
 - 3305
 - 3306
 - 3307
 - 3308
 - 3309
 - 3310
 - 3311
 - 701
 - 3312
 - 1191
 - 1101
 - 3302
 - 3318
 - 3300
 - 605
 - 702
 - 700
 - 3000
 - 606
 - 3100

N.W.1/4 S.W.1/4 SEC.24 T.3S. R.1W. W.M.
Clackamas County
1" = 100'

Cancelled Taxlots
10202



- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- - - Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- ▨ Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- ⊕ Historic Corridor 40'
- ⊕ Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



This map was prepared for assessment purpose only.

N.E. 1/4 SEC. 23 T3S RIW WM. CLACKAMAS COUNTY

3 IW 23A WILSONVILLE

SCALE 1"=200'

SEE MAP 3 IW 23AB

SEE MAP 3 IW 23AA

SEE MAP

SEE MAP 3 IW 23AC

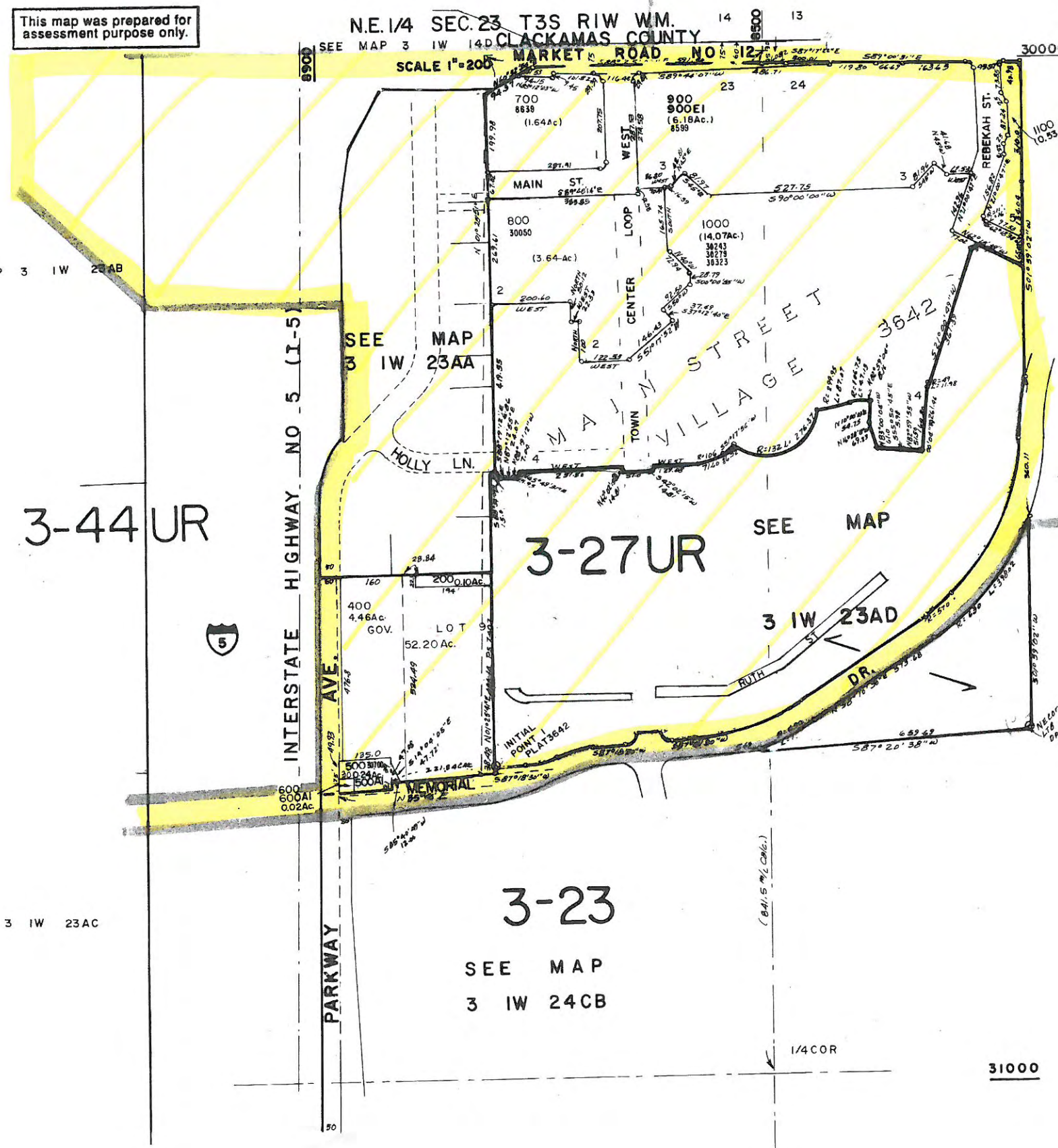
SEE MAP 3 IW 24CB

- CANCELLED
- 102
- 103
- 100
- 104
- 105
- 106
- 107
- 108
- 109
- 110
- 111
- 300
- 1200
- 1300
- 1400
- 1500
- 1600
- 900E2

3-44 UR

3-27 UR

3-23



MAP 4-27-89

3 1 W 23AC
WILSONVILLE

S.W.1/4 N.E. 1/4 SEC.23 T.3S. R.1W. W.M.
CLACKAMAS COUNTY

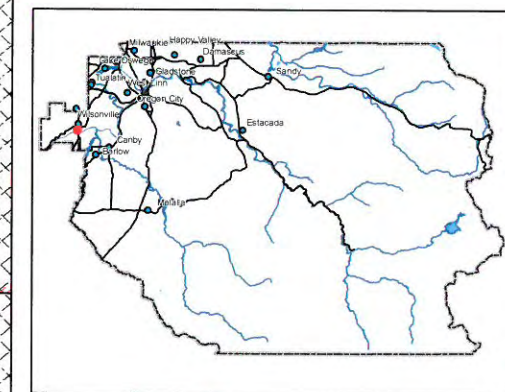
1" = 100'

D. L. C.
THOMAS BAILEY NO. 45

Cancelled Taxlots

- 2800
- 2900
- 3000
- 3500
- 3700
- 5301
- 5400
- 5590

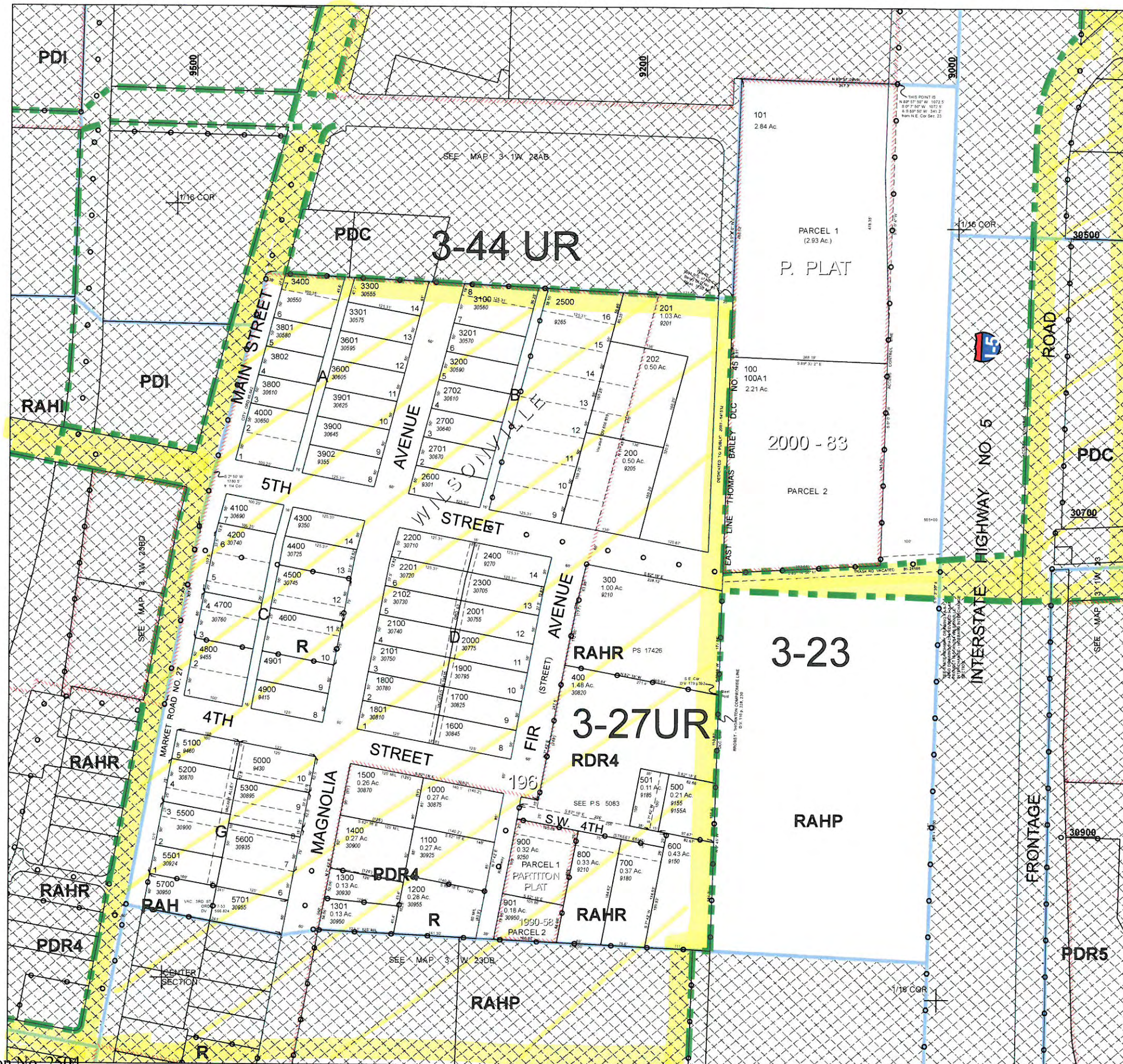
- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



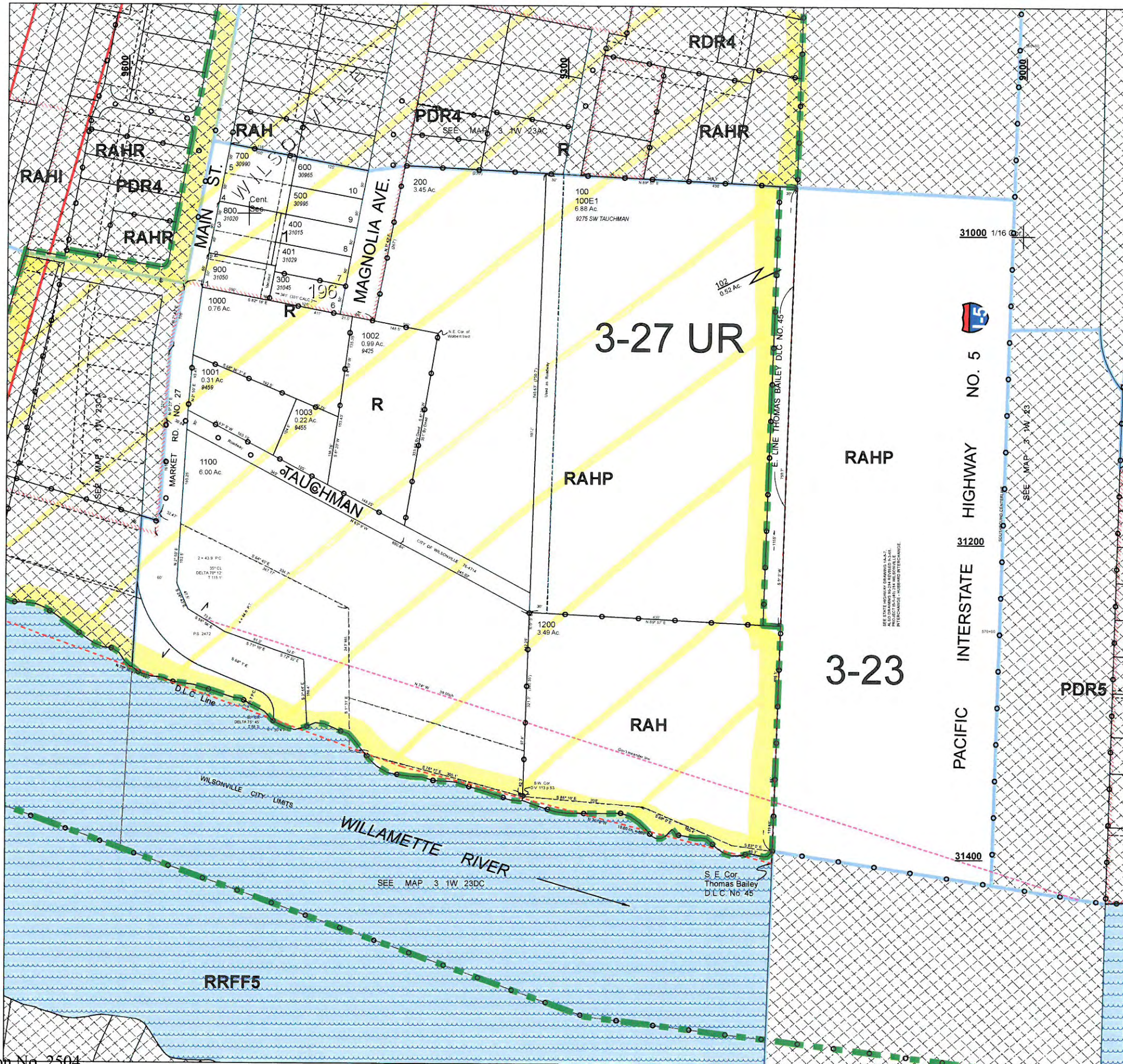
3 1 W 23AC
WILSONVILLE



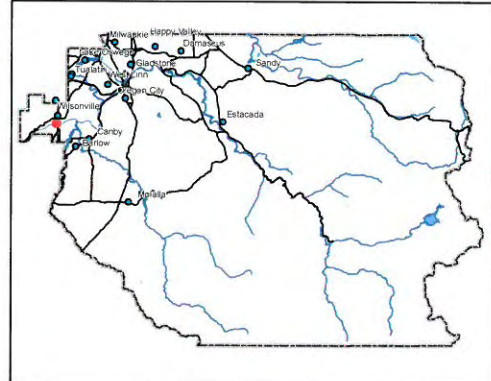
N.W.1/4 S.E.1/4 SEC.23 T.3S. R.1W. W.M.
CLACKAMAS COUNTY
1" = 100'

DLC
THOMAS BAILEY NO. 45

Cancelled Taxlots
101
201

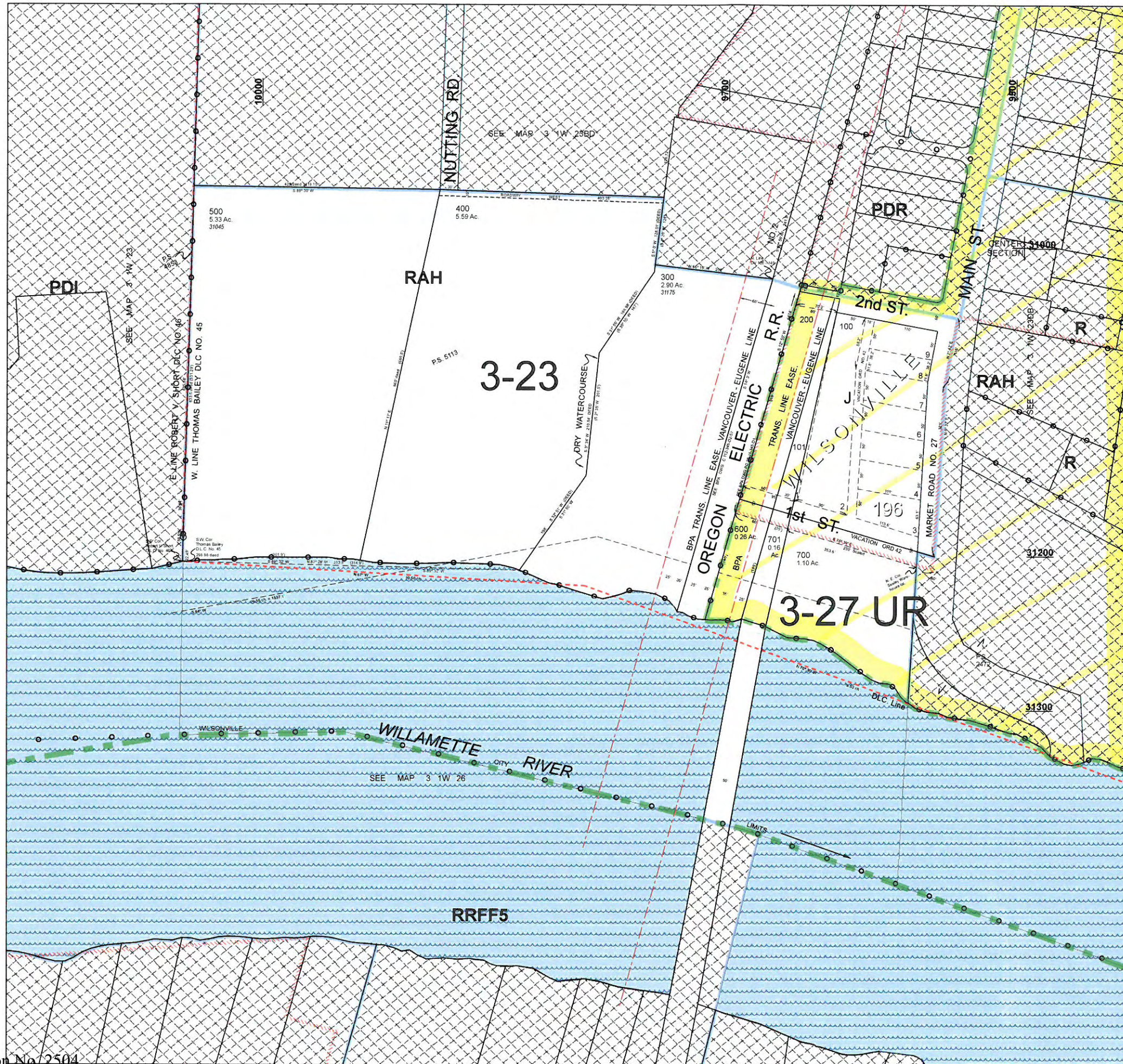


- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- Railroad Centerline
- █ TaxCodeLines
- ▭ Map Index
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- ▨ Plats
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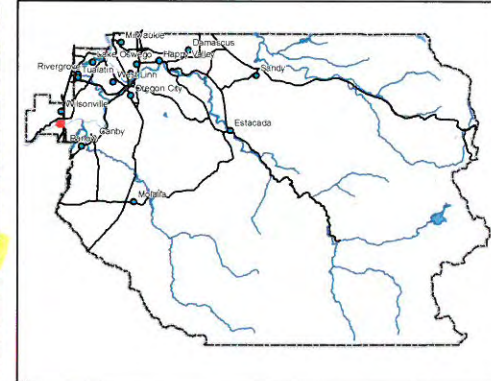


THIS MAP IS FOR ASSESSMENT PURPOSES ONLY





- Parcel Boundary
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PURPOSES ONLY



3 1 W 23AB
WILSONVILLE

N.W.1/4 N.E.1/4 SEC.23 T.3S. R.1W. W.M.
CLACKAMAS COUNTY

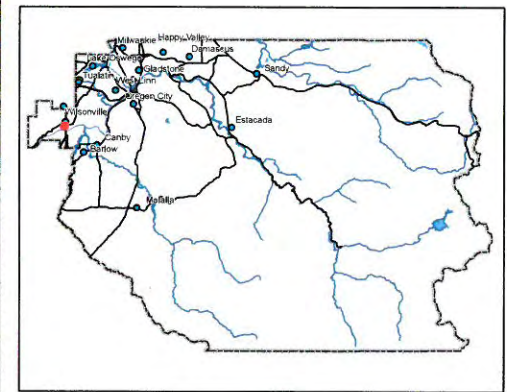
1" = 100'

D. L. C.
THOMAS BAILEY NO. 45

Cancelled Taxlots

- 100
- 102
- 200
- 201
- 300A1
- 300
- 301
- 400
- 401
- 402
- 403
- 404
- 405
- 500
- 501
- 600
- 601
- 602
- 700
- 701
- 800
- 801
- 880
- 900
- 1000
- 1100
- 1200
- 1201
- 1300
- 1301
- 1400A1
- 1401E1
- 1402
- 1403
- 1500
- 1600
- 2102
- 2103
- 2104
- 2105
- 2107
- 2200
- 2300
- 2301
- 2302
- 2500E1
- 3000E1

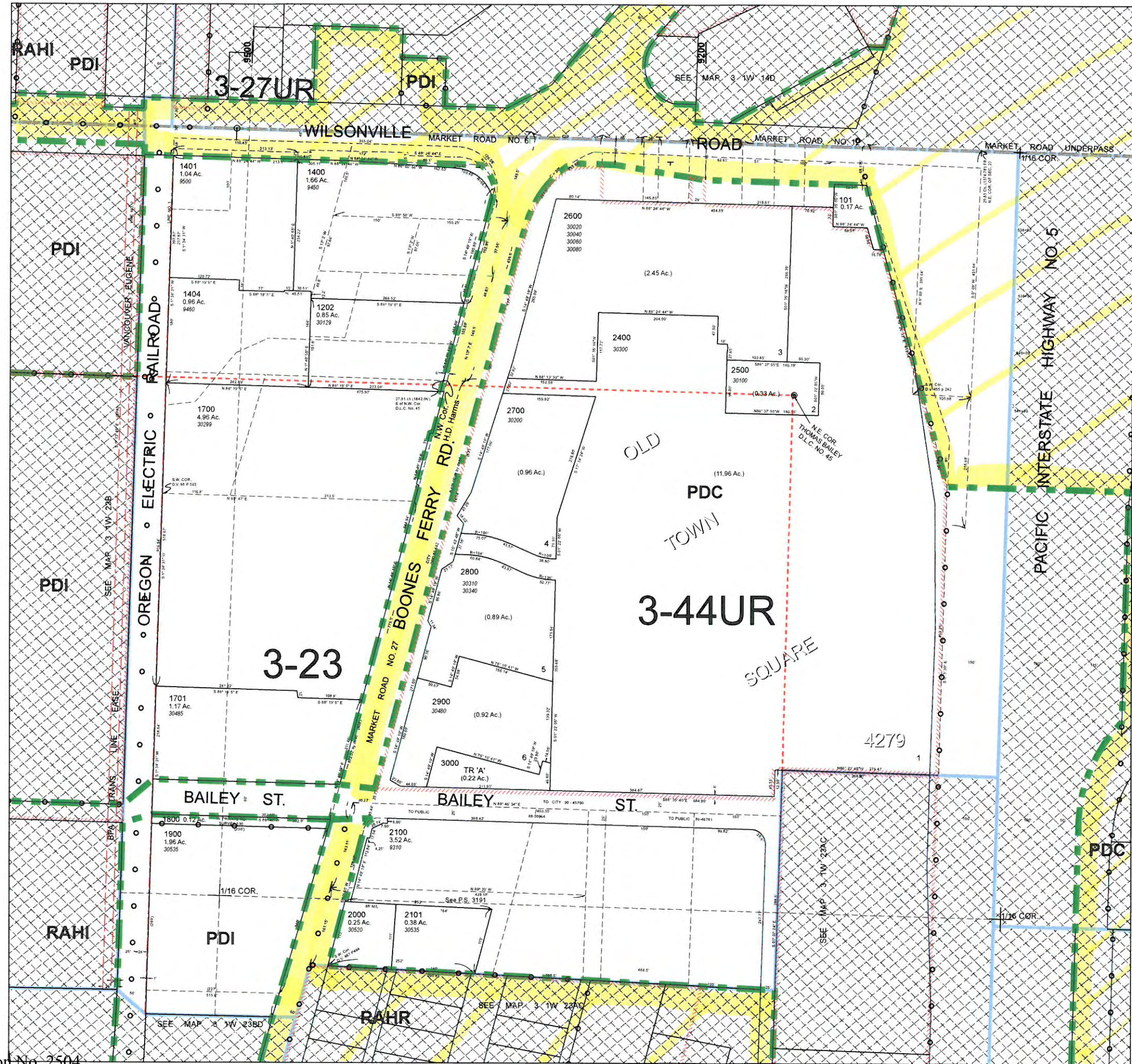
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THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

1/28/2014

3 1 W 23AB
WILSONVILLE



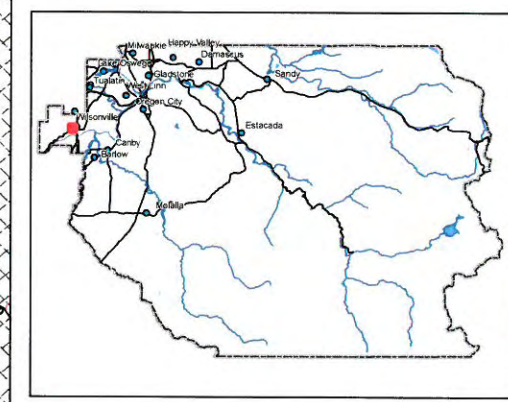
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CLACKAMAS COUNTY
1" = 200'

D. L. C.
ROBERT SHORT NO. 46

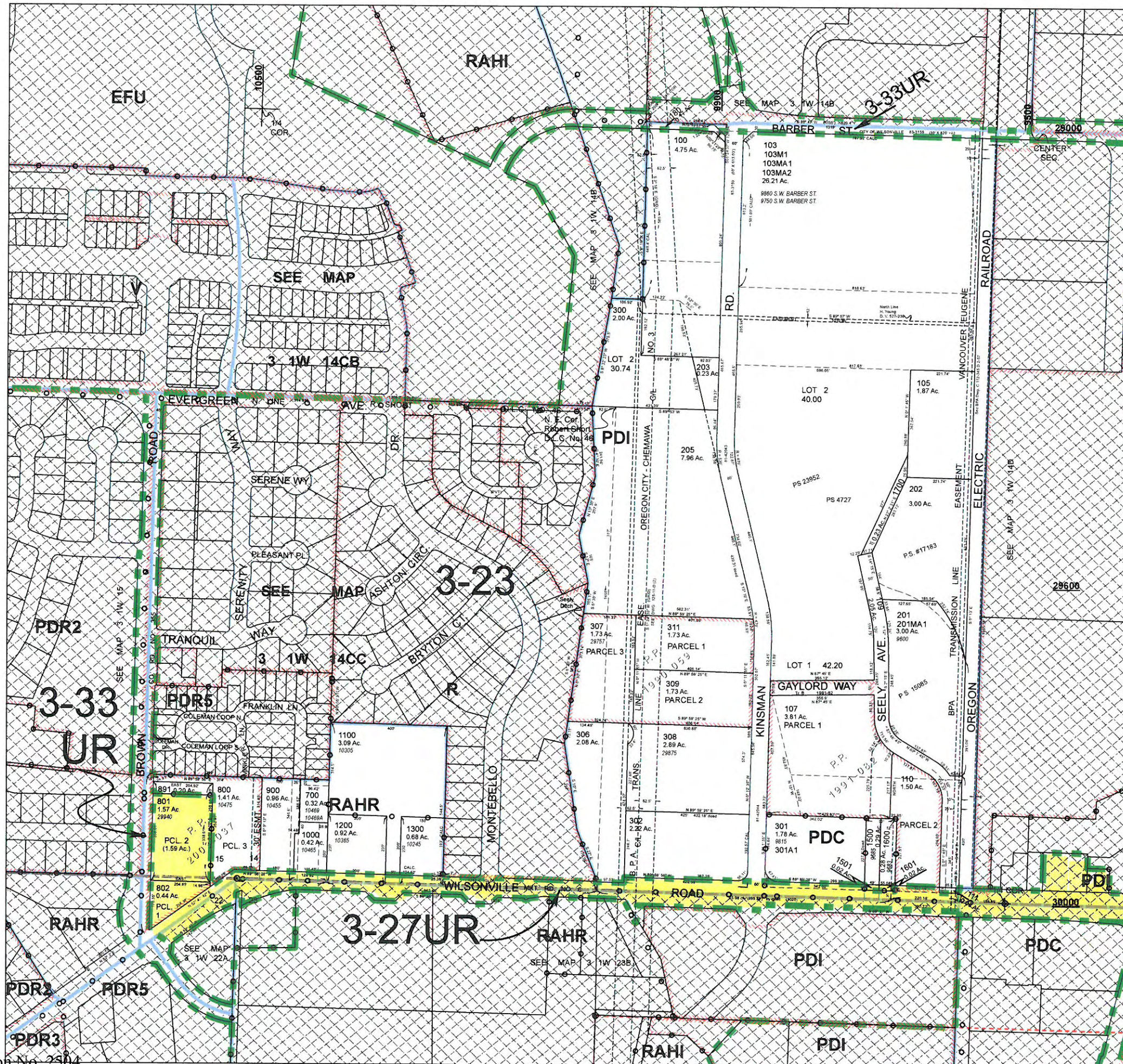
Cancelled Taxlots

- 101
- 102
- 103A3
- 104
- 106
- 108
- 190
- 191
- 200
- 202A1
- 202A2
- 204
- 303
- 304
- 305
- 310
- 312
- 400
- 500
- 501
- 502
- 503
- 504
- 505
- 506
- 507
- 508
- 509
- 510
- 511
- 600
- 601
- 701
- 1400
- 308E1

- Parcel Boundary
- - - Private Road ROW
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PURPOSES ONLY



3 1 W 22 A
WILSONVILLE

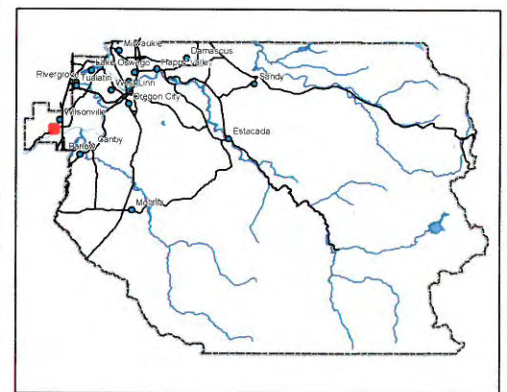
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Clackamas County
1" = 200'

D. L. C.
ROBERT SHORT NO. 46

Cancelled Taxlots

- 201
- 400
- 401
- 700
- 701
- 800
- 900
- 1000
- 1100
- 1200
- 1300
- 1301
- 1400
- 1600

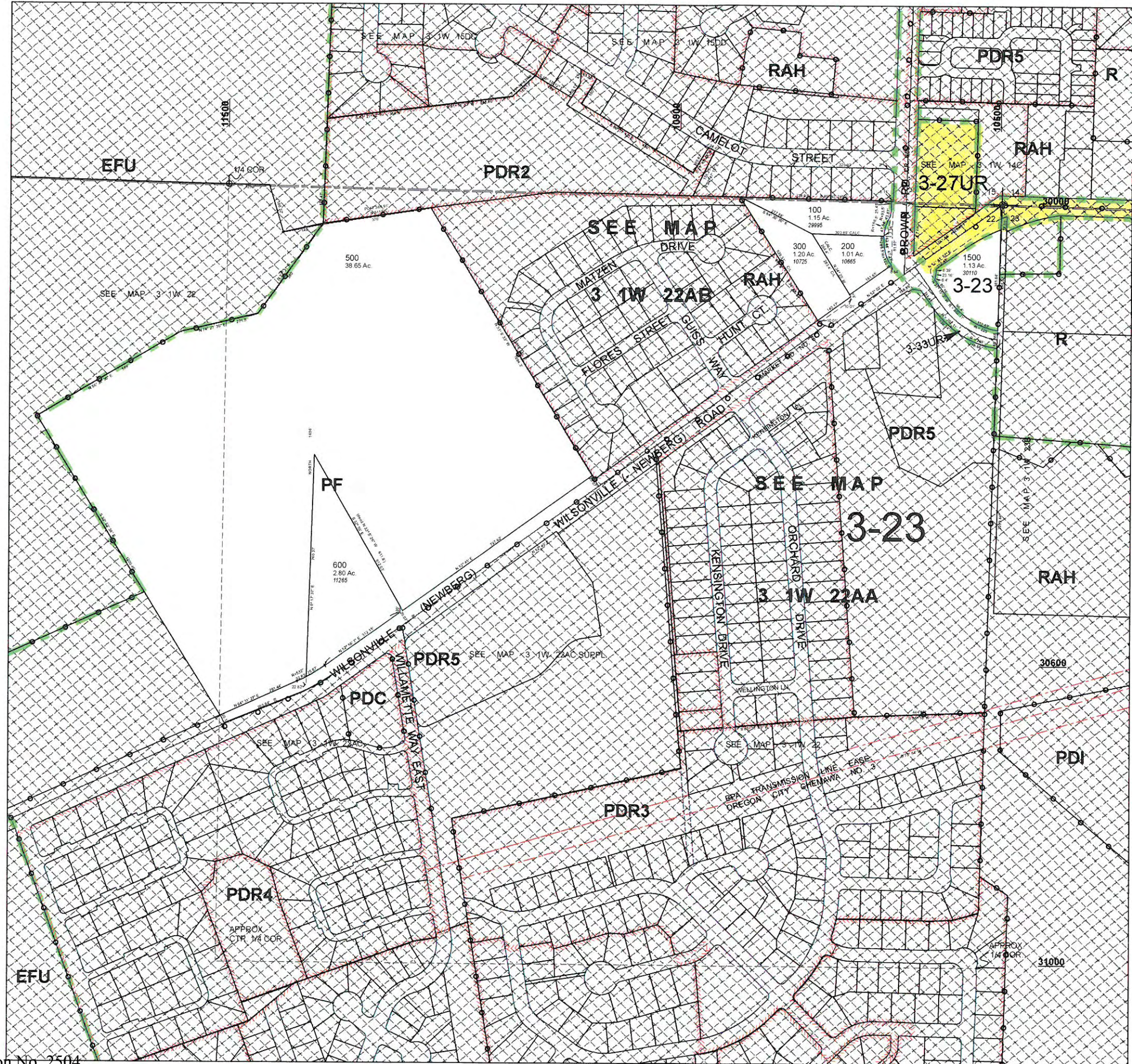
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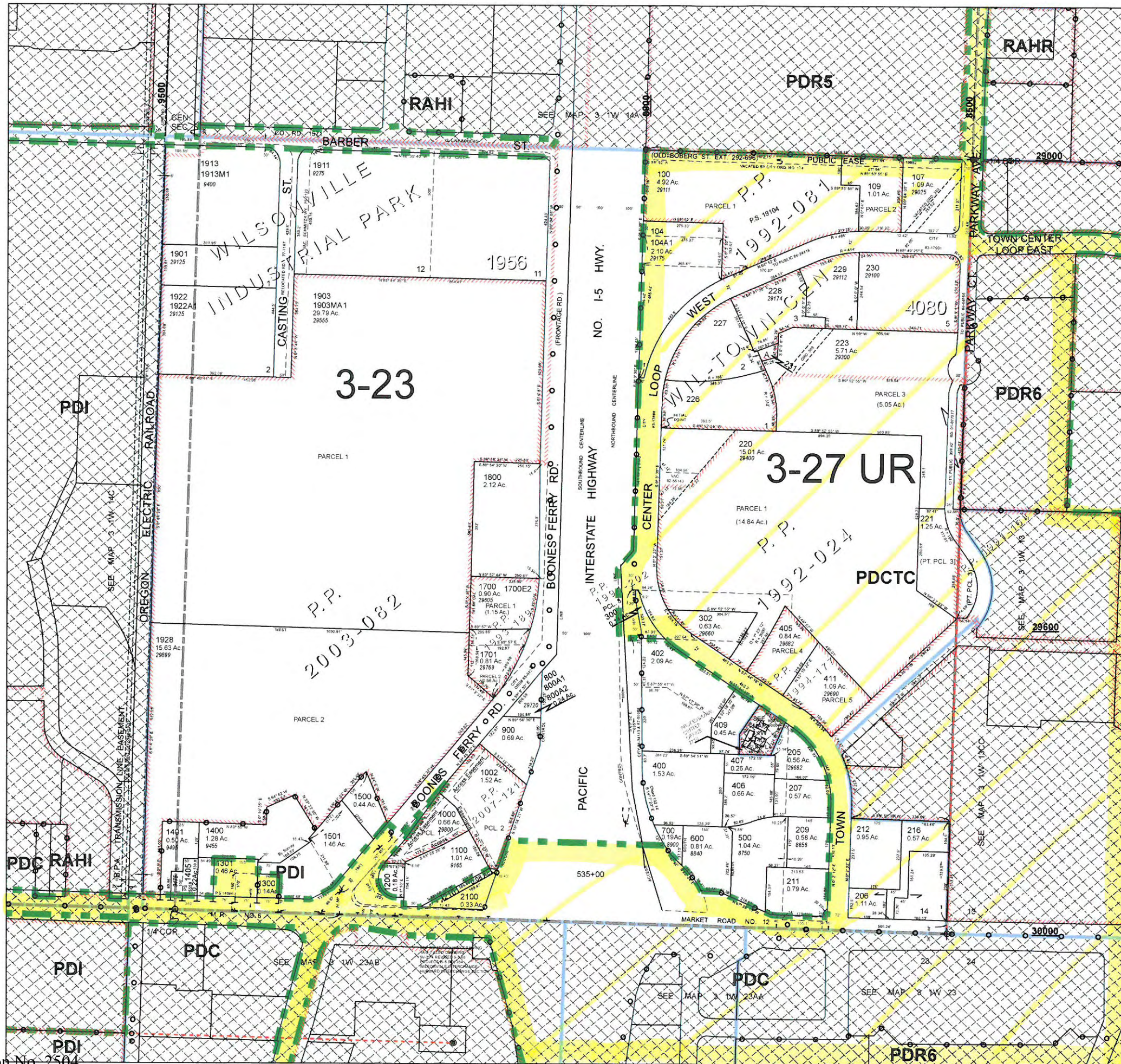


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PURPOSES ONLY



3 1 W 22 A
WILSONVILLE

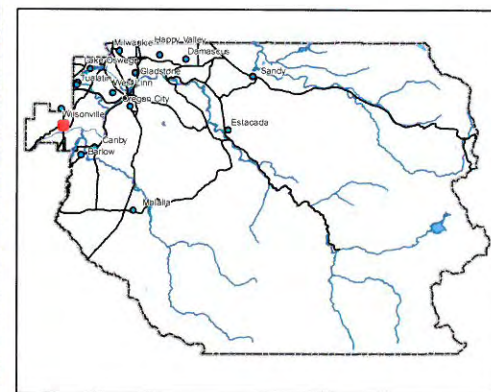




Cancelled Taxlots

- 100A11904
- 101 1905
- 102 1906
- 103 1907
- 105 1908
- 108 1909
- 110 1910
- 200 1912
- 201 1914
- 202 1915
- 203 1916
- 204 1917
- 206 1918
- 210 1919
- 213 1920
- 214 1921
- 215 1923
- 217 1924
- 218 1925
- 219 1926
- 222 1927
- 224 2000
- 225
- 301
- 302
- 401
- 402E1
- 403
- 404
- 408
- 410
- 501
- 1001
- 1101
- 1200A1
- 1201
- 1202
- 1302
- 1303
- 1304
- 1404
- 1402
- 1403
- 1406
- 1407
- 1408
- 1409
- 1502
- 1600
- 1700E1
- 1800S1
- 1801
- 1900
- 1902
- 1903A1

- Parcel Boundary
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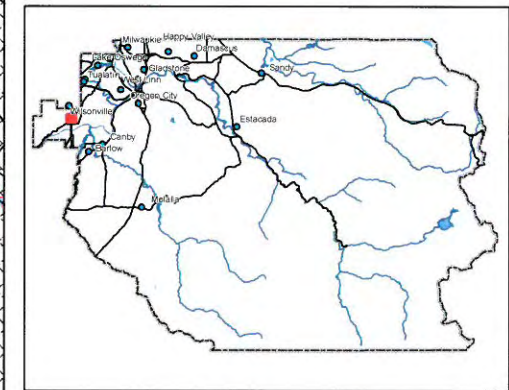




Cancelled Taxlots

- 202
- 3100
- 100
- 1800
- 293
- 282
- 104
- 101
- 102
- 404
- 405
- 1101
- 1205
- 1209
- 1400A1
- 1502
- 1503
- 1505
- 1506
- 1700
- 2100
- 2101
- 2201
- 200
- 105
- 200E1

- Parcel Boundary
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PURPOSES ONLY



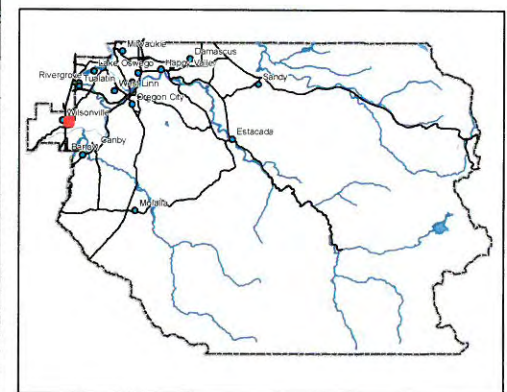
3 1 W 13 B
WILSONVILLE

N.W. 1/4 SEC. 13 T.3S. R.1W. W.M.
Clackamas County
1" = 200'

Cancelled Taxlots

- 401
- 402
- 403
- 404
- 405
- 500
- 600
- 1400
- 1401
- 1402
- 1403
- 1500
- 1501
- 1600
- 1601
- 1700
- 1790
- 1800
- 1900
- 2000
- 2100
- 2200
- 2301
- 2400
- 2600
- 2602
- 2702
- 2703
- 2704
- 2800
- 3000
- 3001

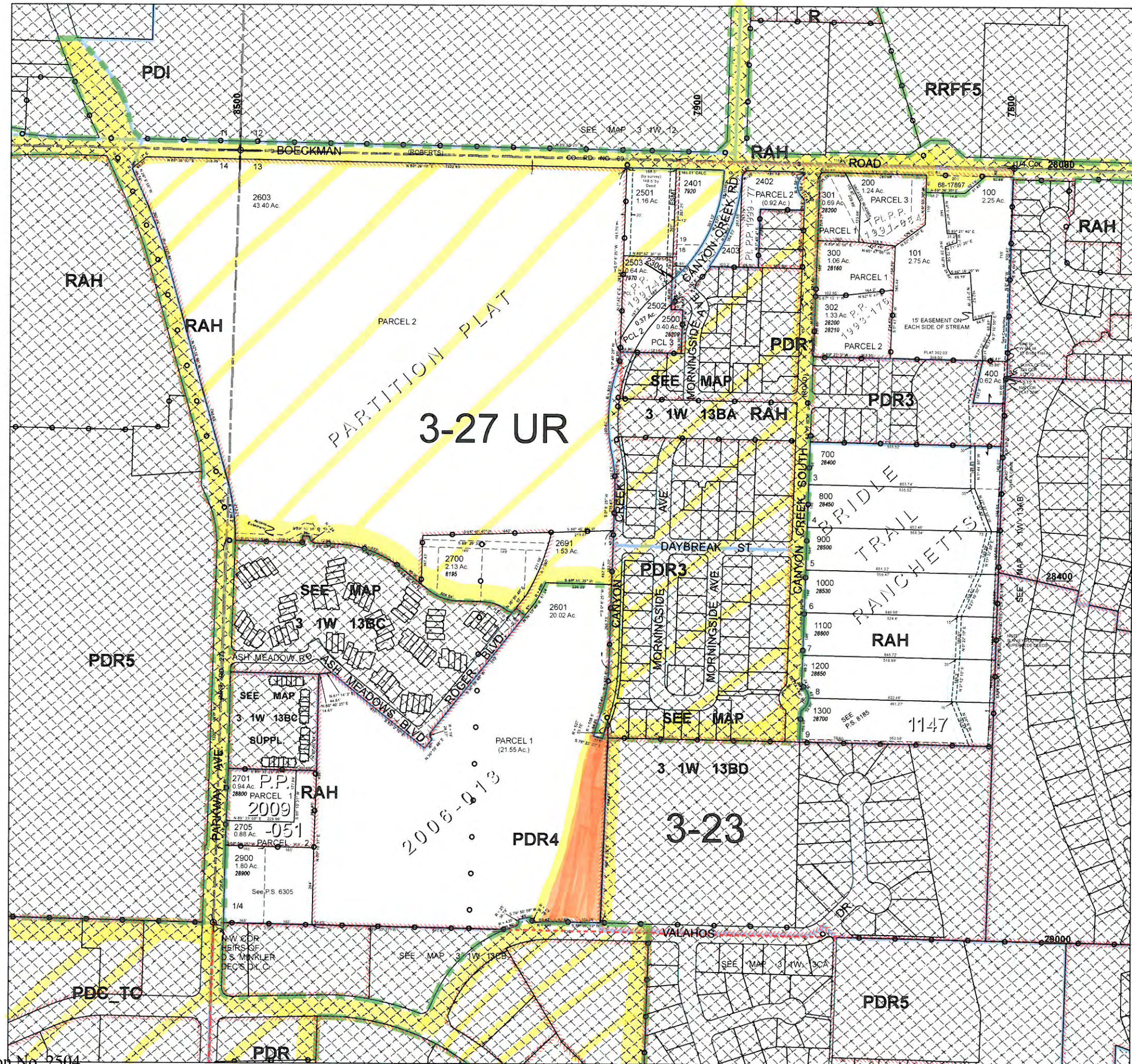
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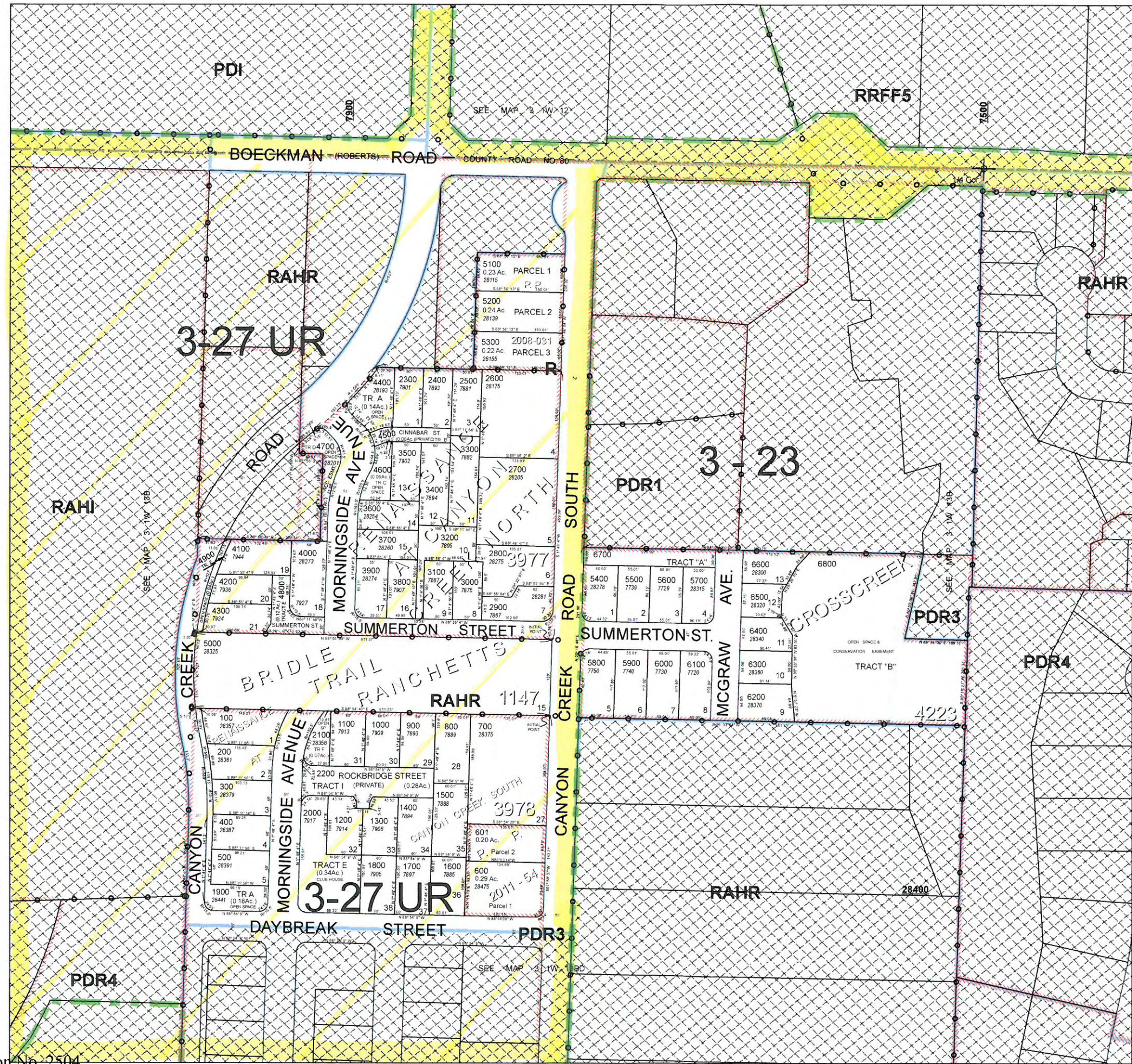


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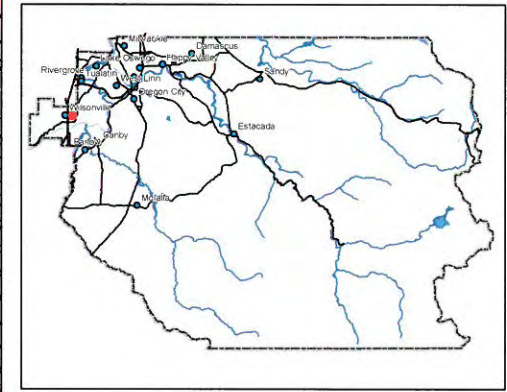


3 1 W 13 BA
 WILSONVILLE
 N.E. 1/4 N.W. 1/4 SEC. 13 T.3S. R.1W. W.M.
 Clackamas County
 1" = 100'

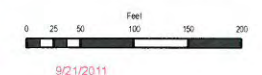
Cancelled Taxlots



- Parcel Boundary
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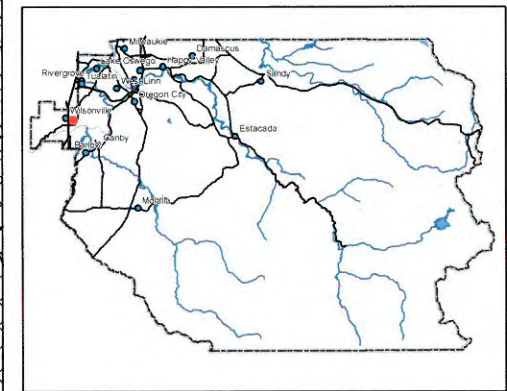
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WILSONVILLE

S.E. 1/4 N.W. 1/4 SEC. 13 T.3S. R.1W. W.M.
Clackamas County
1" = 100'

Cancelled Taxlots



- Parcel Boundary
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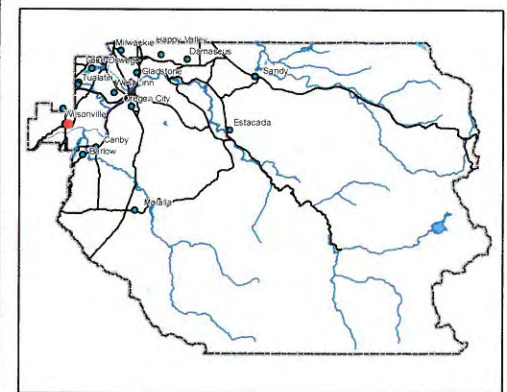


3 1 W 13 BD
WILSONVILLE

Cancelled Taxlots



- Parcel Boundary
- - - Private Road ROW
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- TaxCodeLines
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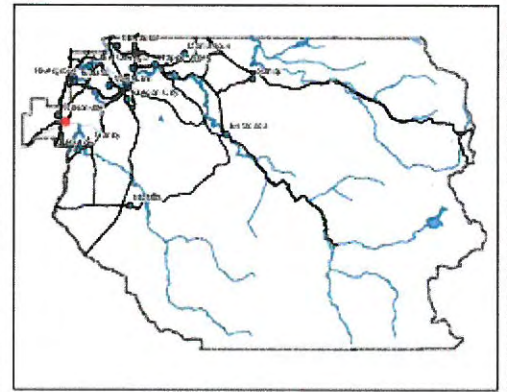
THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



3 1 W 13 CD
 WILSONVILLE
 S.E. 1/4 S.W. 1/4 SEC. 13 T.3S. R.1W. W.M.
 Clackamas County
 1" = 100'

- Cancelled Taxlots
- 281
 - 282
 - 283
 - 284
 - 285
 - 286
 - 287
 - 288
 - 289
 - 290
 - 291
 - 292
 - 293
 - 294
 - 295
 - 296
 - 297
 - 298
 - 299
 - 300
 - 301
 - 302

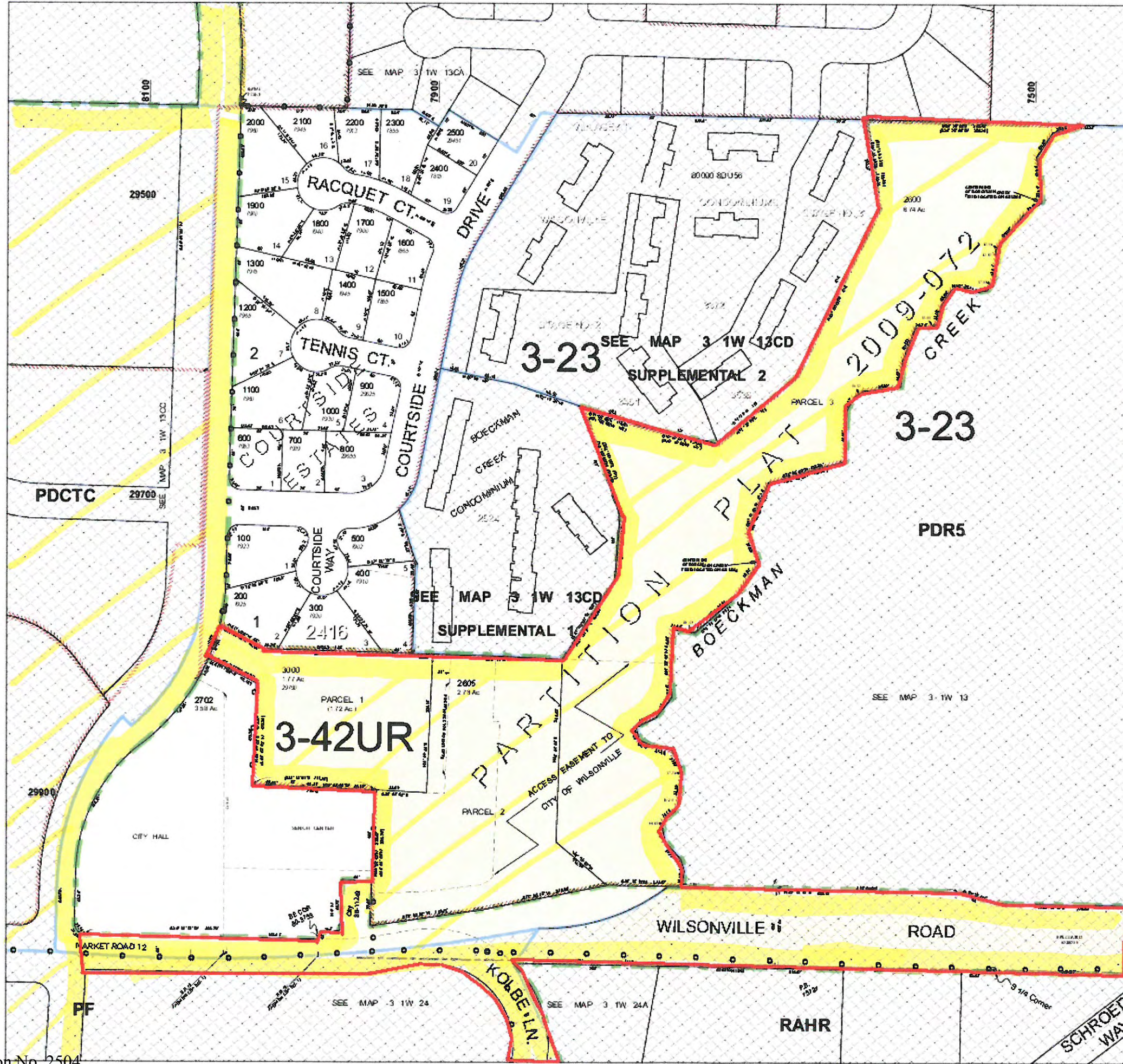
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3 1 W 13 CD
 WILSONVILLE



3 1 W 13CC
WILSONVILLE

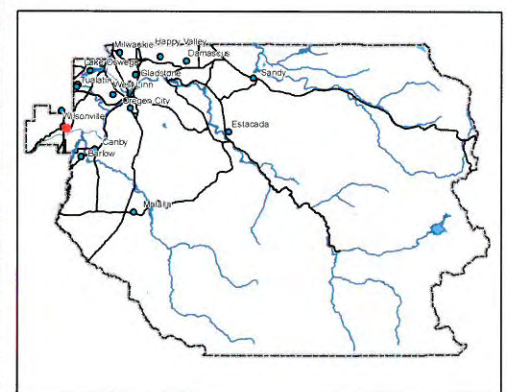
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CLACKAMAS COUNTY
1" = 100'

Cancelled Taxlots

400E1
400
600E1



- Parcel Boundary
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- ⊕ Historic Corridor 20'



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PURPOSES ONLY

1/21/2014

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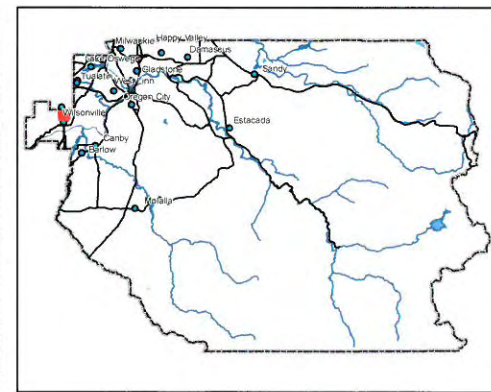
3 1 W 11D
WILSONVILLE

S.E. 1/4 SEC. 11 T.3S. R.1W. W.M.
CLACKAMAS COUNTY
1" = 200'

Cancelled Taxlots

- 100
- 200A1
- 501
- 600
- 700E1
- 700
- 701
- 701E1
- 780
- 800
- 901A1
- 1000
- 1100
- 1200E1

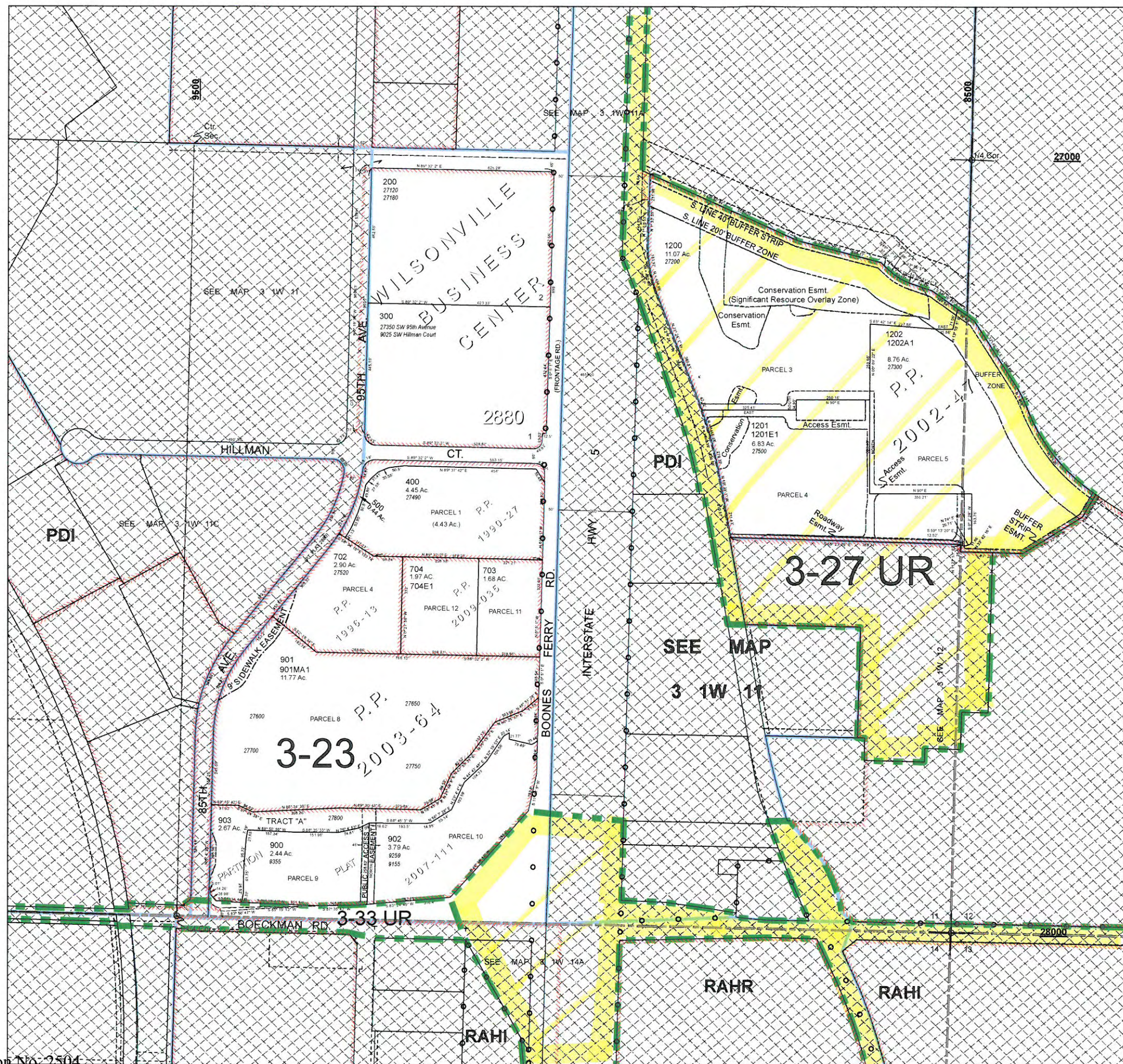
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THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

10/15/2013

3 1 W 11D
WILSONVILLE



RESOLUTION NO. 2440

A RESOLUTION OF THE CITY COUNCIL APPROVING A MINOR 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, Sections 1201 and 1202 of the Plan provide that the Agency and the City Council can approve Minor Amendments to the Plan by resolution; and

WHEREAS, the removal of acreage from the Plan boundary that does not significantly alter the Goals and Objectives of the Plan is considered a Minor Amendment under Section 1202 of the Plan; and

WHEREAS, Section 1204 of the Plan considers additions of land “not more than one percent (1%) of the existing area of the Urban Renewal Area” to be a Minor Amendment rather than a Substantial Amendment; and

WHEREAS, ORS 457.220(3) states that “No land equal to more than 20 percent of the total land area of the original plan shall be added to the urban renewal areas of a plan by amendments”; and.

WHEREAS, there have been numerous changes in the residential, industrial and commercial development of the community and the Plan area since adoption of the Plan by Ordinance No. 373 in 1990; and

WHEREAS, Minor Amendments approved under URA Resolutions 32 and 59 have added a total of 11.22 acres to the Plan area, which equals 1.3% of the original Plan area; , and

WHEREAS, Minor Amendments approved under URA Resolutions 99, 102, 118 and 176 have removed acreage from the Plan area, resulting in current acreage of 629 acres; and

WHEREAS, the Agency found, determined and recommended to the Council that it is in the best interest of the public to further reduce the size of the Plan area to reduce acreage to remain under the City-wide 25% urban renewal acreage cap required under ORS 457; and

WHEREAS, tax lot 31W13 00100 is 60.5 +/- acres and is the site of Wilsonville High School; and

WHEREAS, this tax lot is publicly owned and produces no tax increment; and

WHEREAS, Section 601(A)(2) of the Plan describes the Canyon Creek South road project from “Boeckman Road, south to Wilsonville Road. Includes intersection with Town Center Loop East, modifications to Vlahos Drive and storm drain; and

WHEREAS, this section was amended by URA Resolution No. 117 on August 30, 2004 to include “Necessary activities required to carry out the Plan may occur immediately outside of the Urban Renewal Area”; and

WHEREAS, the legal description for the Plan does not include that section of the road alignment between Canyon Creek Road South at its current southern terminus at the south end of the Renaissance Homes development to the east and Vlahos Drive; and

WHEREAS, it has been established that this area was never included in the original legal description and map for the Plan; and

WHEREAS, due to the specific text reference in the Plan, the absence of this area from the Plan’s original legal description and map is determined to be a scrivener’s error; and

WHEREAS, the Canyon Creek Road South project to Vlahos Drive and Town Center Loop will be designed in Fiscal Year 2013/14 and is included in the City of Wilsonville 2013/14 adopted budget as Project 4184; and

WHEREAS, the Agency found, determined and recommended to the Council that it is in the best interest of the public to further amend the Plan area to correct this scrivener’s error and include the area needed for the Canyon Creek South project as described in Section 601(A)(2) of the Plan; and

WHEREAS, this addition to the area contains 1.72 acres +/- which is .27% of the existing Plan area making the addition of this area to the Plan a Minor Amendment; and

WHEREAS, the addition of these 1.72 acres in conjunction with the 11.22 acres added to the Plan under URA Resolutions 32 and 59 total 12.94 acres or 1.5% of the original Plan area;

WHEREAS, these adjustments to the Plan area as described in Exhibit A and shown in Exhibit B, attached hereto and incorporated by will reduce the district's acreage from 629 acres to 570 acres; and

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

WHEREAS, on October 7, 2013 the Urban Renewal Agency of the City of Wilsonville approved URA Resolution 235, attached hereto and incorporated herein as Exhibit C, recommending this Minor Amendment.

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

1. The City Council adopts and incorporates by reference herein the above Recitals as findings and determinations of the Council.
2. The Year 2000 Urban Renewal Plan legal description (Exhibit 1 to The Year 2000 Urban Renewal Plan) as previously amended by Urban Renewal Agency Resolution Nos. 32, 59, 99, 102, 115, 118 and 176 shall be amended as described in Exhibit A of this Resolution, attached hereto and incorporated herein by this reference and shall be titled "Exhibit 1" of The Year 2000 Plan and made part of The Year 2000 Plan. The Plan Area is reduced in accordance with Exhibit A.
3. The existing Year 2000 Urban Renewal Plan Exhibit 2, "Urban Renewal Boundary Map," previously amended by Urban Renewal Agency Resolution Nos. 32, 59, 99, 102, 115, 118, and 176 shall be amended and replaced by the map which is Exhibit B of this Resolution entitled "East Side Urban Renewal Boundary Revised per URA Resolution Nos. 32, 59, 99, 102, 115, 118, and 176. Exhibit B is attached hereto and incorporated herein by this reference and is made a part of The Year 2000 Plan. The map boundaries conform to the legal description in Exhibit A.
4. The existing Plan area includes a total land area of 629 acres. The area removed and added by this proposed Minor Amendment to the Plan area leaves a total of 570 acres in Plan Area. The Council finds and determines that this reduction and addition of land to the Plan area by a Minor Amendment to the Plan is not a substantial amendment to the Plan as the term "substantial amendment" is defined in ORS 457.085 (2) (1) and is approved by the City Council.
5. The effective date of this Resolution is October 21, 2013.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 21st day of October 2013, and filed with the Wilsonville City Recorder this date.

TIM KNAPP, MAYOR

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Goddard	Yes
Councilor Starr	Yes
Councilor Fitzgerald	Yes
Councilor Stevens	Yes

Attachments:

Exhibit A - Amended Legal Description of the Wilsonville Year 2000 Plan Urban Renewal Area
Exhibit B - Amended Year 2000 Plan Urban Renewal Area Boundary Map
Exhibit C – URA Resolution 235