

RESOLUTION NO. 2663

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING UTILIZATION OF EMINENT DOMAIN FOR ACQUISITION OF PROPERTY AND PROPERTY INTERESTS RELATED TO THE CONSTRUCTION OF THE GARDEN ACRES ROAD PROJECT.

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

WHEREAS, construction of the Garden Acres Road Project (the "Project") will improve access and connectivity to future industrial properties in the City; and

WHEREAS the Project is identified in the City of Wilsonville FY 2017/2018 Capital Improvement Project Budget as Project No. 4201; and

WHEREAS, the total project cost estimate for Phase 1 of the Garden Acres Road project for which property acquisition is needed is \$4.8 million; and

WHEREAS, in order to construct the Project, the City needs to acquire approximately 25,878 square feet (SF) of right-of-way, approximately 12,960 SF of Public Utility easements, and approximately 12,960 SF of temporary construction easements; and

WHEREAS, the property interests anticipated to be acquired for the Project are legally described in Exhibits 1 through 14, attached hereto and incorporated herein; and

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

WHEREAS, the acquisition of the properties generally described in Exhibits 1 through 14 is necessary and will benefit the general public and will be used for public purposes; and

WHEREAS, the City acquires real property in accordance with guidelines set forth in its Urban Renewal Agency's adopted "*Appraisal and Acquisition Policies*" and all applicable law; and

WHEREAS, the City is authorized to acquire property by eminent domain in to achieve the objectives of the City's Capital Improvement Program and shall conform to all statutory requirements to ensure that property owners' rights are legally complied with; and

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

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

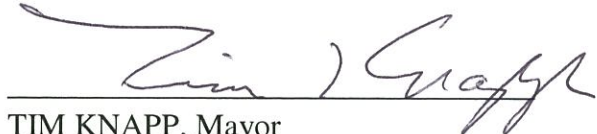
WHEREAS, title to the acquired property interest shall vest in the name of the City of Wilsonville to provide for necessary care, maintenance and public safety authority; and

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

1. The Wilsonville City Council finds that:
 - a. There is a public necessity for the construction of the aforementioned street improvements,
 - b. The properties described in Exhibits 1 through 14, which descriptions may be modified as set forth below, are necessary for the construction of said public improvements, and
 - c. The proposed street and utility improvements are planned and located in a manner most compatible with the greatest public good and the least private injury.
2. City staff and the City Attorney are authorized and directed to:
 - a. Negotiate with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property.
 - b. In the event agreement cannot be reached, to commence and prosecute to final determination such proceedings as may be necessary, including condemnation of the property, to acquire the real property and interest therein, and that upon the filing of such proceeding may seek immediate possession of any of the real properties described in Exhibits 1 through 14.
3. In the event that there are required modifications to the legal descriptions as the project design moves forward, or as negotiations with property owners warrant, revisions to the legal descriptions, staff is authorized to proceed as set forth above.

Provided, however, if any property not identified above is needed, then a new resolution for that previously unidentified property will be brought back to City Council for consideration.

ADOPTED by the Wilsonville City Council this 18th day of January, 2018, and filed with the Wilsonville City Recorder this date.


TIM KNAPP, Mayor

ATTEST:


Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor Akervall	Yes

Exhibits:

Exhibits 1 through 14: Legal Descriptions

EXHIBIT A

Garden Acres Road Project
January 2, 2018
OWNER: Richard E. and Margaret E. Gentes
Page 1 of 3

City Project No. 4201
Map & Tax Lot No. 3S1W3A-1700
Property No. 7

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Southeast One-Quarter of the Northeast One-Quarter of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 16, Plat of "CAHALIN ACRES", Plat Book 15, Page 35, Washington County Survey Records, also being a portion of that tract of land as described by Statutory Warranty Deed to Richard E. Gentes and Margaret E. Gentes, recorded February 21, 1990 as Document No. 90-08472, Washington County Deed Records, said parcel being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 20.00 feet left of S.W. Garden Acres Road Project Centerline Station 45+40.24;

Thence northwesterly, in a straight line, to a point 169.79 feet left of S.W. Garden Acres Road Project Centerline Station 46+75.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Grahams Ferry Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common

to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence N01°20'02"E, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence N01°19'35"E, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears S01°19'35"W, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be N01°20'02"E, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 4,160 square feet more or less.

PARCEL 2 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Southeast One-Quarter of the Northeast One-Quarter of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 16, Plat of “CAHALIN ACRES”, Plat Book 15, Page 35, Washington County Survey Records, also being a portion of that tract of land as described by Statutory Warranty Deed to Richard E. Gentes and Margaret E. Gentes, recorded February 21, 1990 as Document No. 90-08472, Washington County Deed Records, said parcel being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 20.00 feet left of S.W. Garden Acres Road Project Centerline Station 45+33.51;

Thence northwesterly, in a straight line, to a point 177.26 feet left of S.W. Garden Acres Road Project Centerline Station 46+75.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Grahams Ferry Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 445 square feet more or less.

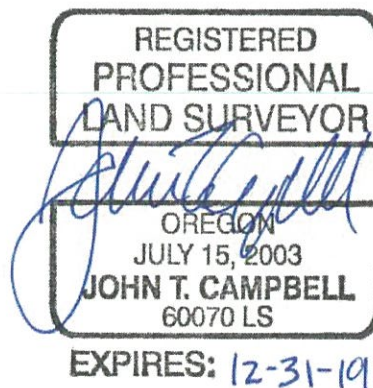
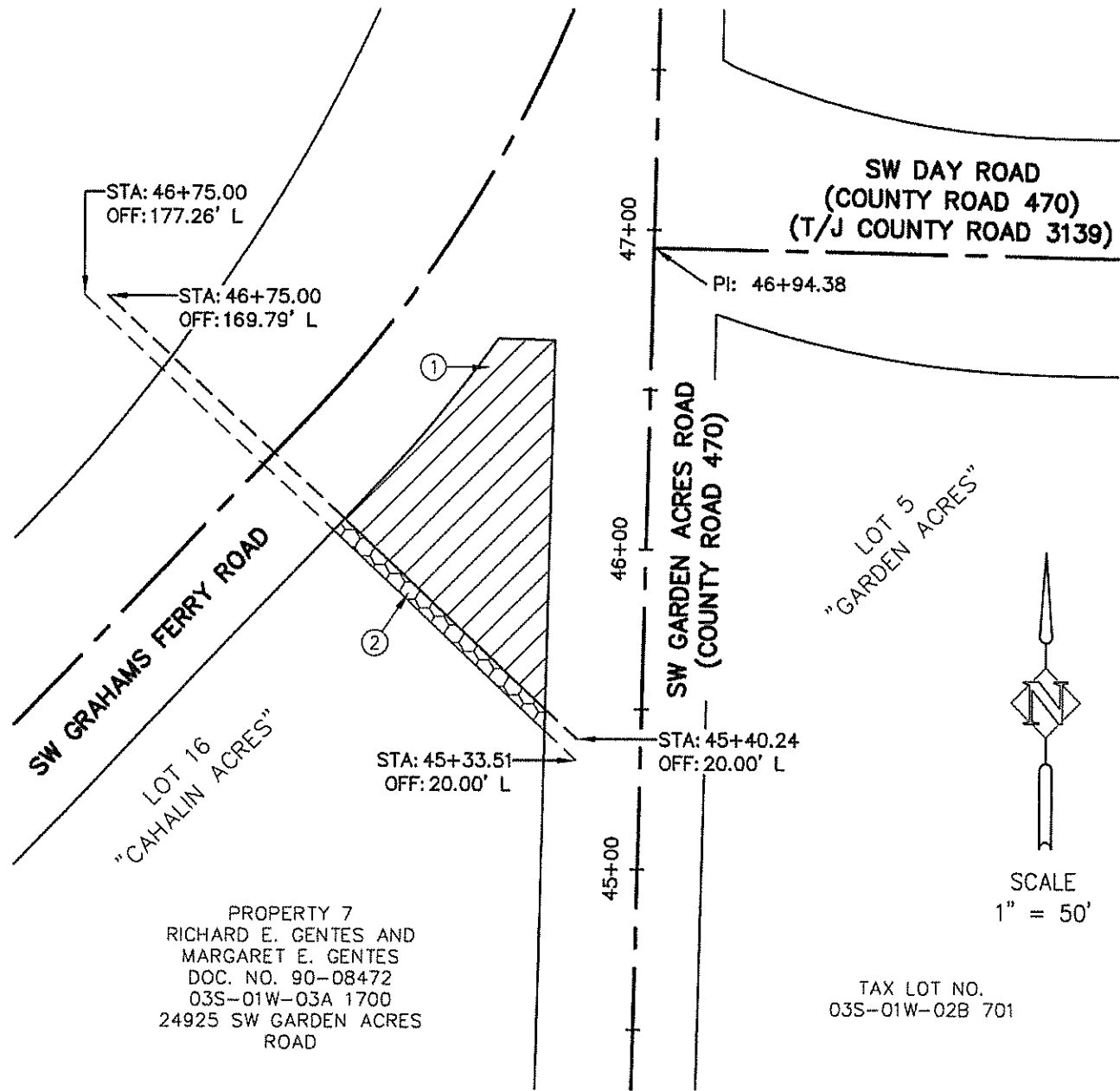


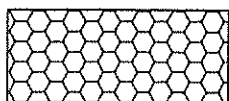
EXHIBIT "B"
PROPERTY 7



LEGEND



① PERMANENT RIGHT-OF-WAY
EASEMENT FOR
ROAD PURPOSES
± 4160 SQUARE FEET



② TEMPORARY CONSTRUCTION
EASEMENT
± 445 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

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EXHIBIT A

Garden Acres Road Project
January 2, 2018
OWNER: Teddy and Roberta Lee Stivahtis
Page 1 of 3

City Project No. 4201
Map & Tax Lot No. 3S1W2B-701
Property No. 9

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of the Northwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 5, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Warranty Deed-Statutory Form to Teddy Stivahtis and Roberta Lee Stivahtis, recorded August 26, 1994 as Document No. 94-079027, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 43+85.00;

Thence northerly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 46+85.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Day Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common

to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence N01°20'02"E, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence N01°19'35"E, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears S01°19'35"W, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be N01°20'02"E, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 5,173 square feet more or less.

PARCEL 2 (Public Utility Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of the Northwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 5, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Warranty Deed-Statutory Form to Teddy Stivahtis and Roberta Lee Stivahtis, recorded August 26, 1994 as Document No. 94-079027, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 43+85.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 46+85.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Day Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

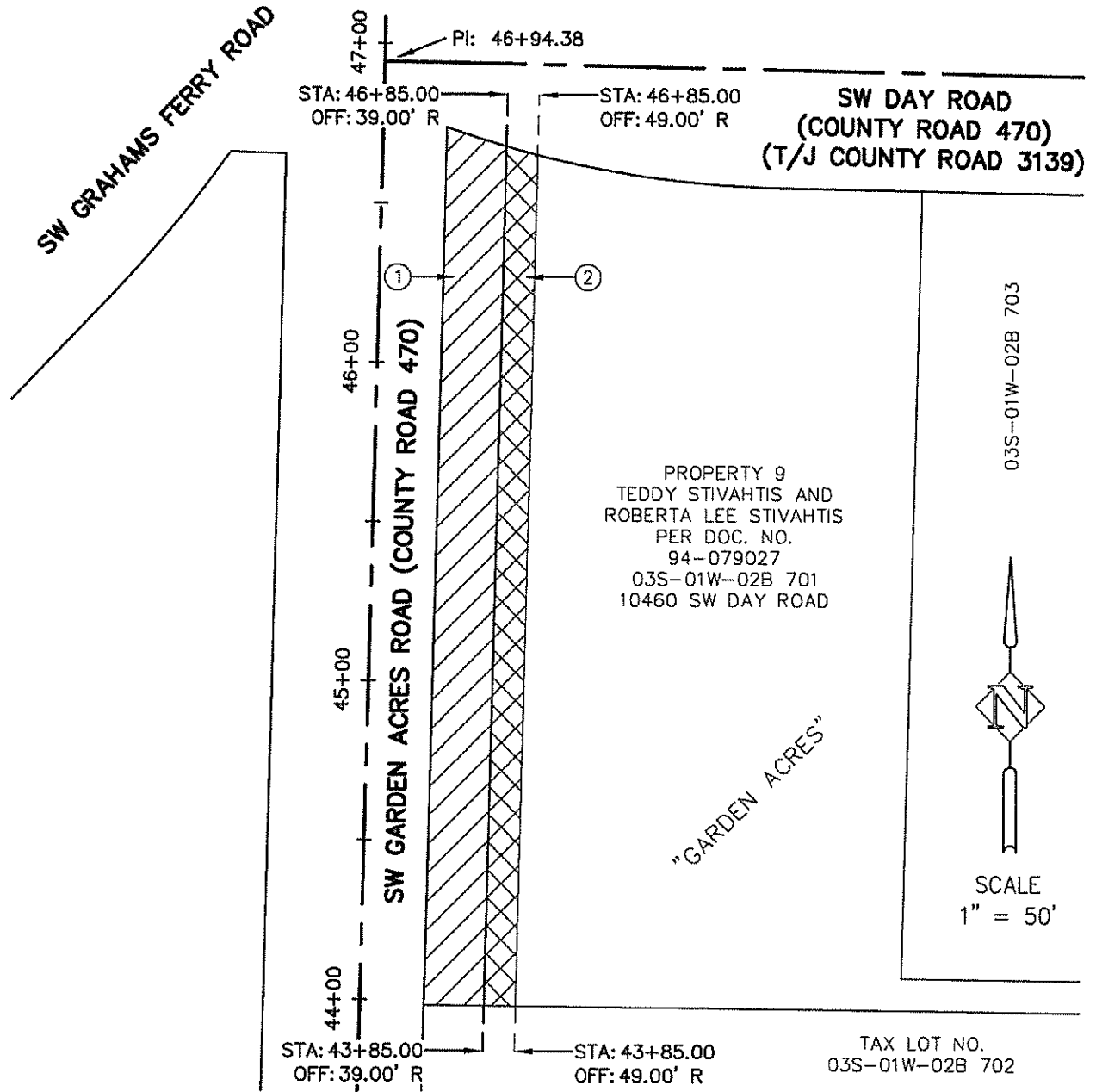
The parcel of land to which this description applies contains 2,682 square feet more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

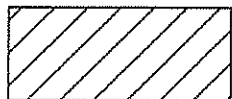
John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-19

EXHIBIT "B"
PROPERTY 9



LEGEND



① PERMANENT RIGHT-OF-WAY
EASEMENT FOR
ROAD PURPOSES
± 5173 SQUARE FEET



② PUBLIC UTILITY EASEMENT
± 2682 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

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EXHIBIT A

Garden Acres Road Project
January 2, 2018
OWNER: Philip M. and Clara Kielhorn
Page 1 of 4

City Project No. 4201
Map & Tax Lot No. 3S1W2B-702
Property No. 10

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the West One-Half of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 5, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Warranty Deed to Philip M. Kielhorn and Barbara Kielhorn, recorded May 20, 1963 as Book 487, Page 280, Washington County Deed Records, also being a portion of that tract of land as described by Deed Creating Estate By the Entirety to Clara Kielhorn, an undivided one-half interest, recorded September 26, 1979 as Document No. 79-039488, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 42+30.00;

Thence northerly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 44+20.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette

Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence N01°20'02"E, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence N01°19'35"E, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears S01°19'35"W, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be N01°20'02"E, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 2,850 square feet more or less.

PARCEL 2 (Public Utility Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the West One-Half of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 5, Plat of "GARDEN ACRES", Plat Book 4, Page

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Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 42+30.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 44+20.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 1,500 square feet more or less.

PARCEL 3 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of the Northwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 5, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Warranty Deed to Philip M. Kielhorn and Barbara Kielhorn, recorded May 20, 1963 as Book 487, Page 280, Washington County Deed Records, also being a portion of that tract of land as described by Deed Creating Estate By the Entirety to Clara Kielhorn, an undivided one-half interest, recorded September 26, 1979 as Document No. 79-039488, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 42+30.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 43+18.45;

Thence easterly, in a straight line, to a point 64.00 feet right of S.W. Garden Acres Road Project Centerline Station 43+18.45;

Thence northerly, in a straight line, to a point 64.00 feet right of S.W. Garden Acres Road Project Centerline Station 43+58.45;

Thence westerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 43+58.45;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 44+20.00;

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom the above described Parcel 2.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 600 square feet more or less.

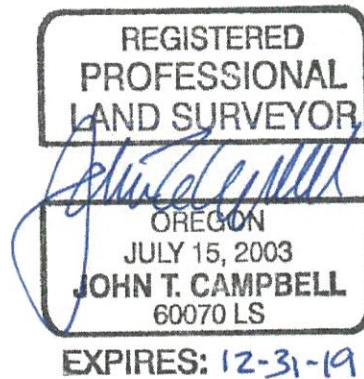
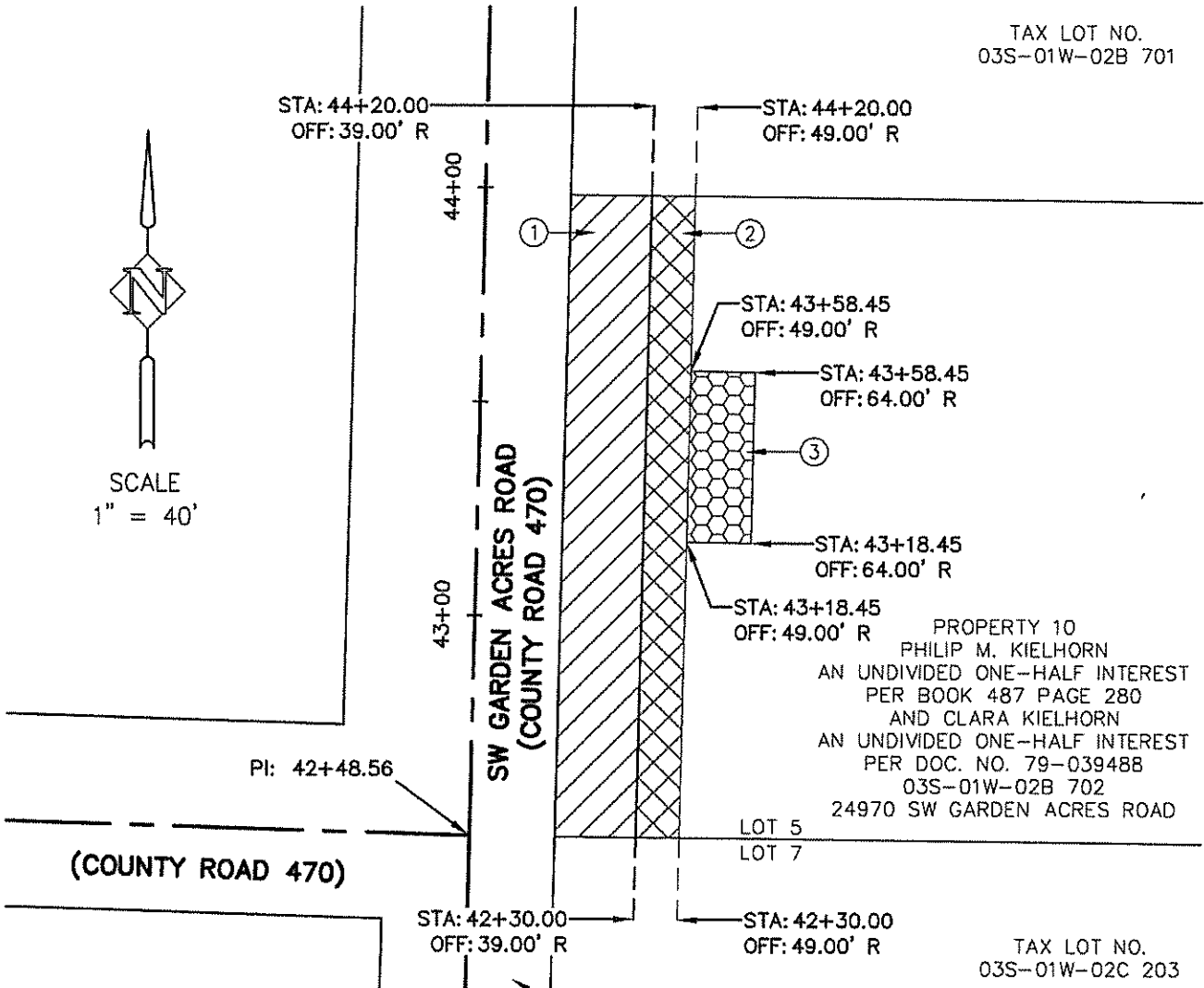


EXHIBIT "B"
PROPERTY 10

TAX LOT NO.
03S-01W-02B 701



LEGEND

- ① PERMANENT RIGHT-OF-WAY EASEMENT FOR ROAD PURPOSES ± 2850 SQUARE FEET
- ② PUBLIC UTILITY EASEMENT ± 1500 SQUARE FEET
- ③ TEMPORARY CONSTRUCTION EASEMENT ± 600 SQUARE FEET



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Righellis Inc.**

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phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

WSV-12 TMW 1/02/2018 PAGE 1 OF 1

SEE ATTACHED
LEGAL DESCRIPTION

EXHIBIT A

Garden Acres Road Project
January 2, 2018
OWNER: Linda Karen Bragg Pursley and
Randall K. Pursley
Page 1 of 4

City Project No. 4201
Map & Tax Lot No. 3S1W2C-203
Property No. 11

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the West One-Half of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 7, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Quitclaim Deed to Linda Karen Bragg Pursley and Randall K. Pursley, recorded November 13, 2006 as Document No. 2006-134498, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 39+00.00;

Thence northerly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 42+48.56;

Thence northerly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 42+65.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common

to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence $N88^{\circ}52'23''W$, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of $38^{\circ}26'34''$;

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears $N69^{\circ}39'06''W$, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence $N50^{\circ}25'49''W$, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of $51^{\circ}45'51''$;

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears $N24^{\circ}32'53''W$, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence $N01^{\circ}20'02''E$, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence $N01^{\circ}19'35''E$, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears $S01^{\circ}19'35''W$, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be $N01^{\circ}20'02''E$, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 6,280 square feet more or less.

PARCEL 2 (Public Utility Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the West One-Half of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 7, Plat of “GARDEN ACRES”, Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Quitclaim Deed to Linda Karen Bragg Pursley and Randall K. Pursley, recorded November 13, 2006 as Document No. 2006-134498, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 39+00.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 42+48.56;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 42+65.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 3,305 square feet more or less.

PARCEL 3 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the West One-Half of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 7, Plat of “GARDEN ACRES”, Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Quitclaim Deed to Linda Karen Bragg Pursley and Randall K. Pursley, recorded November 13, 2006 as Document No. 2006-134498, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 39+00.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 40+41.29;

Thence easterly, in a straight line, to a point 69.00 feet right of S.W. Garden Acres Road Project Centerline Station 40+41.29;

Thence northerly, in a straight line, to a point 69.00 feet right of S.W. Garden Acres Road Project Centerline Station 40+93.29;

Thence westerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 40+93.29;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 42+03.01;

Thence easterly, in a straight line, to a point 64.00 feet right of S.W. Garden Acres Road Project Centerline Station 42+03.01;

Thence northerly, in a straight line, to a point 64.00 feet right of S.W. Garden Acres Road Project Centerline Station 42+65.00;

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom the above described Parcel 2.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

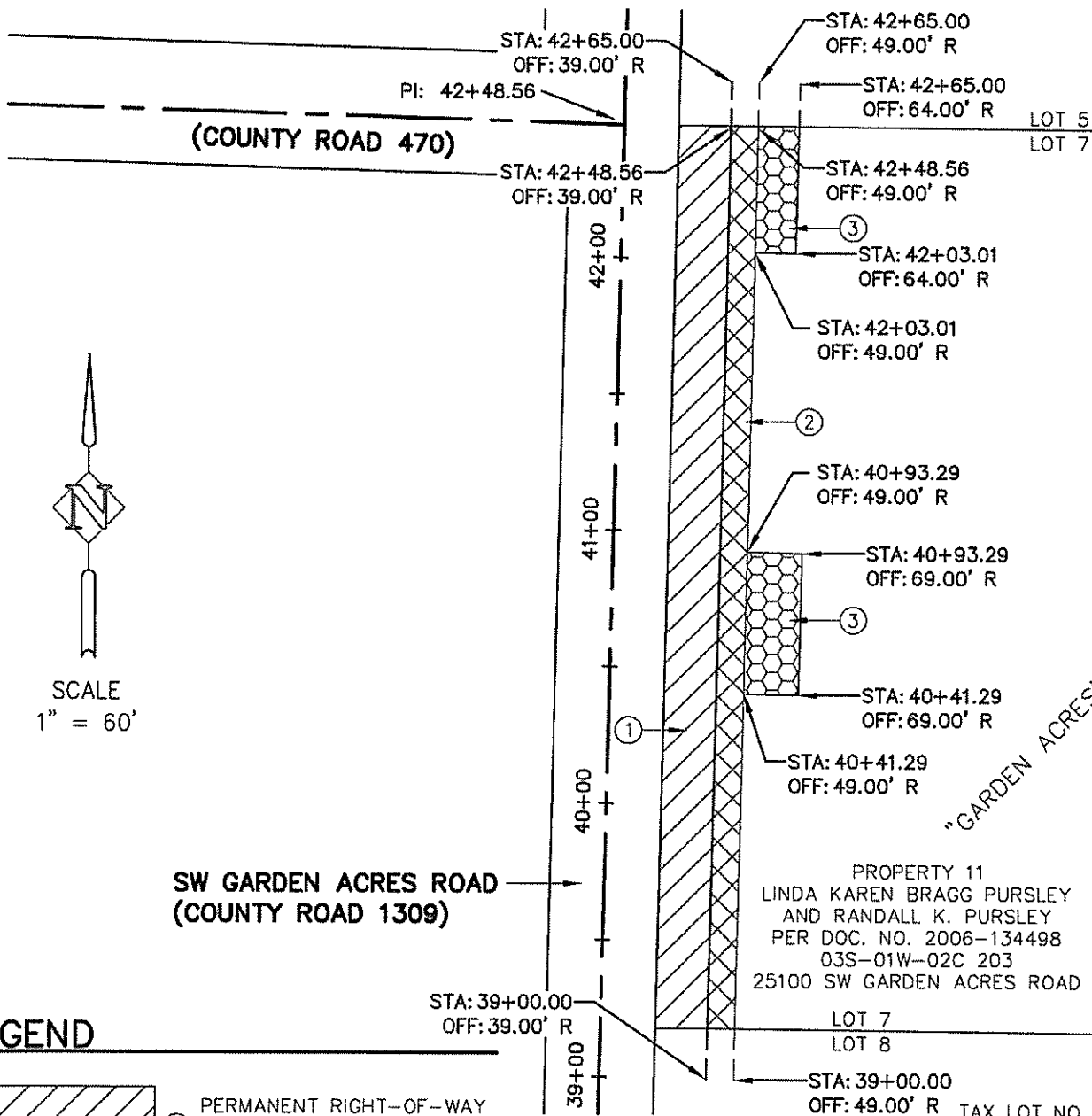
The parcel of land to which this description applies contains 1,735 square feet more or less.



EXPIRES: 12-31-19

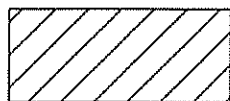
EXHIBIT "B"
PROPERTY 11

TAX LOT NO.
03S-01W-02B 702



SCALE
1" = 60'

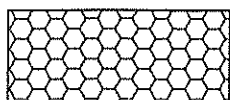
LEGEND



① PERMANENT RIGHT-OF-WAY EASEMENT FOR ROAD PURPOSES ± 6280 SQUARE FEET



② PUBLIC UTILITY EASEMENT ± 3305 SQUARE FEET



③ TEMPORARY CONSTRUCTION EASEMENT ± 1735 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

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WSV-12 TMW 1/02/2018 PAGE 1 OF 1

EXHIBIT A

Garden Acres Road Project
January 2, 2018
OWNER: Linda Deebaj Hamad and Vera B.
Deebaj
Page 1 of 4

City Project No. 4201
Map & Tax Lot No. 3S1W2C-201
Property No. 12

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 8, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Bargain and Sale Deed to Linda Deebaj Hamad and Vera B. Deebaj, recorded September 24, 2001 as Document No. 2001-096735, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 35+70.00;

Thence northerly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 39+35.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette

Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence N01°20'02"E, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence N01°19'35"E, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears S01°19'35"W, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be N01°20'02"E, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 6,282 square feet more or less.

PARCEL 2 (Public Utility Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 8, Plat of

“GARDEN ACRES”, Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Bargain and Sale Deed to Linda Deebaj Hamad and Vera B. Deebaj, recorded September 24, 2001 as Document No. 2001-096735, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 35+70.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 39+35.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 3,308 square feet more or less.

PARCEL 3 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit “B”, lying in the Northwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 8, Plat of “GARDEN ACRES”, Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Bargain and Sale Deed to Linda Deebaj Hamad and Vera B. Deebaj, recorded September 24, 2001 as Document No. 2001-096735, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 35+70.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 36+72.28;

Thence easterly, in a straight line, to a point 64.00 feet right of S.W. Garden Acres Road Project Centerline Station 36+72.28;

Thence northerly, in a straight line, to a point 64.00 feet right of S.W. Garden Acres Road Project Centerline Station 37+09.28;

Thence westerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 37+09.28;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 39+35.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom the above described Parcel 2.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 555 square feet more or less.

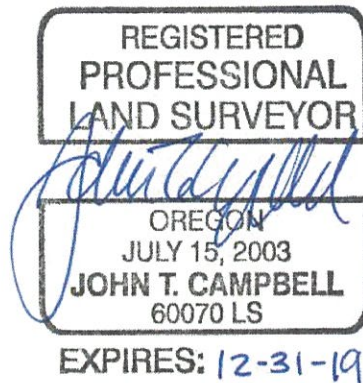
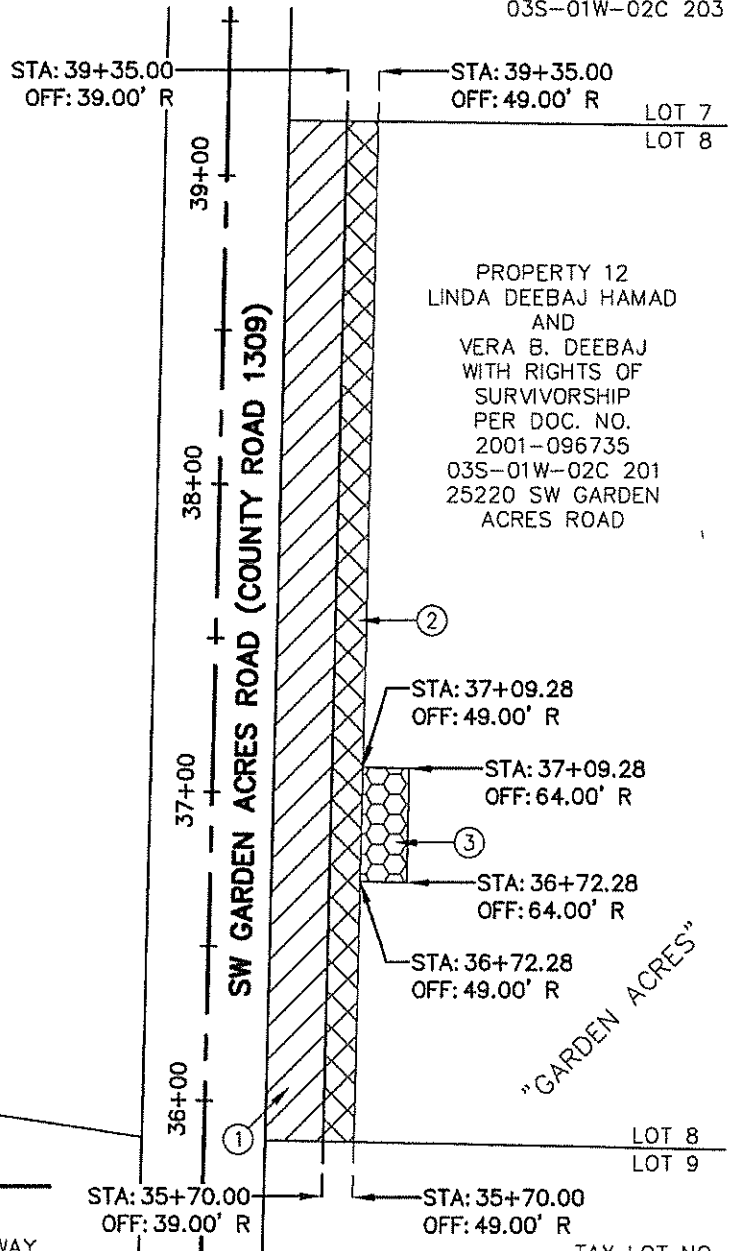
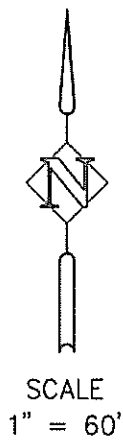


EXHIBIT "B"
PROPERTY 12

TAX LOT NO.
03S-01W-02C 203



LEGEND

- ① PERMANENT RIGHT-OF-WAY EASEMENT FOR ROAD PURPOSES ± 6282 SQUARE FEET
- ② PUBLIC UTILITY EASEMENT ± 3308 SQUARE FEET
- ③ TEMPORARY CONSTRUCTION EASEMENT ± 555 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

EXHIBIT A

Garden Acres Road Project
January 2, 2018
OWNER: Phyllis J. Chriss Trust
Page 1 of 4

City Project No. 4201
Map & Tax Lot No. 3S1W2C-301
Property No. 13

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 9, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Warranty Deed to Phyllis J. Chriss, Trustee of the Phyllis J. Chriss Trust of June 9, 1995, recorded June 21, 1995 as Document No. 95-042362, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 34+30.00;

Thence northerly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 36+00.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey

Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence N01°20'02"E, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence N01°19'35"E, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears S01°19'35"W, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be N01°20'02"E, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 2,660 square feet more or less.

PARCEL 2 (Public Utility Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 9, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a

portion of that tract of land as described by Warranty Deed to Phyllis J. Chriss, Trustee of the Phyllis J. Chriss Trust of June 9, 1995, recorded June 21, 1995 as Document No. 95-042362, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 34+30.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 36+00.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 1,400 square feet more or less.

PARCEL 3 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 9, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Warranty Deed to Phyllis J. Chriss, Trustee of the Phyllis J. Chriss Trust of June 9, 1995, recorded June 21, 1995 as Document No. 95-042362, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 34+30.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 34+92.18;

Thence easterly, in a straight line, to a point 59.00 feet right of S.W. Garden Acres Road Project Centerline Station 34+92.18;

Thence northerly, in a straight line, to a point 59.00 feet right of S.W. Garden Acres Road Project Centerline Station 35+22.18;

Thence westerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 35+22.18;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 35+58.00;

Thence easterly, in a straight line, to a point 64.00 feet right of S.W. Garden Acres Road
Project Centerline Station 35+58.00;

Thence northerly, in a straight line, to a point 64.00 feet right of S.W. Garden Acres Road
Project Centerline Station 36+00.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom the above described Parcel 2.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W.
Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project
Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 749 square feet more or less.

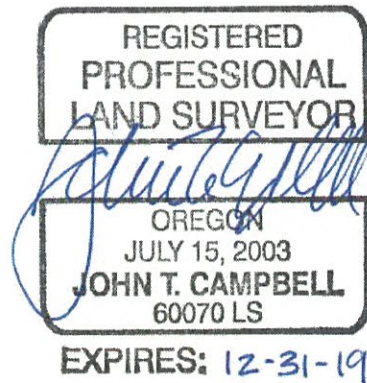
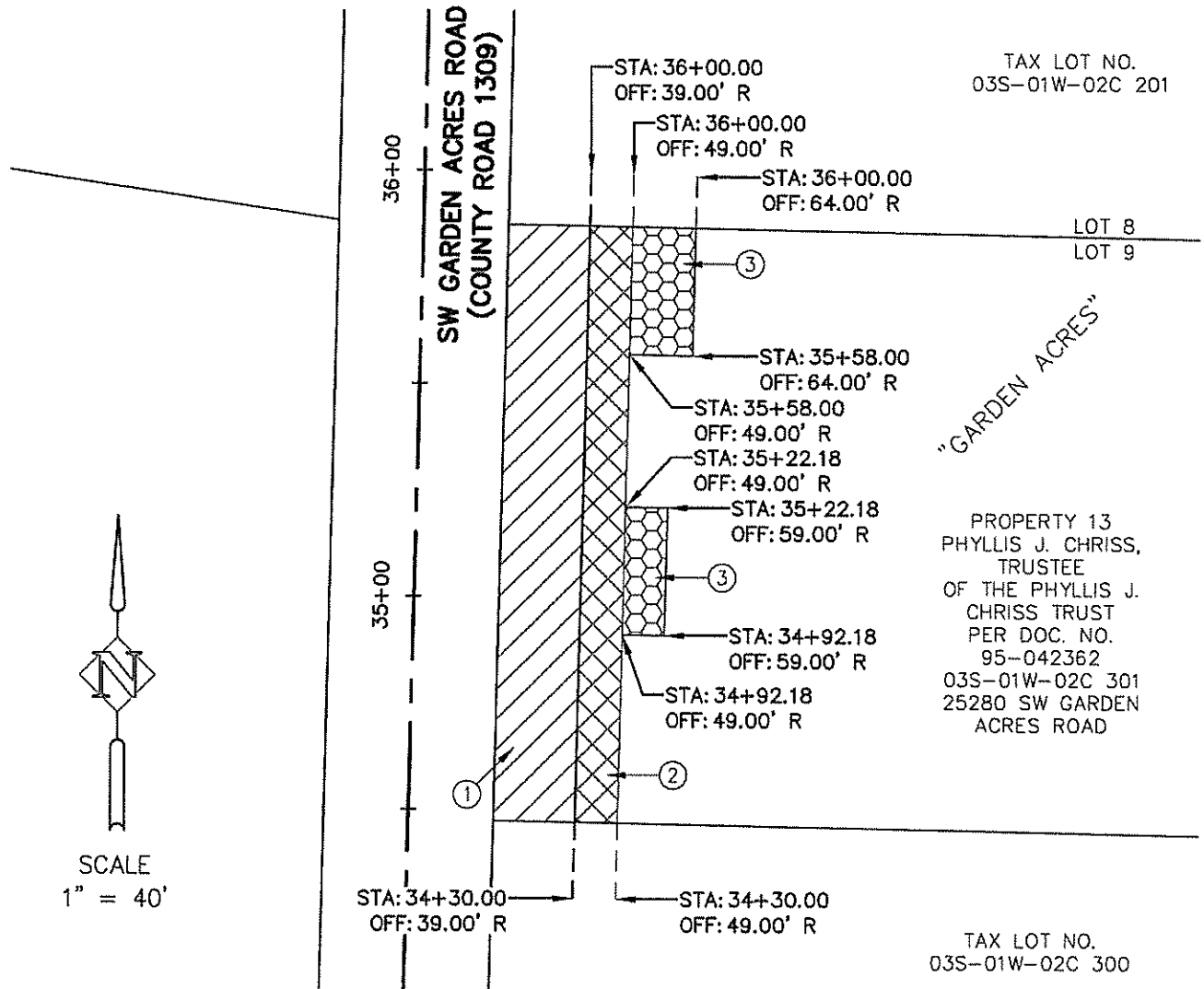
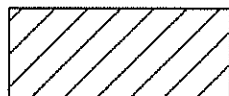

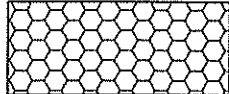


EXHIBIT "B"
PROPERTY 13



LEGEND

- 
① PERMANENT RIGHT-OF-WAY
EASEMENT FOR
ROAD PURPOSES
± 2660 SQUARE FEET
- 
② PUBLIC UTILITY EASEMENT
± 1400 SQUARE FEET
- 
③ TEMPORARY CONSTRUCTION
EASEMENT
± 749 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

WSV-12 TMW 1/02/2018 PAGE 1 OF 1

EXHIBIT A

Garden Acres Road Project
December 29, 2017
OWNER: Mark Stephen Chriss
Page 1 of 4

City Project No. 4201
Map & Tax Lot No. 3S1W2C-300
Property No. 14

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lots 9 and 10, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Warranty Deed-Statutory Form to Mark Stephen Chriss, recorded April 16, 1987 as Document No. 87-018947, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 32+40.00;

Thence northerly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 34+60.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey

Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence N01°20'02"E, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence N01°19'35"E, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears S01°19'35"W, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be N01°20'02"E, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 3,625 square feet more or less.

PARCEL 2 (Public Utility Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lots 9 and 10, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Warranty Deed-Statutory Form to Mark

Stephen Chriss, recorded April 16, 1987 as Document No. 87-018947, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 32+40.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 34+60.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 1,911 square feet more or less.

PARCEL 3 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lots 9 and 10, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Warranty Deed-Statutory Form to Mark Stephen Chriss, recorded April 16, 1987 as Document No. 87-018947, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 59.00 feet right of S.W. Garden Acres Road Project Centerline Station 32+40.00;

Thence northerly, in a straight line, to a point 59.00 feet right of S.W. Garden Acres Road Project Centerline Station 32+97.11;

Thence westerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 32+97.11;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 34+60.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom the above described Parcel 2.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

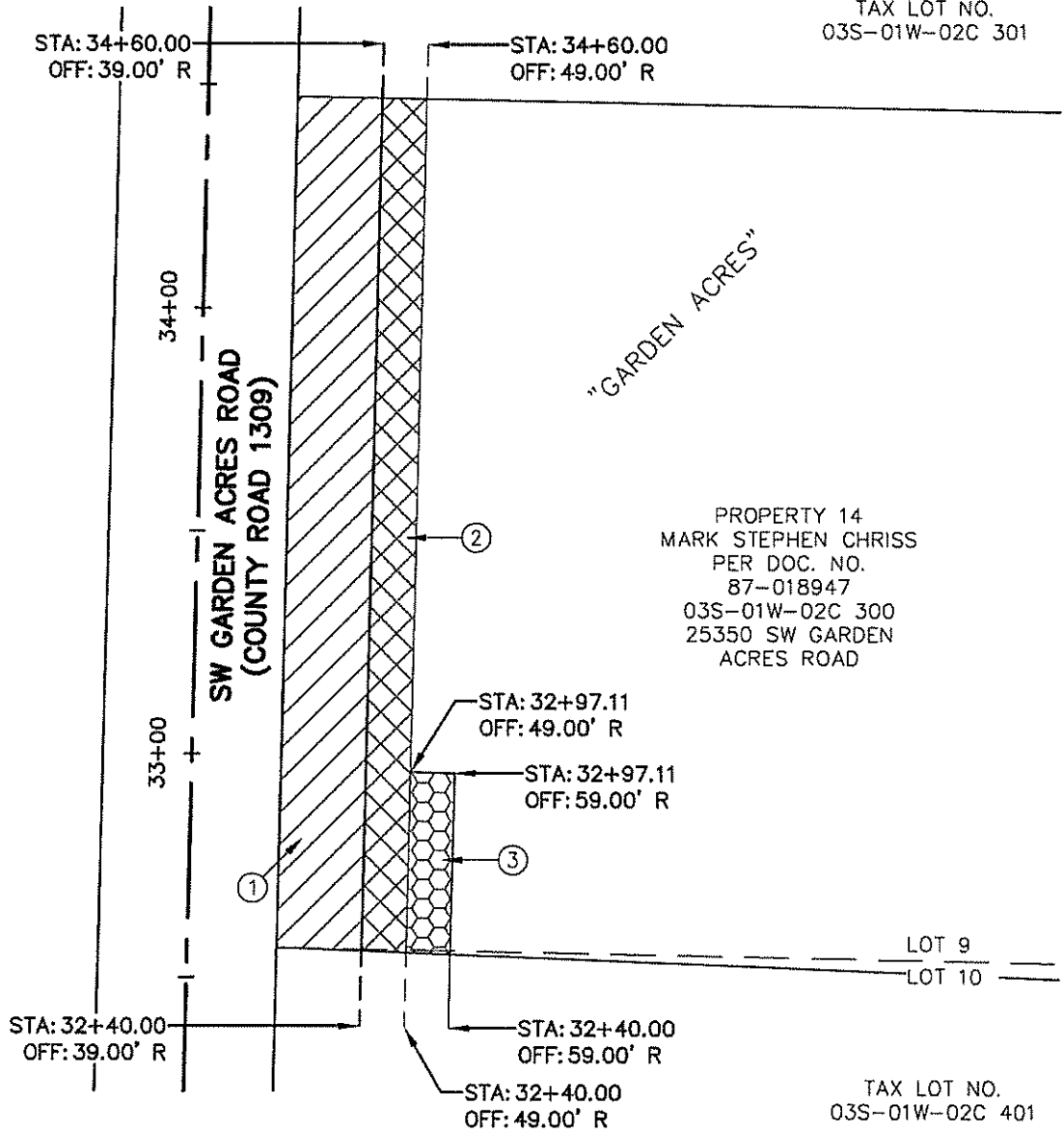
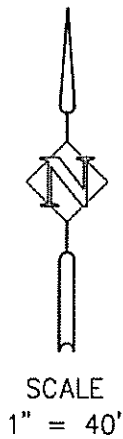
The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 405 square feet more or less.

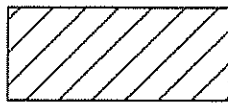
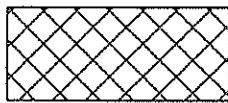
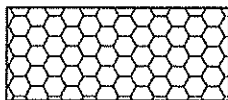


EXHIBIT "B"
PROPERTY 14

TAX LOT NO.
03S-01W-02C 301



LEGEND

- 
① PERMANENT RIGHT-OF-WAY EASEMENT FOR ROAD PURPOSES ± 3625 SQUARE FEET
- 
② PUBLIC UTILITY EASEMENT ± 1911 SQUARE FEET
- 
③ TEMPORARY CONSTRUCTION EASEMENT ± 405 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

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WSV-12 TMW 12/29/2017 PAGE 1 OF 1

EXHIBIT A

Garden Acres Road Project
December 29, 2017
OWNER: Carol G. Terrell
Page 1 of 4

City Project No. 4201
Map & Tax Lot No. 3S1W2C-401
Property No. 15

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lots 10 and 11, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Special Warranty Deed-Statutory Form to Carol G. Terrell, recorded November 18, 1996 as Document No. 96-103049, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 29+10.00;

Thence northerly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 32+70.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey

Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence N01°20'02"E, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence N01°19'35"E, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears S01°19'35"W, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be N01°20'02"E, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 6,281 square feet more or less.

PARCEL 2 (Public Utility Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lots 10 and 11, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that

tract of land as described by Special Warranty Deed-Statutory Form to Carol G. Terrell, recorded November 18, 1996 as Document No. 96-103049, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 29+10.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 32+70.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 3,306 square feet more or less.

PARCEL 3 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 10, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Special Warranty Deed-Statutory Form to Carol G. Terrell, recorded November 18, 1996 as Document No. 96-103049, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 29+10.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 30+82.32;

Thence easterly, in a straight line, to a point 59.00 feet right of S.W. Garden Acres Road Project Centerline Station 30+82.32;

Thence northerly, in a straight line, to a point 59.00 feet right of S.W. Garden Acres Road Project Centerline Station 31+17.46;

Thence westerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 31+17.46;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 32+70.00;

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom the above described Parcel 2.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 351 square feet more or less.

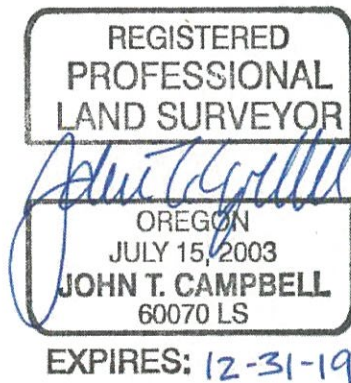
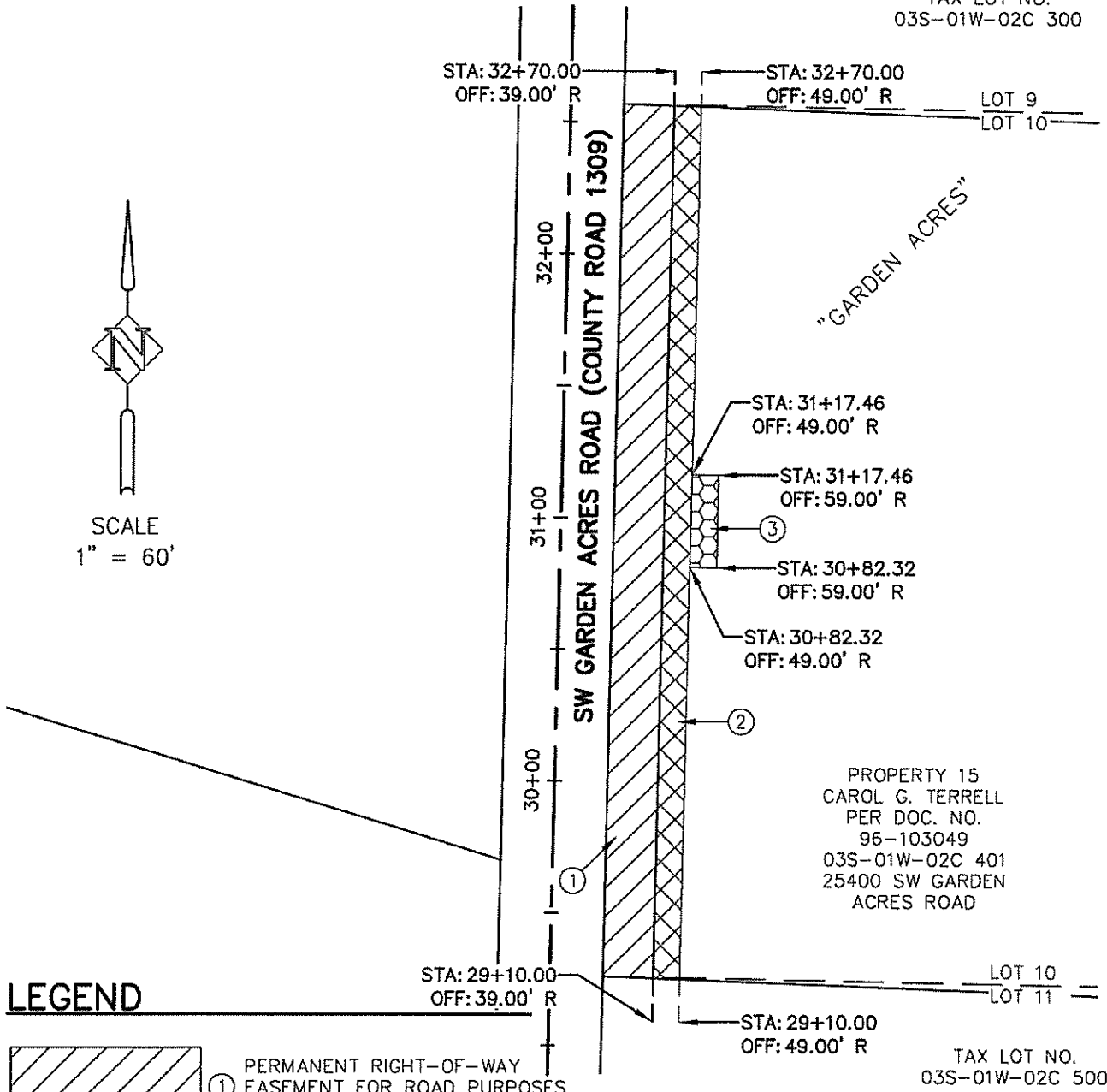
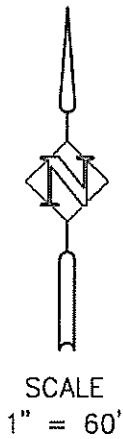


EXHIBIT "B"
PROPERTY 15

TAX LOT NO.
03S-01W-02C 300



LEGEND

- ① PERMANENT RIGHT-OF-WAY EASEMENT FOR ROAD PURPOSES ± 6281 SQUARE FEET
- ② PUBLIC UTILITY EASEMENT ± 3306 SQUARE FEET
- ③ TEMPORARY CONSTRUCTION EASEMENT ± 351 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

EXHIBIT A

Garden Acres Road Project
December 29, 2017
OWNER: Glen T. Wetzel
Page 1 of 3

City Project No. 4201
Map & Tax Lot No. 3S1W2C-500
Property No. 16

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 11, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land as described by Statutory Warranty Deed to Glen T. Wetzel, recorded August 8, 2005 as Document No. 2005-093651, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 25+80.00;

Thence northerly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 29+40.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey

Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence N01°20'02"E, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence N01°19'35"E, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears S01°19'35"W, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be N01°20'02"E, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 6,279 square feet more or less.

PARCEL 2 (Public Utility Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 11, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of that tract of land

as described by Statutory Warranty Deed to Glen T. Wetzel, recorded August 8, 2005 as Document No. 2005-093651, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 25+80.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 29+40.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 3,302 square feet more or less.

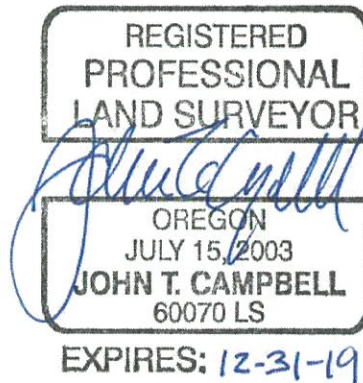
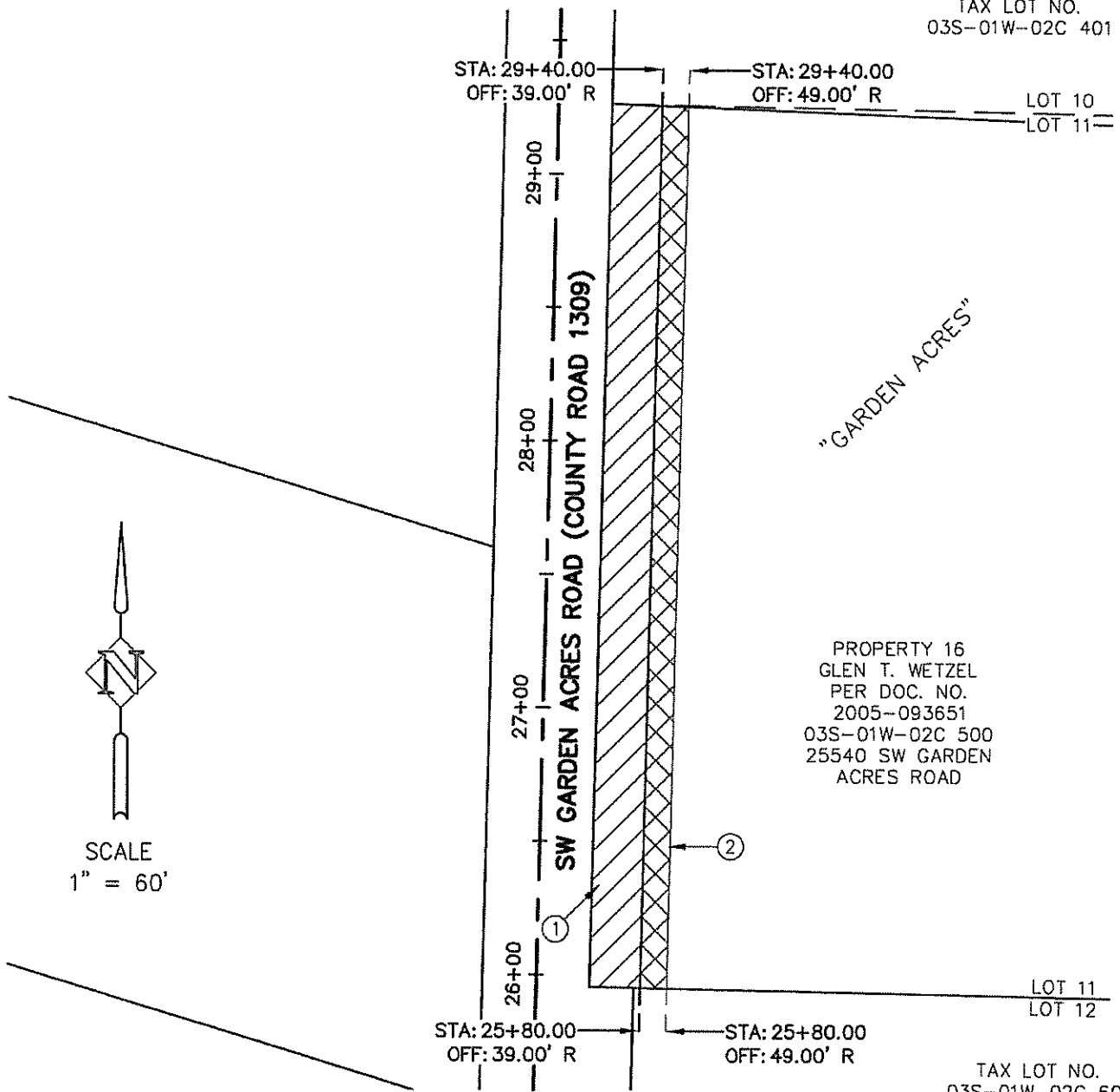


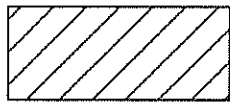
EXHIBIT "B"
PROPERTY 16

TAX LOT NO.
03S-01W-02C 401



TAX LOT NO.
03S-01W-02C 601

LEGEND



① PERMANENT RIGHT-OF-WAY
EASEMENT FOR
ROAD PURPOSES
± 6279 SQUARE FEET



② PUBLIC UTILITY EASEMENT
± 3302 SQUARE FEET



Harper
Houf Peterson
Righellis Inc.

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

SEE ATTACHED
LEGAL DESCRIPTION

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

WSV-12 TMW 12/29/2017 PAGE 1 OF 1

EXHIBIT A

Garden Acres Road Project
December 29, 2017
OWNER: Willamette Resources, Inc.,
Page 1 of 3

City Project No. 4201
Map & Tax Lot No. 3S1W2C-601
Property No. 17

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 12, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a portion of Parcel IV of that tract of land as described by Statutory Warranty Deed to Willamette Resources, Inc., an Oregon Corporation, recorded January 26, 1995 as Document No. 95-005916, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 22+50.00;

Thence northerly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 26+10.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey

Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence N01°20'02"E, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence N01°19'35"E, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears S01°19'35"W, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be N01°20'02"E, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 826 square feet more or less.

PARCEL 2 (Public Utility Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Lot 12, Plat of "GARDEN ACRES", Plat Book 4, Page 37, Washington County Survey Records, also being a

portion of Parcel IV of that tract of land as described by Statutory Warranty Deed to Willamette Resources, Inc., an Oregon Corporation, recorded January 26, 1995 as Document No. 95-005916, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 22+50.00;

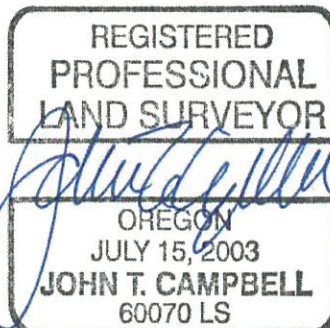
Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 26+10.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

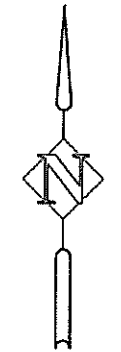
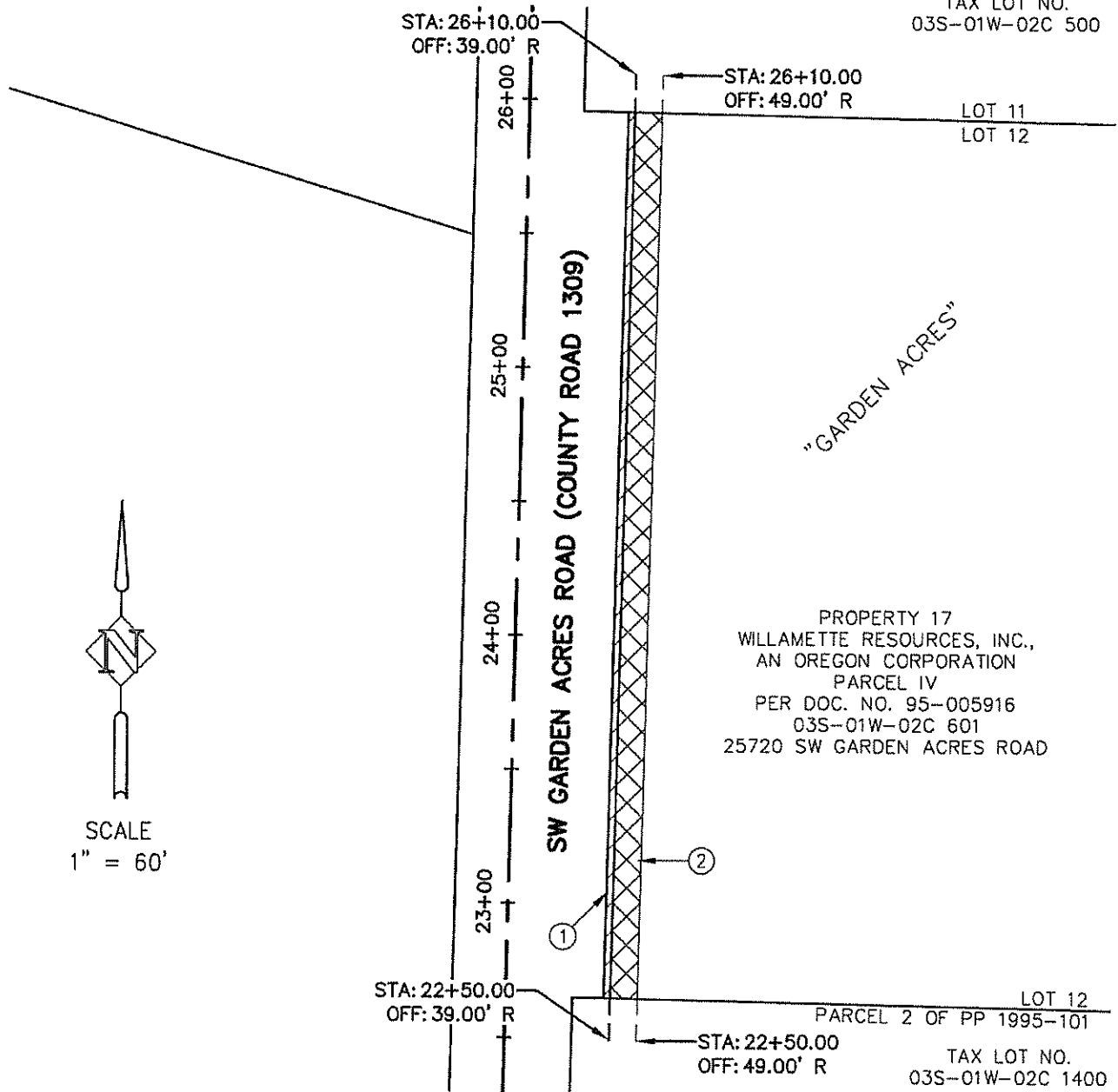
The parcel of land to which this description applies contains 3,304 square feet more or less.



EXPIRES: 12-31-19

EXHIBIT "B"
PROPERTY 17

TAX LOT NO.
03S-01W-02C 500



SCALE
1" = 60'

LEGEND



① PERMANENT RIGHT-OF-WAY
EASEMENT FOR
ROAD PURPOSES
± 826 SQUARE FEET



② PUBLIC UTILITY EASEMENT
± 3304 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

WSV-12 TMW 12/29/2017 PAGE 1 OF 1

EXHIBIT A

Garden Acres Road Project
January 2, 2018
OWNER: Willamette Resources, Inc.
Page 1 of 6

City Project No. 4201
Map & Tax Lot No. 3S1W2C-1400
Property No. 18

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Parcels 1 and 2 of Partition Plat Number 1995-101, Washington County Survey Records, also being a portion of that tract of land as described by Statutory Warranty Deed to Willamette Resources, Inc., an Oregon Corporation, recorded July 7, 2014 as Document No. 2014-040783, Washington County Deed Records, said parcel being that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 30.00 feet right of S.W. Garden Acres Road Project Centerline Station 14+42.99 and the beginning of a 600.50 foot radius non-tangent curve to the right, having a central angle of $15^{\circ}38'31''$, the radius point of which bears $N23^{\circ}55'40''E$;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears $N58^{\circ}15'04''W$, 163.43 feet) 163.94 feet to a point 32.44 feet right of S.W. Garden Acres Road Project Centerline Station 16+15.46;

Thence northwesterly, in a straight line, to a point 32.50 feet right of S.W. Garden Acres Road Project Centerline Station 16+45.36;

Thence northeasterly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 16+45.36;

Thence northwesterly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 17+28.07 and a point on the existing northeasterly right-of-way line of S.W. Ridder Road per said Partition Plat Number 1995-101 and Exhibit 1 of Street Dedication Document to the City of Wilsonville, recorded March 25, 1996 as Document No. 96-25003, Washington County Deed Records, said point also being the beginning of a 660.00 foot radius non-tangent curve to the left, having a central angle of $12^{\circ}39'28''$, the radius point of which bears $S49^{\circ}24'42''W$;

Thence northwesterly along said right-of-way line and the arc of said curve to the left (the long chord of which bears $N46^{\circ}55'02''W$, 145.51 feet) 145.81 feet to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 18+80.74 and the beginning of a 436.00 foot radius non-tangent curve to the right, having a central angle of $40^{\circ}16'05''$, the radius point of which bears $N51^{\circ}03'57''E$;

Thence leaving said right-of-way line northwesterly along the arc of said curve to the right (the long chord of which bears N18°48'00"W, 300.16 feet) 306.43 feet to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 22+14.57;

Thence northerly, in a straight line, to a point 39.00 feet right of S.W. Garden Acres Road Project Centerline Station 22+80.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Ridder Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence $N01^{\circ}20'02''E$, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence $N01^{\circ}19'35''E$, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears $S01^{\circ}19'35''W$, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be $N01^{\circ}20'02''E$, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 10,349 square feet more or less.

PARCEL 2 (Public Utility Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Parcel 2 of Partition Plat Number 1995-101, Washington County Survey Records, also being a portion of that tract of land as described by Statutory Warranty Deed to Willamette Resources, Inc., an Oregon Corporation, recorded July 7, 2014 as Document No. 2014-040783, Washington County Deed Records, said parcel being that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 30.00 feet left of S.W. Garden Acres Road Project Centerline Station 19+46.48;

Thence northeasterly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 19+46.48 and the beginning of a 426.00 foot radius non-tangent curve to the right, having a central angle of $24^{\circ}43'18''$, the radius point of which bears $N58^{\circ}59'48''E$;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears $N18^{\circ}38'33''W$, 182.39 feet) 183.81 feet to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 21+51.43;

Thence southwesterly, in a straight line, to a point 81.00 feet left of S.W. Garden Acres Road Project Centerline Station 21+51.43;

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Ridder Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 1,860 square feet more or less.

PARCEL 3 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Parcels 1 and 2 of Partition Plat Number 1995-101, Washington County Survey Records, also being a portion of that tract of land as described by Statutory Warranty Deed to Willamette Resources, Inc., an Oregon Corporation, recorded July 7, 2014 as Document No. 2014-040783, Washington County Deed Records, said parcel being that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 20.00 feet right of S.W. Garden Acres Road Project Centerline Station 11+53.79;

Thence northerly, in a straight line, to a point 35.00 feet right of S.W. Garden Acres Road Project Centerline Station 11+53.79;

Thence westerly, in a straight line, to a point 35.00 feet right of S.W. Garden Acres Road Project Centerline Station 12+01.83 and the beginning of a 595.00 foot radius curve to the right, having a central angle of 21°55'43";

Thence northwesterly along the arc of said curve to the right (the long chord of which bears N77°54'31"W, 226.34 feet) 227.72 feet to a point 35.00 feet right of S.W. Garden Acres Road Project Centerline Station 14+42.95 and the beginning of a 595.50 foot radius non-tangent curve to the right, having a central angle of 17°59'25", the radius point of which bears N23°55'54"E;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears N57°04'24"W, 186.21 feet) 186.98 feet to a point 38.00 feet right of S.W. Garden Acres Road Project Centerline Station 16+40.36;

Thence northeasterly, in a straight line, to a point 44.00 feet right of S.W. Garden Acres Road Project Centerline Station 16+40.36;

Thence northwesterly, in a straight line, to a point 44.00 feet right of S.W. Garden Acres Road Project Centerline Station 17+27.64 and the beginning of a 665.00 foot radius non-tangent

curve to the left, having a central angle of $12^{\circ}28'48''$, the radius point of which bears $S49^{\circ}17'18''W$;

Thence northwesterly along the arc of said curve to the left (the long chord of which bears $N46^{\circ}57'06''W$, 144.56 feet) 144.85 feet to a point 44.00 feet right of S.W. Garden Acres Road Project Centerline Station 18+81.42 and the beginning of a 431.00 foot radius non-tangent curve to the right, having a central angle of $7^{\circ}50'51''$, the radius point of which bears $N51^{\circ}08'56''E$;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears $N34^{\circ}55'38''W$, 58.99 feet) 59.03 feet to a point 44.00 feet right of S.W. Garden Acres Road Project Centerline Station 19+46.48;

Thence northeasterly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 19+46.48 and the beginning of a 426.00 foot radius non-tangent curve to the right, having a central angle of $24^{\circ}43'18''$, the radius point of which bears $N58^{\circ}59'48''E$;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears $N18^{\circ}38'33''W$, 182.39 feet) 183.81 feet to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 21+51.43;

Thence southwesterly, in a straight line, to a point 44.00 feet right of S.W. Garden Acres Road Project Centerline Station 21+51.43 and the beginning of a 431.00 foot radius non-tangent curve to the right, having a central angle of $7^{\circ}36'56''$, the radius point of which bears $N83^{\circ}43'06''E$;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears $N2^{\circ}28'26''W$, 57.25 feet) 57.29 feet to a point 44.00 feet right of S.W. Garden Acres Road Project Centerline Station 22+14.57;

Thence northerly, in a straight line, to a point 44.00 feet right of S.W. Garden Acres Road Project Centerline Station 22+23.00;

Thence easterly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 22+23.00;

Thence northerly, in a straight line, to a point 49.00 feet right of S.W. Garden Acres Road Project Centerline Station 22+50.00;

Thence westerly, in a straight line, to a point 44.00 feet right of S.W. Garden Acres Road Project Centerline Station 22+50.00;

Thence northerly, in a straight line, to a point 44.00 feet right of S.W. Garden Acres Road Project Centerline Station 22+80.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom the above described Parcel 2.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Garden Acres Road.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Ridder Road.

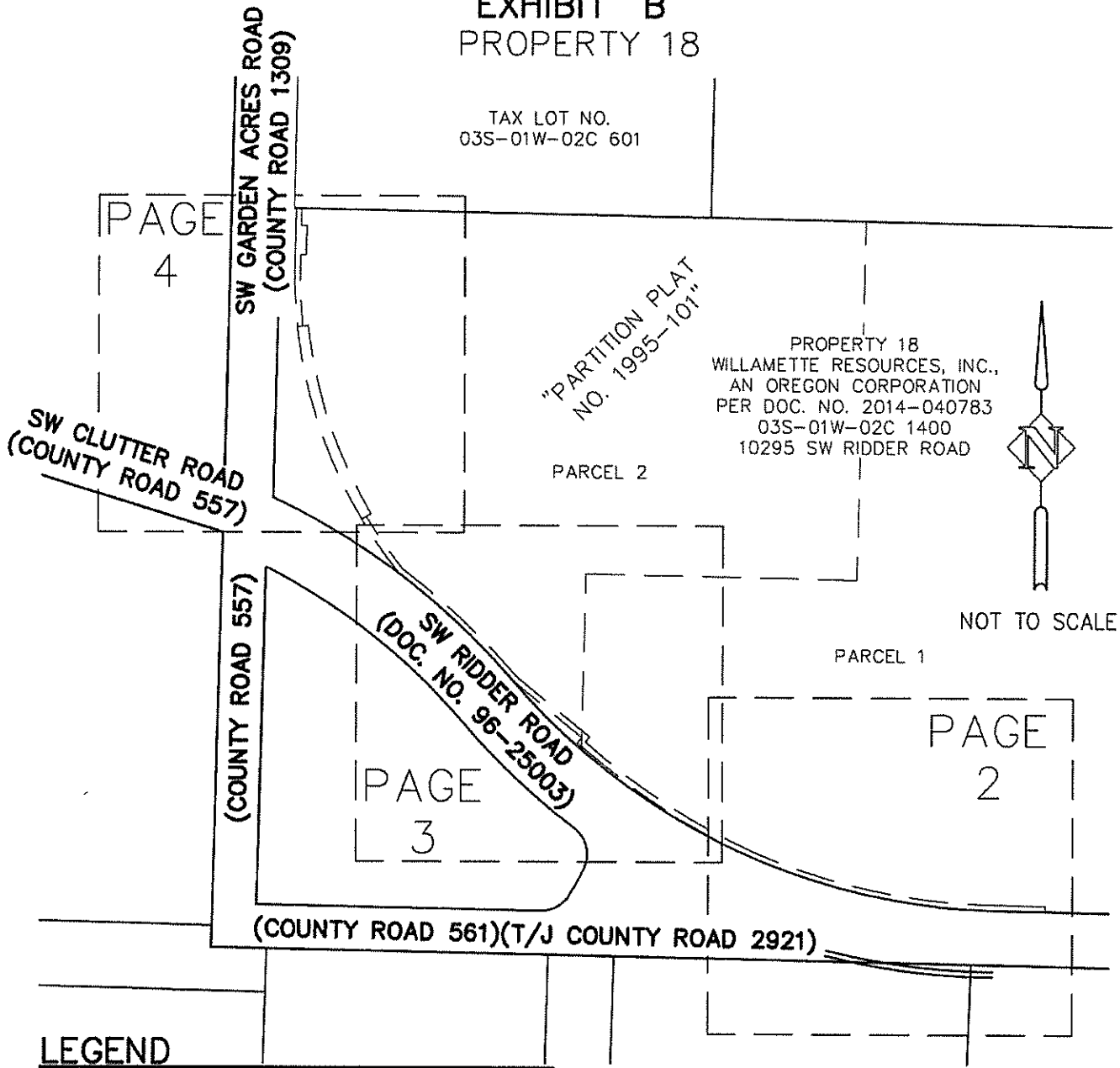
The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 4,497 square feet more or less.



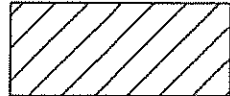

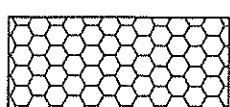
EXHIBIT "B"
PROPERTY 18

TAX LOT NO.
03S-01W-02C 601




PROPERTY 18
WILLAMETTE RESOURCES, INC.,
AN OREGON CORPORATION
PER DOC. NO. 2014-040783
03S-01W-02C 1400
10295 SW RIDDER ROAD

LEGEND

-  ① PERMANENT RIGHT-OF-WAY EASEMENT FOR ROAD PURPOSES ± 10349 SQUARE FEET
-  ② PUBLIC UTILITY EASEMENT ± 1860 SQUARE FEET
-  ③ TEMPORARY CONSTRUCTION EASEMENT ± 4497 SQUARE FEET

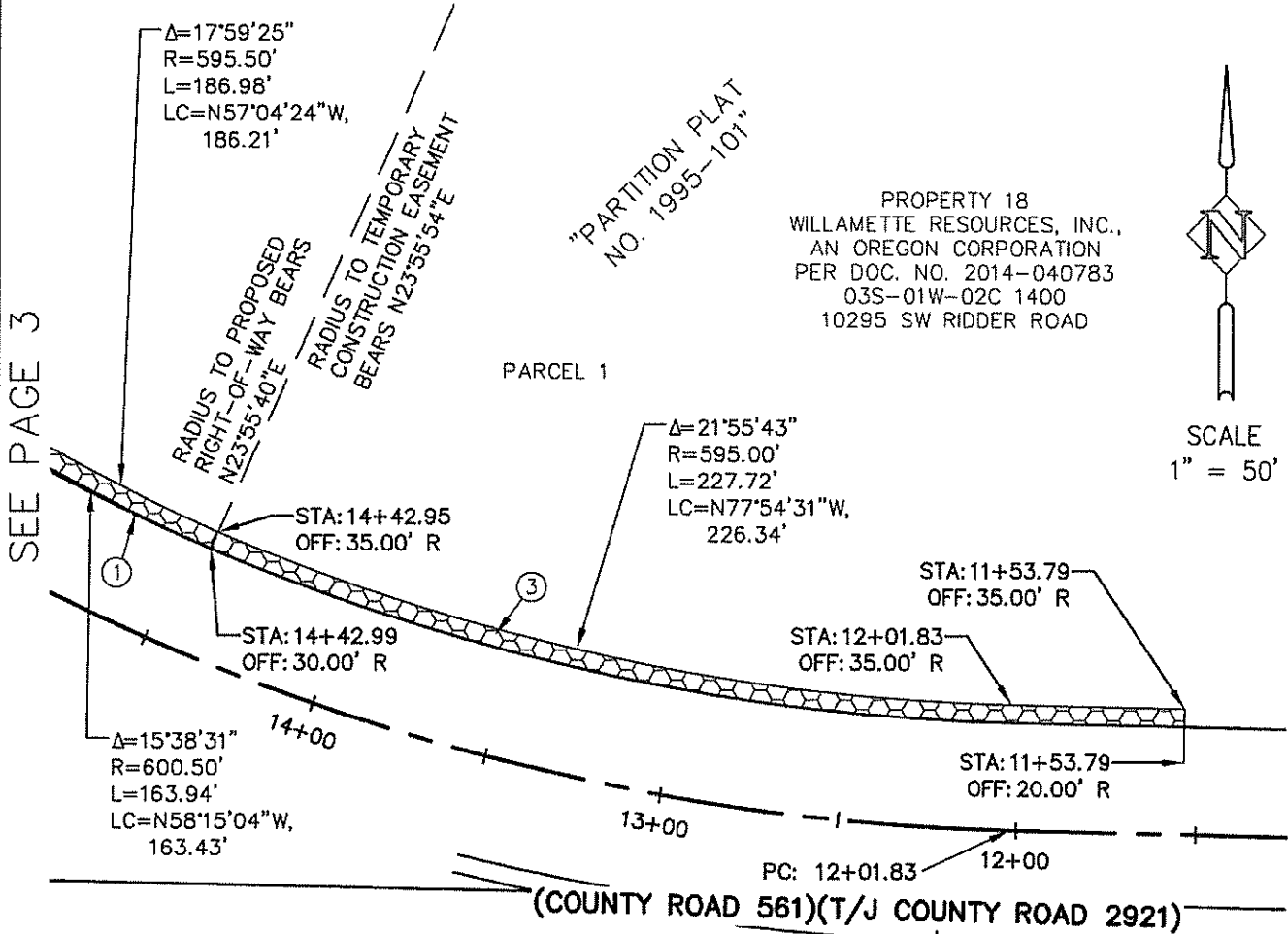
SEE ATTACHED
LEGAL DESCRIPTION



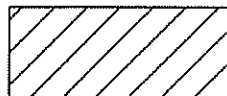

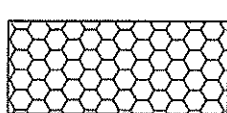
**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171
WSV-12 TMW 1/02/2018 PAGE 1 OF 4

EXHIBIT "B" PROPERTY 18



LEGEND

-  ① PERMANENT RIGHT-OF-WAY EASEMENT FOR ROAD PURPOSES ± 10349 SQUARE FEET
-  ② PUBLIC UTILITY EASEMENT ± 1860 SQUARE FEET
-  ③ TEMPORARY CONSTRUCTION EASEMENT ± 4497 SQUARE FEET

SEE ATTACHED
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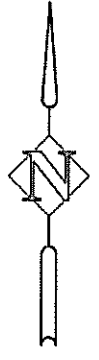
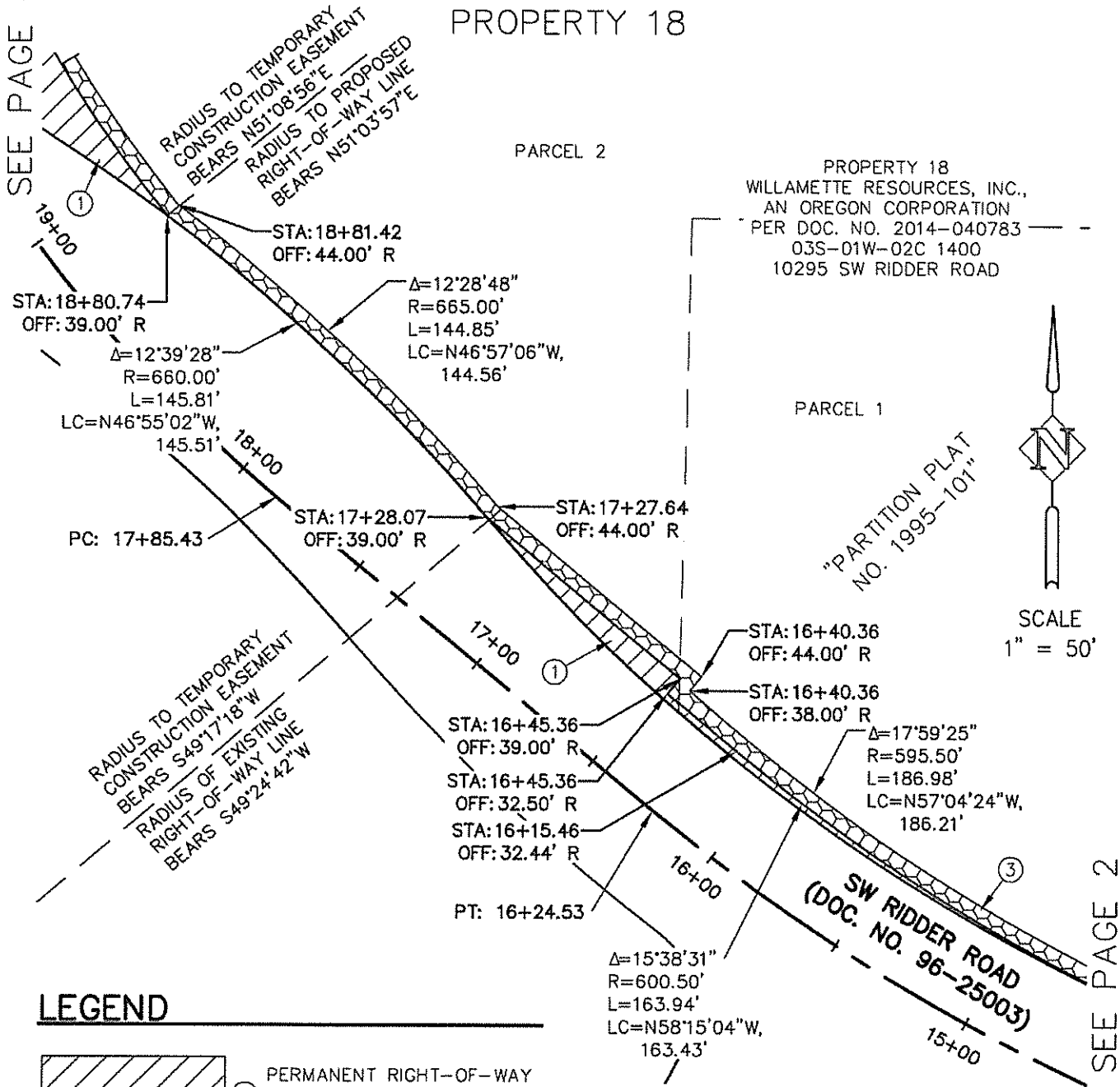
WSV-12 TMW

1/02/2018

PAGE 2 OF 4

EXHIBIT "B" PROPERTY 18

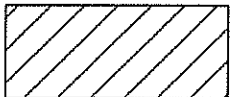

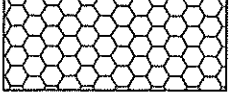
SEE PAGE 4



SCALE
1" = 50'

SEE PAGE 2

LEGEND

-  ① PERMANENT RIGHT-OF-WAY EASEMENT FOR ROAD PURPOSES ± 10349 SQUARE FEET
-  ② PUBLIC UTILITY EASEMENT ± 1860 SQUARE FEET
-  ③ TEMPORARY CONSTRUCTION EASEMENT ± 4497 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION

HHPR Harper Houf Peterson Righellis Inc.

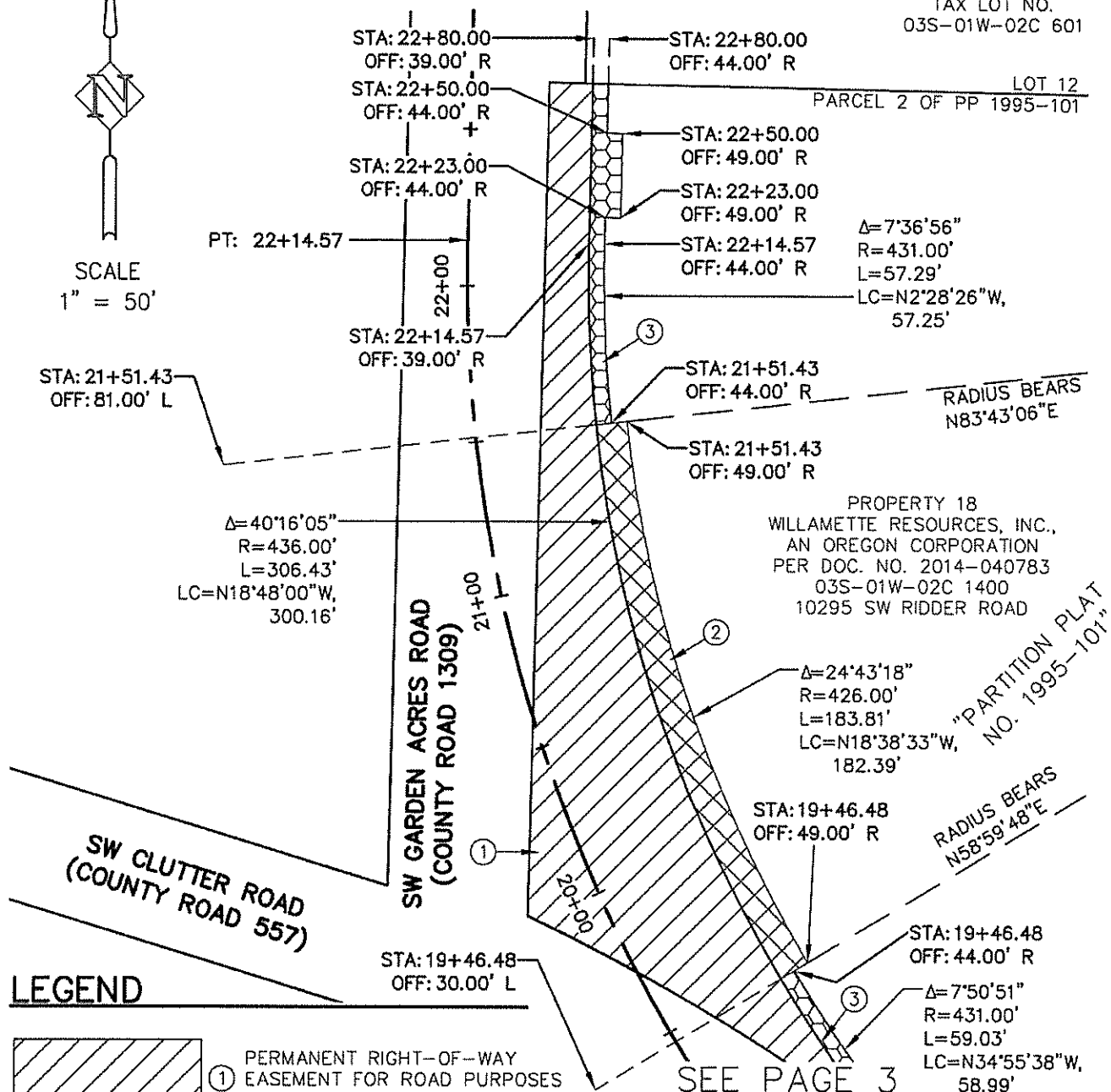
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WSV-12 TMW 1/02/2018 PAGE 3 OF 4

EXHIBIT "B" PROPERTY 18

TAX LOT NO.
03S-01W-02C 601



SCALE
1" = 50'



SEE PAGE 3

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 WSV-12 TMW 1/02/2018 PAGE 4 OF 4

SEE ATTACHED
 LEGAL DESCRIPTION

EXHIBIT A

Garden Acres Road Project
December 29, 2017
OWNER: Tarr Acquisition, LLC
Page 1 of 4

City Project No. 4201
Map & Tax Lot No. 3S1W2C-1600
Property No. 19

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Parcel 3 of Partition Plat Number 1995-101, Washington County Survey Records, also being a portion of that tract of land as described by Statutory Bargain and Sale Deed to Tarr Acquisition, LLC, an Oregon limited liability company, recorded April 30, 2010 as Document No. 2010-032577, Washington County Deed Records, said parcel being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 39.00 feet left of S.W. Garden Acres Road Project Centerline Station 15+50.00 and the beginning of a 669.00 foot radius curve to the right, having a central angle of 6°46'41";

Thence northwesterly along the arc of said curve to the right (the long chord of which bears N53°49'10"W, 79.10 feet) 79.14 feet to a point 39.00 feet left of S.W. Garden Acres Road Project Centerline Station 16+24.53;

Thence northwesterly, in a straight line, to a point 39.00 feet left of S.W. Garden Acres Road Project Centerline Station 17+85.43 and the beginning of a 514.00 foot radius curve to the right, having a central angle of 19°51'04";

Thence northwesterly along the arc of said curve to the right (the long chord of which bears N40°30'17"W, 177.19 feet) 178.08 feet to a point 39.00 feet left of S.W. Garden Acres Road Project Centerline Station 19+50.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Ridder Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located $S88^{\circ}52'23''E$, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence $N88^{\circ}52'23''W$, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of $38^{\circ}26'34''$;

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears $N69^{\circ}39'06''W$, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence $N50^{\circ}25'49''W$, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of $51^{\circ}45'51''$;

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears $N24^{\circ}32'53''W$, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence $N01^{\circ}20'02''E$, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence $N01^{\circ}19'35''E$, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears $S01^{\circ}19'35''W$, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be $N01^{\circ}20'02''E$, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 5,566 square feet more or less.

PARCEL 2 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Southwest One-Quarter of the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Washington County, Oregon, and being a portion of Parcel 3 of Partition Plat Number 1995-101, Washington County Survey Records, also being a portion of that tract of land as described by Statutory Bargain and Sale Deed to Tarr Acquisition, LLC, an Oregon limited liability company, recorded April 30, 2010 as Document No. 2010-032577, Washington County Deed Records, said parcel being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 42.90 feet left of S.W. Garden Acres Road Project Centerline Station 15+50.00 and the beginning of a 671.00 foot radius non-tangent curve to the right, having a central angle of $7^{\circ}32'16''$, the radius point of which bears $N32^{\circ}01'54''E$;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears $N54^{\circ}11'57''W$, 88.21 feet) 88.28 feet to a point 44.00 feet left of S.W. Garden Acres Road Project Centerline Station 16+33.13;

Thence northwesterly, in a straight line, to a point 44.00 feet left of S.W. Garden Acres Road Project Centerline Station 17+85.43 and the beginning of a 519.00 foot radius curve to the right, having a central angle of $1^{\circ}06'36''$;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears $N49^{\circ}52'31''W$, 10.05 feet) 10.05 feet to a point 44.00 feet left of S.W. Garden Acres Road Project Centerline Station 17+94.63;

Thence southwesterly, in a straight line, to a point 59.00 feet left of S.W. Garden Acres Road Project Centerline Station 17+94.63 and the beginning of a 534.00 foot radius non-tangent curve to the right, having a central angle of $9^{\circ}16'59''$, the radius point of which bears $N40^{\circ}40'47''E$;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears $N44^{\circ}40'44''W$, 86.42 feet) 86.52 feet to a point 59.00 feet left of S.W. Garden Acres Road Project Centerline Station 18+71.59;

Thence northeasterly, in a straight line, to a point 44.00 feet left of S.W. Garden Acres Road Project Centerline Station 18+71.59 and the beginning of a 519.00 foot radius non-tangent curve to the right, having a central angle of $9^{\circ}27'29''$, the radius point of which bears $N49^{\circ}57'46''E$;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears $N35^{\circ}18'30''W$, 85.58 feet) 85.67 feet to a point 44.00 feet left of S.W. Garden Acres Road Project Centerline Station 19+50.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Ridder Road.

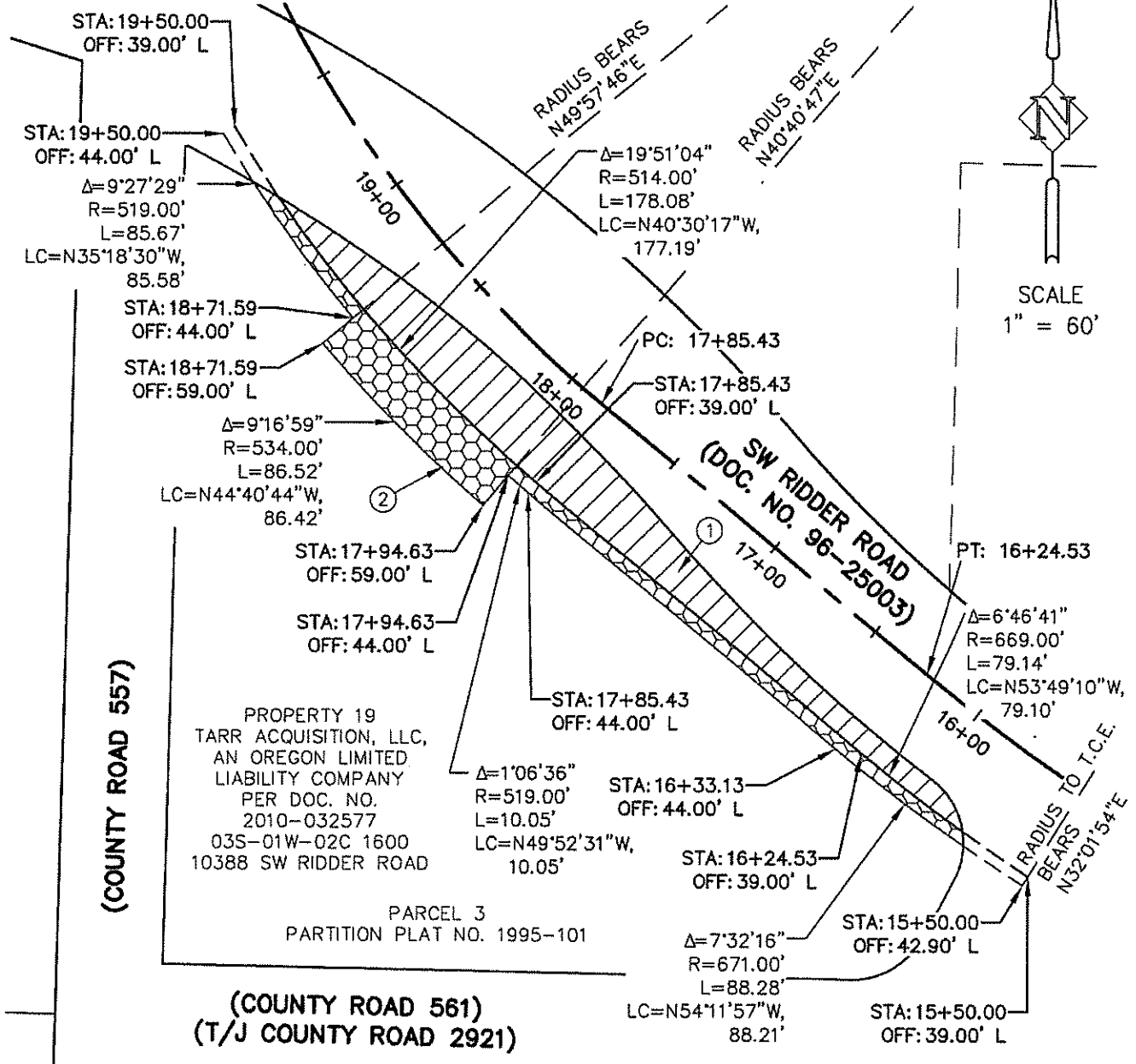
The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 3,080 square feet more or less.

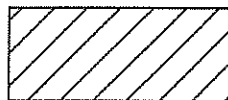


EXHIBIT "B"

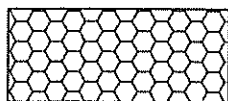
PROPERTY 19



LEGEND



① PERMANENT RIGHT-OF-WAY
EASEMENT FOR
ROAD PURPOSES
± 5566 SQUARE FEET



② TEMPORARY CONSTRUCTION
EASEMENT
± 3080 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

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205 SE Spokane Street, Suite 200, Portland, OR 97202
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WSV-12 TMW 12/29/2017 PAGE 1 OF 1

EXHIBIT A

Garden Acres Road Project
January 2, 2018
OWNER: Ridder Road, LLC
Page 1 of 3

City Project No. 4201
Map & Tax Lot No. 3S1W11-2900
Property No. 20

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter of the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that tract of land as described by Parcel II of Statutory Warranty Deed to Ridder Road, LLC, a Washington limited liability company, recorded September 7, 2007 as Document No. 2007-077456, Clackamas County Deed Records, said parcel being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 30.00 feet left of S.W. Garden Acres Road Project Centerline Station 12+01.83 and the beginning of a 660.00 foot radius curve to the right, having a central angle of 15°44'57";

Thence northwesterly along the arc of said curve to the right (the long chord of which bears N80°59'54"W, 180.85 feet) 181.42 feet to a point 30.00 feet left of S.W. Garden Acres Road Project Centerline Station 13+75.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Ridder Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey

Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence N01°20'02"E, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence N01°19'35"E, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears S01°19'35"W, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be N01°20'02"E, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 567 square feet more or less.

PARCEL 2 (Temporary Construction Easement)

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter of the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that tract of land as described by Parcel II of Statutory Warranty Deed to Ridder Road, LLC, a Washington

limited liability company, recorded September 7, 2007 as Document No. 2007-077456, Clackamas County Deed Records, said parcel being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 35.00 feet left of S.W. Garden Acres Road Project Centerline Station 12+01.83 and the beginning of a 665.00 foot radius curve to the right, having a central angle of 15°44'57";

Thence northwesterly along the arc of said curve to the right (the long chord of which bears N80°59'54"W, 182.22 feet) 182.79 feet to a point 35.00 feet left of S.W. Garden Acres Road Project Centerline Station 13+75.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Ridder Road.

The stationing used to described this parcel is based on the S.W. Garden Acres Road Project Centerline described herein, being more particularly described in Parcel 1.

The parcel of land to which this description applies contains 543 square feet more or less.

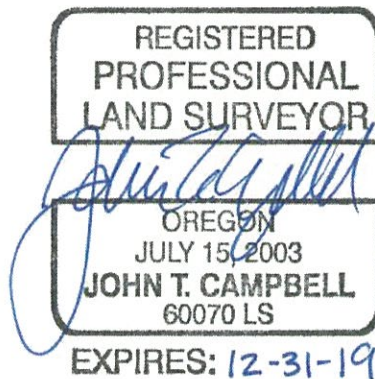
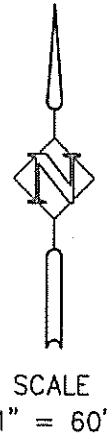
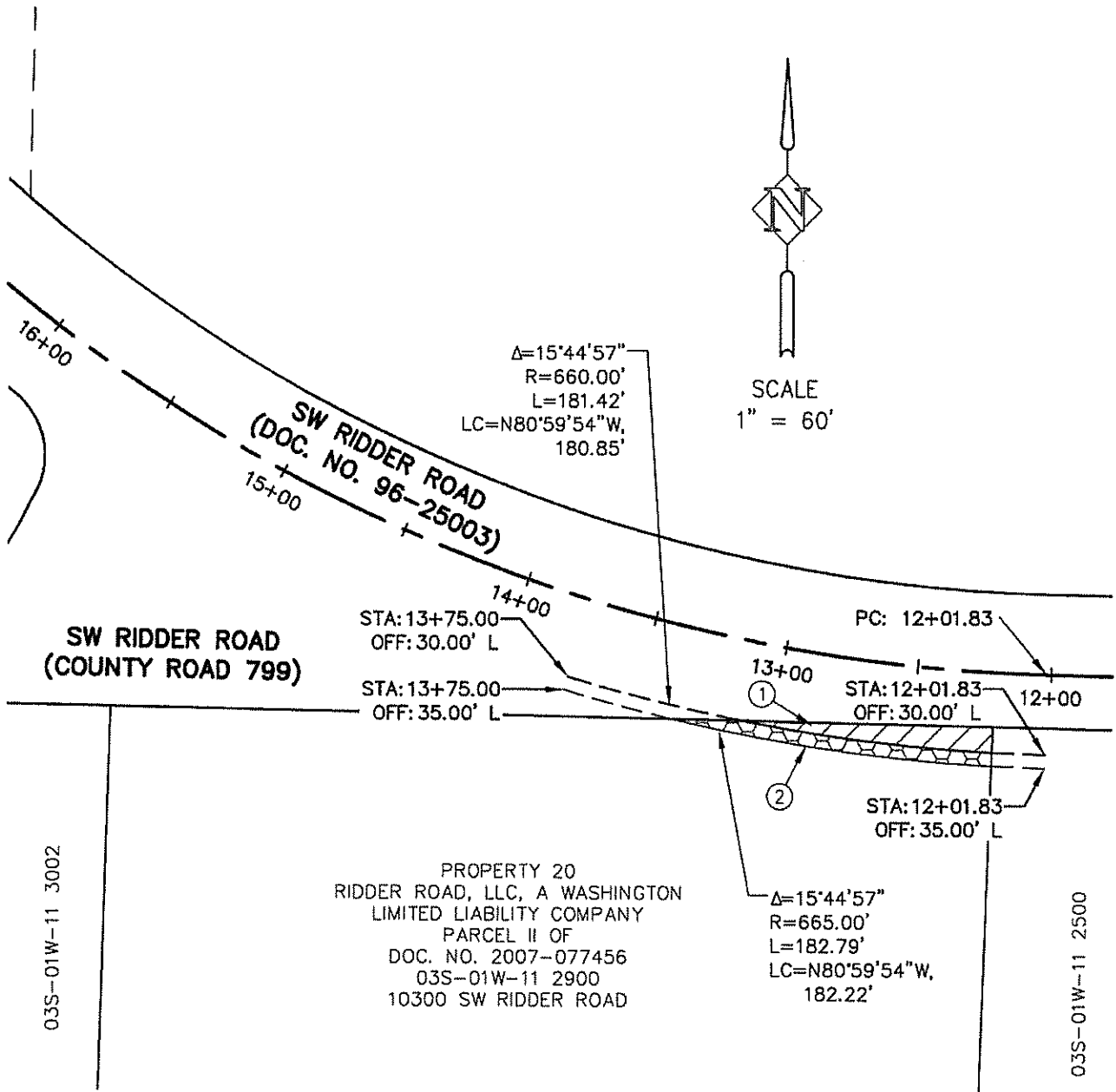
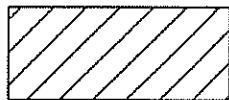


EXHIBIT "B" PROPERTY 20

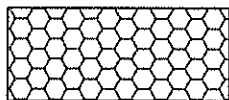


PROPERTY 20
RIDDER ROAD, LLC, A WASHINGTON
LIMITED LIABILITY COMPANY
PARCEL II OF
DOC. NO. 2007-077456
03S-01W-11 2900
10300 SW RIDDER ROAD

LEGEND



① PERMANENT RIGHT-OF-WAY
EASEMENT FOR
ROAD PURPOSES
± 567 SQUARE FEET



② TEMPORARY CONSTRUCTION
EASEMENT
± 543 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

WSV-12 TMW 1/02/2018 PAGE 1 OF 1

EXHIBIT A

Garden Acres Road Project
January 2, 2018
OWNER: Ridder Road, LLC
Page 1 of 3

City Project No. 4201
Map & Tax Lot No. 3S1W11-2500
Property No. 21

PARCEL 1 (Permanent Right-Of-Way Easement For Road Purposes)

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter of the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being a portion of that tract of land as described by Parcel I of Statutory Warranty Deed to Ridder Road, LLC, a Washington limited liability company, recorded September 7, 2007 as Document No. 2007-077456, Clackamas County Deed Records, said parcel being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 10.00 feet left of S.W. Garden Acres Road Project Centerline Station 11+16.02;

Thence southerly, in a straight line, to a point 30.00 feet left of S.W. Garden Acres Road Project Centerline Station 11+16.02;

Thence westerly, in a straight line, to a point 30.00 feet left of S.W. Garden Acres Road Project Centerline Station 12+01.83 and the beginning of a 660.00 foot radius curve to the right, having a central angle of 3°01'00";

Thence northwesterly along the arc of said curve to the right (the long chord of which bears N87°21'53"W, 34.75 feet) 34.75 feet to a point 30.00 feet left of S.W. Garden Acres Road Project Centerline Station 12+35.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Ridder Road.

The stationing used to describe this parcel is based on the S.W. Garden Acres Road Project Centerline, being more particularly described as follows:

A road centerline situated in the Northwest and Southwest One-Quarters of Section 2, and the Northeast and Southeast One-Quarters of Section 3, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Washington County, Oregon, and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, being more particularly described as follows:

Beginning at a point located on the One-Quarter Section Line common to the Southwest One-Quarter of Section 2 and the Northwest One-Quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, and being Centerline Station 7+81.40 of the S.W. Garden

Acres Road Project, said station also being located S88°52'23"E, as measured along said One-Quarter Section Line, 1120.02 feet from a 4 inch Aluminum Disk at the Section Corner common to Sections 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon and Sections 10 and 11, Township 3 South, Range 1 West, of the Willamette Meridian, Clackamas County, Oregon per U.S.B.T. Entry 2002-056, Washington County Survey Records, said point also being located on the existing centerline of S.W. Ridder Road (County Road Number 561)(T/J County Road Number 2921), Washington County Survey Records;

Thence N88°52'23"W, along the existing centerline of said County Road 561 and said One-Quarter Section Line, a distance of 420.43 feet to Centerline Station 12+01.83 and the beginning of a 630.00 foot radius curve to the right, having a central angle of 38°26'34";

Thence leaving said One-Quarter Section Line, northwesterly along the arc of said curve to the right, (the long chord of which bears N69°39'06"W, 414.81 feet) 422.70 feet to Centerline Station 16+24.53;

Thence N50°25'49"W, 160.90 feet to Centerline Station 17+85.43 and the beginning of a 475.00 foot radius curve to the right, having a central angle of 51°45'51";

Thence northwesterly along the arc of said curve to the right, (the long chord of which bears N24°32'53"W, 414.70 feet) 429.14 feet to Centerline Station 22+14.57 and a point on the One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3, said point also being on the existing centerline of S.W. Garden Acres Road (County Road Number 1309), Washington County Survey Records;

Thence N01°20'02"E, along the existing centerline of said County Road Number 1309 and the said One-Quarter Section Line, 2033.99 feet to a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records, said point being Centerline Station 42+48.56, said point also being an angle point in the existing centerline of County Road Number 470, Washington County Survey Records;

Thence N01°19'35"E, along the existing centerline of said County Road Number 470 and the One-Quarter Section Line common to the Northwest One-Quarter of said Section 2, and the Northeast One-Quarter of said Section 3, 445.82 feet to Centerline Station 46+94.38 and the terminus of this description, said terminus bears S01°19'35"W, 219.56 feet from a 5/8 inch iron rod with Aluminum cap inscribed "PLS 53760 PC" at SW Grahams Ferry Road Centerline Station 19+93.04 PC per Survey Number 29130, Washington County Survey Records

This legal description, along with the Basis of Bearings thereof, is based on the Oregon State Plane Coordinate System-North Zone International feet. The One-Quarter Section Line common to the Southwest One-Quarter of said Section 2 and the Southeast One-Quarter of said Section 3 was held to be N01°20'02"E, as measured between said 4 inch Aluminum Disk at the Section Corner common to said Sections 2, 3, 10 and 11 per U.S.B.T. Entry 2002-056, Washington County Survey Records and a 2 inch Brass Disk at the One-Quarter Corner common to said Sections 2 and 3 per U.S.B.T. Entry 2001-012, Washington County Survey Records.

The parcel of land to which this description applies contains 1,055 square feet more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell

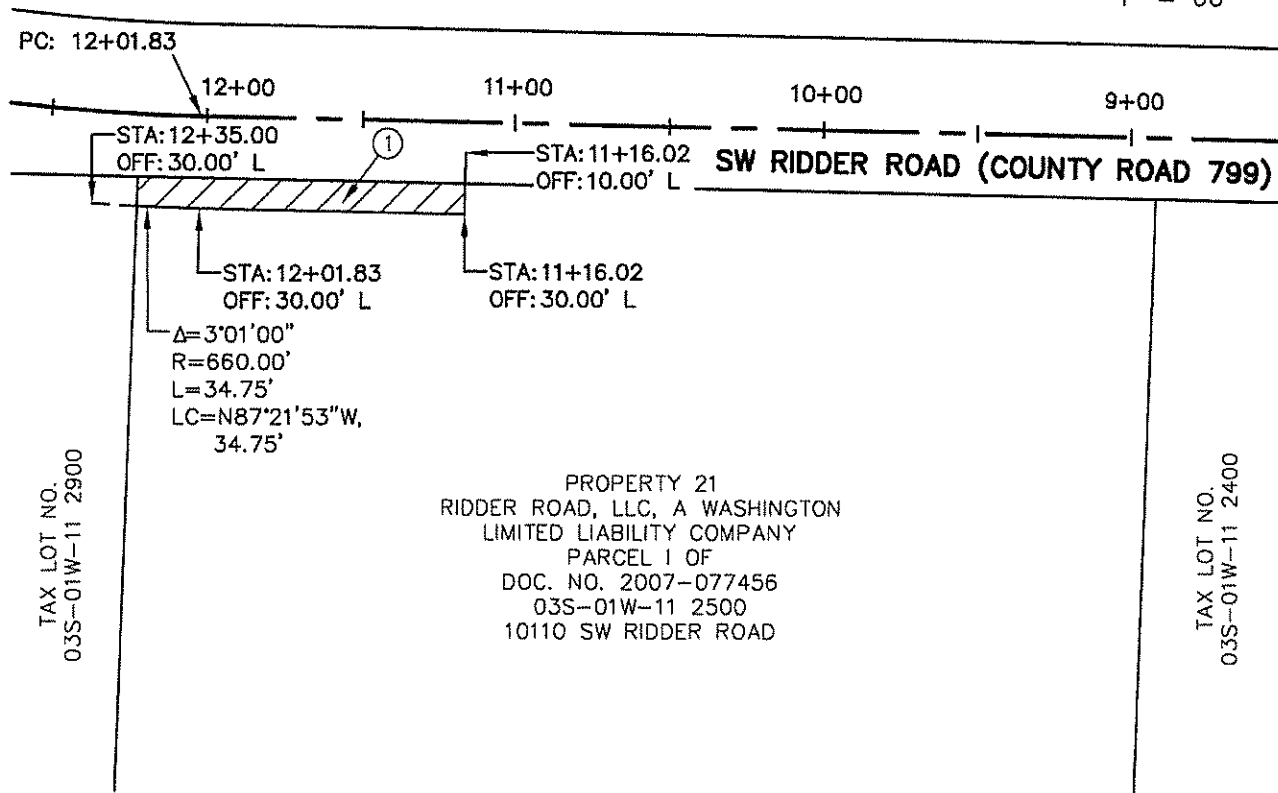
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-19

EXHIBIT "B"
PROPERTY 21

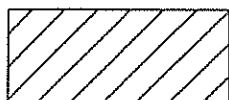


SCALE
1" = 60'



PROPERTY 21
RIDDER ROAD, LLC, A WASHINGTON
LIMITED LIABILITY COMPANY
PARCEL 1 OF
DOC. NO. 2007-077456
03S-01W-11 2500
10110 SW RIDDER ROAD

LEGEND



① PERMANENT RIGHT-OF-WAY
EASEMENT FOR
ROAD PURPOSES
± 1055 SQUARE FEET

SEE ATTACHED
LEGAL DESCRIPTION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

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WSV-12 TMW

1/02/2018

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