

RESOLUTION NO. 1264

A RESOLUTION AUTHORIZING THE CITY OF WILSONVILLE TO NEGOTIATE AND ACQUIRE LAND FOR THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH LOCAL IMPROVEMENT DISTRICT NO. 12-95-ST, CANYON CREEK ROAD NORTH

WHEREAS, under and by virtue of the laws of the State of Oregon and under its charter, the City of Wilsonville is duly authorized and empowered to construct, operate, maintain, reconstruct and repair the street, water, sanitary sewer, and storm drain systems public improvements within the City and to provide rights-of-way and easements for such public utilities; and

WHEREAS, in order to carry out its public purpose in providing for the aforementioned public improvements for its street, water, sanitary sewer and storm drain systems as defined herein, the City may acquire such real property as may be deemed necessary and proper for such public purpose; and

WHEREAS, the City of Wilsonville is lawfully empowered to construct certain planned public improvements projects, and to acquire land necessary and proper for such public purposes and to do so in conjunction with the City of Wilsonville's Master Utility Plans and LID No. 12-95-ST; and

WHEREAS, the public improvements associated with LID No. 12-95-ST are duly authorized City Projects to be financed through LID No. 12-95-ST; and

WHEREAS, Resolution No. 1252 approved LID No. 12-95-ST street and sanitary sewer design corridors ; and

WHEREAS, in comparing the cost amounts for the aforementioned construction and the right-of-way/easements along with the existing and proposed uses of the subject properties the alternative presented herein reflects the least amount of right-of-way, easements and construction costs, given the present mix of developable properties with undeveloped properties needed to ensure safe, efficient and adequate public improvements.

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

1. There is needed and required for the public purpose of providing public improvements for the residents of the City of Wilsonville acquisition of properties indicated on the attached Exhibits "B" through "H" and by this reference made a part hereof.
2. The real property is required for the aforementioned public improvements and the improvements have been planned and located in a manner most compatible with the greatest public good and the least private injury.

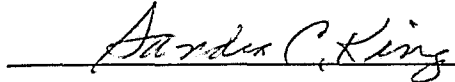
3. The City and its attorneys are authorized and directed to attempt to agree with the owners of the real property herein described as to the compensation to be paid for the appropriation of the property and in the event that an agreement cannot be reached, then to commence and prosecute to final determination such condemnation proceeding as may be deemed necessary to acquire the real property.
4. Upon trial of an action of condemnation, the attorneys for the City are authorized to make such stipulation, agreement or admission as in their judgment may be in the best interests of the city.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 15th day of April, 1996 and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



SANDRA C. KING, City Recorder

SUMMARY OF Votes:

Mayor Krummel	Yes
Councilor Lehan	Yes
Councilor Hawkins	Yes
Councilor Leahy	Yes
Councilor Leo	Yes

Exhibit B

WILX0011
L.I.D. No. 12-95-ST
Canyon Creek Road North
City of Wilsonville, Oregon
GRA, DEA Inc. 4-8-96
Parcel(s) 2

Mentor Graphics Corp.
8005 S.W. Boeckman Rd.
Wilsonville, OR 97070
Clackamas County
Document No. 88-52581
3S-1W-12-501

PARCEL 1 – Permanent Sidewalk Easement

A parcel of land lying in the Southwest one-quarter of Section 12, Township 3 South, Range 1 West, W.M., Clackamas County, Oregon and, being a portion of that property conveyed in the Deed to Mentor Graphics Corp., recorded December 16, 1988 as Document No. 88-52581, Clackamas County Book of Records; the said parcel of land being more particularly described as follows:

A strip of land 3.00 foot wide lying along the Easterly line of said property. Said strip being westerly of and adjacent to that parcel of land dedicated for public street by Clackamas County Deed Document No. 92-03300.

The parcel of land to which this description applies contains 0.078 acres, or 3,145 square feet, more or less.

PARCEL 2 – Permanent Utility Facilities Easement

A parcel of land lying in the Southwest one-quarter of Section 12, Township 3 South, Range 1 West, W.M., Clackamas County, Oregon and, being a portion of that property conveyed in the Deed to Mentor Graphics Corp., recorded December 16, 1988 as Document No. 88-52581, Clackamas County Book of Records; the said parcel of land being more particularly described as follows:

A strip of land 15.00 foot wide lying along the Southerly line of said property at the Southeast corner thereof. Said strip being adjacent to the North line of Boeckman Road and extending from Canyon Creek Road North to the East line of that Pipeline Easement recorded as Clackamas County Document No. 91-62667

The parcel of land to which this description applies contains 0.111 acres, or 4,815 square feet, more or less.

GRA, DEA Inc.
4-8-96

GRA:l:\jg\o:\project\wilx0011\mentor.leg
DAVID EVANS AND ASSOCIATES, INC.
A PROFESSIONAL SERVICES CONSULTING FIRM
OFFICES IN OREGON, WASHINGTON, CALIFORNIA AND ARIZONA
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201 4830
(503) 223 6663 FAX (503) 223 2701

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1990
GARY R. ANDERSON
2434

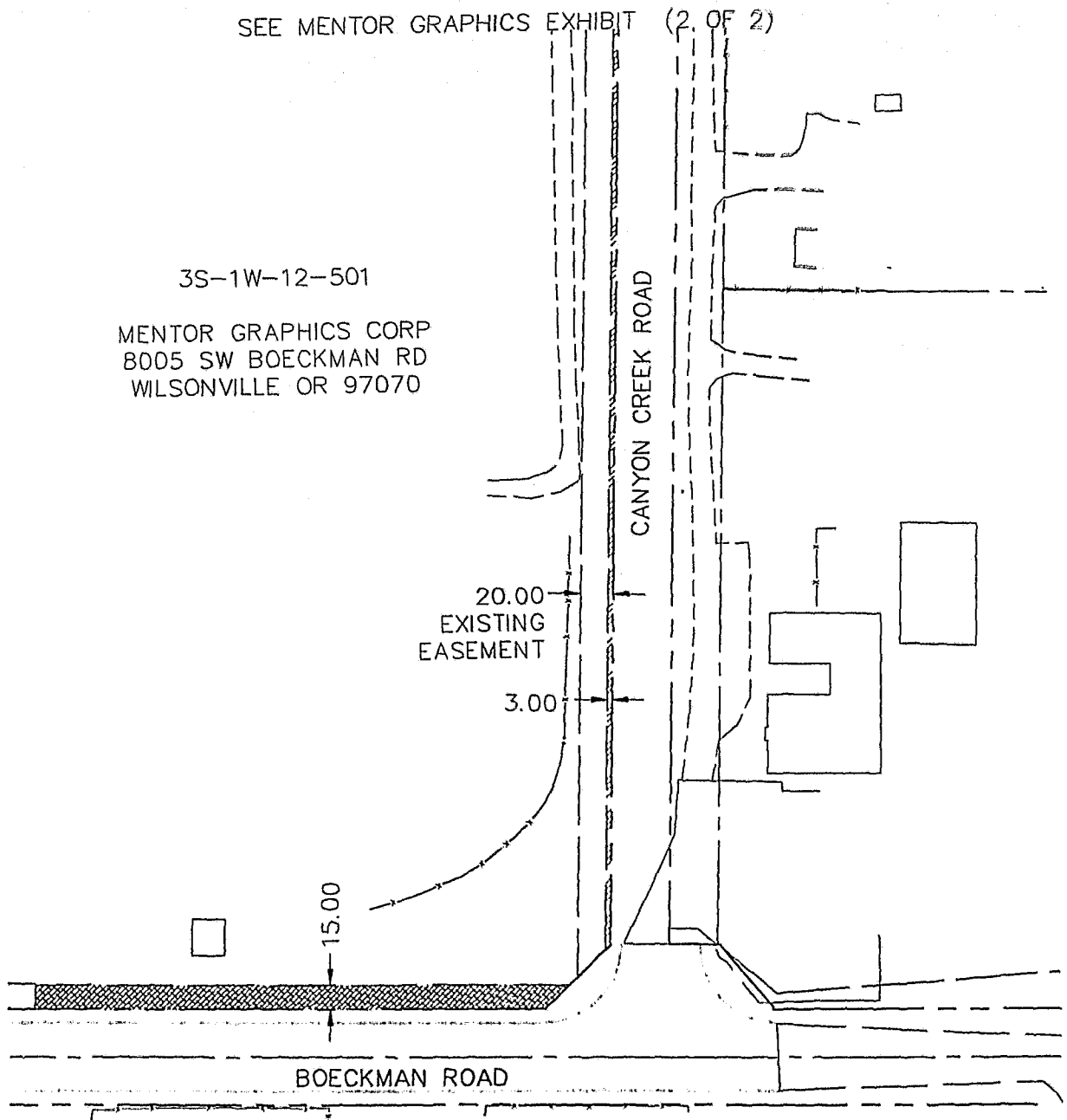
Renewal 12/31/97



SEE MENTOR GRAPHICS EXHIBIT (2 OF 2)

3S-1W-12-501

MENTOR GRAPHICS CORP
8005 SW BOECKMAN RD
WILSONVILLE OR 97070



PERMANENT SIDEWALK
EASEMENT 0.078 ACRE



PERMANENT UTILITY
FACILITIES EASEMENT
0.111 ACRE



DAVID EVANS AND ASSOCIATES, INC.
INCORPORATED, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
ONE OF CORVALLIS AVENUE PORTLAND, OREGON 97208-3402

PROJECT

CANYON CREEK ROAD NORTH

TITLE

L.I.D. NO. 12-95-ST

MENTOR GRAPHICS EXHIBIT

JOB NO

DRAWN BY

DESIGN BY

SCALE

DATE

WJL/CCH

TAS

GRA

1" = 100'

4-2-96

1
OF
2

3S-1W-12-501
 MENTOR GRAPHICS CORP
 8005 SW BOECKMAN RD
 WILSONVILLE OR 97070

20.00
 EXISTING
 EASEMENT

3.00

CANYON CREEK ROAD

SEE MENTOR GRAPHICS EXHIBIT (1 OF 2)



PERMANENT SIDEWALK
 EASEMENT



DAVID EVANS AND ASSOCIATES, INC
 ENGINEERS, ARCHITECTS, PLANNERS, LANDSCAPE ARCHITECTS
 1000 N. CHANNING AVENUE PORTLAND, OR 97201 (503) 253-1100

PROJECT

CANYON CREEK ROAD NORTH

TITLE

L.I.D. NO. 12-95-ST

MENTOR GRAPHICS EXHIBIT

JOB NO

WILX 0011

DRAWN BY

TAS

DESIGN BY

GRA

SCALE

1" = 100'

DATE

4-8-96

2
 OF
 2

Exhibit C

WILX0011
L.I.D. No. 12-95-ST
Canyon Creek Road North
City of Wilsonville, Oregon
GRA, DEA Inc. 2-26-96
Amended 4-8-96
Parcel(s) 1

Madrid, Herman A.
& Inez C.
27490 SW Canyon Creek Rd.
Wilsonville, OR 97070
Clackamas County
Document No. 74-16369
3S-1W-12D-2900

PARCEL 1 - Dedication for Utility Facilities



A parcel of land lying in the Southwest one-quarter of Section 12, Township 3 South, Range 1 West, W.M., Clackamas County, Oregon and, being a portion of that property conveyed in the Deed to Herman A. Madrid and Inez C. Madrid, recorded June 14, 1974 as Document No. 74-16369, Clackamas County Book of Records; the said parcel being more particularly described as follows:

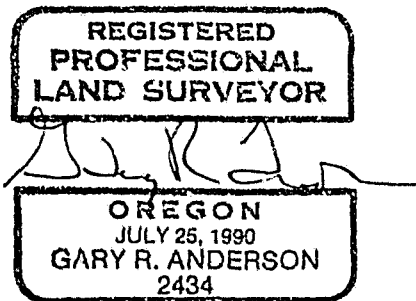
Beginning at a point lying South 88° 53' 26" East, a distance of 184.50 feet along the North line of said property from the Northwest corner thereof; thence along said North line South 88° 53' 26" East a distance of 50.00 feet; thence leaving said line South 1° 06' 34" West a distance of 25.00 feet; thence North 88° 53' 26" West a distance of 50.00 feet; thence North 1° 06' 34" East a distance of 25.00 feet to the point of beginning.

Bearings are based on the Oregon Coordinate System, North Zone.

The parcel of land to which this description applies contains 1,250 square feet more or less.

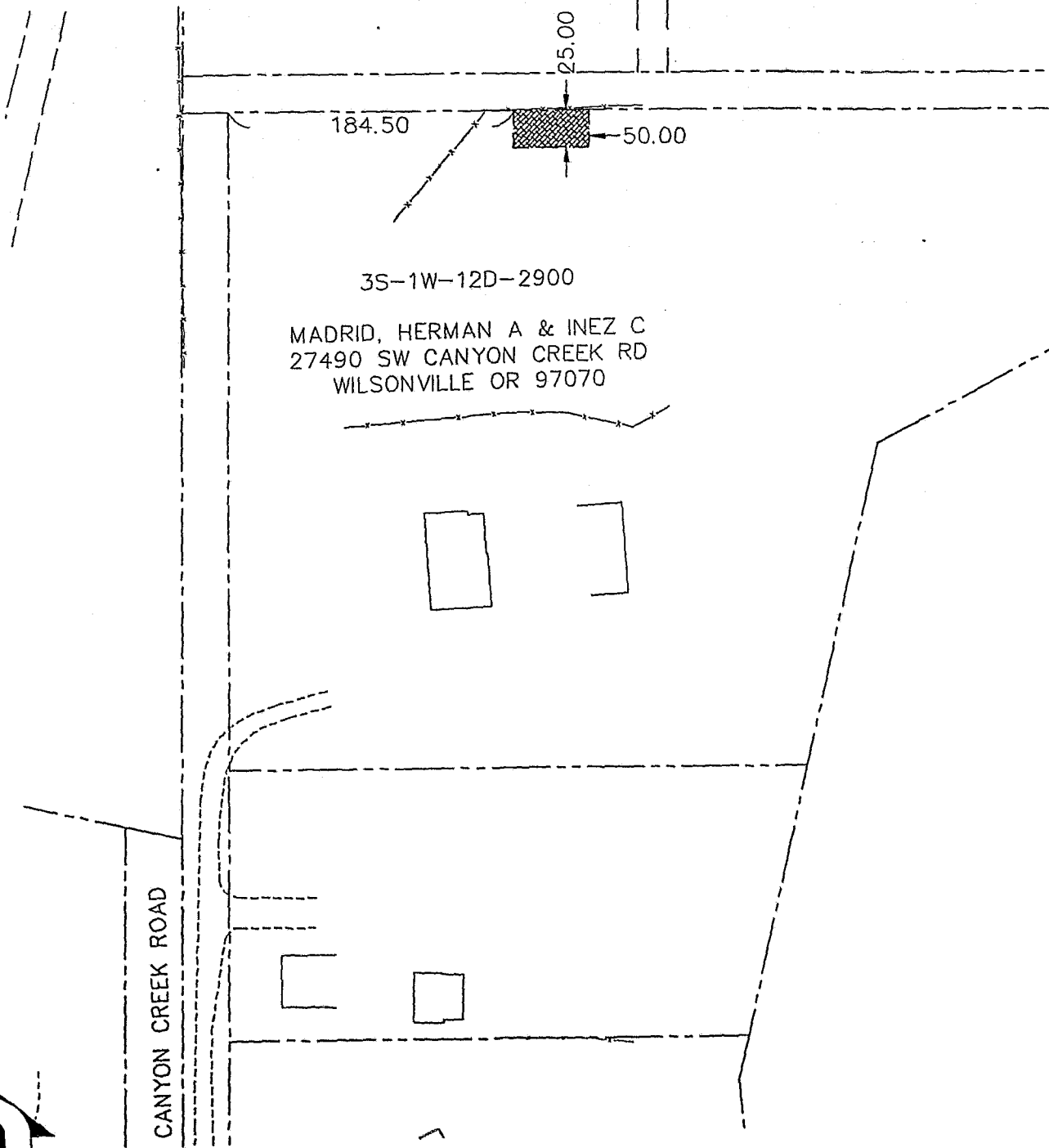
GRA, DEA Inc.
4-8-96

GRA:\jg o:\project\w\wilx0011\madrid.leg



Renewal 12/31/97

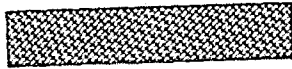
DAVID EVANS AND ASSOCIATES, INC.
A PROFESSIONAL SERVICES CONSULTING FIRM
OFFICES IN OREGON, WASHINGTON, CALIFORNIA AND ARIZONA
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4830
503-223-6663 FAX 503-223-2701



CANYON CREEK ROAD

3S-1W-12D-2900

MADRID, HERMAN A & INEZ C
27490 SW CANYON CREEK RD
WILSONVILLE OR 97070



DEDICATION FOR
UTILITY FACILITIES
0.029 ACRE



DAVID EVANS AND ASSOCIATES INC
ENGINEERS, ARCHITECTS, PLANNERS, LANDSCAPE ARCHITECTS
2000 SW CORVALLIS AVENUE, PORTLAND, OR 97201 (503) 253-6888

PROJECT	CANYON CREEK ROAD NORTH		
TITLE	L.I.D. NO. 12-95-ST		
	MADRID EXHIBIT		
JOB NO	DRAWN BY	DESIGN BY	SCALE
WILX 001	TAS	GRA	1" = 100'
			DATE
			4-8-98

1
OF
1

Exhibit D

WILX0011
 L.I.D. No. 12-95-ST
 Canyon Creek Road North
 City of Wilsonville, Oregon
 GRA, DEA Inc. 4-8-96
 Parcel(s) 4

Tektronix, Inc.
 P.O. Box 1000
 Wilsonville, OR 97070
 Clackamas County
 Document No's 74-14522,
 74-16760 & 76-19494
 3S-1W-12-500, 590, 12D-604



PARCEL 1 - Street Dedication

A parcel of land lying in the Northwest and Southwest one-quarters of Section 12, Township 3 South, Range 1 West, W.M., Clackamas County, Oregon and, being a portion of those properties conveyed in the Deeds to Tektronix, Inc., recorded as Document No's. 74-14522, 74-16760 and 76-19494, Clackamas County Book of Records; the said parcel of land being more particularly described as follows:

That portion of said properties within a 62.00 foot wide strip, lying 31.00 feet on each side of the centerline of Canyon Creek Road North being more particularly described as follows:

Beginning at a 3" brass disk Monument marked "W&H PACIFIC CL-CL 1991" on the South line of Section 12, Township 3 South, Range 1 West W.M., said point lying South 88° 52' 36" East a distance of 1,694.84 feet from the Southwest corner of said Section 12, and said point being Station 10+00.00 Northerly for the purposes of this project; and running thence North 1° 28' 35" East 2,288.99 feet to a point of curvature; thence along the arc of a 1,900.00 foot radius curve, (the long chord of which bears North 3° 47' 15" East a distance of 153.25 feet) a distance of 153.29 feet; thence North 6° 05' 56" East a distance of 307.61 feet to a point of curvature; thence along the arc of a 3,000.00 foot radius curve, (the long chord of which bears North 4° 42' 28" East a distance of 145.68 feet) a distance of 145.70 feet; thence North 3° 18' 59" East a distance of 227.34 feet to a point of curvature; thence along the arc of a 1,800.00 foot radius curve, (the long chord of which bears North 5° 43' 54" East a distance of 151.71 feet) a distance of 151.75 feet; thence North 8° 08' 49" East a distance of 352.73 feet to a point of curvature; thence along the arc of a 1,400.00 foot radius curve, (the long chord of which bears North 4° 42' 56" East a distance of 167.58 feet) a distance of 167.68 feet; thence North 1° 17' 4" East a distance of 168.06 feet to a point of non-tangent curvature; thence along the arc of a 700.00 foot radius curve, (the long chord of which bears North 10° 28' 24" East a distance of 223.57 feet) a distance of 224.53 feet to a point of reverse curvature; thence along the arc of a 700.00 foot radius curve, (the long chord of which bears North 5° 45' 56" East a

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 A PROFESSIONAL SERVICES CONSULTING FIRM
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 2828 S.W. CORBETT AVENUE
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 (503) 223 6663 FAX (503) 223 2701

distance of 601.12 feet) a distance of 621.32 feet; thence North 31° 11' 36" West a distance of 7.26 feet to a point of curvature; thence along the arc of a 600.00 foot radius curve, (the long chord of which bears North 2° 50' 30" East a distance of 671.64 feet) a distance of 712.83 feet to a point of reverse curvature; thence along the arc of a 600.00 foot radius curve, (the long chord of which bears North 19° 02' 00" East a distance of 367.70 feet) a distance of 373.71 feet; thence North 1° 11' 24" East a distance of 797.19 feet to a point on the centerline of Elligsen Road, (said point being station 77+00.00 Northerly for the purposes of this project) to which bears North 88° 48' 15" West a distance of 771.31 feet from a 3/4" iron pipe with yellow plastic cap marked "WASH.CO.SURV." at the C.S. 1/16 corner of Section 1, Township 3 South Range 1 West, W.M.



TOGETHER WITH those portions of said properties lying adjacent to the above described 62.00 foot wide strip and being more particularly described as follows:

Beginning at the point of intersection of the Easterly line of said 62.00 foot strip and the Southerly line of Wiedmann Road (50.00-foot wide); thence along said Easterly line South 1° 17' 04" West a distance of 48.94 feet to a point of curvature; thence along the arc of a 40.00 foot radius curve, (the long chord of which bears North 46° 14' 36" East a distance of 56.53 feet) a distance of 62.77 feet to a point on a line which is parallel with and 9.00 feet south of said Southerly line; thence North 1° 12' 08" East a distance of 9.00 feet; thence along said Southerly line North 88° 47' 52" West a distance of 39.93 feet to the point of beginning

ALSO beginning at the point of intersection of the Westerly line of said 62.00 foot strip and the Southerly line of Wiedmann Road (50.00-foot wide); thence along said Westerly line South 1° 17' 04" West a distance of 49.06 feet to a point of curvature; thence along the arc of a 40.00 foot radius curve, (the long chord of which bears North 43° 45' 24" West a distance of 56.51 feet) a distance of 62.89 feet to a point on a line which is parallel with and 9.00 feet south of said Southerly line; thence North 1° 12' 08" East a distance of 9.00 feet; thence along said Southerly line South 88° 47' 52" East a distance of 40.07 feet to the point of beginning.

Bearings are based on the Oregon Coordinate System, North Zone.

The parcel of land to which this description applies contains 3.021 acres, or 131,595 square feet, more or less.

PARCEL 2 -Permanent Sidewalk and Utility Facilities Easement

A parcel of land lying in the Northwest and Southwest one-quarters of Section 12, Township 3 South, Range 1 West, W.M., Clackamas County, Oregon and, being a portion of those properties conveyed in the Deeds to Tektronix, Inc., recorded as Document No's. 74-14522, 74-16760 and 76-19494, Clackamas County Book of Records; the said parcel being two strips of land, more particularly described as follows:

That portion of said properties within a 6.00 foot wide strip lying adjacent to and West of the Westerly line of the above described PARCEL 1-Street Dedication.

TOGETHER WITH that portion of said properties lying West of the centerline of Canyon Creek Road North as described herein above and lying East of a line described as follows:

Beginning at a point lying 37.00 feet Westerly of centerline Station 35+00; thence Northerly in a straight line to a point 51.00 feet Westerly of Station 36+00; thence to a point 70.00 feet Westerly of Station 36+00; thence in a straight line to a point 70.00 feet Westerly of Station 36+50; thence Easterly to a point 51.00 feet Westerly of Station 36+50; thence Northerly and parallel with said centerline to a point 51.00 feet Westerly of Station 42+00; thence Easterly to a point 41.00 feet Westerly of Station 42+00; thence Northerly and parallel with said centerline to a point 41.00 feet Westerly of Station 46+50 and the end of this line description.

AND that portion of said properties within a 6.00 foot wide strip lying adjacent to and East of the Easterly line of the above described PARCEL 1-Street Dedication.

TOGETHER WITH that portion of said properties within a 15.00 foot wide strip lying 7.50 feet on each side of a line beginning at centerline Station 44+65; and running thence South $81^{\circ} 51' 11''$ East a distance of 90.00 feet.

The parcel of land to which this description applies contains 0.845 acres, or 36,812 square feet, more or less.

PARCEL 3 -Dedication Utility Facilities

A parcel of land lying in the Southwest one-quarter of Section 12, Township 3 South, Range 1 West, W.M., Clackamas County, Oregon and, being a portion of that property conveyed in the Deed to Tektronix, Inc., recorded May 11, 1976 as Document 76-19494, Clackamas County Book of Records; the said parcel of land being all of said property excepting for that portion described above in PARCEL 1-Street Dedication.



The parcel of land to which this description applies contains 0.437 acres or 19,025 square feet, more or less.

PARCEL 4 - Permanent Utility Facilities Easement

A parcel of land lying in the Northwest and Southwest one-quarters of Section 12, Township 3 South, Range 1 West, W.M., Clackamas County, Oregon and, being a portion of those properties conveyed in the Deeds to Tektronix, Inc., recorded as Document No's. 74-14522, 74-16760 and 76-19494, Clackamas County Book of Records; said parcel being that portion of said properties within a 20 foot wide strip, lying 10 feet on each side of the facility, the centerline of which is more particularly described as follows:



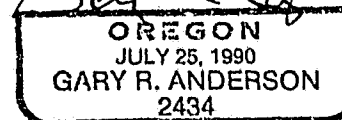
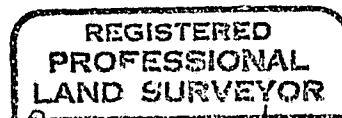
Beginning at a point South 88° 52' 36" East, a distance of 2,051.11 feet along the South line of said Section 12, and North 1689.88 feet from the Southwest corner of said Section 12; thence North 1° 06' 34" East a distance of 121.05; thence North 38° 10' 06" East a distance of 204.98; thence North 41° 44' 12" East a distance of 70.89; thence North 61° 57' 40" East a distance of 110.78; thence North 77° 36' 55" East a distance of 186.88; thence North 27° 29' 41" East a distance of 255.20; thence North 1° 32' 26" East a distance of 319.16; thence North 7° 54' 34" West a distance of 315.30; thence North 29° 54' 41" West a distance of 361.77; thence North 11° 52' 10" East a distance of 168.74; thence North 48° 35' 06" West a distance of 230.68; thence North 63° 55' 29" West a distance of 90.01; thence North 5° 54' 11" West a distance of 303.84; feet to a point which bears North 88° 47' 19" West a distance of 633.08 feet and South 1,325.76 feet from the North one-quarter corner of said Section 12.

Bearings are based on the Oregon Coordinate System, North Zone.

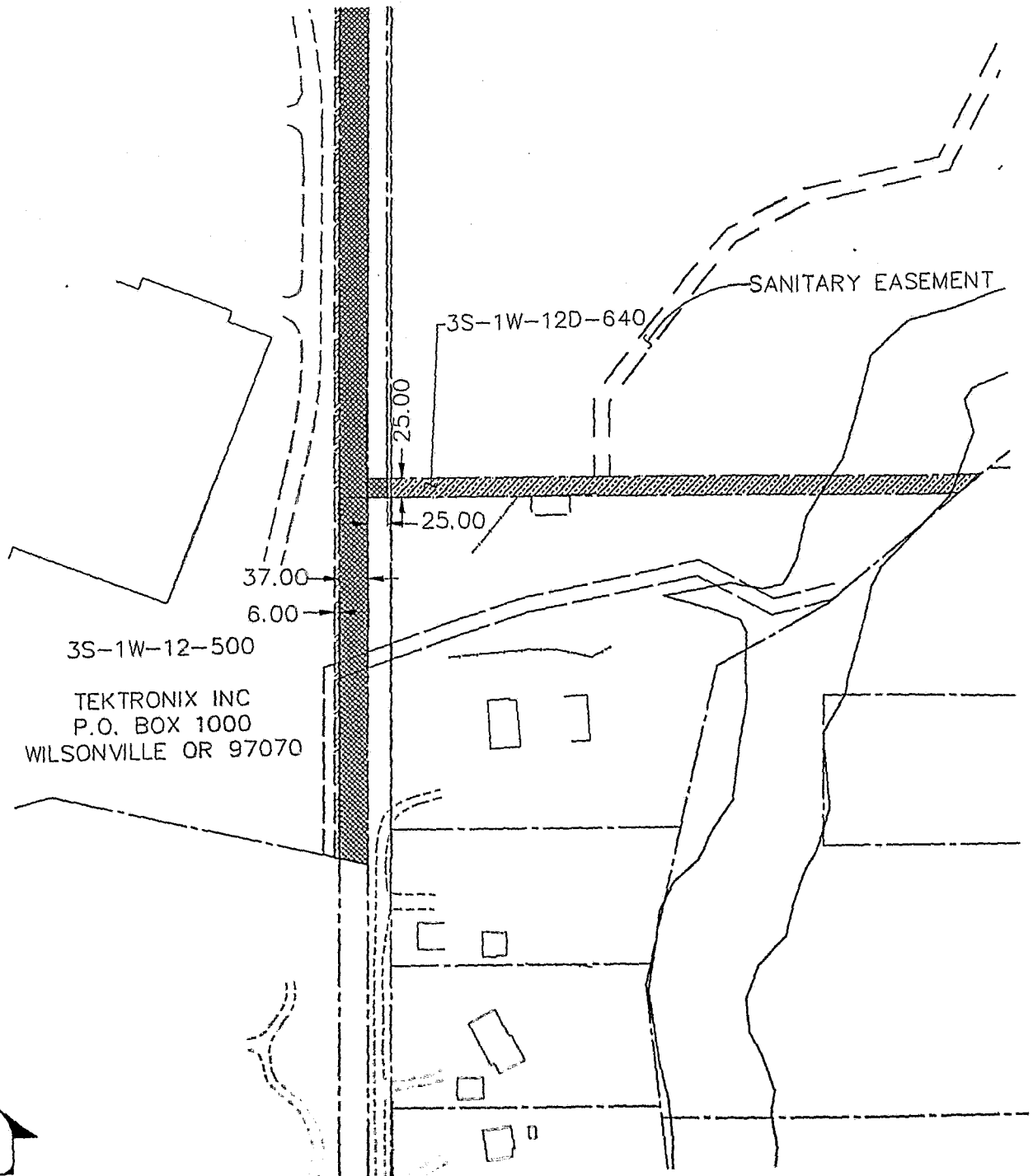
The parcel of land to which this description applies contains 0.673 acres or 29,318 square feet, more or less.

GRA, DEA Inc.
4-8-96

GRA:ljj\o:\project\w\wilx0011\tektroni.leg



Renewed 12/31/97



3S-1W-12-500
 TEKTRONIX INC
 P.O. BOX 1000
 WILSONVILLE OR 97070

SANITARY EASEMENT

3S-1W-12D-640

25.00

25.00

37.00

6.00



PERMANENT SIDEWALK
 & UTILITY FACILITIES EASEMENT
 0.845 ACRE



RIGHT OF WAY
 DEDICATION, 3.006 ACRES



DEDICATION TO CITY OF
 WILSONVILLE, 0.437 ACRES



DAVID EVANS AND ASSOCIATES INC
 ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 1001 N. COVINGTON AVENUE, PORTLAND, OR 97201 (503) 253-3343

PROJECT

CANYON CREEK ROAD NORTH

TITLE

L.I.D. NO. 12-95-ST

TEKTRONIX EXHIBIT

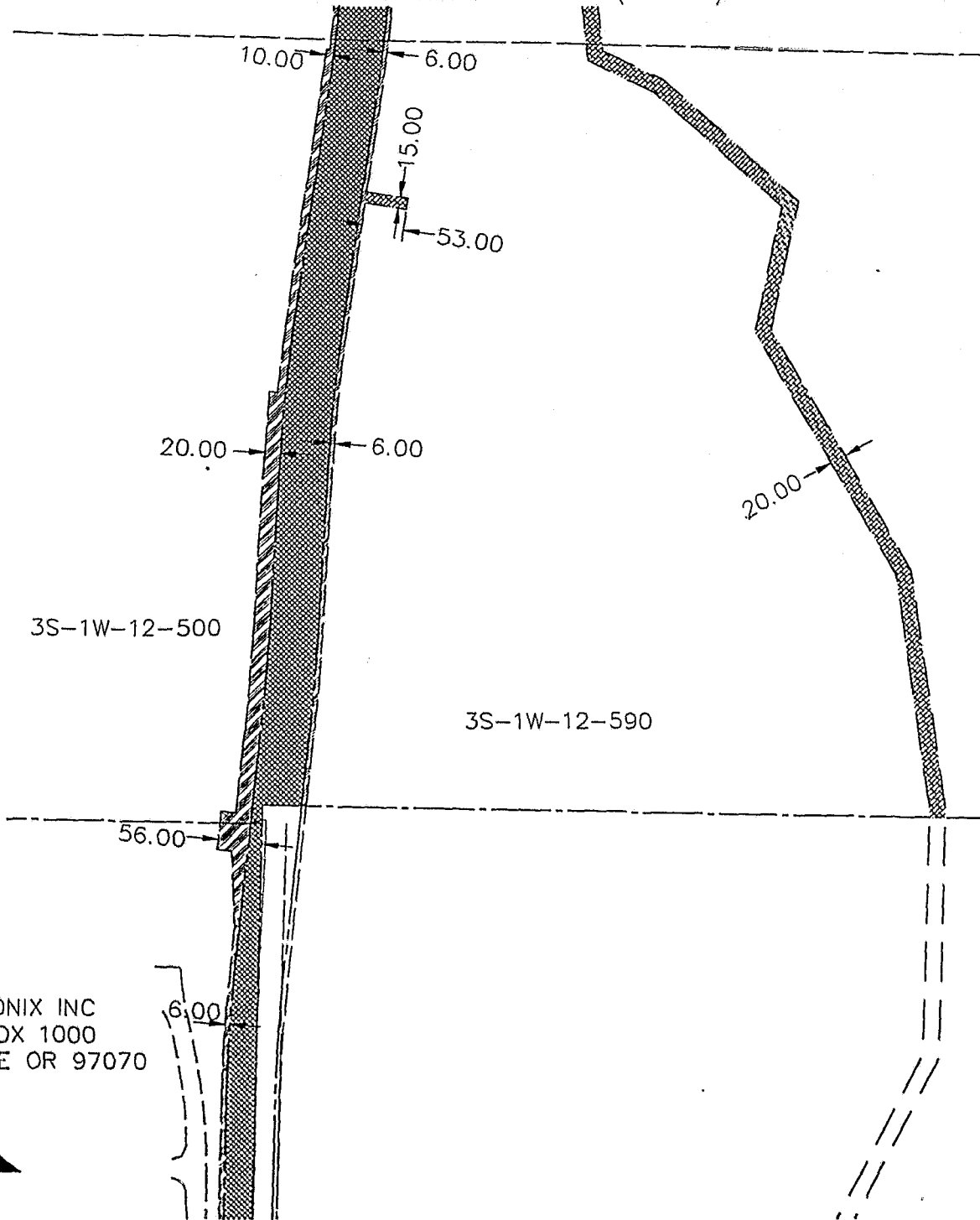
JOB NO

DRAWN BY
 WLP/COO TJS

DESIGN BY
 GRA

SCALE
 1" = 200'

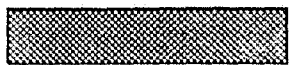
DATE
 4-8-96



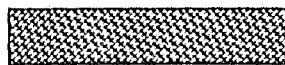
TEKTRONIX INC
 P.O. BOX 1000
 WILSONVILLE OR 97070



PERMANENT SIDEWALK
 & UTILITY FACILITIES EASEMENT



RIGHT OF WAY
 DEDICATION



PERMANENT UTILITY FACILITIES
 EASEMENT, 0.673 ACRE

SEE TEKTRONIX EXHIBIT (1 OF 3)



DAVID EVANS AND ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 2525 S.W. CORBETT AVENUE PORTLAND, OR 97201 (503) 253-1443

PROJECT

CANYON CREEK ROAD NORTH

TITLE

L.I.D. NO. 12-95-ST

TEKTRONIX EXHIBIT

JOB NO

W/LX 001

DRAWN BY

TAB

DESIGN BY

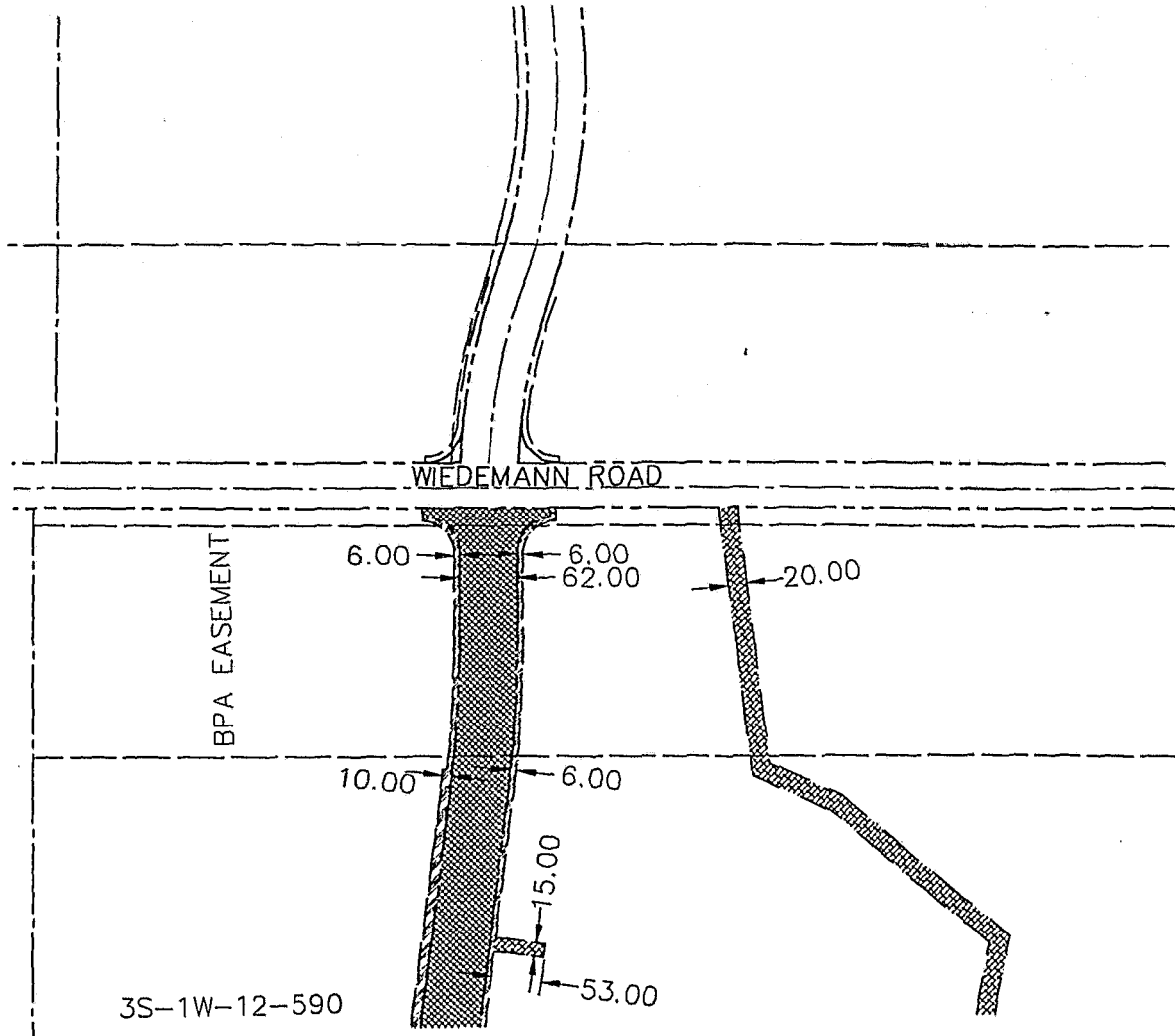
GRA

SCALE

1" = 200'

DATE

4-8-80



3S-1W-12-590
 TEKTRONIX INC
 P.O. BOX 1000
 WILSONVILLE OR 97070



PERMANENT SIDEWALK
 & UTILITY FACILITIES EASEMENT



RIGHT OF WAY
 DEDICATION



DAVID EVANS AND ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 1000 SW CORVALLIS AVENUE PORTLAND, OR 97201 (503) 253-8822

PROJECT

CANYON CREEK ROAD NORTH

TITLE

L.I.D. NO. 12-95-ST

TEKTRONIX EXHIBIT

JOB NO

DRAWN BY

DESIGN BY

SCALE

DATE

WILCOX

TAS

GRA

1" = 100'

4-8-86

Exhibit E

WILX0011
 L.I.D. No. 12-95-ST
 Canyon Creek Road North
 City of Wilsonville, Oregon
 GRA, DEA Inc. 4-8-96
 Parcel(s) 3

Venture Properties Inc.
 5000 SW Meadows Dr.
 Woodburn, OR 97071
 Clackamas County
 Document No. 96-01358
 3S-1W-12-601, 12D-602
 & 12D-603

**PARCEL 1 - Street Dedication**

A parcel of land lying in the Southwest and Northwest one-quarters of Section 12, Township 3 South Range 1 West, W. M., Clackamas County, Oregon and, being a portion of that property conveyed in the Deed to Venture Properties, Inc., recorded January 8, 1996 as Document No. 96-01358, Clackamas County Book of Records; the said parcel of land being more particularly described as follows:

That portion of said property within a 62.00 foot wide strip, lying 31.00 feet on each side of the centerline of Canyon Creek Road North being more particularly described as follows:

Beginning at a 3" brass disk Monument marked "W&H PACIFIC CL-CL 1991" on the South line of Section 12, Township 3 South, Range 1 West W.M., said point lying South 88° 52' 36" East a distance of 1,694.84 feet from the Southwest corner of said Section 12, and said point being Station 10+00.00 Northerly for the purposes of this project; and running thence North 1° 28' 35" East 2,288.99 feet to a point of curvature; thence along the arc of a 1,900.00 foot radius curve, (the long chord of which bears North 3° 47' 15" East a distance of 153.25 feet) a distance of 153.29 feet; thence North 6° 05' 56" East a distance of 307.61 feet to a point of curvature; thence along the arc of a 3,000.00 foot radius curve, (the long chord of which bears North 4° 42' 28" East a distance of 145.68 feet) a distance of 145.70 feet; thence North 3° 18' 59" East a distance of 227.34 feet to a point of curvature; thence along the arc of a 1,800.00 foot radius curve, (the long chord of which bears North 5° 43' 54" East a distance of 151.71 feet) a distance of 151.75 feet; thence North 8° 08' 49" East a distance of 352.73 feet to a point of curvature; thence along the arc of a 1,400.00 foot radius curve, (the long chord of which bears North 4° 42' 56" East a distance of 167.58 feet) a distance of 167.68 feet; thence North 1° 17' 4" East a distance of 168.06 feet to a point of non-tangent curvature; thence along the arc of a 700.00 foot radius curve, (the long chord of which bears North 10° 28' 24" East a distance of 223.57 feet) a distance of 224.53 feet to a point of reverse curvature; thence along the arc of a 700.00 foot radius curve, (the long chord of which bears North 5° 45' 56" East a distance of 601.12 feet) a distance of 621.32 feet; thence North 31°

DAVID EVANS AND ASSOCIATES, INC.
 A PROFESSIONAL SERVICES CONSULTING FIRM
 OFFICES IN OREGON, WASHINGTON, CALIFORNIA AND ARIZONA
 2828 S.W. CORBETT AVENUE
 PORTLAND, OREGON 97201-1830
 (503) 223-6663 FAX (503) 223-2700

11' 36" West a distance of 7.26 feet to a point of curvature; thence along the arc of a 600.00 foot radius curve, (the long chord of which bears North 2° 50' 30" East a distance of 671.64 feet) a distance of 712.83 feet to a point of reverse curvature; thence along the arc of a 600.00 foot radius curve, (the long chord of which bears North 19° 02' 00" East a distance of 367.70 feet) a distance of 373.71 feet; thence North 1° 11' 24" East a distance of 797.19 feet to a point on the centerline of Elligsen Road, (said point being station 77+00.00 Northerly for the purposes of this project) to which bears North 88° 48' 15" West a distance of 771.31 feet from a 3/4" iron pipe with yellow plastic cap marked "WASH.CO.SURV." at the C.S. 1/16 corner of Section 1, Township 3 South Range 1 West, W.M.

Bearings are based on the Oregon Coordinate System, North Zone.

The parcel of land to which this description applies contains 0.634 acres, or 27,608 square feet, more or less.

PARCEL 2 - Permanent Sidewalk and Utility Facilities Easement

A parcel of land lying in the Southwest and Northwest one-quarters of Section 12, Township 3 South Range 1 West, W. M., Clackamas County, Oregon and, being a portion of that property conveyed in the Deed to Venture Properties, Inc., recorded January 8, 1996 as Document No. 96-01358, Clackamas County Book of Records; the said parcel of land being more particularly described as follows:

That portion of said property within a 6.00 foot wide strip lying adjacent to and East of the Easterly line of the above described PARCEL 1-Street Dedication.

The parcel of land to which this description applies contains 0.132 acres, or 5,741 square feet, more or less.

PARCEL 3 - Permanent Utility Facility Easement

A parcel of land lying in the Southwest and Northwest one-quarters of Section 12, Township 3 South Range 1 West, W. M., Clackamas County, Oregon and, being a portion of that property conveyed in the Deed to Venture Properties, Inc., recorded January 8, 1996 as Document No. 96-01358, Clackamas County Book of Records; the said parcel being that portion of said property within a 20 foot wide strip, lying 10 feet on each side of the facility, the centerline of which is more particularly described as follows:

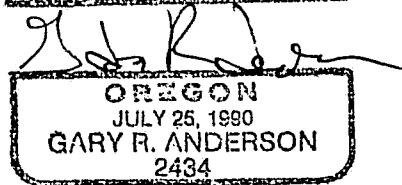
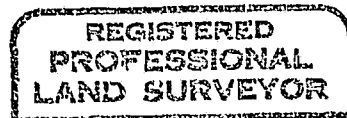
Beginning at a point South 88° 52' 36" East, a distance of 2,051.11 feet along the South line of said Section 12, and North 1,689.88 feet from the Southwest corner of said Section 12;

thence North 1° 06' 34" East a distance of 121.05; thence North 38° 10' 06" East a distance of 204.98; thence North 41° 44' 12" East a distance of 70.89; thence North 61° 57' 40" East a distance of 110.78; thence North 77° 36' 55" East a distance of 186.88; thence North 27° 29' 41" East a distance of 255.20; thence North 1° 32' 26" East a distance of 319.16; thence North 7° 54' 34" West a distance of 315.30; thence North 29° 54' 41" West a distance of 361.77; thence North 11° 52' 10" East a distance of 168.74; thence North 48° 35' 06" West a distance of 230.68; thence North 63° 55' 29" West a distance of 90.01; thence North 5° 54' 11" West a distance of 303.84; feet to a point which bears North 88° 47' 19" West a distance of 633.08 feet and South 1,325.76 feet from the North one-quarter corner of said Section 12.

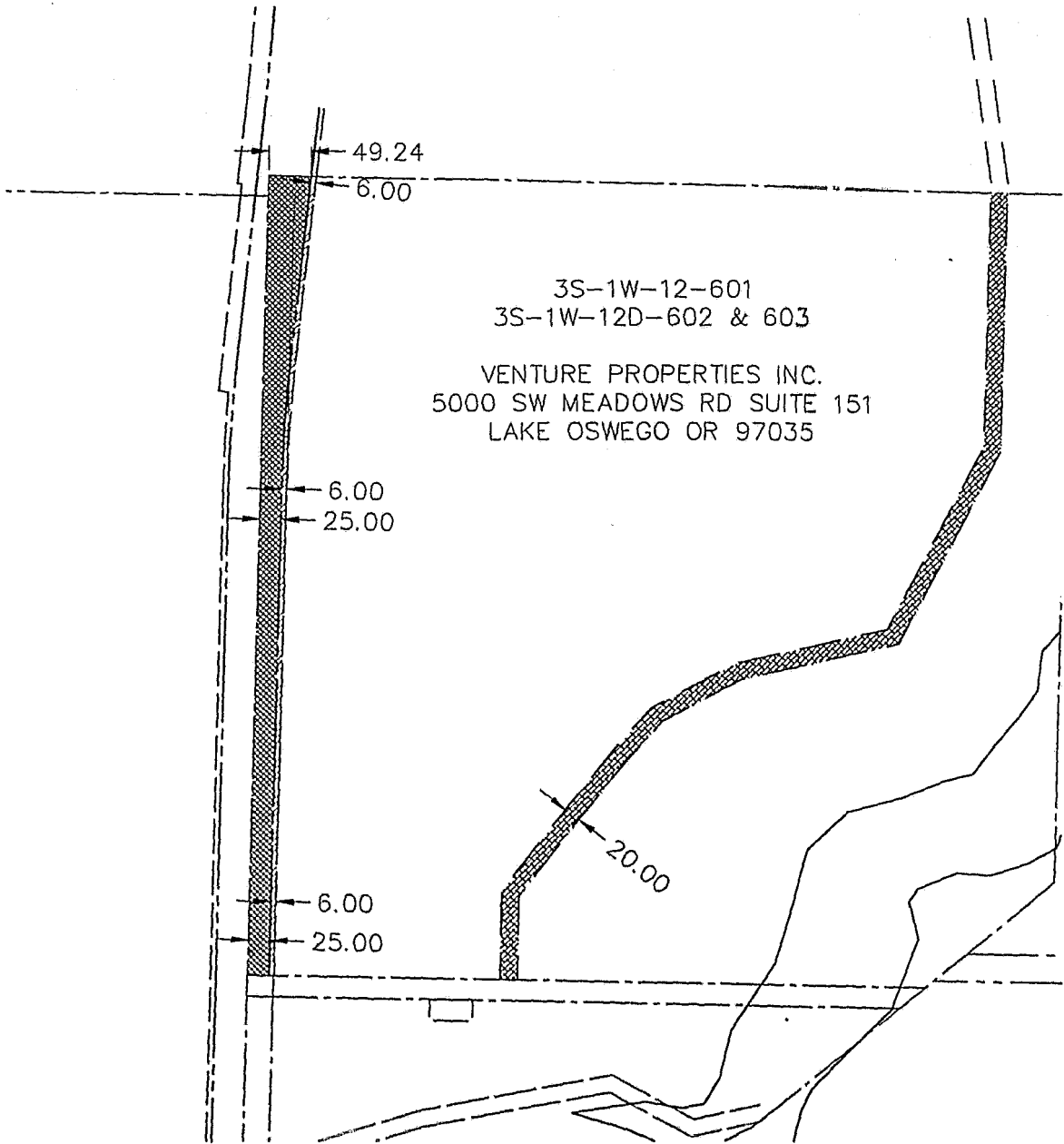
Bearings are based on the Oregon Coordinate System, North Zone.

The parcel of land to which this description applies contains 0.570 acres or 24,807 square feet, more or less.

GRA, DEA Inc.
4-8-96
GRA:ljj\o:\project\w\wilk0011\venture.leg



Renewed 12/31/97



PERMANENT SIDEWALK
& UTILITY FACILITIES EASEMENT
0.132 ACRE



RIGHT OF WAY
DEDICATION
0.634 ACRE



RIGHT OF WAY
DEDICATION
0.570 ACRE



DAVID EVANS AND ASSOCIATES INC.
ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
2001 S.W. COMBETT AVENUE PORTLAND, OR 97201 (503) 255-6663

PROJECT

CANYON CREEK ROAD NORTH

TITLE

L.I.D. NO. 12-95-ST

VENTURE PROPERTIES INC. EXHIBIT

JOB NO

217/001

DRAWN BY

TAS

DESIGN BY

GRA

SCALE

1" = 200'

DATE

4-8-96

Exhibit F

WILX0011
 L.I.D. No. 12-95-ST
 Canyon Creek Road North
 City of Wilsonville, Oregon
 GRA, DEA Inc. 4-8-96
 Parcel(s) 2

Burns-Western
 516 S.E. Morrison St No. 1200
 Portland, OR 97214
 Clackamas County
 Document No. 91-47695
 3S-1W-12-300 & 407

**PARCEL 1 - Street Dedication**

A parcel of land lying in the Northwest one-quarter of Section 12, Township 3 South, Range 1 West, W.M., Clackamas County, Oregon and, being a portion of those properties conveyed in the Deed to Burns-Western, recorded September 20, 1991 as Document No. 91-47695, Clackamas County Book of Records; the said parcel of land being more particularly described as follows:

That portion of said properties within a 62.00 foot wide strip, lying 31.00 feet on each side of the centerline of Canyon Creek Road North being more particularly described as follows:

Beginning at a 3" brass disk Monument marked "W&H PACIFIC CL-CL 1991" on the South line of Section 12, Township 3 South, Range 1 West W.M., said point lying South 88° 52' 36" East a distance of 1,694.84 feet from the Southwest corner of said Section 12, and said point being Station 10+00.00 Northerly for the purposes of this project; and running thence North 1° 28' 35" East 2,288.99 feet to a point of curvature; thence along the arc of a 1,900.00 foot radius curve, (the long chord of which bears North 3° 47' 15" East a distance of 153.25 feet) a distance of 153.29 feet; thence North 6° 05' 56" East a distance of 307.61 feet to a point of curvature; thence along the arc of a 3,000.00 foot radius curve, (the long chord of which bears North 4° 42' 28" East a distance of 145.68 feet) a distance of 145.70 feet; thence North 3° 18' 59" East a distance of 227.34 feet to a point of curvature; thence along the arc of a 1,800.00 foot radius curve, (the long chord of which bears North 5° 43' 54" East a distance of 151.71 feet) a distance of 151.75 feet; thence North 8° 08' 49" East a distance of 352.73 feet to a point of curvature; thence along the arc of a 1,400.00 foot radius curve, (the long chord of which bears North 4° 42' 56" East a distance of 167.58 feet) a distance of 167.68 feet; thence North 1° 17' 4" East a distance of 168.06 feet to a point of non-tangent curvature; thence along the arc of a 700.00 foot radius curve, (the long chord of which bears North 10° 28' 24" East a distance of 223.57 feet) a distance of 224.53 feet to a point of reverse curvature; thence along the arc of a 700.00 foot radius curve, (the long chord of which bears

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 A PROFESSIONAL SERVICES CONSULTING FIRM
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 503-223-6663 FAX 503-223-2701

North 5° 45' 56" East a distance of 601.12 feet) a distance of 621.32 feet; thence North 31° 11' 36" West a distance of 7.26 feet to a point of curvature; thence along the arc of a 600.00 foot radius curve, (the long chord of which bears North 2° 50' 30" East a distance of 671.64 feet) a distance of 712.83 feet to a point of reverse curvature; thence along the arc of a 600.00 foot radius curve, (the long chord of which bears North 19° 02' 00" East a distance of 367.70 feet) a distance of 373.71 feet; thence North 1° 11' 24" East a distance of 797.19 feet to a point on the centerline of Elligsen Road, (said point being station 77+00.00 Northerly for the purposes of this project) to which bears North 88° 48' 15" West a distance of 771.31 feet from a 3/4" iron pipe with yellow plastic cap marked "WASH.CO.SURV." at the C.S. 1/16 corner of Section 1, Township 3 South Range 1 West, W.M.



TOGETHER WITH those portions of said properties lying adjacent to the above described 62.00 foot wide strip and being more particularly described as follows:

Beginning at the point of intersection of the Easterly line of said 62.00 foot strip and the Northerly line of Wiedmann Road (50.00-foot wide); thence along said Easterly line on the arc of a 669.00 foot radius curve (the long chord of which bears North 5° 34' 05" East a distance of 44.50) a distance of 44.51 feet to a point of curvature; thence along the arc of a 40.00 foot radius curve, (the long chord of which bears South 40° 39' 43" East a distance of 59.58 feet) a distance of 67.21 feet to a point on said Northerly line; thence along said Northerly line North 88° 47' 52" West a distance of 43.15 feet to the point of beginning.

ALSO beginning at the point of intersection of the Westerly line of said 62.00 foot strip and the Northerly line of Wiedmann Road (50.00-foot wide); thence along said Westerly line on the arc of a 731.00 foot radius curve (the long chord of which bears North 4° 53' 04" East a distance of 36.51) a distance of 36.51 feet to a point of curvature; thence along the arc of a 40.00 foot radius curve, (the long chord of which bears South 48° 45' 32" West a distance of 53.99 feet) a distance of 59.26 feet to a point on said Northerly line; thence along said Northerly line South 88° 47' 52" East a distance of 37.50 feet to the point of beginning.

Bearings are based on the Oregon Coordinate System, North Zone.

The parcel of land to which this description applies contains 0.017 acres, to which this description applies contains or 750 square feet, more or less outside of existing right-of-way.

PARCEL 2 - Permanent Sidewalk, and Utility Facilities Easement

- A parcel of land lying in the Northwest one-quarter of Section 12, Township 3 South, Range 1 West, W.M., Clackamas County, Oregon and, being a portion of those properties conveyed in

the Deed to Burns-Western, recorded September 20, 1991 as Document No. 91-47695, Clackamas County Book of Records; the said parcel being two strips of land more particularly described as follows:

That portion of said properties within a 6.00 foot wide strip lying adjacent to and West of the Westerly line of the above described PARCEL 1 - Street Dedication.

TOGETHER WITH that portion of said properties lying West of the centerline of Canyon Creek Road North as described herein above and lying East of a line described as follows:

DEA

Beginning at a point lying 70.00 feet Westerly of centerline Station 57+00; thence Northerly and parallel with said centerline to a point 70.00 feet Westerly of Station 58+16.26 and the end of this line description.

AND that portion of said properties within a 6.00 foot wide strip lying adjacent to and East of the Easterly line of the described PARCEL 1 - Street Dedication.

TOGETHER WITH that portion of said properties lying East of the centerline of Canyon Creek Road North as described herein above and lying West of a line described as follows:

Beginning at a point lying 60.00 feet Easterly of centerline Station 57+25; thence Northerly and parallel with said centerline to a point 60.00 feet Easterly of Station 58+75 and the end of this line description.

The parcel of land to which this description applies contains 0.568 acres, to which this description applies contains or 24,740 square feet, more or less outside of existing right-of-way.

GRA, DEA Inc.
4-8-96

GRA:\jg\o:\project\wilx0011\burnswst.lcg



Renewed 12/31/97

SEE BURNS-WESTERN EXHIBIT A (2 OF 2)

3S-1W-12-407
BURNS-WESTERN
516 SE MORRISON ST # 1200
PORTLAND OR 97214

3S-1W-12-300

CITY OF WILSONVILLE
EASEMENT

CANYON CREEK ROAD

6.00

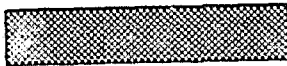
6.00

BPA EASEMENT

WIEDEMANN ROAD



PERMANENT SIDEWALK
& UTILITY FACILITIES EASEMENT
0.568 ACRE



RIGHT OF WAY
DEDICATION
0.017 ACRE



DAVID EVANS AND ASSOCIATES INC
ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS
2424 SW CONCRETE AVENUE PORTLAND, OR 97201 (503) 222-0443

PROJECT

CANYON CREEK ROAD NORTH

TITLE

L.I.D. NO. 12-95-ST

BURNS-WESTERN EXHIBIT

JOB NO

WILX 001

DRAWN BY

TAS

DESIGN BY

GRA

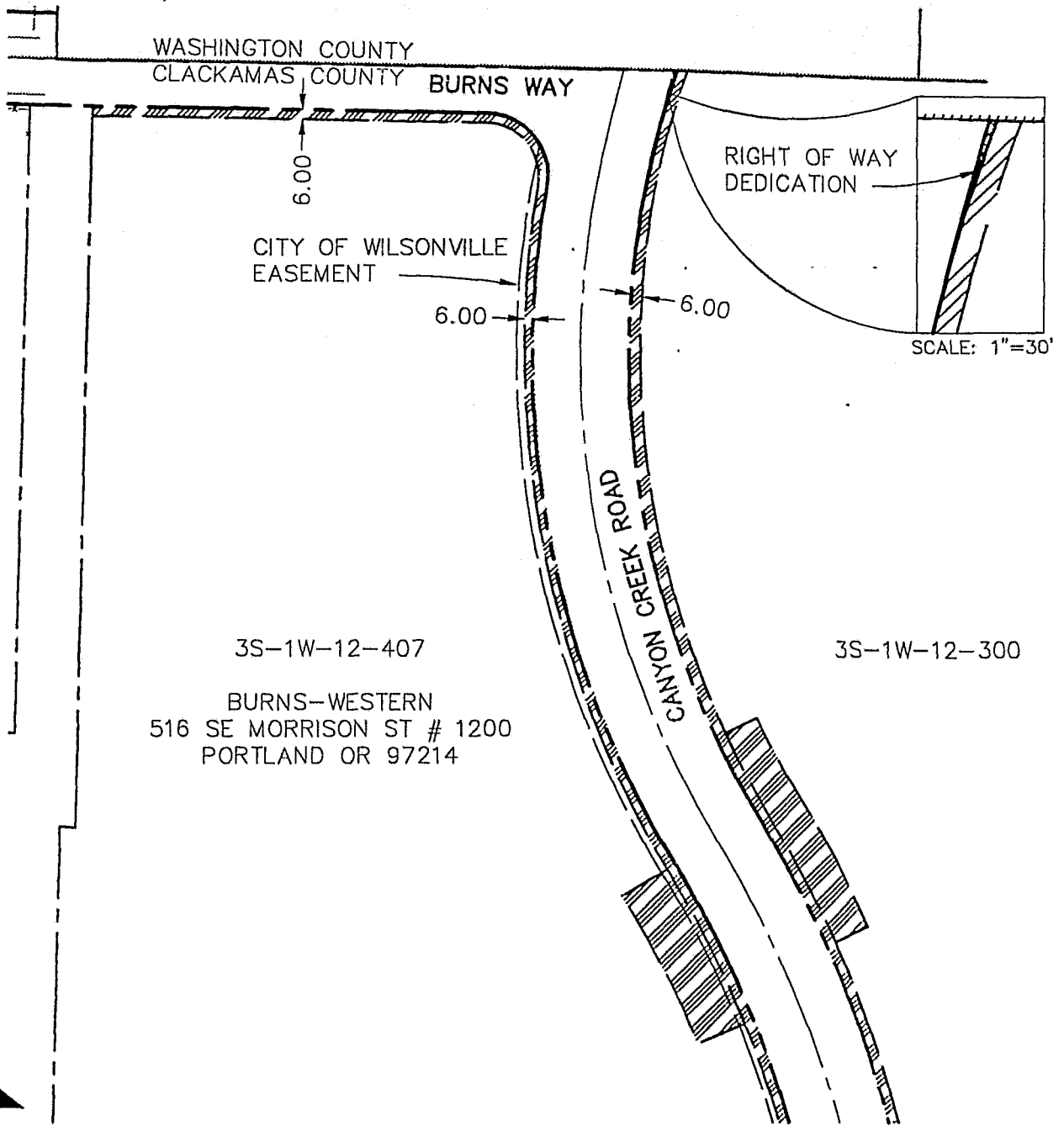
SCALE

1" = 100'

DATE

4-8-88

1
OF
2



SEE BURNS-WESTERN EXHIBIT (1 OF 2)



PERMANENT SIDEWALK
& UTILITY FACILITIES EASEMENT



RIGHT OF WAY
DEDICATION



DAVID EVANS AND ASSOCIATES, INC.
ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3000 S.W. CORDELL AVENUE PORTLAND, OR 97201 (503) 253-8800

PROJECT

CANYON CREEK ROAD NORTH

TITLE

L.I.D. NO. 12-95-ST

BURNS-WESTERN EXHIBIT

JOB NO.

WILX 001

DRAWN BY

TAS

DESIGN BY

GRA

SCALE

1" = 100'

DATE

4-8-86

2
OF
2

Exhibit G

WILX0011
L.I.D. No. 12-95-ST
Canyon Creek Road North
City of Wilsonville, Oregon
GRA, DEA Inc. 4-8-96
Parcel(s) 5

Brownstein, Richard J. &
Jarrard, Fred
1200 SW Main
Portland, OR 97205
Washington County
Document No 86-28524
3S-1W-1CD-200



PARCEL 1 - Street Dedication (Canyon Creek Road North)

A parcel of land lying in the Southwest one-quarter of Section 1, Township 3 South, Range 1 West, W.M., Washington County, Oregon and, being a portion of those properties conveyed in the Deeds to Brownstein, Jarrard, and Shin and S&S Development., recorded as Document No's. 86-28524, 92-17704 and 94-49655, Washington County Book of Records; the said parcel of land being more particularly described as follows:

That portion of said properties within a 31.00 foot wide strip, lying adjacent to and Westerly of the centerline of Canyon Creek Road North being more particularly described as follows:

Beginning at a 3" brass disk Monument marked "W&H PACIFIC CL-CL 1991" on the South line of Section 12, Township 3 South, Range 1 West W.M., said point lying South 88° 52' 36" East a distance of 1,694.84 feet from the Southwest corner of said Section 12, and said point being Station 10+00.00 Northerly for the purposes of this project; and running thence North 1° 28' 35" East 2,288.99 feet to a point of curvature; thence along the arc of a 1,900.00 foot radius curve, (the long chord of which bears North 3° 47' 15" East a distance of 153.25 feet) a distance of 153.29 feet; thence North 6° 05' 56" East a distance of 307.61 feet to a point of curvature; thence along the arc of a 3,000.00 foot radius curve, (the long chord of which bears North 4° 42' 28" East a distance of 145.68 feet) a distance of 145.70 feet; thence North 3° 18' 59" East a distance of 227.34 feet to a point of curvature; thence along the arc of a 1,800.00 foot radius curve, (the long chord of which bears North 5° 43' 54" East a distance of 151.71 feet) a distance of 151.75 feet; thence North 8° 08' 49" East a distance of 352.73 feet to a point of curvature; thence along the arc of a 1,400.00 foot radius curve, (the long chord of which bears North 4° 42' 56" East a distance of 167.58 feet) a distance of 167.68 feet; thence North 1° 17' 4" East a distance of 168.06 feet to a point of non-tangent curvature; thence along the arc of a 700.00 foot radius curve, (the long chord of which bears North 10° 28' 24" East a distance of 223.57 feet) a distance of 224.53 feet to a point of reverse curvature; thence along the arc of a 700.00 foot radius curve, (the long chord of

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A PROFESSIONAL SERVICES CONSULTING FIRM
OFFICES IN OREGON, WASHINGTON, CALIFORNIA AND ARIZONA
2028 NW CORBETT AVENUE
PORTLAND, OREGON 97209
503.277.1111

point of reverse curvature; thence along the arc of a 700.00 foot radius curve, (the long chord of which bears North 5° 45' 56" East a distance of 601.12 feet) a distance of 621.32 feet; thence North 31° 11' 36" West a distance of 7.26 feet to a point of curvature; thence along the arc of a 600.00 foot radius curve, (the long chord of which bears North 2° 50' 30" East a distance of 671.64 feet) a distance of 712.83 feet to a point of reverse curvature; thence along the arc of a 600.00 foot radius curve, (the long chord of which bears North 19° 02' 00" East a distance of 367.70 feet) a distance of 373.71 feet; thence North 1° 11' 24" East a distance of 797.19 feet to a point on the centerline of Elligsen Road, (said point being station 77+00.00 Northerly for the purposes of this project) to which bears North 88° 48' 15" West a distance of 771.31 feet from a 3/4" iron pipe with yellow plastic cap marked "WASH.CO.SURV." at the C.S. 1/16 corner of Section 1, Township 3 South Range 1 West, W.M.

TOGETHER WITH that portion of said properties lying adjacent to the above described 31.00 foot wide strip and being more particularly described as follows:

Beginning at the point of intersection of the Westerly line of said 31.00 foot strip and the Southerly line of the hereinafter described PARCEL 3 - Street Dedication (Elligsen Road); thence along said Westerly line South 1° 11' 24" West a distance of 40.01 feet to a point of curvature; thence along the arc of a 40.00 foot radius curve, (the long chord of which bears North 43° 47' 17" West a distance of 56.58 feet) a distance of 62.84 feet to a point on said Southerly line; thence along said Southerly line South 88° 47' 43" East a distance of 39.99 feet to the point of beginning

Bearings are based on the Oregon Coordinate System, North Zone.

The parcel of land to which this description applies contains 0.948 acres, or 41,283 square feet, more or less.

PARCEL 2 -Street Dedication (Burns Way)

A parcel of land lying in the Southwest one-quarter of Section 1, Township 3 South, Range 1 West, W.M., Washington County, Oregon and, being a portion of those properties conveyed in the Deeds to Brownstein, Jarrard, and Shin and S&S Development., recorded as Document No's. 86-28524, 92-17704 and 94-49655, Washington County Book of Records; the said parcel of land being more particularly described as follows:

That portion of said properties within a 30.00 foot wide strip, lying along the South line of said properties and lying West of the Westerly line of the above described PARCEL 1 - Street Dedication.

TOGETHER WITH that portion of said properties lying adjacent to the above described 30.00 foot wide strip and being more particularly described as follows:



Beginning at the point of intersection of the Northerly line of said 30.00 foot strip of the Westerly line of the above described PARCEL 1 - Street Dedication; thence along said Westerly line on the arc of a 631.00 foot radius curve (the long chord of which bears North 21° 09' 54" East a distance of 27.17) a distance of 27.18 feet to a point of curvature; thence along a 40.00 foot radius curve (the long chord of which bears South 56° 48' 18" West a distance of 45.20) a distance of 48.04 feet to a point on said Northerly line; thence along said Northerly line South 88° 47' 19" East a distance of 28.02 feet to the point of beginning.

Bearings are based on the Oregon Coordinate System, North Zone.

The parcel of land to which this description applies contains 0.233 acres, or 10,137 square feet, more or less.

PARCEL 3 -Street Dedication (Elligsen Road)

A parcel of land lying in the Southwest one-quarter of Section 1, Township 3 South, Range 1 West, W.M., Washington County, Oregon and, being a portion of those properties conveyed in the Deeds to Brownstein, Jarrard, and Shin and S&S Development., recorded as Document No's. 86-28524, 92-17704 and 94-49655, Washington County Book of Records; the said parcel of land being more particularly described as follows:

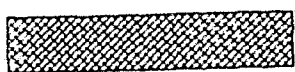
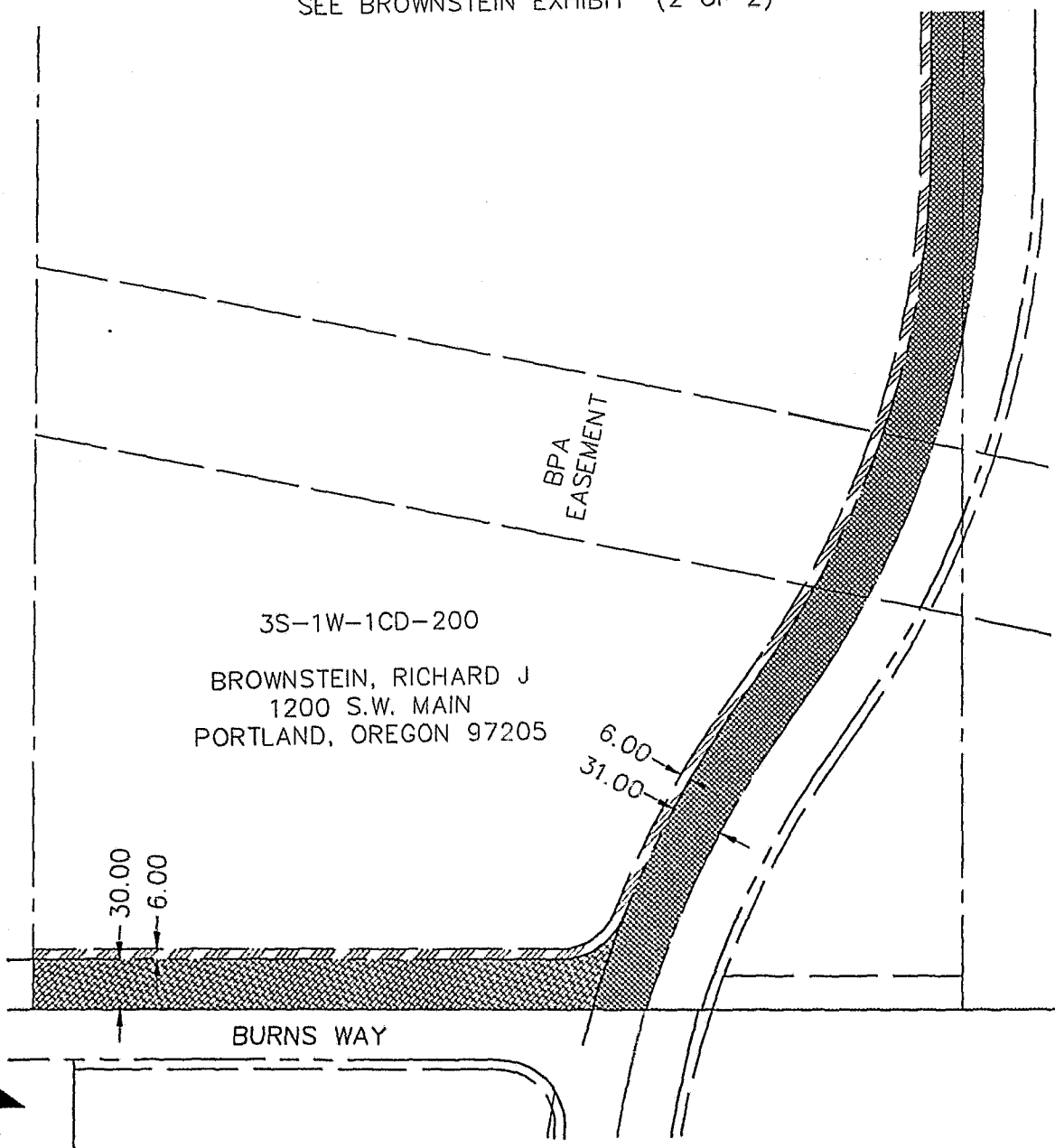
That portion of said properties within a 29.00 foot wide strip, lying along the North line of said properties and West of the centerline of Canyon Creek Road North. Said strip being adjacent to and South of the Southerly right-of-way of Elligsen Road.

The parcel of land to which this description applies contains 0.370 acres, or 16,131 square feet, more or less.

PARCEL 4 -Permanent Sidewalk and Utility Facilities Easement

A parcel of land lying in the Southwest one-quarter of Section 1, Township 3 South, Range 1 West, W.M., Washington County, Oregon and, being a portion of those properties conveyed in the Deeds to Brownstein, Jarrard, and Shin and S&S Development., recorded as Document No's. 86-28524, 92-17704 and 94-49655, Washington County Book of Records; the said parcel of land being more particularly described as follows:

That portion of said properties within a 6.00 foot wide strip, lying adjacent to and North, West, and South of the Northerly, Westerly, and Southerly lines of the above described PARCEL 2, PARCEL 1, and PARCEL 3 respectively.



RIGHT OF WAY DEDICATION
BURNS WAY
0.233 ACRE



PERMANENT SIDEWALK
& UTILITY FACILITIES EASEMENT
0.292 ACRE



RIGHT OF WAY DEDICATION
NORTH CANYON CREEK ROAD
1.168 ACRE



DAVID EVANS AND ASSOCIATES INC
ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS
DESIGN BY TERRY ANDERSON PORTLAND OR 97211 503.255.1111

PROJECT

CANYON CREEK ROAD NORTH

TITLE

L.I.D. NO. 12-95-ST

BROWNSTEIN EXHIBIT

JSD NO

WLP 001

DRAWN BY

TAS

DESIGN BY

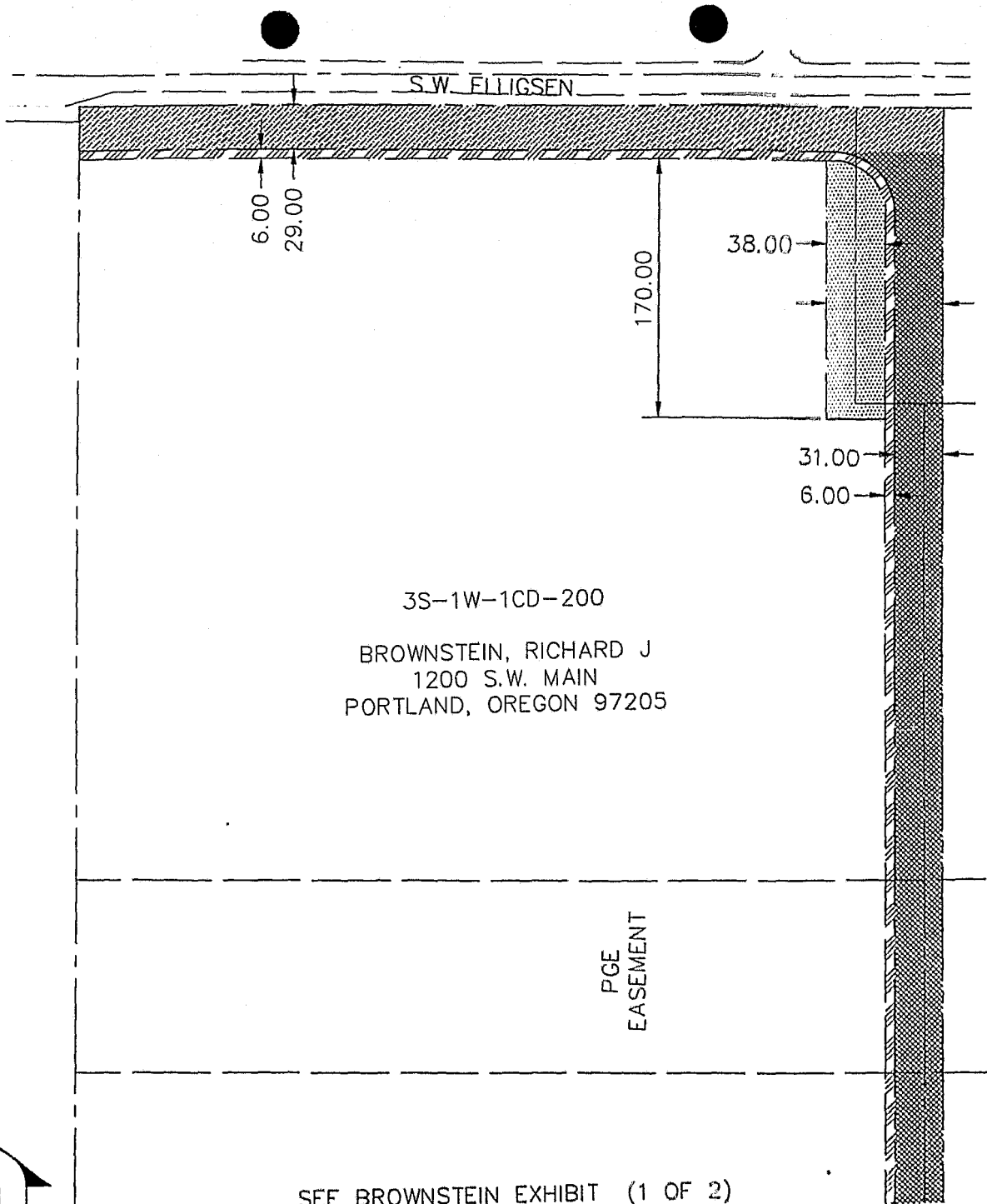
GRA

SCALE

1" = 100'

DATE

4-8-96



SEE BROWNSTEIN EXHIBIT (1 OF 2)

- RIGHT OF WAY DEDICATION
NORTH CANYON CREEK ROAD
- PERMANENT SIDEWALK &
UTILITY FACILITIES EASEMENT
- RIGHT OF WAY DEDICATION
SW ELLIGSEN
0.370 ACRE
- PERMANENT WALL & TREE
EASEMENT, 0.143 ACRE



DAVID EVANS AND ASSOCIATES, INC.
ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
2828 SW CORDELL AVENUE, PORTLAND, OREGON 97205 (503) 255-1443

PROJECT **CANYON CREEK ROAD NORTH**
TITLE **L.I.D. NO. 12-95-ST**
BROWNSTEIN EXHIBIT

JOB NO. WLF/COH DRAWN BY TAS DESIGN BY GRA SCALE 1" = 100' DATE 4-8-96

2
OF
2

Exhibit H

WILX0011
L.I.D. No. 12-95-ST
Canyon Creek Road North
City of Wilsonville, Oregon
GRA, DEA Inc. 4-8-96
Parcel(s) 4

Shin, Jung Doo &
S&S Development
8465 SW Hemlock Street
Portland, OR 97225
Washington County
Document No's 92-17704 &
94-49655
3S-1W-1CD-100,400



PARCEL 1 - Street Dedication (Canyon Creek Road North)

A parcel of land lying in the Southwest one-quarter of Section 1, Township 3 South, Range 1 West, W.M., Washington County, Oregon and, being a portion of those properties conveyed in the Deeds to, Shin and S&S Development, Brownstein, and Jarrard., recorded as Document No's. 86-28524, 92-17704 and 94-49655, Washington County Book of Records; the said parcel of land being more particularly described as follows:

That portion of said properties within a 31.00 foot wide strip, lying adjacent to and Easterly of the centerline of Canyon Creek Road North being more particularly described as follows:

Beginning at a 3" brass disk Monument marked "W&H PACIFIC CL-CL 1991" on the South line of Section 12, Township 3 South, Range 1 West W.M., said point lying South 88° 52' 36" East a distance of 1,694.84 feet from the Southwest corner of said Section 12, and said point being Station 10+00.00 Northerly for the purposes of this project; and running thence North 1° 28' 35" East 2,288.99 feet to a point of curvature; thence along the arc of a 1,900.00 foot radius curve, (the long chord of which bears North 3° 47' 15" East a distance of 153.25 feet) a distance of 153.29 feet; thence North 6° 05' 56" East a distance of 307.61 feet to a point of curvature; thence along the arc of a 3,000.00 foot radius curve, (the long chord of which bears North 4° 42' 28" East a distance of 145.68 feet) a distance of 145.70 feet; thence North 3° 18' 59" East a distance of 227.34 feet to a point of curvature; thence along the arc of a 1,800.00 foot radius curve, (the long chord of which bears North 5° 43' 54" East a distance of 151.71 feet) a distance of 151.75 feet; thence North 8° 08' 49" East a distance of 352.73 feet to a point of curvature; thence along the arc of a 1,400.00 foot radius curve, (the long chord of which bears North 4° 42' 56" East a distance of 167.58 feet) a distance of 167.68 feet; thence North 1° 17' 4" East a distance of 168.06 feet to a point of non-tangent curvature; thence along the arc of a 700.00 foot radius curve, (the long chord of which bears North 10° 28' 24" East a distance of 223.57 feet) a distance of 224.53 feet to a

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A PROFESSIONAL SERVICE CONSULTING FIRM
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PORTLAND, OREGON 97201
503.253.8100



of which bears North $10^{\circ} 28' 24''$ East a distance of 223.57 feet) a distance of 224.53 feet to a point of reverse curvature; thence along the arc of a 700.00 foot radius curve, (the long chord of which bears North $5^{\circ} 45' 56''$ East a distance of 601.12 feet) a distance of 621.32 feet; thence North $31^{\circ} 11' 36''$ West a distance of 7.26 feet to a point of curvature; thence along the arc of a 600.00 foot radius curve, (the long chord of which bears North $2^{\circ} 50' 30''$ East a distance of 671.64 feet) a distance of 712.83 feet to a point of reverse curvature; thence along the arc of a 600.00 foot radius curve, (the long chord of which bears North $19^{\circ} 02' 00''$ East a distance of 367.70 feet) a distance of 373.71 feet; thence North $1^{\circ} 11' 24''$ East a distance of 797.19 feet to a point on the centerline of Elligsen Road, (said point being station 77+00.00 Northerly for the purposes of this project) to which bears North $88^{\circ} 48' 15''$ West a distance of 771.31 feet from a $3/4$ " iron pipe with yellow plastic cap marked "WASH.CO.SURV." at the C.S. 1/16 corner of Section 1, Township 3 South Range 1 West, W.M.

TOGETHER WITH that portion of said properties lying adjacent to the above described 31.00 foot wide strip and being more particularly described as follows:

Beginning at the point of intersection of the Easterly line of said 31.00 foot strip and the Southerly line of the hereinafter described PARCEL 2 - Street Dedication (Elligsen Road); thence along said Easterly line South $1^{\circ} 11' 24''$ West a distance of 40.01 feet to a point of curvature; thence along the arc of a 40.00 foot radius curve, (the long chord of which bears North $46^{\circ} 11' 50''$ East a distance of 56.58 feet) a distance of 62.84 feet to a point on said Southerly line; thence along said Southerly line North $88^{\circ} 47' 43''$ West a distance of 40.01 feet to the point of beginning

Bearings are based on the Oregon Coordinate System, North Zone.

The parcel of land to which this description applies contains 0.948 acres, or 41,276 square feet, more or less.

PARCEL 2 -Street Dedication (Elligsen Road)

A parcel of land lying in the Southwest one-quarter of Section 1, Township 3 South, Range 1 West, W.M., Washington County, Oregon and, being a portion of those properties conveyed in the Deeds to, Shin and S&S Development, Brownstein, and Jarrard., recorded as Document No's. 86-28524, 92-17704 and 94-49655, Washington County Book of Records; the said parcel of land being more particularly described as follows:

That portion of said properties within a 29.00 foot wide strip, lying along the North line of said properties and East of the centerline of Canyon Creek Road North. Said strip being adjacent to and South of the Southerly right-of-way of Elligsen Road.

The parcel of land to which this description applies contains 0.353 acres, or 15,363 square feet, more or less.

PARCEL 3 -Permanent Sidewalk and Utility Facilities Easement

A parcel of land lying in the Southwest one-quarter of Section 1, Township 3 South, Range 1 West, W.M., Washington County, Oregon and, being a portion of those properties conveyed in the Deeds to, Shin and S&S Development, Brownstein, and Jarrard., recorded as Document No's. 86-28524, 92-17704 and 94-49655, Washington County Book of Records; the said parcel of land being more particularly described as follows:

ESM

That portion of said properties within a 6.00 foot wide strip, lying adjacent to and East, and South of the Easterly, and Southerly lines of the above described PARCEL 1, and PARCEL 2 respectively.

The parcel of land to which this description applies contains 0.248 acres, or 10,782 square feet, more or less.

PARCEL 4 -Permanent Utility Facilities Easement

A parcel of land lying in the Southwest one-quarter of Section 1, Township 3 South, Range 1 West, W.M., Washington County, Oregon and, being a portion of those properties conveyed in the Deeds to, Shin and S&S Development, Brownstein, and Jarrard., recorded as Document No's. 86-28524, 92-17704 and 94-49655, Washington County Book of Records; the said parcel of land being more particularly described as follows:

That portion of said properties within a 20.00 foot wide strip, lying along the South line of said properties and lying East of the centerline of Canyon Creek Road North as described herein above.

The parcel of land to which this description applies contains 0.197 acres, or 8,688 square feet, more or less.

GRA, DEA Inc.
4-8-96
GRA:\jlg\o:\project\w\wils\0011\shin.doc

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Handwritten Signature]

OREGON
JULY 25, 1990
GARY R. ANDERSON
2434

Renewal 12/31/97

3S-1W-1CD-400

S AND S DEVELOPMENT
 C/O 8465 S.W. HEMLOCK STREET
 PORTLAND, OREGON 97225

BPA
 EASEMENT

6.00
 37.00

20.00

PROPOSED EXISTING

CITY WATER EASEMENT



PERMANENT WATER
 & UTILITY FACILITIES EASEMENT
 0.197 ACRE



RIGHT OF WAY
 DEDICATION
 NORTH CANYON CREEK ROAD
 0.948 ACRE



PERMANENT SIDEWALK
 & UTILITY FACILITIES EASEMENT
 0.248 ACRE



DAVID EVANS AND ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 1000 S.W. COUNTY AVENUE, PORTLAND, OR 97201, (503) 222-6663

PROJECT

CANYON CREEK ROAD NORTH

TITLE

L.I.D. NO. 12-95-ST

S & S DEVELOPMENT EXHIBIT

JOB NO

DRAWN BY

DESIGN BY

SCALE

DATE

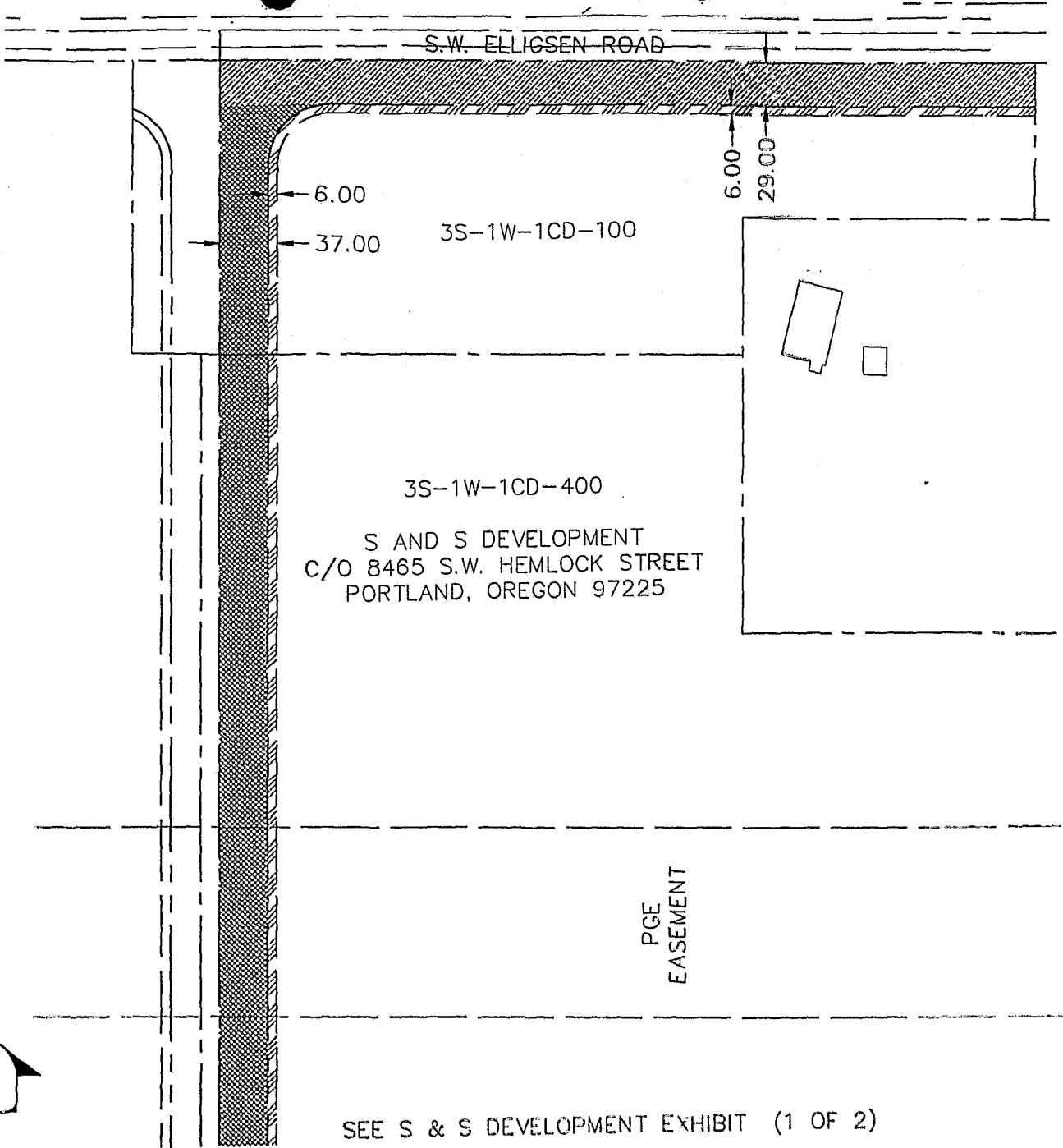
WJL / CCH

TAS

GRA

1" = 100'

4-8-20



RIGHT OF WAY DEDICATION
NORTH CANYON CREEK ROAD



PERMANENT SIDEWALK & UTILITY FACILITIES EASEMENT



RIGHT OF WAY DEDICATION
SW ELLIGSEN ROAD
0.353 ACRE



DAVID EVANS AND ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
253 S.W. COUNTY AVENUE PORTLAND, OR 97201 (503)233-4400

PROJECT **CANYON CREEK ROAD NORTH**
TITLE **L.I.D. NO. 12-95-ST**
S & S DEVELOPMENT EXHIBIT

JOB NO. _____ DRAWN BY TAS DESIGN BY GRA SCALE = 100' DATE 4-8-90
W/LY CO. _____

2
OF
2