

**THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

**URA RESOLUTION NO. 98**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AMENDING URA RESOLUTION NO. 92 PERTAINING TO THE WILSONVILLE ROAD PHASE 3 PROJECT, REVISING EXHIBIT 13 LEGAL DESCRIPTION AND MAP, AND ADDING EXHIBITS 19 AND 20.**

WHEREAS, Resolution No. 92, adopted by the Urban Renewal Agency Board April 21, 2003, is entitled "A Resolution of the Urban Renewal Agency of the City of Wilsonville authorizing acquisition of property and property interest to carry out the Year 2000 Urban Renewal Plan, to carry out a portion of Urban Renewal Plan Project 601.A.7, Wilsonville Road Phase 3, and authorizing title to vest in the City"; and

WHEREAS, Exhibit 13 of Resolution No. 92 identifies by legal description and map a Street Tree Preservation, Maintenance and Utilities Easement necessary and required for the public purpose of providing the Wilsonville Road Phase 3 improvement; and

WHEREAS, after further analysis it was deemed necessary to revise Exhibit 13 legal description and map to reduce the size of the required utility easements; and

WHEREAS, after further analysis of current and future traffic impacts, it was deemed necessary to acquire additional right-of-way from two tax lots on Brown Road to accommodate a southbound right turn lane onto westbound Wilsonville Road; and

WHEREAS, the southbound right turn lane improvements on Brown Road have been planned and located in a manner most compatible with the greatest public good and the least private injury; and

WHEREAS, based on discussions with impacted property owners, it appears there are potentially willing sellers for the additional right-of-way to establish the referenced right turn lane; and

WHEREAS, it is in the public's best interest to acquire the additional right-of-way at this time so that all related intersection construction activities can take place simultaneously thereby minimizing the negative impact of construction activities on public travel; and

WHEREAS, staff recommends amending Resolution No. 92 by revising Exhibit 13 and adding Exhibits 19 and 20 in order to continue that the improvement project be planned and

located in a manner which will be most compatible with the greatest public good and the least private injury.

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

1. The above recitals are hereby incorporated as findings as if fully set forth herein.
2. Resolution No. 92 is amended as follows:

2.1. Exhibit 13 is repealed and replaced by adding Exhibits 13a and 13b, which exhibits are also marked for identification as Exhibits 13a and 13b respectively to this Resolution, attached hereto and incorporated by reference as if fully set forth herein;

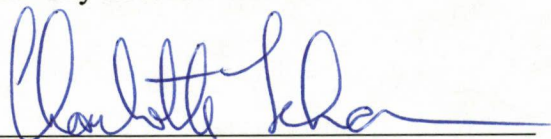
2.2. Exhibits 19 and 20 are hereby added to Resolution No. 92, which exhibits are also marked for identification as Exhibits 19 and 20 respectively to this Resolution, attached hereto and incorporated by reference as if fully set forth herein.

2.3 Section 1 of Resolution No. 92 is hereby amended to include reference to Exhibits 13a and 13b in lieu of Exhibit 13, and to add reference to Exhibits 19 and 20.

3. The City Council further finds, applies and ratifies the findings and conclusions of necessity and compatibility set forth in Resolution No. 92 to the properties and interest therein as described in exhibits 13a, 13b, 19 and 20, which are now referenced in Section 1 of Resolution No. 92 as amended by paragraph 2.3 above.

4. This resolution is effective upon adoption.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 7<sup>th</sup> day of July 2003, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Chair

ATTEST:

  
SANDRA C. KING, City Recorder

SUMMARY of Votes:

Chair Lehan            Yes  
Board Member Kirk    Yes  
Board Member Helser Yes  
Board Member Scott-Tabb    Yes  
Board Member Holt    Yes

EXHIBIT A

13624LD17\_TL900B  
06/06/03  
mrn

www.mackaysposito.com



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR  
STREET TREE PRESERVATION  
AND MAINTENANCE EASEMENT  
WILSONVILLE ROAD  
(TAX LOT 900)  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in Bargain and Sale Deed to Wiedemann Family, LLC, recorded under Fee Number 2001-031494, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Southwest quarter of the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 14, said point being the Westerly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline as shown in survey recorded as PS-13685, records of said county, North 90° 00' 00" East 79.00 feet to a point on the Southerly extension of the West line of said Wiedemann Family tract; thence along said Southerly extension North 00° 02' 40" West 30.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles, said point also being the **Point of Beginning**; thence along the West line of said Wiedemann Family tract North 00° 02' 40" West 10.00 feet to a point 40.00 feet from the centerline of said road when measured at right angles; thence parallel with said centerline North 90° 00' 00" East 114.50 feet to a point on the East line of said Wiedemann Family tract; thence along said East line South 00° 02' 40" East 10.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles; thence along said North right of way line South 90° 00' 00" West 114.50 feet to the **Point of Beginning**.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR


OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

*Handwritten signature and date 6-6-03*

Containing 1145 square feet (0.026 acres), more or less.

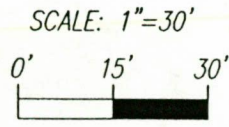
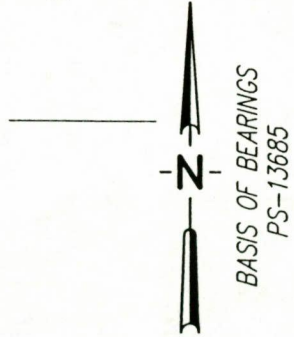
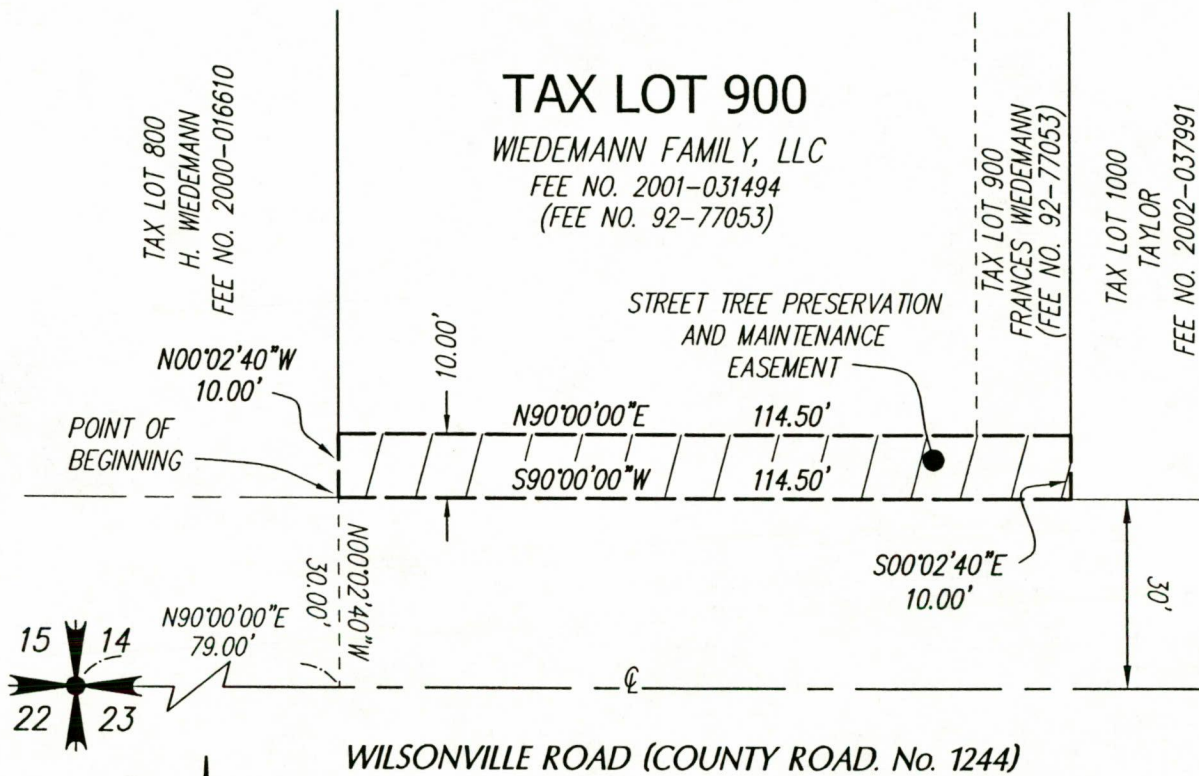
EXPIRES: 6-30-04

**EXHIBIT B**

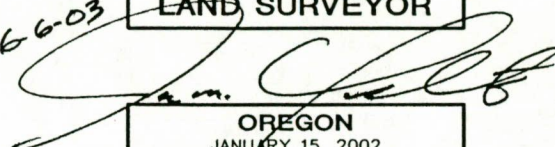
**MacKay & Sposito, Inc.**   
ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660  
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
STREET TREE PRESERVATION & MAINTENANCE EASEMENT  
TAX LOT 900  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
JUNE 6, 2003**



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

6-6-03  
  
OREGON  
JANUARY 15, 2002  
JON M. YAMASHITA  
53760LS

EXPIRES 6/30/04

**EXHIBIT A**

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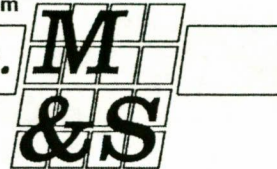
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mrn

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**MacKay & Sposito, Inc.**

ENGINEERS SURVEYORS PLANNERS  
VANCOUVER KENNEWICK



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

**LEGAL DESCRIPTION FOR  
PUBLIC UTILITY EASEMENT  
WILSONVILLE ROAD  
(TAX LOT 900)**

**CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON**

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in Bargain and Sale Deed to Wiedemann Family, LLC, recorded under Fee Number 2001-031494, records of said county, lying in the Robert V. Short Donation Land Claim No. 46, situated in the Southwest quarter of the Southwest quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 14, said point being the Westerly projection of the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county; thence along said projection and said centerline as shown in survey recorded as PS-13685, records of said county, North 90° 00' 00" East 79.00 feet to a point on the Southerly extension of the West line of said Wiedemann Family tract; thence along said Southerly extension North 00° 02' 40" West 30.00 feet to a point on the North right of way line of said Wilsonville Road, said point being 30.00 feet from the centerline of said road when measured at right angles; thence along said North right of way line parallel with said centerline North 90° 00' 00" East 92.50 feet to the **True Point of Beginning**; thence continuing along said North right of way line parallel with said centerline North 90° 00' 00" East 22.00 feet to a point on the East line of said Wiedemann Family tract; thence along said East line North 00° 02' 40" West 10.00 feet to a point 40.00 feet from said centerline when measured at right angles; thence leaving said East line South 90° 00' 00" West 21.99 feet; thence South 00° 00' 00" East 10.00 feet to the **True Point of Beginning**.

Containing 220 square feet (0.005 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

6-6-03  
OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

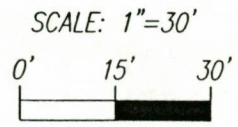
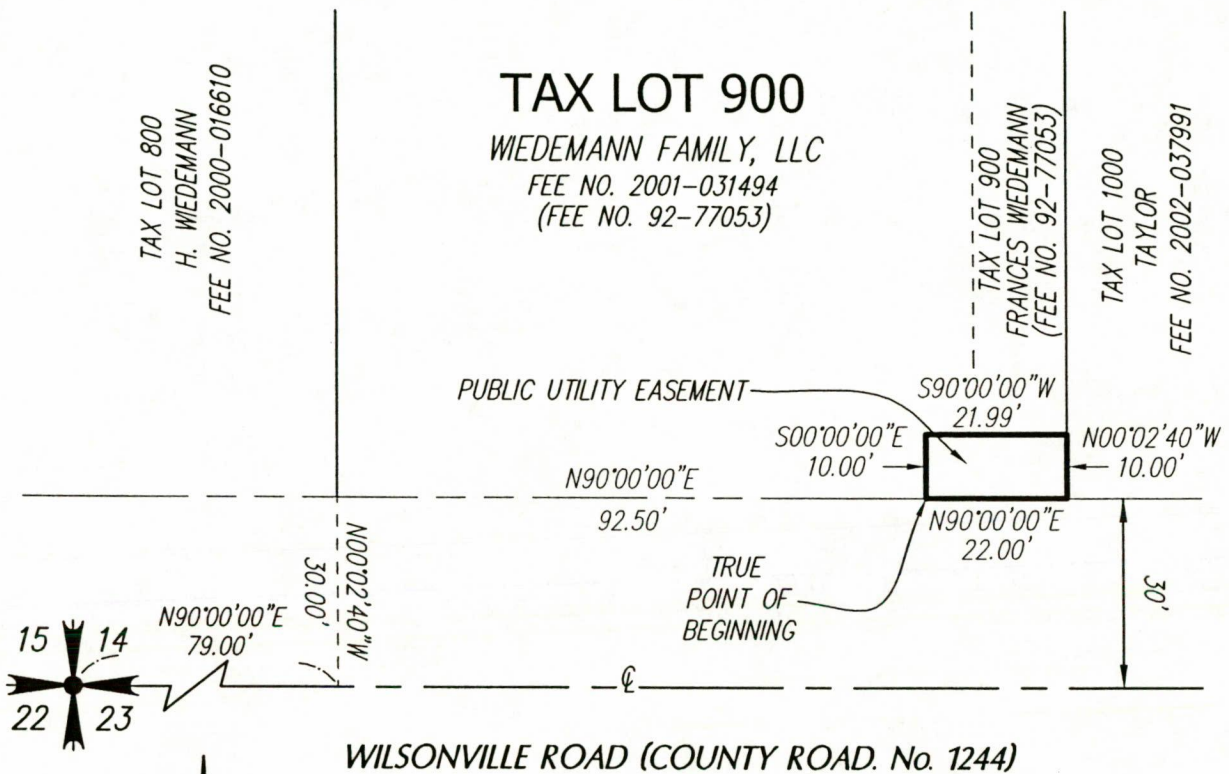
EXPIRES: 6-30-04

**EXHIBIT B**

**MacKay & Sposito, Inc.**   
ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660  
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
PUBLIC UTILITY EASEMENT  
TAX LOT 900  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
JUNE 6, 2003**



6-6-03

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*[Signature]*

**OREGON**  
JANUARY 15, 2002  
JON M. YAMASHITA  
53760LS

EXPIRES 6/30/04

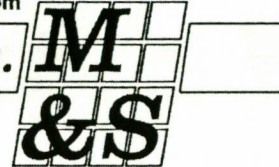
EXHIBIT A

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**MacKay & Sposito, Inc.**

ENGINEERS SURVEYORS PLANNERS  
VANCOUVER KENNEWICK



1703 Main St. Vancouver, WA 98660 (360) 695-3411 Portland (503) 289-6726

LEGAL DESCRIPTION FOR  
RIGHT OF WAY DEDICATION  
TEMPORARY CONSTRUCTION EASEMENT  
BROWN ROAD  
(TAX LOT 100)  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

**Right of way dedication:**

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract conveyed to Timothy D. Gilbertsen and Karie Lynn Gilbertsen by statutory warranty deed recorded under Fee No. 97-019527, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the North line of the Northeast quarter of said Section 22 being South 89° 42' 24" West 350.00 feet from the Northeast corner of said Section 22, said point being on the West right of way line of Brown Road, established in Commissioner's Journal Volume 11 at Page 525, records of said county, said point being 20.00 feet from the centerline of said Brown Road when measured at right angles, said point also being the Northeast corner of said Gilbertsen tract and the **True Point of Beginning**; thence along said West right of way line, parallel with said centerline South 00° 12' 00" East 121.00 feet, more or less, to the Southeast corner of said Gilbertsen tract, said point being the Northeast corner of that tract described in land sale contract to Creekside Bible Church recorded under Fee No. 2003-048031, records of said county; thence along the South line of said Gilbertsen tract and along the North line of said Creekside Bible Church tract South 89° 42' 24" West 27.21 feet to a point hereinafter referred to as Point "A", said point being on the arc of a 284.50 foot radius curve; thence from a tangent bearing of North 00° 52' 45" West, along said curve to the right, through a central angle of 01° 28' 59", an arc distance of 7.36 feet (the chord of which bears North 00° 08' 16" West 7.36 feet), to a point of compound curvature with a 106.50 foot radius curve; thence along said curve to the right, through a central angle of 25° 34' 32", an arc distance of 47.54 feet (the chord of which bears North 13° 23' 30" East 47.15 feet), to a point of reverse curvature with a 93.50 foot radius curve; thence along said curve to the left, through a central angle of 26° 52' 58", an arc distance of 43.87 feet (the chord of which bears North 12° 44' 17" East 43.47 feet), to a point of tangency; thence North 00° 42' 13" West 25.48 feet, more or



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less, to the North line of said Gilbertsen tract, said point being on the North line of the Northeast quarter of said Section 22; thence along the North line of said Gilbertsen tract and along the North line of the Northeast quarter of said Section 22 North 89° 42' 24" East 6.61 feet to the **True Point of Beginning**.

Containing 1,844 square feet (0.042 acres), more or less.

**Temporary construction easement:**

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of said Gilbertsen tract, more particularly described as follows:

**Beginning** at said Point "A"; thence along the South line of said Gilbertsen tract and along the North line of said Creekside Bible Church tract South 89° 42' 24" West 5.00 feet to a point on the arc of a 289.50 foot radius curve; thence from a tangent bearing of North 00° 52' 09" West, along said curve to the right, through a central angle of 01° 28' 22", an arc distance of 7.44 feet (the chord of which bears North 00° 07' 58" West 7.44 feet), to a point of compound curvature with a 111.50 foot radius curve; thence along said curve to the right, through a central angle of 25° 34' 32", an arc distance of 49.77 feet (the chord of which bears North 13° 23' 30" East 49.36 feet), to a point of reverse curvature with a 88.50 foot radius curve; thence along said curve to the left, through a central angle of 26° 52' 58", an arc distance of 41.52 feet (the chord of which bears North 12° 44' 17" East 41.14 feet), to a point of tangency; thence North 00° 42' 13" West 25.52 feet, more or less, to a point on the North line of said Gilbertsen tract, said point being on the North line of the Northeast quarter of said Section 22; thence along the North line of said Gilbertsen tract and along the North line of the Northeast quarter of said Section 22 North 89° 42' 24" East 5.00 feet; thence South 00° 42' 13" East 25.48 feet to a point of curvature with a 93.50 foot radius curve; thence along said curve to the right, through a central angle of 26° 52' 58", an arc distance of 43.87 feet (the chord of which bears South 12° 44' 17" West 43.47 feet), to a point of reverse curvature with a 106.50 foot radius curve; thence along said curve to the left, through a central angle of 25° 34' 32", an arc distance of 47.54 feet (the chord of which bears South 13° 23' 30" West 47.15 feet), to a point of compound curvature with a 284.50 foot radius curve; thence along said curve to the left, through a central angle of 01° 28' 59", an arc distance of 7.36 feet (the chord of which bears South 00° 08' 16" East 7.36 feet), more or less, to the **Point of Beginning**.

Containing 621 square feet (0.014 acres), more or less.



EXPIRES: 6-30-04

**MacKay & Sposito, Inc.**

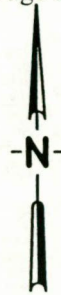
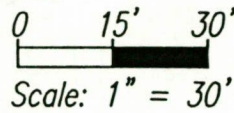


ENGINEERS SURVEYORS PLANNERS

1703 MAIN STREET VANCOUVER, WA 98660  
(360) 695-3411 (503) 289-6726 PTLD

FAX (360) 695-0833

**EXHIBIT B**

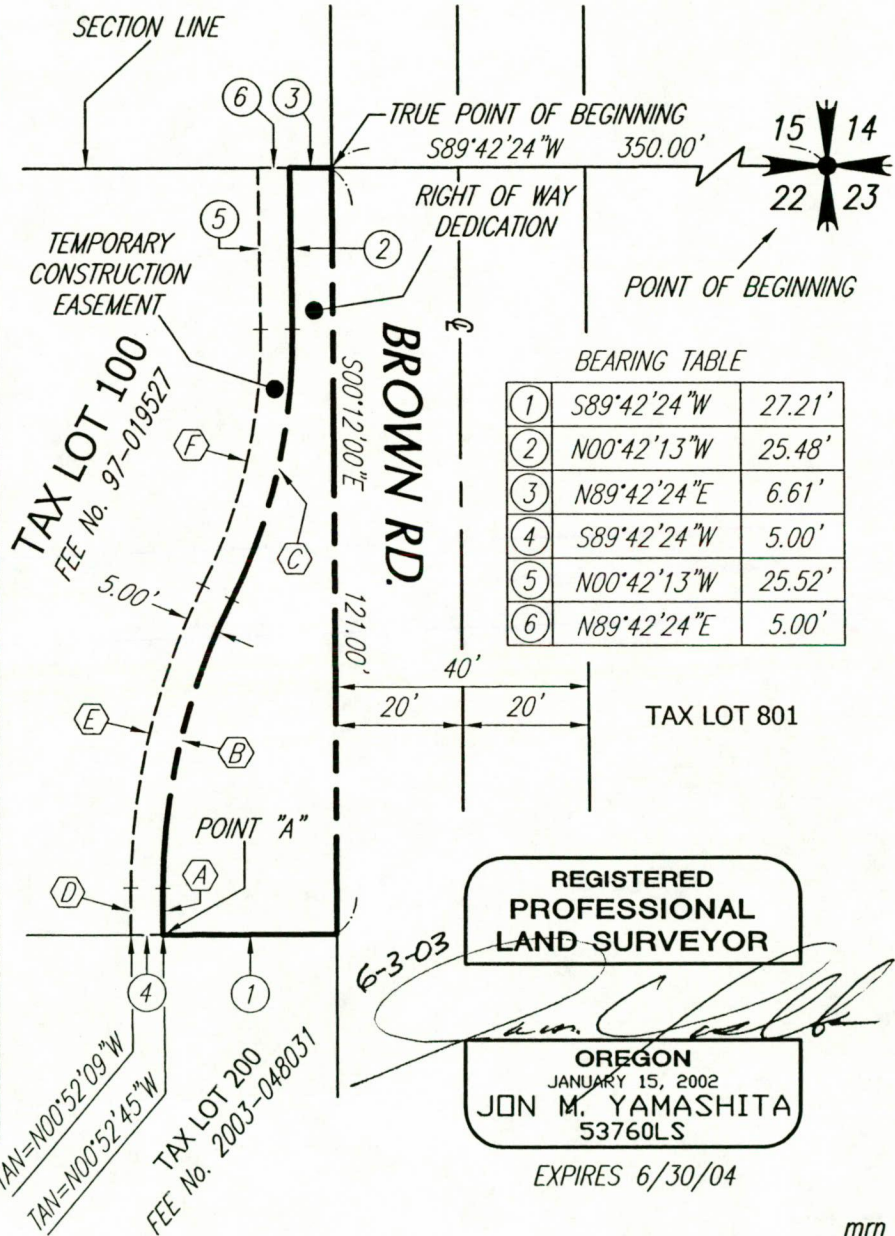


BASIS OF BEARINGS:  
FEE No. 97-019527

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
RIGHT OF WAY DEDICATION  
TEMPORARY CONSTRUCTION EASEMENT  
TAX LOT No. 100  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
JUNE 3, 2003

CURVE TABLE

(A)	DELTA=01°28'59" RADIUS=284.50' LEN.=7.36' CHD. BRG.=N00°08'16"W CHD. LEN.=7.36'
(B)	DELTA=25°34'32" RADIUS=106.50' LEN.=47.54' CHD. BRG.=N13°23'30"E CHD. LEN.=47.15'
(C)	DELTA=26°52'58" RADIUS=93.50' LEN.=43.87' CHD. BRG.=N12°44'17"E CHD. LEN.=43.47'
(D)	DELTA=01°28'22" RADIUS=289.50' LEN.=7.44' CHD. BRG.=N00°07'58"W CHD. LEN.=7.44'
(E)	DELTA=25°34'32" RADIUS=111.50' LEN.=49.77' CHD. BRG.=N13°23'30"E CHD. LEN.=49.36'
(F)	DELTA=26°52'58" RADIUS=88.50' LEN.=41.52' CHD. BRG.=N12°44'17"E CHD. LEN.=41.14'



BEARING TABLE

(1)	S89°42'24"W	27.21'
(2)	N00°42'13"W	25.48'
(3)	N89°42'24"E	6.61'
(4)	S89°42'24"W	5.00'
(5)	N00°42'13"W	25.52'
(6)	N89°42'24"E	5.00'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

6-3-03  
*[Signature]*

OREGON  
JANUARY 15, 2002  
JON M. YAMASHITA  
53760LS

EXPIRES 6/30/04

**EXHIBIT A**

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mrn

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**LEGAL DESCRIPTION FOR  
 RIGHT OF WAY DEDICATION  
 TEMPORARY CONSTRUCTION EASEMENT  
 BROWN ROAD  
 (TAX LOT 200)**

**CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON**

**Right of way dedication:**

Real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of that tract of land described in land sale contract to Creekside Bible Church recorded under Fee No. 2003-048031, records of said county, lying in the Northeast quarter of Section 22, Township 3 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

**Beginning** at the Southeast corner of said Creekside Bible Church tract, said point being the Northeast corner of that tract dedicated to the City of Wilsonville by street dedication recorded under Fee No. 93 40782, records of said county, said point being 49.00 feet from the centerline of County Road No. 1244 (more commonly known as Wilsonville Road), established in Commissioner's Journal Volume 29 at Page 320, records of said county, said point also being 20.00 feet from the centerline of Brown Road, established in Commissioner's Journal Volume 11 at Page 525, records of said county; thence along the North right of way line of said Wilsonville Road South 53° 02' 00" West 8.84 feet to a point on the arc of a 122.50 foot radius curve, said point hereinafter referred to as Point "A"; thence from a tangent bearing of North 31° 38' 45" West, along said curve to the right, through a central angle of 22° 04' 59", an arc distance of 47.21 feet (the chord of which bears North 20° 36' 15" West 46.92 feet), to a point of compound curvature with a 284.50 foot radius curve; thence along said curve to the right, through a central angle of 08° 44' 55", an arc distance of 43.44 feet (the chord of which bears North 05° 11' 18" West 43.40 feet), more or less, to a point on the North line of said Creekside Bible Church tract, said point being on the South line of that tract conveyed to Timothy D. Gilbertsen and Karie Lynn Gilbertsen by statutory warranty deed recorded under Fee No. 97-019527, records of said county; thence along the South line of said Gilbertsen tract and along the North

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line of said Creekside Bible Church tract North 89° 42' 24" East 27.21 feet to a point on the West right of way line of said Brown Road, said point being 20.00 feet from the centerline of said road when measured at right angles; thence along said West right of way line, parallel with said centerline South 00° 12' 00" East 81.97 feet, more or less, to the **Point of Beginning**.

Containing 1,843 square feet (0.042 acres), more or less.

**Temporary construction easement:**

An easement over real property situated in the City of Wilsonville, Clackamas County, Oregon, being a portion of said Wilsonville Baptist Church tract, more particularly described as follows:

**Beginning** at said Point A; thence along said North right of way line South 53° 02' 00" West 14.18 feet; thence North 17° 18' 03" East 12.33 feet to a point on the arc of a 127.50 foot radius curve; thence from a tangent bearing of North 28° 35' 47" West, along said curve to the right, through a central angle of 14° 50' 23", an arc distance of 33.02 feet (the chord of which bears North 21° 10' 35" West 32.93 feet); thence South 89° 02' 34" West 26.99 feet; thence North 00° 57' 26" West 53.51 feet, more or less, to a point on the North line of said Creekside Bible Church tract, said point being on the South line of said Gilbertsen tract; thence along the North line of said Creekside Bible Church tract and along the South line of said Gilbertsen tract North 89° 42' 24" East 27.00 feet to a point on the arc of a 284.50 foot radius curve; thence from a tangent bearing of South 00° 48' 50" East, along said curve to the left, through a central angle of 08° 44' 55", an arc distance of 43.44 feet (the chord of which bears South 05° 11' 18" East 43.40 feet), to a point of compound curvature with a 122.50 foot radius curve; thence along said curve to the left, through a central angle of 22° 04' 59", an arc distance of 47.21 feet (the chord of which bears South 20° 36' 15" East 46.92 feet), more or less, to the **Point of Beginning**.

Containing 1,753 square feet (0.040 acres), more or less.

6-3-03

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JON M. YAMASHITA

OREGON  
JANUARY 12, 2002  
JON M. YAMASHITA  
53760LS

EXPIRES: 6-30-04

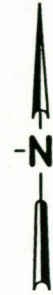
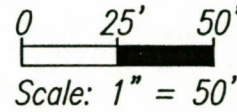
**Mackay & Sposito, Inc.**



ENGINEERS SURVEYORS PLANNERS  
 1703 MAIN STREET VANCOUVER, WA 98660  
 (360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

**EXHIBIT B**

Exhibit 20  
 Page 3 of 3



BASIS OF BEARINGS:  
 FEE No. 2001-040934

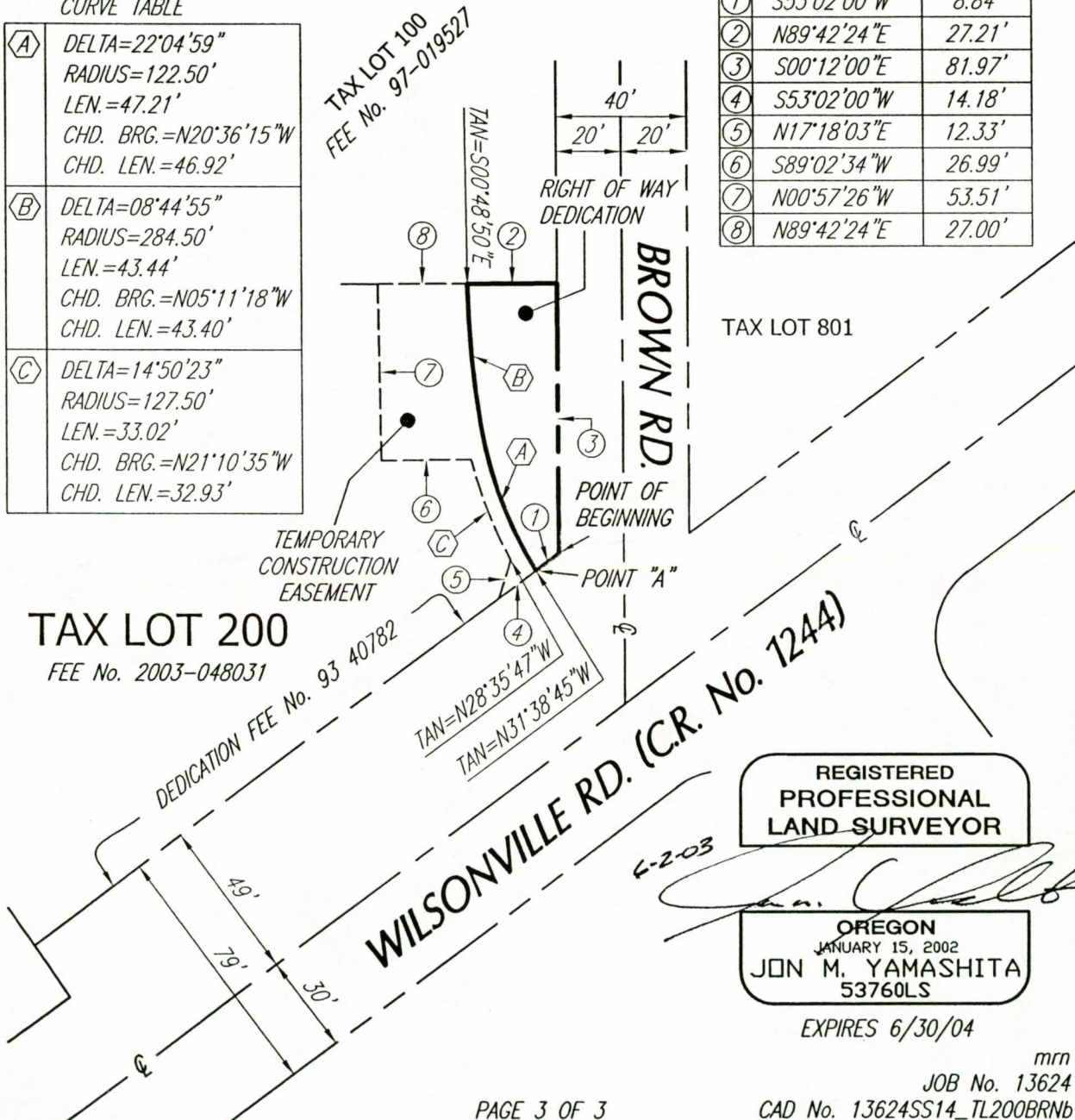
**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 RIGHT OF WAY DEDICATION  
 TEMPORARY CONSTRUCTION EASEMENT  
 TAX LOT No. 200  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 JUNE 2, 2003**

BEARING TABLE

①	S53°02'00"W	8.84'
②	N89°42'24"E	27.21'
③	S00°12'00"E	81.97'
④	S53°02'00"W	14.18'
⑤	N17°18'03"E	12.33'
⑥	S89°02'34"W	26.99'
⑦	N00°57'26"W	53.51'
⑧	N89°42'24"E	27.00'

CURVE TABLE

Ⓐ	DELTA=22°04'59" RADIUS=122.50' LEN.=47.21' CHD. BRG.=N20°36'15"W CHD. LEN.=46.92'
Ⓑ	DELTA=08°44'55" RADIUS=284.50' LEN.=43.44' CHD. BRG.=N05°11'18"W CHD. LEN.=43.40'
Ⓒ	DELTA=14°50'23" RADIUS=127.50' LEN.=33.02' CHD. BRG.=N21°10'35"W CHD. LEN.=32.93'



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*[Handwritten Signature]*

OREGON  
 JANUARY 15, 2002  
 JON M. YAMASHITA  
 53760LS

EXPIRES 6/30/04