

**AKS ENGINEERING & FORESTRY**

12965 SW Herman Road, Suite 100, Tualatin, OR 97062

P: (503) 563-6151

F: (503) 563-6152

AKS Job #9720

**EXHIBIT A**

## City of Tualatin Annexation

A tract of land and portions of rights-of-way, located in the Southeast One-Quarter of Section 34, and the Southwest One-Quarter of Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of "Victoria Gardens", recorded as Document Number 2006-038778, Washington County Records, also being on the easterly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline) and the City of Tualatin city limits line; thence leaving said city limits line along said easterly right-of-way line, South  $16^{\circ}42'09''$  West 713.61 feet; thence continuing along said easterly right-of-way line on a curve to the left with a Radius of 1412.39 feet, a Central Angle of  $08^{\circ}22'45''$ , an Arc Length of 206.56 feet, and a Chord of South  $12^{\circ}30'46''$  West 206.37 feet to the south line of Document Number 95017311, Washington County Records; thence continuing along said easterly right-of-way line (variable width from centerline), South  $88^{\circ}36'56''$  East 17.13 feet; thence continuing along said easterly right-of-way line on a non-tangent curve to the left (with a radial bearing of South  $81^{\circ}35'30''$  East) with a Radius of 1395.39 feet, a Central Angle of  $06^{\circ}49'18''$ , an Arc Length of 166.14 feet, and a Chord of South  $04^{\circ}59'50''$  West 166.04 feet; thence continuing along said easterly right-of-way line, South  $01^{\circ}35'11''$  West 1155.48 feet to the easterly extension of the centerline of SW Basalt Creek Road; thence along said easterly extension and said centerline of SW Basalt Creek Road, North  $88^{\circ}49'44''$  West 102.00 feet; thence continuing along said centerline on a curve to the right with a Radius of 3000.00 feet, a Central Angle of  $11^{\circ}30'44''$ , an Arc Length of 602.78 feet, and a Chord of North  $83^{\circ}04'22''$  West 601.77 feet; thence continuing along said centerline on a reverse curve to the left with a Radius of 2725.00 feet, a Central Angle of  $12^{\circ}38'06''$ , an Arc Length of 600.92 feet, and a Chord of North  $83^{\circ}38'03''$  West 599.71 feet to the northeasterly line of a 100.00 foot wide Bonneville Power Administration Line; thence along said northeasterly line, North  $42^{\circ}56'52''$  West 82.04 feet to the east line of Document Number 2020-059197, Washington County Records; thence along said east line, North  $01^{\circ}34'32''$  East 452.52 feet to the south right-of-way line of SW Tonquin Road (37.00 feet from centerline), also being Reference Point 'A'; thence leaving said south right-of-way line along the southerly extension of the east line of Document Number 2018-020023, Washington County Records, and the east line of said Deed and the east line of Document Number 2016-104160, Washington County Records, North  $01^{\circ}34'32''$  East 696.89 feet to the northeast corner of said Document Number 2016-104160; thence along the north line of said deed, North  $88^{\circ}36'56''$  West 329.94 feet to the east line of Document Number 2016-042425, Washington County Records; thence along said east line and the northerly extension thereof, North  $01^{\circ}32'32''$  East 679.47 feet to the north right-of-way line of SW Tonquin Loop (20.00 feet from centerline); thence along said north right-of-way line, South  $88^{\circ}34'54''$  East 1805.18 feet to the westerly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline), also being Reference Point 'B'; thence along said westerly right-of-way line, North  $16^{\circ}42'09''$  East 223.60 feet to the westerly extension of the south line of said "Victoria Gardens"; thence along said westerly extension, South  $88^{\circ}34'54''$  East 41.46 feet to the Point of Beginning.

Excepting therefrom;

Parcel 1

Commencing at the aforementioned Reference Point 'A', also being on the south right-of-way line of SW Tonquin Road (37.00 feet from centerline); thence along said south right-of-way line, South 88°39'47" East 660.70 feet to the east line of Document Number 2020-021595, Washington County Records, and the Point of Beginning; thence continuing along said south right-of-way line, South 88°39'47" East 566.46 feet to the west right-of-way line of SW Graham's Ferry Road (variable width from centerline); thence along said west right-of-way line, South 26°25'00" East 66.53 feet; thence continuing along said west right-of-way line (61.00 feet from centerline), South 01°35'11" West 469.83 feet; thence continuing along said west right-of-way line (variable width from centerline), South 50°31'19" West 49.94 feet to the north right-of-way line of SW Basalt Creek Road (61.00 feet from centerline); thence along said north right-of-way line on a non-tangent curve to the right (with a radial bearing of North 01°49'07" East) with a Radius of 2939.00 feet, a Central Angle of 10°51'53", an Arc Length of 557.31 feet, and a Chord of North 82°44'57" West 556.48 feet; thence continuing along said north right-of-way line (variable width from centerline), South 12°41'00" West 24.00 feet; thence continuing along said north right-of-way line (37.00 feet from centerline) on a non-tangent curve to the left (with a radial bearing of South 12°41'00" West) with a Radius of 2762.00 feet, a Central Angle of 00°03'42", an Arc Length of 2.97 feet, and a Chord of North 77°20'51" West 2.97 feet to the east line of said Document Number 2020-021595; thence along said east line, North 01°43'21" East 526.96 feet to the Point of Beginning.

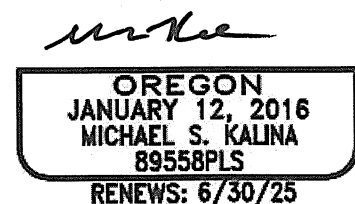
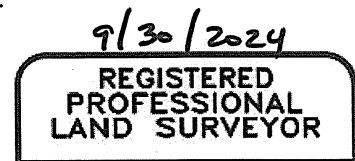
Excepting therefrom;

Parcel 2

Commencing at the aforementioned Reference Point 'B', also being the intersection of the north right-of-way line of SW Tonquin Loop (20.00 feet from centerline) and the westerly right-of-way line of SW Graham's Ferry Road (20.00 feet from centerline); thence along said westerly right-of-way line, South 16°42'09" West 41.47 feet to the south right-of-way line of SW Tonquin Loop (20.00 feet from centerline), and the Point of Beginning; thence continuing along said westerly right-of-way line, South 16°42'09" West 437.61 feet; thence continuing along said westerly right-of-way line on a curve to the left with a Radius of 1452.39 feet, a Central Angle of 08°42'06", an Arc Length of 220.58 feet, and a Chord of South 12°21'06" West 220.37 feet to the south line of Document Number 2020-016104, Washington County Records; thence along said south line, North 88°36'56" West 248.09 feet to the east line of Document Number 91-034487, Washington County Records; thence along said east line, North 01°35'11" East 638.65 feet to the south right-of-way line of said SW Tonquin Loop; thence along said south right-of-way line, South 88°34'54" East 403.37 feet to the Point of Beginning.

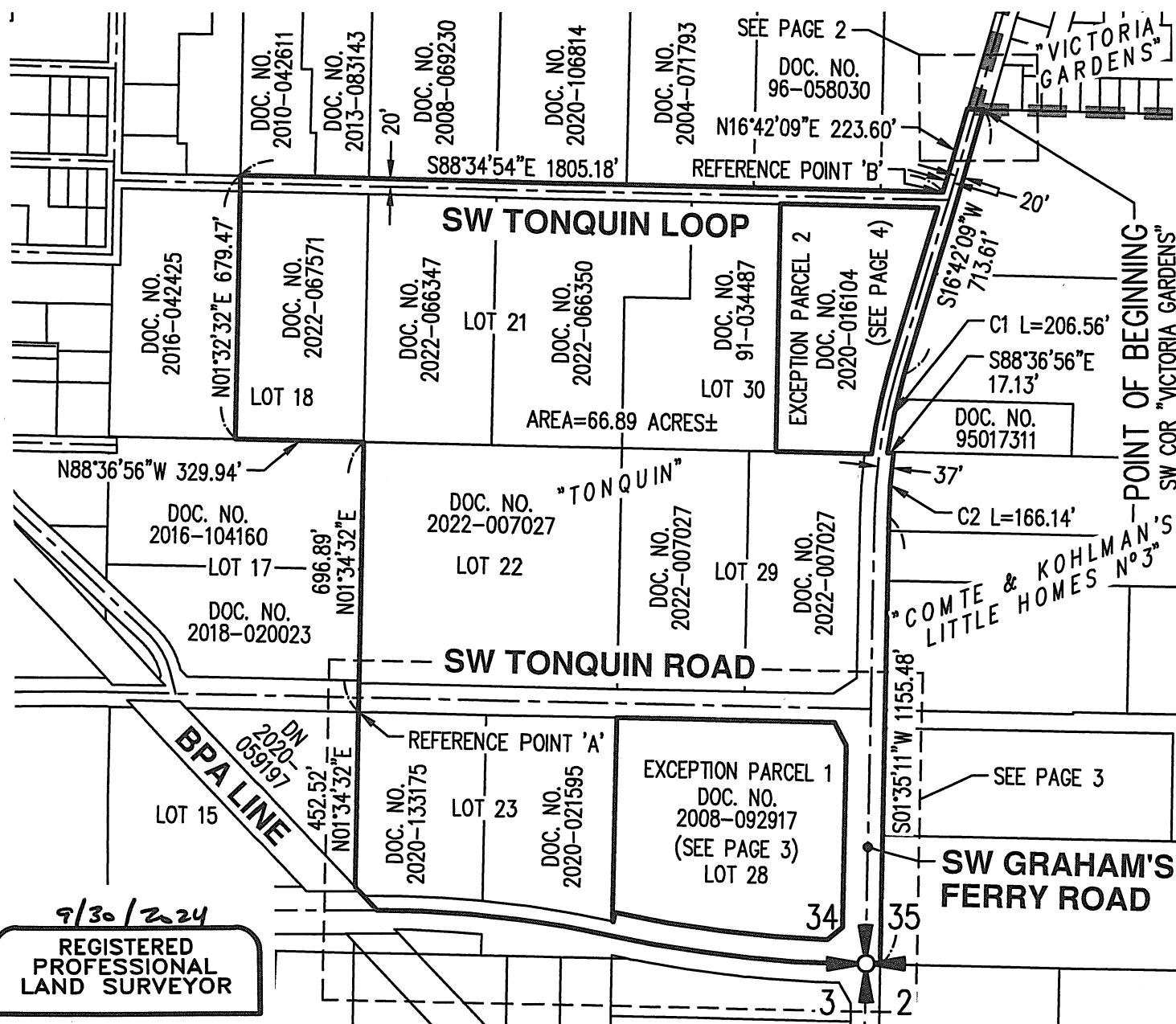
The above described tract of land contains 54.79 acres, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.



# EXHIBIT B

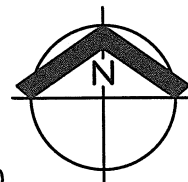
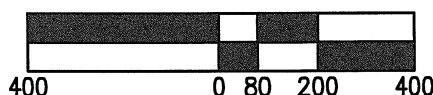
A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, AND  
THE SOUTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON



SEE PAGE 5 FOR CURVE DATA

TOTAL AREA=54.79 ACRES±

SCALE: 1"= 400 FEET



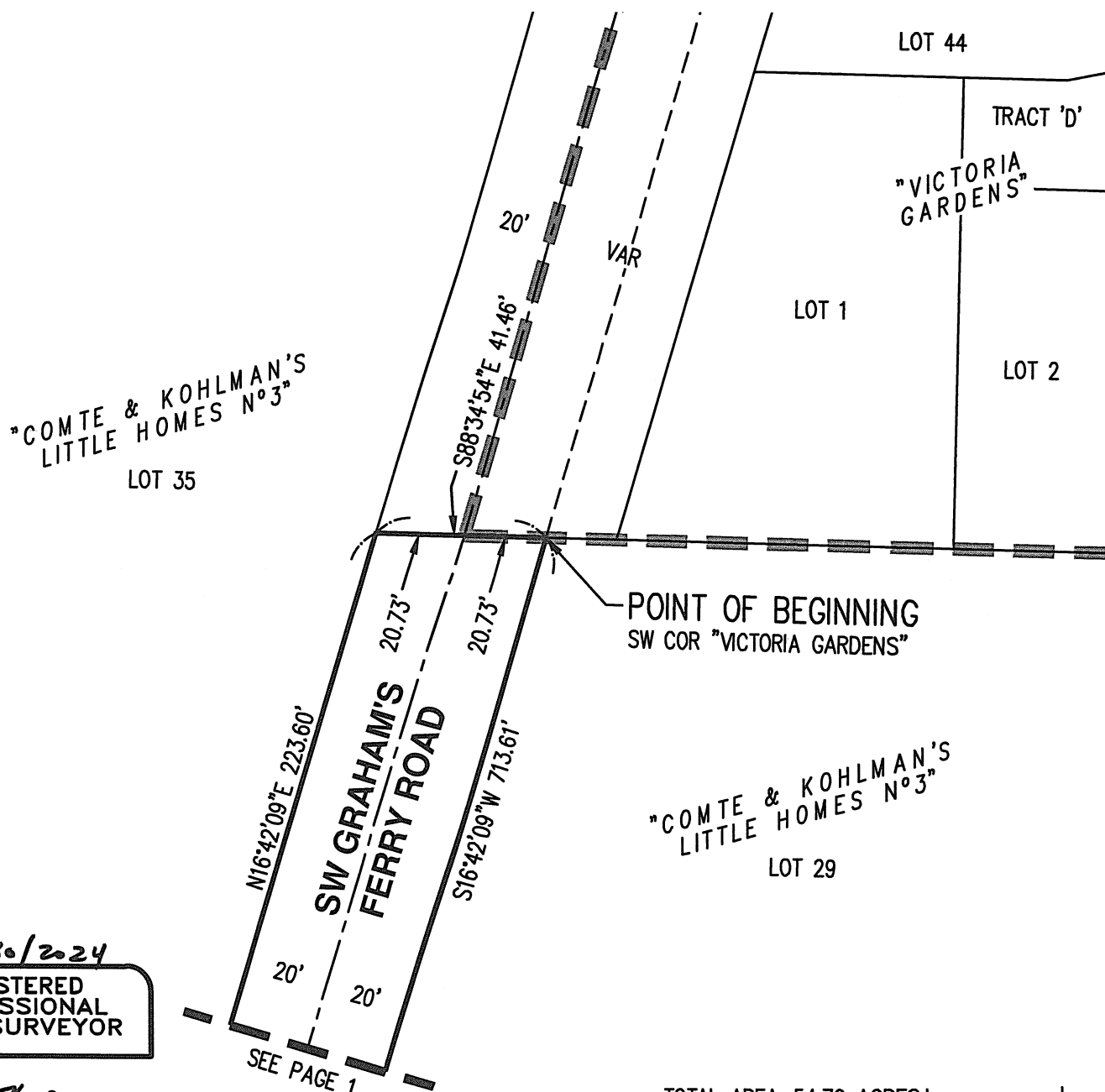
AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



CITY OF TUALATIN ANNEXATION

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B

A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
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TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
WASHINGTON COUNTY, OREGON



9/30/2024  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS

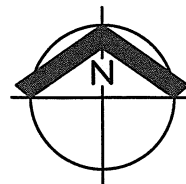
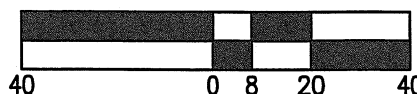
RENEWS: 6/30/25

## LEGEND

CITY OF TUALATIN  
CITY LIMITS LINE

TOTAL AREA=54.79 ACRES±

SCALE: 1" = 40 FEET



**AKS ENGINEERING & FORESTRY, LLC**  
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503.563.6151 [WWW.AKS-ENG.COM](http://WWW.AKS-ENG.COM)

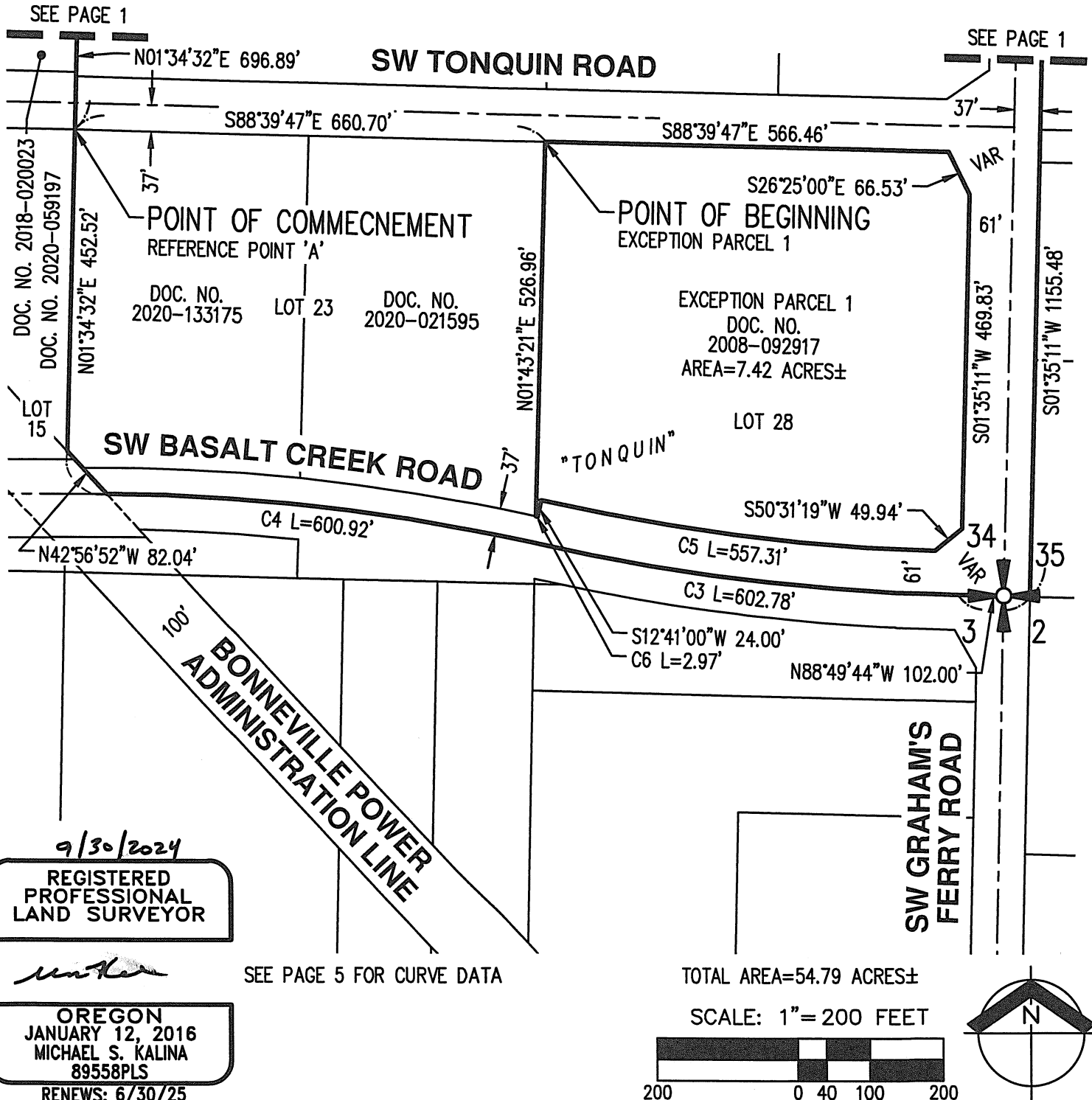
# AKS

## CITY OF TUALATIN ANNEXATION

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B

# EXHIBIT B

A TRACT OF LAND AND PORTIONS OF RIGHTS-OF-WAY,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, AND  
THE SOUTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
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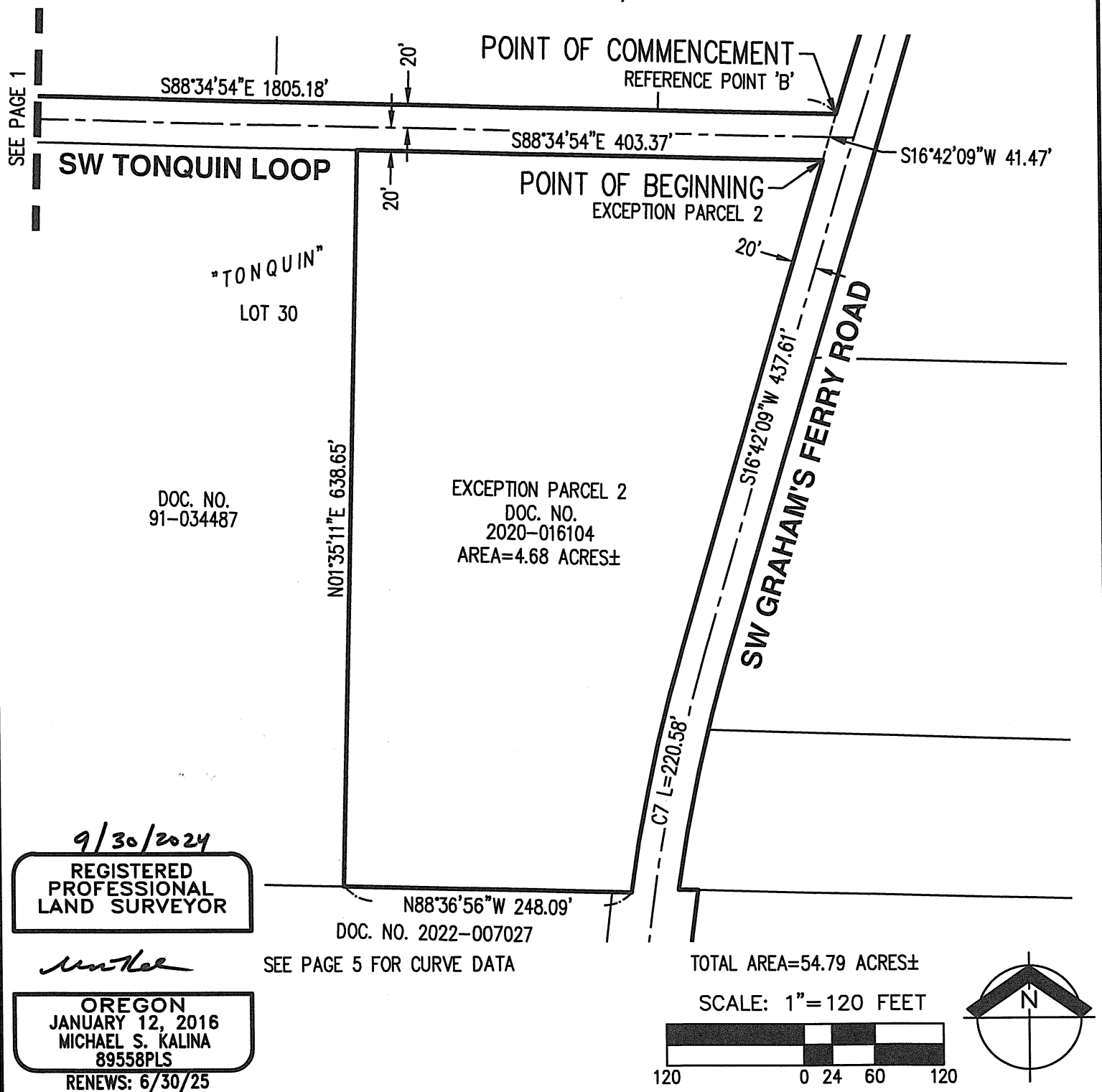


CITY OF TUALATIN ANNEXATION

DRWN: WCB	CHKD: MSK
AKS JOB: 9720	EXHIBIT B

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WASHINGTON COUNTY, OREGON



9/30/2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael S. Kalina*

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS

RENEWS: 6/30/25

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CITY OF TUALATIN ANNEXATION

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**EXHIBIT B**

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 WASHINGTON COUNTY, OREGON

**CURVE TABLE**

CURVE	RADIAL BEARING	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C1		1412.39'	08°22'45"	206.56'	S12°30'46"W 206.37'
C2	S81°35'30"E	1395.39'	06°49'18"	166.14'	S04°59'50"W 166.04'
C3		3000.00'	11°30'44"	602.78'	N83°04'22"W 601.77'
C4		2725.00'	12°38'06"	600.92'	N83°38'03"W 599.71'
C5	N01°49'07"E	2939.00'	10°51'53"	557.31'	N82°44'57"W 556.48'
C6	S12°41'00"W	2762.00'	00°03'42"	2.97'	N77°20'51"W 2.97'
C7		1452.39'	08°42'06"	220.58'	S12°21'06"W 220.37'

9/30/2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
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RENEWS: 6/30/25

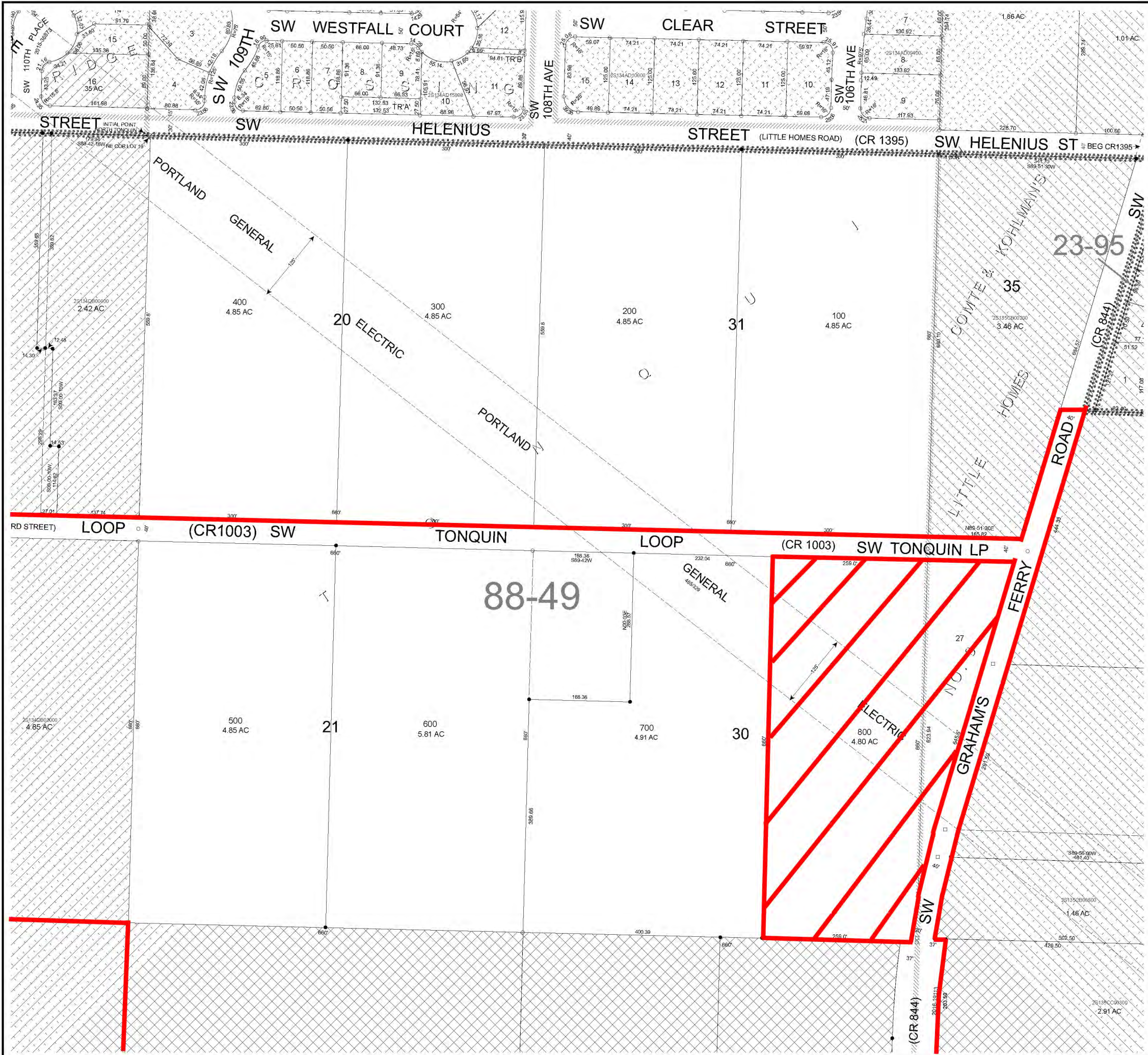
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CITY OF TUALATIN ANNEXATION  
(CURVE DATA)

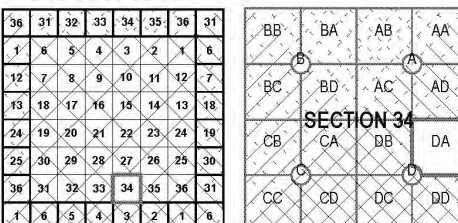
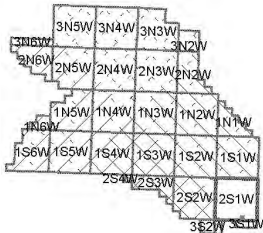
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AKS JOB: 9720	EXHIBIT B





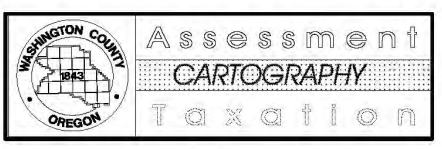
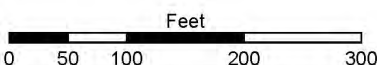
2S134DA

WASHINGTON COUNTY OREGON  
NE 1/4 SE 1/4 SECTION 34 T2S R1W  
SCALE 1"= 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

Cancelled Taxlots For: 2S134DA  
None



PLOT DATE: 9/15/2022

FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern  
are for reference only and may not indicate the most current property boundaries.  
Please consult the appropriate map for the most current information.

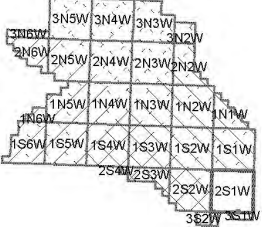
2S134DA







WASHINGTON COUNTY OREGON  
SE 1/4 SE 1/4 SECTION 34 T2S R1W  
SCALE 1"= 100'



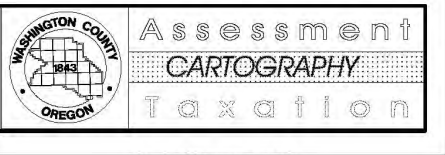
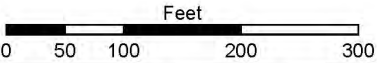
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12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

SECTION 34

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
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Cancelled Taxlots For: 2S134DD  
400



PLOT DATE: 2/3/2022

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