

**COUNCIL BILL NO. 3192**

**ORDINANCE NO. 2605**

**AN ORDINANCE AMENDING THE WOODBURN ZONING MAP TO DESIGNATE ZONING OF APPROXIMATELY 39.21 ACRES OF ANNEXED TERRITORY KNOWN AS THE OREGON GOLF ASSOCIATION (OGA) PROPERTY WITH NO STREET ADDRESS, LOCATED ALONG THE EAST SIDE OF BOONES FERRY ROAD NE NORTH OF HAZELNUT DRIVE, MARION COUNTY, OREGON AS RESIDENTIAL SINGLE FAMILY (RS), PUBLIC AND SEMI-PUBLIC (P/SP), AND RIPARIAN CORRIDOR AND WETLANDS OVERLAY DISTRICT (RCWOD)) ZONING DISTRICTS**

**WHEREAS**, the subject property is owned by Tukwila Partners, of which the authorized representative is W. Trent Withers, and Oregon Golf Association c/o Members Club Inc., of which the authorized representative is Tim Stetson, and is legally described in Exhibit "A1" and mapped in Exhibit "A2", which are affixed hereto and by this reference incorporated herein; and

**WHEREAS**, the subject property is composed of Marion County Tax Lots 051W06D000502 (primary), 500, & 800 and 051W06DC00201 & 300; and

**WHEREAS**, consistent with Oregon Revised Statutes (ORS) 222.111(2) the owner of real property in the territory to be annexed initiated by petition a proposal for annexation, a copy of the petition being on file with the City Recorder (ANX 22-02); and

**WHEREAS**, because the subject property is already within the Woodburn Urban Growth Boundary (UGB), having existing Comprehensive Plan map land use designations of Low Density Residential over area other than the existing golf course and Open Space and Parks over the golf course; and

**WHEREAS**, the landowners through the applicant requested that, consistent with Woodburn Development Ordinance (WDO) 5.04.01 E., the City designate the area within the annexed territory that is other than the existing golf course as Residential Single Family (RS), which is one of two zoning districts that are consistent with the Comprehensive Plan per its Policy Table 1, and the area within the annexed territory that is the golf course as Public and Semi-Public (P/SP)(ZC 22-02); and

**WHEREAS**, the Riparian Corridor and Wetlands Overlay District (RCWOD) is applicable based on WDO 2.05.05B, the applicant having requested and the City designating it where applicable along the piped drainage and west

tributary leading to Mill Creek and as legally described in Exhibit "B7" and mapped in Exhibit "B8"; and

**WHEREAS**, the zoning designations are contingent upon annexation of the subject property to the City of Woodburn, for which the applicant has petitioned and filed the petition with the City Recorder; and

**WHEREAS**, the applicant intends to develop the territory into the Marion Pointe Planned Unit Development (PUD); and

**WHEREAS**, on June 23, 2022, the Woodburn Planning Commission considered the annexation application and, after a duly advertised public hearing, recommended approval of the annexation; and

**WHEREAS**, on July 25, 2022, the Woodburn City Council held a public hearing, reviewed the record, heard all public testimony presented on said application, and upon deliberation concluded that the proposed annexation meets the applicable approval criteria under City of Woodburn Development Ordinance (WDO) 5.04.01C; and

**WHEREAS**, the City Council agenda item cover staff memo mentioned that zoning designation follows annexation and that an RS & P/SP districts and RCWOD zoning designations conform to the Comprehensive Plan land use map designation; and

**WHEREAS**, per the Woodburn City Charter, Section 34, an ordinance enacted by the Council shall take effect on the thirtieth day after its enactment; **NOW, THEREFORE**,

**THE CITY OF WOODBURN ORDAINS AS FOLLOWS:**

**Section 1.** Upon the effective date of the annexation enacted by Ordinance 2604 being considered contemporaneously with this request, the Woodburn Zoning Map is amended designating the zoning on the subject property described in Exhibits "B1" & "B3" and mapped in Exhibits "B2" & "B4" as Residential Single Family (RS), in Exhibits "B5" & "B6" as Public and Semi-Public (P/SP), and in Exhibits "B7" & "B8" as Riparian Corridor and Wetlands Overlay District (RCWOD).

Approved as to form: M.G. August 8, 2022  
City Attorney *AIC: McKENZIE Gram* Date

Approved: \_\_\_\_\_



Eric Swenson, Mayor

August 8, 2022

August 8, 2022

August 8, 2022

August 8, 2022

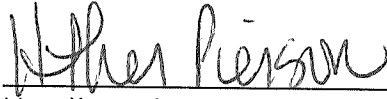
Passed by the Council

Submitted to the Mayor

Approved by the Mayor

Filed in the Office of the Recorder

ATTEST:



Heather Pierson, City Recorder  
City of Woodburn, Oregon



## EXHIBIT A1

### Annexation Description

A portion of Parcel 1 of Partition Plat 2018-010, Marion County Partition Plat Records, and a portion of right-of-way, located in the Southeast One-Quarter of Section 6 and the Northeast One-Quarter of Section 7, Township 5 South, Range 1 West, Willamette Meridian, Marion County, Oregon, and being more particularly described as follows:

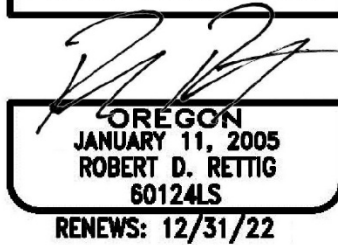
Beginning at the northwesterly corner of said Parcel 1; thence along the northerly line of said Parcel 1, South  $86^{\circ}59'16''$  East 289.17 feet to the northeasterly corner of said Parcel 1; thence along the easterly line of said Parcel 1 the following eight (8) courses: South  $03^{\circ}00'44''$  West 155.48 feet; South  $15^{\circ}51'11''$  West 84.94 feet; South  $68^{\circ}43'10''$  East 732.69 feet; South  $12^{\circ}24'49''$  West 273.77 feet; South  $05^{\circ}37'33''$  West 278.64 feet; South  $78^{\circ}31'12''$  East 60.25 feet; South  $01^{\circ}03'51''$  West 249.91 feet; South  $29^{\circ}43'15''$  East 244.61 feet to the southeasterly corner of said Parcel 1 and the City of Woodburn city limits line; thence along the southerly line of said Parcel 1 and said city limits line, North  $88^{\circ}57'02''$  West 1213.47 feet; thence continuing along said southerly line and the westerly extension thereof, North  $85^{\circ}41'15''$  West 498.99 feet to the southerly right-of-way line of Hazelnut Drive (25.00 feet from centerline); thence leaving said city limits line along said southerly right-of-way line, North  $72^{\circ}00'04''$  West 46.07 feet; thence continuing along said southerly right-of-way line on a curve to the left with a Radius of 20.00 feet, a Delta of  $88^{\circ}18'33''$ , a Length of 30.83 feet, and a Chord of South  $63^{\circ}50'39''$  West 27.86 feet to the easterly right-of-way line of Boones Ferry Road (Market Road 69) (33.00 feet from centerline) and the said city limits line; thence leaving said easterly right-of-way line along said city limit line, South  $67^{\circ}31'10''$  West 44.58 feet to the centerline of Boones Ferry Road; thence along said centerline and said city limits line on a non-tangent curve to the right (Radial Bearing of North  $70^{\circ}09'39''$  West) with a Radius of 11459.13 feet, a Delta of  $02^{\circ}44'07''$ , a Length of 547.04 feet, and a Chord of South  $21^{\circ}12'24''$  West 546.99 feet; thence continuing along said centerline and said city limits line, South  $22^{\circ}35'15''$  West 227.99 feet to the easterly extension of the south right-of-way line of Vanderbeck Road (20.00 feet from centerline); thence along said easterly extension and said city limits line, North  $88^{\circ}10'33''$  West 32.08 feet to the westerly right-of-way line of Boones Ferry Road (30.00 feet from centerline); thence along said westerly right-of-way line and said city limits line, North  $22^{\circ}35'16''$  East 42.78 feet to the north right-of-way line of Vanderbeck Road (20.00 feet from centerline); thence leaving said city limits line along said westerly right-of-way line, North  $22^{\circ}35'16''$  East 193.94 feet; thence along a curve to the left with a Radius of 11429.13 feet, a Delta of  $04^{\circ}35'23''$ , a Length of 915.53 feet, and a Chord of North  $20^{\circ}17'34''$  East 915.28 feet; thence continuing along said westerly right-of-way line, North  $17^{\circ}59'52''$  East 85.38 feet to the westerly extension of the north line of Reel 370, Page 306, Marion County Records, also being Reference Point 'A'; thence continuing along said westerly right-of-way line following four (4) courses: North  $17^{\circ}59'52''$  East 151.78 feet; a curve to the right with a Radius of 1462.40 feet, a Delta of  $15^{\circ}49'56''$ , a Length of 404.10 feet, and a Chord of North  $25^{\circ}57'05''$  East 404.81 feet; North  $33^{\circ}52'03''$  East 631.37 feet; a curve to the right with a Radius of 1175.92 feet, a Delta of  $01^{\circ}36'02''$ , a Length of 32.85 feet, and a Chord of North  $34^{\circ}40'05''$  East 32.85 feet to the

westerly extension of the northerly line of said Parcel 1; thence along said westerly extension, South 86°59'16" East 80.40 feet to the Point of Beginning.

The above described tract of land contains 42.45 acres, more or less.

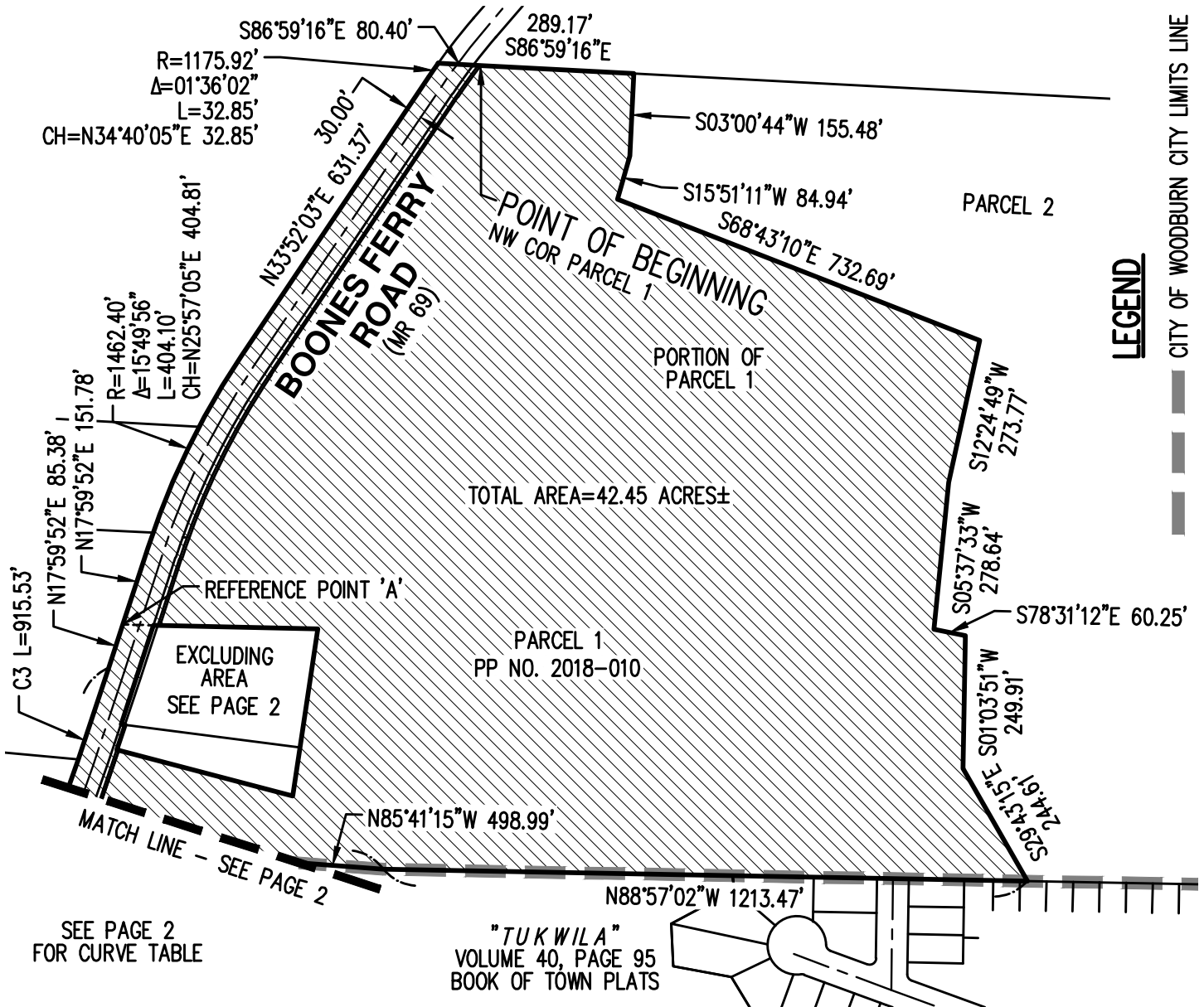
Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

4/15/2022



# EXHIBIT A2

A PORTION OF PARCEL 1 OF PARTITION PLAT 2018-010, AND A PORTION OF RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, MARION COUNTY, OREGON



**LEGEND**

CITY OF WOODBURN CITY LIMITS LINE

SEE PAGE 2 FOR CURVE TABLE

"TUKWILA"  
VOLUME 40, PAGE 95  
BOOK OF TOWN PLATS

4/15/2022

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

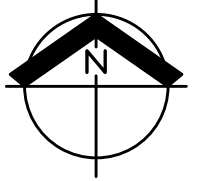
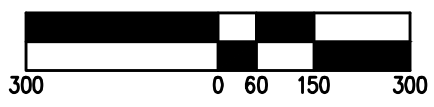
OREGON  
JANUARY 11, 2005  
ROBERT D. RETTIG  
60124LS

RENEWS: 12/31/22

**PREPARED FOR**

HOLT GROUP HOLDINGS, LLC  
1300 ESTHER STREET, SUITE 200  
VANCOUVER WA, 98660

SCALE: 1" = 300 FEET

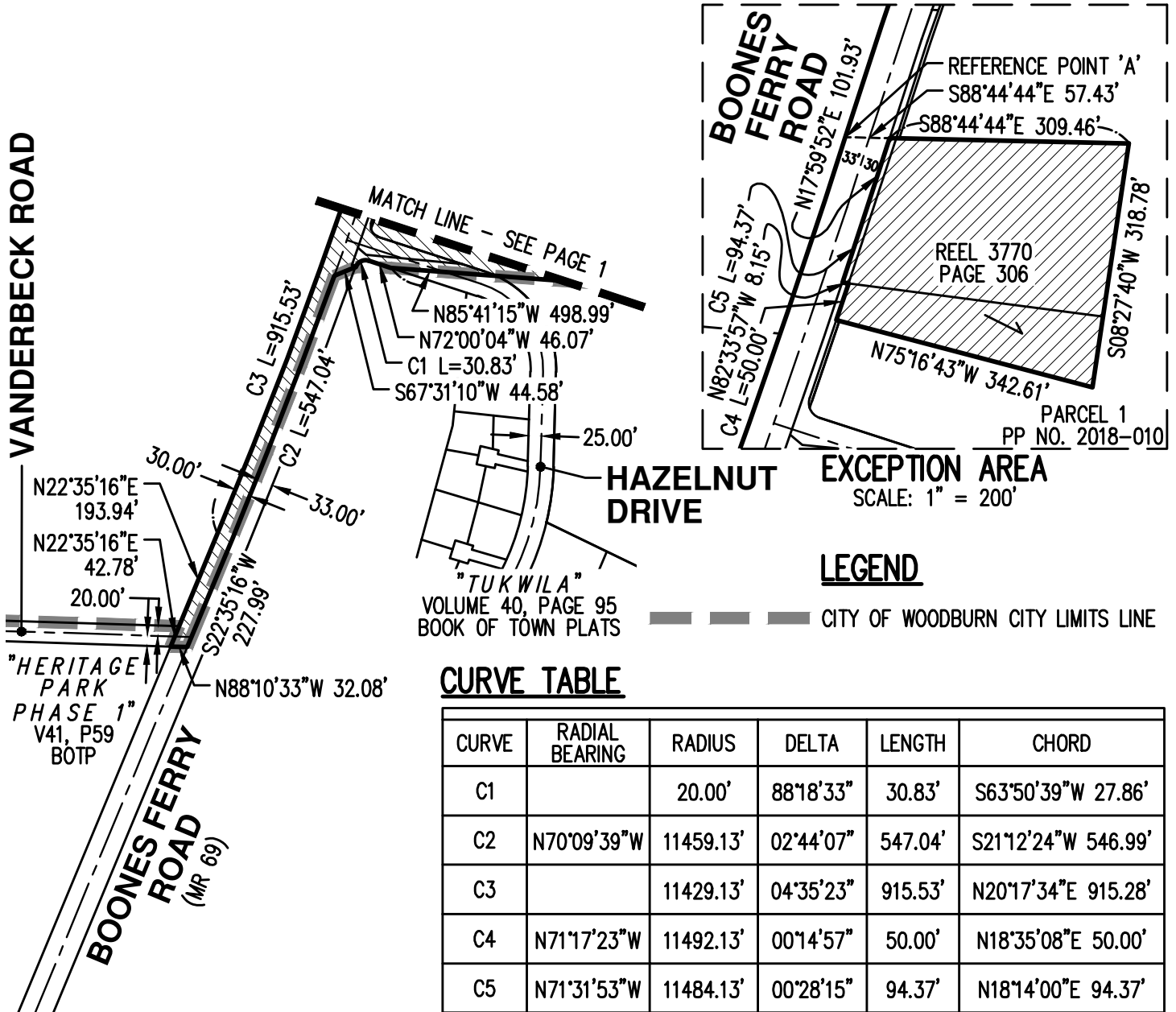


<b>ANNEXATION MAP</b>		<b>EXHIBIT A2</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151    WWW.AKS-ENG.COM		DRWN: WCB CHKD: RDR AKS JOB: 7564



# EXHIBIT A2

A PORTION OF PARCEL 1 OF PARTITION PLAT 2018-010, AND A PORTION OF RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, MARION COUNTY, OREGON



### CURVE TABLE

CURVE	RADIAL BEARING	RADIUS	DELTA	LENGTH	CHORD
C1		20.00'	88°18'33"	30.83'	S63°50'39"W 27.86'
C2	N70°09'39"W	11459.13'	02°44'07"	547.04'	S21°12'24"W 546.99'
C3		11429.13'	04°35'23"	915.53'	N20°17'34"E 915.28'
C4	N71°17'23"W	11492.13'	00°14'57"	50.00'	N18°35'08"E 50.00'
C5	N71°31'53"W	11484.13'	00°28'15"	94.37'	N18°14'00"E 94.37'

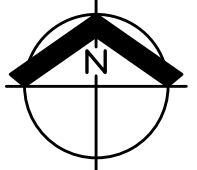
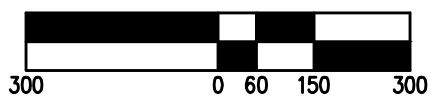
4/15/2022

**REGISTERED PROFESSIONAL LAND SURVEYOR**

### PREPARED FOR

HOLT GROUP HOLDINGS, LLC  
 1300 ESTHER STREET, SUITE 200  
 VANCOUVER WA, 98660

SCALE: 1" = 300 FEET



*[Signature]*  
**OREGON**  
 JANUARY 11, 2005  
 ROBERT D. RETTIG  
 60124LS  
 RENEWS: 12/31/22

<b>ANNEXATION MAP</b>		<b>EXHIBIT A2</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151    WWW.AKS-ENG.COM		DRWN: WCB CHKD: RDR AKS JOB: 7564





## EXHIBIT B1

### “Legal Description RS”

A portion of Parcel 1 of Partition Plat 2018-010, Marion County Plat Records, and a portion of right-of-way, located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, Marion County, Oregon, and being more particularly described as follows:

Beginning at the northwesterly corner of said Parcel 1, also being on the City of Woodburn city limits line; thence along the northerly line of said Parcel 1 and said city limits line, South  $86^{\circ}59'16''$  East 289.17 feet to the northeasterly corner of said Parcel 1; thence along the easterly line of said Parcel 1 and said city limits line the following eight (8) courses: 1 South  $03^{\circ}00'44''$  West 155.48 feet; South  $15^{\circ}51'11''$  West 84.94 feet; South  $68^{\circ}43'10''$  East 732.69 feet; South  $12^{\circ}24'49''$  West 273.77 feet; South  $05^{\circ}37'33''$  West 278.64 feet; South  $78^{\circ}31'12''$  East 60.25 feet; South  $01^{\circ}03'51''$  West 249.91 feet; South  $29^{\circ}43'15''$  East 244.61 feet to the southerly line of said Parcel 1; thence leaving said city limits line along said southerly line, North  $88^{\circ}57'02''$  West 555.53 feet; thence leaving said southerly line, North  $06^{\circ}55'17''$  West 60.05 feet; thence North  $34^{\circ}33'35''$  East 240.00 feet; thence North  $11^{\circ}34'36''$  East 662.05 feet; thence North  $67^{\circ}04'40''$  West 128.93 feet; thence South  $28^{\circ}06'25''$  West 202.32 feet; thence North  $68^{\circ}27'07''$  West 330.00 feet; thence North  $21^{\circ}32'53''$  East 90.00 feet; thence North  $56^{\circ}08'31''$  West 225.80 feet; thence South  $86^{\circ}59'10''$  West 50.00 feet; thence South  $33^{\circ}51'10''$  West 428.44 feet; thence South  $15^{\circ}31'47''$  West 295.39 feet to the northeasterly corner of Reel 3770, Page 306, Marion County Records, and said city limits line; thence along the northerly line of said deed and the westerly extension thereof and said city limits line, North  $88^{\circ}44'44''$  West 309.46 feet to said easterly right-of-way line of Boones Ferry Road (Market Road 69) (25.00 feet from centerline); thence along said easterly right-of-way line and said city limits line, South  $17^{\circ}59'52''$  West 101.93 feet; thence continuing along said easterly right-of-way line on a curve to the left with a Radius of 11484.13 feet, a Delta of  $01^{\circ}41'09''$ , a Length of 337.91 feet, and a Chord of South  $18^{\circ}50'27''$  West 337.90 feet to the northwesterly corner of Reel 1124, Page 650, Marion County Records; thence leaving said easterly right-of-way line and said city limits line, North  $71^{\circ}31'33''$  West 55.00 feet to the westerly right-of-way line of Boones Ferry Road (30.00 feet from centerline) and said city limits line; thence along said westerly right-of-way line and said city limits line the following six (6) courses: a curve to the left (Radial Bearing of North  $71^{\circ}31'53''$  West) with a Radius of 11429.13 feet, a Delta of  $00^{\circ}28'15''$ , a Length of 93.91 feet, and a Chord of North  $18^{\circ}14'00''$  East 93.91 feet; North  $17^{\circ}59'52''$  East 236.21 feet; a curve to the right with a Radius of 1462.40 feet, a Delta of  $15^{\circ}49'56''$ , a Length of 404.10 feet, and a Chord of North  $25^{\circ}57'05''$  East 404.81 feet; North  $33^{\circ}52'03''$  East 631.37 feet; a curve to the right with a Radius of 1175.92 feet, a Delta of  $01^{\circ}36'02''$ , a Length of 32.85 feet, and a Chord of North  $34^{\circ}40'05''$  East 32.85 feet to the westerly extension of the northerly line of said Parcel 1; thence along said westerly extension and said city limits line, South  $86^{\circ}59'16''$  East 80.40 feet to the Point of Beginning.

The above described tract of land contains 20.73 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.

4/15/2022

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

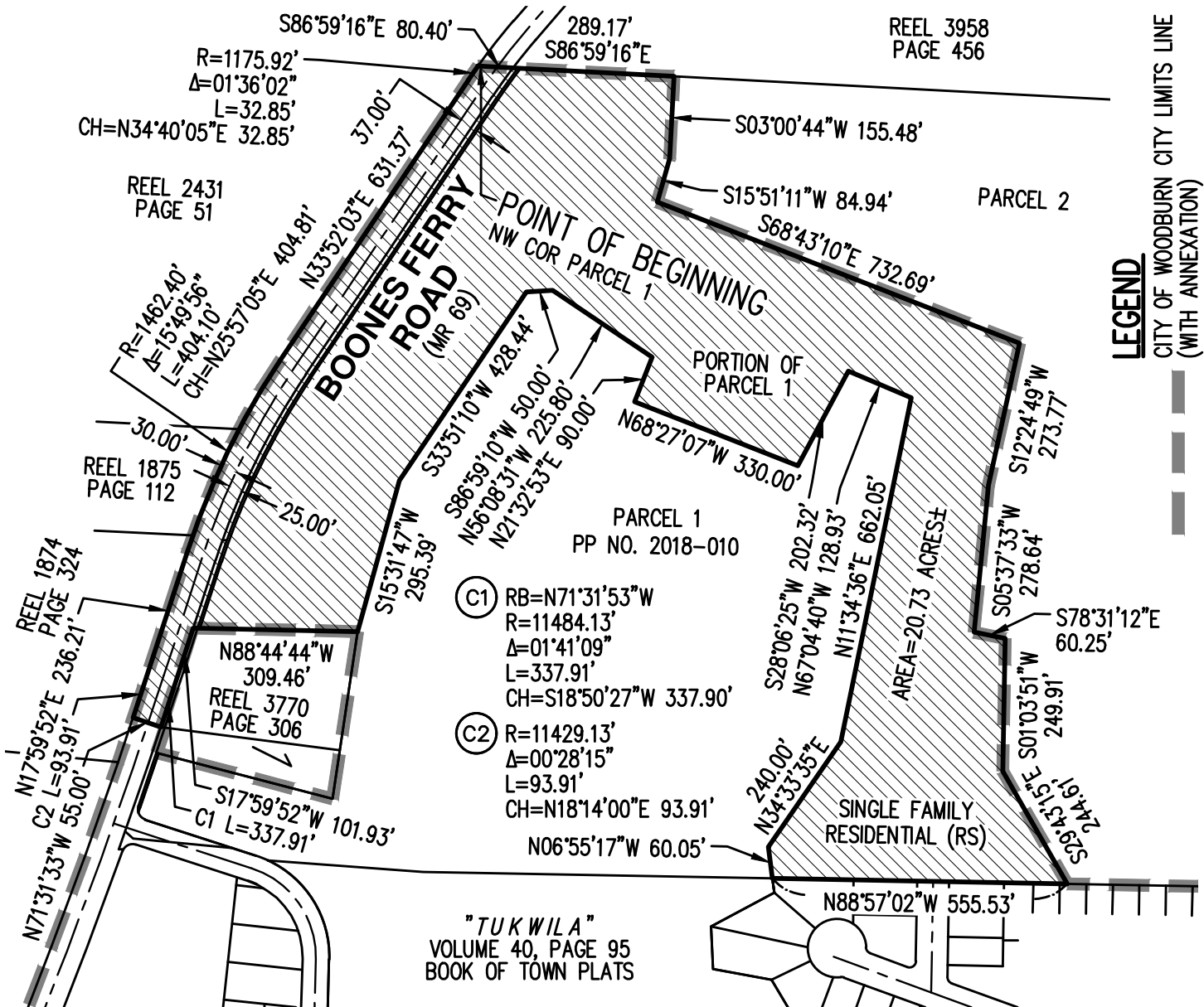


**OREGON  
JANUARY 11, 2005  
ROBERT D. RETTIG  
60124LS**

**RENEWS: 12/31/22**

# EXHIBIT B2

A PORTION OF PARCEL 1 OF PARTITION PLAT 2018-010,  
AND A PORTION OF RIGHT-OF-WAY,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
MARION COUNTY, OREGON



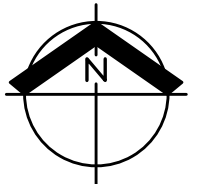
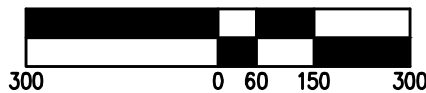
4/15/2022

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

## PREPARED FOR

HOLT GROUP HOLDINGS, LLC  
1300 ESTHER STREET, SUITE 200  
VANCOUVER WA, 98660

SCALE: 1" = 300 FEET



OREGON  
JANUARY 11, 2005  
ROBERT D. RETTIG  
60124LS

RENEWS: 12/31/22

MAP OF RS

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



EXHIBIT  
B2

DRWN: WCB  
CHKD: RDR

AKS JOB:  
7564

**EXHIBIT B3**

## “Legal Description RS”

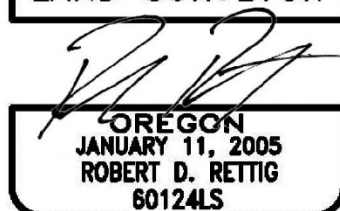
A portion of Parcel 1 of Partition Plat 2018-010, Marion County Plat Records, and a portion of right-of-way, located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, Marion County, Oregon, and being more particularly described as follows:

Beginning at the northeasterly corner of Lot 7 of the plat “Tukwila”, Volume 40, Page 95, Marion County Book of Town Plats, also being on the southerly line of said Parcel 1; thence along said southerly line, North 88°57’02” West 657.94 feet; thence continuing along said southerly line and the westerly extension thereof, North 85°41’15” West 498.99 feet to the southerly right-of-way line of Hazelnut Drive (25.00 feet from centerline); thence along said southerly right-of-way line, North 72°00’03” West 46.07 feet; thence continuing along said southerly right-of-way line on a curve to the left with a Radius of 20.00 feet, a Delta of 88°18’33”, a Length of 30.83 feet, and a Chord of South 63°50’39” West 27.86 feet to the easterly right-of-way line of Boones Ferry Road (Market Road 69) (33.00 feet from centerline); thence leaving said easterly right-of-way line, North 70°18’38” West 33.00 feet to the centerline of Boones Ferry Road and the Point of Beginning; thence along said centerline on a non-tangent curve to the right (Radial Bearing of North 70°18’38” West) with a Radius of 11459.13 feet, a Delta of 02°53’53”, a Length of 579.61 feet, and a Chord of South 21°08’19” West 579.55 feet; thence continuing on said centerline, South 22°35’16” West 225.35 feet to the easterly extension of the south right-of-way line of Vanderbeck Road (20.00 feet from centerline); thence along said easterly extension, North 88°10’33” West 32.08 feet to the westerly right-of-way line of Boones Ferry Road (30.00 feet from centerline) and the City of Woodburn city limits line; thence along said westerly right-of-way line and said city limits line, North 22°35’16” East 236.72 feet; thence continuing along said westerly right-of-way line and said city limits line on a curve to the left with a Radius of 11429.13 feet, a Delta of 02°53’53”, a Length of 578.10 feet, and a Chord of North 21°08’19” East 578.04 feet; thence leaving said westerly right-of-way line and said city limits line, South 70°18’38” East 30.00 feet to the Point of Beginning.

The above described tract of land contains 24,297 square feet, 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.

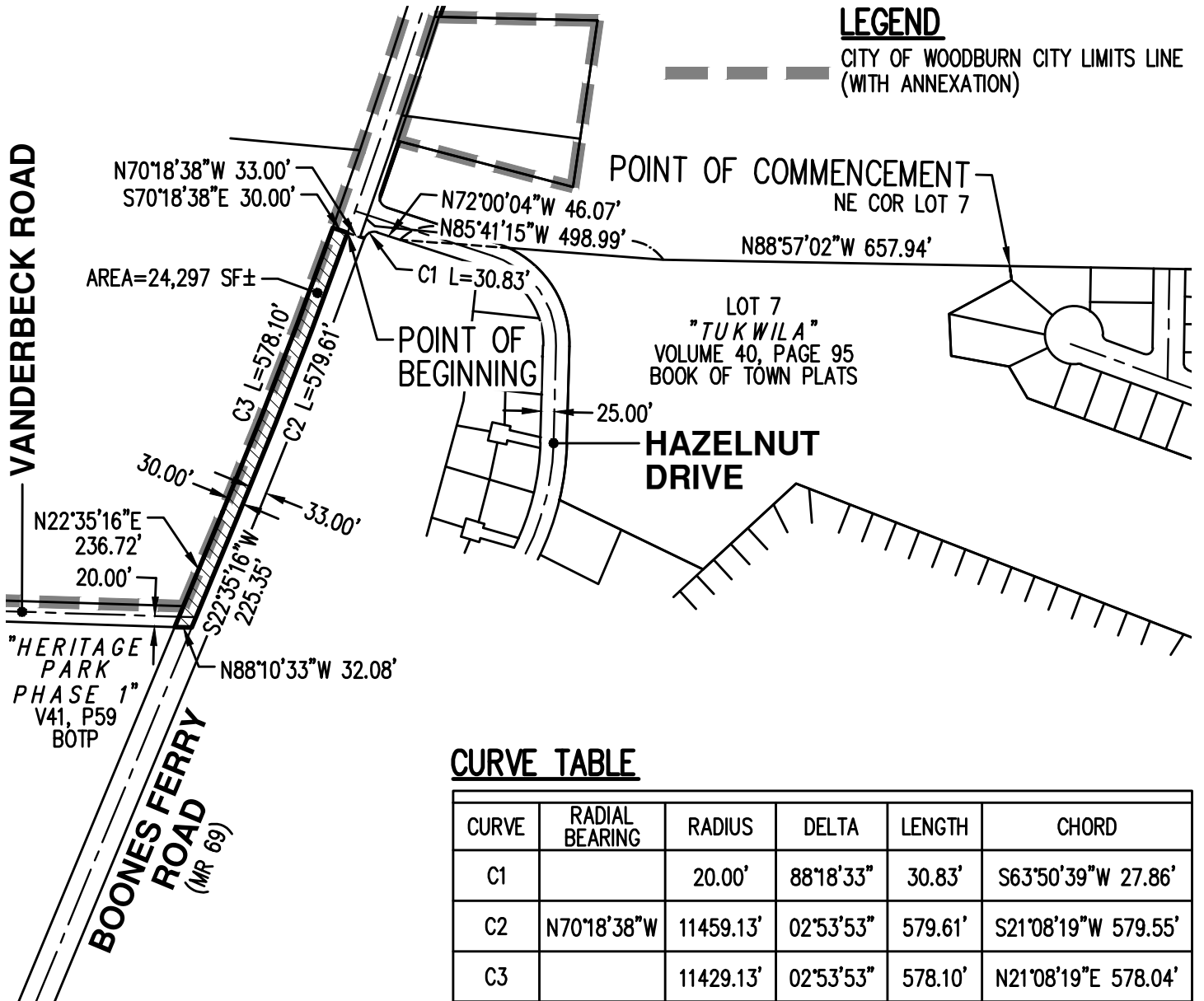
4/15/2022



RENEWS: 12/31/22

# EXHIBIT B4

A PORTION OF RIGHT-OF-WAY,  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6,  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
 MARION COUNTY, OREGON



## LEGEND

--- CITY OF WOODBURN CITY LIMITS LINE (WITH ANNEXATION)

## CURVE TABLE

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C1		20.00'	88°18'33"	30.83'	S63°50'39"W 27.86'
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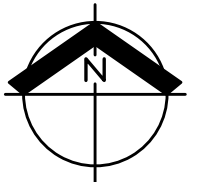
4/15/2022

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

## PREPARED FOR

HOLT GROUP HOLDINGS, LLC  
 1300 ESTHER STREET, SUITE 200  
 VANCOUVER WA, 98660

SCALE: 1" = 300 FEET



*[Signature]*

OREGON  
 JANUARY 11, 2005  
 ROBERT D. RETTIG  
 60124LS

RENEWS: 12/31/22

MAP OF RS

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



EXHIBIT  
**B4**

DRWN: WCB  
 CHKD: RDR  
 AKS JOB:  
 7564



## EXHIBIT B5

“Legal Description P/SP”

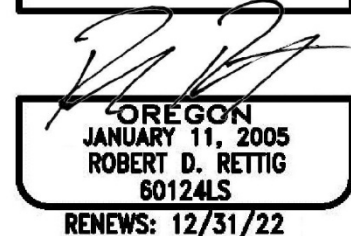
A portion of Parcel 1 of Partition Plat 2018-010, Marion County Plat Records, and a portion of right-of-way, located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, Marion County, Oregon, and being more particularly described as follows:

Beginning at the northeasterly corner of Lot 7 of the plat “Tukwila”, Volume 40, Page 95, Marion County Book of Town Plats, also being on the southerly line of said Parcel 1; thence along said southerly line, North 88°57’02” West 657.94 feet; thence continuing along said southerly line and the westerly extension thereof, North 85°41’15” West 498.99 feet to the southerly right-of-way line of Hazelnut Drive (25.00 feet from centerline); thence along said southerly right-of-way line, North 72°00’03” West 46.07 feet; thence continuing along said southerly right-of-way line on a curve to the left with a Radius of 20.00 feet, a Delta of 88°18’33”, a Length of 30.83 feet, and a Chord of South 63°50’39” West 27.86 feet to the easterly right-of-way line of Boones Ferry Road (Market Road 69) (33.00 feet from centerline); thence leaving said easterly right-of-way line, North 70°18’38” West 63.00 feet to the westerly right-of-way line of Boones Ferry Road (30.00 feet from centerline) and said city limits line; thence along said westerly right-of-way line and said city limits line on a non-tangent curve to the left (Radial Bearing of North 70°18’38” West) with a Radius of 11429.13 feet, a Delta of 01°13’15”, a Length of 243.52 feet, and a Chord of North 19°04’45” East 243.51 feet; thence leaving said westerly right-of-way line and said city limits line, South 71°31’33” East 55.00 feet to the northwesterly corner of Reel 1124, Page 650, Marion County Records, and said city limits line; thence along the northerly line of said deed and said city limits line, South 82°33’57” East 8.15 feet to the northeasterly corner of said deed; thence along the easterly line of said deed and said city limits line on a non-tangent curve to the left (Radial Bearing of North 71°32’21” West) with a Radius of 11492.13 feet, a Delta of 00°14’57”, a Length of 50.00 feet, and a Chord of South 18°35’08” West 50.00 feet to the southwesterly corner of Reel 3770, Page 306, Marion County Records; thence along the southerly line of said deed and said city limits line, South 75°16’43” East 342.61 feet to the southeasterly corner of said deed; thence along the easterly line of said deed and said city limits line, North 08°27’40” East 318.78 feet to the northeasterly corner of said deed; thence leaving said northeasterly corner and said city limits line, North 15°31’47” East 295.39 feet; thence North 33°51’10” East 428.44 feet; thence North 86°59’10” East 50.00 feet; thence South 56°08’31” East 225.80 feet; thence South 21°32’53” West 90.00 feet; thence South 68°27’07” East 330.00 feet; thence North 28°06’25” East 202.32 feet; thence South 67°04’40” East 128.93 feet; thence South 11°34’36” West 662.05 feet; thence South 34°33’35” West 240.00 feet; thence South 06°55’17” East 60.05 feet to the Point of Beginning.

4/15/2022

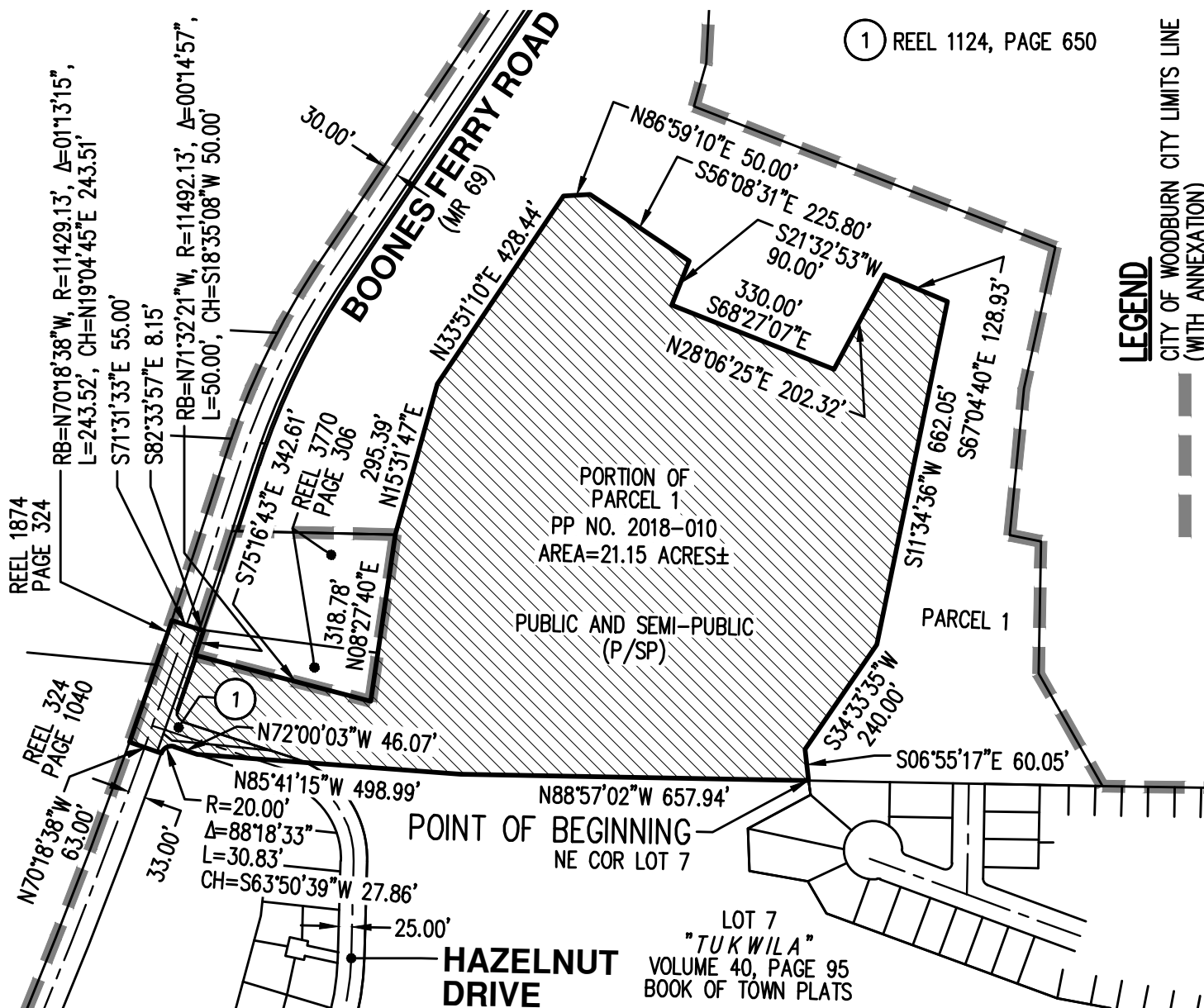
The above described tract of land contains 21.15 acres, more or less.

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 B6

A PORTION OF PARCEL 1 OF PARTITION PLAT 2018-010,  
AND A PORTION OF RIGHT-OF-WAY,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
MARION COUNTY, OREGON

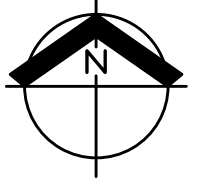
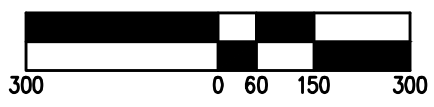


4/15/2022

**PREPARED FOR**

HOLT GROUP HOLDINGS, LLC  
1300 ESTHER STREET, SUITE 200  
VANCOUVER WA, 98660

SCALE: 1" = 300 FEET



**REGISTERED PROFESSIONAL LAND SURVEYOR**

*[Signature]*  
**OREGON**  
JANUARY 11, 2005  
ROBERT D. RETTIG  
60124LS  
RENEWS: 12/31/22

**MAP OF P/SP**  
AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



**EXHIBIT B6**  
DRWN: WCB  
CHKD: RDR  
AKS JOB: 7564

**EXHIBIT B7****“Legal Description RCWOD”**

A portion of Parcel 1 of Partition Plat 2018-010, Marion County Plat Records, located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, Marion County, Oregon, and being more particularly described as follows:

Beginning at the northeasterly corner of Lot 7 of the plat “Tukwila”, Volume 40, Page 95, Marion County Book of Town Plats, also being on the southerly line of said Parcel 1; thence along said southerly line, South 88°57’02” East 555.53 feet to the southeasterly corner of said Parcel 1; thence along the easterly line of said Parcel 1, North 29°43’15” West 244.61 feet; thence continuing along said easterly line, North 01°03’51” East 249.91 feet to the Point of Beginning; thence leaving said easterly line, South 83°33’42” West 50.00 feet; thence North 73°06’53” West 73.53 feet; thence North 50°49’10” West 144.37 feet; thence North 69°18’45” West 76.42 feet; thence South 83°41’31” West 80.63 feet; thence South 75°19’35” West 107.97 feet; thence South 82°12’43” West 204.04 feet; thence South 71°46’52” West 356.25 feet; thence South 79°43’19” West 208.58 feet to the easterly line of Reel 3770, Page 306, Marion County Records; thence along said easterly line, North 08°27’40” East 92.64 feet to the northeasterly corner of said deed; thence leaving said northeasterly corner, North 15°31’47” East 58.06 feet; thence North 79°43’19” East 143.82 feet; thence North 71°46’52” East 359.31 feet; thence North 82°12’43” East 208.40 feet; thence North 75°19’35” East 109.79 feet; thence North 83°41’31” East 124.48 feet; thence South 69°18’45” East 132.82 feet; thence South 50°49’10” East 139.57 feet; thence South 73°06’53” East 6.81 feet to the easterly line of said Parcel 1; thence along said easterly line, South 05°37’33” West 128.35 feet; thence continuing along said easterly line, South 78°31’12” East 60.25 feet to the Point of Beginning.

The above described tract of land contains 3.98 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.

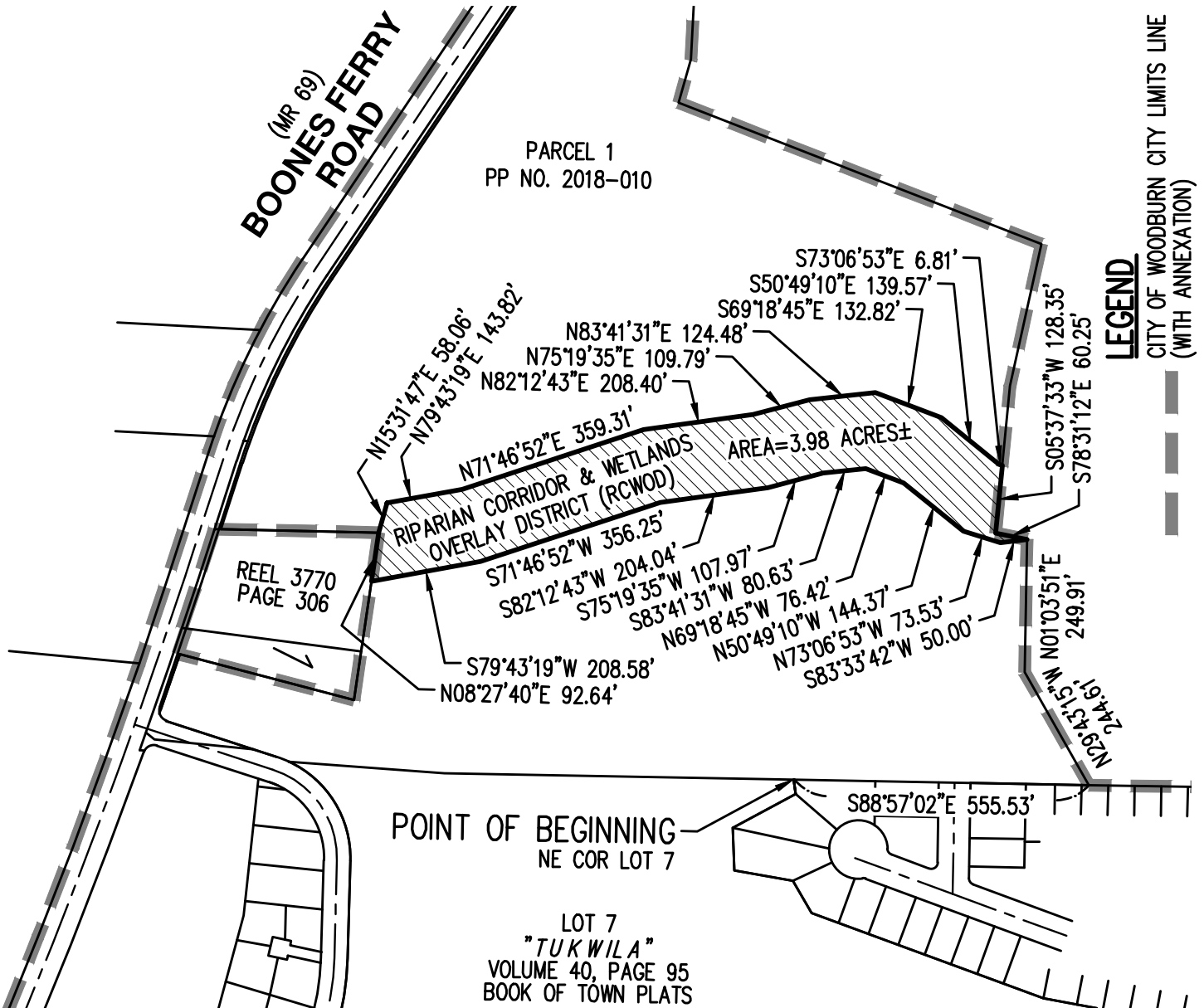
4/15/2022



RENEWS: 12/31/22

# EXHIBIT B8

A PORTION OF PARCEL 1 OF PARTITION PLAT 2018-010,  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6,  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
 MARION COUNTY, OREGON

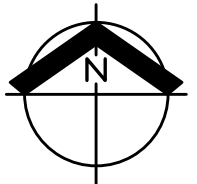


4/15/2022

## PREPARED FOR

HOLT GROUP HOLDINGS, LLC  
 1300 ESTHER STREET, SUITE 200  
 VANCOUVER WA, 98660

SCALE: 1" = 300 FEET



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*

OREGON  
 JANUARY 11, 2005  
 ROBERT D. RETTIG  
 60124LS

RENEWS: 12/31/22

### MAP OF RCWOD

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



EXHIBIT  
B8

DRWN: WCB  
 CHKD: RDR

AKS JOB:  
7564