

## ORDINANCE NO. 21-1013

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### AN ORDINANCE OF THE CITY OF OREGON CITY WITHDRAWING TERRITORY FROM THE CLACKAMAS RIVER WATER DISTRICT

**WHEREAS**, ORS 222.520 and 222.524 specify that whenever a part less than the entire area of a water district becomes incorporated as or annexed to the city, the city may cause that part to be withdrawn from the district at any time after such incorporation or annexation and after notice and hearing on the question of whether withdrawal is in the city's best interest; and

**WHEREAS**, the territory identified on attached Exhibit A – CRW Phase 1 Withdrawal Areas, and more particularly described in attached Exhibit B – Legal Descriptions and Maps, all of which are attached and incorporated by these references, is territory that in the past has been annexed to the City of Oregon City, but remained within the service area and territory of the Clackamas River Water District (CRWD); and

**WHEREAS**, in accordance with ORS 197.175 and state-wide planning goals, the City of Oregon City assumed the responsibility to plan and zone the land uses in the territory identified on attached Exhibit A – CRW Phase 1 Withdrawal Areas, and the city planned to provide city urban services to that territory; and

**WHEREAS**, said urban services have been provided to that territory and properties are current city water customers; and

**WHEREAS**, as required by ORS 222.524, the City Commission held a public hearing on July 20, 2022, to hear any objections to the proposed withdrawal of territory identified on attached Exhibit A – CRW Phase 1 Withdrawal Areas from the CRWD and to determine whether such withdrawal is in the best interest of the city; and

**WHEREAS**, as further required by ORS 222.524, the City Commission caused the appropriate notice of the date, time, place, and purpose of the July 20, 2022, public hearing to be published and posted in advance of the hearing; and

**WHEREAS**, the withdrawal of the territory identified on Exhibit A – Phase 1 Withdrawal Areas from CRWD is consistent with city policies and is in the best interest of the city.

### **NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:**

**Section 1.** Upon due consideration of all matters in the public record, including those raised and considered at the July 20, 2022, public hearing held with regard to the proposed withdrawal, the City Commission determines that the withdrawal of the territory identified in Exhibit A – CRW Phase 1 Withdrawal Areas, each more particularly described in Exhibit B – Legal Descriptions and Maps, from the service area of the CRWD is consistent with adopted City policies and in the best interest of the city.

**Section 2.** The territory identified in Exhibit A – CRW Phase 1 Withdrawal Areas, each more particularly described in Exhibit B – Legal Descriptions and Maps, is withdrawn from the CRWD and effective as of July 1, 2023.

**Section 3.** The City shall notify the Oregon Department of Revenue and Clackamas County tax assessor of this withdrawal on or before March 31, 2023. The City is authorized to finalize the exhibits in this ordinance to conform to any applicable filing or administrative requirements, provided no material change is made to a boundary's legal description or related map.

**Section 4.** If any provision of this ordinance is for any reason declared or held to be invalid or unenforceable by any court or administrative agency, the remaining provisions of this ordinance shall remain in full force and effect, and those provisions shall be enforceable to the fullest extent permitted by law.

**Section 5.** This ordinance shall take effect 30 days after it is passed by the City Commission.

First Reading this 20<sup>th</sup> day of July, 2022


Second Reading this 17<sup>th</sup> day of August, 2022

Attested to this 17<sup>th</sup> day of August, 2022.

  
DENYSE C. MCGRIFF  
Commission President

  
Jakob S. Wiley, City Recorder

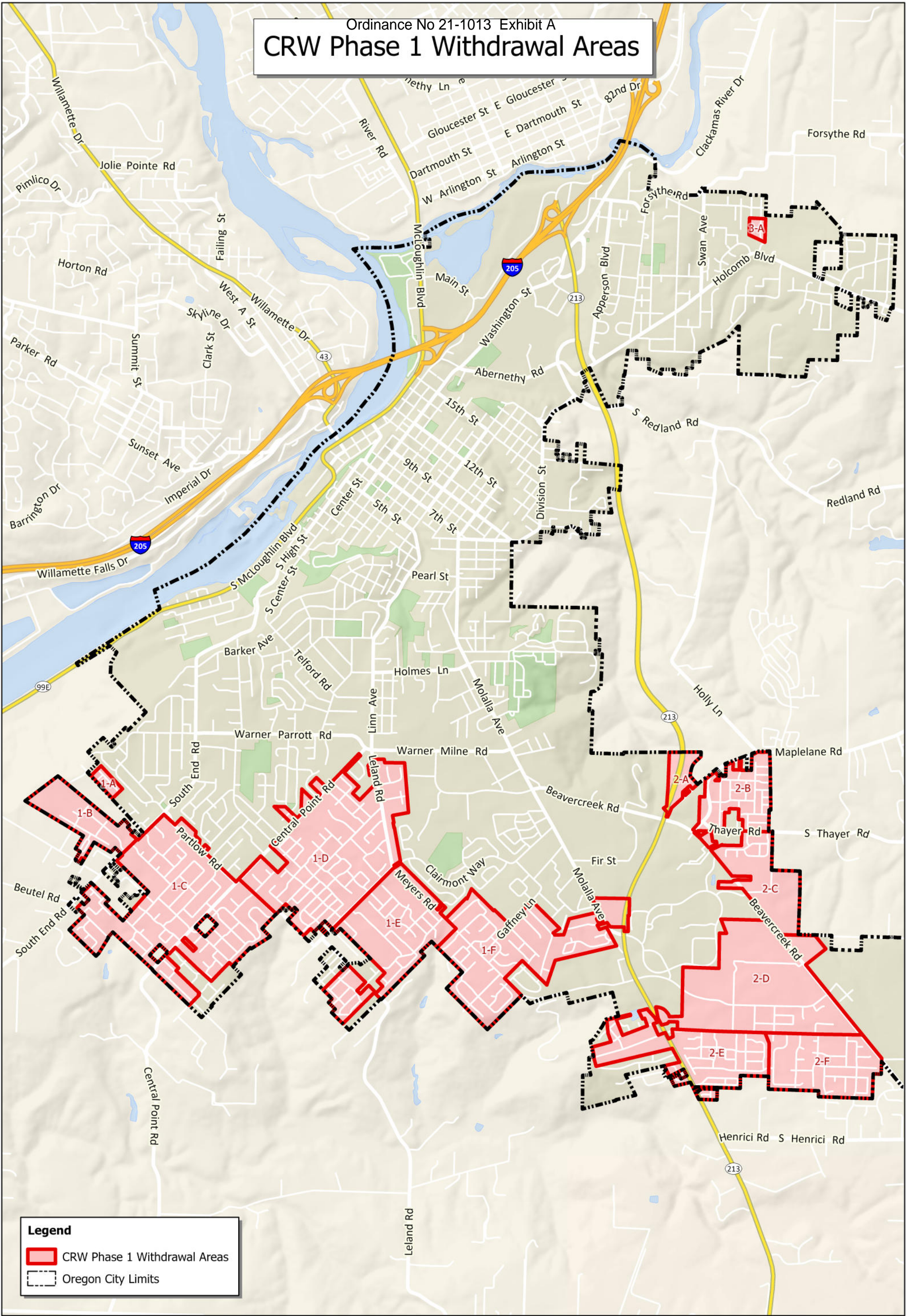
Approved as to legal sufficiency:

  
City Attorney



Ordinance No 21-1013 Exhibit A

# CRW Phase 1 Withdrawal Areas



**Legend**

- CRW Phase 1 Withdrawal Areas
- Oregon City Limits

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, or surveying purposes. Notification of any errors is appreciated.



City of Oregon City  
PO Box 3040  
625 Center St  
Oregon City  
OR 97045  
(503) 657-0891  
[www.orcity.org](http://www.orcity.org)





# **Ordinance 21-1013**

## **EXHIBIT B**

### **Clackamas River Water District Withdrawal – Phase 1 LEGAL DESCRIPTIONS & MAPS**

**Area 1-A: Exhibit 1-A.1 and Exhibit 1-A.2**

**Area 1-B: Exhibit 1-B.1 and Exhibit 1-B.2**

**Area 1-C: Exhibit 1-C.1 and Exhibit 1-C.2**

**Area 1-D: Exhibit 1-D.1 and Exhibit 1-D.2**

**Area 1-E: Exhibit 1-E.1 and Exhibit 1-E.2**

**Area 1-F: Exhibit 1-F.1 and Exhibit 1-F.2**

**Area 2-A: Exhibit 2-A.1 and Exhibit 2-A.2**

**Area 2-B: Exhibit 2-B.1 and Exhibit 2-B.2**

**Area 2-C: Exhibit 2-C.1 and Exhibit 2-C.2**

**Area 2-D: Exhibit 2-D.1 and Exhibit 2-D.2**

**Area 2-E: Exhibit 2-E.1 and Exhibit 2-E.2**

**Area 2-F: Exhibit 2-F.1 and Exhibit 2-F.2**

**Area 3-A: Exhibit 3-A.1 and Exhibit 3-A.2**



**EXHIBIT 1-A.1**  
**CLACKAMAS RIVER WATER WITHDRAWAL**

A parcel of land in Section 1, Township 3 South, Range 1 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the most Northerly corner of DAWN MEADOWS, Plat No. 4277, a duly recorded subdivision in Clackamas County, Oregon;

1. Thence South 42° 58' 03" East along the Northeasterly line of said DAWN MEADOWS, 824.18 feet to the most Easterly corner of Lot 15 of said DAWN MEADOWS;
2. Thence South 47° 01' 43" West along the Southeasterly line of said Lot 15 and the Southwesterly extension thereof, 334.43 feet, more or less, to a point on the centerline of Rose Road;
3. Thence North 42° 58' 54" West along said centerline, 819.24 feet to a point on the Southwesterly extension of the Northwesterly line of said DAWN MEADOWS;
4. Thence North 45° 44' 04" East along said extension and the Northwesterly line of said DAWN MEADOWS, 334.69 feet, more or less, to the point of beginning.

AREA 1-A

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 1-A.2

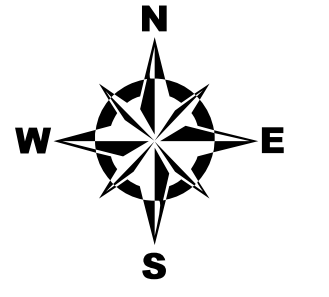
THOSE PORTIONS OF LAND LYING IN THE SOUTH HALF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

Ordinance No. 21-1013



LEGEND

- Withdrawal Boundary Area 1-A
- Surrounding Withdrawal Boundary Areas 1-B
- PLSS Section Line
- Subdivisions
- Parcel Boundary
- Donation Land Claims
- Legal Description Course Number



NOT TO SCALE



PREPARED FOR  
CITY OF OREGON CITY  
PREPARED BY  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512
DATE:
DRAWN BY: BAJ
CHECKED BY: PHR
APPROVED BY: AMB

REVISION: 1/27/21
REVISION:

ALL DISTANCES ARE MORE OR LESS  
MATCHING LEGAL DESCRIPTION



**EXHIBIT 1-B.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**  
**REVISED 2-23-2022**

A parcel of land in Sections 1 and 12, Township 3 South, Range 1 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the most Westerly corner of Partition Plat No. 2013-012, a duly recorded plat in Clackamas County, Oregon;

1. Thence North 50° 21' 47" East along the Northwestern line of said plat, 527.84 feet to a point;
2. Thence North 50° 25' 10" East along said Northwestern line, 528.58 feet to the most Northerly corner of said Partition Plat No. 2013-012;
3. Thence South 50° 24' 23" East along the Northeasterly line of said Partition Plat 2013-012, 2040.54 feet to an angle point;
4. Thence North 45° 36' 26" East along the most Easterly Northwestern line of Parcel 3 of said Partition Plat and the Northwestern line of a tract conveyed to Brian L. Doran and Susan A. Doran in Document No. 2000-060208, Clackamas County Deed Records, 236.25 feet to the most Northerly corner of said 2000-060208;
5. Thence South 44° 43' 00" East along the Northeasterly line of said 2000-060208, 200.00 feet to the most Easterly corner of said 2000-060208;
6. Thence South 44° 00' 00" West along the Southeasterly line of said 2000-060208, 70.71 feet to the most Southerly corner of said 2000-060208 and a point on the most Easterly Northeasterly line of said Parcel 3;
7. Thence South 43° 06' 31" East along said Northeasterly line of Parcel 3 and the Northeasterly line of Parcel 1 of said Partition Plat 2013-012, 196.80 feet to the most Northerly Easterly corner of said Parcel 1;
8. Thence South 45° 41' 02" West along the most Northerly Southeasterly line of said Parcel 1, 64.57 feet to an angle point;
9. Thence South 50° 24' 23" East along the most Southerly Northeasterly line of said Parcel 1 and the Southeasterly extension thereof, 198.82 feet, more or less, to the centerline of South End Road (Market Road No. 23);
10. Thence Southwesterly along said centerline of said South End Road, 560.81 feet, more or less, to a point on the Southeasterly extension of the Southwesterly line of Tract "B" of SOUTHRIDGE MEADOWS, Plat No. 3419, a duly recorded subdivision in Clackamas County;
11. Thence North 44° 18' 58" West along said extension and the Southwesterly line of Tract B of said SOUTHRIDGE MEADOWS, 240.00 feet to an angle point in Tract B;
12. Thence South 43° 14' 22" West along the Southeasterly line of Lot 82 of

- said SOUTHRIDGE MEADOWS, 163.88 feet to the most Southerly corner thereof;
13. Thence North 59° 08' 23" West along the Southwesterly line of said SOUTHRIDGE MEADOWS, 510.22 feet to the most Easterly corner of Lot 14, MERCHANT MEADOWS, Plat No. 3604, a duly recorded subdivision in Clackamas County, said corner is also the most Northerly corner of Lot 4, SOUTH END TERRACE, Plat No. 1336, a duly recorded subdivision in Clackamas County;
  - 14.1 Thence South 30° 49' 52" West along the Southeasterly line of said MERCHANT MEADOWS and the Southeasterly line of FAIR OAKS ESTATES, Plat No. 3813, a duly recorded subdivision in Clackamas County, 520.14 feet to the most Southerly corner of said FAIR OAKS ESTATES, said point also being the most Easterly corner of 3 of said FAIR OAKS ESTATES;
  - 14.2 Thence North 59° 08' 13" West along the Southwesterly line of said Lot 1 and the Northeasterly line of said Lot 3, 70.00 feet to the most Northerly corner of said Lot 3;
  - 14.3 Thence South 30° 50' 36" West along the Northwesterly line of said Lot 3 and the Southwesterly extension thereof, 120.00 feet to the Southwesterly line of said FAIR OAKS ESTATES;
  - 15.1 Thence North 59° 08' 13" West along the Southwesterly line of said FAIR OAKS ESTATES, 120.17 feet to the most Westerly corner of Merchant Place, a dedicated public right-of-way in the aforementioned MERCHANT MEADOWS;
  16. Thence North 30° 53' 29" East along the Northwesterly line of said Merchant Place, 243.96 feet to an angle point in the Northwesterly right-of-way line of said Merchant Place;
  17. Thence North 59° 08' 32" West along the Southwesterly line of Lot 7 of said MERCHANT MEADOWS, 140.00 feet to the most Westerly corner of said Lot 7;
  18. Thence North 30° 51' 38" East along the Northwesterly line of said MERCHANT MEADOWS, 395.94 feet to the most Northerly corner of said MERCHANT MEADOWS and a point on the Southwesterly line of the aforementioned SOUTHRIDGE MEADOWS;
  19. Thence North 59° 08' 23" West along the Southwesterly line of said SOUTHRIDGE MEADOWS, 863.57 feet to the most Westerly corner of said SOUTHRIDGE MEADOWS and an angle point in the Southerly line of Parcel 3 of the aforementioned Partition Plat No. 2013-012;
  20. Thence North 59° 07' 48" West along the Southerly line of said Parcel 3, 858.57 feet to the point of beginning.

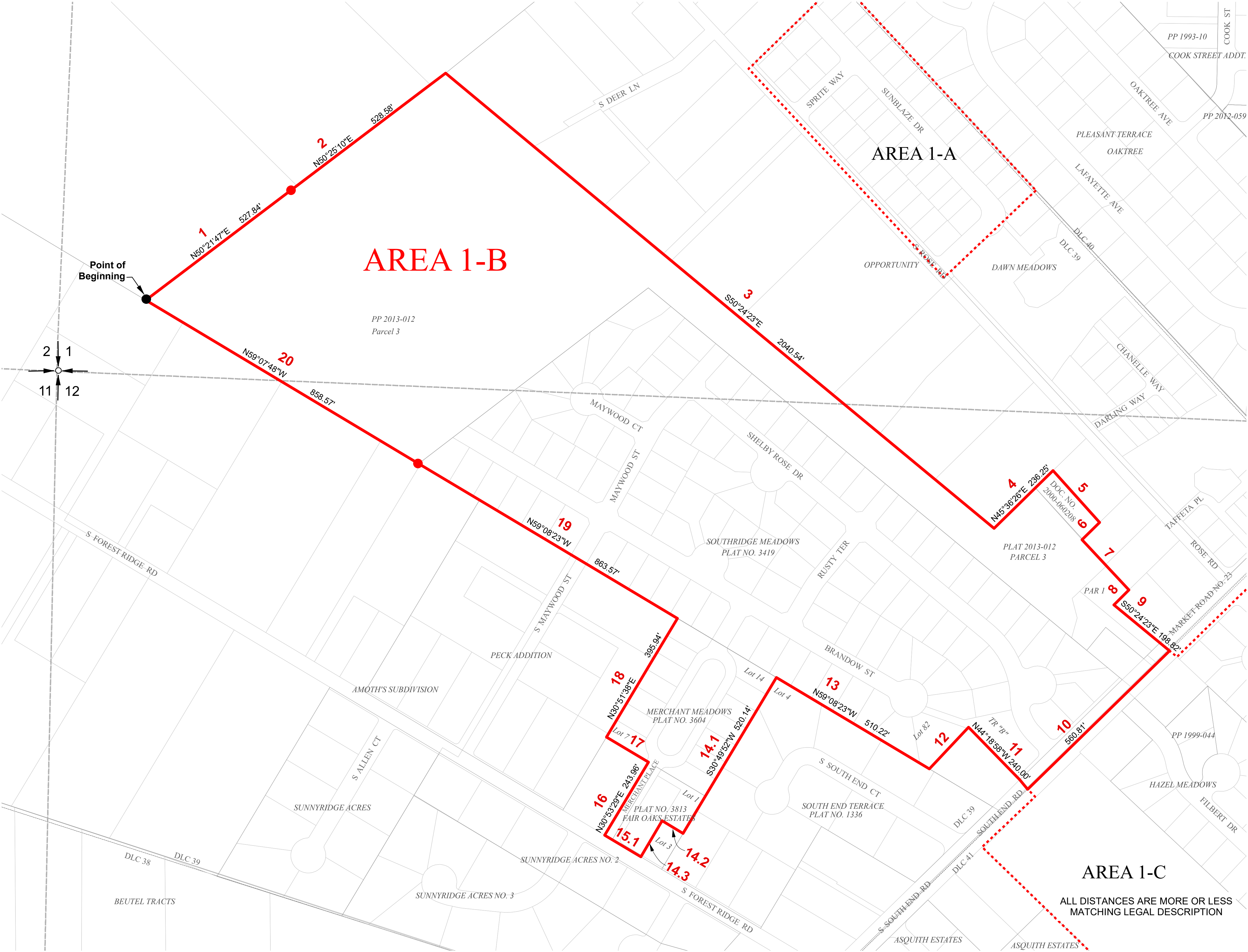


AREA 1-B

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 1-B.2

THOSE PORTIONS OF LAND LYING IN THE SOUTH HALF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST AND THOSE PORTIONS LYING IN THE NORTH HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

Ordinance No. 21-1013



LINE TABLE		
COURSE NO.	BEARING	DISTANCE
5	S44°43'00"E	200.00'
6	S44°00'00"W	70.71'
7	S43°06'31"E	196.80'
8	S45°41'02"W	64.57'
12	S43°14'22"W	163.88'
14.2	N59°08'13"W	70.00'
14.3	S30°50'36"W	120.00'
15.1	N59°08'13"W	120.17'
17	N59°08'32"W	140.00'

**LEGEND**

Withdrawal Boundary Area 1-B

Surrounding Withdrawal Boundary Areas

PLSS Section Line

1-A

1-C

Subdivision/Partition



Parcel Boundary

Donation Land Claims

1

Legal Description Course Number

  
NOT TO SCALE



**PREPARED FOR**  
CITY OF OREGON CITY

**PREPARED BY**  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512	REVISION: 1/27/21
DATE:	
DRAWN BY: BAJ	REVISION: 2/25/22
CHECKED BY: PHR	
APPROVED BY: AMB	

**EXHIBIT 1-C.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**  
**REVISED 3-10-2022**

A parcel of land in Sections 1 and 12, Township 3 South, Range 1 East and Sections 7, Township 3 South, Range 2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the most Westerly corner of that tract of land conveyed to School District No. 62, Clackamas County, Oregon in Instrument No. 75-9354, Clackamas County Deed Records, said point also being on the Southeasterly right-of-way line of South End Road (Market Road No. 23, a 60-foot right-of-way);

1. Thence Northeasterly along said Southeasterly right-of-way line of said South End Road, 212 feet, more or less, to a point on the Southeasterly extension of the of the Southwesterly line of Tract "B" of SOUTHRIDGE MEADOWS, Plat No. 3419, a duly recorded subdivision in Clackamas County;
2. Thence Northwesterly at right angle to said right-of-way line of said South End Road, 30.00 feet, more or less, to the centerline of said South End Road;
3. Thence Northeasterly along said centerline of said South End Road, 560.81 feet, more or less, to a point on the Southeasterly extension of the most Southerly Northeasterly line of Parcel 1, Partition Plat No. 2013-012, a duly recorded plat in Clackamas County;
4. Thence Southeasterly at right angle to said centerline of said South End Road, 30.00 feet, more or less, to the Southeasterly right-of-way line of said South End Road;
5. Then Northeasterly along the Southeasterly right-of-way line of said South End Road, 912 feet, more or less, to the Northeasterly right-of-way line of Partlow Road, County Road No. 374½, as it existed in 1997;
6. Thence South 47° 45' East along said Northeasterly right-of-way line of Partlow Road, 400 feet, more or less, to the most Westerly corner of a tract of land conveyed to Teddy D. Scheer in Instrument No. 72-02188, Clackamas County Deed Records;
7. Thence North 43° East along the Northwesterly line of said Scheer tract, 240.5 feet to the most Northerly corner thereof;
8. Thence South 43° 45' East along the Northeasterly line of said Scheer tract, 517.96 feet, more or less, to a point on the Westerly line of OREGON CITY MAYWOOD PARK, Plat No. 3060, a duly recorded subdivision in Clackamas County, Oregon;



9. Thence South 7° 48' 34" West along said Westerly line, 106.26 feet, more or less, to the Southwest corner of Lot 27 of said OREGON CITY MAYWOOD PARK;
10. Thence South 46° 31' 09" East along said the Southwesterly line of said OREGON CITY MAYWOOD PARK, 159.97 feet, more or less, to the Northwest corner of a tract of land conveyed to James H. and Helen C. Bean by Instrument No. 79-00969, Clackamas County Deed Records;
11. Thence South 6° 56' West along the Westerly line of said 79-000969 tract, 190 feet, more or less, to the Northeasterly right-of-way line of the aforementioned Partlow Road;
12. Thence South 47° 45' East along said Partlow Road right-of-way, 90.32 feet, more or less, to the most Southerly corner of said 79-00969 tract and the most Westerly corner of that tract of land conveyed to Michael A. Cliburn and Patricia Lyn Harvey by Instrument No. 79-44947;
13. Thence North 42° 15' East along the Northwesterly line of said 79-44947 tract, 146.89 feet, more or less, to the most Northerly corner thereof;
14. Thence South 47° 45' East along the Northeasterly line of said 79-44947 tract, 136.15 feet to the most Easterly corner thereof, said point also being the most Northerly corner of Tract C of said OREGON CITY MAYWOOD PARK;
15. Thence South 42° 15' West along the Southeasterly line of said 79-44947 tract and the Northwesterly line of said Tract C, 151.12 feet, more or less, to the most Westerly corner thereof and a point on the Northeasterly right-of-way line of said Partlow Road:
16. Thence South 47° 45' East along the Northeasterly right-of-way line of said Partlow Road, 1116.8 feet, more or less, to the most Southerly corner of Partition Plat No. 1996-032, a duly recorded plat in Clackamas County;
17. Thence North 44° 03' 13" East along the Southeasterly line of said Partition Plat No. 1996-032, 116.34 feet, more or less, to the Northwesterly extension of the centerline of McCord Road, County Road No. 374½;
18. Thence South 46° 08' 09" East along said extension and said centerline, 1338.85 feet, more or less, to a point on the Northeasterly extension of the most Southeasterly line of Tract "A" of HAZEL CREEK FARMS, Plat No. 3745, a duly recorded subdivision in Clackamas County, Oregon;
19. Thence South 43° 54' 18" West along said extension and the Southeasterly line of said Tract "A", 489.16 feet to the most Southerly corner thereof;

20. Thence continuing South 43° 54' 18" West along the most Northerly Southeasterly line of Lot 83 of said HAZEL CREEK FARMS, 29.14 feet to a Stone with inscribed 'X' down 0.50 feet per PS 7481, a duly recorded Survey in Clackamas County, Oregon;
21. Thence South 44° 53' 42" East along the Northeasterly line of Lots 83, 82, 81 and 80 of said HAZEL CREEK FARMS, 300.00 feet to the most Easterly corner of said Lot 80;
22. Thence South 57° 39' 37" West along the Southeasterly lines of Lots 80, 79, 78, 77, 76, and 75 of said HAZEL CREEK FARMS, 586.96 feet to the most Southerly corner of said Lot 75;
23. Thence North 46° 03' 51" West along the Southwesterly line of said Lot 75, 38.92 feet to the most Easterly corner of Lot 40, WHEELER FARMS, Plat No. 4589, a duly recorded subdivision in Clackamas County, Oregon;
24. Thence South 42° 30' West along the Southeasterly line of Lots 40 through 50 of said WHEELER FARMS, 660.15 feet to the most Southerly corner of said Lot 50;
25. Thence North 46° 03' 51" West along the Southwesterly line of said Lot 50, 111.42 feet to the most Westerly corner of said Lot 50 and a point on the Southeasterly right-of-way line of Orchard Grove Drive;
26. Thence South 43° 56' 28" West along said Southeasterly right-of-way of Orchard Grove Drive, 259.19 feet to the beginning point of a 73.00-foot radius curve to the left;
27. Thence continuing South 43° 56' 29" West, 77.50 feet, more or less, to the most Easterly corner of HIGHLAND PARK, Plat No. 4450, a duly recorded subdivision in Clackamas County marked with an 8" x 8" stone with 'X' scribed on top, per Survey No. 2539, Clackamas County Survey Records;
28. Thence continuing South 43° 56' 28" West along the Southeasterly line of said HIGHLAND PARK, 360.00 feet to a point on the Southeasterly extension of the Northeasterly line of CENTRAL POINT CROSSING, Plat No. 4405, a duly recorded subdivision in Clackamas County;
29. Thence North 46° 04' 14" West along said extension and said Northeasterly line of said CENTRAL POINT CROSSING, 1323.22 feet, more or less, to a point on the Southeasterly right-of-way line Central Point Road, Market Road No. 24, 30.00 feet from centerline;
30. Thence South 43° 56' 49" West parallel to and 30.00 feet distant from said centerline of said Central Point Road, 225.00 feet, more or less, to a point on the Southeasterly extension of the Northeasterly line of that tract of land conveyed to



Michael G. Johnson and Fawn M. Johnson in Instrument No. 2017-023036,  
Clackamas County Deed Records;

31. Thence North 46° 03' 11" West along said extension, 30.00 feet to the centerline of said Central Point Road;
32. Thence South 43° 56' 49" West along said centerline, 106.71 feet, more or less, to a point on the Northwesterly extension of the Southwesterly line of that tract of land conveyed to David Alan Horger and Miranda Jayne Horger in Instrument No. 2014-009631, Clackamas County Deed Records, and the Northwesterly extension of the Northeasterly line of Lot 1 of said CENTRAL POINT CROSSING;
33. Thence South 45° 52' 05" East along said extension and the Southwesterly line of said 2014-009631 tract and the Northeasterly line of Lots 1 and 2 of said CENTRAL POINT CROSSING and the Southeasterly extension thereof, 464.35 feet, more or less, to the centerline of Renee Way;
34. Thence South 43° 54' 16" West along said centerline of Renee Way, 100.00 feet, more or less, to a point on the Southwesterly line of said CENTRAL POINT CROSSING;
35. Thence South 46° 03' 29" East along the Southwesterly line of said CENTRAL POINT CROSSING and the Southwesterly line of the aforementioned HIGHLAND PARK, 853.86 feet to the most Southerly corner of said HIGHLAND PARK;
36. Thence South 43° 56' 28" West, 30.00 feet, more or less, to the most Easterly corner of PAYSON FARMS NO. 2, Plat No. 3665, a duly recorded subdivision in Clackamas County;
37. Thence South 46° 03' 29" East, 30.00 feet, more or less, to a point on the Southeasterly right-of-way line of White Lane;
38. Thence South 43° 56' 50" West along the Southeasterly right-of-way line of said White Lane, 380.00 feet, more or less, to a point on the Southeasterly extension of the Southwesterly line of PAYSON FARMS, Plat No. 3620, a duly recorded subdivision in Clackamas County;
39. Thence North 46° 03' 29" West along said extension and the Southwesterly line of said PAYSON FARMS, 1,313.33 feet to the most Westerly corner thereof and a point on the Southeasterly right-of-way line of Central Point Road (Market Road No. 24);
40. Thence Northwesterly across said Central Point Road, 65 feet, more or less, to the most Westerly corner of the intersection of said Central Point Road and Parrish Road (County Road No. 1005), said point also being the most Easterly corner of

that tract of land conveyed to Paul T. Sanders in Instrument No. 2018-070932, Clackamas County Deed Records;

41. Thence North 46° 46' 08" West along the Southwesterly right-of-way line of said Parrish Road and the Northeasterly line of 2018-070932 tract and that tract of land conveyed to Darrell Marc Trueb and Catherine Elizabeth Trueb in Instrument No. 2020-074464, Clackamas County Deed Records, 1,386.06 feet, more or less, to the most Northerly corner of said 2020-074464 tract;
42. Thence South 42° 29' 01" West along the Northwesterly line of said 2020-074464 tract and the Southeasterly line of said Parrish Road, 199.50 feet to the most Westerly corner of said 2020-074464 tract;
43. Thence South 47° 15' 59" East along the most Northerly Southwesterly line of said 2020-074464 tract, 15.00 feet to the most Easterly corner of PARRISH GROVE, PLAT No. 3661, a duly recorded subdivision in Clackamas County;
44. Thence South 30° 17' 07" West along the Southeasterly line of said PARRISH GROVE, 477.67 feet to an angle point in Tract "A" of said PARRISH GROVE;
45. Thence South 42° 41' 00" West along the Southeasterly line of said Tract "A", 104.20 feet to the most Southerly corner thereof;
46. Thence North 47° 18' 00" West along the Southwesterly line of said PARRISH GROVE, 982.84 feet to the most Westerly corner thereof;
47. Thence North 44° 00' 00" East along the Northwesterly line of said PARRISH GROVE, 556.34 feet to the most Northerly corner thereof, and a point on the Southwesterly right-of-way line of said Parrish Road;
48. Thence North 47° 15' 59" West along the Southwesterly right-of-way line of said Parrish Road, 259 feet, more or less, to a point on the Southwesterly extension of the Northwesterly line of Lot 1, LITTLE CREEK NORTH, Plat No. 3671, a duly recorded subdivision in Clackamas County;
49. Thence North 44° 00' 28" East along said extension and the Northwesterly line of said Lot 1, 189.33 feet, more or less, to the most Northerly corner thereof;
50. Thence South 47° 11' 07" East along the Northeasterly line of said Lot 1, 70.02 feet to the most Easterly corner thereof and a point on the Northwesterly line of Lot 4 of said LITTLE CREEK NORTH;
51. Thence North 44° 00' 28" East along the Northwesterly lines of said Lot 4 and Lot 5 of said LITTLE CREEK NORTH, 174.55 feet to the most Northerly corner of said Lot 5, and a point on the Southwesterly line of Lot 21, CHESTNUT CIRCLE, Plat No. 3739, a duly recorded subdivision in Clackamas County, and the most Easterly



corner of a tract of land conveyed to Patricio Pinada and Kristin Pinada in Instrument No. 2013-054282, Clackamas County Deed Records;

52. Thence North 47° 10' 56" West along the Southwesterly line of said CHESTNUT CIRCLE and the Northeasterly line said 2013-054282 tract and the Northwesterly extension thereof, 260.00 feet, more or less, to a point on the centerline line of South End Road, Market Road No. 23;
53. Thence North 44° 06' 54" East along said centerline of said South End Road, 365.36 feet, more or less, to a point on the Northwesterly extension of the Northeasterly line of said CHESTNUT CIRCLE;
54. Thence South 47° 35' 36" East along said extension and said Northeasterly line of said CHESTNUT CIRCLE, 622.20 feet, more or less, to the most Easterly corner of Lot 6 of said CHESTNUT CIRCLE;
55. Thence South 44° 04' 08" West along the Southeasterly line of Lots 6 and 7 of said CHESTNUT CIRCLE, 137.16 feet to the most Northerly corner of Lot 9 of said CHESTNUT CIRCLE;
56. Thence South 47° 11' 14" East along the Northeasterly line of Lots 9, 10, and Tract "A" of said CHESTNUT CIRCLE, 314.40 feet to the most Easterly corner of said Tract "A", said point also being the most Northerly corner of Tract "B" of LITTLE CREEK SOUTH, Plat No. 3670, a duly recorded subdivision in Clackamas County;
57. Thence South 47° 11' 19" East along the Northeasterly line of said Tract "B", 330.39 feet to the most Easterly corner thereof, and the most Southerly corner of that tract of land conveyed to Sergey Putin and Karina Putin in Instrument No. 2017-014782, Clackamas County Deed Records, and a point on the Northwesterly line of PARRISH GLEN, Plat No. 3460, a duly recorded subdivision in Clackamas County;
58. Thence North 41° 36' 29" East along the Northwesterly line of said PARRISH GLEN, the Northwesterly line of Partition Plat No. 1998-108, a duly recorded plat in Clackamas County, and the Northwesterly line of HAZEL GROVE 4, Plat No. 3417, a duly recorded subdivision in Clackamas County, 553.68 feet to the most Southerly corner of ASQUITH ESTATES, Plat No. 2498, a duly recorded subdivision in Clackamas County;
59. Thence North 40° 05' 46" East along the Southeasterly line of said ASQUITH ESTATES, 457.47 feet to the most Easterly corner thereof and a point on the Southwesterly line of previously mentioned 75-9354 tract;
60. Thence North 47° 22' 14" West along the Northeasterly line of said ASQUITH ESTATES and the Southwesterly line of Document No. 75-9354 and the Northwesterly extension thereof, 1165.01 feet to the point of beginning.

EXCEPTING THEREFROM (Map 3-2E-7CC) FILBERT ORCHARD, Plat No. 1744, a duly recorded subdivision in the Southeast one-quarter of Section 12, Township 3 South, Range 1 East, W.M. in Clackamas County, Oregon.

ALSO, EXCEPTING THEREFROM (Map 3-1E-12DC) a parcel of land in the M.M. McCarver and wife DLC No. 41 in Section 12, Township 3 South, Range 1 East, of the Willamette Meridian, in Clackamas County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of PARRISH GLEN, Plat No. 3460, a duly recorded subdivision in Clackamas County, Oregon and the most Northerly corner of that tract of land conveyed to Michael G. Johnson and Fawn M. Johnson in Instrument No. 2017-023036, Clackamas County Deed Records;

1. Thence Southeasterly along the Northeasterly line of said 2017-023036 tract, 289.00 feet, more or less, to a point on the Northwesternly right-of-way line of Central Point Road (Market Road No. 24);
2. Thence Southwesterly along said Northwesternly right-of-way line, 378.00 feet, more or less, to the most Southerly corner of that tract of land conveyed to Larry S. Bennett and Judith A. Bennett in Book 683, Page 235, Clackamas County Deed Records;
3. Thence North 46° 47' 39" West along the Southwesterly line of said Book 683, Page 235 tract, 289.00 feet, more or less, to the most Northerly corner of Lot 1 of said PARRISH GLEN and the most Westerly corner of said Book 683, Page 235 tract and a point on the Southeasterly line of Lot 4 of said PARRISH GLEN;
4. Thence North 43° 57' 36" East along the most Northerly Southeasterly line of said PARRISH GLEN, 378.00 feet, more or less, to the point of beginning.

ALSO, EXCEPTING THEREFROM (Map 3-1E-12D, TL 1501) that tract of land conveyed to Naomi C. Lawyer, Trustee of the Naomi C. Lawyer Revocable Living Trust date May 23, 2019 in Instrument No. 2019-028243, Clackamas County Deed Records in the S.S. White DLC No. 42 in Section 12, Township 3 South, Range 1 East, of the Willamette Meridian, in Clackamas County, Oregon, except that portion within public roads.

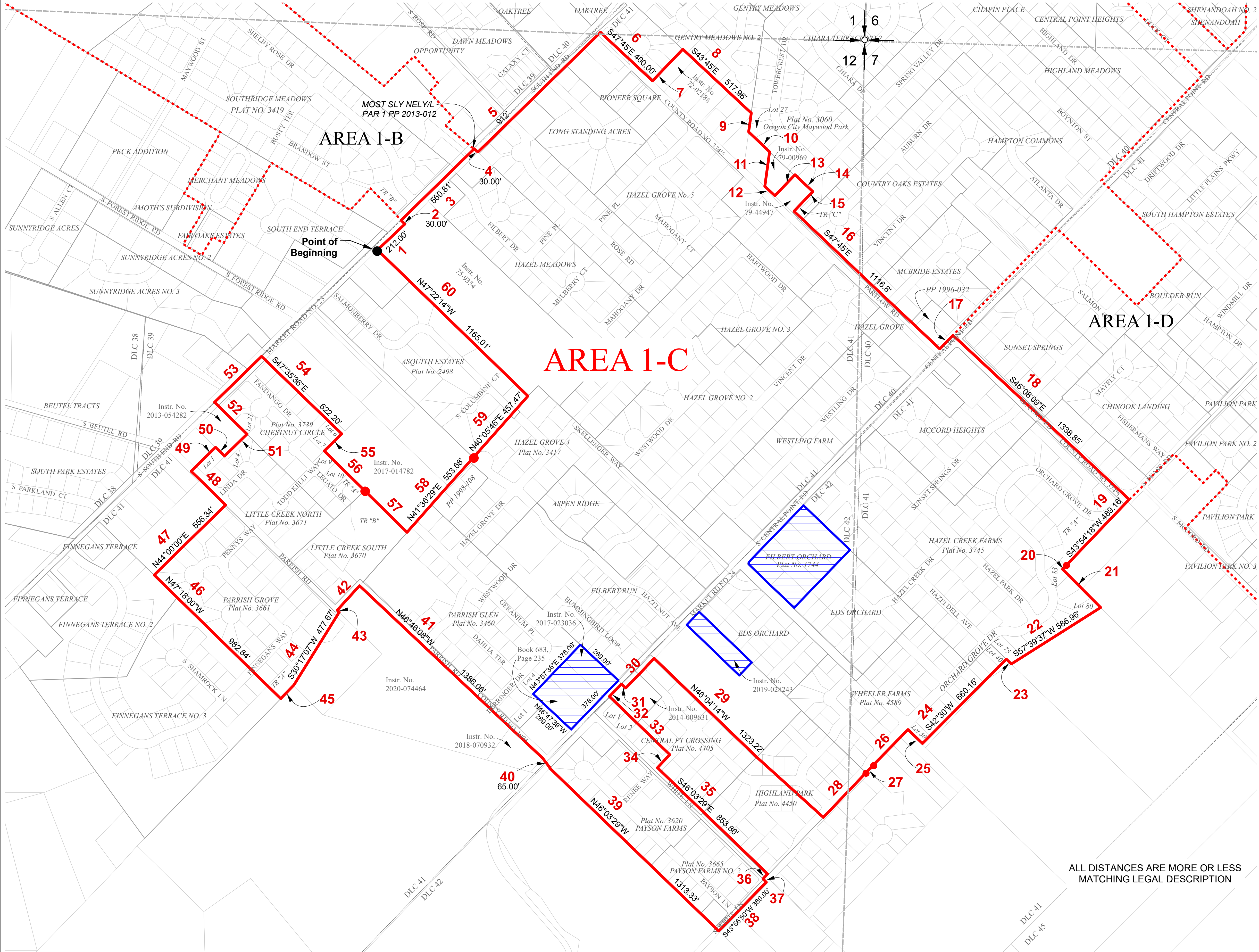


AREA 1-C

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 1-C.2

THOSE PORTIONS OF LAND LYING IN SECTION 01 AND 12 TOWNSHIP 3 SOUTH, RANGE 1 EAST AND THOSE PORTIONS LYING IN THE WEST HALF OF SECTION 07, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

Ordinance No. 21-1013



LINE TABLE		
COURSE NO.	BEARING	DISTANCE
7	N43°E	240.50'
9	S7°48'34"W	106.26'
10	S46°31'09"E	159.97'
11	S6°56"W	190.00'
12	S47°45'E	90.32'
13	N42°15'E	146.89'
14	S47°45'E	136.15'
15	S42°15'W	151.12'
17	N44°03'13"E	116.34'
20	S43°54'18"W	29.14'
21	S44°53'42"E	300.00'
23	N46°03'51"W	38.92'
25	N46°03'51"W	111.42'
26	S43°56'28"W	259.19'
27	S43°56'29"W	77.50'
28	S43°56'28"W	360.00'
30	S43°56'49"W	225.00'
31	N46°03'11"W	30.00'
32	S43°56'49"W	106.71'
33	S45°52'05"E	464.35'
34	S43°54'16"W	100.00'
36	S43°56'28"W	30.00'
37	S46°03'29"E	30.00'
42	S42°29'01"W	199.50'
43	S47°15'59"E	15.00'
45	S42°41'00"W	104.20'
48	N47°15'59"W	259.00'
49	N44°00'28"E	189.33'
50	S47°11'07"E	70.02'
51	N44°00'28"E	174.55'
52	N47°10'56"W	260.00'
53	N44°06'54"E	365.36'
55	S44°04'08"W	137.16'
56	S47°11'14"E	314.40'
57	S47°11'19"E	330.39'

**LEGEND**

PLSS Section Line

To Remain CRW District Boundary

Withdrawal Boundary Area 1-C

Surrounding Withdrawal Boundary Areas

1-D

1-B

Subdivisions

Parcel Boundary

Donation Land Claims

**1** Legal Description Course Number

NOT TO SCALE

**PREPARED FOR**  
CITY OF OREGON CITY

**PREPARED BY**  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512	REVISION: 1/27/21
DATE:	
DRAWN BY: BAJ	REVISION: 3/5/21
CHECKED BY: PHR	
APPROVED BY: AMB	REVISION: 4/5/22

ALL DISTANCES ARE MORE OR LESS MATCHING LEGAL DESCRIPTION



**EXHIBIT 1-D.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**  
**REVISED 4-5-2022**

A parcel of land in Sections 6 and 7, Township 3 South, Range 2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the Southeasterly corner of LELAND VILLAGE, Plat No. 3357, a duly recorded subdivision in Clackamas County, Oregon, said point also being the Northeasterly corner of HIEFIELD, Plat No. 1357, a duly recorded subdivision in Clackamas County, Oregon;

1. Thence South 5° 52' 42" East along the Easterly line of said HIEFIELD, the Easterly line of LANDMARK SOUTH, Plat No. 3338, a duly recorded subdivision in Clackamas County, Oregon, and the Easterly line of MT. PLEASANT HEIGHTS, Plat No. 295, a duly recorded subdivision in Clackamas County, Oregon, 810.40 feet, more or less, to the Southeast corner of that tract of land conveyed to the Housing Authority of the County of Clackamas in Instrument No. 89-51628, Clackamas County Deed Records, said point also being the Northeasterly corner of that tract of land conveyed to Bernard L and Gina M. Hindman in Instrument No. 84-00148, Clackamas County Deed Records;
2. Thence South 78° 30' West along the Southerly line of said 89-51628 tract and the Northerly line of said 84-00148 tract, 412.79 feet to the Southwesterly corner of said 89-51628 tract, said point also being an angle point in the Northerly line of said 84-00148 tract;
3. Thence South 11° 30' East parallel with the most Northerly Westerly line of said MT. PLEASANT HEIGHTS, 189.05 feet to the Southwest corner of said 84-00148 tract and a point on the Southerly line of Lot 3 of said MT. PLEASANT HEIGHTS, said point also being the Southeasterly corner of that tract of land conveyed to James W. McCrory in Instrument No. 2019-052495, Clackamas County Deed Records, said point also being on the Northerly line of HILLENDALE NO. 3, Plat No. 2122, a duly recorded subdivision in Clackamas County, Oregon;
4. Thence South 78° 30' West along the Southerly line of said 2019-052495 tract and the Northerly line of said HILLENDALE NO. 3, 18.71 feet, more or less, to the Northwest corner of Lot 26, Block 10, of said HILLENDALE NO. 3, said point also being the Northeasterly corner of that tract of land conveyed to Susan R. Terzo in Instrument No. 2006-111016, Clackamas County Deed Records;
5. Thence South 11° 11' 40" East along the Westerly line of said Lot 26 and the Easterly line of said 2006-111-16 tract, 129.88 feet to the most Northerly Southwest corner of said Lot 26 and a point on the Northerly line of Lot 1, Block 1, PLEASANT ACRES, Plat No. 1638, a duly recorded subdivision in Clackamas County, Oregon;

6. Thence North 78° 45' 30" East along said Northerly line of said Lot 1, 10.00 feet to the Northeast corner of said Lot 1, and an angle point in the Westerly line of said Lot 26;
7. Thence South 11° 11' 40" East along the Easterly line of said PLEASANT ACRES and the Westerly line of said HILLENDALE NO. 3, 889.52 feet, more or less, to a point on the Northwesterly right-of-way line of Clairmont Way, said point also being the Southeast corner of Lot 8, Block 1, of said PLEASANT ACRES, and the Southwest corner of Lot 43, Block 10 of said HILLENDALE NO. 3;
8. Thence South 56° 00' 00" West along the Northwesterly right-of-way line of said Clairmont Way, 201.91 feet to a point of curve for a 10.00-foot radius curve at the Southern most corner of said Lot 8;
9. Thence Southeasterly across Clairmont Way, 60.00 feet, more or less, to the Northern most point of curve for a 10.00 foot radius curve at the Western most corner of Lot 1, Block 2 of said PLEASANT ACRES;
10. Thence Southwesterly across Meyers Road (County Road No. 526), 60.00 feet, more or less, to the most Northerly corner of that tract of land conveyed to Harold O. Lydy and Bonnie E. Lydy in Instrument No. 75-26297, Clackamas County Deed Records, and the Southerly corner of the intersection of said Meyers Road and Leland Road (County Road No. 518);
11. Thence Southwesterly along the Southeasterly right-of-way line of said Leland Road, 2210.53 feet, more or less, to the Southeasterly extension of the Southwesterly line of RIAN PARK, Plat No. 4054, a duly recorded subdivision in Clackamas County;
12. Thence North 44° 52' 10" West along said extension and the Southwesterly line of said RIAN PARK and the Northeasterly line of that tract of land conveyed to Bond A. Fisher and Kellie I. Fisher in Instrument No. 96-064521, Clackamas County Deed Records, 288.00 feet to the most Northerly corner of said 96-064521 tract;
13. Thence South 42° 30' West along the Northwesterly line of said 96-064521 tract and the Northwesterly line of that tract of land convey to Dennis Mark Brown in Instrument No. 98-101393, Clackamas County Deed Records, 178.00 feet to the most Westerly corner of 98-101393 tract;
14. Thence South 47° 30' East along the Southwesterly line of said 98-101393 tract and the Northeasterly line of Lots 123 and 122, PAVILION PARK NO. 3, Plat No. 4499, a duly recorded subdivision in Clackamas County and the Southeasterly extension thereof, 258.00 feet to said centerline of Leland Road;
15. Thence South 42° 38' 14" West along said centerline, 50.16 feet to a point on the Southeasterly extension of the Southwesterly line said Lots 122 and 123 of said PAVILION PARK NO. 3



16. Thence North 47° 22' 03" West along said extension and said Southwesterly line of said Lots 122 and 123 and the Northeasterly line of that tract of land conveyed to Mikel Tidwell and Tara Tidwell in Instrument No. 2016-083622, Clackamas County Deed Records, 258.00 feet to the most Westerly corner of said Lot 123, a point on the Southeasterly line of Lot 124 of said PAVILION PARK NO. 3, and the most Northerly corner of said 2016-083622 tract;
17. Thence South 42° 38' 14" West along the Southeasterly line of Lots 124 and 129 and the Northwesterly line of said 2016-083622 tract, 177.00 feet to the most Southerly corner of Anita Place, a dedicated street right-of-way in said PAVILION PARK NO. 3 and the most Westerly corner of said 2016-083622 tract and a point on the Northeasterly line of that tract of land conveyed to Dan Berge in Instrument No. 2018-036024, Clackamas County Deed Records;
18. Thence North 47° 24' 15" West along the Northeasterly line of said 2018-036024 tract, 122.02 feet to the most Northerly corner thereof;
19. Thence South 42° 37' 00" West along the Northwesterly line of said 2018-036024 tract and the Southeasterly line of Lots 130 and 131, of said PAVILION PARK NO. 3 and the Southwesterly extension thereof, 275.00 feet, more or less, to the Southwesterly right-of-way line of McCord Road (County Road No. 374 ½)
20. Thence North 47° 26' 04" West along said Southwesterly right-of-way of McCord Road, 582.32 feet to a point on the Southwesterly extension of the most Southerly Northwesterly line of PAVILION PARK, Plat No. 4294, a duly recorded subdivision in Clackamas County;
21. Thence North 41° 25' 23" East along said extension and the most Southerly Northwesterly line of said PAVILION PARK and the Southeasterly line of that tract of land conveyed to Dolores Ann Herndon, as Trustor, and Valerie Mae McLain, as Trustee of the Dolores Ann Herndon Trust dated February 12, 2009 in Instrument No. 2009-031404, Clackamas County Deed Records, 370.19 feet to the most Southerly corner of Lot 99, PAVILION PARK NO. 2, Plat No. 4427, a duly recorded subdivision in Clackamas County and the most Easterly corner of said 2009-031404 tract;
22. Thence North 47° 25' 21" West along the Southwesterly line of said PAVILION PARK NO. 2 and the Northeasterly line of said 2009-031404 tract, 99.68 feet to the most Northerly corner thereof and the most Easterly corner of that tract of land conveyed to Linda R. Strohecker and Jeffery L. Strohecker in Instrument No. 2007-097975, Clackamas County Deed Records;
23. Thence South 42° 30' West along the Northwesterly line of said 2009-031404 tract and the Southeasterly line of said 2007-097975 tract, 100.00 feet, more or less, to the most Southerly corner thereof and the most Easterly corner of that tract of land

conveyed to Christina Elizabeth Toole in Instrument No. 2011-036086, Clackamas County Deed Records;

24. Thence North 47° 30' West along the Southwesterly line of said 2007-097975 tract and the Northeasterly line of said 2011-036086 tract and the Northeasterly line of that tract of land conveyed to Felica Williams and Travis Williams in Instrument No. 2019-043817, Clackamas County Deed Records, and the Northwesterly extension thereof, 226.64 feet, more or less, to the centerline of Pease Road, County Road 374 1/2;
25. Thence Southwesterly along the centerline of said Pease Road, 370.00 feet, more or less, to the centerline of McCord Road, County Road No. 374½;
26. Thence North 46° 08' 09" West along said centerline, 1338.85 feet, more or less, to the Southeasterly line of PARTITION PLAT NO. 1996-032, a duly recorded plat in Clackamas County;
- 27.1 Thence Northeasterly along the Southeasterly line of said PARTITION PLAT NO. 1996-032, the Southeasterly line of MCBRIDE ESTATES, Plat No. 3013, a duly recorded subdivision in Clackamas County, and the Northwesterly right-of-way line of Central Point Road, Market Road No. 24, 825.25 feet, more or less, to a point on the Northwesterly extension of the Southwesterly line of that tract of land conveyed to Edmund Landon Larios (undivided one-half interest) by Lila Mae (Wheeler) Larios in Instrument No. 83-24340, Clackamas County Deed Records;
- 27.2 Thence South 47° 45' East along said extension and said Southwesterly line of said 83-24340 tract, 630.0 feet, more or less, to the most Southerly corner thereof;
- 27.3 Thence North 42° 15' East along the Southeasterly line of said 83-24340 tract, 363.0 feet, more or less, to the most Easterly corner thereof;
- 27.4 Thence North 47° 15' West along the Northeasterly line of said 83-24340 tract and the Northwesterly extension thereof, 630.0 feet, more or less, to a point on the Northwesterly right-of-way line of said Central Point Road;
- 27.5 Thence Northeasterly along the Northwesterly right-of-way line of said Central Point Road, 812.0 feet, more or less, to a point on the Northeasterly line of that tract of land conveyed to Michael Nedelisky in Instrument No. 97-054756, Clackamas County Deed Records, said point also being on the Southwesterly line of that tract of land conveyed to Michael Nedelisky in Instrument No. 97-000738, Clackamas County Deed Records;
28. Thence North 44° 00' 40" West along the Northeasterly line of said 97-054756 tract and the Southwesterly line of said 97-000738, 635.00 feet, more or less, to the most

Westerly corner thereof and the most Westerly corner of Lot 24, DUCK RUN, Plat No. 3541, a duly recorded subdivision in Clackamas County;

29. Thence South 89° 06' 40" East along the Northerly line of said Lot 24, Tract C, and Lot 13 of said DUCK RUN, 292.90 feet to the Northeast corner of said Lot 13 and a point on the Southwesterly right-of-way line of Shenandoah Drive;
30. Thence South 46° 05' 00" East along the Southwesterly right-of-way line of said Shenandoah Drive and the Northeasterly line of said DUCK RUN, 427.52 feet to the most Easterly corner thereof and a point on the Northwesterly right-of-way line of said Central Point Road;
31. Thence North 42° 14' 20" East along the Northwesterly right-of-way line of said Central Point Road, 143.47 feet to the Southeast corner of Lot 2, Block 8, SHENANDOAH, Plat No. 1931, a duly recorded subdivision in Clackamas County, and the most Southerly corner of that tract of land conveyed to Richard and Connie Lemen in Instrument No. 2008-035481, Clackamas County Deed Records;
32. Thence North 00° 09' 00" East along the Easterly line of said Lot 2 and the Easterly line of SHENANDOAH NO. 2, Plat No. 2011, a duly recorded subdivision in Clackamas County, and the Westerly line of 2008-035481 tract and the Westerly line of that tract of land conveyed to Randall Stevens and Jody Carter, Trustees, or their successors in trust under the Stevens and Carter Revocable Living Trust dated November 17, 2020, and any amendments thereto in Instrument No. 2020-098924, Clackamas County Deed Records, 660.00 feet, more or less, to the most Northerly corner of 2020-098924 tract and the most Southerly Westerly corner of Lot 19, Block 2, SHENANDOAH NO. 4, Plat No. 2185, a duly recorded subdivision in Clackamas County;
33. Thence South 47° 48' 16" East along the Southwesterly line of said SHENANDOAH NO. 4 and the Northeasterly line of 2020-098924 tract, 439.71 feet to most Southerly corner of Lot 22 of said SHENANDOAH NO. 4 and a point on the Northwesterly right-of-way line of said Central Point Road;
34. Thence North 42° 02' 00" East along the Northwesterly right-of-way line of said Central Point Road, 237.08 feet to the most Easterly corner of Lot 1, Block 8, SHENANDOAH NO. 4;
35. Thence North 47° 48' 26" West along the Northeasterly lines of Lots 1, 2, and 3 of said Block 8, 369.77 feet to the most Southerly corner of Lot 4 of said Block 8;
36. Thence North 42° 01' 00" East along the Southeasterly lines of Lots 4, 5, and 6 of said Block 8, 243.09 feet to the most Northerly corner of that tract of land conveyed to Harold R. Walton and Margaret E. Walton, in Instrument No. 87-53099, Clackamas County Deed Records;



37. Thence South 47° 48' 26" East along the Northeasterly line of said 87-53099 tract, 369.85 feet to the most Easterly corner thereof and a point on the Northwesternly right-o-way line of said Central Point Road;
38. Thence North 42° 02' 00" East along said Northwesternly right-of-way line of said Central Point Road, 1,111.00 feet, more or less, to a point that is North 47° 45' 00" West from the most Northerly corner of that tract of land conveyed as Parcel I to Robert J. Zimmer and Wanda J. Zimmer as Co-Trustees of The Zimmer Family Trust dated June 18, 2011 in Instrument No. 2016-043207, Clackamas County Deed Records;
39. Thence South 47° 45' 00" East across said Central Point Road, 60.00 feet to said most Northerly corner of Parcel I of 2016-043207 tract and a point on the Southeasterly right-of-way line said Central Point Road;
40. Thence South 42° 15' 00" West along said Southeasterly right-of-way line, 612.18 feet, more or less, to the most Northerly corner of TUGS LANDING, Plat No. 4092, a duly recorded subdivision in Clackamas County;
41. Thence South 46° 48' 16" East along said Northeasterly line of TUGS LANDING, 536.05-feet, more or less, to the most Easterly corner of said TUGS LANDING;
42. Thence South 43° 00' 30" West along the Easterly Southeasterly line of said TUGS LANDING, 240.93-feet to an angle point in the Southeasterly line of said TUGS LANDING;
43. Thence South 46° 50' 08" East along the Northeasterly lines of Lots 17 and 16 of said TUGS LANDING, 88.13-feet to an angle point in the Southeasterly line of said TUGS LANDING, said point also being the most Northerly corner of Lot 12, KATY'S PLACE, Plat No. 4117, a duly recorded subdivision in Clackamas County;
44. Thence South 46° 51' 45" East along the Northeasterly lines of Lots 12, 13, and 14 of said KATY'S PLACE, 164.42-feet to an angle point in the Northeasterly line of said Lot 14, said point also being the most Southerly corner of that tract of land conveyed to Robert J. Zimmer and Wanda J. Zimmer as Co-Trustees of the Zimmer Family Trust dated June 18, 2011 as Parcel 1 in Instrument No. 2016-043207, Clackamas County Deed Records;
45. Thence North 44° 13' 11" East along said Lot 14 and the Southeasterly line of said 2016-043207 tract, 619.09 feet, more or less, to the most Northerly corner of PP 1992-040, Clackamas County Plat Records, and a point on the Westerly right-of-way line of Leland Road, Clackamas County Road No. 342;
46. Thence Northerly along said Westerly right-of-way line of said Leland Road, 331.46 feet, more or less, to the most Northerly corner of PP 1991-186, Clackamas County

Plat Records, said point also being the Southeast corner of PP 1996-057, Clackamas County Plat Records;

47. Thence South 42° 58' 58" West along the Southeasterly line of said PP 1996-057, 172.01 feet, more or less, to the most Southerly corner thereof;
48. Thence North 08° 52' 31" West along the Westerly line of said PP 1996-057, 256.56 feet to the most Westerly corner of said PP 1996-057;
49. Thence North 41° 37' 14" East along the Northwesterly line of said PP 1996-057 and the Northeasterly extension thereof, 205.6 feet, more or less, to the Westerly line of the Samuel N. Vance DLC No. 51 in Township 3 South, Range 2 East in the center of said Leland Road;
50. Thence North 10° 13' 46" West along the Westerly line of said Vance DLC No. 51 and the centerline of said Leland Road, 17.06 feet, more or less, to a point that is South 10° 13' 46" East from the Northwest corner of said Vance DLC No. 51, 238.43 feet, said point also being on the Westerly extension of the Northerly line of PP 1997-093, Clackamas County Plat Records;
51. Thence North 89° 15' 24" East along said Westerly extension and the Northerly line of said PP 1997-093, 290.26 feet to the Northeast corner thereof;
52. Thence South 11° 38' 30" East along the Easterly line of said PP 1997-093, 90.52 feet to the Northwest corner Lot 22, of previously mentioned LELAND VILLAGE;
53. Thence North 89° 13' 40" East along the Northerly line of said LELAND VILLAGE, 519.12 feet to the Northeast corner thereof;
54. Thence South 05° 51' 53" East along the Easterly line of said LELAND VILLAGE, 503.93 feet to the point of beginning.

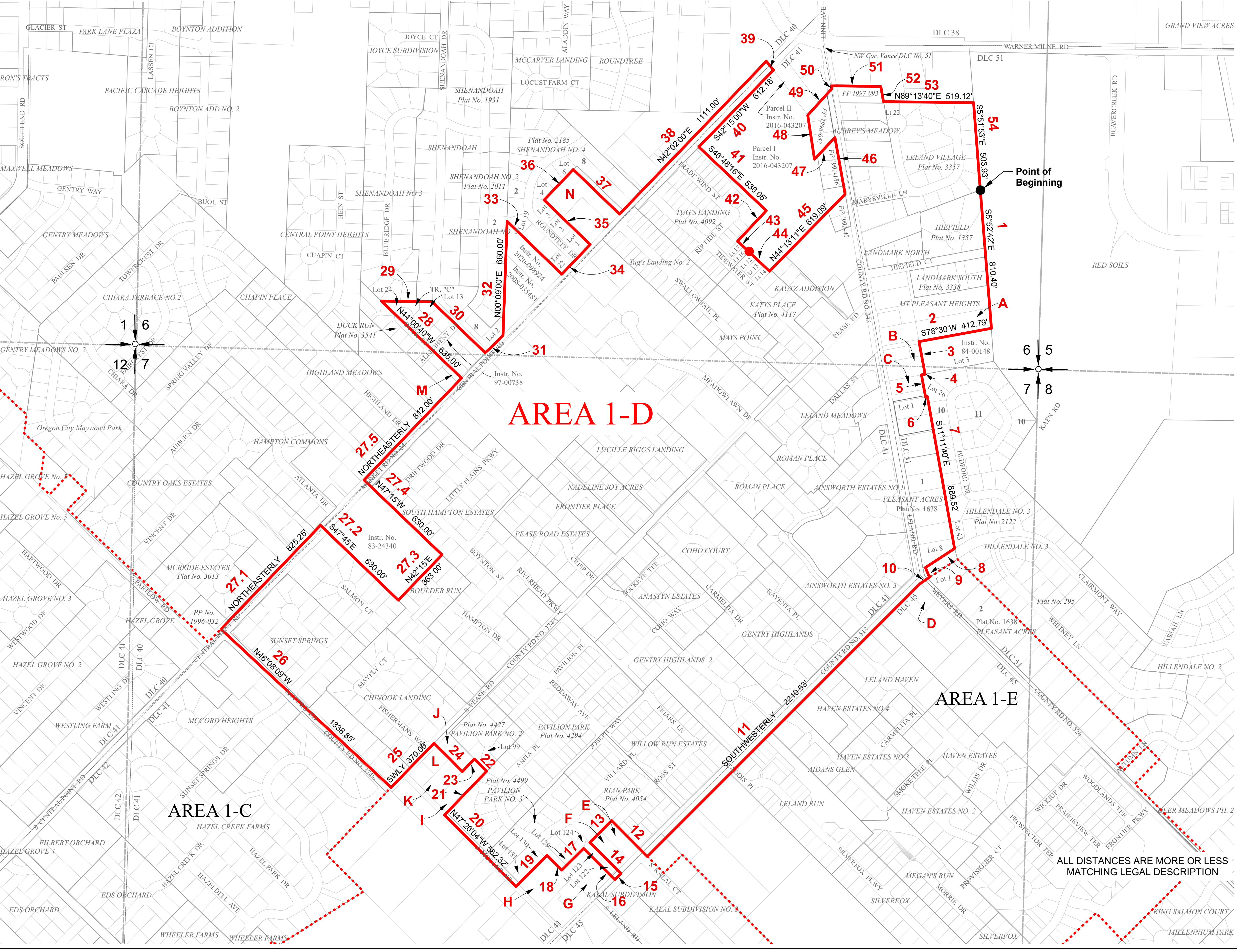


AREA 1-D

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 1-D.2

THOSE PORTIONS OF LAND LYING IN THE SOUTH HALF OF SECTION 6 AND THOSE PORTIONS LYING IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

Ordinance No. 21-1013

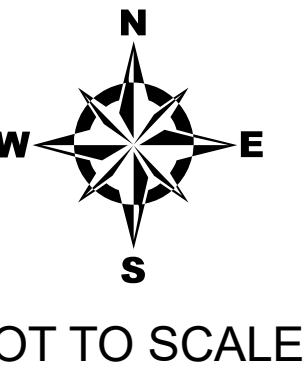


LINE TABLE		
COURSE NO.	BEARING	DISTANCE
3	S11°30'E	189.05'
4	S78°30'W	18.71'
5	S11°11'40"E	129.88'
6	N78°45'30"E	10.00'
8	S56°00'00"W	201.91'
9	SELY	60.00'
10	SWLY	60.00'
12	N44°52'10"W	288.00'
13	S42°30'W	178.00'
14	S47°30'E	258.00'
15	S42°38'14"W	50.16'
16	N47°22'03"W	258.00'
17	S42°38'14"W	177.00'
18	N47°24'15"W	122.02'
19	S42°37'00"W	275.00'
21	N41°25'23"E	370.19'
22	N47°25'21"W	99.68'
23	S42°30'W	100.00'
24	N47°30'W	226.64'
29	S89°06'40"E	292.90'
30	S46°05'00"E	427.52'
31	N42°14'20"E	143.47'
33	S47°48'16"E	439.71'
34	N42°02'00"E	237.08'
35	N47°48'26"W	369.77'
36	N42°01'00"E	243.09'
37	S47°48'26"E	369.85'
39	S47°45'00"E	60.00'
42	S43°00'30"W	240.93'
43	S46°50'08"E	88.13'
44	S46°51'45"E	164.42'
46	NLY	331.46'
47	S42°58'58"W	172.01'
48	N08°52'31"W	256.56'
49	N41°37'14"E	205.60'
50	N10°13'46"W	17.06'
51	N89°15'24"E	290.26'
52	S11°38'30"E	90.52'

DOCUMENT TABLE	
ID	INSTRUMENT NO.
A	89-51628
B	2019-052495
C	2006-111016
D	75-26297
E	96-064521
F	98-101393
G	2016-083622
H	2018-036024
I	2009-031404
J	2007-097975
K	2011-036086
L	2019-043817
M	97-054756
N	87-53099

LEGEND

- Withdrawal Boundary Area 1-D
- PLSS Section Line
- Surrounding Withdrawal Boundary Areas
  - 1-B
  - 1-C
  - 1-E
- Subdivisions
- Parcel Boundary
- Donation Land Claims
- Legal Description Course Number
- Conveyed Land by Instrument Number



Clackamas River Water

OREGON CITY

PREPARED FOR  
CITY OF OREGON CITY  
PREPARED BY  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512	REVISION: 3/10/21
DATE:	REVISION: 3/17/21
DRAWN BY: BAJ	REVISION: 4/6/22
CHECKED BY: PHR	
APPROVED BY: AMB	



**EXHIBIT 1-E.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**  
**REVISED 3-10-2022**

A parcel of land in Sections 7, 8, and 18, Township 3 South, Range 2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the most Northerly corner of Lot 1, Block 2, PLEASANT ACRES, Plat No. 1638, a duly recorded subdivision in Clackamas County, Oregon;

1. Thence South 46° 14' 00" East along the Northeasterly line of said PLEASANT ACRES, 1,487.69 feet, more or less, to the most Easterly corner of Lot 15 of said Block 2, and a point on the Northwesterly right-of-way line of Autumn Lane;
2. Thence South 43° 46' 00" West along the Southeasterly line of said Lot 15 and said Northwesterly right-of-way line of Autumn Lane, 190.00 feet to a point of curve for a 10.00-foot radius curve at the Southern most corner of said Lot 15;
3. Thence South 46° 14' 00" East across said Autumn Lane, 50.00 feet to a point of curve for a 10.00-foot radius curve at the Western most corner of Lot 1, Block 3 of said PLEASANT ACRES;
4. Thence North 43° 46' 00" East along the Northwesterly line of said Lot 1 and the Southeasterly right-of-way line of said Autumn Lane, 190.00 feet to the most Northerly corner of said Lot 1;
5. Thence South 46° 14' 00" East along the Northeasterly line of said Lot 1, 100.25 feet to the most Easterly corner of said Lot 1;
6. Thence South 43° 46' 00" West along the Southeasterly line of said Lot 1, 200.00 feet to the most Southerly corner thereof and a point on the Northeasterly right-of-way line of Meyers Road, County Road No. 526;
7. Thence South 46° 14' 00" East along the Northeasterly right-of-way line of said Meyers Road, 208.55 feet to the most Southerly corner of Tract "A" of HILLENDALE NO. 2, Plat No. 2054, a duly recorded subdivision in Clackamas County and the most Westerly corner of DEER MEADOWS – PHASE 2, Plat No. 3284, a duly recorded subdivision in Clackamas County;
8. Thence South 46° 14' 39" East along the Northeasterly right-of-way line of said Meyers Road, 375 feet, more or less, to a point on the Northeasterly extension of the Southeasterly line of SETTLER'S POINT, Plat No. 3461, a duly recorded subdivision in Clackamas County;

9. Thence South 44° 05' 59" West along said extension and said Southeasterly line and the Northwesterly line of KING SALMON COURT, Plat No. 3874, a duly recorded subdivision in Clackamas County, 690.66 feet to the most Westerly corner of said KING SALMON COURT;
10. Thence North 45° 14' 39" West, 214.39 feet to a point on the Northeasterly extension of the Southeasterly line of Lot 77 of said SETTLER'S POINT;
11. Thence South 45° 58' 20" West along said extension and the Southeasterly line of Lots 77 through 72 and the Northwesterly line of Tract B of said SETTLER'S POINT, 393.31 feet to the most Southerly corner of said Lot 72 and a point on the Northeasterly line of Lot 22, SILVERFOX, Plat No. 3716, a duly recorded subdivision in Clackamas County;
12. Thence South 45° 56' 17" East along the Northeasterly line of said SILVERFOX, 147.30 feet to the most Easterly corner thereof;
13. Thence South 43° 55' 26" West along the Southeasterly line of said SILVERFOX, 526.81 feet to the most Southerly corner thereof, said point also being the most Easterly corner of NEWBERRY, Plat No. 3912, a duly recorded subdivision in Clackamas County;
14. Thence South 43° 54' 42" West along the Southeasterly line of said NEWBERRY, 1025.27 feet to the most Southerly corner thereof and a point on the Northeasterly right-of-way line of Leland Road, County Road No. 518;
15. Thence Southwesterly across said Leland Road, 65.00 feet, more or less, to a point on the Southwesterly right-of-way line of said Leland Road and the most Easterly corner of that tract conveyed to Joseph L. Winter in Instrument No. 99-011129, Clackamas County Deed Records;
- 16.1 Thence North 46° 45' West along the Southwesterly right-of-way line of said Leland Road, 229.85 feet, more or less, to the most Easterly corner of Partition Plat No. 2020-014, a duly recorded plat in Clackamas County;
- 17.1 Thence South 43° 24' 32" West along the Southeasterly line of said Partition Plat No. 2020-014, 295.00 feet to the most Southerly corner thereof, said point also being the most Easterly corner of Lot 39, MARLO FARMS, Plat No. 4446, a duly recorded subdivision in Clackamas County and a point on the Northwesterly line of that tract of land conveyed to Carl W. Gudel in deed Book 572, Page 342, Clackamas County Deed Records;
- 21.1 Thence South 43° 41' 57" West along the Southeasterly line of said MARLO FARMS and the Northwesterly line of said Gudel tract and the most Southwesterly Northwesterly line of that tract of land conveyed to Joseph L.

Winters in Instrument No. 99-011129, Clackamas County Deed Records, 860 feet, more or less, to the most Westerly corner of said Winters tract;

- 22.1 Thence North 46° 27' 45" West along the Northwesterly extension of the Southwesterly line of said Winters tract, 414.05 feet to the Northwesterly line of the afore mentioned MARLO FARMS;
- 23.1 Thence North 43° 45' 26" East along the Northwesterly line of said MARLO FARMS, 131 feet, more or less, to the most Southerly corner of ELLIS ESTATES, Plat No. 4437, a duly recorded subdivision in Clackamas County;
- 24 Thence North 46° 33' 16" West along the Southwesterly line of said ELLIS ESTATES, 246.05 feet to the most Westerly corner thereof;
- 25 Thence North 41° 48' 39" East along the Northwesterly line of said ELLIS ESTATES, 133.96 feet to the most Southerly corner of LINDSAY ANNE ESTATES, Plat No. 4412, a duly recorded subdivision in Clackamas County;
- 26 Thence North 46° 21' 05" West along the Southwesterly line of said LINDSAY ANNE ESTATES, 329.88 feet to the most Westerly corner thereof, said point also being the most Southerly corner of LINDSAY ANNE ESTATES TOO, Plat No.4574, a duly recorded subdivision in Clackamas County;
- 27 Thence North 43° 34' 15" East along the Northwesterly line of said LINDSAY ANNE ESTATES and the Southeasterly line of said LINDSAY ANNE ESTATES TOO, 719.97 feet to an angle point in the Northwest line of Lot 4 of said LINDSAY ANNE ESTATES;
- 28 Thence South 46° 19' 21" East, 5.00 feet to another angle point in said Northwest line of said Lot 4;
- 29 Thence North 43° 34' 15" East along the Northwesterly line of said LINDSAY ANNE ESTATES and the Northeasterly extension thereof, 204.03 feet to the centerline of Leland Road;
- 30 Thence South 46° 21' 05" East along the centerline of said Leland Road, 640 feet, more or less, to the Northeasterly extension of the Southeasterly line of Lot 25 of said ELLIS ESTATES;
- 31 Thence South 44° 19' 34" West along said extension, said Southeasterly line of ELLIS ESTATES, and the Northwesterly line of that tract of land conveyed to Alfred Haller and M. Colleen Mihalik in Instrument No. 2002-049667, Clackamas County Deed Records, 310.14 feet, more or less, to the most Westerly corner thereof;



- 32 Thence South  $45^{\circ} 44' 37''$  East along the Southwesterly line of said 2002-049667 tract, 124.17 feet to the most Southerly corner thereof;
- 33 Thence North  $44^{\circ} 21' 27''$  East along the Southeasterly line of said 2002-049667 tract and the Northeasterly extension thereof, 311.45 feet to the centerline of said Leland Road;
- 34 Thence South  $46^{\circ} 45' 26''$  East along said centerline, 272 feet, more or less, to the Southwesterly extension of the Northwesterly line of Lot 18, NEWBERRY;
- 35 Thence North  $42^{\circ} 55' 21''$  East along said extension and said Northwesterly line and the Northwesterly line of Lot 19, NEWBERRY, 239.99 feet to the most Southerly corner of Lot 20, NEWBERRY;
- 36 Thence North  $45^{\circ} 57' 53''$  West along the Southwesterly line of Lots 20, 21, and 22, NEWBERRY, 200.00 feet to the most Westerly corner of said Lot 22;
- 37 Thence North  $42^{\circ} 55' 21''$  East along the Northwesterly line of Lots 22, 23, and 37, NEWBERRY, 287.99 feet to the most Southerly corner of Lot 38, NEWBERRY, said point is also the most Easterly corner of KALAL SUBDIVISION NO. 2, Plat No. 1629, a duly recorded subdivision in Clackamas County;
- 38 Thence North  $46^{\circ} 21' 05''$  West along the Northeasterly line of said KALAL SUBDIVISION NO. 2, 1,642.91 feet to the most Northerly corner thereof, said point also being the most Easterly corner of Lot 1, KALAL SUBDIVISION, Plat No. 1363, a duly recorded subdivision in Clackamas County;
- 39 Thence South  $43^{\circ} 38' 55''$  West along the Northwesterly line of Lot 26 of said KALAL SUBDIVISION NO. 2 and the Southeasterly line of said Lot 1, 149.22 feet to the most Westerly corner of said Lot 26, KALAL SUBDIVISION NO. 2, the most Southerly corner of said Lot 1, KALAL SUBDIVISION and a point on the Northeasterly right-of-way line of Kalal Court;
- 40 Thence North  $46^{\circ} 21' 05''$  West along the Southwesterly line of said Lot 1 and said Northeasterly right-of-way line of said Kalal Court and the Northwesterly extension thereof, 134.94 feet, more or less, to the Southeasterly right-of-way line of said Leland Road;
- 41 Thence Northeasterly along said Southeasterly right-of-way line of said Leland Road, 2,210 feet, more or less, to the most Northerly corner of a tract of land conveyed to Harold O. Lydy and Bonnie E. Lydy in Instrument No. 75-26297, Clackamas County Deed Records, and the Southerly corner of the intersection of Leland Road and Meyers Road;

- 42 Thence Northeasterly across Meyers Road, 60 feet, more or less, to the Northern most point of curve for a 10.00-foot radius curve at the Western most corner of Lot 1, Block 2 of previously mentioned PLEASANT ACRES and a point on the Southeasterly right-of-way line of Clairmont Way;
- 43 Thence North 56° 00' 00" East along the Southeasterly right-of-way of said Clairmont Way, 192.89 feet to the point of beginning.

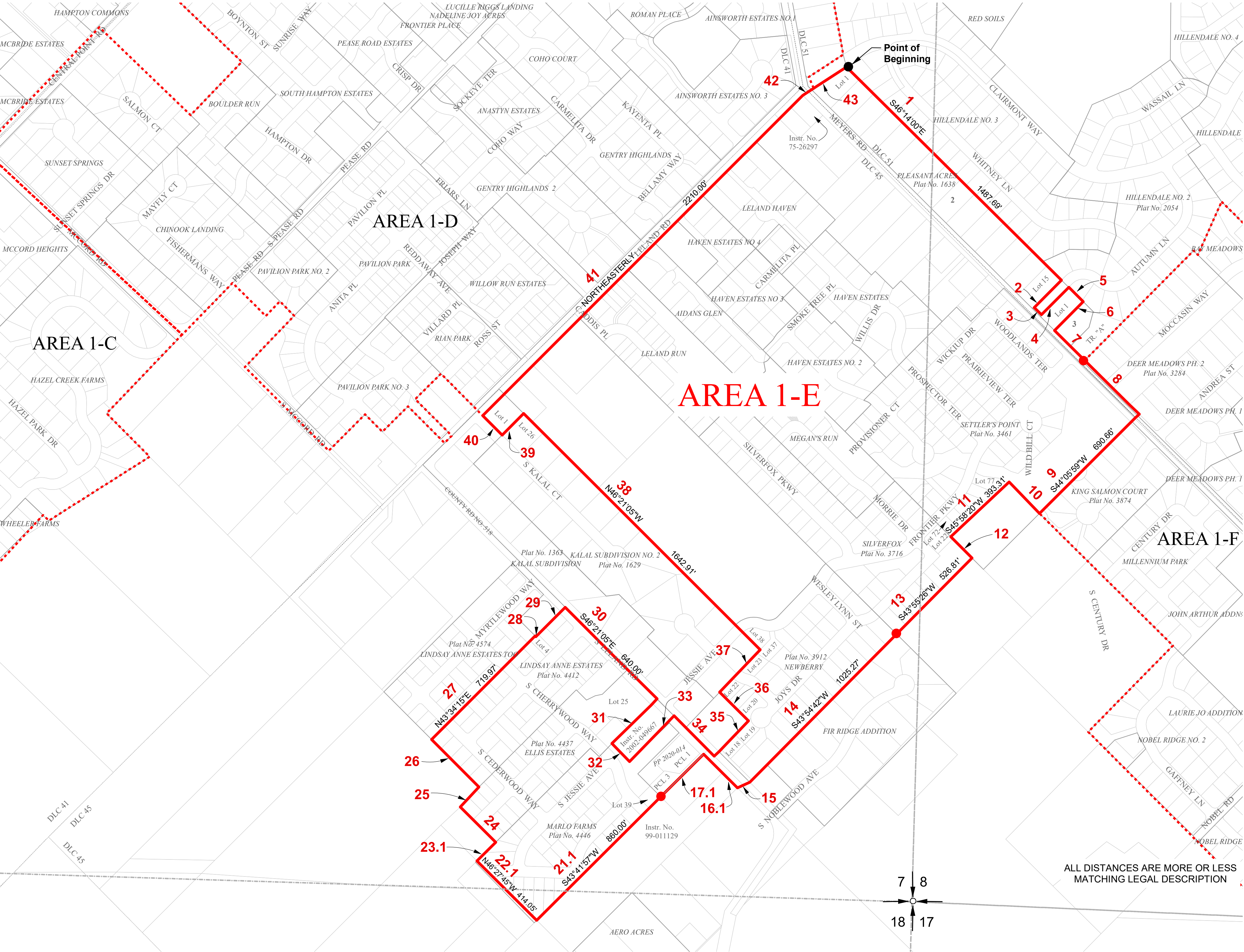


AREA 1-E

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 1-E.2

THOSE PORTIONS OF LAND LYING IN THE EAST HALF OF SECTION 7, THOSE PORTIONS LYING IN IN THE WEST HALF OF SECTION 8 AND THOSE PORTIONS LYING IN IN THE NORTH HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

Ordinance No. 21-1013



LINE TABLE		
COURSE NO.	BEARING	DISTANCE
2	S43°46'00"W	190.00'
3	S46°14'00"E	50.00'
4	N43°46'00"E	190.00'
5	S46°14'00"E	100.25'
6	S43°46'00"W	200.00'
7	S46°14'00"E	208.55'
8	S46°14'39"E	375.00'
10	N45°14'39"W	214.39'
12	S45°56'17"E	147.30'
15	SWLY	65.00'
16.1	N46°45"W	229.85'
17.1	S43°24'32"W	295.00'
23.1	N43°45'26"E	131.00'
24	N46°33'16"W	246.05'
25	N41°48'39"E	133.96'
26	N46°21'05"W	329.88'
28	S46°19'21"E	5.00'
29	N43°34'15"E	204.03'
31	S44°19'34"W	310.14'
32	S45°44'37"E	124.17'
33	N44°21'27"E	311.45'
34	S46°45'26"E	272.00'
35	N42°55'21"E	239.99'
36	N45°57'53"W	200.00'
37	N42°55'21"E	287.99'
39	S43°38'55"W	149.22'
40	N46°21'05"W	134.94'
42	NELY	60.00'
43	N56°00'00"E	192.89'

**LEGEND**

PLSS Section Line

Withdrawal Boundary Area 1-E

Surrounding Withdrawal Boundary Areas

1-C

1-D

1-F

Subdivisions

Parcel Boundary

Donation Land Claims

1

Legal Description Course Number

NOT TO SCALE

PREPARED FOR  
CITY OF OREGON CITY

PREPARED BY  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512	REVISION: 3/11/21
DATE:	
DRAWN BY: BAJ	REVISION: 3/11/22
CHECKED BY: PHR	
APPROVED BY: AMB	



**EXHIBIT 1-F.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**  
**REVISED 3-10-2022**

A parcel of land in Sections 8, 9, and 17, Township 3 South, Range 2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the most Southerly corner of Tract "A" of HILLENDALE NO. 2, Plat No. 2054, a duly recorded subdivision in Clackamas County and the most Westerly corner Lot 62, DEER MEADOWS – PHASE 2, Plat No. 3284, a duly recorded subdivision in Clackamas County, said point also being on the Northeasterly right-of-way line of Meyers Road, County Road No. 526;

1. Thence North 43° 47' 16" East along the Northwesterly line of said DEER MEADOWS – PHASE 2, 759.81 feet to the Most Northerly corner thereof;
2. Thence South 46° 20' 13" East along the Northeasterly line of said DEER MEADOWS – PHASE 2, 29.67 feet, more or less, to the most Westerly corner of Lot 10, BAY MEADOWS, Plat No. 3853, a duly recorded subdivision in Clackamas County and the most Southerly corner of Lot 27, Block 1 of said HILLENDALE NO. 2;
3. Thence North 22° 58' 49" East along the Westerly line of said BAY MEADOWS and the Easterly line of Lots 27, 26, and 25, Block 1, of said HILLENDALE NO. 2, 286.27 feet, to the most Northerly corner of Lot 8 of said BAY MEADOWS and the most Easterly corner of Lot 25 of said Block 1;
4. Thence South 46° 21' 00" East along the Northeasterly line of said BAY MEADOWS, 814.83 feet to the most Easterly corner thereof and a point on the Northwesterly line of MAUREEN'S ADDITION, Plat No. 1560, a duly recorded subdivision in Clackamas County;
5. Thence North 43° 07' 45" East along the Northwesterly line of said MAUREEN'S ADDITION, 30.00 feet to the most Northerly corner thereof;
6. Thence South 46° 52' 15" East along the Northeasterly line of said MAUREEN'S ADDITION and the Southeasterly extension thereof, 564.80 feet to a point on the centerline of Gaffney Lane, County Road No. 526;
7. Thence North 40° 43' 45" East along the said centerline, 855 feet, more or less, to the Northwesterly extension of the Southwesterly right-of-way line of Lazy Creek Lane;
8. Thence South 46° 44' 30" East along said extension and said Southwesterly right-of-way line of Lazy Creek Lane, 1027.41 feet, more or less, to the most Easterly corner of Partition Plat 1998-124, a duly recorded Plat in Clackamas County, said point also being the most Northerly corner of Lot 11, GAFFNEY

LANE ACRES, Plat No. 1491, a duly recorded subdivision in Clackamas County;

9. Thence South 53° 15' West along the Northwesterly line of said Lot 11 and the Southeasterly line of said Partition Plat 1998-124, 210.24 feet to the cul-de-sac right-of-way line of said South Falcon Drive;
10. Thence Southeasterly around said cul-de-sac 50-foot radius curve to the right, 67.57 feet to the Southwesterly corner of said Lot 11, said point also being the Northwesterly corner of Lot 12 of said GAFFNEY LANE ACRES;
11. Thence North 87° 50' East along the Southerly line of said Lot 11 and the Northerly line of said Lot 12, 230.64 feet to the Southeast corner of said Lot 11 and a point on the East line of the S.N. Vance DLC No. 51 and the West line of the Caufield DLC No. 53;
12. Thence North 17° 03' 02" East along said DLC line, 440 feet, more or less, to the Northwesterly corner of that tract of land conveyed to Mark Schmidt Jr. and Irene Robin Schmidt in Instrument No. 2019-083728, Clackamas County Deed Records, said point also being the most Westerly corner of Lot 8, CHAR DIAZ ESTATES, Plat No. 3395, a duly recorded subdivision in Clackamas County;
13. Thence North 76° 51' 52" East along the Southerly line of said CHAR DIAZ ESTATES and the Easterly extension thereof, 806.21 feet, more or less, to the centerline of Molalla Avenue, County Road No. 22;
14. Thence North 28° 41' 13" West along said centerline, 415 feet, more or less, to a point on the Westerly extension of the Northerly line that tract of land conveyed to The Followers of Christ (of Oregon City) in Book 342, Page 157, Clackamas County Deed Records;
15. Thence East along said extension and the Northerly line of said Book 342, Page 157 tract, the Northerly line of that tract of land conveyed to The Followers of Christ (of Oregon City) in Book 544, Page 413, Clackamas County Deed Records, and the Northerly line of that tract of land conveyed to Edward J. Wanke and Leola Wanke in Book 455, Page 739, Clackamas County Deed Records, 1,000 feet, more or less, to the Northeast corner thereof;
16. Thence South 00° 07' East along the Easterly line of said Book 455, Page 739 tract, 437.6 feet to the North right-of-way line of a 30-foot public Road;
17. Thence South 89° 53' West along said right-of-way line, 26.19 feet;
18. Thence South 00° 07' East, 410.3 feet to the Southeast corner of a tract of land in Book 609, Page 84, Clackamas County Deed Records;

19. Thence South 89° 53' West along the Southerly line of said Book 609, Page 84 tract, 100 feet to the most Easterly Southwest corner thereof, and the Southeast corner of that tract of land conveyed to Clackamas Community College in Instrument No. 69-162, Clackamas County Deed Records;
20. Thence North 00° 07' West along the most Southerly Westerly line of said Book 609, Page 84 tract and the Easterly line of said 69-162 tract, 100 feet to the Northeast corner thereof;
21. Thence South 89° 53' West along the most Westerly South line of said Book 609, Page 84 tract and the Northerly line of said 69-162 tract, 365 feet, more or less, to a point on the Northeasterly right-of-way line of Molalla Avenue;
22. Thence Northwesterly along said right-of-way line of Molalla Avenue, 160 feet, more or less, to the most Westerly corner of that tract of land conveyed to FDP OC POINT, LLC in Instrument No. 2014-042882, Clackamas County Deed Records;
23. Thence Southwesterly across said Molalla Avenue, 101 feet, more or less, to the most Northerly corner of Lot 3, AVERY ESTATES, Plat No. 4600, a duly recorded subdivision in Clackamas County;
24. Thence South 76° 51' 52" West along the Northerly line of said AVERY ESTATES, 164.76 feet to the most Westerly corner of Lot 1 of said AVERY ESTATES;
25. Thence South 28° 35' 44" East along the Westerly line of said AVERY ESTATES, 125.46 feet to the most Southerly corner of Lot 5 of said AVERY ESTATES;
26. Thence North 71° 48' 08" East along the Southerly line of said AVERY ESTATES, 171.80 feet to a point on the Westerly right-of-way line of Molalla Avenue as it existed in 1999;
27. Thence South 28° 40' 30" East along said right-of-way line, 636.47 feet to the most Easterly corner of LAND'S END, Plat No. 3508, a duly recorded subdivision in Clackamas County;
28. Thence South 76° 54' 16" West along the Southerly line of said LAND'S END, 642.08 feet to an angle point in said Southerly line;
29. Thence continuing South 76° 56' 24" West along said Southerly line, 1010.38 feet to the most Southerly corner of said LAND'S END, a point on the Easterly line of GAFFNEY LANE ACRES, Plat No. 1491, a duly recorded subdivision in Clackamas County and a point on the West line of said DLC No. 53;



30. Thence South 17° 03' 02" West along the West Line of said DLC No. 53, the Easterly line of said GAFFNEY LANE ACRES, and the Easterly line of GAFFNEY LANE ACRES NO. 2, Plat No. 1676, a duly recorded subdivision in Clackamas County, 667.97 feet, more or less, to the most Southerly corner thereof, and the most Easterly corner of CASTLEBERRY PARK NO. 2, Plat No. 3095, a duly recorded subdivision in Clackamas County;
31. Thence North 44° 46' 30" West along the Southwesterly line of said GAFFNEY LANE ACRES NO. 2, the Southwesterly line of ANDERWOOD, Plat No. 3287, a duly recorded subdivision in Clackamas County, and the Northeasterly line of CASTLEBERRY PARK, Plat No. 3059, a duly recorded subdivision in Clackamas County, 900.10 feet to the most Northerly corner thereof;
32. Thence South 44° 44' 24" West along the Northwesterly line of said CASTLEBERRY PARK and the Southwesterly extension thereof, 656.79 feet to the centerline of said Meyers Road and a point on the Southwesterly line of DLC No. 51;
33. Thence South 45° 15' 36" East along the Southwesterly line of said DLC No. 51 and the Northeasterly line of DLC No. 45, 630 feet, more or less, to a point on the Northeasterly extension of the Southeasterly line of NOBEL RIDGE, Plat No. 3488, a duly recorded subdivision in Clackamas County;
34. Thence South 45° 03' 50" West along said extension and the Southeasterly line of said NOBEL RIDGE, 1,264.35 feet to the most Southerly corner thereof;
35. Thence North 44° 28' 47" West along the Southwesterly line of said NOBEL RIDGE and NOBEL RIDGE NO. 2, Plat No. 3599, a duly recorded subdivision in Clackamas County, 1,519.90 feet to the most Westerly corner thereof;
36. Thence North 44° 28' 20" East along the Northwesterly line of said NOBEL RIDGE NO. 2, 593.98 feet to the most Northerly corner thereof and a point on the Southwesterly line of MILLENNIUM PARK, Plat No. 3549, a duly recorded subdivision in Clackamas County;
37. Thence North 46° 45' 32" West along the Southwesterly line of said MILLENNIUM PARK and the Southwesterly line of KING SALMON COURT, Plat No. 3874, a duly recorded subdivision in Clackamas County, 922.75 feet to the most Westerly corner thereof;
38. Thence North 45° 04' 28" East along the Northwesterly line of said KING SALMON COURT and the Northeasterly extension thereof, 690.66 feet, more or less, to the Northeasterly right-of-way line of Meyers Road;
39. Thence North 46° 14' 39" West along said right-of-way line, 375 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM (Map 3-2E-08AD, TL 401) that tract of land conveyed to Quyen Do Luu in Instrument No. 2011-015792, Clackamas County Deed Records in Donation Land Claim No. 53, in the Northeast one-quarter of Section 8, Township 3 South, Range 2 East, W.M. in Clackamas County, Oregon.

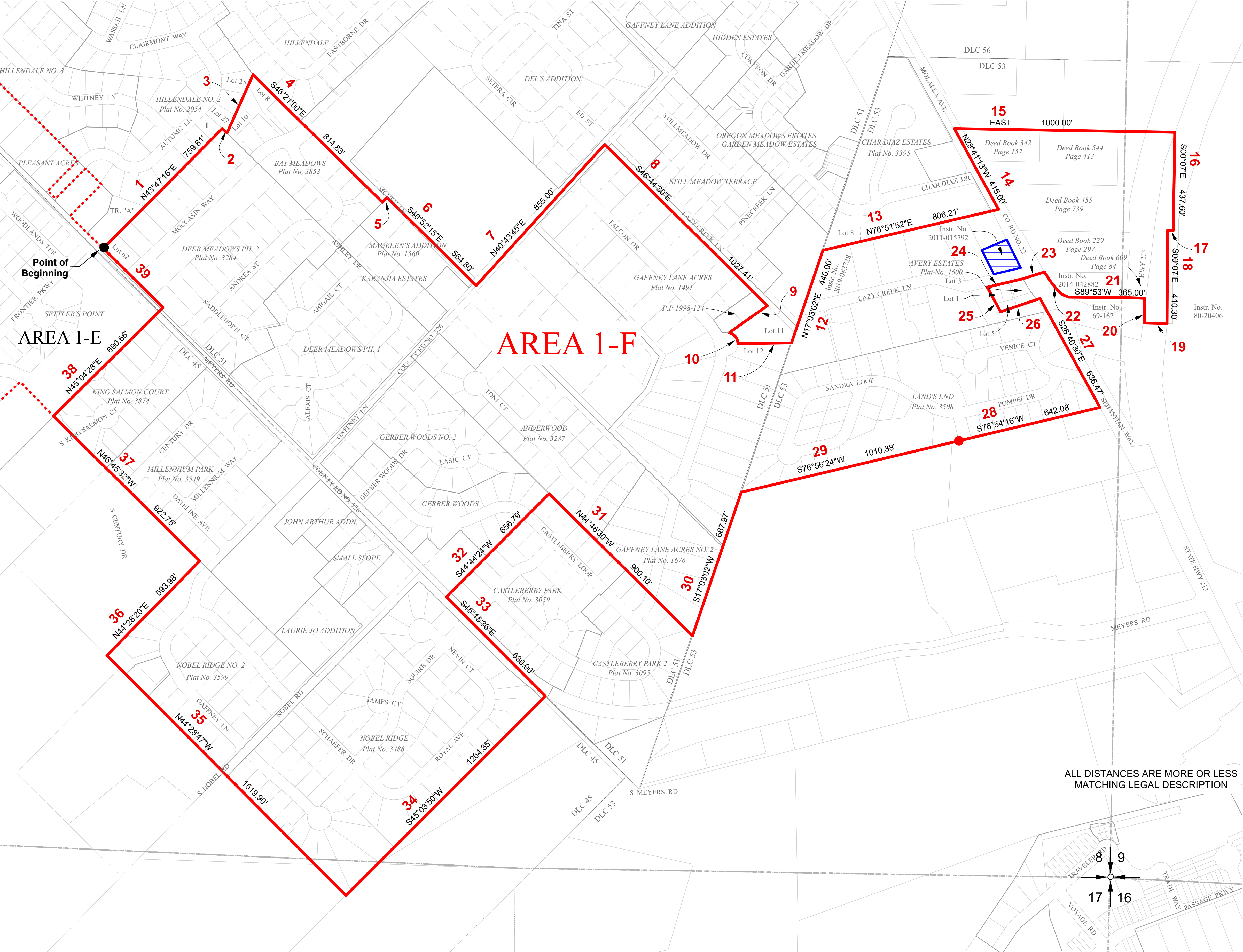


AREA 1-F

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 1-F.2

THOSE PORTIONS OF LAND LYING IN THE EAST HALF OF SECTION 08, THOSE PORTIONS LYING IN IN THE WEST HALF OF SECTION 09 AND THOSE PORTIONS LYING IN IN THE NORTH HALF OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

Ordinance No. 21-1013



LINE TABLE		
COURSE NO.	BEARING	DISTANCE
2	S46°20'13"E	29.67'
3	N22°58'49"E	286.27'
5	N43°07'45"E	30.00'
9	S53°15'W	210.24'
10	SELY	67.57'
11	N87°50'E	230.64'
17	S89°53'W	26.19'
19	S89°53'W	100.00'
20	N00°07'W	100.00'
22	NWLY	160.00'
23	SWLY	101.00'
24	S76°51'52"W	164.76'
25	S28°35'44"E	125.46'
26	N71°48'08"E	171.80'
39	N46°14'39"W	375.00'

**LEGEND**

To Remain CRW District Boundary

Withdrawal Boundary Area 1-F

Surrounding Withdrawal Boundary Areas

1-E

PLSS Section Line

Subdivisions

Parcel Boundary

Donation Land Claims

Legal Description Course Number

ALL DISTANCES ARE MORE OR LESS  
MATCHING LEGAL DESCRIPTION

NOT TO SCALE

Clackamas River Water

OREGON CITY

PREPARED FOR  
CITY OF OREGON CITY  
PREPARED BY  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512	REVISION: 5-8-21
DATE:	
DRAWN BY: BAJ	REVISION: 3-16-22
CHECKED BY: PHR	
APPROVED BY: AMB	



**EXHIBIT 2-A.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**  
**REVISED 6-15-2021**

A parcel of land in Section 4, Township 3 South, Range 2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the most Easterly corner of the Southerly portion of Partition Plat No. 1996-007, a duly recorded Plat in Clackamas County, said point also being the most Southerly corner of that tract of land conveyed to Jesus Jimenez Solano in Instrument No. 2018-048721, Clackamas County Deed Records, said point also being on the Northwesternly right-of-way line of Maplelane Court;

1. Thence South 47° 53' 16" West along the Northwesternly right-of-way line of said Maplelane Court, 176.51 feet to the most Easterly corner of Parcel 2 of said Partition Plat;
2. Thence North 42° 06' 44" West along the Northeasterly line of said Parcel 2, 113.13 feet to the most Northerly corner thereof;
3. Thence South 47° 53' 16" West along the Northwesternly line of said Parcel 2, 110.00 feet to the most Westerly corner thereof and the most Northerly corner of Parcel 3 of said Partition Plat;
4. Thence South 42° 06' 44" East along the Southwesterly line of said Parcel 2 and the Northeasterly line of said Parcel 3, 113.13 feet to the most Southerly corner of said Parcel 2, the most Easterly corner of said Parcel 3, and a point on the Northwesternly right-of-way line of Maplelane Court;
5. Thence South 47° 53' 16" West along said Northwesternly right-of-way line, 148.33 feet to the most Southerly corner of said Parcel 3 and the Southeast corner that tract of land conveyed to Historic Properties, LLC in Instrument No. 2014-011021, Clackamas County Deed Records;
6. Thence North 02° 11' 33" East along the Easterly line of said 2014-011021 tract, 158.08 feet to the most Northerly corner thereof;
7. Thence South 47° 53' 16" West along the Northwesternly line of said 2014-011021 tract, 100.00 feet to the Northwesternly corner thereof;
8. Thence South 02° 11' 33" West along the Westerly line of said 2014-011021 tract, 158.08 feet to the most Southerly corner thereof and a point on the Northwesternly right-of-way line of said Maplelane Court;
9. Thence South 47° 53' 16" West along said Northwesternly right-of-way line, 382.88 feet to a point on the Easterly right-of-way line of State Highway 213;

10. Thence Southerly along the Easterly right-of-way line of said State Highway 213, 260 feet, more or less, to the Northerly right-of-way line of Beavercreek Road (Market Road No. 11) as it existed in 1969;
11. Thence Westerly along said Northerly right-of-way, 30 feet, more or less, to the centerline of Maple Lane as it existed in 1969;
12. Thence North  $14^{\circ} 24'$  East along the centerline of said Maple Lane, 109.37 feet an angle point in said centerline;
13. Thence North  $46^{\circ} 29'$  East along said centerline, 7.50 feet to a point on the Southeasterly extension of the Southwesterly line of that tract of land conveyed to Wendell W. Heagle and Phyllis A. Heagle in Instrument No. 69-3215, Clackamas County Deed Records;
14. Thence North  $43^{\circ} 31'$  West along said extension and said Southwesterly line of said 69-3215 tract, 152.75 feet to the most Westerly corner thereof;
15. Thence North  $56^{\circ} 10'$  East along the Northwesterly line of said 69-3215 tract, 101.46 feet to the most Northerly corner thereof and the most Westerly corner of that tract of land conveyed to Wendell W. Heagle and Phyllis A. Heagle in Instrument No 69-3217, Clackamas County Deed Records;
16. Thence North  $5^{\circ} 40' 30''$  East along the Westerly line of said 69-3217 tract, 39.64 feet to the most Northerly corner thereof;
17. Thence Northerly, 440 feet to an angle point on the Easterly line of Parcel 5 of Partition Plat No. 1996-139, a duly recorded Plat in Clackamas County, that is Southerly 933.38 feet from the Northeast corner thereof;
18. Thence North  $00^{\circ} 58' 01''$  East along the Easterly line of said Parcel 5, 297.38 feet to another angle point in said Easterly line;
19. Thence North  $01^{\circ} 25' 11''$  East along said Easterly line, 636.00 feet to the Northeast corner thereof and a point on the South line of the LDC Latourette DLC;
20. Thence Easterly along said Southerly line, 530 feet, more or less, to point on the Easterly right-of-way line of said State Hwy 213 and the Northwest corner of Partition Plat No. 1996-007, a duly record Plat in Clackamas County;
21. Thence North  $89^{\circ} 44' 18''$  East along the North line of said Partition Plat, 287.36 feet to the Northeast corner thereof;

22. Thence South  $02^{\circ} 11' 33''$  West along the East line of said Partition Plat, 122.37 feet to an angle point in said East line;
23. Thence Southwesterly and Southerly along the Easterly line of said Partition Plat, 602.04 feet to another angle point in said Easterly line;
24. Thence South  $42^{\circ} 06' 44''$  East along the Easterly line of said Partition Plat, 290.40 feet to the point of beginning.



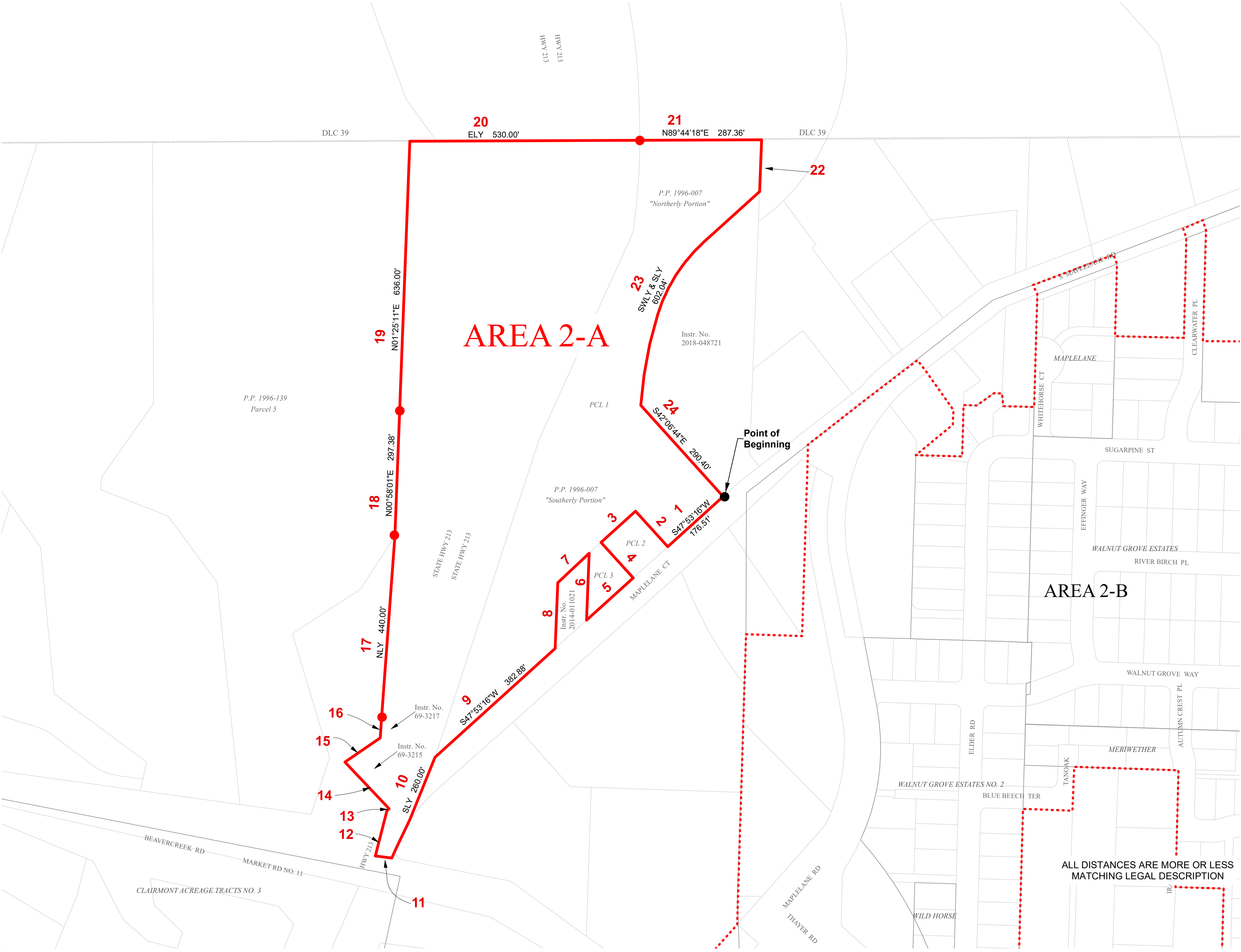
AREA 2-A

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 2-A.2

Ordinance No. 21-1013

THOSE PORTIONS OF LAND LYING IN THE SOUTH HALF OF SECTION 04, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

LINE TABLE		
COURSE NO.	BEARING	DISTANCE
2	N42°06'44"W	113.13'
3	S47°53'16"W	110.00'
4	S42°06'44"E	113.13'
5	S47°53'16"W	148.33'
6	N02°11'33"E	158.08'
7	S47°53'16"W	100.00'
8	S02°11'33"W	158.08'
11	WLY	30.00'
12	N14°24'E	109.37'
13	N46°29'E	7.50'
14	N43°31'W	152.75'
15	N56°10'E	101.46'
16	N5°40'30"E	39.64'
22	S02°11'33"W	122.37'



**LEGEND**

- Withdrawal Boundary Area 2-A
- Surrounding Withdrawal Boundary Areas 2-B
- PLSS Section Line
- Subdivisions
- Parcel Boundary
- Donation Land Claims
- Legal Description Course Number

NOT TO SCALE

**PREPARED FOR**  
CITY OF OREGON CITY  
**PREPARED BY**  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512	REVISION: 6-15-21
DATE:	
DRAWN BY: BAJ	REVISION:
CHECKED BY: PHR	
APPROVED BY: AMB	

**EXHIBIT 2-B.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**  
REVISED 7-13-2021

A parcel of land in Sections 4 and 9, Township 3 South, Range 2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the Southeast corner of DOUGLAS GROVE, Plat No. 4459, a duly recorded subdivision in Clackamas County, said point also being on the Northerly right-of-way line of Thayer Road, County Road No. 377;

1. Thence South 00° 08' 24" East, 20.00 feet to the centerline of Thayer Road, County Road No. 377;
2. South 89° 51' 36" West along said centerline, 683.99 feet to a point on the Southerly extension of the most Southerly West line of MERIWETHER, Plat No. 4363, a duly recorded subdivision in Clackamas County;
3. Thence North 00° 30' 21" West along said extension and said most Southerly West line of said MERIWETHER, 296.88 feet to the Southeast corner Lot 20 of said MERIWETHER;
4. Thence South 89° 52' 01" West along the Southerly line of Lots 20 and 19 of said MERIWETHER, 113.81 feet to the Southwest corner said Lot 19;
5. Thence North 00° 28' 08" West along the Westerly line of said Lot 19 and the Northerly extension thereof, 276.00 feet to a point on the Easterly extension of the Southerly line of Lots 4 and 5 of said MERIWETHER and the Northeast corner of that tract of land conveyed Aaron Rutherford and Anna Rutherford in Instrument No. 2013-078340, Clackamas County Deed Records;
6. Thence South 89° 52' 01" West along said extension, the Southerly lines of said Lots 5 and 4 and the Westerly extension thereof, 246.97 feet to the Northeast corner of Partition Plat No. 2013-024, a duly recorded Plat in Clackamas County;
7. Thence South 00° 27' 24" East along the Easterly line of said Partition Plat 2013-024, 102.10 feet to the Northeast corner of Parcel 1 of said Partition Plat No 2013-024;
8. Thence South 89° 39' 27" West along the North line of said Parcel 1, 117.58 feet to the Northwest corner thereof and the Northeast corner of Lot 86, WALNUT GROVE ESTATES NO. 2, Plat No. 4031, a duly recorded Subdivision in Clackamas County;



9. Thence South  $00^{\circ} 21' 24''$  East along the West line of said Partition Plat and the East line of said WALNUT GROVE ESTATES NO. 2 and the Southerly extension thereof, 470.45 feet to the centerline of said Thayer Road;
10. Thence South  $89^{\circ} 51' 36''$  West along the centerline of said Thayer Road, 350 feet, more or less, to a point on the Northerly extension of the Westerly line of that tract of land conveyed to Ronald R. Courneya and Linda M. Taylor in Instrument No. 2000-033084, Clackamas County Deed Records and the Easterly line of Lots 4, 5 and 6, CREEKSIDE ACRES, Plat No. 1277;
11. Thence South  $10^{\circ} 37' 10''$  East along said Northerly extension and the Easterly line of said Lots 6, 5, and 4, and the Westerly line of said 2000-033084 tract, 269.15 feet, more or less, to the Southwest corner thereof;
12. Thence East along the Southerly line of said 2000-033084 tract and the most Easterly North line of said Lot 4, 100.00 feet to the Northeast corner of that tract of land conveyed as Parcel II to City of Oregon City in Instrument No. 2002-050759, Clackamas County Deed Records;
13. Thence Southeasterly along the Easterly line of said 2002-050759 tract, 58.66 feet, more or less, to the most Easterly corner thereof;
14. Thence South  $61^{\circ} 07' 11''$  West along the Southerly line of said 2002-050759 tract and the Southwesterly extension thereof, 221.74 feet, more or less, to the centerline of Beaver Creek Road, Market Road No. 11;
15. Thence Northwesterly along the centerline of said Beaver Creek Road, 570 feet, more or less, to a point on the Southwesterly extension of the centerline of Maplelane Road;
16. Thence Northeasterly along said extension, 30 feet, more or less, to the Northwesterly extension of the Northeasterly right-of-way line of said Beaver Creek Road;
17. Thence Northwesterly along said extension of the Northeasterly right-of-way line, 80 feet, more or less, to a point on the Southwesterly extension of the Northwesterly right-of-way line of said Maplelane Road;
18. Thence Northeasterly along said extension and the Northwesterly right-of-way line of said Maplelane Road, 230 feet, more or less, to a point on the Westerly line of WESTOVER ACRES, Plat No. 396 (Vacated);
19. Thence North along the Westerly line of said WESTOVER ACRES, 687 feet, more or less, to Southwest corner of Lot 6, Block B of said WESTOVER ACRES;



20. Thence East along the Southerly line of said Lot 6, 132.38 feet, more or less, to a point on the Southerly extension of the Easterly line of Lot 1 of said WESTOVER ACRES;
21. Thence North along said extension and said Easterly line and the Northerly extension thereof, 449.12 feet, more or less, to the centerline of Maplelane Court;
22. Thence Northeasterly along the said centerline, 317 feet, more or less, to a point on the Northwesterly extension of the Northeasterly line of that tract of land conveyed to Ivan R. Crumrine in Instrument No. 2019-003436, Clackamas County Deed Records;
23. Thence South 40° 13' East along said extension and said Northeasterly line, 145 feet, more or less, to an angle point in said Northeasterly line and the most Northerly corner of that tract of land conveyed to James Karl Whitehill and Gladys M. Whitehill in Instrument No. 72-16644, Clackamas County Deed Records;
24. Thence South parallel with the East line of Lot 4, Block B of said WESTOVER ACRES, 35 feet to Southeast corner of said 72-16644 tract and an angle point in the West line of that tract of land conveyed as Parcel II to Robert Lofgren in Instrument No. 97-085621, Clackamas County Deed Records;
25. Thence South 49° 42' West along the Southeasterly line of said 2019-003436 tract, said line also being the Southeasterly line of the 72-16644 tract, and the most Southerly Northwesterly line of said 97-085621 tract, 108 feet to the Northwest corner of Lot 18, WALNUT GLEN, Plat No. 4343, a duly recorded subdivision in Clackamas County, said point also being the most Westerly corner Tract B of said WALNUT GLEN;
26. Thence North 89° 37' 10" East along the Northerly line of said Tract B and the Southerly line of said 97-085621 tract, 109.41 feet to the Southeast corner thereof;
27. Thence North 00° 24' 08" West along the West line of said Tract B and Lot 1 of said WALNUT GLEN, 121.28 feet to the Northwest corner thereof;
28. Thence North 89° 33' 15" East along the Northerly line of said Lot 1, 31.24 feet to an angle point in the said Northerly line;
29. Thence North 52° 41' 43" East along said Northerly line, 50.01 feet to another angle point in said Northerly line;
30. Thence North 89° 33' 15" East along said North line, 18.70 feet to the Northeast corner of said Lot 1;

31. Thence South  $07^{\circ} 46' 26''$  East along the Easterly line of said Lot 1, 30.25 feet to the most Northerly Northwest corner of Lot 2 of said WALNUT GLEN;
32. Thence North  $89^{\circ} 33' 15''$  East along the Northerly line of said Lot 2 and the Easterly extension thereof, 73.04 feet to a point on the Westerly line of MAPLELANE, Plat No. 4217, a duly recorded subdivision in Clackamas County and the Westerly right-of-way line of Whitehorse Court;
33. Thence North  $00^{\circ} 22' 52''$  West along said West line of MAPLELANE, 262 feet to the Northwest corner thereof and a point on the Southerly right-of-way line of Maplelane Road;
34. Thence North  $32^{\circ} 43' 01''$  West, 30.00 feet to the centerline of Maplelane Road, County Road No. 398;
35. Thence North  $67^{\circ} 16' 59''$  East along said centerline, 201.24 feet;
36. Thence South  $32^{\circ} 43' 01''$  East, 30.00 feet to the Northeast corner of said MAPLELANE;
37. Thence South  $00^{\circ} 26' 24''$  East along the East line of said MAPLELANE, 170.66 feet to the Northwest corner of Lot 1, WALNUT GROVE ESTATES, Plat No. 4024, a duly recorded subdivision in Clackamas County;
38. Thence North  $89^{\circ} 24' 58''$  East along the North line of said Lot 1, 162.79 feet to the Northeast corner thereof and a point on the West right-of-way line of Clearwater Place;
39. Thence North  $00^{\circ} 35' 02''$  West along said West right-of-way line, 236.07 feet to the Southerly right-of-way line of previously mentioned Maplelane Road;
40. Thence North  $22^{\circ} 36' 46''$  West, 30.00 feet to the centerline of said Maplelane Road;
41. Thence North  $67^{\circ} 23' 14''$  East along said centerline, 48.54 feet;
42. Thence South  $22^{\circ} 36' 46''$  East, 30.00 feet to the intersection of the Southerly right-of-way line of said Maplelane Road and the Easterly right-of-way line of said Clearwater Place;
43. Thence South  $00^{\circ} 35' 02''$  East along the Easterly right-of-way line of said Clearwater Place and the Westerly line of that tract of land conveyed to Nathan Rowland and Desiree Rowland in Instrument No. 2019-024687, Clackamas County Deed Records, 256.12 feet to the Southwest corner thereof, and the Northwest corner of that tract of land conveyed to Kenneth

Ray Sayre and Cwendolyn A. Sayre in Instrument No. 80-16985, Clackamas County Deed Records;

44. Thence North 89° 02' 00" East along the South line of said 2019-024687 tract, the North line of said 80-16985 tract and the South line of that tract of land conveyed to Gary E. Boom in Instrument No. 97-003545, Clackamas County Deed Records, 271.55 feet to the Southeast corner thereof, the Northeast corner of said 80-16985 tract, and a point on the West line of Lot 97, CRABTREE TERRACE NO. 2, Plat No. 4358, a duly recorded subdivision in Clackamas County;
45. Thence North 00° 35' 27" West along the East line of said 97-003545 tract and the West line of that tract of land conveyed to John Jones and Eva K. Jones in Instrument No. 2013-085217, Clackamas County Deed Records and the Northerly extension thereof, 366.00 feet to the centerline of said Maplelane Road;
46. Thence North 67° 22' 10" East along said centerline, 196 feet, more or less, to an angle point in said centerline;
47. Thence continuing along said centerline North 87° 17' 22" East, 288 feet, more or less, to a point on the Northerly extension of the Easterly line of said 2013-085217 tract;
48. Thence South 02° 42' 01" East along the East line of said 2013-085217 tract, the East line of said CRABTREE TERRACE NO. 2, and the East line of CRABTREE TERRACE, Plat No. 4225, a duly recorded subdivision in Clackamas County, 1505.99 feet to the Southeast corner thereof;
49. Thence South 89° 51' 20" West along the South line of said CRABTREE TERRACE, 43.48 feet to the Northeast corner of the aforementioned DOUGLAS GROVE;
50. Thence South 00° 44' 22" East along the East line of said DOUGLAS GROVE, 552.90 feet to the Point of Beginning.

EXCEPT, that tract of land conveyed to Martha Sanchez and Alejandro Sanchez in Instrument No. 2005-019217, Clackamas County Deed Records, more particularly described as follows:

Part of Lots 6 and 7, CREEKSIDE ACRES, Plat No. 1277, a duly recorded subdivision in Clackamas County described as follows:

Beginning at the Northwest corner of said Lot 7;



1. Thence South  $2^{\circ} 48' 58''$  East along the West line of said Lot 7, 71.89 feet to the Southwest lot corner;
2. Thence South  $48^{\circ} 09' 15''$  East along the Southwesterly lot line, 90.34 feet to a point that is North  $48^{\circ} 09' 15''$  West, 15.00 feet from the most Southerly corner of said Lot 7;
3. Thence Northeasterly in a straight line to a point on the North line of Lot 6, that is 15.00 feet East of the Northwest corner of said Lot 6;
4. Thence West along the North lines of Lots 6 and 7, 267.11 feet to the point of beginning.

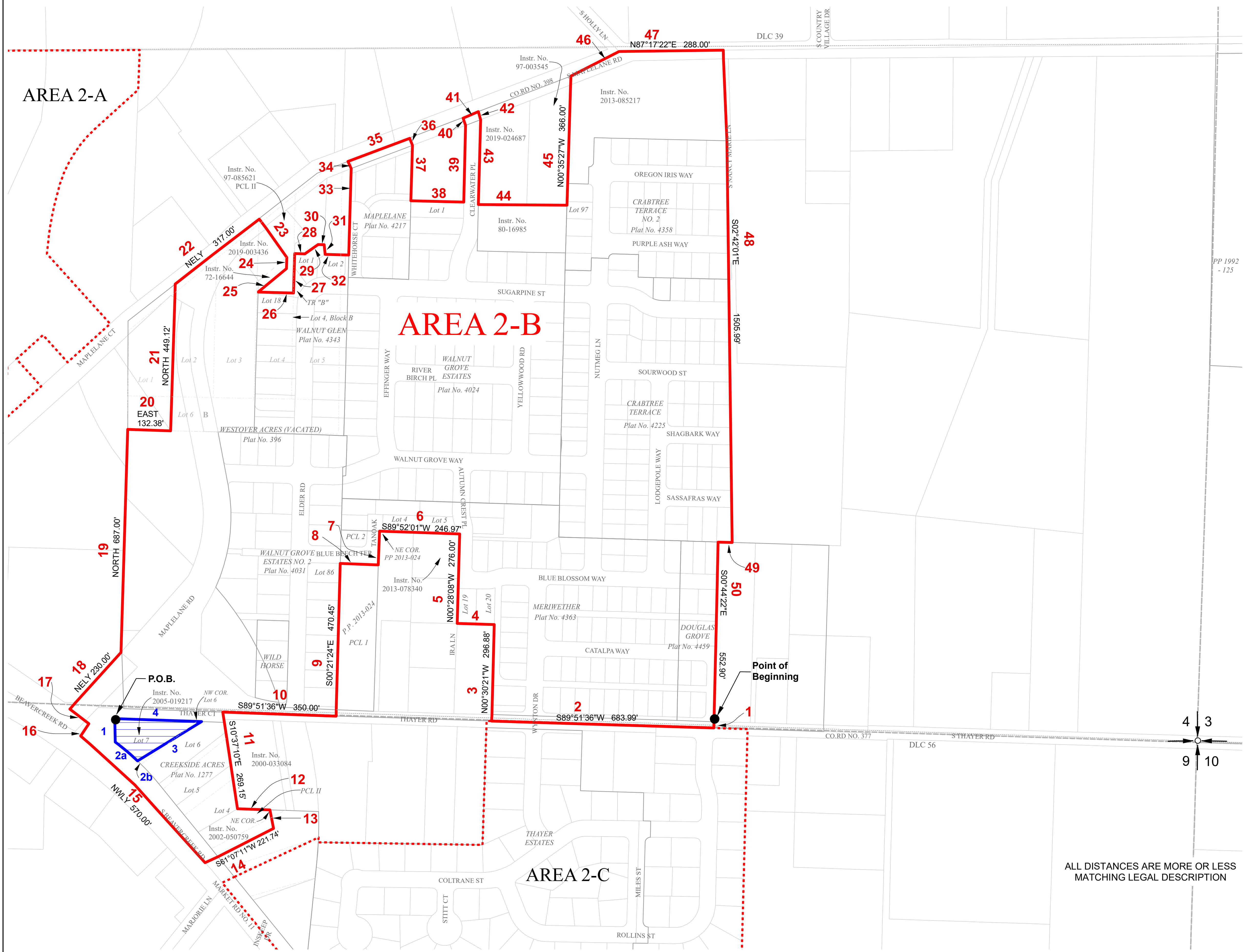
. (3-2E-09AB-01900)

AREA 2-B

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 2-B.2

THOSE PORTIONS OF LAND LYING IN SECTION 04 AND THOSE PORTIONS LYING IN THE NORTH HALF OF SECTION 09, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

Ordinance No. 21-1013



LINE TABLE		
COURSE NO.	BEARING	DISTANCE
1	S00°08'24"E	20.00'
4	S89°52'01"W	113.81'
7	S00°27'24"E	102.10'
8	S89°39'27"W	117.58'
12	EAST	100.00'
13	SELY	58.66'
16	NELY	30.00'
17	NWLY	80.00'
23	S40°13'E	145.00'
24	SOUTH	35.00'
25	S49°42'W	108.00'
26	N89°37'10"E	109.41'
27	N00°24'08"W	121.28'
28	N89°33'15"E	31.24'
29	N52°41'43"E	50.01'
30	N89°33'15"E	18.70'
31	S07°46'26"E	30.25'
32	N89°33'15"E	73.04'
33	N00°22'52"W	262.00'
34	N32°43'01"W	30.00'
35	N67°16'59"E	201.24'
36	S32°43'01"E	30.00'
37	S00°26'24"E	170.66'
38	N89°24'58"E	162.79'
39	N00°35'02"W	236.07'
40	N22°36'46"W	30.00'
41	N67°23'14"E	48.54'
42	S22°36'46"E	30.00'
43	S00°35'02"E	256.12'
44	N89°02'00"E	271.55'
46	N67°22'10"E	196.00'
49	S89°51'20"W	43.48'

EXCEPT-LINE TABLE		
COURSE NO.	BEARING	DISTANCE
1	S02°48'58"E	71.89'
2a	S48°09'15"E	90.34'
2b	N48°09'15"W	15.00'
3	NELY	15.00'
4	WEST	267.11'

**LEGEND**

Withdrawal Boundary Area 2-B

To Remain CRW District Boundary

Surrounding Withdrawal Boundary Areas

2-C

2-A

PLSS Section Line

Subdivisions

Parcel Boundary

Donation Land Claims

1

Legal Description Course Number

NOT TO SCALE

PREPARED FOR  
CITY OF OREGON CITY

PREPARED BY  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512	REVISION: 7/13/21
DATE:	
DRAWN BY: BAJ	REVISION: 8/9/21
CHECKED BY: PHR	
APPROVED BY: AMB	

**EXHIBIT 2-C.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**  
REVISED 7-08-2021

A parcel of land in Section 9, Township 3 South, Range 2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the Northeast corner of THAYER ESTATES NO. 2, Plat No. 3171, a duly recorded subdivision in Clackamas County, said point also being on the Southerly right-of-way line of Thayer Road, County Road No. 377;

1. Thence South  $1^{\circ} 28' 00''$  West along the Easterly line of said THAYER ESTATES NO. 2, the Westerly line of that tract of land conveyed to Stephen Alexander Riehl in Instrument No. 2017-000664, Clackamas County Deed Records, and the Westerly line of that tract of land conveyed to The James and Twyla Dunlap Trust in Instrument No. 2014-032066, Clackamas County Deed Records, 728.35 feet to the Southeast corner of said THAYER ESTATES NO. 2;
2. Thence South  $00^{\circ} 26' 25''$  East along the Westerly line of said 2014-032066 tract, 255.02 feet to the Southwest corner thereof and the most Northerly Northwest corner of that tract of land conveyed to Beaver Creek Structures LLC in Instrument No. 2020-109377, Clackamas County Deed Records;
3. Thence North  $89^{\circ} 57' 50''$  East along the North line of said 2020-109377 tract, 748.14 feet to the Northeast corner thereof;
4. Thence South along the East line of said 2020-109377 tract and the East line of that tract of land conveyed to Terry W. Emmert in Instrument No. 2006-063192, Clackamas County Deed Records, and the Southerly extension thereof, 1658.3 feet to the centerline of John Loder Road, County Road No. 877;
5. Thence West along the centerline of said John Loder Road, 480.8 feet to centerline of Beaver Creek Road, Market Road No. 11;
6. Thence Northwesterly along the centerline of said Beaver Creek Road, 1553.25 feet to the Easterly extension of the South line of that tract of land conveyed as Parcel I to the CLACKAMAS COUNTY AREA EDUCATION DISTRICT, aka Clackamas Community College of Clackamas County, Oregon in Instrument No. 90-06405, Clackamas County Deed Records, and a point on the South line of the Washington Williams DLC No. 56;
7. Thence West along said extension and the South line of said 90-06405 tract and said South line of the Washington Williams DLC, 643.0 feet, more or less, to the Southwest corner of said 90-06405 tract;



8. Thence North 4° 54' East along the West line of said 90-06405 tract, 166.8 feet, to the Northwest thereof;
9. Thence East along the North line of said 90-06405 tract, 341.65 feet, to the most Westerly corner of that tract of land conveyed as Parcel II in said 90-06405 tract;
10. Thence Northeasterly along the Northwesterly line of said Parcel II, 81.42 feet, more or less, to the most Northerly corner of said Parcel II and a point on the Southwesterly right-of-way line of said Beaver Creek Road;
11. Thence Easterly across said Beaver Creek Road, 90 feet, more or less, to the most Westerly corner of that tract of land conveyed as Parcel B to Flatcat LLC in Instrument No. 2006-055907, Clackamas County Deed Records, and the Southwest corner of that tract of land conveyed to Andy Barney in Instrument No. 2015-069569, Clackamas County Deed Records;
12. Thence North 89° 00' East along the Southerly line of said 2015-069569 tract, 350 feet, more or less, to the Southeast corner thereof;
13. Thence North 00° 24' West along the East line of said 2015-069569 tract, 100.00 feet to the Northeast corner thereof;
14. Thence South 89° 00' West along the North line of said 2015-069569 tract and the Westerly extension thereof, 477.30 feet to the centerline of said Beaver Creek Road;
15. Thence Northwesterly along said centerline, 885 feet, more or less, to a point on the Southwesterly extension of Northwesterly line of that tract of land conveyed to Audra Nicole Hodges in Instrument No. 2014-032153, Clackamas County Deed Records;
16. Thence North 62° 07' 05" East along said Southwesterly extension and said Northwesterly line of said 2014-032153 tract, 286.61 feet, more or less, to the most Northerly corner of Lot 2, CREEKSIDE ACRES, Plat No. 1277, a duly recorded subdivision in Clackamas County;
17. Thence Southerly along the Easterly line of said Lot 2, 13.40 feet to the Northwest corner of Lot 12, THAYER ESTATES, Plat No. 3169, a duly recorded subdivision in Clackamas County;
18. Thence South 89° 04' 46" East along the North line of Lots 12 through 7 of said THAYER ESTATES, 505.26 feet to the Northeast corner of said Lot 7 and the Southwest corner of Lot 4 of said THAYER ESTATES;

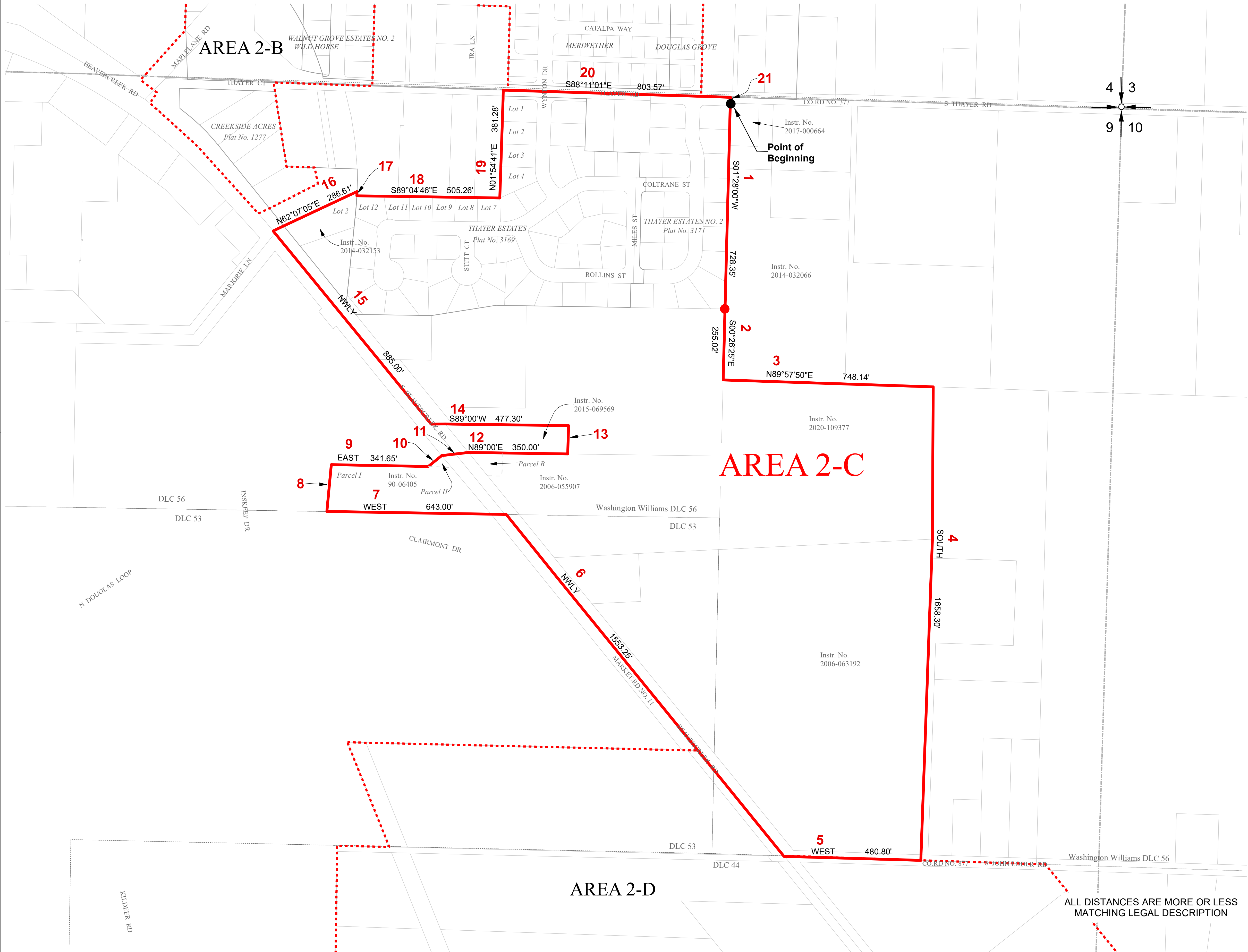
19. Thence North  $1^{\circ} 54' 41''$  East along the West line of Lot 4 through 1 of said THAYER ESTATES and the Northerly extension thereof, 381.28 feet, to the centerline of the aforementioned Thayer Road;
20. Thence South  $88^{\circ} 11' 01''$  East along said centerline, 803.57 feet to a point on the Northerly extension of the Easterly line of the aforementioned THAYER ESTATES NO. 2;
21. Thence South  $1^{\circ} 28' 00''$  West along said extension, 20.00 feet to the point of beginning.

AREA 2-C

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 2-C.2

Ordinance No. 21-1013

THOSE PORTIONS OF LAND LYING IN SECTION 09 TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON



LINE TABLE		
COURSE NO.	BEARING	DISTANCE
8	N04°54'E	166.80'
10	NELY	81.42'
11	ELY	90.00'
13	N00°24'W	100.00'
17	SLY	13.40'
21	S01°28'00"W	20.00'

**LEGEND**

Withdrawal Boundary Area 2-C

Surrounding Withdrawal Boundary Areas

2-A  
2-B  
2-D

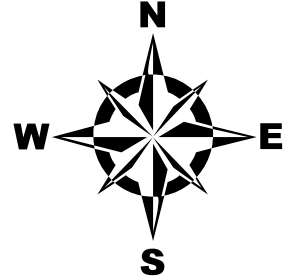
PLSS Section Line

Subdivisions



Parcel Boundary

Donation Land Claims

**1** Legal Description Course Number



NOT TO SCALE



**PREPARED FOR**  
CITY OF OREGON CITY  
**PREPARED BY**  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512	REVISION: 7/9/21
DATE:	
DRAWN BY: BAJ	REVISION: 9/17/21
CHECKED BY: PHR	
APPROVED BY: AMB	

ALL DISTANCES ARE MORE OR LESS  
MATCHING LEGAL DESCRIPTION



**EXHIBIT 2-D.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**

A parcel of land in Sections 9 and 10, Township 3 South, Range 2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the Section corner common the Sections 9, 10, 15, and 16, of said Township and Range, said point also being on the centerline of Glen Oak Road, County Road No. 881;

1. Thence Westerly along the Section line between said Sections 9 and 16, 3525.5 feet, more or less, to a point on the Easterly line of that tract of land conveyed to Oregon City Pediatric Building, LLC in Instrument No. 2001-060283, Clackamas County Deed Records;
2. Thence North along said East line, 200 feet, more or less, to the Northeast corner thereof;
3. Thence North  $89^{\circ} 14'$  West along the North line of said 2001-060283 tract, 221.3 feet to an angle point in said 2001-060283 tract;
4. Thence South  $28^{\circ} 00'$  West continuing along the Northerly line of said 2001-060283 tract, 60.07 feet to another angle point in said 2001-060283 tract Northerly line;
5. Thence South  $74^{\circ} 46'$  West continuing along said Northerly line, 153.72 feet to a point on the Northeasterly right-of-way line of Molalla Avenue, State Hwy 213;
6. Thence North  $29^{\circ} 29'$  West along said Northeasterly right-of-way line of Molalla Avenue, 227.80 feet to an angle point in said right-of-way line;
7. Thence Northwesterly along said Molalla Avenue right-of-way line, 275 feet, more or less, to the centerline of Caufield Creek;
8. Thence Easterly and Southerly along the centerline of said Caufield Creek, 470 feet, more or less, to the Northwest corner of that tract of land conveyed to Ronald R. Saunders, Trustee of the Ronald R. Saunders PS/MPP Plan and Trust, u/d/t January 1, 1993 in Instrument No. 2005-107640, Clackamas County Deed Records;
9. Thence North  $87^{\circ} 17' 00''$  East along the Northerly line of said 2005-107640 tract, 331.50 feet to the Northeast corner thereof, said point also being the Southeast corner of that tract of land conveyed to Kathleen Ann Berge, Trustee of the Kathleen Ann Berge Revocable Living Trust in Instrument No.

2015-056847, Clackamas County Deed Records and a point on the most Westerly East line of the Robert Caufield DLC No. 53, and a point on the West line of Partition Plat No. 2021-003, a duly recorded Plat in Clackamas County;

10. Thence Northerly along said DLC line, 1255 feet, more or less, to the Northwest corner of said Partition Plat No. 2021-003;
11. Thence Easterly along the Northerly line of said Partition Plat 2021-003 and the Northerly line of that tract of land conveyed to Oregon City School District in Instrument No. 2012-080636, Clackamas County Deed Records, 937.85 feet, more or less, to the Southwest corner of that tract of land conveyed to Oregon City School District No. 62 in Instrument No. 91-52218, Clackamas County Deed Records and a point on the one-quarter section line of Section 9, T. 3 S., R. 2 E., of the W.M.;
12. Thence Northerly along said one-quarter section line, 920.04 feet to a point on the Northerly line of the Andrew Hood DLC No. 44;
13. Thence Easterly along said DLC line, 160 feet, more or less, to Southwest corner of that tract of land conveyed to Teske Properties, LLC in Instrument No. 2014-008046, Clackamas County Deed Records and a point on the Westerly line of the Willamette Valley Southern Railroad - Abandoned;
14. Thence Northerly along the Westerly line of said 2014-008046 tract, 365 feet, more or less, to the Northwest corner thereof;
15. Thence Easterly along the Northerly line of said 2014-008046 tract and the Northerly line of that tract of land conveyed to Teske Properties, LLC in Instrument No. 99-001806, Clackamas County Deed Records and the Easterly extension thereof, 1285 feet, more or less, to the centerline of Beaver Creek Road, Market Road 11;
16. Thence Southeasterly along the centerline of said Beaver Creek Road, 425 feet, more or less, to the Westerly extension of the centerline of Loder Road, County Road No. 877;
17. Thence Easterly along the centerline of said Loder Road, 923 feet, more or less, to a point on the Northwesterly extension of the Northeasterly line of that tract of land conveyed to Hall Southworth Properties, LLC as Parcel 2 in Instrument No. 2017-079251, Clackamas County Deed Records;
18. Thence South 40° 45' East along said extension and the Northeasterly line of said 2017-079251 tract, 442 feet, more or less, to the most easterly corner thereof;

19. Thence South  $49^{\circ} 55'$  West along the Southeasterly line of said 2017-079251 tract, 670 feet to the most Southerly corner thereof, said point also being on the Northeasterly right-of-way line of said Beaver creek Road;
20. Thence Southeasterly along said Northeasterly right-of-way line of said Beaver creek Road, 2376 feet, more or less, to a point on the Easterly extension of the centerline of the aforementioned Glen Oak Road, said point also being on the Section Line common to Sections 10 and 15 of the aforementioned Township and Range;
21. Thence Westerly along said extension, the centerline of said Glen Oak Road and said Section line, 1130 feet, more or less, to the point of beginning.



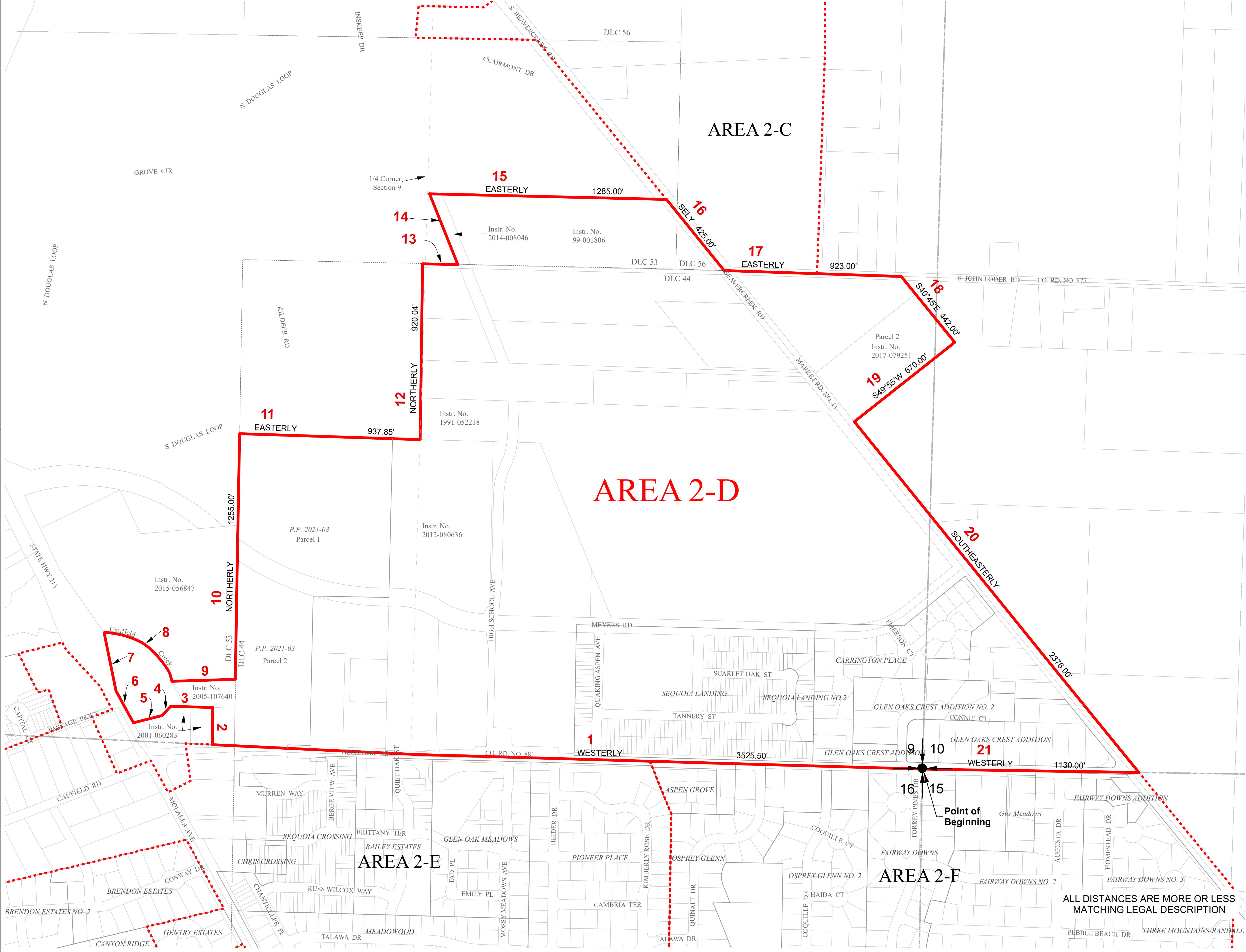
AREA 2-D

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 2-D.2

Ordinance No. 21-1013

THOSE PORTIONS OF LAND LYING IN SECTION 09 AND 10, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

LINE TABLE		
COURSE NO.	BEARING	DISTANCE
2	NORTH	200.00'
3	N89°14'W	221.30'
4	S28°00'W	60.07'
5	S74°46'W	153.72'
6	N29°29'W	227.80'
7	NWLY	275.00'
8	ELY & SLY	470.00'
9	N87°17'00"E	331.50'
13	ELY	160.00'
14	NLY	365.00'



**LEGEND**

Withdrawal Boundary Area 2-D

Surrounding Withdrawal Boundary Areas

2-C

2-E

2-F

PLSS Section Line

Subdivisions

Parcel Boundary

Donation Land Claims

1 Legal Description Course Number

NOT TO SCALE

**PREPARED FOR**  
CITY OF OREGON CITY

**PREPARED BY**  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512	REVISION: 7/26/21
DATE:	
DRAWN BY: BAJ	REVISION:
CHECKED BY: PHR	
APPROVED BY: AMB	

ALL DISTANCES ARE MORE OR LESS  
MATCHING LEGAL DESCRIPTION

**EXHIBIT 2-E.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**  
**REVISED 4-5-2022**

A parcel of land in Sections 8, 9, 16 and 17, Township 3 South, Range 2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the Northeasterly corner of BRENDON ESTATES, Plat No. 3072, a duly recorded subdivision in Clackamas County, said point also being on the Westerly right-of-way line of Molalla Avenue (State Hwy 213);

1. Thence South 28° 33' 14" East along the Easterly line of said BRENDON ESTATES and the Westerly right-of-way line of said Molalla Avenue, 409.95 feet to the Southeasterly corner of said BRENDON ESTATES and the Northeasterly corner of GENTRY ESTATES, Plat No. 3885, a duly recorded subdivision in Clackamas County;
2. Thence South 76° 43' 58" West along the Northerly line of said GENTRY ESTATES, 414.87 feet to the Northwesterly corner thereof;
3. Thence South 26° 31' 00" East along the Westerly line of said GENTRY ESTATES, 310.08 feet to the Southwesterly corner thereof and a point on the Northerly right-of-way line of said Canyon Ridge Drive, County Road No. 3370;
4. Thence North 62° 45' 39" East along the Southerly line of said GENTRY ESTATES and the Northerly right-of-way line of said Canyon Ridge Drive, 410.98 feet to the Southeasterly corner of said GENTRY ESTATES and a point on the Westerly right-of-way of said Molalla Avenue;
5. Thence Southeasterly along the Westerly right-of-way line of said Molalla Avenue, 188.07 feet, more or less, to the most Northerly corner of Lot 8, KINSLIE HEIGHTS, Plat No. 4382, a duly recorded subdivision in Clackamas County;
6. Thence South 62° 51' 26" West along the Northerly line of said Lot 8 and the Southwesterly extension thereof, 166.42 feet to the most Easterly corner of Lot 9 of said KINSLIE HEIGHTS;
7. Thence North 27° 08' 25" West along the Easterly line of Lots 9 and 10 of said KINSLIE HEIGHTS, 124.79 feet, to a point on the Southerly right-of-way line of Canyon Ridge Drive as originally dedicated in CANYON RIDGE, Plat No. 2475, a duly recorded subdivision in Clackamas County, said point also being on the South line of Parcel B of said CANYON RIDGE;



8. Thence Southwesterly along the Southerly right-of-way line of said Canyon Ridge Drive and the Southerly line of said Parcel B, 238.67 feet to a point on the Westerly line Lot 1 of said KINSLIE HEIGHTS;
9. Thence South 26° 32' 10" East along the Westerly line of said KINSLIE HEIGHTS, 215.86 feet to the Southwest corner thereof;
10. Thence North 76° 41' 26" East along the Southerly line of said KINSLIE HEIGHTS, 419.76 feet to the Southeast corner of that tract of land conveyed to Sylvia C. Kraljev as Parcel II in Instrument No. 92-01830, Clackamas County Deed Records, and a point on the Southwesterly right-of-way line of State Highway No. 213 as it existed in 1992;
11. Thence Southeasterly along the said Southwesterly right-of-way line, 495 feet, more or less, to a point on the Westerly extension of the Southerly line of EDMONT ESTATES, Plat No. 4248, a duly recorded subdivision in Clackamas County, said Southerly line is also the Southerly line of Partition Plat No. 1991-173, a duly recorded Plat in Clackamas County;
12. Thence South 89° 24' 27" East along said extension, said Southerly line of EDMONT ESTATES, and the Southerly line of Partition Plat No. 1991-173, 470 feet, more or less, to the Southeast corner of Lot 9 of said EDMONT ESTATES, said point also being a point that is 66.10 feet Easterly from the Southeast corner of Parcel 5 of said Partition Plat No. 1991-173;
13. Thence North 00° 19' 25" East along the Easterly line of Lots 9, 8, 7, and 6 of said EDMONT ESTATES, said line also being a line parallel with the East line of said Parcel 5, also being the West line of Parcel 4 of said Partition Plat No. 1991-173, 282.34 feet to the Northeast corner of said Lot 6 and a point that is 22.00 feet, when measured at right angles from the North line of the Westerly portion of said Parcel 4;
14. Thence North 89° 40' 35" West along the North line of said EDMONT ESTATES, said line is also parallel with and 22.00 feet, when measured at right angles, from said North line of said Parcel 4 and 10.00 feet, when measured at right angles, from the North line of said Parcel 5, 395.20 feet to and angle point in the North line of Lot 3 of said EDMONT ESTATES and a point 10.00 feet distant Southeasterly from, when measured at right angles, the Northwesterly line of said Parcel 5;
15. Thence South 57° 30' 34" West along the Northwesterly line of said Lot 3 and the Northwesterly line of Tract A of said EDMONT ESTATES and parallel with and 10.00 feet distant from the Northwesterly line of said Parcel 5, 92.91 feet to an angle point in said Tract 1;



16. Thence South 41° 30' 14" West along the Northwesterly line of said Tract A and the Southwesterly extension thereof, 54.11 feet to a point on the Northeasterly right-of-way line of said State Highway No. 213 as it existed in 1994;
17. Thence North 27° 45' 47" West along said Northeasterly right-of-way line of State Highway No. 213, 151.00 feet to the most Westerly corner of Partition Plat 1990-119, a duly recorded plat in Clackamas County, and the Southwest corner of Parcel 2 of Partition Plat No. 1998-008, a duly recorded plat in Clackamas County;
18. Thence South 89° 40' 35" East along the Northerly line of the 10-foot access strip to Parcel 2 of said Partition Plat 1990-119 and the Southerly line of said Partition Plat No. 1998-008, 1180.44 feet to the main body of said Parcel 2 and the Southeast corner of said Parcel 2 of Partition Plat No. 1998-008;
19. Thence North 00° 31' 29" West along the Westerly line of the body of said Parcel 2, Partition Plat No. 1990-119, and the Easterly line of said Parcel 2 of Partition Plat No. 1998-008, 336.10 feet to the Northeast corner thereof, and the Northwest corner of said Parcel 2, Partition Plat No 1990-119, said point also being the Southwest corner of PIONEER PLACE, Plat No. 3397, a duly recorded subdivision in Clackamas County;
20. Thence South 89° 40' 35" East along the Northerly line of Parcels 2 and 3 of said Partition Plat 1990-119 and the Southerly line of said PIONEER PLACE, 737.65 feet to the Northeast corner of said Parcel 3, the Southeast corner of said PIONEER PLACE, and a point on the Westerly line of OSPREY GLENN, Plat No. 3244, a duly recorded subdivision in Clackamas County;
21. Thence North 00° 53' 00" West along the Westerly line of said OSPREY GLENN and the Easterly line of said PIONEER PLACE, 866.73 feet to an angle point in the Westerly line of Tract C of said OSPREY GLENN and the Northeast corner of Lot 5 of said PIONEER PLACE;
22. Thence North 21° 58' 50" West along the Westerly line of said Tract C, the Easterly line of said PIONEER PLACE, and the Westerly line of ASPEN GROVE, Plat No. 4263, a duly recorded subdivision in Clackamas County and the Northwesterly extension thereof, 296 feet, more or less, to the centerline of Glen Oak Road, County Road No. 881, and the Section line between the afore mentioned Sections 9 and 16;
23. Thence Westerly along said Section line, 2419 feet, more or less, to a point on the Northerly extension of the Easterly line of that tract of land conveyed to W. Michael Moll in Instrument No. 2005-043970, Clackamas County Deed Records;

24. Thence South 5° 05' 04" East along said extension and the Easterly line of said 2005-043970 tract, 165 feet, more or less, to the Southeast corner thereof;
25. Thence South 60° 38' 00" West along the Southeasterly line of said 2005-043970 tract, 134.72 feet, more or less, to the centerline of State Highway No. 213;
26. Thence Northwesterly along said centerline, 200 feet, more or less, to a point on the Northeasterly extension of the Southeasterly line of Partition Plat No. 1994-047, a duly recorded Plat in Clackamas County;
27. Thence South 68° 17' West along said extension and the Southeasterly line of Partition Plat 1994-047, 180 feet, more or less, to the most Southerly corner thereof, said point also being the most Easterly corner of Lot 10, CAUFIELD ACRES, Plat No. 1812, a duly recorded subdivision in Clackamas County;
28. Thence North 24° 31' 28" West along the Westerly line of said Partition Plat and the Easterly line of said CAUFIELD ACRES, 312.55 feet, to the most Westerly corner of said Partition Plat and a point on the South line of a Public Road dedicated in Book 681, Page 876, Clackamas County Deed Records;
29. Thence North 68° 14' 50" East along the Northwesterly line of said Partition Plat, 117.54 feet to the most Northerly corner thereof and a point on the Westerly right-of-way line of State Highway No. 213;
30. Thence Northwesterly along the Westerly right-of-way line of said State Highway No. 213, 450 feet, more or less, to the most Northerly corner of that tract of land conveyed to Daniel G. Tooze in Instrument No. 95-064682, Clackamas County Deed Records and the most Easterly corner of Partition Plat 2002-037, a duly recorded Plat in Clackamas County;
31. Thence South 75° 13' 55" West along the Southerly line of said Partition Plat 2002-037 and the Northwesterly line of said 95-064682 tract, 236 feet, more or less, to the most Westerly corner thereof and the most Northerly corner of Partition Plat 2009-033, a duly recorded Plat in Clackamas County;
32. Thence South 27° 41' 03" East along the Northeasterly line of said Partition Plat 2009-033, the most Westerly Southwesterly line of said 95-064682 tract, and the Northeasterly line of Lot 70, CAUFIELD PLACE, Plat No. 4231, a duly recorded subdivision in Clackamas County, 229.05 feet to the Southeast corner of said Lot 70;
33. Thence North 73° 20' 57" East along the most Easterly Northerly line of Lot 69 of said CAUFIELD PLACE, 57.69 feet to the Northeast corner thereof;

34. Thence South 20° 17' 32" East along the most Southerly Easterly line of said CAUFIELD PLACE, 200.35 feet to the most Easterly corner thereof;
35. Thence South 68° 16' 11" West along the most Easterly Southerly line of said CAUFIELD PLACE, 694.13 feet to the most Southerly Easterly line of said CAUFIELD PLACE and a point on the Northerly extension of the Westerly line of CAUFIELD ACRES, said point also being on the most Westerly East line of a tract of land conveyed to Sandra J. Labahn in Instrument No. 99-082334, Clackamas County Deed Records;
36. Thence North 22° 39' West along said East line, passing through an iron pipe, 434 feet, more or less, to a point 3 feet Northwesterly from said iron pipe, said point being the West end of the most Easterly South line of said 99-082334 tract;
37. Thence North 74° 45' East along said most Easterly South line, 410 feet, more or less, to the most Easterly corner of said 99-082334 tract;
38. Thence Northerly along the most Easterly line of said 99-082334 tract, 30 feet, more or less, to the Northeast corner of said tract;
39. Thence South 74° 45' West along the North line of said 99-082334 tract, 635 feet, more or less, to a point on the East line of Lot 90 and the West line of Tract C, CAUFIELD PLACE;
40. Thence South 06° 40' 00" East along said East line and the extension thereof, 289 feet, more or less, to a point on the Southeasterly line of Traveler Road and the Northwest corner of Tract A, CAUFIELD PLACE,
41. Thence continuing South 06° 40' 00" East along the most Northerly Westerly line of said Tract A, 62.30 feet to an angle point in said Westerly line;
42. Thence South 20° 40' 17" East along the most Southerly Westerly line of said Tract A and the Southerly extension thereof, 234.66 feet to the centerline of Passage Parkway and the most Northerly corner of that tract of land conveyed to Jason Hamasu and Francesca Hamasu in Instrument No. 2015-044702, Clackamas County Deed Records, and the most Easterly corner of that tract of land conveyed to Shawn P. Dachtler and Daisy D. Dachtler in Instrument No. 2014-021946, Clackamas County Deed Records;
43. Thence South 72° 20' 06" West, 166.28 feet and South 73° 42' 06" West, 349.33 feet along the most Easterly Southeast line of said 2014-021946 tract to the most Westerly corner of that tract of land conveyed to Edwin Harold Turpin and Judith I. Turpin in Instrument No. 71-27174, Clackamas County Deed Records;



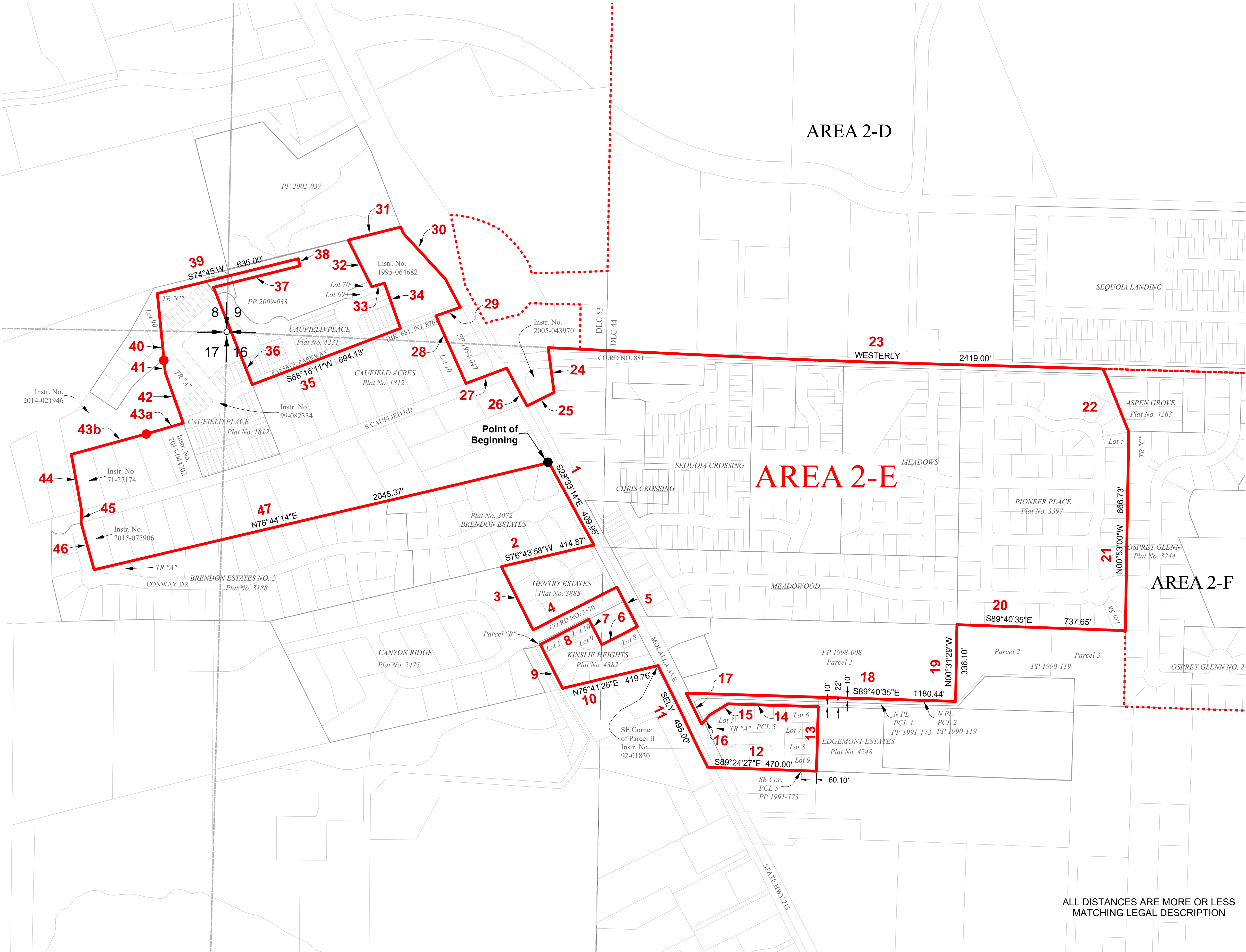
44. Thence South  $12^{\circ} 30' 53''$  East along the Westerly line of 71-27174 tract, 249.82 feet to the most Southerly corner thereof and a point on the Northerly right-of-way line of S. Caufield Road;
45. Thence Southerly across said Caufield Road, 52 feet, more or less, to the most Westerly corner of that tract of land conveyed to Denzil P. McNiece and Lois L. McNiece in Instrument No. 2015-075906, Clackamas County Deed Records, and a point on the Easterly right-of-way line of Conway Drive;
46. Thence South  $15^{\circ} 19' 43''$  East along the Westerly line of said 2015-075906 tract and the Easterly right-of-way line of said Conway Drive, 213.88 feet to the most Southerly corner of said 2015-075906 tract and the most Westerly corner of Tract A, BRENDON ESTATES NO. 2, Plat No. 3188, a duly recorded in Clackamas County;
47. Thence North  $76^{\circ} 44' 14''$  East along the Northerly lines of said BRENDON ESTATES NO. 2 and the aforementioned BRENDON ESTATES, 2045.37 feet to the point of beginning.

AREA 2-E

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 2-E.2

THOSE PORTIONS OF LAND LYING IN SECTION 08 AND THOSE PORTIONS LYING IN SECTION 09 AND THOSE PORTIONS LYING IN SECTION 16 AND THOSE PORTIONS LYING IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

Ordinance No. 21-1013



LINE TABLE		
COURSE NO.	BEARING	DISTANCE
3	S26°31'00"E	310.08'
4	N62°45'39"E	410.98'
5	SELY	188.07'
6	S62°51'26"W	166.42'
7	N27°08'25"W	124.79'
8	SWLY	238.67'
9	S26°32'10"E	215.86'
13	N00°19'25"E	282.34'
14	N89°40'35"W	395.20'
15	S57°30'34"W	92.91'
16	S41°30'14"W	54.11'
17	N27°45'47"W	151.00'
22	N21°58'50"W	296.00'
24	S05°05'04"E	165.00'
25	S60°38'00"W	134.72'
26	NWLY	200.00'
27	S68°17'W	180.00'
28	N24°31'28"W	312.55'
29	N68°14'50"E	117.54'
30	NWLY	450.00'
31	S75°13'55"W	236.00'
32	S27°41'03"E	229.05'
33	N73°20'57"E	57.69'
34	S20°17'32"E	200.35'
36	N22°39'W	434.00'
37	N74°45'E	410.00'
38	NLY	30.00'
40	S06°40'00"E	289.00'
41	S06°40'00"E	62.30'
42	S20°40'17"E	234.66'
43a	S72°20'06"W	166.28'
43b	S73°42'06"W	349.33'
44	S12°30'53"E	249.82'
45	SLY	52.00'
46	S15°19'43"E	213.88'

**LEGEND**

Withdrawal Boundary Area 2-E

Surrounding Withdrawal Boundary Areas

2-D

2-F

PLSS Section Line

Subdivisions

Parcel Boundary

Donation Land Claims

**1**

Legal Description Course Number

N PL

North Property Line

NOT TO SCALE

**PREPARED FOR**  
CITY OF OREGON CITY

**PREPARED BY**  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512	REVISION: 10/13/21
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DRAWN BY: BAJ	REVISION: 10/15/21
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APPROVED BY: AMB	REVISION: 4/5/22

ALL DISTANCES ARE MORE OR LESS  
MATCHING LEGAL DESCRIPTION



**EXHIBIT 2-F.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**

A parcel of land in Sections 15 and 16, Township 3 South, Range 2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the Section corner common the Sections 9, 10, 15, and 16, of said Township and Range, said point also being on the centerline of Glen Oak Road, County Road No. 881;

1. Thence Westerly along the Section line between said Sections 9 and 16, 1429 feet, more or less, to a point on the Northerly extension of the Westerly line of ASPEN GROVE, Plat No. 4263, a duly recorded subdivision in Clackamas County;
2. Thence South  $21^{\circ} 58' 50''$  East along said extension and said Westerly line and the Easterly line of PIONEER PLACE, Plat No. 3397, a duly recorded subdivision in Clackamas County, 294.56 feet, more or less, to the Northeast corner of Lot 5 of said PIONEER PLACE and a point on the West line of Tract C of OSPREY GLENN, Plat No. 3244, a duly recorded subdivision in Clackamas County;
3. Thence South  $00^{\circ} 53' 00''$  East along the West line of said OSPREY GLENN, 1202.80 feet to Southwest corner thereof;
4. Thence South  $89^{\circ} 56' 00''$  East along the South line of said OSPREY GLENN, 293.90 feet to Southeast corner of Lot 21 of said OSPREY GLENN and the Southwest corner of Lot 54, OSPREY GLENN NO. 2, Plat No. 3354, a duly recorded subdivision in Clackamas County;
5. Thence North  $89^{\circ} 45' 00''$  East along the South line of said OSPREY GLENN NO. 2, 294.43 feet to the Southeast corner of Lot 57 thereof;
6. Thence Easterly, 20 feet, more or less, to the Southwest corner of Lot 58 of said OSPREY GLENN NO. 2;
7. Thence South  $89^{\circ} 42' 01''$  East along the South line of said OSPREY GLENN NO. 2, 420.57 feet to the Southeast corner thereof and the Southwest corner of FAIRWAY DOWNS, Plat No. 3161, a duly recorded subdivision in Clackamas County;
8. Thence South  $88^{\circ} 05' 58''$  East along the South line of said FAIRWAY DOWNS, 283.85 feet to the Southeast corner thereof and a point on the West line of Lot 205, FAIRWAY DOWNS NO. 4, Plat No. 3511, a duly recorded subdivision in Clackamas County;



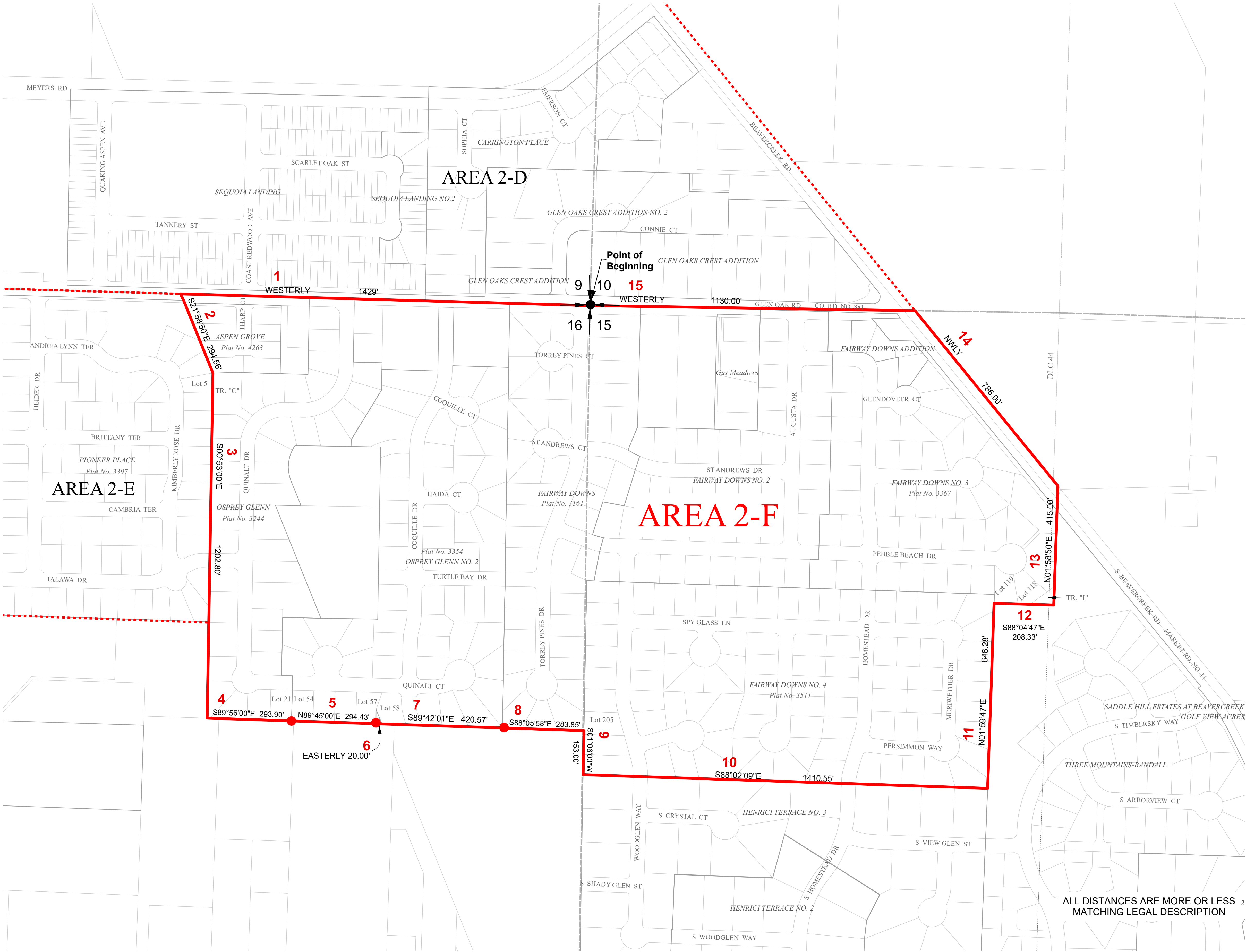
9. Thence South  $01^{\circ} 06' 00''$  West along the West line of said FAIRWAY DOWNS NO. 4, 153 feet, more or less, to the Southwest corner thereof;
10. Thence South  $88^{\circ} 02' 09''$  East along the South line of said FAIRWAY DOWNS NO. 4, 1410.55 feet to the Southeast corner thereof;
11. Thence North  $01^{\circ} 59' 47''$  East along the East line of said FAIRWAY DOWNS NO. 4, 646.28 feet to the Southwest corner of Lot 119, FAIRWAY DOWNS NO. 3, Plat No. 3367, a duly recorded subdivision in Clackamas County;
12. Thence South  $88^{\circ} 04' 47''$  East along the South line of Lots 119, 118, and Tract I of said FAIRWAY DOWNS NO. 3, 208.33 feet to the Southeast corner of said Tract I;
13. Thence North  $01^{\circ} 58' 50''$  East along the East line of said FAIRWAY DOWNS NO. 3 and the Northerly extension thereof, 415 feet, more or less, to a point on the Northeasterly right-of-way line of Beaver Creek Road, Market Road No. 11;
14. Thence Northwesterly along said Northeasterly right-of-way line, 786 feet, more or less, to a point on the Easterly extension of the centerline of the aforementioned Glen Oak Road, said point also being on the Section Line common to Sections 10 and 15 of the aforementioned Township and Range;
15. Thence Westerly along said extension, the centerline of said Glen Oak Road and said Section line, 1130 feet, more or less, to the point of beginning.

AREA 2-F

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 2-F.2

THOSE PORTIONS OF LAND LYING IN SECTION 15 AND THOSE PORTIONS LYING IN SECTION 16,  
TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

Ordinance No. 21-1013



**LEGEND**

- Withdrawal Boundary Area 2-F
- Surrounding Withdrawal Boundary Areas
- 2-D
- 2-E
- PLSS Section Line
- Subdivisions
- Parcel Boundary
- Donation Land Claims
- Legal Description Course Number

**NOT TO SCALE**

**PREPARED FOR**  
CITY OF OREGON CITY  
**PREPARED BY**  
CLACKAMAS RIVER WATER

JOB NO.: 5011-0512	REVISION: 7/13/21
DATE:	
DRAWN BY: BAJ	REVISION:
CHECKED BY: PHR	
APPROVED BY: AMB	

ALL DISTANCES ARE MORE OR LESS  
MATCHING LEGAL DESCRIPTION

**EXHIBIT 3-A.1**  
**CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL**

A parcel of land in Sections 21 and 28, Township 2 South, Range 2 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the Southeast corner of SUNNYBROOK RIDGE, Plat No. 4444, a duly recorded subdivision in Clackamas County;

1. Thence North 66° 45' 02" West along the Southerly line of said SUNNYBROOK RIDGE, 456.85 feet to the Southwest corner thereof;
2. Thence North 00° 08' 12" West along the Westerly line of said SUNNYBROOK RIDGE, 440.47 feet to the Southeast corner Lot 3 of said SUNNYBROOK RIDGE and a point on the Westerly right-of-way line of Stables Place, a dedicated public road;
3. Thence Easterly across said Stables Place, 60 feet, more or less, to the Northwest corner of Lot 7 and the Southwest corner of Lot 6 of said SUNNYBROOK RIDGE;
4. Thence South 89° 08' 31" East along the South line of Lots 6 and 13 and the North line of Lots 7 and 12 of said SUNNYBROOK RIDGE and the Easterly extension thereof, 362.09 feet, more or less to a point on the East line of said SUNNYBROOK RIDGE;
5. Thence South 00° 00' 52" East along said East line of said SUNNYBROOK RIDGE, 612.20 feet to point of beginning;



AREA 3-A

CLACKAMAS RIVER WATER DISTRICT WITHDRAWAL - EXHIBIT 3-A.2

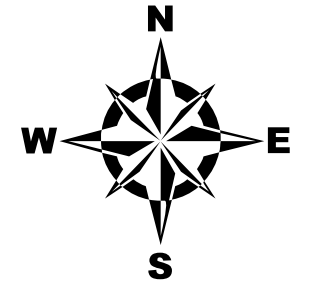
THOSE PORTIONS OF LAND LYING IN SECTION 21 AND THOSE PORTIONS LYING IN SECTION 28  
TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

Ordinance No. 21-1013



LEGEND

- Area
- Withdrawal Boundary Area 3-A
- Subdivisions
- Parcel Boundary
  - Donation Land Claims
- PLSS Section Line
- Legal Description Course Number
- 1



NOT TO SCALE



PREPARED FOR  
CITY OF OREGON CITY  
PREPARED BY  
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