

Final Documents
for
Annexation to
Beaverton

WA0110

Ordinance/Resolution: 4522

Annexation: ANX 2009-0004

DOR: 34-1956-2009

Secretary of State: AN 2010-0003

OFFICE OF THE SECRETARY OF STATE

KATE BROWN
SECRETARY OF STATE

BARRY PACK
DEPUTY SECRETARY OF STATE



ARCHIVES DIVISION
MARY BETH HERKERT
DIRECTOR
800 Summer Street NE
Salem, Oregon 97310
(503) 373-0701
Facsimile (503) 378-4118

January 21, 2010

Metro
Linda Martin
600 NE Grand Ave
Portland, Oregon 97232-2736

Dear Ms. Martin:

Please be advised that we have received and filed, as of January 21, 2010, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
4522 [Beaverton]	AN 2010-0003

For your records please verify the effective date through the application of ORS 199.519.

Our assigned file number(s) are included in the above information.

Sincerely,

A handwritten signature in cursive script that reads "Linda Bjornstad".

Linda Bjornstad
Official Public Documents

cc: County Clerk(s)
City of Beaverton
Department of Revenue
ODOT
Population Research Center

DOR 34-1956-2009

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

City of Beaverton Community Dev.
Planning Division
PO Box 4755
Beaverton, OR 97076

Description and Map Approved
January 11, 2010
As Per ORS 308.225

Description Map received from: BEAVERTON PLANNING
On: 12/24/2009

This is to notify you that your boundary change in Washington County for

ANNEX TO CITY OF BEAVERTON & WITHDRAW FROM SEVERAL DISTRICTS

ORD #4522 (ANX 2009-0004)

has been: Approved 1/11/2010
 Disapproved

Notes:

Department of Revenue File Number: 34-1956-2009

Prepared by: Robert Ayers 503-945-8883

Boundary: Change Proposed Change

The change is for:

- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge

ORDINANCE NO. 4522

AN ORDINANCE ANNEXING SIX PARCELS LOCATED NEAR SW CANYON ROAD AND AREAS OF RIGHT-OF-WAY TO THE CITY OF BEAVERTON AND ADDING THE PROPERTY TO THE DENNEY WHITFORD / RALEIGH WEST AND WEST SLOPE NEIGHBORHOOD ASSOCIATION COMMITTEE: EXPEDITED ANNEXATION 2009-0004

- WHEREAS,** ORS 222.125 grants the City authority to initiate an expedited annexation process with the consent of all landowners of the territory to be annexed; and
- WHEREAS,** The owners of the subject parcel have signed and submitted a petition to annex the property into the City; and
- WHEREAS,** The property is in Beaverton's Assumed Urban Services Area, and Policy 5.3.1.d of the City's acknowledged Comprehensive Plan states: "The City shall seek to eventually incorporate its entire Urban Services Area."; and
- WHEREAS,** The property is in area "A" as set forth in the "Beaverton-Washington County Intergovernmental Agreement Interim Urban Service Plan" and, as prescribed by the agreement, the Washington County Board of Commissioners has agreed not to oppose annexations in area "A"; and
- WHEREAS,** Council Resolution No. 3785 sets forth annexation policies for the City, and this action implements those policies; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

- Section 1.** The property shown on Exhibit A, and more particularly described in Exhibit B, is hereby annexed to the City of Beaverton, effective 30 days after the signing of this Ordinance or the date the ordinance is filed with the Secretary of State as specified by ORS 222.180, whichever is later.
- Section 2.** Pursuant to Beaverton Code Section 9.06.035A, this property shall be added to the Denney Whitford / Raleigh West and West Slope Neighborhood Association Committee Boundaries.
- Section 3.** The Council hereby withdraws the property annexed by this Ordinance from Washington County's Enhanced Sheriff's Patrol District and Washington County's Urban Road Maintenance District.
- Section 4.** The Council accepts the findings in the staff report attached hereto as Exhibit C as adequate demonstration of compliance with all applicable approval criteria.
- Section 5.** The City Recorder shall place a certified copy of this Ordinance in the City's permanent records, and the Community Development Department shall forward

a certified copy of this Ordinance to Metro and all necessary parties within five working days of adoption.

Section 6. The Community Development Department shall transmit copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities affected by this Ordinance in accordance with ORS 222.005.

First reading this 16th day of November, 2009.

Passed by the Council this 7th day of December, 2009.

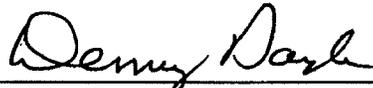
Approved by the Mayor this 8th day of December, 2009.

ATTEST:



SUE NELSON, City Recorder

APPROVED:



DENNY DOYLE, Mayor



City of Beaverton
Engineering Department

EXHIBIT B
Ordinance No. 4522

LEGAL DESCRIPTION
FOR
ANX 2009-0004

EXPLANATION: THIS LEGAL DESCRIPTION IS PREPARED FOR THE OREGON DEPARTMENT OF REVENUE FOR THE PURPOSE OF DESCRIBING PARCELS OF LAND IN UNINCORPORATED WASHINGTON COUNTY TO BE ANNEXED TO THE CITY OF BEAVERTON, LOCATED SOUTH OF S.W. CANYON ROAD, WEST OF S.W. 107TH AVENUE, EAST OF S.W. 109TH AVENUE AND INCLUDES PORTIONS OF S.W. 110TH AVENUE AND S.W. 109TH AVENUE. LYING IN THE SOUTH HALF (S 1/2) OF SECTION 10, AND THE NORTHEAST QUARTER (NE 1/4) SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON.

BEING ALL OF LOTS 10, 11 AND THE WEST HALF OF LOTS 12 AND 13 OF WILLIAMS ACRES PLAT RECORDED IN BOOK 7 PAGE 23 IN THE WASHINGTON COUNTY RECORDERS OFFICE, TOGETHER WITH SOUTH HALF OF LOT 38 AND LOT 46 OF WESTDALE PLAT RECORDED IN BOOK 8 PAGE 15 IN THE WASHINGTON COUNTY RECORDERS OFFICE TOGETHER WITH A PORTION OF LOT 67 STEELS ADDITION AND PORTIONS OF RIGHT OF WAY WITH S.W. 110TH AVENUE AND S.W. 109TH AVENUE ALL LYING IN THE SOUTH HALF (S 1/2) OF SECTION 10, AND THE NORTHEAST QUARTER (NE 1/4) SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF THE WILLIAMS ACRES PLAT;

1. THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID WILLIAMS ACRES 109.27 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 38 OF WESTDALE PLAT;
2. THENCE WESTERLY ALONG SAID SOUTH BOUNDARY OF LOT 38 AND THE WESTERLY EXTENSION OF SAID SOUTH LINE 195.00 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF S.W. 109TH AVENUE;
3. THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE 131.98 FEET TO A CURVE CONCAVE TO THE SOUTHWEST ALSO BEING THE NORTHEAST CORNER OF LOT 39 OF SAID WESTDALE PLAT;
4. THENCE NORTHWESTERLY ALONG SAID ARC 20.06 FEET;
5. THENCE SOUTH 89°28'02" WEST, 3.03 FEET CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 109TH AVENUE TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 132.00 FEET;
6. THENCE NORTHWESTERLY ALONG ARC OF SAID CURVE 196.47 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S.W. 110TH AVENUE EXTENDING TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 109TH AVENUE;
7. THENCE NORTHERLY ALONG THE EXTENDED WESTERLY RIGHT-OF-WAY LINE OF S.W. 110TH AVENUE 116.54 FEET TO A POINT ON THE NORTH LINE OF PARCEL 2 PER PARTITION PLAT 2003-026;
8. THENCE CONTINUING ALONG SAID S.W. 110TH AVENUE RIGHT-OF-WAY LINE SOUTH 83°03'06" EAST, 9.08 FEET;



City of Beaverton
Engineering Department

9. THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY, 130.06 FEET MORE OR LESS TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 8 AND ALSO KNOWN AS S.W. CANYON ROAD;
10. THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND NORTHERLY BOUNDARY OF WESTDALE PLAT 52.46 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 110TH AVENUE AND ALSO THE NORTHWEST CORNER OF LOT 44 OF SAID WESTDALE PLAT;
11. THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 110TH AVENUE 181.25 FEET TO A CURVE CONCAVE TO THE NORTHEAST;
12. THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 46.79 FEET, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 109TH AVENUE TO A POINT OF REVERSE CURVATURE;
13. THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE AN ARC DISTANCE OF 139.66 FEET;
14. THENCE NORTH 89°28'02" EAST, 5.50 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;
15. THENCE SOUTHEASTERLY ALONG ARC OF SAID CURVE 82.43 FEET MORE OR LESS TO THE POINT OF TANGENCY ALSO BEING THE SOUTHWEST CORNER OF LOT 44 AND NORTHWEST CORNER OF LOT 38 OF SAID WESTDALE PLAT;
16. THENCE SOUTHERLY ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID S.W. 109TH AVENUE 66 FEET TO THE MIDPOINT OF SAID LOT 38;
17. THENCE EASTERLY ALONG A LINE 66 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID LOT 38, 135.00 FEET MORE OR LESS TO THE EAST BOUNDARY OF SAID WESTDALE PLAT ALSO BEING THE EAST BOUNDARY LINE OF THE AFOREMENTIONED WILLIAMS ACRES PLAT;
18. THENCE NORTHERLY ALONG EAST LINE OF WILLIAMS ACRES AND WEST LINE OF WESTDALE, 324.92 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 46 WESTDALE PLAT;
19. THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 46, SOUTH 88°13'39" WEST A DISTANCE OF 72.18 FEET;
20. THENCE NORTH 89°16'30" WEST A DISTANCE OF 94.36 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 46;
21. THENCE NORTHERLY ALONG SAID LOT 46, A DISTANCE OF 169.57 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. CANYON ROAD;
22. THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC LENGTH OF 498.22 FEET THROUGH A CENTRAL ANGLE OF 01°39'53" TO A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A 25.00 FOOT RADIUS;
23. THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 46.42 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.W. 107TH AVENUE;
24. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°39'00" EAST, A DISTANCE OF 258.19 FEET TO THE NORTHEAST CORNER OF LOT 13 OF WILLIAMS ACRES PLAT;
25. THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 89°58'38" WEST, ALONG THE NORTH LINE OF LOT 13 WILLIAMS ACRES PLAT, A DISTANCE OF 165.69 FEET;
26. THENCE SOUTH 00°35'29" EAST A DISTANCE OF 292.95 FEET TO A POINT ON THE NORTH LINE OF LOT 11 OF WILLIAMS ACRES PLAT;



City of Beaverton
Engineering Department

27. THENCE NORTH 89°58'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165.99 FEET TO THE WEST RIGHT-OF-WAY OF S.W. 107TH AVENUE;
28. THENCE SOUTH 00°39'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 246.66 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10;
29. THENCE SOUTH 89°58'38" WEST, ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 342.49 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 6.73 ACRES

TOGETHER WITH AND EXCEPTING THEREFROM THE FOLLOWING RIGHT-OF-WAY DOCUMENTS:

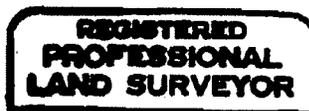
DOCUMENTS:

84-39949	S.W. 109 TH AVENUE
96-12366	S.W. 107 TH AVENUE
98-56096	S.W. 107 TH AVENUE & S.W. CANYON ROAD
98-56097	S.W. CANYON ROAD
2000-95675	S.W. 109 TH AVENUE
2000-95676	S.W. 109 TH AVENUE
2000-95677	S.W. 109 TH AVENUE
2000-100916	S.W. 109 TH AVENUE
2007-129935	S.W. 107 TH AVENUE
2007-129936	S.W. 107 TH AVENUE & S.W. CANYON ROAD

ALL RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, OREGON.

SEE EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BASIS OF BEARING: IS NORTH 00°39'00" EAST, ALONG THE CENTERLINE OF SW 107TH AVENUE, AS SHOWN ON RECORD OF SURVEY No. 25-689, IN THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, OREGON.



David A. Winship

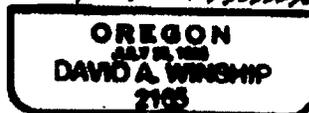
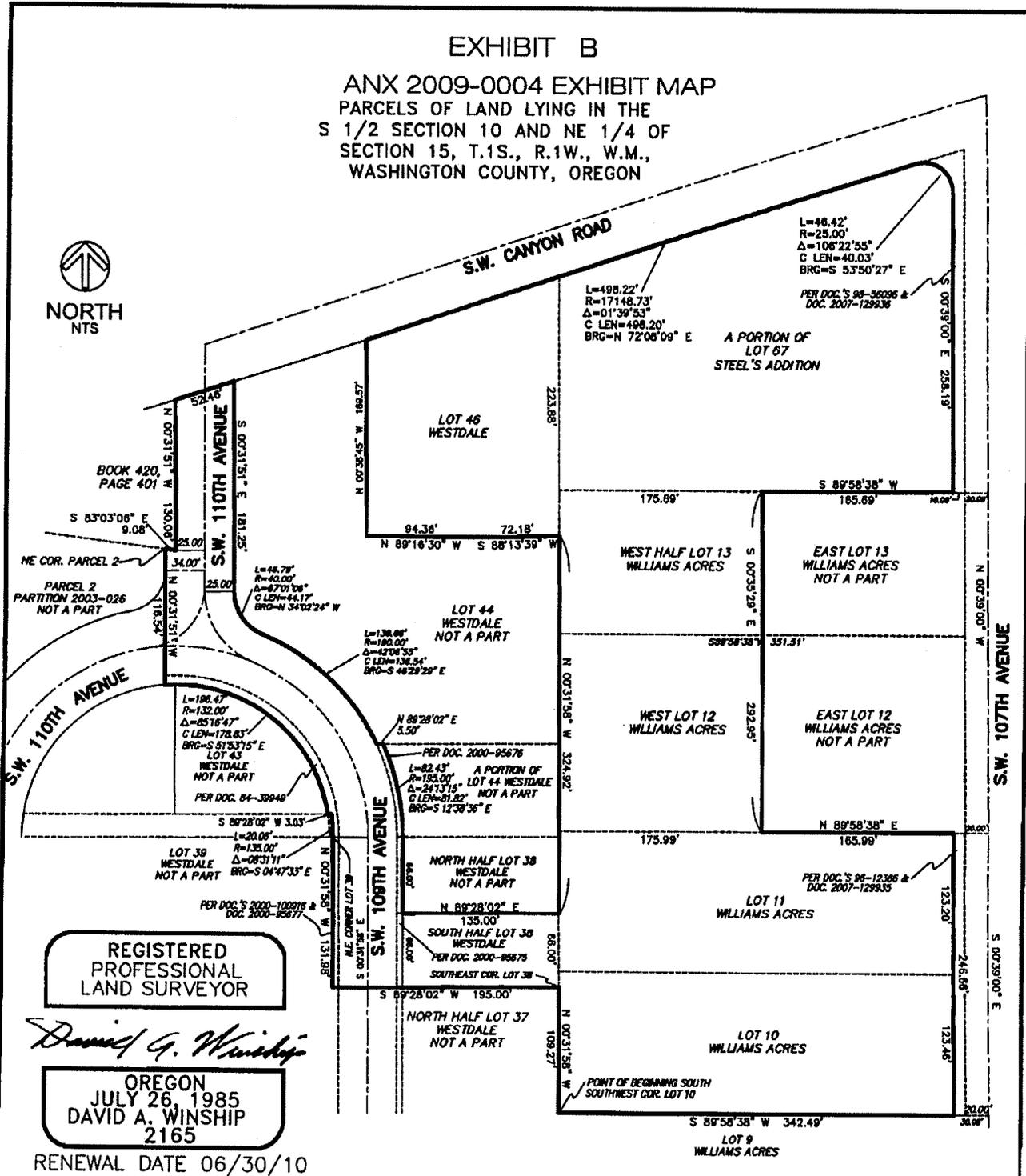


EXHIBIT B

ANX 2009-0004 EXHIBIT MAP
 PARCELS OF LAND LYING IN THE
 S 1/2 SECTION 10 AND NE 1/4 OF
 SECTION 15, T.1S., R.1W., W.M.,
 WASHINGTON COUNTY, OREGON



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David G. Winship

OREGON
 JULY 26, 1985
 DAVID A. WINSHIP
 2165

RENEWAL DATE 06/30/10

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SHEET 1 OF 1



EXHIBIT MAP FOR
 ANX 2009-0004
 LEGAL DESCRIPTION

PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

JOB NO: 09-004
 DATE: 11.01.09
 DRAWN BY: MTS
 CHECKED BY: MTS
 APPROVED BY:

REVISION: _____
 REVISION: _____



City of Beaverton
Engineering Department

LEGAL DESCRIPTION
FOR
ANX 2009-0004

EXPLANATION: THIS LEGAL DESCRIPTION IS PREPARED FOR THE OREGON DEPARTMENT OF REVENUE FOR THE PURPOSE OF DESCRIBING PARCELS OF LAND IN UNINCORPORATED WASHINGTON COUNTY TO BE ANNEXED TO THE CITY OF BEAVERTON, LOCATED SOUTH OF S.W. CANYON ROAD, EAST OF S.W. 93TH AVENUE AND WEST OF S.W. 96TH AVENUE LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON.

BEING ALL OF LOT 1, OF WESTVIEW PLAT RECORDED IN BOOK 8 PAGE 63 IN THE WASHINGTON COUNTY RECORDERS OFFICE, TOGETHER WITH A PORTION OF LAND LYING WITHIN THE A.W. HART D.L.C. 60 AND A PORTION OF RIGHT OF WAY WITH S.W. 96TH AVENUE LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 20 OF THE SUNSET VIEW PLAT AND ALSO BEING THE NORTHEAST CORNER OF LOT 5 OF FAIR ACRES PLAT No. 2;

1. THENCE SOUTHWESTERLY ALONG THE NORTH PLAT LINE OF SAID FAIR ACRES PLAT No. 2, SOUTH 69°18'00" WEST, A DISTANCE OF 280.37 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID FAIR VIEW PLAT No. 2;
2. THENCE NORTH 00°14'00" WEST, A DISTANCE OF 211.12 FEET; THENCE SOUTH 60°03'00" WEST, A DISTANCE OF 121.14 FEET;
3. THENCE SOUTH 00°16'00" EAST, A DISTANCE OF 94.80 FEET TO THE SOUTHEAST CORNER OF LOT 1 WESTVIEW PLAT; THENCE NORTH 89°18'00" WEST, ALONG THE SOUTH LINE OF LOT 1 OF SAID WESTVIEW PLAT A DISTANCE OF 219.65 FEET EXTENDING TO THE WEST RIGHT-OF-WAY LINE OF S.W. 96TH AVENUE SAID POINT BEING AN INTERSECTION OF THE RIGHT-OF-WAY LINE OF SOUTH LINE OF LOT 1; THENCE NORTH 08°14'00" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 96TH AVENUE, A DISTANCE OF 231.02 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2351.83 FEET;
4. THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 468.03 FEET A CHORD BEARING OF NORTH 65°00'27" EAST, A CHORD DISTANCE OF 467.26 FEET;
5. THENCE NORTH 00°18'59" WEST, A DISTANCE OF 23.69 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2331.83 FEET;
6. THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 172.53 FEET WITH A CHORD BEARING OF NORTH 56°52'48" EAST, A CHORD DISTANCE OF 172.49 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SUNSET VIEW PLAT;
7. THENCE SOUTH 01°33'10" WEST, ALONG THE WEST BOUNDARY LINE OF SUNSET VIEW PLAT A DISTANCE OF 503.60 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 4.50 ACRES

SEE EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BASIS OF BEARING: IS SOUTH 69°18'00" WEST, ALONG THE NORTH BOUNDARY LINE OF LOTS 5 AND 6 OF FAIR ACRES No. 2 PLAT, AS SHOWN ON FAIR ACRES PLAT 2 IN BOOK 18, PAGE 22 IN THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, OREGON.



David A. Wrensh

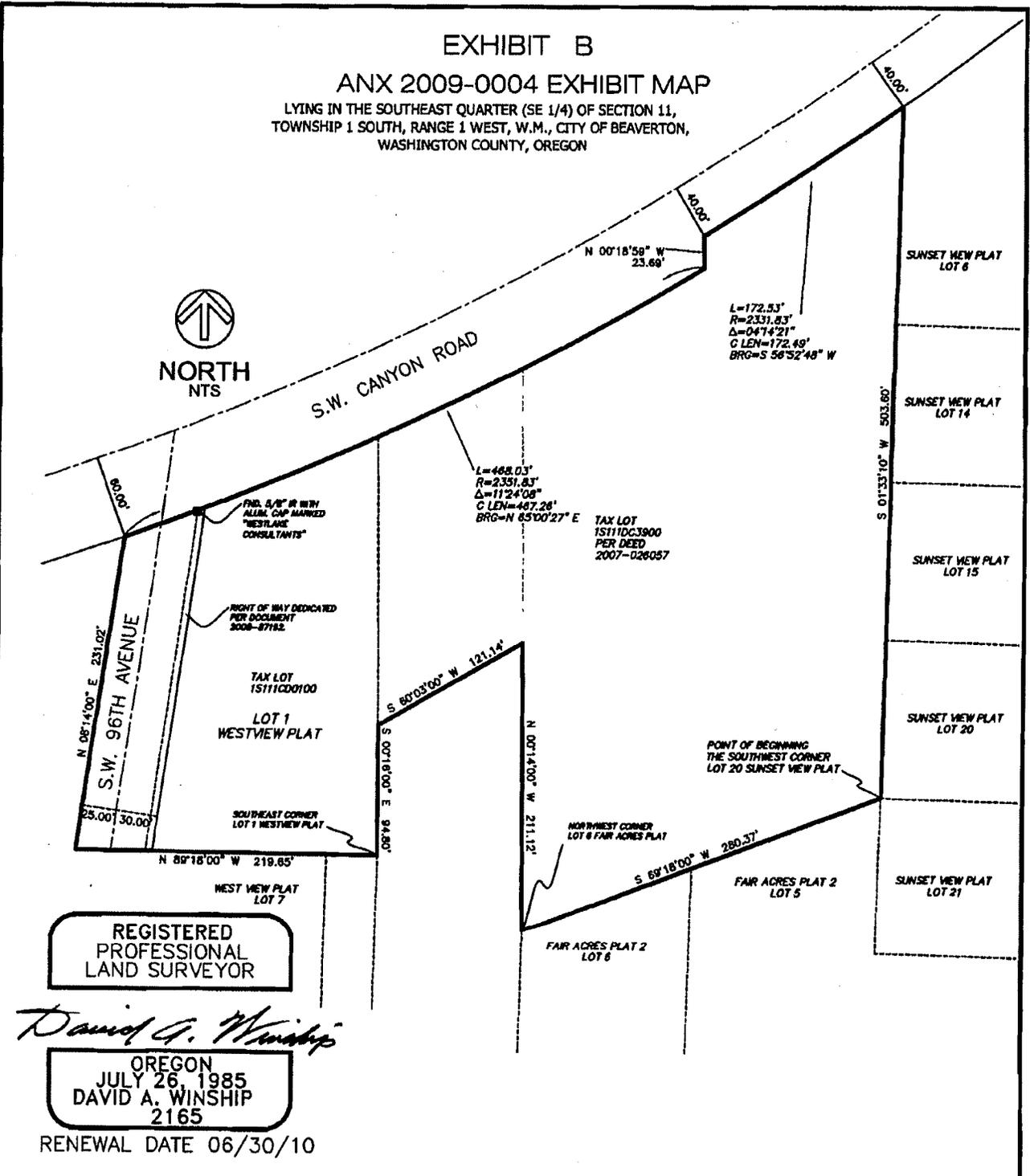


Expires 4/30/10

EXHIBIT B

ANX 2009-0004 EXHIBIT MAP

LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON,
WASHINGTON COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Winship

OREGON
JULY 26, 1985
DAVID A. WINSHIP
2165

RENEWAL DATE 06/30/10

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SHEET 1 OF 1



EXHIBIT MAP FOR
ANX 2009-0004
LEGAL DESCRIPTION

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

JOB NO: 09-004
DATE: 11.01.09
DRAWN BY: MTS
CHECKED BY: MTS
APPROVED BY:

REVISION: _____
REVISION: _____

10



CITY of BEAVERTON

EXHIBIT C

Ord. No. 4522

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

STAFF REPORT

TO: City Council

AGENDA DATE: November 16, 2009

REPORT DATE: 11/9/09

FROM: Jeff Salvon, AICP, Associate Planner
Community Development Department

SUBJECT: Expedited Annexation (ANX2009-0004)

ACTIONS: Annexation to the City of Beaverton of six parcels located adjacent to, or near SE Canyon Road and a segment of SW 96th Ave. and another segment of 109th Ave. The properties proposed for annexation are identified as parcels 1S110DD03101, 1S110DD03100, 1S115AA00200, 1S115AA02700, 1S111CD00100, and 1S111DC03900 as shown on the attached map, and more particularly described by the attached legal description (Attachment A). Annexation is owner initiated and is being processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045.

NAC: The subject parcels are located adjacent to the boundary of the Denney Whitford / Raleigh West Neighborhood Association Committee (NAC) and the West Slope Neighborhood Association. The Neighborhood Office is recommending that staff include a provision in the ordinance to amend the NAC boundaries to include the parcels proposed for annexation.

AREA: The parcel totals approximately 10 acres

TAXABLE ASSESSED VALUE: \$ 8,255,600

ASSESSOR'S REAL MARKET VALUE: \$ 16,654,550

NUMBER OF LOTS: 6

EXISTING COUNTY ZONE: The subject parcels are designated GC, CBD, & R5 by Washington County.

RECOMMENDATION: Staff recommends the City Council adopt an ordinance annexing the referenced property, effective 30 days after the Mayor's signature or as of the date the ordinance is filed with the Secretary of State as specified by ORS 222.180, whichever is later.



City of Beaverton
Engineering Department

ATTACHMENT A

LEGAL DESCRIPTION
FOR
ANX 2009-0004

EXPLANATION: THIS LEGAL DESCRIPTION IS PREPARED FOR THE OREGON DEPARTMENT OF REVENUE FOR THE PURPOSE OF DESCRIBING PARCELS OF LAND IN UNINCORPORATED WASHINGTON COUNTY TO BE ANNEXED TO THE CITY OF BEAVERTON, LOCATED SOUTH OF S.W. CANYON ROAD, WEST OF S.W. 107TH AVENUE, EAST OF S.W. 109TH AVENUE AND INCLUDES PORTIONS OF S.W. 110TH AVENUE AND S.W. 109TH AVENUE. LYING IN THE SOUTH HALF (S 1/2) OF SECTION 10, AND THE NORTHEAST QUARTER (NE 1/4) SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON.

BEING ALL OF LOTS 10, 11 AND THE WEST HALF OF LOTS 12 AND 13 OF WILLIAMS ACRES PLAT RECORDED IN BOOK 7 PAGE 23 IN THE WASHINGTON COUNTY RECORDERS OFFICE, TOGETHER WITH SOUTH HALF OF LOT 38 AND LOT 46 OF WESTDALE PLAT RECORDED IN BOOK 8 PAGE 15 IN THE WASHINGTON COUNTY RECORDERS OFFICE TOGETHER WITH A PORTION OF LOT 67 STEELS ADDITION AND PORTIONS OF RIGHT OF WAY WITH S.W. 110TH AVENUE AND S.W. 109TH AVENUE ALL LYING IN THE SOUTH HALF (S 1/2) OF SECTION 10, AND THE NORTHEAST QUARTER (NE 1/4) SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF THE WILLIAMS ACRES PLAT;

- 1. THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID WILLIAMS ACRES 109.27 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 38 OF WESTDALE PLAT;**
- 2. THENCE WESTERLY ALONG SAID SOUTH BOUNDARY OF LOT 38 AND THE WESTERLY EXTENSION OF SAID SOUTH LINE 195.00 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF S.W. 109TH AVENUE;**
- 3. THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE 131.98 FEET TO A CURVE CONCAVE TO THE SOUTHWEST ALSO BEING THE NORTHEAST CORNER OF LOT 39 OF SAID WESTDALE PLAT;**
- 4. THENCE NORTHWESTERLY ALONG SAID ARC 20.06 FEET;**
- 5. THENCE SOUTH 89°28'02" WEST, 3.03 FEET CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 109TH AVENUE TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 132.00 FEET;**
- 6. THENCE NORTHWESTERLY ALONG ARC OF SAID CURVE 196.47 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S.W. 110TH AVENUE EXTENDING TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 109TH AVENUE;**
- 7. THENCE NORTHERLY ALONG THE EXTENDED WESTERLY RIGHT-OF-WAY LINE OF S.W. 110TH AVENUE 116.54 FEET TO A POINT ON THE NORTH LINE OF PARCEL 2 PER PARTITION PLAT 2003-026;**
- 8. THENCE CONTINUING ALONG SAID S.W. 110TH AVENUE RIGHT-OF-WAY LINE SOUTH 83°03'06" EAST, 9.08 FEET;**



City of Beaverton
Engineering Department

9. THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY, 130.06 FEET MORE OR LESS TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 8 AND ALSO KNOWN AS S.W. CANYON ROAD;
10. THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND NORTHERLY BOUNDARY OF WESTDALE PLAT 52.46 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 110TH AVENUE AND ALSO THE NORTHWEST CORNER OF LOT 44 OF SAID WESTDALE PLAT;
11. THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 110TH AVENUE 181.25 FEET TO A CURVE CONCAVE TO THE NORTHEAST;
12. THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 46.79 FEET, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 109TH AVENUE TO A POINT OF REVERSE CURVATURE;
13. THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE AN ARC DISTANCE OF 139.66 FEET;
14. THENCE NORTH 89°28'02" EAST, 5.50 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;
15. THENCE SOUTHEASTERLY ALONG ARC OF SAID CURVE 82.43 FEET MORE OR LESS TO THE POINT OF TANGENCY ALSO BEING THE SOUTHWEST CORNER OF LOT 44 AND NORTHWEST CORNER OF LOT 38 OF SAID WESTDALE PLAT;
16. THENCE SOUTHERLY ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID S.W. 109TH AVENUE 66 FEET TO THE MIDPOINT OF SAID LOT 38;
17. THENCE EASTERLY ALONG A LINE 66 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID LOT 38, 135.00 FEET MORE OR LESS TO THE EAST BOUNDARY OF SAID WESTDALE PLAT ALSO BEING THE EAST BOUNDARY LINE OF THE AFOREMENTIONED WILLIAMS ACRES PLAT;
18. THENCE NORTHERLY ALONG EAST LINE OF WILLIAMS ACRES AND WEST LINE OF WESTDALE, 324.92 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 46 WESTDALE PLAT;
19. THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 46, SOUTH 88°13'39" WEST A DISTANCE OF 72.18 FEET;
20. THENCE NORTH 89°16'30" WEST A DISTANCE OF 94.36 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 46;
21. THENCE NORTHERLY ALONG SAID LOT 46, A DISTANCE OF 169.57 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. CANYON ROAD;
22. THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC LENGTH OF 498.22 FEET THROUGH A CENTRAL ANGLE OF 01°39'53" TO A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A 25.00 FOOT RADIUS;
23. THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 46.42 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.W. 107TH AVENUE;
24. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°39'00" EAST, A DISTANCE OF 258.19 FEET TO THE NORTHEAST CORNER OF LOT 13 OF WILLIAMS ACRES PLAT;
25. THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 89°58'38" WEST, ALONG THE NORTH LINE OF LOT 13 WILLIAMS ACRES PLAT, A DISTANCE OF 165.69 FEET;
26. THENCE SOUTH 00°35'29" EAST A DISTANCE OF 292.95 FEET TO A POINT ON THE NORTH LINE OF LOT 11 OF WILLIAMS ACRES PLAT;



City of Beaverton
Engineering Department

27. THENCE NORTH 89°58'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165.99 FEET TO THE WEST RIGHT-OF-WAY OF S.W. 107TH AVENUE;
28. THENCE SOUTH 00°39'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 246.66 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10;
29. THENCE SOUTH 89°58'38" WEST, ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 342.49 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 6.73 ACRES

TOGETHER WITH AND EXCEPTING THEREFROM THE FOLLOWING RIGHT-OF-WAY DOCUMENTS:

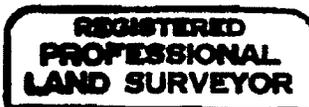
DOCUMENTS:

84-39949	S.W. 109 TH AVENUE
96-12366	S.W. 107 TH AVENUE
98-56096	S.W. 107 TH AVENUE & S.W. CANYON ROAD
98-56097	S.W. CANYON ROAD
2000-95675	S.W. 109 TH AVENUE
2000-95676	S.W. 109 TH AVENUE
2000-95677	S.W. 109 TH AVENUE
2000-100916	S.W. 109 TH AVENUE
2007-129935	S.W. 107 TH AVENUE
2007-129936	S.W. 107 TH AVENUE & S.W. CANYON ROAD

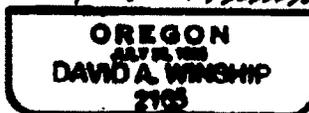
ALL RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, OREGON.

SEE EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BASIS OF BEARING: IS NORTH 00°39'00" EAST, ALONG THE CENTERLINE OF SW 107TH AVENUE, AS SHOWN ON RECORD OF SURVEY No. 25-689, IN THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, OREGON.



David A. Winship





City of Beaverton
Engineering Department

LEGAL DESCRIPTION
FOR
ANX 2009-0004

EXPLANATION: THIS LEGAL DESCRIPTION IS PREPARED FOR THE OREGON DEPARTMENT OF REVENUE FOR THE PURPOSE OF DESCRIBING PARCELS OF LAND IN UNINCORPORATED WASHINGTON COUNTY TO BE ANNEXED TO THE CITY OF BEAVERTON, LOCATED SOUTH OF S.W. CANYON ROAD, EAST OF S.W. 93TH AVENUE AND WEST OF S.W. 96TH AVENUE LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON.

BEING ALL OF LOT 1, OF WESTVIEW PLAT RECORDED IN BOOK 8 PAGE 63 IN THE WASHINGTON COUNTY RECORDERS OFFICE, TOGETHER WITH A PORTION OF LAND LYING WITHIN THE A.W. HART D.L.C. 60 AND A PORTION OF RIGHT OF WAY WITH S.W. 96TH AVENUE LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 20 OF THE SUNSET VIEW PLAT AND ALSO BEING THE NORTHEAST CORNER OF LOT 5 OF FAIR ACRES PLAT No. 2;

1. THENCE SOUTHWESTERLY ALONG THE NORTH PLAT LINE OF SAID FAIR ACRES PLAT No. 2, SOUTH 69°18'00" WEST, A DISTANCE OF 280.37 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID FAIR VIEW PLAT No. 2;
2. THENCE NORTH 00°14'00" WEST, A DISTANCE OF 211.12 FEET; THENCE SOUTH 60°03'00" WEST, A DISTANCE OF 121.14 FEET;
3. THENCE SOUTH 00°16'00" EAST, A DISTANCE OF 94.80 FEET TO THE SOUTHEAST CORNER OF LOT 1 WESTVIEW PLAT; THENCE NORTH 89°18'00" WEST, ALONG THE SOUTH LINE OF LOT 1 OF SAID WESTVIEW PLAT A DISTANCE OF 219.65 FEET EXTENDING TO THE WEST RIGHT-OF-WAY LINE OF S.W. 96TH AVENUE SAID POINT BEING AN INTERSECTION OF THE RIGHT-OF-WAY LINE OF SOUTH LINE OF LOT 1; THENCE NORTH 08°14'00" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 96TH AVENUE, A DISTANCE OF 231.02 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2351.83 FEET;
4. THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 468.03 FEET A CHORD BEARING OF NORTH 65°00'27" EAST, A CHORD DISTANCE OF 467.26 FEET;
5. THENCE NORTH 00°18'59" WEST, A DISTANCE OF 23.69 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2331.83 FEET;
6. THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 172.53 FEET WITH A CHORD BEARING OF NORTH 56°52'48" EAST, A CHORD DISTANCE OF 172.49 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SUNSET VIEW PLAT;
7. THENCE SOUTH 01°33'10" WEST, ALONG THE WEST BOUNDARY LINE OF SUNSET VIEW PLAT A DISTANCE OF 503.60 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 4.50 ACRES

SEE EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BASIS OF BEARING: IS SOUTH 69°18'00" WEST, ALONG THE NORTH BOUNDARY LINE OF LOTS 5 AND 6 OF FAIR ACRES No. 2 PLAT, AS SHOWN ON FAIR ACRES PLAT 2 IN BOOK 18, PAGE 22 IN THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, OREGON.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

David G. Wainwright

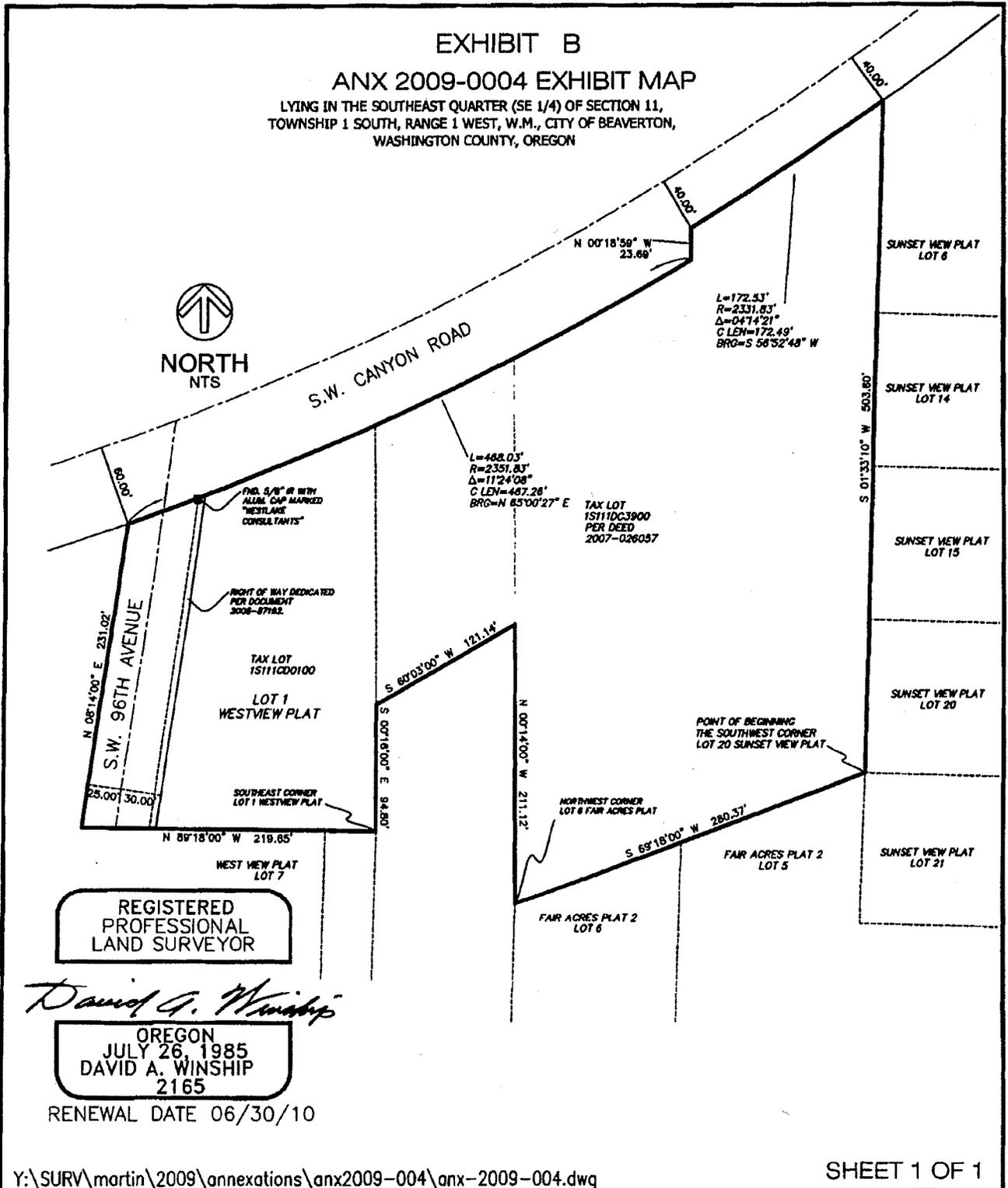
**OREGON
DAVID A. WAINWRIGHT
2195**

Expires 4/30/10

EXHIBIT B

ANX 2009-0004 EXHIBIT MAP

LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON,
WASHINGTON COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Winship

OREGON
JULY 26, 1985
DAVID A. WINSHIP
2165

RENEWAL DATE 06/30/10

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SHEET 1 OF 1

 City of Beaverton	EXHIBIT MAP FOR ANX 2009-0004 LEGAL DESCRIPTION	JOB NO: 09-004 DATE: 11.01.09	REVISION: _____ _____
	PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	DRAWN BY: MTS CHECKED BY: MTS APPROVED BY: _____	REVISION: 34 _____