

Final Documents
for
Annexation to
Beaverton

WA0810

Ordinance/Resolution: 4539

Annexation: ANX 2010-0001

DOR: 34-1966-2010

Secretary of State: AN 2010-0051

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

May 27, 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 May 27, 2010, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
4539 [Beaverton]	AN 2010-0051
2550 [Lake Oswego]	AN 2010-0052
10-34 [Clean Water Services District]	SD 2010-0106

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,

Linda Bjornstad
Official Public Documents

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



CITY OF BEAVERTON
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 4755 S.W. GRIFFITH DRIVE
 P.O. BOX 4755
 BEAVERTON, OR 97076-4755
 PHONE: (503) 350-4039

RECEIVED
 MAR - 1 2010
 City of Beaverton
 Community Development Dept.

**PETITION FOR A CONSENT
 ANNEXATION
 PURSUANT TO ORS 222.125**

PLEASE USE ONE PETITION PER TAX LOT

FOR OFFICE USE	FILE NAME: <u>Murray Village Expedited Annexation</u>
	FILE NUMBERS: <u>ANX 2010-0001</u>

MUST BE SIGNED BY ALL OWNERS. IF THE OWNER IS A CORPORATION OR AN ESTATE THE PERSON SIGNING MUST BE AUTHORIZED TO DO SO. MUST ALSO BE SIGNED BY NOT LESS THAN 50 PERCENT OF ELECTORS (REGISTERED VOTERS), IF ANY, RESIDING ON THE PROPERTY.

PROPERTY INFORMATION

MAP & TAX LOT	STREET ADDRESS (IF ASSIGNED)	# OF OWNERS	# OF RESIDENT VOTERS	# OF RESIDENTS
1S 1 09BB - 1500	14375 & 14295 SW Jenkins Road	1	0	0

CONTACT PERSON X USE MAILING ADDRESS FOR NOTIFICATION

Edwin Kawasaki, Agent	Kenryu Properties Northwest, LLC	503-636-4538
PRINT OR TYPE NAME	BUSINESS NAME	PHONE #
1317 Stonehaven Drive, West Linn, OR 97068		
ADDRESS		

SIGNATURES OF OWNERS AND ELECTORS CONSENTING TO ANNEXATION (CONTINUED ON BACK)

EARL MORLEY JR		11/12/09	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
Beaverton Mobilodge Limited Partnership - Earl Morley Jr., President			
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			
53530 Del Gado, La Quinta, CA 92253			

<i>KRISTINE MORLEY</i>	<i>Kristine Morley</i>	<i>11/12/09</i>	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
Beaverton Mobilodge Limited Partnership – Kristine Morley, Secretary			

MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS
53530 Del Gado, La Quinta, CA 92253

			<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	

MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

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PRINT OR TYPE NAME	SIGNATURE	DATE	

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PROPERTY INFORMATION

MAP & TAX LOT	STREET ADDRESS (IF ASSIGNED)	# OF OWNERS	# OF RESIDENT VOTERS	# OF RESIDENTS
1S 1 09BB - 1400	14205 SW Jenkins Road	1	0	0

CONTACT PERSON USE MAILING ADDRESS FOR NOTIFICATION

Edwin Kawasaki, Agent	Kenryu Properties Northwest, LLC	503-636-4538
PRINT OR TYPE NAME	BUSINESS NAME	PHONE #
1317 Stonehaven Drive, West Linn, OR 97068		
ADDRESS		

SIGNATURES OF OWNERS AND ELECTORS CONSENTING TO ANNEXATION (CONTINUED ON BACK)

EARL MORELEY JR		11/12/09	<input checked="" type="checkbox"/> OWNER
PRINT OR TYPE NAME	SIGNATURE	DATE	<input type="checkbox"/> ELECTOR
Beaverton Mobilodge Limited Partnership - Earl Moreley, Jr., President			
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			
53530 Del Gado, La Quinta, CA 92253			

<i>KRISTINE MORLEY</i>	<i>Kristine Morley</i>	<i>11/12/09</i>	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
Beaverton Mobilodge Limited Partnership - Kristine Morely, Secretary			

MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

53530 Del Gado, La Quinta, CA 92253

			<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	

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PROPERTY INFORMATION

MAP & TAX LOT	STREET ADDRESS (IF ASSIGNED)	# OF OWNERS	# OF RESIDENT VOTERS	# OF RESIDENTS
1S 1 09 - 1000	14385 SW Jenkins Road	1	0	0

CONTACT PERSON X USE MAILING ADDRESS FOR NOTIFICATION

Mark Crandall	Murray-Jenkins I, LLC	(503) 201-5981
PRINT OR TYPE NAME	BUSINESS NAME	PHONE #
1800 NW 167 th Place, Suite 150, Beaverton, OR 97006		
ADDRESS		

SIGNATURES OF OWNERS AND ELECTORS CONSENTING TO ANNEXATION (CONTINUED ON BACK)

Murray-Jenkins I, LLC Mark h. Crandall manager	Mark L Crandall manager	2-1-10	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
Murray-Jenkins I, LLC Mark Crandall, Manager			
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			
1800 NW 167 th Place, Suite 150, Beaverton, OR 97006			

		<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
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PRINT OR TYPE NAME Murray-Jenkins I, LLC Angela Crandall, Manager	SIGNATURE 	DATE 2-1-10
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MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

1800 NW 167th Place, Suite 150, Beaverton, OR 97006

		<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
--	--	--

PRINT OR TYPE NAME	SIGNATURE	DATE
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MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

		<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
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PRINT OR TYPE NAME	SIGNATURE	DATE
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PRINT OR TYPE NAME	SIGNATURE	DATE
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MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

Notice to Taxing Districts
ORS 308.225

DOR 34-1966-2010



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
March 26, 2010
As Per ORS 308.225

Description Map received from: BEAVERTON PLANNING
On: 3/24/2010

This is to notify you that your boundary change in Washington County for
ANNEX TO CITY OF BEAVERTON; WITHDRAW FROM SEVERAL DISTRICTS
ORD. #4539(ANX 2010-0001)

has been: Approved 3/26/2010
 Disapproved

Notes:

Revised map with heavy boundary should also be included with final documents.

The maps, legal descriptions and signed ordinance must also be filed with the COUNTY ASSESSOR prior to March 31, 2010 per ORS 308.225.

Department of Revenue File Number: 34-1966-2010

Prepared by: Elise Bruch 503-945-8344

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



NOTICE OF DECISION

City of Beaverton
Community Development Department

"make it happen"

To: Necessary and Interested Parties
From: Steven A Sparks, Principal Planner
Date: March 25, 2010

Subject: **ANNEXATION APPROVED BY THE CITY OF BEAVERTON**

The City of Beaverton has recently approved the following annexation:

ANX # (NAME)	ACRES	BALLOT MEASURE 50 ASSESSED VALUE	DWELLING UNITS	ORD #	EFFECTIVE DATE
Murray Village Expedited Annexation	Approximately 26	\$5,593,860	0	4539	Anticipated: March 30, 2010

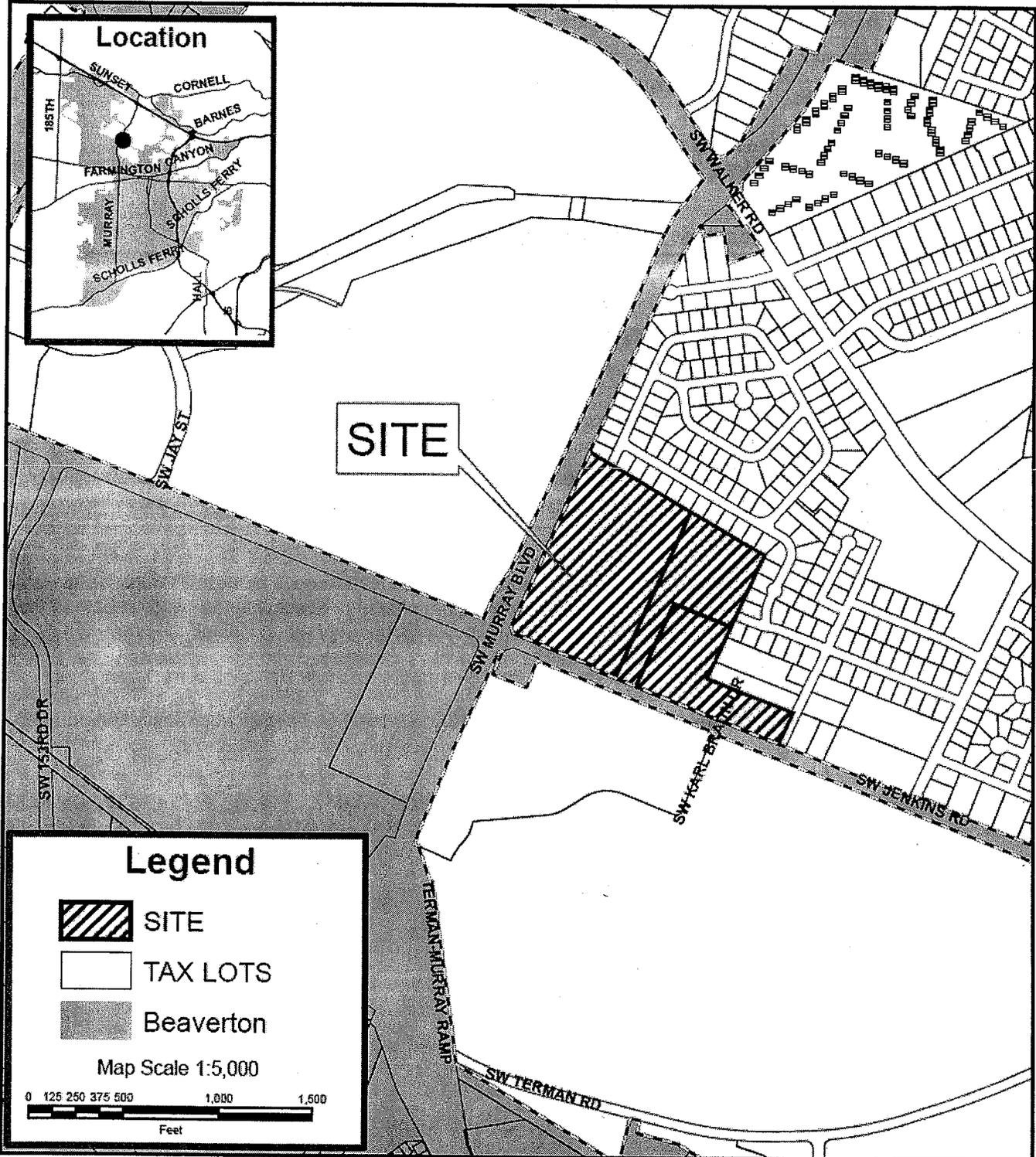
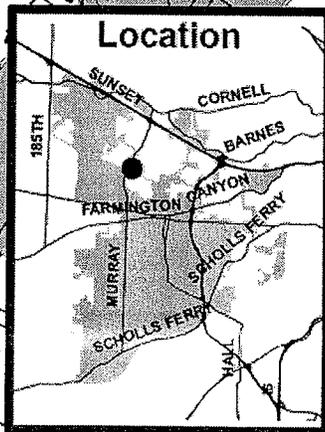
A map of the area being annexed is attached. The City is taking action to rezone the above property through a separate process. Washington County comprehensive plan/zoning designations will remain in effect until the effective date of the Land Use Map and Zoning Map amendments. GIS will be updating the City Boundary map to include the property following the effective date of annexation.

If you have any questions or concerns, please call me at (503) 526-2429 or e-mail me at ssparks@ci.beaverton.or.us.

VICINITY MAP

BEAVERTON
MAPBOOK
PAGE

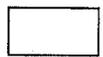
EXHIBIT "A"



Legend



SITE



TAX LOTS



Beaverton

Map Scale 1:5,000



City of Beaverton

Murray Village Expedited Annexation
JENKINS / MURRAY 3 LOT ANNEXATION

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

2/1/10

1S1090001000
1S109BB01400
1S109BB01500

N



Application #
ANX2010-0001

AN ORDINANCE ANNEXING THREE PARCELS LOCATED AT THE NE CORNER OF THE MURRAY BOULEVARD AND JENKINS ROAD INTERSECTION TO THE CITY OF BEAVERTON AND ADDING THE PROPERTIES TO THE FIVE OAKS/TRIPLE CREEK NEIGHBORHOOD ASSOCIATION COMMITTEE: EXPEDITED ANNEXATION 2010-0001

WHEREAS, ORS 222.125 grants the City authority to initiate an expedited annexation process with the consent of all land owners and at least 50 percent of the electors of the territory to be annexed; and

WHEREAS, No electors occupy the subject parcels and the sole property owners of the three parcels has signed and submitted a petition to annex the property into the City; and

WHEREAS, This properties are 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 properties are 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, The City Council adopts this ordinance under emergency provisions to allow the applicant to more quickly file their land use applications with the City and to permit staff to process the annexation through State Department of Revenue process by March 31, 2010, which is the deadline for annexation changes to be effective in the following tax year; 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 properties shown on Exhibit A, and more particularly described in Exhibit B, are hereby annexed to the City of Beaverton.

Section 2. The Council declares an emergency to exist and that this Ordinance shall be final and effective immediately on its passage or the date the ordinance is filed with the Secretary of State as specified by ORS 222.180, whichever is later.

Section 3. Pursuant to Beaverton Code Section 9.06.035A, these properties shall be added to the Five Oaks / Triple Creek Neighborhood Association Committee Boundary.

Section 4. The Council hereby withdraws the properties annexed by this Ordinance from the Washington County's Enhanced Sheriff's Patrol District and Washington County's Urban Road Maintenance District.

Section 5. The Council accepts the findings in the staff report incorporated herein by reference as adequate demonstration of compliance with all applicable approval criteria.

Section 6. 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 7. 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 22nd day of March, 2010.

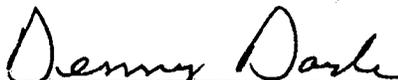
Passed by the Council this 22nd day of March, 2010.

Approved by the Mayor this 23rd day of March, 2010.

ATTEST:


SUE NELSON, City Recorder

APPROVED:


DENNY DOYLE, Mayor



City of Beaverton
Engineering Department

EXHIBIT B
Ord. No. 4539

LEGAL DESCRIPTION
FOR
ANX 2010-001

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 IN THE NORTHEAST CORNER OF S.W. JENKINS ROAD AND S.W. MURRAY BOULEVARD, WASHINGTON COUNTY, OREGON.

BEING ALL OF PARCELS ONE (1) THROUGH THREE (3) OF RECORD OF SURVEY PROPERTY LINE ADJUSTMENT RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 8, THE SOUTHWEST ONE-QUARTER OF SECTION 4 AND THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE CENTERLINE INTERSECTION OF SW MURRAY BOULEVARD AND SW JENKINS ROAD;
- 1 THENCE SOUTH $67^{\circ}44'24''$ EAST, ALONG THE CENTERLINE OF SAID SW JENKINS ROAD, A DISTANCE OF 123.32 FEET TO AN ANGLE POINT IN SAID CENTERLINE ROAD;
 - 2 THENCE CONTINUING ALONG SAID CENTERLINE SOUTH $68^{\circ}18'40''$ EAST, A DISTANCE OF 1506.19 FEET;
 - 3 THENCE NORTH $21^{\circ}41'20''$ EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAID SW JENKINS ROAD;
 - 4 THENCE NORTH $68^{\circ}18'40''$ WEST, A DISTANCE OF 944.19 FEET ALONG SAID NORTH RIGHT OF WAY;
 - 5 THENCE NORTH $21^{\circ}41'20''$ EAST, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 9.00 FEET;
 - 6 THENCE NORTH $67^{\circ}45'31''$ WEST, A DISTANCE OF 597.77 FEET ALONG SAID RIGHT OF WAY;
 - 7 THENCE NORTH $21^{\circ}36'17''$ WEST, A DISTANCE OF 35.38 FEET TO THE EAST RIGHT OF WAY LINE OF SW MURRAY BOULEVARD;
 - 8 THENCE CONTINUING ALONG THE SAID EAST RIGHT OF WAY LINE NORTH $24^{\circ}34'17''$ EAST, A DISTANCE OF 1028.98 FEET TO THE SW CORNER OF LOT (7) SEVEN BLOCK (3) THREE OF FURLONG PARK SUBDIVISION;
 - 9 THENCE SOUTH $59^{\circ}19'27''$ EAST, ALONG THE SOUTH LINE OF SAID FURLONG PARK SUBDIVISION A DISTANCE OF 1086.73 FEET;
 - 10 THENCE CONTINUING ALONG SAID FURLONG PARK SUBDIVISION SOUTH $25^{\circ}06'20''$ WEST, A DISTANCE OF 726.03 FEET;
 - 11 THENCE SOUTH $68^{\circ}18'40''$ EAST, A DISTANCE OF 493.81 FEET TO THE WEST RIGHT OF WAY LINE OF SW BRIGGS STREET;
 - 12 THENCE SOUTH $24^{\circ}48'40''$ WEST, A DISTANCE OF 173.96 FEET TO THE POINT OF BEGINNING,

HAVING AN AREA OF 26.13 ACRES MORE OR LESS

BASIS OF BEARING: IS NORTH $68^{\circ}18'40''$ WEST, ALONG THE CENTERLINE OF S.W. JENKINS ROAD, AS SHOWN ON RECORD OF SURVEY No. 31361, IN THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, OREGON.



CITY of BEAVERTON

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

CITY OF BEAVERTON STAFF REPORT AND RECOMMENDATION

TO: City Council

STAFF REPORT DATE: Friday, March 12, 2010

MEETING DATE: Monday, March 22, 2010

STAFF: Steven A. Sparks, AICP, Principal Planner 

SUBJECT: ANX 2010-0001 (Murray Jenkins Expedited Annexation)

REQUEST: Annexation to the City of Beaverton of three parcels located at the northeast corner of the intersection of SW Murray Boulevard and SW Jenkins Road. The properties proposed for annexation are identified as parcels 1S1090001000, 1S109BB01400 and 1S109BB01500 as shown on the attached map, and more particularly described by the attached legal description (Exhibit A). Annexation of these properties is owner initiated and is being processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045.

NAC: The Neighborhood Office is recommending that the ordinance to annex the subject parcels to the City also amend the Five Oaks / Triple Creek NAC boundary to include the subject parcels in the NAC.

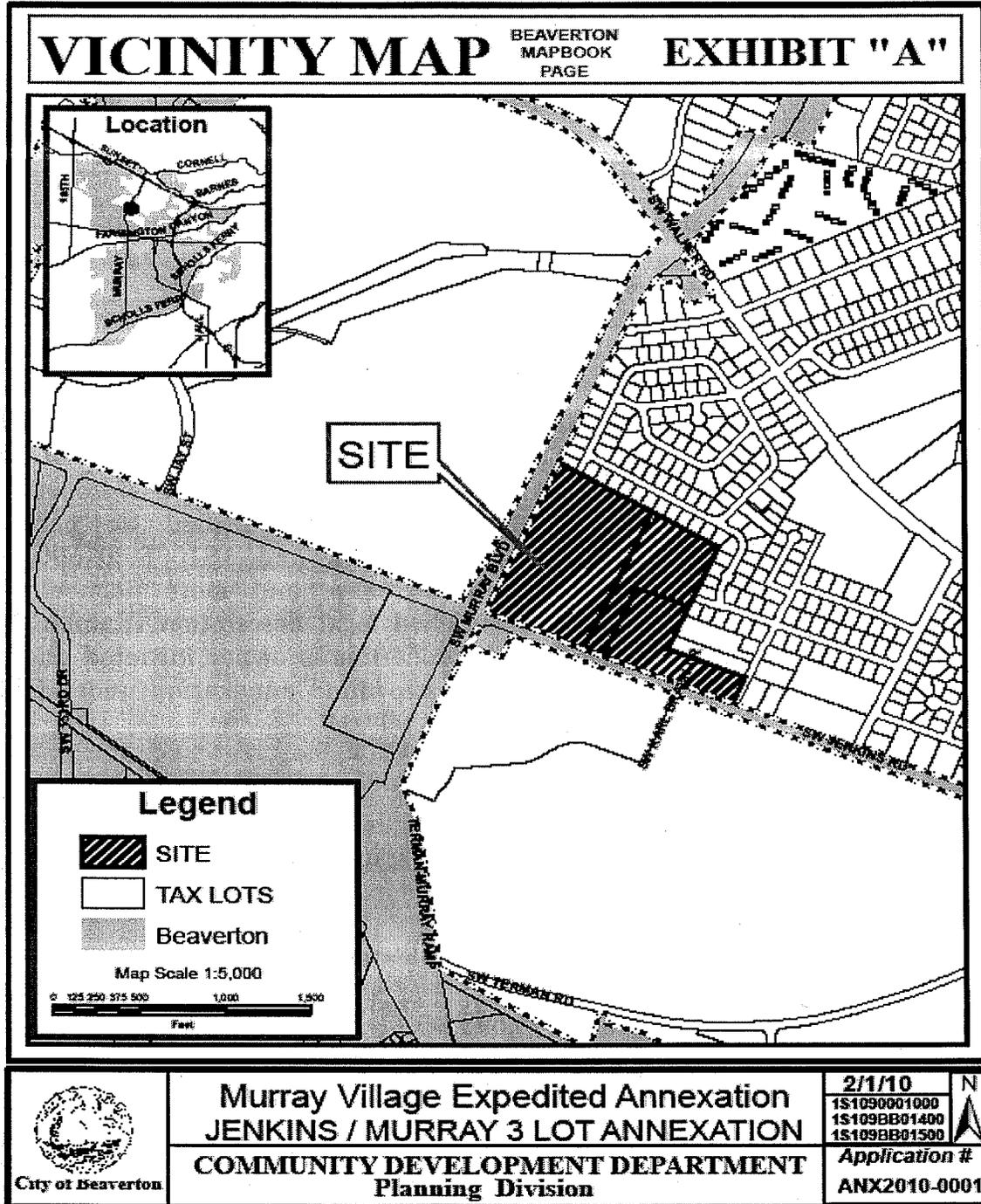
AREA: The parcels total approximately 26.30 acres

TAXABLE BM 50 ASSESSED VALUE: \$5,593,860

ASSESSOR'S REAL MARKET VALUE: \$12,278,780

EXISTING COUNTY ZONE: The subject parcels are designated Transit Oriented: Retail Commercial, Transit Oriented: Residential 18-24, and Residential 9 du/ac by Washington County.

RECOMMENDATION: Staff recommend the City Council conduct a first and second reading on the ordinance annexing the referenced property and declare an emergency making the ordinance effective immediately as of the date the ordinance is filed with the Secretary of State as specified by ORS 222.180.



1. Summary of Proposed Annexation

The three properties are currently vacant and were historically occupied by a mobile home park. The mobile home park was removed from the site in approximately 2007. The property owner has petitioned for annexation in anticipation that the properties will be developed to support retail and residential development.

Consent to annexation on the part of the landowner allows this proposal to be processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045 so no public hearing is required. In addition, in December 2004, the City and Washington County entered into an Intergovernmental Agreement for an Interim Urban Services Plan that established an area "A", in which the City could proceed with annexations without County consent and an area "B", in which the City would need to obtain County consent to proceed with annexation. The proposed annexation is in area "A" thus allowing the proposal to proceed without further approval on the County's part. Finally, it is understood that changing the property from County land use and zoning designations to the City's land use and zoning designations will occur through an annexation related discretionary land use and zoning amendment processes requiring approval by the City Council.

2. Existing Conditions

Map and Tax Lot	Site Address	Lot Size (acres)	Existing Land Use
1S1090001000	14385 SW Jenkins Road	14.53	Vacant
1S109BB01400	14205 SW Jenkins Road	5.75	Vacant
1S109BB01500	14375 & 14295 SW Jenkins Road	6.09	Vacant

3. Service Provision

The following analysis details the various services available to the property to be annexed. Cooperative, urban service and intergovernmental agreements affecting provision of service to the subject property are:

- The City has entered into ORS Chapter 195 cooperative agreements with Washington County, Tualatin Valley Fire and Rescue District, Tualatin Hills Parks and Recreation District, Tualatin Valley Water District, and Clean Water Services.
- The City has entered into an ORS Chapter 190 intergovernmental agreement with Clean Water Services.
- The City has been a party to a series of ORS Chapter 190 intergovernmental agreements "for Mutual Aid, Mutual Assistance, and Interagency

Cooperation Among Law Enforcement Agencies Located in Washington County, Oregon". This agreement specifies the terms under which a law enforcement agency may provide assistance in response to an emergency situation outside its jurisdiction when requested by another law enforcement agency.

- On December 22, 2004, the City entered into an intergovernmental agreement with Washington County defining areas that the City may annex for ten years from the date of the agreement without opposition by the County. The property proposed for annexation by this application is included in the area the City may annex without County consent.

This action is consistent with those agreements.

POLICE: The property to be annexed currently receives police protection from the Washington County Enhanced Sheriff's Patrol District (ESPD). The property will be withdrawn from the ESPD, and the City will provide police service upon annexation. In practice, whichever law enforcement agency is able to respond first, to an emergency, does so in accordance with the mutual aid agreement described above.

FIRE: Tualatin Valley Fire & Rescue (TVF&R) provides fire and ambulance service to the property. The City annexed its own fire services to TVF&R in 1995. TVF&R is designated as the long-term service provider to this area.

SEWER: An 8 inch diameter Clean Water Services (CWS) sewer in the rear yards of homes along SW Domino Street and SW 144th Avenue provides sewer service to these properties. Plans to redevelop the property will involve new connections to this line and extension of the public sewer system. Subsequent to annexation, the City will take over maintenance responsibilities for those public sewer lines within the new City limits. The Tualatin Valley Water District (TVWD) will include charges for sanitary sewer maintenance along with the water bill and reimburse the City for sewer service costs.

WATER: Tualatin Valley Water District currently provides service to these properties. Subsequent to annexation TVWD will continue to provide service and bill for services rendered.

STORM WATER DRAINAGE: Storm water on the subject properties is drained from the site via an existing 18 inch diameter CWS storm sewer crossing the properties that connects directly to a 24 inch City-maintained storm sewer in Murray Boulevard. Subsequent to annexation, the City will take over maintenance responsibilities for those existing

public lines inside the new City limits. TVWD will include charges for storm water services in their billing and reimburse the City for the associated costs. When the property redevelops, upgrades to the existing storm facilities will be required to provide summer storm treatment. Storm water improvements will be reviewed in the City's development review process and the City will maintain the public improvements to the storm system.

STREETS and ROADS: The properties are located at the intersection of SW Murray Boulevard and SW Jenkins Road, both of which are County maintained streets and classified arterials on the City's Functional Classification Map. Subsequent to annexation maintenance responsibilities for both roads will remain with the County.

PARKS and SCHOOLS: The proposed annexation is within the Beaverton School District and the Tualatin Hills Parks and Recreation District. If the property develops into a retail use and residential use as planned, school enrollment and additional service demands on the park district will increase over existing condition. However, because the subject parcels were developed as a mobile home park with approximately 225 dwellings in the past, the net effect will not be significant. Furthermore, the parcels have a land use designation which calls for residential development. Future development will be consistent with the density established by the County land use designation and the subsequent City land use designation. Subsequent to annexation, service district boundaries will remain unaffected and property taxes for both districts will also continue to be assessed.

PLANNING, ZONING and BUILDING: Washington County currently provides long-range planning, development review, and building inspection for the property. Upon annexation, the City will provide those services. City Comprehensive Plan and Zoning Designations will be applied to these parcels in a separate process.

4. Annexation Approval Criteria

In December 1998 the Metro Council adopted Metro Code Chapter 3.09 (Local Government Boundary Changes). Pursuant to Metro Code Section 3.09.045, Metro Code Sections 3.09.050(d) and (g) include the following minimum criteria for expedited annexation decisions:

3.09.050 (d) An approving entity's final decision on a boundary change shall include findings and conclusions addressing the following criteria:

(1) Consistency with directly applicable provisions in an urban services provider agreement or annexation plan adopted pursuant to ORS 195.065;

This staff report addresses the provision of services in detail and the provision of these services is consistent with cooperative agreements between Beaverton and the service providers. Although discussion with other urban services providers on the content of an agreement have occurred sporadically over the last several years, and the City has proposed an agreement that is acceptable to most of the parties, the City has not yet entered into an urban services provider agreement under ORS 195.065 that relates to all potential urban service providers in and around the City. Because a comprehensive urban service agreement has not been completed, it is not possible to consider adoption of an annexation plan.

As previously noted, on December 22, 2004 the City entered into an intergovernmental agreement with Washington County, titled the "Beaverton-Washington County Intergovernmental Agreement Interim Urban Services Plan". This agreement defines areas that the City may annex for ten years from the date of the agreement without the County's consent, and references ORS 195.065(1) among its recitals. The property proposed for annexation by this application is within the ten year annexation area. No other ORS Chapter 195 Urban Service Agreements have been executed that would affect this proposed annexation.

FINDING: Staff find that where applicable, the proposed annexation is consistent with urban service agreements in place as demonstrated in the staff report and as such the proposal satisfies Metro Code Criterion 3.09.050 (d)(1).

(2) Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;

The City has entered into an ORS Chapter 190 intergovernmental agreement with Clean Water Services, which was updated as of July 1, 2004. Appendix 'A' to the new agreement identifies sanitary and storm line maintenance responsibilities between the City and the District. Per this agreement, sanitary sewer lines under 24 inches in diameter as well as certain storm drainage and surface water facilities transfer to the City subsequent to annexation. In keeping with the terms of the agreement, the City will retain maintenance responsibilities for sewer and storm

water new lines in place and installed as a result of planned redevelopment of the property.

The acknowledged Washington County – Beaverton Urban Planning Area Agreement (UPAA) does not contain provisions directly applicable to City decisions regarding annexation. The UPAA does address actions to be taken by the City after annexation, including annexation related Comprehensive Plan Land Use Map amendments and rezones. These actions will be taken in a separate process.

FINDING: Staff finds that the proposed annexation complies with established terms outlined in the Intergovernmental Agreement between the City of Beaverton and Clean Water Services and in the UPAA. Therefore, the proposed amendment satisfies Metro Code Criterion 3.09.050 (d)(2).

(3) Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facilities plans;

Comprehensive Plans: The only relevant policy of the City of Beaverton's Comprehensive Plan is Policy 5.3.1.d, which states "The City shall seek to eventually incorporate its entire Urban Services Area." The subject territory is within Beaverton's Assumed Urban Services Area, which is Figure V-1 of the City of Beaverton's Acknowledged Comprehensive Plan.

After reviewing the Washington County Comprehensive Framework Plan for the Urban Area on the County's web site that amended the Comprehensive Framework Plan, staff find that the following provisions may be applicable to this proposed annexation:

- A paragraph in the "County-Wide Development Concept" at the beginning of the Comprehensive Framework Plan which states:

As development occurs in accordance with this development concept, issues of annexation or incorporation may arise. Annexation or incorporation issues will necessarily relate to various other planning issues such as community identity, fiscal impacts of growth and service provision, coordination between service providers to achieve efficiencies and ensure availability, etc. As such issues arise; the County should evaluate community identity as an issue of equal importance with public service provision issues when developing policy positions on specific annexation or incorporation proposals.

Staff views this statement as direction to the County itself in how to evaluate annexation proposals, and not guidance to the City regarding this specific proposal. As a necessary party, the County has an opportunity to comment on and appeal this proposed boundary change if they believe the boundary change is inconsistent with the approval criteria (see Metro Code Section 3.09).

- Policy 15 of the Comprehensive Framework Plan, relating to Roles and Responsibilities for Serving Growth, says:

It is the policy of Washington County to work with service providers, including cities and special service districts, and Metro, to ensure that facilities and services required for growth will be provided when needed by the agency or agencies best able to do so in a cost effective and efficient manner.

Two implementing strategies under Policy 15 that relate to annexation state:

The County will:

- f. If appropriate in the future, enter into agreements with service providers which address one or more of the following:
 - 3. Service district or city annexation
- g. Not oppose proposed annexations to a city that are consistent with an urban service agreement or a voter approved annexation plan.

The City of Beaverton, Washington County and the other urban service providers for the subject area have been working off and on for several years to arrive at an urban service area agreement for the Beaverton area pursuant to ORS 195.065 that would be consistent with Policy 15 and the cited implementing strategies. Unfortunately, although most issues have been resolved, a few issues remain between the County and the City that have prevented completion of the agreement. These issues do not relate to who provides services or whether they can be provided when needed in an efficient and cost effective manner so much as how the transfer of service provision responsibility occurs, particularly the potential transfer of employees and equipment from the County to the City. As previously noted the County and the City have entered into an intergovernmental agreement that sets an interim urban services plan area in which the County commits to not oppose annexations by the City.

Finally, staff has reviewed other elements of the County Comprehensive Plan, particularly the Cedar Mill Cedar Hill Community Plan that includes the subject property, and was unable to identify any provision relating to this proposed annexation.

Public Facilities Plans: The City's public facilities plan consists of the Public Facilities and Services Element of the Comprehensive Plan, the Transportation Element of the Comprehensive Plan, the City's Capital Improvements Plan, and the most recent versions of master plans adopted by providers of the following facilities and services in the City: storm water drainage, potable water, sewerage conveyance and processing, parks and recreation, schools and transportation. Where a service is provided by a jurisdiction other than the City, by adopting the master plan for that jurisdiction as part of its public facilities plan, the City has essentially agreed to abide by any provisions of that master plan. The property proposed for annexation does not involve changes to facilities that that would significantly affect the public facilities plans of applicable service districts for the area. No relevant urban services as defined by Metro Code Section 3.09.020(m) will change subsequent to this annexation.

Staff could not identify any provisions in the Washington County Public Facilities Plan relevant to this proposed annexation.

FINDING: *Staff finds that the proposed annexation is consistent with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facilities plans. Therefore, the proposed amendment satisfies Metro Code Criterion 3.09.050 (d)(3).*

(4) Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;

The Regional Framework Plan (which includes the RUGGOs and the Urban Growth Management Functional Plan) does not contain policies or criteria directly applicable to annexation decisions of this type, nor do any Metro functional plans.

FINDING: *Because neither the Regional Framework Plan nor Metro functional plans contain standards or criteria relating to boundary changes, Criterion 3.09.050 (d)(4) is not relevant.*

- (5) Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services;

The Existing Conditions section of this staff report contains information addressing this criterion in detail. The proposed annexation will not interfere with the provision of public facilities and services. The provision of public facilities and services is prescribed by urban services provider agreements and the City's capital budget.

FINDING: *The proposed annexation will not interfere with the timely, orderly and economic provisions of public facilities and services. Criterion 3.09.050 (d)(5) has been met.*

- (6) The territory lies within the Urban Growth Boundary;

The property lies within the Urban Growth Boundary.

FINDING: *Criterion 3.09.050 (d)(6) has been met.*

- (7) Consistency with other applicable criteria for the boundary change in question under state and local law.

OAR 660-001-0310 states "A city annexation made in compliance with a comprehensive plan acknowledged pursuant to ORS 197.251(1) shall be considered by Land Conservation and Development Commission to have been made in accordance with the goals..." Compliance with the Comprehensive Plan was addressed in number 3 above. The applicable Comprehensive Plan policy cited under number 3 above was acknowledged pursuant to Department of Land Conservation and Development Order 001581 on December 31, 2003, meaning it became unnecessary for the City to address the Statewide Planning Goals after that date in considering proposed annexations. There are no other criteria applicable to this boundary change in State Law or local ordinances.

FINDING: *Staff finds this voluntary annexation with no associated development or land use approvals is consistent with State and local laws for the reasons stated above. Criterion 3.09.050 (d)(7) has been met.*

3.09.050 (g) Only territory already within the defined Metro Urban Growth Boundary at the time a petition is complete may be annexed to a city or included in territory proposed for incorporation into a new city. However, cities may annex individual tax lots partially within and without the Urban Growth Boundary.

The territory in question was inside of the Portland Metro Urban Growth Boundary at the time the petition is complete and has been since its adoption.

FINDING: The proposed annexation satisfies criterion 3. 09.050 (g).

5. Process

Consistent with Metro Code Section 3.09.045, the City sent notice of the proposed annexation on or before March 1, 2010 (21 days prior to the agenda date) to all necessary parties including Washington County, Metro, affected special districts and County service districts.

The notice and a copy of this staff report have been posted on the City's web page.

6. Conclusion

Based on the facts and findings in this report, staff conclude that approval of the owner initiated annexation of parcel numbers 1S1090001000, 1S109BB01400 and 1S109BB01500 meet all pertinent criteria.

7. Exhibits

A) Legal Description

ORDINANCE NO. _____

AN ORDINANCE ANNEXING THREE PARCELS LOCATED AT THE NE CORNER OF THE MURRAY BOULEVARD AND JENKINS ROAD INTERSECTION TO THE CITY OF BEAVERTON AND ADDING THE PROPERTIES TO THE FIVE OAKS/TRIPLE CREEK NEIGHBORHOOD ASSOCIATION COMMITTEE: EXPEDITED ANNEXATION 2010-0001

WHEREAS, ORS 222.125 grants the City authority to initiate an expedited annexation process with the consent of all land owners and at least 50 percent of the electors of the territory to be annexed; and

WHEREAS, No electors occupy the subject parcels and the sole property owners of the three parcels has signed and submitted a petition to annex the property into the City; and

WHEREAS, This properties are 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 properties are 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, The City Council adopt this ordinance under emergency provisions to allow the applicant to more quickly file their land use applications with the City and to permit staff to process the annexation through State Department of Revenue process by March 31, 2010, which is the deadline for annexation changes to be effective in the following tax year; 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 properties shown on Exhibit A, and more particularly described in Exhibit B, are hereby annexed to the City of Beaverton.

Section 2. The Council declares an emergency to exist and that this Ordinance shall be final and effective immediately on its passage or the date the ordinance is filed with the Secretary of State as specified by ORS 222.180, whichever is later.

Section 3. Pursuant to Beaverton Code Section 9.06.035A, these properties shall be added to the Five Oaks / Triple Creek Neighborhood Association Committee Boundary.

Section 4. The Council hereby withdraws the properties annexed by this Ordinance from the Washington County's Enhanced Sheriff's Patrol District and Washington County's Urban Road Maintenance District.

Section 5. The Council accepts the findings in the staff report incorporated herein by reference as adequate demonstration of compliance with all applicable approval criteria.

Section 6. 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 7. 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 ____ day of _____, 2010.

Passed by the Council this ____ day of _____, 2010.

Approved by the Mayor this ____ day of _____, 2010.

ATTEST:

APPROVED:

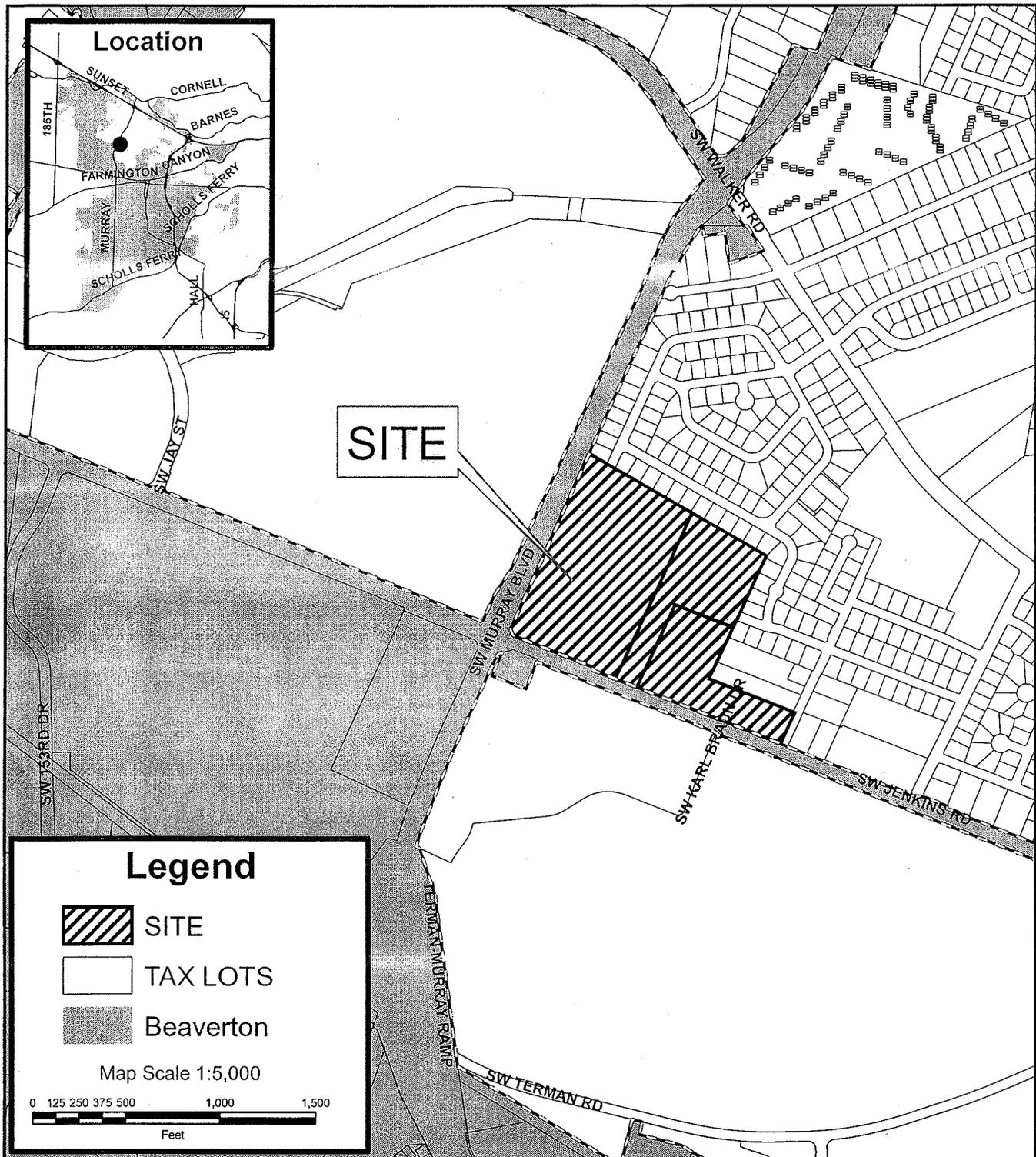
SUE NELSON, City Recorder

DENNY DOYLE, Mayor

VICINITY MAP

BEAVERTON
MAPBOOK
PAGE

EXHIBIT "A"



City of Beaverton

Murray Village Expedited Annexation
JENKINS / MURRAY 3 LOT ANNEXATION
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

2/1/10
1S1090001000
1S109BB01400
1S109BB01500

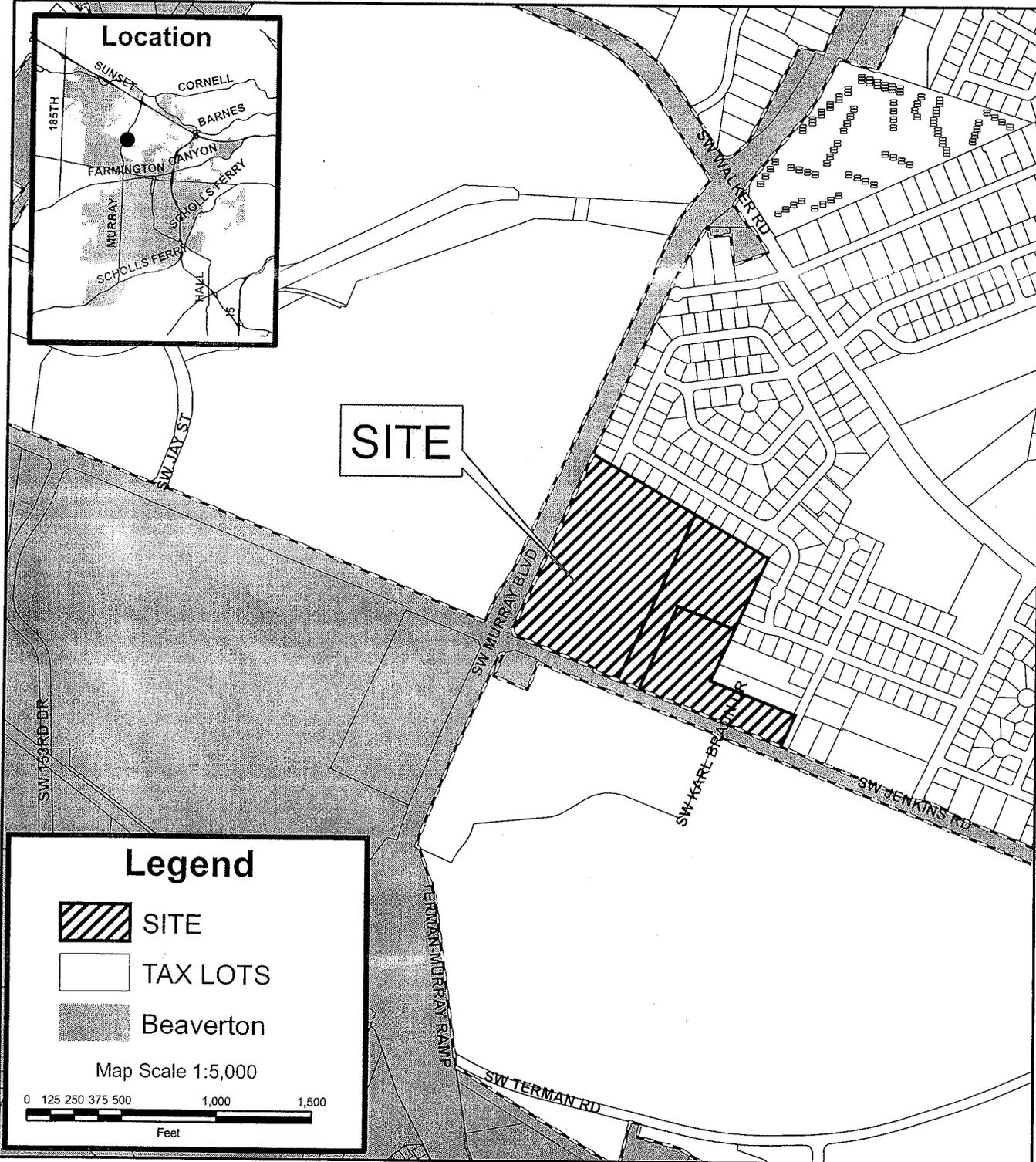
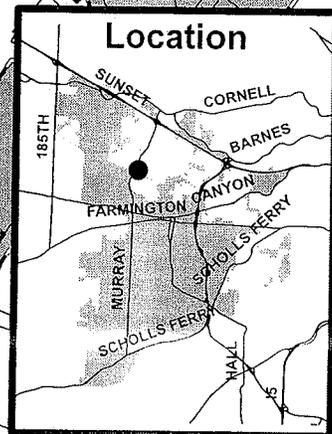


Application #
ANX2010-0001

VICINITY MAP

BEAVERTON
MAPBOOK
PAGE

EXHIBIT "A"



Legend

- SITE
- TAX LOTS
- Beaverton

Map Scale 1:5,000



City of Beaverton

Murray Village Expedited Annexation
JENKINS / MURRAY 3 LOT ANNEXATION
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

2/1/10 N
1S1090001000
1S109BB01400
1S109BB01500
Application #
ANX2010-0001

ANNEXATION AGREEMENT

This Agreement is between and among the City of Beaverton, an Oregon municipal corporation ("City"), and Beaverton Mobilodge Limited Partnership and Murray Jenkins I, LLC (collectively "Owners"). Owners represent that they are authorized to bind all persons having a fee interest in the Property to this Agreement. City represents that it is ready, willing, and able to provide urban services to the Property sufficient to serve the improvements to the Property described in this Agreement. This Agreement shall be effective when signed by all parties.

RECITALS

- A. The Agreement concerns the Murray Jenkins properties listed as Assessor's Map and Tax Lot #s 1S1090001000, 1S109BB01400 and 1S109BB01500 in Washington County, Oregon ("Property"). The Property is shown on the map attached as Exhibit 1 and legally described in Exhibit 2. These exhibits are incorporated herein by reference. The property is contiguous to the jurisdictional limits of the City and is subject to the annexation by the City.
- B. Section I.A. (Roles and Responsibilities) of the Beaverton – Washington County Interim Urban Services Plan specifies that "the County will not oppose annexations by the City of unincorporated properties within the area identified on Map 'A'". The subject properties identified above are within the area so identified on Map 'A'.
- C. The owners of the subject properties desire to annex the properties into the City of Beaverton and with this Agreement are submitting petitions to begin an annexation process pursuant to Metro Code 3.09.045, Expedited Annexations, and ORS 122.125, Annexation by Consent. The City intends that the ordinance annexing the properties shall be effective as of March 31, 2010.
- F. Owner wishes to develop the properties listed as Assessor's Map and Tax Lot #s 1S1090001000, 1S109BB01400 and 1S109BB01500 ("Project Area") into a mixed use master planned development consistent with a minimum residential density and non-residential intensity established by the Washington County prepared Cedar Hills - Cedar Mill Community Plan.

AGREEMENT

1. Consent to Annexation. Owners hereby consent to annexation of the Property to the City, subject to the terms of this Agreement. The City agrees to initiate the annexation.

2. Land Use Decisions. City shall make the following discretionary decisions, not necessarily in the foregoing order:

Designation of the Project Area as "Station Community" on the Beaverton

Comprehensive Plan Land Use Map and related text amendments;

Rezoning of the Project Area to the appropriate Station Community zoning district as required by the Beaverton-Washington County Urban Planning Area Agreement;

Approval of a master plan, planned unit development concept;

Design review;

Land division; and,

Other possible land use decisions for the Project Area that Owner may apply for at its initiative

3. Property Tax Differential Approval. The subject parcels will be subject to the City's full property tax rate at the date of annexation. However, as consideration for this agreement and the consent to annex, the City shall grant a property tax differential under ORS 222.111 beginning in Fiscal Year 2010-11 and concluding in Fiscal Year 2014-15. The tax rate will be the City's standard rate of taxation but the City will rebate, once each tax year, a specified amount of the property taxes to the Owners on receipt of written confirmation that property taxes have been paid in full for that year. The exact amount of the partial property tax rebate to be paid in Fiscal Years 2010-11 through 2014-15 is specified in Exhibit 3. This exhibit is incorporated herein by reference. The parties have estimated the amount of property taxes to be levied by the City upon the Property over the first five (5) years that follow the effective date of the annexation. In Fiscal Year 2014-15, the partial rebate of property tax will cease.
4. Building Permit Fees. In order to facilitate allocation of private resources to quicker development of the Property, and in partial consideration of Owner's consent to annexation, City will discount the fees for the following construction permits and reviews by 10% of the amount customarily charged according to the most recently adopted fee schedule: building permit fees, including structural, mechanical, plumbing, and master building permit fees, but not including electrical permit fees, structural plan review, fire and life safety plan review inspection and re-inspection fees, and temporary certificate of occupancy fees. The discount shall be applied to fees imposed for the first building permit or plan review for the Property after the annexation is effective and for any fees imposed during a three (3) year period after imposition of that first building permit or plan review fee.

5. Site Development Permit Fees. In order to facilitate allocation of private resources to quicker development of the Property, and in partial consideration of Owner's consent to annexation, City will discount the fees for the following construction permits and reviews by 10% of the amount customarily charged according to the most recently adopted fee schedule: site development permit fees and sidewalk and driveway demolition permit fees. The discount shall be applied to fees imposed for the first site development permit for the Property after the annexation is effective and for any fees imposed during a three (3) year period after imposition of that first site development permit or plan review fee.

6. Other Financial Programs. The City is willing to explore the use of State sponsored tax programs such as the partial property tax exemption offered through the Vertical Housing Program. Any action would require a separate City Council action and will be reviewed on the merits of the proposal at the time.

7. Covenants Running with the Land. The provisions of this Agreement touch and concern the Property, bind the heirs and successors of the parties, and are covenants running with the Property. This Agreement shall be recorded in the deed records of Washington County, Oregon upon its execution.

8. Modification of Agreement. This Agreement may only be modified in writing and no modification shall be effective unless dated and signed by all parties and physically attached to an original of this Agreement.

Each party, by the signatures of its authorized representative, signifies that it has read this Agreement, understands its terms and agrees to be bound by it.

City of Beaverton

<Name>

 Denny Doyle
 Mayor
 Date: _____

Name: _____
 Date: _____

Approved as to form:

<Name>

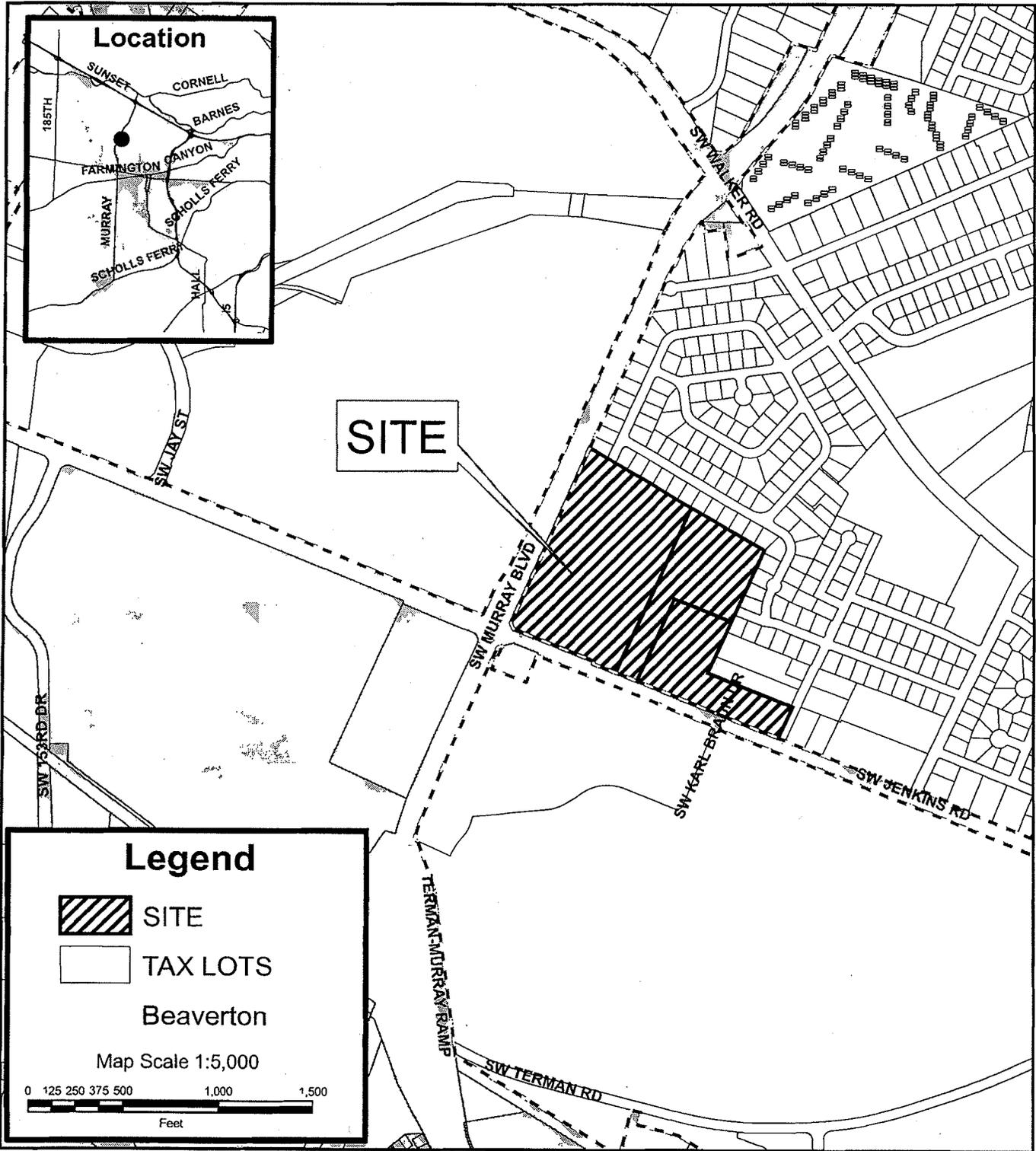
 Attorney

Name: _____
 Title: _____
 Date: _____

VICINITY MAP

BEAVERTON
MAPBOOK
PAGE

EXHIBIT 1



City of Beaverton

Murray Village Expedited Annexation JENKINS / MURRAY 3 LOT ANNEXATION

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

2/1/10

1S1090001000

1S109BB01400

1S109BB01500

N



Application #

ANX2010-0001



City of Beaverton
Engineering Department

EXHIBIT 2

LEGAL DESCRIPTION
FOR
ANX 2010-001

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 IN THE NORTHEAST CORNER OF S.W. JENKINS ROAD AND S.W. MURRAY BOULEVARD, WASHINGTON COUNTY, OREGON.

BEING ALL OF PARCELS ONE (1) THROUGH THREE (3) OF RECORD OF SURVEY PROPERTY LINE ADJUSTMENT RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 8, THE SOUTHWEST ONE-QUARTER OF SECTION 4 AND THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SW MURRAY BOULEVARD AND SW JENKINS ROAD;

- 1 THENCE SOUTH $67^{\circ}44'24''$ EAST, ALONG THE CENTERLINE OF SAID SW JENKINS ROAD, A DISTANCE OF 123.32 FEET TO AN ANGLE POINT IN SAID CENTERLINE ROAD;
- 2 THENCE CONTINUING ALONG SAID CENTERLINE SOUTH $68^{\circ}18'40''$ EAST, A DISTANCE OF 1506.19 FEET;
- 3 THENCE NORTH $21^{\circ}41'20''$ EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAID SW JENKINS ROAD;
- 4 THENCE NORTH $68^{\circ}18'40''$ WEST, A DISTANCE OF 944.19 FEET ALONG SAID NORTH RIGHT OF WAY;
- 5 THENCE NORTH $21^{\circ}41'20''$ EAST, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 9.00 FEET;
- 6 THENCE NORTH $67^{\circ}45'31''$ WEST, A DISTANCE OF 597.77 FEET ALONG SAID RIGHT OF WAY;
- 7 THENCE NORTH $21^{\circ}36'17''$ WEST, A DISTANCE OF 35.38 FEET TO THE EAST RIGHT OF WAY LINE OF SW MURRAY BOULEVARD;
- 8 THENCE CONTINUING ALONG THE SAID EAST RIGHT OF WAY LINE NORTH $24^{\circ}34'17''$ EAST, A DISTANCE OF 1028.98 FEET TO THE SW CORNER OF LOT (7) SEVEN BLOCK (3) THREE OF FURLONG PARK SUBDIVISION;
- 9 THENCE SOUTH $59^{\circ}19'27''$ EAST, ALONG THE SOUTH LINE OF SAID FURLONG PARK SUBDIVISION A DISTANCE OF 1086.73 FEET;
- 10 THENCE CONTINUING ALONG SAID FURLONG PARK SUBDIVISION SOUTH $25^{\circ}06'20''$ WEST, A DISTANCE OF 726.03 FEET;
- 11 THENCE SOUTH $68^{\circ}18'40''$ EAST, A DISTANCE OF 493.81 FEET TO THE WEST RIGHT OF WAY LINE OF SW BRIGGS STREET;
- 12 THENCE SOUTH $24^{\circ}48'40''$ WEST, A DISTANCE OF 173.96 FEET TO THE POINT OF BEGINNING,

HAVING AN AREA OF 26.13 ACRES MORE OR LESS

BASIS OF BEARING: IS NORTH $68^{\circ}18'40''$ WEST, ALONG THE CENTERLINE OF S.W. JENKINS ROAD, AS SHOWN ON RECORD OF SURVEY No. 31361, IN THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, OREGON.

**Schedule of Reduced City Levy Options
For Murray Jenkins Properties Proposed to be Annexed to the City**

Current Taxable AV Value FY 2009-10	\$ 5,593,860	County's Current Conditional Levy Rates	\$ 1.2823
Current Conditional Taxes Paid to County	\$ 8,702	Enhanced Sheriff Patrol	\$ 0.2456
		Road Maintenance	\$ 1.5279
Taxable Yearly AV Growth Rate	3.00%	Subtotal County's Current Conditional Rate	
Estimated Taxable AV for FY 2010-11	\$ 5,761,676		

	Murray Jenkins Properties Taxable AV	Conditional Taxes Paid to County	Initial Levy Reduction then Annual Increase	City's Levy Rate	Net Property Taxes Paid To City	Amount of Property Taxes at City's Full Rate	Value of Property Taxes to be Refunded
1	FY 2010 - 11	\$ 5,761,676	36.39%	\$ 4.1986	\$ 8,803.10	\$ 24,190.97	\$ 15,387.87
2	FY 2011 - 12	\$ 5,934,526	36.39%	\$ 4.1986	\$ 9,067.19	\$ 24,916.70	\$ 15,849.51
3	FY 2012 - 13	\$ 6,112,562	60.00%	\$ 4.1986	\$ 15,398.52	\$ 25,664.20	\$ 10,265.68
4	FY 2013 - 14	\$ 6,295,939	80.00%	\$ 4.1986	\$ 21,147.30	\$ 26,434.13	\$ 5,286.83
5	FY 2014 - 15	\$ 6,484,817	100.00%	\$ 4.1986	\$ 27,227.15	\$ 27,227.15	\$ -
							<u>\$ 46,789.89</u>