Final Documents

for

Annexation to

Clean Water Services District

WA1409

Ordinance/Resolution: 10-34

DOR: 34-1968-2010

Secretary of State: SD 2010-0106

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

WASHINGTON COUNTY
OREGON

May 14, 2010

Metro
Linda Martin
Data Resource Center
600 NE Grand Ave.
Portland, OR 97232-2736

Re: Notice of Decision for Proposal WA-1409

Dear Ms. Martin,

On April 20, 2010 the Washington County Board of Commissioners approved the annexation of the western part of one parcel into Clean Water Service District.

The Oregon Department of Revenue approved the final review on May 12, 2010 under DOR 34-1968-2010. I've enclosed the mapping fee, DOR Final and Preliminary Review, Notice of Decision, and the Signed Resolution and Order. The legal description and map of the subject property is attached to the R&O, exhibit B and C, respectively.

If you have any questions on this request please contact me at 503-846-3873 or via e-mail at joy_chang@co.washington.or.us.

Sincerely,

Joy L. Chang
Associate Planner

Enclosures

S:\PLNG\WPSHARE\Minor Boundary Changes\Casefiles\2009\WA-1409_CWS_CityofSherwood\DOR&Metro\WA-1409_MetroFinal.doc

Department of Land Use & Transportation • Planning Division
155 N. First Avenue, Suite 350-14, Hillsboro, OR 97124-3072
phone: (503) 846-3519 • fax: (503) 846-4412

Final Documents

for

Annexation to the
Clean Water Services District

WA-1409
R&O 10-34
DOR: 34-1968-2010

DOR 34-1968-2010

Notice to Taxing Districts

ORS 308.225

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

Clean Water Services Dist.
Support Services Manager
155 N First Ave, Suite 270
Hillsboro, OR 97124

Description and Map Approved
May 12, 2010
As Per ORS 308.225

☒ Description ☒ Map received from: COUNTY PLANNING
On: 4/23/2010

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

ANNEX TO CLEAN WATER SERVICES DISTRICT

RES./ORDER 10-34(WA-1409)

has been: ☒ Approved 5/12/2010
☐ Disapproved

Notes:

Corrected map needs to be filed with the required agencies.

The map, legal description and signed resolution must also be filed with the County Assessor prior to March 31, 2011.

Department of Revenue File Number: 34-1968-2010

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

DOR 34-P500-2009
Preliminary Review

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

Washington County Planning
Dept. of Land Use & Transportation
Attn: Joy Chang
155 N. First Ave., Suite 350-14
Hillsboro, OR 97124-3072

Date: 3/31/2010

This letter is to inform you that the map and description for your PLANNED Annex to Clean Water Services (WA-1409) in Washington County have been reviewed per your request. They MEET the requirements for use with an Order, Ordinance, or Resolution which must be submitted in final form before March 31, 2011 per ORS 308.225.

3-22-2010
Review of changed annexation proposal.(area has changed)

Preliminary Review

If you have any questions please contact: Elise Bruch, 503-945-8344

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing –Land Use & Transportation (CPO 5)

Agenda Title: **CONSIDER THE ANNEXATION OF APPROXIMATELY 21.54 ACRES TO CLEAN WATER SERVICES DISTRICT (WA-1409)**

Presented by: Brent Curtis, Planning Manager

SUMMARY:

The county received a request from the City of Sherwood to annex the western part of a parcel to the Clean Water Services District. The property owner, PGE, has consented to the annexation. The property is in the City of Sherwood. The eastern part of the parcel is outside the Urban Growth Boundary. The site is bordered by Highway 99W to the northwest, Tualatin-Sherwood Road to the south and the Urban Growth Boundary to the east. It is further identified as tax map and lot number 2S129A /1600 (see Exhibit B).

On August 4, 2009, the Sherwood City Council approved the annexation of the subject site into the City (Resolution 2009-064) and sent the proposal to city voters as required by the City Charter. On December 1, 2009 the Sherwood City Council certified the affirmative results of the election (Resolution 2009-084) and the annexation was filed with the Oregon Secretary of State as required by statue. City endorsement was achieved through Resolution 2009-069 on September 15, 2009.

If the Board approves this proposal, the boundary change would become effective on May 19, 2010 per ORS 198.747 (1) (a). The statute prohibits an annexation from becoming effective within 90 days of an election. Due to the May 18, 2010 primary election, the earliest the annexation could be effective is May 19, 2010.

Notice of today's hearing has been made in accordance with state statutory requirements. The staff report will be available at the clerk's desk.

Attachments: Resolution and Order
Staff Report (Exhibit A)
Site Map (Exhibit B)
Legal Description (Exhibit C)

DEPARTMENT'S REQUESTED ACTION:

Conduct the public hearing to consider the annexation of the subject property into the Clean Water Services District. Adopt a Resolution and Order approving the annexation with the approval becoming effective on May 19, 2010. Authorize the Chair to sign the Resolution and Order for Service District Annexation WA-1409.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

100-601000 RO 10-34

Agenda Item No.	**4.a.**
Date:	4-20-10

IN THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

In the Matter of Approving Boundary	)	RESOLUTION AND ORDER
Change Proposal No. WA-1409	)	No. 10-34

The above-entitled matter (WA-1409) came before the Board at its regular meeting on April 20, 2010; and

It appearing to the Board that this proposal involves the annexation of the western part of one tax lot (2S1 29A / 1600) bordered by Highway 99W to the northwest, Tualatin-Sherwood Road to the south, and the Urban Growth Boundary to the east, to the Clean Water Services District; and

It appearing to the Board that WA-1409 was initiated by a consent petition of all of the property owners and meets the requirement for initiation set forth in ORS 198.855 (1), ORS 198.750 and Metro Code 3.09.040 (a); and

It appearing to the Board that the Board is charged with deciding petitions for boundary changes pursuant to ORS Chapter 198 and Metro Code Chapter 3.09; and

It appearing to the Board that notice of the meeting was provided pursuant to ORS 198.730, ORS 197.763 and Metro Code 3.09.030; and

It appearing to the Board that County staff have reviewed the proposed boundary change and determined that it complies with the applicable procedural and substantive standards and should be approved; and

It appearing to the Board that the Board has reviewed whatever written and oral testimony has been provided regarding this proposal; now, therefore it is

RESOLVED AND ORDERED that Boundary Change Proposal No. WA-1409 is hereby approved, based on the analysis and findings in the Staff Report set forth in Exhibit A, incorporated herein by reference; and it is further

RESOLVED AND ORDERED that the property depicted in Exhibit B and legally described in Exhibit C is hereby declared to be annexed to the Clean Water Services District; and it is further

RESOLVED AND ORDERED that the minor boundary change approval shall be effective on May 19, 2010 in accord with the requirements of ORS 198.747 (1) (a); and it is further

RESOLVED AND ORDERED that the County Administrator, or his designee, shall mail this decision to all necessary parties, file a map in final approved form with the Department of Revenue as soon as practicable but not later than March 31, 2011 and take such other steps as are required by law to effectuate this proposal.

DATED this 20th day of April, 2010.

	AYE	NAY	ABSENT
BRIAN SCHOUTEN	—	—	✓
STRADER	✓	—	—
ROGERS	✓	—	—
DUYCK	✓	—	—
	✓	—	—

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

CHAIRMAN

Barbara Hejtmanek
RECORDING SECRETARY

Date Signed: April 20, 2010

Approved as to form:

Sr. County Counsel for
Washington County, Oregon

WASHINGTON COUNTY
OREGON

April 6, 2010

To: Board of County Commissioners

From: Brent Curtis, Planning Manager BC

Subject: **MINOR BOUNDARY CHANGE PROPOSAL NO. WA-1409– ANNEXATION TO THE CLEAN WATER SERVICES DISTRICT**

STAFF REPORT
For the April 20, 2010 Board of Commissioners hearing
(The public hearing will begin no sooner than 10:00 AM)

STAFF RECOMMENDATION

Based on the analysis and findings in this staff report, staff recommends that the Board **APPROVE** Minor Boundary Change WA-1409 with the approval becoming effective immediately.

REQUESTED ACTION

It is proposed that one parcel be annexed to the Clean Water Services District (District).

Applicant:	Jason Waters, City of Sherwood
Applicant's Representative:	Keith Jones, Harper Houf Peterson Righellis Inc.
Property Owner:	Portland General Electric (PGE)
Affected Property:	Western part of 2S1 29A / 1600
Parcel Size:	21.54 acres

ENDORSEMENTS

The District supports the proposed annexation to its boundary. The Board of County Commissioners (Board) has endorsed the request as the Board of Directors of Clean Water Services District as required by statute.

On August 4, 2009, the Sherwood City Council approved the annexation of the subject site into the City (Resolution 2009-064) and sent the proposal to city voters as required by the City Charter. On December 1, 2009, the Sherwood City Council certified the affirmative results of the election (Resolution 2009-084) and the annexation was filed with the Oregon Secretary of

September 15, 2009.

CITIZEN PARTICIPATION

Notice of this hearing inviting testimony from interested parties was provided as required by statute and Metro Code. Notice consisted of: 1) Posting notices near the territory and in the Public Services Building at least 20 days prior to the hearing; 2) Publishing notice twice in The Oregonian; 3) Mailing notices to all affected local governments and adjacent property owners. At the time of writing this staff report no comments were received.

FINANCIAL IMPACT

There are no known financial impacts associated with this minor boundary change that would prevent the Board from approving the annexation.

LEGAL ISSUES

There are no known legal impacts associated with this minor boundary change that would prevent the Board from approving the annexation. If the Board approves the proposal the boundary change could become effective immediately.

BACKGROUND

Proposal No. WA-1409 was initiated by a consent petition of the property owner. There are no registered voters for the site. The petition meets the requirement for initiation set forth in ORS 198.855 (3) (double majority annexation law), ORS 198.750 (section of statute which specifies contents of petition) and Metro Code 3.09.040 (a) (minimum petition requirements).

The territory to be annexed is located generally in the south western part of the District inside the City of Sherwood, bordered by Highway 99W to the northwest, Tualatin-Sherwood Road to the south, and the Urban Growth Boundary to the east. The territory consists of 21.54 acres and contains a PGE transmission and training facility. Large PGE and Bonneville Power Administration transmission towers and lines cross the area. There is no assessed value for the site since it's owned by PGE, a public utility.

REASON FOR ANNEXATION

The urban growth boundary expansion for this site was approved by Metro in 2002. The reason for the expansion was to extend Adams Avenue north from Tualatin-Sherwood Road to Highway 99W. The extension of Adams Avenue is designated on the City of Sherwood's Transportation System Plan and it has been planned to be constructed for many years. Allowing the annexation of this site will allow the completion of Adams Avenue consistent with City plans and policies.

CRITERIA

Oregon Revised Statute Chapter 198 directs the Board to "consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district."

A second set of criteria is in the Metro Code. To approve a boundary change, the reviewing entity [the County Board] must apply the criteria and consider the factors set forth in the Code. To approve a boundary change the Board must:

(1) Find that the change is consistent with expressly applicable provisions in:

(A) Any applicable urban service agreement adopted pursuant to ORS 195.205;

(B) Any applicable annexation plan adopted pursuant to ORS 195.205;

(C) Any applicable cooperative planning agreement adopted pursuant to ORS 195.020 (2) between the affected entity and a necessary party;

(D) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and

(E) Any applicable comprehensive plan; and

(2) Consider whether the boundary change would:

(A) Promote the timely, orderly and economic provision of public facilities and services;

(B) Affect the quality and quantity of urban services; and

(C) Eliminate or avoid unnecessary duplication of facilities and services.

LAND USE PLANNING

REGIONAL PLANNING

General Information

The western part of the property to be annexed is inside Metro's jurisdictional boundary and inside the regional Urban Growth Boundary (UGB). It was added to the UGB in 2002 by Metro Ordinance 02-986A.

Regional Framework Plan

The law that requires Metro to adopt criteria for boundary changes specifically states that Metro shall " *. . . ensure that a boundary change is in compliance with the Metro regional framework plan as defined in ORS 197.015 and cooperative agreements and urban service agreements adopted pursuant to ORS 195."* ORS 197.015 says "Metro regional framework plan means the

regional framework plan required by the 1992 Metro Charter or its separate components." The Regional Framework Plan was reviewed and found not to contain specific criteria applicable to boundary changes.

There are two adopted regional functional plans, the Urban Growth Management Functional Plan and the Regional Transportation Plan, which were examined and found not to contain any directly applicable standards and criteria for boundary changes.

COUNTY PLANNING

The County's Comprehensive Framework Plan for the Urban Area does have a policy, *Policy 15,* which is relevant to the annexation. Implementation Strategy h. of Policy 15 says:

The County will:

. . . .

h. Not oppose proposed annexations to a special service district:

1. That are consistent with an urban service agreement; or
2. If no urban service agreement applies to the property, the property lies within an area for which the district is designated a party in a cooperative agreement adopted pursuant to ORS 195.020 and the district has adopted a Master Plan for the area.

Annexations to special service districts that are consistent with an adopted urban service agreement are deemed to be consistent with the Washington County Plan.

Washington County, the City of Sherwood and Clean Water Services are parties to a cooperative agreement and therefore consistent with the Washington County Comprehensive Plan.

<u>Urban Planning Area Agreement</u>

Under the Washington County-Sherwood Urban Planning Area Agreement (UPAA), the City is responsible for preparing the comprehensive plan and public facilities plan within the regional urban growth boundary surrounding the City limits. This area is not covered by the UPAA since it was only recently added to the UGB.

CITY PLANNING

The City has adopted a Concept Plan for this area, the Adams Avenue Concept Plan Area, under Ordinance 2009-009. The Plan provides for Light Industrial, Office Commercial, and General Commercial Zoning. The site is zoned Light Industrial.

The Growth Management Chapter of the City's Comprehensive Plan contains several policy objectives (Chap. 3 Section B.2.):

* * *

g. Establish policies for the orderly extension of community services and public facilities to areas where new growth is to be encouraged, consistent with the ability of the community to provide necessary services. New public facilities should be available in conjunction with urbanization in order to meet future needs. The City, Washington County, and special service districts should cooperate in the development of a capital improvements program in areas of mutual concern. Lands within the urban growth boundary shall be available for urban development concurrent with the provision of the key urban facilities and services.

The Growth Management chapter of the City Plan also contains the following policy (Chap. 3 section F.1.b.)

Policy 7 All new development must have access to adequate urban public sewer and water service.

In general, Division VI-Public Improvements of the City Zoning and Development Code requires new development to be served by public domestic water, sewer, drainage and fire flow facilities adequate to serve the development.

Annexation of the territory to the District will promote timely, orderly and economic provision of public facilities and services for the Adams Avenue Concept Plan Area.

FACILITIES AND SERVICES

ORS 195 Urban Service Agreements ORS 195 requires urban service agreements between providers of urban services. Urban services are defined as: sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. These agreements are to specify which governmental entity will provide which service to which area in the long term. The counties are responsible for facilitating the creation of these agreements. The statute was enacted in 1993 but no urban service agreements have yet been adopted in this part of Washington County.

Sewer The City of Sherwood (except this area) is within the Clean Water Services District and is served by the Durham regional treatment plant. The area of Clean Water Service's sewer system that serves Sherwood consists of two sub-basins centered on Cedar Creek and Rock Creek for which each sub-basin is named. The area to be annexed is in the Rock Creek Sub Basin. Sanitary sewer can be provided from existing lines north and south of the territory. These lines drain to the Rock Creek trunk line.

Water There is currently an 8-inch water line in Highway 99W and an 8-inch water line in Tualatin-Sherwood Road. The City Master Plan recommends upsizing the 8-inch in Tualatin-Sherwood Road to a 12-inch and installing a 16-inch water line in Adams Avenue North for connectivity and service.

Storm Drainage The District has responsibility for surface water management in urban Washington County. The District has entered into an intergovernmental agreement with the City of Sherwood for allocation of City and District responsibilities. The City has responsibility

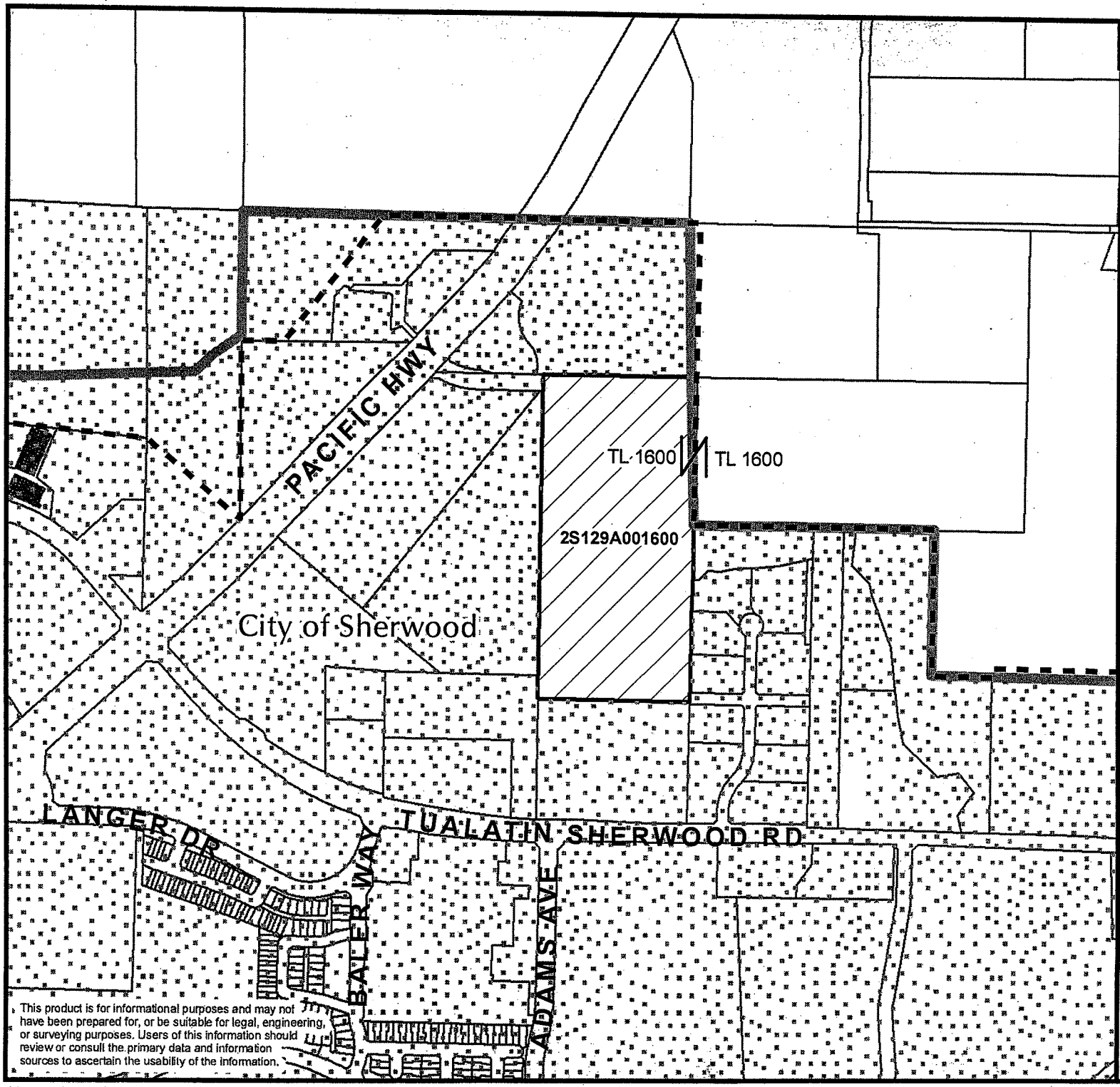
for operations and maintenance of storm and surface water facilities within Sherwood. A storm drainage system will be constructed with Adams Avenue to convey runoff.

Parks and Recreation The City of Sherwood maintains a number of developed parks and open spaces. Additionally, the City maintains over 300 acres of Greenway/greenspace/natural areas.

Transportation The site is currently served by Tualatin-Sherwood Road, an arterial, to the south via a parcel that is also owned by PGE. The site is also served by Highway 99W, an arterial, through tax lot 2S129B /1700 which is a signalized access point owned by PGE and is utilized as an access point for Home Depot. In addition, Adams Avenue will be constructed and extended north from Tualatin-Sherwood Road to Highway 99W.

Fire The site is within the Tualatin Valley Fire & Rescue District and is served by Station 33 located on Oregon Street. Station 35 in King City and Station 34 in Tualatin are also in close proximity.

Police The City of Sherwood provides police service to the area.



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

WASHINGTON COUNTY

GEOGRAPHIC INFORMATION SYSTEMS

WA-1409

Annexation to Clean Water Services (CWS)

Exhibit B

Key

- Subject Property
- Urban Growth Boundary
- City
- CWS Area
- Other Lots

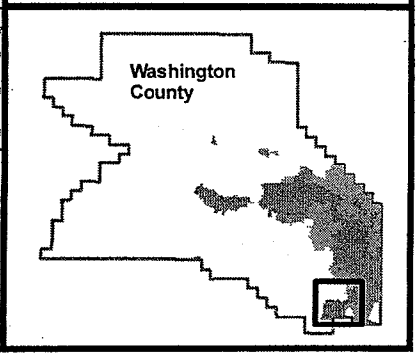
1:7,200

1 inch = 600 feet

0 500 1,000

Feet

NORTH



\\Appgis\GISDATA\Users\JosephH\PEOPLE\JOY\2009\WA_1409_Sherwood_to_CWS_11_19_09\WA_1409_Detailed_w_Vicinity.mxd 3/24/2010

ANNEXATION CERTIFIED
BY
MAR 22 2010
WASHINGTON COUNTY A&T
CARTOGRAPHY

Harper
Houf Peterson
Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

March 17, 2010

CLEAN WATER SERVICES BOUNDARY ANNEXATION

Being a portion of that property described in that Warranty Deed to Portland General Electric, recorded May 11, 1966, in Book 600 Page 55, Washington County Deed Records, located in the Northwest and the Northeast One Quarters of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon being more particularly described as follows:

Beginning at the most northerly northwest corner of Parcel 1 of Partition Plat 2003-025, Washington County Plat Records also being a point on the south line of Parcel 1 of Partition Plat 2002-027, Washington County Plat Records and also being the northeast corner of Tract A of Partition Plat 2001-048, Washington County Plat Records;

Thence S88°27'45"E, along the north line of Parcel 1 of said Partition Plat 2003-025, 660.10 feet to the Metro Urban Growth Boundary established by Ordinance 02-986A;

Thence S01°19'34"W, along said Metro Urban Growth Boundary, 659.85 feet to the northwest corner of Tract A of the Plat of "Sherwood Commercial Center", Document Number 2007023715, Washington County Plat Records;

Thence S01°19'34"W, along the west line of said Plat of "Sherwood Commercial Center", 760.65 feet to the northeast corner of Parcel 2 of Partition Plat 1999-085, Washington County Plat Records;

Thence N88°29'47"W, along the north line of Parcel 2 of said Partition Plat 1999-085, 660.81 feet to the northwest corner thereof also being a point on the east line of that Statutory Bargain and Sale Deed recorded as Document Number 2005-063362, Washington County Deed Records;

Thence N01°21'17"E, along the east line of said Document Number 2005-063362, 107.77 feet to the northeast corner thereof;

Thence N01°21'17"E, 1,243.13 feet to the southeast corner of Tract A of Partition Plat 2001-048, Washington County Plat Records;

Thence N01°21'17"E, along the east line of Tract A of said Partition Plat 2001-048, 70.00 feet to the northeast corner thereof and the **Point of Beginning**.

Containing 21.54 acres more or less.

205 SE Spokane Street • Suite 200 • Portland, OR 97202 • www.hhpr.com • 503.221.1131 ph • 503.221.1171 fax

The Basis of bearings for this legal description is the Oregon Coordinate System, North Zone, North American Datum 83 (91).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

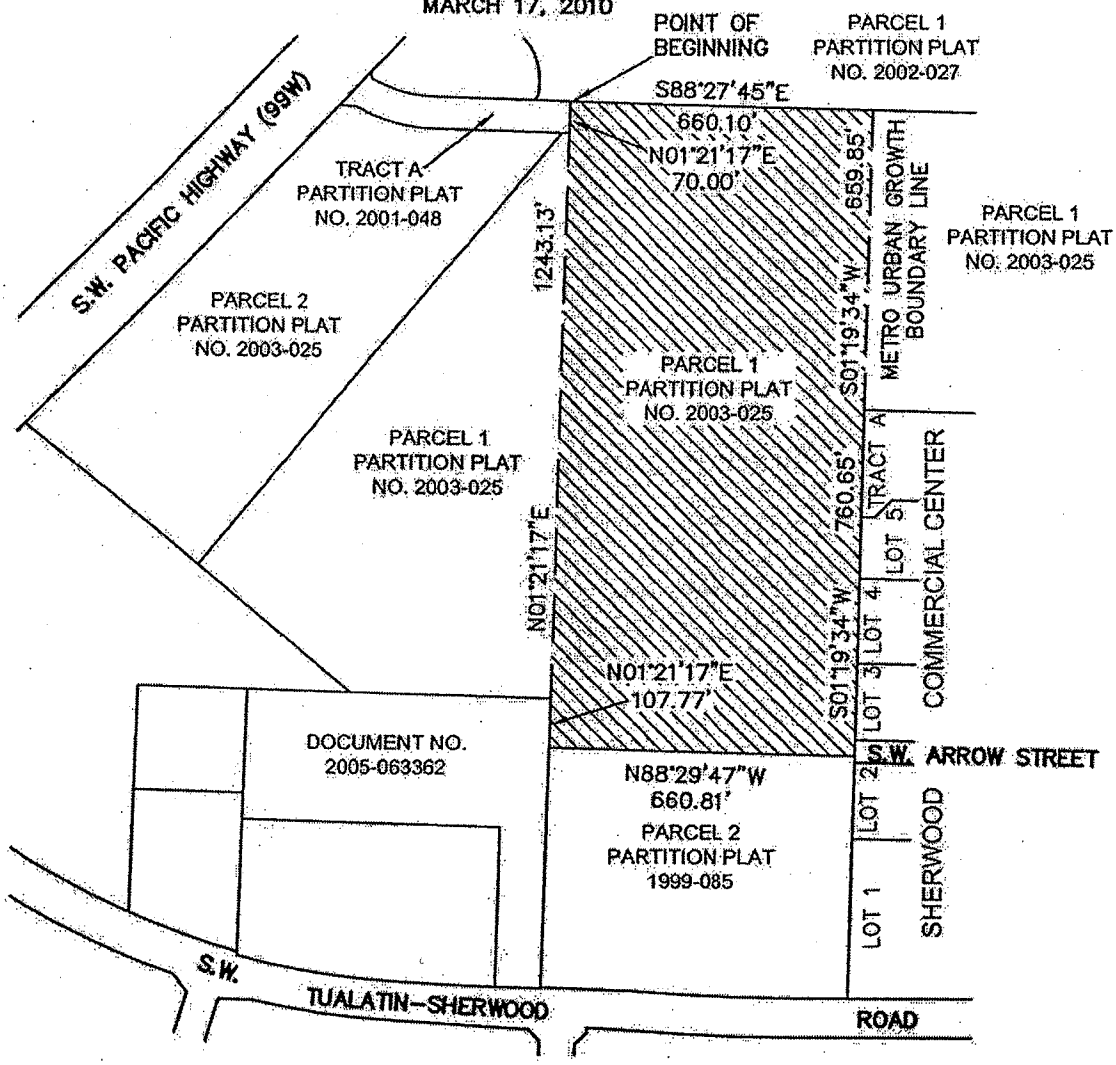
8-17-10

OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855

EXPIRES: 6-30-11

GHPR

LOCATED THE NORTHWEST AND THE NORTHEAST ONE QUARTERS
OF SECTION 29, T. 2 S., R. 1 W., W.M.
WASHINGTON COUNTY, OREGON
MARCH 17, 2010



CLEAN WATER SERVICES BOUNDARY ANNEXATION
± 21.54 ACRES

REGISTERED
PROFESSIONAL
LAND SURVEYOR
3-23-10
OREGON
JANUARY 20, 1998
BRIAN K. HENSON
2855
EXPIRES: 06/30/2011

1" = 400'

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
205 SE SPOKANE STREET, SUITE 200, PORTLAND, OR 97202
TEL 503.221.1131 www.hhpr.com FAX 503.221.1171

Washington County, Oregon
06/06/2005 10:27:49 AM
D-DBS Cnt=1 Stn=22 I REED
$10.00 $6.00 $11.00 - Total = $27.00
2005-063362
00780744200500633620020028
I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.
Jerry Hanson
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

After recording return to:
John H. Draneas
222 SW Columbia St., #1625
Portland, OR 97201-6618

Send tax statements to:
Clarence Langer
15585 SW Tualatin-Sherwood Road
Sherwood, OR 97140-8255

Tax account no. R547894

CHICAGO TITLE INSURANCE COMPANY

50-406787-DP

STATUTORY BARGAIN AND SALE DEED

Clarence D. Langer, Jr., as Grantor, conveys to Sentinel Self Storage, LLC, as Grantee, all his right, title, and interest in that certain real property located in Washington County, Oregon, described as follows on the attached Exhibit A.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is NONE.

DATED this 2 day of June, 2005.

Clarence D. Langer, an individual

STATE OF OREGON)
) ss:
County of Multnomah)

This instrument was acknowledged before me on June 2, 2005 by Clarence D. Langer, Jr.

OFFICIAL SEAL
DIANE M. PETTERSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 388915
MY COMMISSION EXPIRES MARCH 9, 2009

Notary Public for Oregon

EXHIBIT A

A tract of land situate in the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon; being more particularly described as follows:

Beginning at the Northeast corner of said Southeast quarter of the Southeast quarter of the Northwest quarter of Section 29, also being the Northwest corner of that tract of land conveyed in the Deed recorded as Document 80-005210, Washington County Deed Records; thence along the West line of said Southeast quarter of the Southeast quarter of the Northwest quarter of said Section 29, South 00°19'09" East 286.00 feet; thence leaving said West line, North 89°44'18" East, 560.67 feet; thence South 00°20'46" East 351.36 feet to a point on the North right of way line of Tualatin-Sherwood Road (County Road No. 2737, width varies) as shown on Survey Number 25,092, Washington County Survey Records; thence along said North right of way line, North 89°50'08" East, 100.18 feet to the East line of said Southeast quarter of the Southeast quarter of the Northwest quarter of Section 29, being also the East line of that tract of land conveyed in the Deed recorded in Book 947, Page 418, Deed Records of Washington County; thence along said East line, North 0°20'46" West, 637.53 feet, to the North line of the said Southeast quarter of the Southeast quarter of the Northwest quarter of said Section 29; thence along said North line, South 89°44'17" West, 660.71 feet to the point of beginning.

50-406787-00

WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION
PLANNING DIVISION
ROOM 350-14
155 NORTH FIRST AVENUE
HILLSBORO, OREGON 97124
(503) 846-3519 fax: (503) 846-4412

NOTICE OF DECISION

CASE FILE NO: WA-1409

APPLICANT:
Jason M. Waters, PE
City of Sherwood
22560 SW Pine Street
Sherwood OR 97140
503-925-2304

APPLICANT'S REPRESENTATIVE:
Keith B. Jones, AICP
Harper Houf Peterson Righellis Inc.
205 SE Spokane Street, Suite 200
Portland OR 97202
503-221-1131

PROPERTY OWNER:
Portland General Electric

PROCEDURE TYPE III

CPO: 5

ASSESSOR MAP No: 2S1 29A
TAX LOT No.: Western part of TL 1600
SITE SIZE: 21.54 total acres
ADDRESS: No Address
LOCATION: The site is bordered by Highway 99W to the northwest, Tualatin-Sherwood Road to the south and the Urban Growth Boundary to the east.

PROPOSED MINOR BOUNDARY CHANGE:
Annexation to Clean Water Services District (CWS) of 21.54 acres of land within the City of Sherwood.

Notice is hereby given that the County Board of Commissioners **APPROVED** the request for the above-stated proposed Minor Boundary Change at a meeting on **April 20, 2010.**

NOTICE MAILING DATE: April 22, 2010

THE APPROVED MINOR BOUNDARY CHANGE DOES NOT AUTHORIZE OR PREVENT ANY SPECIFIC USE OF LAND. CURRENT COUNTY PLANNING DESIGNATIONS WILL NOT BE AFFECTED BY THIS PROPOSED CHANGE.

THIS DECISION MAY BE APPEALED TO THE LAND USE BOARD OF APPEALS (LUBA) BY FILING A NOTICE OF INTENT TO APPEAL WITH LUBA WITHIN 21 DAYS OF THE DATE THIS DECISION IS FINAL. CONTACT YOUR ATTORNEY IF YOU HAVE QUESTIONS REGARDING AN APPEAL TO LUBA.

THIS DECISION WILL BE FINAL IF NO CONTEST OR APPEAL IS FILED BY THEIR RESPECTIVE DUE DATE.

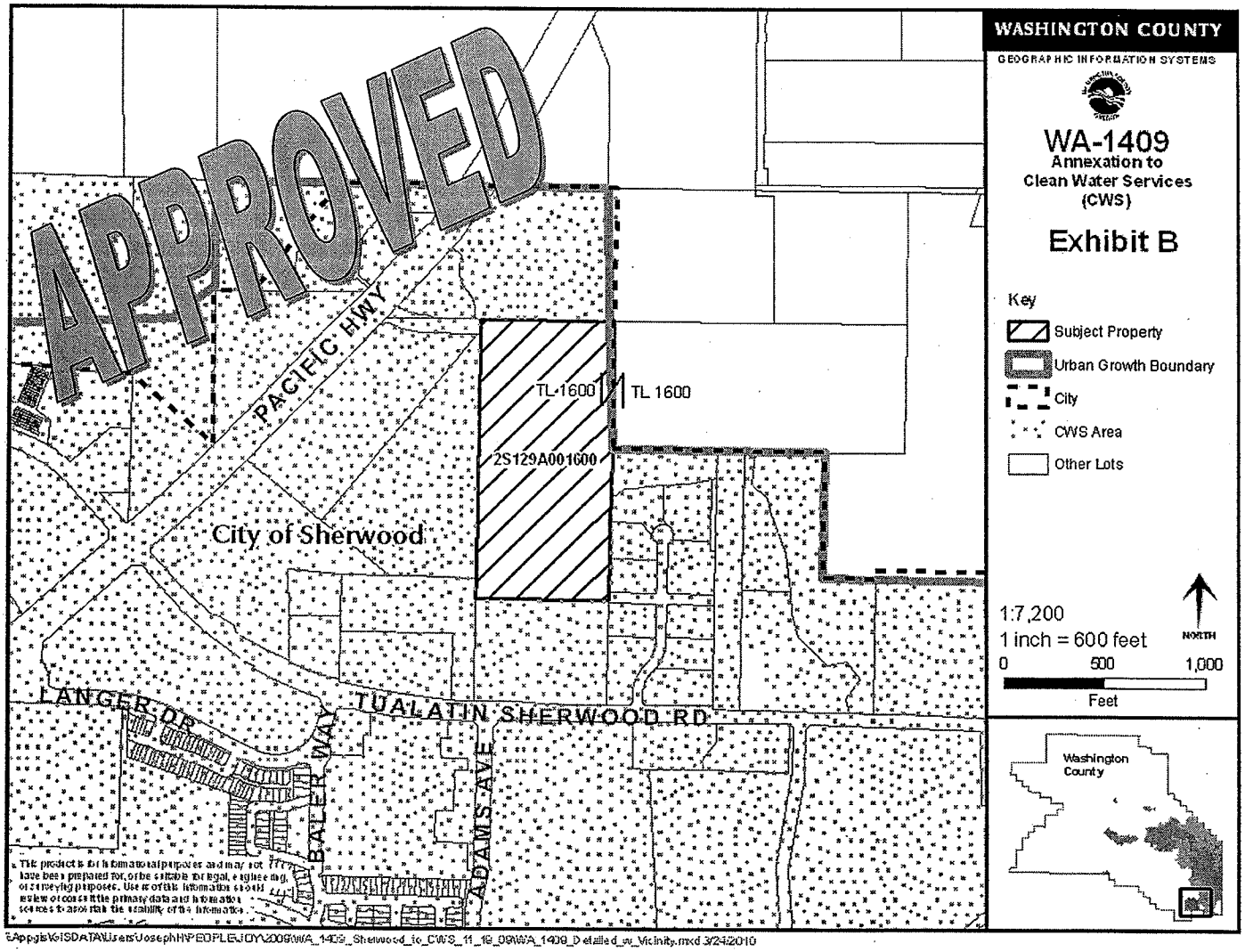
THE COMPLETE APPLICATION, REVIEW STANDARDS, RECORD OF PROCEEDINGS, FINDINGS FOR THE DECISION AND DECISION ARE AVAILABLE AT THE COUNTY FOR REVIEW.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Joy L. Chang, Associate Planner
WASHINGTON COUNTY
DEPARTMENT OF LAND USE & TRANSPORTATION
(503) 846-3519.

(SEE REVERSE SIDE FOR SITE MAP)

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER



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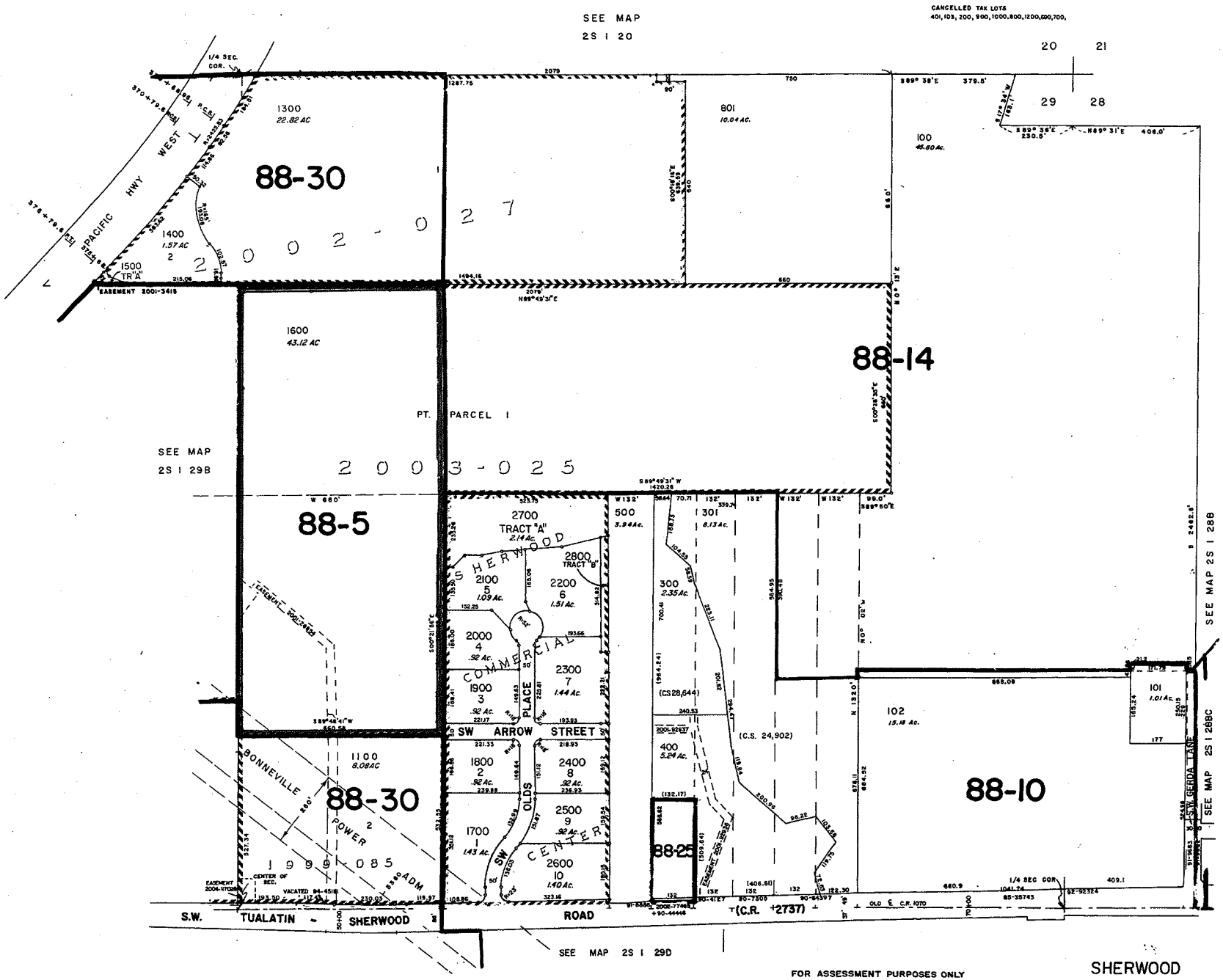
NE 1/4 SECTION 29 T2S R1W W.M.

WASHINGTON COUNTY OREGON

SCALE 1"=200'

2S 1 29A



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

SHERWOOD
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