

Final Documents
for
Annexation to
Happy Valley

CL3307

Ordinance: 357

Annexation: ANN-02-06

DOR: 3-1794-2007

Secretary of State: AN 2007-0216

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 Happy Valley
 City Recorder
 12915 S.E. King Road
 Hapy Valley, OR 97236-6298

Description and Map Approved
May 24, 2007
As Per ORS 308.225

Description Map received from: CITY
 On: 5/21/2007

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

ANNEX TO CITY OF HAPPY VALLEY; WITHDRAW FROM CLACKAMAS CO.
 ENHANCED LAW ENFORCEMENT DISTRICT

ORD. #357 (ANN-02-06)

has been: Approved 5/24/2007
 Disapproved

Notes:

Department of Revenue File Number: 3-1794-2007

Prepared by: Carolyn Sunderman, 503-945-8882

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 to Taxing Districts

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- Dissolution of a district
- Transfer
- Merge
- Establishment of Tax Zone

RECEIVED BY
MAY 29 2007
CITY OF HAPPY VALLEY

Office of the Secretary of State

BILL BRADBURY
Secretary of State



Archives Division
MARY BETH HERKERT
Director

800 Summer St. NE
Salem, Oregon 97310
(503) 373-0701

Facsimile (503) 373-0953

May 24, 2007

City of Happy Valley
City Recorder
12915 SE King Rd
Portland, OR 97086

Dear City Recorder,

Please be advised that we have received and filed, as of May 24, 2007 the following records annexing territory into the following:

Ordinance/Resolution Number(s)	Our File Number
357	AN 2007-0216

For your records please verify the effective date through the application of ORS 222.180.

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

Sincerely,

Linda Bjornstad
Official Public Documents

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

RECEIVED BY

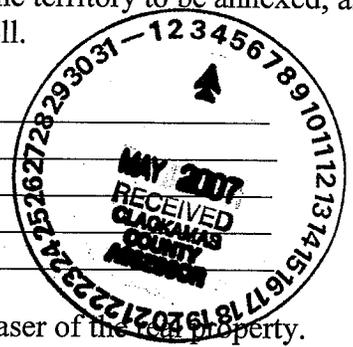
MAY 29 2007

CITY OF HAPPY VALLEY

CERTIFICATION OF PROPERTY OWNERSHIP

I hereby certify that the attached petition for annexation of the described territory to the City of Happy Valley contains the names of the owner(s)* of a majority of the land area of the territory to be annexed, as shown on the last available complete assessment roll.

NAME: CRAIG FERRIS
DEPARTMENT: ASSESSMENT & TAX
COUNTY OF: CLACKAMAS
DATE: 5-4-07
SIGNATURE: Craig Ferris



*Owner means the owner to the title to real property or the contract purchaser of the real property.

CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition for annexation of described territory to the City of Happy Valley contains the names of at least a majority of the electors registered in the territory to be annexed.

NAME: FLOYD THOMAS
TITLE: DEPUTY CLERK
DEPARTMENT: ELECTIONS
COUNTY OF: CLACKAMAS
DATE: 5-3-07
SIGNATURE: Floyd Thomas

12E25BA 100 + 501
HAVE BEEN REMOVED A.T.



CLACKAMAS COUNTY ELECTIONS
825 PORTLAND AVENUE
GLADSTONE, OR 97027

gaye + @ci.happyvalley.or.us

Mayor
HON. ROBERT
WHEELER



City of Happy Valley

City Councilors
LORI DEREMER
MARKLEY DRAKE
TOM ANDRUSKO
KRISTEN MITCHELL

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97086
Telephone (503) 760-3325 ~ Fax (503) 760-9397
Web Site: www.ci.happy-valley.or.us

ord. 351

Gaye
TURNER.

503-
595-
6166

DATE May 17, 2007

File No. ANN-02-06

NOTICE OF EXPEDITED DECISION

This is official notice of action taken by the Happy of Valley City Council pursuant to Metro Code 3.09.045 with regard to applications for annexation to the City of Happy Valley. The subject properties are listed on the attached form.

The City Council formally approved the subject applications/petitions based upon findings included within the Staff Report dated May 15, 2007, and deliberations of the City Council.

Per Metro Code 3.09.045 decisions made pursuant to an expedited process are not subject to appeal by a necessary party pursuant to Section 3.09.070.

Jason Tuck, Economic and Community Development Director

cc: Petitioners
Necessary Parties
File

ORDINANCE NO. 357
CITY OF HAPPY VALLEY

AN ORDINANCE ANNEXING TERRITORY INTO THE CITY OF HAPPY VALLEY
OREGON, WITHDRAWING SAID TERRITORY FROM THE CLACKAMA
COUNTY ENHANCED LAW ENFORCEMENT DISTRICT
AND DECLARING AN EMERGENCY

COPY

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100% of the owners of 100% of the properties with 100% of the assessed value of territory requesting annexation (File No. ANN-02-06); and

WHEREAS, the proposed annexation territory consists of 9 tax lots totaling 29.29 acres of land and right of way totaling less than .25 acres adjacent to existing City boundaries; and

WHEREAS, the City provided notice that the Planning Commission and City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) applicable provisions of Metro Code Chapter 3.09, (2) Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) applicable state law requirements; and

WHEREAS, the City has adopted an expedited decision process for annexations consistent with Metro Code Chapter 3.09.045; and

WHEREAS, the Planning Commission considered the proposed annexation at its regularly scheduled meeting of April 24, 2007 and recommended that the City Council approve the annexation; and

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on May 15, 2007 under the applicable provisions of Chapter 3.09 of the Metro Code, the Happy Valley Comprehensive Plan, and the applicable Statewide Planning Goals and state laws; and

WHEREAS, the Council finds that the proposed annexation is consistent with the City's Urban Growth Management Agreement and the approval of the voters and the consents of affected property owners; and

WHEREAS, the Council deems it in the public interest to declare an emergency so that this ordinance take effect as specified below, prior to the expiration of the 30-day period specified in the City Charter, because regional planning for the affected property is underway and the jurisdiction over the affected property should be established as soon as possible to facilitate the regional planning effort, as required by Metro.

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

City of Happy Valley
Ordinance No. 357
Annexing Territory
ANN-02-06

Section 1. The City Council declares the territory described in Exhibit B, and depicted in Exhibit A is annexed to Happy Valley effective May 15, 2007

Section 2. The City Council adopts the Annexation Application No. 02-0 and the associated Staff Report to the City Council dated May 15, 2007



Section 3. The annexed territory is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective May 15, 2007

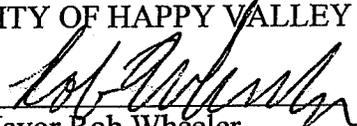
Section 4. The City Recorder is directed to:

1. File a copy of this Ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;
2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

Section 5. An emergency is declared to exist and as provided by Section 32 of the Happy Valley City Charter this Ordinance takes effect on May 15, 2007

PASSED AND APPROVED THIS 15th day of May, 2007

CITY OF HAPPY VALLEY


Mayor Rob Wheeler

ATTEST:


Marylee Walden, City Recorder

Please note: Area 'A' was withdrawn from the proposed annexation. Thus the following taxlots were not annexed to the City of Happy Valley:

12E25BA 00501
12E25BA 00100

Some of the paperwork shows that Area 'A' was part of the annexation, but Area 'A' was withdrawn.

-Joanna Mensher
12/07/07

**City of Happy Valley Annexation
(No. 02-06)
Area "A" Annexation
Legal Description**

A tract of land situated in Section 25, T1S, R2E; W.M. Clackamas County Oregon and more particularly described as follows:

All of lot 1 of the plat of Doretha Estates, plat no. 1220

Exhibit "A"

City of Happy Valley Annexation
(No. 02-06)
Area "B" Annexation
Legal Description

A tract of land situated in Section 34, T1S, R2E; W.M. and Section 3, T2S, R2E. W.M. Clackamas County Oregon and more particularly described as follows:

Beginning at the southeast corner of lot 14, Block 2 in the plat of Ameron Heights, plat no. 2264;

1. Thence South $76^{\circ}57'02''$ East, 5 feet more or less to the most easterly portion of the west line of S.E. 117th Ave. (a 40 foot R/W to the south) and the northeast corner of a tract of land (12E34D 1600), as recorded in deed instrument no. 78-27969;
2. Thence South, along said west line, 20 feet more or less to the point of intersection with the westerly extension of the north line of a tract of land (12E34D 2200) as recorded in deed instrument no. 94-02370 and the true point of beginning;
3. Thence continuing South, along said west line, 313.4 feet more or less to an angle point in said west line;
4. Thence South $19^{\circ}30'$ West (assessors map vs South $19^{\circ}14'$ West in deed), along said west line, 40 feet more or less to an angle point in said west line;
5. Thence South, along said west line, 308.46 feet to the north line of said Section 3;
6. Thence East, along said north line, 5 feet more or less to the northeast corner of a tract of land (22E3AB00100), as recorded in deed instrument no. 2006-098394 (Parcel 1);
7. Thence South, along the east line of said tract and the west line of S.E. 117th Ave., 270 feet more of less to the north line of S.E. Sunnyside Rd. (a variable width R/W);
8. Thence West, along said north line, 180 feet more or less to a 4 foot (more or less) jog to the north in said line;
9. Thence North $19^{\circ}30'$ East, along said jog, 4 feet (more or less) to the east/west portion of said north line;

Exhibit "A"

10. Thence Westerly, along said north line, 20 feet more or less to a 50 foot (more or less) jog to the north in said north line and the east of line of a tract of land (22E3AB00200), as recorded in deed instrument no. 79-32747;
11. Thence North $19^{\circ}30'$ East, along said jog and east line, 50 feet more or less to the east/west portion of the north line of S.E. Sunnyside Rd.;
12. Thence Northwesterly, along said north line, 170 feet more or less to a 35 foot (more or less) jog to the south in said north line;
13. Thence Southerly, along said jog, 35 feet more or less to the east/west portion of said north line;
14. Thence Westerly, along said north line, 5 feet more or less to an angle point in said line;
15. Thence continuing Westerly, along said north line, 58 feet more or less to a 33 foot (more or less), jog to the north in said north line, and the west line of said tract recorded in deed instrument no. 79-32747;
16. Thence North, $18^{\circ}30'$ East, along said jog and west line, 33 feet more or less to the east/west portion of said north line;
17. Thence Westerly, along said north line, 520 feet more or less (scaled distance), to a point on the east line of a tract of land (12E34D 01602), as recorded in deed instrument no. 2000-024790;
18. Thence North $26^{\circ}38'$ East, 150 feet more or less (scaled distance) to the northeast corner of said tract;
19. Thence North $61^{\circ}28'$ West, along the north line of said tract and it's westerly extension, 260 feet to the northwest corner of a tract of land (12E34D 01601) as recorded in deed instrument no. 2000-04979 (Parcel 1);
20. Thence South $26^{\circ}33'$ West, along the west line of said tract and it's southerly extension, 300' feet more or less to a point on the south line of S.E. Sunnyside Rd. (a variable width R/W);
21. Thence Easterly, along said south line, 46 feet more or less to a point on the west line of a tract of land (22E3AB 00900), as recorded in deed instrument no. 2004-070544 (Parcel III);
22. Thence North $07^{\circ}15'$ East, along said west line, 10 feet more or less to the east/west portion of said south line;

Exhibit "A"

23. Thence Easterly, along said east/west portion of said south line, 195 feet more or less to an angle point in said line;
24. Thence continuing Easterly, along said south line, 130 feet more or less to the east line of a tract of land (22E3AB 00800), as recorded in deed instrument no. 2004-070544 Parcel II and a 11.9 foot jog to the south in said line;
25. Thence South $18^{\circ} 15'$ West, along said jog and east line, 11.19 feet to the southwest corner of a tract of land (22E3AB 00701), as recorded in deed instrument no. 2004-070544 (Parcel IV paragraph 2 "Except the following tract");
26. Thence Easterly, along said south line, 253.75 feet to a point and a 12 foot jog to the south in said south line, said point being southerly and 44 feet in distance from the centerline of S.E. Sunnyside Rd.;
27. Thence South $16^{\circ} 15' 20''$ West, along said jog, 12 feet to a point and the south line of said road and said point being southerly and 56 feet in distance from the centerline of said road;
28. Thence Southeasterly, and parallel with said centerline, along said south line, 328 feet more or less to a 7 foot jog to the north in said south line;
29. Thence North 16° East, along said jog, 7 feet to a point on the south line that is southerly and 49 feet in distance from the centerline of S.E. Sunnyside Rd.;
30. Thence Southeasterly, along said south line, 150 feet more or less to the northwest corner of parcel 2 of Partition Plat No. 1998-18, with said corner being southerly and 45 feet in distance from said centerline and said corner being the beginning of a 3229.05 foot radius curve to the right;
31. Thence Southeasterly, along said south line, the north line of said parcel and said curve to the right, 133.10 feet and the beginning of a offset spiral;
32. Thence South $56^{\circ} 34' 49''$ East, along said south line and the north line of said parcel 2, 77.89 feet to the northeast corner of said parcel;
33. Thence Northerly, 120 feet more or less to the southwest corner of lot 137 in the plat of Sylvan Meadows, plat no. 2637 and the point of intersection of the east line of S.E. 117th Ave. with the north line of S.E. Sunnyside Rd.;
34. Thence North $0^{\circ} 22' 59''$ East, along the west line of said lot and the east line of said S.E. 117th Ave., 267.49 feet to the northwest corner of said lot;

Exhibit "A"

35. Thence Northerly, along said east line, 669.03 feet to the northwest corner of a tract of land (12E34D 02200), as recorded in deed instrument no. 94-02370 and the existing city limits of the City of Happy Valley;
36. Thence North, $89^{\circ}46'$ West, along the westerly extension of the north line of said tract, 40 feet to the west line of S.E. 117th Ave. and the true point of beginning.

**Note: All deed reference numbers refer to Clackamas County Records.
All tax map & tax lot numbers are for reference only and are not to be
considered part of the legal description.**

Exhibit "A"

City of Happy Valley Annexation
(No. 02-06)
Area "C" Annexation
Legal Description

A tract of land situated in Section 35, T1S, R2E; W.M. Clackamas County Oregon and more particularly described as follows:

Beginning at the northwest corner of Parcel 2, of Partition Plat No. 1994-168;

1. Thence South $0^{\circ}07'45''$ East, 421.32 feet to the centerline and terminus of S.E. Aldridge Rd. (a 50 foot R/W);
2. Thence North $88^{\circ}31'15''$ West, along the centerline of the vacated portion of S.E. Aldridge Rd, 230 feet;
3. Thence North, 416.53 feet to the southwest corner of tract "B" in the plat of Eastbourne Downs, plat no. 2898;
4. Thence South $89^{\circ}43'22''$ East, long the south line of said tract, 230.0 feet to the point of beginning.

Exhibit "A"

**City of Happy Valley Annexation
(No. 02-06)
Area "D" Annexation
Legal Description**

A tract of land situated in Section 36, T1S, R2E; W.M. Clackamas County Oregon and more particularly described as follows:

All of lot 2, in the plat of Eastbourne Downs, plat no. 2898

Exhibit "A"

City of Happy Valley Annexation
(No. 02-06)
Area "E" Annexation
Legal Description

A tract of land situated in Section 30, T1S, R3E; W.M. Clackamas County Oregon and more particularly described as follows:

Beginning at the southeast corner of lot 11, in the plat of Pleasant Valley Heights, said corner also being on the north line of A.G. Sager Rd. (a 45 foot R/W to the west and a 40 foot R/W to the east);

1. Thence South $0^{\circ}26'$ East, along the southerly extension of the east line of said lot, 45 feet to the south line of said road;
2. Thence East, along said south line 130 feet more or less to the northwest corner of a tract of land (13E30B02402) as recorded in deed instrument no. 84-18093 and the true point of beginning;
3. Thence South, along the west line of said tract and it's southerly extension, 640 feet to the southwest corner of a tract of land (13E30B2400) as recorded in deed instrument no. 2005-044971;
4. Thence East, along the south line of said tract, 632.13 feet to the southeast corner of said tract;
5. Thence North, along the east line of said tract and their northerly extension, 680 feet more or less to the north line of said road;
6. Thence West, along the north line of said road, 632 feet more or less, to the point of intersection with the northerly extension of the west line of said tracts recorded in deed instruments no. 84-18093 and 2005-044971;
7. Thence South, along said extension, 40 feet to the true point of beginning.

Note: All deed reference numbers refer to Clackamas County Records.
All tax map & tax lot numbers are for reference only and are not to be considered part of the legal description.

Exhibit "A"

**City of Happy Valley Annexation
(No. 02-06)
Area "F" Annexation
Legal Description**

A tract of land situated in Section 6, T2S, R3E; W.M. Clackamas County Oregon and more particularly described as follows:

Beginning at the southwest corner of Parcel 2 in Partition Plat No. 1993-16, said corner also being on the east/west centerline of said section;

- 1. Thence South $88^{\circ}57'39''$ West, along said centerline, 471.71 feet;**
- 2. Thence North $0^{\circ}10'$ East, 522.07 feet;**
- 3. Thence North $86^{\circ}08'$ East, 470.30 feet to the west line of said parcel 2;**
- 4. Thence South, along said west line, 544.86 feet to the point of beginning.**

Exhibit "A"

**City of Happy Valley Annexation
(No. 02-06)
Area "G" Annexation
Legal Description**

A tract of land situated in Section 6, T2S, R3E; W.M. Clackamas County Oregon and more particularly described as follows:

All of lot 4 in the plat of Little Ranch Estates, plat no. 1787.

Exhibit "A"

City of Happy Valley Annexation
(No. 02-06)
Area "H" Annexation
Legal Description

A tract of land situated in Section 6, T2S, R3E; W.M. Clackamas County Oregon and more particularly described as follows:

Beginning at the southwest corner of lot 9, in the plat of Sun Valley Estates, plat no. 1722;

1. Thence West, along the westerly extension of the south line of said plat, 66.42 feet to the true point of beginning;
2. Thence continuing West, 361.90 feet to the east line of S.E. 172nd Ave. (a 60 foot R/W);
3. Thence North 0°07' West, along said east line, 180 feet to the point of intersection with the north line of a tract of land (23E6D00300) as recorded in deed instrument no. 2006-074491;
4. Thence North 89°22'45" East, along the north line of said tract, 361.90 feet to the northeast corner of said tract;
5. Thence South 0°07' East, along the east line of said tract, 180 feet to the true point of beginning.

Note: All deed reference numbers refer to Clackamas County Records.
All tax map & tax lot numbers are for reference only and are not to be considered part of the legal description.

Exhibit "A"

City of Happy Valley Annexation
(No. 02-06)
Area "I" Annexation
Legal Description

A tract of land situated in Section 7, T2S, R3E; W.M. Clackamas County Oregon and more particularly described as follows:

Beginning at the southwest corner of lot 3 in the plat of Barcelona Knoll, plat no. 2065;

1. Thence North $89^{\circ}34'53''$ West, 899.41 feet to the true point of beginning;
2. Thence continuing North $89^{\circ}34'53''$ West, 400.59 feet to the east line of S.E. 172nd Ave. (a 40 foot R/W);
3. Thence North, along said east line, 220.15 feet to the north line of a tract of land (23E7A 00600) as recorded in deed instrument no. 2006-079571;
4. Thence East, along the north line of said tract, 403.39 feet to the northeast corner of said tract;
5. Thence South, along the east line of said tract, 224.40 feet to the true point of beginning.

Note: All deed reference numbers refer to Clackamas County Records .
All tax map & tax lot numbers are for reference only and are not to be considered part of the legal description.

Exhibit "A"

Mayor
HON. EUGENE GRANT

City Councilors
CHUCK DALICH
LORI DEREMER
MARKLEY DRAKE
ROB WHEELER



City of Happy Valley

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97236-6298
Telephone (503) 760-3325 ~ Fax (503) 760-9397
Web Site: www.ci.happy-valley.or.us

Affidavit of Mailing

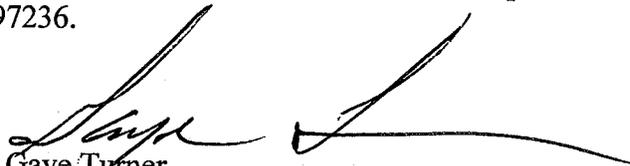
State of Oregon)l

)ss: City of Happy Valley

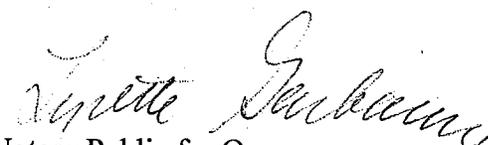
County of Clackamas)

I, Gaye Turner, Planning Assistant for the City of Happy Valley, hereby provide the following affidavit:

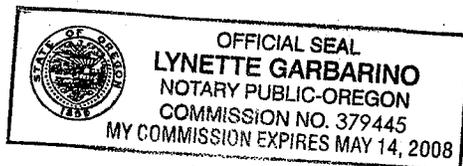
I certify that the following notice was mailed, a copy of which is attached hereto as Exhibit A upon interested persons, necessary parties and participating property owners by mailing to each person on Wednesday, April 4th, 2007, contained in a sealed envelope, with postage paid, addressed to each such person at his/her mailing address. The names of the persons to whom notice was mailed is set forth on Exhibit B which is attached hereto. The mailing was deposited at the drop box located at 12915 SE King Road, Happy Valley, Oregon, 97236.


Gaye Turner

Subscribed and sworn before me this 22nd day of November, 2006.


Notary Public for Oregon

My Commission Expires: *May 14, 2008*



SEE MAP I 2E 34CD

SEE MAP I 2E 34CA

11200

This map was prepared for assessment purpose only.



12-73

R-10

SEE MAP I 2E 34D

11400

1" = 100'

SW. 1/4 S.E. 1/4 SEC. CLACKAMAS

1" = 100'

SEE MAP 1 2E 34DB

11700

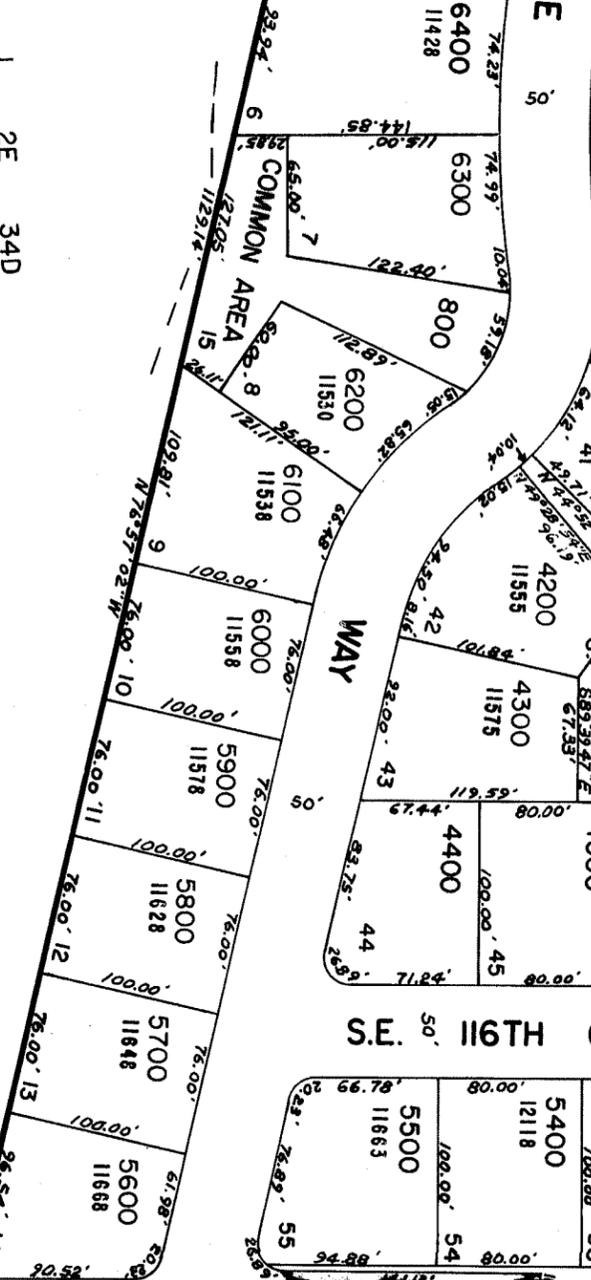
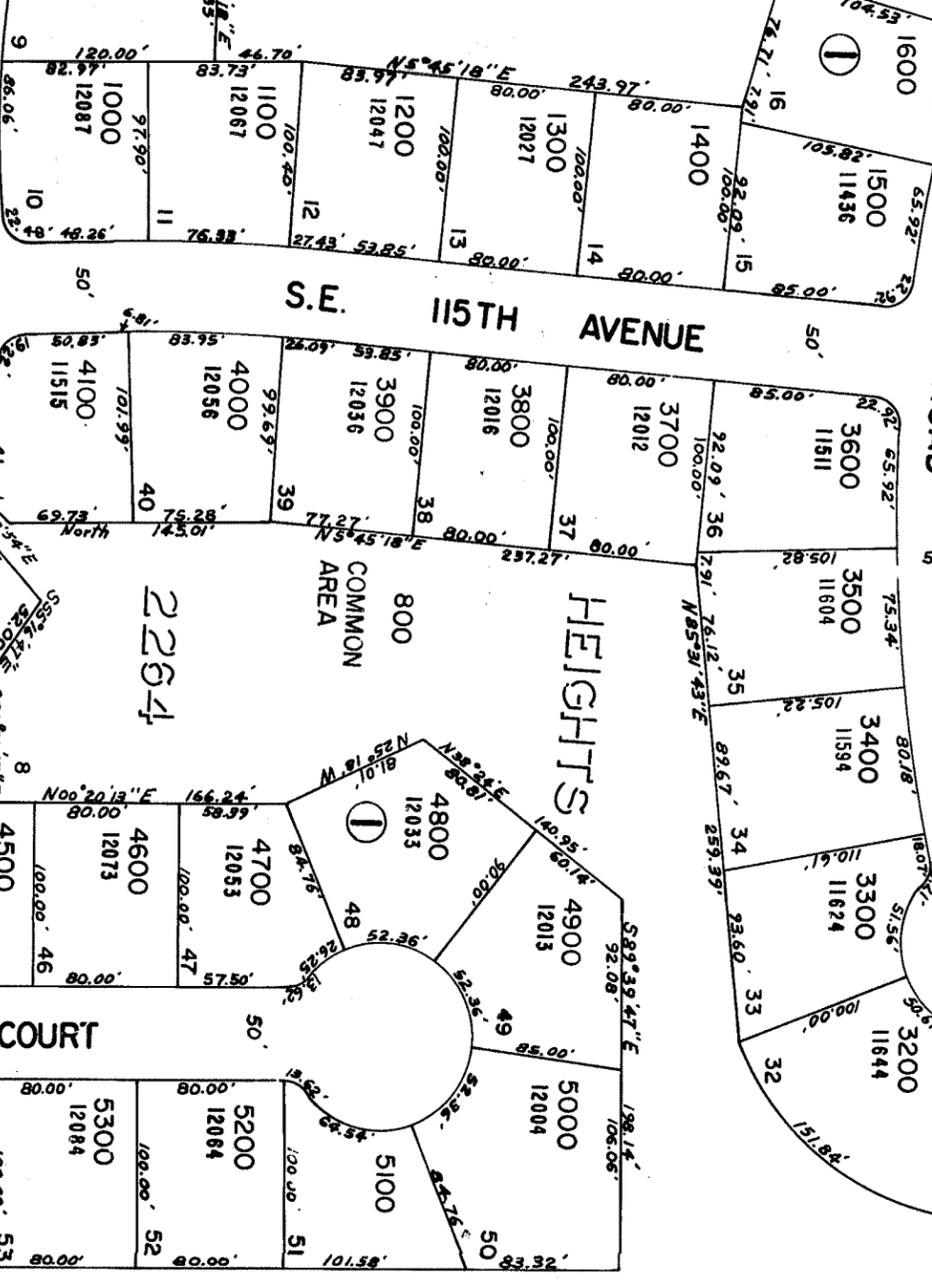
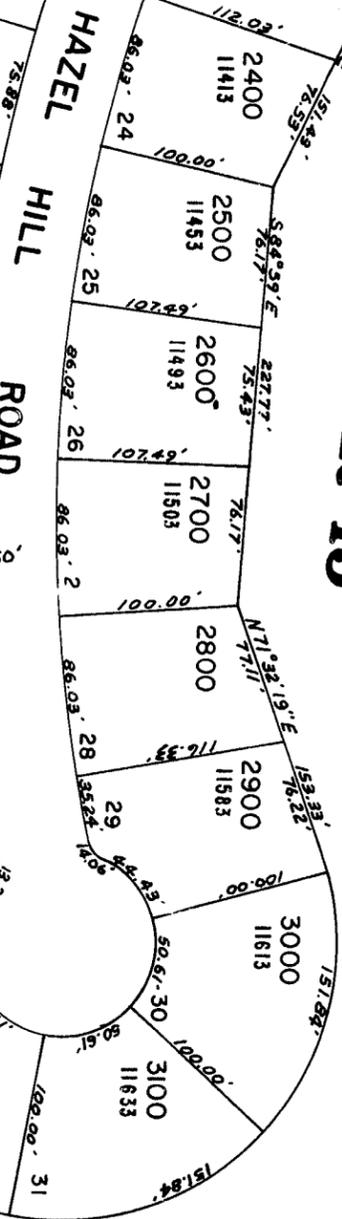
1 2E 34DC

11900

800

COMMON AREA R-15

INITIAL POINT



This point is W. 1320.35
& N 0°22'E 684.42'
from S.E. Cor. Sec. 34

Existing City of
Happy Valley City Limits

2-73

12400

Area to be Annexed

EXHIBIT "B"

1/4 SEC. 34 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

1 2E 34D

1" = 200'

11800

SEE MAP 1 2E 34

12200

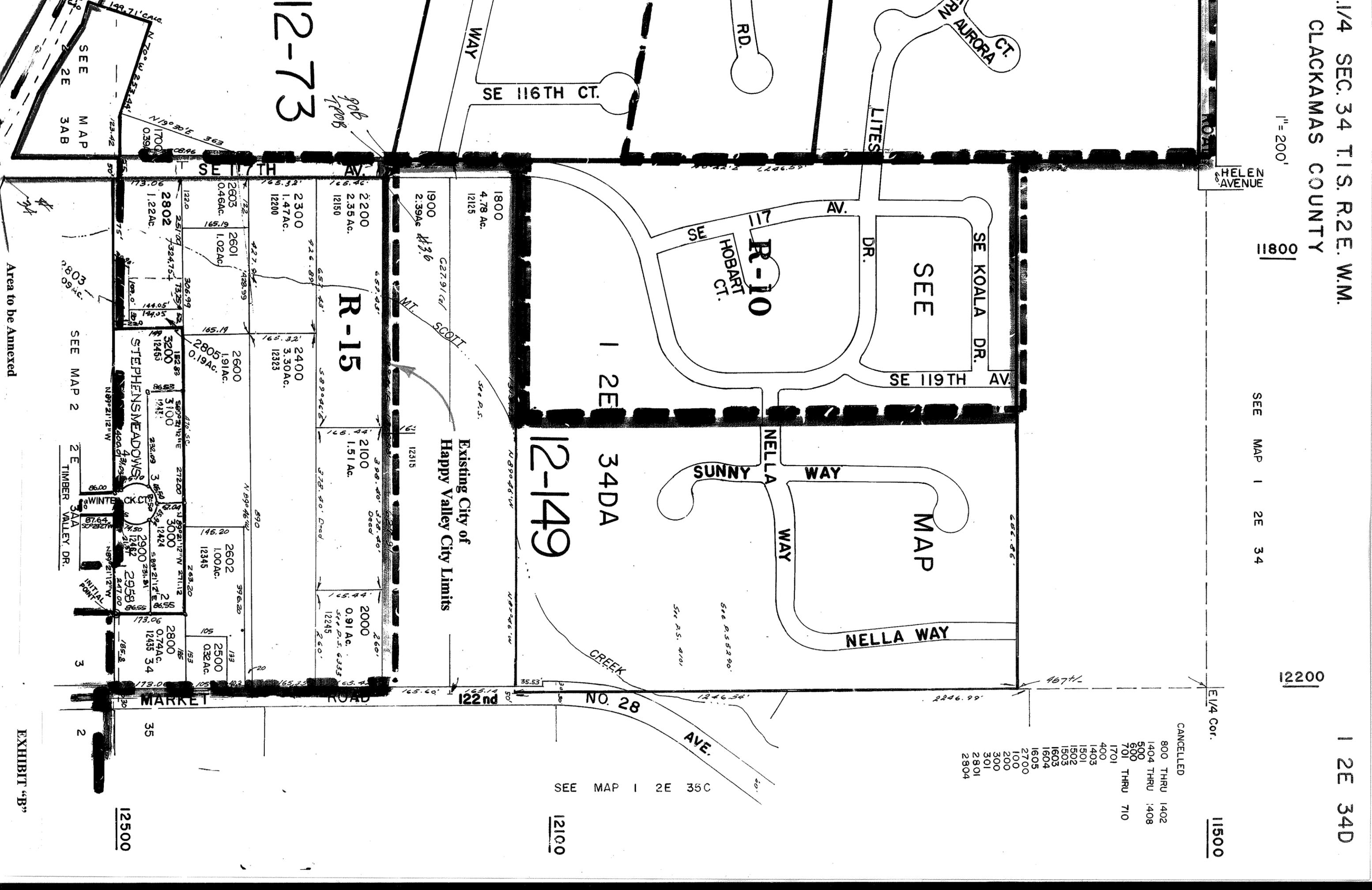
HELEN AVENUE

E/4 Cor.

11500

CANCELLED

- 800 THRU 1402
- 1404 THRU 1408
- 500
- 600
- 701 THRU 710
- 1701
- 400
- 1403
- 1501
- 1502
- 1503
- 1603
- 1604
- 1605
- 2700
- 100
- 200
- 300
- 301
- 2801
- 2804



SEE MAP 1 2E 35C

12100

12-149

34DA

1 2E

R-15

R-10

12-73

12500

EXHIBIT "B"

Area to be Annexed

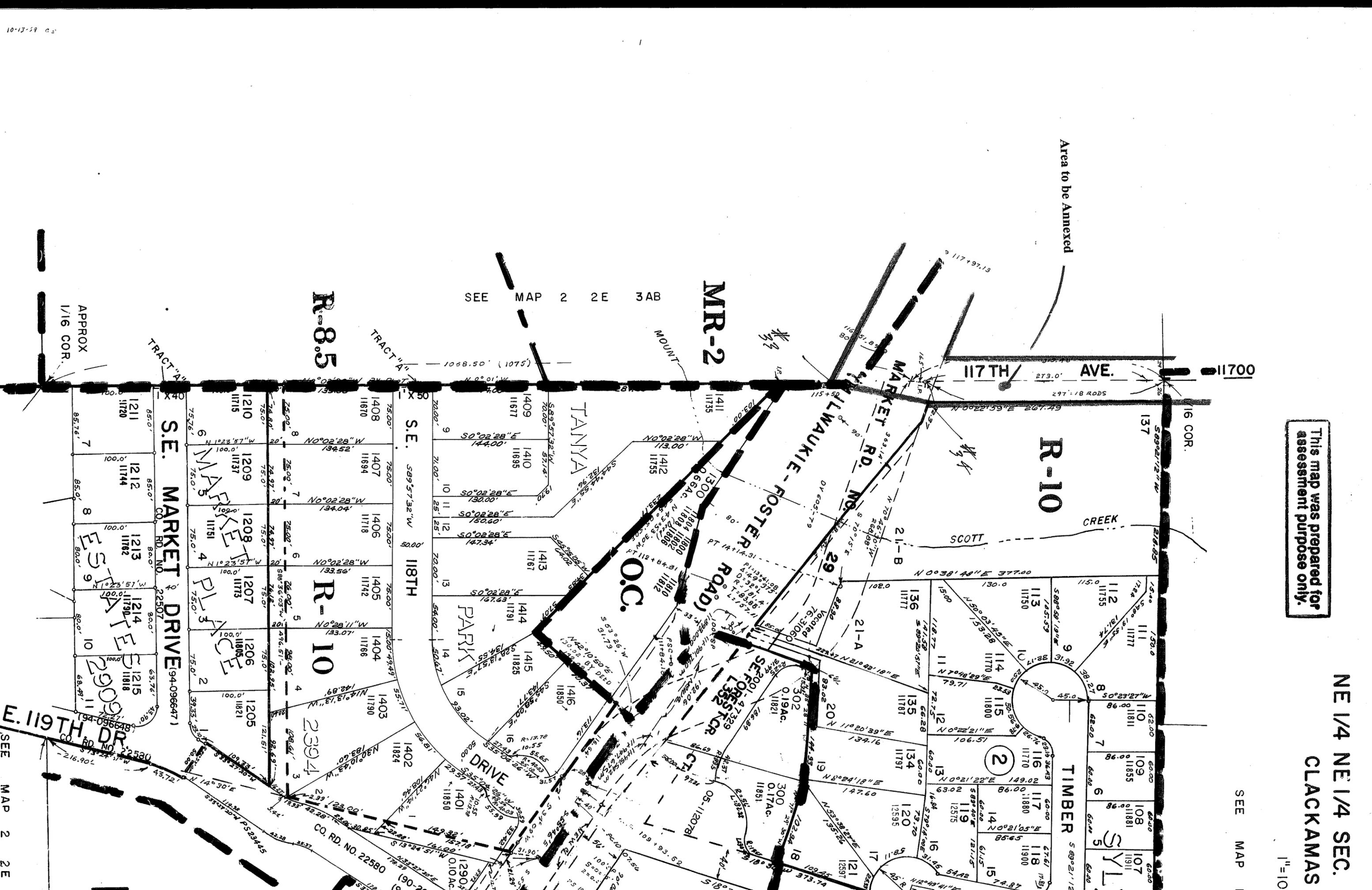
This map was prepared for assessment purpose only.

NE 1/4 NE 1/4 SEC.

CLACKAMAS

1"=10'

SEE MAP



Area to be Annexed

MR-2

R-10

R-8.5

R-10

O.C.

TIMBER

SEE MAP 2 2E 3AB

S.E. MARKET DRIVE (94-096647)

APPROX 1/16 COR.

E. 119TH DR. (94-096648)

SEE MAP 2 2E

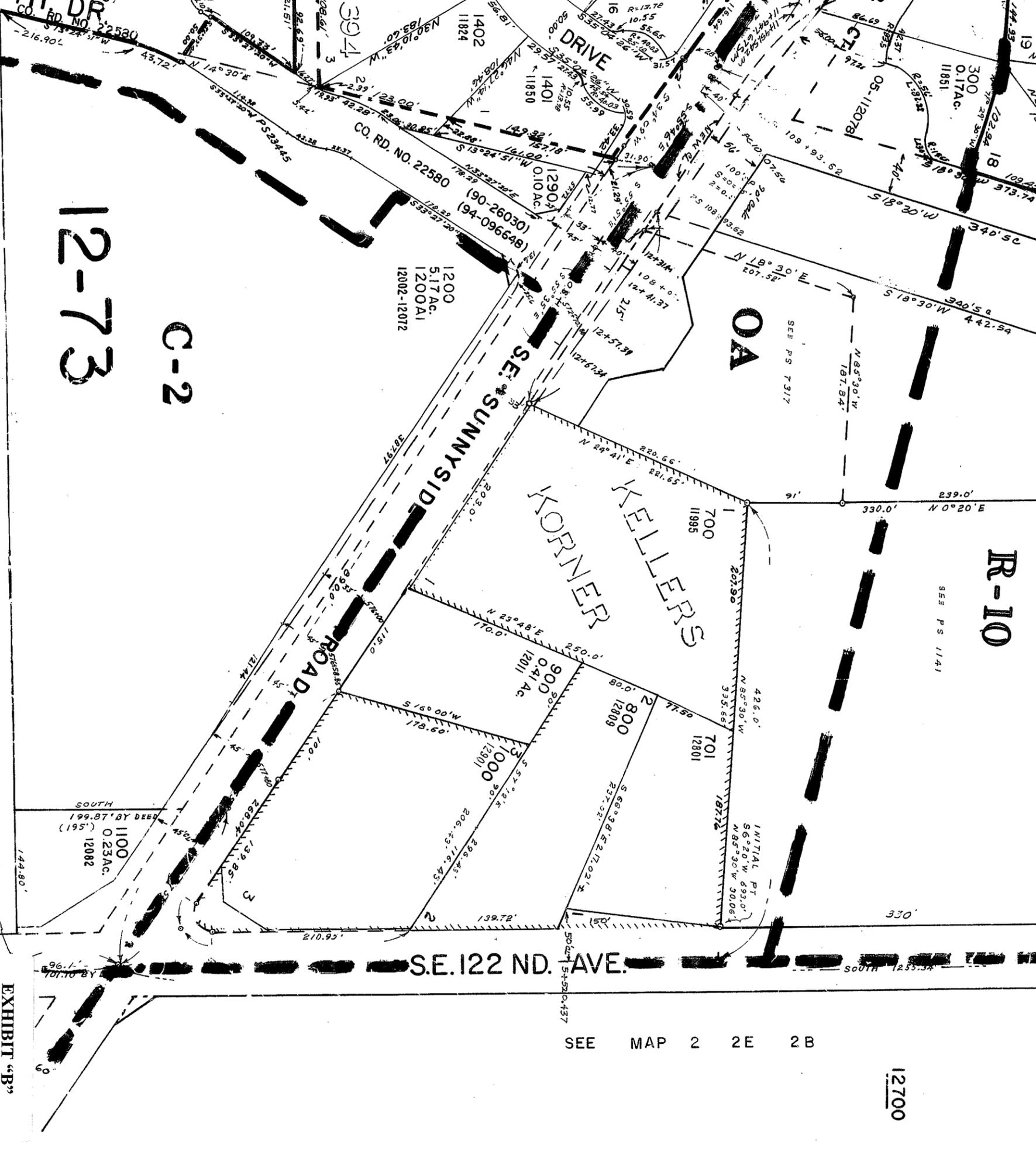
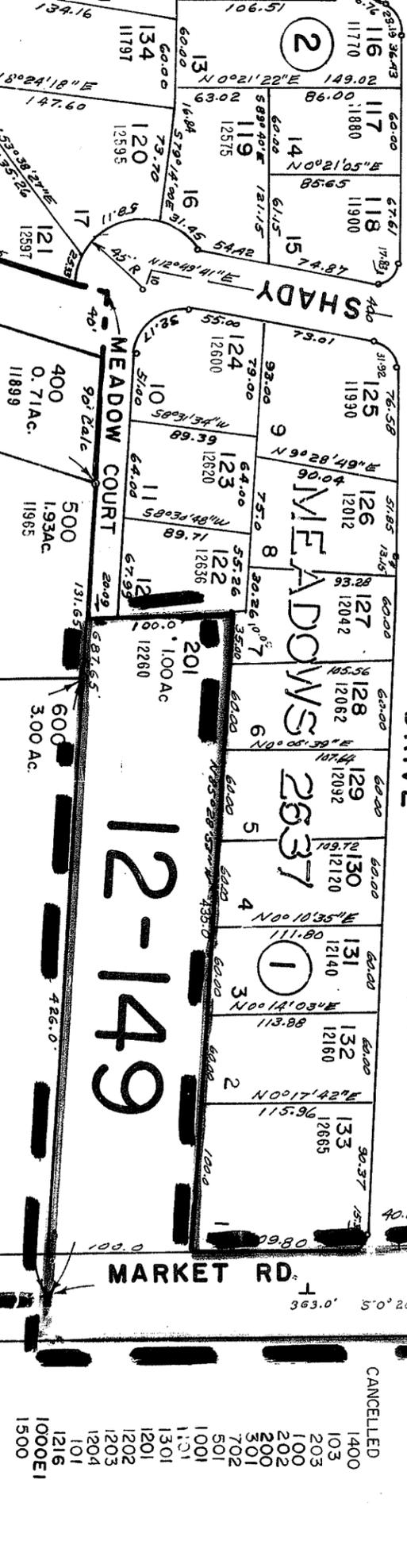
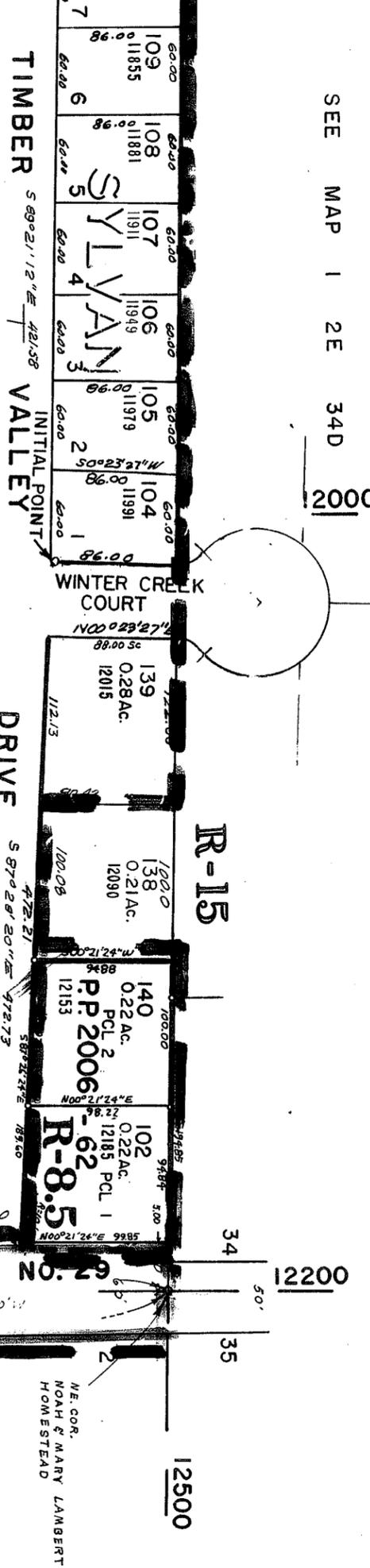
NE 1/4 SEC. 3 T.2S. R.2E. W.M.
CLACKAMAS COUNTY

2 2E 3AA

1"=100'

SEE MAP 1 2E 34D

2000



12-73
C-2

12-149

R-10

R-15

S.E. 122 ND. AVE.

MARKET RD. NO. 29

SEE MAP 2 2E 2B

12700

12500

EXHIBIT "B"

2 2E 3AA

SEE MAP 2 2E 3B

This map was prepared for assessment purposes only.

N.W. 1/4 N.E. 1/4 SEC. CLACKAMAS

MIR-2

R-8.5

R-20

11200

Approx. N 1/4 Cor

SUNNYSIDE

SEE MAP 1 2E

Area to be Annexed

M



2692.80' (40.0000) EAST
1557.60' (20.0000) SOUTH
P.R. 5 W. COR. OF SEC.
34. BR. O.G.B.D.

(1630) 1850.34' by 2nd
paper & E. 551' N

191.53'

WEST 613.18' (605)

226.76' G.P.C.

(462) 415.8' by 2nd
paper

S 7° 15' W 800' Sc

S 7° 15' W 545' Sc

132.51'

703
3.01 Ac.

704
3.62 Ac.

702
3.34 Ac.

700
0.51 Ac.

800
0.77 Ac.

900
1.71 Ac.

500
5.50 Ac.

509 L. Creek

SCOTT

808.52 SUR
12.70 ch. 838.2'

110.0

110.0

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1"=100'

12-73

CANCELLED TAX LOTS
601
705
801
901
706
600

SEE MAP 1 2E 34D

R-10

12500

MR-2

SEE MAP 2 2E 3AA

12800

Area to be Annexed

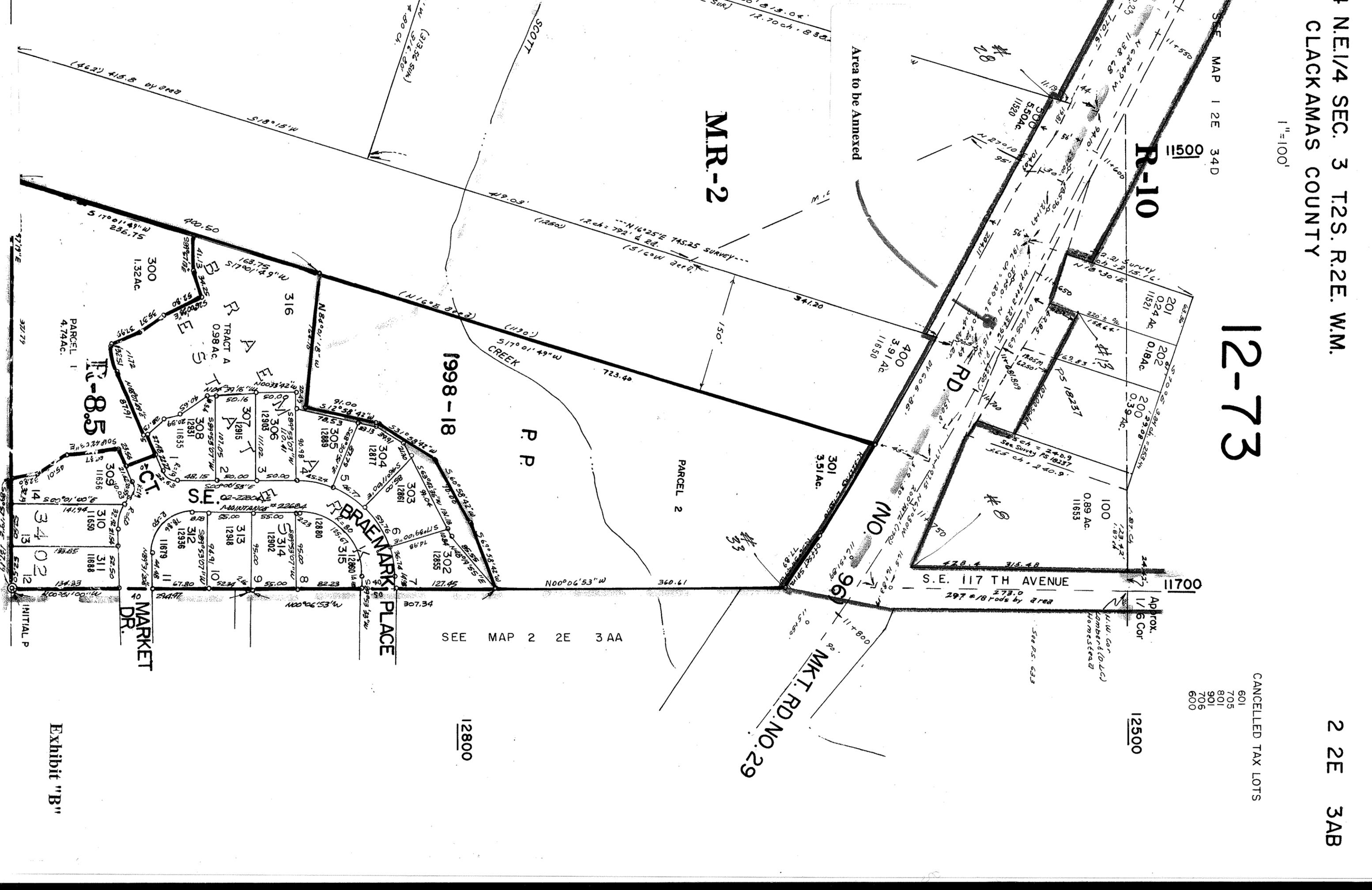


Exhibit "B"

SE 1/4 SECTION 35 T.1S. R.2E.
CLACKAMAS COUNTY

1" = 200'

This map was prepared for
assessment purposes only.

13230

SEE MAP | 2E 35A

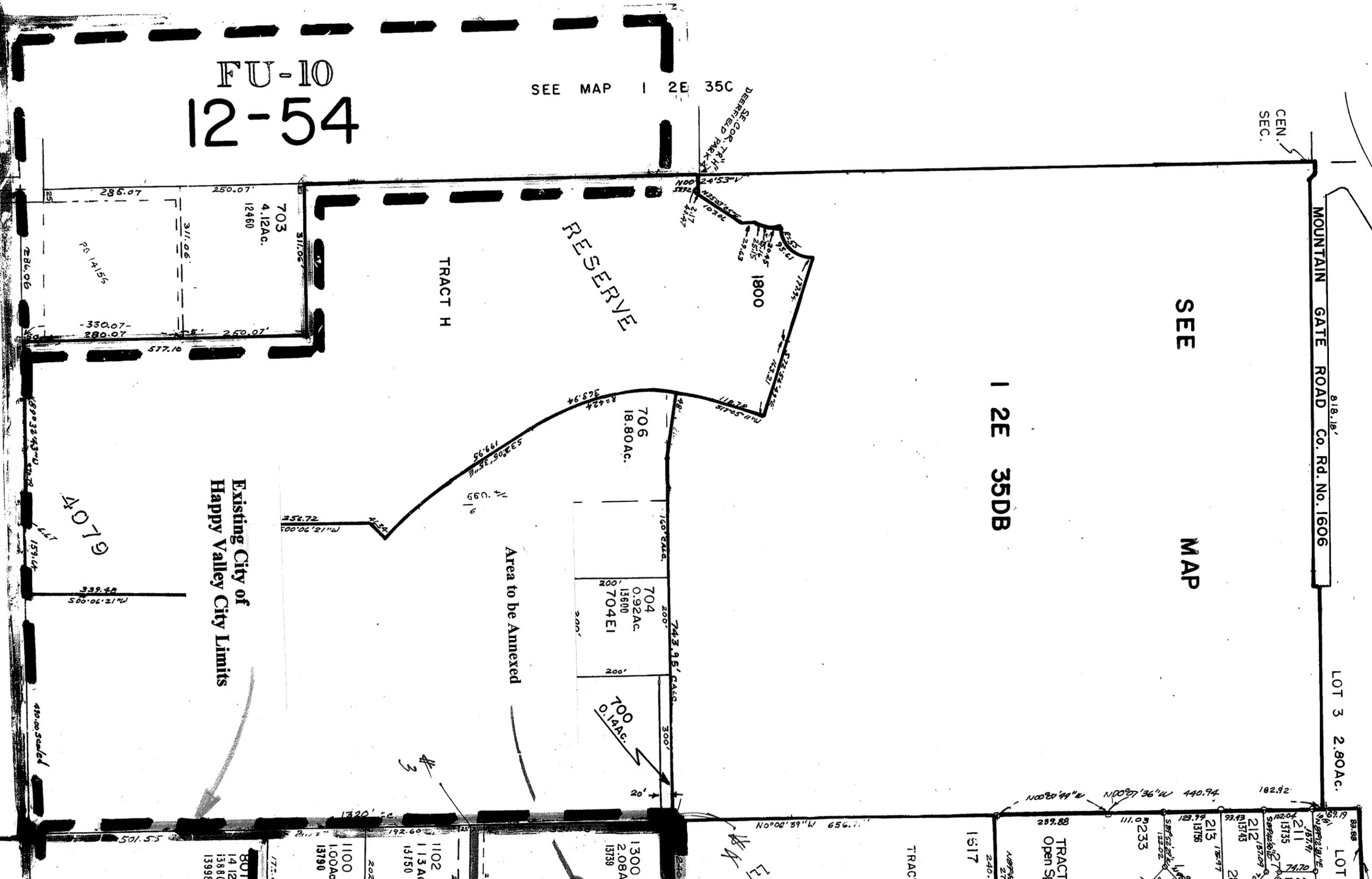
MOUNTAIN GATE ROAD Co. Rd. No. 1606

SEE MAP

1 2E 35DB

FU-10
12-54

SEE MAP | 2E 35C



Existing City of
Happy Valley City Limits

Area to be Annexed

RESERVE

TRACT H

TRACT E

TRACT

S 1/4 CRT

4079

801

1412A
13860
13998

1100
1000Ac.
13790

1102
113Ac
13150

1300
2.08Ac.
13739

700
0.14Ac.

704
0.92Ac.
13600
704EI

706
18.80Ac.

703
4.12Ac.
12460

1800

LOT 3 2.80Ac.

LOT 4

CEN.
SEC.

286.07
250.07
311.06
281.155
-330.07-
280.07
577.10
250.07

339.48
M.12.70.00S

501.55
192.60

202.3

286.06
286.06

159.14
177

159.14

159.14

430.00 Scaled

240.0'

202.07
202.07

118.70
M.15.54.16E

160.00
M.12.70.00S

160.00

200'

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This map was prepared for assessment purpose only.

MULTNOMAH

302-11

FF-10

162nd AVE. (SAGER ROAD)

VRADENBURG RD. NO. 1831

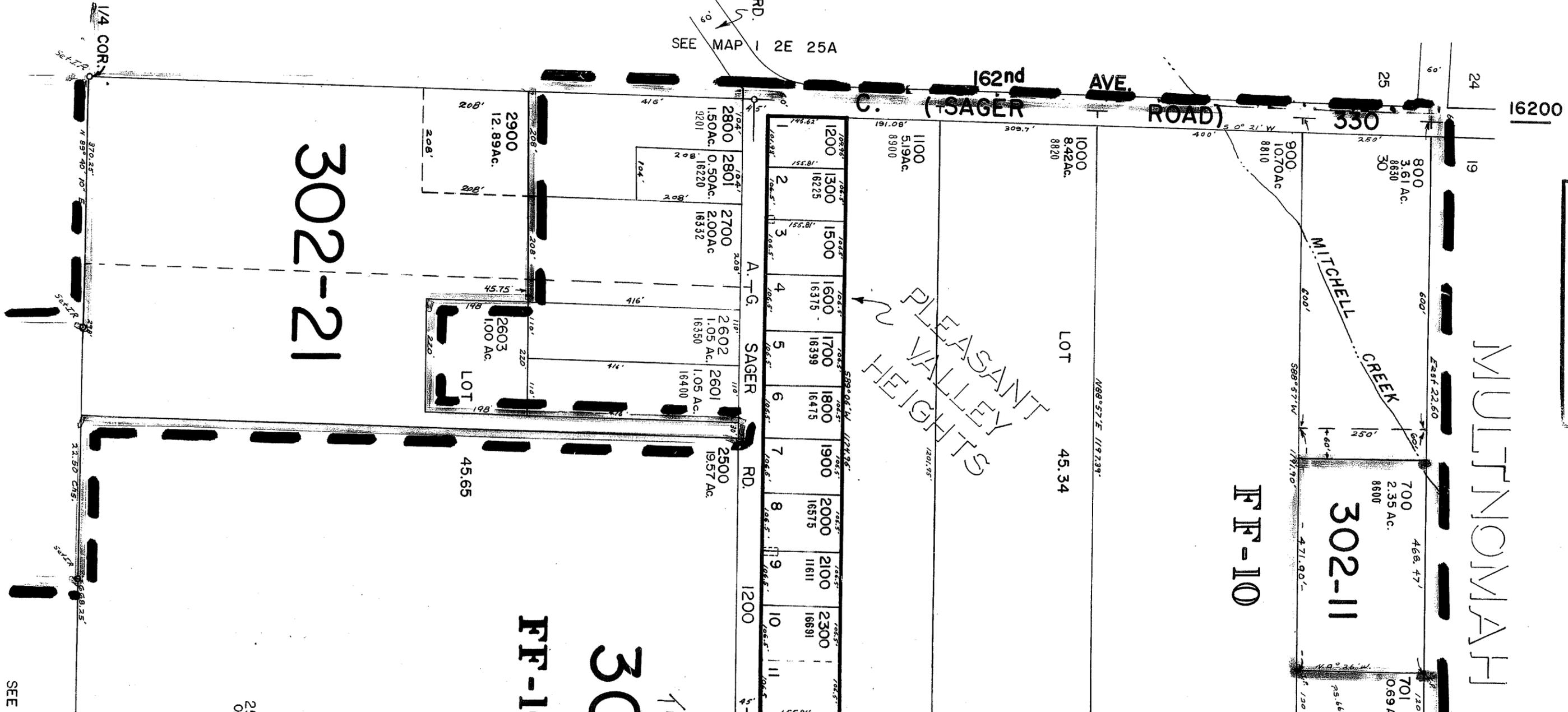
SEE MAP 1 2E 25A

302-21

1000 8,42Ac. 8820	1100 5,19Ac. 8900	1200 1300 16225	1500	1600 16375	1700 16399	1800 16475	1900	2000 16575	2100 11611	2300 16691
-------------------------	-------------------------	-----------------------	------	---------------	---------------	---------------	------	---------------	---------------	---------------

2800 1.50Ac. 9201	2801 0.50Ac. 16220	2700 2.00Ac. 16332	2602 1.05 Ac. 16350	2601 1.05 Ac. 16400	2500 19,57 Ac.
-------------------------	--------------------------	--------------------------	---------------------------	---------------------------	-------------------

2900 12.89Ac.	2603 100 Ac.
------------------	-----------------



1"=200'

CANCELLED

- 1400
- 2600
- 302
- 2901
- 500
- 2200

CLACKAMAS COUNTY

CLACKAMAS COUNTY

16700

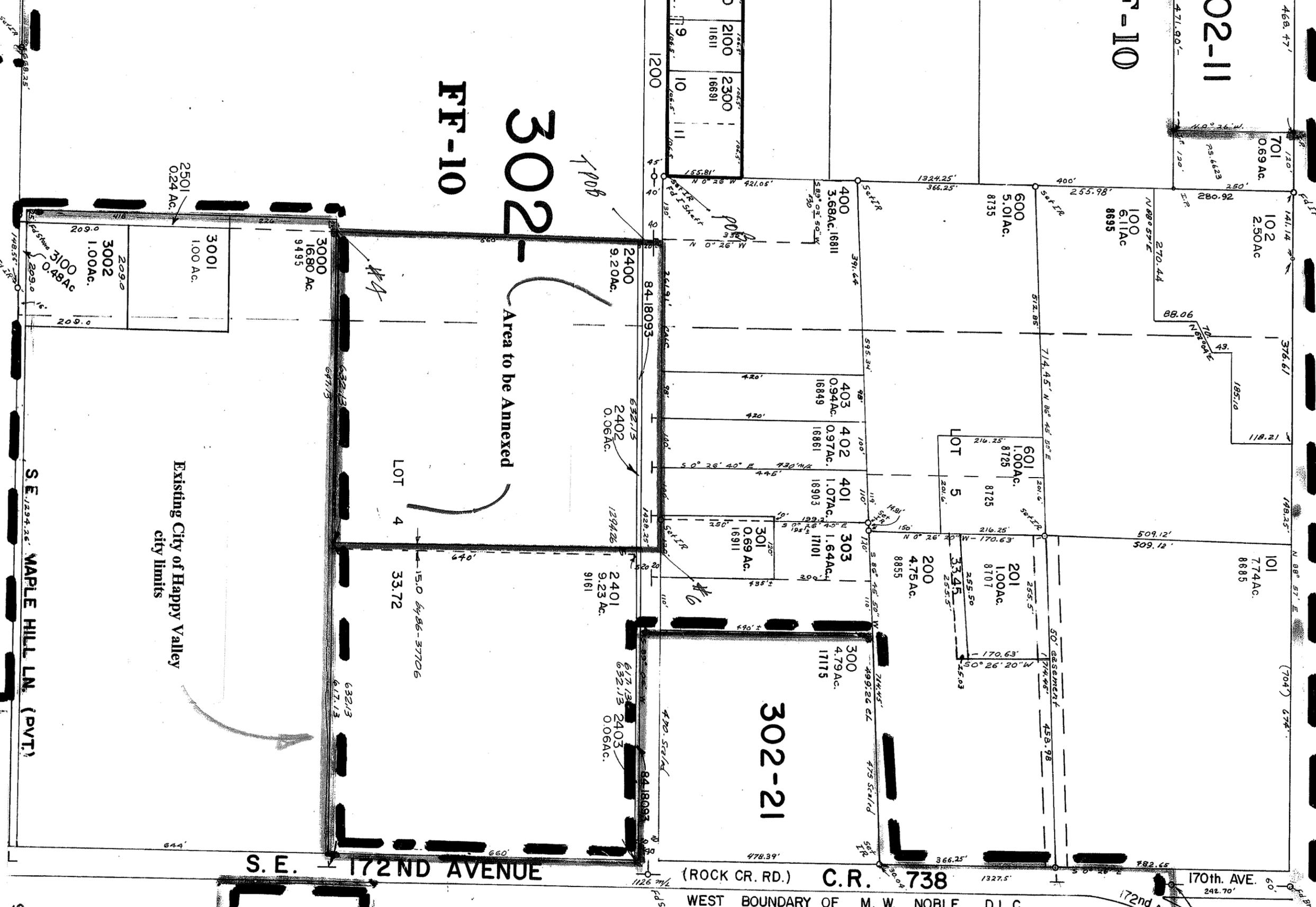
17200

8500

SW COR. S.
RICHEY DLC
64

02-11

FF-10



(ROCK CR. RD.) C.R. 738
WEST BOUNDARY OF M. W. NOBLE D.L.C.

Existing City of Happy Valley
city limits

302-21
Area to be Annexed

LOT 4
33.72

SEE MAP | 3E 30C

SEE MAP | 3E 30A

Exhibit "B"

00991

17200

SEE MAP 1 3E 31

12500

12-194

12-196

SEE MAP

2 3E 6BA

12-197

12-151

RRFF-5

5004 Ac.
16571

12500

12-196

12-197

RRFF-5

SEE MAP 2 3E 6A

2-151
RRFF-5

12-151

SUNNYSIDE RD.
RD.

(ROCK CR. RD.)

1002
1.78 AC
15710
PARCEL 1
(1.78 AC.)

1102
3.15 AC.
16920
PARCEL 2
P.P.

1100
1.55 AC.
17100
RRFF-5
1996-62

12-115
1200
0.88 AC.

Parcel 2

Existing City of Happy Valley
city limits

PP 1995-16

12-197
1600
0.61 AC.

12-115

RRFF-5/HL

13500

CANCELLED
1003
1100A1
1400
1300
1101E1
301
303
800
801

SEE MAP 2 3E 3

Exhibit "B"

2 3E 6B

This map was prepared for assessment purpose only.

SW 1/4 SEC. 6 T.2

CLACKAMAS CO

1" = 200'

16200

W 1/4 Cor.

518.32

355.28

SEE MAP 2

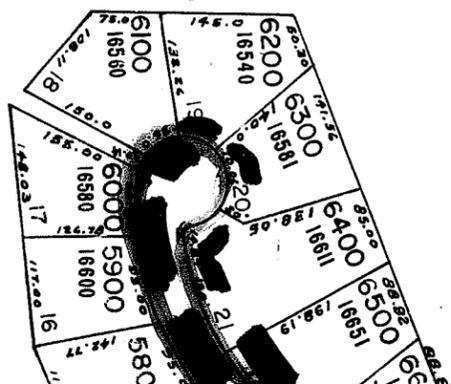
12-225

6700

GREEN AREA

CREEK

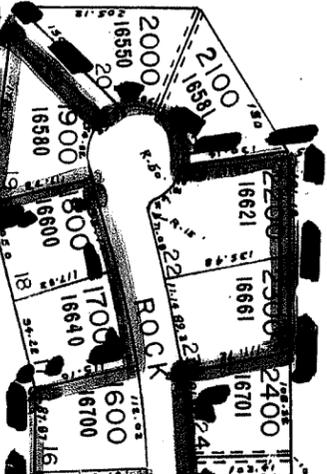
ROCK



4300

ROCK

12-115



GREEN AREA

8001
34.40Ac.
8001WI

1519.89

ROCK

12-197

1437.30

8000
19.11Ac.
8000WI

12-115
FERU

6

7

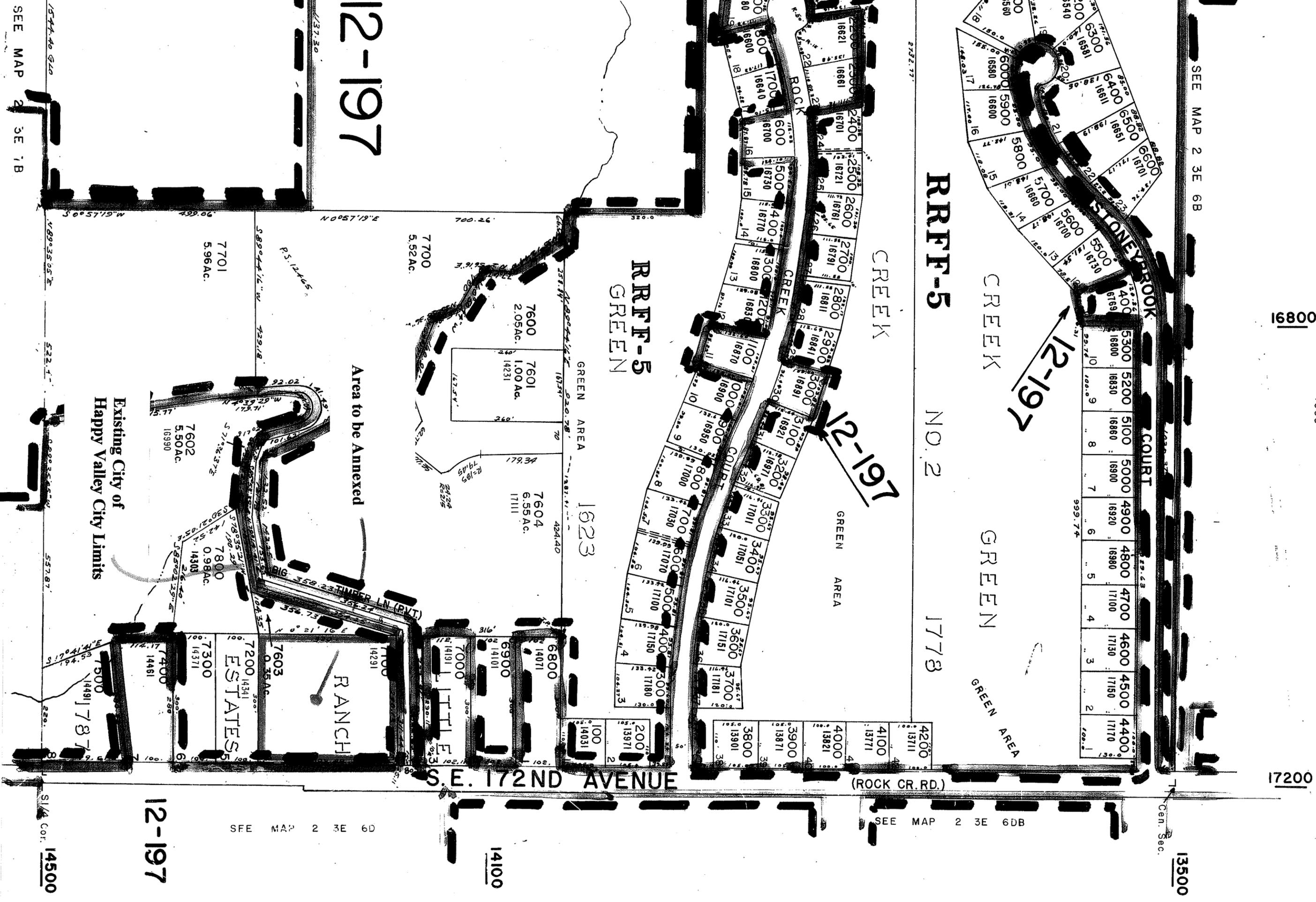
12

SEE MAP 2 2E 1D

1544.40 GLO

SEE MAP 2 3E

APR 11 11 AM '07



SEE MAP 2 3E 6B

13500

16800

17200

RRFF-5

NO. 2

1773

12-197

12-197

12-197

12-197

SEE MAP 2 3E 6D

SEE MAP 2 3E 6DB

SEE MAP 2 3E 7B

SEE MAP 2 3E 7B
14500

Exhibit "B"

This map was prepared for assessment purpose only.

SE 1/4 SEC. 6 T
CLACKAMAS

1" = 20'

12-115

RRFF-5

12-115

-197

-197

MAP -197

SEE

GDB

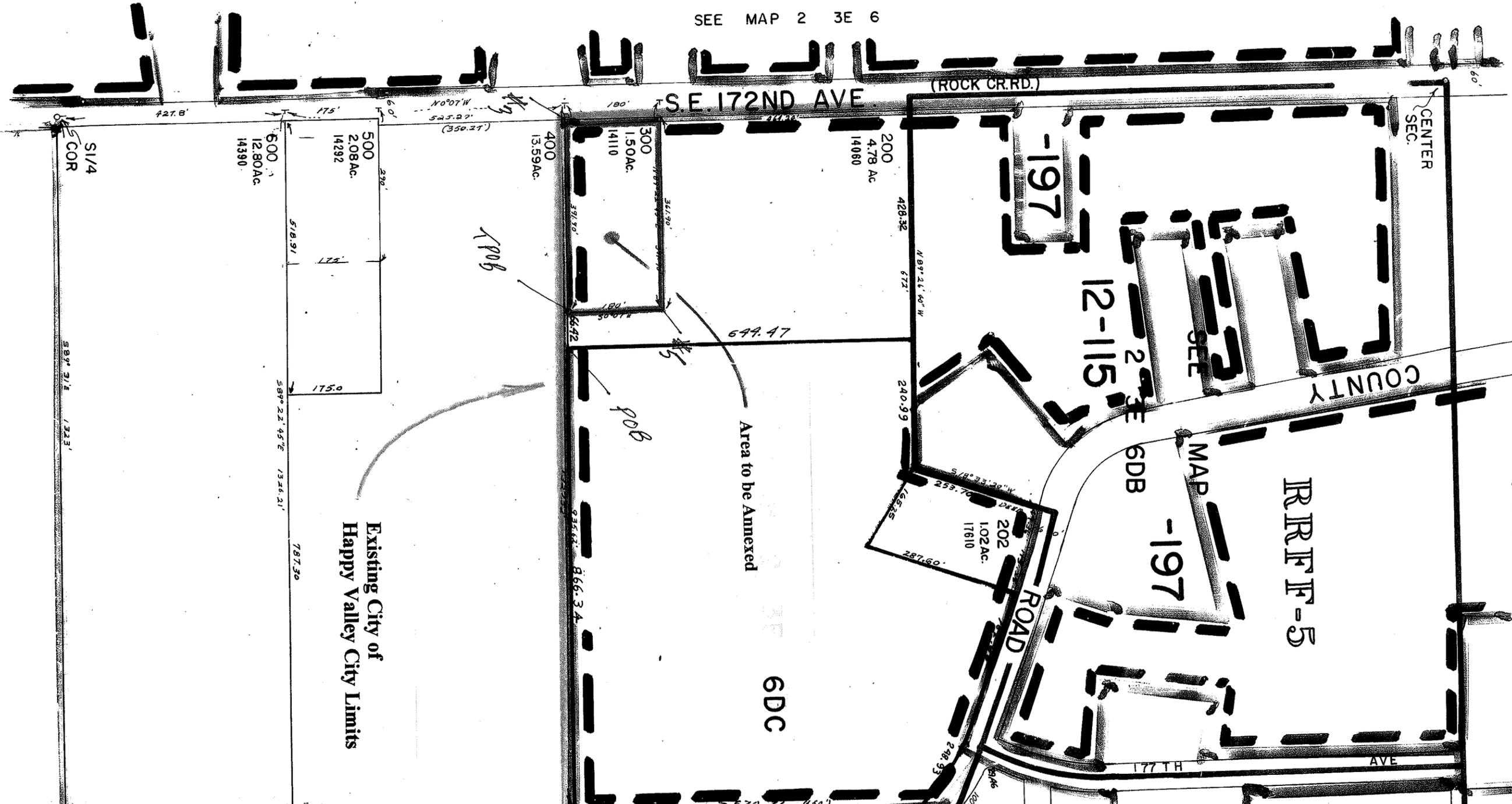
COUNTY

CENTER SEC.

SEE MAP 2 3E 6

SE 172ND AVE (ROCK CR. RD.)

17200



Area to be Annexed

Existing City of
Happy Valley City Limits

S1/4 COR

600' 12,800Ac 14,390'

500' 2,08Ac 14,292'

400' 13,59Ac

300' 1,50Ac 14,110'

200' 4,78 Ac 14,060'

202 1.02Ac 17,610'

GDC

Area

1/4 SEC. 6 T2S. R.3E. WM.
CLACKAMAS COUNTY

1" = 200'

2 3E 6D
& INDEX

5

SEE MAP 2 3E 6A & INDEX

17800

18200

Cancelled
TL 201

13500

12-216

E1/4
COR

COTTINGHAM ST

AVE

AVE

AVE

SEE MAP
2 3E 6DA

SEE MAP 2 3E 5C

GDC

SUNNYSIDE RD

NO

1040

14100

SEE MAP
2 3E 6DD

City of
ley City Limits

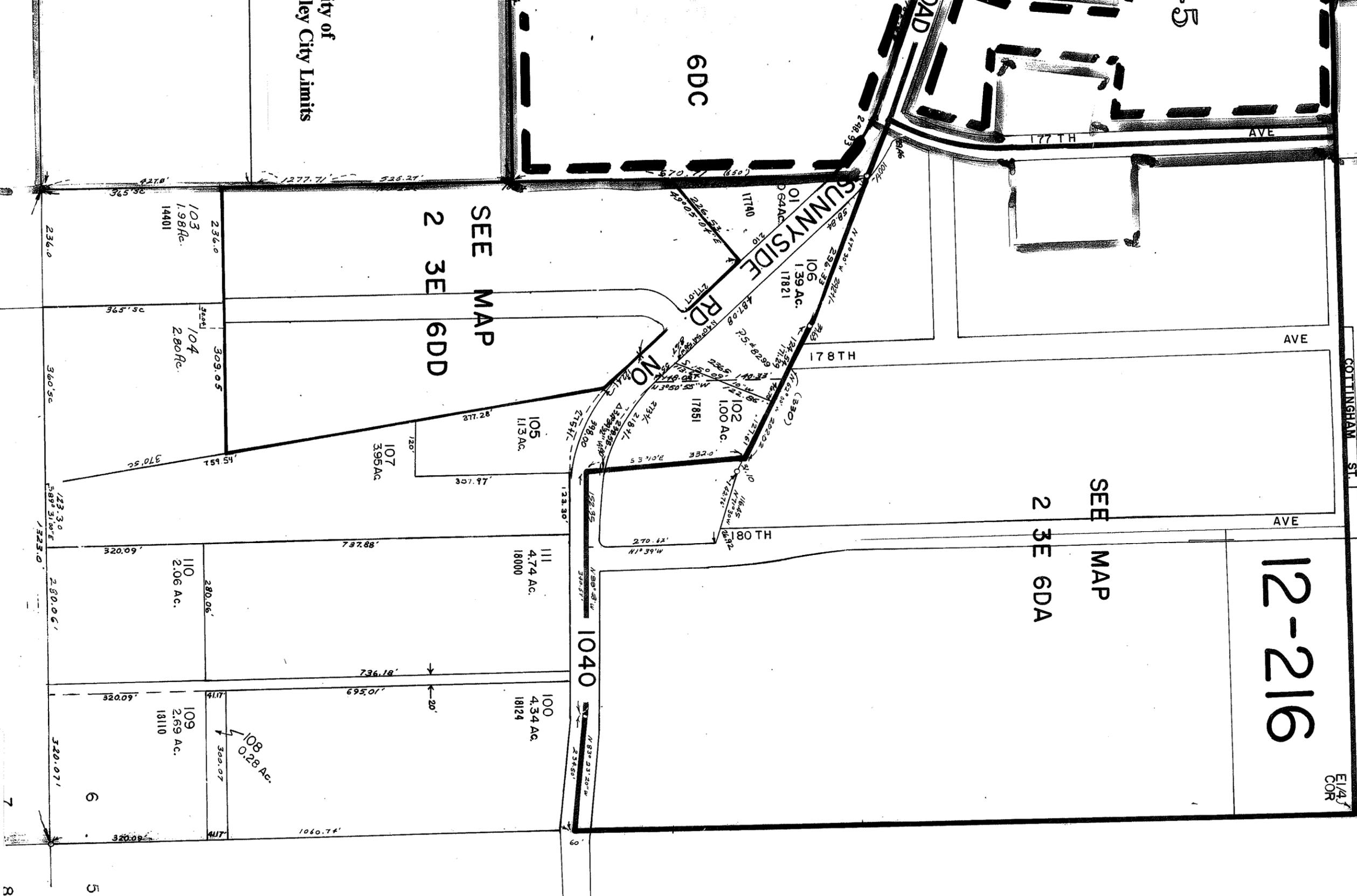
103 1.98 Ac. 14401
104 2.80 Ac.
105 11.3 Ac.
107 3.95 Ac.
108 0.28 Ac.
109 2.69 Ac. 18110
110 2.06 Ac.
111 4.74 Ac. 18000
100 4.34 Ac. 18124

SEE MAP 2 3E 7A

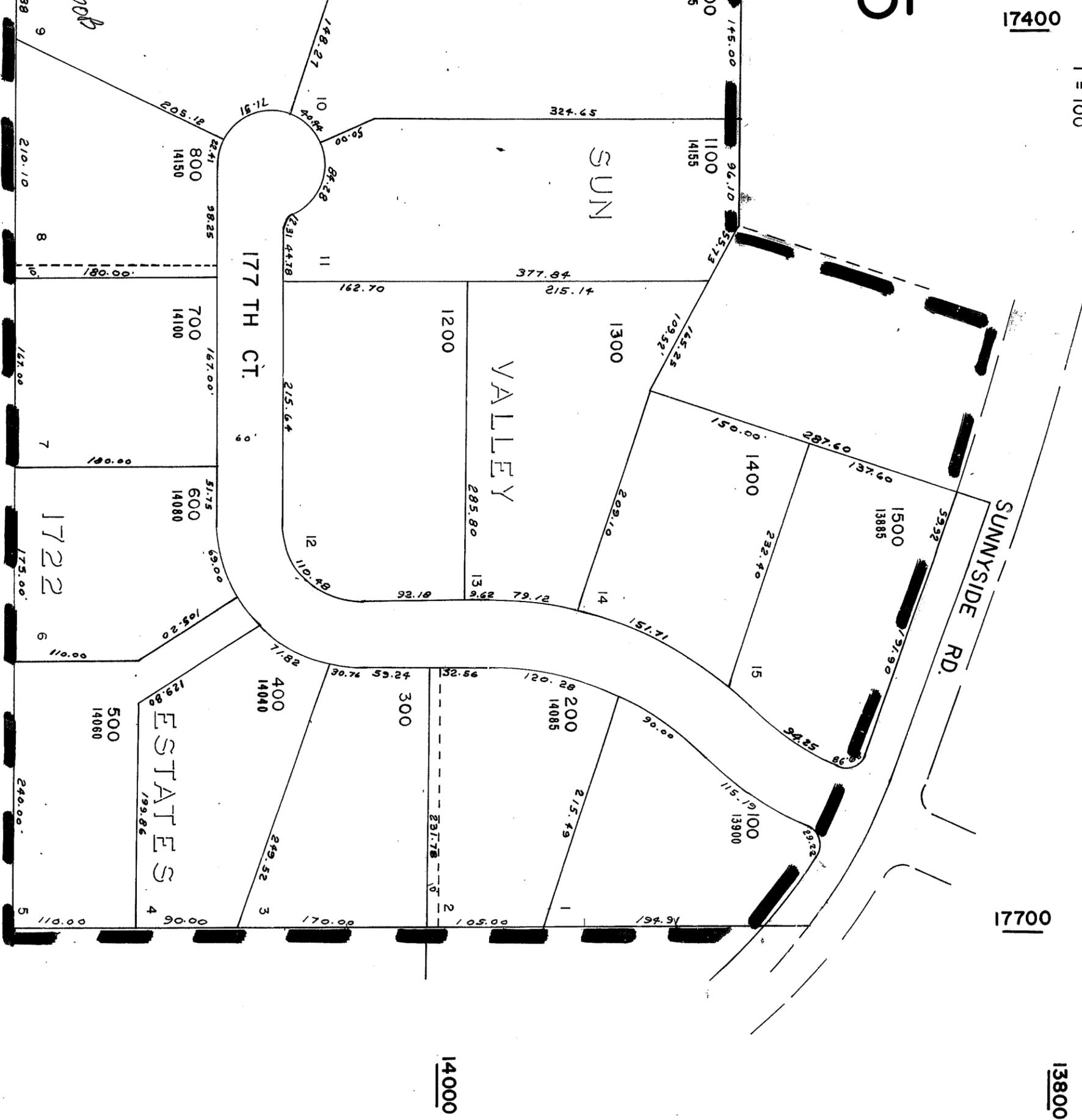
Exhibit "B"

2 3E 6D

14500



1" = 100'



14200

