

Final Documents

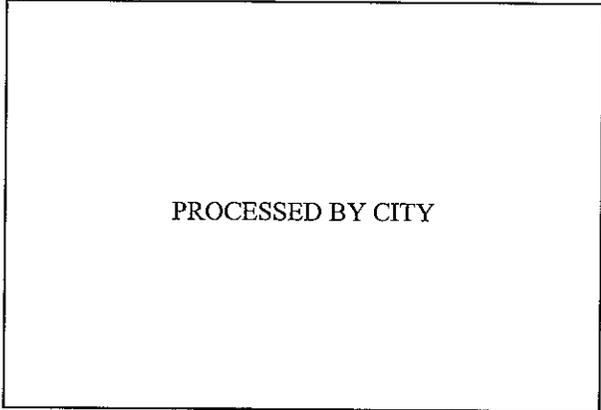
For

Annexation to the
City of Happy Valley

CL2004

Ord. #288

DOR 3-1626-2004



PROCESSED BY CITY

OFFICE OF THE SECRETARY OF STATE

KATE BROWN
SECRETARY OF STATE

BARRY PACK
DEPUTY SECRETARY OF STATE



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

January 13, 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 **July 1, 2004**, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
288 [Happy Valley]	AN 2004-0139

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,

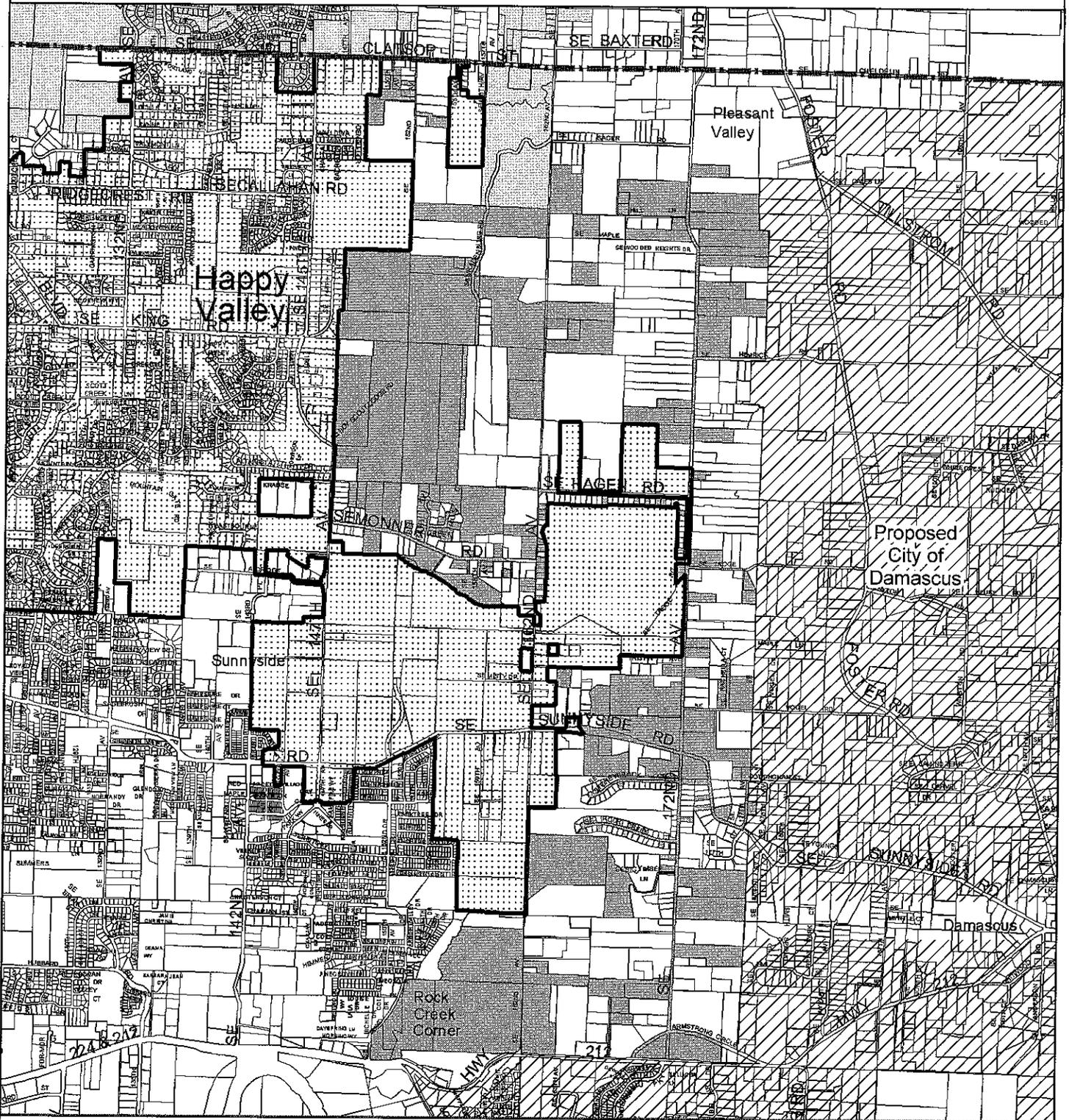

Linda Bjornstad
Official Public Documents

cc: City of Happy Valley

COMPLETED
1/13/10

Proposal No. CL2004

Annexation to the City of Happy Valley



1 inch equals 0.5 miles

Proposal No. CL2004
CITY OF HAPPY VALLEY
Figure 1

Area
to be
Annexed

Notice to Taxing Districts

ORS 308.225



OREGON
DEPARTMENT
OF REVENUE
Cartographic 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
Happy Valley, OR 97236-6298

Description and Map Approved
July 13, 2004
As Per ORS 308.225

Description Map received from: CITY
On: 7/1/2004

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

ANNEXATION TO CITY OF HAPPY VALLEY
WITHDRAWAL FROM CLACKAMAS COUNTY ENHANCED LAW ENFORCEMENT
DIST.

ORD. #288 (ANN-01-04)

has been: Approved 7/13/2004
 Disapproved

Notes:

Department of Revenue File Number: 3-1626-2004

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

ORDINANCE NO. 288

CITY OF HAPPY VALLEY

AN ORDINANCE ANNEXING TERRITORY INTO THE CITY OF HAPPY VALLEY UNDER ORS 222.170 AND CONSISTENT WITH METRO CODE CHAPTER 3.09, THE HAPPY VALLEY COMPREHENSIVE PLAN AND STATEWIDE PLANNING GOALS AND DECLARING AN EMERGENCY

WHEREAS, the City of Happy Valley received petitions for annexation signed by the 100% of the owners of 100% of the properties with 100% of the assessed value of territory requesting annexation (File No. ANN-01-04);

WHEREAS, the proposed annexation territory consists of 170 tax lots totaling 891.06 acres adjacent to existing City boundaries;

WHEREAS, the City provided notice for a public hearing before the City Council consistent with: (1) Section 3.09.030 of the Metro Code (MC), (2) notice to Clackamas County consistent with Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) notices in a newspaper of general circulation in the City consistent with ORS 222.120(3);

WHEREAS, the City Council held a full hearing on the annexation of the territory at a special City Council meeting held on June 28, 2004;

WHEREAS, following the hearing, and in consideration of the evidence and testimony in the record as a whole, the City Council approved the request for annexation.

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City Council declares the territory described in Exhibit A, depicted in Exhibit B and shown in Exhibit C is annexed to the City of Happy Valley effective July 1, 2004.

Section 2. The City Council adopts the Annexation Application No. 01-2004 and the Staff Report to the City Council dated June 28, 2004.

Section 3. Three tax lots, 12E25CC790, 791 and 990, depicted in Exhibit D are withdrawn from the Clackamas County Enhanced Law Enforcement District effective July 1, 2004.

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 the Department of Revenue;
2. Mail a copy of this Ordinance to Metro including the required fee consistent with Metro Code §3.09.030(e); and

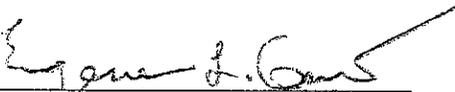
3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code §3.09.030(e).

Section 5. An emergency is declared to exist and as provided by Section 32 of the City Charter for the City of Happy Valley this ordinance takes effect on July 1, 2004.

PASSED AND APPROVED THIS 28th DAY OF JUNE, 2004.

CITY OF HAPPY VALLEY

ATTEST:



Mayor Eugene L. Grant



Marylee Walden, City Recorder

**BEFORE THE CITY COUNCIL
FOR THE CITY OF HAPPY VALLEY, OREGON**

ANNEXATION APPLICATION) **ANN-01-04**
) **FINAL ORDER**
)
)

This matter came before the City Council on remand from the Land Use Board of Appeals (“LUBA”), *Hammons v. City of Happy Valley*, Slip Op LUBA No. 2004-117 (2005) (“*Hammons*”) for a public hearing on April 5, 2005. The hearing was continued to April 19, 2005.

In *Hammons* LUBA remanded the City’s decision for two purposes: (1) satisfaction of the procedural requirements of Metro Code Chapter 3.09.050, *Hammons* at 6, 9; and (2) interpretation of Happy Valley Code (“HVC”) Section 16.40.080. *Hammons* at 13 (“remand issues”). After providing notice the City Council conducted a hearing to address the remand issues set forth in *Hammons*.

I. METRO CODE CHAPTER 3.09.050

LUBA held that Metro Code Chapter 3.09.050(b) applied to the City’s annexation decision. *Hammons* at 6. Chapter 3.09.050 requires cities within Metro’s jurisdiction to make the staff report for an annexation proposal available to the public fifteen (15) days before the scheduled public hearing. The City in this case made the staff report available only seven (7) days before the public hearing. LUBA found that that procedural error impeded the Petitioner’s right to full participation at the local level. Therefore, LUBA remanded the City’s decision so that the City could cure that procedural error. The other applicable requirements of Metro Code

Section 3.09.050 are more fully addressed in the City's supplemental staff report.

II. INTERPRETATION OF HVC SECTION 16.40.080

LUBA also remanded the City's decision for an interpretation of HVC § 16.40.080. Petitioner argued that § 16.40.080 requires the City to apply a City zoning designation to areas annexed by the City. By Ordinance 301 the City applied County zoning designations to the annexed area.

The Council hereby interprets "an appropriate designation of the City of Happy Valley," as provided in HVC 16.40.080, to include Clackamas County zoning designations. This interpretation has consistently been followed and adhered to as a matter of past City practice. The Council finds that interpreting the above language differently would work only to frustrate efficient planning and complicate coordination with Clackamas County. It would also violate the Metro ordinances requiring concept planning for this area. The concept planning is under way, is not yet complete, and will require the City to take coordinated steps to amend its regulations consistent with the final plan. The City has adopted Ordinance No. 301, applying the appropriate zoning designations.

Furthermore, Section 16.40.080 has been repealed by the City of Happy Valley. The Council hereby finds that the provision is not applicable to this annexation. Therefore, the Council declines to apply any change to the zoning designation to the annexed territory at this time.

The Council concludes that the annexation on remand, ANN-01-04 is compliant with all state, regional, and local requirements.

III. ADOPTION OF FINDINGS

The City Council further incorporates the following documents and the findings contained therein as if fully set forth herein, and adopts the findings except as specifically described below:

1. The STAFF REPORT TO THE CITY COUNCIL: ANNEXATION APPLICATION (File No. ANN-01-04) dated June 28, 2004;
2. The SUPPLEMENTAL STAFF REPORT TO THE CITY COUNCIL: ANNEXATION APPLICATION ANN-01-04 dated March 29, 2005.

Any inconsistencies between the documents incorporated above shall be resolved in favor of the more recent document. Any inconsistencies between either or both of the documents incorporated above and this Order shall be resolved in favor of this Order. An omission of findings is not an inconsistency and as such prior findings that are not specifically carried forward by subsequent documents shall be carried forward by this Order.

State Law

The Council finds that the area annexed to the City meets all of the requirements of applicable state law. Questions were raised as to whether the annexed area “islanded” certain unincorporated areas by surrounding them with annexed areas, and whether certain areas of the annexed territory were only connected to the City via “cherry stems.” The Council finds that the area annexed was lawful and reasonable, for several reasons. The territory annexed is wholly within the Metro urban growth boundary, within the City’s Urban Growth Management Agreement (UGMA) with Clackamas County, and the area of interest for concept planning and annexation pursuant to the Damascus Fire House Study Group Memorandum of Understanding (MOU). Furthermore, only the properties of owners who petitioned the City for annexation are included in the annexation area.

The City’s current policy is to annex only properties of owners who desire annexation to

the City. Although this policy may lead to less regularly drawn City limits in the short term, the City prefers providing property owners such flexibility to the alternative of forcing unwanted annexation on unincorporated Clackamas County residents. Irregularly shaped annexation areas are not *per se* unreasonable, *Morsman v. City of Madras*, 191 Or. App. 149, 153, 81 P. 3d 711 (2003), and determinations of reasonableness in such cases are case-specific and fact-dependent, *DLCD v. City of St. Helens*, 138 Or. App. 222, 226, 907 P.2d 259 (1995). The properties not annexed to Happy Valley that lie inside the Metro urban growth boundary, UGMA and MOU area of interest, when annexed at some point in the future, will annex to the City of Happy Valley and thereby cure any irregularities in shape. Given the facts and circumstances of this annexation, the Council finds that the City's annexation and method of annexation are reasonable.

All areas annexed to the City are contiguous to the City. ORS 222.111(1) provides the following:

When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water.

The Council finds that the City's annexation satisfies the requirements of ORS 222.111(1).

Where the property owners who have petitioned for annexation are adjacent to others who have not so petitioned, the City has annexed the roads so that those properties are not separated by a right of way. The Council finds the annexation of these roads reasonable in light of the fact that they lie entirely within Happy Valley's urban growth boundary and MOU area of interest.

Rock Creek Green

Another question regarding rights of way was raised concerning the ownership of the streets serving properties in the Rock Creek Green area. Particularly, the claim has been made that the streets in the Rock Creek Green area are owned by Rock Creek Green, Inc. However, City staff has obtained and reviewed documentation regarding street ownership in that area. That documentation is attached to this Order and shows that the streets in the Rock Creek Green area were dedicated to the public and are not private streets. The Council finds that the streets in question are in fact public streets.

Tax Rates, Bonds and Levies

Other questions were raised regarding implicated tax rates, levies and bond debt. Happy Valley's tax rate is set at \$0.67 per \$1000.00 of assessed value. The City also has a levy to fund the Enhanced Law Enforcement District of \$0.7198 per \$1000.00 of assessed value. The City has no bond debt. The tax rate in the City of Damascus has not yet been established. It could be as high as \$3.88 per \$1,000 of assessed value. The assessments of both cities are in addition to Clackamas County taxes.

Petition Withdrawals

Finally, subsequent to submitting petitions to annex, some property owners requested to withdraw their petitions for annexation. For those property owners, after this annexation is finalized the City will take the appropriate steps to de-annex those properties via a separate City process. Of those property owners who requested to withdraw annexation petitions, some have subsequently requested the City to reinstate their annexation petitions. This last group of properties will not be included in the later de-annexation process.

IV. ORDER

Based upon the above-stated findings of fact, interpretations and conclusions, the approval of Application No. ANN-01-04 via Ordinance 288 is hereby AFFIRMED. This Order, the findings contained herein and any documents specifically incorporated are hereby adopted in response to LUBA's remand in *Hammons*.

IT IS SO ORDERED this 19th day of April, 2005.

CITY COUNCIL, CITY OF HAPPY VALLEY

By:



Eugene Grant, Mayor

ORDINANCE NO. 288

CITY OF HAPPY VALLEY

AN ORDINANCE ANNEXING TERRITORY INTO THE CITY OF HAPPY VALLEY UNDER ORS 222.170 AND CONSISTENT WITH METRO CODE CHAPTER 3.09, THE HAPPY VALLEY COMPREHENSIVE PLAN AND STATEWIDE PLANNING GOALS AND DECLARING AN EMERGENCY

WHEREAS, the City of Happy Valley received petitions for annexation signed by the 100% of the owners of 100% of the properties with 100% of the assessed value of territory requesting annexation (File No. ANN-01-04);

WHEREAS, the proposed annexation territory consists of 170 tax lots totaling 891.06 acres adjacent to existing City boundaries;

WHEREAS, the City provided notice for a public hearing before the City Council consistent with: (1) Section 3.09.030 of the Metro Code (MC), (2) notice to Clackamas County consistent with Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) notices in a newspaper of general circulation in the City consistent with ORS 222.120(3);

WHEREAS, the City Council held a full hearing on the annexation of the territory at a special City Council meeting held on June 28, 2004;

WHEREAS, following the hearing, and in consideration of the evidence and testimony in the record as a whole, the City Council approved the request for annexation.

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

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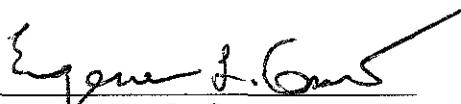
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PASSED AND APPROVED THIS 28th DAY OF JUNE, 2004.

CITY OF HAPPY VALLEY

ATTEST:



Mayor Eugene L. Grant



Marylee Walden, City Recorder

This map was prepared for assessment purpose only.

NE 1/4 NW 1/4 SEC. 25 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

1 2E 25BA

1"=100'

14700

15000

15200

M U L T N O M A H C O U N T Y

CLATSOP COUNTY S.E. CLATSOP

LINE STREET

8500

12-198

SEE MAP I 2E 25BB

900
0.96 Ac.
14868

800
2.78 Ac.
14932

700
8571

500
15192

2 501

100
15172

400
8901

300
8903

200
5

1100
0.54 Ac.
8981

1300
0.90 Ac.
8955

1400
0.62 Ac.
8955

1200
0.54 Ac.
8725

1500
0.50 Ac.
8701

16 Excluded, (save & accept
from legal description)

1700
2.20 Ac.
8787

1701
0.79 Ac.
8785

12-150

FF-10

Area To Be Annexed

SEE MAP I 2E 25A

8800

Existing City of
Happy Valley City Limits

SEE MAP I 2E 25B

Approx.
1/16 Cor.

EXHIBIT "A"

Area "A"

1 2E 25BA

BOOK 2

NE 1/4 SEC. 25 T. 1S. R. 2E. WM.
CLACKAMAS COUNTY

1 2E 25A

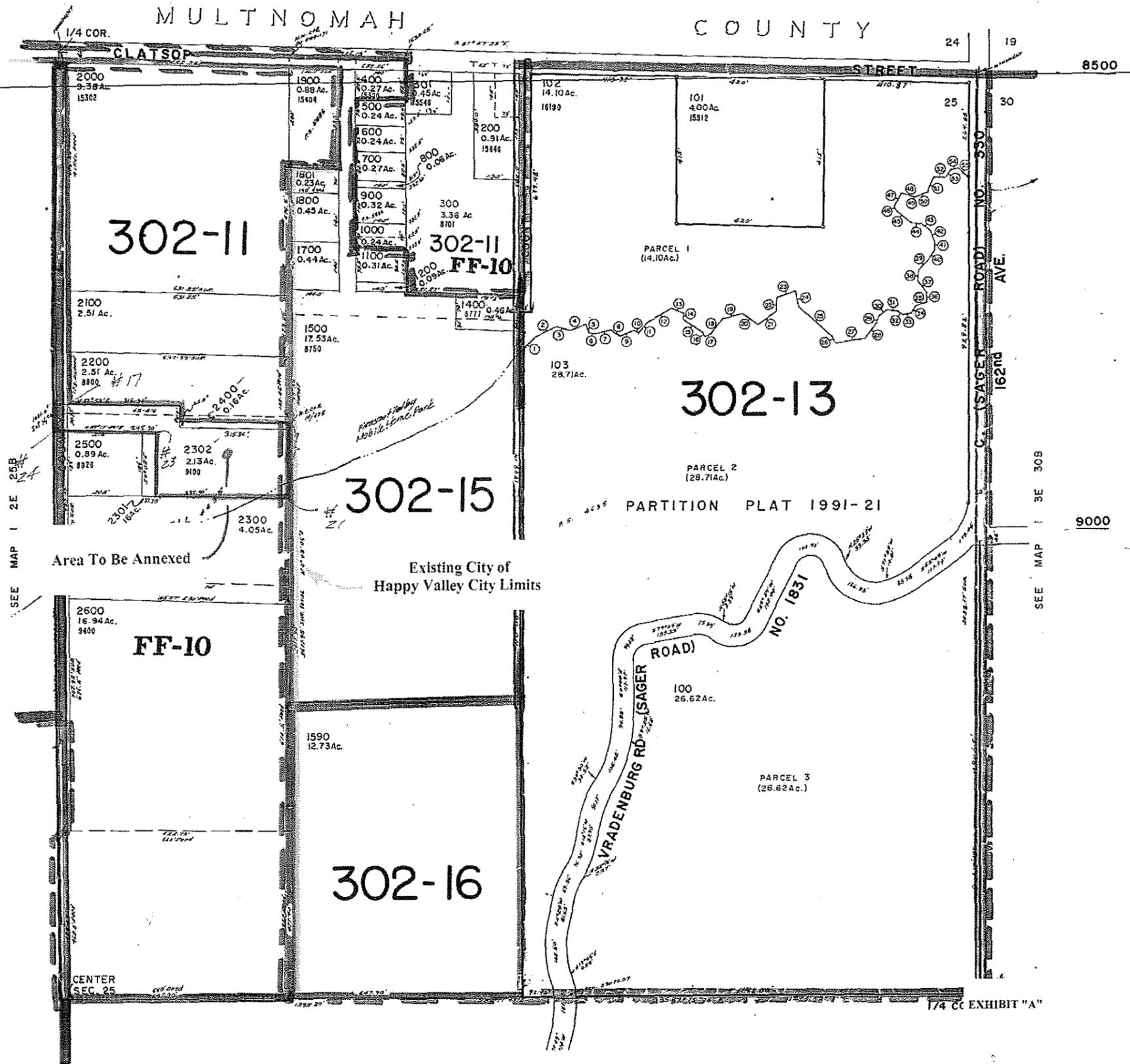
This map was prepared for
assessment purpose only.

1"=200'

CANCELLED NOS.
1300
1600
1890

TL	ASB
400	8740
500	8530
600	8648
800	8654
1000	8712
1800	8845

Centerline	Mitchell	Creek
1	N 48° 20' 00" E	64.00'
2	N 59° 50' 00" E	51.00'
3	S 74° 20' 00" E	49.00'
4	N 72° 00' 00" E	47.50'
5	S 17° 22' 00" E	25.00'
6	S 83° 05' 00" E	20.00'
7	N 75° 23' 00" E	47.00'
8	S 51° 40' 00" E	32.50'
9	N 66° 50' 00" E	44.50'
10	S 59° 30' 00" E	14.50'
11	N 39° 35' 00" E	38.50'
12	N 61° 53' 00" E	82.00'
13	S 66° 15' 00" E	36.50'
14	S 7° 30' 00" W	19.00'
15	S 55° 40' 00" E	64.00'
16	S 29° 30' 00" E	18.00'
17	N 60° 20' 00" E	21.00'
18	N 40° 05' 00" E	61.50'
19	N 77° 35' 00" E	52.00'
20	S 54° 50' 00" E	57.00'
21	N 55° 15' 00" E	59.50'
22	N 6° 10' 00" E	43.50'
23	N 69° 45' 00" E	54.00'
24	S 10° 10' 00" E	51.50'
25	S 47° 40' 00" E	124.00'
26	S 26° 10' 00" E	23.00'
27	N 82° 00' 00" E	80.00'
28	N 36° 50' 00" E	58.00'
29	N 18° 00' 00" E	27.00'
30	N 62° 35' 00" E	24.50'
31	S 84° 40' 00" E	29.00'
32	S 56° 05' 00" E	20.00'
33	N 74° 45' 00" E	25.00'
34	N 35° 45' 00" E	22.00'
35	N 76° 35' 00" E	35.00'
36	N 0° 45' 00" E	25.00'
37	N 33° 10' 00" E	52.00'
38	N 7° 15' 00" E	25.50'
39	N 45° 30' 00" E	44.00'
40	N 33° 05' 00" E	31.00'
41	N 0° 20' 00" E	24.50'
42	N 23° 05' 00" E	36.00'
43	N 51° 00' 00" E	30.00'
44	N 81° 00' 00" E	36.50'
45	N 47° 00' 00" E	50.50'
46	N 30° 00' 00" E	11.00'
47	N 26° 10' 00" E	44.50'
48	S 76° 40' 00" E	30.00'
49	S 85° 15' 00" E	20.50'
50	N 70° 15' 00" E	29.00'
51	N 24° 45' 00" E	44.00'
52	N 88° 45' 00" E	32.00'
53	N 33° 30' 00" E	25.00'
54	N 70° 30' 00" E	20.00'
55	S 49° 15' 00" E	40.00'



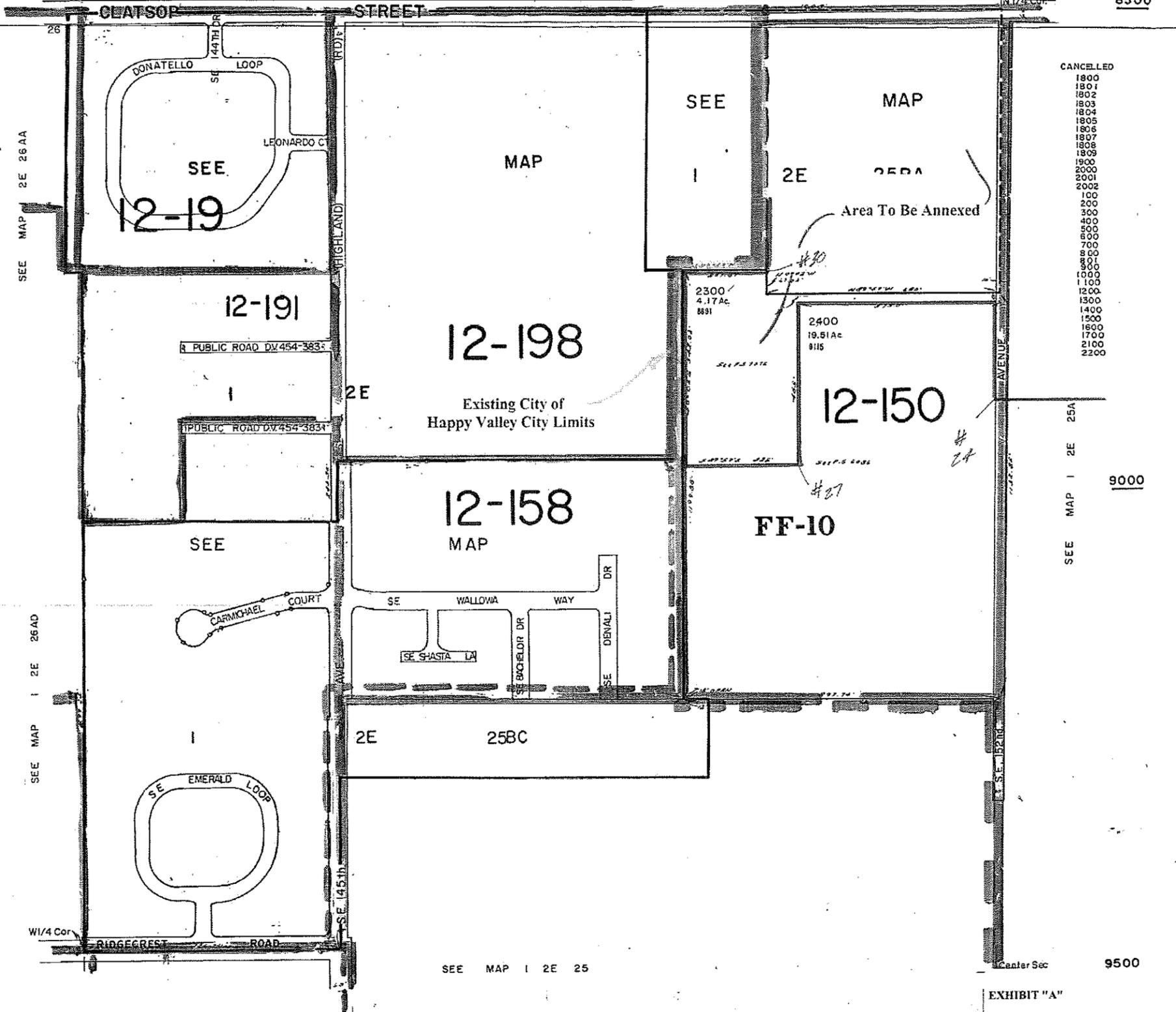
Area "A"

1 2E 25A
BOOK 2

This map was prepared for
assessment purpose only.

1L 1500
ADD 9653

14200 14700 15200
23 24 MULTNOMAH COUNTY 8500



- CANCELLED
- 1800
- 1801
- 1802
- 1803
- 1804
- 1805
- 1806
- 1807
- 1808
- 1809
- 1900
- 2000
- 2001
- 2002
- 100
- 200
- 300
- 400
- 500
- 600
- 700
- 800
- 900
- 1000
- 1100
- 1200
- 1300
- 1400
- 1500
- 1600
- 1700
- 2100
- 2200

SEE MAP 1 2E 25

Center Sec 9500

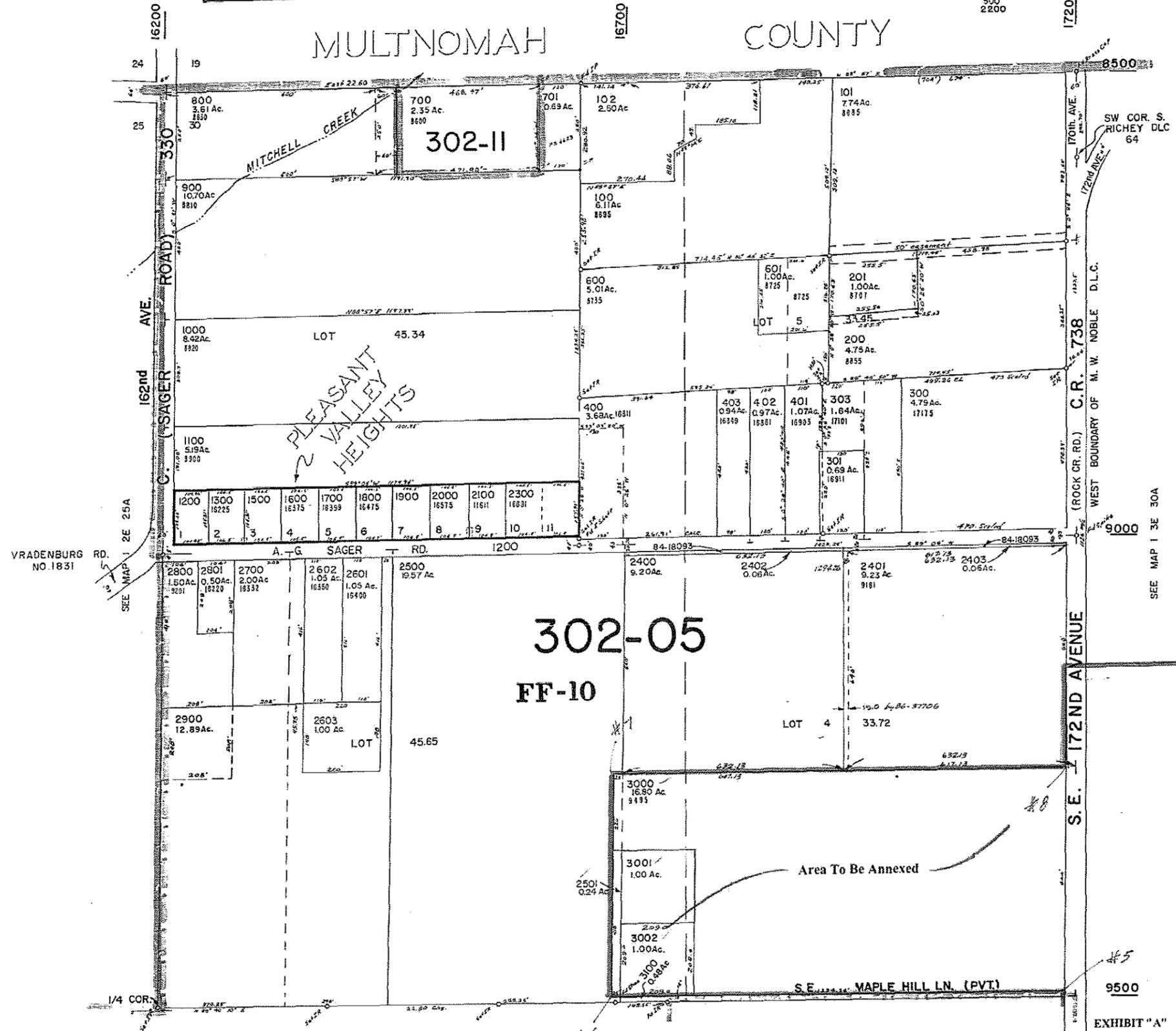
EXHIBIT "A"

Area "A"

CANCELLED
1400
2600
302
3901
500
2200

This map was prepared for
assessment purpose only.

MULTNOMAH COUNTY



Area "B"

SEE MAP I 3E 30C

MAR 03 2004

EXHIBIT "A"

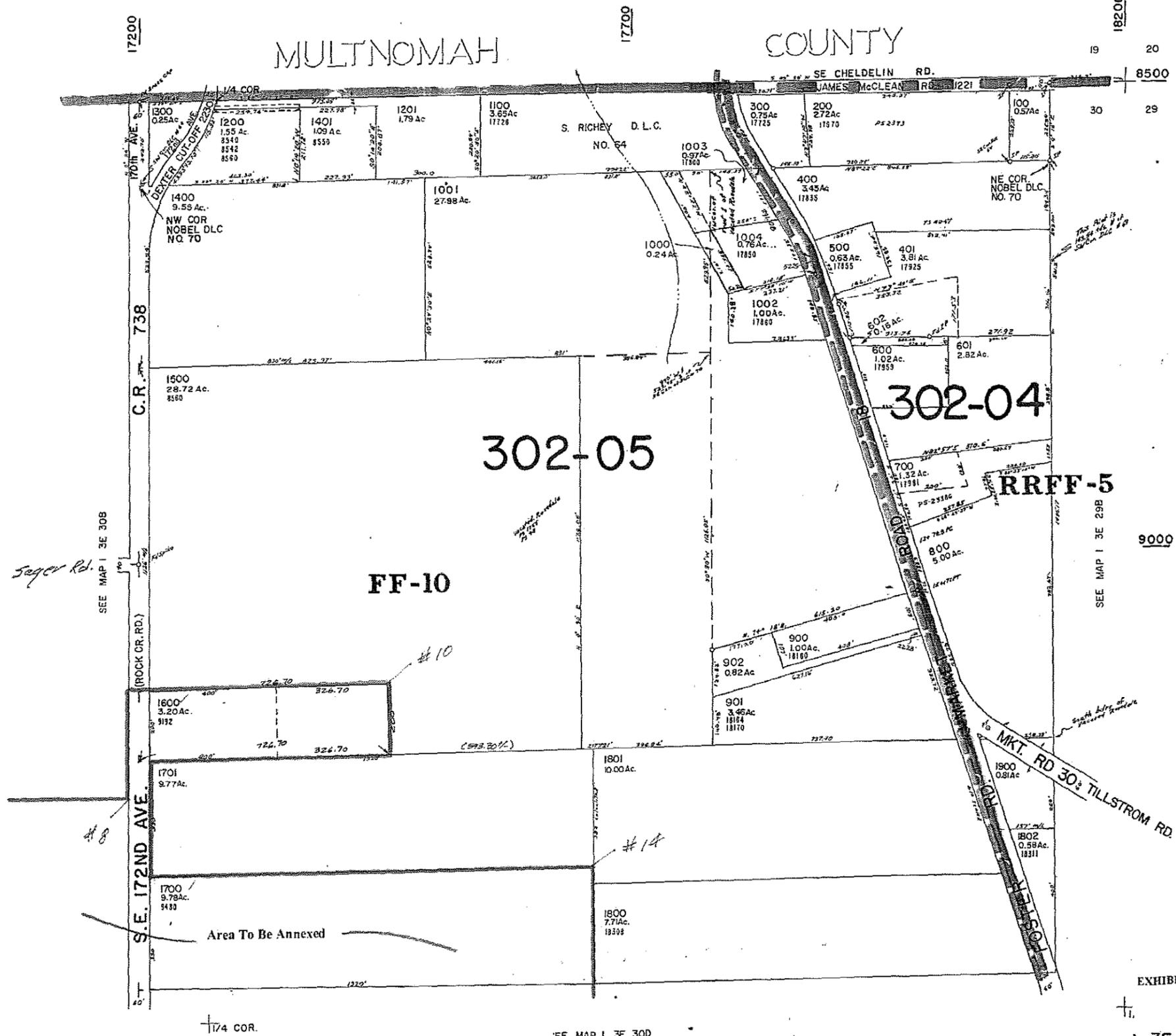
SEE MAP I 3E 30A

NE 1/4 SEC. 30 T. 1 S. R. 3 E. W. M.
CLACKAMAS COUNTY

D.L.C.'S
S. RICHEY NO. 64
M. W. NOBEL NO. 70

1 3E 30A

This map was prepared for
assessment purpose only.



Area "B"

EXHIBIT "A"

1 3E 30A

BOOK 5

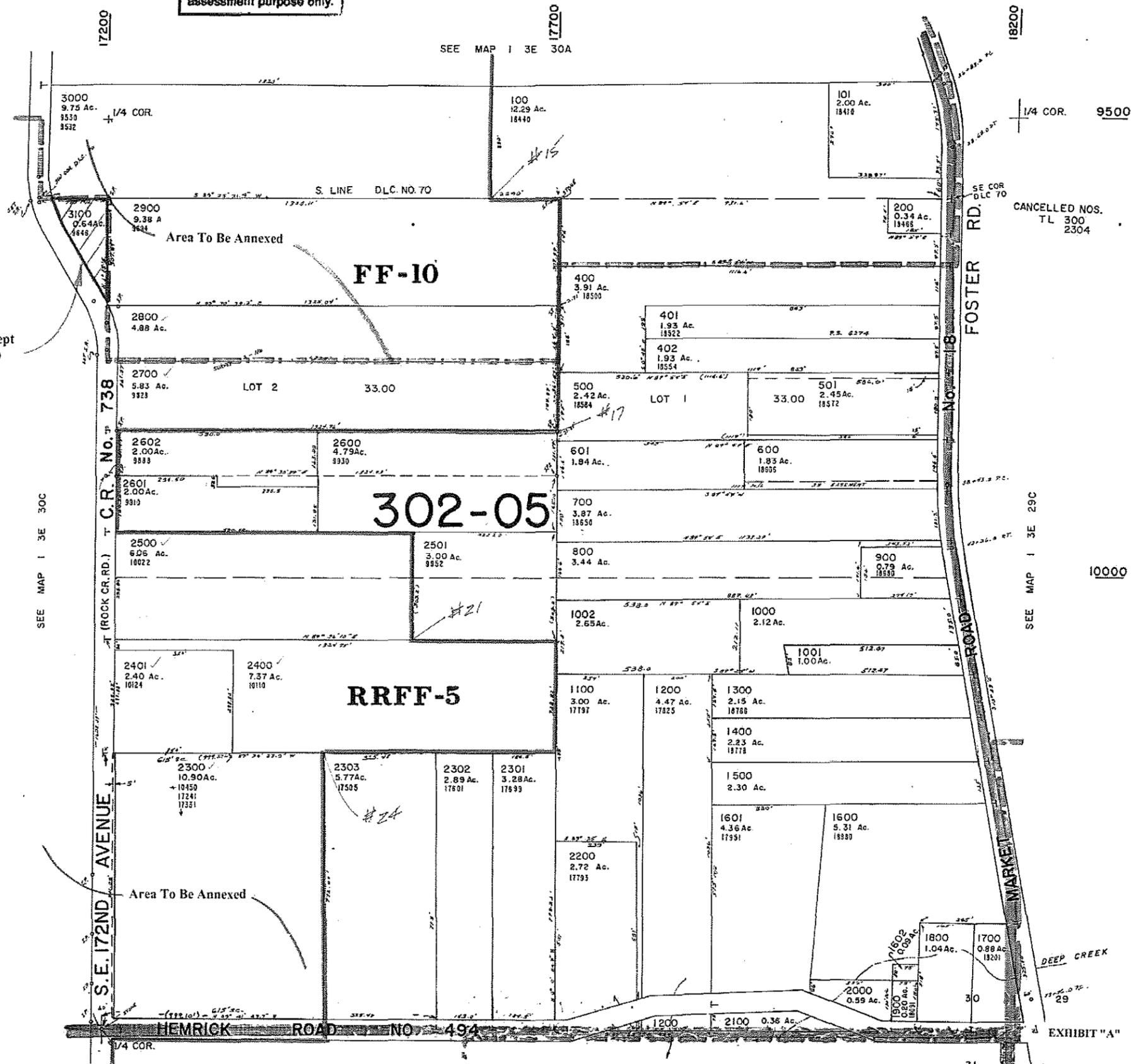
SE 1/4 SECTION 30 T.1S. R.3E. W.M.
CLACKAMAS COUNTY
1" = 200'

D.L.C.
M. W. NOBEL NO. 70

I 3E 30D

This map was prepared for
assessment purpose only.

Excluded, (save & accept
from legal description)



Area "B"

I 3E 30D
BOOK 5

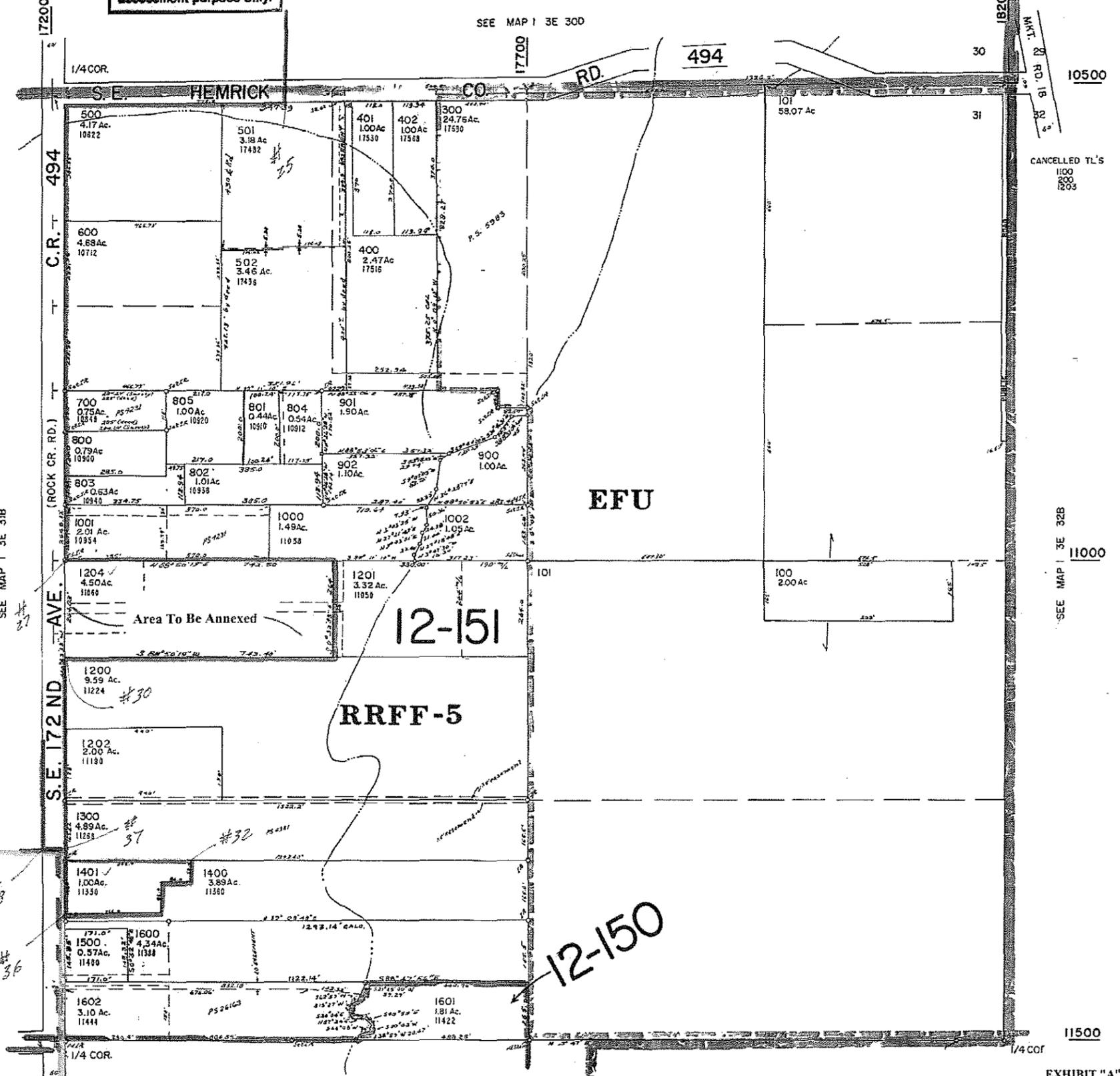
NE 1/4 SEC. 31 T.1S. R.3E. W.M.
CLACKAMAS COUNTY

I 3E 31A

1"=200'

This map was prepared for
assessment purpose only.

SEE MAP I 3E 30D



SEE MAP I 3E 31B

SEE MAP I 3E 32B

SEE MAP I 3E 31D

Existing City of
Happy Valley City Limits

Area "B"

EXHIBIT "A"

I 3E 31A

BOOK 5

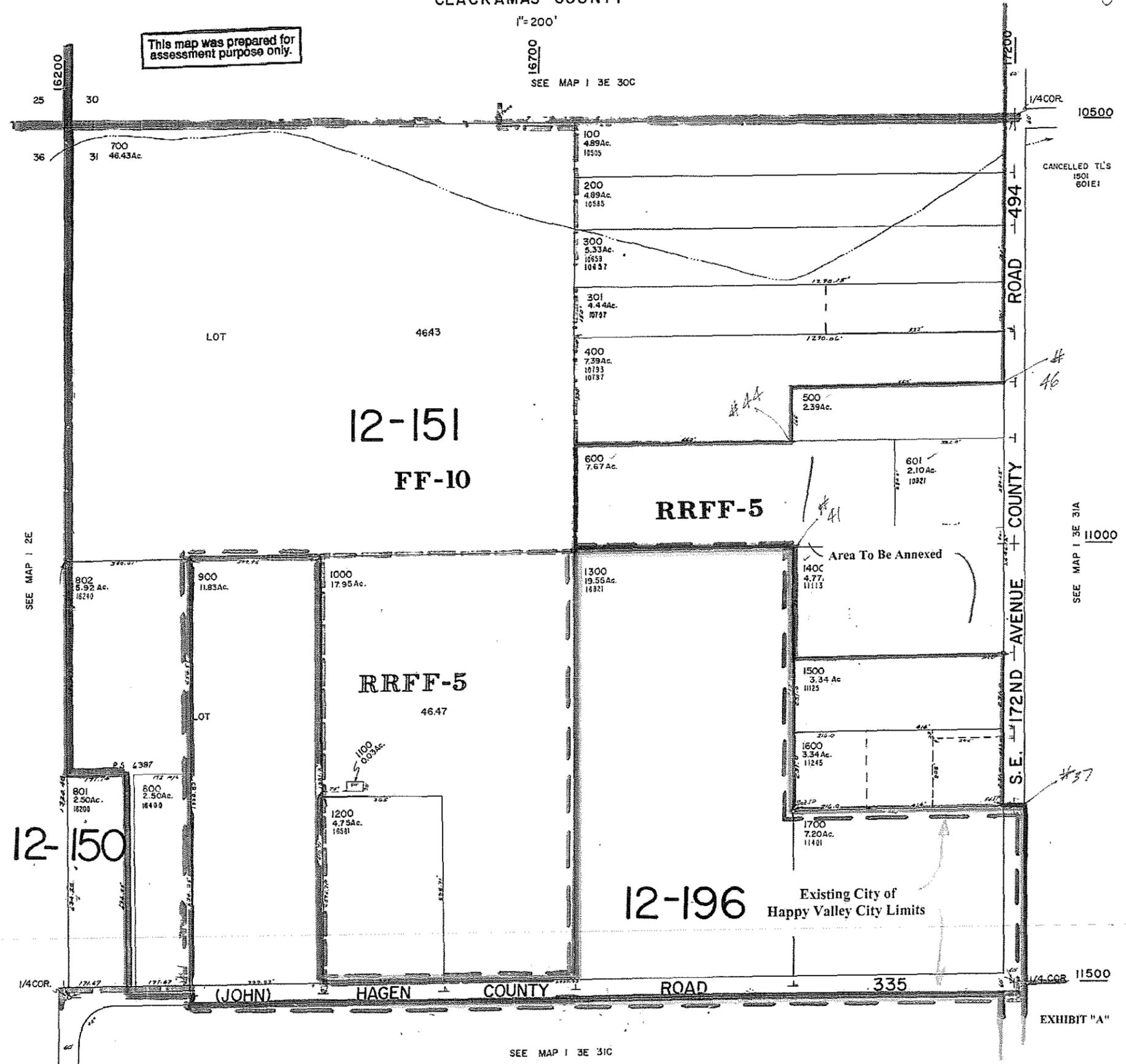
CLACKAMAS COUNTY

1"=200'

16700

SEE MAP I 3E 30C

This map was prepared for assessment purpose only.



SEE MAP I 2E

SEE MAP I 3E 31A

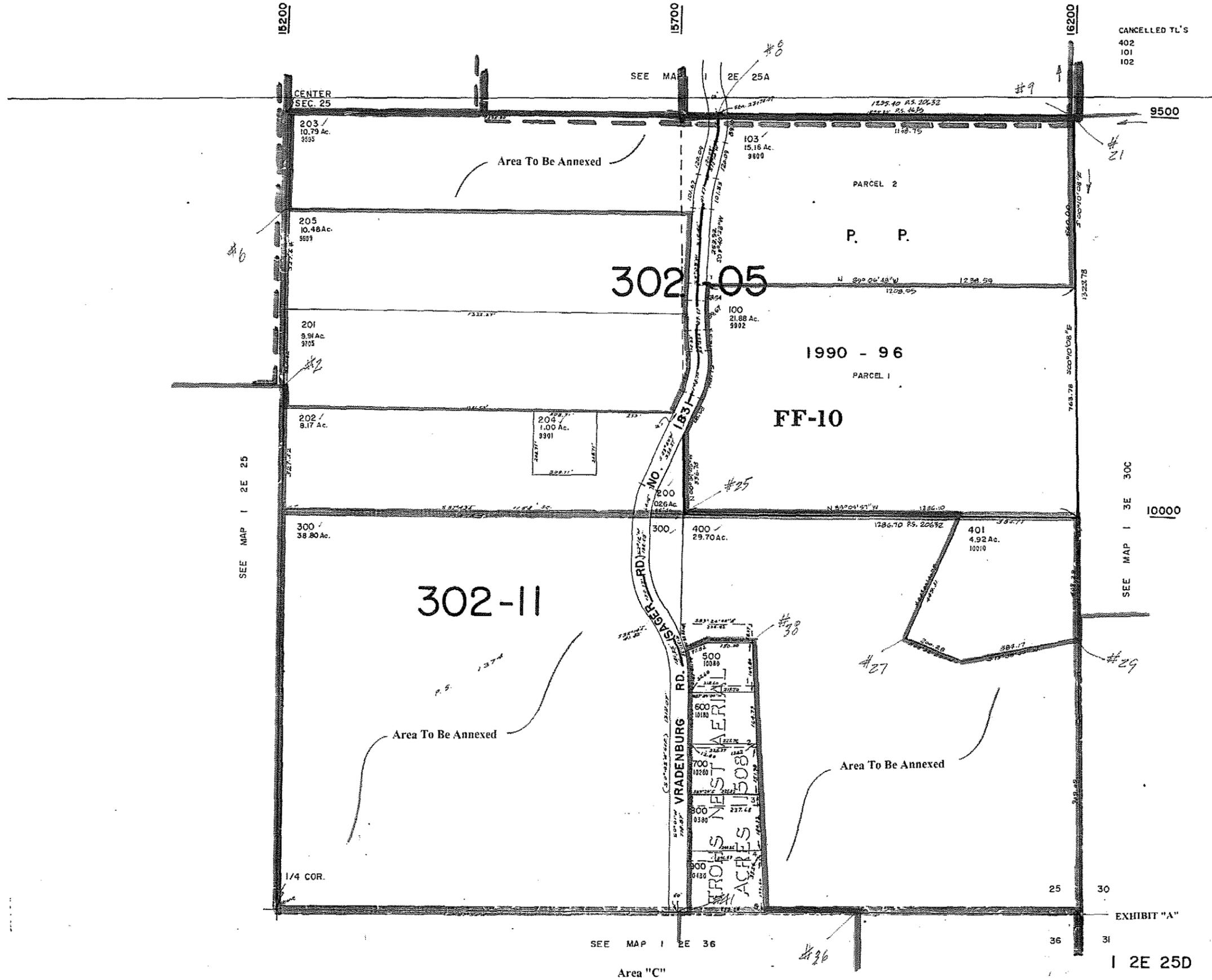
SEE MAP I 3E 31C

Area "B"

EXHIBIT "A"

This map was prepared for assessment purpose only.

CANCELLED T.L.'S
402
101
102



SEE MAP 1 2E 25

SEE MAP 1 3E 30C

SEE MAP 1 2E 36

1 2E 25D

CANCELLED
1400
2600
302
2301
500
2200

This map was prepared for
assessment purpose only.

MULTNOMAH COUNTY

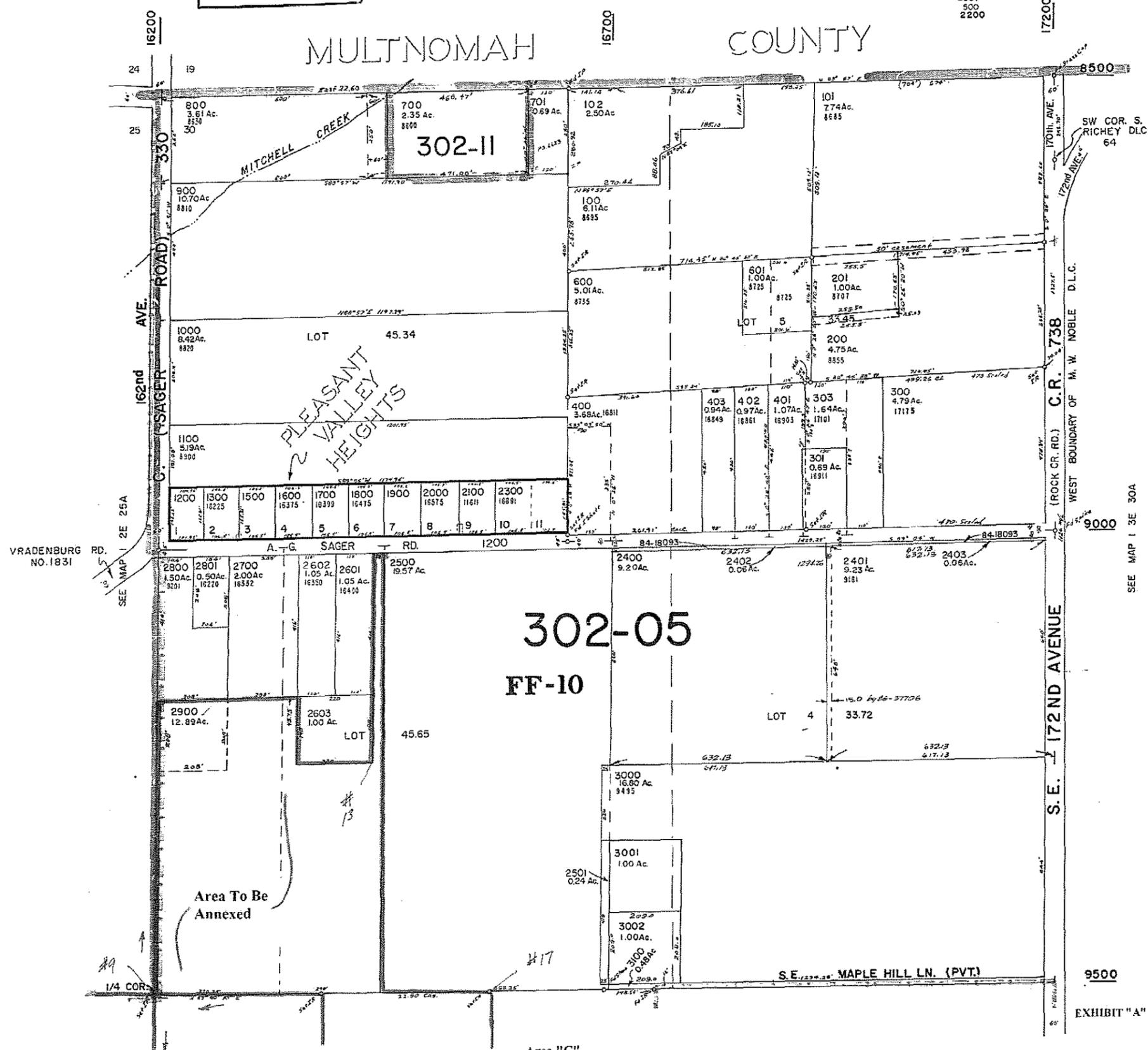


EXHIBIT "A"

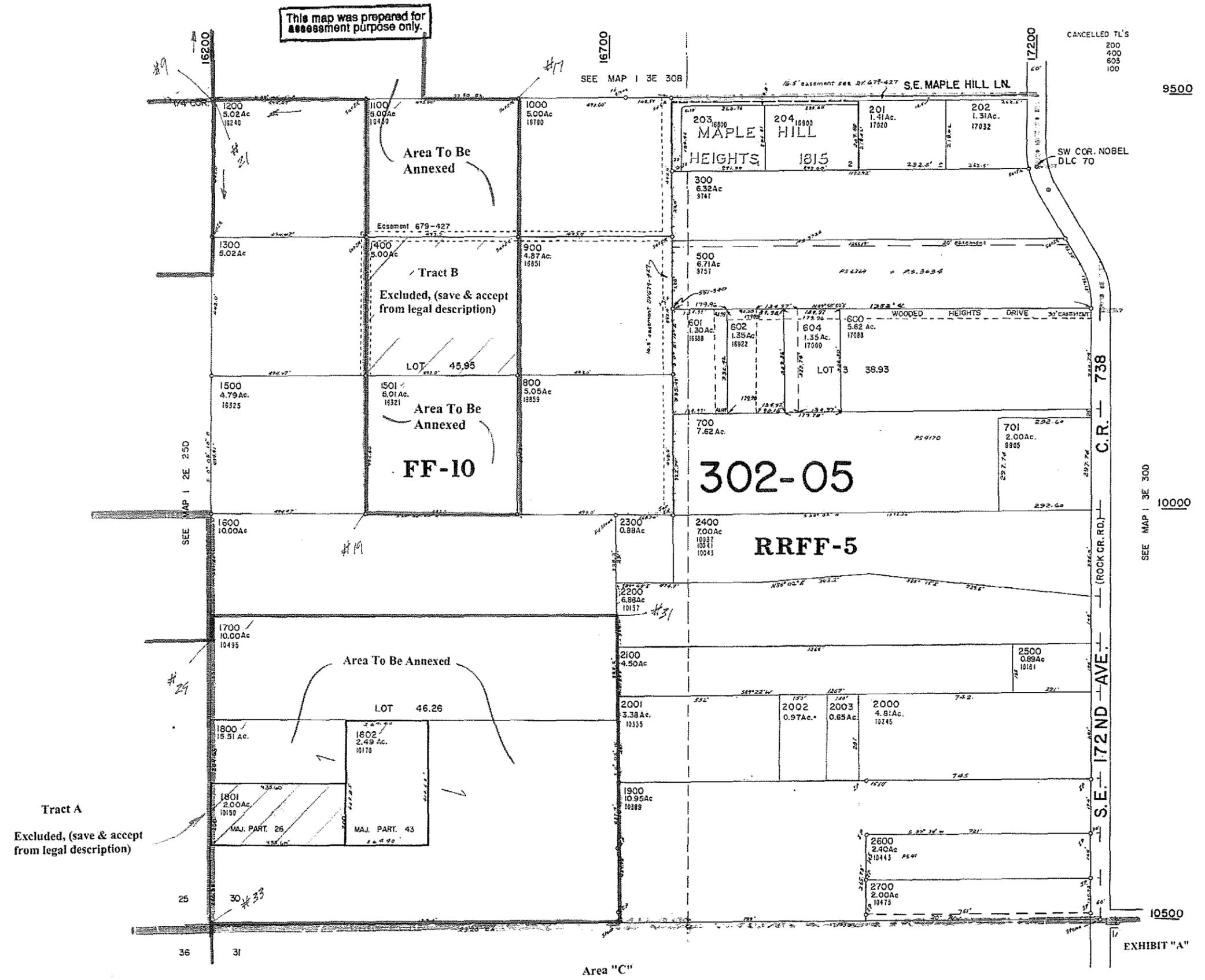
MAR 0 8 2004

SW1/4 SEC 30 T.1S. R.3E. W.M.
CLACKAMAS COUNTY
1" = 200'

I 3E 30C

(A)

This map was prepared for assessment purpose only.



MAR 03 2004

I 3E 30C

NE1/4 SECTION 36 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

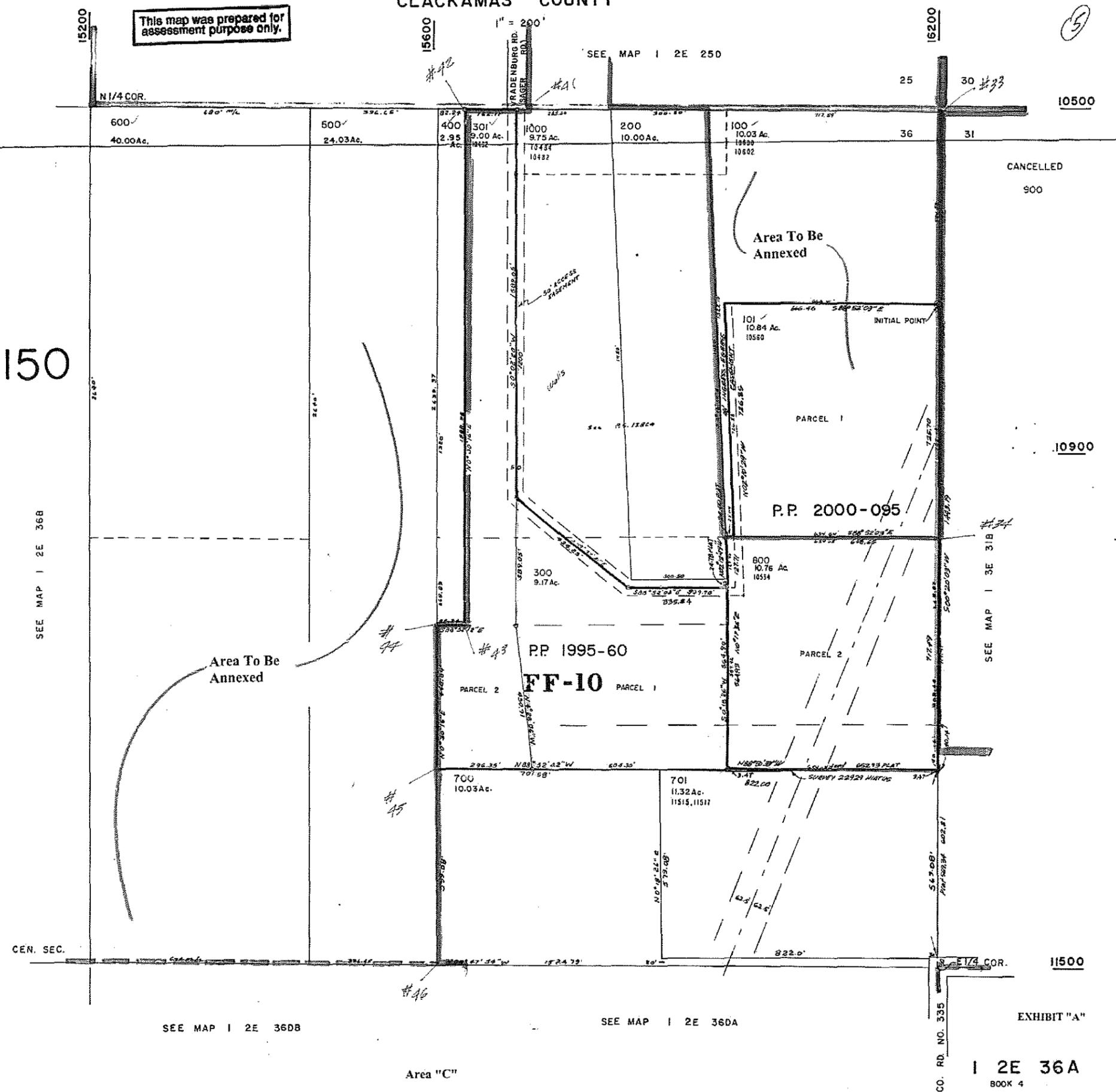
I 2E 36A

This map was prepared for
assessment purpose only.

1" = 200'

SEE MAP I 2E 250

12-150



SEE MAP I 2E 36B

SEE MAP I 3E 31B

SEE MAP I 2E 36DB

SEE MAP I 2E 36DA

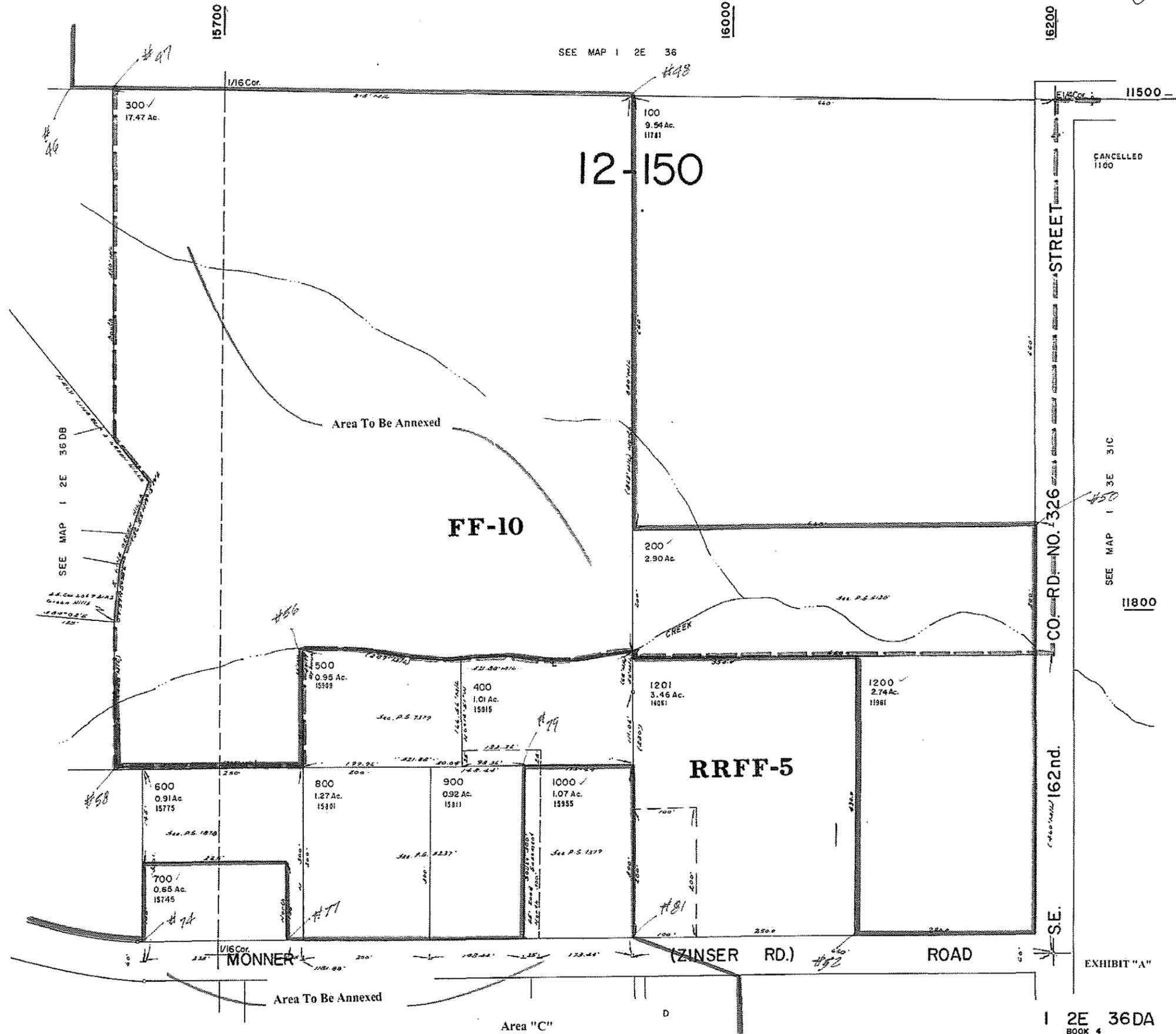
CO. RD. NO. 335

EXHIBIT "A"

I 2E 36A
BOOK 4

Area "C"

This map was prepared for assessment purpose only.



NW 1/4 SE 1/4 SEC 36 T.1 S. R.2E. WM.
CLACKAMAS COUNTY

1 2E 36DB

This map was prepared for
assessment purpose only.

1"=100'

SEE MAP 1 2E 36

15200

15700

Cen. Sec.

300 / 5.91 Ac. 15033

202 / 0.70 Ac. 15034

200 / 1.51 Ac. 15035

100 / 3.52 Ac. 15036

12-150

Tract D

Excluded, (save & accept from legal description)

Tract E

Excluded, (save & accept from legal description)

CANCELLED TAX LOTS
TL 2000
TL 1800
203
204
190

11500

MAP 1 2E 36CA

MAP 1 2E 36DA

Area To Be Annexed

400 / 0.83 Ac. 15035

600 / 1.18 Ac. 11811

700 / 1.17 Ac. 11735

800 / 1.17 Ac. 11711

900 / 1.18 Ac. 11851

SE GREEN HILLS

Area To Be Annexed

Tract C

Excluded, (save & accept from legal description)

11800

MONNER

2800 / 0.91 Ac. 15032

2800 / 0.88 Ac. 15030

2700 / 0.74 Ac. 15100

500 / 1.06 Ac. 15055

2600 / 1.18 Ac. 11870

2500 / 1.57 Ac. 15575

2100 / 1.58 Ac. 15595

This portion of Right-of-way included in legal description but not in meets & bounds portion.

(ZINSER ROAD)

ROAD

12000

Existing City of
Happy Valley City Limits

SEE MAP 1 2E 36DC

Area "C"

1 2E 36DB
BOOK 4

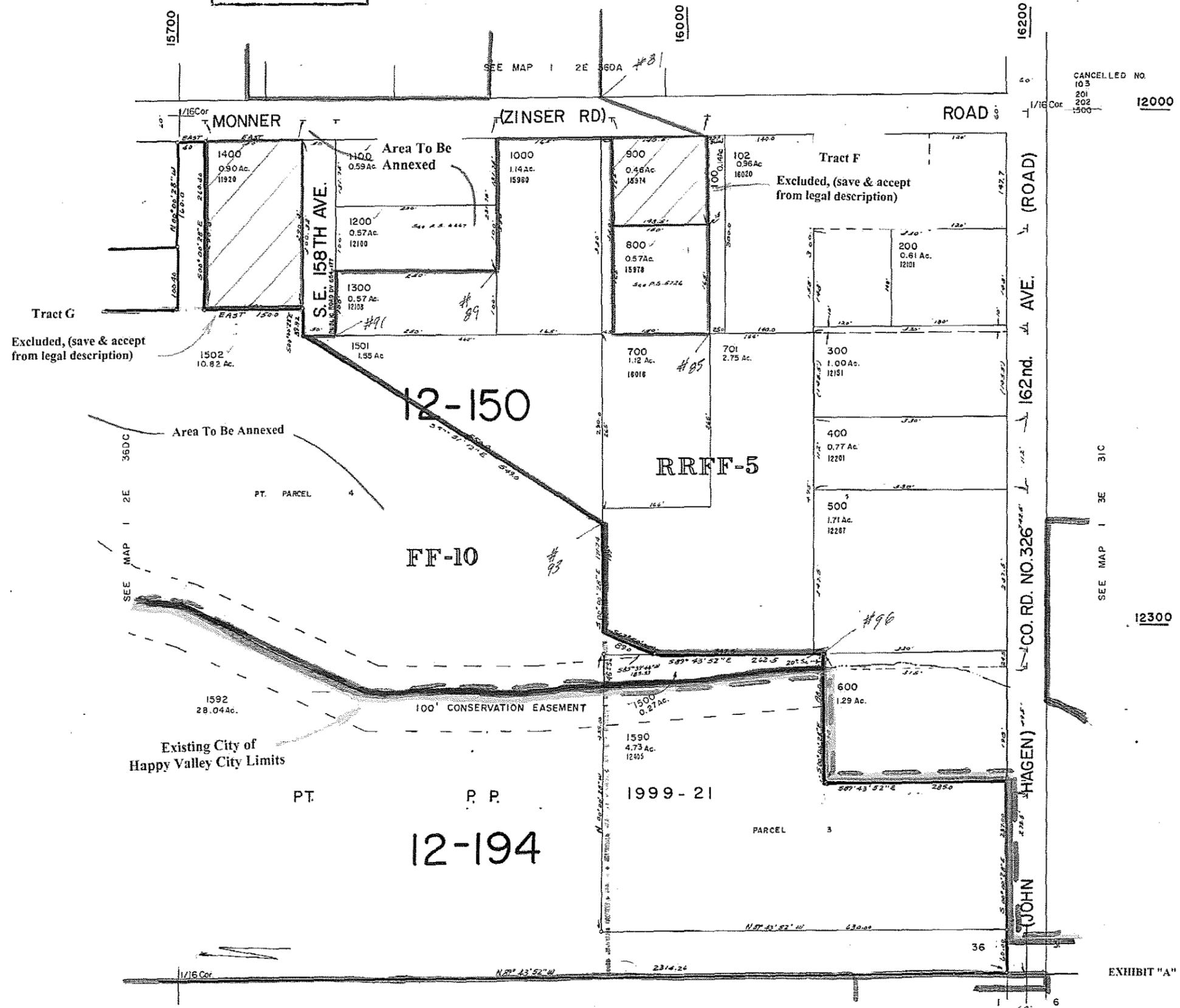
SE.1/4 SE.1/4 SEC.36 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

I 2E 36DD

This map was prepared for
assessment purpose only.

1"=100'

CANCELLED NO.
103
201
202
1500
12000



SEE MA Area "C"

MAR 03 2003

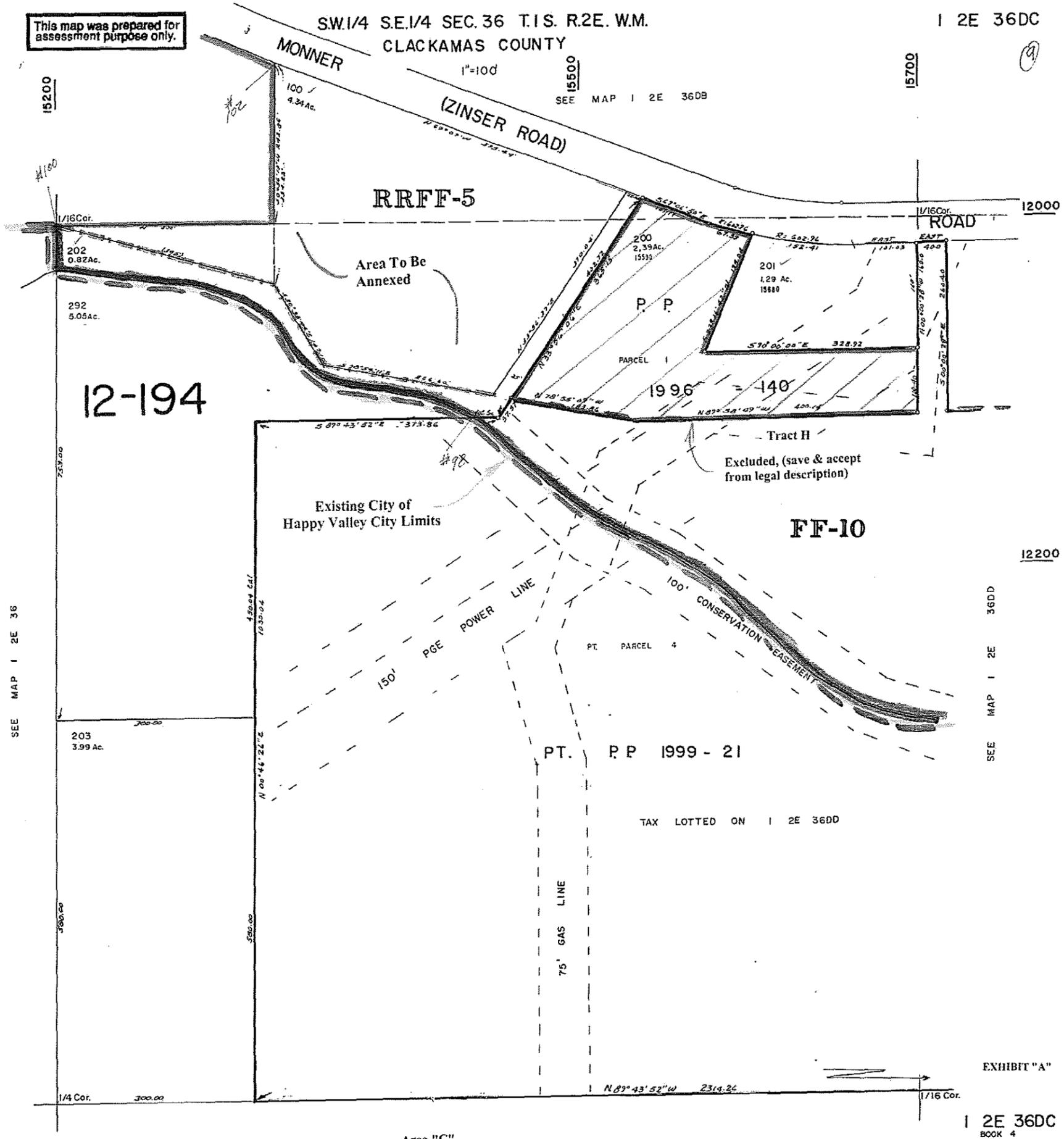
I 2E 36DD
BOOK 4

EXHIBIT "A"

This map was prepared for assessment purpose only.

SW.1/4 SE.1/4 SEC. 36 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

1 2E 36DC



1"=100' SEE MAP 1 2E 36DB

RRFF-5

Area To Be Annexed

12-194

FF-10

Existing City of Happy Valley City Limits

Tract H Excluded, (save & accept from legal description)

PT. P P 1999 - 21

TAX LOTTED ON 1 2E 36DD

Area "C"

EXHIBIT "A"

1 2E 36DC
BOOK 4

SEE MAP 1 2E 36

SEE MAP 1 2E 36DD

NW1/4 SECTION 36 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

1 2E 36B

This map was prepared for
assessment purposes only.

1" = 200'

SEE MAP 1 2E 25CC

SEE MAP 1 2E 25

Tract I
Excluded, (save & accept
from legal description)

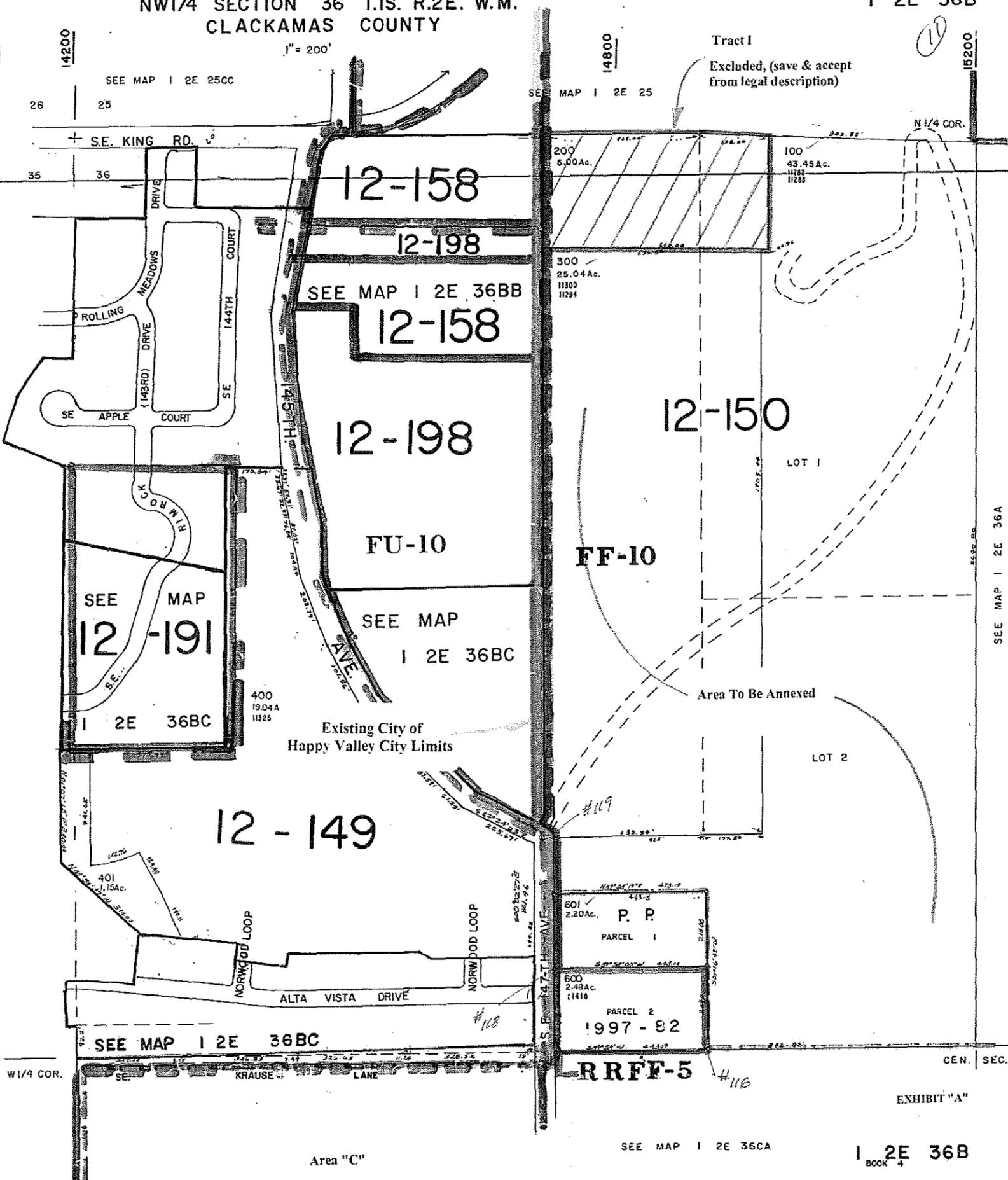
10500

SEE MAP 1 2E 35A A

10900

SEE MAP 1 2E 35A D

11500



SEE MAP 1 2E 36A

601
2.20Ac.
P. P.
PARCEL 1

600
2.92Ac.
11410
PARCEL 2

RRFF-5

SEE MAP 1 2E 36CA

1 2E 36B
BOOK 4

EXHIBIT "A"

Area "C"

This map was prepared for assessment purpose only.

SW.1/4 N.W.1/4 SEC.36 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

D. L. C.
JOHN M. DEARDORFF NO. 63

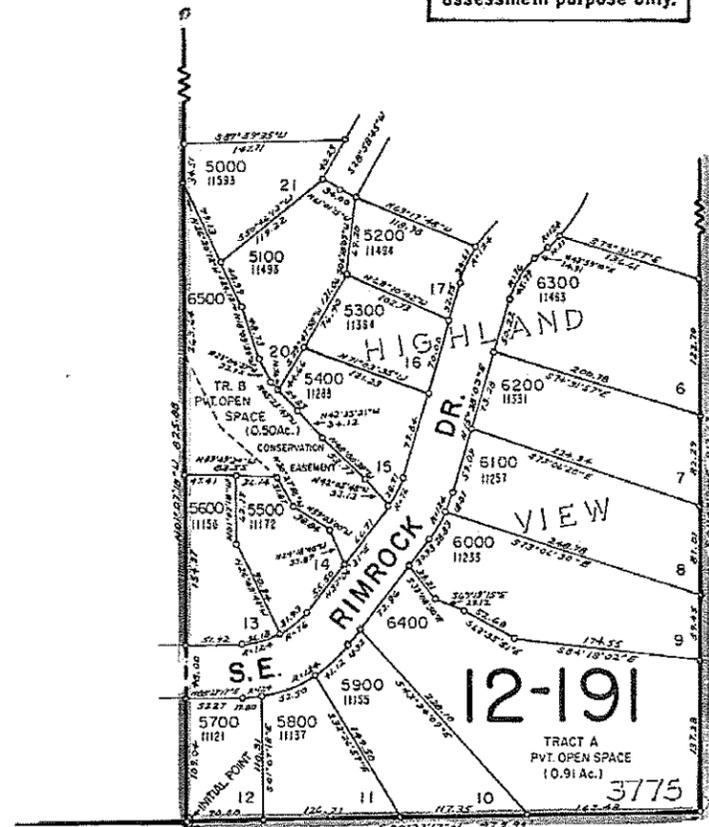
1 2E 36BC

12

1"=100'

SEE MAP 1 2E 36BB

12-198



SW.1/4 S.W.1/4 SEC. 25 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

142.00

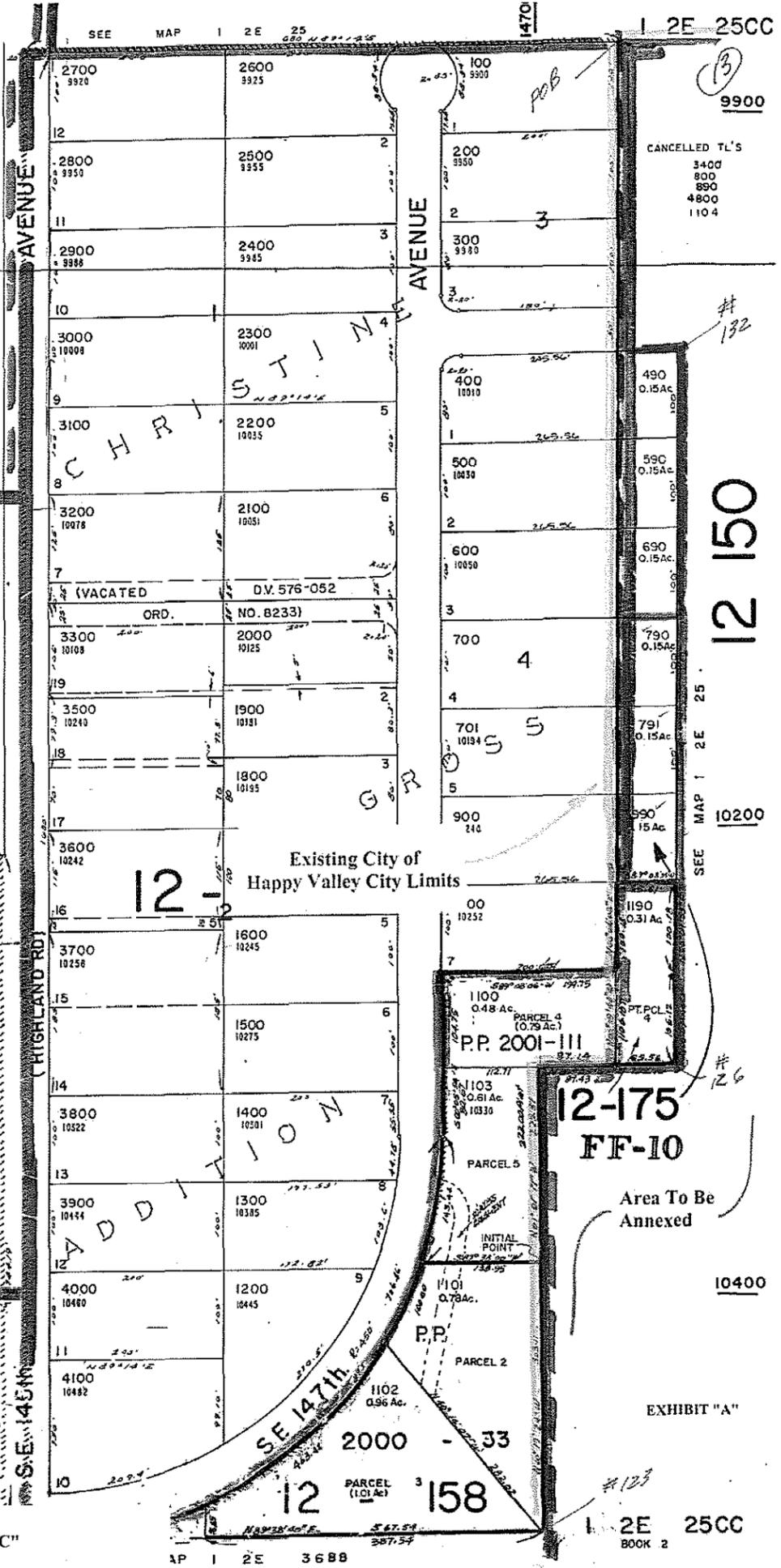
This map was prepared for
assessment purpose only.

1"=100'

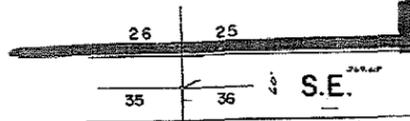
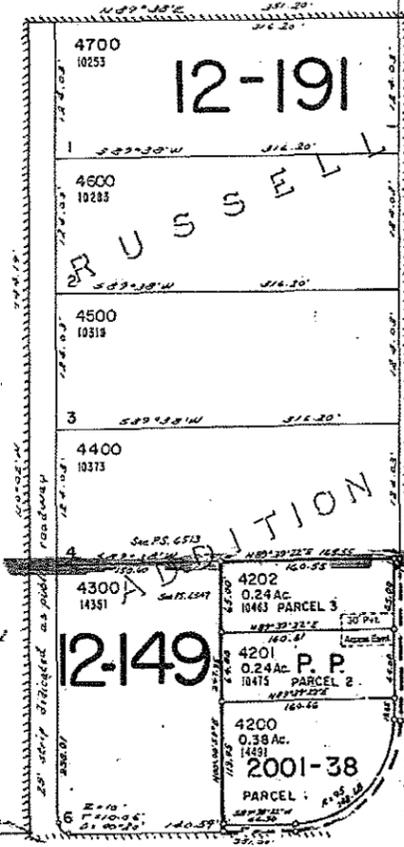
144.00

SEE MAP 1 2E 25

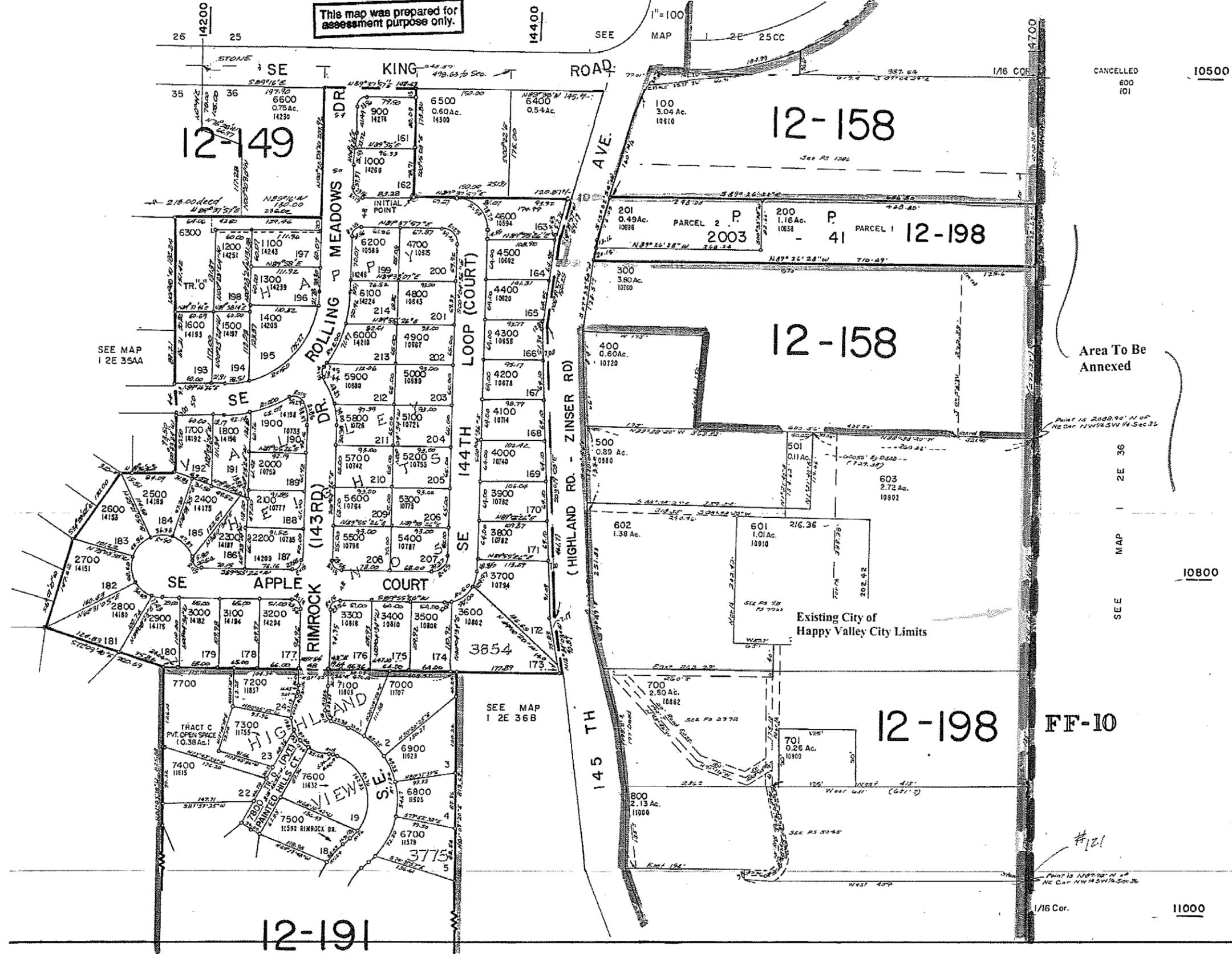
1 2E 25CC



SEE MAP 1 2E 260



This map was prepared for assessment purpose only.



CANCELLED 10500
600
101

Area To Be Annexed

Point is 2088.90' N of NE Cor NW 1/4 SW 1/4 Sec 36

SEE MAP 1 2E 36

10800

Existing City of Happy Valley City Limits

FF-10

11000

SEE MAP 1 2E 36BC

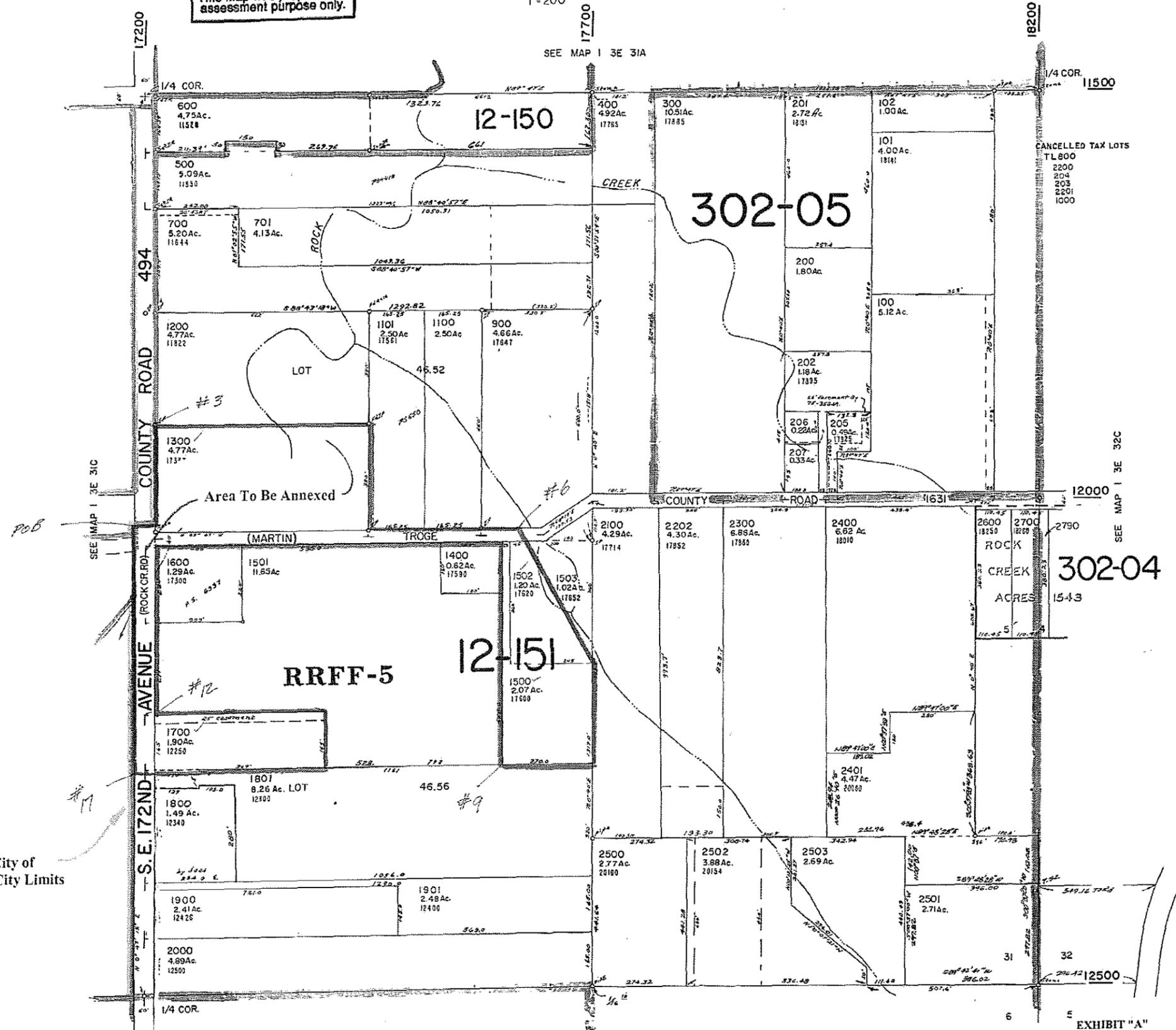
EXHIBIT "A"

Area "C"

This map was prepared for assessment purpose only.

1"=200'

SEE MAP I 3E 31A



Existing City of Happy Valley City Limits

302-04
ACRES 154.3

302-05

12-150

12-151

RRFF-5

Area To Be Annexed

Area "E"

EXHIBIT "A"

MAR 03 2004

I 3E 31D

SW1/4 SEC.31 T.1S. R.3E. W.M.
CLACKAMAS COUNTY

1 3E 31C

This map was prepared for
assessment purpose only.

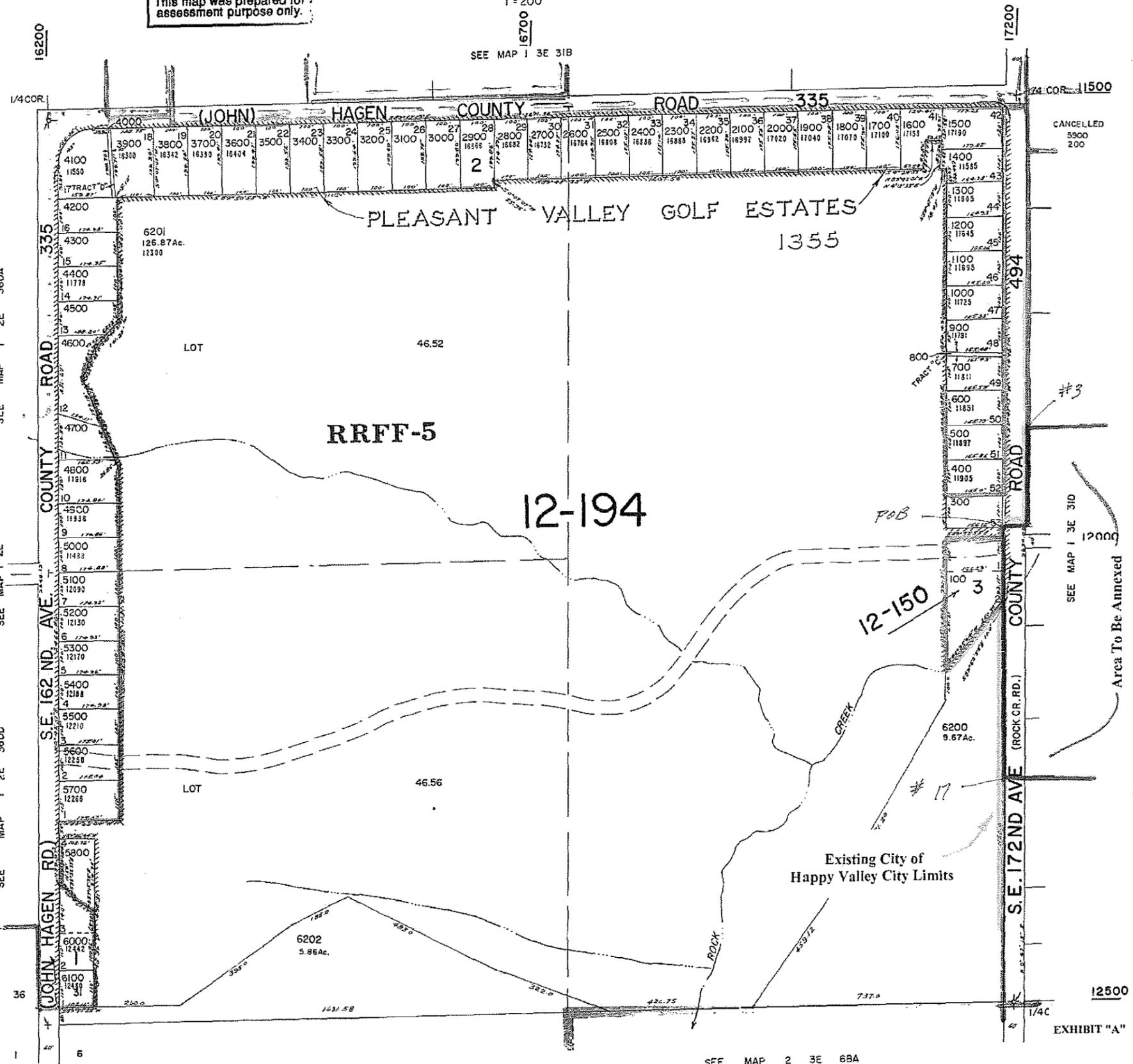
1" = 200'

SEE MAP 1 3E 31B

12-150

12-194

12-150



SEE MAP 1 2E 36DA

SEE MAP 1 2E

SEE MAP 1 2E 36DD

SEE MAP

SEE MAP 1 3E 31D

SEE MAP 2 3E 68B

Area "E"

SEE MAP 2 3E 68A

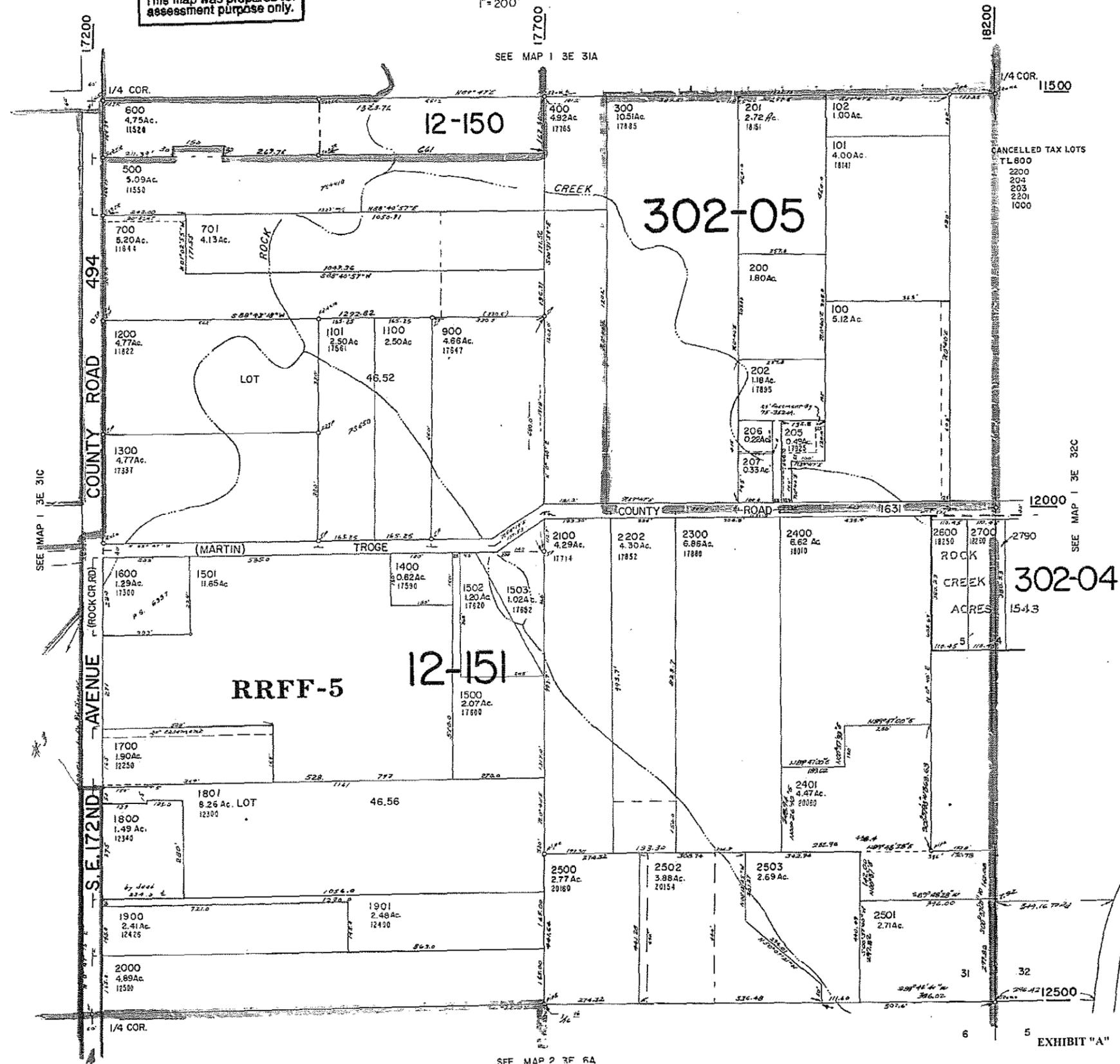
1 3E 31C

MAR 0 3 2004

EXHIBIT "A"

CLACKAMAS COUNTY

This map was prepared for assessment purpose only.



SEE MAP 1 3E 31C

SEE MAP 1 3E 31A

SEE MAP 1 3E 31C

SEE MAP 2 3E 6A

Area To Be Annexed

Area "F"

MAR 0 8 2004

1 3E 31D

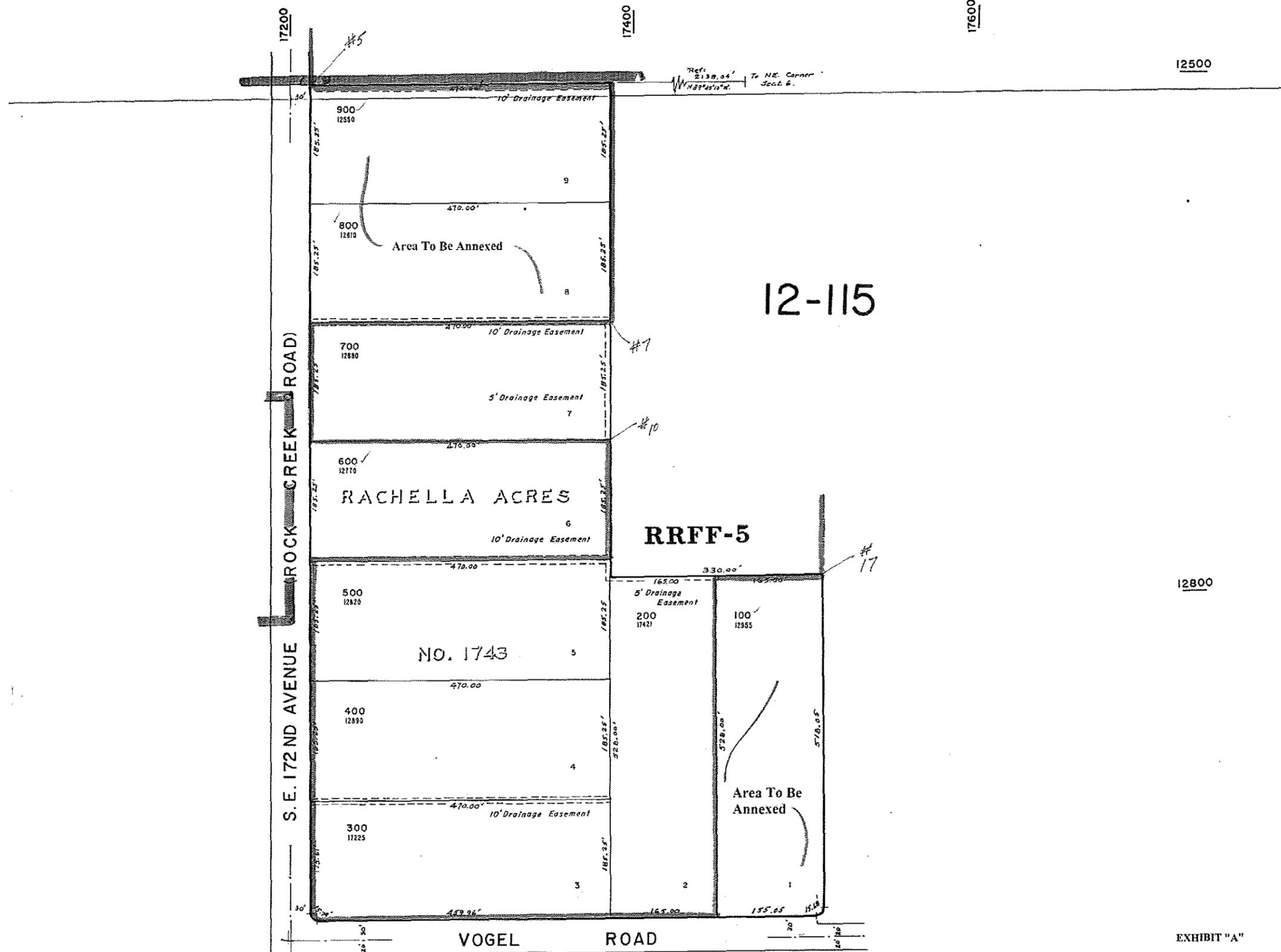
EXHIBIT "A"

This map was prepared for assessment purpose only.

N.W.1/4 N.E.1/4 SEC. 6 T.2S. R.3E. W.M.
CLACKAMAS COUNTY

2 3E 6 AB⁽³⁾

1"=100'



12500

12-115

RRFF-5

RACHELLA ACRES

NO. 1743

Area To Be Annexed

12800

EXHIBIT "A"

VOGEL ROAD

ROAD

Area "F"

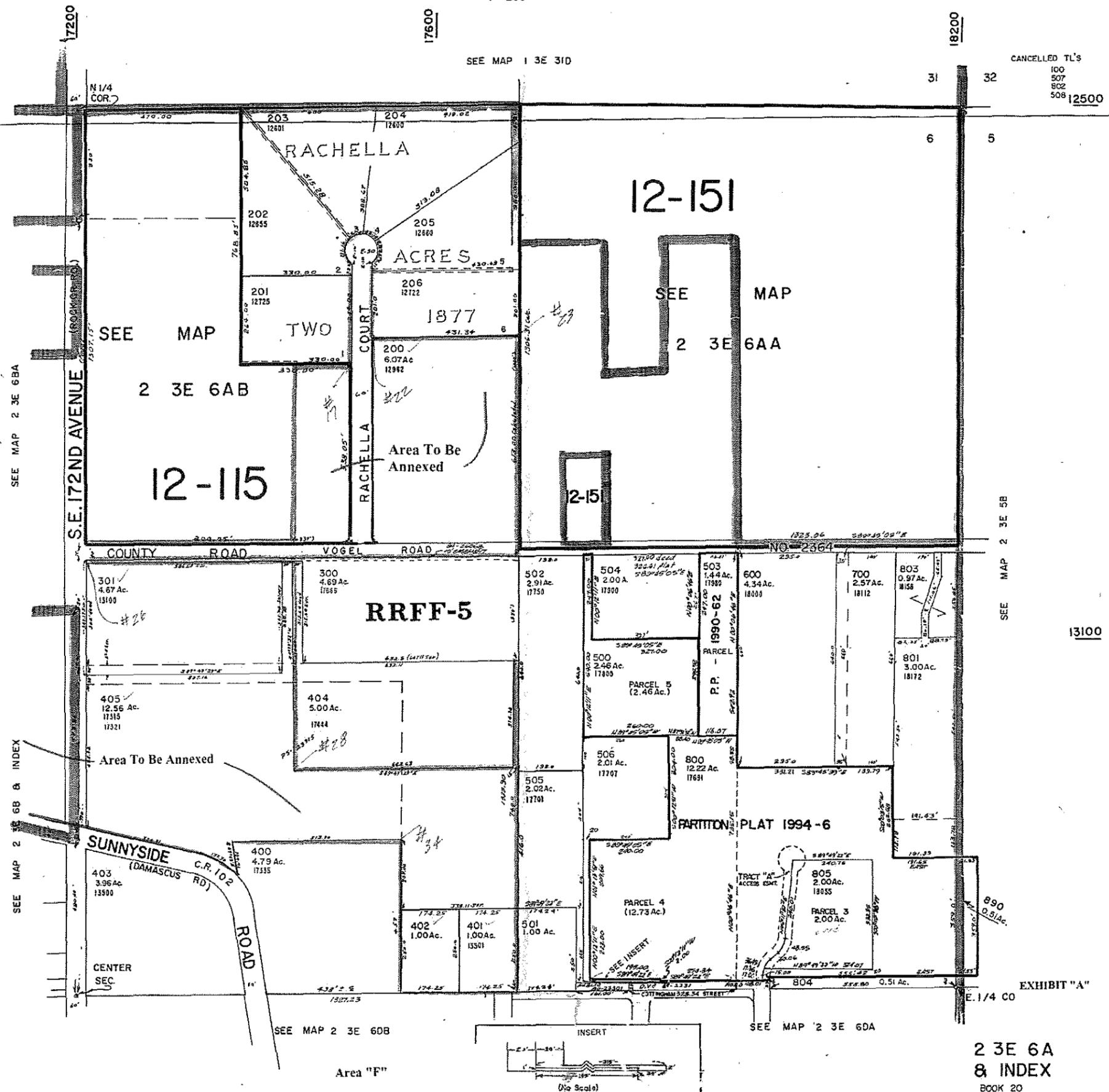
2 3E 6 AB
BOOK 20

This map was prepared for assessment purpose only.

NE 1/4 SEC. 6 T.2S. R.3E. W.M.
CLACKAMAS COUNTY

2 3E 6A
& INDEX

1"=200'



SEE MAP 1 3E 31D

CANCELLED TL'S
100
507
802
508
12500

12-151

12-115

RRFF-5

SEE MAP
2 3E 6AA

PARTITION PLAT 1994-6

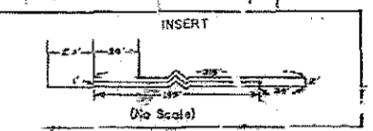
SUNNYSIDE
(DAMASCUS RD)
C.R. 102
ROAD

SEE MAP 2 3E 60B

SEE MAP 2 3E 6DA

2 3E 6A
& INDEX
BOOK 20

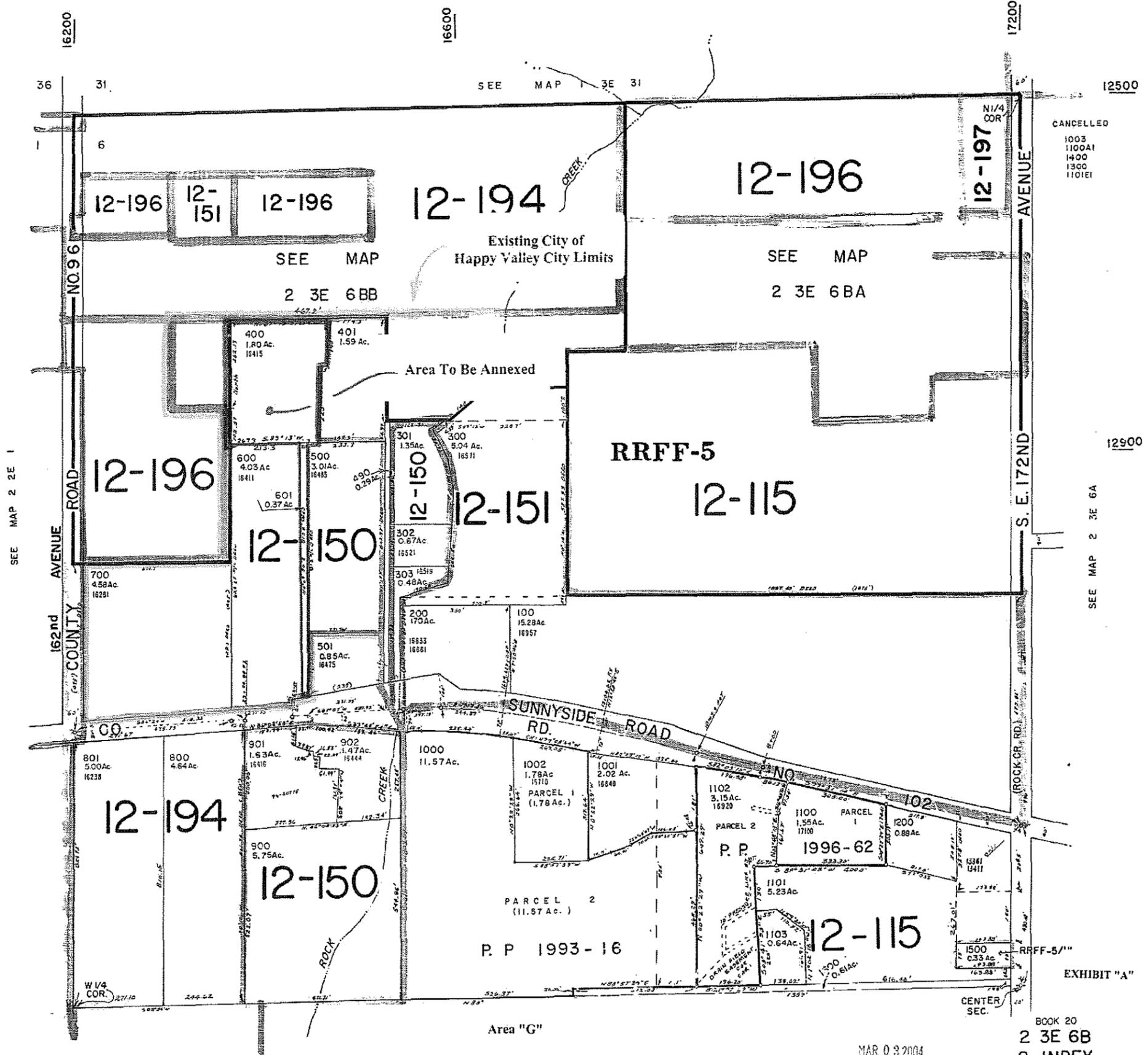
Area "F"



This map was prepared for assessment purpose only.

NW1/4 SEC.6 T.2S. R.3E. W.M.
CLACKAMAS COUNTY
1" = 200'

2 3E 6B
& INDEX



SEE MAP 2 2E 1

SEE MAP 2 3E 6A

SEE MAP 1 3E 31

SEE MAP
2 3E 6BB

SEE MAP
2 3E 6BA

Area To Be Annexed

Area "G"

EXHIBIT "A"

MAR 03 2004

BOOK 20
2 3E 6B
& INDEX

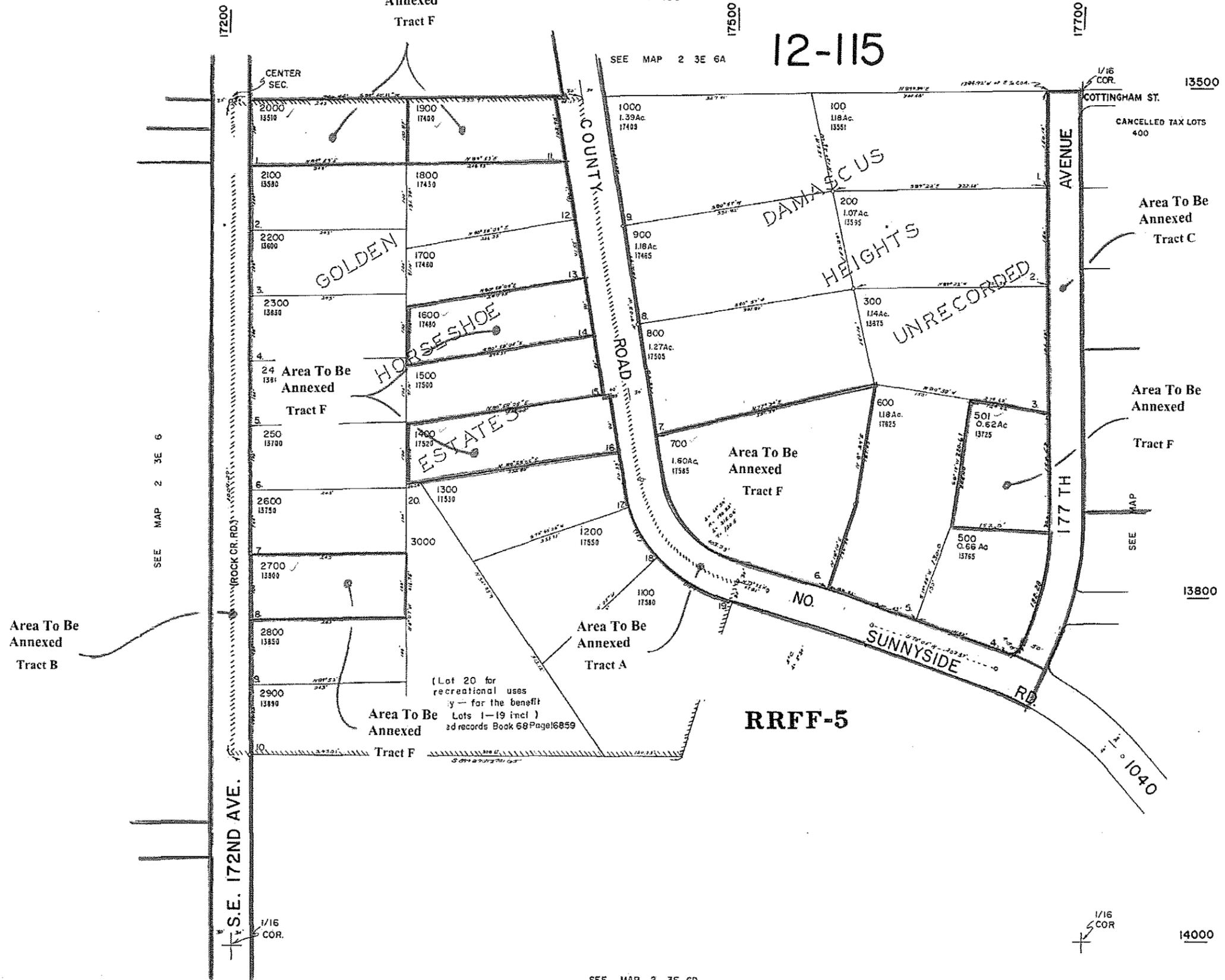
This map was prepared for
assessment purposes

Area To Be
Annexed
Tract F

1"=100

12-115

SEE MAP 2 3E 6A



Area To Be
Annexed
Tract B

Area To Be
Annexed
Tract F

Area To Be
Annexed
Tract A

Area To Be
Annexed
Tract F

Area To Be
Annexed
Tract C

Area To Be
Annexed

Tract F

Area To Be
Annexed
Tract F

(Lot 20 for
recreational uses
by - for the benefit
Lots 1-19 incl)
ad records Book 68 Page 16859

RRFF-5

SEE MAP 2 3E 6D

EXHIBIT "A"

Area "H"

2 3E 6 DB

BOOK 20

3

This map was prepared for assessment purpose only.

NE 1/4 SE 1/4 SEC. 6 T2S. R3E. W.M.

2 3E 6DA

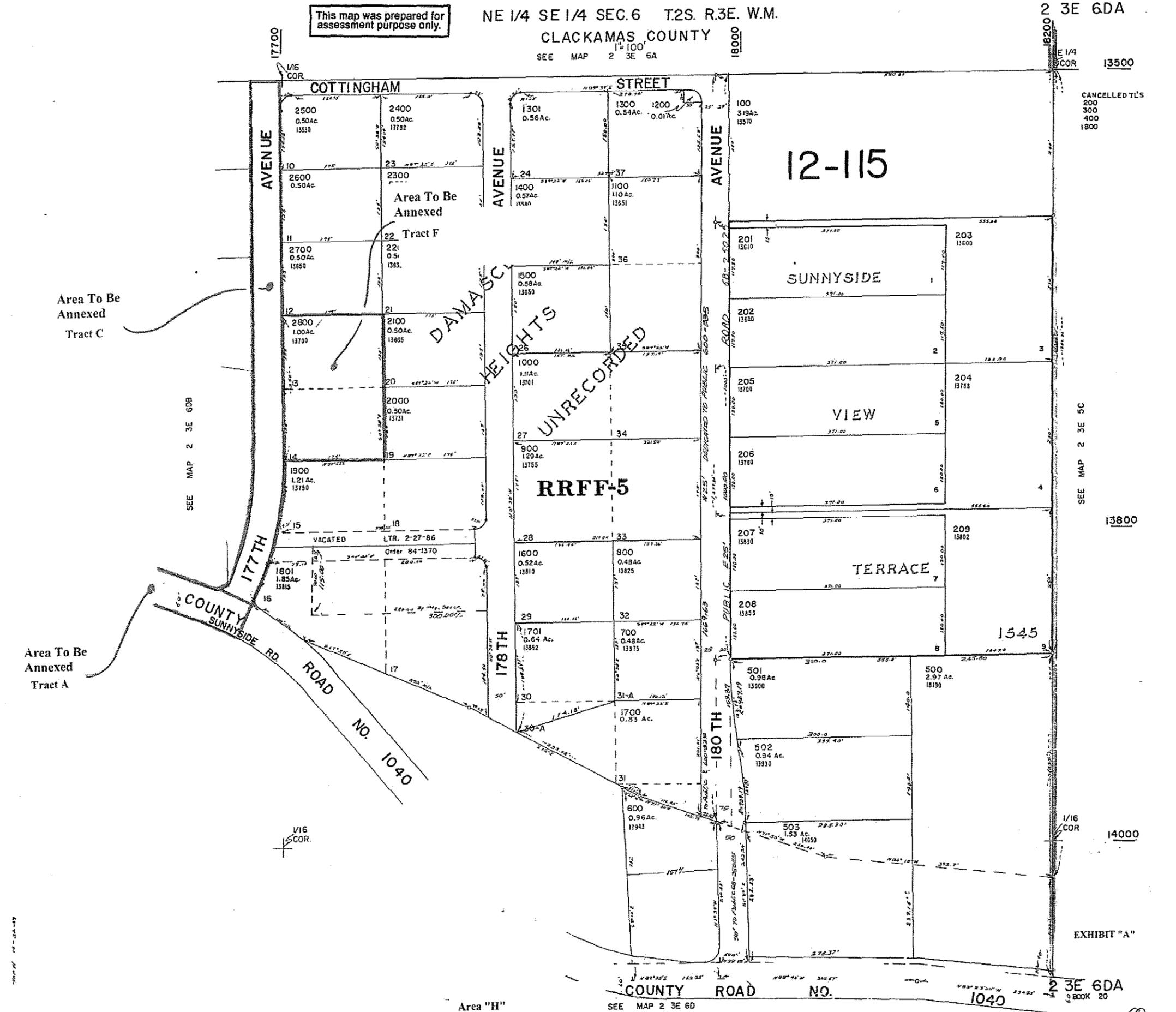
CLACKAMAS COUNTY

SEE MAP 2 3E 6A

E 1/4 COR

13500

CANCELLED TL'S
200
300
400
1800



Area To Be Annexed Tract C

Area To Be Annexed Tract A

UNRECORDED

RRFF-5

12-115

SUNNYSIDE

VIEW

TERRACE

SEE MAP 2 3E 5C

13800

1/16 COR

14000

EXHIBIT "A"

COUNTY ROAD NO.

1040

2 3E 6DA

BOOK 20

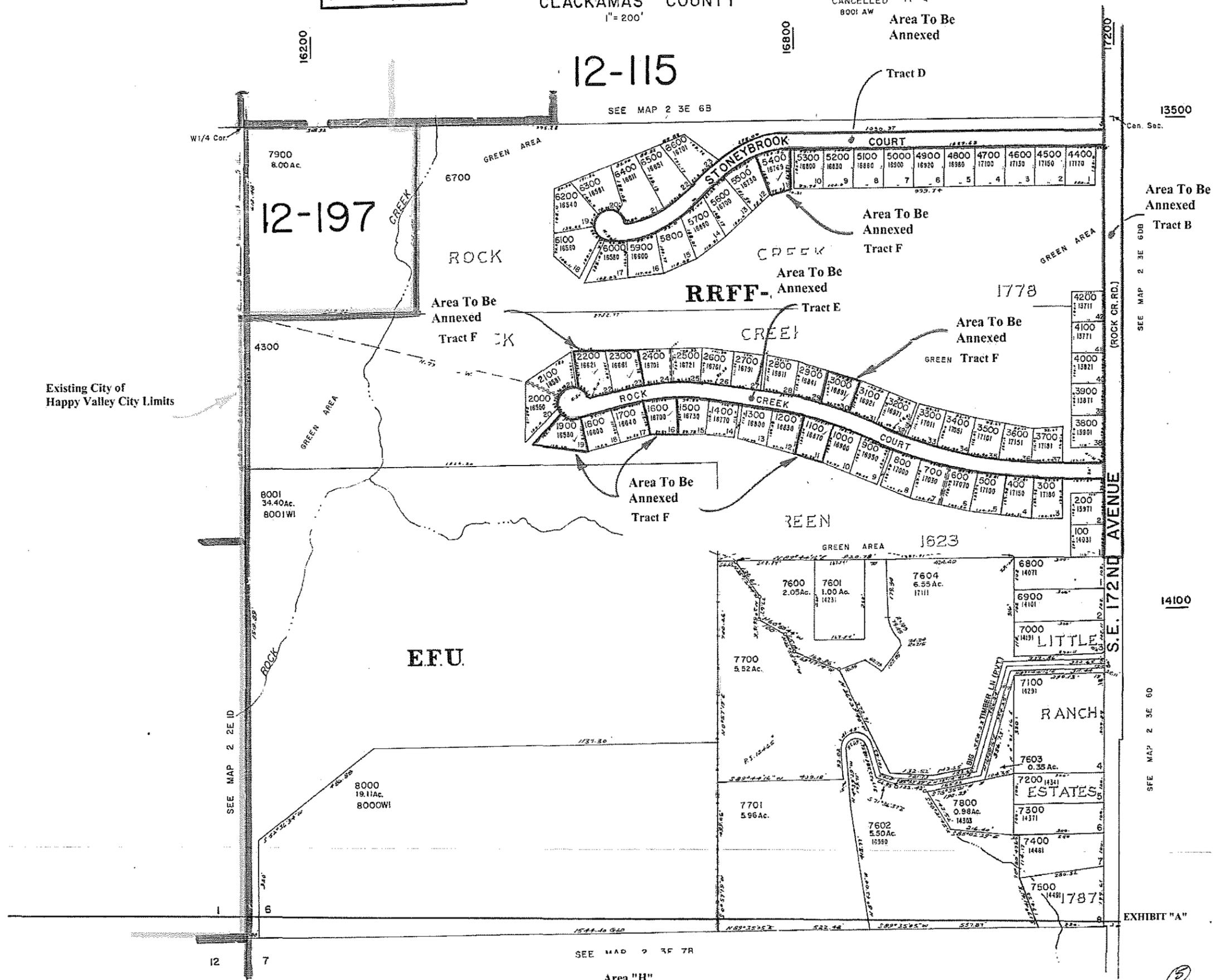
SEE MAP 2 3E 6D

Area "H"

This map was prepared for assessment purpose only.

SW 1/4 SEC. 6 T.2S. R.3E. W.M.
CLACKAMAS COUNTY
1" = 200'

2 3E 6C



2 3E 6C

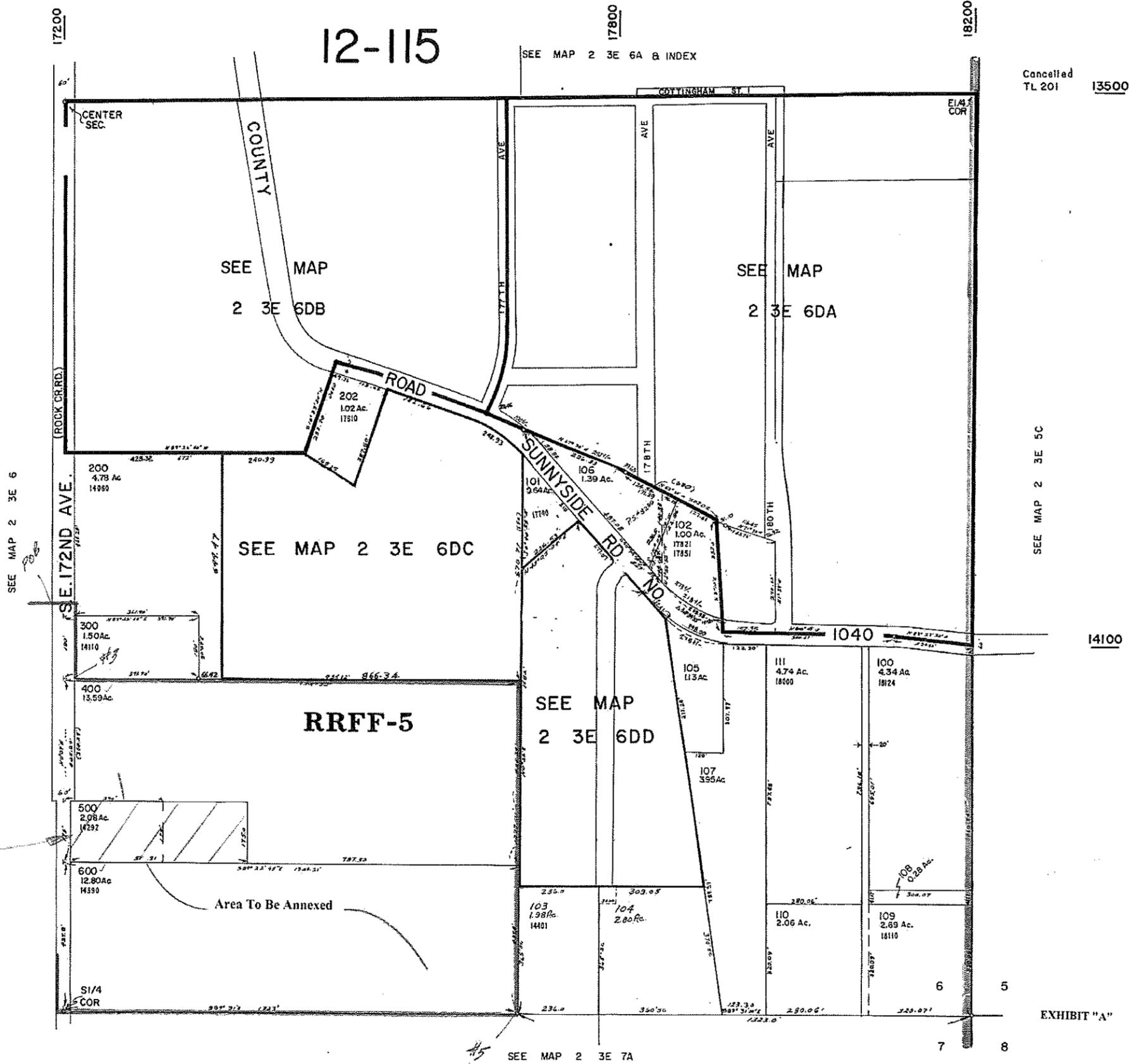
This map was prepared for
assessment purpose only.

1" = 200'

12-115

SEE MAP 2 3E 6A & INDEX

Cancelled
TL 201 13500



Excluded, (save & accept
from legal description)

Area To Be Annexed

RRFF-5

Area "I"

EXHIBIT "A"

2 3E 6D
& INDEX

BOOK 20

12-207

This map was prepared for assessment purpose only.

SW 1/4 SEC. 6 T.2S. R.3E. W.M.
CLACKAMAS COUNTY
1" = 200'

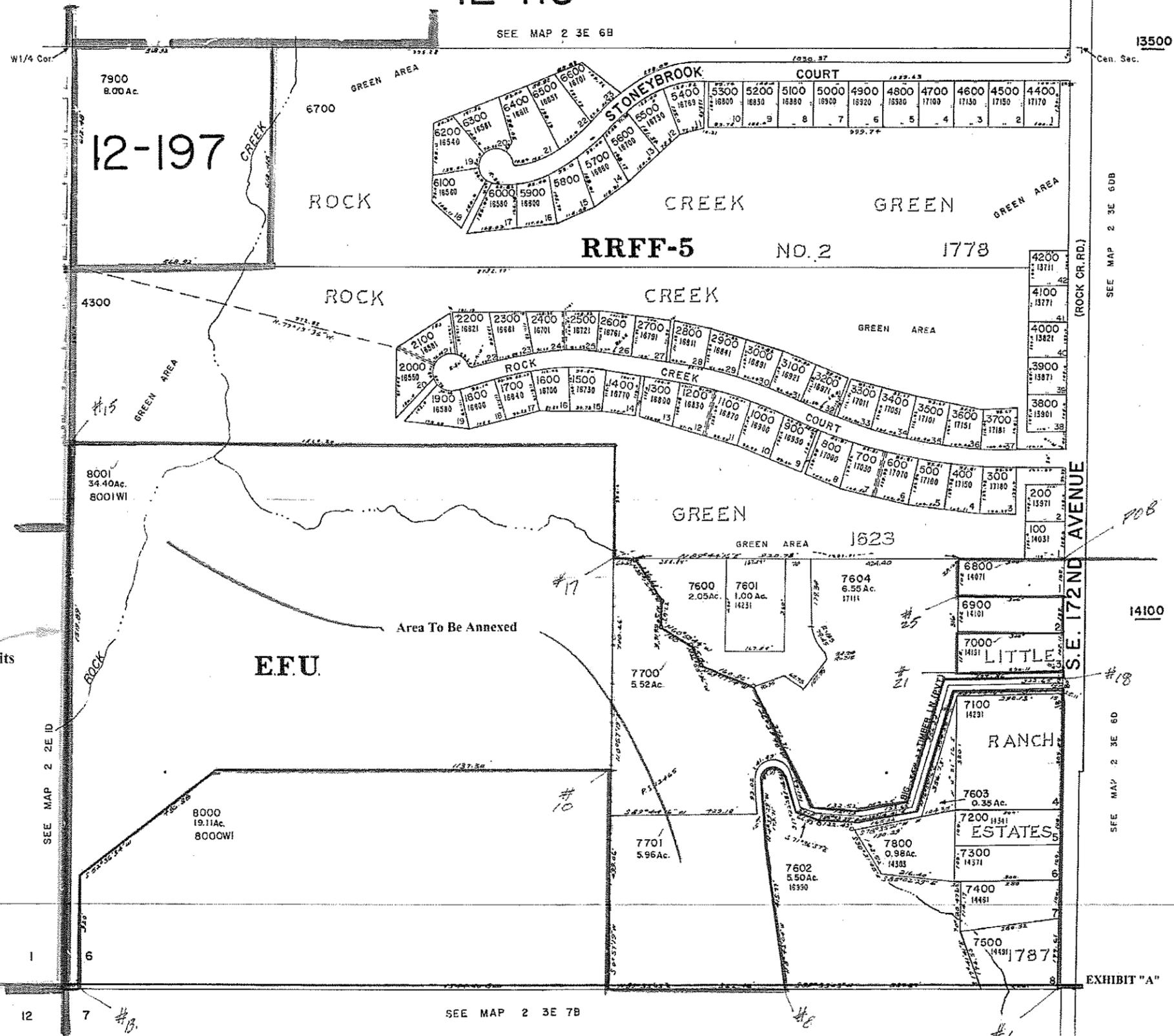
CANCELLED TL'S
8001 AW

2 3E 6C

12-115

SEE MAP 2 3E 6B

13500



Existing City of
Happy Valley City Limits

Area To Be Annexed

EFU

LITTLE
RANCH

ESTATES

SEE MAP 2 3E 7B

Area "I"

EXHIBIT "A"

MAR 17 2004

2 3E 6C
BOOK 20

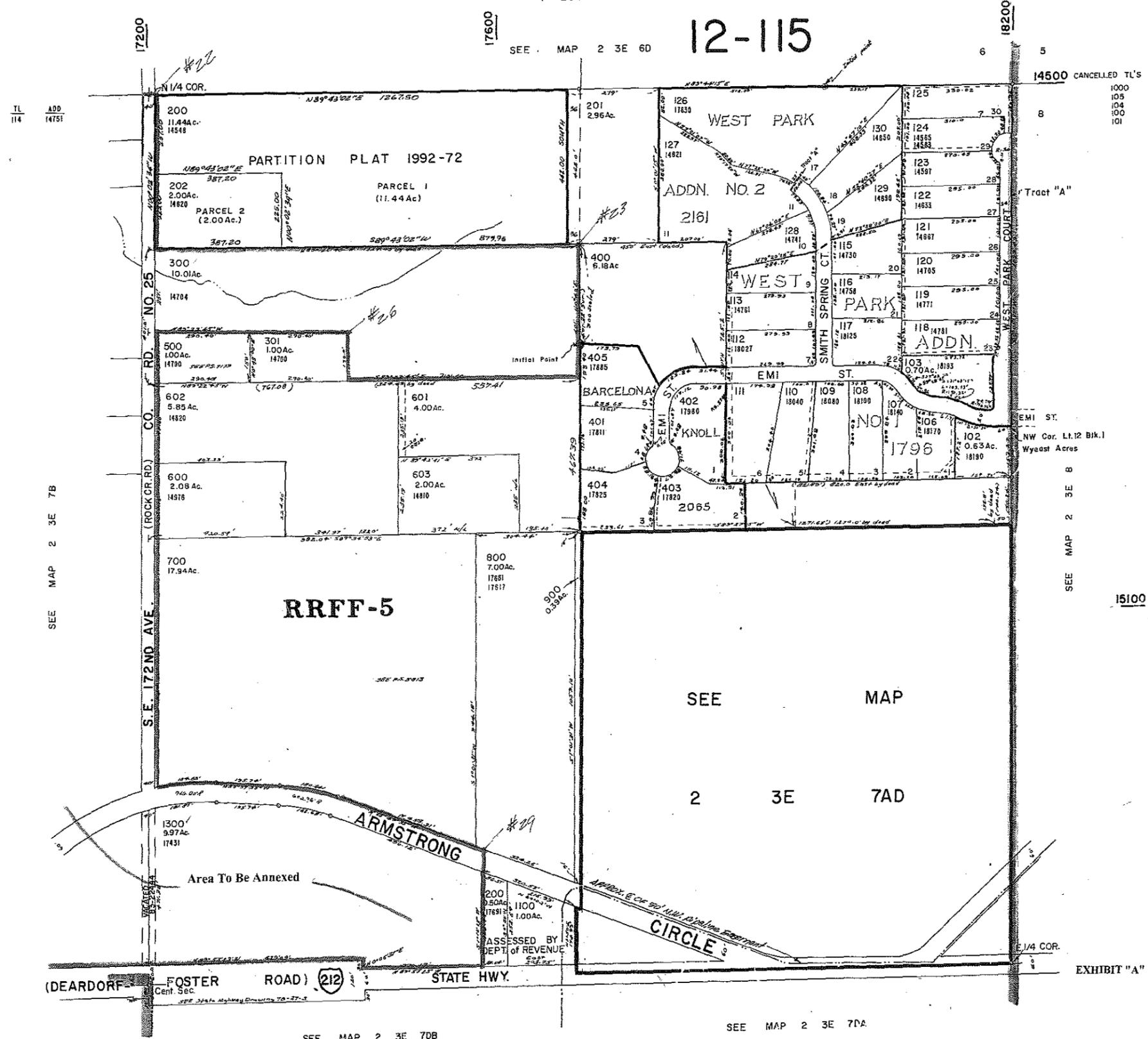
NE 1/4 SEC. 7 T.2S. R.3E. W.M.

CLACKAMAS COUNTY

1" = 200'

2 3E 7A
& INDEX

This map was prepared for
assessment purpose only.



TL
114

SEE MAP 2 3E 7B

(DEARDORF - FOSTER ROAD) (212)

SEE MAP 2 3E 7DB

Area "J"

SEE MAP 2 3E 7DA

14500 CANCELLED TL'S
1000
105
104
100
101

Tract "A"

EMI ST.
NW Cor. Lt. 12 Bk. 1
Wyaast Acres

SEE MAP 2 3E 7B
15100

EXHIBIT "A"

2 3E 7A

BOOK 20

JUN 10 1994

This map was prepared for assessment purpose only.

NW 1/4 SEC. 7 T.2S. R.3E. W.M.

CLACKAMAS COUNTY

1" = 200'

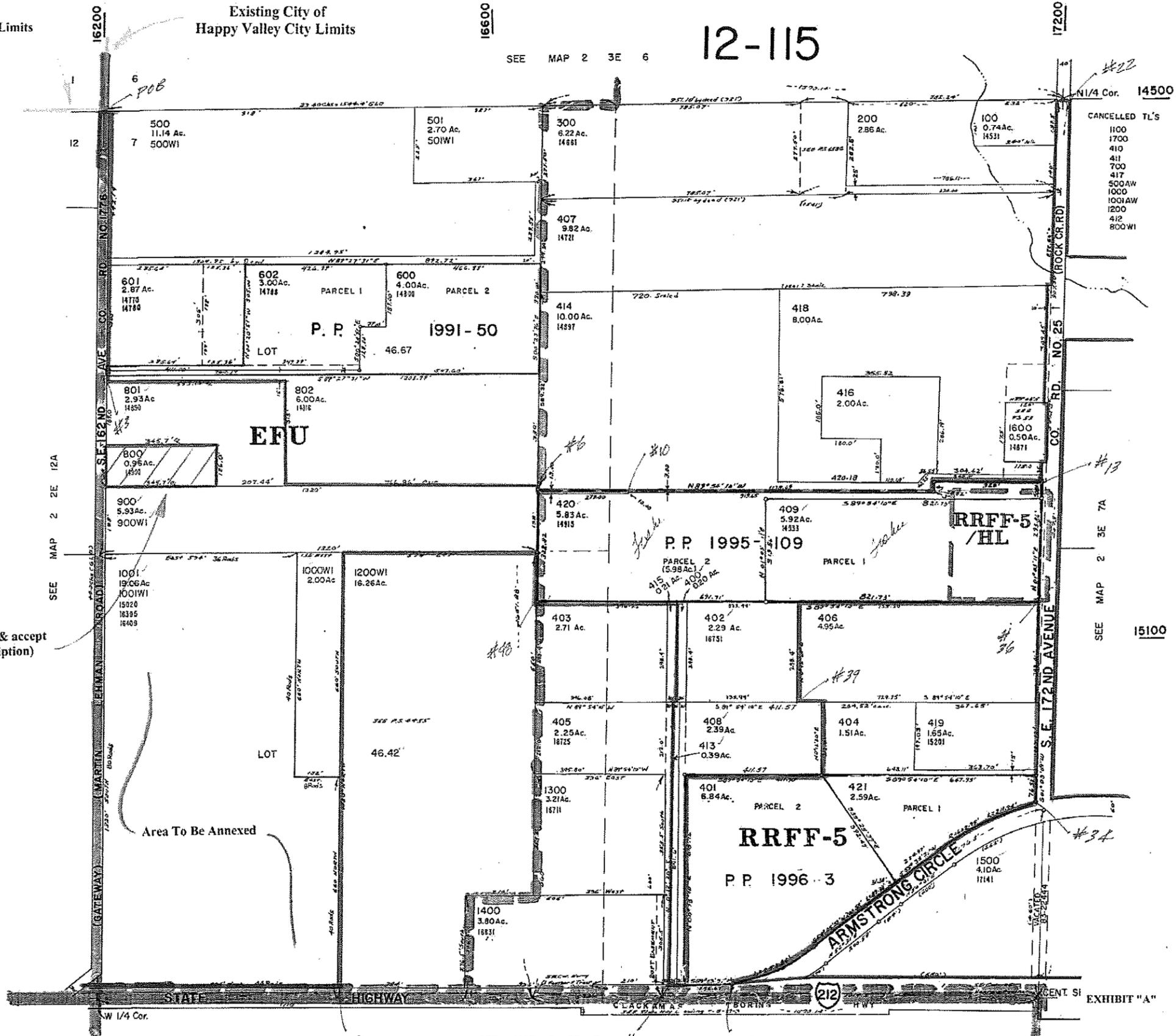
2 3E 7B

Existing City of Happy Valley City Limits

Existing City of Happy Valley City Limits

SEE MAP 2 3E 6

12-115



Excluded, (save & accept from legal description)

Area To Be Annexed

Area "J"

SEE MAP 2 3E 7

2 3E 7B

BOOK 26

71-293

This map was prepared for assessment purpose only.

N.E.1/4 SEC. 12 T.2S. R.2E. W.M.
CLACKAMAS COUNTY

CANCELLED T.L.S.

2 2E 12A³

1" = 200'

Existing City of
Happy Valley City Limits

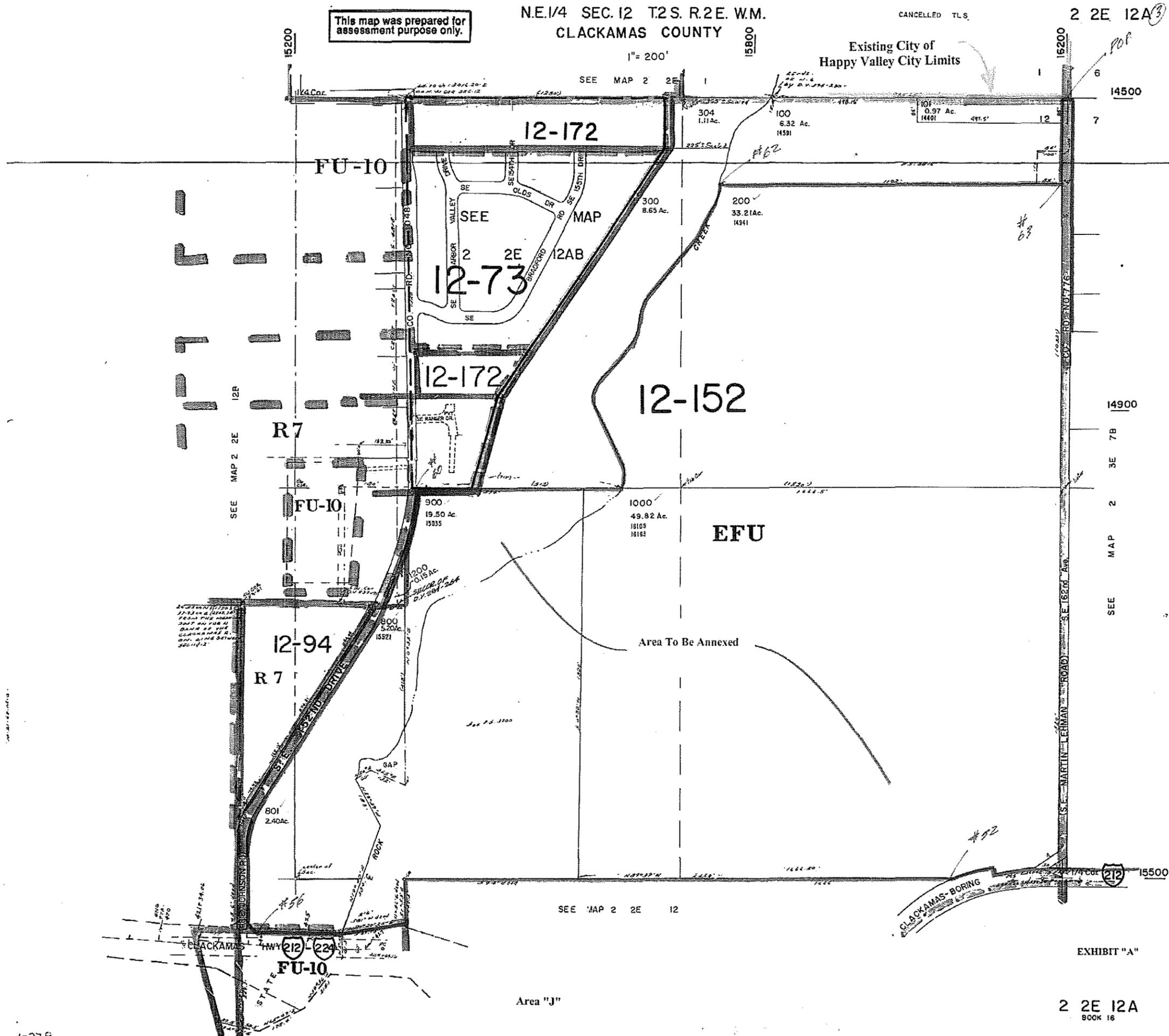


EXHIBIT "A"

2 2E 12A
BOOK 16

Eastern City Limits Expansion Annexation
(No. 01-04)
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:

1. Beginning at the southwest corner of Lot 4 of Doretha Estates plat No.1220, said corner also being on the existing city limits of the City of Happy Valley;
2. Thence North 0⁰ 02' West, along said city limits and the west line of said lot, 100.0 feet;
3. Thence (leaving said city limits) East, along the most westerly north line of said lot, 200 feet, to the west line of SE 150th Ave, and the southeast corner of Lot 3, of said plat;
4. Thence North, along the east line of Lot 3 of said subdivision and the west line of said SE 150th Ave., 189.99 feet to the beginning of a 10 foot radius curve to the left;
5. Thence Northerly along said curve, 20 feet more or less to the point of tangency with the south line of SE Clatsop St (a 60 foot R/W), said point being on the existing city limits of the City of Happy Valley;
6. Thence East, along said city limits and said south line, 48 feet more or less to the point of tangency with a 10 foot radius curve to the left;
7. Thence (leaving said city limits) South, along said curve to the left, 20 feet more or less to the point of tangency with the east line of SE 150th Ave (a 25 foot R/W);
8. Thence South, along said east line, 140.01 feet to the southwest corner of Lot 2 of said subdivision;
9. Thence East, along the south line of said lot, 150 feet to the northeast corner of Lot 4 of said subdivision;

Area A Legal Description

Page 2

10. Thence South, along the east line of said Lot 4, 150 feet to the common lot corner of Lots 4 & 5 of said subdivision;
11. Thence South 89°59' East, along the south line of said Lot 5, 4.0 feet;
12. Thence South 0°02' East, 100 feet;
13. Thence South 89°59' East, 271 feet to the west line of SE 152nd Ave. (a 30 foot R/W);
14. Thence North, along said west line, 400 feet to the point of intersection with the south line of SE Clatsop St. (a 60 foot R/W) and the existing city limits of the City of Happy Valley;
15. Thence East, along said south line and city limits, 30 feet to the point of intersection with the east line of SE 152nd Ave.;
16. Thence (leaving said city limits) South, along said east line, 971.0 feet to the northwest corner of a tract of land (12E25A2302), recorded in deed volume No. 94-056604;
17. Thence North 87°59' East, along the north line of said tract, 315.36 feet;
18. Thence South 0°02' East, 44.0 feet;
19. Thence North, 87°59' East, 315.36 feet;
20. Thence South 0°03'06" West, 216.25 feet, to the southeast corner of said tract;
21. Thence West, along the south line of said tract, 385.30 feet;
22. Thence North 0°02' West, 186 feet;
23. Thence North 89°17'49" West, 275.30 feet to the west line of SE 152nd Ave.;

Area A Legal Description

Page 3

24. Thence North, along said west line, 268 feet more or less to the most easterly southeast corner of a tract of land (12E25B2300), recorded in deed volume No. 71-06957;
25. Thence North $89^{\circ}59'$ West, 575 feet;
26. Thence South $0^{\circ}02'$ West, 455 feet;
27. Thence North $89^{\circ}59'$ West, 325 feet; to the southwest corner of said tract; said corner also being on the existing city limits of the City of Happy Valley;
28. Thence North $0^{\circ}02'$ West, along said city limits & the west line of said tract, 542.03 feet;
29. Thence South $89^{\circ}59'$ East, along said city limits & the most northerly north line of said tract, 237.89 feet;
30. Thence North $0^{\circ}02'$ West, along said city limits, 132.97 feet;
31. Thence (leaving said city limits) East, 179 feet, to the point of intersection with the terminus of a 50 foot public road;
32. Thence North $0^{\circ}02'$ West, along the west line of said road, 262 feet to the northerly terminus of said road, said terminus also being on the south line of Lot 4 of Doretha Estates Plat No. 1220;
33. Thence North $89^{\circ}59'$ West, along said south line, 179 feet to the point of beginning.

Excluding that tract of land (12E25BA1600) as recorded in deed instrument no. 98-054580 as follows:

A part of Section 25, Township 1 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

EXHIBIT "B"

Beginning at the quarter section corner on the North line of said Section, which point is the Northeast corner of Deardorff Donation Land Claim, Patent recorded in Book 30, page 31 Deed Records; thence South along the East line of the Northwest quarter of said Section, a distance of 430.00 feet; thence West 10 feet to a point on the west line of S.E. 152nd Avenue, which line is also the West line of a 10-foot strip conveyed to Clackamas County for road purposes by deed recorded in Book 365, page 410, Deed Records; thence South along the West line of said 10-foot strip 81.00 feet to a point, which is the true point of beginning of the lands hereby conveyed; thence West parallel to the North line of said Section, 271 feet, more or less to a point in the East line of a tract conveyed to grantees by deed of records; thence South along the East line of said Walters Tract 81.00 feet, more or less, to the Southeast corner thereof, which is also in the North line of a tract conveyed by grantors to one Clyde Miller; thence East along the North line of said Miller Tract 271.00 feet, more or less, to a point in the West line of said 10-foot strip; thence North along the West line of said 10-foot strip 81.00 feet, more or less, to the point of beginning.

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

**Eastern City Limits Expansion Annexation
(No. 01-04)
Area "B"
Legal Description**

A tract of land situated in Section 30 & 31, T1S, R3E; W.M. Clackamas County Oregon and more particularly described as follows:

Beginning at the southwest corner of Lot 2 of Maple Hill Heights Plat No. 1815;

1. Thence East, along the south line of said lot and its easterly extension, 591.50 feet more or less to the southwest corner of a tract of land (13E30C202) as recorded in deed instrument No. 94-14415;
2. Thence North 0°05'10" West, along the west line of said tract, 218.02 feet, to the south line of a 16.5 foot easement;
3. Thence North 89°58'50" East, along said easement south line and the north line of said tract, 262.50 feet (deed distance) to the west line of SE 172nd Ave. (County Road No. 738, a 60 foot R/W);
4. Thence North, along said west line, 32.5 feet to the north line of S.E. Maple Hill Lane, a private street;
5. Thence West, along said north line, 1300.0 feet more or less to the southwest corner of a tract of land (13E30B2501) as recorded in deed instrument No. 81-06675.
6. Thence North, along the west line of said tract and its northerly extension, 644 feet to the northwest corner of a tract of land (13E30B3000) as recorded in deed instrument No. Volume 499, Page 204;
7. Thence East, along the north line of said tract, 1289.26 feet more or less to the west line of S.E. 172nd Ave;
8. Thence North, along said west line, 298 feet more or less to the point of intersection with the westerly extension of the north line of a tract of land (13E30A1600) as recorded in deed instrument No. 94-55213;

Area B Legal Description

Page 2

9. Thence East, along said extension and north line, 756.70 feet to the northeast corner of said tract;
10. Thence South, 200 feet to the southeast corner of said tract;
11. Thence West, along the south line of said tract, 696.70 feet to the east line of said S.E. 172nd Ave;
12. Thence South, along said east line, 330 feet to the northwest corner of a tract of land (13E30A1700) as recorded in deed instrument No. 88-31711;
13. Thence East, along the north line of said tract, 1290 feet to the northeast corner of said tract;
14. Thence South, along the east line of said tract and its southerly extension, 660 feet to the most northerly, southwest corner of a tract of land (13E30D100) as recorded in deed instrument No. 93-66336, said corner also being on the north line of a tract of land (13E30D2900) as recorded in deed instrument No. 2001-074206;
15. Thence North $89^{\circ}25'21.4''$ East, along said north line, 203 feet more or less to the northeast corner of the last mentioned tract;
16. Thence South, along the east line of said tract and its southerly extension, 671.64 feet to the southeast corner of a tract of land (13E30D2700) as recorded in deed instrument No. 95-10813;
17. Thence West, along the south line of said tract, 1294.96 feet to the point of intersection with the east line of said S.E. 172nd Ave;
18. Thence South, along said east line, 295.84 feet to the point of intersection with the north line of a tract of land (13E30D2500) as recorded in deed instrument No. 92-62476;
19. Thence East, along said north line, 870 feet more or less to the northeast corner of said tract;

Area B Legal Description

Page 3

20. Thence South, 309.2 feet to the southeast corner of said tract, said corner also being on the north line of a tract of land (13E30D2400) as recorded in deed instrument No. 93-65042;
21. Thence North $89^{\circ}36'10''$ East, along said north line, 422.2 feet more or less to the northeast corner of said tract;
22. Thence South $0^{\circ}0'54.3''$ West, along the east line of said tract, 328.82 feet to the southeast corner of said tract;
23. Thence South $89^{\circ}36'23.9''$ West, along the south line of said tract, 672.98 feet;
24. Thence South $0^{\circ}0'54.3''$ West, 832.07 feet to the point of intersection with the south line of S.E. Hemrick Rd. (a 60 foot R/W);
25. Thence South $89^{\circ}41'43.7''$ West, along the said south line, 615 feet more or less to the point of intersection with the east line of S.E. 172nd Ave;
26. Thence South $0^{\circ}32'33''$ East, along said east line, 1260 feet to the point of intersection with the north line of a tract of land (13E31A1204) as recorded in deed instrument No. 90-23845;
27. Thence North $88^{\circ}50'19''$ East, 742.50 feet;
28. Thence South $0^{\circ}32'33''$ East, 264 feet;
29. Thence South $88^{\circ}50'19''$ West, 742.40 feet to the east line of said S.E. 172nd Ave;
30. Thence South $0^{\circ}32'33''$ East, along said east line, 561.62 feet more or less to the northwest corner of a tract of land (13E31A1401) as recorded in deed instrument No. 99-100660, said corner also being in the existing city limits of the City of Happy Valley;

31. Thence (leaving said city limits) East, along the north line of said tract, 352.0 feet to the northeast corner thereof;
32. Thence South, along the most easterly east line of said tract, 59.0 feet;
33. Thence West, along the most northerly south line of said tract, 86.0 feet;
34. Thence South, along the most westerly east line of said tract, 86.0 feet to the most southerly southeast corner of said tract;
35. Thence West, along the south line of said tract, 266.0 feet to the southwest corner of said tract and the east line of said S.E. 172nd Ave. and the existing city limits of the City of Happy Valley;
36. Thence North 0°0'40" West, along said east line and city limits, 173 feet more or less to the point of intersection with the easterly extension of the north line of a tract of land (13E31B1700) as recorded in deed instrument No. 94-56072;
37. Thence West, along said city limits and said extension, 60 feet to the northeast corner of said tract and the west line of said S.E. 172nd Ave.;
38. Thence (leaving said city limits) North, along said west line, 462.0 feet to the point of intersection with the south line of a tract of land (13E31B1400) as recorded in deed instrument No. 73-17214;
39. Thence West, along said south line, 630 feet more or less to the southwest corner of said tract and said existing city limits;
40. Thence North, along the west line of said tract and city limits, 330.0 feet to the northwest corner of said tract, said corner also being on the south line of a tract of land (13E31B600) as recorded in deed instrument No. 73-24314;

41. Thence West, along said south line and city limits, 660 feet more or less to the southwest corner of said tract;
42. Thence (leaving said city limits) North, along the west line of said tract, 325 feet more or less, to the northwest corner of said tract;
43. Thence East, along the north line of said tract, 660 feet to the southwest corner of a tract of land (13E31B500) as recorded in deed reference No. 87-40091;
44. Thence North, along the west line of said tract, 165 feet to the northwest corner thereof;
45. Thence East, along the north line of said tract, 630 feet to the west line of S.E. 172nd Ave.;
46. Thence Northerly, along said west line, 3008.11 feet more or less to the southeast corner of a tract of land (13E30C300) as recorded in deed instrument No. 2003-160420;
47. Thence West, along the south line of said tract, 1265.19 feet to the southwest corner of said tract;
48. Thence North, along the west line of said tract, 220 feet to the northwest corner thereof and the southwest corner of Maple Hill Heights Plat No.1815;
49. Thence East, along the north line of said tract and the south line of said Maple Hill Heights, 301 feet to the point of beginning.

Excluding that tract of land (13E30D3100) as recorded in deed instrument No. 88-06498 as follows:

That portion of the Northeast one-quarter of the Southwest one-quarter of Section 30, Township 1 South, Range 3 East of the Willamette Meridian, County of Clackamas, State of Oregon, described as follows:

Beginning at the intersection of the South line of the W.M. NOBLE Donation Land Claim No. 70, and the North and South one-quarter section line of Section 30, Township 1 South, Range 3 East, of the Willamette Meridian; thence South 89 degrees 30' West 180.00 feet, more or less, to the East line of Peter J. Moritz Road No. 738 as relocated by Deed recorded in Book 528, Page 669, Deed Records; thence Southeasterly along said East road line as relocated to the one-quarter section line; thence North 0 degrees 15' East along the one-quarter section line to the place of beginning;

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

**Eastern City Limits Expansion Annexation
(No. 01-04)
Area "C" East Annexation
Legal Description**

A tract of land situated in Section 25 & 36, T1S, R2E. & Section 30 & 31; T1S, R3E. W.M. Clackamas County Oregon and more particularly described as follows:

Beginning at the northeast corner of lot 1, block 3 in the Christine Gross Addition; said corner also being on the existing city limits of the City of Happy Valley;

1. Thence East, along said city limits, 1168.95 feet; to the center line of Section 25;
2. Thence (leaving said city limits) South, along said center line, 80.84 feet to the northwest corner of a tract of land (12E25D202), as recorded in deed instrument No. 87-53192;
3. Thence South $87^{\circ}43'$ East, along the north line of said tract, 1281.50 feet to the west line of Vradenburg Rd (a 60 foot R/W);
4. Thence Northerly, along said west line, 660 feet more or less to the southeast corner of a tract of land (12E25D203) recorded in deed instrument No. 95-035007;
5. Thence North $87^{\circ}43'$ West, along the south line of said tract, 1340 feet more or less, to the southwest corner of said tract, said corner also being on the center line of said section 25 and the city limits of the City of Happy Valley;
6. Thence North, along said center line of section 25 & city limits, 327 feet to the center of said section 25 and the northwest corner of said tract;

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7. Thence South $89^{\circ}17'49''$ East, along the north line of said tract and its easterly extension, 1418.76 feet to the center line of Vradenburg Rd.;
8. Thence South $89^{\circ}15'38''$ East, 1168.75 feet to the northeast corner of Parcel 2, of Partition Plat No. 1990-96;
9. Thence North $0^{\circ}19'18''$ East, 855 feet more or less to the northwest corner of a tract of land (13E30B2900) as recorded in deed instrument No. 92-83339;
10. Thence East, along the north line of said tract, 416 feet to the northwest corner of a tract of land (13E30B2603) as recorded in deed instrument No. 98-104278;
11. Thence South, along the west line of said tract, 198 feet;
12. Thence East, along the south line of said tract, 220 feet to the southeast corner thereof;
13. Thence North, along the east line of said tract and its northerly extension, 614 feet to the south line of A.G. Sager Rd. (a 45 foot R/W);
14. Thence East, along said south line, 30 feet to the most northeast corner of said tract of land recorded in deed instrument No. 98-104278;
15. Thence South, along the east line of said tract, 1280 feet more or less, to the southeast corner of said tract;

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16. Thence South $89^{\circ}40'10''$ East, 319.22 feet to the northeast corner of a tract of land (13E30C1100) as recorded in deed instrument No. 80-15532;
17. Thence South, along the east line of said tract & its southerly extension, 1330 feet more or less, to the southeast corner of a tract of land (13E30C1501) as recorded in deed instrument No. 93-00543;
18. Thence South $89^{\circ}58'50''$ West, along the south line of said tract, 493.0 feet to the southwest corner thereof;
19. Thence North, along the west line of said tract & its northerly extension, 1320 feet more or less, to the northwest corner of said tract of land recorded in deed instrument No. 80-15532;
20. Thence South $89^{\circ}40'10''$ West, 494.47 feet to the northwest corner of the southwest $\frac{1}{4}$ of said Section 30;
21. Thence South $0^{\circ}10'08''$ East, 560.0 feet;
22. Thence North $89^{\circ}06'48''$ West, 1208.55 feet to the east line of said Vrandenburg Rd;
23. Thence Southerly, along said east line, 435.75 feet more or less to the point of intersection with the most westerly west line of Parcel 1 of Partition Plat No. 1990-96;
24. Thence South $0^{\circ}34'45''$ East, along said most westerly west line, 265 feet more or less, to the southwest corner of said Parcel 1;
25. Thence South $89^{\circ}09'57''$ East, along the south line of said Parcel 1, 905.33 feet;

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26. Thence South $24^{\circ}0'0''$ West, 449.31 feet;
27. Thence South $68^{\circ}32'29''$ East, 200.28 feet;
28. Thence North $79^{\circ}38'05''$ East, 384.17 feet;
29. Thence North $0^{\circ}10'08''$ West, 77.78 feet to the northwest corner of a tract of land (13E30C1700) as recorded in deed instrument No. 89-43565;
30. Thence East, along the north line of said tract, 1300 feet more or less to the northeast corner of said tract;
31. Thence South, $0^{\circ}02'$ West, 985.60 feet, to the common line between said Sections 30 & 31;
32. Thence West, along said the common section line 1319.6 feet to the common section corner between said Sections 25, 30, 31 & 36;
33. Thence South $0^{\circ}20'03''$ West, along the common section line between said Sections 31 & 36, 1320.28 feet to the southeast corner of Parcel 1 of Partition Plat No. 2000-095;
34. Thence North $88^{\circ}52'03''$ West, 659.68 feet to the northwest corner of Parcel 2, of said Partition Plat;
35. Thence North $02^{\circ}12'10''$ West, 1322.10 feet to the north line of said Section 36;

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36. Thence West, along said north line, 300.30 feet to the southeast corner of Lot 5, Trohs Nest Aerial Acres Plat No.1508;
37. Thence North, along the east line of said Plat, 892.45 feet to a point that is south, & 58.07 feet in distance from the northeast corner of Lot 1 of said plat;
38. Thence North $89^{\circ}24'00''$ West, 150.00 feet;
39. Thence South $68^{\circ}13'$ West, 77.82 feet to the east line of Vrandenburg Rd. (a 60 foot R/W);
40. Thence South, along said east line, 855.01 feet more or less to the southwest corner of said Lot 5; and the terminus of said road;
41. Thence West along said terminus and its westerly extension, 192.11 feet;
42. Thence South $0^{\circ}30'16''$ West, 1588.98 feet;
43. Thence North $88^{\circ}52'12''$ West, 82.24 feet;
44. Thence South $0^{\circ}30'16''$ West, 448.84 feet;
45. Thence South $0^{\circ}30'16''$ West, 559.08 feet;
46. Thence South $88^{\circ}47'54''$ East, 63.35 feet more or less to the northeast corner of a tract of land (12E36DB100) as recorded in deed instrument No. 88-45017; said corner also being on the center line of said Section 36;

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47. Thence East, along said center line, 815 feet more or less to the northeast corner of a tract of land (12E36DA300) as recorded in deed instrument No. 75-15899;
48. Thence South, along the east line of said tract, 660 feet to the northwest corner of a tract of land (12E36DA200) as recorded in deed volume No.75-15900;
49. Thence East, along the north line of said tract, 630 feet to the west line of S.E. 162nd St. (a 60 foot R/W);
50. Thence South, along said west line, 630 feet to the point of intersection with the north line of Monner Rd. (a 60 foot R/W);
51. Thence West, along said north line, 280 feet to the southwest corner of a tract of land (12E36DA1200); as recorded in deed instrument No. 98-067830;
52. Thence North, along the west line of said tract, 430 feet to the northwest corner of said tract;
53. Thence East, 350.0 feet to the northwest corner of a tract of land (12E36DA1201) as recorded in deed instrument No. 89-21526;
54. Thence North, 12 feet more or less to the point of intersection with the thread (center line) of a creek, said point also being the northeast corner of a tract of land (12E36DA400) as recorded in deed instrument No. 92-45168;
55. Thence West, along said thread, 521.88 feet more or less to the northwest corner of a tract of land (12E36DA500) as recorded in deed instrument No. 98-112449;
56. Thence South, along the west line of said tract, 182.17 feet to the southwest corner of said tract;

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57. Thence West, 295 feet more or less to the southeast corner of a tract of land (12E36DB101) as recorded in deed instrument No. 72-11807;
58. Thence West, along the south line of said tract & its westerly Extension, 280 feet more or less to a point that is North 1325.7 feet; West 1524.03 feet & North $69^{\circ}07'$ West, 249.23 feet & North 211.8 feet from the southwest corner of Section 36, T1S, R2E, W.M.;
59. Thence North $80^{\circ}22'$ West, 71.45 feet;
60. Thence North 68.18 feet to a point of intersection with the south line of Lot 9, block 2, of said subdivision, said point being North $80^{\circ}23'$ East and 10 feet in distance from the southeast corner of said lot 9;
61. Thence North $80^{\circ}22'$ West, along the south line of said Lot 9, 125.20 feet;
62. Thence West, 135.10 feet to the east line of S.E. 154th Ave. (a 50 foot R/W);
63. Thence Northwest 55 feet more or less to the southeast corner of Lot 3, block 1 of said subdivision; and the west line of said S.E. 154th Ave.;
64. Thence North $5^{\circ}58'$ East, along said west line, 159.46 feet to the southeast corner of Lot 2, block 1 of said subdivision;
65. Thence North $84^{\circ}02'$ West, along the south line of said Lot 2, 185.17 feet and the southwest corner thereof;

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66. Thence North $0^{\circ}30'15''$ East, 757.60 feet; to the center line of said Section 36;
67. Thence West, along said center line, 330 feet to the center of said section 36;
68. Thence South $0^{\circ}48'12''$ West, along the center line of said section, 910 feet more or less to the north line of Monner Rd. (a 60 foot R/W);
69. Thence Easterly, along said north line, 108.75 feet to the southwest corner of a tract of land (12E36DB400) as recorded in deed instrument No.85-09542;
70. Thence North, along the west line of said tract, 250 feet;
71. Thence East, along the north line of said tract, 130 feet;
72. Thence South, along the east line of said tract, 305.54 feet to the north line of said road;
73. Thence Southeast, along said north line, 1024.15 feet more or less to the southwest corner of a tract of land (12E36DA700) as recorded in deed instrument No.2003-101913;
74. Thence North, along the west line of said tract, 125 feet to the northwest corner thereof;
75. Thence East, along the north line of said tract, 225 feet to the northeast corner thereof;
76. Thence South, along the east line of said tract, 126 feet to the north line of said Monner Rd;

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77. Thence East, along said north line, 373.44 feet to the west line of a 25 foot road easement;
78. Thence North, along said west line, 270 feet;
79. Thence East, 173.44 feet;
80. Thence South, 270 feet to the north line of said Monner Rd.;
81. Thence Southeast, 175 feet more or less to the northeast corner of a tract of land (12E36DD900) as recorded in deed instrument No.98-35788); said corner also being on the south line of Monner Rd. (a 60 foot R/W);
82. Thence South, along the east line of said tract, 125 feet to the southeast corner of said tract;
83. Thence East, 1.5 feet;
84. Thence South, 165 feet;
85. Thence West, 150 feet;
86. Thence North, 300 feet to the south line of Monner Rd;
87. Thence West, along said south line, 181.5 feet;
88. Thence South, 201.75 feet;
89. Thence West, 250 feet to the east line of S.E. 158th Ave. (a 50 foot R/W);

90. Thence South, along said east line, 100 feet to the terminus of said right-of-way;
91. Thence West, along said terminus, 50 feet to the southerly terminus of the west line of said right-of-way;
92. Thence South $57^{\circ}51'12''$ East, 549.0 feet;
93. Thence South $0^{\circ}0'28''$ East, 171.74 feet;
94. Thence South $67^{\circ}58'05''$ East, 89.0 feet;
95. Thence South $89^{\circ}43'52''$ East, 262.5 feet;
96. Thence South $0^{\circ}0'28''$ East, 20 feet more or less to the thread of a seasonal drainage way, said thread being North $0^{\circ}0'28''$ West & 178 feet more or less in distance from the southwest corner of a tract of land (12E36DD600) as recorded in deed instrument No.68-10176 & said thread also being on the most westerly east line of Parcel 3 of Partition Plat No. 1999-021; said thread also being on the existing city limits of the City of Happy Valley;
97. Thence Westerly and Northwesterly, along said thread (said thread being within a 100 foot conservation easement as noted on said partition plat) and as depicted on Clackamas County Assessors Map No. 12E36DD and DC, across parcels 3 and 4 and said city limits; 1835.00 feet more or less to the point of intersection with the most westerly north line of Parcel 4 of said partition plat;

98. Thence continuing Northwesterly, along said thread and said city limits 690 feet more or less to the point of intersection with the east line of the southwest one-quarter of Section 36, said point being 70 feet more or less south of the northeast one-quarter corner of the southwest one-quarter of Section 36, said east line also being the east line of a tract of land (13E361200) conveyed to Freida Bower as recorded in deed instrument, Book 545, Page 077;
99. Thence North, along said east line & said city limits, 70 feet more or less to the northeast corner of said Bower tract and said northeast corner of the SW ¼ of Section 36;
100. Thence (leaving said city limits) North 89°16' East, 335 feet more or less to the southeast corner of a tract of land (12E36DB2700) as recorded in instrument No.87-22251;
101. Thence North 0°56'13" East, along the east line of said tract, 242.68 feet to the point of intersection with the south line of Monner Rd. (1 60 foot R/W);
102. Thence North 65°41' West, along said south line, 361.49 feet more or less to the northeast corner of Parcel 2 of Partition Plat No.1991-140;
103. Thence North 81°41'00" West, along said south line, 332.78 feet to the northwest corner of Parcel 2 of Partition Plat No.1991-140;
104. Thence South 0°48'12" West, along the east line of Parcel 2 of Partition Plat No. 1991-62, 432.92 feet to the southeast corner of said parcel;

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105. Thence North $89^{\circ}52'16''$ West along the South line of said parcel, 333.37 feet to the southwest corner thereof;
106. Thence North $01^{\circ}03'45''$ East, 480.05 feet to the northwest corner of said parcel and the South line of Monner Rd;
107. Thence North $01^{\circ}12'07''$ East, 60.51 feet to the north line of Monner Rd.;
108. Thence South $81^{\circ}44'$ East along said north line, 6.55 feet to the southwest corner of Parcel 1 of Partition Plat 1991-62;
109. Thence North $0^{\circ}46'00''$ East, along the west line of said parcel, 306.75 feet to the northeast corner of lot 10 of Monner View Acres Plat No. 1011;
110. Thence North $84^{\circ}27'$ West, 331.04 feet;
111. Thence North $01^{\circ}16'$ East, along the east line of lots 5 thru 1 of said Plat, 452.51 feet to the northeast corner of said Lot 1;
112. Thence South $89^{\circ}58'$ West, along the north line of said lot 1, 290.22 feet;
113. Thence West, along a 10 foot radius curve to the left, 15.48 feet to the point of tangency with the east line of S.E. 147th Ave. (a 60 foot R/W); said point also being on the existing city limits of the City of Happy Valley;
114. Thence North $01^{\circ}16'$ East, along said east line, & city limits, 40 feet more or less to the southwest corner of Parcel 2, of Partition Plat No. 1997-82;

115. Thence (leaving said city limits) North $89^{\circ}58'$ East along the South line of said Parcel, 443.09 feet to the Southeast corner thereof;
116. Thence North $01^{\circ}16'42''$ East, along the east line of said parcel, 244.0 feet to the northeast corner thereof;
117. Thence South $89^{\circ}58'$ West, 443.14 feet to the east line of S.E. 147th Ave. and the existing city limits of the City of Happy Valley;
118. Thence North $01^{\circ}16'$ East, along said east line & city limits, 400 feet more or less to the point of intersection with the east line of S.E. 145th Ave.;
119. Thence Northwesterly, along said city limits and the east line of SE 145th Avenue, 35 feet more or less to the southeast corner of that tract of land (Tax Lot 12E 36BC 00600) described in deed Instrument No. 96-59521;
120. Thence North, along said city limits, 709 feet more or less to the point that is 1387.72 feet north of the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 36, T1S, R2E, W.M., said point is also 55 feet more or less north of the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 36;
121. Thence North, along said city limits, 1077.33 feet more or less to the southeast corner of a tract of land (12E36BB 100) conveyed to Paul A. Miller, Jr., as recorded in Clackamas County deed Instrument No.97-42908;

122. Thence North $0^{\circ}19'45''$ East, along said city limits and the east line of said Miller tract, 202.38 feet to the northeast corner of said Miller tract, said point also being the southeast corner of Parcel 2 of Partition Plat No. 2000-33;
123. Thence North, along said city limits and the east line of said Parcel 2 of said plat and Parcel 5 of Partition Plat No. 2001-111, 528.98 feet;
124. Thence North $89^{\circ}25'57''$ East, along said city limits 87.14 feet, to the point of intersection with the southerly extension of the east line of CHRISTINE GROSS ADDITION;
125. Thence (leaving said city limits) North $89^{\circ}25'57''$ East, 65.56 feet to the southeast corner of Parcel 4 of Partition Plat No. 2001-111;
126. Thence North $0^{\circ}09'44''$ West, along the east line of said parcel, 106.12 feet;
127. Thence North $0^{\circ}07'53''$ East, along the east line of said parcel, 100.18 feet to the northeast corner thereof;
128. Thence South $89^{\circ}08'05''$ West, 65.61 feet to the southeast corner of Lot 6, Block 4 of the Christine Gross Addition and the existing city limits of the City of Happy Valley;
129. Thence (along said city limits) North, along the east line of Lots 6, 5 and 4 of said addition, 300 feet to the northeast corner of said Lot 4;

130. Thence (leaving said city limits) East, along the easterly extension of the north line of said Lot 4, 65.56 feet to the northeast corner of a tract of land (12E25CC790) as described as parcel II of a tract of land recorded in deed instrument no. 97-030810;
131. Thence North, and parallel with the east line of said addition, 300 feet, to the point of intersection with the easterly extension of the north line of Lot 1, Block 4 of said addition;
132. Thence West, along said extension, 65.56 feet to the northeast corner of said Lot 1 and the existing city limits of the City of Happy Valley;
133. Thence North, along the east line of said addition & said city limits, 350 feet to the point of beginning and in addition, including all of the right-of-way of S.E. 154th Ave. from the north line of S.E. Monner Rd. northerly to a line drawn from the southeast corner of Lot 3 Block 1 of Green Hills No.952 south easterly to a point that is South 05°52' West & 10 feet in distance from the southwest corner of Lot 10 of said Green Hills.

Save and accept the following described tracts:

Tract "A"

A tract of land situated in the Southwest one-quarter of Section 30, Township 1 South, Range 3 East of the Willamette Meridian, Clackamas County, Oregon, described as follows:

Beginning at the Southwest corner of said Section 30; thence North 0°06'30" West, along the West line of Section 30, a distance of 250.35 feet to the true point of beginning of the tract herein to be described; thence continuing North 0°06'30" West a distance of 200.00 feet; thence South 89°53'10" East a distance of 435.60 feet; thence South 0°06'30" East,

parallel with the West line of Section 30, a distance of 200.00 feet; thence North 89°53'10"West a distance of 435.60 feet to the true point of beginning.

Said land also known as Major Partitioning of the Automation Enterprises, Inc. Property shown on Map Number 26 in the SW ¼ of Section 30, Township 1 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon.

Tract "B"

An undivided one-half (1/2) interest in the following property:

Part of the Southwest quarter of Section 30, T1S, R3E of the WM, described as follows: Beginning South 0 degrees 05'10"East along the West section line, 442 feet and North 89 degrees 40'10"East parallel with the one-quarter section line, 494.47 feet from the West one-quarter corner of said Section 30; thence North 89degrees 40'10"East parallel with said one-quarter section line 493 feet; thence South 0 degrees 05'10"East parallel with the West section line 442 feet; thence South 89 degrees 40'10"West parallel with said one-quarter section line 493 feet; thence North 0 degrees 05'10"West parallel with the west section line 442 feet to the place of beginning. Situate in the County of Clackamas and State of Oregon.

Tract "C"

Part of Section 36, T1S, R2E, of the W.M., described as follows:

Beginning at the Southeasterly corner of Lot 8, Block 2, GREEN HILLS, thence North 5°58'East along the Easterly line of said Lot 8, a distance of

244.65 feet to a point on the Southerly line of Lot 7, Block 2, Green Hills; thence South 84⁰02' East along said Southerly line a distance of 125 feet more or less, to a point on the Westerly boundary of a tract of land conveyed by Warranty Deed to Berto Garre in Book 682, page 124 Deed Records; thence South along the Westerly line of said Garre Tract, 230 feet more or less, to a point on the Northerly boundary of a tract of land conveyed by Warranty Deed to Charles Willius, et ux, in Book 497, page 318, Deed Records; thence West along said Northerly boundary line, 150 feet more or less, to the point of beginning.

Tract "D"

Lots 1, 2, 3 & 4 of Block 2, Green Hills, Plat No. 952 Clackamas County Oregon

Tract "E"

Lot 6, Block 2, GREEN HILLS, EXCEPTING THEREFROM the following described property:

Beginning at the southwest corner of said Lot 6; thence North along the west line, a distance of 20 feet; thence Northeasterly to a point 50 feet North of the southeast corner of said Lot 6; thence South along the east line of said tract, a distance of 50 feet to the southeast corner thereof; thence Westerly along the lot line to the place of beginning.

Tract "F"

Beginning at the center of the intersection of John Hagen and Monner Road, (which is 80 rods, more or less, North from the Southeast corner of Section 36, Township 1 South, Range 2 East of the Willamette Meridian;) thence West 39 rods following the center line to the point of beginning; thence Southerly 10 rods; thence East 9 rods; thence Northerly 10 rods, paralleling the East line of said Section 36, to the center of Monner Road; thence Westerly 9 rods to the place of beginning, in the County of Clackamas and State of Oregon. Excluding the existing right-of-way of S.E. Monner Rd.

Tract "G"

Part of the Southeast one-quarter of Section 36, T1S, R2E, of the W.M.,
described as follows:

Beginning at the intersection of the centerline of John Hagen and Monner Road, which point is 80 rods, more or less, north of the Southeast corner of Section 36, T1S, R2E, of the W.M.; thence Westerly along the centerline of said Monner Road, 1125 feet to the true point of beginning; thence Southerly, paralleling the East line of said section 36, a distance of 290.4 feet; thence Westerly paralleling the centerline of Monner Road, a distance of 150 feet; thence Northerly paralleling the East line of said tract, 290.4 feet to the centerline of Monner Road; thence Easterly along said centerline, 150 feet to the true point of beginning. Excluding the existing right-of-way of S.E. Monner Rd.

Tract "H"

A tract of land lying in T1S, R2E, Section 36 described as follows:

Parcel 1 of Partition Plat No. 1996-140 Clackamas County Oregon

Tract "I"

A tract of land lying in T1S, R2E, Section 36, as recorded in deed instrument no. Book 90, Page 340, described as follows:

THIS INDENTURE, Made the 22nd day of July in the year of our Lord one thousand nine hundred and four. BETWEEN James Henry Deardorff and Sarah Lois Deardorff, his wife, of Orange County, California, the parties of the first part, and Christillia Cemetary Association of Clackamas County, Oregon, the party of the second part, WITNESSETH, That the said parties of the first part, for and in consideration of the Sum of One (1.00) Dollar, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, remise, release and forever QUITCLAIM, unto the said party of the second part, and to its successors and assigns, all that certain lot piece or parcel of land situate in the County of Clackamas, State of Oregon, and bounded and particularly described as follows, to-wit: Commencing at the North East corner of the John M. Deardorff donation land claim, Number 63; thence West Seven (7) chains; thence South five (5) chains; thence East Ten (10) chains; thence North to the North line of Lot One (1); Thence West Three (3) chains; thence North to the place of beginning.

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

**Eastern City Limits Expansion Annexation
(No. 01-04)
Area "D"
Legal Description**

A tract of land situated in Section 31, T1S, R3E and Section 36, T1S, R2E, W.M. Clackamas County Oregon and more particularly described as follows:

TRACT "A"

The existing right-of-way of Hagen Road (County Rd No.335) beginning at the intersection of the west line of S.E. 162nd Ave. and easterly, 398.34 feet more or less to the existing city limits of the City of Happy Valley;

TRACT "B"

The existing right-of-way of S.E. 162nd Ave. Beginning at the intersection with the north line of Hagen Rd and southerly 2620 feet more or less to the point of intersection with the westerly extension of the south line of Lot 1, Block 1 of the Pleasant Valley Golf Estates Plat No.1355, said point of intersection also being the existing city limits of the City of Happy Valley;

TRACT "C"

Pleasant Valley Golf Estates Plat No.1355, Lot 1,3,5,6,7,8,10,11,14,15 &16, Block 1; Lot 28,34,36,38,39,44 &51, Block 2; Lot 1 & 2 Block 3;

TRACT "D"

1. Beginning at the point of intersection of the south line of S.E. Monner Rd. (a 60 foot R/W) and the west line of S.E. 162nd Ave. (a 60 foot R/W);
2. Thence South, along said west line, 295.70 feet to the true point of beginning;

Area D Legal Description
Page 1

3. Thence continuing South, along said west line, 257.50 feet to the point of intersection with the south line of a tract of land (12E36DD400) as recorded in deed instrument No. 91-42127;
4. Thence West, along said south line, 300 feet to the southwest corner of said tract;
5. Thence North, along the west line of said tract and its northerly extension, 257.50 feet to the northwest corner of a tract of land (12E36DD300) as recorded in deed instrument No. 96-12638;
6. Thence East, along the north line of said tract, 300 feet to the true point of beginning.

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

**Eastern City Limits Expansion Annexation
(No. 01-04)
Area "E"
Legal Description**

A tract of land situated in Section 31, T1S, R3E W.M. Clackamas County Oregon and more particularly described as follows:

Beginning at the southeast corner of Lot 53, Block 2 of the Pleasant Valley Golf Estates Plat No. 1355, said point also being on the existing city limits of the City of Happy Valley;

1. Thence South $89^{\circ}52'53''$ East, along the easterly extension of the south line of said lot and block and said city limits, 70 feet to a point on the east line of SE 172nd Ave., said point being 22 feet more or less northerly of the point of intersection of said east line and the north line of S.E. Troge Rd. (a 40 foot R/W on County road No. 1631);
2. Thence North, along said east line and city limits, 288 feet more or less to the northwest corner of a tract of land (13E31D1300) as recorded in deed instrument No. 99-064267;
3. Thence (leaving said city limits) East, along the north line of said tract, 635 feet more or less to the northeast corner of said tract;
4. Thence South, along the east line of said tract, 310 feet to the north line of Troge Rd;
5. Thence South $89^{\circ}47'$ East, along said north line, 430.50 feet more or less to the point of intersection with the northerly extension of the east line of a tract of land (13E31D1502) as recorded in deed instrument No. 79-48448;
6. Thence Southerly along said extension and east line, 460 feet more or less to a point, which lies 360 feet south of the northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 31, said point being the southeast corner of said tract;

Area E Legal Description

Page 2

7. Thence South $0^{\circ}40'$ West, 300 feet to the southeast corner of a tract of land (13E31D1500) as recorded in deed instrument No.84-02100;
8. Thence West, along the south line of said tract, 270 feet to the southwest corner thereof;
9. Thence North, along the west line of said tract, 660 feet to the south line of Troge Rd.;
10. Thence West, along said south line, 1024 feet to the point of intersection with the east line of S.E. 172nd Ave.;
11. Thence South $0^{\circ}47'15''$ West, along said east line, 495.0 feet to the north line of a tract of land (13E31D1700) as recorded in deed instrument No. 94-60995;
12. Thence East, along said north line, 498 feet to the northeast corner thereof;
13. Thence South, along the east line of said tract, 165 feet;
14. Thence West, along the south line of said tract, 369 feet;
15. Thence South, 5 feet;
16. Thence West, along said south line and its westerly extension, 189 feet to the point of intersection with the west line of S.E. 172nd Ave., said point also being on the existing city limits of the City of Happy Valley;

Area E Legal Description
Page 3

17. Thence North $0^{\circ}47'15''$ East, along said west line, and city limits 510 feet more or less to a 10 foot jog in said west line, said jog being South $89^{\circ}52'53''$ East and 10 feet in distance from the southeast corner of Lot 2, Block 3 of said Pleasant Valley Golf Estates;
18. Thence North $89^{\circ}52'53''$ West, along said jog and said city limits, 10.0 feet to the southeast corner of said Lot 2, Block 3;
19. Thence North $0^{\circ}47'15''$ East, along said east line, 218.17 feet to the point of beginning.

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

**Eastern City Limits Expansion Annexation
(No. 01-04)
Area "F"
Legal Description**

A tract of land situated in Section 6, T2S, R3E.; & Section 31, T1S, R3E; W.M. Clackamas County Oregon and more particularly described as follows:

Beginning at the initial point of the Turel Estates, Plat No. 3632, said point also being on the existing city limits of the City of Happy Valley;

1. Thence South $89^{\circ} 59' 59''$ East, along said city limits, 190 feet to the point of intersection with the west line of S.E. 172nd Ave. (a 60 foot R/W), said point the true point of beginning;
2. Thence North, along said west line & city limits, 1024 feet more or less to the point of intersection with the westerly extension of the south line of a tract of land (13E31D1700) as recorded in deed instrument No. 94-60995;
3. Thence (leaving said city limits) East, along said extension, 60 feet to east line of S.E. 172nd Ave.;
4. Thence South $0^{\circ} 47' 15''$ West, along said east line, 650 feet to the northwest corner of lot 9 of Rachella Acres, Plat No. 1743;
5. Thence South $89^{\circ} 45' 10''$ East, along the north line of said lot, 470.00 feet to the northeast corner of said lot;
6. Thence South, along the east line of lot 9 & 8, to the southeast corner of 8 of said plat;
7. Thence West, along the south line of said lot 8, 470.00 feet to the southwest corner of said lot and the east line of S.E. 172nd Ave.;

Area F Legal Description
Page 2

8. Thence South, along said east line, 185.25 feet to the northwest corner of lot 6 of said plat;
9. Thence East, along the north line of said lot, 470.00 feet to the northeast corner thereof;
10. Thence South, along the east line of said lot 185.25 feet to the southeast corner thereof;
11. Thence West, along the south line of said lot, 470.00 feet to the southwest corner of said lot & the east line of S.E. 172nd Ave.;
12. Thence South, along said east line, 546.11 feet to a curve to the left;
13. Thence Southerly, along said curve to the left, 15.74 feet to the point of tangency of the north line of Vogel Rd. (a 50 foot R/W);
14. Thence East, along said north line, 624.96 feet to the southwest corner of lot 1 of said plat;
15. Thence North, along the west line of said lot, 528.00 feet to the northwest corner thereof;
16. Thence East, along the north line of said lot, 165.00 feet to the northeast corner of said lot & the west line of Rachella Court (a 60 feet R/W);
17. Thence North, along said west line, 287.22 feet to the beginning of a 10 foot radius curve to the left;
18. Thence Northerly, along said curve, 11.30 feet to the beginning of a 50 foot radius cul-de-sac;

Area F Land Description
Page 3

19. Thence Northerly, Easterly & Southerly a long said radius, 238.18 feet to the beginning of a 10 foot radius curve to the left;
20. Thence Southerly, along said radius, 11.30 feet to the point of tangency with the east line of said court;
21. Thence South, along said east line, 220 feet more or less to the southwest corner of lot 6 of the Rachella Acres Two, plat No. 1877;
22. Thence East, along the south line of said lot, 431.34 feet to the southeast corner of said lot; said corner also being the northeast corner of a tract of land (23E6A200) as recorded in deed instrument No. 96-61926;
23. Thence South, along the east line of said tract and its southerly extension, 660 feet more or less to the south line of Vogel Rd. (40 foot R/W and county road No. 2364);
24. Thence West, along said south line, 1300 feet more or less to the point of intersection with the east line of S.E. 172nd Ave.;
25. Thence South, along said east line, 10 feet to the northwest corner of a tract of land (23E6A301) as recorded in deed instrument No. 94-1395;
26. Thence East, and parallel with the south line of Vogel Rd., 616.60 feet to the most westerly northeast corner of a tract of land (23E6A405) as recorded in deed instrument No. 93-24402;
27. Thence South $0^{\circ} 17' 33''$ West, 630.69 feet;
28. Thence South $89^{\circ} 49' 29''$ East, 662.63 feet;
29. Thence North $0^{\circ} 12' 11''$ East, 314.98 feet;
30. Thence South $89^{\circ} 49' 29''$ East, 15 feet;

Area F Land Description

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31. Thence South $0^{\circ} 12' 11''$ West, 990 feet to a point on the north line of Cottingham St. (925 foot R/W);
32. Thence South $89^{\circ} 39'$ West, 348.50 feet;
33. Thence North, 457 feet to the northeast corner of a tract of land (23E6A400) as recorded in deed instrument No. 94-31581;
34. Thence West, along the north line of said tract, 513.0 feet to the northwest corner of said tract;
35. Thence South $09^{\circ} 03'$ East, along the west line of said tract, 104.41 feet to the north line of S.E. Sunnyside Rd. (a 60 foot R/W);
36. Thence Westerly, along said north line, 2111.31 feet more or less to the southwest corner of a tract of land (23E6B100) as recorded in deed instrument No. 2001-023232;
37. Thence North, along the west line of said tract, 260 feet more or less, to the northwest corner of said tract; said corner also being on the south line of a tract of land (23E6B300) as recorded in deed instrument No.80-41475;
38. Thence West, along said south line, 330 feet to the southwest corner of said tract;
39. Thence North along the west line of said tract, 24.00 feet to the northwest corner of a tract of land as recorded in deed instrument No. 70-5503;

Area F Land Description

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40. Thence North $74^{\circ}18'20''$ East, 150.68 feet to the centerline of a creek;
41. Thence along the centerline of said creek as follows: North $4^{\circ}17'40''$ East 266.50 feet; North $8^{\circ}29'40''$ West 100.13 feet; North $26^{\circ}13'20''$ West 96.52 feet; North $31^{\circ}06'20''$ East 46.13 feet to a point in the North line of said Pence tract; thence leaving the easterly boundary of said Pence tract and the centerline of said creek, North $89^{\circ}13'$ East along the easterly extension of said North line, 6.39 feet to the southerly bank of said creek and the most westerly corner of that tract conveyed to Herbert E. Norton, et ux, recorded May 18, 1959 in Book 555, page 456, Deed Records; thence Northeasterly along the said bank and the northwesterly line of said Norton tract, 140.00 feet, more or less, to an angle point therein;
42. Thence East, along the north line of said tract, 245 feet more or less to the northeast corner of said tract, said corner also being on the west line of a tract of land (23E6BA1100) as recorded in deed instrument No. 99-064619;
43. Thence North $0^{\circ}27'21''$ East, along said west line, 108 feet more or less to the northwest corner of said tract;
44. Thence North $89^{\circ}56'27''$ East, along the north line of said tract, 850.31 feet to the most westerly northeast corner of said tract;
45. Thence South $0^{\circ}07'05''$ West, 208.27 feet;
46. Thence North $89^{\circ}51'16''$ East, 312.09 feet;
47. Thence North $0^{\circ}13'15''$ East, 102.20 feet;

Area F Land Description

Page 6

48. Thence South $89^{\circ} 57' 0''$ East, 178.89 feet to the northeast corner of said tract and the west line of S.E. 172nd Ave.;
49. Thence North $0^{\circ} 23' 02''$ East, along said west line, 104.35 feet;
50. Thence South $89^{\circ} 56' 27''$ West, 370.50 feet to the southeast corner of lot 8 of the Turel Estates plat No. 3632;
51. Thence North $0^{\circ} 27' 44''$ East, 217.51 feet to the south line of Tristin Ave. a private street;
52. Thence South $89^{\circ} 58' 12''$ East, along said south line, 371.21 feet to the east line of S.E. 172nd Ave.;
53. Thence North $0^{\circ} 23' 02''$ East, along said west line, 147.98 feet to the point of beginning.

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

Excluding that tract of land (23E6BA1200), as recorded in deed instrument no. 99-099043 (Exhibit "D") as follows:

A tract of land in the Northwest quarter of Section 6, Township 2 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap scribed "J. Peterson P.L.S. 1856", said iron rod being at the intersection of the West right of way line of S.E. 172nd Avenue (County Road No. 494) and the South line of that tract of land conveyed to Roy A. Park and Francine Park by deed recorded October 27, 1960, in Book 578, page 797, Clackamas County Deed Records, said iron rod also being South 00^o23'02"West 1449.90 feet and South 89^o58'15"West 30.00 feet from a stone marking the North quarter corner of said Section 6; thence South 00^o23'02"West 28.25 feet along said West right of way line to the South line of that tract of land conveyed to Sally Stewart-Bishop by deed recorded as Fee No. 96 068003, Clackamas County Deed Records; thence, leaving said right of way line, South 89^o37'08"West 805.85 feet along said South line to a point lying a perpendicular distance of 25.00 feet West of the most Northerly West line of said Bishop tract; thence North 00^o20'06"East parallel with said West line 133.19 feet to a point; thence North 89^o58'15"East 25.00 feet to said Northerly West line; thence North 00^o20'05"East along said line and its Northerly extension 46.10 feet to a point lying a perpendicular distance of 5.00 feet North of the North line of said Bishop tract; thence, parallel with said North line, North 89^o57'45"East 166.95 feet to a point lying a perpendicular distance of 16.00 feet East of the most Northerly East line of said Bishop tract; thence, parallel with said Northerly East line, South 00^o23'08"West 146.11 feet to the South line of said Park tract; thence North 89^o58'15"East along said South line 614.01 feet to the point of beginning.

**Eastern City Limits Expansion Annexation
(No. 01-04)
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:

Beginning at the point of intersection with the east line of SE 162nd Ave (a 60 foot R/W) & the north line of SE Sunnyside Rd (a 60 foot R/W), said point also being on the existing city limits of the City of Happy Valley;

1. Thence North $86^{\circ}24'$ East, along said north line & city limits, 630 feet more or less to a 20 foot jog to the north;
2. Thence North, along said north line and city limits, 20 feet;
3. Thence East, along said north line and city limits, 30 feet more or less to the point of intersection with the west line of a 20 foot strip of land (23E06B00601) as recorded in instrument No. 96-028388, said point being the true point of beginning;
4. Thence (leaving said north line and city limits) North $0^{\circ}09'30''$ East, along said west line, 757 feet more or less to the northeast corner of a tract of land (23E6B600), as recorded in deed instrument No. 96-059517;
5. Thence South $89^{\circ}13'$ West, along the north line of said tract, 213.3 feet, to the northwest corner of said tract;
6. Thence North, 365.0 feet;
7. Thence North $89^{\circ}13'$ East, 294.10 feet;
8. Thence South, 140.0 feet;
9. Thence West, 25 feet;

Area G Legal Description

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10. Thence South, 225 feet to the southeast corner of a tract of land (23E6B400) recorded in deed instrument No. 96-028388;
11. Thence South $89^{\circ}13'$ West, 30 feet more or less to the northeast corner of a tract of land (23E06B00601) recorded in deed instrument No. 96-028388;
12. Thence South $0^{\circ}09'30''$ West, along the east line of said tract, 755 feet more or less to the north line of said Sunnyside Rd and said city limits;
13. Thence West, along said north line & city limits, 20 feet more or less to the true point of beginning.

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

Eastern City Limits Expansion Annexation
(No. 01-04)
Area "H"
Legal Description

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

The existing right's-of-way's of Sunnyside Rd. (Tract "A"), S.E. 172nd Ave. (Tract "B"), S.E. 177th Ave. (Tract "C"), Stoneybrook Court (Tract "D") & Rock Creek Court (Tract "E") and various additional tracts as follows:

Tract A) All of Sunnyside Road lying west of the Southerly extension of the east line of 177th Ave and East of the described line: Beginning at the NW corner of Parcel 2, PP1993-16 lying on the South line of Sunnyside Rd; thence northerly 150' more or less to a point on the north line of said Sunnyside Rd said point described as follows: Beginning at the point of intersection with the east line of SE 162nd Ave and the north line of SE Sunnyside Rd; thence N86^o24'E, 630' more or less to a 20' jog to the north; thence north along said jog 20' to the north line of said SE Sunnyside Rd; thence Easterly along said north line 285' more or less to the existing city limits of the City of Happy Valley and said point.

Tract B) All of S.E. 172nd Ave. lying south of the south line of S.E. Sunnyside Rd., 1890 feet more or less to the point of intersection with the easterly extension of the north line of Lot 1 of the Little Ranch Estates, Plat No. 1787;

Tract C) All of 177th Ave. lying north of the north line of S.E. Sunnyside Rd., 890 feet more or less to the north line of Cottingham St.;

Area H Legal Description

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to a point on the east line of Parcel 2 of Partition Plat No. 1996-62, said point being North $03^{\circ}41'53''$ West and 220 feet in distance from the southeast corner of said parcel; thence North $03^{\circ}41'53''$ West along said east line, 130 feet; thence North $88^{\circ}31'05''$ East, 400.00 feet to the point of beginning.

Tract D) Beginning at the center of Section 6, T2S, R3E. W.M. Clackamas County Oregon; thence East along the south line of the NE $\frac{1}{4}$ of said Section, 30 feet to the true point of beginning; thence continuing East along said south line, 486.09 feet to the west line of S.E. Sunnyside Rd. (a 60 foot R/W); thence North $09^{\circ}01'55''$ West along said line, 236.73 feet to the beginning of a curve to the left; thence North along said west line and said curve, 191.50 feet; thence North $77^{\circ}11'00''$ West along the south line of said road, 334.88 feet to the point of intersection with the east line of S.E. 172nd Ave.(a 60 foot R/W); thence South $0^{\circ}07'00''$ East along said east line, 442.52 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.

Eastern City Limits Expansion Annexation
(No. 01-04)
Area "I"
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 northeast corner of lot 1 of the Little Ranch Estates, plat No. 1787;

1. Thence North $89^{\circ} 44' 16''$ East, along the easterly extension of the north line of said lot 1, 60 feet to the east line of S.E. 172nd Ave.;
2. Thence South $0^{\circ} 07'$ East, along said east line, 220 feet more or less to the north line of a tract of land (23E06D400) as recorded in deed instrument No.80-36009;
3. Thence South $89^{\circ} 22' 45''$ East, along said north line, 1297.52 feet to the northeast corner of said tract;
4. Thence South $0^{\circ} 22'$ East, along the east line of said tract & its southerly extension, 953.04 feet;
5. Thence North $89^{\circ} 31'$ West, 1353 feet to a point on the west line of S.E. 172nd Ave. (a 40 foot right-of-way to the south & a 50 foot right-of-way to the north) said point also being the southeast corner of lot 8 of said plat;
6. Thence North, along said west line, 834.61 feet more or less to the most easterly southeast corner of a tract of land (23E06C7701 as recorded in deed instrument No. 85-34507;
7. Thence along the following courses, South $89^{\circ} 44' 16''$ West, 311.44 feet; South $16^{\circ} 59' 16''$ West, 354.25 feet; South $79^{\circ} 14' 41''$ West, 165.02 feet, North $85^{\circ} 53' 39''$ West, 122.42 feet; North $71^{\circ} 36' 37''$ West, 66.93 feet; North $17^{\circ} 22' 28''$ West, 108.56 feet to the beginning of a 33.46' Radius curve to the left; thence along said curve, 97.69 feet to a point of tangency; thence South $4^{\circ} 39' 29''$ East,

Area I Land Description
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- 179.71 feet & South $08^{\circ}42'04''$ East, 415.77 feet to the most westerly southeast corner of said tract;
8. Thence South $89^{\circ}35'05''$ West, along the most southerly south line of said tract, 522.48 feet;
9. Thence North $0^{\circ}57'19''$ East, 620 feet more or less, to the southeast corner of a tract of land (23E6C8001) as recorded in deed instrument No. 98-54418;
10. Thence West, along the south line of said tract, 1137.30 feet;
11. Thence South $52^{\circ}36'34''$ West, 486.88 feet;
12. Thence South, along the most westerly east line of said tract, 320 feet to the common section line between sections 6&7, T2S, R3E W.M.;
13. Thence West, along said common line, 40 feet to the common section corner of said sections 6&7 and sections 1&12, T2S, R2E. W.M.) said corner also being in the existing city limits of the city of Happy Valley;
14. Thence North, along the common section line of said section line of said sections 1&6 and said city limits, 1519.89 feet to the northwest corner of said tract;
15. Thence (leaving said city limits) East, along the north line of said tract, 1564.20 feet to the northeast corner of said tract;
16. Thence South $0^{\circ}57'19''$ West, 320.0 feet;

Area I Land Description
Page 3

17. Thence along the following courses, North $89^{\circ} 44' 16''$ East, 66.63, S $35^{\circ} 12' 44''$ E 136.61 feet; South $2^{\circ} 56' 16''$ West, 77.67 feet; South $60^{\circ} 50' 44''$ East, 100 feet; South $26^{\circ} 55' 36''$ East, 65.19 feet; South $69^{\circ} 17' 14''$ East, 160.96 feet; South $26^{\circ} 29' 40''$ East, 372.71 feet; South $85^{\circ} 53' 39''$ East, 132.52 feet; North $79^{\circ} 14' 41''$ East, 142.25 feet; North $16^{\circ} 59' 16''$ East, 358.23 feet & North $89^{\circ} 44' 16''$ East, 333.86 feet to the west line of S.E. 172nd Ave.;
18. Thence North, along said west line, 24.89 feet to the southeast corner of lot 3 of Little Ranch Estates, Plat No. 1987, said corner also being the beginning of a 10 foot radius concave curve to the northwest;
19. Thence Southwest along the south line of said lot & said curve (said curve has a central angle of $89^{\circ} 23' 29''$) an arc distance of 15.60 feet (the chord bears south $45^{\circ} 02' 32''$ west, 14.07), to the point of tangency of the south line of said Lot 3;
20. Thence South $89^{\circ} 44' 16''$ West, 290.28 feet to the southwest corner of said Lot 3;
21. Thence North $0^{\circ} 22' 53''$ East, along the west line of said lot, 112 feet to the northwest corner thereof;
22. Thence North $89^{\circ} 44' 16''$ East, 300 feet to the west line of S.E. 172nd Ave.;
23. Thence North, along said west line, 102 feet to the southeast corner of lot 1, of said plat;
24. Thence South $89^{\circ} 44' 16''$ West, 300 feet to the southwest corner of said lot;

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25. Thence North $0^{\circ} 21' 16''$ East, along the west line of said lot, 102 feet to the northwest corner thereof;

26. Thence North $89^{\circ} 44' 16''$ East, 300 feet to the point of beginning.

Excluding that tract of land (23E6D500) as recorded in deed instrument No. 79-23986, as follows:

A tract of land situated in Section 6, T2S, R3E, of the W.M., more particularly described as follows:

Beginning at a point on the north and south center line through Section 6, T2S, R3E, of the W.M., said point being North $0^{\circ} 07'$ West, 427.80 feet from the one-quarter section corner on the south line of said Section 6; thence South $89^{\circ} 22' 45''$ East, 538.91 feet; thence North $0^{\circ} 07'$ West, parallel to said north and south center of section line, 175.00 feet; thence North $89^{\circ} 22' 45''$ West, 538.91 feet to a point in the said north and south center of section line; thence South $0^{\circ} 07'$ East, along said north and south center of section line 175.00 feet to the point of beginning.

Excluding that portion lying within the existing right-of-way of S.E. 172nd Ave.

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

**Eastern City Limits Expansion Annexation
(No. 01-04)
Area "J"
East of City Annexation
Legal Description**

A tract of land situated in Section 12, T2S, R2E, W.M. & Section 7, T2S, R3E. W.M. Clackamas County Oregon and more particularly described as follows:

Beginning at the common section corner of Section 1 & 12, T2S, R2E & Section 6 & 7, T2S, R3E. W.M., said corner also being on the existing city limits of the City of Happy Valley, said corner also being at the center & terminus of S.E. 162nd Ave. (S.E. Martin Lehman Rd. a 30 foot R/W);

1. Thence (leaving said city limits) East, along the common line of said Sections 6 & 7, 15 feet to the east line of said right-of-way;
2. Thence South, along said east line, 807.14 feet to the north line of a tract of land (23E07B801) as recorded in deed instrument no. 99-068020;
3. Thence East, along the north line of said tract, 538.14 feet to the northeast corner of said tract;
4. Thence South, along the east line of said tract, 315 feet to the southeast corner thereof; and the north line of a tract of land (23E7B900) as recorded in deed instrument no. 2001-037320;
5. Thence East, along said north line, 766.86 feet more or less, to the northeast corner of said tract;
6. Thence South, 0°23'36" East, 10 feet more or less to the northwest corner of Partition Plat No. 1995-109;

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7. Thence South, $0^{\circ}08'52''$ West along the west line of said plat, 13.00 feet;
8. Thence South, $89^{\circ}54'10''$ East, 279.00 feet;
9. Thence North, $00^{\circ}05'50''$ East, 10.00 feet;
10. Thence South, $89^{\circ}54'10''$ East, 919.65 feet;
11. Thence North, 31.82 feet to the most northerly northwest corner of parcel 2 of said plat;
12. Thence East, along the most easterly northline, 320 feet to the northeast corner of said parcel 2, & the west line of S.E. 172nd Ave.;
13. Thence North, along said west line, 55 feet to an angle point in said west line;
14. Thence East, 10 feet to the most easterly west line of S.E. 172nd Ave.;
15. Thence North $0^{\circ}12'$ West along said west line, 175 feet to an angle point in said west line;
16. Thence South, $89^{\circ}48'$ West, 10 feet, to the most westerly west line of S.E. 172nd Ave.;
17. Thence North, along said west line, 349.45 feet to an angle point in said west line;
18. Thence East, 10 feet to the most easterly west line of S.E. 172nd Ave. (a 40 foot R/W);
19. Thence North, along said west line, 555 feet more or less to the common section line of said Sections 6&7;

20. Thence East, along said common section line, 40 feet to the east line of S.E. 172nd Ave.;
21. Thence South, 0^o02'34" West along said east line, 462 feet to the southwest corner of Parcel 2 of Partition Plat No.1992-72;
22. Thence North, 89^o43'02" East along the south line of said plat and its easterly extension, 1303.16 feet;
23. Thence South, 0^o43' West, 401 feet;
24. Thence North, 89^o22'45" West, 710 feet;
25. Thence North, 0^o43' East, 150 feet;
26. Thence North, 89^o22'45" West, 580.80 feet to the east line of S.E. 172nd Ave.;
27. Thence South, along said east line 1364.60 feet to the point of intersection with the north line of Armstrong Circle (a 60 foot R/W);
28. Thence Easterly, along said north line, 1034.57 feet to the point of intersection with the northerly extension of the east line of a tract of land (23E07A1300) as recorded in deed instrument no.84-29272;
29. Thence South, 01^o10'13" West along said extension & east line, 356.44 feet more or less to the southeast corner of said tract and the north line of State Hwy. 212;
30. Thence North, 89^o53'23" West along said north line, 370.13 feet;
31. Thence North 0^o06'37" East, 30 feet;

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32. Thence North, $89^{\circ}53'23''$ West along said north line, 1529.09 feet more or less to a point of intersection with the north line of Armstrong Circle, said point being, North $89^{\circ}53'05''$ East and 156.67 feet in distance from the southwest corner of Partition Plat No. 1996-3;
33. Thence Northeasterly, along the north line of Armstrong Circle and the south line of said plat, 1062.04 feet to the southeast corner of said plat and the west line of S.E. 172nd Ave.;
34. Thence North, $01^{\circ}03'09''$ East along said west line, 288.64 to an angle point in said west line;
35. Thence North $01^{\circ}54'10''$ West, 10.0 feet;
36. Thence North, $01^{\circ}03'11''$ East along said west line, 298.46 feet to the south east corner of Partition Plat No.1995-109;
37. Thence North, $89^{\circ}54'10''$ West along the south line of said plat, 725.50 feet;
38. Thence South, $0^{\circ}12'20''$ West, 298.4 feet;
39. Thence South, $89^{\circ}54'10''$ East, 77.58 feet;
40. Thence South, $0^{\circ}12'20''$ West, 212.0 feet to the north line of Partition Plat No. 1996-3;
41. Thence North, $89^{\circ}54'10''$ West along said north line, 411.57 feet to the northwest corner of said plat;

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42. Thence South, $0^{\circ}13'10''$ West along the west line of said plat, 618.76 feet to the southwest corner of said plat & the north line of State Hwy. 212;
43. Thence West, along said north line, 40 feet to the southeast corner of a tract of land (23E7B405) as recorded in deed instrument no.93-02359;
44. Thence North, $0^{\circ}12'20''$ East along the east line of said tract, 841.6 feet to the northeast corner of said tract;
45. Thence South, $89^{\circ}54'10''$ East, 10.0 feet;
46. Thence North, $0^{\circ}12'20''$ East, 298.4 feet to the south line of Partition Plat No. 1995-109;
47. Thence North, $89^{\circ}54'10''$ West along said south line, 426.25 feet to the southwest corner of said plat;
48. Thence North, $0^{\circ}08'52''$ East along the east line of said plat, 148 feet more or less to the northeast corner of a tract of land (23E07A1200W1) as recorded in deed instrument no.Book 585, Page 413;
49. Thence West, along the north line of said tract, 594 feet to the northwest corner thereof;
50. Thence South, along the west line of said tract, 1290 feet to the north line of State Hwy. 212;
51. Thence Westerly, along said north line, 1115 feet more or less to the point of intersection with the south line of a tract of land (23E7B1000) as recorded in deed instrument no.Volume 600, Page 333

52. Thence North $89^{\circ}39'$ West along the south line of said tract & its westerly extension, 1885.50 feet more or less;
53. Thence South, $01^{\circ}53'$ East (South $01^{\circ}56'$ East by deed), 147.3 feet to the north line of State Hwy. 212;
54. Thence South, $80^{\circ}20'30''$ West along said north line, 231.13 feet to an angle point in said north line;
55. Thence Westerly, along said north line, 295 feet more or less to the point of intersection with the east line of S.E. 152nd Drive;
56. Thence Northerly, along said east line, 1240 feet more or less to the southwest corner of a tract of land (23E12A1200) as recorded in deed instrument no.93-30721;
57. Thence East, along the south line of said tract, 70 feet more or less to the southeast corner thereof;
58. Thence North, $0^{\circ}32'$ East along the east line of said tract, 190 feet more or less to the most northerly corner of said tract & the east line of S.E. 152nd Drive (a 30 foot R/W);
59. Thence Northerly, along said east line, 205 feet more or less to the northwest corner of a tract of land (22E12A900) as recorded in deed instrument no.86-27920;
60. Thence East, along the north line of said tract & its easterly extension, 705 feet more or less to the southwest corner of a tract of land (22E12A200) as recorded in deed instrument no. Book 395, page 230; said corner also being the thread (center line) of Rock Creek;
61. Thence Northerly, along the west line of said tract and said thread, 1170 feet more or less to the northwest corner of said tract;

62. Thence (leaving said thread) East, along the north line of said tract, 1172 feet to the west line of S.E. 162nd Ave. (S.E. Martin Lehman Rd. a 30 foot R/W);
63. Thence North, along said west line, 288 feet to the common section line between said Sections 1 & 12 and the existing city limits of the City of Happy Valley;
64. Thence East, along said common section line 15 feet to the true point of beginning. Excluding that tract of land (23E7B800) as recorded in deed instrument NO. 87-31473.

Part of the Northwest one-quarter of Section 7, Township 2 South, Range 3 East, of the Willamette Meridian, in Clackamas County, Oregon, conveyed to Donald W. Seamster, et ux, as Recorder's Fee No. 70-23697, Clackamas County Records, described as follows:

BEGINNING at the Northwest corner of the Southwest one-quarter of the Northwest one-quarter of said Section 7, thence North along the west line of said Section 7, 198.0 feet to the Southwest corner of said Seamster Tract, said point being the true point of beginning of the herein described tract; thence continuing North along said West line of Section 7, 126.0 feet; thence East, 345.7 feet; thence South parallel with said West section line, 126.0 feet to a point on the South line of said Seamster Tract; thence West 345.7 feet to the point of beginning.

Note: All deed references are 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.

Happy Valley Annexation (File No. 01-04)

Legend

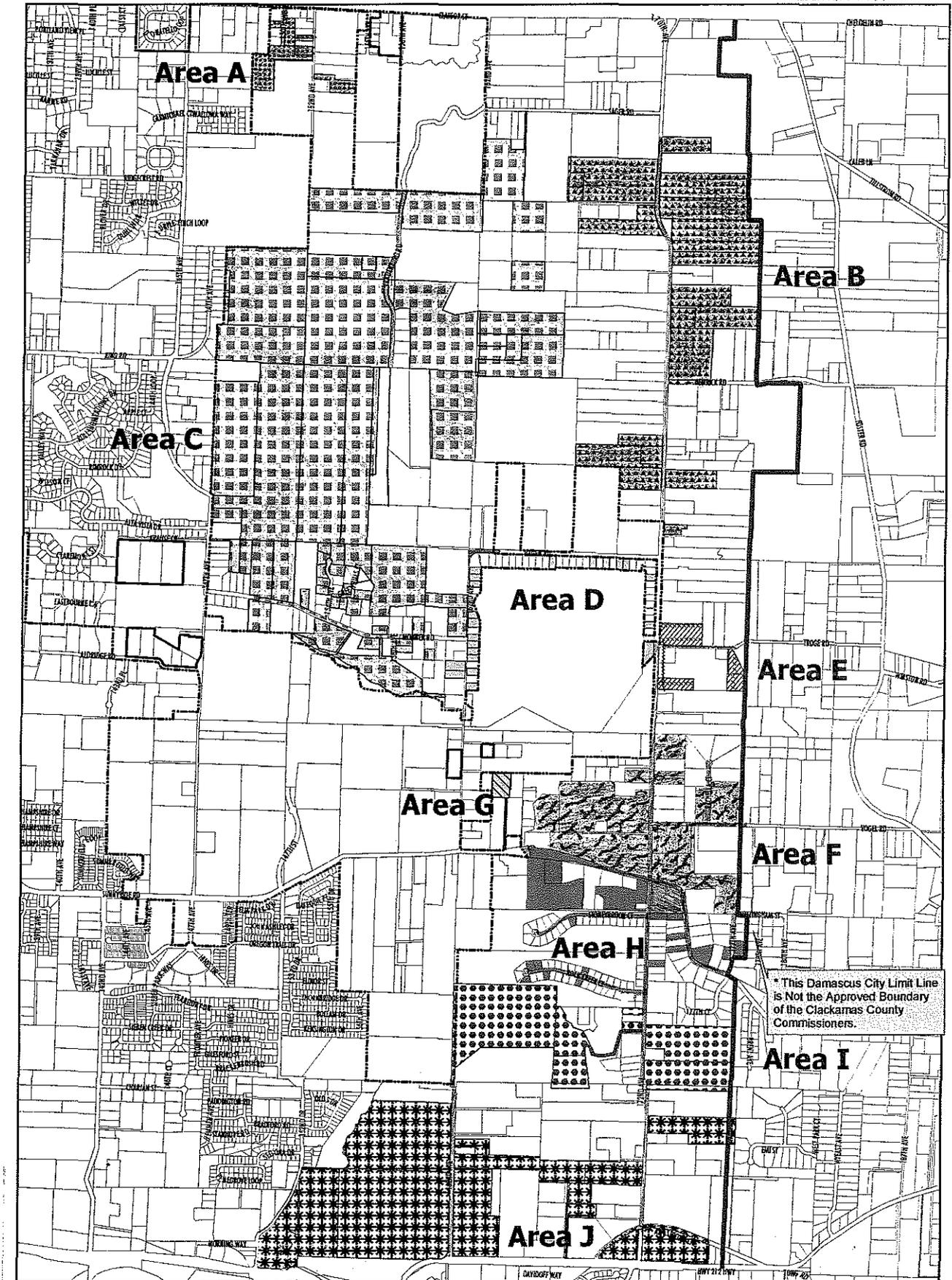
-  Existing County Tax Lots
-  Existing City Boundaries
-  Damascus City Limit Line*

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GEOGRAPHIC INFORMATION SYSTEMS
DEPARTMENT OF INFORMATION TECHNOLOGY AND COMMUNICATIONS SYSTEMS
1111 UNIVERSITY AVENUE
OREGON CITY, OREGON 97045

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* This Damascus City Limit Line is Not the Approved Boundary of the Clackamas County Commissioners.

As noted on page 3 of the public staff report, tax lots 12E25CC 790,791 and 990 shall be withdrawn from the Enhanced Law Enforcement District.

Exhibit "D"