

Final Documents

For

Annexation to the
Clackamas County Service District #1

CL3600
DOR 3-1503-2001
Ordinance #2001-52

Final to Secretary of State: _____

Final to Others: _____

Signature:



Signature:



Date of
Mailing: 04/19/2001

Date of
Mailing: 04/19/01

Notice to Taxing Districts

ORS 308.225



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

Clackamas Co. Serv. Dist. 1
Budget Officer
9101 SE Sunnybrook, Suite 441
Clackamas, OR 97015

Description and Map Approved
April 10, 2001
As Per ORS 308.225

Description Map received from: METRO
On: 3/31/01

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

ANNEX TO THE CLACKAMAS COUNTY SERVICE DIST. #1

ORDER #2001-52

has been: Approved 4/10/01
 Disapproved

Notes:

Department of Revenue File Number: 3-1503-2001

Prepared by: Jennifer Dudley, 503-945-8666

Boundary: Change Proposed Change
The change is for:

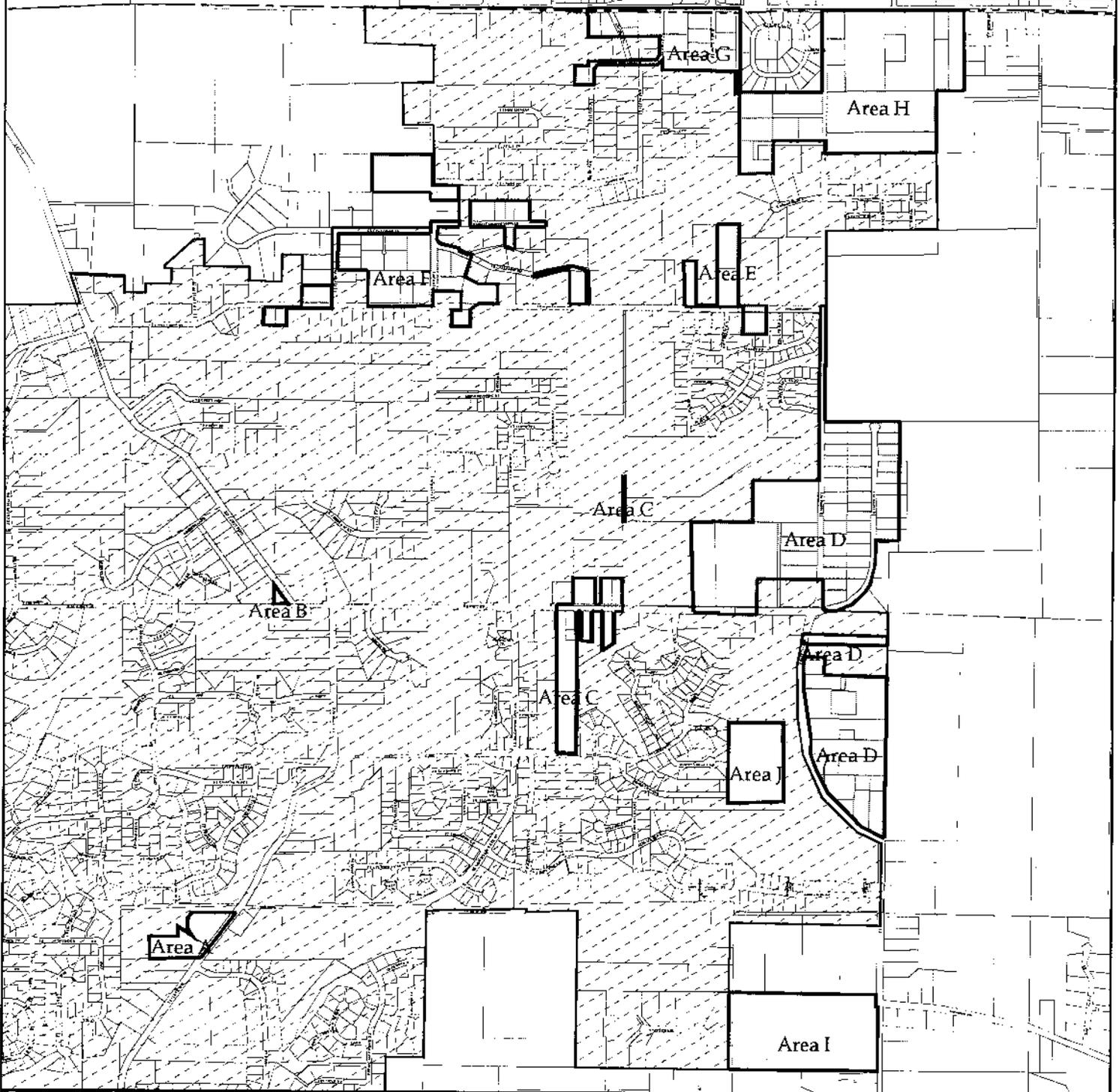
- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge

Proposal No. CL3600

1S2E25, 26, 35, 36

Annexation to the Clackamas Co. Service Dist. #1

Multnomah Co.



R L I S
REGIONAL LAND INFORMATION SYSTEM

- County lines
- Annexation boundary
- District



600 NE Grand Ave.
Portland, OR 97232-2736
Voice 503 797-1742
FAX 503 797-1909
Email dro@metro-region.org

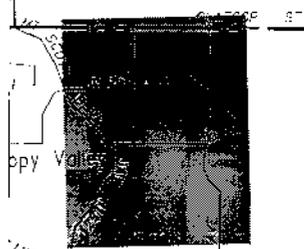
METRO

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Proposal No. CL3600
CLACKAMAS CO. SERVICE DIST. #1
Figure 1

Scale: 1" = 1250'

0 1000 2000



Address List for CL3600:

<u>TLID</u>	<u>SITEADDR</u>	<u>SITECITY</u>	<u>ZIP CODE</u>
12E26AA01001	8573 SE 139TH AVE	HAPPY VALLEY	97236
12E26AA01000	NO SITUS ADDRESS		
12E26AA00900	13836 SE CLATSOP ST	HAPPY VALLEY	97236
12E26AA00300	8525 SE 140TH PL	HAPPY VALLEY	97236
12E26AA00207	NO SITUS ADDRESS		
12E26AA00201	8551 SE 141ST CT	HAPPY VALLEY	97236
12E26AA00208	8550 SE 141ST CT	HAPPY VALLEY	97236
12E26AA00800	NO SITUS ADDRESS		
12E26AA00202	8601 SE 141ST CT	HAPPY VALLEY	97236
12E26AA00209	8636 SE 141ST CT	HAPPY VALLEY	97236
12E26AA00206	NO SITUS ADDRESS		
12E26AA00203	NO SITUS ADDRESS		
12E26AA00210	8696 SE 141ST CT	HAPPY VALLEY	97236
12E26AA00205	NO SITUS ADDRESS		
12E26AA00204	8701 SE 141ST CT	HAPPY VALLEY	97236
12E26AB00700	8721 SE 137TH AVE	HAPPY VALLEY	97236
12E26BD00101	9201 SE 132ND AVE	HAPPY VALLEY	97236
12E26BD00100	9255 SE 132ND AVE	HAPPY VALLEY	97236
12E26AC01500	9260 SE 132ND AVE	HAPPY VALLEY	97236
12E26AC03300	13415 SE VA LEMONT LN	HAPPY VALLEY	97236
12E26AC03100	13423 SE VALEMONT LN	HAPPY VALLEY	97236
12E26AC03000	13451 SE VALEMONT LN	HAPPY VALLEY	97236
12E26AC02900	13525 SE VALEMONT LN	HAPPY VALLEY	97236
12E26AC04400	13434 SE VALEMONT LN	HAPPY VALLEY	97236
12E26AD01601	14151 SE CALLAHAN RD	HAPPY VALLEY	97236
12E26BD01600	9246 SE 129TH AVE	HAPPY VALLEY	97236
12E26BD01500	13050 SE CALLAHAN RD	HAPPY VALLEY	97236
12E26BD01100	13110 SE CALLAHAN RD	HAPPY VALLEY	97236
12E26BD01000	9415 SE 132ND AVE	HAPPY VALLEY	97236
12E26BD01700	9316 SE 129TH AVE	HAPPY VALLEY	97236
12E26BD01400	13054 SE CALLAHAN RD	HAPPY VALLEY	97236
12E26AC05600	13206 SE CALLAHAN RD	HAPPY VALLEY	97236
12E26BD01200	13112 SE CALLAHAN RD	HAPPY VALLEY	97236
12E26AC05500	13250 SE CALLAHAN RD	HAPPY VALLEY	97236
12E26BD01800	9328 SE 129TH AVE	HAPPY VALLEY	97236
12E26AD01400	14015 SE CALLAHAN RD	HAPPY VALLEY	97236
12E26BD02300	13015 SE RIDGECREST RD	HAPPY VALLEY	97236
12E26BD02500	NO SITUS ADDRESS		
12E26BD02600	9505 SE 132ND AVE	HAPPY VALLEY	97236
12E26AC06400	13720 SE CALLAHAN RD	HAPPY VALLEY	97236
12E26AD01600	14163 SE CALLAHAN RD	HAPPY VALLEY	97236
12E26AC05700	9510 SE 132ND AVE	HAPPY VALLEY	97236
12E26AC05900	NO SITUS ADDRESS		
12E26BD02102	12777 SE RIDGECREST RD	HAPPY VALLEY	97236
12E26BD02400	13105 SE RIDGECREST RD	HAPPY VALLEY	97236
12E26BD02103	12835 SE RIDGECREST RD	HAPPY VALLEY	97236
12E26BD02700	NO SITUS ADDRESS		
12E26AC06000	13311 SE RIDGECREST RD	HAPPY VALLEY	97236
12E26CA01600	NO SITUS ADDRESS		
12E26CA01500	12668 SE RIDGECREST RD	HAPPY VALLEY	97236
12E26DB00600	13288 SE RIDGECREST RD	HAPPY VALLEY	97236
12E26DA00101	NO SITUS ADDRESS		
12E26DA00100	14310 SE CALLAHAN RD	HAPPY VALLEY	97236

<u>TLID</u>	<u>SITEADDR</u>	<u>SITECITY</u>	
12E26DD00200	NO SITUS ADDRESS		
12E26D 02801	10151 SE 145TH AVE	HAPPY VALLEY	97236
12E26D 02900	NO SITUS ADDRESS		
12E26D 03001	NO SITUS ADDRESS		
12E26CD03500	NO SITUS ADDRESS		
12E26DD00700	13637 SE KING RD	HAPPY VALLEY	97236
12E26DD00800	13675 SE KING RD	HAPPY VALLEY	97236
12E26DD01000	13729 SE KING RD	HAPPY VALLEY	97236
12E26DD01100	13765 SE KING RD	HAPPY VALLEY	97236
12E25BB05400	NO SITUS ADDRESS		
12E25B 00500	NO SITUS ADDRESS		
12E25B 00400	NO SITUS ADDRESS		
12E25B 00200	NO SITUS ADDRESS		
12E25B 00100	NO SITUS ADDRESS		
12E25BA00900	14866 SE CLATSOP ST	HAPPY VALLEY	97236
12E25BA00800	14932 SE CLATSOP ST	HAPPY VALLEY	97236
12E25B 00300	NO SITUS ADDRESS		
12E25B 00600	NO SITUS ADDRESS		
12E25BA01000	NO SITUS ADDRESS		
12E25B 00700	NO SITUS ADDRESS		
12E25B 00900	NO SITUS ADDRESS		
12E25B 01000	NO SITUS ADDRESS		
12E25B 02200	NO SITUS ADDRESS		
12E25B 01300	NO SITUS ADDRESS		
12E25B 01200	NO SITUS ADDRESS		
12E25B 01100	NO SITUS ADDRESS		
12E25B 02100	NO SITUS ADDRESS		
12E25B 01400	NO SITUS ADDRESS		
12E25B 01500	NO SITUS ADDRESS		
12E25CC02700	9920 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC02600	9925 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC00100	9900 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC02800	9950 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC02500	9955 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC00200	9950 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC02900	9988 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC02400	9985 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC00300	9980 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC03000	10006 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC02300	10001 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC00400	10010 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC03100	10044 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC02200	10035 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC00500	10030 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC03200	10076 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC02100	10051 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC00600	10050 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC03300	10108 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC02000	10125 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC00700	10194 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC01900	10181 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC03500	10240 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC01800	10195 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC00900	10240 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC03600	10242 SE 145TH AVE	HAPPY VALLEY	97236

<u>TLID</u>	<u>SITEADDR</u>	<u>SITECITY</u>	
12E25CC01700	10221 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC04700	10253 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC01000	10252 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC01600	10245 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC03700	10256 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC04600	10283 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC01500	10275 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC04500	10319 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC03800	10322 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC01400	10301 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC04400	10373 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC03900	10444 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC01300	10385 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC04000	10460 SE 145TH AVE	HAPPY VALLEY	97236
12E25CC01200	10445 SE 147TH AVE	HAPPY VALLEY	97236
12E25CC04100	10482 SE 145TH AVE	HAPPY VALLEY	97236
12E35A 01201	13600 SE KING RD	HAPPY VALLEY	97236
12E35A 01100	13640 SE KING RD	HAPPY VALLEY	97236
12E35A 01000	13720 SE KING RD	HAPPY VALLEY	97236
12E35A 00800	13760 SE KING RD	HAPPY VALLEY	97236
12E35A 01200	NO SITUS ADDRESS		
12E35A 02100	13680 SE KING RD	HAPPY VALLEY	97236
12E35A 02300	14252 SE KING RD	HAPPY VALLEY	97236
12E35C 00601	11551 SE 129TH AVE	HAPPY VALLEY	97236
12E35C 00700	11651 SE 129TH AVE	HAPPY VALLEY	97236
12E36BB00200	NO SITUS ADDRESS		
12E36BB00400	10720 SE 145TH AVE	HAPPY VALLEY	97236
12E36BB00500	10880 SE 145TH AVE	HAPPY VALLEY	97236
12E36BB00501	NO SITUS ADDRESS		
12E36BB00603	10902 SE 145TH AVE	HAPPY VALLEY	97236
12E36BB00602	NO SITUS ADDRESS		
12E36BB00601	10910 SE 145TH AVE	HAPPY VALLEY	97236
12E36BB00700	10862 SE 145TH AVE	HAPPY VALLEY	97236
12E36BB00701	10900 SE 145TH AVE	HAPPY VALLEY	97236
12E36BB00800	11000 SE 145TH AVE	HAPPY VALLEY	97236
12E36BC00100	11050 SE 145TH AVE	HAPPY VALLEY	97236
12E36BC00200	NO SITUS ADDRESS		
12E36BC00100	11050 SE 145TH AVE	HAPPY VALLEY	97236
12E36BC00101	11060 SE 145TH AVE	HAPPY VALLEY	97236
12E36BC00300	11150 SE 145TH AVE	HAPPY VALLEY	97236
12E36BC00300	11150 SE 145TH AVE	HAPPY VALLEY	97236
12E36BC00401	11152 SE 145TH AVE	HAPPY VALLEY	97236
12E36BC00400	NO SITUS ADDRESS		
12E36BC00700	11250 SE 145TH AVE	HAPPY VALLEY	97236
12E36BC00600	11260 SE 145TH AVE	HAPPY VALLEY	97236
12E36BC00800	11200 SE 145TH AVE	HAPPY VALLEY	97236
12E36 01600	12025 SE 147TH AVE	HAPPY VALLEY	97236

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Approving
Boundary Change Proposal
No. CL-3600

ORDER NO. 2001-52

This matter coming before the Board at this time,
and it appearing that more than half the electors and owners of more than half the land in
the territory to be annexed have petitioned to annex the territory to Clackamas County
Service District # 1;

It further appearing that this Board is charged
with deciding this proposal for a boundary change pursuant to ORS Chapters 198 and
Metro Code 3.09; and

It further appearing that staff retained by the
County have reviewed the proposed boundary change and issued a report which complies
with the requirements of Metro Code 3.09.050(b); and

It further appearing that this matter came before
the Board for public hearing on December 14, 2000 and that a decision of approval was
made on December 14, 2000;

NOW, THEREFORE, IT IS HEREBY ORDERED that
Boundary Change Proposal No. CL-3600 is approved for the reasons stated in attached
Exhibit A and the territory described in Exhibit B and depicted on Exhibit C is annexed to
Clackamas County Service District # 1.

ADOPTED this 29th day of March, 2001.

BOARD OF COUNTY COMMISSIONERS


Michael Jordan, Chair


Millicent Morrison, Recording Secretary

FINDINGS

Based on the study and the public hearing, the Board found:

1. The territory to be annexed contains 125.9 acres, 121 single family dwellings, 1 commercial structure, 1 church, a population of 354 and has an assessed value of \$22,296,655.
2. These properties were recently annexed to the City of Happy Valley. Happy Valley does not provide sewer service. All property within the City is also within Clackamas County Service District # 1 for sewers. This annexation will make sewer service available to these recently annexed properties as it is currently available to the rest of the City. Much of the territory to be annexed is developed and relies on septic tanks and drain fields for sewage treatment. Some of the vacant land in this proposal is vacant because it is being utilized for drainfields. Some of the territory to be annexed is vacant developable property which needs sewer service in order to allow for development.
3. Oregon Revised Statute 198 directs the Board to “consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district.”

A second set of criteria can be found in the Metro Code. That Code states that a final decision shall be based on substantial evidence in the record of the hearing and that the written decision must include findings of fact and conclusions from those findings. The findings and conclusions shall address seven minimum criteria:

1. Consistency with directly applicable provisions in ORS 195 agreements or ORS 195 annexation plans.
2. Consistency with directly applicable provisions of *urban planning area agreements* between the annexing entity and a necessary party.
3. Consistency with directly applicable standards for boundary changes contained in Comprehensive land use plans and public facility plans.
4. Consistency with directly applicable standards for boundary changes contained in the Regional framework plan or any functional plans.
5. Whether the proposed boundary change will promote or not interfere with the timely, orderly and economic provision of public facilities and services.
6. If the boundary change is to Metro, determination by Metro Council that the territory should be inside the UGB shall be the primary criteria.
7. Consistency with other applicable criteria for the boundary change in question under state and local law.

The Metro Code also contains a second set of 10 factors which are to be considered where no ORS 195 agreements have been adopted and the boundary change is being contested by a necessary party.

4. The terrain varies among these various parcels. Some are fully developed. Some have additionally developable land which may or may not be constrained by wetlands, steep slopes, etc. Any new development would be controlled by the City of Happy Valley development code.
5. This territory is inside of Metro's jurisdictional boundary and inside the regional Urban Growth Boundary (UGB). Neither the Regional Framework Plan nor the Regional Growth Management Functional Plan nor the Regional Transportation Plan contain criteria for deciding boundary changes for districts providing sanitary sewer service.
6. Prior to their recent annexation into Happy Valley the Clackamas County Comprehensive Plan designated these areas as Low Density Residential. Various County zoning categories were applied including RFFF-5, Rural Residential, 5-acre minimum lot size and R-20, Single Family Residential, 20,000 square foot lot size. These zoning designations would remain on the properties following annexation until changed by the City to equivalent City categories or until a different zone was applied for and granted by the City.
7. The territory is within the City of Happy Valley, having been annexed to the City in April, 2000. ORS 215.130 dictates that the County Planning and zoning designations remain on the property until the City changes them. Current designations on these properties are still those of the County. As sewer service is made available there may be some applications for change by owners of developable lands.
8. ORS 195 requires agreements between providers of urban services. Urban services are defined as: sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. These agreements are to specify which governmental entity will provide which service to which area in the long term. The counties are responsible for facilitating the creation of these agreements. There no ORS 195 agreements between Clackamas County Service District No. 1 and any other local government. The City of Happy Valley has three ORS 195 agreements with other local governments but none of these relate to sewer service and none are with Clackamas County Service District No. 1.
9. Sewer service from Clackamas County Service District No. 1 is available to the areas to be annexed as follows:
 - Area A - 8" sewer line along the east boundary of the area in SE 129th Ave.
 - Area B - 8" sewer line along east boundary of the area in Mt Scott Blvd.
 - Area C - 8" & 10" lines adjacent to the property.
 - Area D - 8" sewer line in King Road 100 feet to the west. This area is under study for possible creation of sanitary sewer assessment district.
 - Area E - 8" sewer line within 150 feet of property.
 - Area F - Sewers will be available in the winter of 2000-01 as a result of construction under Sewer Assessment District Project No. 99-1.
 - Area G - Sewers will be available in the winter of 2000-01 as a result of construction under Sewer Assessment District Project No. 99-1.

Area H - Sewers will come to this area from the existing system approximately 1500 feet to the south. Several property owners have expressed interest forming a assessment district to make the sewers available.

Area I - Sewers are available 900 feet to the north.

10. This property is within the Mt Scott Water District and already receiving service from the District.
11. The Clackamas County Sheriff serves this area through a contract with the City of HappyValley.
12. The territory is within the Clackamas County R.F.P.D. #1. This service will not be affected by annexation to the County Service District for sanitary sewers.
13. The area to be annexed is inside the City of Happy Valley which provides this service.
14. The area to be annexed is within Clackamas County Service District #5 for streetlights. This service will not be affected by annexation to the County Service District for sanitary sewers.
15. After the original proposal was submitted an additional property indicated a desire to have his property included in the District. This property is located generally on the west side of SE 145th Avenue south of King Road. The parcel contains 8.97 acres, one single family dwelling and has an assessed value of \$350,480. It is specifically identified as is Tax Lot 2300 NE 1/4 Section 35, T1S R2E, W.M., Clackamas County, Oregon. This property is inside the City of Happy Valley like the other properties in this proposal.

CONCLUSIONS AND REASONS FOR DECISION

Based on the Findings, the Board determined:

1. The proposed annexation should be modified to include Tax Lot 2300 NE 1/4 Section 35, T1S R2E, W.M., Clackamas County, Oregon. This property owner has indicated they also wish to have their property in the District.
2. The Metro Code requires the boundary change decision to be consistent with any urban service agreements under ORS 195. As noted in Finding No. 8 there are no ORS 195 agreements in place in this area which relate to the Clackamas County Service District No. 1. The Board concludes that its decision is not inconsistent with any such agreements.
3. The Metro Code calls for consideration of any directly applicable standards or criteria to be found in urban planning area agreements. The annexation does not conflict with any City / County Urban Growth Management Agreement.
4. The Metro Code at 3.09.050 (d) (3) calls for consistency between the Board decision and any

"specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans." ORS 198 requires consideration of the comprehensive plan and any service agreements affecting the area. The Board has reviewed the applicable comprehensive plan, which is the Happy Valley Comprehensive Plan, and concludes this proposal complies with it. No directly applicable service agreements were found to exist.

5. The Metro Code at 3.09.050 (d) (4) calls for consistency between the Board decision and any "specific directly applicable standards or criteria for boundary changes contained in the regional framework or any functional plans."

There are no directly applicable criteria in Metro's only two adopted functional plans, the Urban Growth Management Functional Plan and the Regional Transportation Plan. All other elements of the Regional Framework Plan were examined and found not to contain any directly applicable standards and criteria for boundary changes.

6. Metro Code 3.09.050 (d) (5) states that another criteria to be addressed is "Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services." The Board concludes that Clackamas County Service District # 1 can directly provide the service it controls to the site immediately in adequate quantity and quality. Other services are already available from other service providers.

Annexation Area "A" Legal Description

A tract of land situated in Section 35, T1S, R2E, W.M. Clackamas County Oregon with this tract being an island within the city limits of the City of Happy Valley and more particularly described as follows:

Beginning at the northwest corner of that the southwest Y4 of Section 35, T1S, R2E, W.M., said corner also being on the east line of Orchard Ridge No.2; thence South 0005'24" west along said east lines of Orchard Ridge No.2 and Orchard Ridge, 384.32 feet more or less to the point of intersection with the south line and its westerly extension of a tract of land (12E35C 700) conveyed to John C. and Margaret A. Bowdon as recorded in County Instrument #90-15852, leaving said east lines, South 88°59'30" east along said extension 251.09 feet to the southwest corner of said Bowdon tract, said corner also being on- tftte existing boundary of the Clackamas County Service District No.1 (CCSD#1), and the true point of beginning; thence continuing to follow said existing boundary of CCSD#1, north 175, feet; thence east along said boundary 248.91 feet; thence north along said boundary 88.6 feet; thence Southeasterly along said boundary south 60°23' east, .209.91 feet more or less to the thread of Mt. Scott Creek; thence following said thread north 22°51'15" west, 104.30 feet; thence north 01°21'45" west, 89.12 feet; thence north 26°5' east, 50.82 feet more of less; thence leaving said thread, south 88°58'43" east, 372.81 feet more or less to a point on the centerline of S.E. 1291h Avenue, said point still being on the existing boundary of CCSD#1; thence South 38°15' west along said centerline 480 feet more of less to the point of intersection with the easterly extension of the south line of said Bowden tract and said existing boundary of CCSD#1; thence west along said extension, south line and said existing boundary of CCSD#1, 519 feet more or less to the true point of beginning.

Annexation Area "B" Legal Description

A tract of land situated in Section 26, T1 S, R2E, W.M. Clackamas County Oregon, with this tract being an island within Clackamas County Service District No.1 (CCSD#1) and more particularly described as follows:

Beginning at the S.W. corner of the S.E. % of the S.W. % of Section 26; said point being the southwest corner of a tract of land (12E26CD 3500) conveyed to Rodney R. and Michelle Cameron as recorded in Clackamas County deed record No.93-009941, said corner also being on the existing boundary of Clackamas County Service District No.1 and the TRUE POINT OF BEGINNING; thence following said boundary north 144.22 feet to a point on the westerly line of Mt. Scott Blvd. (County Road No.326, a 60 foot R/W); thence continuing to follow said boundary south 35°51 '30" east along said west line 166 feet more of less to the southeast corner of said Cameron tract; thence west along said boundary 98 feet more or less to the TRUE POINT OF BEGINNING.

Annexation Area "C" Legal Description

Three tracts of land situated in Section 26 & 35, T1 S, R2E W.M. Clackamas county Oregon, with each tract being an island within the existing boundary of Clackamas County Service District No.1 and more particularly described as follows:

Tract 1 C

A tract of land situated in Section 35, T1 S, R2E W.M. Clackamas county Oregon, the tract of land being an island within the existing boundary of Clackamas County Service District No.1 and more particularly described as follows:

Beginning at the Southeast corner of a tract of land (12E35A 2100) conveyed to Jeff I. Parker as recorded in Clackamas County Instrument No.98-125516; said corner also being on the north line of the plat of McKenna Ridge P.U.D. said corner also being on the existing boundary of Clackamas County Service District No.1; thence west along said boundary and the south line of said Parker tract 167.50 feet to the southwest corner of said Parker tract; thence continuing to follow said boundary north $01^{\circ}15'52''$ west 1001.0 feet more or less to the point of intersection with a 10 foot change in direction in said boundary, said change in direction is also the southeast corner of a tract of land (12E35A 1301) conveyed to Thomas D. Crane recorded in Clackamas County Instrument No.87-13983; thence along said city limits West 10 feet; thence along said boundary north along the west line of said Crane tract 270 feet more or less to a point on the south line of S.E. King Rd; thence along said boundary, east along said south line 177.50 feet to the point of intersection with the west line of 33 foot wide tract of land; thence leaving said boundary east along said south line 33 feet to the point of intersection with the east line of said 33 foot wide tract of land; thence again commencing on said Clackamas County Service District No.1 boundary, east along said south line 293.31 feet to the northeast corner of a tract of land (12E35A 800) conveyed to Luis V. Imano as recorded in Instrument No. 99- 068962; thence along said boundary, south along the east line of said Imano tract 281.50 feet; thence along said boundary, south $57^{\circ}12'30''$ west 114.26 feet; thence along said boundary, north $01^{\circ}07'30''$ west 338.62 feet more or less, to a point on the south line of S.E. King Rd; thence westerly along the south line of S.E. King Rd 93.31 feet; thence south $01^{\circ}07'30''$ east 265 feet; thence south $89^{\circ}55'$ west 100 feet; thence north $01^{\circ}07'31''$ west 263 feet more or less to a point on the south line of S.E. King Rd; thence westerly along the south line of S. E. King Rd 33 feet, to the point of intersection with the west line of a 33 foot wide tract of land; thence again commencing along said boundary south $01^{\circ}07'31''$ east along said west line 1263.67 feet to the true point of beginning.

Tract 2 C

A tract of land situated in Section 26, T1 S, R2E W.M. Clackamas county Oregon, the tract of land being an island within the existing boundary of Clackamas County Service District No.1 and more particularly described as follows:

Lots 1 and 2 Block 1 and Lots 1 and 2 Block 2 of Happy Valley Park as surrounded by Clackamas County Service District No.1.

Tract 3 C

A tract of land situated in Section 26, T1S, R2E W.M. Clackamas county Oregon, the tract of land being an island within the existing boundary of Clackamas County Service District No.1 and more particularly described as follows:

Beginning at the northeast corner of Lot 2, Block 2 Happy Valley Park; thence north $00^{\circ}35'$ west 529.26 feet more or less to the southwest corner of a tract of land (12E26DD 200) conveyed to North Clackamas School District No.12 as recorded in Clackamas County Deed Record No.71-02336; said corner being the true point of beginning and being in the boundary of Clackamas County Service District No.1; thence along said boundary north $00^{\circ}35'$ west, 379.27 feet to the northwest corner of said School District tract; thence along said boundary, east 16.5 feet; thence along said boundary south

00°35' east 379.27 feet; thence along said boundary, west 16.5 feet to the true point of beginning.

Annexation Area "D" Legal Description

Two tracts of land situated in section 25,26 and 36, T1S, R2E, W.M. Clackamas County, Oregon and more particularly described as follows:

Tract 1 D

A tract of land situated in Section 25 & 26, T1 S, R2E W.M. Clackamas county Oregon, and more particularly described as follows:

Beginning at the northeast corner of lot 1, block 3 of the Christine Gross Addition, and being the true point of beginning; thence South along the east line of said subdivision 1050 feet to the southeast corner of lot 7, block 4 of said subdivision said corner also being on the existing boundary of Clackamas County Service District No.1; thence West along said boundary, 200 feet to the southwest corner of said lot 71 said corner also being on the east line of S.E. 147th Avenue (a 50 foot R/W); thence South and Southwesterly along said boundary and a curve to the right (said course also being the East line of S.E. 147th Avenue), 893.42 feet to the initial point of the Christine Gross Addition; thence North along said boundary and along the southerly extension of the east line of S.E. 145th Avenue and said east line, 280 feet more or less, to a point on the easterly extension of the north line of lot 5, Russell Addition: thence South 89°38' West along said boundary and said extension and north line of lots 5 and 6 of Russell Addition 376.20 feet to the northwest corner of said lot 6; thence along said boundary West across a 25 foot public roadway 25.50 feet more or less to the northeast corner of a tract of land (12E26D 3000) conveyed to Khalile and Venus A. Azar as recorded in Clackamas County deed records No.92-09795; thence along said boundary, West 175 feet to the northwest corner of said Azar tract; thence along said boundary, South along the west line of said Azar tract and its Southerly extension 250 feet more or less to a point on the north line of S.E. King Rd. (a 60foot R/W);thence North 89°37' 40" West along said boundary and said north line 574.62 feet more or less to the point of intersection with the east line of a tract of land (12E26DD 100) conveyed to North Clackamas School District No. 12 as recorded in Clackamas County deed record, Book 563, Page 640; thence North 0°35' West along said boundary and said east line, 742.70 feet to the northeast corner of said School District property; thence along said boundary North 89°35'40" East, 500 feet more or less to the southwest corner of a tract of land (12E26D 2801) conveyed to Clifford and Mary E. Friessen co- Trustees, The Clifford and Mary Friessen Family Trust, as recorded in Clackamas County deed record No.96-88488; thence along said boundary, North and along the west line of said Friessen tract, 372.03 feet to the northwest corner of said Friessen tract: thence East along said boundary and the north line of said Friessen tract 584.44 feet to a point on the west line of S.E. 145th Avenue, said point also being the northeast corner of said Friessen tract; thence North along said boundary and said west line, 376.96 feet to a point that is North 89°35'03" East, 477.60 feet from the initial point of the Blue Heron Pointe No.3; thence along said boundary, South 85°35'103 " west 10 feet to a point on the southeast corner of the Blue Heron Pointe No.3; thence North 00°00'05" West along said boundary and the east line and it's northerly extension of said subdivision, 1167 feet more or less to the point of intersection with north line of S.E. Callahan Rd. (a 65 foot R/W); thence East along said boundary and the said north line and it's easterly extension 50 feet more or less to the point of

intersection with the east line of S.E. 145th Avenue (a 50 foot R/W); thence leaving said boundary, South along said east line 1015 feet more or less to the point of intersection with the northwest corner of Lot 12, block 1 of the Christine Gross Addition, said point also being on the north line of said subdivision; thence North 89°14' East along the north line of said subdivision 650 feet to the true point of beginning.

Tract 2 D

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

Beginning at a point that is 1387.72 feet north of the N.E. corner of the N. W. % of the S.W. % of Section 36, T1S, R2E, W.M. said point is also 55 feet more or less north of the 1/16 corner of the NW % of the N. W. % of said Section 36, and being the true point of beginning; thence South 709 feet more or less to the point of intersection with the easterly line of S.E. 145th Avenue (a 60 foot R/W), said point also being in the existing boundary of Clackamas County Service District No.1; thence Northerly along said east line 1880 feet more or less to the point of intersection with the northwest corner of a tract of land (12E36BB 400) conveyed to Michael J. And Kimberly Ann Schneider as recorded in Clackamas County deed records No.83-14119; thence East along said boundary and the North line of said Schneider tract, 175 feet more or less to a point on the northeast corner of said Schneider tract; thence along said boundary, South 150 feet to the southeast corner of said Schneider tract; thence along said boundary, South 88°38'20" East, along the south line of a tract of land (12E36BB 300) conveyed to David C. and Vicki J. Ross as recorded in Clackamas County deed records No.83-18547, 551.16 feet to a point that is 2088.90 feet north of the northeast corner of the NW % of the S. W. % of Section 36, said point also being on the southeast corner of said Ross tract; thence along said boundary and North 00°56' East 272.33 feet to the northeast corner of said Ross tract; thence North 88°20'1 West along said boundary and the north line of said Ross tract and it's westerly extension 755.60 feet more of less to a point on the west line S.E. 145th Avenue (a 60 foot R/W); thence Northeasterly along said boundary and said West line, 107 feet more or less to the point of intersection with the westerly extension of the south line of a tract of land (12E36BB 100) conveyed to Paul A. Miller Jr. as recorded in Clackamas County deed records No.97-42908 thence East along said boundary and said extension and south line, 730 feet more or less to the southeast corner of said Miller tract; thence South 1077 .33 feet more or less to the true point of beginning.

Annexation Area "E" Legal Description

Two tracts of land situated in Section 26, T1 S, R2E, W.M. Clackamas County Oregon and more particularly described as follows:

Tract 1 E

Beginning at a point on the Southwest corner of lot 68 of Blue Heron Pointe No.2 said corner also being on the existing boundary of Clackamas County Service District No.1 and the true point of beginning; thence along said boundary South 88°47' West 203.35 feet to the Southeast corner of lot 96 of Blue Heron Pointe No.3; thence along said boundary and North 02°29' East 196.10 feet to a point on the south line S.E. Callahan Rd; thence along said boundary and continuing North 02°29' East 60 feet more or less to a point on the north line of S. E. Callahan Rd; thence along said boundary and East along

said North line 200 feet more or less to the point of intersection with the northerly extension of the west line of lots 66,67 and 68 Blue Heron Pointe No.2; thence along said boundary South 01°31' West along said extension and west line 255.80 feet more or less to the true point of beginning.

Tract 2 E

Beginning at the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 26, T1 S, R2E, W.M., said corner being on the centerline of SE Callahan Rd. (a 60 foot R/W); thence North 30 feet to the true point of beginning; said point also being on the north line of S.E. Callahan Road and the existing boundary of Clackamas County Service District No.1; thence along said boundary North 81°24'50" west along said north line 364 feet to the southeast corner of a tract of land (12E26AD 1400) conveyed to Bruce E. and Karin L. Butler as recorded in Clackamas County Deed of Records No. 95- 78653 said corner also being on the existing boundary; thence continuing North 81°41 '50" west along said north line and said boundary 100 feet to the southwest corner of said Butler tract; thence along said boundary North 01°05'50" West along the west line of said Butler tract 405.60 feet to the northwest corner of said Butler tract; thence along said boundary East 100 feet to the northeast corner of said Butler tract; thence along said boundary South 01°05'50" East 405.60 feet more or less to a point on the north line of S.E. Callahan Rd.; said point also being the southeast corner of said Butler tract; thence leaving said boundary South 81°41 '50" East along said north line 182 feet; thence along said boundary North 720 feet more or less to a point on the northwest corner of a tract of land (12E26AD 1601) conveyed to Michael W. and Shawna Marshall as recorded in Clackamas County Deed Records No.98-23972 thence along said boundary North 88°28'30" East 182 feet to the Northeast corner of said Marshall tract; thence along said boundary South 725 feet more or less to the true point of beginning.

Service District No.1; thence along said boundary North 81°24'50" west along said north line 364 feet to the southeast corner of a tract of land (12E26AD 1400) conveyed to Bruce E. and Karin L. Butler as recorded in Clackamas County Deed of Records No. 95- 78653 said corner also being on the existing boundary; thence continuing North 81°41 '50" west along said north line and said boundary 100 feet to the southwest corner of said Butler tract; thence along said boundary North 01°05'50" West along the west line of said Butler tract 405.60 feet to the northwest corner of said Butler tract; thence along said boundary East 100 feet to the northeast corner of said Butler tract; thence along said boundary South 01°05'50" East 405.60 feet more or less to a point on the north line of S.E. Callahan Rd.; said point also being the southeast corner of said Butler tract; thence leaving said boundary South 81°41 '50" East along said north line 182 feet; thence along said boundary North 720 feet more or less to a point on the northwest corner of a tract of land (12E26AD 1601) conveyed to Michael W. and Shawna Marshall as recorded in Clackamas County Deed Records No.98-23972 thence along said boundary North 88°28'30" East 182 feet to the Northeast corner of said Marshall tract; thence along said boundary South 725 feet more or less to the true point of beginning.

Annexation Area "F" Legal Description

(Includes TL's 100, 101, 1200, 1300, 1400, 1500, 1600, 1700 & 1800)

Four tracts of land situated in Section 26, T1 S, R2E, W.M. Clackamas County Oregon, and more particularly described as follow:

Tract 1 F

Beginning at the southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, said corner also being on the centerline of Ridgecrest Road (a 60 foot R/W) and the point of intersection of the southerly extension of the centerline of SE Callahan Road (a 50 foot R/W) and being the true point of beginning, and said point also being on the existing boundary of Clackamas County Service District No.1; thence along said boundary West 163 feet along said boundary and the centerline of SE Callahan Road (a 50 foot R/W) more or less, to a point of intersection of the extension west line of a tract of land (12E26AC 6400) conveyed to Karen Diggins Wheaton as recorded in Clackamas County deed record No.88-09663; thence northerly along the extension of the west line of said tract 30 feet more or less to a point of intersection of the north line of said Ridgecrest Road; thence North along said boundary and the west line of said Wheaton tract, 323 feet to the northwest corner of said Wheaton tract, said corner also being on the south line of said Callahan Road; thence Westerly along said boundary and said south line, 315 feet more or less to the northwest corner of a tract of land (12E26AC 6300) conveyed to Darrel and Linda Falkenstein as recorded in Clackamas County deed records No.96-44469; thence along said boundary, North, 25 feet more or less to the point of intersection with the centerline of said Callahan Road; thence Easterly along said boundary and said centerline, 487 feet more or less to the point of intersection with the centerline of the north/south centerline of said Callahan Road; thence South along said boundary and said centerline, 350 feet more or less to the true point of beginning.

Tract 2 F

Beginning on the northwest corner of a lot 7 Valle Monte Vista Tracts, said corner also being on the existing boundary Clackamas County Service District No.1; thence South $89^{\circ}49'20''$ East along said boundary and the north line of said subdivision, 520 feet to a point on the center line of lot 2, Valle Monte Tracts; thence South along said boundary and said centerline, 225 feet more or less to the point of intersection with centerline of SE Valemont Lane; thence West along said boundary and said centerline, 135 feet more or less to the point of intersection with the northerly extension of the east line of lot 17 of said subdivision; thence South along said boundary and said extension and east line, 208.61 feet to a point on the southeast corner of said lot 17, said point also being on the north line of a 20 foot wide alley; thence Easterly along said boundary and said north line, 270 feet more or less to the southeast corner of lot 20 of said subdivision, said corner also being on the east line of said subdivision; thence along said boundary, South across the end (terminus) of said alley, 20 feet to the northeast corner of lot 21 of said subdivision; said corner also being on the south line of said ally; thence Westerly along said boundary and south line, 365 feet more or less to the northwest corner of lot 23 of said subdivision; thence along said boundary, North 20 feet more or less to the southwest corner of said lot 17; thence along said boundary North $00^{\circ}12'10''$ East, 154.33 feet to the northwest corner of said lot 17, said corner also being on the south line of said Valemont Lane; thence West along said boundary and said south line, 195 feet to the northwest corner of lot 15 of said subdivision; thence along said boundary, North 25 feet to a point on the centerline of said lane; thence West along said boundary and said centerline, 100 feet more or less to the point of intersection with the southerly extension of the West line of said lot 7; thence North along boundary and said extension and west line, 230 feet more or less to the true point of beginning.

Tract 3 F

Beginning on the northwest corner of lot 7, Deldia Vista said corner also being on the existing boundary Clackamas County Service District No.1 and the true point of beginning; thence South $13^{\circ}27'37''$ West, 169.98 feet to the southwest corner of said lot 7; thence along said boundary, South $64^{\circ}10'28''$ East, 131.67 feet to the northwest corner of lot 4, Deldia Vista; thence along boundary South $89^{\circ}39'00''$ East 165 feet to the northeast corner of said lot 4; thence along said boundary South $00^{\circ}18'20''$ West, 183 feet to the southeast corner of said lot 4, said point also being on the north line of SE Ridgecrest Road (a 60 foot R/W); thence North $89^{\circ}39'00''$ West along said boundary and said north line and south line of said lot 4, 165 feet to the southwest corner of said lot 4; thence along said boundary, Southwesterly 100 feet more or less to the northeast corner of a tract of land (12E26D 1000) conveyed to Ival Larry and Donna Kay Kirk as recorded in Clackamas County deed book 653, Page 269, said corner also being on the south line of S.E. Ridgecrest Road, said corner also being 300.0 feet east of the east line of S.E. 132nd Avenue; thence South along said boundary and the east line of said Kirk tract, 167 feet to the southeast corner of said Kirk tract; thence along said boundary, West 165 feet to the southwest corner of said Kirk tract; thence along said boundary, North, 157 feet to a point at the northwest corner of said Kirk tract, said point also being on the south line of S.E. Ridgecrest Road (a 80 foot R/W); thence East along said boundary and said south line, 91 feet more or less to the point of intersection with the southerly extension of the east line of lot 1 Deldia Vista; thence North $00^{\circ}12'10''$ East along said boundary and said extension and east line, 180 feet more or less to the northeast corner of said lot 1; thence along said boundary, North $89^{\circ}39'00''$ West, 247.80 feet to a point on the center line of SE 132nd Avenue (a 60 foot R/W); thence south along said boundary and said center line, 140 feet more or less to the center of Section 26, T1 S, R2E, W.M.; thence North $89^{\circ}42'50''$ West along said boundary and said center line of said Section, 571.05 feet more or less to the point of intersection with the southerly extension of the west line of a tract of land (12E26BD 2300) conveyed to Mark A. Hiatt as recorded in Clackamas County deed records No. 95-24476; thence North along said boundary and said extension and west line, 192.09 feet; thence along said boundary, East 9.0 feet; thence along said boundary, North, 113.12 feet more or less, to the northwest corner of said Hiatt tract; thence North $89^{\circ}56'10''$ West along said boundary and the south line of Scott Crest East No.2, 266.53 feet to the southwest corner of lot 7 of said subdivision, said corner also being on the east line of 129th Avenue; thence North $00^{\circ}08'$ East along said boundary and east line, 319.04 feet to the southerly point of a 10 foot radius curve to the right; thence Northeasterly along said radius curve to the right and said boundary, 15 feet more or less to the point of tangency with the south line of S.E. Callahan Road; thence South $89^{\circ}42'50''$ East along said boundary and said south line, 790.52 feet to the point of intersection with the west line of S.E. 132nd Avenue (a 60 foot R/W); thence North along said boundary and said west line, 50 feet to the point of intersection with the north line of said Callahan Road; thence leaving said boundary, North along said west line of S.E. 132nd Avenue, 305 feet; thence West, 528.0 feet to a point on the existing city limits of the city of Portland; thence North along said city limits, 330 feet to the point of intersection with the south line of a 25 foot public road; thence East along said city limits and said south line, 528.0 feet to the point of intersection with the west line of S.E. 132 Avenue (a 60 foot R/W); thence East along said city limits and the easterly extension of said south line, 30 feet to the point of intersection with the center line of said S.E. 132nd Avenue, said point also being on the existing boundary of Clackamas County Service District No.1; thence leaving said Portland city limits South along said boundary and said center line,

210 feet more or less to the point of intersection with the westerly extension of the south line of Kanne Road (a 50 foot R/W); thence South $89^{\circ}49'20''$ East along said boundary and said extension and south line, 230 feet more or less to the point of intersection with the northerly extension of the east line of lot 9, Valle Monte Vista Tracts; thence South along said boundary and extension 140 feet to the northeast corner of said lot 9; thence along said boundary, West along the north line of lots 9 and 10 Valle Monte Vista Tracts and their westerly extension 260 feet to a point on the west line of said S.E. 132nd Avenue; thence South along said boundary and said west line 200 feet to the point of intersection with the westerly extension of the north line of Valemont Lane; thence East along said boundary and said extension and north line, 260 feet to the southeast corner of said lot 9; thence along said boundary, South, 50 feet to a point on the south line of Valemont Lane, said point also being on the northeast corner of lot 12 Valle Monte Vista Tracts; thence west along said boundary and said south line 180 feet to the easterly point of a 20 foot radius curve to the left; thence Southwesterly along said boundary and said curve, 30 feet more or less to the point of tangency, with the east line of S.E. 132nd Avenue; thence South along said boundary and said east line, 101.55 feet to the northerly point of a curve to the left; thence Southeasterly along said boundary and said curve, 44 feet more or less to the point of intersection with the north line of Callahan Road (a 50 foot R/W); thence Southeasterly along said boundary and said north line, 315 feet more or less to the southwest corner (southerly radius point) of lot 25 Valle Monte Vista Tracts; thence along said city limits, Southwesterly, 50 feet more or less to the true point of beginning.

Tract 4 F

Beginning on the northeast corner of lot 7 Ridgecrest Terrace, said corner also being on the south line of S.E. Ridgecrest Road (a 50 foot R/W); thence North $88^{\circ}35'$ West along said south line, 61 feet more or less to the point of intersection with the southerly extension of the west line of 129th Avenue (a 50foot R/W); thence North $00^{\circ}17'11''0.1$ East along said extension, 30 feet to a point on the center line of Section 26 T1 S, R2E, said point being the true point of beginning and said point also being on the existing boundary Clackamas County Service District No.1; thence West along said boundary and said center line, 272.74 feet; thence leaving said boundary, South 30 feet to a point on the south line of Ridgecrest Road, said point also being on the north line of lot 4 Ridgecrest Terrace; thence North $88^{\circ}35'$ West along said south line, 160 feet more or less to a point on the most northerly northwest corner of lot 3 of said subdivision, said corner also being on the existing boundary; thence along said boundary, South $02^{\circ}28'30''$ West along the most easterly west line of said lot 3, 150.22 feet more or less to the most easterly southwest corner of said lot 3; thence along said boundary, South $88^{\circ}35'$ West, 204.00 feet; thence along said boundary, North $02^{\circ}28'30''$ East, 160 feet; thence along said boundary South $88^{\circ}35'$ East, 204 feet to the point of intersection of the northerly extension of the west line of said lot 3; thence along said boundary, South 10 feet more or less to a point on the south line of Ridgecrest Road, said point also being on the most easterly northwest corner of said lot 3; thence along said boundary, South 10 feet more or less to a point on the south line of Ridgecrest Road, said point also being on the most easterly northwest corner of said lot 3; thence leaving said boundary, South $88^{\circ}35'$ East along said south line 160 feet more or less to the point of intersection with the southerly extension of the west line of a tract of land (12E26SD 2102) conveyed to Richard Omar Soyer Jr. and Diane Sue Soyer as recorded in Clackamas County deed records No.94-

55413; thence North 00°01'40" East along said extension, 30 feet more or less to the center line of said section 26, said center line also being in the existing boundary of Clackamas County Service District No.1; thence continuing North 00°00'40" East along said boundary and said extension and West line 172.56 feet to the northwest corner of said Soyer tract; thence along said boundary, East, 270.76 feet to a point on the west line of 129th Avenue (a 50 foot R/W); thence South 00°17'10" West along said boundary and said west line, 172.56 feet to the true point of beginning.

Annexation Area "G" Legal Description

A tract of land situated in Section 26, T1S, R2E, W.M. Clackamas County Oregon and more particularly described as follow:

Beginning at the Southeast corner of Lot 3 Block 2 of the Scott Ridge subdivision, said corner also being on the existing boundary of Clackamas County Service District No.1, and the true point of beginning; thence West along said boundary and the south line of said subdivision, 620 feet more or less to the southwest corner of said subdivision; thence along said boundary North 40 feet more or less to the northeast corner of lot 1, Block 4 of Portland View Terrace; thence South 89°55' West along said boundary and the north line of said lot and the south line of Portland View Place (a 60 foot R/W) 180.99 feet to the northwest corner of said Lot 1; thence along said boundary, South along the west line of Lots 112, and 3, Block 4 of said subdivision, said west line also being the east line of S.E. 139th Avenue (a 60 foot R/W), 302.37 feet to the southwest corner of said Lot 3; thence along said boundary, West 60 feet to a point on the west line of said S.E. 139th Avenue, said point also being on the east line of Lot 5, Block 3 of said subdivision; thence along said boundary, North along the west line of said S.E. 139th Avenue and the east line of Lots 5,4 and 1, Block 3 of said subdivision 284.78 feet, more or less, to the southerly point of a 20 foot radius curve to the left; thence Northwesterly along said boundary and said radius, 31.38 feet to a point of tangency on the south line of Portland View Place; thence South 89°53' West along said boundary and said south line, 328.64 feet to the easterly point of a tangency with a 20 foot radius curve to the left; thence along said boundary and said radius, 31.48 feet to a point of tangency with the east line of 13Th Avenue (a 60 foot right-of-way); thence South along said boundary and said east line 280.42 feet to the southwest corner of Lot 6, Block 3 of Portland View Terrace; thence along said boundary West 60 feet to a point on the west line of said 137'h Avenue, said point also being on the east line of Lot 7, Block 1 of Valley View Terrace; thence North 00°01'20" West along said boundary and said west line of S. E. 137'h Avenue and east line of said Lot 7; 140 feet more or less, to the northeast corner of said Lot 7; thence along said boundary North 89°52'20" West, 119 feet to the southwest corner of a tract of land (12E26AB 700) conveyed to Robert J. and Gregory L. Dean, Trustees of the Robert J. Dean Trust as recorded in Clackamas County deed records No.95-61374; thence along said boundary, North 169.09 feet to the northwest corner of said Dean tract; thence along said boundary, East along the north line of said Dean tract 109.01 feet to the westerly point of a 10 foot radius curve to the right; thence Southeasterly along said boundary and said 10 foot radius 12 feet more or less, to the point of intersection with the West line of 137'h Avenue (County Road No.2607) (a 60 foot right-of-way); thence North along said boundary and said west line 70 feet more or less, to the point of intersection with the north line of Portland View Place (a 60 foot right-of-way), said point also being at the southwest corner of Lot 2, Block 2 of Portland View Terrace; thence North 89°53' East along said boundary and said north line, 590 feet more or less, to the westerly point of a 20 foot radius curve, to the left; thence Northerly along said boundary and said curve 31 feet more or less, to the point of tangency with the west line of 140th Place (a 60 foot

right-of-way); thence North along said boundary and said west line, 179.92 feet to the northeast corner of Lot 5, Block 1 Portland View Terrace; thence along said boundary South 89°53' West along the north line of Lots 5, 6, 4, 3 and 2, Block 2, of said subdivision, 612 feet more or less, to the northwest corner of said Lot 2, Block 2, said point also being on the east line of a tract of land (12E26AB 500) conveyed to Happy Valley Holdings L.L.C. as recorded in Clackamas County deed records No.98-67616; thence North along said boundary and said east line and its northerly extension, 232.50 feet to a point on the centerline of S.E. Clatsop Street (a 60 foot right-of-way) said point also being the common county line of Clackamas County and Multnomah County said common county line also being the common city limits line of the City of Portland and the City of Happy Valley, thence leaving said existing boundary of Clackamas County Service District No.1 East along said city limits of the City of Portland and said centerline and common County line 1,340 feet more or less to the common section corner of Sections 23,24,25 and 26, TIS, R2E, W.M.; thence South along said Portland city limits and the common section line of Sections 25 and 26, 726 feet more or less to the southeast corner of a tract of land (12E26M 100) conveyed to Lawrence M. and Janice E. Weinstock as recorded in Clackamas County deed records No.92-75657, said corner also being the common corner of the City of Portland and the City of Happy Valley; thence along said boundary of Clackamas County Service District No.1, West 50 feet more or less to the southwest corner of said Weinstock tract; thence North along said boundary and the westline of said Weinstock tract 195 feet more or less to the true point of beginning.

Annexation Area "H" Legal Description

(Includes TL's 900, 1000, 1100, 1200, 1300, 1400, 1500, 2100 & 2200)

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

Beginning at the common section corner of Sections 23, 24, 25, & 26 TIS, R2E W.M., said common corner also being on the center line of SE Clatsop Street and the common boundary of Multnomah County and Clackamas County; thence East along said, center line and the north line of said Section 25, 691.92 feet more or less to the point of intersection with the northerly extension of the west line of SE 145th Avenue, said point being the true point of beginning and on the city limits of the City of Portland; thence East along said center line and north line, 1256 feet more or less to the point of intersection with the northerly extension of the east line of a tract of land (12E25BA 800) conveyed to Mark R. and Janice L. Waiters as recorded in Clackamas County deed records No. 86-010475; thence South along said extension and east line 730 feet more or less to the southeast corner of said Waiters tract; thence North 89°59' West 237.89 feet; thence South 00°02' East, 542.03 feet to the northeast corner of parcel 3 of Partition Plat (P.P.) No.1995-8; thence West along the north line of said partition plat 941.84 feet to a point on the existing city limits of the City of Happy Valley, said point also being in the northwest corner of the partitioned tract No. P.P. 1995-8 Clackamas County Surveyors records; thence West along said Clackamas County Service District No.1 boundary and the westerly extension of the north line of that partitioned tract No. P.P.1995-8m 40 feet more or less to a point on the west line of said 145th Avenue; thence North 01°05' East along said boundary and said west line, 108 feet more or less, to the north line of a 30 foot public road as recorded in Book 454, Page 383 deed records; thence West along said north line and said boundary, 426.77 feet; thence South 00°48' West along said boundary 273.30 feet to at point on the north line of Carmichael Estates; thence North 89°27'31 " West along said boundary and said north line, 278.97 feet to the northwest corner of lot 3,

Carmichael Estates; thence North 00°16'30" West along said boundary, 692.06 feet to the southeast corner of a tract of land (12E26M 100) conveyed to Lawrence M. & Janice E. Weinstock as recorded in Clackamas County deed records No. 92- 75657 I said corner also being the common corner of the city limits of the City of Portland and the City of Happy Valley; thence East (leaving the Clackamas County Service District No.1 boundary) along the city limits of the City of Portland, 723.1 feet to a point on the west line of S.E. 145th Avenue (a 40 foot R/W); thence North 01°05' East along said City of Portland city limits and said west line, 727.12 feet more or less to the true point of beginning.

Annexation Area "I" Legal Description

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

Beginning at the common section corner of Sections 1' 2, 35 & 36 TIS, R2E W.M., Clackamas County Oregon; thence north along the west line of Section 36, 1980 feet more or less, to the southwest corner of Parcel #1 of Private Survey PS-20654 recorded in Clackamas Surveyor's Office, said corner also being the TRUE POINT OF BEGINNING; thence north 89°18'56" east 1304.89 feet to a point on the west line of 147th Avenue, County Road No.1755, also said point being the southeast corner of Parcel #3 on said Private Survey; thence southerly along the west line of 147th Avenue 130 feet more or less to the most southwesterly corner of the west line of 147th Avenue; thence easterly along said west line 10 feet more or less to the most northeasterly corner of said road ; thence southerly along said west line 524 feet more or less to a point on the west line of said county road, and said point also being north 00°20'50" east 6 feet of the northeast corner of Lot 1 Eastbourne Downs, recorded plat number 2898 Clackamas County Surveyor's Office, and also described in the Private Survey PS-28454; thence south 89°39'41 " west along the north line of said Private Survey 306.22 feet; thence north 00°11'22" west 11 feet along said north line of Private Survey; thence along said north line south 89°39'41" west 411.65 feet; thence along said north line south 00°00'00" west 17 feet to a point being the northwest corner of Lot 1 Eastbourne Downs; thence south 89°39'41 " west 592.81 feet more or less along the north line of Lots 3, 4 & 5 Eastbourne Downs to the TRUE POINT OF BEGINNING

Annexation Area "J" Legal Description

Part of Section 35 and 36, Township 1 South, Range 2 East of the Willamette Meridian, in Clackamas County. State of Oregon. described as follow:

Beginning at a 2 Inch iron pipe at the Southeast corner of that certain tract conveyed to Florian G. Meng et UX, as Deed recorded November 2, 1944, in Book 334, Page 148, Clackamas County Deed Records; thence South 88°26'49" West along the South line of said Meng Tract 476.04 feet; thence North 01°05'43" West 826.54 feet; thence North 01°57'00" East 476.10 feet to a 1 inch iron pipe at a reentrant corner on the Easterly perimeter of the said Meng Tract; thence South 01°05'43" East along the Easterly line of the said Meng Tract 814.05 feet to the point of beginning.