

Final Documents

For

Annexation to the
City of Gresham

MU0305
Ordinance 2811
DOR 26-656-2005
Sec. State: AN-2005-0245

Final to DOR: _____

Signature:

 _____

Date of

Mailing: 10/25/05

Final to Secretary of State: _____

Signature:

 _____

Date of

Mailing: 10/31/05

MU0305

Sent

Received

DOR: 10/25/05 10/31/05

Sec. State: 10/31/05

Assessor: 10/31/05

Elections: 10/31/05

Mapped: Yes

Address Information:

1S3E20A -00500

1S3E20A -00600

Notice to Taxing Districts

ORS 308.225



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

City of Gresham
 Community and Economic Dev. Dept.
 1333 NW Eastman Parkway
 Gresham, OR 97310

Description and Map Approved
October 28, 2005
As Per ORS 308.225

Description Map received from: METRO
 On: 10/26/2005

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

ANNEX TO CITY OF GRESHAM

RES. #2811 (AX 05-6131)

has been: Approved 10/28/2005
 Disapproved

Notes:

Department of Revenue File Number: 26-656-2005

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



November 8, 2005

Metro
Robert Knight
600 NE Grand Ave
Portland, Oregon 97232-2736

Dear Mr. Knight:

Please be advised that we have received and filed, as of November 2, 2005, the following records annexing territory to the following:

| Ordinance/Resolution Number(s) | Our File Number |
|--------------------------------|-----------------|
| OR NO 2811 (Gresham) | AN 2005-0245 |
| OR NO 5551 (Hillsboro) | AN 2005-0246 |
| OR NO 4370 (Beaverton) | AN 2005-0247 |
| OR NO 1199-05 (Tualatin) | AN 2005-0248 |
| OR NO 1778 (Troutdale) | AN 2005-0250 |

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
Linda Bjornstad
Official Public Documents

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

PA 01-1060
DRCS2 01-5151 PL

383

SE COR.
B. THOMAS
D.L.C. NO.72

55-586 (007)
RD.

MAP
E 20AC

NE COR.
E. ALBRIGHT
D.L.C. NO.61
BY GLO &
SURVEY

NE COR.
E. ALSRIGHT
D.L.C. NO.61
BY DEED &
SURVEY

SEE CS 48530

3/50

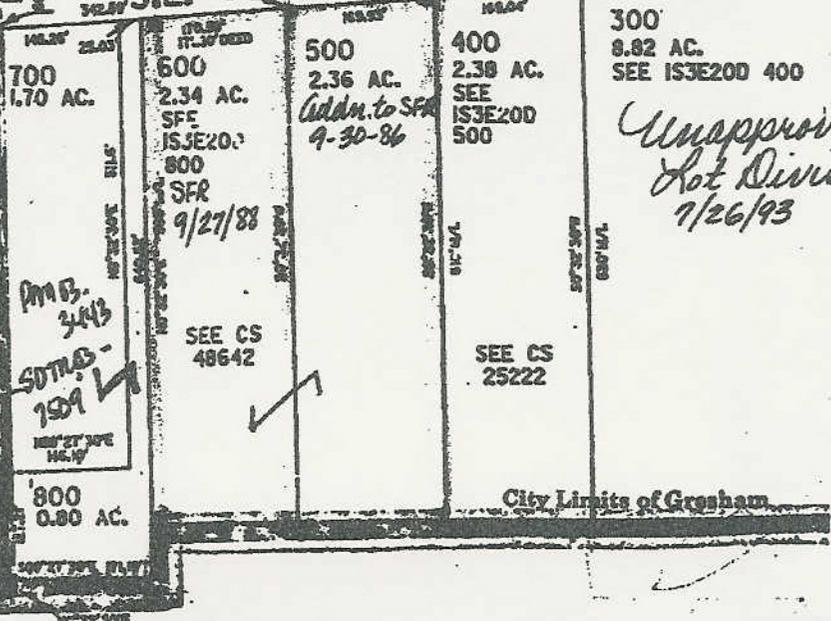
72.00'

062

City Limits of Gresham

90° ANGLE 4.5'

BUTLER



City Limits of Gresham

PAM 04-3601

RESOLUTION NO. 2811

A RESOLUTION FOR AN EXPEDITED ANNEXATION IN THE CITY OF GRESHAM

The City of Gresham Finds:

WHEREAS, at the September 6, 2005 meeting, the City Council directed staff to begin the expedited annexation process for the annexation of a 1,088 sq. ft. (.02 acre) strip of land into the City of Gresham. The property is part of Tax Lots 500 and 600, near SW Butler Road, the site of the proposed Butler Creek Estates subdivision. This subdivision proposal has been given tentative plan approval by the City and is now in the final plat review stage.

WHEREAS, an expedited annexation process does not include a public hearing. The expedited annexation proposal is placed on the Council consent agenda, and the council decision is considered the final decision of the annexation proposal.

WHEREAS, the proposed annexation is consistent with the applicable procedures and approval criteria of Community Development Code (CDC) Sections A1.004 and A1.006. The expedited annexation procedure is allowed by Metro Code Chapter 3.09 and conforms to its applicable procedures and approval criteria found in Sections 3.09.045(b), 3.09.045(c), 3.09.050(b), 3.09.050(d) and 3.09.050(g).

WHEREAS, Metro Code 3.09.045(b) provides that the City cannot use the expedited procedure if written notice contesting the annexation is received from a "necessary party" prior to the final decision date of October 18, 2005. A "necessary party" is defined by Metro Code 3.09.020(j) as a service provider who provides an urban service to the affected territory. No such written notice has been received.

WHEREAS, CDC Section A1.004(C) requires that 100% of the property owners of the affected territory and at least 50% of any electors residing in the affected territory must consent to an expedited annexation. The affected territory is a strip of vacant land with no residents. The sole property owner submitted a written request for the expedited annexation to the City.

WHEREAS, public notice of an expedited annexation must be provided at least 20 days prior to the final decision. Notice of the proposed annexation was mailed to all property owners located within 300 feet of the affected territory. A notice was published in the Gresham Outlook newspaper on September 28, 2005, and a notice was posted on the property.

WHEREAS, a staff report for an expedited annexation is required to be available to the public at least seven days before the final decision date. The staff report, attached hereto as Exhibit A, was made available to the public on October 11, 2005.

WHEREAS, all final plats have to be approved by the county surveyor before they can be recorded. During review of the Butler Creek Estates final plat, the Multnomah County Surveyor's Office discovered that the southerly parts of Tax Lots 500 and 600 were located outside Gresham's city limits. This is because there had been an error in the legal description that was part of the original 1974 annexation of Tax Lots 500 and 600. That description inaccurately described the location of the new City boundary so that it did not include the entire area of the two tax lots. It omitted the southerly 1,088 sq. ft. portion of the lots. Even though the 1974 annexation map showed the location of City boundary as including all of the two tax lots, the accompanying legal description takes precedence under state law for defining the boundary's exact location. Since this strip of land is technically not under the City's jurisdiction, the County Surveyor's Office is unable to approve the Butler Creek Estates final plat until

the affected territory is annexed into Gresham. This expedited annexation proposal will resolve this issue by adding the affected territory in to the City in a timely manner so the Butler Creek Estates final plat can be approved by the county surveyor and then be recorded.

THE CITY OF GRESHAM RESOLVES:

1. The proposed expedited annexation meets the applicable Gresham Community Development Code and Metro Code approval criteria.

2. The City Council hereby approves the expedited annexation of the affected territory as described in the attached Exhibit B, and as shown on the attached Exhibit "B" (Multnomah County Assessor's Map).

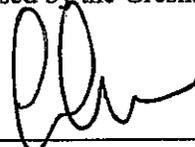
Yes: Bemis, Echols, McIntire, Craddick

No: None

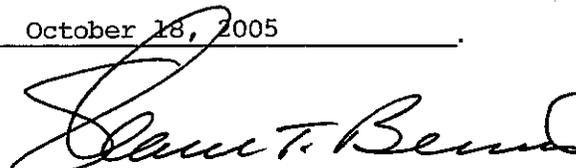
Absent: Becker, Widmark, Warr-King

Abstain: None

Passed by the Gresham City Council on October 18, 2005

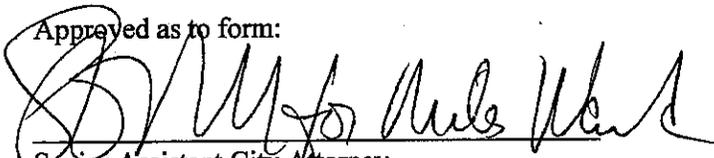


City Manager



~~Mayor~~ Council President

Approved as to form:



Senior Assistant City Attorney

**STAFF REPORT
EXPEDITED ANNEXATION**

TO: City of Gresham City Council

FROM: John Pettis, Associate Planner

FILE NUMBER: AX 05 – 6131

REPORT DATE: October 11, 2005

CONSENT AGENDA: For October 18, 2005 City Council Consent Agenda

PROPOSAL: The proposal is to annex a 1,088 sq. ft. (.02 acre) strip of land using the expedited annexation process. The strip is located at the southerly part of the proposed Butler Creek Estates subdivision. This annexation would correct an error that occurred in the 1974 annexation of the subdivision site which consists of Tax Lots 500 and 600. The previous annexation inadvertently omitted a 1,088 sq. ft. portion of the two tax lots. Annexing this remaining part of the tax lots would allow the final plat of Butler Creek Estates to be approved by the Multnomah County Surveyor and then recorded. City Council directed staff to initiate this action at their September 6, 2005 public meeting.

APPLICANT: City of Gresham

REPRESENTATIVE: John Pettis, Associate Planner

PROPERTY OWNER: Jim Leeper

LOCATION: 2524/2580 SW Butler Road

LEGAL DESCRIPTION: Map 1S 3E 20A A 1,088 sq. ft. portion of Tax Lots 500 and 600, as described by Exhibit A and shown on Exhibit B.

EXHIBITS:

- A. Legal Description of Proposed Annexation Area
- B. Map of Proposed Annexation Area
- C. Vicinity Map
- D. Property Owner's Request for Expedited Annexation

RECOMMENDATION: Staff recommends approval of the expedited annexation proposal.

SECTION I BACKGROUND INFORMATION

A. Description of Proposal

This proposal is for an expedited annexation of a 1,088 sq. ft. (.02 acre) strip of land into the City of Gresham. It is part of Tax Lots 500 and 600, near SW Butler Road, the site of the proposed Butler Creek Estates subdivision. This subdivision proposal has been given tentative plan approval by the City and is now in the final plat review stage.

All final plats have to be approved by the county surveyor before they can be recorded. During their review of the Butler Creek Estates final plat, the Multnomah County Surveyor's Office discovered that the southerly parts of Tax Lots 500 and 600 were located outside Gresham's city limits. This is because there had been an error in the legal description that was part of the original 1974 annexation of Tax Lots 500 and 600. That description inaccurately described the location of the new City boundary so that it did not include the entire area of the two tax lots. It omitted the southerly 1,088 sq. ft. portion of the lots. Even though the 1974 annexation map showed the location of City boundary as including all of the two tax lots, the accompanying legal description takes precedence under state law for defining the boundary's exact location. Since this strip of land is technically not under the City's jurisdiction, the County Surveyor's Office indicated it cannot approve the Butler Creek Estates final plat until after the strip was annexed into Gresham. This expedited annexation proposal is intended to resolve this issue by adding this small area to the City in a timely manner so the Butler Creek Estates final plat can be approved by the county surveyor and then be recorded.

At their September 6, 2005 meeting, the City Council directed staff to begin the expedited annexation process for this property. The expedited process does not include a public hearing. An expedited annexation proposal is placed on the Council consent agenda. Council approval of the consent agenda approves the annexation and is then considered the City's "final decision" in the matter.

B. Site and Vicinity Information

The subject property is a 1,088 sq. ft. strip of land that is located near the south property line of the site (Tax Lots 500 and 600) proposed for the Butler Creek Estates, a 30 lot single family subdivision. This site is located along the south side of SW Butler Road, near where the road makes a 90-degree turn. Specifically, the strip proposed for annexation is located in the rear yard areas of Lots 9 through 14, as shown on the final plat. It is triangular in shape with a width of 5.15 ft. along its base (on the west) and a length of 325.60 ft. This area is vacant and has a gentle downslope oriented from northeast to southwest. It is designated LDR, Low Density Residential by the comprehensive plan map, as is the remainder of the Butler Creek Estates site.

Adjacent land uses include the following:

North: The remaining areas of Tax Lots 500 and 600 that comprise the Butler Creek Estates site. Tax Lot 500 is occupied by a house and utility shed and Tax Lot 600 by a house and garage. The two lots have a total area of approximately 4.7 acres and are designated LDR, Low Density Residential.

South: Large parcels that are outside the City and within unincorporated Multnomah County. Existing uses are rural residential and farming. This area is also within the City's Pleasant Valley plan district and will eventually be annexed and developed with urban residential uses.

East: Large parcels with residences that are within Gresham, designated LDR and that can be further subdivided.

West: Large parcel with residence that is within Gresham and designated LDR. It is the site of Logan Meadows a recently approved 13 lot single family subdivision.

SECTION II APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES & APPROVAL CRITERIA

The proposed annexation is consistent with the applicable procedures and approval criteria of the Community Development Code, as indicated in the following findings:

A. Community Development Code Procedures

1. Section A1.004(A), (B) and (F), Expedited Annexation General Procedure: As directed by City Council this annexation is being processed through the expedited annexation procedure which is allowed by Metro Code Chapter 3.09 and Gresham development code Section A1.004(A). An expedited City boundary change is considered by the City Council without a public hearing. It is placed on the Council consent agenda and the consent agenda decision is considered the "final decision" of the annexation.

Per Metro Code 3.09.045(b), the City cannot use the expedited procedure if it receives a written notice from a "necessary party" contesting the annexation before the final decision date (October 18th). A "necessary party" is defined by Metro Code 3.09.020(j) as a service provider such as a city, county or public utility district who provides an urban service to the affected territory. No such written notice has been received.

2. Section A1.004(C), Property Owner Consent: 100% of the property owners of the affected territory and at least 50% of any electors residing in the affected territory must consent to an expedited annexation. The affected strip of land is vacant and has no residents. Its sole property owner has written a letter requesting the expedited annexation (Exhibit D).

3. Section A1.004(D), Public Notice: Notice of an expedited annexation must be provided at least 20 days before the final decision. The type of public notice must be the same as the City requires for Type IV comprehensive plan amendments. Per these requirements and at least 20 days prior to final decision date: notice of the proposed annexation was mailed to the owners of all properties within 300 ft. of the site; a notice was published in the Gresham Outlook newspaper; and a notice was posted on the property near SW Butler Rd.
4. Section A1.004(E), Staff Report Availability: A staff report for an expedited subdivision is required to be available to the public at least 7 days before the final decision date. The staff report for this proposal was available to the public by October 11th, 7 days before the decision date.

B. Community Development Code Approval Criteria

The Community Development Code requires that all annexations meet the approval criteria listed in Section A1.006. They are the following:

“(A) The affected territory must be located within the City’s Urban Services Boundary.”

This property was thought to have been annexed into Gresham in 1974. The property owner has submittal and obtained tentative plan approval for the subdivision of the two lots (Tax Lots 500 & 600) into 30 single-family lots. Multnomah County determined, during its review of the final plat that a portion of the two tax lots was not included in the 1974 annexation. However, all of the two lots, including the affected territory, was included in the City’s Urban Services Boundary when it was first adopted in 1983 and continues to be within the boundary. This criterion is therefore met.

“(B) The affected territory must be subject to an adopted plan map or land use designation table in Volume 2 of the Gresham Community Development Plan. These plan map or land use designations will be applied to the individual sites within the affected territory upon an effective annexation.

(1) For annexations that are not within an adopted plan map, the adopted Multnomah County – City of Gresham Land Use Conversation Table shall apply.”

An LDR, Low Density Residential land use designation has already been applied to the affected area as well as to the remainder of Tax Lots 500 and 600. The entire area encompassed by the tax lots, as they existed at the time of the 1974 annexation, was given a City single family land use designation shortly after the 1974 annexation and subsequently was given new versions of the single family designation as they were developed and adopted by the City. This was done on the assumption that the entire property had been annexed. The designation of the entire area as LDR is still shown on the comprehensive plan map and has not been changed. Therefore, there is no need to apply a City land use designation since it presently has one. This criterion is met.

"(C) The affected territory is contiguous to the existing city limits."

The affected territory is contiguous or next to the existing city limits. This criterion is met.

"(D) For all boundary changes, the proposal complies with the criteria of Metro Code Section 3.09.050(d) and, if applicable, (e). For purposes of this section public facilities and services mean "urban services" as defined by Metro code 3.09 to include sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. It shall also mean police protection."

Findings regarding compliance with these criteria are found in Section II.B. (below).

"(E) A Covenant of Waiver of Rights and Remedies City form has been executed by all owners of the property to be annexed and all owners of any interest in the property to be annexed regarding waiver of any statutory or constitutional regulatory provisions, including but not limited to, Ballot Measure 37 (effective December 2, 2004). This section only applies to those property owners who have consented in writing to annexation."

The sole property owner has signed the "Covenant of Waiver of Rights and Remedies". It will be recorded with Multnomah County after the City Manager signs it. A copy of the signed document is in the application file for this proposal. This criterion is met.

"(F) For Pleasant Valley annexation:

- (1) Either a Master Plan Agreement has been executed, providing that a master plan pursuant to Sections 4.1470 – 4.1485 is required prior to development or*
- (2) There is an approved master plan for the affected territory."*

This criterion only applies to territory within the Pleasant Valley Plan District and is not applicable.

"(G) That Either

- (1) Funding mechanisms required to construct transportation, wastewater, water, stormwater, and park facilities consistent with adopted Public Facility or Utility Master Plans, Parks and/or Transportation System Plans are in place or*
- (2) In lieu, a Public Facilities, Parks, and Transportation Agreement is executed that funding will be in place prior to or concurrent with a development permit application."*

The affected territory is part of an approved subdivision and is subject to those SDC charges already in place for transportation, wastewater, water, stormwater and parks. As in the case of all approved subdivisions, the SDCs will be charged at the time building permits are issued. Therefore above criterion (1) is met.

"(H) The area specific System Development Charges, Transportation Impact Fees and/or Utility Rates identified for an adopted plan area are in effect."

This parcel is not part of an adopted plan area and the above charges are in place citywide. They will be applied at the time of development. This criterion is met.

C. Metro Code Chapter 3.09 Approval Criteria

Gresham Community Development Code Section A1.004(E) requires an expedited annexation to meet the requirements of Metro Code section 3.09.045(c) and the approval criteria of Metro Code 3.09.050(d) and (g). Metro Code 3.09.045(c) directs the reviewing jurisdiction to address the approval criteria found in Metro Code 3.09.050(b) as well as those found in 3.09.050(d) and (g). The relevant Metro Code approval criteria are therefore sections 3.09.050(b), (d) and (g). They are addressed as follows:

3.09.050(b)

“(1) The extent to which urban services presently are available to serve the affected territory including any extra territorial extensions of service;”

Transportation, water, wastewater, stormwater, parks, fire and police services will be provided by the City of Gresham. The City urban service providers indicated that they can serve the Butler Creek Estates subdivision site, which includes this area, when the tentative subdivision plan was reviewed and approved.

“(2) A description of how the proposed boundary change complies with any urban service provider agreements adopted pursuant to ORS 195.065 between the affected entity and all necessary parties;”

There are no urban service provider agreements adopted pursuant to ORS 195.065 between the affected entity (Gresham) and any other service provider.

“(3) A description of how the proposed boundary change is consistent with the comprehensive land use plans, public facility plans, regional framework and functional plans, regional urban growth goals and objectives, urban planning agreements and similar agreements of the affected entity and of all necessary parties;”

The parcel was presumed to have been annexed into the City of Gresham in 1974. At that time it was assigned an LDR designation that generally provides for detached single family development. The land has been included in public facility planning that occurred since that date. It has an Inner Neighborhood 2040 Growth Concept Plan designation and the Gresham LDR district that currently applies to the territory is consistent with that design type. Thus the proposed annexation is consistent with comprehensive plan, public facility plans, the Urban Growth Management Functional Plan (UGMFP), 2040 Growth Concept Plan and the Regional Urban Growth Goals and Objectives (RUGGOs).

The City of Gresham and Multnomah County Rural Fire Protection District No. 10 have an IGA (City of Gresham Agreement #2124) last amended October 6, 2004. This IGA regards Gresham providing fire and related services to territory within the District. The IGA provides that when land is annexed to the City that there be a proportionate (to assessed valuation of territory) reduction in payment to the City. The proposed annexation is consistent with the IGA as the City will provide fire and related services after annexation and act in accordance with the IGA as the territory is withdrawn from the District.

There is no other applicable urban planning or similar agreements.

“(4) Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party;”

As noted in the previous section the annexation will result in withdrawal of the affected territory from the legal boundary of Multnomah County Rural Fire Protection No. 10 which is a necessary party as it is a district which provides an urban service to the affected territory. There is no other necessary party, which will have territory withdrawn due to the proposed annexation.

“(5) The proposed effective date of the decision.”

Per the expedited annexation procedure, the effective date of this annexation (i.e. the “final decision” date) will be the date the City Council approves this consent agenda item. This is scheduled to occur on October 18, 2005.

3.09.050(d)

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

There are no agreements or annexation plans pursuant to ORS 195.065 so this criterion does not apply.

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

The City of Gresham and Multnomah County Rural Fire Protection District No. 10 have an IGA (City of Gresham Agreement #2124) last amended October 6, 2004. This IGA regards Gresham providing fire and related services to territory within the District. The IGA provides that when land is annexed to the City that there be a proportionate (to assessed valuation of territory) reduction in payment to the City. The proposed annexation is consistent with the IGA as the City will provide fire and related services after annexation and act in accordance with the IGA as the territory is withdrawn from the District.

There is no other applicable urban planning or similar agreements and this criterion is met.

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

The annexation approval criteria for the City's comprehensive land use plan and public facility plans are found in the City of Gresham Community Development Code Section A1.006. Findings of consistency have been made in above Section II.A of this staff report. There are no other specific directly applicable standards or criteria contained in comprehensive land use plans and public facility plans. This criterion is met.

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

The Metro 2040 Growth Concept Plan designates this land as Inner Neighborhood. The city LDR designation that applies to the affected area is consistent with the Metro's Inner Neighborhood designation. The land has been inside the Urban Growth Boundary (UGB) since at least since 1974, which pre-dates Metro Urban Growth Functional Plan Title 11 (Planning for New Urban Areas). There are no other applicable standards or criteria contained in the Regional Functional Plan or any functional plan and this criterion is met.

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

The affected territory is part of an approved subdivision site (File # SD/TR/FSP 05-1438). The staff report that evaluated this subdivision proposal indicates that City public facilities and services can be provided to the site in a timely, orderly and economic manner. This criterion is met.

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

The affected territory lies within the Urban Growth Boundary and has been since at least 1974. This criterion is met.

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

Appendix 1.000 of the City of Gresham Development Code addresses general procedures, initiation procedures, submittal requirements and approval criteria for minor boundary adjustments (annexations, etc.) and is deemed to address applicable State, Metro, and local law. As found elsewhere in the report the annexation proposal is consistent with this code section and there are no other applicable criteria. This criterion is met.

3.09.050(g)

"(g) Only territory already within the defined Metro Urban Growth Boundary at the time a petition is complete may be annexed to a city or included in territory proposed for incorporation"

into a new city. However, cities may annex individual tax lots partially within and without the Urban Growth Boundary."

This criterion is met since the affected territory is already within the UGB.

SECTION III CONCLUSION

The proposed expedited annexation meets the applicable Gresham Community Development Code and Metro Code approval criteria. It is recommended for approval.



All County Surveyors & Planners, Inc.

P.O. Box 955 • Sandy, Oregon 97055 • 503/668-3151 • FAX 503/668-4730

Legal Description Exhibit "A" City of Gresham Annexation

A strip of land to be annexed into the City of Gresham said strip being a portion of that tract of land described in Fee No. 2005-049240, Multnomah County deed records, located in the Northeast one-quarter of Section 20, Township 1 South, Range 3 East, Willamette Meridian, City of Gresham, Multnomah County, Oregon being more particularly described as follows and as shown in Exhibit "B":

COMMENCING at the initial point where I found a 5/8" iron rod with yellow plastic cap marked "AKS ENGR", said point being the Southeast corner of Tract B, Logan Meadows, Multnomah County plat records; thence North 00°43'59" East, a distance of 7.69 feet to the POINT OF BEGINNING, where I set a 5/8" iron rod with yellow plastic cap marked "ACS&P 503-668-3151", said point being the Southwest corner of said Fee No. 2005-049240 tract; thence North 00°43'59" East along the West line of said Fee No. 2005-049240 tract, a distance of 5.15 feet more or less to a point on the City of Gresham city boundary line; thence South 88°42'03" East along said city boundary line and parallel with the East West centerline of said Section 20, a distance of 325.60 feet more or less to a point on the South line of said Fee No. 2005-049240 tract; thence South 89°12'02" West along the said South line, a distance of 155.23 feet; thence North 00°43'59" East along the said South line, a distance of 3.24 feet; thence North 89°36'43" West along the said South line, a distance of 170.42 feet to the POINT OF BEGINNING containing 1,088 square feet more or less.

In case of conflicts Exhibit "B" (the map) shall prevail over this Exhibit "A"

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
RAY L. MOORE
49710

RENEWAL DATE: 12/31/06

CITY OF GRESHAM
LAND USE EXHIBIT
FILE # AX 05-6131
EXHIBIT A

EXHIBIT "B"

LOCATED IN THE NE 1/4 OF SECTION 20, T 13, R 3E, W.M.
CITY OF GRESHAM, MULTNOMAH COUNTY, OREGON

SW BUTLER ROAD

LOGAN

MEADOWS

LOT 13

SW 41ST STREET

TRACT A

FEE NO. 2005-049240



SCALE 1" = 100'

ANNEXATION AREA 1,088 SF

CENTERLINE SECTION 20

N00°43'59"E 5.15 ±
N00°43'59"E 7.69

S88°42'03"E 325.60 ±

N89°36'43"W 170.42'

S89°12'02"W 155.23'

INITIAL POINT
SE CORNER OF TRACT B
LOGAN MEADOWS

POINT OF
BEGINNING

N00°43'59"E 3.24'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
RAY L. MOORE
49710

RENEWAL DATE: 12/31/06

CITY OF GRESHAM
LAND USE EXHIBIT
FILE # AX05-6131
EXHIBIT B

All
County

Surveyors & Planners, Inc.



Surveying, Planning and
Civil Engineering

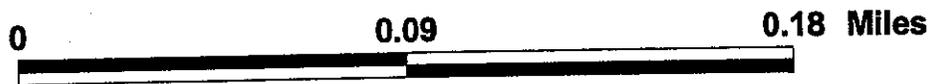
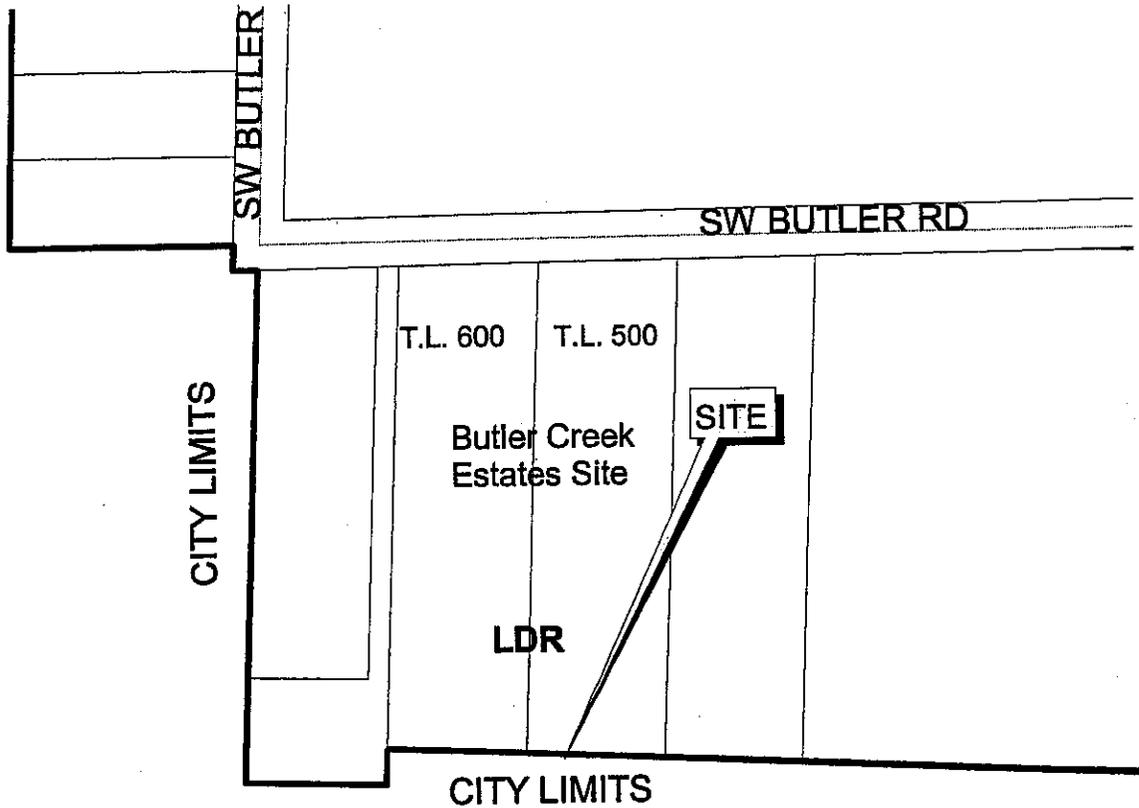


P.O. Box 955 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4730

FILE NO. 04-244 Annexation Exhibit Map.dwg 08/11/2005

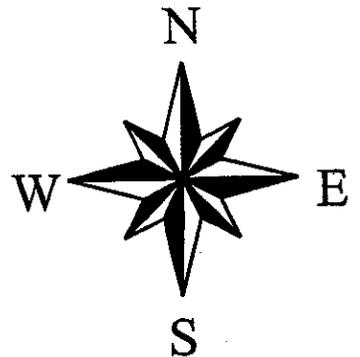
Vicinity Map

Exhibit C



File #: AX 05 - 6131

Project: Leeper Expedited Annexation





IMAGES

August 11, 2005

To: John Pettis

From: Jim Leeper

Re: Annexation

| |
|-------------------|
| CITY OF GRESHAM |
| LAND USE EXHIBIT |
| FILE # AX 05-6131 |
| EXHIBIT <u>D</u> |

I, Jim Leeper, as sole owner, approve and authorize an expedited annexation of the southern most portion of the property (approximately ~~2,700~~^{1,088} sq. ft.) located at 2580 SW Butler Road (future Butler Creek Estates) to rectify a boundary discrepancy between Multnomah County and Gresham.

Thank you for your immediate attention to this matter.

Regards,



Jim Leeper