Final Documents

for

Annexation to

Clean Water Services District

WA3407

Ordinance: 07-175

DOR: 34-1882-2007

Secretary of State: SD 2007-0169

Office of the Secretary of State

BILL BRADBURY
Secretary of State

Archives Division
MARY BETH HERKERT
Director

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

Facsimile (503) 373-0953

November 23, 2007

Metro
Linda Martin
600 NE Grand Ave
Portland, Oregon 97232-2736

Dear Ms. Martin:

Please be advised that we have received and filed, as of November 23, 2007, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
4460 (Beaverton)	AN 2007-0344
4459 (Beaverton)	AN 2007-0345
07-175 (Clean Water Services District)	SD 2007-0169

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

DOR 34-1882-2007

Notice to Taxing Districts

ORS 308.225

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

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

Description and Map Approved
November 13, 2007
As Per ORS 308.225

☒ Description ☒ Map received from: METRO
On: 11/8/2007

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

ANNEX TO CLEAN WATER SERVICES DISTRICT (WA-3407)

RES. AND ORDER #07-175

has been: ☒ Approved 11/13/2007
☐ Disapproved

Notes:

Department of Revenue File Number: 34-1882-2007

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: ☒ Change ☐ Proposed Change
The change is for:

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

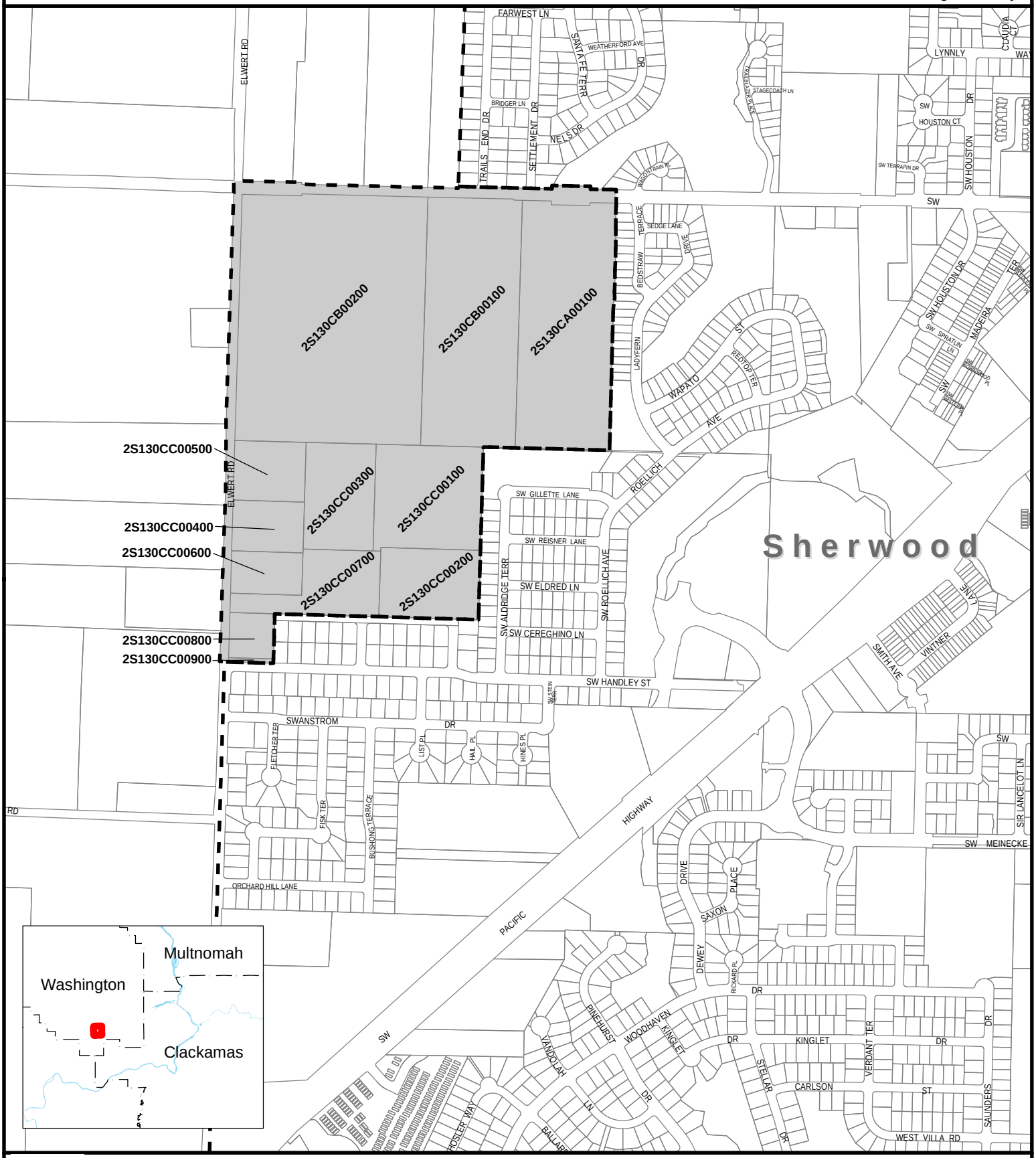
Proposal No. WA-3407

EXHIBIT B

2S1W30 NW1/4

Annexation to Clean Water Services

Washington County



Data Resource Center
600 NE Grand Ave
Portland, OR 97232-2736
(503) 797-1742
http://www.metro-region.org/drc

METRO

Sewer District

Area to be annexed

1:8,000

WA3407

Ken Martin Consulting
P.O. Box 29079
Portland, OR 97296-9079
(503) 222-0955

KMC

Exhibit A

Westlake consultants, inc | PLANNING | ENGINEERING | SURVEYING

ANNEXATION CERTIFIED
BY
AUG 16 2007
WASHINGTON COUNTY A & T
CARTOGRAPHY

Area 59, Sherwood School District
Annexation
Project No. 1990-01
January 5, 2007

PROPERTY DESCRIPTION

A tract of land located in west 1/2 of Section 30, Township 2 South, Range 1 West, and the east 1/2 of Section 25, Township 2 South, Range 2 West, Willamette Meridian, Washington County, Oregon; being all of that portion of the SW 1/4 of said Section 30, lying: north of COPPER MEADOWS subdivision, west of WYNDHAM RIDGE subdivision, west and north of WYNDHAM RIDGE NO. 2 subdivision, and west of MILLER'S LANDING and MILLER'S LANDING No. 2 subdivisions; together with the adjoining road right-of-ways, and being more particularly described as follows:

Beginning at point on west line of said Section 30, which bears North 0°01'53" West 166.60 feet from the Southwest corner thereof, and being at the intersection of said west line and a westerly extension of the south line of that tract conveyed by said Document No. 94-064960 (also being the north right-of-way line of S.W. Handley Street, 23-foot half width); thence, along a westerly extension of said south line, South 89°58'00" West 30.00 feet, to a line which is parallel with and 30-foot west of the west line of said Section 30 (the west right-of-way line of S.W. Elwert Road); thence, along said parallel line, North 0°01'53" West 2,499.07 feet, to a line which is parallel with and 35-foot north of the centerline of S.W. Edy Road (the north right-of-way line of S.W. Edy Road); thence along said northerly right-of-way the following ten courses:

North 89°45'38" East 366.37 feet, to an angle point (width change),
South 0°14'22" East 10.00 feet to an angle point, (25-foot north of the centerline of S.W. Edy Road)
North 89°45'38" East 813.42 feet, to an angle point (width change),
North 0°27'14" East 8.00 feet, to an angle point (33-foot north of the centerline of S.W. Edy Road, the south line of OREGON TRAIL subdivision),
North 89°45'38" East 386.67 feet, to an angle point in the right of way,
North 89°29'43" East 99.79 feet, to an angle point (width change),
North 0°30'17" West 17.00 feet, to an angle point, (50-foot north of the centerline of S.W. Edy Road)
North 89°29'43" East 200.00 feet, to an angle point (width change),
South 0°30'17" East 15.00 feet, to an angle point (35-foot north of the centerline of S.W. Edy Road), and
North 89°29'43" East 134.95 feet, to a point on a northerly extension of the west line of MILLER'S LANDING subdivision;

Pacific Corporate Center | 15115 sw sequoia parkway, suite 150, tigard, oregon 97224
www.westlakeconsultants.com | PH 503.684.0652 | FX 503.624.0157

thence along said northerly extension and the west line of MILLER'S LANDING subdivision, South 0°05'21" East 120.01 feet, to an angle point therein; thence continuing along said west line the following seven courses:

South 1°18'42" East 171.03 feet, to an angle point,
South 0°44'07" East 82.00 feet, to an angle point,
South 2°33'04" West 41.05 feet, to an angle point,
South 2°29'18" East 41.03 feet, to an angle point,
South 0°12'05" West 123.00 feet, to an angle point,
South 89°48'26" West 3.78 feet, to an angle point,
South 0°05'21" East 410.00 feet, to the northwest corner MILLER'S LANDING No. 2 subdivision;

thence along the west line of MILLER'S LANDING No. 2, South 0°05'21" East 365.25 feet, to the north line of WYNDHAM RIDGE NO. 2 subdivision; thence along the north line of WYNDHAM RIDGE NO. 2, South 89°47'57" West 652.48 feet, to the northwest corner thereof; thence along the west line of WYNDHAM RIDGE NO. 2 and the west line of WYNDHAM RIDGE subdivision, South 0°01'13" East 896.44 feet, to the north line of COPPER MEADOWS subdivision; thence along the north line of COPPER MEADOWS, South 89°58'00" West 1,057.08 feet, to the most northerly northwest corner thereof; thence along the west line thereof, South 0°01'53" West 256.63 feet, to an angle point; thence along the most westerly north line of COPPER MEADOWS, South 89°58'00" West 262.88 feet to the Point of Beginning.

Said described tract of land contains 91.423 acres, more or less.

Bearings are based on WYNDHAM RIDGE NO. 2.

ANNEXATION CERTIFIED
BY ATN
AUG 16 2007
WASHINGTON COUNTY A & T
CARTOGRAPHY

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 25, 1990
GARY R. ANDERSON
2434

Rev. 12/31/07

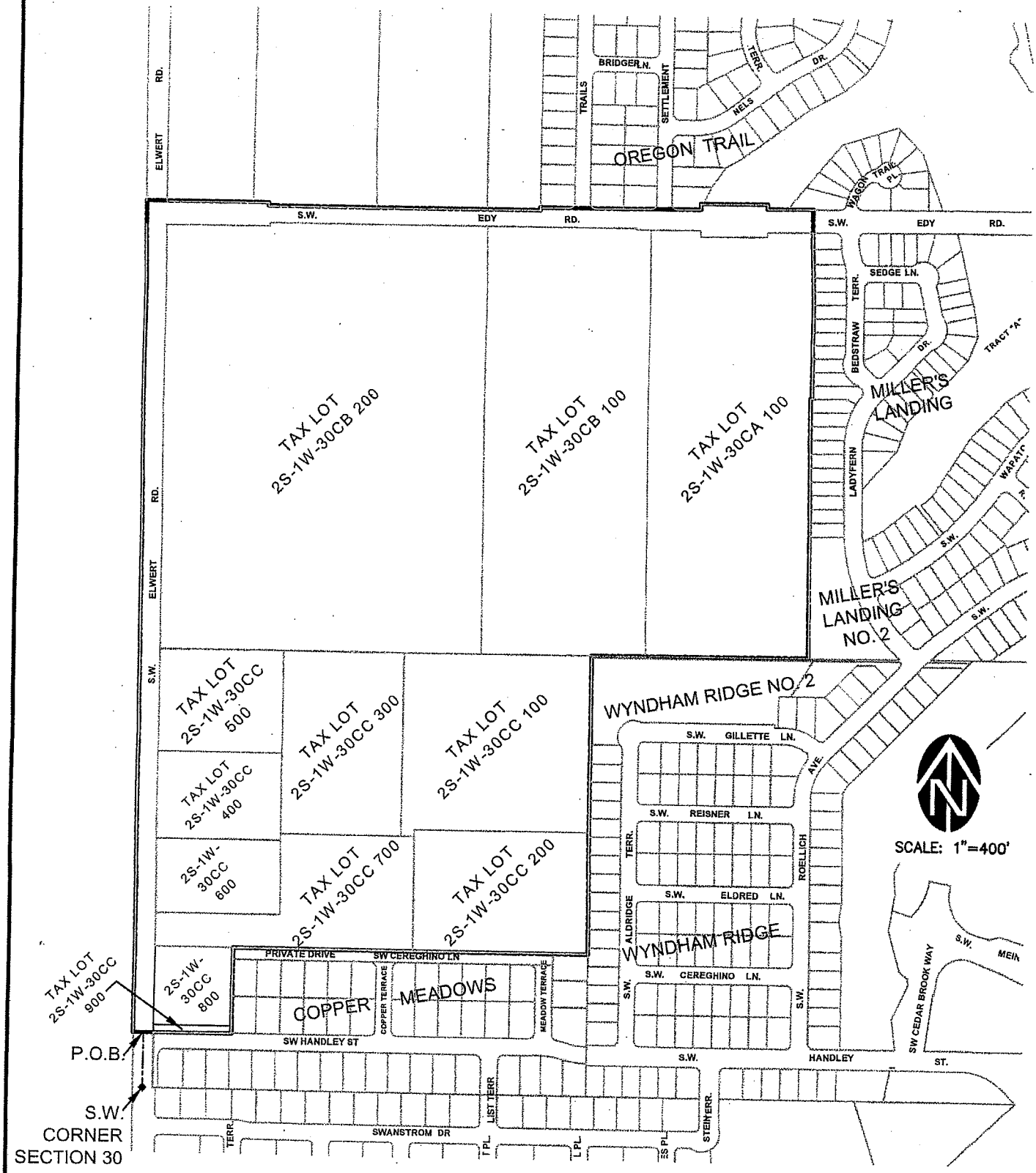


EXHIBIT OF ANNEXATION

AREA 59, SHERWOOD SCHOOLS

SW 1/4 SECTION 30, T. 2 S., R. 1 W., W.M.
WASHINGTON COUNTY, OREGON

DATE	1/05/07
DRAWN BY	GRA
CHECKED BY	
REVISIONS	
JOB NO.	1990-01

WESTLAKE CONSULTANTS INC.

ENGINEERING ◆ SURVEYING ◆ PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224

(503) 684-0652
FAX (503) 624-0157

94 064960

Washington County

STATE OF OREGON
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 9406496C
Rect: 125753 38.00
07/07/1994 02:22:12PM

10
8
20

FORM No. 963—WARRANTY DEED—STATUTORY FORM (Individual Grantor). STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97201

OK

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

DAVID HONG and YOUNG O. HONG, husband and wife, and KYOUNG SOOK K CHANG, as tenants in common, Grantor, conveys and warrants to STEVE REYNOLDS and JOAN REYNOLDS, husband and wife, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to-wit:

SEE EXHIBIT A attached hereto

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except
items of public record

The true consideration for this conveyance is $1,500.00 (Here comply with the requirements of ORS 93.030)

Dated this ..... day of June, 19 94

David Hong
DAVID HONG

Young O. Hong
YOUNG O. HONG

Kyoung Sook K Chang
KYOUNG SOOK K CHANG

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Multnomah ss.
This instrument was acknowledged before me on June 20, 1994
by KYOUNG SOOK K CHANG

(SEAL) OFFICIAL SEAL
LOUISE C. TURNER
NOTARY PUBLIC-OREGON
COMMISSION NO 013907
MY COMMISSION EXPIRES MAY 31 1996

Louise C. Turner
Notary Public for Oregon
My commission expires 5/31/96

WARRANTY DEED

DAVID & YOUNG HONG AND
KYOUNG SOOK K CHANGE GRANTOR

STEVE & JOAN REYNOLDS GRANTEE
21880 SW Elwert Rd., Sherwood, OR 97140
GRANTEE'S ADDRESS, ZIP

After recording return to:

RON D FERGUSON, ESQ.
P.O. BOX 909
TUALATIN, OR 97062

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

STEVE & JOAN REYNOLDS
21880 SW ELWERT RD.
SHERWOOD, OR 97140

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of ..... ss.

I certify that the within instrument was received for record on the ..... day of ....., 19....., at ..... o'clock ..... M., and recorded in book/reel/volume No..... on page ..... or as fee/file/instrument/microfilm/reception No....., Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By ..... Deputy

2

JUL 0 7 1994

New Parcel

Document No. EXHIBIT "A"

A portion of a tract of land lying in the Southwest quarter of Section 30, Township 2 South, Range 1 West of the Willamette Meridian, said tract being described in a deed to David Hong and Kyoung Sook K. Chang and recorded as Document No. 90018721, Deed Records of Washington County, Oregon. Said portion being more particularly described as follows;

Commencing at the Southwest corner of Section 30; thence, North along the West line of said Section 30 a distance of 188.6 feet to the Westerly Northwest corner of that tract of land described in a deed to David Hong and Kyoung Sook K. Chang, said deed being recorded as Document No. 90018721, Washington County Clerks office, Oregon, said point being the Southwest corner of that tract of land described in a deed to Steven Bert Reynolds, said deed being recorded as Document No. 870467187, Washington County, Oregon, deed records; said point also being the Point of Beginning; thence, along the South line of said Reynolds tract North 89 59' East a distance of 263.0 feet; thence, South, parallel to said West line of Section 30 a distance of 22.0 feet; thence, North 89 59' West, parallel to the South line of said Reynolds tract a distance of 263.0 feet to the West line of said Section 30; thence, North, along said West line of Section 30 a distance of 22.0 feet, more or less, to the Point of Beginning.

Excepting therefrom that part lying within City streets or County roads.

State of California
County of Los Angeles } SS.

On this the 13th day of June 19 84, before me, the undersigned Notary Public, personally appeared

David Hong and Young O. Hong

known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

OFFICIAL NOTARY SEAL
STANLEY S. OHN
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JUL 20,1994

Stanley S. Ohn

3

GENERAL ACKNOWLEDGMENT FORM 7110 041

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • Woodland Hills, CA 91364

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

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

Agenda Title: **CONSIDER THE ANNEXATION OF PROPERTY ENCOMPASSING APPROXIMATELY 85 ACRES TO CLEAN WATER SERVICES DISTRICT (WA-3407)**

Presented by: Brent Curtis, Planning Division Manager

SUMMARY:

The county received a request to annex twelve parcels to the Clean Water Services District. The properties are located at the southeast corner of SW Elwert Road and SW Edy Road intersection, in the City of Sherwood. They are further identified as tax map and lot number 2S130CA/100, 2S130CD/100 & 200, 2S130CC/100-900 (see Exhibit B).

On March 6, 2007, the City of Sherwood City Council approved the annexation of the subject area into the City (Resolution 2007-015) and sent the proposal to city voters as required by the City Charter. On June 19, 2007 the Sherwood City Council certified the affirmative results of the election (Resolution 2007-047) and the annexation was filed with the Oregon Secretary of State as required by statue. Annexation of the property into the City serves as the City's endorsement.

Notice of today's hearing has been made in accordance with state statutory requirements. The staff report will be provided to you prior to the hearing and it will also be available at the clerk's desk. A Resolution and Order approving the annexation is attached to the agenda.

Attachments: Resolution and Order which includes:

1. Findings (Exhibit A)
2. Site Map (Exhibit B)
3. Legal Description (Exhibit C)

DEPARTMENT'S REQUESTED ACTION:

Conduct the public hearing to consider the annexation of the subject properties into the Clean Water Services District. Adopt a Resolution and Order approving the annexation with the approval becoming effective immediately.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

100-601000 RO 07- 75

Agenda Item No.	4.a.
Date:	10/23/07

IN THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

In the Matter of Approving Boundary	)	RESOLUTION AND ORDER
Change Proposal No. WA-3407	)	No. 07-175

The above-entitled matter (WA-3407) came before the Board at its regular meeting on October 23, 2007; and

It appearing to the Board that this proposal involves the annexation of twelve tax lots (2S130CA/100; 2S130CB/100 & 200; 2S130CC/ 100 – 900) located on the southeast corner of the SW Elwert Road and SW Edy Road intersection, in the City of Sherwood to the Clean Water Services District; and

It appearing to the Board that WA-3407 was initiated by a consent petition of the property owners and registered voters and meets the requirement for initiation set forth in ORS 198.855 (3), ORS 198.750 and Metro Code 3.09.040 (a); and

It appearing to the Board that the proposal has not been contested by any necessary party; and

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

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

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

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

RESOLVED AND ORDERED that Boundary Change Proposal No. WA-3407, as described in the staff report, is hereby approved, based on the analysis, findings and conclusions set forth in Exhibit A, incorporated herein by reference; and it is further

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

RESOLVED AND ORDERED that the minor boundary change approval shall be effective immediately; and it is further

RESOLVED AND ORDERED that the County Administrator or his designees shall take all necessary steps to effectuate this proposal.

DATED this 23rd day of October, 2007.

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

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

Roy R. Rogers
CHAIRMAN

Maria Langlois
RECORDING SECRETARY

Date Signed: 10/23/07

Approved as to form:

Sr. County Counsel for
Washington County, Oregon