

Final Documents

for
Annexation to
Hillsboro

WA4207

Ordinance: 5782

Annexation: AN 6-07

DOR: 34-1880-2007

Secretary of State: AN 2007-0338

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 19, 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 16, 2007, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
5782 (City of Hillsboro)	AN 2007-0338
5803 (City of Hillsboro)	AN 2007-0339
2007-17 (City of Tigard)	AN 2007-0340

For your records please verify the effective date through the application of ORS 199.519.

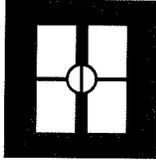
Our assigned file number(s) are included in the above information.

Sincerely,

Linda Bjornstad
Official Public Documents

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

CITY OF HILLSBORO



BOUNDARY CHANGE SUBMISSION FORM **FINAL METRO APPROVAL**

DATE: November 7, 2007

TO:

Metro
Data Resource Center
Attn: Joanna Mensher
600 NE Grand Avenue
Portland, OR 97232-2736
Phone: (503) 797-1591

FROM:

City of Hillsboro
Planning Department
Attn: Dawn Duray
150 E. Main Street
Fourth Floor
Hillsboro, OR 97123
Phone: (503) 681-6154
Fax: (503) 681-6245

RE: File Number AN 6-07: Toman

ATTACHED PLEASE FIND:

Final certified ordinance including exhibits: findings & legal description
Final maps
 Full Size County Tax Assessor Map(s) - Certified
 Site Vicinity Map
Filing fee
Final Letter of DOR approval

This is being sent to you as required by Metro Code 3.09.030(e).

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 Hillsboro
 Planning Department
 150 E Main St, 4th floor
 Hillsboro, OR 97123

Description and Map Approved
October 29, 2007
As Per ORS 308.225

Description Map received from: CITY
 On: 10/23/2007

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

ANNEX TO CITY OF HILLSBORO; WITHDRAW FROM SEVERAL DISTRICTS
 (TOMAN)

ORD. #5782 (AN 6-07)

has been: Approved 10/29/2007
 Disapproved

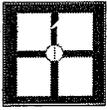
Notes:

Department of Revenue File Number: 34-1880-2007

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



AN 6-07 & ZC 11-07: TOMAN



REQUEST FOR ANNEXATION OF ONE PROPERTY APPROXIMATELY 1.17 ACRES IN SIZE INTO THE CITY LIMITS AND ASSOCIATED CITY-INITIATED ZONE CHANGE FROM COUNTY R-9 (NINE UNITS PER ACRE) TO R-7 SINGLE FAMILY RESIDENTIAL.



ORDINANCE NO. 5782

AN 6-07: TOMAN

AN ORDINANCE ANNEXING A CERTAIN TRACT OF LAND INTO THE CITY LIMITS OF HILLSBORO AND WITHDRAWING THE TRACT FROM THE TERRITORIES OF WASHINGTON COUNTY RURAL FIRE PROTECTION DISTRICT NO. 2, WASHINGTON COUNTY SERVICE DISTRICT FOR ENHANCED LAW ENFORCEMENT, WASHINGTON COUNTY SERVICE DISTRICT FOR URBAN ROAD MAINTENANCE, AND WASHINGTON COUNTY SERVICE DISTRICT NO. 1 FOR STREET LIGHTS, AND DECLARING AN EMERGENCY.

WHEREAS, the City received a complete petition from the property owners of a certain tract of land, described in Exhibit A attached to this Ordinance, requesting that the property be annexed into the city limits of Hillsboro;

WHEREAS, the petition represented 100 percent of the property owners of the territory requesting to be annexed into the city limits of Hillsboro as required by ORS 222.125 in order to consent to an annexation;

WHEREAS, the tract of land is contiguous to the City and can be served by City services;

WHEREAS, as permitted by ORS 222.120(2) and Metro Code Sections 3.09.045(a) the City Council dispenses with submitting the question of the proposed annexation to the electors of the City for their approval or rejection;

WHEREAS, the tract of land is located within the Hillsboro Urban Service Area identified in the Hillsboro Urban Service Agreement (April, 2003) between and among the City of Hillsboro, Washington County, the City of Beaverton, Metro and several special service districts and is contemplated by the Agreement ultimately to become a part of the City of Hillsboro by eventual annexation of the tract of land to the City of Hillsboro;

WHEREAS, the tract of land lies within the following districts: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District #1 for Street Lights;

WHEREAS, notice of the proposed annexation and withdrawals has been published, mailed and posted in the manner provided by law;

WHEREAS, the City Council conducted a public hearing on this matter on October 16, 2007, and does hereby favor the annexation of the subject tract of land and withdrawals from the districts based on the findings attached hereto as Exhibit B;

WHEREAS, the annexation and withdrawals are not contested by any necessary party;

NOW, THEREFORE, THE CITY OF HILLSBORO DOES ORDAIN AS FOLLOWS:

Section 1. The tract of land, described in Exhibit A, is declared to be annexed to the City of Hillsboro, Oregon.

Section 2. The tract of land annexed by this ordinance and described in Section 1 is withdrawn from the following districts upon the effective date of the annexation: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District #1 for Street Lights.

Section 3. The findings attached as Exhibit B are adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(f) and ORS 222.005. The annexation and withdrawals shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.

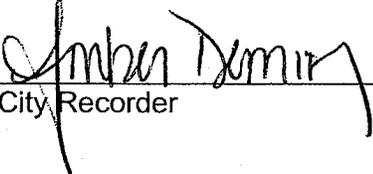
Section 4. Inasmuch as it is necessary that this annexation become effective soon, so as to avoid unnecessary hardship to the property owners and allow for the immediate provision of City services, an emergency is declared to exist and this ordinance shall become effective immediately upon its passage by the Council and approval by the Mayor.

Passed by the Council this 16th day of October, 2007.

Approved by the Mayor this 16th day of October, 2007.



Mayor

ATTEST: 

City Recorder

City of Hillsboro
Annexation 6-07: Toman
legal description
NS, July 11, 2007

Exhibit 'A'

A tract of land in the northeast quarter of Section 25, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Commencing at the northeast corner of Lot 13 of Milne Acres, a duly recorded subdivision in said county;

thence South $89^{\circ}52'$ West, along the north line of said lot, a distance of 147.0 feet to the northeast corner of that tract of land conveyed to Bradley K. Toman and Cynthia J. Toman by deed recorded February 25, 1980 as Document No. 80-6394 in Deed Records of said county, said point being the true point of beginning;

thence South $89^{\circ}52'$ West, along the north line of said tract, a distance of 435.6 feet to the northwest corner thereof;

thence South, along the west line of said tract and the west line of that tract of land conveyed to Bradley K. Toman and Cynthia J. Toman by deed recorded November 17, 1983 as Document No. 83-42591 in Deed Records of said county, a distance of 117.0 feet to the southwest corner of the latter said Toman Tract;

thence North $89^{\circ}52'$ East, along the south line of said tract, a distance of 435.6 feet to the southeast corner thereof;

thence North, along the east lines of said Toman Tracts, a distance of 117.0 feet to the point of beginning.

ANNEXATION CERTIFIED

BY *dh*

JUL 20 2007

WASHINGTON COUNTY A & T
CARTOGRAPHY

35065.00

WARRANTY DEED-STATUTORY FORM
INDIVIDUAL GRANTOR

80006394

EVANGELYN K. HUNTINGTON

Grantor,

conveys and warrants to BRADLEY K. TOMAN and CYNTHIA J. TOMAN, 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:

Beginning at a point on the North line of Lot 13, MILNE ACRES, in Washington County, Oregon, at the Northwest corner of that tract conveyed to Arthur R. Huntington and wife by Deed Book 231, page 495; thence South on the West line of said Huntington Tract, 100 feet; thence East parallel with the North line of said Lot 13, a distance of 435.6 feet; thence North parallel with the West line of said Huntington Tract, 100.0 feet to the North line of said Lot 13; thence West on said North line 435.6 feet to the place of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except statutory powers and assessments of the Tualatin Valley Irrigation District.

The true consideration for this conveyance is \$ 64,800.00 (Here comply with the requirements of ORS 93.030)

Dated this 21st day of February, 1980

Evangelyn K. Huntington
Evangelyn K. Huntington

STATE OF OREGON, County of Washington) ss. February 21, 1980

Personally appeared the above named Evangelyn K. Huntington

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *Virginia Willott*

(OFFICIAL SEAL)

Notary Public for Oregon—My commission expires: November 27, 1981.

After recording return to:

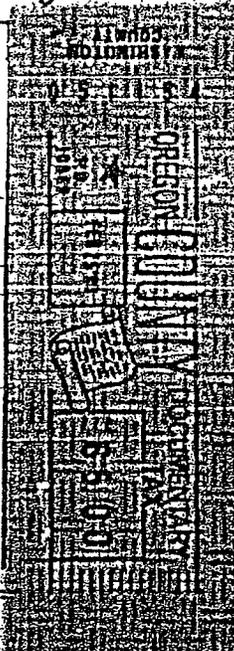
Bradley K. & Cynthia J. Toman
31400 Camp Ireland Road
Hillsboro, Oregon 97123

NAME, ADDRESS, ZIP

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

Bradley K. & Cynthia J. Tomah
31400 Camp Ireland Road
Hillsboro, Oregon 97123

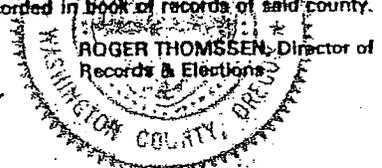
NAME, ADDRESS, ZIP



STATE OF OREGON
County of Washington

ss [Signature]

I, Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in Book of records of said county.



*SP/X
3/C*

INDEXED

1980 FEB 25 PM 3:12

Recorded by Chicago Title 5944-71404

KNOW ALL MEN BY THESE PRESENTS, That Gabriel G. Kubichek

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bradley K. and Cynthia J. Toman... hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit: beginning at a point on the north line of lot 13, Milne Acres, in Washington County, Oregon, at the northwest corner of that tract conveyed to Arthur R. Huntington and Velva E. Huntington by deed book 231, page 495; then south on the west line of said Huntington tract, 100.0 feet to the true point of beginning; then east parallel with the north line of said lot 13, a distance of 435.6 feet; thence south parallel with the west line of said Huntington tract, a distance of 17.0 feet; then west parallel with the north line of said lot 13, a distance of 435.6 feet; then north on the west line of said Huntington tract 17.0 feet to the place of beginning.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1500.00. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of October, 1983; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Handwritten signature and date: 10/14/83

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Washington, October 14, 1983

STATE OF OREGON, County of Washington, 1983

Personally appeared Gabriel G. Kubichek, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Gabriel G. Kubichek and acknowledged the foregoing instrument to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon Kimberly Alexander My commission expires: 1-20-85

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Gabriel G. Kubichek 3585 N.W. 313th Ave. Hillsboro, Oregon 97124

GRANTOR'S NAME AND ADDRESS Bradley K. & Cynthia J. Toman 31400 N.W. Camp Ireland Road Hillsboro, Oregon 97124

GRANTEE'S NAME AND ADDRESS After recording return to Bradley K. & Cynthia J. Toman

NAME, ADDRESS, ZIP Shall a change in requested all tax statements shall be sent to the following address. Bradley K. & Cynthia J. Toman

STATE OF OREGON County of Washington SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Notary Public for Oregon Donald W. Mason, Director of Assessment and Taxation, Ex-Officio Chief Deputy Clerk

SPACE RESER FOR RECORDER'S

Handwritten: 500/c

1983 NOV 17 PH 1:04

KNOW ALL MEN BY THESE PRESENTS, that I, Arthur R. Huntington and Velva E. Huntington, husband and wife

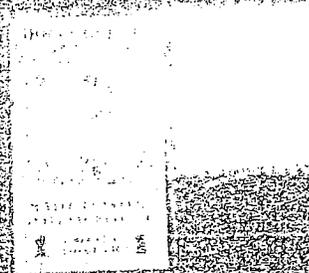
in consideration of ten and no/100ths of the value of the premises hereinafter described

do hereby grant, bargain, sell and convey unto the said Arthur R. Huntington and Velva E. Huntington, husband and wife

Huntington, husband and wife

all that certain lot and portion of the following real property with the improvements, hereditaments and appurtenances situated in the County of Washington and State of Oregon, bounded and described as follows to-wit:

Beginning at the northeast corner of Tract No. 13, Five Acres, and running thence west, along the north line of said Tract No. 13 500.0 feet; thence south to the south line of said Tract No. 13; thence east to the southeast corner of said Tract No. 13; thence north to the northeast corner of said Tract No. 13, the place of beginning, containing Five Acres, more or less.



To Have and to Hold, the above described and granted premises unto the said Arthur R. Huntington and Velva E. Huntington, husband and wife,

their heirs and assigns forever

And L. H. Adkinson and Katherine Adkinson, husband and wife, as grantors

above named do covenant to and with the above named grantees that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,

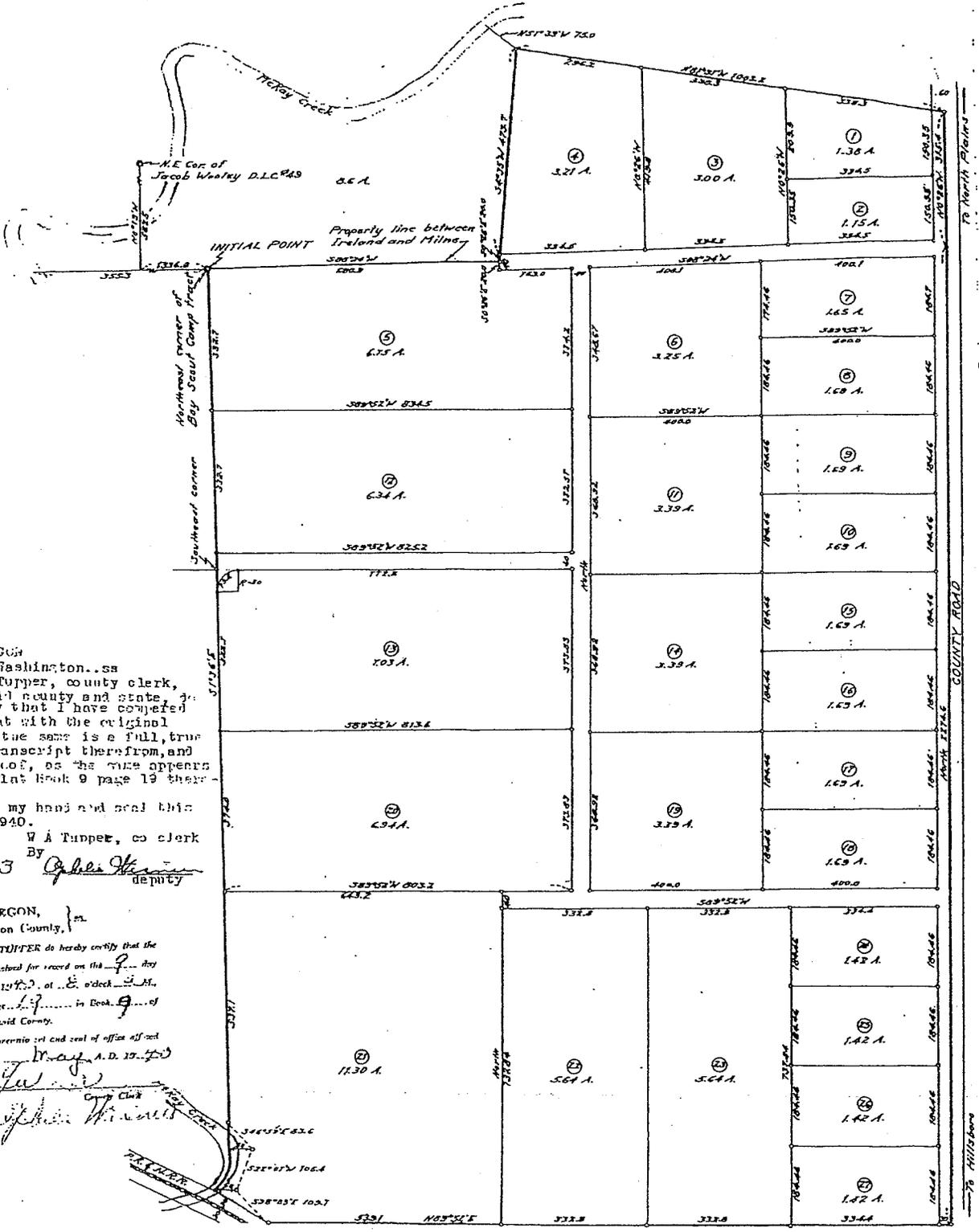
and that they, their heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

Witness their hand and seal this 10th day of June 1944
Executed in the Presence of

MILNE ACRES

Situated in Sections 24 & 25, T1N, R3W, W.M.

Scale 1" = 200'



STATE OF OREGON
 County of Washington...ss
 I, W.A. Tupper, county clerk,
 in and for said county and state, do
 hereby certify that I have compared
 the within plat with the original
 thereof, that the same is a full, true
 and correct transcript therefrom, and
 the whole thereof, as the same appears
 of record in Plat Book 9 page 19 there-
 of.
 Witness my hand and seal this
 9 day of May 1940.
 W A Tupper, co clerk
 By *Opelia H. ...*
 deputy

STATE OF OREGON,
 Washington County, }
 W. A. TUPPER do hereby certify that the
 attached plat was returned for record on the 9th day
 of May 1940, at 10:00 o'clock A.M.,
 and returned to Page 19 in Book 9
 Records of Plats of said County.
 Witness my hand in person and seal of office at and
 this 9 day of May A.D. 1940
W. A. Tupper
 County Clerk
Opelia H. ...
 deputy



APP
 APP
 APP
 APP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:-

That we, Elizabeth M. Ireland, a single woman, Joseph L. Course and Effie Course, husband and wife, and John Milne, a single man, are the owners in fee simple of the lands in Sections 24 and 25, T11N, R34W, M1E, as shown on the attached plot, and more particularly described in the Surveyor's Certificate herunto attached, and have caused the same to be surveyed and plotted into lots and streets as shown on the plat herunto attached and to be hereby "MILNE ACRES", and that we hereby dedicate all streets and roads as shown thereon to the public for public use forever.

Witness	<u>[Signature]</u>	Elizabeth M. Ireland	Seal
Witness	<u>Fred L. Chase</u>	Joseph L. Course	Seal
Witness	<u>[Signature]</u>	Effie Course	Seal
Witness	<u>A. E. [Signature]</u>	John Milne	Seal

State of Oregon }
 County of Washington } s.s.
 This is to certify that on this 27th day of April, 1940, before me, a Notary Public in and for the County of Washington, State of Oregon, personally appeared the within named Elizabeth M. Ireland, Joseph L. Course, Effie Course, and John Milne, who are known to me to be the identical persons named in, and who executed the foregoing instrument and who acknowledged to me that they executed the same freely and voluntarily and for the purposes therein set forth.

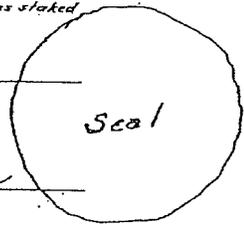
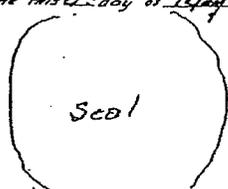
Witness my hand and official seal this day and year last above mentioned.
[Signature]
 Notary Public
 My Commission expires Feb. 14 - 1942

SURVEYOR'S CERTIFICATE

State of Oregon }
 County of Washington } s.s.
 I, L. L. MacIntyre, County Surveyor for Washington County, Oregon, hereby certify that during April 1940, I accurately surveyed, subdivided, and plotted into lots and streets, the following described tract of land in Sections 24 & 25, T11N, R34W, M1E, Washington, County, Oregon, to wit:-
 Beginning at the INITIAL POINT, a 2" x 36" iron pipe driven 6" below the surface of the ground at a point from which the northeast corner of the Jacob Woolley D.L.C. #49 bears S88° 24' W 1336.8 feet and N0° 13' W 587.5 feet; thence from the above described point of beginning S1° 36' E 2020 feet more or less to the center of McKay Creek; thence in the center of McKay Creek 125 feet more or less to the northerly right of way line of the Pac. Ry. & Nav. Co. R.R. & right of way; thence along said right of way line on a curve to the right 150 feet more or less to a point; thence N89° 52' E 1563.1 feet to a point in the center of the County Road; thence in the center of said road North 2274.6 feet to a point; thence continuing in the center of said road N0° 26' W 315.4 feet to a point; thence N61° 31' W 1003.2 feet to a point; thence S7° 55' E 473.7 feet to a point; thence S0° 25' E 20.0 feet to a point; thence S88° 24' W 680.9 feet to the place of beginning.

That the attached plot is a true and correct representation of lots and streets as staked upon the ground with iron pipes at all lot corners.

[Signature]
 Subscribed and sworn to before me this 27th day of April, 1940.
[Signature]
 County Clerk



Approved May 8 1940 [Signature] County Judge
 Approved May 8 1940 [Signature] County Surveyor
 Approved May 8 - 1940 [Signature] Commissioner
 Taxes paid from 1930 to 1940 inclusive [Signature] Sheriff
 Approved May 8 1940 [Signature] Commissioner
 by [Signature] Tax Deputy
 Approved May 14 - 1940 [Signature] County Assessor
 Attest this 27th day of May, 1940 [Signature] County Clerk
[Signature]

EXHIBIT B

FINDINGS IN SUPPORT TOMAN ANNEXATION FILE NO. AN 6-07

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

Two petitioners representing one property requested City Council approval for annexation of approximately 1.17 acres into the city limits of Hillsboro.

The property under consideration is located generally south of NW Camp Ireland Street, west of NW 313th Avenue, and north of NW Lenox Street. The property can be specifically identified as Tax Lot 1600 on Washington County Tax Assessor's Map 1N3-25AB and is addressed as 31400 NW Camp Ireland Street. The total Measure 50 Base Value is \$124,300.

The site slopes gradually towards the southwest. A single family residence, an associated outbuilding and numerous trees are located on the lot.

NW Camp Ireland Street is identified as a local residential street and NW 313th Avenue is identified as a Neighborhood Route in the City of Hillsboro Transportation System Plan (TSP).

The City of Hillsboro Goal 5 Natural Resource Inventory identifies Significant Natural Resources and associated impact area on the western portion of the site. The entire lot is within the 250-foot area of potential impact on the Clean Water Services Sensitive Areas Pre-Screen Map.

II. PROCEDURAL REQUIREMENTS

In accordance with ORS 222.125 the petition for annexation from the property owners constituted 100 percent of the property owners and at least 50 percent of the registered voters residing on the property. Notice of the proposed annexation was given as specified by Metro Code Chapter 3.09.030 and ORS 222.120. A staff report was prepared and available 15 days prior to the hearing as stipulated by Metro Code Chapter 3.09.050. A public hearing on the matter was conducted by the City Council on August 7, 2007.

III. APPLICABLE APPROVAL CRITERIA

Metro Code Chapter 3.09.050(d) specifies the minimum review criteria for a proposed annexation. The six minimum applicable criteria are as follows:

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

FINDING: There is currently a Hillsboro Urban Service Provider Agreement in place for this area, dated April 2, 2003, as required by ORS 195.065 (Senate Bill 122). The units of local government which have entered into this agreement are as follows: Washington County; City of Hillsboro; City of Beaverton; Metro; Clean Water Services; TriMet; Tualatin Valley Park and Recreation District; Tualatin Valley Fire and Rescue District; Tualatin Valley Water District; and Washington County Fire District No. 2. The annexation is consistent with the applicable provisions of the Agreement, specifically Section 1 Roles and Responsibilities(C) and (E).

- 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;*

FINDING: The property is identified as being within Urban Area A of the Urban Planning Area Agreement (UPAA) between Washington County and the City of Hillsboro, adopted on December 15, 1998. Pursuant to that agreement, "the City shall regulate the conversion of vacant land to urban uses in Urban Area A through the extension of water and sewer service, land partitioning requirements, provision of transportation facilities and annexations within the area. Land within Urban Area A shall not be converted to urban uses prior to annexation to the City." Section IV (A) of the UPAA also specifies that "all land in Area A shall annex to the City prior to development. As used in this subsection, "development" includes the construction of any residential dwelling unit structure or related accessory structures." Annexation of this property would be consistent with the UPAA, and allow the petitioners the ability to further develop the property.

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

FINDING: The annexation would be consistent with the following Comprehensive Plan policies and implementation measures:

Section 2. Urbanization Policy (III)(A) Urbanization within the planning area shall be consistent with the goals and policies of this Plan. Development shall occur according to the availability of urban services and within the context of the Urban Planning Area Agreement. The City and other government agencies shall encourage property owners to maintain the present rural use and character of undeveloped or underdeveloped lands within the Hillsboro Planning Area until such land is required and proposed for urban use and the necessary urban services are available.

Section 2. Urbanization Implementation Measure (IV)(A)(5) The infill of vacant, bypassed lands, between areas of development, at an urban level, shall be encouraged. Appropriate measures shall be taken to insure that new development in infill areas is compatible with existing developed areas. The City will support a proposed annexation of infill areas and allow subsequent development to occur under the clear and objective standards in its implementing ordinances, including the Zoning and Subdivision ordinances.

Section 2. Urbanization Implementation Measure (IV)(G) All land in the Hillsboro Planning Area is assumed to be available for annexation and/or development, consistent

with the Comprehensive Plan, zoning, subdivision regulations, and the Urban Planning Area Agreement.

Section 12. Public Services Implementation Measure (V)(C)(2) The City shall require properties to annex to the City prior to the provision of sanitary sewer service.

Section 12. Public Services Implementation Measure (V)(I)(2) The City shall require properties in the urban area to annex to the City prior to the provision of water service.

In particular, the annexation would be consistent with Section 2. Urbanization Implementation Measure (IV)(A)(5), supporting the annexation of infill areas; and Section 2. Urbanization Implementation Measure (F), all land in the Hillsboro Planning Area is assumed to be available for annexation.

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

FINDING: The annexation would be consistent with regional framework and functional plans. The City's current plan designation for the property is RL- Low Density Residential, which is consistent with the regional urban growth goals and objectives. The property has been recommended for R-7 Single Family Residential zoning, and the City Council will consider the recommended zone immediately following approval of the annexation (ZC 11-07).

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

FINDING: There is an eight-inch City water line located in the NW Camp Ireland right-of-way, adjacent to the site. There is a ten-inch sanitary sewer line located in the NW Camp Ireland right-of-way, adjacent to the site, which terminates from the west, short of the full length of the site. There is a ten-inch sanitary sewer line located in the NW 4th Avenue right-of-way that extends south through the western portion of the site. There is an eighteen-inch City storm sewer line located in the NW Camp Ireland right-of-way, adjacent to the site.

Fire and police protection would be provided by the City of Hillsboro and the property would be withdrawn from the Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District No. 1 for Street Lights as of the effective date of the annexation.

Annexation of the subject property would not interfere with the provisions of public facilities and services.

- 6) *Consistency with other applicable criteria for the boundary change in question under state and local law.*

FINDING: Pursuant to ORS 222.524, the City of Hillsboro has determined that withdrawal of the property from the Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington

County Service District for Urban Road Maintenance; and Washington County Service District No. 1 for Street Lights is in the best interest of the City.

IV. TESTIMONY FROM NECESSARY PARTIES

No written testimony was received prior to or at the public hearing from a necessary party as defined in Metro Code Chapter 3.09.020(j), nor was oral testimony received by the City Council from a necessary party at the public hearing.

V. ADDITIONAL MATERIALS CITED BY REFERENCE AND INCLUDED IN FINDINGS

- Staff Report dated July 23, 2007.

FILE NO.: AN 6-07
Toman

CERTIFICATION OF PROPERTY OWNERS OF
AT LEAST ONE-HALF LAND AREA

I hereby certify that the names on the attached petition are owners of property as identified by the tax lot described in the petition.

These signatures represent at least one-half of the land area within the annexation or withdrawal area described in this petition.

NAME Heather LaBonte
TITLE Cartographer Assistant
DEPARTMENT A&T Cartography
COUNTY OF Washington
DATE 7/20/07

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I certify that the description of property included within the attached petition has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME Heather LaBonte
TITLE Cartographer Assistant
DEPARTMENT A&T Cartography
COUNTY OF Washington
DATE 7/20/07

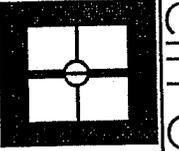
ANNEXATION CERTIFIED

BY dh

JUL 20 2007

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

CITY OF HILLSBORO



PETITION FOR ANNEXATION TO THE CITY OF HILLSBORO, OREGON

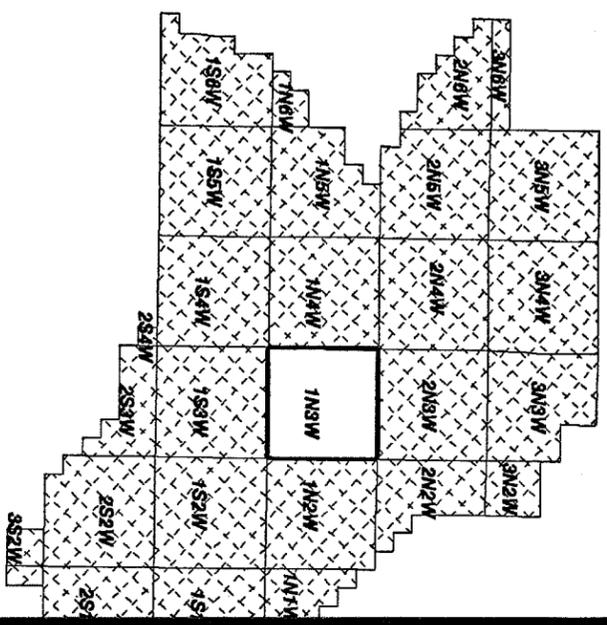
TO: The Council of the City of Hillsboro, Oregon

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Hillsboro.

SIGNATURE	PRINTED NAME	I AM A:			ADDRESS	TAX MAP	TAX LOT	PRECINCT NO.	DATE
		PO	RV	OV					
<i>Bradley K. Toman</i>	BRADLEY K. TOMAN	X	X	X	31400 NW Camp Ireland ST.	1N325AB	1600	345	6/25/07
<i>Cynthia J. Toman</i>	CYNTHIA J. TOMAN	X	X	X	31400 NW Camp Ireland	1N325AB	1600	345	6/25/07

*PO = PROPERTY OWNER
 RV = REGISTER VOTER
 OV = OWNER VOTER
 Revised: March 1, 2006

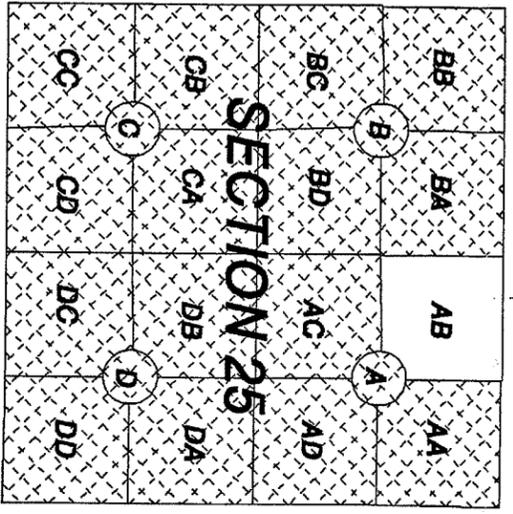




WASHINGTON COUNTY OREGON
 NW1/4 NE1/4 SECTION 25 T1N R3W W
 SCALE 1" = 100'

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

FOR ADDITIONAL MAPS VISIT OUR WEBSITE
www.co.washington.or.us



Cancelled Taxlots For: 1N325AB
 APR01 2001 2600 2300 2400 2500 3000 1000 1100 1200,
 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200

BY CK
 JUL 20 2007
 WASHINGTON COUNTY A&T
 CARTOGRAPHY

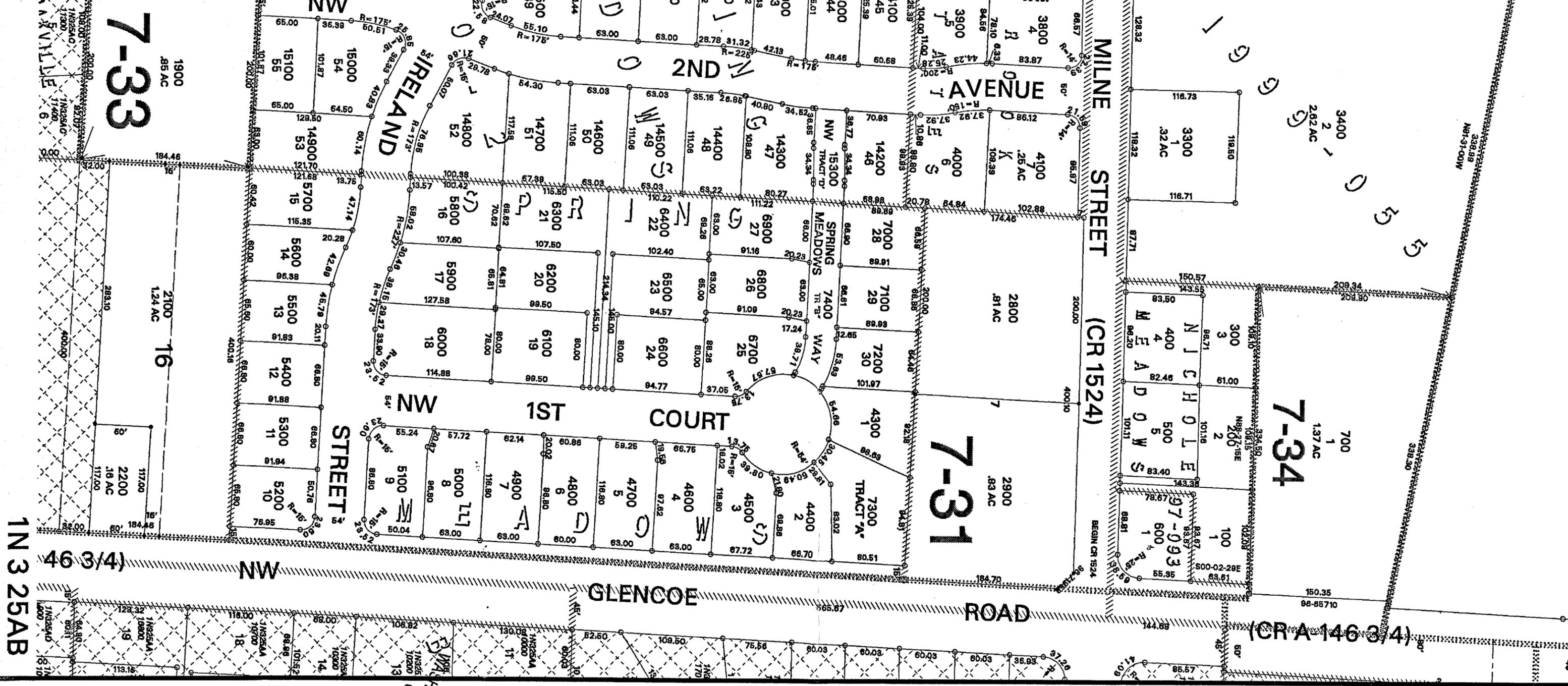
WASHINGTON COUNTY

 ASSESSMENT
 CARTOGRAPHY
 TAXATION

PLOT DATE: May 07, 2007
 FOR ASSESSMENT PURPOSES
 ONLY - DO NOT RELY ON
 FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

HILLSBORO
 1N3 25AB



7-33

7-34

7-31

1N3 25AB

46 3/4)

1N3 25AB