Final Documents

for

Annexation to

Tualatin Valley Water District

WA4707

Res/Order: 08-16

DOR: 34-1897-2008

Secretary of State: SD 2008-0044

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

April 2, 2008

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 April 2, 2008, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
08-16	SD 2008-0044
08-17	SD 2008-0045
08-18	SD 2008-0046
08-19	SD 2008-0047
08-36	SD 2008-0048
08-37	SD 2008-0049
4475 (Beaverton)	AN 2008-0078
4476 (Beaverton)	AN 2008-0079

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 34-1897-2008

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

Tualatin Valley Water Dist.
Budget Officer
PO Box 745
Beaverton, OR 97075

Description and Map Approved
March 21, 2008
As Per ORS 308.225

☒ Description ☒ Map received from: METRO
On: 3/10/2008, 3/19/2008

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

ANNEX TO TUALATIN VALLEY WATER DISTRICT (WA4707)

RES. AND ORDER #08-16

has been: ☒ Approved 3/21/2008
☐ Disapproved

Notes:

TYPO in Lines 13, 27 & 29: O'BRIENS ACRES should be O'BRIEN ACRES.
TYPO in Line 15 of RES.& ORDER #08-16: 401 should be 402.

Department of Revenue File Number: 34-1897-2008

Prepared by: Elise Bruch, 503-945-8344

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

2UT
Plan

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – Department of Land Use & Transportation (CPO 3)

Agenda Title: **CONSIDER THE ANNEXATION OF PROPERTY ENCOMPASSING APPROXIMATELY 7.5 ACRES TO TUALATIN VALLEY WATER DISTRICT (WA-4707)**

Presented by: Brent Curtis, Planning Manager

SUMMARY:

The county received a request to annex five parcels and a portion of SW Oleson and SW Garden Home Roads to the Tualatin Valley Water District (District). The properties are at the southwest quadrant of the intersection of SW Oleson and SW Garden Home Roads, in the City of Beaverton. They are further identified as tax map and lot numbers 1S124CD00/100, 1S124CD00/300, 1S124CD00/301, and 1S124CD00/400. Attached is a map of the affected area.

The properties and the SW Oleson and SW Garden Home Road rights-of-way were recently withdrawn from the City of Portland (WD-1-07) and annexed into the City of Beaverton through Case File- ANX 2007-005. In order for the properties to receive the necessary water service from the District, they must be annexed to the District.

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 to approve 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 property into the Tualatin Valley Water 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 08-16

Agenda Item No.	**5.b.**
Date:	2/19/08

IN THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

In the Matter of Approving Boundary	)	RESOLUTION AND ORDER
Change Proposal No. WA-4707	)	No. 08-16

The above-entitled matter (WA-4707) came before the Board at its regular meeting on February 19, 2008; and

It appearing to the Board that this proposal involves the annexation of five tax lots (1S24CD/100, 300, 301, 400 & 401) located on the south edge of SW Garden Home Road near its intersection with SW Oleson Road and including portions of the r-o-w of Garden Home Road and Oleson Road, in the City of Beaverton to the Tualatin Valley Water District; and

It appearing to the Board that WA-4707 was initiated by a consent petition of all of the property owners and meets the requirement for initiation set forth in ORS 198.855 (1), 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-4707, 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 Tualatin Valley Water 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 19th day of February, 2008.

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

Dick Schouten
Vice CHAIRMAN

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

Barbara Hejtmanek
RECORDING SECRETARY

Date Signed: 2-19-08

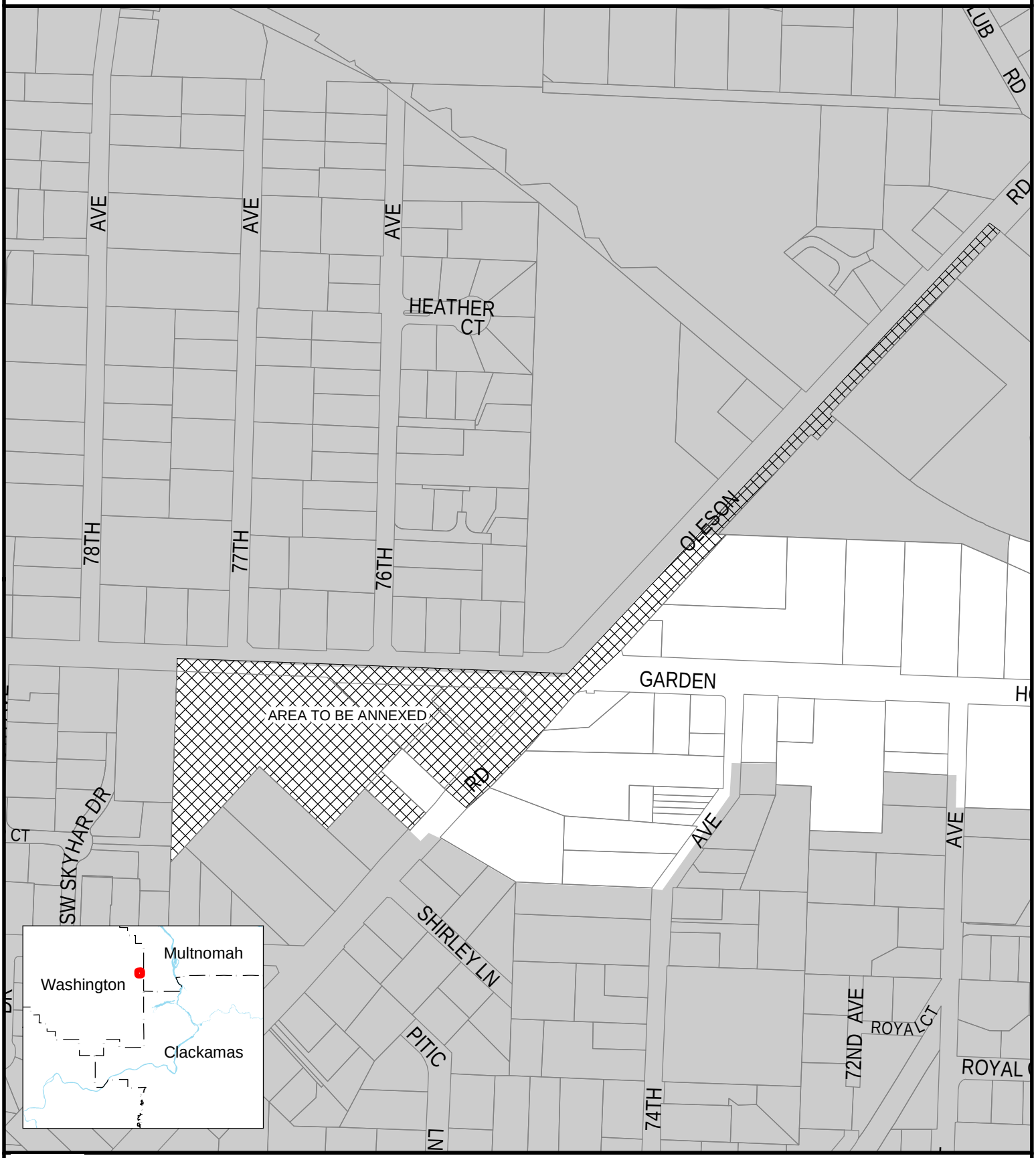
Approved as to form:

Sr. County Counsel for
Washington County, Oregon

WA4707

EXHIBIT B

1S1W24 | **Tualatin Valley Water District** | WASHINGTON COUNTY



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

METRO

Area to be annexed

Tualatin Valley Water District

WA4707

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

KMC

1:3,500

Annexation Legal Description

EXHIBIT C

A parcel of land being situated in the southeast quarter and the southwest quarter of Section 24, Township 1 South, Range 1 West, Willamette Meridian, Washington County, State of Oregon. Said parcel of land being more particularly described as follows:

BEGINNING at the intersection of the centerline of S.W. Garden Home Road (C.R. 160, variable width) and the centerline of S.W. Oleson Road (C.R. 2056, variable width);

Thence, Northeasterly along the centerline of said S.W. Oleson Road for a distance of 1,390 feet, more or less, to the intersection with said centerline and the northwesterly projection of the northeasterly line of that tract of land conveyed to Garden Home West Apartments #2 Associates, LLC in Document No. 2001024699, Washington County Records;

Thence, South 50°58'15" East along said projection for a distance of 30 feet to the southerly right-of-way line of said S.W. Oleson Road;

Thence, Southwesterly along said right of way line, being of variable width, for a distance of 1,760 feet, more or less, to a point of intersection with said right-of-way line and the southeasterly projection of the northeasterly line of Lot 9, Block 1 of O'BRIENS ACRES;

Thence, North 50°10'47" West along said projection and the northeasterly line of said Lot 9 for a distance of 198 feet, more or less, to the most northerly corner of that tract of land conveyed to Duane Schroeder in Document No. 99020395, Washington County Records;

Thence, South 39°49'13" West along the north line of said Duane Schroeder tract of land for a distance of 70.00 feet to the most westerly corner thereof;

Thence, South 50°10'47" East along the southwesterly line of said Schroeder tract a distance of 138 feet to the most southern corner thereof;

Thence, southwesterly along the southeasterly line of that tract of land conveyed to Robert E. Day in Document No. 99130425, Washington County Records a distance of 55 feet to the most southern corner thereof;

Thence, northwesterly along the southwesterly line of said Day tract 138 feet to the most western corner thereof;

Thence, South 39°49'13" West a distance of 125 feet, more or less, to the most westerly corner of that tract of land conveyed to Karen and Robert Rothwell in Document No. 2005-131395, Washington County Records;

Thence, North 50°10'47" West along the northeasterly line of Lot 11, Block 1 of O'BRIENS ACRES for a distance of 212 feet, more or less, to the northerly corner of said Lot 11;

Thence, South 39°49'13" West along the south line of Lot 5 and Lot 6, Block 1 of O'BRIENS ACRES for a distance of 304 feet, more or less, to the southwest corner of said Lot 5;

Thence, North 01°45'35" West along the west line of said Lot 5, and the projection thereof, for a distance of 466 feet, more or less, to a point of intersection with the centerline of S.W. Garden Home Road;

Thence, Easterly along the centerline of said of S.W. Garden Home Road for a distance of 900 feet, more of less, to the Point of Beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Winship

OREGON
JULY 26, 1995
DAVID A. WINSHIP
2165

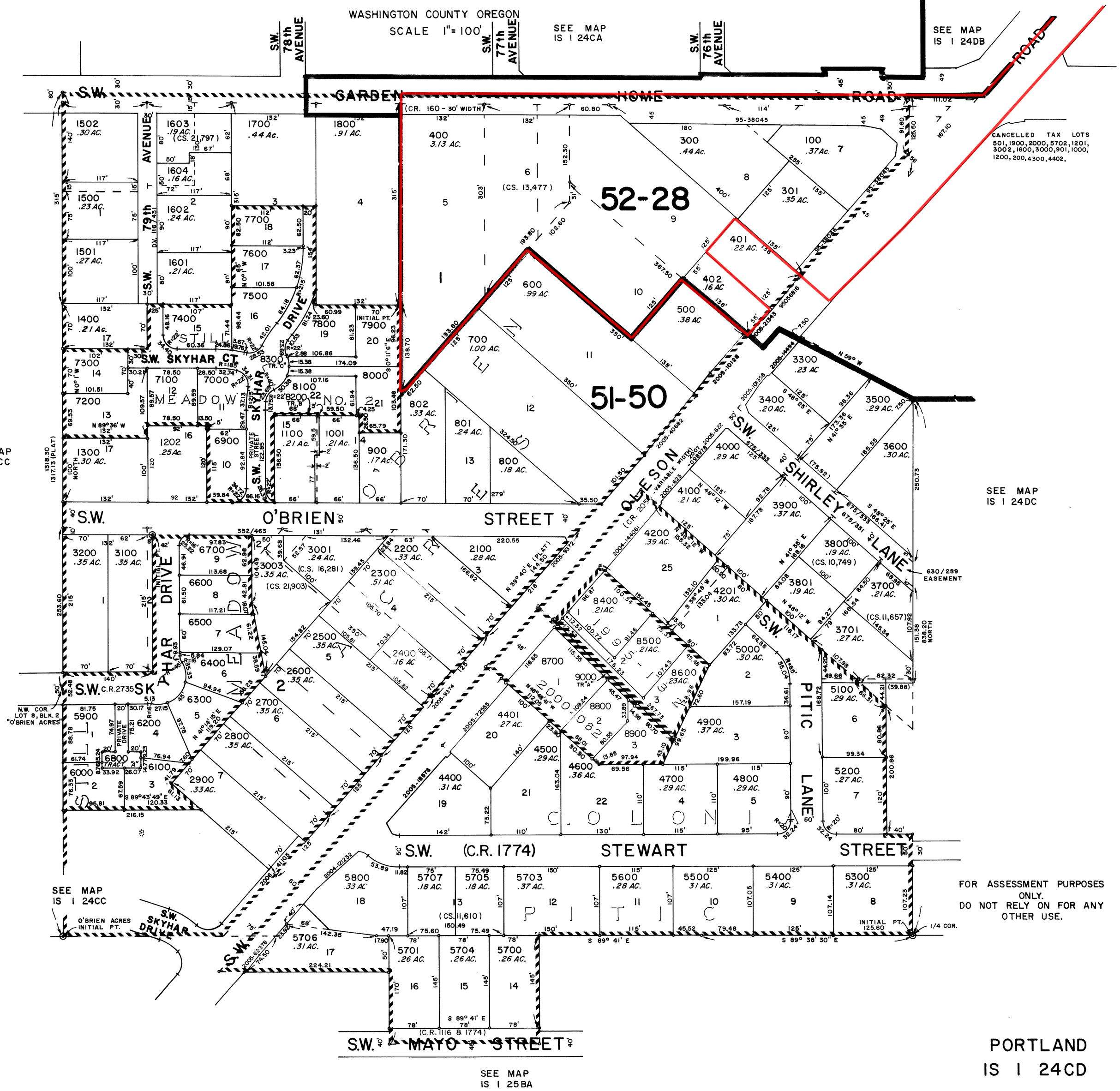
Expires 6/30/08

SE 1/4 SW 1/4 SECTION 24 T1S R1W W.M.

WASHINGTON COUNTY OREGON

SCALE 1" = 100'

IS 1 24CD



FOR ASSESSMENT PURPOSES ONLY.
DO NOT RELY ON FOR ANY OTHER USE.

5-20-88

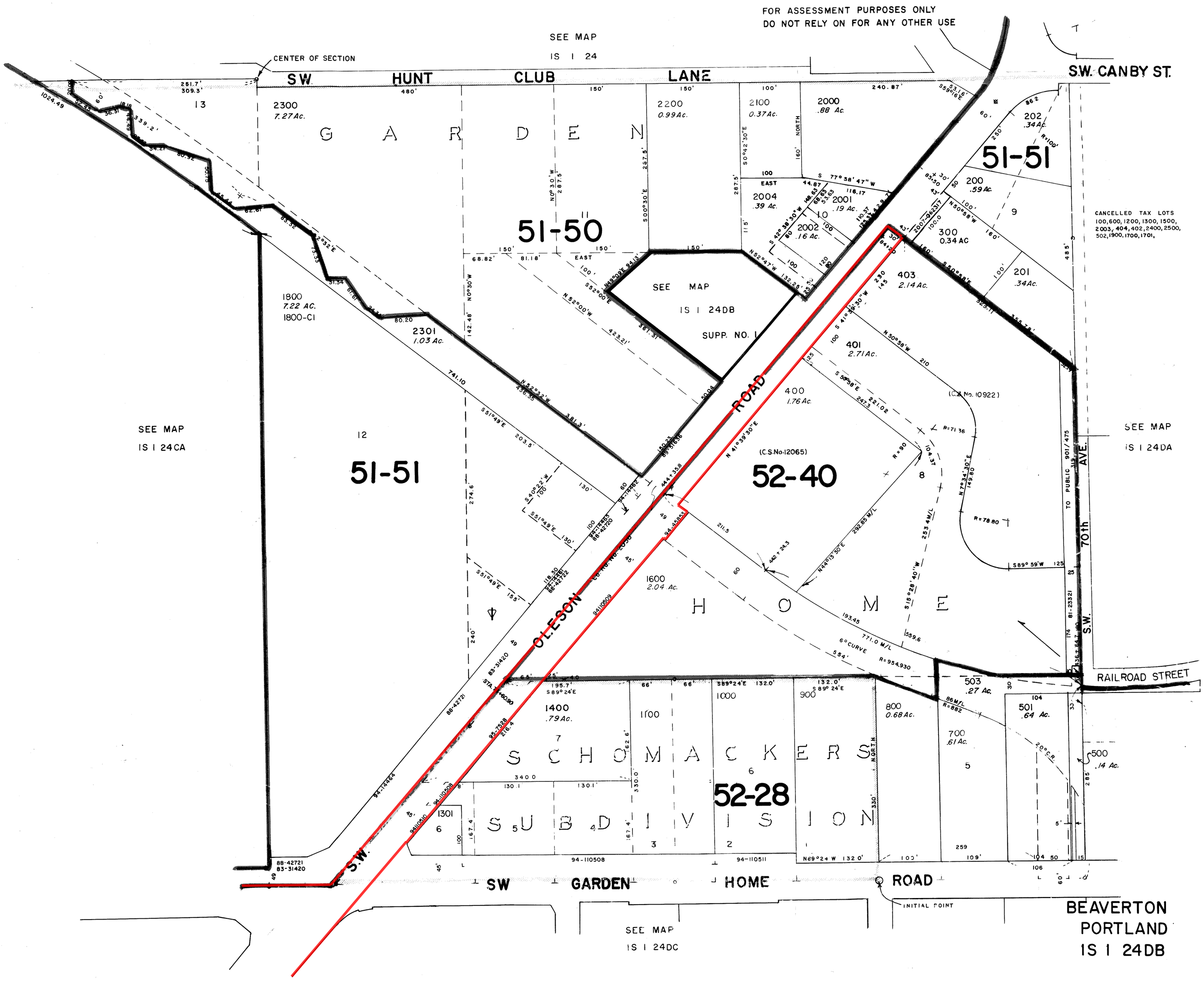
PORTLAND
IS 1 24CD

NW1/4 SE 1/4 SECTION 24 T1S R1W W.M.

IS 1 24DB

WASHINGTON COUNTY OREGON

SCALE 1" = 100'



J.B.W. 8/12/59