

Final Documents  
for  
Annexation to  
**Hillsboro**

WA0307

Ordinance: 5715

Annexation: AN 20-06

DOR: 34-1845-2007

Secretary of State: AN 2007-0140

# 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  
 City Manager  
 123 W. Main St.  
 Hillsboro, OR 97123

**Description and Map Approved**  
**February 9, 2007**  
**As Per ORS 308.225**

Description     Map received from: METRO  
 On: 2/8/2007

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

ANNEX TO CITY OF HILLSBORO; WITHDRAW FROM SEVERAL DISTRICTS  
 (CAMPBELL-QUIRK)

ORD. #5715 (AN 20-06)

has been:     Approved            2/9/2007  
                    Disapproved

Notes:

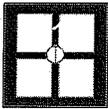
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Department of Revenue File Number: 34-1845-2007

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary:     Change     Proposed Change  
 The change is for:

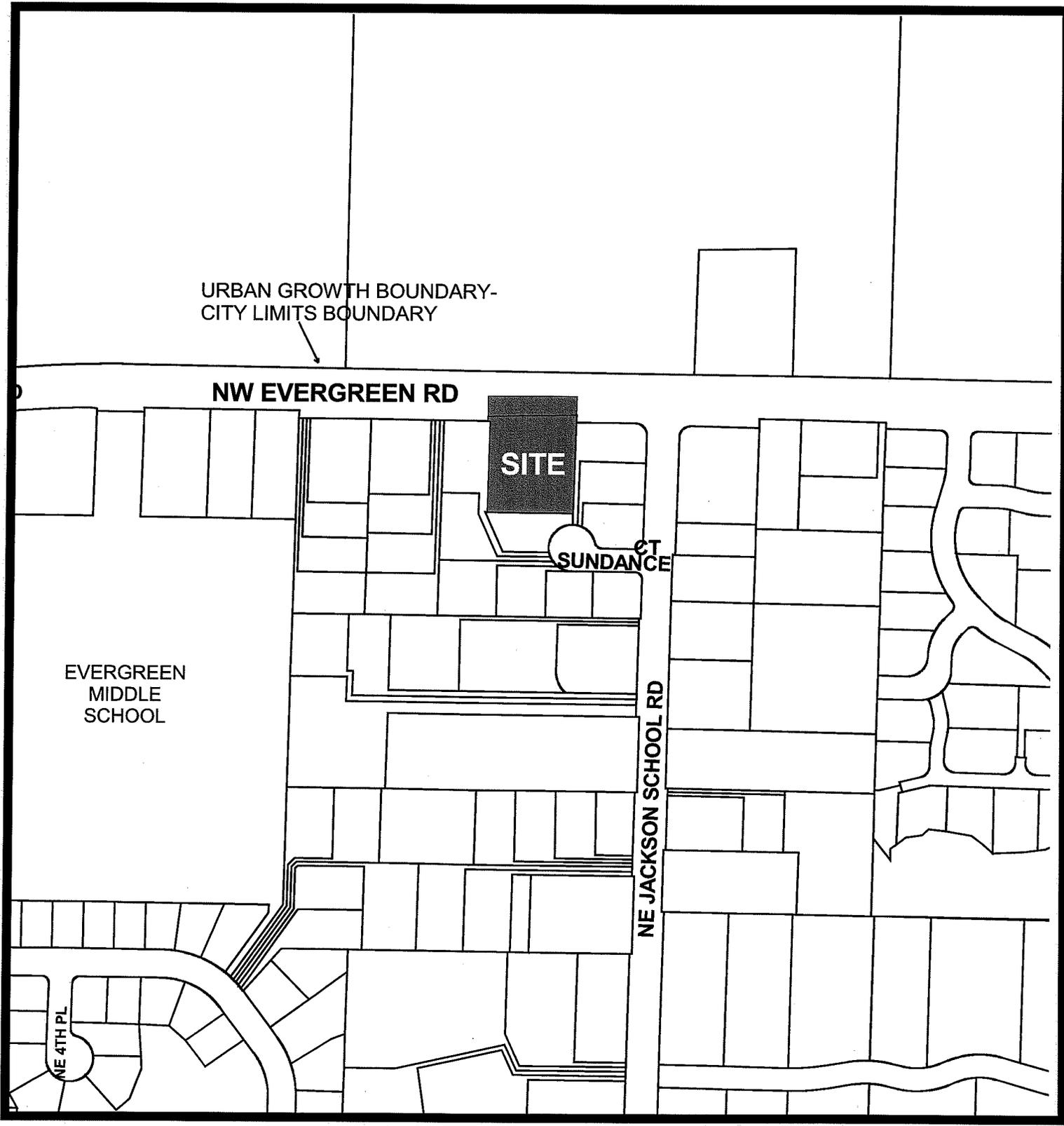
- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge



# AN 20-06 & ZC 27-06 CAMPBELL - QUIRK



REQUEST FOR ANNEXATION OF ONE PROPERTY APPROXIMATELY 0.89 ACRES IN SIZE AND ASSOCIATED CITY-INITIATED ZONE CHANGE FROM COUNTY R-9 (NINE UNITS PER ACRE) TO CITY R-10 SINGLE FAMILY RESIDENTIAL .



URBAN GROWTH BOUNDARY-  
CITY LIMITS BOUNDARY

NW EVERGREEN RD

SITE

ST  
SUNDANCE

EVERGREEN  
MIDDLE  
SCHOOL

NE JACKSON SCHOOL RD

NE 4TH PL

**FINAL BOUNDARY CHANGE SUBMISSION FORM**

**DATE: January 18, 2007**

**TO:**

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

**FROM:**

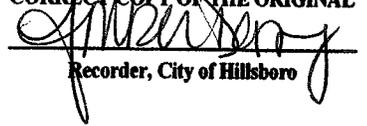
**City of Hillsboro  
Planning Department  
Attn: Evan MacKenzie  
150 East Main Street  
Hillsboro, OR 97123  
Phone: (503) 681-6154  
Fax: (503) 681-6245**

**RE: File Number AN 20-06: Campbell-Quirk**

**ATTACHED PLEASE FIND:**

- Final signed resolution, order or ordinance
- Final legal description
- Preliminary Approval from Department of Revenue
- Final maps
  - County Tax Assessor Map(s)
  - City Vicinity Map
- Filing fee

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

  
Recorder, City of Hillsboro

ORDINANCE NO. 5715  
AN 20-06-CAMPBELL-QUIRK

AN ORDINANCE ANNEXING A CERTAIN TRACT OF LAND INTO THE CITY LIMITS OF HILLSBORO, 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 owner of a certain tract of land, described in Exhibit A to this ordinance, requesting that the property be annexed to 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, 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 Urban Planning Area A of the Urban Area Agreement between Washington County and the City of Hillsboro, adopted on December 15, 1998;

WHEREAS, the Urban Planning Area Agreement specifies that all property owners in Urban Planning Area A interested in annexation are welcome to contact the City for information and assistance they need to initiate and complete the annexation process;

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 January 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.

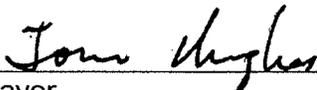
Section 2. The tract of land annexed by this ordinance and described in Section 1 is withdrawn from the following districts upon the effective date of the annexation: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County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

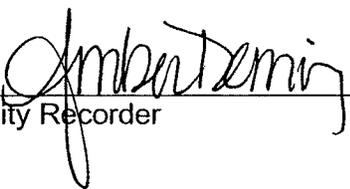
Section 3. The findings attached as Exhibit B are adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(f) and ORS 222.005. The annexation and withdrawals shall become effective upon filing of the annexation 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 owner 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 16<sup>th</sup> day of January, 2007.

Approved by the Mayor this 16<sup>th</sup> day of January, 2007.

  
\_\_\_\_\_  
Mayor

ATTEST:   
\_\_\_\_\_  
City Recorder

City of Hillsboro  
Annexation 20-06: Campbell - Quirk  
Proposed legal description  
NS, December 6, 2006

## Exhibit 'A'

A tract of land in Section 30, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Commencing at the northwest corner of the J.S. Griffin Donation Land Claim No. 56;

thence South 90°00' West, along the centerline of Northwest Evergreen Road, a distance of 184.12 feet to the northeast corner of that tract of land conveyed to Betty Elaine Lazuck by deed recorded April 29, 2003 as Document No. 2003-067318 in Deed Records of said county;

thence South 0°44'41" West, along the east line of said tract, a distance of 20.0 feet to the Point of Beginning;

thence South 0°44'41" West, along said east line, a distance of 222.02 feet to the southeast corner of said tract;

thence South 90°00' West, along the south line of said tract, a distance of 183.02 feet to the southeast corner thereof;

thence North 00°44'41" East, along the west line of said tract, a distance of 197.02 feet to a point on the south right of way line of Northwest Evergreen Road;

thence South 90°00' West, along said right of way line, a distance of 5.0 feet to the intersection of said right of way line and the east line of Lot 6 as shown on the Plat of Sunshine Park, a duly recorded subdivision in said county;

thence North 00°44'41" East, along the northerly projection of said east line, a distance of 25.0 feet;

thence North 90°00' East, parallel with the centerline of Northwest Evergreen Road, a distance of 188.02 feet to the Point of Beginning.

**ANNEXATION CERTIFIED**

BY     *TF*    

DEC 15 2006

WASHINGTON COUNTY A & T  
CARTOGRAPHY

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME  
Betty Eline Lazuck, Trustee of the Betty Elaine Lazuck and  
Revocable Living Trust under Agreement dated April 28,  
2003

GRANTEE'S NAME  
Kent R. Campbell and Lorelee E. Campbell and Donald  
Quirk

SEND TAX STATEMENTS TO:  
Mr. and Mrs. Kent R. Campbell  
P.O. Box 526  
Hillsboro, OR 97123

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Kent R. Campbell  
P. O. Box 526, Hillsboro, OR 97123

COPY

Copy of to be a true and  
correct copy of the original  
FIDELITY NATIONAL TITLE  
INSURANCE CO  
BY: *[Signature]*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Betty Elaine Lazuck, Trustee of the Betty Elaine Lazuck Revocable Living Trust under Agreement dated April 28, 2003,  
Grantor, conveys and warrants to

Kent R. Campbell and Lorelee E. Campbell, Husband and Wife, as to a fifty percent interest and Donald Quirk,  
Individual, as to a fifty percent interest, Grantee, the following described real property, free and clear of encumbrances  
except as specifically set forth below, situated in the County of Washington, State of Oregon,

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

Subject to and excepting:

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS NOW OF RECORD.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE  
ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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,  
TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930  
AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$375,000.00 (See ORS 93.030)  
WHICH IS PAID IN PART BY AN IRC 1031 EXCHANGE.

DATED: November 22, 2006

Betty Elaine Lazuck, Trustee of the Betty Elaine Lazuck  
Revocable Living Trust under Agreement dated April  
28, 2003

By: *Betty Elaine Lazuck, Trustee*  
Betty Elaine Lazuck, Trustee

## EXHIBIT ONE

A tract of land, being a portion of the C.D. Wilcox Donation Land Claim No. 59, situated in Sections 19 and 30, Township 1 North, Range 2 West of the Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of the J.S. Griffin Donation Land Claim No. 56, which point is at the intersection of NW Jackson School Road (County Road A-36) and NW Evergreen Road (County Road A-99); thence, along the centerline of said NW Evergreen Road, South  $90^{\circ}00'$  West 184.12 feet to the true point of beginning; thence, leaving said centerline, South  $0^{\circ}44'41''$  West 242.02 feet; thence South  $90^{\circ}00'$  West 188.02 feet; thence North  $0^{\circ}44'41''$  East 242.02 feet to a point on the centerline of said NW Evergreen Road; thence, along said centerline, North  $90^{\circ}00'$  East 188.02 feet to the true point of beginning.

Excepting therefrom:

Beginning at the Northeast corner of Lot 6, SUNSHINE PARK, a subdivision in the Southwest one-quarter of Section 19 and the Northwest one-quarter of Section 30, Township 1 North, Range 2 West of the Willamette Meridian, in the City of Hillsboro, Washington County, Oregon; thence South  $00^{\circ}44'41''$  West 197.02 feet to the Southwest corner of said Lot 6; thence North  $90^{\circ}00'00''$  East 5.00 feet, along the North line of Lot 7 of said SUNSHINE PARK; thence North  $00^{\circ}44'41''$  East 197.02 feet; thence South  $90^{\circ}00'00''$  West 5.00 feet to the point of beginning.

Also excepting therefrom that portion conveyed to Washington County, a political subdivision of the State of Oregon, by Dedication Deed recorded April 20, 2001, Fee No. 2001035420.

**BARGAIN AND SALE DEED**

Betty Lazuck, the widow of Paul Lazuck, hereinafter called Grantor, does hereby grant, bargain, sell and convey to BETTY ELAINE LAZUCK, TRUSTEE OF THE BETTY ELAINE LAZUCK REVOCABLE LIVING TRUST UNDER AGREEMENT DATED APRIL 28, 2003 INCLUDING ALL AMENDMENTS THERETO, Grantee, the following described real property in Washington County, State of Oregon:



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

**A tract of land being a portion of the C.D. Wilcox D.L.C. No. 59, situated in Section 19 and 30, T1N, R2W, W.M., Washington County, Oregon, being more particularly described as follows:**

**Commencing at the Northwest corner of the J.S. Griffin D.L.C. No. 56, which point is at the intersection of N.W. Jackson School Road (C.R. A-36) and N.W. Evergreen Road (C.R. A-99);**

**thence, along the centerline of said N.W. Evergreen Road, South 90°00' West, 184.12 feet to the true point of beginning;**

**thence, leaving said centerline, South 0°44'41" West, 242.02 feet;**

**thence, South 90°00' West, 188.02 feet;**

**thence, North 0°44'41" East, 242.02 feet to a point on the centerline of said N.W. Evergreen Road;**

**thence, along said centerline, North 90°00' East, 188.02 feet to the true point of beginning.**

**Excepting therefrom:**

**Beginning at the northeast corner of lot 6, Sunshine Park, a subdivision in the SW 1/4 of section 19, and the NW 1/4 of section 30, T1N, R2W, W.M. in the City of Hillsboro, Washington County, Oregon; Thence S 00°44'41" W 197.02 feet to the southwest corner of said lot 6, Thence N 90°00'00" E 5.00 feet along the north line of lot 7, of said Sunshine Park; Thence N 00°44' 41" E 197.02 feet; Thence S 90°00' 00" W 5.00 feet to the point of beginning, containing 985 square feet, more or less.**

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

The true and actual consideration paid for this conveyance, is \$ 0, however is being done for estate planning purposes.

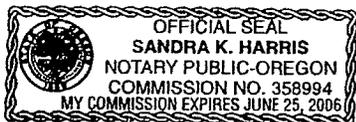
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 28<sup>th</sup> day of April, 2003.

*Betty Lazuck*  
Betty Lazuck, Grantor

STATE OF OREGON )  
 ) ss.  
County of Washington )

On this 28<sup>th</sup> day of April, 2003, personally appeared before me the above-named Betty Lazuck and acknowledged the foregoing instrument to be her voluntary act and deed.



*Sandra K. Harris*  
Notary Public for Oregon

First Party Name and Address:

Betty Lazuck  
29500 NW Evergreen Road  
Hillsboro, OR 97124

Second Party Name and Address:

Betty Lazuck  
29500 NW Evergreen Road  
Hillsboro, OR 97124

Until a change is requested,  
send all tax statements to:  
Betty Lazuck  
29500 NW Evergreen Road  
Hillsboro, OR 97124

After recording, return to:  
Betty Lazuck  
29500 NW Evergreen Road  
Hillsboro, OR 97124

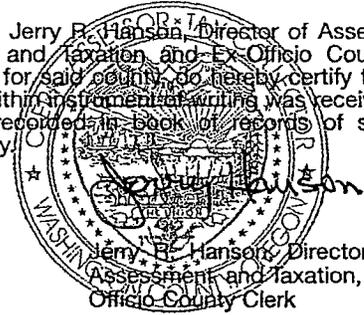
After recording, please return to:

Washington County  
LUT, Right-of-Way Section  
1400 SW. Walnut St. Mail Stop #18  
Hillsboro, OR 97124-5625

30  
11  
6  
LUTB

STATE OF OREGON }  
County of Washington } SS

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

Doc : 2001035420  
Inv : 9511 47.00  
04/20/2001 04:17:05pm

### DEDICATION DEED

WASHINGTON COUNTY 2001-035420



PAUL LAZUCK and BETTY LAZUCK, Grantors, grant to WASHINGTON COUNTY, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

The true consideration for this conveyance is \$8475.00.

#### PARCEL 1 - DEDICATION OF RIGHT-OF-WAY

Including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities;

#### PARCEL 2 - DRAINAGE EASEMENT

Including the right to construct, operate, and maintain facilities for storm and surface drainage purposes over, under, and across said property, together with the right to enter upon said easement area for the purpose of planting, digging, cleaning, and to perform other activities that enhance and preserve the drainage function of the easement area.

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantors hereby covenant to and with Grantee that they are the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

1-6

IN WITNESS WHEREOF, the above named Grantors, have caused this instrument to be signed.

DATED this 12<sup>th</sup> day of April, 2001.

Paul Lazuck  
Paul Lazuck

STATE OF OREGON )  
 ) ss.  
County of Washington )

This instrument was acknowledged before me this 12<sup>th</sup> day of April, 2001, by Paul Lazuck.

Stephen B Hansen  
Notary Public



Betty Lazuck  
Betty Lazuck

STATE OF OREGON )  
 ) ss.  
County of Washington )

This instrument was acknowledged before me this 12<sup>th</sup> day of April, 2001, by Betty Lazuck.

Stephen B Hansen  
Notary Public



Accepted on behalf of Washington County, Oregon.

By: Stephen B Hansen

Title: Right of Way Agent

Dated this 12<sup>th</sup> day of April, 2001

Accepted on behalf of Washington County, Oregon

By: [Signature]

Title: County Engineer

Dated this 16<sup>th</sup> day of April, 2001

Approved As To Form

Loretta S. Skurdahl  
Sr. Assistant County Counsel  
Dated & Signed: October 29, 1998

2



EXHIBIT "A"

N.W. EVERGREEN ROAD REALIGNMENT  
15<sup>TH</sup> TO GLENCOE  
DEA JOB NO. WPWX0000-0089-90  
PGL  
02-05-01  
Revised 03-01-01  
Revised 03-14-01

COUNTY PROJECT NO. 2623  
File No. 43  
Tax Map No. 1N230BA-00200

**PARCEL I (DEDICATION)**

A parcel of land situated in the southwest one-quarter of Section 19 in Township 1 North, Range 2 West, Willamette Meridian, City of Hillsboro, Washington County, Oregon and being a portion of that property described in Warranty Deed to Paul and Betty Lazuck in Book 421 Page 485, recorded on August 10, 1961, Deed Records of Washington County, said parcel being that portion of said property included in a strip of land variable in width, lying on the right side of and parallel with the relocated centerline of N.W. Evergreen Road, which centerline is described as follows:

Situated in the south half of Section 19 and the south half of Section 20, Township 1 North, Range 2 West, and the southeast quarter of the southeast quarter of Section 24, Township 1 North, Range 3 West, Willamette Meridian, City of Hillsboro Washington County, Oregon and being the following described centerline:

Beginning at a found 16 mm iron rod with a yellow plastic cap stamped "G&L Surveying Inc." in a monument box (Station 1+000.000) at the intersection of N.W. Glencoe Road and N.W. Evergreen Road, being located North 01° 09' 44" East, a distance of 88.378 meters and North 88° 50' 16" West, a distance of 362.354 meters from the section corner common to Sections 24 and 25, Township 1 North, Range 3 West and Sections 19 and 30, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon being a found 50 mm brass disk in concrete and thence South 88° 50' 16" East, a distance of 462.797 meters to an 8 mm bolt in monument box (Station 1+462.797); thence South 89° 17' 49" East, a distance of 292.049 meters (Station 1+754.846) to the beginning of a tangent 800.000 meter radius curve to the left; thence on said curve through a central angle of 04° 28' 31" (the long chord of which bears North 88° 27' 56" East, a distance of 62.469 meters) an arc distance of 62.485 meters (Station 1+817.331) to the beginning of a tangent 800.000 meter radius curve to the right; thence on said curve through a central angle of 04° 28' 31" (the long chord of which bears North 88° 27' 56" East, a distance of 62.469 meters) an arc distance of 62.485 meters to the end thereof (Station 1+879.815); thence South 89° 17' 49" East, a distance of 351.078 meters (Station 2+230.893); thence South 88° 37' 31" East, a distance of 487.631 meters (Station 2+718.524); thence South 88° 26' 32" East, a distance of 136.827 meters (Station 2+855.351) to the beginning of a tangent 800.000 meter radius curve to the right; thence on said curve through a central angle of 04° 27' 36" (the long chord of which bears South 86° 12' 44" East, a distance of 62.257 meters) an arc distance of 62.273 meters (Station 2+917.624) to the beginning of a tangent 800.000 meter curve to the left; thence on said curve through a central angle of 04° 28' 02" (the long chord of which bears South 86° 12' 57" East, a distance of 62.358 meters) an arc distance of 62.374 meters (Station 2+979.999 Back = Station 2+979.670 Ahead); thence South 88° 26' 58" East, a distance of 54.582 meters to a found 16 mm iron rod with aluminum cap unreadable (Station 3+034.252); thence South 88° 26' 58" East, a distance of 104.998 meters (Station 3+139.250) to the beginning of a tangent 343.000 meter radius curve to the left; thence on said curve through a central angle of 56° 07' 28" (the long chord of which bears



North 63° 29' 18" East, a distance of 322.715 meters) an arc distance of 335.988 meters (Station 3+475.238) to the beginning of a tangent 343.000 meter radius curve to the right; thence on said curve through a central angle of 97° 14' 30" (the long chord of which bears North 84° 02' 49" East, a distance of 514.741 meters) an arc distance of 582.135 meters (Station 4+057.373) to the beginning of a tangent 343.000 meter radius curve to the left; thence on said curve through a central angle of 39° 50' 30" (the long chord of which bears South 67° 15' 08" East, a distance of 233.735 meters) an arc distance of 238.511 meters to the end thereof (Station 4+295.884); thence South 87° 10' 23" East, a distance of 185.028 meters (Station 4+480.911); thence South 87° 13' 57" East, a distance of 519.614 meters (Station 5+000.525) the terminus of said centerline.

The widths in meters of the strip of land above referred to are as follows:

Station	to	Station	Width on the left side of centerline	Width on the right side of centerline
2+117.3		2+118.8		15.240
2+118.8		2+118.8		15.240 in a straight line to 13.716
2+118.8		2+174.6		13.716
2+174.6		2+174.6		13.716 in a straight line 10.978

**EXCEPT** therefrom that portion lying within the existing right-of-way of N.W. Evergreen Road.

The parcel of land to which this description applies contains 159.5 square meters (1,717 square feet) more or less. Apply a metric conversion factor of 1 meter equaling 39.37 inches.

**PARCEL II (PERMANENT DRAINAGE EASEMENT)**

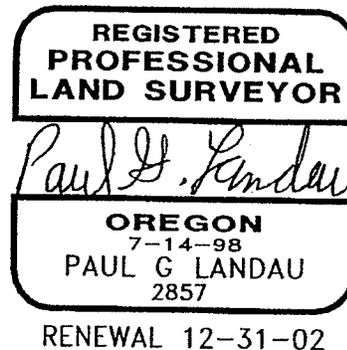
A parcel of land situated in the southwest one-quarter of Section 19 in Township 1 North, Range 2 West, Willamette Meridian, City of Hillsboro, Washington County, Oregon and being a portion of that property described in Warranty Deed to Paul and Betty Lazuck, in Book 421 page 485, recorded on August 10, 1961, Deed Records of Washington County, said parcel being that portion of said property included in a strip of land 15.240 meters wide, lying at right angles between Engineer's Station 2+118.8 and 2+138.7 on the southerly side of and parallel with the relocated centerline of N.W. Evergreen Road, as described in Parcel I.

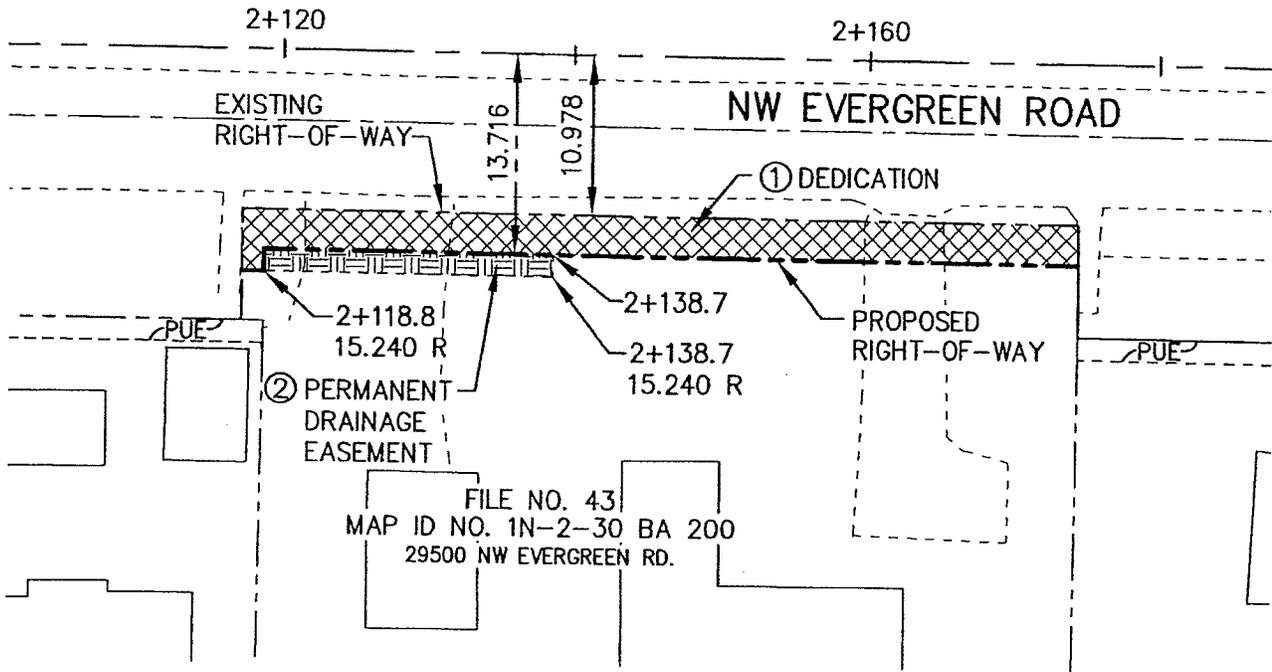
**EXCEPT** therefrom parcel I and that portion lying within the existing right-of-way of N.W. Evergreen Road.



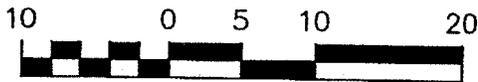
The basis of bearing for this legal description is based on Survey Number 28325 and being North 88° 50' 16" West on the centerline of N.W. Evergreen Road as recorded in Washington County Survey Records, Washington County, Oregon.

The parcel of land to which this description applies contains 30.2 square meters (325 square feet) more or less. Apply a metric conversion factor of 1 meter equaling 39.37 inches.





1:500



METERS

### LEGEND



DEDICATION

① 159.5± SQ. M.  
1,717± SQ. FT.



PERMANENT  
DRAINAGE EASEMENT

② 30.02± SQ. M.  
325± SQ. FT.



PROJECT **NW EVERGREEN ROAD REALIGNMENT**

TITLE **EXHIBIT 'B'**

**WASHINGTON COUNTY PROJECT NO. 2623**

DWG. REF.	PROJECT	SCALE	AMENDMENT NO.
WPW89SEM43	WPWX0000-0089	1:500	2
DRAWN BY	DESIGN BY	APPROVED BY	DATE
BWPH	PGL	DGH	03-14-01

SHEET

**1**  
OF  
**1**

6



**SUNSHINE PARK**  
A SUBDIVISION  
IN THE C.D. WILCOX D.L.C. NO. 59,  
SW 1/4 SEC. 19 & NW 1/4 SEC. 30, T. 1N., R. 2W., W.M.  
CITY OF HILLSBORO  
WASHINGTON COUNTY, OREGON

JUNE 21, 1991

**APPROVALS:**

APPROVED THIS 21<sup>st</sup> DAY OF July, 1991  
CITY OF HILLSBORO, PLANNING COMMISSION

BY: Wayne H. Hansen

APPROVED THIS 22<sup>nd</sup> DAY OF August, 1991  
WASHINGTON COUNTY SURVEYOR

BY: [Signature]

APPROVED THIS 23<sup>rd</sup> DAY OF August, 1991  
DIRECTOR OF ASSESSMENT AND TAXATION  
WASHINGTON COUNTY ASSESSOR

BY: [Signature]

APPROVED THIS 24<sup>th</sup> DAY OF August, 1991  
DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK

BY: [Signature]

APPROVED THIS 24<sup>th</sup> DAY OF August, 1991  
WASHINGTON COUNTY BOARD OF COUNTY  
COMMISSIONERS

BY: [Signature]

BY: [Signature]

BY: [Signature]

BY: [Signature]



**PLAT RESTRICTIONS**

- 1) A 20' WIDE UTILITY AND ACCESS EASEMENT EXTENDS NORTHWARD FROM THE CUL-DE-SAC TO SERVE LOTS 8 & 9. ALSO, A 40' WIDE UTILITY AND ACCESS EASEMENT EXTENDS WESTWARD FROM THE CUL-DE-SAC AS SHOWN TO SERVE LOTS 3, 4, 5 AND 10.
- 2) A 1' WIDE NON-ACCESS STRIP ALONG AND ADJOINING THE FRONTAGE OF NW EVERGREEN ROAD AND NW JACKSON SCHOOL ROAD AFFECTS LOTS 1, 2, 3 & 10 AS SHOWN.
- 3) A 1' WIDE NON-ACCESS STRIP RESTRICTS VEHICULAR ACCESS TO THE WESTERNMOST 35 FEET OF LOT 1 AND THE WESTERNMOST 65 FEET OF LOT 7 AS SHOWN.
- 4) A 15' WIDE PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF HILLSBORO, EXTENDS WESTWARD FROM THE CUL-DE-SAC TO LOT 1 AND LIES WITHIN THE 40' WIDE UTILITY AND ACCESS EASEMENT AS SHOWN.
- 5) A 15' WIDE PUBLIC SANITARY SEWER EASEMENT EXTENDS NORTHWARD FROM THE CUL-DE-SAC OVER PORTIONS OF LOTS 8 & 9 AS SHOWN.
- 6) A 5' WIDE PUBLIC UTILITY EASEMENT ALONG AND ADJOINING THE FRONTAGE OF NW EVERGREEN ROAD AND NW JACKSON SCHOOL ROAD AFFECTS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 AS SHOWN.
- 7) A 10' WIDE PUBLIC UTILITY EASEMENT ALONG AND ADJOINING THE CUL-DE-SAC, NE, SUNDANCE COURT, RIGHT-OF-WAY AFFECTS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 AS SHOWN.
- 8) A VARIABLE WIDTH DRAINAGE EASEMENT EXTENDS ALONG THE WESTERLY BOUNDARY LINES OF LOTS 4, 5 & 6 AS SHOWN, 15' WIDE ON LOTS 4 & 5, WIDTH VARIES ON LOT 10.

STATE OF OREGON  
COUNTY OF WASHINGTON

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT  
OF August, 1991, AT 9:10  
O'CLOCK A.M., AND RECORDED ON PAGES 171 & 172  
IN BOOK 72, OF RECORDS OF PLATS OF SAID  
COUNTY.

DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK

BY: [Signature] DEPUTY

STATE OF OREGON  
COUNTY OF WASHINGTON

I DO HEREBY CERTIFY THAT I HAVE COMPARED THE  
WITHIN PLAT WITH THE ORIGINAL PLAT AND THAT  
THE SAME IS A FULL, TRUE AND CORRECT  
TRANSCRIPT THEREFROM AND THE WHOLE THEREOF  
AS THE SAME APPEARS OF RECORD IN PLAT BOOK  
72, PAGES 171 & 172 THEREOF.

DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK

BY: [Signature] DEPUTY

I CERTIFY THAT THIS TRACING IS AN EXACT DUPLICATE OF THE  
ORIGINAL PLAT OF "SUNSHINE PARK"

BY: [Signature]

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT PAUL LAZUCK  
AND BETTY LAZUCK, HUSBAND AND WIFE, ALFRED  
NORDBERGEN AND STEVEN W. TOPP AND SHYRL A. TOPP, MATIAS AND  
WARREN S. TOPP ARE THE OWNERS OF THE LAND REPRESENTED  
ON THE ANNEXED MAP OF SUNSHINE PARK, AND MORE  
PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS  
CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PLATTED  
INTO LOTS AND STREETS AND WE HEREBY DEDICATE ALL  
STREETS AND PUBLIC EASEMENTS AS SHOWN HEREON TO THE  
PUBLIC USE FOREVER THERE ARE NO WATER RIGHTS  
APPURTENANT TO THIS PROPERTY.

BY: [Signature]  
PAUL LAZUCK

BY: [Signature]  
ALFRED NORDBERGEN

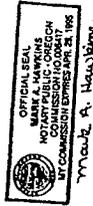
BY: [Signature]  
STEVEN W. TOPP

BY: [Signature]  
SHYRL A. TOPP, MATIAS AND WARREN S. TOPP

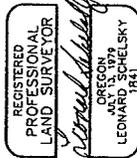
**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF WASHINGTON

THIS CERTIFIES THAT ON THE 17<sup>th</sup> DAY OF JULY, 1991,  
BEFORE ME A PUBLIC IN AND FOR SAID STATE  
AND COUNTY PERSON, NAMED AND WIFE, AND ALFRED  
NORDBERGEN AND STEVEN W. TOPP AND SHYRL A. TOPP  
TOPP AS POWER OF ATTORNEY FOR SHYRL A. TOPP  
MATIAS AND WARREN S. TOPP WHO BEING FIRST  
DULY SWORN, DID SAY THEY ARE THE IDENTICAL  
PERSONS NAMED IN THE FOREGOING INSTRUMENT  
AND HEREBY ACKNOWLEDGE SAID INSTRUMENT  
TO BE THEIR OWN FREE ACT AND DEED.



Mark A. Hawkins



SURVEYED BY:  
WESTLAKE CONSULTANTS, INC.  
1340 SW HUNZIKER ST. SUITE 304  
HILLSBORO, OREGON 97123  
15030684-0651



FEBRUARY 5, 1998

27,242

# RECORD OF SURVEY FOR RALPH McEVERS

IN THE CITY OF HILLSBORO, IN THE CO. WILCOX D.L.C. NO. 59, IN THE SW 1/4 OF SECTION 19 AND THE NW 1/4 OF SECTION 30, T14N, R24W, M1M, WASHINGTON COUNTY, OREGON.

REFERENCE S: PLAT OF SUNSHINE PARK  
DEED DOCUMENT NO. 90-56378  
ASSESSOR'S MAP IN Z 308A

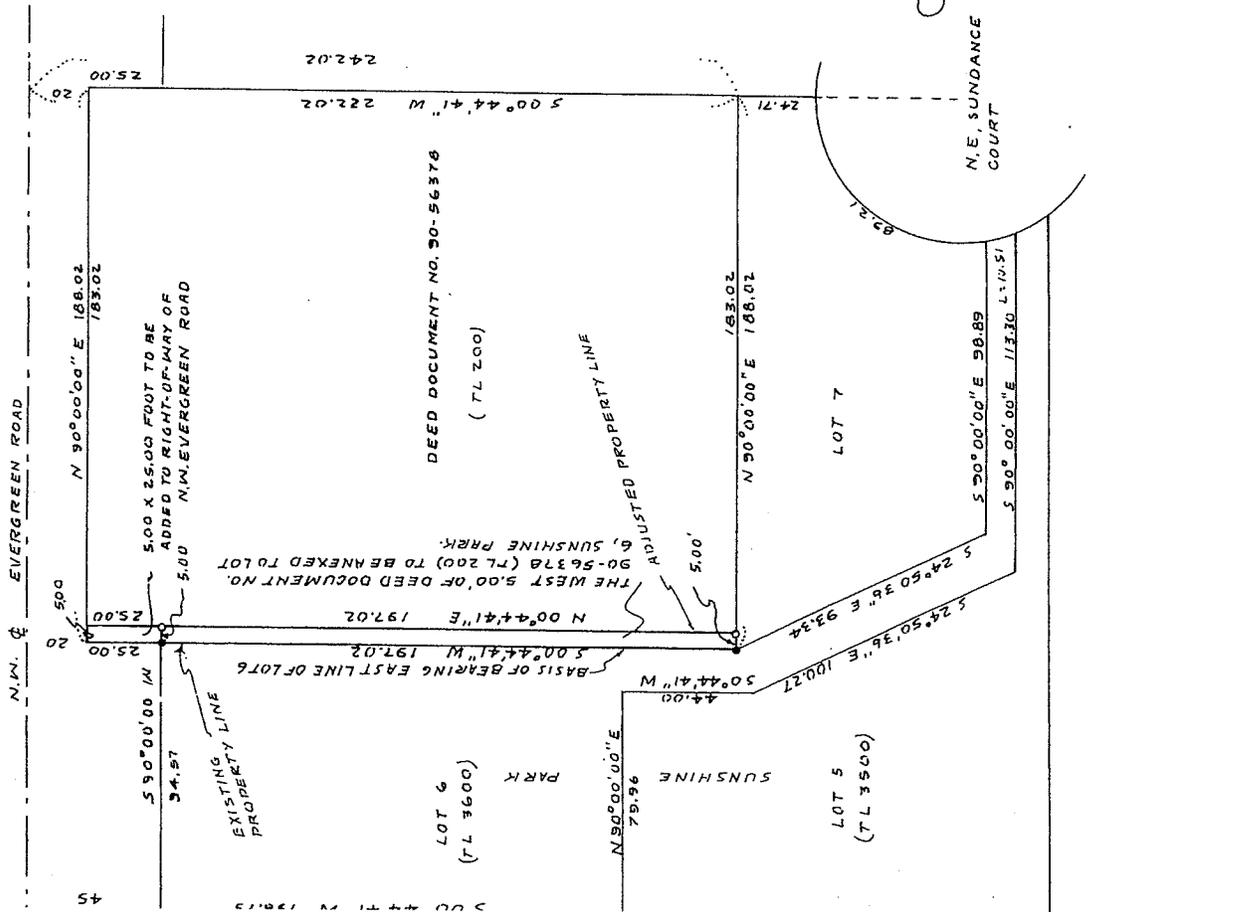
NARRATIVE; THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT, OBJECTIVE, TO TAKE THE WEST 5.00 FEET OF THE LAND DESCRIBED IN DEED DOCUMENT NO. 90-56378 (TL 200) AND ANNEX IT TO LOT 6, SUNSHINE PARK

I FOUND THE TWO MONUMENTS REPRESENTING THE EAST LINE OF LOT 6, SUNSHINE PARK, IN PLACE AND PLAT DISTANCE APART AND HELD THE SAID EAST LINE, FOR BASIS OF BEARING AND A BASE LINE FOR THIS SURVEY.

I SAT ON THE N.E. CORNER OF LOT 6, AND EXTENDED THE NORTH LINE 5.00 FEET, EAST 5.00 FEET, AND SET A 5/8 X 30" IR.

I COULD NOT OCCUPY THE S.E. CORNER OF SAID LOT 6, SO I HELD THE MONUMENT FOUND, MEASURED 5.00 EAST AND 197.02 SOUTH FROM THE IR SET ABOVE AND SET A 5/8 X 30" IR FOR THE S.E. CORNER OF THIS SURVEY.

I HELD PLAT DATA (SUNSHINE PARK).



WASHINGTON COUNTY  
SURVEYOR'S OFFICE  
RECEIVED, \_\_\_\_\_  
ACCEPTED FOR  
FILLING, \_\_\_\_\_

SCALE 1" = 30'  
● FOUND 5/8" IR WITH YELLOW  
PLASTIC CAP MARKED, WCI L.S.  
1841.  
○ SET 5/8" X 30" IR WITH YELLOW  
PLASTIC CAP MARKED C PACE  
704  
IR = IRON ROD

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Ralph McEvers*  
OREGON  
JULY 1, 1978  
CLARENCE T. PACE  
1918  
EXPIRES 12/31/89

C. PACE F.L.S. NO. 704  
738 N. ADAIR, SPACE 15  
CORNELIUS, OH 97113

## EXHIBIT B

### FINDINGS IN SUPPORT CAMPBELL-QUIRK ANNEXATION FILE NO. AN 20-06

#### I. BACKGROUND INFORMATION AND SITE DESCRIPTION

Two petitioners representing one property requested City Council approval for annexation of approximately 0.89 acres into the City Limits of Hillsboro.

The property under consideration is located generally south of NW Evergreen Road, west of NE Jackson School Road and east of NE Sunburst Avenue. The property can be specifically identified as Tax Lot 200 on Washington County Tax Assessor's Map 1N2-30BA. The assessed value of the property is \$149,690. The Measure 50 Base Value is 159,900.

The property is generally flat and has minimal vegetation. A single family residence is located on Tax Lot 200, which is addressed at 29500 NW Evergreen Road.

#### II. PROCEDURAL REQUIREMENTS

In accordance with ORS 222.125 the petition for annexation from the property owner 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 January 16, 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 (G), 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-10 Single Family Residential zoning, and the City Council will consider the recommended zone immediately following approval of the annexation (Casefile No. ZC 27-06).

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

**FINDING:** A twelve-inch City water line is located in the NW Evergreen Road right-of-way to the north. A six-inch City water line is located in the NW Sundance Court right-of-way approximately 200 feet south. There is no City sanitary sewer line located in the NW Evergreen Road right-of-way. A six-inch City sanitary sewer line is located in the NE Sundance Court right-of-way, and extends north into the adjacent private driveway (to the east of the subject site). There are no storm water lines located in the NW Evergreen Road right-of-way. A fifteen-inch City storm water line is located in the NE Sundance Court right-of-way approximately 200 feet south. Connection to any utilities within the NE Sundance right-of-way are subject to either direct legal frontage onto NE Sundance Court through a property line adjustment or through a privately negotiated easement.

Fire and police protection would be provided by the City of Hillsboro and the properties 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 December 29, 2006