

Final Documents

For

Annexation to the
City of Hillsboro

WA0601
DOR 34-1481-2001
SS AN 2001-0038
Ordinance #4988

Final to DOR: _____

Signature:

 _____

Date of
Mailing: 2/6/01

Final to Secretary of State: _____

Signature:

 _____

Date of
Mailing: 2/6/01

WA0601	<u>Sent</u>	<u>Received</u>
DOR:	2/6/01	2/12/01
Sec. State:	2/9/01	2/27/01
Assessor:	2/6/01	
Elections:	2/6/01	
Mapped:	Yes	
Posted to Web:	5/22/01	
Addresses:	1N230AB00200	No Situs Address
	1N230AB00300	29230 NW Glencoe Road
	1N230AB00400	29250 NW Glencoe Road

Office of the Secretary of State

Bill Bradbury
Secretary of State



Archives Division
ROY TURNBAUGH
Director

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

Facsimile (503) 373-0953

February 27, 2001

Metro
600 NE Grand Ave
Portland, OR 97232-2736

Dear Mr. Martin:

Please be advised that we have received and filed on February 9, 2001 the following Annexation(s).

Ordinance(s):	City of:	Our File Number(s):
4988	Hillsboro	AN 2001-0038
4987	Hillsboro	AN 2001-0039

All the above Final Order(s) determination of the effective date is subject to ORS199.461 and/or ORS 222.180 and/or ORS 222.750

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

Sincerely,

Rita F. Mathews
Official Public Documents

cc: Washington County
ODOT/Highway Dept
PSU/Population ResearchCtr.
Revenue Cartography Section

Notice to Taxing Districts

ORS 308.225



Cartographic 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 12, 2001
As Per ORS 308.225

Description Map received from: METRO
On: 2/12/01

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

ANNEX TO THE CITY OF HILLSBORO & WITHDRAWAL FROM SEVERAL DIST.

ORD. #4988

has been: Approved 2/12/01
 Disapproved

Notes:

Department of Revenue File Number: 34-1481-2001

Prepared by: Jennifer Dudley, 503-945-8666

Boundary: Change Proposed Change
The change is for:

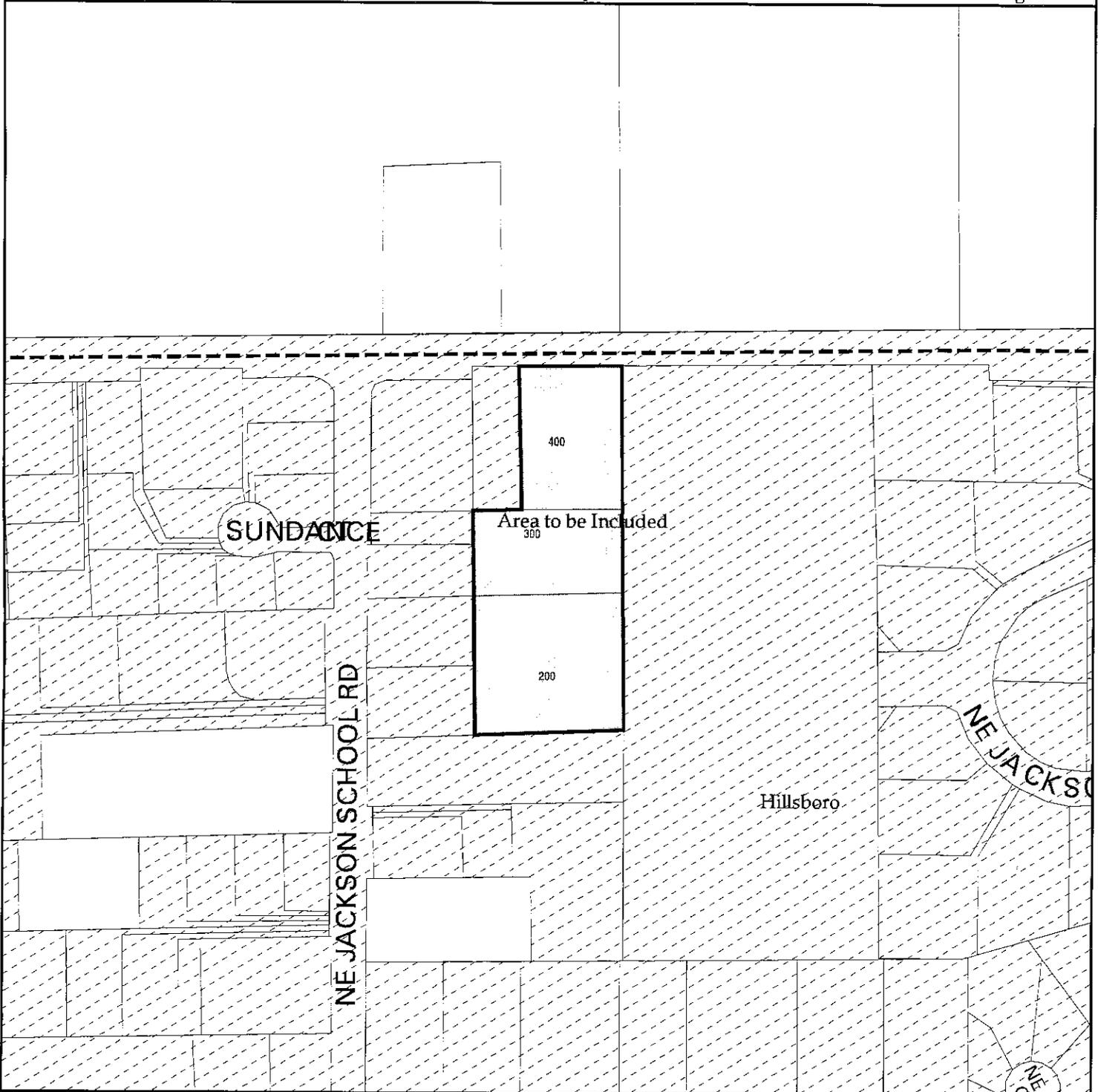
- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge

Proposal No. WA0601

1N2W30

Annexation to the City of Hillsboro

Washington Co.



REGIONAL LAND INFORMATION SYSTEM



600 NE Grand Ave.
Portland, OR 97232-2736
Voice 503 797-1742
FAX 503 797-1909
Email dro@metro-region.org

METRO

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

County lines

City

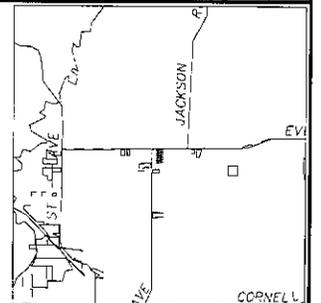
Annexation boundary

Urban Growth Boundary

Proposal No. WA0601
CITY OF HILLSBORO
Figure 1

Scale: 1" = 250'

0 200 400



Paul W. Baker
Recorder, City of Hillsboro

ORDINANCE NO. 4988
AN 19-00: MANNEN ET. AL.

AN ORDINANCE ANNEXING CERTAIN TRACTS OF LAND INTO THE CITY LIMITS OF HILLSBORO, WITHDRAWING THE TRACTS 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 and registered voters of certain tracts of land, described in Exhibit A to this ordinance, requesting that their properties be annexed to the city limits of Hillsboro;

WHEREAS, the petition represented 100 percent of the property owners and at least 50 percent of the registered voters 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 tracts of land are 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 tracts of land are located within Urban Planning Area A of the Urban Planning Area Agreement between Washington County and the City of Hillsboro, adopted on December 15, 1998;

WHEREAS, the Urban Planning Area Agreement specifies that all land in Urban Planning Area A shall annex to the City prior to development;

WHEREAS, the tracts of land lie 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, delay in the effective date of the annexation could cause inconvenience and additional financial cost to the property owners and unnecessary delay in the provision of City services;

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, 2001, and does hereby favor the annexation of the subject tracts of land and withdrawals from the districts based on the findings attached hereto as Exhibit B;

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

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

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

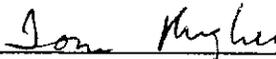
Section 2. The tracts of land annexed by this ordinance and described in Section 1 are withdrawn from the following districts upon the effective date of the annexation: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington 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.

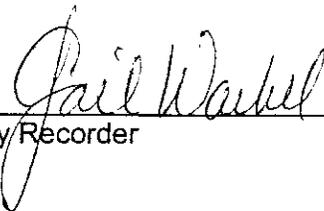
Section 4. Inasmuch as it is necessary that this annexation become effective soon, so as to avoid unnecessary hardship to the property owners and allow for the immediate provision of City services, an emergency is declared to exist and this ordinance shall become effective immediately upon its passage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

Passed by the Council this 16th day of January, 2001.

Approved by the Mayor this 16th day of January, 2001.



Mayor

ATTEST: 

City Recorder

Annex 19-00: Mannen et.al.
Proposed Description
JO, December 18, 2000

EXHIBIT A

A tract of land in Section 30 and Section 19, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the John S. Griffin DLC;

thence South, along the west boundary of said claim, a distance of 429.4 feet;

thence East, a distance of 205.0 feet to the northwest corner of that tract described in deed to Michael E. Hall and Barbara G. Hall, recorded 9-15-98, as document number 98102080, and the TRUE POINT OF BEGINNING;

thence South, along the west boundary of said tract, a distance of 275.0 feet to the southwest corner thereof;

thence East, along the south boundary of said tract, a distance of 272.75 to the southeast corner of said tract;

thence North, a distance of 684.0 feet to the south right-of-way line of Evergreen Street and the northeast corner of a parcel of land conveyed to Thomas D. Mannen and Lisa M Mannen in document number 96050793, recorded 06-06-96, in deed of records of said county;

thence West, along said south right-of-way line, a distance of 182.5 feet to northwest corner of said parcel;

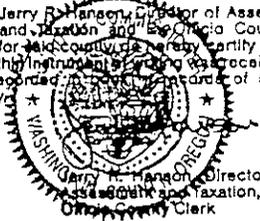
thence South, along said east line of said parcel, a distance of 249.0 feet to the southwest corner of said parcel;

thence West, a distance of 90.0 feet to the northwest corner of a tract of land conveyed to James E. Trimble and Markie J. Trimble in document number 86038980, recorded 08-29-00, in deed of records of said county;

thence South, along the west line of said parcel, a distance of 160.0 feet to the TRUE POINT OF BEGINNING.

STATE OF OREGON
County of Washington SS

I, Jerry B. Hansen, Director of Assessment and Taxation and Clatsop County Clerk for said County, do hereby certify that the within instrument has been received and recorded in the records of said county.



Jerry B. Hansen, Director of Assessment and Taxation, Clatsop County Clerk

Doc : 96050793
Rect: 165650 248.00
06/06/1996 02:46:11pm

96050793

001572

JUN 6 1996

1-3

IN230AB-400

Fidelity National Title Company of Oregon

STATUTORY WARRANTY DEED
(Individual or Corporate)

Vernon L. Randall and Janette G. Randall, as tenants by the entirety
grantor, conveys and warrants to
Thomas D. Mannen and Lisa M. Mannen, as tenants by the entirety
grantee, the following described real property, free and clear of encumbrances except as specifically set forth herein, situated
in the county of Washington State of Oregon, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to and excepting: Easement recorded: 4/14/65 in Book: 548, Page: 535.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 205,000.00
(See ORS 93.030)

WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 205.00 6/06/96
FEE PAID DATE

Dated this 4th day of June, 1996

Vernon L. Randall
Janette G. Randall

STATE OF OREGON, County of Washington

This instrument was acknowledged before me on June 4, 1996 by Vernon L. Randall and Janette G. Randall

This instrument was acknowledged before me on _____, 199__ by _____ as of _____

OFFICIAL SEAL
KELLIE S. DOTTER
NOTARY PUBLIC - OREGON
COMMISSION NO. A020468
MY COMMISSION EXPIRES DEC. 20, 1996

Kellie S. Dotter
Notary Public in and for Oregon
My commission expires: 12/20/96

GRANTOR'S NAME
Randall

GRANTEE'S NAME
Mannen

Until further notice send future tax statements to:
Thomas D. Mannen and Lisa M. Mannen
29250 NW Evergreen
Hillsboro, OR 97124

AFTER RECORDING RETURN TO:
Same as above

Space reserved for recorder's use

JUN 06 1996

FIDELITY NATIONAL TITLE 639916-001

001573

JUN 06 1996

001573

APR 9 1966

EXHIBIT A

The following described property in Section 19, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon:

Beginning at the Southeast corner of that certain tract conveyed to Donald Blair McMahon and Elizabeth McMahon by deed recorded December 14, 1961, in Book 454, Page 438, Deed Records of Washington County; thence East along the Easterly extension of the South line of said McMahon tract 272.5 feet to East line of that certain deed conveyed to Patience Jackson, by deed recorded May 29, 1961, in Book 444, Page 605, Washington County Deed records; thence North along said East line 160 feet to the true point of beginning of the tract herein described; thence West 272.5 feet to a point on the West line of said Jackson tract; thence North $0^{\circ}08'$ West along the West line of said Jackson tract 269 feet more or less to the North line of the John S. Griffin Donation Land Claim No. 56; thence North $89^{\circ}54'$ East 272.5 feet to the Northeast corner of said Jackson tract; thence Southerly along the East line of said Jackson tract 269 feet more or less to the true place of beginning; EXCEPT the Westerly 90 feet thereof.

3

6204



KNOW ALL MEN BY THESE PRESENTS, That WE, Maurice R. Hannen and Ethel H. Hannen, husband and wife,

in consideration of Ten and no/100 (\$10.00) Dollars,

us paid by Donald "DIAF" McMANISH and ELIZABETH McMANISH, husband and wife,

do hereby grant, bargain, sell and convey unto the said grantees, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Washington and State of Oregon, bounded and described as follows, to-wit:

Beginning at the northwest corner of that certain tract of land conveyed to Edgar and Delores Kamna in deed book 158, page 597, which corner is a point on the west line of the John Griffin donation land claim number 56, in township 1 north, of range 2 west of the Willamette Meridian, in Washington County, Oregon, 429.4 feet south of the northwest corner of said donation land claim and running thence east along the north line of said Kamna tract 30.00 feet to an iron; thence continuing east on said line 145.0 feet to an iron at the northeast corner of said Kamna tract; thence continuing east 30.0 feet to an iron; thence north 100.0 feet to an iron; thence west 175.0 feet to an iron; thence continuing west 30.0 feet to a point on the west line of the Griffin D.L.C.; thence south 100.0 feet to the place of beginning.

To Have and to Hold the above described and granted premises unto the said grantees, their heirs and assigns forever.

And we the grantors do covenant that we are lawfully seized in fee simple of the above granted premises free from all encumbrances,

and that we will and our 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 our hands and seals, this 12th day of December, 1961

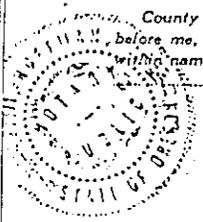
Maurice R. Hannen (SEAL)
Ethel H. Hannen (SEAL)

STATE OF OREGON, }
County of Washington } ss.

On this 12th day of December, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Maurice R. Hannen and Ethel H. Hannen,

known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

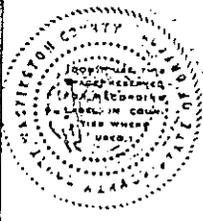
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public for Oregon
My commission expires Dec 19, 1963

WARRANTY DEED

TO
AFTER RECORDING RETURN TO
Donald B. McManish
Attn: Box 31 B
Hatch, Ore



STATE OF OREGON, }
County of WASHINGTON } ss.

I certify that the within instrument was received for record on the 14th day of Dec, 1961, at 1:40 o'clock P.M., and recorded in book 454 on page 438. Record of Deeds of said County.

Witness my hand and seal of County aforesaid.

ROGER THOMSSON, County Clerk
By R. Salvesen Deputy

INDEXED 6204

BOOK 454 PAGE 438

IN 230 AB - 400

AFTER RECORDING RETURN TO:

MARKIE TRIMBLE
29230 NW EVERGREEN
HILLSBORO, OR 97124

STATE OF OREGON } 85
County of Washington

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

Jerry R. Hanson
Jerry R. Hanson, Director of Assessment and Taxation, Office County Clerk

Doc : 99026028
Rect: 227000 11.00
03/02/1999 02:56:50pm

Transaction Title Insurance
Accommodation Recording 99026028

CERTIFICATION OF VITAL RECORD

REAL IN LIVING CENTER FOR HEALTH STATISTICS
CERTIFICATE OF DEATH

REG. TAG NO. 00707 130

1. DECEASED'S NAME MARKIE TRIMBLE		2. SEX Female		3. DATE OF DEATH (Month, Day, Year) February 17, 1999	
4. SOCIAL SECURITY NUMBER 543-42-4094		5. AGE LAST BIRTHDAY (Years) 54		6. BIRTHPLACE (City and State or Foreign Country) DATE OF BIRTH (Month, Day, Year) Roseville, Kansas AUGUST 7, 1944	
7. WAS DECEASED EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		8. RACE <input type="checkbox"/> American Indian <input type="checkbox"/> Hawaiian <input type="checkbox"/> Other		9. PLACE OF DEATH (Check one only) <input type="checkbox"/> Home <input type="checkbox"/> Hospital <input type="checkbox"/> Nursing Home <input type="checkbox"/> Other	
10. FACILITY NAME (If not applicable, give street and number) University Hospital South		11. CITY, TOWN OR LOCATION OF DEATH Portland		12. COUNTY OF DEATH Multnomah	
13. DECEASED'S USUAL OCCUPATION (Other than at time death during period of training or service) Engineer		14. KIND OF BUSINESS/INDUSTRY Electronic Industry		15. MARITAL STATUS - (Married, Never Married, Widowed, Divorced, Annulled) Married	
16. MARRIAGE - STATE Oregon		17. COUNTY Washington		18. SPOUSE (If deceased, deceased) Markie	
19. ADDRESS - CITY, STATE AND ZIP CODE 29230 NW Evergreen Hillsboro Oregon 97124		20. STREET AND NUMBER 29230 NW Evergreen		21. DECEASED'S EDUCATION (Specify any regular grade completed) High School (14 of 12)	
22. FATHER - NAME and ADDRESS Glenn E. Trimble		23. MOTHER - NAME and ADDRESS Marjorie J. Curwick		24. INFORMANT - NAME and ADDRESS (If deceased, spouse) Markie Trimble, Spouse	
25. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Other		26. PLACE OF DISPOSITION (Name of cemetery, crematorium, or other place) Wilhelm Crematory		27. LOCATION - City or Town, State Portland, Oregon	
28. SIGNATURE OF OREGON PHYSICIAN, SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>Holly Krauss</i>		29. PHYSICIAN LICENSE NO. (If Licensee) 0391		30. NAME, ADDRESS AND ZIP OF PLACE OF DEATH Oregon LICENSATION Company 1634 SE Claybourne Portland, Oregon 97202	
31. DATE SIGNED (Month, Day, Year) FEB 18 1999		32. SIGNATURE OF REGISTRAR <i>Judy Melton</i>			

RESERVED FOR REGISTRAR'S USE

33. TO BE COMPLETED BY CERTIFYING PHYSICIAN		34. TO BE COMPLETED ONLY BY MEDICAL EXAMINER	
35. TIME OF DEATH 11:00 P.M.		36. TIME OF DEATH 11:00 P.M.	
37. TO the best of my knowledge, death occurred at the time, date, place and due to the causes as stated.		38. On the basis of inspection under microscopical, or any suitable death procedure at the time, date, place and due to the immediate and proximate causes (Appropriate)	
39. DATE SIGNED (Month, Day, Year) 2/11/99		40. DATE SIGNED (Month, Day, Year) 2/11/99	
41. NAME, TITLE, ADDRESS AND ZIP OF CERTIFYING MEDICAL EXAMINER (Type or Print) Martin Jonathan E. MD 3181 S.W. Sam Jackson Park Road, Portland, OR 97201		42. NAME OF ATTENDING PHYSICIAN OR OTHER THIRD CERTIFIER (Type or Print) Benwell Thayer	
43. IMMEDIATE CAUSE (and primary one cause per ICD-9) AND ALL CAUSES OF DEATH (in order of sequence) (Type or Print) Coronary Atherosclerosis		44. IMMEDIATE CAUSE (and primary one cause per ICD-9) AND ALL CAUSES OF DEATH (in order of sequence) (Type or Print)	
45. OTHER SIGNIFICANT CONDITIONS (Conditions contributing to death but not resulting in the underlying cause given in PART 1) None		46. SIGNATURE OF REGISTRAR (Type or Print) Judy Melton	
47. NUMBER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accidental <input type="checkbox"/> Unintentional <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Legal <input type="checkbox"/> Other		48. DATE OF PLURALITY (Month, Day, Year)	
49. TIME OF PLURALITY		50. PLACE OF PLURALITY (If home, state, street, building, office building, etc.)	
51. LOCATION (Street and Number, Rural Route, Highway, City or Town, State)		52. DISCUSS HOW PLURALITY OCCURRED	

RESERVED FOR REGISTRAR'S USE

ORIGINAL-VITAL STATISTICS COPY

THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY REGISTERED AT THE OFFICE OF THE MULTNOMAH COUNTY REGISTRAR.

DATE ISSUED **FEB 18 1999**

HELENA CHA-BIG ADAMS, WITH COUNTY REGISTRAR MULTNOMAH COUNTY, OREGON

Helena Adams

IN 230 AB-500

86038980

90-57

AFTER RECORDING, RETURN TO:

JAMES L. TRIMBLE
MARKIE J. TRIMBLE
29230 NW EVERGREEN
HILLSBORO, OR 97123

UNLESS FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:
JAMES L. TRIMBLE
MARKIE J. TRIMBLE
29230 NW EVERGREEN
HILLSBORO, OR 97123

STEWART TITLE

STATUTORY WARRANTY DEED

ELMER E. GODBEY and KAREN L. GODBEY, husband and wife, Grantor,
conveys and warrants to JAMES E. TRIMBLE and MARKIE J. TRIMBLE,
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 and by this reference
incorporated herein.

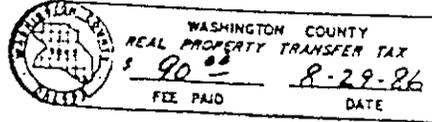
The said property is free from encumbrances except for 1986-87
taxes, a lien not yet payable; Easement recorded 1 28 85, Book
539, Page 159.

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 FEEL TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES.

The true consideration for this conveyance is \$182,400.00.

Dated this 29 day of August, 1986.

Elmer E. Godbey
ELMER E. GODBEY
Karen L. Godbey
KAREN L. GODBEY



STATE OF OREGON
County of WASHINGTON

Personally appeared the above named Elmer E. Godbey and Karen L.
Godbey and acknowledged the foregoing instrument to be their
voluntary act and deed.



John A. Hawkins
Notary Public for
Oregon
My commission expires
12 31 87

1-2

IN230AB-300

Order No. 86008259-W

EXHIBIT A

The following described property in Section 30, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon: Beginning at the Southeast corner of that certain tract conveyed to Donald Blair McMahon and Elizabeth McMahon by deed recorded December 14, 1961 in Book 454, page 438, Deed Records of Washington County; thence East along the Easterly extension of the South line of said McMahon tract 272.5 feet to the East line of that certain deed conveyed to Patience Jackson by deed recorded May 29, 1961 in Book 444, page 605, Washington County Deed records; thence North along said East line 160 feet; thence West 272.5 feet to a point on the West line of said McMahon tract which is 160 feet North of the place of beginning; thence South along said West line a distance of 160 feet to the place of beginning. TOGETHER with an easement for road purposes over the following described property: Beginning at the Northeast corner of the above described tract; thence North along the East line of said Jackson tract a distance of 300 feet, more or less, to the North line of said Jackson tract; thence West along said North line 40 feet; thence South parallel with the East line of said Jackson tract 300 feet; more or less, to the North line of the parcel above described; thence East along said North line 40 feet to the place of beginning.

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.

Donald W. Mason, Director of
Assessment and Taxation, Ex-
Officio County Clerk

1986 AUG 29 PM 2:38

2

WARRANTY DEED

Patience E. Jackson

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Raymond V. Cardinaux and Lina M. Cardinaux, Husband and Wife, 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 the Northwest Corner of the John S. Griffin D.L.C. no 56, TIN, R2W. W.M. Washington County, Oregon; Thence N. 89° 54' East on the North line of said D.L.C. 295 feet to the Northwest corner of that tract conveyed to Vernon L. Randall and Wife, by deed book 531 page 108; Thence S. 0° 08' East on the West line of said Randall tract 269 feet, more or less, to the corner (SW) thereof; thence West on the North line of that tract conveyed to Clifford Blanchett and Wife, by deed Book 516 page 392, a distance of 90 feet to the East line of that tract conveyed to Patience Jackson by deed book 455 page 400; thence S. 0° 08' East on said East Line 60.6 feet to the Northeast Corner of that tract conveyed to Donald Blair McMahon by deed book 454 page 438; thence West on the North line of said McMahon tract 205 feet to the Northwest Corner thereof; thence N. 0° 08' West on the west line of said Griffin claim 329.6 feet, more or less, 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 \$ 7,500 00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (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 17 day of December, 1980 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.

Patience E. Jackson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Washington, Dec. 17, 19 80

STATE OF OREGON, County of Washington, 19 80

Personally appeared with above named PATIENCE JACKSON and acknowledged the foregoing instrument to be HER voluntary act and deed.

Personally appeared 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

Notary Public for Oregon My commission expires: 2-12-83

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. Before me:

Notary Public for Oregon My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: Raymond V. Cardinaux, 7793 E. C. Evergreen, Hillsboro, Ore. 97123

STATE OF OREGON County of Washington ss deed L. Roger Thomassen, 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.

ROGER THOMASSEN, Director of Records & Elections

INDEXED 1980 DEC 17 PM 3:52

FOR RECORDING RETURN TO:
Michael B. Hall
Barbara G. Hall

346 NE 15th Ct.
Hillsboro OR 97124

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

ACROW No: 3400-19304-RB
Order No: 182630

STATE OF OREGON } 28
County of Washington

I, Jerry R. Hanson, Director of Assessment and Taxation and Washington County Clerk for the County of Washington, certify that the within instrument, having been received and recorded in book _____ of said county.



Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk
Doc : 98102080
Rect: 216885 207.00
09/15/1998 01:21:02pm

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ELMER B. GODBEY and KAREN GODBEY, as tenants by the entirety

Grantor, conveys and warrants to Michael B. Hall and Barbara G. Hall, husband and wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

(Continued)

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.

ENCUMBRANCES:

- 6. Terms and provisions, including obligations for maintenance of easement as established by Oregon Law.

The true consideration for this conveyance is \$170,363.00

	WASHINGTON COUNTY
	REAL PROPERTY TRANSFER TAX
\$171.00	9-15-98
FEE PAID	DATE

Dated 9/11/98, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Elmer B. Godbey
Elmer B. Godbey

Karen Godbey
Karen Godbey

STATE OF OREGON, County of Washington ss.
This instrument was acknowledged before me on 9/11, 19 98
by Elmer B. Godbey & Karen Godbey
This instrument was acknowledged before me on _____, 19 _____
by _____ as _____
of _____

Rachel Bell
Notary Public for Oregon
My commission expires: _____

	OFFICIAL SEAL
	RACHEL BELL
	NOTARY PUBLIC-OREGON
	COMMISSION NO. 304134
MY COMMISSION EXPIRES SEPTEMBER 8, 2001	

1-2

IN230AB-2005

Order No: 182530

LEGAL DESCRIPTION

Beginning at a point on the West line of John Griffin D.L.C. No. 56 in Section 30, Township 1 North, Range 2 West of the Willamette Meridian, in the County of Washington, State of Oregon, which point of beginning bears South 429.4 feet from the Northwest corner of the Griffin D.L.C.; thence East 205.0 feet to the true point of beginning of the hereinafter described tract, said true point of beginning being the Northeast corner of that tract conveyed to Edgar Kanna and Delores Kanna, by deed recorded in Deed Book 115, Page 507; thence South along East line of said Kanna Tract, and along the East line of that tract conveyed to W. B Popple and Nancy E. Popple, by Deed recorded in Deed Book 285, Page 349, a distance of 275 feet to the Southeast corner of said Popple Tract; thence East along the Easterly extension of the South line of said Popple Tract, a distance of 272.75 feet, more or less, to the East line of that tract conveyed to Patience Jackson by Deed recorded in Deed Book 444, Page 605; thence North along the East line of said Jackson Tract 275 feet to the Southeast corner of that tract conveyed to Clifford Blanchette and Mary E. Blanchette, by Deed recorded in Deed Record Book 516, Page 392; thence West along the South line of said Blanchette Tract, 272.5 feet, more or less, to the Southwest corner thereof; said point being true point of beginning.

ALSO a 40 foot wide easement for access purposes to Evergreen Road over and across the Easterly 40 feet of those certain tracts conveyed to Clifford Blanchette, et ux by Deed recorded in Book 516, Page 392, Washington County Deed Records, and to Vernon L. Randall, et ux, by Deed recorded in Book 525, Page 431, Washington County Deed Records.

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IN 230A8-200

EXHIBIT B

FINDINGS IN SUPPORT MANNEN ET. AL. ANNEXATION FILE NO. AN 19-00

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

Five petitioners representing three properties requested City Council approval for annexation of approximately 3.82 acres into the City Limits of Hillsboro.

The properties under consideration are located generally south of NW Evergreen Road, east of NE Jackson School Road and north of NE Rogahn Street. The properties can be specifically identified as Tax Lots 200, 300 and 400 on Washington County Tax Assessor's Map 1N2-30AB. The total assessed value of the properties is \$642,550.

The properties slope downward from north to south with trees scattered throughout the site. Single family residences are located on Tax Lots 300 and 400 and are addressed at 29230 and 29250 NW Glencoe Road, respectively.

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 January 16, 2001.

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 are currently no urban service provider agreements as required by ORS 195.065 (Senate Bill 122) in place for this area. The City is currently working with other urban service providers to establish these required agreements.

- 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 properties are 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 these properties would be consistent with the UPAA, and allow the petitioners the ability to further develop their 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 Policy (III)(F) In the Area of Interest, the City will continue its current annexation policy, under which property owners interested in annexation are welcome to contact the City for whatever information and assistance they need to initiate and complete the annexation process.

Section 2. Urbanization Policy (III)(H) The City will negotiate with the service districts currently providing urban services to properties in the Area of Interest, and will address service provision issues on an individual basis upon receipt of petitions for annexation. The City will work toward formal long-term service agreements with each affected service district, and shall consider the Area of Interest in all public facility plans.

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)(F) 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 7. Air, Water and Land Resource Quality Policy (III)(B) The City shall design a storm sewer and sanitary sewer master plan and develop implementation measures necessary to assure that a storm sewer and sanitary system are provided to areas designated urban. The plan shall be designed to accommodate the growth anticipated in undeveloped portions of the Hillsboro Planning Area.

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 Policy (III)(F), assisting property owners with the annexation process; 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 properties is RL – Low Density Residential, which are consistent with the regional urban growth goals and objectives. The properties will be rezoned to R-10 Single Family Residential pursuant to Section 97 of Hillsboro Zoning Ordinance No. 1945, unless the property owners request a different zone.

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

FINDING: Water is available to the properties from a 12-inch City line currently located in the NW Evergreen Road right-of-way. Water will also be available from an 8-inch line, which will be stubbed to the eastern property line of Tax Lot 200 as part of the Fishback Creek subdivision. Sanitary sewer is available through a 21-inch City line located in the Glencoe Swale, approximately 300 feet south of the subject site. Sanitary Sewer will also be available from an 8-inch line which will be stubbed to the eastern property line of Tax Lot 200 as part of the Fishback Creek subdivision. Storm water disposal is available via existing ditches adjacent to NW Evergreen Road and a 12-inch line currently being constructed as part of the Fishback Creek development.

Fire and police protection would be provided by the City of Hillsboro and the properties would be withdrawn from the following districts as of 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
Washington County Service District #1 for Street Lights

Annexation of the subject properties 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 has determined that withdrawal of the properties from the following districts is in the best interest of the City:

Washington County Rural Fire Protection District No. 2
Washington County Service District for Enhanced Law Enforcement
Washington County Service District for Urban Road Maintenance
Washington County Service District #1 for Street Lights

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 20, 2000