

Final Documents

For

Annexation to the
City of Hillsboro

WA1506

Ordinance 5620

DOR: 34-1789-2006

Sec. State: AN-2006-0149

Property Information:

22960 NW Birch Street (1N234AD01800)

No Site Address (1N234AD01801)



May 3, 2006

Metro
Robert Knight
600 NE Grand Ave
Portland, Oregon 97232-2736

Dear Mr. Knight:

Please be advised that we have received and filed, as of May 3, 2006, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
06-62 (Clean Water Services District)	SD 2006-0046
06-63 (Tualatin Valley Water District)	SD 2006-0047
06-38 (Clean Water Services District)	SD 2006-0048
5606 (City of Hillsboro)	AN 2006-0147
5610 (City of Hillsboro)	AN 2006-0148
5620 (City of Hillsboro)	AN 2006-0149
5622 (City of Hillsboro)	AN 2006-0150

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

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

Sincerely,

Linda Bjornstad
Official Public Documents

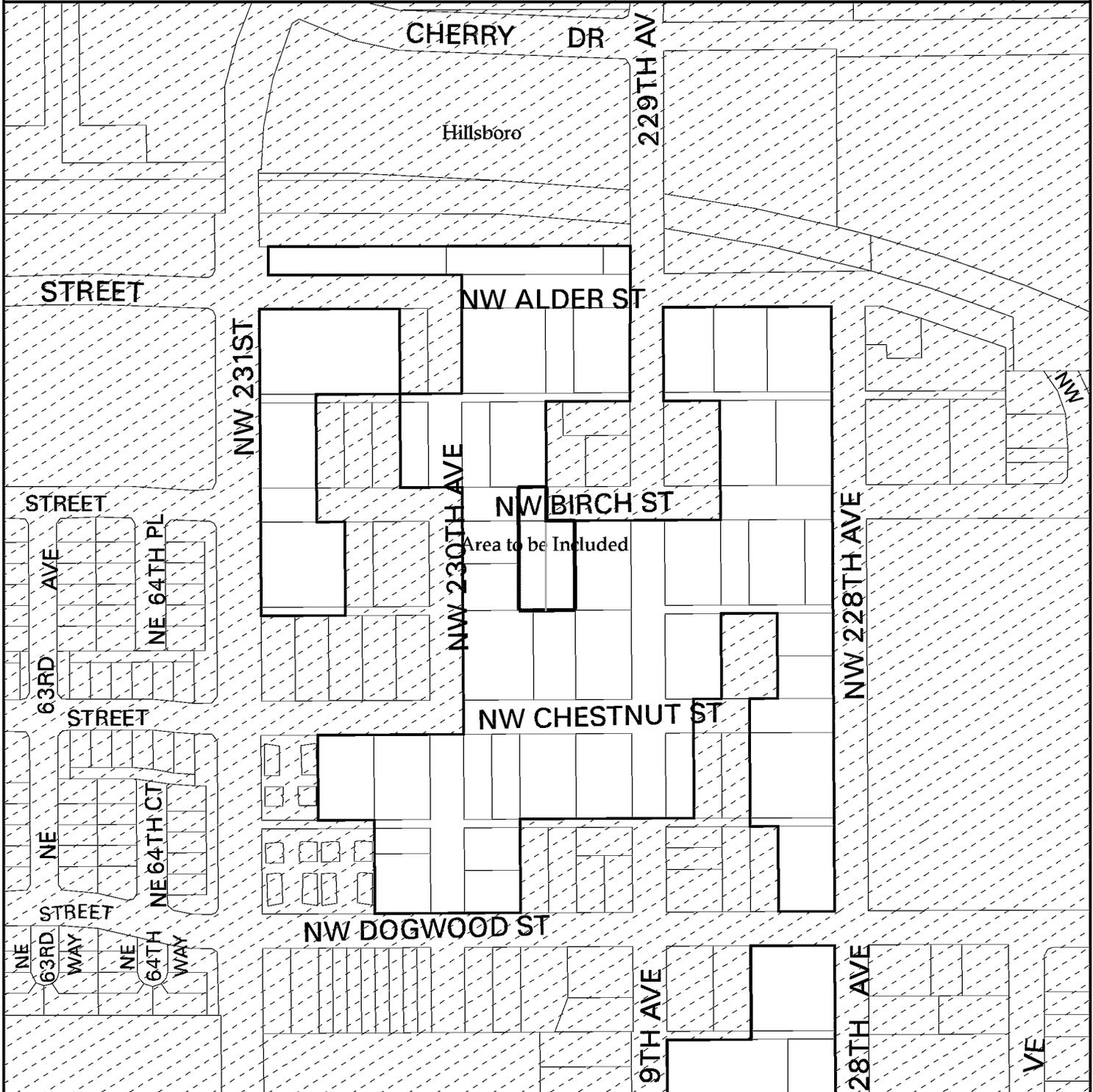
cc: County Clerk(s)
Department of Revenue
ODOT
Population Research Center

Proposal No. WA1506

1N2W34

Annexation to the City of Hillsboro

Washington Co.



R E G I O N A L I N F O R M A T I O N S Y S T E M



600 NE Grand Ave.
Portland, OR 97232-2736
Voice 503 797-1742
FAX 503 797-1909
Email drc@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

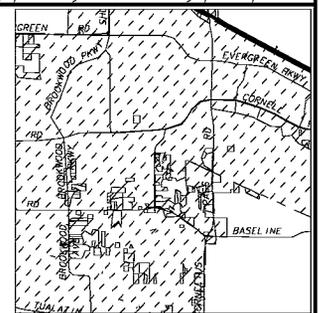
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA1506
CITY OF HILLSBORO
Figure 1

Scale: 1" = 250'



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
April 21, 2006
As Per ORS 308.225

Description Map received from: METRO
 On: 4/14/2006

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

ANNEX TO CITY OF HILLSBORO; WITHDRAW FROM SEVERAL DISTRICTS AN 4-06

ORD. #5620 (WA1506)

has been: Approved 4/21/2006
 Disapproved

Notes:

Department of Revenue File Number: 34-1789-2006

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

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
Amber Deming
Recorder, City of Hillsboro

ORDINANCE NO. 5620
AN 4-06: BURRILL

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 owner of certain tracts of land, described in Exhibit A to this ordinance, requesting that the properties 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 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 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 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, 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 March 21, 2006, 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 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 lands, 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.

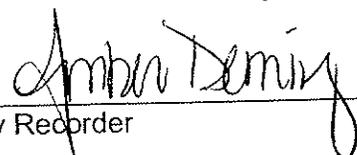
Section 4. Inasmuch as it is necessary that this annexation become effective soon, so as to avoid unnecessary hardship to the property owner and allow for the immediate provision of City services, an emergency is declared to exist and this ordinance shall become effective immediately upon its passage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

Passed by the Council this 21st day of March, 2006.

Approved by the Mayor this 21st day of March, 2006.



Mayor

ATTEST: 

City Recorder

City of Hillsboro
Annexation 5-06: Burrill
Proposed legal description
NS, February 14, 2006

Exhibit 'A'

A tract of land in Section 34, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at the northeast corner of Lot 3, Block 5 of Orenco Townsite, a duly recorded subdivision in said county;

thence South $0^{\circ}04'$ West, along the east line of said lot and the southerly projection thereof, a distance of 157.5 feet to the centerline of the alley described in Document No. 84-35090 in Deed Records of said county;

thence North $89^{\circ}56'$ West, along said centerline, a distance of 100 feet to the intersection of said centerline and the southerly projection of the west line of Lot 4, Block 5 of said subdivision;

thence North $0^{\circ}04'$ East, along said southerly projection and along the west line and northerly projection of the west line of said Lot 4, a distance of 217.5 feet to the north right of way line of Northwest Birch Street;

thence South $89^{\circ}56'$ East, along said right of way line, a distance of 50 feet to the intersection of said right of way line and the northerly projection of the east line of said Lot 4;

thence South $0^{\circ}04'$ West, along said projection, a distance of 60 feet to the northeast corner of said Lot 4;

thence South $89^{\circ}56'$ East, along the north line of the aforementioned Lot 3, a distance of 50 feet to the point of beginning.



After recording return to:
 C.I.W. Investments, LLC
 P.O. Box 1312
 Medford, Or. 97501

Until a change is requested all tax statements
 shall be sent to the following address:
 C.I.W Investments, LLC
 P.O. Box 1312
 Medford, Or 97501

File No.: 7032-733836 (CLS)
 Date: December 23, 2005

Washington County, Oregon 2006-003035
 01/10/2006 10:47:15 AM
 D-088 Cnt=1 Btm=21 RECORDS:
 \$10.00 \$6.00 \$11.00 - Total = \$27.00



THIS SPACE RESERVE

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



STATUTORY BARGAIN AND SALE DEED

C.I.W. Investments, LLC , Grantor, conveys to **C.I.W. Investments, LLC**, Grantee, the following described real property:

Lots 4 , Block 5, ORENCO TOWNSITE, County of Washington, State of Oregon. Together with that portion of the vacated unnamed alley that inured thereto, as described in Resolution and Order No. 83-173 and recorded October 31, 1984 as recorder's Fee No. 84035090.

The purpose of this deed is to split tax lot 1N234AD-01800 into two separate tax lots.

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 consideration for this conveyance is **\$none**. (Here comply with requirements of ORS 93.030)

Dated this 5th day of JANUARY, 2006.

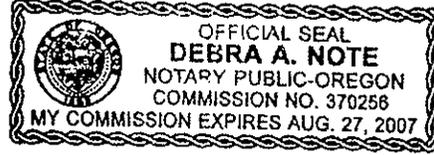
APN: R0726129

Bargain and Sale Deed
- continued

File No.: 7032-733836 (CLS)
Date: 12/23/2005

C.I.W. Investments, LLC

By: [Signature]
Michael E. Burrill, Sr Member



STATE OF Oregon)
County of Jackson)ss.
Washington)

This instrument was acknowledged before me on this 5th day of January, 2006
by as of , on behalf of the .

[Signature]
Notary Public for Oregon
My commission expires:



After recording return to:
 C.I.W. Investments, LLC
 P.O. Box 1312
 Medford, Or. 97501

Until a change is requested all tax statements shall be sent to the following address:
 C.I.W Investments, LLC
 P.O. Box 1312
 Medford, Or 97501

File No.: 7032-733836 (CLS)
 Date: December 23, 2005

Washington, Or. Oregon 2006-003034
 01/10/2008 10:47:15 AM
 D-DBS Crk#1 Str#21 RECORD#1
 \$16.00 \$8.00 \$11.00 - Total = \$27.00



THIS SPACE RESERVED

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



STATUTORY BARGAIN AND SALE DEED

C.I.W. Investments, LLC, Grantor, conveys to **C.I.W. Investments, LLC**, Grantee, the following described real property:

Lots 3, Block 5, ORENCO TOWNSITE, County of Washington, State of Oregon. Together with that portion of the vacated unnamed alley that inured thereto, as described in Resolution and Order No. 83-173 and recorded October 31, 1984 as recorder's Fee No. 84035090.

The purpose of this deed is to split tax lot 1N234AD-01800 into two separate tax lots.

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 consideration for this conveyance is **\$none**. (Here comply with requirements of ORS 93.030)

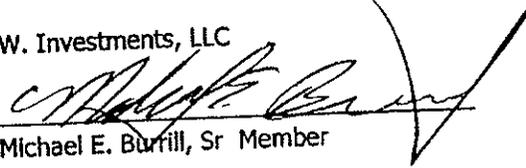
Dated this 5th day of January, 2006.

APN: R0726129

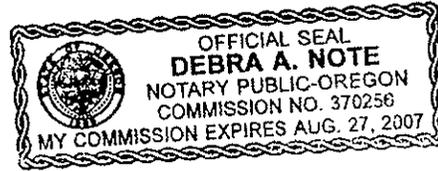
Bargain and Sale Deed
- continued

File No.: 7032-733836 (CLS)
Date: 12/23/2005

C.I.W. Investments, LLC

By: 

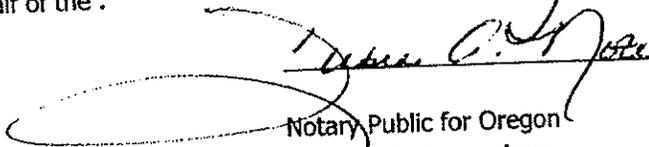
Michael E. Burfill, Sr Member



STATE OF Oregon)

County of Jackson)
~~Washington~~)

This instrument was acknowledged before me on this 5th day of January, 2006
by as of, on behalf of the .



Notary Public for Oregon
My commission expires:

IN THE BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

FILED

AUG 31 1984

84035090

84035090

In the Matter of the Vacation of a Portion
of an unnamed alley dedicated by the Plat
of "ORENCO TOWNSITE", in Section 34, T1N,
R2W, W.M., in Washington County, Oregon,
pursuant to ORS 368.326; Vacation No. 249. }

RESOLUTION AND ORDER

NO. 84-173

The above-entitled matter having come on regularly before the Board at its meeting of August 21, 1984; and

It appearing to the Board that a petition has been filed for a vacation of a dedicated, unnamed alley lying between Lots 1 through 6 and Lots 7 through 12, Block 5, "Orenco Townsite", situated in Section 34, Township 1 North, Range 2 West of the Willamette Meridian, Washington County, Oregon, and that said petition was signed by owners of 100 percent of the land abutting the property proposed to be vacated, pursuant to ORS 368.351(2); and

It appearing to the Board that said petition did describe the dedicated, unnamed alley to be vacated, the names of the parties to be particularly affected thereby, and set forth the particular circumstances of the case; and

It appearing to the Board that the dedicated, unnamed alley lying between Lots 1 through 6 and Lots 7 through 12, Block 5, "Orenco Townsite" to be vacated is not within the corporate limits of any city or town; and

It appearing to the Board that the 15.00 foot dedicated alley was created by the recording of the Plat of "Orenco Townsite", and is an unimproved alley, and does not enhance the public road system; and

It appearing to the Board that the only parties that would be particularly affected by the said vacation are the petitioners who own all the land adjacent to and affected by the said proposed vacation; and

It appearing to the Board that the County road official did examine that portion of an unnamed alley to be vacated as described below, and filed a report with this Board upon completion thereof, in accordance with ORS 368.351(1); and

It appearing to the Board that a letter was sent to the petitioners stating the date of August 21, 1984, at 10:00 AM as the time and Room 402 of the Washington County Administration Building, Hillsboro, Oregon; as the place the business meeting would be, to complete the proceedings for the vacation of the below stated dedicated, unnamed alley; and

It appearing to the Board that there are utility facilities within the dedicated, unnamed alley to be vacated; and that easements for said facilities should be reserved; and

1-4

20

It appearing to the Board that there have been no remonstrances to the vacation of said dedicated, unnamed alley lying between Lots 1 and 6 and Lots 7 and 12, Block 5, "Orenco Townsite"; it is therefore

RESOLVED AND ORDERED that:

All that portion of a 15.00 foot wide right-of-way (alley) dedicated by the plat of "ORENCO TOWNSITE", as shown on the duly recorded plat recorded on Page 44, Town Plat Book 2, Washington County, Oregon, situated in the Northeast Quarter of Section 34, Township 1 North, Range 2 West of the Willamette Meridian, Washington County, Oregon, lying between Lots 1 thru 6 and Lots 7 thru 12, Block 5 of "ORENCO TOWNSITE", being more particularly described as follows, to-wit":

Beginning at the Northeast corner of Lot 12, Block 5, "ORENCO TOWNSITE", thence N 89°56' W along the North line of Lots 12, 11, 10, 9, 8 and 7, a distance of 300 feet to the Northwest corner of Lot 7, Block 5, "ORENCO TOWNSITE"; thence N 00°04' E along the Easterly right-of-way of N.W. 230th Avenue (formerly Alder Street) a distance of 15 feet to the Southwest corner of Lot 6, Block 5, "ORENCO TOWNSITE"; thence S 89°56' E along the South line of Lots 6, 5, 4, 3, 2 and 1, Block 5, "ORENCO TOWNSITE", a distance of 300 feet to the Southeast corner of Lot 1, Block 5, "ORENCO TOWNSITE"; thence S 00°04' W along the Westerly right-of-way of N.W. 229th Avenue (formerly Birch Street) a distance of 15 feet to the Northeast corner of Lot 12, Block 5, "ORENCO TOWNSITE" to the point of beginning.
Basis of Bearing: Plat of "ORENCO TOWNSITE", a duly recorded plat recorded on Page 44, Town Plat Book 2, Washington County, Oregon.

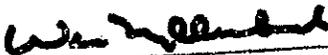
be and hereby is vacated as it is in the public interest, reserving therefrom a blanket utility easement over the entire fifteen (15) feet, for existing utility lines for Northwest Natural Gas Company, Portland General Electric Company, General Telephone Company of the Northwest, Inc., and Storer Metro Communications, Inc.; and it is further

RESOLVED AND ORDERED that the County Surveyor of Washington County, Oregon, be and hereby is authorized and directed to mark that portion of said dedicated, unnamed alley lying between Lots 1 thru 6 and Lots 7 thru 12, Block 5, "Orenco Townsite" as vacated on the plats and records of Washington County, Oregon, all in accordance with ORS 368.356(2); and it is further

RESOLVED AND ORDERED that the County Surveyor of Washington County, Oregon, is hereby authorized and directed to have this order of vacation recorded in the records of Washington County, Oregon, and cause copies of this order to be filed with the Director of Assessment and Taxation and the County Surveyor's office in accordance with ORS 368.356(3).

DATED this 21st day of August, 1984.

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

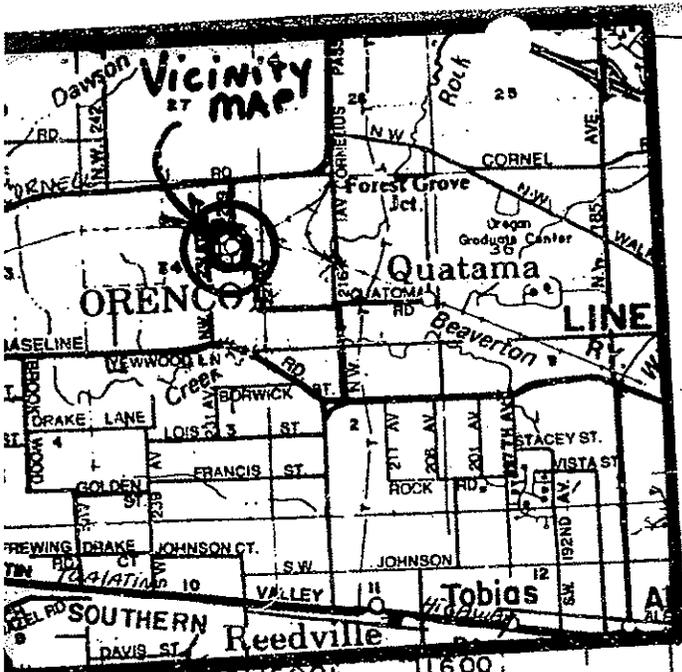

Chairman

5 VOTES AYE

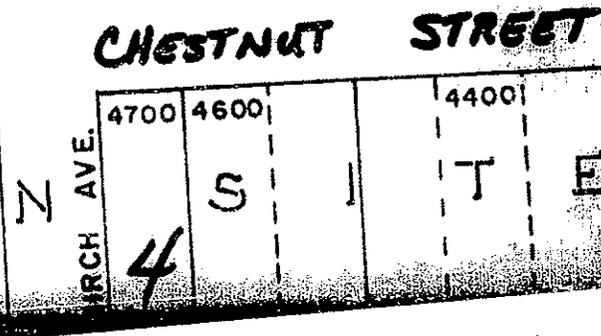
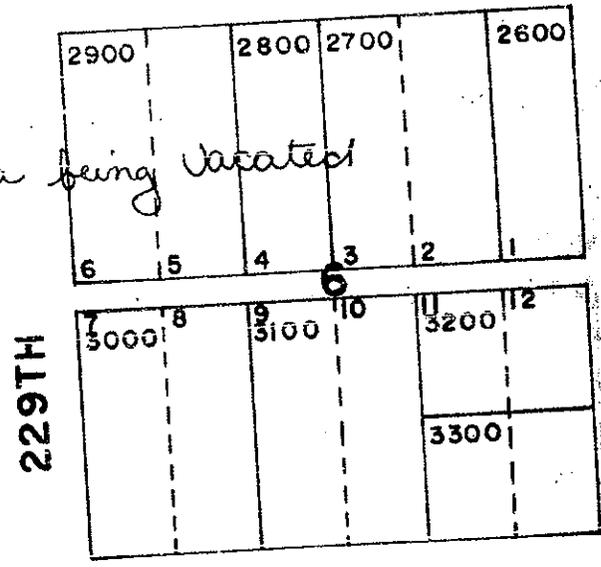
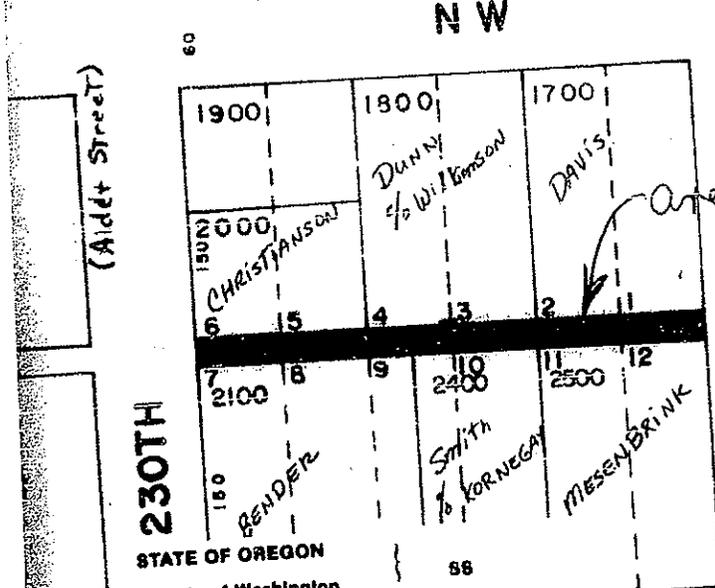
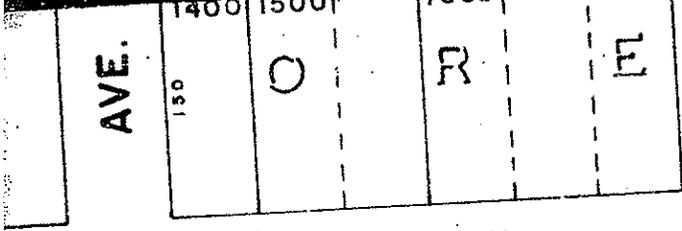
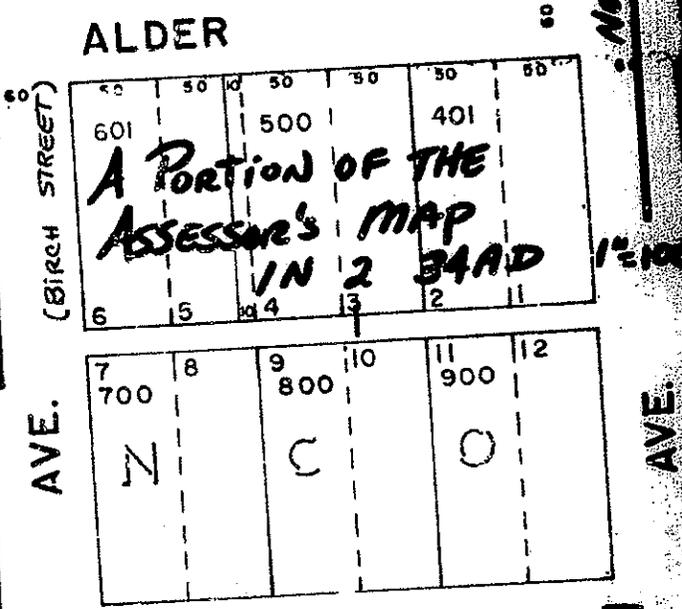

Recording Secretary

Approved as to form:


Assistant County Counsel for
Washington County, Oregon



SPBS R.I.
EXHIBIT "A"
 May 18, 1984



STATE OF OREGON
 County of Washington

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.

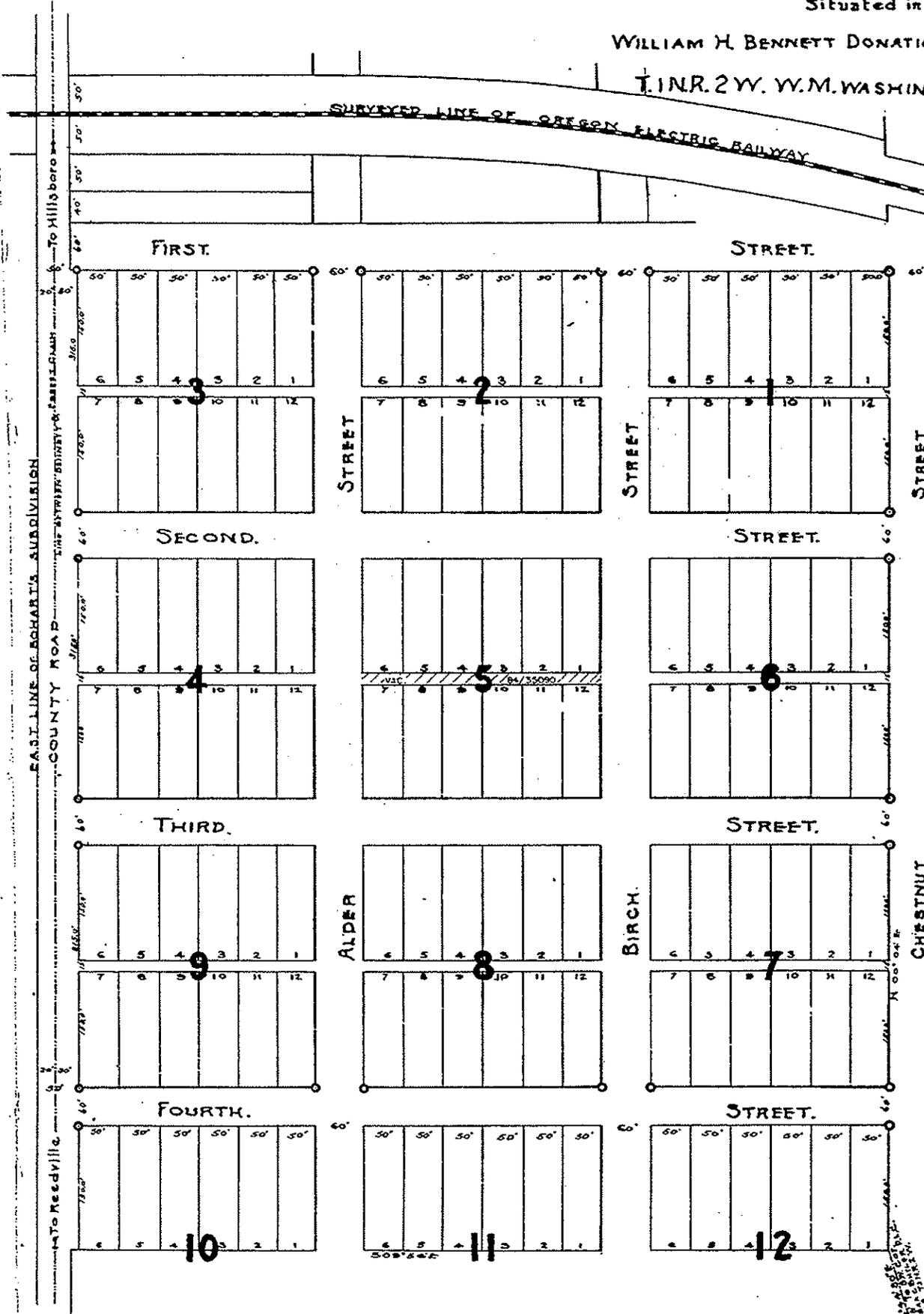
Donald W. Mason, Director of Assessment and Taxation, Ex-Officio Chief Deputy Clerk

No FEE
OC
 1984 AUG 31 PM 3:56

ORENCO TOWNSITE

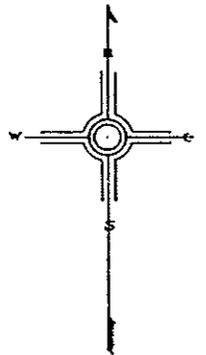
Situated in the
 WILLIAM H. BENNETT DONATION LAND CLAIM No. 47,
 T. 1 N. R. 2 W. W. M. WASHINGTON CO. OREGON.

Surveyed October 1911
 By T. S. Wilkes.



DESCRIPTION
 Blocks are laid out 300 by 315 Ft.
 Lots are 50 by 150 Ft.
 Streets are 60 feet wide and cross each other at right angles.
 Alleys 15 ft wide run East and West through the blocks.
 All corners are marked on the ground by posts 2x2 24 except those designated by circles which are marked on the ground by pieces of iron pipe or bars.
 From the S.E. cor. of Lot 1 Block 12. the S.W. cor. of M Isaac Butler D.C. bears S16 7-7/8 E. 1193.15 ft dist.

SCALE 100 FT. TO 1 INCH.



KNOW ALL MEN BY THESE PRESENTS, That the Oregon Nursery Company, limited, a corporation, formed, organized and existing under and by virtue of the general incorporation laws of the State of Oregon, being the owner of the real property situate in the William H. Bennett, D. L. C. No. 47, in Section 1 N R. 2 W. of the Will. Mer., in Washington County, Oregon, described and designated and shown on the attached map and plat made by T. S. Wilkes, on the ___ day of October 1907, have dedicated and by these presents do dedicate all of the Lots, blocks, streets and alleys shown on the attached map and plat as ORENOO TOWN SITE and does declare that all blocks are laid out three hundred (300) by Three Hundred and fifteen (315) feet; that the lots herein are fifty (50) by One hundred and fifty (150) feet; that the streets are sixty (60) feet wide and cross each other at right angles; that the alleys therein are fifteen (15) feet wide and run East and West through the blocks shown thereon and that the corners are marked on the ground by posts 2 X 2 X 24, except those designated thereon by circles which are marked on the ground by pieces of iron pipe or bars properly set, and that from the southeast corner of Lot One Block 12, the southwest corner of the Isaac Butler D. L. C. bears south 16 deg. 44 1/2' East 1193.15 feet and that the scale of said map and plat is one hundred feet to the inch. And the Oregon Nursery Company hereby dedicates all streets and alleys therein to the use of the Public forever.

IN WITNESS WHEREOF the said Oregon Nursery Company has caused this instrument to be the executed by its President and Secretary by virtue of a resolution of its board of directors duly adopted on the ___ day of March 1908, on this 3rd day of March 1908.
In our presence. OREGON NURSERY COMPANY, Ltd (Seal)
Geo. R. Bagley (Corporate Seal) By M. McDonald, President (Seal)
Z. R. Sigman (Seal) OREGON NURSERY COMPANY, Ltd. (Seal)
By A. McGill Secretary (Seal)

ATTEST: Seal of said Corporation hereto affixed, on this 3rd day of March 1908.
A. McGill Secretary

State of Oregon,
Washington County...SS.
BE IT REMEMBERED that on this 3rd day of March 1908, personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named M. McDonald, President and A. McGill, Secretary of the Oregon Nursery Company, Limited, a corporation, to me personally known to be the identical individuals named in and who as such President and Secretary Executed the foregoing instrument and each acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein expressed as and for the act and deed of said corporation. And on said day, before me, personally appeared A. McGill, who being duly sworn did say that he is Secretary of the Oregon Nursery Company, limited, a corporation, and that the seal affixed to said 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 said A. McGill, Secretary as aforesaid, acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.
Geo. R. Bagley
Notary Public for Oregon

KNOW ALL MEN BY THESE PRESENTS, That I, L. C. Walker, County Surveyor of Washington County, Oregon, have examined the attached map or plat of ORENOO TOWN SITE, and I hereby certify that there are no adjoining plats or addition and that the same conforms to the County Highway as laid out, located and established, and I therefore approve the said plat of said ORENOO TOWN SITE, on this 3rd day of March 1908.

IN WITNESS WHEREOF, I have hereunto set my hand and Official title the day and year last above written.
L. C. Walker
County Surveyor

KNOW ALL MEN BY THESE PRESENTS, That we, J. W. Goodin, County Judge, W. J. Butner, Commissioner and C. B. Buchanan, Commissioner, composing the County Court of Washington County, Oregon, have examined the attached plat of ORENOO TOWN SITE and we hereby certify that the Streets are laid out to conform to the County Highway adjoining the same and that the name of said town site is proper and does not conflict with any other town or addition in the County of Washington, heretofore laid out, dedicated or established, and that all taxes, and assessments levied upon or against said tract of land so plated, have been fully paid, and we therefore approve the said plat of ORENOO TOWN SITE.

IN WITNESS WHEREOF, we have hereunto set our hands and Official Titles this 4 day of March 1908
J. W. Goodin
County Judge
C. B. Buchanan
Commissioner
W. J. Butner
Commissioner

KNOW ALL MEN BY THESE PRESENTS, That I, Geo. H. Wilcox, County Assessor of Washington County, Oregon, have examined the annexed plat of ORENOO TOWN SITE, and I hereby certify that all taxes assessed upon or against the property described in said plat have been paid, and that the records of Washington County, Oregon does not contain any other town site or addition or plat of the same name, and that said name is proper, and I therefore approve the said plat of ORENOO TOWN SITE.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Title, on this 3 day of March 1908.
Geo. H. Wilcox
County Assessor of Washington County, Oregon.

Filed for record April 29th 1908 at 3-20 o'clock P. M.
Willis Ireland Recorder of Conveyances

EXHIBIT B

FINDINGS IN SUPPORT BURRILL ANNEXATION FILE NO. AN 4-06

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

One petitioner representing two properties requested City Council approval for annexation of approximately 0.36 acres into the City Limits of Hillsboro.

The properties under consideration are located generally south of NW Birch Street, west of NW 229th Avenue, east of NW 230th Avenue and north of NW Chestnut Street. The properties can be specifically identified as Tax Lots 1800 and 1801 on Washington County Tax Assessor's Map 1N2-34AD. The assessed value of the properties is \$124,300. The Measure 50 Base Value is \$120,680.

The properties are relatively flat with scattered trees. A single family residence is located on Tax Lot 1800, which is addressed at 22960 NW Birch Street.

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 properties. 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 March 21, 2006.

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 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 this properties would be consistent with the UPAA, and allow the petitioners the ability to further develop the properties.

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

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

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

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

FINDING: The annexation would be consistent with regional framework and functional plans. The City's current plan designation for the properties is SCPA - Station Community Planning Area, which is consistent with the regional urban growth goals and objectives. The properties have been recommended for SCR-OTC Station Community Residential – Orenco Townsite Conservation zoning, and the City Council will consider the recommended zone immediately following approval of the annexation (Casefile No. ZC 5-06).

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

FINDING: An eight-inch City water line is located in the NW Birch Street right-of-way. An eight-inch City sanitary sewer line is located in the NW Birch Street right-of-way. A twelve-inch City storm water line is located in the NW 231st Avenue right-of-way.

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 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, the City of Hillsboro has determined that withdrawal of the properties 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 March 6, 2006



AN 4-06, ZC 5-06: BURRILL

Request for Annexation of One Property and a Request for Zone Change Approval from County R-5 Residential (5 Units per Acre) to City SCR-OTC, Station Community Residential - Orenco Townsite Conservation

