

Final Documents

For

Annexation to the
City of Hillsboro

WA1705
Ordinance 5515
DOR 34-1738-2005
Sec. State: AN-2005-0102

Final to DOR: _____

Signature:

 _____

Date of

Mailing: 4/25/05

Final to Secretary of State: _____

Signature:

 _____

Date of

Mailing: 5/4/05

WA1705

Sent

Received

DOR:

4/25/05

5/3/05

Sec. State:

5/4/05

5/5/05

Assessor:

5/4/05

Elections:

5/4/05

Mapped:

Yes

Address Information:

1N233DA02900

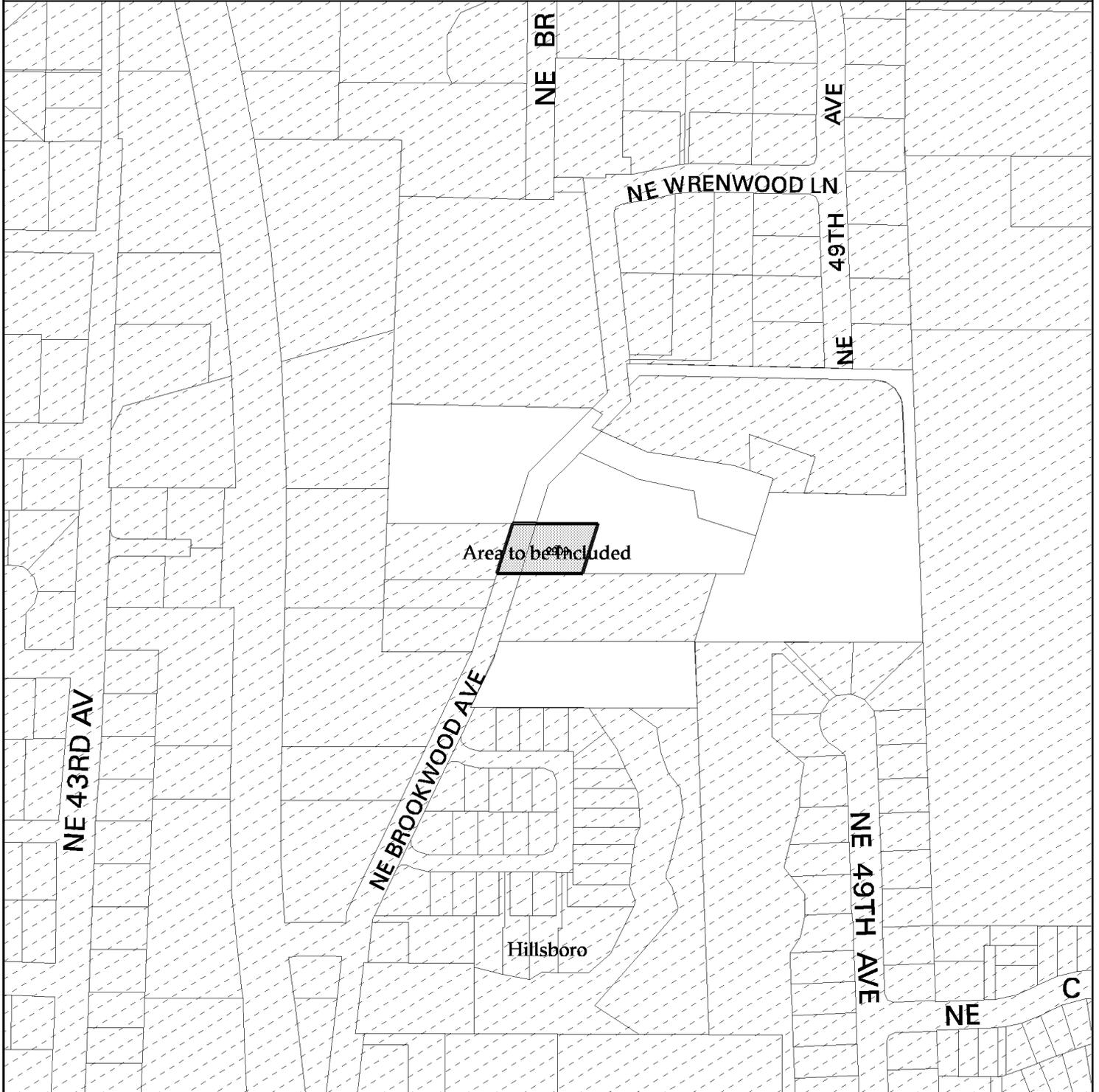
No Site Address

Proposal No. WA1705

1N2W33

Annexation to the City of Hillsboro

Washington Co.



R E G I O N A L L A N D 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

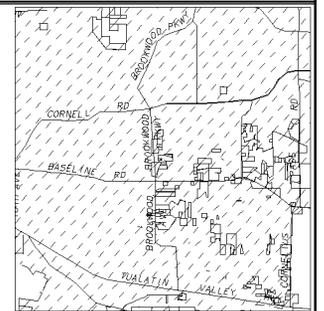
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA1705
CITY OF HILLSBORO
Figure 1

Scale: 1" = 250'





May 5, 2005

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

Dear Mr. Knight:

Please be advised that we have received and filed, as of May 5, 2005, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
ORD NO 5515 (City of Hillsboro)	AN 2005-0102
ORD NO 5517 (City of Hillsboro)	AN 2005-0103
ORD NO 2417 (City of Lake Oswego)	AN 2005-0104

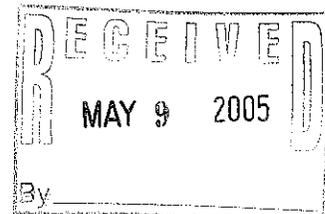
For your records please verify the effective date through the application of ORS 199.519.

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



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
May 2, 2005
As Per ORS 308.225

Description Map received from: METRO
On: 4/26/2005

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

ANNEX TO CITY OF HILLSBORO; WITHDRAW FROM SEVERAL DISTRICTS
WA1705

ORD. #5515 (AN 3-05)

has been: Approved 5/2/2005
 Disapproved

Notes:

Department of Revenue File Number: 34-1738-2005

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: Change Proposed Change
The change is for:

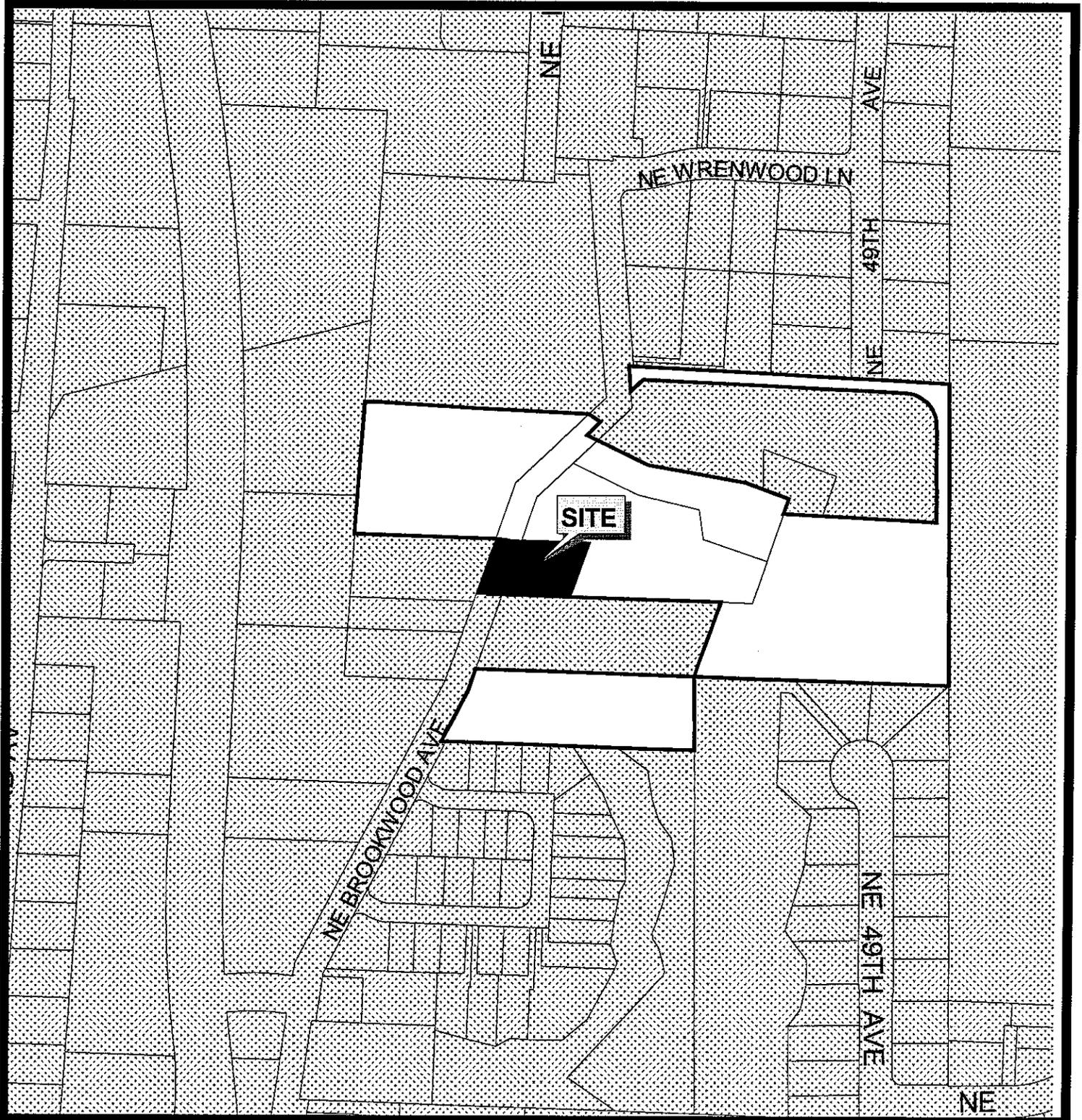
- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge

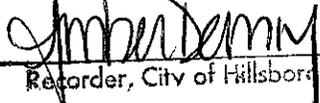


AN 3-05: LUDWIG AND THOMPSON
ZC 6-05: LUDWIG AND THOMPSON



Request for Annexation of One Property and a Request
for Zone Change Approval from County R-9 Residential
(Nine Units per Acre) to City R-10 Single Family Residential




Recorder, City of Hillsboro

ORDINANCE NO. 5515
AN 3-05: LUDWIG AND THOMPSON

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 owners 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 April 19, 2005, 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.

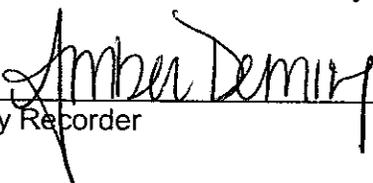
Section 4. Inasmuch as it is necessary that this annexation become effective soon, so as to avoid unnecessary hardship to the property owner and allow for the immediate provision of City services, an emergency is declared to exist and this ordinance shall become effective immediately upon its passage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

Passed by the Council this 19th day of April, 2005.

Approved by the Mayor this 19th day of April, 2005.



Mayor

ATTEST: 

City Recorder

City of Hillsboro
Annexation 3-05: Ludwig and Thompson
Proposed legal description
NS, March 28, 2005

Exhibit 'A'

A tract of land in Section 33, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Commencing at the southeast corner of the David Belknap Donation Land Claim in said county;

thence South $2^{\circ}26'$ East, a distance of 879.4 feet;

thence South $89^{\circ}50'$ West, a distance of 753.5 feet to a point on the east right of way line of Brookwood Avenue;

thence North $17^{\circ}17'01''$ East, along said right of way line, a distance of 125.00 feet to the northwest corner of that tract of land conveyed to Gail M. Moquin and Laura P. Crockett by deed recorded July 29, 1993 as Document No. 93060567 in Deed Records of said county and the point of beginning;

thence North $89^{\circ}49'26''$ East, along the north line of said tract, a distance of 110.0 feet to the most southerly southwest corner of that tract of land conveyed to Martha B. Thompson by deed recorded August 9, 2002 as Document No. 2002-091556 in Deed Records of said county;

thence North $17^{\circ}17'01''$ East, along the most easterly west line of said tract, a distance of 91.85 feet;

thence South $89^{\circ}49'26''$ West, along the most northerly south line of said tract and the westerly projection thereof, a distance of 151.93 feet to a point on the west right of way line of Brookwood Avenue;

thence South $17^{\circ}17'01''$ West, along said west right of way line, a distance of 91.85 feet to the intersection of said right of way line and the westerly projection of the north line of the aforementioned Moquin/Crockett Tract;

thence North $89^{\circ}49'26''$ East, along said projection, a distance of 41.93 feet to the point of beginning.

AFTER RECORDING RETURN TO:

Martha Thompson
600 NW Brookwood Ave.
Hillsboro, OR 97124

Washington County, Oregon 2002-091556
08/08/2002 08:57:49 AM
D-DBS Cnt#1 Wtn#4 A DUYCK
\$10.00 \$8.00 \$11.00 - Total=\$27.00



00144988200200915680020028

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, 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

3400-25078-JS

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

Escrow No. 3400-25078-JS
Order No. 247477

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Chicago Title 3400-25078-JS

MARTHA B. THOMPSON AND NANCY L. LUDWIG, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP

Grantor, conveys to MARTHA B. THOMPSON

Grantee, the following described real property:

(Continued) See attached legal description.

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 the requirements of ORS 93.030).

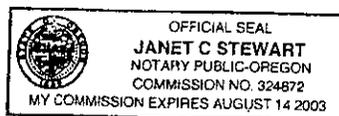
Dated August 5, 2002 ; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Martha B. Thompson
MARTHA B. THOMPSON

Nancy L. Ludwig
NANCY L. LUDWIG

STATE OF OREGON, County of Washington) ss.
This instrument was acknowledged before me on August 5, 2002,
by Martha B. Thompson and Nancy L. Ludwig,
This instrument was acknowledged before me on _____,
by _____ as _____,
of _____

Janet C Stewart
Notary Public for Oregon
My commission expires _____



Order No: 247477



LEGAL DESCRIPTION

A tract of land located in the Southeast one-quarter of Section 33, Township 1 North, Range 2 West, of the Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

Beginning at a point on the North line of that tract of land conveyed to Robert J. Burke and Barbara M. Burke, as described in Recorder's Fee No. 78 25790, Washington County Records, which bears South 2°26' East a distance of 74.8 feet and South 2°26' East a distance of 804.6 feet and South 89°50' West a distance of 753.5 feet and Northerly following the East line of Brookwood Avenue (County Road No. 1511) a distance of 125.00 feet and North 89°49'26" East a distance of 110.00 feet from the Southeast corner of David Belknap Claim No. 43; thence from said point of beginning North 89°49'26" East along the North line of the said Burke Tract and along the Easterly extension of the said North line a distance of 287.97 feet; thence North 16°41'28" East a distance of 70.00 feet; thence North 73°18'32" West a distance of 107.00 feet; thence North 9°36'15" West a distance of 47.17 feet; thence North 78°31'55" West a distance of 100.89 feet; thence North 66°15'51" West a distance of 114.67 feet to the East line of Brookwood Avenue; thence South 44°38'25" West along the said East line a distance of 78.90 feet; thence continuing along the said East line of Brookwood Avenue South 17°17'01" West a distance of 71.10 feet; thence North 89°49'26" East a distance of 110.00 feet; thence South 17°17'01" West a distance of 91.85 feet to the point of beginning.

000322

JUL 29 1993

500
2000

93060567
Washington County

WARRANTY DEED - STATUTORY FORM

GAIL M. MOQUIN, Grantor, conveys and warrants to GAIL M. MOQUIN and LAURA P. CROCKETT, as tenants in common with right of survivorship, Grantee, the following described real property, free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to-wit:

The following described property in Section 33, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon; BEGINNING at a point which is South 2 degrees 26' East, 74.8 feet from the Southeast corner of the David Belknap Claim No. 43, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon; thence South 2 degrees 26' East, 804.6 feet; thence South 89 degrees 50' West, 753.5 feet to the East boundary of said road (Northwest Brookwood Avenue) the true point of beginning of the tract to be described, which point is the Southwest corner of the Schnaser Tract as described in Deed Book 231, page 375; thence following the East boundary of said road (Northwest Brookwood Avenue) Northerly 125.0 feet; thence North 89 degrees 50' East, 347.4 feet; thence Southerly parallel with the East boundary of said road 125.0 feet to a point; thence West, 347.4 feet to the place of beginning.

SUBJECT TO: Encumbrances hereon which the grantees shall assume and agree to pay.

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.

The true consideration for this conveyance is \$13,999.00.

DATED this 28 day of July, 1993.

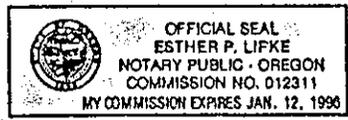
Gail M. Moquin
Gail M. Moquin

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on the 28 day of July, 1993 by Gail M. Moquin.

Esther P. Lifke
Notary Public for Oregon

RETURN TO/SEND TAX STATEMENTS TO:
Gail M. Moquin
480 NW Brookwood Avenue
Hillsboro, OR 97124



STATE OF OREGON }
County of Washington } ss

I, Jerry R. Hanson, 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.



Doc : 93060567
Rect: 10 2/29 33.00
07/29/1993 09:57:11AM

-STEWART TITLE COMPANY NO. 97137369-W
RETURN DOCUMENT TO DESIGNEE BELOW SAK

STATE OF OREGON }
County of Washington } SS



STEWART TITLE

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

AFTER RECORDING, RETURN TO:
MARTHA B. THOMPSON
600 NW BROOKWOOD AVE
HILLSBORO, OR 97124

UNTIL FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:
MARTHA B. THOMPSON
600 NW BROOKWOOD AVE
HILLSBORO, OR 97124
TAX ACCOUNT NO.: 1N233DB-00301 & 1N233DB-00303

Doc : 97071726
Rect: 191516 38.00
08/04/1997 02:26:32pm

STATUTORY BARGAIN AND SALE DEED

INDIVIDUALLY & AS
MARTHA B. THOMPSON, TRUSTEE OF THE MARTHA B. THOMPSON FAMILY
TRUST, Grantor, conveys to MARTHA B. THOMPSON AND NANCY J.
LUDWIG, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF
SURVIVORSHIP, Grantee, the following described real property
situated in WASHINGTON County, State of Oregon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DEED IS BEING RECORDED TO CONFIRM VESTING TO THE MARTHA B. THOMPSON FAMILY
TRUST AND CORRECT THAT DEED RECORDED JULY 5, 1991 AS FEE NO. 91035859
AND THEN TO CONVEY TO INDIVIDUALS.

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 \$love and affection.

Dated this 30 day of July, 1997.

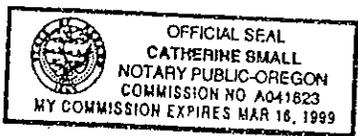
Martha B. Thompson Trustee
MARTHA B. THOMPSON, TRUSTEE

Martha B. Thompson
MARTHA B. THOMPSON

STATE OF OREGON
COUNTY OF WASHINGTON

On JULY 30, 1997, personally appeared the above named
Martha B. Thompson for herself and as Trustee of the Martha B.
Thompson Family Trust and acknowledged the foregoing instrument
to be her voluntary act and deed.

Catherine Small
Notary Public for
STATE OF OREGON
My commission expires: 3-16-99



AUG 04 1997

10-8
20

EXHIBIT "A"

Legal Description:

A tract of land located in the Southeast one-quarter of Section 33, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the North line of that tract of land conveyed to Robert J. Burke and Barbara M. Burke, as described in Recorder's Fee No. 78 25790, Washington County Records, which bears South 2° 26' East a distance of 74.8 feet and South 2° 26' East a distance of 804.6 feet and South 89° 50' West a distance of 753.5 feet and Northerly following the East line of Brookwood Avenue (County Road No. 1511) a distance of 125.00 feet and North 89° 49' 26" East a distance of 110.00 feet from the Southeast corner of David Belknap Claim No. 43; thence from said point of beginning North 89° 49' 26" East along the North line of the said Burke Tract and along the Easterly extension of the said North line a distance of 287.97 feet; thence North 16° 41' 28" East a distance of 70.00 feet; thence North 73° 18' 32" West a distance of 107.00 feet; thence North 9° 36' 15" West a distance of 47.17 feet; thence North 78° 31' 55" West a distance of 100.89 feet; thence North 66° 15' 51" West a distance of 114.67 feet to the East line of Brookwood Avenue; thence South 44° 38' 25" West along the said East line a distance of 78.90 feet; thence continuing along the said East line of Brookwood Avenue South 17° 17' 01" West a distance of 71.10 feet; thence North 89° 49' 26" East a distance of 110.00 feet; thence South 17° 17' 01" West a distance of 91.85 feet to the point of beginning.

WARRANTY DEED - STATUTORY FORM
(Individual or Corporation)

78 29520

300

W12523

SAFECO TITLE INSURANCE COMPANY 538-10872

Clyde L. Snider and Nancy J. Snider, husband and wife

Grantor, conveys and warrants to ... Raul P. Salcedo and Margo Y. Salcedo, husband and wife

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

Beginning at an iron pipe in place at the southwest corner of that certain 3 acre tract of land in Section 33, Township 1 North, Range 2 West Willamette Meridian, Washington County, Oregon; conveyed to Richard E. Herman and Grace F. Herman, husband and wife, by deed recorded on page 367 in Book 272, Washington County, Oregon, deed records, and running thence North 1° 57' East along the west line of the said Herman tract for a distance of 50.0 feet to the true place of beginning of the tract herein described; thence from the above described true place of beginning, North 89° 57' East, parallel with the South line of the said Herman tract, 196.13 feet to a point on the east line thereof on the westerly line of a 40 foot wide roadway; thence north 17° 22' East along the westerly line of said roadway a distance of 104.74 feet to a point; thence south 89° 57' west, parallel with the south line of the said Herman tract, 224.0 feet to a point on the west line thereof; thence south 1° 57' west along said west line 100.0 feet to place of beginning.

Encumbrances:

Regulations of the Unified Sewerage Agency

The true consideration for this conveyance is \$ 41,500.00 (Here comply with the requirements of ORS 93.030*)

Dated this ... day of ... June, 1978. If a corporate grantor, it has caused its name to be signed by order of its board of directors.

Clyde L. Snider

Nancy J. Snider

STATE OF OREGON, County of Washington, June 1978

STATE OF OREGON, County of ... 19 ... ss.

Personally appeared the above named Clyde L. Snider and Nancy J. Snider

Personally appeared ... and

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

each for himself and not one for the other did say that the former is the

Notary Public for Oregon, My commission expires 20-81



Notary Public for Oregon, My commission expires:

If the consideration consists of or includes other property or value, add the following: (Indicate which)

Clyde L. Snider and Nancy J. Snider

Grantor's Name and Address: Raul P. Salcedo and Margo Y. Salcedo, 535 NW Brookwood Ave, Hillsboro, Oregon, 97123

Grantee's Name and Address: Raul P. Salcedo and Margo Y. Salcedo, 535 NW Brookwood Ave, Hillsboro, Oregon, 97123

After recording return to: Raul P. Salcedo and Margo Y. Salcedo, 535 NW Brookwood Ave, Hillsboro, Oregon, 97123

INDEXED STATE OF OREGON County of Washington

Roger Thomson, 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 No. 78 29520 of said County

Witness my hand and seal of office this 30th day of June 1978

78 29520 JUN 30 8 31 AM '78

300



2076

KNOW ALL MEN BY THESE PRESENTS, That E. J. Books and Flossie V. Books, husband and wife,

in consideration of Ten and no/100 Dollars,

to them paid by Erwin R. Schnaser and Evelyn Schnaser, husband and wife,

do hereby grant, bargain, sell and convey unto said Erwin R. Schnaser and Evelyn Schnaser, husband and wife,

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 a point which is south 2 deg. 26' East 74.8 feet from the S. E. corner of the David Belknap Claim #43, T 1 N, R 2 W, W.M.; thence south 2 deg. 26' east 804.8 feet; thence south 89 deg. 50' west 753.8 feet to the east boundary of a road; thence following the east boundary of said road north 17 deg. 22' east 288.5 feet; thence north 14 deg. 42' east along said road boundary 206.7 feet; thence north 8 deg. 48' west along said road boundary 395.3 feet; thence south 89 deg. 03' east 534.1 feet to the place of beginning, containing 11.02 acres, more or less;



To Have and to Hold, the above described and granted premises unto the said Erwin R. Schnaser and Evelyn Schnaser, husband and wife,

their heirs and assigns forever

And E. J. Books and Flossie V. Books, husband and wife, the grantors

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

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

Witness their hand and seal this 1st day of June, 1943.

Executed in the Presence of

E. J. Books (SEAL)
Flossie V. Books (SEAL)

(SEAL)

QUITCLAIM DEED — STATUTORY FORM
(Individual or Corporation)

80037728

BOULDEN G. GRIFFITH and MARY E. GRIFFITH, husband and wife

Grantor, releases and quitclaims to BOULDEN G. GRIFFITH and MARY E. GRIFFITH, not as tenants

by the entirety but as TENANTS IN COMMON

Grantee, all right, title and interest in and to the following described real property:

DESCRIPTION

A tract of land in Section 33, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, described as follows:

Commencing at a point South 02° 36' East, 74.8 feet from the Southeast corner of the David Belknap Donation Land Claim No. 43; thence South 02°26' East, 804.60 feet; thence South 89°50' West, 753 feet to the east right of way line of County Road No. 1511 (Northwest Brookwood Avenue); thence along said east right of way, Northeasterly a distance of 125.0 feet to the Southwest corner of that tract described in instrument recorded June 7, 1978, Recorder's Fee No. 78 25443, Washington County Deed Records; thence North 89°49'26" East, 397.97 feet; thence North 16°41'28" East, 150.07 feet to a point on the South line of that tract conveyed to Harold A. Wojahn, et ux, by Deed recorded in Book 600, Page 687, Washington County Deed Records; said point being the true point of beginning; thence continuing North 16°41'28" East, 24.80 feet; thence North 71°57'03" West, 72.81 feet to a point; thence North 81°42'00" West 157.87 feet to a point; thence North 66°15'51" West, 88.79 feet to a point on the easterly right of way line of Northwest Brookwood Avenue; thence Southwesterly 53.52 feet along said right of way to the most Northerly Northwest corner of that tract conveyed to Charlene L. Argyle by Deed recorded July 24, 1979, Recorder's Fee No. 79 29127, Washington County Deed Records; thence South 66°15'51" East, along the northerly line of said Argyle Tract, 114.67 feet; thence South 78°31'55" East, 100.89 feet; thence South 9°36'15" East, 47.17 feet; thence South 73°18'32" East, 107.00 feet to the most Easterly Northeast corner of said Argyle Tract; thence North 16°41'28" East, 80.07 feet to the point of beginning.

Premises herein described are subject to the powers of the Unified Sewerage Agency. 1-2

SAFECO TITLE INSURANCE COMPANY

102

WARRANTY DEED - STATUTORY FORM
(Individual or Corporation)

80013909

CHARLES A. THOMPSON and MARTHA B. THOMPSON, husband and wife

Grantor conveys and warrants to BOULDEN G. GRIFFITH and MARY E. GRIFFITH, husband and wife

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

DESCRIPTION

A tract of land in Section 33, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, described as follows:

Commencing at a point South 02° 36' East, 74.8 feet from the southeast corner of the David Belknap Donation Land Claim No. 43; thence South 02° 26' East, 804.60 feet; thence South 89° 50' West, 753 feet to the east right of way line of County Road No. 1511 (Northwest Brookwood Avenue); thence along said east right of way, North easterly a distance of 125.0 feet to the southwest corner of that tract described in instrument recorded June 7, 1978, Recorder's Fee No. 78 25443, Washington County Deed Records; thence North 89° 49' 26" East, 397.97 feet; thence North 16° 41' 28" East, 150.07 feet to a point on the south line of that tract conveyed to Harold A. Wojahn, et ux, by Deed recorded in Book 600, Page 687, Washington County Deed Records, said point being the true point of beginning; thence continuing North 16° 41' 28" East, 24.80 feet; thence North 71° 57' 03" West, 72.81 feet to a point; thence North 81° 42' 00" West, 157.87 feet to a point; thence North 66° 15' 51" West, 88.79 feet to a point on the easterly right of way line of Northwest Brookwood Avenue; thence Southwesterly 53.52 feet along said right of way to the most Northerly northwest corner of that tract conveyed to Charlene L. Argyle by Deed recorded July 24, 1979, Recorder's Fee No. 79 29127, Washington County Deed Records; thence South 66° 15' 51" East, along the northerly line of said Argyle Tract, 114.67 feet; thence South 78° 31' 55" East, 100.89 feet; thence South 9° 36' 15" East, 47.17 feet; thence South 73° 18' 32" East, 107.00 feet to the most Easterly northeast corner of said Argyle Tract; thence North 16° 41' 28" East, 80.07 feet to the point of beginning.

1-2

FRANCE COMPANY

BARGAIN AND SALE DEED - STATUTORY FORM
(Individual or Corporation)

80010336

CHARLES A. THOMPSON and MARTHA B. THOMPSON, husband and wife

Grantor conveys to RUTH C. PHILLIPS

Grantee, the following described real property:

Commencing at a point S 02° 26' 00" E 74.8 feet from the Southeast corner of the David H. Belknap D.L.C. #43 situated in Section 33 T1N R2W W.M., Washington County, Oregon; thence S 02° 26' 00" E 804.60 feet; thence S 89° 49' 26" W 752.45 feet to the east Right-of-Way line of Brookwood Avenue (C.R. #1511); thence along said east Right-of-Way line N 17° 17' 01" E 287.95 feet and N 44° 38' 25" E 62.81 feet to the Northwest corner of that tract of land described in Fee# 78-25443 Deed Records of said county; thence continuing along said east Right-of-Way line N 44° 38' 25" E 69.61 feet to a 3/4" I.P. shown in County Survey 18,141; thence S 66° 15' 51" E 88.79 feet to a 3/4" I.P. shown in said survey; thence S 81° 42' 00" E 90.87 feet to the north line of said Fee# 78-25443, said point being the Point of Beginning of the herein described parcel; thence along said north line N 89° 49' 26" E 34.73 feet to the northeast corner of said Fee# 78-25443; thence along the east line of said Fee# 78-25443 south 5.17 feet; thence N 81° 42' 00" W 35.10 feet to the Point of Beginning.

1-2

W18784K

The true consideration for this conveyance is \$ NONE. (Here comply with the requirements of ORS 93.030*)

SAFECO TITLE INSURANCE COMPANY

Dated this 21 day of March, 1980. If a corporate grantor, it has caused its name to be signed by order of its board of directors.

Charles A. Thompson
Charles A. Thompson

Martha B. Thompson
Martha B. Thompson

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

STATE OF OREGON, County of)
19) ss.

Personally appeared the above named Charles A. Thompson and Martha B. Thompson

Personally appeared and 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 the

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

a corporation, and that said instrument was signed 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 *June B. Wallace*
Notary Public for Oregon

Before me

My commission expires 1/23/82

Notary Public for Oregon

My commission expires

If the consideration consists of or includes other property or value, add the following: The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration. (Indicate which)

Charles A. & Martha B. Thompson
610 N.W. Brookwood
Hillsboro, Oregon 97123
Grantor's Name and Address

Ruth C. Phillips
630 N.W. Brookwood
Hillsboro, Oregon 97123
Grantee's Name and Address

After recording return to:
Ruth C. Phillips
630 N.W. Brookwood
Hillsboro, Oregon 97123
Name, Address, Zip

Until a change is requested, all tax statements shall be sent to the following address:
Ruth C. Phillips
630 N.W. Brookwood
Hillsboro, Oregon 97123
Name, Address, Zip

L-305 Oregon 8-1-78

STATE OF OREGON)
County of Washington) ss. *dead*
I, Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument by writing was received and recorded in book of records of said county.
ROGER THOMSEN, Director of Records & Elections

INDEXED

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1980 MAR 25 AM 9:25

2

6781243

DEED CREATING ESTATE BY THE ENTIRETY

78 25443



KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. THOMPSON (hereinafter called the grantor), the spouse of the grantee hereinafter named, for the consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto MARTHA B. THOMPSON (herein called the grantee), an undivided one-half of the following described real property situate in Washington County, Oregon, to-wit: A tract of land in Section 33, Township 1 North, Range 3 West, W.M., Washington County, Oregon, more particularly described as follows: BEGINNING at a point which is South 2°36' East 74.8 feet from the Southeast corner of the David Belnap Donation Land Claim No. 43, in Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon; thence South 2°26' East 804.6 feet; thence South 89°50' West 753 Feet to the east boundary of County Road No. 1511, known as Brookwood Avenue; thence following the east boundary of said County Road No. 1511 a distance Northerly of 125 feet, which is the true point of beginning of the tract herein described; thence East along the north boundary of a tract of land conveyed to Robert L. Rice, by deed recorded in Book 264, page 309, Records of Washington County, Oregon, to the northeast corner thereof; thence North, a distance of 200 feet; thence Westerly parallel with the north line of the R. L. Rice tract to the easterly boundary of County Road No. 1511; thence following the easterly boundary of said County Road Southwesterly to the true point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD said undivided one-half of said real property unto the said grantee forever.

The above named grantor retains a like undivided one-half of said real property and it is the intent and purpose of this instrument to create and there hereby is created an estate by the entirety between husband and wife as to said real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1600 and affection.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) or the sentence between the symbols if not applicable, should be deleted. See ORS 88.000.

WITNESS grantor's hand this 21st day of May, 1978

Charles A. Thompson

STATE OF OREGON, County of Washington ss. May 31st, 1978

Personally appeared the above named CHARLES A. THOMPSON who is known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Louise McCall* Notary Public for Oregon—My commission expires: 14 October 1979

CHARLES A. THOMPSON

GRANTOR'S NAME AND ADDRESS

MARTHA B. THOMPSON

GRANTEE'S NAME AND ADDRESS

Charles A. Thompson
610 NW Brookwood
Hillsboro, Oregon 97123
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans' Affairs
General Services Building
Salem, Oregon
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON

County of Washington

ss.

deeds

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

No. 78-25443 of said County

Witness my hand and seal affixed:
ROGER THOMSSON, Director of Records & Elections

78 25443

Deputy

INDEXED

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EXHIBIT B

FINDINGS IN SUPPORT LUDWIG AND THOMPSON ANNEXATION FILE NO. AN 3-05

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

Two petitioners representing one property requested City Council approval for annexation of approximately 0.23 acres into the City Limits of Hillsboro.

The property under consideration is located generally north of West Baseline Road, south of NE Wrenwood Lane, and east NE Brookwood Avenue. The property can be specifically identified as Tax Lot 2900 on Washington County Tax Assessor's Map 1N2-33DA. The assessed value of the property is \$36,570. The Measure 50 Base Value is \$15,930.

The property has a gentle downward slope to the northeast and is heavily treed. Tax Lot 2900 is vacant.

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 April 19, 2005.

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)(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 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 6-05).

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

FINDING: Eight-inch City water lines and eight-inch City sanitary sewer lines are located in the NE Brookwood Avenue right-of-way. There are no City storm water lines located in the vicinity.

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 April 4, 2005