Final Documents

For

Annexation to the
Enhanced Sheriff's Patrol District

WA2406
Ordinance 06-130
DOR: 34-1806-2006
Sec. State: SD-2006-0079

Property Information:

1N117C000500	No site address
1N117C000600	No site address
1N1180000700	16680 NW Springville Rd
1N1180000701	No site address
1N1180000601	17075 NW Springville Rd
1N1180000690	No site address
1N1180000800	16650 NW Brugger Rd
1N1180000801	No site address
1N1180000802	No site address

Office of the Secretary of State

BILL BRADBURY
Secretary of State

Archives Division
MARY BETH HERKERT
Director

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

Facsimile (503) 373-0953

July 12, 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 July 12, 2006,the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
OR NO 2006-07 (Forest Grove)	AN 2006-0223
OR NO 06-128 (Tualatin Hills Park & Rec District)	SD 2006-0077
OR NO 06-129 (Urban Road Main District)	SD 2006-0078
OR NO 06-130 (Enhanced Sheriff's Patrol District)	SD 2006-0079

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

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

Sincerely,

Linda Bjornstad

Linda Bjornstad
Official Public Documents

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

WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION
PLANNING DIVISION
ROOM 350-14
155 NORTH FIRST AVENUE
HILLSBORO, OREGON 97124
(503) 846-3519 fax: (503) 846-4412

NOTICE OF DECISION

CPO: 7

Existing Land Use District: R-9 Residential

Community Plan: Bethany

Assessor Map No(s): 1N1 17C and 1N1 18

Site Size: 109 acres

Tax Lot No(s): 1N1 17C: T.L. 500 and 600;
1N1 18: T.L. 601, 690, 700, 701, 800, 801, 802

Address: 16680 NW Springville Road, 17075 NW Springville Road, 16650 NW Brugger Road, Portland, OR 97229

Location: North side of Springville Road, east of Portland Community College (Rock Creek Campus)

Proposed Minor Boundary Change: Annexation of 109 acres to the Enhanced Sheriff's Patrol District

Applicant:
West Hills Development Company
15500 SW Jay Street
Beaverton, OR 97006

Applicant's Representative:
LDC Design Group
20085 NW Tanasbourne Drive
Hillsboro, OR 97124

Contact Person: Robert Spurlock

Petitioners/Owners:
(Multiple Owners – See Case file for listing)

Notice is hereby given that the County Board of Commissioners **APPROVED** the request for the above-stated proposed Minor Boundary Change at a meeting on **June 6, 2006.**

NOTICE MAILING DATE: June 9, 2006

THE APPROVED MINOR BOUNDARY CHANGE DOES NOT AUTHORIZE OR PREVENT ANY SPECIFIC USE OF LAND. CURRENT COUNTY PLANNING DESIGNATIONS WILL NOT BE AFFECTED BY THIS PROPOSED CHANGE.

NECESSARY PARTIES: THIS DECISION MAY BE CONTESTED BY A NECESSARY PARTY AND A PUBLIC HEARING HELD BY FILING A NOTICE OF APPEAL IN ACCORDANCE WITH METRO CODE CHAPTER 3.09.070 WITHIN 10 CALENDAR DAYS OF THE DATE THIS NOTICE WAS MAILED. A NECESSARY PARTY MAY NOT CONTEST A BOUNDARY CHANGE WHERE THE BOUNDARY CHANGE IS EXPLICITELY AUTHORIZED BY AN URBAN SERVICES AGREEMENT ADOPTED PURSUANT TO ORS 195.065.

NON-NECESSARY PARTIES: THIS DECISION MAY BE APPEALED TO THE LAND USE BOARD OF APPEALS (LUBA) BY FILING A NOTICE OF INTENT TO APPEAL WITH LUBA WITHIN 21 DAYS OF THE DATE THIS DECISION IS FINAL. CONTACT YOUR ATTORNEY IF YOU HAVE QUESTIONS REGARDING AN APPEAL TO LUBA.

THIS DECISION WILL BE FINAL IF NO CONTEST OR APPEAL IS FILED BY THEIR RESPECTIVE DUE DATES.

THE COMPLETE APPLICATION, REVIEW STANDARDS, RECORD OF PROCEEDINGS, FINDINGS FOR THE DECISION AND DECISION ARE AVAILABLE AT THE COUNTY FOR REVIEW.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Paul Schaefer, Senior Planner
WASHINGTON COUNTY
DEPARTMENT OF LAND USE & TRANSPORTATION
(503) 846-3519.

(SEE REVERSE SIDE FOR SITE MAP)

DOR 34-1806-2006

Notice to Taxing Districts

ORS 308.225

OREGON DEPARTMENT OF REVENUE
Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

Wash Co Enhanced Sheriff Patrol
Wash. Co. Admin. Bldg 105
155 N First Street
Hillsboro, OR 97124

Description and Map Approved
June 30, 2006
As Per ORS 308.225

☒ Description ☒ Map received from: METRO
On: 6/14/2006

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

ANNEX TO ENHANCED SHERIFF PATROL DISTRICT
WA2406

RES. AND ORDER #06-130

has been: ☒ Approved 6/30/2006
☐ Disapproved

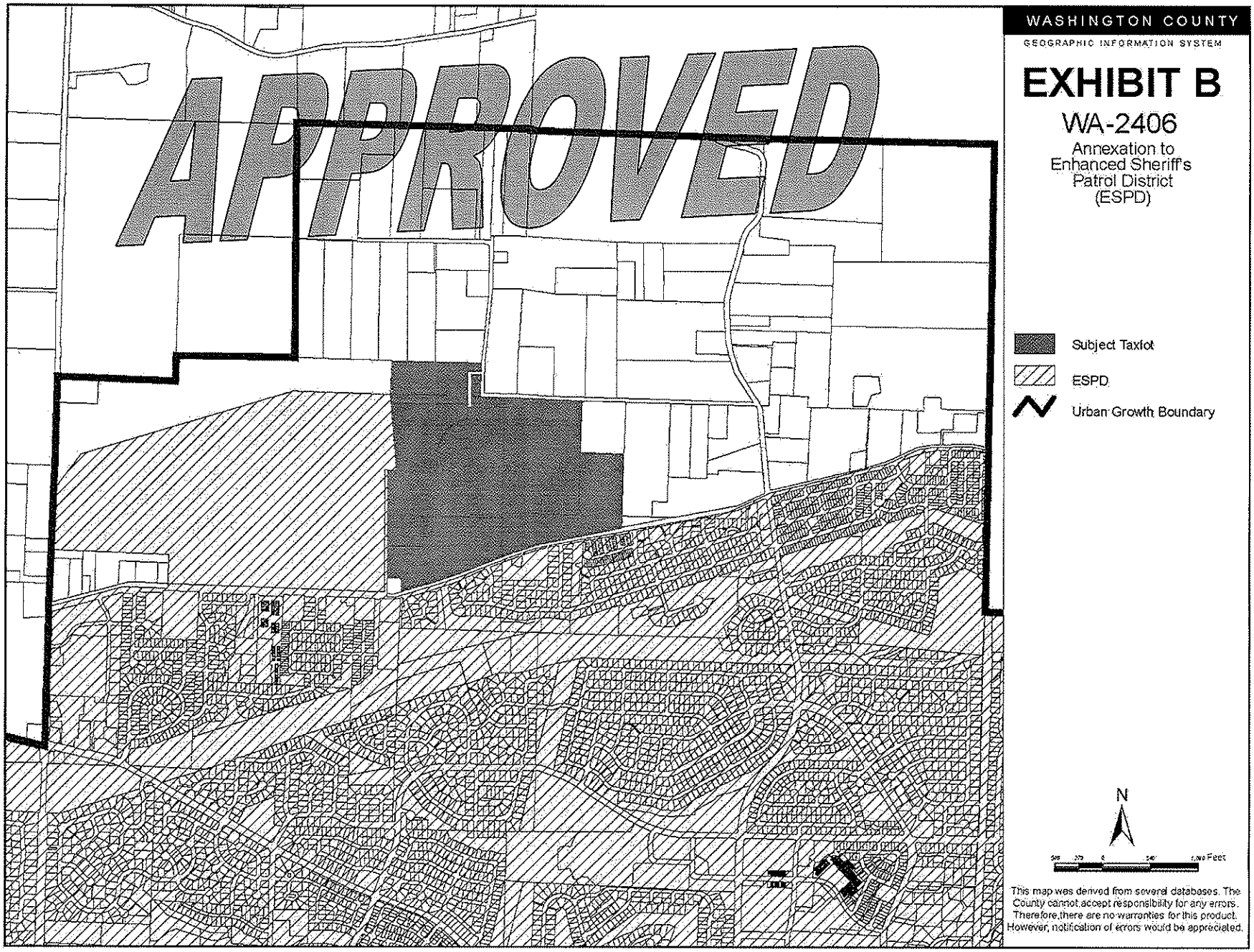
Notes:

Department of Revenue File Number: 34-1806-2006

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


APPROVED
WASHINGTON COUNTY
GEOGRAPHIC INFORMATION SYSTEM
EXHIBIT B
WA-2406
Annexation to
Enhanced Sheriff's
Patrol District
(ESPD)
Subject Taxlot
ESPD
Urban Growth Boundary
N
Feet
This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product. However, notification of errors would be appreciated.

Paul

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – Department of Land Use and Transportation (CPO 7)

Agenda Title: **CONSIDER THE ANNEXATION OF 109 ACRES TO THE ENHANCED SHERIFF PATROL DISTRICT (WA-2406)**

Presented by: Brent Curtis, Planning Division Manager

SUMMARY (Attach Supporting Documents if Necessary)

The County has received a request to annex property encompassing 109 acres to the Enhanced Sheriff Patrol District (District). The property is located on the north side of Springville Road, west of NW Kaiser Road and east of NW 185th Avenue. The area of consideration constitutes a portion of former Urban Reserve Area 65. The purpose of the annexation is to provide the future residents of this area, including the proposed "Arbor Lakes" development, with the higher level of service that will be needed and expected from the Washington County Sheriff Department. In order for future residents to receive this high level of police protection from the District, the property needs to be annexed to the District.

On December 12, 2002 Metro Council completed its two-year process of reviewing the region's capacity for housing and jobs by expanding the urban growth boundary to include, in part, the property. The state's Land Conservation and Development Commission acknowledged Metro's expansion on June 9, 2003. *(See Exhibit B)*

Notice of today's hearing has been made in accordance with the state law requirements. The staff report (File Number: WA-2406) will be provided to you under separate cover and will also be available at the clerk's desk. Staff will be available to answer any questions. A Resolution and Order approving the annexation is attached to the agenda.

Attachments: Resolution and Order which includes:

1. Findings (Exhibit A)
2. Site Map (Exhibit B)
3. Legal Description (Exhibit C)

DEPARTMENT'S REQUESTED ACTION:

Hold a public hearing to consider the annexation of the property into the Enhanced Sheriff Patrol District. Adopt a Resolution and Order approving the annexation with the approval becoming effective immediately.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

RO 06-130

Agenda Item No.	**4.g.**
Date:	06-06-06

IN THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

In the Matter of Approving Boundary Change Proposal No. WA-2406	))	RESOLUTION AND ORDER No. 06-130

The above-entitled matter came regularly before the Board at its public hearing on June 6, 2006; and

It appearing to the Board that Metro added the property to the UGB on December 12, 2002 and that the state's Land Conservation and Development Commission acknowledged the expansion on July 7, 2003; and

It appearing to the Board that the annexation involves property entirely within Washington County encompassing 109 acres; and

It appearing to the Board that the annexation has not been contested by any necessary party and therefore may become effective immediately upon adoption pursuant to Metro Code Section 3.09.050 (f); and

It appearing to the Board that the Board is charged with deciding petitions for boundary changes pursuant to ORS Chapter 198 and Metro Code Chapter 3.09; and

It appearing to the Board that County staff have reviewed the proposed boundary change and determined that it complies with the applicable procedural and substantive standards; and

It appearing to the Board that the Board has reviewed whatever written and oral testimony has been provided regarding this proposal; now, therefore it is

RESOLVED AND ORDERED that Boundary Change Proposal No. WA-2406, as described in the staff report, is hereby approved, based on the

analysis, findings and conclusions set forth in Exhibit "A", of the staff report incorporated herein by reference; and it is further

RESOLVED AND ORDERED that the boundaries of said proposal are as set forth in Exhibits "B" and "C", incorporated herein by reference; and it is further

RESOLVED AND ORDERED that this boundary change proposal shall be effective upon adoption and that the County Administrator or his designees shall take all necessary steps to effectuate this proposal.

DATED this 6th day of June 2006.

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

CHAIRMAN

	AYE	NAY	ABSENT
BRIAN	✓	—	—
SCHOUTEN	✓	—	—
LEEPER	✓	—	—
ROGERS	—	—	✓
DUYCK	✓	—	—

Barbara Hejtmanek
RECORDING SECRETARY

Date Signed: 6/6/06

Approved as to form:

Assistant County Counsel for
Washington County, Oregon

FINDINGS

Based on the study and the public hearing, the Board of County Commissioners (Board) finds:

1. The petition meets the requirement for initiation set forth in ORS 198.855 (3) (double majority annexation law), ORS 198.750 (section of statute which specifies contents of petition) and Metro Code 3.09.040 (a) (which lists minimum requirements for petition). At the time of writing, a necessary party is not contesting this boundary change.

2. The property to be annexed is located in unincorporated Washington County on the north side of NW Springville Road, approximately 4,000 feet east of its intersection with 185th Avenue. The property encompasses approximately 109 acres. The property supports two detached single family rural residences with the remaining land area consisting of farmland.

3. The purpose of the annexation is to provide future residents and the future school with enhanced law enforcement service. (**Note:** On July 3, 2001 the County approved the 'Gossamer Hills' Master Plan for the entire 109-acre site. Subsequent to master plan approval, an application (03-174-S/DHA/W) was filed and approved to develop approximately 45 acres of the 'Gossamer Hills' master plan. The approved 'Arbor Lakes' subdivision, Phase I of the master plan, included 162 detached single family residential homes and related site improvements).

4. On December 17, 1998 the Metro Council adopted a resolution of intent to amend the UGB to include the subject 109 acres. On June 15, 1999 annexation of the property to Metro was completed. Based upon Metro's actions, the County applied an urban residential designation (R-9) to the property through the adoption of Ordinance No. 546. The Board adopted Ordinance No. 546 on October 26, 1999. On December 16, 1999 Metro adopted Ordinance No. 99-812A, which formally included the property within the UGB. Metro's expansion was subsequently appealed to the Land Use Board of Appeals and the Court of Appeals.

5. The Court of Appeals remanded the Ryland UGB amendment back to Metro for reconsideration. However, Ordinance No. 546 did not contain any provisions that would rescind the approval upon appeal of Metro's expansion. Therefore, the R-9 designation was determined to remain valid even though the land was no longer within the UGB and was retained.

6. On August 16, 2001 the Metro Council adopted a resolution that addressed the remand of the Ryland Homes case. The resolution stated that the Office of General Counsel shall not pursue further litigation in regard to the remand of the Ryland case and the land will be studied with other appropriate nearby lands in completing Task 2 of Metro's periodic review program. The resolution also stated that the Executive Officer shall not accept new applications for major amendments to the UGB for the purposes of addressing regional housing need until Task 2 of the periodic review work program is completed.

7. On December 12, 2002 Metro Council completed its two-year process of reviewing the region's capacity for housing and jobs by expanding the urban growth boundary (UGB). The total UGB expansion, including the subject 109 acres, is 18,638 acres. Metro's decision, however, would not become effective until after the state acknowledges the expansion and all legal challenges have been exhausted. The state's Land Conservation and Development Commission (LCDC)

completed its review of Metro's decision and on July 7, 2003, acknowledged Metro's UGB expansion, thus approving the inclusion of the property into the UGB. On September 12, 2003, Metro's decision was appealed. Metro's decision was appealed to the Land Use Board of Appeals and the Court of Appeals. On September 8, 2005 the Court of Appeals affirmed Metro's decision regarding the UGB expansion of the Bethany area, which includes the 109 acres. The deadline for appealing the court's decision to the Oregon State Supreme Court expired on October 12, 2005. No appeals were filed.

8. Oregon Revised Statute 198.852 directs the Board to consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district

   A second set of criteria can be found in the Metro Code (Code) that states that a final decision shall be based on substantial evidence in the record of the hearing and that the written decision must include findings of fact and conclusions from those findings. The findings and conclusions shall address, at minimum, the seven criteria listed below.

   a. Consistency with directly applicable provisions in ORS 195 agreements or ORS 195 annexation plans [ORS 195 agreements are cooperative agreements and urban service agreements. Urban service agreements between local jurisdictions, the County and service districts have not yet been adopted for this area.]

   b. Consistency with directly applicable provisions of *urban planning area agreements* between the annexing entity and a necessary party.

   c. Consistency with directly applicable standards for boundary changes contained in Comprehensive land use plans and public facility plans.

   d. Consistency with directly applicable standards for boundary changes contained in the Regional framework or any functional plans.

   e. Whether the proposed boundary change will promote or not interfere with the timely, orderly and economic provision of public facilities and services.

   f. If the boundary change is to Metro, determination by Metro Council that property should be inside the UGB shall be the primary criteria.

   g. Consistency with other applicable criteria for the boundary change in question under state and local law.

   Additionally, the Metro Code contains a second set of 10 factors which are to be considered where no ORS 195 agreements have been adopted and the boundary change is being contested by a necessary party. Cooperative agreements for urban service provisions by service providers, cities and Washington County has been adopted. However, the cooperative agreements did not address law enforcement service provided by the District. In addition, at time of writing, a necessary party is **not** contesting this boundary change. Therefore, these additional criteria need not be addressed.

9. The property encompasses 109 and maintains approximately 1,900 feet of street frontage along Springville Road, which forms the southern boundary of the property. Brugger Road generally forms the northern boundary of the property. As stated previously, the property supports two detached single family residences. The remaining property is currently maintained as farmland.

10. The property maintains a slight slope from north to south, with a low drainage channel (e.g., a tributary to Rock Creek) traversing the property flowing generally northeast to southwest. Natural resources associated with the tributary are also present. The tributary is located generally near the middle of the property.

11. This property is inside Metro's jurisdictional boundary and inside the regional Urban Growth Boundary (UGB).

    The law that dictates that Metro adopt criteria for boundary changes requires the criteria to include *". . . compliance with adopted regional urban growth goals and objectives, functional plans . . . and the regional framework plan of the district [Metro]."* In fact, while the first two mentioned items were adopted independently, they are now part of Metro's Regional Framework Plan. The 2040 Growth Concept is also now an element of the Framework Plan. The Framework Plan has been examined and found not to contain any directly applicable standards and criteria for boundary changes.

    There are two adopted regional functional plans, the Urban Growth Management Plan and the Regional Transportation Plan, which wee examined and found not to contain any directly applicable standards and criteria for boundary changes.

12. The property is located in unincorporated Washington County. Consequently, the property is subject to the County's Comprehensive Plan. The Comprehensive Plan is made up of the following documents: the *Resource Document*, the *Comprehensive Framework Plan for the Urban Area* (CFP), the *Rural / Natural Resource Plan*, the *Community Development Code*, the *Transportation Plan*, the *Community Plans* and *Background Documents*, and the *Unified Capital Improvements Program*. The individual elements of the Comprehensive Plan were examined for policies or implementation strategies applicable to service district annexations. CFP Policy 41 addresses urban growth boundary expansions for the purpose of ensuring an efficient and effective transition of rural land to urban development. Policy 41 governs the proposed minor boundary change and reads as follows:

POLICY 41, URBAN GROWTH BOUNDARY EXPANSIONS:

It is the policy of Washington County to ensure an efficient and effective transition of rural land to urban development when an Urban Growth Boundary (UGB) is expanded.

Implementing Strategies

The County will:

*****

e. Require that land added to the Regional Urban Growth Boundary (UGB) be annexed into the Urban

Road Maintenance District (URMD), the Enhanced Sheriff Patrol District (ESPD), and when appropriate, the Tualatin Hills Park and Recreation District (THPRD) prior to placing any urban plan designation on the property, with the exception of the FD-10 and FD-20 Districts. Annexation into URMD and ESPD, and when appropriate, THPRD, shall be completed before the County determines that a quasi-judicial plan amendment application for any plan designation, except FD-10 and FD-20 is complete. ***For legislative plan amendments for any plan designation, except FD-10 and FD-20, the subject properties shall be required to annex into URMD and ESPD, and when appropriate, THPRD, prior to preliminary or final approval of any development application.***

Implementing Strategy e. requires that the property annex into the Urban Road Maintenance District (URMD), the Enhanced Sheriff Patrol District (District), and Tualatin Hills Park & Recreation District (THPRD), prior to preliminary or final approval of any development application. Consequently, the applicant has submitted a request to annex the property into the District (WA-2406) as well as requests to annex the property into THPRD (WA-2206) and URMD (WA-2306). The proposed minor boundary change is consistent with Implementing Strategy e. of CFP Policy 41 as it pertains to annexation of the property into the District.

13. The property is located within Clean Water Services (CWS) District service boundary. A public sanitary sewer line to be constructed adjacent to the existing drainage channel that traverses through the site (and under NW Springville Road) will serve the future residential development, as there are no existing sanitary sewer lines located within NW Springville Road in the vicinity of the property. The future sanitary sewer lines to be installed to serve the property will connect to CWS' 21" sanitary sewer trunk line located south of NW Springville Road. CWS will provide the sewage treatment and transmission of effluent to the regional treatment plant through major trunks and interceptors.

    CWS also provides storm water treatment through major storm drain lines as well as storm sewer service for lands within unincorporated Washington County. Storm sewer service will not change as a result of annexation to the District.

14. The property is located in the Tualatin Valley Water District (TVWD). TVWD has the responsibility for providing the property with public water. TVWD currently maintains a 24-inch water line in NW Springville Road, which can provide water service to the property.

15. The property is located within the Tualatin Valley Fire & Rescue (TVF&R) service boundary. Consequently, TVF&R serves this area with fire protection.

16. The property is **not** located within the Enhanced Sheriff Patrol District (District). The District provides an augmented level of service, which would approach the recommended minimum level of service of approximately one sworn officer per one thousand population. With voter approval the district was formed and funded in 1987. The District provides services for Washington County residents living in the unincorporated area, outside city limits, but within the County's adopted Urban Grown Boundary. Therefore, the property will need to be annexed to the District in order for future residents to be provided the higher level of service that will be needed and expected from the Washington County Sheriff Department. Annexation into the District is required pursuant to CFP Policy 41. Approval of WA-2406 will add the property into the District.

17. Annexation to the District will not effect transportation through unincorporated Washington

County. Access to this site will be provided from NW Springville and Brugger Roads. The County is responsible for reviewing all county developments that access County public roads for compliance with the adopted Transportation Plan and Article V. of the Community Development Code. The County is also responsible for planning the transportation system of the entire North Bethany Planning Area in which the property is located

18. The property is **not** located within the Washington County Service District for Urban Road Maintenance (URMD), which provides financing for maintenance of local streets. The property will need to be annexed to URMD in order for public roads constructed as part of the future residential development to be maintained as part of the URMD program. Annexation into URMD is also required pursuant to CFP Policy 41. The applicant has also filed a separate request to annex the property to URMD (WA-2306).

19. The property is **not** located within the Washington County Service District for Lighting (SDL), which is responsible for assisting developers ensure that street lighting installed as part of a development is maintained. SDL ensures that an identified revenue source exists to fund the long-term maintenance of said street lighting. The property may need to be annexed to SDL in order to ensure that street lighting installed as part of the future residential development is maintained. Alternatively, the applicant can ensure the maintenance of street lighting through other measures approved by the Washington County Operations Division; thus potentially eliminating the need for the property to be annexed to the SDL. The final determination will be made prior to issuance of final approval and recordation of the subdivision plat for "Arbor Lakes" and for all subsequent developments.

20. The Tualatin Hills Park & Recreation District (THPRD) is the park and recreation provider for unincorporated Washington County. However, the property is **not** currently located within the District's service boundary. Annexation into THPRD is also required pursuant to CFP Policy 41. The applicant has also filed a separate request to annex the property to THPRD (WA-2206).

21. The Beaverton School District serves this property. The school district owns one of the tax lots proposed to be annexed into the park district and plans to construct an elementary school on that site in the future.

22. The District supports the proposed annexation to its boundary. The Board of County Commissioners has endorsed this as the Board of Directors of the Enhanced Sheriff Patrol District.

23. A necessary party has not contested this boundary change. Therefore, the change may become effective immediately upon adoption by the Board pursuant to Metro Code Section 3.09.050 (f).

CONCLUSIONS AND REASONS FOR DECISION

Based on the Findings, the Commission concludes:

1. The Metro Code at 3.09.050 (d) (4) calls for consistency between the Board decision and any *"specific directly applicable standards or criteria for boundary changes contained in . . . regional*

framework and functional plans . . . "There are no directly applicable criteria in Metro's regional framework plan or in the two adopted functional plans, the Urban Growth Management Functional Plan and the Regional Transportation Plan.

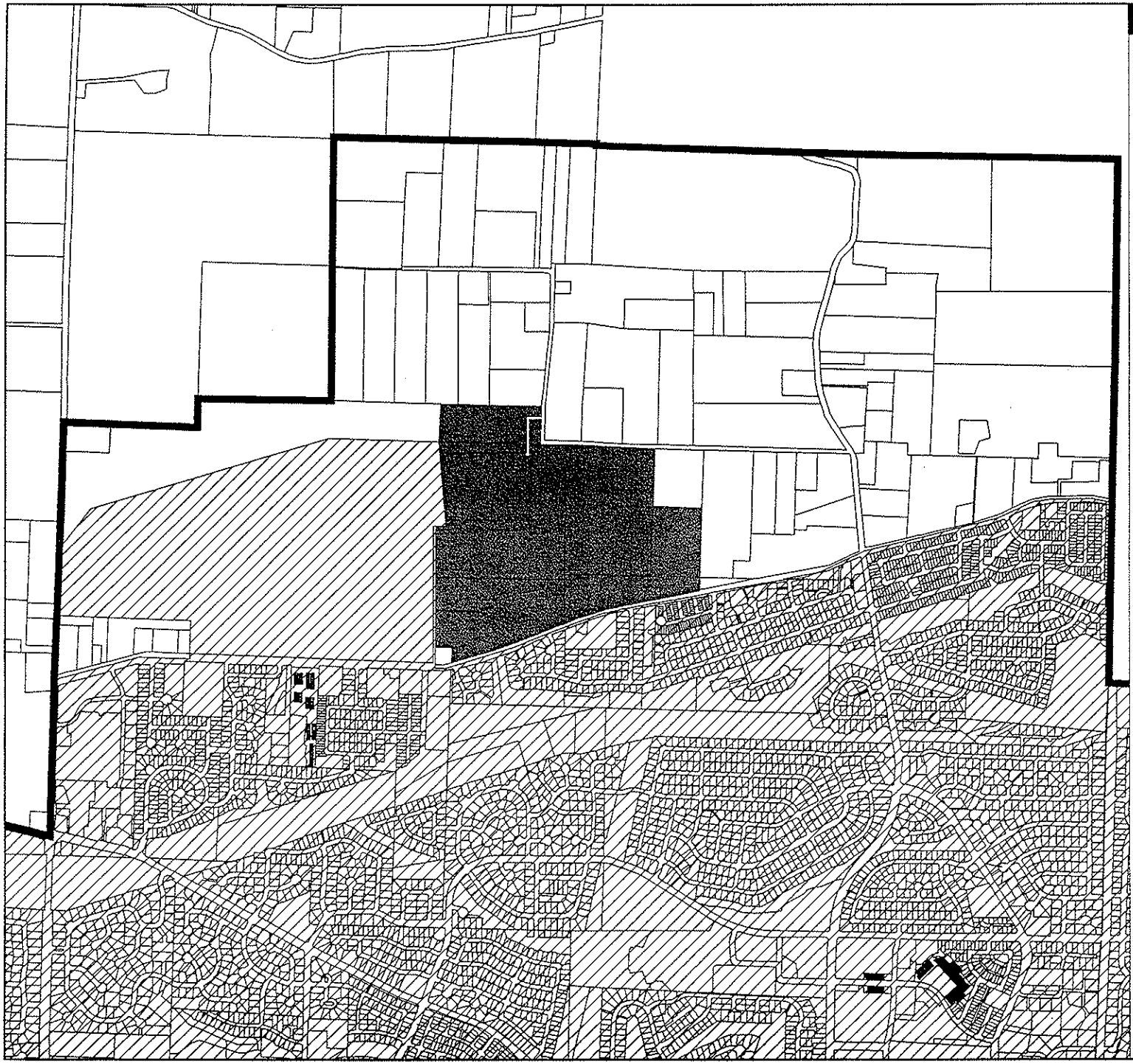
2. ORS 198 and the Metro Code at 3.09.050 (d) (3) call for consistency between the Board decision and any *"specific directly applicable standards or criteria for boundary changes contained in comprehensive plans, public facilities plans . . ."* The Board has reviewed the applicable comprehensive plan which is the Washington County Comprehensive Plan. Policy 41 of the *Comprehensive Framework Plan for the Urban Area* addresses urban growth boundary expansions for the purpose of ensuring an efficient and effective transition of rural land to urban development. Policy 41 governs the proposed minor boundary change and requires that the property annex into the District. The Board finds that the proposed annexation is consistent with Policy 41.

3. The Metro Code also requires that the decision address consistency between this decision and any urban service agreements under ORS 195. [ORS 195 agreements are cooperative agreements and urban service agreements.] Cooperative agreements for urban service provisions by service providers, cities and Washington County has been adopted. However, the cooperative agreements did not address law enforcement service provided by the District. The advertisement of the public hearing for the proposed annexation was consistent with the adopted cooperative agreements. The Board therefore concluded that its decision is not inconsistent with the adopted cooperative agreements as it relates to advertising the public hearing.

4. Metro Code 3.09.050 (e) (3) states that another criteria to be addressed is *"Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services."* The Board finds that the District can serve this area. Therefore the Board finds that the annexation is a logical step towards making urban services available to the property and does not interfere with the timely provision of those services.

5. The District supports the proposed annexation to its boundary. The Board of County Commissioners has endorsed this as the Board of Directors of the Enhanced Sheriff Patrol District.

6. A necessary party has not contested this boundary change. Therefore, the change may become effective immediately upon adoption by the Board pursuant to Metro Code Section 3.09.050 (f).



WASHINGTON COUNTY

GEOGRAPHIC INFORMATION SYSTEM

EXHIBIT B

WA-2406

Annexation to
Enhanced Sheriff's
Patrol District
(ESPD)

Subject Taxlot

ESPD

Urban Growth Boundary

N

540 270 0 540 1,080 Feet

This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore,there are no warranties for this product. However, notification of errors would be appreciated.

LDC
DESIGN GROUP, INC.

March 14, 2003

Legal Description - ANNEXATION

THAT PORTION OF THE SE1/4 OF SECTION 18, AND THE SW1/4 OF SECTION 17, T. 1 N., R. 1 W., W. M., WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE A. BULL DONATION LAND CLAIM NO 50, THENCE N03°35'35"E, 355.93 FEET ALONG THE EAST LINE OF THE TRACT OF LAND TO THE METRO AREA EDUCATION DISTRICT RECORDED IN BOOK 934 AT PAGE 330 OF THE DEED RECORDS OF SAID COUNTY TO A POINT ON THE SOUTH LINE OF LOT 4, "BRUGGER TRACT"; THENCE S88°29'09"E, 77.80 FEET ALONG SAID SOUTH LINE OF LOT 4 TO THE SOUTHWEST CORNER OF LOT 5; THENCE S88°16'47"E, 322.68 FEET ALONG SAID SOUTH LINE OF LOT 5 TO THE SOUTHWEST CORNER OF LOT 6; THENCE S88°34'19"E, 618.88 FEET ALONG THE SOUTH LINE OF LOTS 6 AND 7 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NW BRUGGER ROAD; THENCE S01°26'40"W, 398.45 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE S88°23'26"E, 1068.93 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID NW BRUGGER ROAD TO A POINT ON THE WEST LINE OF THE TRACT OF LAND TO DIEGEL RECORDED IN BOOK 452 AT PAGE 16 OF SAID RECORDS; THENCE S01°49'47"W, 597.40 FEET ALONG THE WEST LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF; THENCE S88°29'04"E, 496.22 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A POINT ON THE WEST LINE OF THE TRACT OF LAND TO SATO RECORDED IN BOOK 277 AT PAGE 267 OF SAID RECORDS; THENCE S01°30'06"W, 705.28 FEET ALONG THE WEST LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF; THENCE S88°23'25"E, 13.84 FEET ALONG THE SOUTH LINE OF SAID SATO TRACT TO THE NORTHWEST CORNER OF TRACT "E", "SPRINGVILLE MEADOWS"; THENCE S01°49'57"W, 135.09 FEET ALONG THE WEST LINE OF SAID TRACT "E" TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NW SPRINGVILLE ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S79°43'44"W, 791.19 FEET; THENCE 401.77 FEET ALONG THE ARC OF A 2030.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 11°20'23" (CHORD S74°03'33"W, 401.12 FEET); THENCE S68°23'21"W, 607.35 FEET; THENCE 312.94 FEET ALONG THE ARC OF A 3970.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST THROUGH A CENTRAL ANGLE OF 4°30'59" (CHORD S70°38'50"W, 312.86 FEET); THENCE S72°54'20"W, 321.52 FEET; THENCE 183.75 FEET ALONG THE ARC OF A 1170.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST THROUGH A CENTRAL ANGLE OF 8°59'55" (CHORD S77°24'17"W, 183.56 FEET) TO A POINT ON THE EAST LINE OF THE TRACT OF LAND TO GRUNES RECORDED IN DOC. NO. 87026190 OF SAID RECORDS; THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE OF

NW SPRINGVILLE ROAD AND ALONG SAID EAST LINE OF THE GRUNES TRACT, N02°20'54"E, 189.31 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N87°39'06"W, 150.00 FEET ALONG THE NORTH LINE OF SAID GRUNES TRACT TO A POINT ON THE EAST LINE OF SAID TRACT OF LAND TO THE METRO AREA EDUCATION DISTRICT RECORDED IN BOOK 934, PAGE 330; THENCE ALONG SAID EAST LINE, N02°20'54"E, 1153.15 FEET; THENCE S87°39'06"E, 64.50 FEET; THENCE N01°40'24"W, 919.66 FEET TO THE POINT OF BEGINNING.
CONTAINING 110.20 ACRES