

Final Documents

For

Annexation to the  
**City of Beaverton**

WA2504  
Ord. #4298  
DOR 34-1670-2004  
Sec. State: AN-2004-0119

Final to DOR: \_\_\_\_\_

Signature:

 \_\_\_\_\_

Date of

Mailing: 5/12/04

Final to Secretary of State: \_\_\_\_\_

Signature:

 \_\_\_\_\_

Date of

Mailing: 6/8/04

WA2504

Sent

Received

DOR:

5/12/04

6/8/04

Sec. State:

6/8/04

6/14/04

Assessor:

6/8/04

Elections:

6/8/04

Mapped:

Yes

Addresses:

1S103DB03400

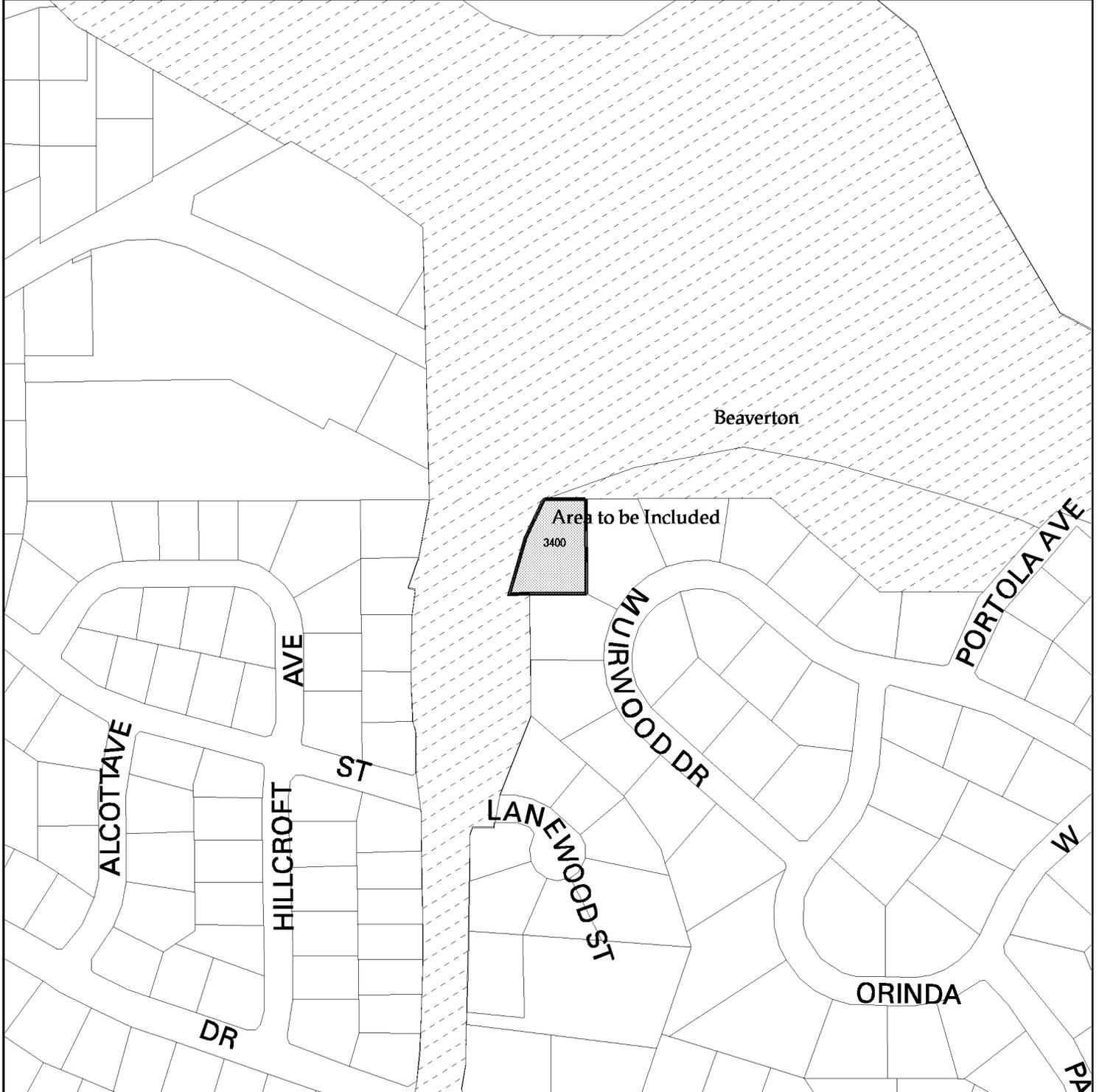
1020 SW Cedar Hills Blvd

# Proposal No. WA2504

1S1W03

Annexation to the City of Beaverton

Washington Co.



REGIONAL LAND INFORMATION SYSTEM



**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.

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

County lines

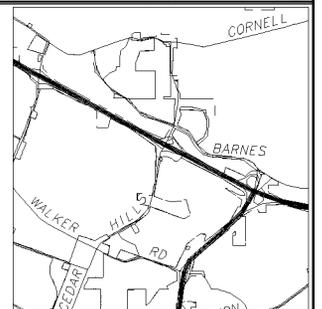
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA2504  
CITY OF BEAVERTON  
Figure 1

Scale: 1" = 250'





June 10, 2004

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

Dear Sir:

Please be advised that we have received and filed on June 10, 2004 the following Annexation(s).

Ordinance(s):	City of:	Our File Number(s):
ORD NO 04-1002	Oregon City	AN 2004-0117
ORD NO 04-1003	Oregon City	AN 2004-0118
ORD NO 4298	Beaverton	AN 2004-0119
ORD NO 4297	Beaverton	AN 2004-0120
ORD NO 4299	Beaverton	AN 2004-0121
ORD NO 4300	Beaverton	AN 2004-0122
ORD NO 1159-04	Tualatin	AN 2004-0123

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

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

Sincerely,

Linda Bjornstad  
Official Public Documents

cc:

Washington County  
ODOT/Highway Dept  
PSU/Population Research Ctr.  
Revenue Cartography Section

# Notice to Taxing Districts

ORS 308.225



Cartographic Unit  
PO Box 14380  
Salem, OR 97309-5075  
(503) 945-8297, fax 945-8737

City of Beaverton  
% Sue Ann Koniak  
P.O. Box 4755  
Beaverton, OR 97076

**Description and Map Approved**  
**May 19, 2004**  
**As Per ORS 308.225**

Description     Map received from: METRO  
On: 5/14/2004

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

ANNEX TO CITY OF BEAVERTON  
WITHDRAWN FROM SEVERAL DISTRICTS

ORD #4298 (ANX 2004-0002)

has been:     Approved            5/19/2004  
                   Disapproved

Notes:

Department of Revenue File Number: 34-1670-2004

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

**ORDINANCE NO. 4298**

AN ORDINANCE ANNEXING PROPERTY GENERALLY LOCATED AT 1020 SW CEDAR HILLS BOULEVARD TO THE CITY OF BEAVERTON: EXPEDITED ANNEXATION 2004-0002

**WHEREAS,** This expedited annexation was initiated under authority of ORS 222.125, whereby the owners of the property and a majority of the electors have consented to annexation; and

**WHEREAS,** This property is in Beaverton's adopted Urban Services Area and Policy 5.3.1.d of the City's acknowledged Comprehensive Plan states: "The City shall seek to eventually incorporate its entire Urban Services Area."; and

**WHEREAS,** City policy as adopted in Resolution No. 2660, Sections 2 and 4, is to extend City services to properties through annexation; now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

**Section 1.** The property shown on Exhibit A and more particularly described in Exhibit B is hereby annexed to the City of Beaverton, effective 30 days after Council approval and signature by the Mayor.

**Section 2.** The Council accepts the staff report, dated March 23, 2004, attached hereto as Exhibit C, and finds that:

- a. There are no provisions in urban service provider agreements adopted pursuant to ORS 195.065 that are directly applicable to this annexation; and
- b. This annexation is consistent with the City-Agency agreements between the City and Clean Water Services in that partial responsibility for sanitary and storm sewer facilities within the area annexed will transfer to the City upon this annexation.

**Section 3.** The Council finds this annexation will promote and not interfere with the timely, orderly, and economic provision of public facilities and services, in that:

- a. The part of the property that lies within the Washington County Urban Road Maintenance District will be withdrawn from the district; and
- b. The part of the property that lies within the Washington County Street Lighting District #1 will be withdrawn from the district; and
- c. The part of the property that lies within the Washington County Enhanced Sheriff Patrol District will be withdrawn from the district; and
- d. The City having annexed into the Tualatin Valley Fire and Rescue District in 1995, the property to be annexed by this Ordinance shall be annexed to or remain within that district; and
- e. The territory will remain within the boundaries of the Tualatin Valley Water District.

**Section 4.** The Council finds that this annexation complies with all other applicable criteria set out in Metro Code Chapter 3.09.

**Section 5.** The City Recorder shall place a certified copy of this Ordinance in the City's permanent records, and the Community Development Department shall forward a certified copy of this Ordinance to Metro and all necessary parties within five days of the effective date.

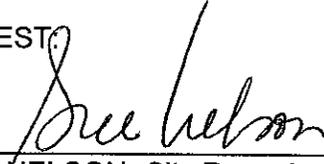
**Section 6.** The Community Development Department shall transmit copies of this ordinance and all other required materials to all public utilities and telecommunications utilities affected by this Ordinance in accordance with ORS 222.005.

First reading this 19<sup>th</sup> day of April, 2004.

Passed by the Council this 3<sup>rd</sup> day of May, 2004.

Approved by the Mayor this 4<sup>th</sup> day of MAY, 2004.

ATTEST:

  
\_\_\_\_\_  
SUE NELSON, City Recorder

APPROVED:

  
\_\_\_\_\_  
ROB DRAKE, Mayor

STATE OF OREGON,  
COUNTY OF WASHINGTON, } ss CERTIFICATION  
CITY OF BEAVERTON.

I, CATHERINE L. JANSEN, Recorder for  
City of Beaverton, Washington County, Oregon, certify  
that this instrument is a true copy of the original which is  
part of the official records of the City of Beaverton, Oregon.

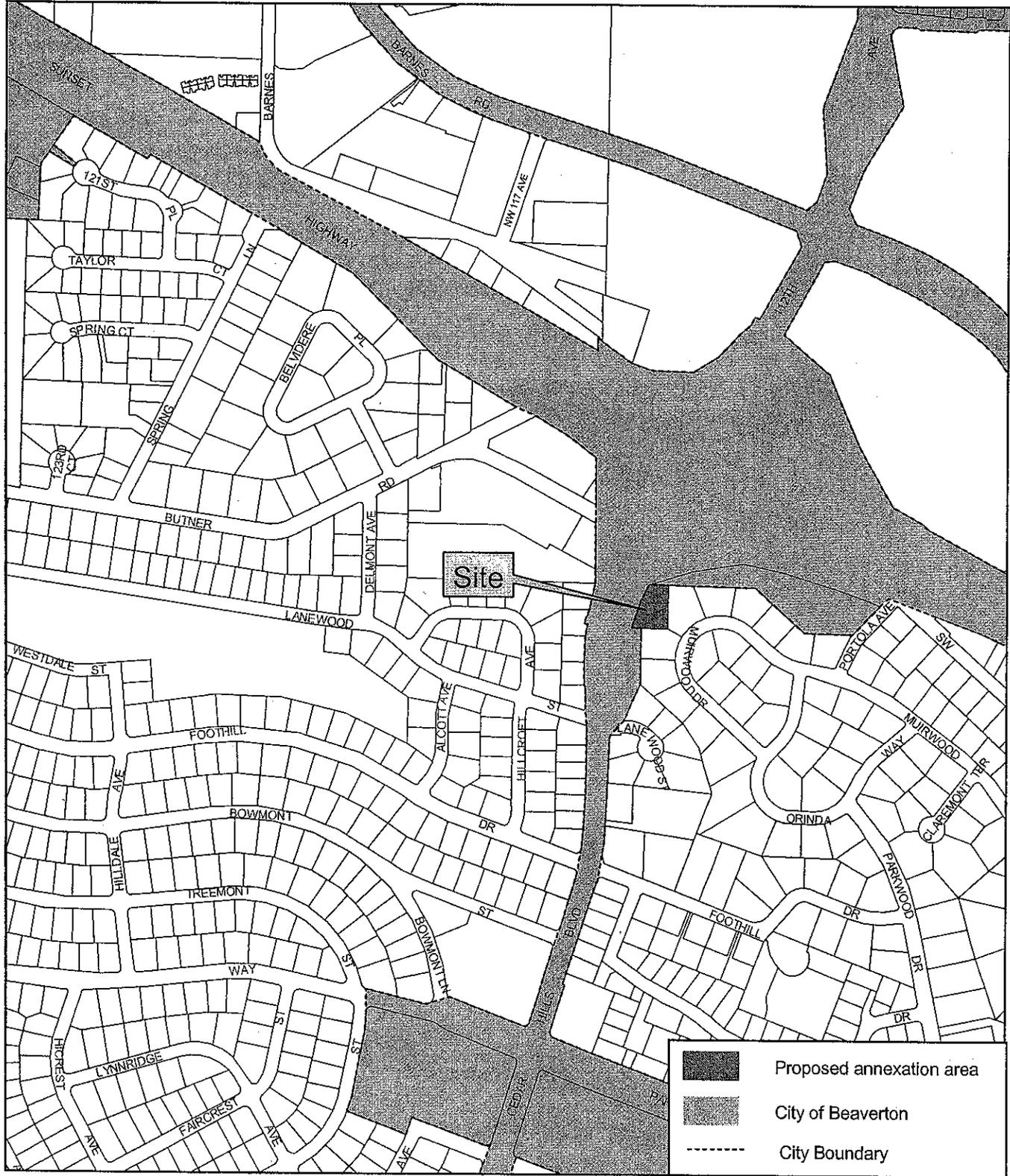
Dated this 5<sup>th</sup> day of MAY, 2004

  
\_\_\_\_\_  
Deputy City Recorder

# ANNEXATION MAP

ORDINANCE NO. 4298

Exhibit "A"



City of Beaverton

1020 SW Cedar Hills Boulevard Expedited Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

2/2/04

Map #

1S103DB03400

Application #

ANX 2004-0002



LEGAL DESCRIPTION

ANX 2004-0002

1020 SW CEDAR HILLS BLVD. EXPEDITED ANNEXATION

A parcel of land (consisting of the entirety of tax lot 1S 1 03DB 3400) situated in the Northwest 1/4 of the Southeast 1/4 of Section 03, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; more particularly described as follows:

All that land bounded by the North line, and its westerly extension, of Lot 7, FOREST HILLS NO. 2, a plat of record, Washington County, Oregon; by the West line of Lot 6, said plat; by the westerly extension of the North line of said Lot 6; and the East line of SW Cedar Hills Blvd. (aka County Road No. 2085).



CITY OF BEAVERTON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 PLANNING SERVICES  
 4755 S.W. GRIFFITH DRIVE  
 P.O. BOX 4755  
 BEAVERTON, OR 97076-4755  
 PHONE: (503) 350-4039

**PETITION FOR A CONSENT  
 ANNEXATION  
 PURSUANT TO ORS 222.125**

**PLEASE USE ONE PETITION PER TAX LOT**

FOR OFFICE FILE NAME: 1020 SW Cedar Hills Boulevard Expedited Annexation  
 USE FILE NUMBERS: ANX 2004-0002, CPA 2004-0002, ZMA 2004-0002

**MUST BE SIGNED BY ALL OWNERS. IF THE OWNER IS A CORPORATION OR AN ESTATE THE PERSON SIGNING MUST BE AUTHORIZED TO DO SO. MUST ALSO BE SIGNED NOT LESS THAN 50 PERCENT OF ELECTORS (REGISTERED VOTERS), IF ANY, RESIDING ON THE PROPERTY.**

**PROPERTY INFORMATION**

MAP & TAX LOT	STREET ADDRESS (IF ASSIGNED)	# OF OWNERS	# OF RESIDENT VOTERS	# OF RESIDENTS
1813DB - 03400	1020 SW Cedar Hills Blvd., Portland 97225	2	2	2

**CONTACT PERSON**  USE MAILING ADDRESS FOR NOTIFICATION

Roger Z Mussler Retired 503-646-7078  
 PRINT OR TYPE NAME BUSINESS NAME PHONE #  
1020 SW Cedar Hills Blvd., Portland 97225  
 ADDRESS

**SIGNATURES OF OWNERS AND ELECTORS CONSENTING TO ANNEXATION (CONTINUED ON BACK)**

Roger Z. Mussler Roger Z. Mussler  OWNER  ELECTOR  
 PRINT OR TYPE NAME SIGNATURE DATE  
 MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

JO ANNE MUSSLER	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	
<i>JoAnne Mussler</i>	1/24/04
SIGNATURE	DATE
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS	

<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR	
PRINT OR TYPE NAME	
SIGNATURE	DATE
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