

Final Documents

For

Annexation to the
City of Beaverton

WA2704
Ord. #4300
DOR 34-1672-2004
Sec. State: AN-2004-0122

Final to DOR: _____

Signature:

 _____

Date of

Mailing: 5/12/04

Final to Secretary of State: _____

Signature:

 _____

Date of

Mailing: 6/8/04

WA2704

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:

1S129CB00800

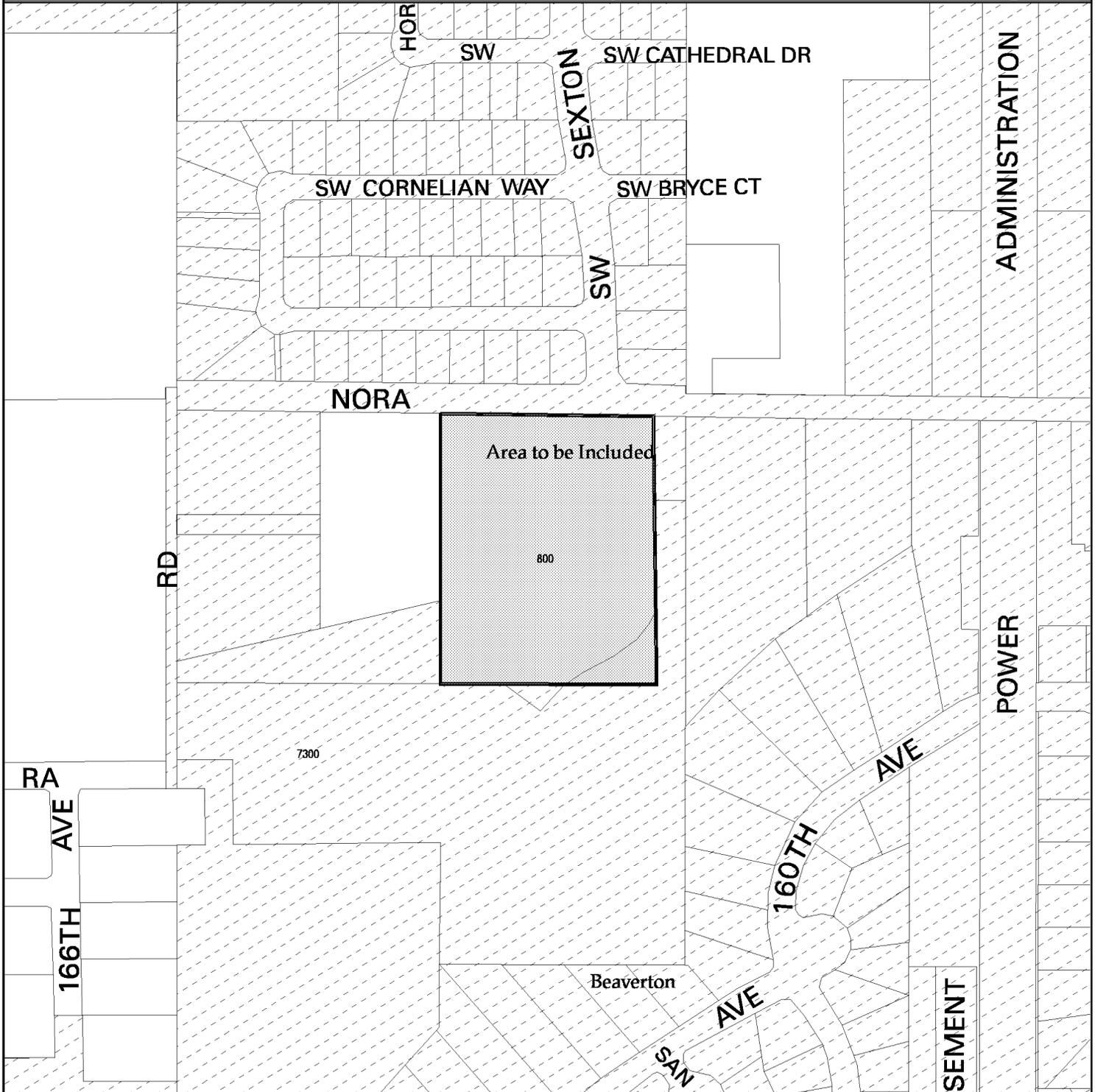
16300 SW Nora Road

Proposal No. WA2704

1S1W29

Annexation to the City of Beaverton

Washington Co.



R L I S
REGIONAL LAND INFORMATION SYSTEM



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

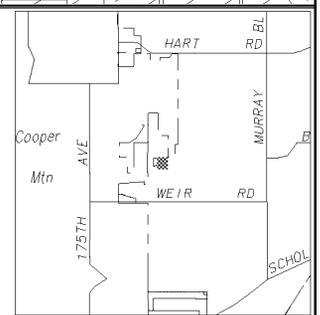
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA2704
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
June 8, 2004
As Per ORS 308.225

Description Map received from: METRO
On: 5/14/2004, 6/3/2004

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

ANNEX TO CITY OF BEAVERTON
WITH FROM SEVERAL DISTRICTS

ORD #4300 (WA2704)

has been: Approved 6/8/2004
 Disapproved

Notes:

Department of Revenue File Number: 34-1672-2004

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. 4300

AN ORDINANCE ANNEXING PROPERTY GENERALLY LOCATED AT 16300 SW NORA ROAD TO THE CITY OF BEAVERTON: EXPEDITED ANNEXATION 2004-0004

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 26, 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 agreement 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 be withdrawn from the Tualatin Valley Water District effective July 1, 2005 consistent with ORS 222.465.

- 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 19th day of April, 2004.

Passed by the Council this 3rd day of May, 2004.

Approved by the Mayor this 4th day of MAY, 2004.

ATTEST:



 SUE NELSON, City Recorder

APPROVED:

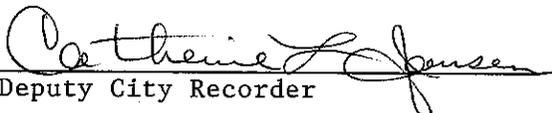


 ROB DRAKE, Mayor

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 5th day of MAY 2004

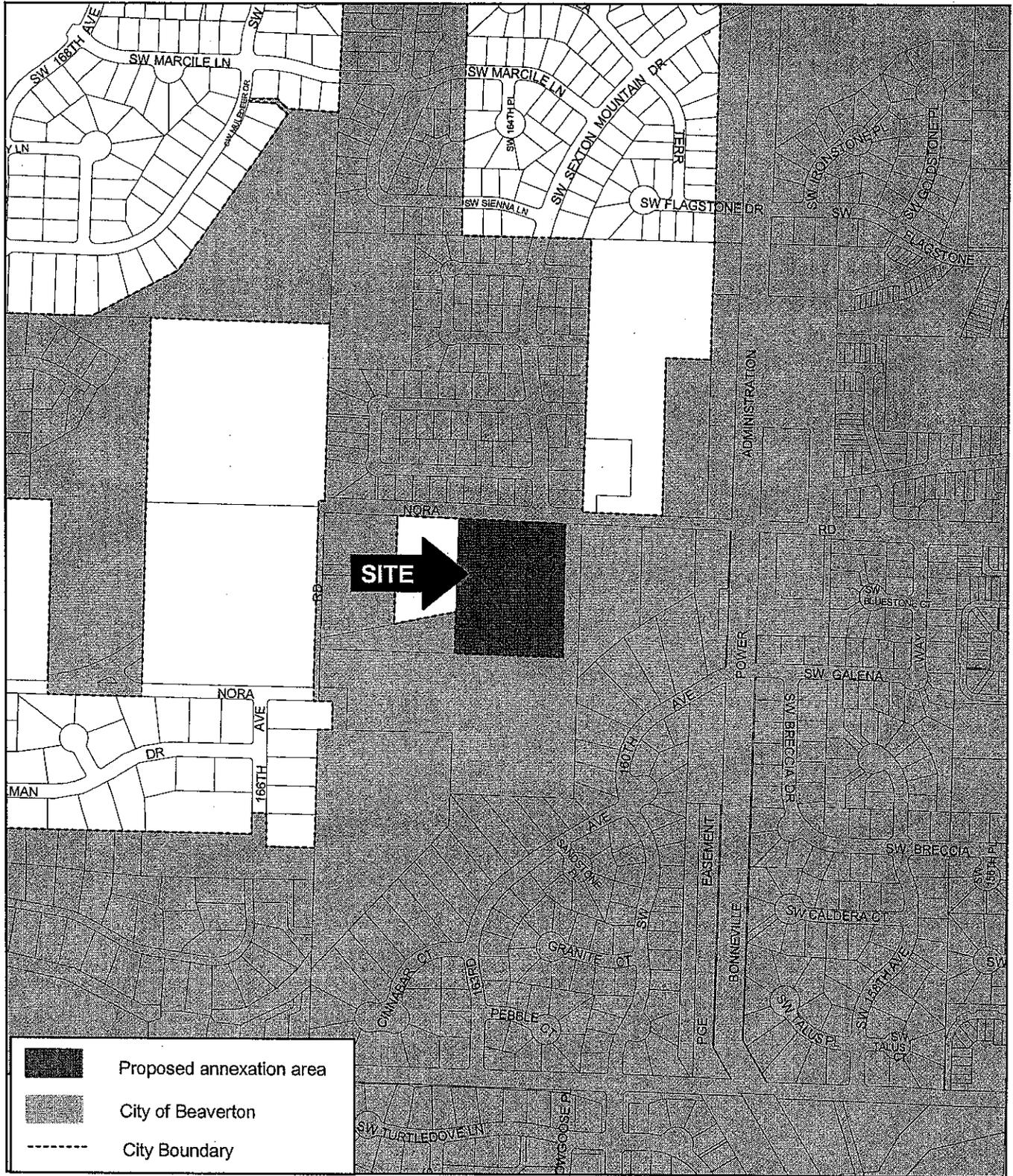


 Deputy City Recorder

ANNEXATION MAP

ORDINANCE NO. 4300

EXHIBIT "A"



City of Beaverton

16300 SW Nora Road Expedited Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

02/10/04

Map #

1s129cb00800

N



Application #

ANX 2004-0004

**LEGAL DESCRIPTION
ANX 2004-0004
16300 SW NORA ROAD EXPEDITED ANNEXATION**

A parcel of land (consisting of the entirety of tax lot 1S 1 29CB 800) situated in the Southwest 1/4 of Section 29, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; more particularly described as follows:

Beginning at the intersection of the South line of SW Nora Road and the West line of Lot 2, SHIELDS LITTLE FARMS, a plat of record, Washington County, Oregon, said intersection bears South 0° 11' 48" East, a distance of 20.00 feet from the Northwest corner of said Lot 2; thence South 0° 11' 48" East, along said West line, a distance of 469.05 feet; thence South 89° 39' 33" East, a distance of 391.64 feet; thence North 0° 11' 10" West, along a line that is parallel to and 50.00 feet distant, when measured at right angles, to the East line of said Lot 2, a distance of 468.84 feet, to a point on said South line; thence North 89° 37' 43" West, along said South line, a distance of 391.73 feet, to the point of beginning. The basis of bearings for this description is Washington County Survey of Record Number 28,799 and by reference is hereby incorporated into this description.

ANNEXATION AGREEMENT

This Agreement is between and among the City of Beaverton, an Oregon municipal corporation ("City"), and Susan S. Mosher, 16300 SW Nora Road, Beaverton, Oregon 97007, and Four D Development Company, PO Box 1577, Beaverton, Oregon 97075, an Oregon corporation (collectively "Owners") for the annexation to City of real property ("the Property") commonly known as Assessor's Map and Tax Lot # 1S1-29CB-00800 in Washington County, Oregon. Owners represent that they are authorized to bind all persons having a fee interest in the Property to this Agreement. City represents that it is ready, willing, and able to provide domestic water, sanitary and storm sewer and other urban services to the Property sufficient to serve the improvements to the Property described in this Agreement. This Agreement is brought under ORS 222.115 and is authorized by City's charter and Oregon law.

In consideration of those premises as generally required, it is agreed:

1. Owners, at their initiative and expense, may apply to Washington County for approval of a preliminary plat for a residential subdivision on the Property and may represent to the County that City's utility and other urban services are available to the Property under the terms of this Agreement. The method and type of utility connection shall be according to plans to be submitted by Owners for approval by City. Owners understand and agree that City shall not extend other urban services to the Property prior to the effective date of annexation of the Property to City.
2. Within one year of Washington County's final decision approving a preliminary plat for a residential subdivision on the Property, City staff shall recommend that its governing body declare by Ordinance the annexation of the Property to City, with the annexation to be effective 30 days after the ordinance is enacted. Owners understand and expressly agree that this Agreement, including Owner's consent to annexation to City, shall be effective for at least one year following County's approval of a preliminary plat for the Property notwithstanding the date that County issues its final decision on such approval. Owners may maintain any connections that are allowed between the Property and City's utilities regardless of whether City's governing body annexes the Property to City. The form and manner of the utility connections shall be and remain subject to federal, state, and local laws relating to sanitary and storm sewerage as those laws are amended from time to time. Owners agree that applications for building permits and utility connections to the Property shall be submitted to City only after annexation to City is effective and that any Washington County Traffic Impact Fee due from Owners concerning the Property and any portion of the Property shall be due and payable to City.
3. City shall give full force and effect to a final decision by Washington County as to Owner's application to County for preliminary plat approval for a residential subdivision and shall enforce any conditions that County places on such approval.

Owners shall submit an application for final plat approval and for any and all subsequent land use and site development permits for the Property to City. Prior to enactment of amendments to City's comprehensive land use plan map and zoning map to add the Property to those maps, City shall enforce the requirements of Washington County's land use regulations as to the Property.

4. The parties agree that this Agreement shall be recorded in the deed records of Washington County, Oregon and that it is intended to be binding on any successors to any of Owners' interests in the Property.

Each party, by the signatures of its authorized representative, signifies that it has read this Agreement, understands its terms and agrees to be bound by it.

City of Beaverton

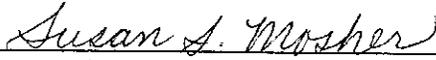


Rob Drake

Mayor

Date: 8/11/03

Susan S. Mosher

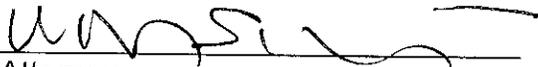


Name: Susan S. Mosher

Date: 8-9-03

Approved as to form:

Four D Development Company



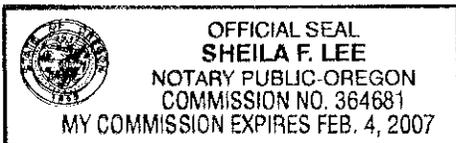
Attorney



Name: ALAN BEHARPPORT

Title: Sec'y / Treas.

Date: 8-9-03





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: _____
 USE FILE NUMBERS: _____

**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
15129CB-800	16300 SW Nora Rd.	1	1	1

CONTACT PERSON USE MAILING ADDRESS FOR NOTIFICATION

ALAN DEHARPPORT
 PRINT OR TYPE NAME BUSINESS NAME PHONE #
 6155 SW CHESTNUT AVE FOUR D DEVELOPMENT CO. 503-709-2277
 ADDRESS

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

OWNER ELECTOR
 PRINT OR TYPE NAME SIGNATURE DATE
 Susan Mosher Susan Mosher 5/20/03
 MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

* Subject to development approval & platte recodation
 of Stewart Heights subdivision by Washington County