

Final Documents

For

Annexation to the
City of Hillsboro

WA3204
Ord. #5362
DOR 34-1678-2004
Sec. State: AN-2004-0143

Final to DOR: _____

Signature:

 _____

Date of

Mailing: 6/8/04

Final to Secretary of State: _____

Signature:

 _____

Date of

Mailing: 7/6/04

WA3204

Sent

Received

DOR:

6/8/04

6/30/04

Sec. State:

7/6/04

7/12/04

Assessor:

7/6/04

Elections:

7/6/04

Mapped:

Yes

Addresses:

1N325AB01000

31400 NW MILNE ST

1N325AB01100

3845 NW 313TH AVE

1N325AB02700

3840 NW 313TH AVE

1N325AB01300

31555 NW CAMP IRELAND

1N325AB01200

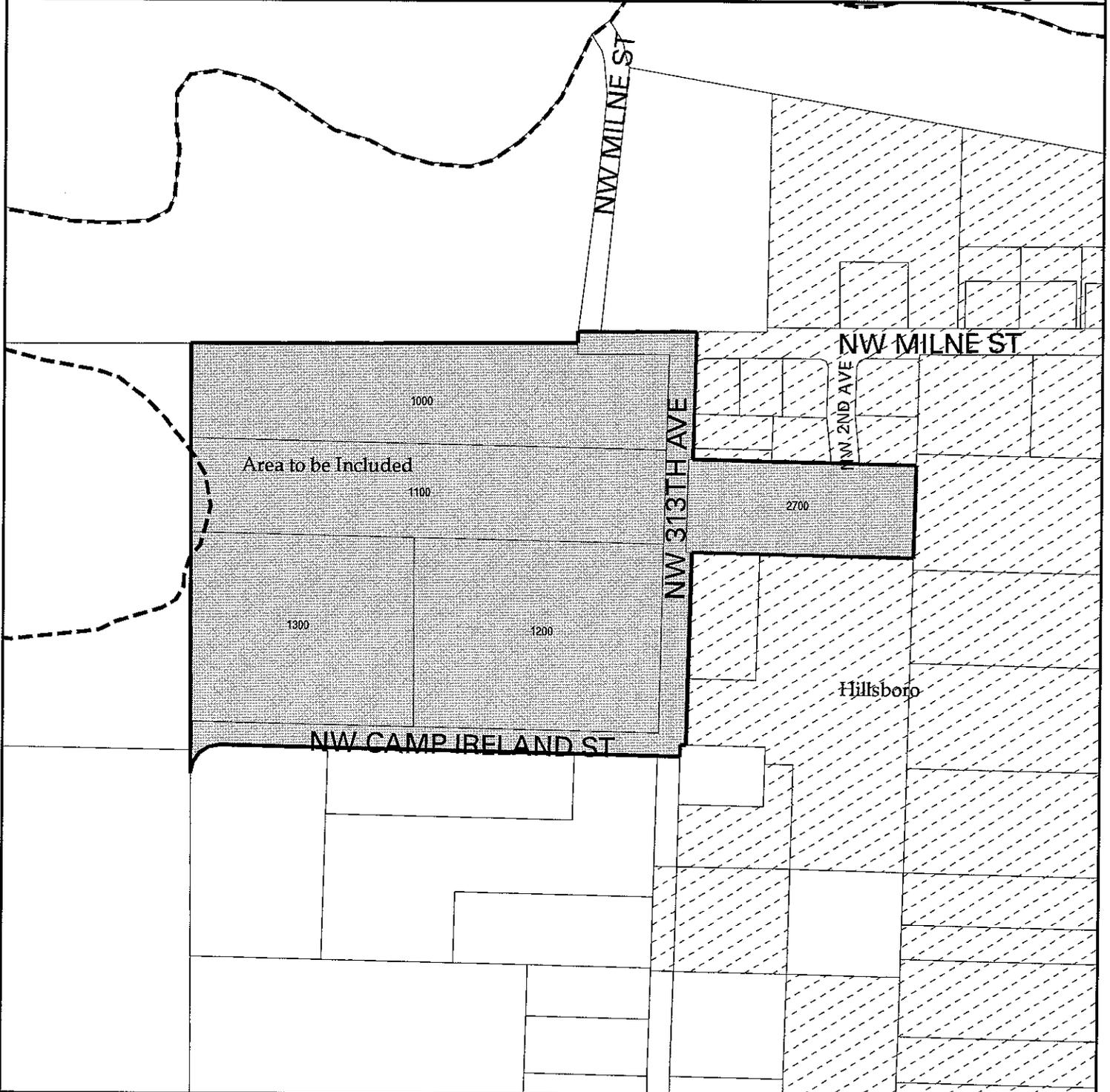
3715 NW 313TH AVE

Proposal No. WA3204

1N3W25

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 dro@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

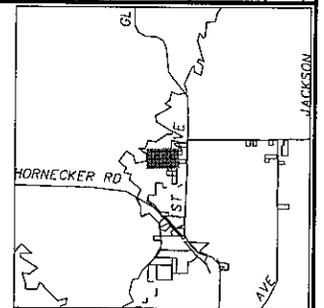
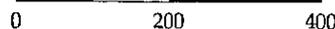
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA3204
CITY OF HILLSBORO
Figure 1

Scale: 1" = 250'



Office of the Secretary of State

Bill Bradbury
Secretary of State



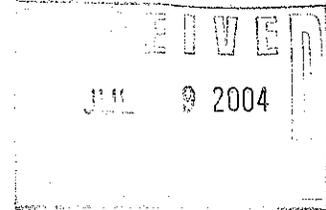
Archives Division
ROY TURNBAUGH
Director

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

Facsimile (503) 373-0953

July 7, 2004

City of Hillsboro
City Recorder
123 W Main Street
Hillsboro, Oregon 97123



Dear City Recorder,

Please be advised that we have received and filed, as of July 7, 2004, the following records annexing territory to the City of Hillsboro.

Ordinance/Resolution Number(s)

Our File Number

ORD NO 5374

AN 2004-0142

ORD NO 5362

AN 2004-0143

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)

ODOT

Department of Revenue

Population Research Center

Notice to Taxing Districts

ORS 308.225



Cartographic 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
June 30, 2004
As Per ORS 308.225

Description Map received from: METRO
On: 6/10/2004

This is to notify you that your boundary change in Washington County for
ANNEXATION TO CITY OF HILLSBORO; WITHDRAWAL FROM SEVERAL DISTRICTS
ORD. #5362 (AN 7-04)

has been: Approved 6/30/2004
 Disapproved

Notes:

Department of Revenue File Number: 34-1678-2004

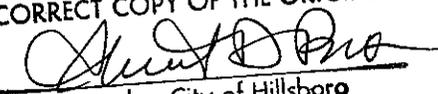
Prepared by: Carolyn Sunderman, 503-945-8882

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

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL

ORDINANCE NO. 5367
AN 7-04: CAMP IRELAND ET. AL.


Recorder, City of Hillsboro

AN ORDINANCE ANNEXING CERTAIN TRACTS OF LAND INTO THE CITY LIMITS OF HILLSBORO AND WITHDRAWING THE TRACTS FROM THE TERRITORIES OF WASHINGTON COUNTY RURAL FIRE PROTECTION DISTRICT NO. 2, WASHINGTON COUNTY SERVICE DISTRICT FOR ENHANCED LAW ENFORCEMENT, WASHINGTON COUNTY SERVICE DISTRICT FOR URBAN ROAD MAINTENANCE, 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 certain tracts of land, described in Exhibit A to this ordinance, requesting that the properties be annexed to the city limits of Hillsboro;

WHEREAS, the petition represented 100 percent of the property owners of the territory requesting to be annexed into the City Limits of Hillsboro as required by ORS 222.125 in order to consent to an annexation;

WHEREAS, the tracts of land are contiguous to the City and can be served by City services;

WHEREAS, the City Council dispenses with submitting the question of the proposed annexation to the electors of the City for their approval or rejection;

WHEREAS, the tracts of land are located within Urban Planning Area A of the Urban Area Agreement between Washington County and the City of Hillsboro, adopted on December 15, 1998;

WHEREAS, the 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;

WHEREAS, the tracts of land lie within the following districts: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District #1 for Street Lights;

WHEREAS, notice of the proposed annexation and withdrawals has been published, mailed and posted in the manner provided by law;

WHEREAS, the City Council conducted a public hearing on this matter on April 20, 2004, and does hereby favor the annexation of the subject tracts of land and withdrawals from the districts based on the findings attached hereto as Exhibit B;

WHEREAS, the annexation and withdrawals are not contested by any necessary party;

NOW, THEREFORE, THE CITY OF HILLSBORO DOES ORDAIN AS FOLLOWS:

Section 1. The tracts of land, described in Exhibit A, are declared to be annexed to the City of Hillsboro, Oregon.

Section 2. The tracts of land annexed by this ordinance and described in Section 1 are withdrawn from the following districts upon the effective date of the annexation: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District #1 for Street Lights.

Section 3. The findings attached as Exhibit B are adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(f) and ORS 222.005. The annexation and withdrawals shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.

Section 4. Inasmuch as it is necessary that this annexation become effective soon, so as to avoid unnecessary hardship to the property owners 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 20th day of April, 2004.

Approved by the Mayor this 20th day of April, 2004

Mayor

ATTEST:

City Recorder

City of Hillsboro
Annexation 7-04: Camp Ireland
Proposed legal description
NS, March 23, 2004

Exhibit 'A'

A tract of land in Section 25, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

BEGINNING at the Initial Point of Milne Acres, a duly recorded subdivision in said county;

thence South $1^{\circ}36'00''$ East, along the west line of said Milne Acres, a distance of 756.71 feet to a point on the south right of way line of Northwest Camp Ireland Street;

thence along a 50 foot radius curve, concave to the southeast, a distance of 79.82 feet (chord bears North $44^{\circ}08'00''$ East, 71.61 feet);

thence North $89^{\circ}52'00''$ East, along said south right of way line and the easterly projection thereof, a distance of 812.79 feet to a point on the east right of way line of Northwest 313th Avenue;

thence North, along said right of way, a distance of 20.0 feet;

thence North $89^{\circ}52'00''$ East a distance of 10.0 feet to the most westerly southwest corner of Parcel 2 of Partition Plat 1998-143, a duly recorded land partition in said county;

thence North, along the west line of said partition plat, a distance of 339.10 feet to a point on the south line of that tract of land conveyed to Robert R. Mabrey and Joyce M. Mabrey by deed recorded October 24, 1986 as Document No. 86049317 in Deed Records of said county;

thence North $89^{\circ}52'00''$ East, along the south line of said Mabrey Tract, a distance of 390.0 feet to the southeast corner thereof;

thence North along the east line of said tract, a distance of 163.5 feet to the northeast corner thereof;

thence South $89^{\circ}52'00''$ West, along the north line of said tract, a distance of 393.0 feet to the southwest corner of Tract A of Oakbrook Estates, a duly recorded subdivision in said county, said point being also a point on the east right of way line of Northwest 313th Avenue;

thence North, along said east right of way line and the northerly extension thereof, a distance of 225.39 feet to a point on the north right of way line of Northwest Milne Street;

thence South $88^{\circ}24'00''$ West, along said north right of way line, a distance of 210.32 feet to the terminus thereof;

thence South $0^{\circ}26'00''$ East a distance of 19.99 feet to the most northerly northeast corner of that tract of land conveyed to Richard Florian Kucera by Stipulated Judgment recorded March 6, 2003 as Document No. 2003-033243 in Deed Records of said county;

thence South $88^{\circ}24'00''$ West, along the north line of said Kucera Tract, a distance of 680.95 feet to the northwest corner thereof and the POINT OF BEGINNING.

AUG 23 1995

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That HARRY E. CONKLIN, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto HARRY E. CONKLIN, TRUSTEE FOR THE 1995 HARRY CONKLIN TRUST hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of WASHINGTON, State of Oregon, described as follows, to-wit:

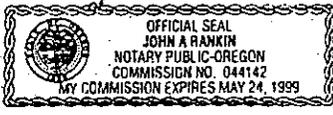
LOT 12 MILNE ACRES, a recorded subdivision
in WASHINGTON COUNTY, OREGON
EXCEPTING THEREFROM, THE WEST 393 FEET
OF SAID LOT 12.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.
In Witness Whereof, the grantor has executed this instrument this 21st day of August, 1995;
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors. HARRY E. CONKLIN

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.

STATE OF OREGON, County of WASHINGTON
This instrument was acknowledged before me on Aug. 21, 1995,
by HARRY E. CONKLIN
This instrument was acknowledged before me on _____, 19____,
by _____
as _____



John A. Rankin
Notary Public for Oregon
My commission expires MAY 24, 1999

HARRY E. CONKLIN
3715 NW 313E
HILLSBORO, OR 97124
Grantor's Name and Address

HARRY E. CONKLIN, TRUSTEE
3715 NW 313E
HILLSBORO, OR 97124
Grantee's Name and Address

After recording return to (Name, Address, Zip):
HARRY E. CONKLIN, TRUSTEE
SAME

Until requested otherwise send all tax statements to (Name, Address, Zip):
HARRY E. CONKLIN, TRUSTEE

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____ }
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said County.
Witness my hand and seal of County attixed.

NAME _____ TITLE _____
By _____, Deputy

2

AUG 23 1995

STATE OF OREGON }
County of Washington } SS

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, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 95058831
Rect: 149477 38.00
08/23/1995 09:14:51AM

1-2

1 (4) All of the parties' interest in the Key Bank Money Market,
2 account number [REDACTED] in the approximate sum of [REDACTED]

3 (5) All right, title and interest in his severance package from
4 his current employer, free and clear of any claim of Petitioner; and

5 (6) With the exception of the Connecticut Mutual Insurance
6 policy that is awarded to Petitioner pursuant to paragraph 8.A.(6), above, all
7 rights to any life insurance policy in which he may have any ownership interest,
8 including but not limited to Life Insurance Policy # [REDACTED] with TransAmerica
9 Life Companies, which is awarded to Respondent subject to the current loan in the
10 approximate amount of [REDACTED] which he shall pay, indemnify and hold Petitioner
11 harmless therefrom.

12 C. Household Goods. By this Stipulation, the parties expressly
13 acknowledge that all furniture, clothing, jewelry, appliances, equipment and other
14 personal effects of any nature have already been divided, and that neither party
15 has any claims against the other regarding distribution of such items.

16 ~~X~~ 9. REAL PROPERTY: The parties' interest in real property located at 31400
17 NW Milne, Hillsboro, Oregon, and legally described as:

18 A portion of Lot 5, MILNE ACRES, a plat of record, in
19 Section 25, Township 1 North, Range 3 West, Willamette
20 Meridian, Washington County, Oregon, said portion
being more particularly described as follows:

21 Beginning at an iron pipe marking the terminus of
22 County Road No. 1524, a point on the North line of said
23 Lot 5, MILNE ACRES, and running thence, along said
24 North line, South 88° 24' West 680.93 feet to an iron pipe
25 at the Northwest corner of said Lot 5; thence, along the
26 westerly line thereof, South 01° 38' East 166.71 feet to a
point thereon; thence, North 89° 52' East 839.10 feet,
parallel with the South line of said Lot 5, to a point on
the East line of said Lot 5, a point on the West line of
County Road No. 1528; thence North 168.25 feet along
the East line of said Lot to an iron pipe at the Northeast
corner thereof; thence, South 88° 24' west 163.00 feet

WESTWOOD ASSOCIATES
Attorneys at Law
851 S.W. Sixth Avenue, Suite 1600
Portland, Oregon 97204-1374
Telephone (503) 227-0803



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

along the North line of said Lot 5 on the South line of County Road No. 1524 to an iron pipe; thence North 00°26' West 20.00 feet to the place of beginning, containing 3.353 acres, more or less.

is awarded to Respondent, free of any interest in Petitioner, subject to existing encumbrances including, but not limited to, the real property taxes. Respondent is required to pay said encumbrances, and to indemnify and hold Petitioner harmless therefrom.

10. RETIREMENT BENEFITS:

A. PETITIONER'S IRAs.

(1) AARP IRA. Petitioner is the owner of an IRA, account no. [REDACTED] through AARP Investment Program from Scudder. Petitioner is awarded 100% of all funds on deposit in this IRA as of the date of this Stipulated Judgment.

(2) Oppenheimer Funds IRA. Petitioner is the owner of an IRA, account no. [REDACTED], through Oppenheimer Funds. Petitioner is awarded 100% of all funds on deposit in this IRA as of the date of this Stipulated Judgment.

(3) Key Bank IRA. Petitioner is the owner of an IRA account through Key Bank of Oregon. Petitioner is awarded 100% of all funds on deposit in this IRA account as of the date of this Stipulated Judgment.

(4) Royal Alliance IRA. Petitioner is the owner of an IRA, account no. [REDACTED] through Royal Alliance Associates, Inc. Petitioner is awarded 100% of all funds on deposit in this IRA as of the date of this Stipulated Judgment.

///
///

WESTENDORF ASSOCIATES
Attorneys at Law
851 S.W. Sixth Avenue, Suite 1800
Portland, Oregon 97204-1376
Telephone (503) 227-0503



1N325 AB-01100

TICOR TITLE INSURANCE



89-17050
Washington County

STATUTORY WARRANTY DEED

GLENN E. SEXTON and DONALD W. SEXTON, not as tenants in common but with the right of ^{Grantor} conveyance and warrants to GLENN E. SEXTON and JOANNE M. SEXTON, husband and wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to wit:

See Exhibit "A" Attached hereto and made a part of....

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 said property is free from encumbrances except None;

The true consideration for this conveyance is \$ 0.00 (Here comply with the requirements of ORS 93.030)

Dated this 7th day of April 19 89.

Glenn E. Sexton
Glenn E. Sexton

Donald W. Sexton
Donald W. Sexton

State of Oregon, County of Washington

State of Oregon, County of _____

The foregoing instrument was acknowledged before me this 7th day of April, 19 89, by Glenn E. Sexton and Donald W. Sexton

The foregoing instrument was acknowledged before me this _____ day of _____, 19____ by _____ President and Secretary of _____ a _____ corporation, on behalf of the corporation.

[Signature]
Notary Public for Oregon
My commission expires: 8/14/91

Notary Public for Oregon
My commission expires: _____

WARRANTY DEED

SEXTON, Glenn E. & Donald W. GRANTOR
SEXTON, Glenn E. & Joanne M. GRANTEE

This Space Reserved for Recorder's Use

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

Mr. & Mrs. Glenn E. Sexton
3845 NW 313th
Hillsboro, OR 97124

Escrow No. 34-141437 Title No. 34-141437

After recording return to:

Mr. & Mrs. Glenn E. Sexton
747 NE Rogahn
Hillsboro, OR 97124

201 14/14/89

A portion of Lot 5, MILNE ACRES, a plat of record in Section 25, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon, said portion being more particularly described as follows:

Handwritten initials

Beginning at an iron pipe marking the Southeast corner of said Lot 5, a point on the Westerly line of County Road No. 1526, and running thence along the South line of said Lot 5, South 89° 52' West 834.46 feet to an iron pipe at the Southwest corner thereof; thence North 01° 36' West 166.00 feet, along the Westerly line of said Lot 5, to a point; thence North 89° 52' East 827.10 feet parallel with the South line of said Lot 5 to a point on the East line thereof, a point on the Westerly line of said County Road No. 1526; thence along the East line of Lot 5 and the Westerly line of said County Road, South 165.95 feet to the place of beginning.

STATE OF OREGON } SS
County of Washington

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

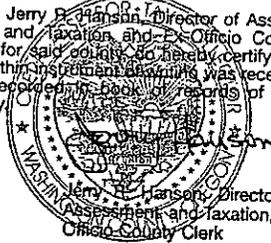
Donald W. Mason, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 89017050
Recd : 8140
04/18/1989 02:14:58PM 16.00

2

IN 325AB-1200

I, Jerry R. Mansson, Director of Assessment and Taxation, and Ex-Officio County Clerk for said county, do hereby certify that the within instrument containing the record was received and recorded in book _____ records of said county.



Doc : 2001033408
Rect : 276684 22.00
04/17/2001 11:29:58am

WASHINGTON COUNTY 2001-033408



CERTIFICATION OF VITAL RECORD

After Recording
Return to:
Clyde Conklin
1143 NW Cornell
Hillsboro, OR 97124

PHOTO OF PERMANENT BLACK INK

199836 I.D. TAG NO.

350 Local File Number

OREGON DEPARTMENT OF HUMAN RESOURCES
HEALTH DIVISION
CENTER FOR HEALTH STATISTICS 136
CERTIFICATE OF DEATH

State File Number

1. DECEDENT'S First Name Harry		Middle Name Edward		Last Name CONKLIN		2. SEX M	3. DATE OF DEATH (Month, Day, Year) NOV 24, 1995		
4. SOCIAL SECURITY NUMBER 543-01-0916		5a. AGE-Last Birthday (Years) 83	5b. Under 1 Year (Months, Days, Hours, Minutes)	5c. Under 1 Day (Hours, Minutes)	6. BIRTHPLACE, City and State or Foreign Country Westfield, Ohio	7. DATE OF BIRTH (Month, Day, Year) AUG 25, 1912			
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		9a. PLACE OF DEATH (Check only one) <input type="checkbox"/> Hospital <input type="checkbox"/> Hospice <input type="checkbox"/> Outpatient <input type="checkbox"/> DDA <input type="checkbox"/> OTHER <input type="checkbox"/> Nursing Home <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)		9b. FACILITY NAME (If not institution, give street and number) 3715 N.W. 313rd Hillsboro				9c. CITY, TOWN, OR LOCATION OF DEATH Hillsboro	
10a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retires) Machinists		10b. KIND OF BUSINESS/INDUSTRY Ind. Fabrication		11. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify) Married		12. SPOUSE (If Married, Widowed) Clytie			
13a. RESIDENCE - STATE Oregon		13b. COUNTY Washington		13c. CITY, TOWN OR LOCATION Hillsboro		13d. STREET AND NUMBER 3715 N.W. 313rd			
14. WAS DECEDENT OF HISPANIC ORIGIN (Specify his or her race, specify Cuban, Mexican, Puerto Rican, etc. (Specify)) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		15. RACE American Indian, Black, White, etc. (Specify) White		16. DECEDENT'S EDUCATION (Specify only highest grade completed) (Elementary/Secondary ID-12) (College (1-4 or 5+)) 8					
17. FATHER - Name (last, middle, first) Virgil LaVan Conklin		18. MOTHER - Name (last, middle, first) Ether Amelia Morfert		19. INFORMANT - Name and relationship to decedent Clytie Conklin, Wife					
20a. METHOD OF DISPOSITION <input type="checkbox"/> Autopsy <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Burial from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Skyline Mem. Garden		20c. LOCATION - City or Town, State Portland, OR					
21a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>Jimmie L. Floyd</i>		21b. LICENSE NUMBER (Of Licensee) 3463		22. NAME, ADDRESS AND ZIP OF FACILITY Donelson, Sewell & Mathews Mortuary 171 NW 3rd Ave Hillsboro OR 97124					
23. DATE FILLED (Month, Day, Year) NOV 29 1995		24. REGISTRAR'S SIGNATURE <i>Jimmie L. Floyd</i>		25. WAS GIFT MADE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NA					

27. TIME OF DEATH 3:00PM		28. WAS MEDICAL EXAMINER NOTIFIED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		31a. TIME OF DEATH		31b. DATE PRONOUNCED DEAD (Month, Day, Year, Hour)	
29. To the best of my knowledge, death occurred at the time, date, place and due to the causes stated above.		32. On the basis of examination and/or investigation, in my opinion death occurred at the time, date, place and due to the causes and manner stated.		33. DATE SIGNED (Month, Day, Year) November 28, 1995			
34. NAME, TITLE, ADDRESS AND ZIP OF CERTIFYING MEDICAL EXAMINER (Type or Print) Neal Damitz, M.D., 1881 N.W. 185th, Suite 207, Aloha, OR 97006		35. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)					
36. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c); Do not enter mode of dying, e.g. Cardiac or Respiratory Arrest.) PART I a. Respiratory failure b. Lung Neoplasm c. Chronic lymphocytic leukemia		37. 0-4 tobacco use contribute to the death? <input type="checkbox"/> No <input type="checkbox"/> Probably <input type="checkbox"/> Unknown		38. AUTOPSY <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		39. # 1-5, wife's findings considered in determining cause of death? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
36. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c); Do not enter mode of dying, e.g. Cardiac or Respiratory Arrest.) PART II a. Diabetes mellitus b. Dementia c. Alzheimer's		40. MANNER OF DEATH: <input type="checkbox"/> Natural <input type="checkbox"/> Pending investigation <input type="checkbox"/> Accurate <input type="checkbox"/> Under medical supervision <input type="checkbox"/> Sudden <input type="checkbox"/> Legal Intervention <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Other		41. DATE OF INJURY (Month, Day, Year) N/A		42. TIME OF INJURY N/A	
43. PLACE OF INJURY - At home, in a home, school, factory, office, building, etc. (Specify) N/A		44. DESCRIBE HOW INJURY OCCURRED N/A		45. LOCATION (Street and Number or Rural Route Number, City or Town, State) N/A			

ORIGINAL-VITAL STATISTICS COPY

THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY REGISTERED AT THE OFFICE OF THE WASHINGTON COUNTY REGISTRAR.

DATE ISSUED **NOV 30 1995**

Jimmie L. Floyd
COUNTY REGISTRAR
WASHINGTON COUNTY, OREGON

Oregon Dittler 65418w



1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EARL K. PRICKETT and GWENDOLYN D. PRICKETT, also known as Gwen Prickett, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH EARL PRICKETT and BETTE JO PRICKETT, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit:

The West 393 feet of Lot 12, MILNE ACRES, Washington County, Oregon

IN 325AB-01300

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except the property lies within the Tualatin Valley Irrigation District and is subject to the rules, regulations and assessments thereof

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @ is not applicable, should be deleted. See O.R.S. 91.020.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of May, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Earl K. Prickett
Earl K. Prickett

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Washington, 19 76

Personally appeared the above named Earl K. Prickett and Gwendolyn D. Prickett

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

Before me: *Donis McArdle*
Notary Public for Oregon
My commission expires: Oct 14 77

STATE OF OREGON, County of _____, 19 _____

Personally appeared _____ and _____ who, being duly sworn, 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 _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Earl K. and Gwendolyn D. Prickett
31620 N. W. Camp Ireland
Hillsboro, Oregon 97123

Kenneth E. and Bette Jo Prickett

GRANTEE'S NAME AND ADDRESS

After recording return to:

Net. In. S. -

NAME, ADDRESS, ZIP

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

Kenneth E. Prickett
156 NE Edison St.
Hillsboro Oregon 97123

STATE OF OREGON
County of Washington

INDEXED

SPACE RESERVE FOR RECORDER'S

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

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

A. Clinton
Deputy

14616

BOOK 1087 PAGE 890

MAY 28 1 54 PM '76

1N325AB-02700

86049317

OCT 24 1986



OREGON TITLE Insurance Company

STATUTORY WARRANTY DEED
(Individual or Corporation)

DEAN D. ADAMS and CATHERINE L. ADAMS husband and wife

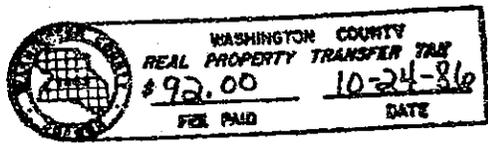
_____, Grantor,
conveys and warrants to ROBERT R. MABREY and JOYCE M. MABREY husband and wife
_____, Grantee,

the following described real property in the County of Washington and State of Oregon
free of liens and encumbrances, except as specifically set forth herein:

The South 163.5 feet of Lot 6, as measured along the Westerly and Easterly boundaries thereof in MILNE ACRES, according to the duly filed plat thereof, filed September 19, 1940 in Plat Book 59, page 40, Records of the County of Washington and State of Oregon.

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
This property is free of liens and encumbrances, EXCEPT: NONE *****

***** CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.



The true consideration for this conveyance is \$ 91,500.00 (Here comply with the requirements of ORS 93.030*)

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.

DATED this 20th day of October 19 86. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors

x [Signature] x [Signature]
(Dean D. Adams) (Catherine L. Adams)

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Washington ss. STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this 20th day of October 1986 by Dean D. Adams and Catherine L. Adams
by _____ and _____ of _____ a corporation, on behalf of the corporation.

Notary Public for Oregon My commission expires 10-88 Notary Public for Oregon My commission expires _____

*If the consideration consists of or includes other property or value, add the following: "other property or value given or promised which is the whole consideration/part of the"

Order No. 652224
After recording return to

Robert R. Mabrey
Joyce M. Mabrey
3640 NW 12th
Missoula, OR 97548 ADDRESS, ZIP
Land a... registered all tax statements shall be sent to the following address.

THIS SPACE RES

STATE OF OREGON }
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

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

1986 OCT 24 PM 2:24

OAKBROOK ESTATES

A REPLAT OF A PORTION OF LOT 6, "MILNE ACRES"
SITUATED IN THE N.E. 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 WEST OF
THE WILLAMETTE MERIDIAN, CITY OF HILLSBORO, COUNTY OF WASHINGTON, STATE OF
OREGON.

APRIL 7, 2003

NOTES

1. THE PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HILLSBORO USE FILE NO. 150-13-02.
2. ALL BEARINGS AND DISTANCES ARE RECORDS FOR IN 2010 AND MEASURED UNLESS NOTED OTHERWISE.
3. TRACT "A" IS SUBJECT TO STORMWATER DRAINAGE, REDUCTION AND ACCESS EASEMENTS PER ITS GRANT TO THE CITY OF HILLSBORO.
4. TRACT "A" SHALL BE OWNED AND MAINTAINED SEPARATELY BY THE OWNERS OF LOTS 1 THROUGH 7.
5. THE SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS HERETOBY RECORDED.
6. THIS DOCUMENT IS RECORDED IN DOCUMENT NO. 2003-2050-23 IN THE CITY OF HILLSBORO, WASHINGTON COUNTY, OREGON.

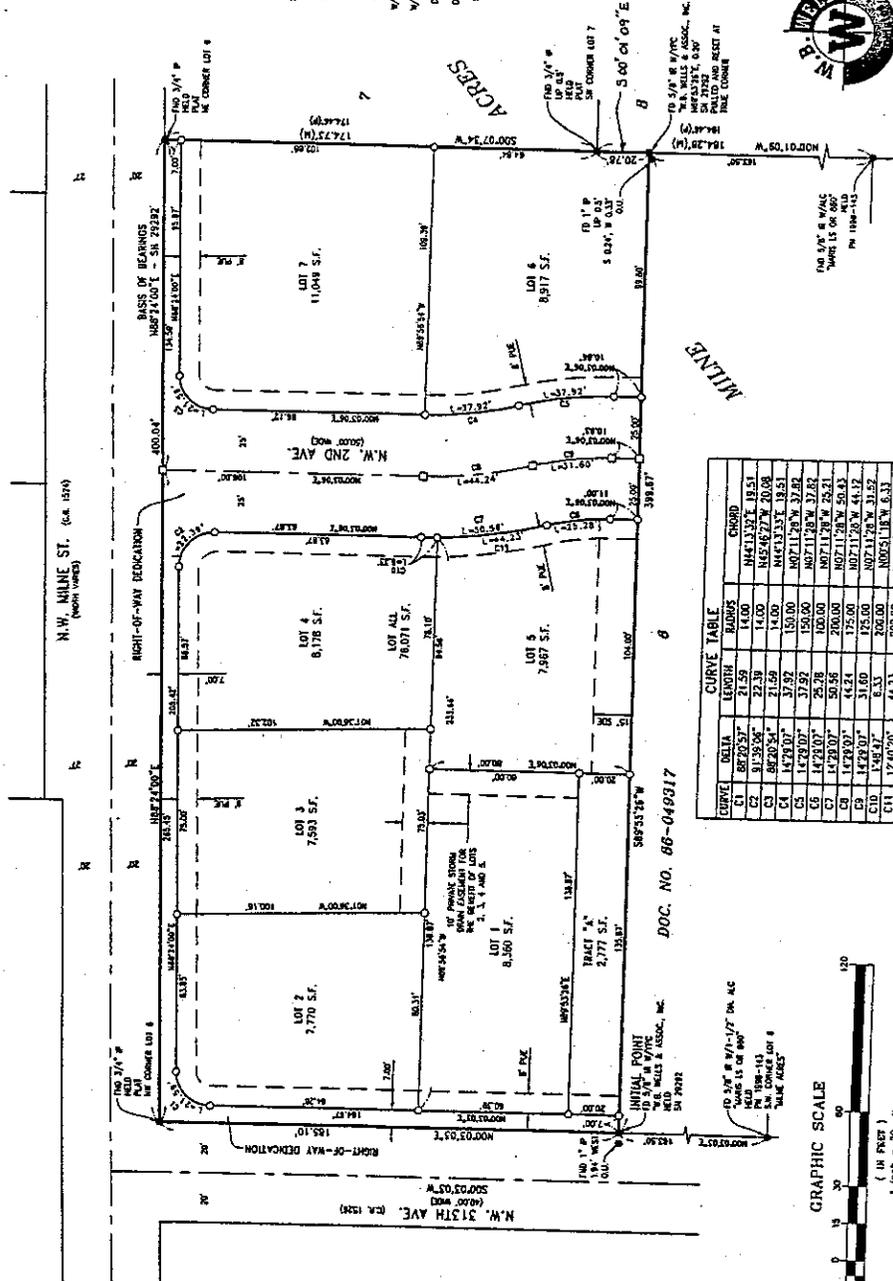
- ## LEGEND
- - IRREGULAR MONUMENT AS NOTED
 - - 5/8" x 3/4" IRON ROD W/ YELLOW PLASTIC CAP INScribed BY W.B. WELLS & ASSOC., INC. POST MONUMENTED SET ON
 - - 5/8" x 3/4" IRON ROD W/ ALUMINUM CAP INScribed BY W.B. WELLS & ASSOC., INC. POST MONUMENTED SET ON
 - P - IRON PIPE
 - R - IRON ROD
 - DR - DRAIN
 - FD - FOUND
 - SM - BEARINGS NUMBER, WASHINGTON COUNTY COUNTY TRACT RECORDS
 - PM - PATTERSON ROAD NUMBER, WASHINGTON COUNTY TRACT RECORDS
 - PLM - PART OF "MILNE ACRES" WASHINGTON COUNTY PLAT RECORDS
 - O.U. - ORIGIN UNKNOWN
 - SEC - BEING RECORDED FOR EASEMENT TO BENEFIT CITY OF HILLSBORO
 - PKC - PUBLIC UTILITY EASEMENT
 - W/PIC - WITH YELLOW PLASTIC CAP
 - W/AE - WITH ALUMINUM CAP
 - DA - DAMAGER
 - DOC - DOCUMENT
 - S.F. - SQUARE FEET

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

W.B. WELLS & ASSOC., INC.
PROFESSIONAL LAND SURVEYOR
THOMAS P. WELLS
OREGON LICENSE NO. 12-31-03

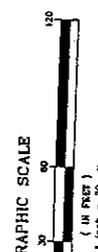
W.B. WELLS
and associates, inc.
ENGINEERS-SURVEYORS-PLANNERS
4230 NE FREMONT STREET
PORTLAND, OREGON 97213
PHONE: (503) 244-5666 FAX: (503) 244-5668
e-mail address: info@wbwells.com

SHEET 1 OF 2
JOB NO. 02-148 PLOT-1047130PLDING AM



CURVE TABLE

CURVE	CHORD	LENGTH	BEARINGS	CHORD
C1	1141.331	19.51		
C2	1141.331	19.51		
C3	1141.331	19.51		
C4	1141.331	19.51		
C5	1141.331	19.51		
C6	1141.331	19.51		
C7	1141.331	19.51		
C8	1141.331	19.51		
C9	1141.331	19.51		
C10	1141.331	19.51		
C11	1141.331	19.51		



DOC. NO. 86-049317

EXHIBIT B

FINDINGS IN SUPPORT CAMP IRELAND ET. AL. ANNEXATION FILE NO. AN 7-04

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

Eight petitioners representing five properties requested City Council approval for annexation of approximately 14.38 acres into the City Limits of Hillsboro.

The properties under consideration are located generally north of NW Camp Ireland Street, south of NW Milne Street and west of NW Glencoe Road. The properties can be specifically identified as Tax Lots 1000, 1100, 1200, 1300 and 2700 on Washington County Tax Assessor's Map 1N3-25AB. The total assessed value of the property is \$1,386,590.

The properties have a downward slope to the southwest with scattered groves of trees and heavy vegetation. Single family residences and associated accessory structures are located on Tax Lots 1000, 1100, 1200, 1300 and 2700, which are respectively addressed at 31400 NW Milne Street, 3845 NW 313th Avenue, 3715 NW 313th Avenue, 3155 NW Camp Ireland Street and 3840 NW 313th Avenue.

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 20, 2004.

III. APPLICABLE APPROVAL CRITERIA

Metro Code Chapter 3.09.050(d) specifies the minimum review criteria for a proposed annexation. The six minimum applicable criteria are as follows:

- 1) *Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065;*

FINDING: There is currently a Hillsboro Urban Service Provider Agreement in place for this area, dated April 2, 2003, as required by ORS 195.065 (Senate Bill 122). The units of local government which have entered into this agreement are as follows: Washington County; City of Hillsboro; City of Beaverton; Metro; Clean Water

Services; TriMet; Tualatin Valley Park and Recreation District; Tualatin Valley Fire and Rescue District; Tualatin Valley Water District; and Washington County Fire District No. 2. The annexation is consistent with the applicable provisions of the Agreement, specifically Section 1 Roles and Responsibilities(C) and (E).

- 2) *Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;*

FINDING: The properties are identified as being within Urban Area A of the Urban Planning Area Agreement (UPAA) between Washington County and the City of Hillsboro, adopted on December 15, 1998. Pursuant to that agreement, "the City shall regulate the conversion of vacant land to urban uses in Urban Area A through the extension of water and sewer service, land partitioning requirements, provision of transportation facilities and annexations within the area. Land within Urban Area A shall not be converted to urban uses prior to annexation to the City." Section IV (A) of the UPAA also specifies that "all land in Area A shall annex to the City prior to development. As used in this subsection, "development" includes the construction of any residential dwelling unit structure or related accessory structures." Annexation of these properties would be consistent with the UPAA, and allow the petitioners the ability to further develop the properties.

- 3) *Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans;*

FINDING: The annexation would be consistent with the following Comprehensive Plan policies and implementation measures:

Section 2. Urbanization Policy (III)(A) Urbanization within the planning area shall be consistent with the goals and policies of this Plan. Development shall occur according to the availability of urban services and within the context of the Urban Planning Area Agreement. The City and other government agencies shall encourage property owners to maintain the present rural use and character of undeveloped or underdeveloped lands within the Hillsboro Planning Area until such land is required and proposed for urban use and the necessary urban services are available.

Section 2. Urbanization Implementation Measure (IV)(A)(5) The infill of vacant, bypassed lands, between areas of development, at an urban level, shall be encouraged. Appropriate measures shall be taken to insure that new development in infill areas is compatible with existing developed areas. The City will support a proposed annexation of infill areas and allow subsequent development to occur under the clear and objective standards in its implementing ordinances, including the Zoning and Subdivision ordinances.

Section 2. Urbanization Implementation Measure (IV)(F) All land in the Hillsboro Planning Area is assumed to be available for annexation

and/or development, consistent with the Comprehensive Plan, zoning, subdivision regulations, and the Urban Planning Area Agreement.

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

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

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

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

FINDING: The annexation would be consistent with regional framework and functional plans. The City's current plan designation for the property is RL – Low Density Residential, which is consistent with the regional urban growth goals and objectives. The properties will be rezoned to R-7 Single Family Residential pursuant to Section 97 of Hillsboro Zoning Ordinance No. 1945. Pursuant to the Zoning Ordinance Section 131.A (3) (a), the portion of the site identified as Impact Area or Protected Resource would be included in the Significant Natural Resource Overlay District.

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

FINDING: There is an eight-inch City water line located west in the NW Milne Street right-of-way. There is ten-inch City sanitary sewer line located in the NW 313th Avenue right-of-way. There is a twelve-inch City storm water line located in the NW Milne Street right-of-way.

Fire and police protection would be provided by the City of Hillsboro and the properties would be withdrawn from the Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District No. 1 for Street Lights as of the effective date of the annexation.

Annexation of the subject properties would not interfere with the provisions of public facilities and services.

- 6) *Consistency with other applicable criteria for the boundary change in question under state and local law.*

FINDING: Pursuant to ORS 222.524, the City of Hillsboro has determined that withdrawal of the properties from the Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District No. 1 for Street Lights is in the best interest of the City.

IV. TESTIMONY FROM NECESSARY PARTIES

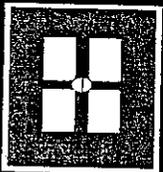
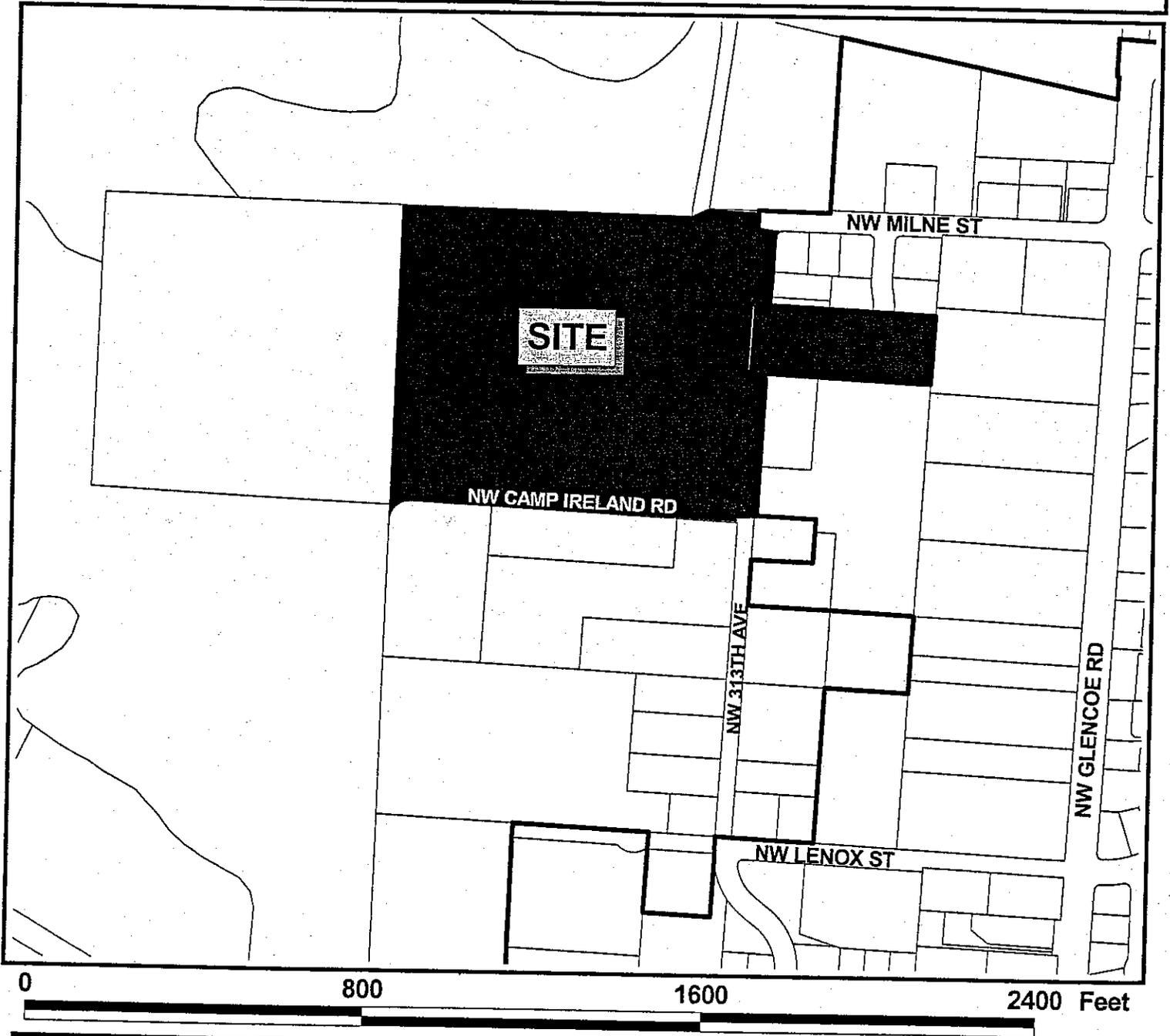
No written testimony was received prior to or at the public hearing from a necessary party as defined in Metro Code Chapter 3.09.020(j), nor was oral testimony received by the City Council from a necessary party at the public hearing.

V. ADDITIONAL MATERIALS CITED BY REFERENCE AND INCLUDED IN FINDINGS

- Staff Report dated April 5, 2004.

AN 7-04: CAMP IRELAND

Request for Annexation of Five Properties
Totaling Approximately 14.38 Acres in Area



CITY OF
HILLSBORO

PLANNING DEPARTMENT (503) 681-6153

