

Final Documents

For

Annexation to the  
**City of Tualatin**

WA3406

Ordinance 1210-06

DOR 34-1801-2006

Sec. State: AN-2006-0242

Property Information:

10475 SW Helenius St (2S135BC03300)

22805 SW Grahams Ferry Rd (2S135BC03000)

22915 SW Grahams Ferry Rd (2S135BC03200)





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August 2, 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 August 2, 2006, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
OR NO 1211-06 (City of Tualatin)	AN 2006-0241
OR NO 1210-06 (City of Tualatin)	AN 2006-0242

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

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

Sincerely,

Linda Bjornstad  
Official Public Documents

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

# Notice to Taxing Districts

ORS 308.225



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

City of Tualatin  
Finance Director  
18880 SW Martinazzi Ave.  
Tualatin, OR 97062-7099

**Description and Map Approved**  
**May 23, 2006**  
**As Per ORS 308.225**

Description     Map received from: CITY  
On: 5/12/2006

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

ANNEX TO CITY OF TUALATIN; WITHDRAW FROM WASH. CO. ESPD AND CO.  
URBAN RD MAINT DISTRICT

ORD. #1210-06 (ANN-06-03)

has been:     Approved        5/23/2006  
                   Disapproved

Notes:

Department of Revenue File Number: 34-1801-2006

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

ORDINANCE NO. 1210-06

ANN-06-03 – AN ORDINANCE ANNEXING TERRITORY COMPRISING 4.1 ACRES LOCATED AT 10475 SW HELENIUS STREET AND 22805 & 22915 SW GRAHAMS FERRY ROAD, IDENTIFIED AS TAX MAP 2S1 35BC, TAX LOTS 3000, 3200 & 3300 AND ABUTTING PORTIONS OF SW HELENIUS STREET, SW GRAHAMS FERRY ROAD AND SW 105<sup>TH</sup> AVENUE RIGHTS-OF-WAY INTO THE CITY OF TUALATIN AND WITHDRAWING THE TERRITORY FROM THE WASHINGTON COUNTY ENHANCED SHERIFF PATROL DISTRICT AND THE COUNTY URBAN ROAD MAINTENANCE DISTRICT

WHEREAS upon the petition of property owners Ronald Wood and Stephen, Susan, and Haley Schopp, a public hearing was held before the City Council of the City of Tualatin on April 24, 2006, relating to annexing territory comprising 4.1 acres located at 10475 SW Helenius Street, identified as Tax Map 2S1 35BC, Tax Lots 3000, 3200 and 3300, and abutting portions of SW Helenius Street, SW Grahams Ferry Road and SW 105<sup>th</sup> Avenue rights-of-way into the City Of Tualatin and withdrawing the territory from the Washington County Enhanced Sheriff Patrol District and the County Urban Road Maintenance District; and

WHEREAS notice of public hearing was given as required by mailing to property owners within 300 feet of the subject property, which is evidenced by the Affidavit of Mailing marked "Exhibit A" attached and incorporated by this reference; and by posting a copy of the notice in two public and conspicuous places within the City, which is evidenced by the Affidavit of Posting, marked "Exhibit B," attached and incorporated by this reference; and

WHEREAS the City of Tualatin is authorized to annex territory by ORS Chapter 222; and

WHEREAS the subject territory qualifies for annexation under ORS 222.125; and

WHEREAS the annexation of the subject territory has been requested by 100 percent of the property owners; and

WHEREAS the annexation of the subject territory has been requested by 100 percent of the electors; and

WHEREAS the applicant has requested an Expedited Annexation process in accordance with Metro Code Chapter 3.09.045; and

WHEREAS Washington County has not opposed the annexation in accordance with the Urban Planning Area Agreement between the County and the City of Tualatin; and

WHEREAS Metro does not oppose the annexation; and

WHEREAS the annexation is consistent with the regional urban growth goals and objectives, functional plans, and regional framework plan adopted by Metro; and

WHEREAS the subject territory as described in the property description which is marked "Exhibit C," attached and incorporated by this reference, is consistent with the Tualatin Community Plan; and

WHEREAS the subject territory includes abutting rights of way which are indicated on the sketch of the annexation which is marked as "Exhibit D", attached and incorporated by this reference; and

WHEREAS the subject territory is in the Washington County Enhanced Sheriff Patrol District and the County Urban Road Maintenance District; and

WHEREAS ORS 222.520(1) authorizes cities to withdraw territory from districts concurrent with the annexation decision; and

WHEREAS the annexation implements the extension of public facilities; and

WHEREAS the Council conducted a public hearing on April 24, 2006, and heard and considered the testimony and evidence presented by the City staff and those appearing at the public hearing; and

WHEREAS after the conclusion of the public hearing the Council vote resulted in approval of the application 4 - 0, with Mayor Ogden and Councilor Bergstrom absent, and Councilor Harris not participating due to a conflict of interest; and

WHEREAS based upon the evidence and testimony heard and considered by the Council and especially the City staff report dated April 24, 2006, which is marked "Exhibit E," attached and incorporated by this reference; and

WHEREAS the City staff report supports the annexation of the subject territory into the Clean Water Services District and requests the City Council's endorsement of the applicants' petition to annex the subject territory into this district; and

WHEREAS based upon the foregoing Findings of Fact, the City Council finds that it is in the best interest of the residents and inhabitants of the City and the public; the public interest will be served by annexing the subject territory at this time; and the annexation conforms to the Tualatin Community Plan; and therefore, the subject territory should be annexed. Therefore,

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The property described in "Exhibit C", together with abutting portions of SW Helenius Street, SW Grahams Ferry Road and SW 105<sup>th</sup> Avenue rights-of-way as reflected on Exhibit D, (the "Property") is annexed to the City of Tualatin.

Section 2. The annexation to the City of Tualatin is effective June 7, 2006.

Section 4. The Property is withdrawn from the Washington County Enhanced Sheriff Patrol District.

Section 5. The withdrawal of the Property is effective June 7, 2006.

Section 6. The Property is withdrawn from the County Urban Road Maintenance District.

Section 7. The withdrawal of the Property is effective June 7, 2006.

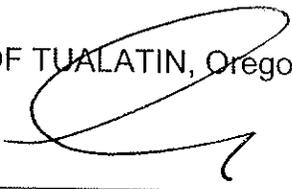
Section 8. The City Recorder is directed to forward copies of this ordinance to Metro within five days of receipt of the required information from the Oregon State Department of Revenue.

Section 9. The City Recorder is directed to forward copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities operating within the City in accordance with ORS 222.005.

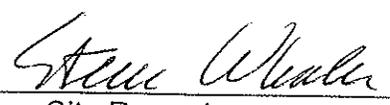
Section 10. The City of Tualatin endorses the annexation of the Property into the Clean Water Services District.

INTRODUCED AND ADOPTED THIS 8<sup>th</sup> day of May, 2006.

CITY OF TUALATIN, Oregon

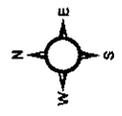
By  \_\_\_\_\_  
Mayor

ATTEST:

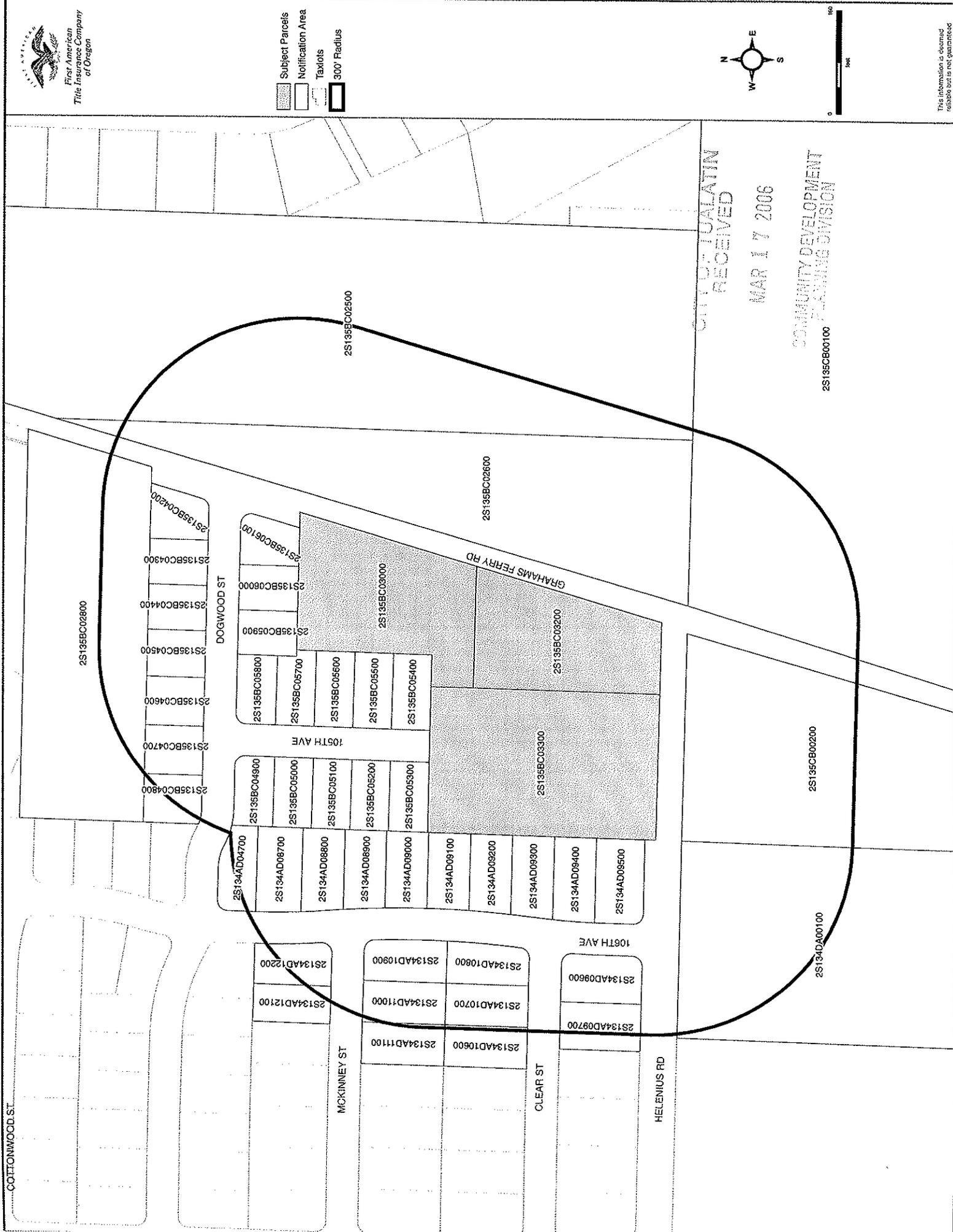
By  \_\_\_\_\_  
City Recorder



- Subject Parcels
- Notification Area
- Taxlots
- 300' Radius



This information is deemed reliable but is not guaranteed



CITY OF UUALATIN  
RECEIVED

MAR 17 2006

COMMUNITY DEVELOPMENT  
PLANNING DIVISION

2S135CB00100

2S135CB00200

2S134DA00100

**HARRIS - McMONAGLE ASSOCIATES INC.**  
**ENGINEERS - SURVEYORS**  
**12555 SW HALL BLVD.**  
**TIGARD OREGON, 97223**  
**TEL. (503) 639-3453 FAX. (503) 639-1232**

February 8, 2006

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR ANNEXATION TO THE**  
**CITY OF TUALATIN**

CITY OF TUALATIN  
RECEIVED  
MAR 17 2006  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION

The purpose of this legal description is to combine into one description and define the boundary of those lands as described in deed document No. 93-108951, 2005-084002, 2005-054273 for annexation to the City of Tualatin.

The following described land being situated in the Northwest Quarter of Section 35, Township 2-South, Range 1-West of the Willamette Meridian, Washington County, Oregon.

Beginning at a point on the North right of way line of SW Helenius Street, N 00°09'00" E 40.00 feet from the Quarter Corner on the West line of Section 35; thence N 00°09'00" E 353.97 feet to the Southwest corner of the duly recorded plat of "Highland Terrace"; thence N 89°42'10" E 278.53 feet to the most southerly Southeast corner of "Highland Terrace"; thence N 00°09'00" E 209.61 feet to an angle corner in the East line of "Highland Terrace"; thence N 89°50'00" E 206.14 feet along the south line of "Highland Terrace" to the westerly right of way line of SW Grahams Ferry Road, being 20 feet from at right angles to the centerline thereof; thence along last said line S 15°13'02" W 585.57 feet to an intersection with the North right of way line of SW Helenius Street; thence along last said line S 89°53'55" W 332.44 feet to the point of beginning.

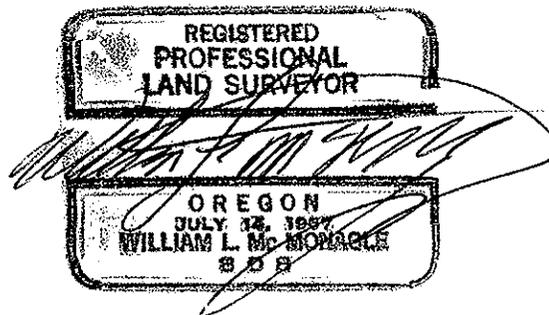
Containing: 3.95 Acres.

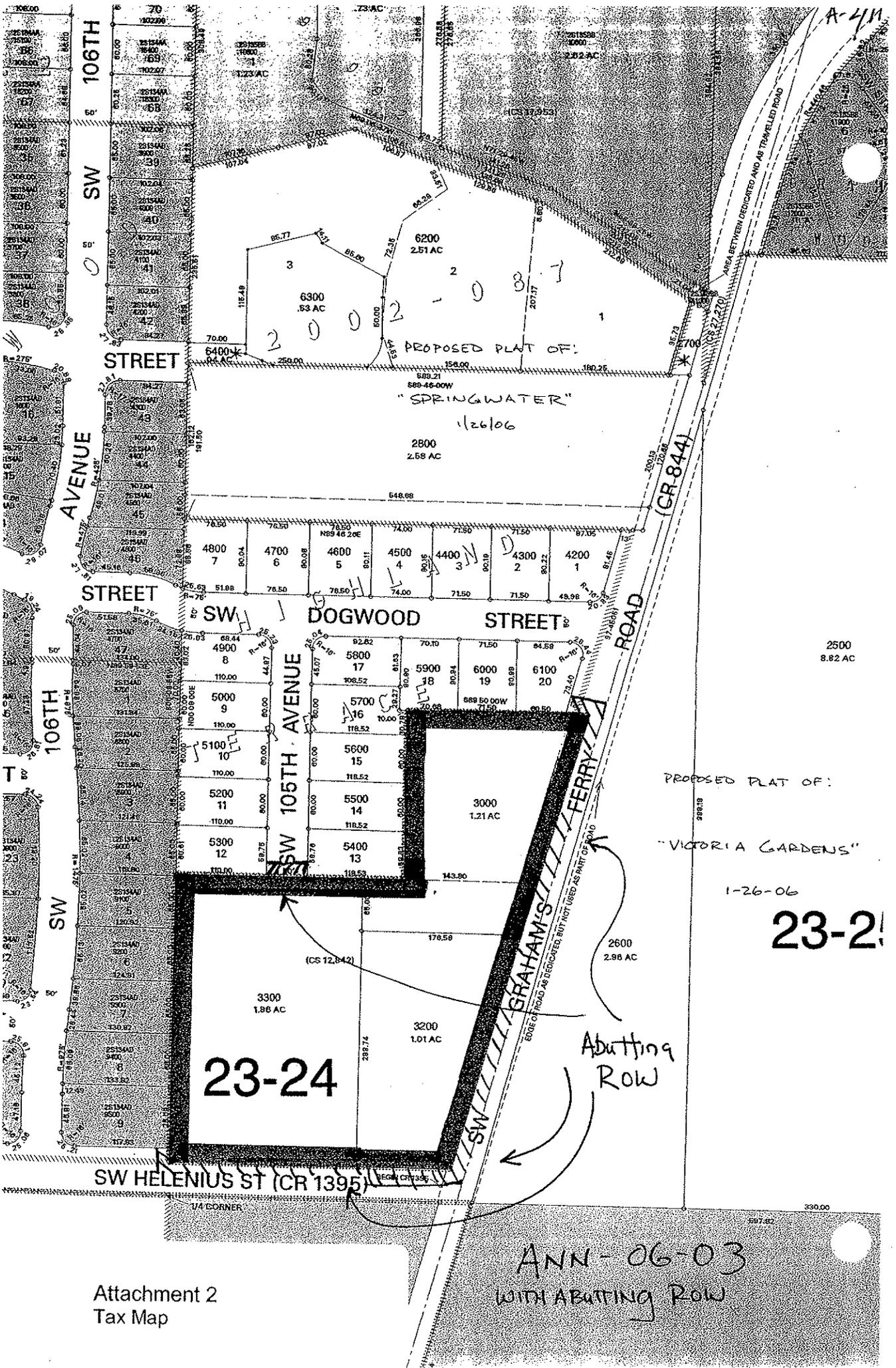
**ANNEXATION CERTIFIED**

BY JAT

FEB 15 2006

**WASHINGTON COUNTY A & T**  
**CARTOGRAPHY**





Attachment 2  
Tax Map