

Final Documents

For

Annexation to the
City of Hillsboro

WA3606

Ordinance #5643

DOR 3-1811-2006

Sec. State: AN-2006-0247

Property Information:

1N325AB01900

3590 NW 313th Ave



August 14, 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 5643	(City of Hillsboro)	AN 2006-0247
OR NO 06-163	(Clean Water Services District)	SD 2006-0090
OR NO 2459	(City of Lake Oswego)	AN 2006-0249
OR NO 2460	(City of Lake Oswego)	AN 2006-0250

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

Proposal No. WA3606

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 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

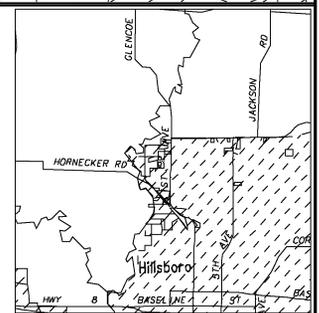
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA3606
CITY OF HILLSBORO
Figure 1

Scale: 1" = 200'



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 Hillsboro
 City Manager
 123 W. Main St.
 Hillsboro, OR 97123

Description and Map Approved
August 7, 2006
As Per ORS 308.225

Description Map received from: METRO
 On: 7/27/2006

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

ANNEX TO CITY OF HILLSBORO; WITHDRAW FROM SEVERAL DISTRICTS WA3606

ORD. #5643 (AN8-06 WOOD)

has been: Approved 8/7/2006
 Disapproved

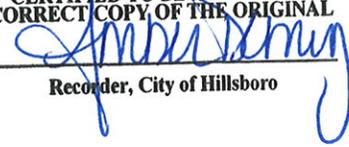
Notes:

Department of Revenue File Number: 34-1811-2006

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

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL

Recorder, City of Hillsboro

ORDINANCE NO. 5643
AN 8-06: WOOD

AN ORDINANCE ANNEXING A CERTAIN TRACT OF LAND INTO THE CITY LIMITS OF HILLSBORO, WITHDRAWING THE TRACT 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, AND WASHINGTON COUNTY SERVICE DISTRICT NO. 1 FOR STREET LIGHTS, AND DECLARING AN EMERGENCY.

WHEREAS, the City received a complete petition from the property owner of a certain tract of land, described in Exhibit A to this ordinance, requesting that the property 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 tract of land is 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 tract of land is 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 Urban Planning Area Agreement specifies that all property owners in Urban Planning Area A interested in annexation are welcome to contact the City for information and assistance they need to initiate and complete the annexation process;

WHEREAS, the tract of land lies 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 June 6, 2006, and does hereby favor the annexation of the subject tract 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 tract of land, described in Exhibit A, is declared to be annexed to the City of Hillsboro, Oregon.

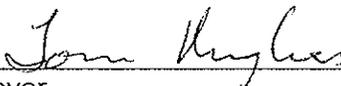
Section 2. The tract of land annexed by this ordinance and described in Section 1 is withdrawn from the following districts upon the effective date of the annexation: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County 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 owner 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 6th day of June, 2006.

Approved by the Mayor this 6th day of June, 2006.



Mayor

ATTEST: 

City Recorder

City of Hillsboro
Annexation 8-06: Wood
Proposed legal description
NS, April 28, 2006

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 southeast corner of Lot 14 of Milne Acres, a duly recorded subdivision in said county;

thence South $89^{\circ}52'$ West, along the south line of said lot, a distance of 200 feet;

thence North, parallel with the east line of said lot, a distance of 184.46 feet;

thence North $89^{\circ}52'$ East, parallel with the south line of said lot, a distance of 200 feet to a point on the east line of said lot;

thence South, along said east line, a distance of 184.46 feet to the point of beginning.

05/20/2003 10:19:41 AM
D-DW Cnt#1 Bln#22 I REED
\$10.00 \$6.00 \$11.00 - Total = \$27.00

ST



0033836520030078880020023

rec I, Jerry Hanson, Director of Assessment and Taxation
at and Ex-Officio County Clerk for Washington County,
Oregon, do hereby certify that the within instrument of
writing was received and recorded in the book of
records of said county. *Jerry Hanson*
and Jerry R. Hanson, Director of Assessment and Taxation,
No. Ex-Officio County Clerk
Washington County.



Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

Grantor's Name and Address
Ruth P. Wood
Grantor's Name and Address
After recording, return to (Name, Address, Zip):
*2030 ~~Clara~~ Elm St
Forest Grove, OR 97116*
Until requested otherwise, send all tax statements to (Name, Address, Zip):
*Barry J. Wood
P.O. Box 177
North Plains, OR 97133*

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RUTH P WOOD

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by BARRY J WOOD
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in WASHINGTON County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the 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.

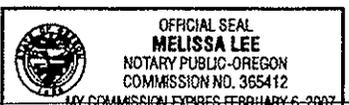
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (The sentence between the symbols ©, if 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 on May 16, 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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) ss.
This instrument was acknowledged before me on May 16, 2003
by Ruth P. Wood
This instrument was acknowledged before me on _____
by _____
as _____
of _____



Melissa Lee
Notary Public for Oregon
My commission expires 2/6/07

Transaction Title Insurance
Recommendation Recording W33554107

EXHIBIT "A"
Legal Description



Property in the County of Washington and State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 14, MILNE ACRES, and running thence West along the South line of said lot, 200 feet to a point; thence North parallel with the East line of said lot, 184.46 feet; thence East parallel with the South line of said lot, 200 feet to the East line of said lot; thence South along the East line of said lot, 184.46 feet to the point of beginning.

ALSO the right of ingress and egress over the following described tract:

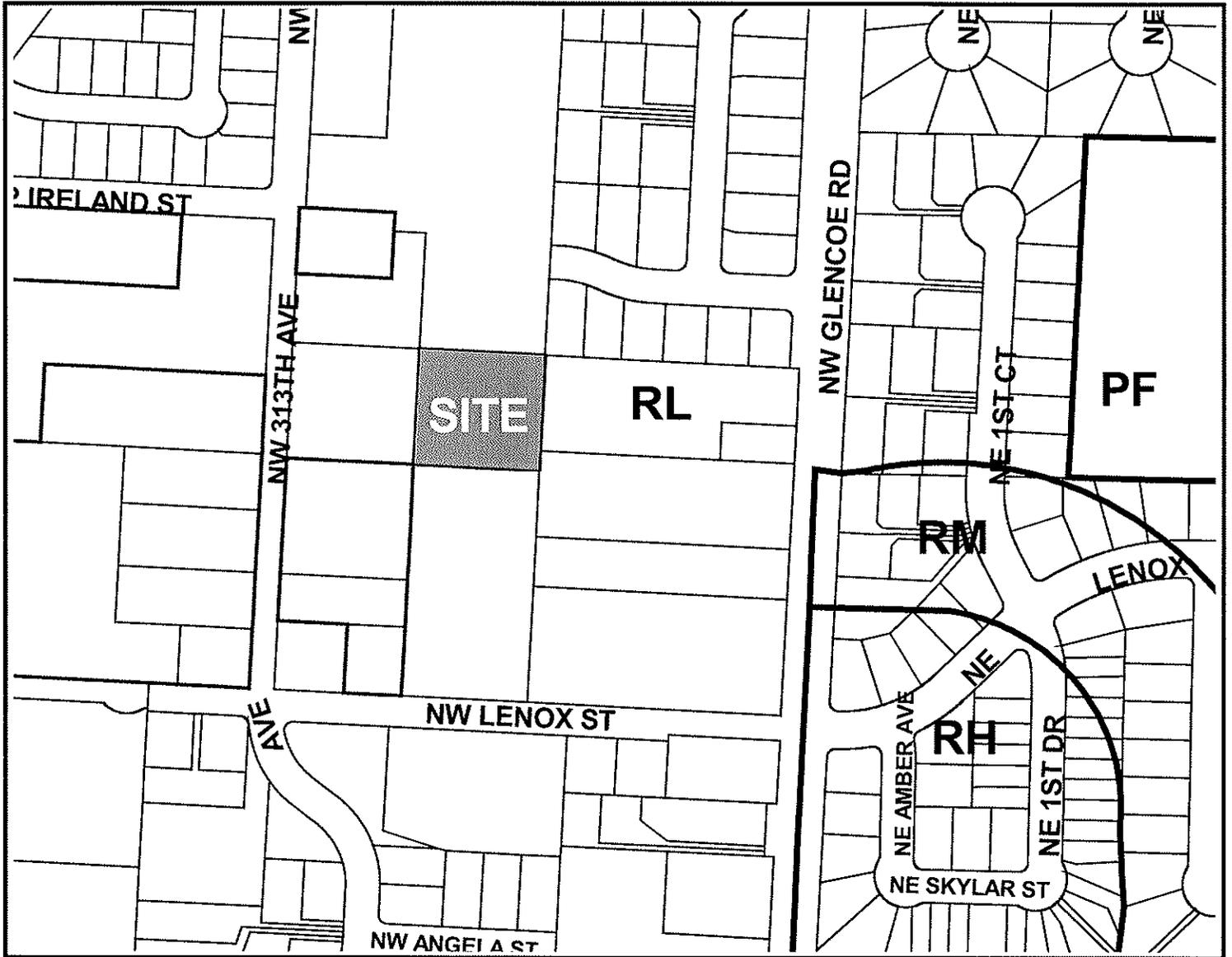
Beginning at a point which is 200 feet West and 184.46 feet North of the Southeast corner of said Lot 14, MILNE ACRES, said point also being the Northwest corner of the tract above described; running thence West parallel with the South line of said Lot 14 to the West line of said Lot 14; thence South along the West line of said Lot 14, a distance of 10 feet; thence East parallel with the South line of said lot, 200 feet to a point and on the West line of the tract above described; thence North along the West line of the tract above described to the point of beginning.



AN 8-06 / ZC 11-06: WOOD



REQUEST FOR ANNEXATION OF ONE PROPERTY APPROXIMATELY 0.85 ACRES IN SIZE AND REQUEST FOR ZONE CHANGE FROM COUNTY R-9 (NINE UNITS PER ACRE) TO CITY R-7 SINGLE FAMILY RESIDENTIAL



Comprehensive Plan Designations

RL - Low Density Residential (3-7 units per acre)	C - Commercial	MU - Mixed Use
RM - Medium Density Residential (8-16 units per acre)	I - Industrial	CITY 
RH - High Density Residential (17-23 units per acre)	PF - Public Facility	COUNTY 
RMR - Mid-Rise Residential (24 - 30 units per acre)	OS - Open Space	
SCPA - Station Community Planning Area	FP - Floodplain	