

Final Documents

For

Annexation to the
City of Hillsboro

WA4804
Ord. #5406
DOR 34-1696-2004
Sec. State: AN-2004-0195

Final to DOR: _____

Signature:

Date of

Mailing: 8/24/04

Final to Secretary of State: _____

Signature:

Date of

Mailing: 8/30/04

WA4804

Sent

Received

DOR:

8/24/04

8/26/04

Sec. State:

8/30/04

9/2/04

Assessor:

8/30/04

Elections:

8/30/04

Mapped:

Yes

Properties:

1S204AD00502

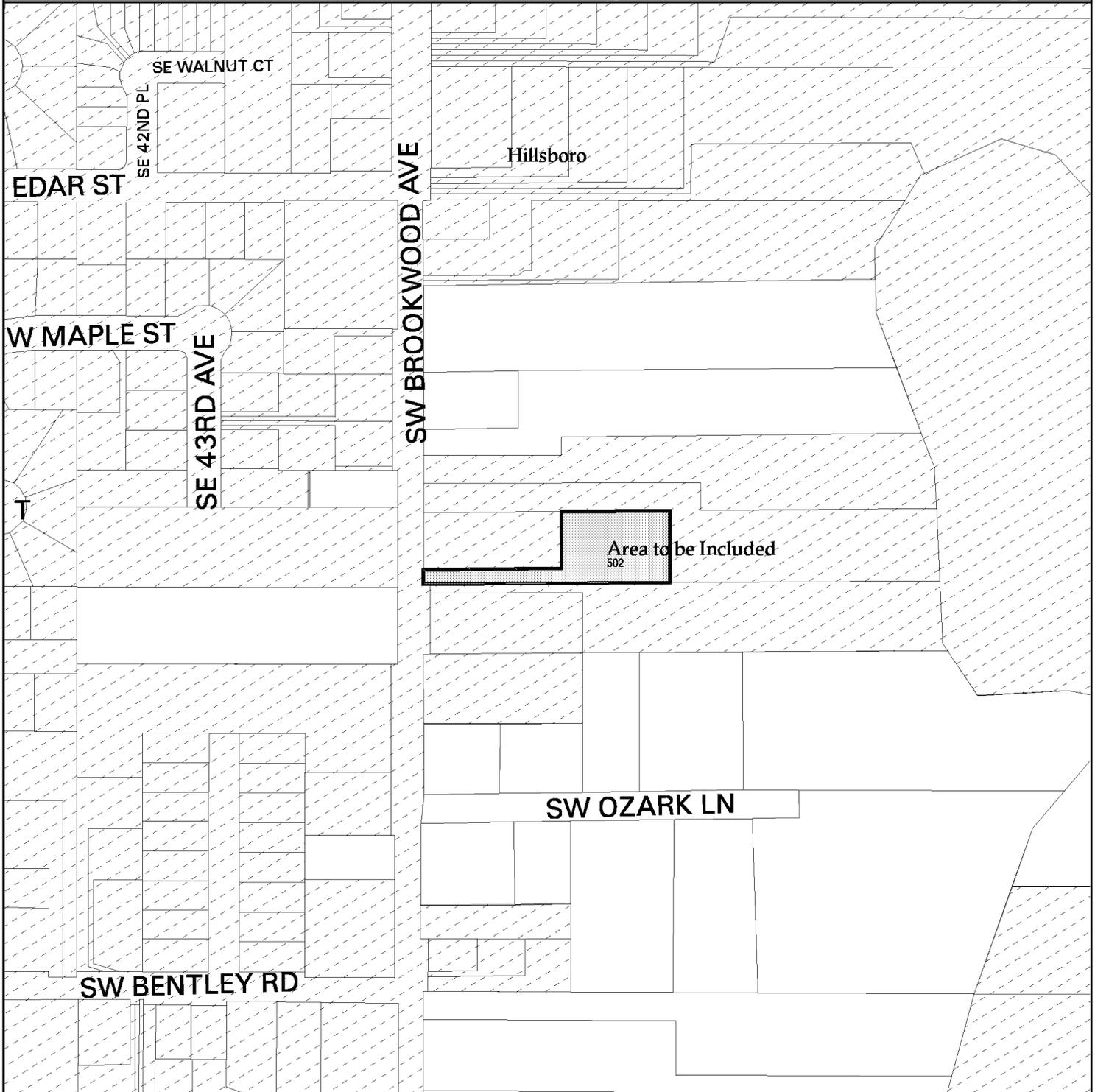
780 SW Brookwood Ave

Proposal No. WA4804

1S2W04

Annexation to the City of Hillsboro

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

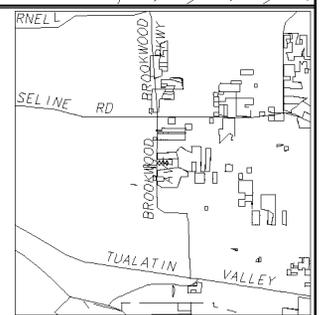
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA4804
CITY OF HILLSBORO
Figure 1

Scale: 1" = 250'



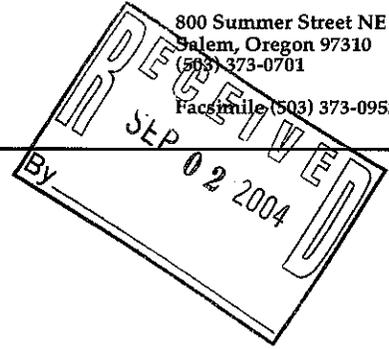
Office of the Secretary of State

Bill Bradbury
Secretary of State



Archives Division
ROY TURNBAUGH
Director

800 Summer Street NE
Salem, Oregon 97310
(503) 373-0701
Facsimile (503) 373-0953



August 31, 2004

Metro
Robert Knight
600 NE Grand
Portland, Oregon 97232-2736

Dear Mr. Knight:

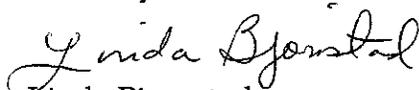
Please be advised that we have received and filed, as of August 31, 2004, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
ORD NO 1932	AN 2004-0194 (Milwaukie)
ORD NO 5406	AN 2004-0195 (Hillsboro)
ORD NO 2003-260	SD 2004-0078 (Molalla RFPD No 73)

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
August 25, 2004
As Per ORS 308.225

Description Map received from: METRO
On: 8/25/2004

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

ANNEXATION TO CITY OF HILLSBORO; WITHDRAWAL FROM SEVERAL DISTRICTS
WA4804

ORD. #5406 (AN 18-04)

has been: Approved 8/25/2004
 Disapproved

Notes:

Department of Revenue File Number: 34-1696-2004

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. 5406
AN 18-04: BROADHEAD AND CURRIE

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
Paul Weber
Recorder, City of Hillsboro

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, 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 a certain tract of land, described in Exhibit A attached 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 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 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 August 3, 2004, 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.

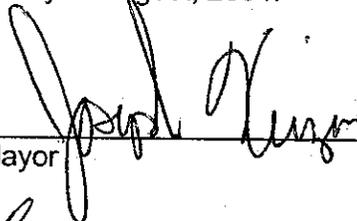
Section 2. The tract of land annexed by this ordinance and described in Section 1 is withdrawn from the following districts upon the effective date of the annexation: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County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

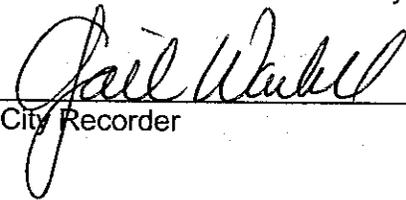
Section 3. The findings attached as Exhibit B are adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(f) and ORS 222.005. The annexation and withdrawals shall become effective upon filing of the annexation 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 3rd day of August, 2004.

Approved by the Mayor this 3rd day of August, 2004.

Mayor 

ATTEST: 
City Recorder

City of Hillsboro
Annexation 18-04: Brodhead and Currie
Proposed legal description
NS, July 21, 2004

Exhibit 'A'

A tract of land in Section 4, Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Commencing at the northwest corner of Lot 17 of Brookwood, a duly recorded subdivision in said county;

thence North 89°58'00" East a distance of 5.0 feet to an iron pipe;

thence North 89°58'00" East a distance of 245.0 feet to the most northerly northwest corner of that tract of land conveyed to Diane S. Currie and Stephan A. Brodhead by deed recorded September 15, 2003 as Document No. 2003-156669 in Deed Records of said county and the POINT OF BEGINNING;

thence North 89°58'00" East, along the most northerly north line of said tract, a distance of 200.0 feet to the northeast corner thereof;

thence South 0°02'00" East, along the east line of said tract, a distance of 125.0 feet to the southeast corner thereof;

thence South 89°58'00" West, along the south line of said tract, a distance of 445.0 feet to a point on the east right of way line of Southwest Brookwood Avenue;

thence North 0°02'00" East, along said right of way line, a distance of 25.0 feet to a point on the most southerly north line of said tract;

thence North 89°58'00" East, along said north line, a distance of 245.0 feet;

thence North 0°02'00" West, along the most easterly west line of said tract, a distance of 100.0 feet to the POINT OF BEGINNING.

55-183



After Recording, Return to:
Diane S. Currie
780 SW Brookwood Ave
Hillsboro, OR 97123

Until a change is requested, tax statements shall be sent to the following address:
Diane S. Currie
780 SW Brookwood Ave
Hillsboro, OR 97123

STATUTORY WARRANTY DEED
(Individual)

Washington County, Oregon 2003-156669
09/15/2003 03:25:49 PM
D-DW Crk=1 Btr=4 A DUYCK
\$5.00 \$6.00 \$11.00 \$123.00 - Total = \$205.00



00439481200301566690010013

I, Jerry Hanson, Director of Assessment and Taxation 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 R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



(Above Space Reserved for Recorder's Use)

James N. Spears and Patricia A. Spears, husband and wife

conveys and warrants to
Diane S. Currie and Stephan A. Brodhead

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

From a point in S.W. Brookwood Avenue (County Road No. 1643), the Northwest corner of Lot 17, BROOKWOOD, a subdivision of record in Washington County, Oregon; thence running North 39°58' East 5.0 feet to an iron pipe; thence North 89°58' East 245 feet to the point of beginning; thence North 89°58' East 200 feet; thence South 00°02' East 125 feet; thence South 89°58' West 450 feet; thence North 00°02' West along the West line of said Lot 17, a distance of 25 feet; thence North 89°58' East 250 feet; thence North 00°02' West 100 feet to the point of beginning.

TRANSACTION 23218713

Tax Account Number(s): R0304272

This property is free of encumbrances, EXCEPT:
2003-04 taxes which are a lien but not yet payable.



WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 163.00 9-15-03
FEE PAID DATE

Covenants, conditions, restrictions, rights of way, easements and reservations now of record.

The true consideration for this conveyance is ~~\$189,000.00~~ 182,500.00 *JS PL*

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.

DATED this 11 day of September, 2003.

James N. Spears
James N. Spears

Patricia A. Spears
Patricia A. Spears

STATE OF OREGON, COUNTY OF Washington)ss.

The foregoing instrument was acknowledged before me this 11th day of September, 2003, by James N. Spears and Patricia A. Spears.

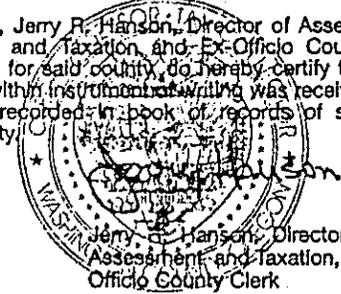
[Signature]
Notary Public for Oregon
My Commission Expires: 4-23-04



10
11

Until a change is requested,
sent all tax statements to:
Robert C. Orme
6425 N.E. Rosebay Drive
Hillsboro, OR 97124

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



After recording, return to:
Thomas J. Moore, Esq.
P.O. Box 543
Hillsboro, OR 97123

Doc : 2000092562
Rect: 267036 27.00
11/16/2000 10:23:16am

STATUTORY WARRANTY DEED

The true consideration for this conveyance is \$-0-.

ROBERT C. ORME and SUSAN A. ORME, Husband and Wife, Grantors, convey and warrant to ROBERT C. ORME and SUSAN A. ORME, Trustees of the ROBERT C. ORME Living Trust dated October 30, 2000, an undivided one-half interest in the following described properties and convey and warrant to SUSAN A. ORME and ROBERT C. ORME, Trustees of the SUSAN A. ORME Living Trust dated October 30, 2000, an undivided one-half interest in the following properties located in Washington County, Oregon, free of encumbrances except as set forth herein or encumbrances of record:

Parcel I: Lot 121, according to the duly filed plat of ORENCO STATION NO. 2, IN THE City of Hillsboro, filed March 28, 1997, in Plat Book 110, Pages 28 and 29, Records of the County of Washington and State of Oregon.

Parcel II: Lot 1, Lely Park, in the City of Hillsboro, Washington County, Oregon.

Parcel III: The following described portion of the North one-half of Lot 17, BROOKWOOD, Washington County, Oregon:

Beginning at the Northwest corner of said Lot 17, a point in SW Brookwood Avenue (County Road No. 1643) from which an iron bears North 89°58' East 5.0 feet, and running North 89°58' East along the North line of said Lot 17, 250 feet; thence South 00°02' East 100.0 feet; thence South 89°58' West 250 feet to the West line of said Lot 17; thence North 00°02' West along said West line 100 feet to the place of beginning.

1-2

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.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law, shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

Dated this 30th day of October, 2000.

Robert C. Orme
ROBERT C. ORME

Susan A. Orme
SUSAN A. ORME

STATE OF OREGON)
) ss. October 30, 2000
County of Washington)

Personally appeared the above named ROBERT C. ORME and SUSAN A. ORME and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Janice P. Orme
Notary Public for Oregon
My Commission expires: 6/15/03

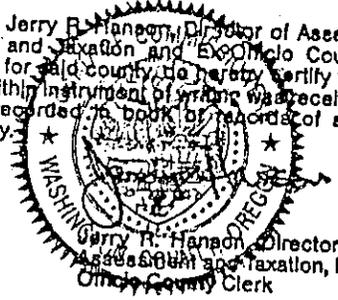
2

STATE OF OREGON

County of Washington

} 88

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Ore 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-Ore County Clerk

Doc : 98088320

Rect: 214729

41.00

08/12/1998 01:13:07pm

1-3

NA

DEED CREATING ESTATE BY THE ENTIRETY



15
26
30

KNOW ALL MEN BY THESE PRESENTS, That JOHNNIE M. WRIGHT
hereinafter called the grantor, the spouse of the granteo hereinafter named, for the
consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey
unto KATHLENE L. WRIGHT
an undivided one-half of the following described real property situated in WASHINGTON County, Oregon, to-wit:

SEE ATTACHED EXHIBIT A

[IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE]

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise
appertaining;

TO HAVE AND TO HOLD an undivided one-half of the above described real property unto the grantee forever.
The above named grantor retains a like undivided one-half of that same real property, and it is the intent and
purpose of this instrument to create and there hereby is created an estate by the entirety between husband and wife
as to this real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

WITNESS grantor's hand this 7th day of August, 1998

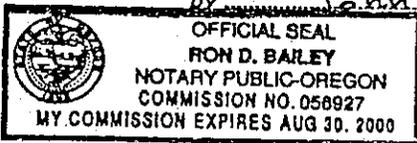
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Johnnie M. Wright 8/7/98
JOHNNIE M. WRIGHT

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on August 7, 1998,

by Johnnie M. Wright



Ron D. Bailey
Notary Public for Oregon
My commission expires 8/30/2000

JOHNNIE M. WRIGHT
790 SW BROOKWOOD
HILLSBORO, OR 97123
Grantor's Name and Address

KATHLENE L. WRIGHT
790 SW BROOKWOOD
HILLSBORO, OR 97123
Grantor's Name and Address

After recording return to (Name, Address, Zip):
RON D. BAILEY
1100 SW SIXTH AVENUE, Ste 1200
PORTLAND, OR 97204

Until requested otherwise send all tax statements to (Name, Address, Zip):
NO CHANGE

SPACE RESERVED
FOR
RECORDER'S USE

2

STATE OF OREGON,
County of _____ } ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME TITLE
By _____ Deputy

EXHIBIT A
TO DEED CREATING ESTATE BY THE ENTIRETY
JOHNNIE M. WRIGHT TO KATHLENE L. WRIGHT

A portion of that certain tract of land in Lots 16 and 17, BROOKWOOD, a plat of record in the Northeast 1/4 of Section 4, Township I South, Range 2 West of the Willamette Meridian, Washington County, Oregon, described in deeds to John L. Larsen and Janene Larsen, recorded in Book 874, Page 142, and Book 432, Page 412, Washington County, Oregon, Deed Records, said portion being more particularly described as follows:

Beginning at the Southwest corner of said Lot 16, BROOKWOOD, from which an iron pipe bears North 89°58' East 5.00 feet, said corner being also the Southwest corner of that certain tract of land described in said deed to John L. and Janene Larsen, recorded in Book 874, Page 142, said Deed Records, and running thence North 00°02' West 50.00 feet to a point from which an iron rod bears North 89°58' East 5.00 feet; thence North 89°58' East 500.00 feet to an iron rod; thence South 00°02' East 50.00 feet to an iron rod on the Northerly line of that certain tract of land conveyed to John L. and Janene Larsen by said deed recorded in Book 432, Page 412, said Deed Records; thence, along the Northerly line of the last mentioned Larsen tract, North 89°58' East 423.30 feet to the Northeast corner of said Lot 17, BROOKWOOD, from which an iron rod bears South 89°58' West 45.00 feet; thence South 02°34' East 125.13 feet to a point from which an iron rod bears South 89°58' West 62.00 feet; thence South 89°58' West 478.83 feet to an iron rod at the Southeast corner of that certain tract of land described in deed to John L. and Janene Larsen recorded in Book 789, Page 213, said Deed Records, from which an iron rod bears North 00°02' West 25.00 feet; thence North 00°02' West 125.00 feet to an iron rod at the Northeast corner of the last mentioned Larsen tract; thence, along the Northerly line of said last mentioned Larsen tract, and the Westerly extension thereof, South 89°58' West 450.00 feet to the point of beginning.

Together with a 25 foot easement for ingress and egress purposes over the Southerly 25 feet of that certain tract of land conveyed to John L. Larsen and Janene Larsen by deed recorded in Book 789, page 213, Washington County, Oregon, Deed Records.

JMW

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 for records of said county.



Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 95047875
Rect: 146978 119.00
07/12/1995 09:41:42AM

1-2

000057

92000

JUL 12 1995

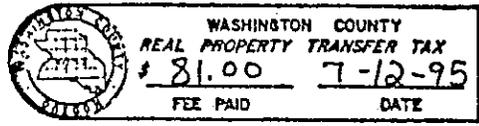
TRANSAMERICA
TITLE INSURANCE
W111036E
2313166

WARRANTY DEED - STATUTORY FORM
Individual/Corporate

Escrow Number: 2313166

John E. Kendall and Dorothy E. Kendall, husband and wife
Grantor, conveys and warrants to
Grant Hubrich and Sandra Hubrich, husband and wife
Grantee, the following described real property free of encumbrances except as
specifically set forth herein situated in Washington County, Oregon:

Parcel 2, Partition Plat 1995-079 in the County of Washington and State of
Oregon.



The above described property is free from encumbrances except covenants, conditions,
restrictions, rights of way, easements and reservations now of record.

The true and actual consideration for this conveyance is \$81,000.00

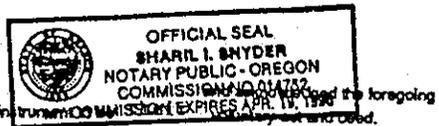
Dated this 7th day of July, 1995 ; If this deed is given by a corporate grantor, its name is signed by its
authorized officers by authority of the Board of Directors.

X John E. Kendall
John E. Kendall
X Dorothy E. Kendall
Dorothy E. Kendall

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
Personally appeared John E. Kendall
and Dorothy E. Kendall

STATE OF OREGON, County of
Personally appeared



who, being duly sworn, each for himself and not one for the other, did say that
the former is the pres. & that the latter is the secretary of

Before me: July 7, 1995
[Signature]

and that this instrument was signed on behalf of the corporation, by authority of
its board of directors and is acknowledged to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires: 4-19-96

Notary Public for Oregon
My commission expires:

After recording return to:
Mr. and Mrs. Grant Hubrich
775 Sw Brookwood
Hillsboro, Oregon 97123

STATE OF OREGON.
County of _____
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded in
book/ree/volume No. _____, on
page _____ or as fee/file instrument/
microfilm/reception No. _____
Records of Deeds of said county.
Witness my hand and seal of
County affixed.
BY _____ NAME _____ TITLE _____
Deputy

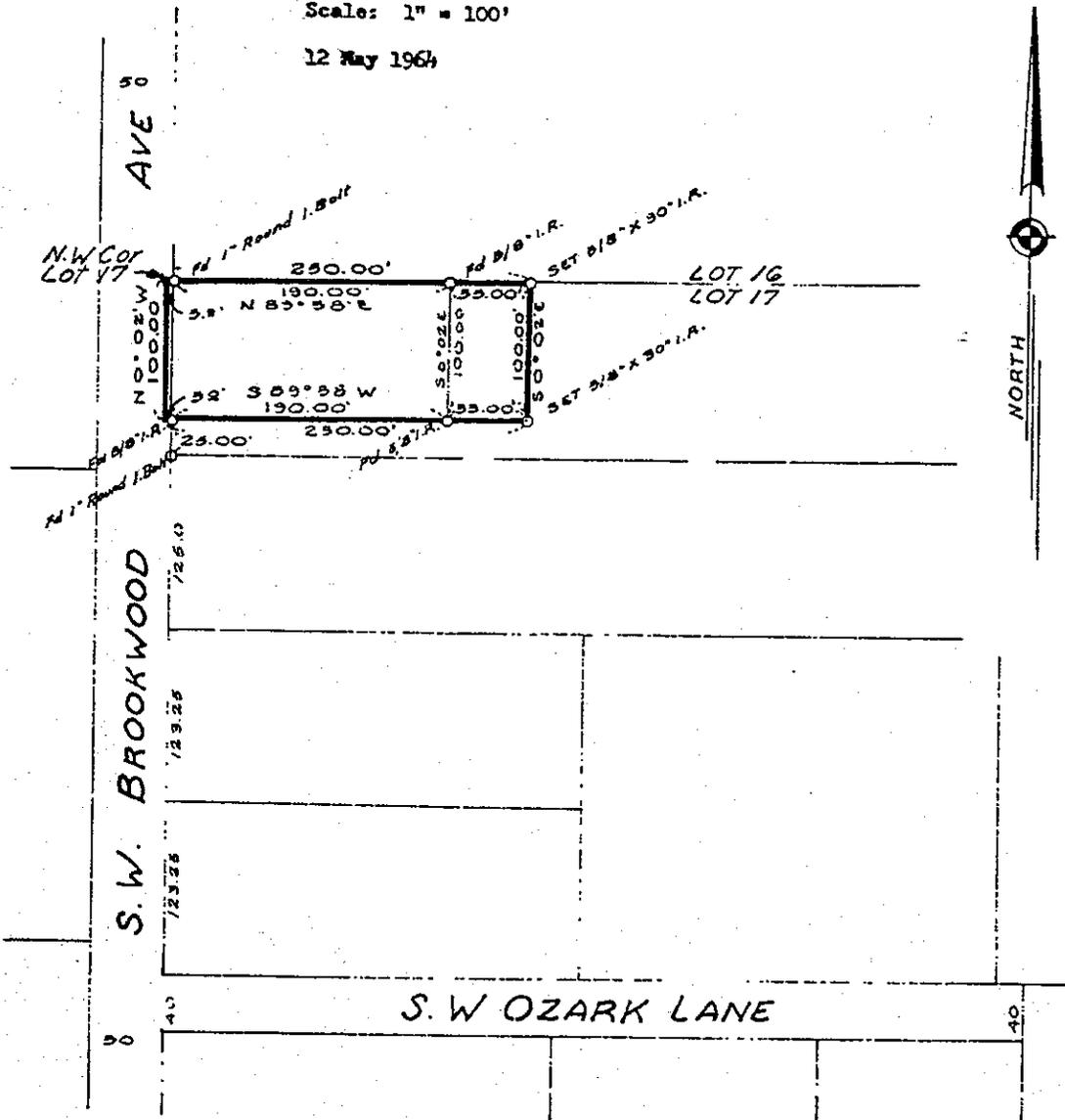
Until a change is requested all tax statements
shall be sent to the following address.
Mr. and Mrs. Grant Hubrich
775 Sw Brookwood
Hillsboro, Oregon 97123

4-152-44
9287

RECORD OF SURVEY
FOR WALTER D. STAFFORD
IN LOT 17, BROOKWOOD
IN G. H. SMITH DLC No. 37
SE 1/4, SECTION 4, T1S. R2W, W.M.
Washington County, Oregon

Scale: 1" = 100'

12 May 1964



Note - Basis for bearings is
Record Of Survey No 8748 (P)

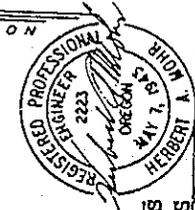
H. P. BARROWS
Washington County Surveyor
RECEIVED
JUN 5 1964
HILLSBORO, OREGON

h a mohr & ASSOCIATES
CIVIL ENGINEERS



138564

Washington County Surveyor
RECEIVED
 MAR 10 1976
 HILLSBORO, OREGON



h. d. mohr & ASSOCIATES
 CIVIL ENGINEERS

00-975

RECORD OF SURVEY FOR JOHN LARSEN
 IN LOTS 16 AND 17, BROOKWOOD
 NE 1/4 SECTION 4, T1S, R2W, W.M.,
 Washington County, Oregon

Scale: 1" = 100' 4 February 1976

"BROOKWOOD"

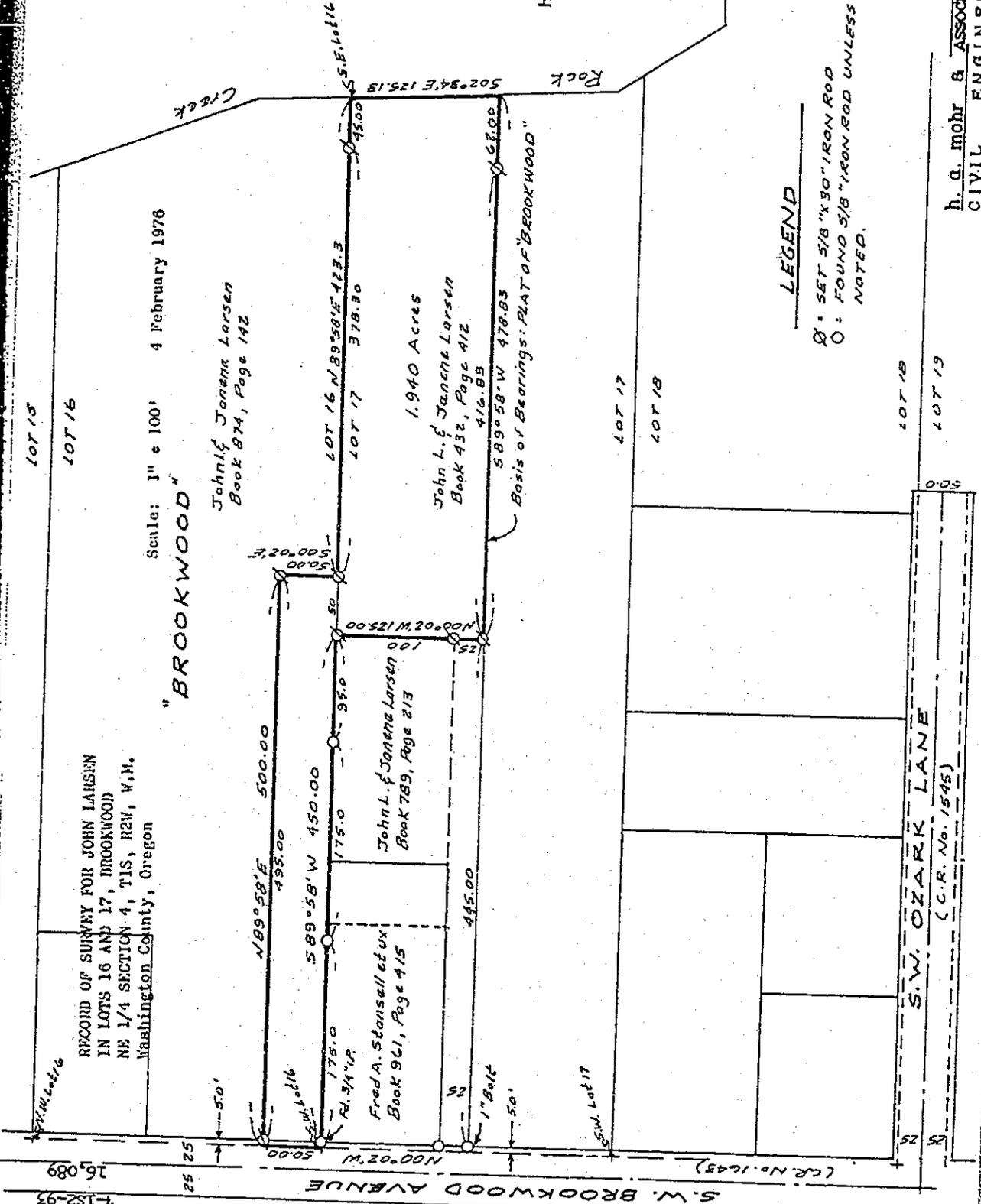
John L. & Janene Larsen
 Book 874, Page 142

John L. & Janene Larsen
 Book 432, Page 412

John L. & Janene Larsen
 Book 789, Page 213

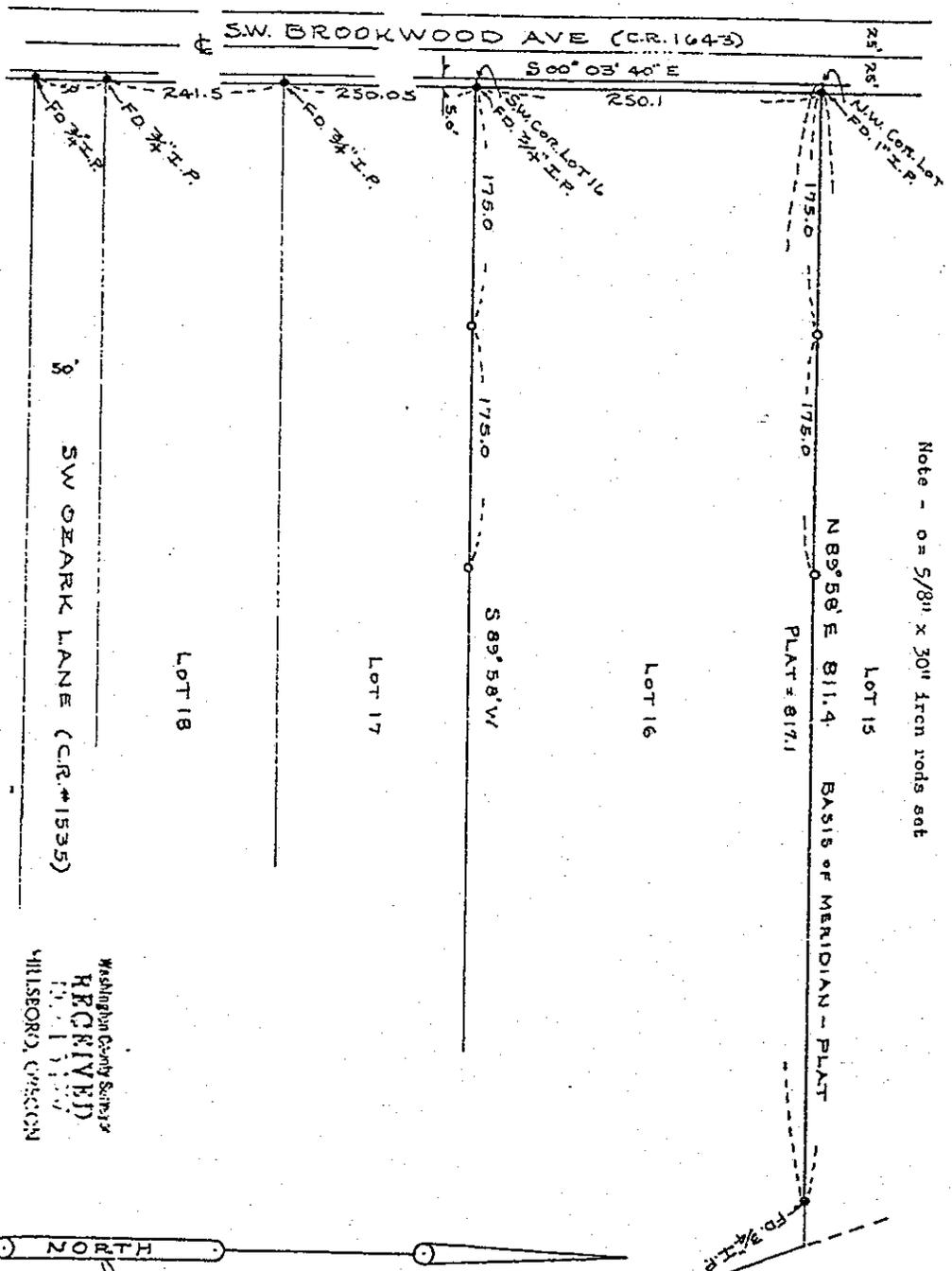
Fred A. Stansell et ux
 Book 961, Page 415

1.940 Acres
 Basis of Bearings: PLAT OF "BROOKWOOD"



LEGEND

Ø = SET 5/8" X 30" IRON ROD
 ○ = FOUND 5/8" IRON ROD UNLESS NOTED.



Washington County Survey
 RECEIVED
 MAY 1 1958
 WILLSFORD, OREGON

REGISTERED
 OREGON
 LAND SURVEYOR
 JOHN W. COMPTON, JR.
 MAY 2, 1958
 438

EXHIBIT B

FINDINGS IN SUPPORT BRODHEAD AND CURRIE ANNEXATION FILE NO. AN 18-04

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

Two petitioners representing one property requested City Council approval for annexation of approximately 0.70 acres into the City Limits of Hillsboro.

The property under consideration is located generally east of SW Brookwood Avenue, north of SW Ozark Land and south of SW Cedar Street. The property can be specifically identified as Tax Lot 502 on Washington County Tax Assessor's Map 1S2-4AD. The total assessed value of the property is \$176,760.

The property is relatively flat with mature trees on site. Tax Lot 502 has a single family residence and an accessory structure, addressed at 780 SW Brookwood 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 August 3, 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 property is 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 this property would be consistent with the UPAA, and allow the petitioner the ability to further develop the site.

- 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 property will be rezoned R-7 Single Family Residential pursuant to Section 97 of Hillsboro Zoning Ordinance No. 1945.

- 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 a ten-inch City water line located in the SW Brookwood Avenue right-of-way. There is an eight-inch City sanitary sewer line located in the SW Brookwood Avenue 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 property 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.*

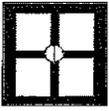
FINDING: Pursuant to ORS 222.524, the City of Hillsboro has determined that withdrawal of the property from the Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington 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 July 19, 2004.



AN 18-04: BRODHEAD AND CURRIE



Request Annexation of One Property
Totaling Approximately 0.70 Acres in Area

