

Final Documents

For

Annexation to the
City of Hillsboro

WA5303
Ord. #5309
DOR 34-1640-2003
AN-2003-5303

Final to DOR: _____

Signature:

Date of

Mailing: 10/20/03

Final to Secretary of State: _____

Signature:

Date of

Mailing: 10/29/03

WA5303

Sent

Received

DOR:

10/20/03

10/28/03

Sec. State:

10/29/03

11/10/03

Assessor:

10/29/03

Elections:

10/29/03

Mapped:

Yes

Addresses:

1S02BB00900

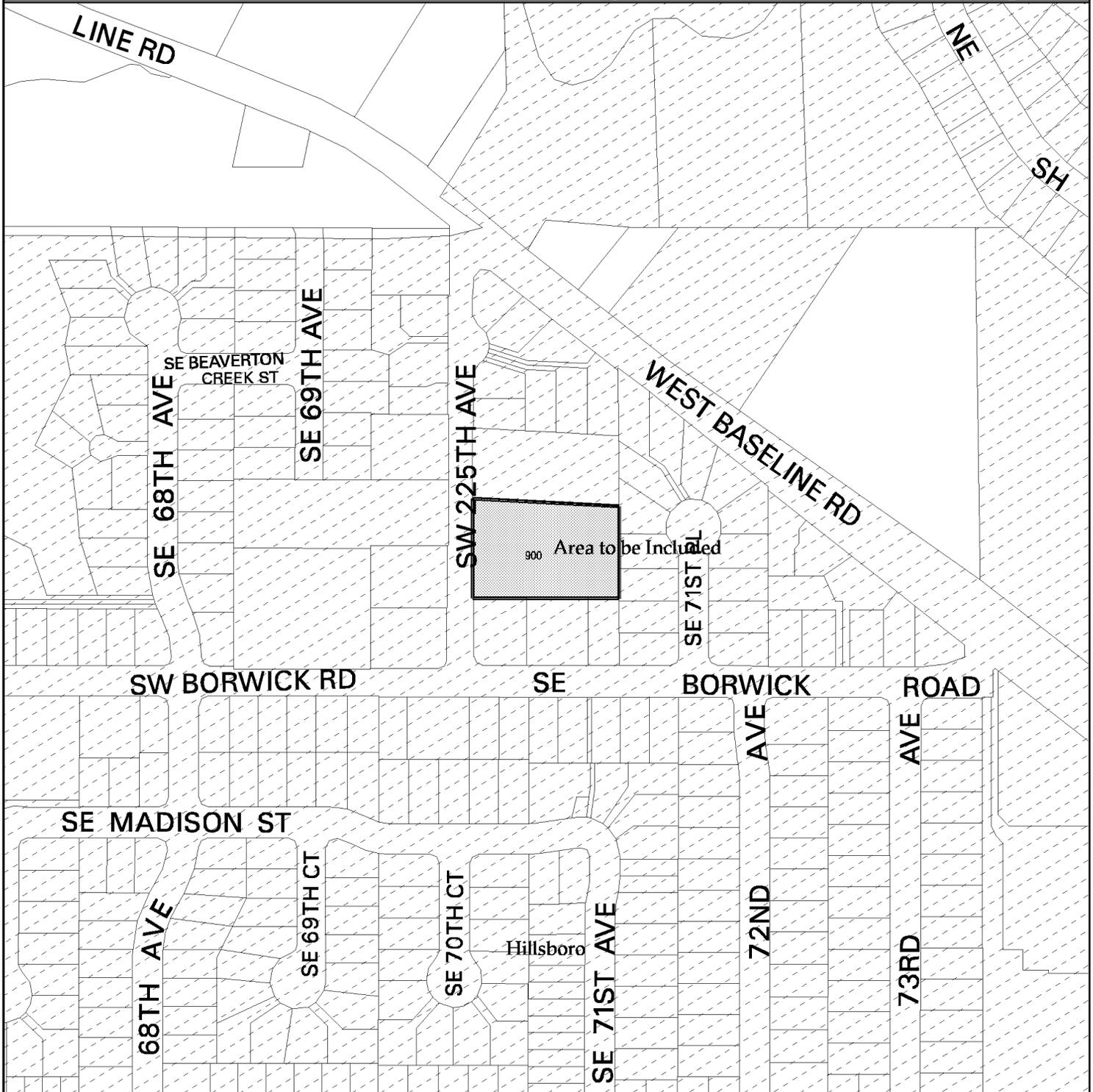
430 SW 225th

Proposal No. WA5303

1S2W02

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

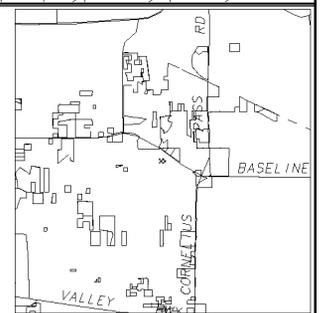
The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or 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. WA5303
CITY OF HILLSBORO
Figure 1

Scale: 1" = 250'



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
October 28, 2003
As Per ORS 308.225

Description Map received from: METRO
On: 10/21/2003

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

ANNEX TO THE CITY OF HILLSBORO & WITHDRAWAL FROM SEVERAL DIST.

ORD. #5309

has been: Approved 10/28/2003
 Disapproved

Notes:

Department of Revenue File Number: 34-1640-2003

Prepared by: Jennifer Dudley, 503-945-8666

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

Office of the Secretary of State

Bill Bradbury
Secretary of State



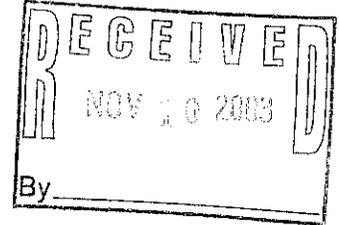
Archives Division
ROY TURNBAUGH
Director

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

Facsimile (503) 373-0953

November 7, 2003

Metro
600 NE Grand Ave
Portland, OR 97232-2736



Dear Mr. Knight:

Please be advised that we have received and filed on October 30, 2003 the following Annexation(s).

Ordinance(s):	Jurisdiction:	Our File Number(s):
2003-105	Clackamas Co. Service District #1	SD 2003-0127
03-99	Clean Water Services District	SD 2003-0128
2003-08	City of Forest Grove	AN 2003-0220
1148-03	City of Tualatin	AN 2003-0221
5308	City of Hillsboro	AN 2003-0222
5309	City of Hillsboro	AN 2003-0223

Determination of the effective date for all the above Final Order(s) is subject to ORS199.461 and/or ORS 222.180 and/or ORS 222.750.

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

Sincerely,

Official Public Documents

cc: County Clerk
ODOT/Highway Dept
PSU/Population Research Ctr.
Revenue Cartography Section

ORDINANCE NO. 5309
AN 11-03: ANLIKER

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

AN ORDINANCE ANNEXING A CERTAIN TRACT OF LAND INTO THE CITY LIMITS OF HILLSBORO AND WITHDRAWING THE TRACT FROM THE TERRITORIES OF TUALATIN VALLEY FIRE AND RESCUE, 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 owners 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 Planning Area Agreement between Washington County and the City of Hillsboro, adopted on December 15, 1998;

WHEREAS, the Urban Planning Area Agreement specifies that all land in Urban Planning Area A shall annex to the City prior to development;

WHEREAS, the tract of land lies within the following districts: Tualatin Valley Fire and Rescue; 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 October 7, 2003, 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: Tualatin Valley Fire and Rescue; 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 7th day of October, 2003.

Approved by the Mayor this 7th day of October, 2003.

Mayor

ATTEST:

Gail Waitel
City Recorder

City of Hillsboro
Annex 11-03: Anliker
Proposed legal description
NS, September 3, 2003

Exhibit 'A'

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

Commencing at the southwest corner of Lot 4 of Borwick Acres, a duly recorded subdivision in said county;

thence North $0^{\circ}03'48''$ West, along the centerline of Southwest 225th Avenue, a distance of 145.0 feet to the northwest corner of that tract of land conveyed to Harvey R. Powers and Natalia Powers by deed recorded April 3, 1972 in Book 860, Page 703 in Deed Records of said county;

thence South $89^{\circ}54'25''$ East, along the north line of said tract, a distance of 25.0 feet to a point on the east right of way line of Southwest 225th Avenue and the TRUE POINT OF BEGINNING;

thence North $0^{\circ}03'48''$ West, along said right of way line, a distance of 175.05 feet to a point on the north line of that tract of land conveyed by Vera Florine Anliker by deed recorded May 4, 1998 as Document No. 98046212 in Deed Records of said county;

thence South $86^{\circ}57'40''$ East, along said north line, a distance of 261.50 feet to a point on the west line of Springer Estates, a duly recorded subdivision in said county and the northeast corner of said Anliker Tract;

thence South $0^{\circ}04'30''$ East, along the west line of said Springer Estates, a distance of 161.61 feet to the northeast corner of the aforementioned Powers Tract;

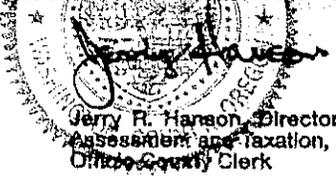
thence North $89^{\circ}54'25''$ West, parallel with Southwest Borwick Road, a distance of 261.14 feet to the POINT OF BEGINNING.

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 : 98046212

Rect: 208000

38.00

05/04/1998 01:33:51pm

1-2

BARGAIN AND SALE DEED — STATUTORY FORM
INDIVIDUAL GRANTOR



18
28

NA
Vera Florine Anliker
....., Grantor,
conveys to Vera Florine Anliker, Trustee of the Vera Florine Anliker Revocable
Living Trust
....., Grantee, the following real property situated in Washington

County, Oregon, to-wit:
A portion of Lot 4 "Borwick Acres" in Section 2, Township 1 South, Range 2 West of the Willamette Meridian, Washington County, Oregon.
Beginning at the S.W. corner of Lot 4 "Borwick Acres" a recorded plat in Washington County. Also being the S.W. corner of the Harvey
R. Powers, et ux, parcel, described in deed book 860, page 703.
Thence from said corner N. 0°5'30" W. in the center of S.W. 225th Avenue, 145 feet to the N.W. corner of said Power's parcel, and being
the true point of beginning of the herein described parcel.
Thence from said true point of beginning S. 89°55'30" E., (parallel with S.W. Borwick Road - CR#1648), 286.36 feet to the N.E. corner of
said Power's parcel, thence N. 0°5'30" W. 180 Feet more or less to the south line of that parcel conveyed to David C. Carl, et ux, described
in book 806, page 535, said point on south line being N. 86°45' W 46 feet more or less from said S.E. corner of the Carl parcel. Thence along
said south line N. 86°45'W 286.36 feet more or less to the center of S.W. 225th Avenue, being the S.W. corner of said Carl parcel. Then
S. 0°5'30" E. 180 feet more or less to the true point of beginning.

Containing approximately 1.08 acres net.

As recorded on June 28, 1994 as fee number 94062166.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.030)
This transaction is for the purpose of estate planning which is the whole of the
consideration.

Dated this 29th day of April, 1998

Vera Florine Anliker

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.

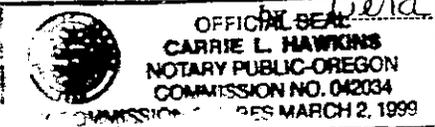
This instrument was acknowledged before me on April 29, 1998

Vera Anliker

Carrie L. Hawkins

Notary Public for Oregon

My commission expires 3/2/99



BARGAIN AND SALE DEED

Vera Florine Anliker
Vera Florine Anliker, Trustee GRANTOR
430 SW 225th Avenue GRANTEE
Hillsboro, Oregon 97123-6906
GRANTEE'S ADDRESS, ZIP

After recording return to:

Marvin J. Garland
P.O. Box 1239
Hillsboro, Oregon 97123-1239
NAME, ADDRESS, ZIP

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

Vera Florine Anliker, Trustee
430 SW 225th Avenue
Hillsboro, Oregon 97123-6906
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of } ss.

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 or as toe/file/instrument/microfilm/reception No., Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

2

10000
Partial Release

Recorded By
The Travelers Insurance Co.
Title Insurance Co.

This Indenture Witnesseth, That The Travelers Insurance Company, a corporation organized and existing under the laws of the State of Connecticut, for the consideration of Ten and No/100- - - - - Dollars, does hereby Release and Quit-Claim unto Bud Spezza and Carmen Spezza, husband and wife,

of Washington County and State of Oregon all its right, title, and interest in and to the following described Real Estate, situate in the County of Washington and State of Oregon, to wit:

C/A 56-993-4

Beginning at an iron pipe on the south line of Section 5, Township 2 South, Range 1 West of the W.M., Washington County, Oregon, which bears North 89° 49' West 426.28 feet from the southeast corner of said Section 5; thence North 0° 54' East along the east line of the tract conveyed to Bud Spezza and Carmen Spezza, husband and wife, as described on page 224 in Book 462, Deed Records, a distance of 1172.99 feet to an iron pipe at the northeast corner of said Spezza tract; thence North 89° 37' West along the north line of said Spezza tract, 287.9 feet, more or less, to the center of a ravine; thence Southeasterly in the center of said ravine, 750.0 feet, more or less, to a point 25.0 feet west of the east line of said Spezza tract; thence South 0° 54' West, parallel with said east line, 550.0 feet, more or less, to the south line of said Section 5; thence South 89° 49' East 25.0 feet to the place of beginning. Subject to the rights of the Public in the South 20.0 feet lying in S. W. Sunrise Lane.

It is the intention of this instrument to release said above described lands and no other from the lien of a certain Mortgage bearing date the 5th day of April, 1962, executed by the above named mortgagors to the said THE TRAVELERS INSURANCE COMPANY to secure the sum of Twenty Two Thousand and No/100- - Dollars, which said Mortgage is recorded in Washington County and State of Oregon in Book 441 of Mtg. at Page 331

But nothing herein contained shall operate to release or discharge any other of the lands or premises in said Mortgage described, but they shall remain bound and incumbered to the said THE TRAVELERS INSURANCE COMPANY as heretofore.

In Witness Whereof the said THE TRAVELERS INSURANCE COMPANY has caused this instrument to be executed in its corporate name by its Senior Vice-President and its corporate seal to be hereto affixed and attested by its Secretary at Hartford, in the State of Connecticut, this 9th day of February in the year of our Lord one thousand nine hundred and seventy-one.

The Travelers Insurance Company,

Signed, Sealed and Delivered in presence of
P. H. Csaszar
(P. H. Csaszar)

D. J. Sadlak
(D. J. Sadlak)

By
James A. Stewart
(James A. Stewart) Senior Vice-President

Attest:
R. L. Buzard
(R. L. Buzard) Secretary

34B-33318
7150
NATIONAL FIRE INSURANCE CO.

KNOW ALL MEN BY THESE PRESENTS, That EDWIN ANLIKER and VERA F. ANLIKER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, grantor paid by HARVEY R. POWERS and NATALIA POWERS, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

A portion of Lot 4 BORWICK ACRES, a plat of record in Section 2 Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, said portion being more particularly described as follows: BEGINNING at the Southwest corner of said Lot 4, a point at the intersection of Southwest 225th Avenue and S. W. Borwick Road and running thence along the West line of said Lot 4, North 145 feet to a point; thence parallel with the South line of said Lot 4, South 89° 50' East 160 feet to a point; thence South 145 feet to the center of S. W. Borwick Road; thence West along the South line of Lot 4, 160 feet to the true point of beginning.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

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

And said grantor hereby covenants to and with said 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

and that grantor will warrant and forever defend the above granted 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 \$28,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 30th day of March, 1972

Edwin Anliker
Vera F. Anliker

STATE OF OREGON, County of Washington) ss. March 30, 1972
Personally appeared the above named Edwin Anliker and Vera F. Anliker

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

Before me: *[Signature]*
Notary Public for Oregon
My commission expires 11/20/72.

(OFFICIAL SEAL)

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 467, Oregon Laws 1967, as amended by the 1967 Special Session

WARRANTY DEED

Edwin Anliker, et ux

TO

Harvey R. Powers, et ux

AFTER READING BEING TO

[Faint notary text and stamp]

APR 3 1 24 PM '72

SPRINGER ESTATES
 BEING PORTIONS OF LOTS 3 AND 4 OF BORHICK ACRES,
 SITUATED IN THE NORTHWEST 1/4 OF SECTION 2, T.1S., R.2W.,
 W.M., CITY OF HILLSBORO, WASHINGTON COUNTY, OREGON
 FEBRUARY 14, 1996

LAND TECH, INC.
 1000 N. W. 10TH AVE.
 SUITE 100
 PORTLAND, OREGON 97228
 (503) 581-8111

- LEGEND**
- MONUMENT FOUND AS NOTED
 - CORNER SET BY LAND TECH WITH PLASTER TIELOW CAP INCREASING LAND TECH PLASTER TIELOW
 - CORNER SET BY LAND TECH WITH PLASTER TIELOW CAP INCREASING LAND TECH SET
 - △ CORNER SET BY LAND TECH WITH 1/2" ALUMINUM CAP INCREASING LAND TECH TO BE FIRST DOCUMENTED IN STREET.

SET BY 4-11-96
 W/TYPE REQUIRED WITH YELLOW PLASTIC CAP

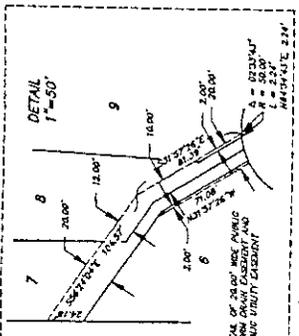
BASIS OF BEARINGS AND BOUNDARY DETERMINATION

PER SURVEY NUMBER 28250

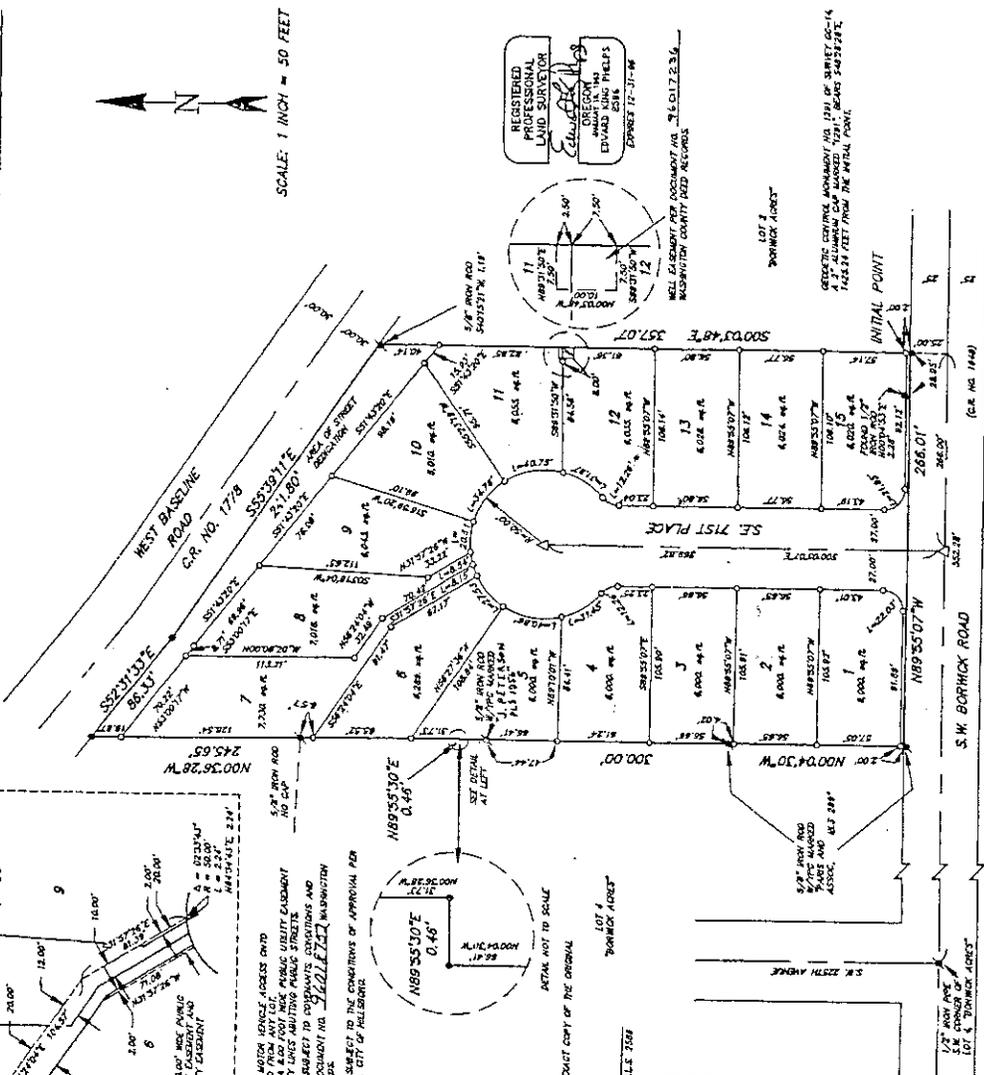
1 MONUMENT SET BY THIS PLAT TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT OF "SPRINGER ESTATES"
 EDWARD JOHN PRUDEN
 PLS. 1996

CURVE TABLE

LOT	RADIUS	LENGTH	CHORD	ANGLE
1	4.00	24.00	24.00	90.00
2	4.00	24.00	24.00	90.00
3	4.00	24.00	24.00	90.00
4	4.00	24.00	24.00	90.00
5	4.00	24.00	24.00	90.00
6	4.00	24.00	24.00	90.00
7	4.00	24.00	24.00	90.00
8	4.00	24.00	24.00	90.00
9	4.00	24.00	24.00	90.00
10	4.00	24.00	24.00	90.00
11	4.00	24.00	24.00	90.00
12	4.00	24.00	24.00	90.00
13	4.00	24.00	24.00	90.00
14	4.00	24.00	24.00	90.00
15	4.00	24.00	24.00	90.00
16	4.00	24.00	24.00	90.00
17	4.00	24.00	24.00	90.00
18	4.00	24.00	24.00	90.00
19	4.00	24.00	24.00	90.00
20	4.00	24.00	24.00	90.00
21	4.00	24.00	24.00	90.00
22	4.00	24.00	24.00	90.00
23	4.00	24.00	24.00	90.00
24	4.00	24.00	24.00	90.00
25	4.00	24.00	24.00	90.00
26	4.00	24.00	24.00	90.00
27	4.00	24.00	24.00	90.00
28	4.00	24.00	24.00	90.00
29	4.00	24.00	24.00	90.00
30	4.00	24.00	24.00	90.00
31	4.00	24.00	24.00	90.00
32	4.00	24.00	24.00	90.00
33	4.00	24.00	24.00	90.00
34	4.00	24.00	24.00	90.00
35	4.00	24.00	24.00	90.00
36	4.00	24.00	24.00	90.00
37	4.00	24.00	24.00	90.00
38	4.00	24.00	24.00	90.00
39	4.00	24.00	24.00	90.00
40	4.00	24.00	24.00	90.00
41	4.00	24.00	24.00	90.00
42	4.00	24.00	24.00	90.00
43	4.00	24.00	24.00	90.00
44	4.00	24.00	24.00	90.00
45	4.00	24.00	24.00	90.00
46	4.00	24.00	24.00	90.00
47	4.00	24.00	24.00	90.00
48	4.00	24.00	24.00	90.00
49	4.00	24.00	24.00	90.00
50	4.00	24.00	24.00	90.00
51	4.00	24.00	24.00	90.00
52	4.00	24.00	24.00	90.00
53	4.00	24.00	24.00	90.00
54	4.00	24.00	24.00	90.00
55	4.00	24.00	24.00	90.00
56	4.00	24.00	24.00	90.00
57	4.00	24.00	24.00	90.00
58	4.00	24.00	24.00	90.00
59	4.00	24.00	24.00	90.00
60	4.00	24.00	24.00	90.00
61	4.00	24.00	24.00	90.00
62	4.00	24.00	24.00	90.00
63	4.00	24.00	24.00	90.00
64	4.00	24.00	24.00	90.00
65	4.00	24.00	24.00	90.00
66	4.00	24.00	24.00	90.00
67	4.00	24.00	24.00	90.00
68	4.00	24.00	24.00	90.00
69	4.00	24.00	24.00	90.00
70	4.00	24.00	24.00	90.00
71	4.00	24.00	24.00	90.00
72	4.00	24.00	24.00	90.00
73	4.00	24.00	24.00	90.00
74	4.00	24.00	24.00	90.00
75	4.00	24.00	24.00	90.00
76	4.00	24.00	24.00	90.00
77	4.00	24.00	24.00	90.00
78	4.00	24.00	24.00	90.00
79	4.00	24.00	24.00	90.00
80	4.00	24.00	24.00	90.00
81	4.00	24.00	24.00	90.00
82	4.00	24.00	24.00	90.00
83	4.00	24.00	24.00	90.00
84	4.00	24.00	24.00	90.00
85	4.00	24.00	24.00	90.00
86	4.00	24.00	24.00	90.00
87	4.00	24.00	24.00	90.00
88	4.00	24.00	24.00	90.00
89	4.00	24.00	24.00	90.00
90	4.00	24.00	24.00	90.00



- NOTES:**
- 1) THERE SHALL BE NO MOTOR VEHICLE ACCESS ONTO WEST BASELINE ROAD FROM ANY LOT.
 - 2) THIS SUBDIVISION IS SUBJECT TO DEVELOPMENT CONDITIONS AND RESTRICTIONS PER DOCUMENT NO. 96018751, WASHINGTON COUNTY DEED RECORDS.
 - 3) THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER THE 1988 SUB TO WA, CITY OF HILLSBORO.
 - 4) THE 20' WIDE PUBLIC UTILITY EASEMENT AND MONUMENTS SHALL BE SET BY LAND TECH, INC. ON MARCH 14, 1996.



REGISTERED PROFESSIONAL LAND SURVEYOR
 EDWARD JOHN PRUDEN
 1100 N. W. 10TH AVE., SUITE 100
 PORTLAND, OREGON 97228
 EXPIRES 12-31-96

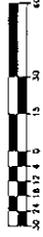
WELL EASEMENT PER DOCUMENT NO. 96017236
 WASHINGTON COUNTY DEED RECORDS

107 J
 BORHICK ACRES
 4.00 ACRES
 1/2" ALUMINUM MONUMENT 100' FROM SURVEY CORNER
 1455.24 FEET FROM THE INITIAL POINT.

PARTITION PLAT NO. 2001-074

RECORD AS DOCUMENT NO. 2001-074 SHEET 7 OF 2
 A REPLAY OF A PORTION OF LOT 4 "BORMICK ACRES"
 IN THE N.W. 1/4, SECTION 2, T1S, R2W, W.M.
 WASHINGTON COUNTY, OREGON

SCALE 1" = 30'



LEGEND

- = FOUND 5/8" IRON ROD
 - ▲ = FOUND ALUMINUM CAP STAMPED "TECH ENG PLS 990"
 - = FOUND MONUMENT AS NOTED
 - = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LAND TECH"
 - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.C.S. INC. LS 1856"
- W/P/S = YELLOW PLASTIC CAP
 [] = RECORD DATA PER BOOK 640, PAGE 703

ALL IRON PIPE DIAMETERS ARE INSIDE DIAMETERS
 () = RECORD DATA PER SURVEY 27504

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT HARVEY R. POWERS AND PATRICIA E. POWERS, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEKED MAP, MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING INSTRUMENT, AND THAT SAID LAND HAS BEEN DIVIDED INTO PARCELS AS SHOWN ON THE ANNEKED MAP.

WE HEREBY DEDICATE TO THE PUBLIC, THE ADDITIONAL RIGHT OF WAY AS SHOWN AND GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP.

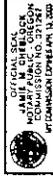
Harvey R. Powers
 HARVEY R. POWERS

Patricia E. Powers
 PATRICIA E. POWERS

ACKNOWLEDGMENT

STATE OF OREGON }
 COUNTY OF WASHINGTON }

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 13th DAY OF DECEMBER, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HARVEY R. POWERS AND PATRICIA E. POWERS, KNOWN TO ME TO BE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGES THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



Harvey R. Powers
 NOTARY PUBLIC FOR OREGON

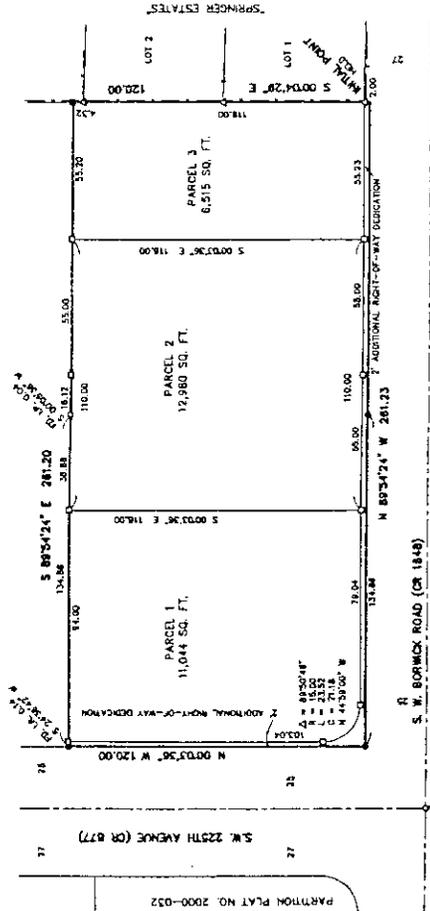
DEVELOPMENT & CONSTRUCTION SERVICES, INC.



330 W. MAIN STREET
 HILLSBORO, OREGON 97123
 (503) 644-4000

REGISTERED PROFESSIONAL LAND SURVEYOR
John M. Peterson
 JOHN M. PETERSON
 1855
 RENEWAL 12/31/02

JOB # 0007019



APPROVALS

APPROVED THIS 13th DAY OF December 2001
 CITY OF HILLSBORO PLANNING DIRECTOR
 BY *[Signature]*

APPROVED THIS 14th DAY OF December 2001
 WASHINGTON COUNTY SURVEYOR
 BY *[Signature]*

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF DECEMBER 2001.
 DIRECTOR OF ASSESSMENT AND TAXATION WASHINGTON COUNTY, OREGON.

BY *[Signature]*
 DEPUTY COUNTY CLERK

STATE OF OREGON }
 COUNTY OF WASHINGTON }

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 13th DAY OF DECEMBER 2001, AT 3:57 O'CLOCK P.M., AND RECORDED IN THE COUNTY CLERK RECORDS.

BY *[Signature]*
 DEPUTY COUNTY CLERK

STATE OF OREGON }
 COUNTY OF WASHINGTON }

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED TO ME, BY THE SURVEYOR OF THIS PARTITION PLAT, TO BE A TRUE AND EXACT COPY OF THE ORIGINAL AND THAT IT WAS RECORDED ON THE 13th DAY OF DECEMBER 2001, AT 3:57 O'CLOCK P.M., IN THE COUNTY CLERK'S RECORDS.

BY *[Signature]*
 DEPUTY COUNTY CLERK

NOTES

- 1 - THE APPROVAL OF THIS PARTITION DOES NOT WARRANT THAT SEWER OR SEPTIC APPROVAL IS OR WILL BE AVAILABLE.
- 2 - AN 8.00 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ON THE FRONTAGE OF ALL PARCELS ADJUTING PUBLIC STREETS.
- 3 - SUBJECT TO THE CONDITIONS OF APPROVAL OF THE CITY OF HILLSBORO CASE FILE NO. MLP 18-00.

RECORD OF SURVEY FOR MRS. VERA ANIKER
 LOT 4, "BORWICK ACRES"
 IN THE NW QUARTER OF SECTION 2, T1S, R2W
 WILLAMETTE MERIDIAN, CITY OF HILLSBORO,
 WASHINGTON COUNTY, OREGON

SCALE 1" = 50'
 SEPTEMBER 11, 1998

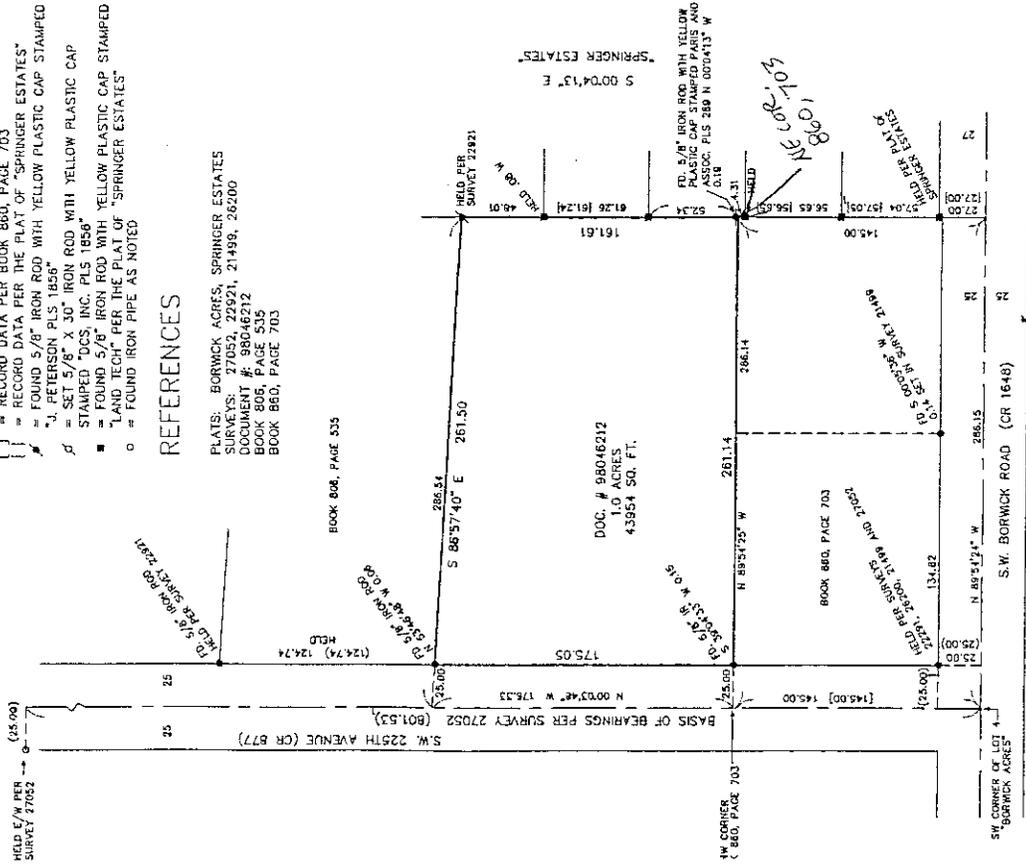
- 1 - THE PURPOSE OF THIS SURVEY IS TO MONUMENT THAT CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT # 98046212.
- 2 - ESTABLISHED THE CENTERLINE OF S.W. 225TH AVE. FROM FOUND MONUMENTATION SHOWN AS HELD PER SURVEY 27052.
- 3 - ESTABLISHED THE CENTERLINE OF S.W. BORWICK ROAD FROM FOUND MONUMENTS AS SHOWN PER THE PLAT OF "SPRINGER ESTATES" AND SURVEY 22921.
- 4 - ESTABLISHED THE SOUTHWEST CORNER OF LOT 4 "BORWICK ACRES" AT THE INTERSECTION OF THE CENTERLINES OF S.W. BORWICK ROAD AND S.W. 225TH AVENUE.
- 5 - ESTABLISHED THE NORTHWEST CORNER OF BOOK 860, PAGE 703, 145.00 FEET (00'4"8") W FROM THE SOUTHWEST CORNER OF LOT 4 "BORWICK ACRES" PER BOOK 860, PAGE 703.
- 6 - ESTABLISHED THE NORTH LINE OF BOOK 860, PAGE 703 PARALLEL WITH THE CENTERLINE OF S.W. BORWICK ROAD PER DEED BOOK 860, PAGE 703.
- 7 - ESTABLISHED THE EAST LINE FROM FOUND MONUMENTATION AS SHOWN ALONG THE WEST LINE OF "SPRINGER ESTATES" PER PLAT AND SURVEY 22921 AS SHOWN.
- 8 - ESTABLISHED THE NORTHWEST CORNER ON THE EAST RIGHT OF WAY LINE OF S.W. 225TH AVENUE 124.74 (RECORD DISTANCE PER SURVEY 22921) SOUTHERLY FROM THE FOUND IRON ROD AT THE NORTHWEST CORNER OF BOOK 806, PAGE 535.
- 9 - ACCEPTED THE FOUND MONUMENT AT THE NORTHEAST CORNER PER SURVEY 22291.
- 10 - THE BASIS OF BEARINGS IS THE CENTERLINE OF S.W. 225TH AVENUE PER SURVEY 27052.

LEGEND

- () = RECORD DATA PER SURVEY 27052
- [] = RECORD DATA PER SURVEY 22921
- { } = RECORD DATA PER BOOK 860, PAGE 703
- [] = RECORD DATA PER THE PLAT OF "SPRINGER ESTATES"
- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "J. PETERSON PLS 1856"
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DCS, INC. PLS 1858"
- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LAND TECH" PER THE PLAT OF "SPRINGER ESTATES"
- o = FOUND IRON PIPE AS NOTED

REFERENCES

PLATS: BORWICK ACRES, SPRINGER ESTATES
 SURVEYS: 27052, 22921, 21499, 26200
 DOCUMENT #: 98046212
 BOOK 806, PAGE 535
 BOOK 860, PAGE 703



INITIALS	DATE	DWG BY	REVISIONS
RMR	09/11	JMC	09/11
JMP	09/14	JMC	09/16
CK # 1			
CK # 2			
CK # 3			

DA DEVELOPMENT & CONSTRUCTION SERVICES, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

John M. Peterson

339 W. MAIN STREET
 HILLSBORO, OREGON 97123 (503) 648-4959

RECORD # 98046212
 JOHN M. PETERSON
 1895

JOB # 9808011
 RENEWAL 12/31/98

WASHINGTON COUNTY
 SURVEYOR OFFICE
 RECEIVED 7-27-98
 ACCEPTED FOR FILING
 10-23-98

EXHIBIT B

FINDINGS IN SUPPORT ANLIKER ANNEXATION FILE NO. AN 11-03

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

A petitioner representing one property requested City Council approval for annexation of approximately 1.08 acres into the City Limits of Hillsboro.

The property under consideration is located generally north of SE Borwick Road, south of West Baseline Road, west of SE 71st Place, and east of SW 225th Avenue. The property can be specifically identified as Tax Lot 900 on Washington County Tax Assessor's Map 1S2-02BB. The total assessed value of the property is \$223,360.

The property is relatively flat with trees and a single family residence located on the western edge of the property. Tax Lot 900 is addressed at 430 SW 225th 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 October 7, 2003.

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 are currently no urban service provider agreements as required by ORS 195.065 (Senate Bill 122) in place for this area. The City is currently working with other urban service providers to establish these required agreements.

- 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 property.

- 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 7. Air, Water and Land Resource Quality Policy (III)(B) The City shall design a storm sewer and sanitary sewer master plan and develop implementation measures necessary to assure that a storm sewer and sanitary system are provided to areas designated urban. The plan shall be designed to accommodate the growth anticipated in undeveloped portions of the Hillsboro Planning Area.

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 to R-6 Single Family Residential pursuant to Section 97 of Hillsboro Zoning Ordinance No. 1945, unless the property owners apply for a different zoning designation.

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

FINDING: Water is available to the property from an eight-inch City line located in the SW 225th Avenue right-of-way. Sanitary sewer is available through an eight-inch City line located in the SE Borwick Road right-of-way. Storm water disposal is available through a twelve-inch City line located in the SW 225th Avenue right-of-way.

Fire and police protection would be provided by the City of Hillsboro and the property would be withdrawn from the Tualatin Valley Fire and Rescue; 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 Tualatin Valley Fire and Rescue; 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

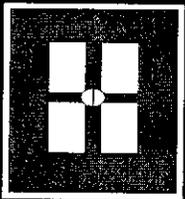
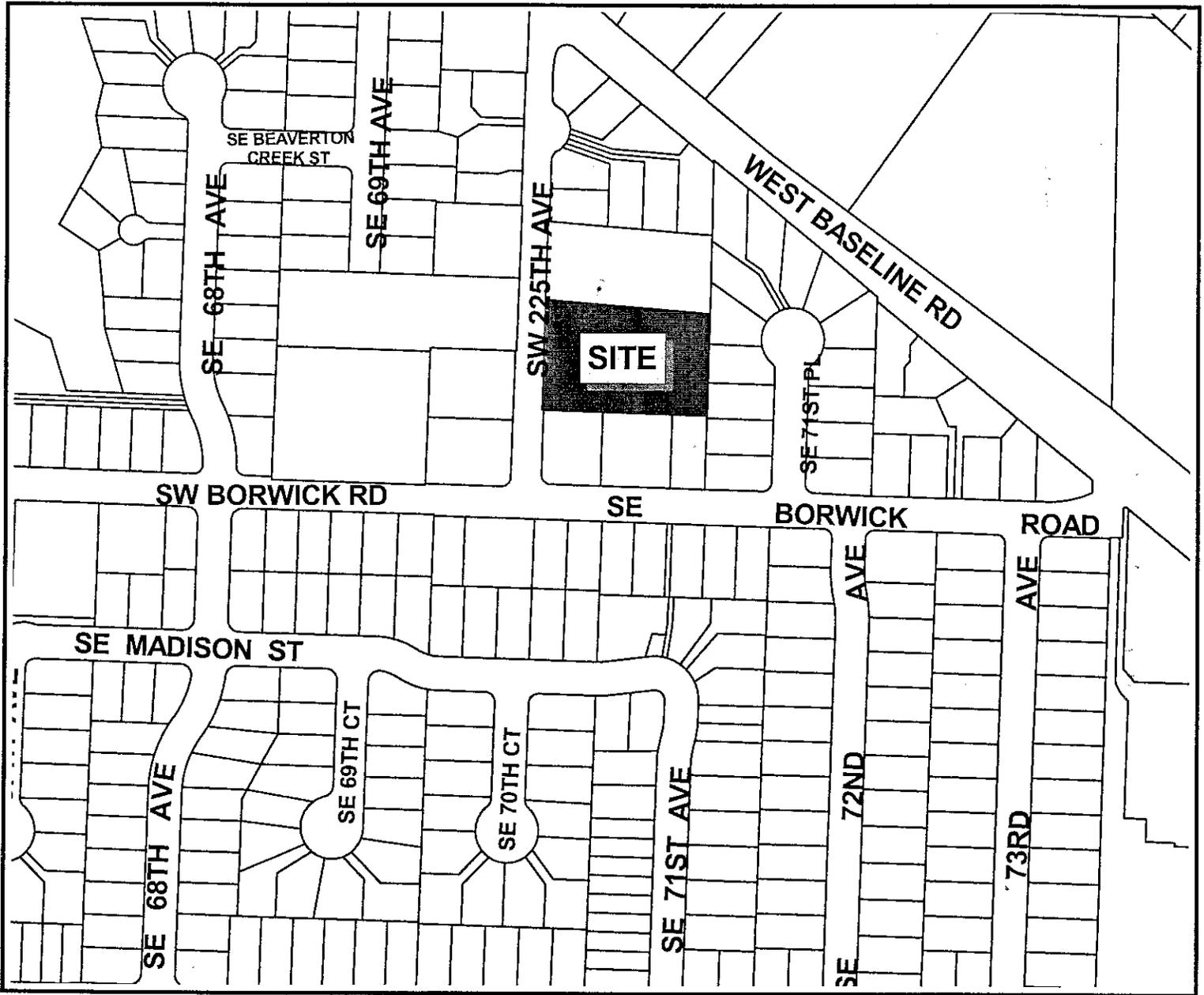
No written testimony was received prior to or at the public hearing from a necessary party as defined in Metro Code Chapter 3.09.020(j), nor was oral testimony received by the City Council from a necessary party at the public hearing.

V. ADDITIONAL MATERIALS CITED BY REFERENCE AND INCLUDED IN FINDINGS

- Staff Report dated September 22, 2003

AN 11-03: ANLIKER

Request for Annexation of a Tax Lot
Approximately 1.08 Acres in Area



CITY OF
HILLSBORO

PLANNING DEPARTMENT (503) 681-6153

