Final Documents

For

Annexation to the
City of Hillsboro

WA6006
Ordinance 5670
Annexation AN 11-06
DOR 34-1833-2006
Sec. of State AN 2006-0377

Property Information:

1N234AD01500	22965 NW BIRCH ST

Office of the Secretary of State

BILL BRADBURY
Secretary of State

Archives Division
MARY BETH HERKERT
Director

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

Facsimile (503) 373-0953

December 22, 2006

Metro
Linda Martin
600 NE Grand Ave
Portland, Oregon 97232-2736

Dear Ms. Mensher:

Please be advised that we have received and filed, as of December 22, 2006, the following records annexing territory to the following:

Ordinance/Resolution Number(s)		Our File Number
5670	(City of Hillsboro)	AN 2006-0377
5692	(City of Hillsboro)	AN 2006-0378
180573	(City of Portland)	AN 2006-0379

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,

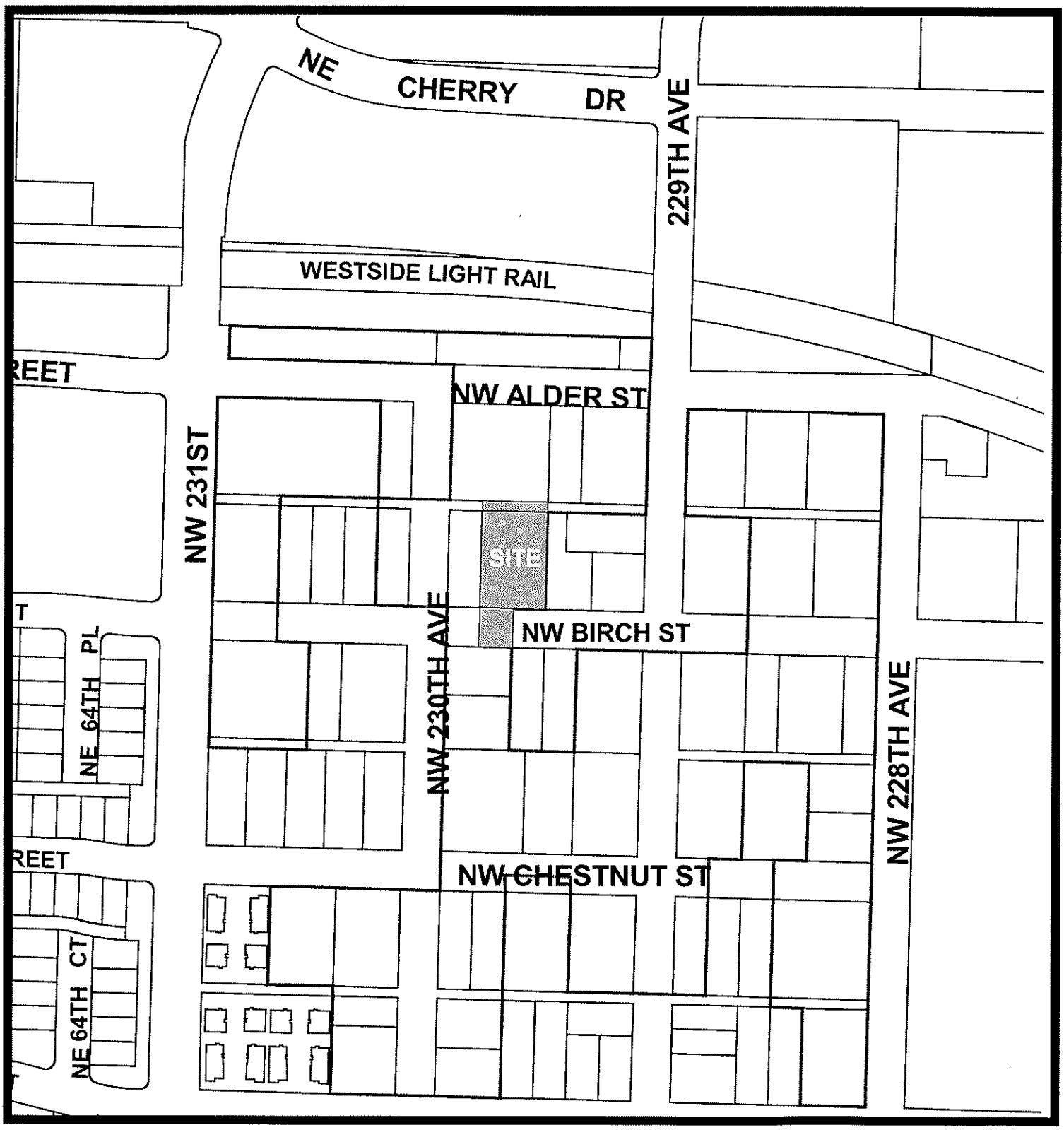
Linda Bjornstad

Linda Bjornstad
Official Public Documents

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

AN 11-06 & ZC 16-06: PHILLIS CONSTRUCTION

REQUEST FOR ANNEXATION OF ONE PROPERTY APPROXIMATELY 0.34 ACRES IN SIZE, PLUS ASSOCIATED RIGHT-OF-WAY, AND A REQUEST FOR ZONE CHANGE FROM COUNTY R5 TO CITY SCR-OTC STATION COMMUNITY RESIDENTIAL - ORENCO TOWNSITE CONSERVATION.



DOR 34-1833-2006

Notice to Taxing Districts

ORS 308.225

OREGON DEPARTMENT OF REVENUE
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
December 19, 2006
As Per ORS 308.225

☒ Description ☒ Map received from: METRO
On: 12/6/2006, 12/14/2006

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

ANNEX TO CITY OF HILLSBORO; WITHDRAW FROM SEVERAL DISTRICTS (PHILLIS CONSTRUCTION)

ORD. #5670 (AN 11-06)

has been: ☒ Approved 12/19/2006
☐ Disapproved

Notes:

Department of Revenue File Number: 34-1833-2006

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. 5670
AN 11-06: PHILLIS CONSTRUCTION

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 September 5, 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 5th day of September, 2006.

Approved by the Mayor this 5th day of September, 2006.

Mayor

ATTEST:

City Recorder

City of Hillsboro
Annexation 11-06: Phillis Construction
Proposed legal description
MF, August 18, 2006

Exhibit 'A'

A tract of land located in Section 34, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at the southwest corner of Lot 8, Block 2, Orenco Townsite, a duly recorded subdivision in said county;

thence North, along the west boundary of said lot and northerly projection thereof, a distance of 165.0 feet to a point on the north right-of-way line of the east-west alley in said Block 2;

thence East, along said north right-of-way line, a distance of 100.0 feet to the northerly projection of the east boundary of Lot 9, Block 2, Orenco Townsite;

thence South, along said projection and east boundary, a distance of 165.0 feet to the north right-of-way line of NW Birch Street;

thence West, along said north right-of-way line, a distance of 50.0 feet to the southeast corner of said Lot 8, Block 2;

thence South, along the southerly projection of the east boundary of said lot, a distance of 60.0 feet to the south right-of-way line of NW Birch Street;

thence West, along said right-of-way line, a distance of 50.0 feet to the southerly projection of the west boundary of said lot;

thence North, along said projection, a distance of 60.0 feet to the place of beginning.

5
6
11
252

AFTER RECORDING RETURN TO:
.Phillis Construction Co.
·P.O. Box 1502
·Sandy, OR 97055

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

Escrow No.: 65-419701-NL
Order No.: 419701

SPACE RESERVED FOR RECORDER'S USE

STATE OF O
County of Wa
I certify that t
the ____ day
_____
book/reel/volu
and/or as fee/f
_____, 1
my hand and s
affixed.____
Name TitleBy
_____, Deputy.

Washington (, Oregon 2006-007805
01/20/2006 .35 PM
D-DW Cnt=1 Stn=7 K GRUNEWALD
$5.00 $6.00 $11.00 $252.00 - Total = $274.00
00899277200800078050010010
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 Hanson
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
$252.00 1-20-06
FEE PAID DATE

Eugene A. Noreen and Donna M. Noreen, as tenants by the entirety

Grantor, conveys and warrants to

Phillis Construction Co., an Oregon Corporation

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lots 8 and 9, Block 2, ORENCO TOWNSITE, in the County of Washington and State of Oregon.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under Chapter 1, Oregon Laws 2005 (Ballot Measure 37 (2004)). 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 and to inquire about the rights of neighboring property owners, if any, under Chapter 1, Oregon Laws 2005 (Ballot Measure 37 (2004)).

ENCUMBRANCES: power of assessment of Clean Water Services; Regulations, including levies, liens, assessments, rights of way and easements of Tualatin Valley Water District

The true consideration for this conveyance is $252,000.00.

Dated January 10 ,2006; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Eugene A. Noreen
Eugene A. Noreen

Donna M Noreen
Donna M. Noreen

STATE OF OREGON
County of Washington

This instrument was acknowledged before me on the 10 day of January, 2006 by Eugene A. Noreen and Donna M. Noreen.

Notary Public for Oregon

My Commission Expires: ~~04/01/09~~ 7-26-07

(SEAL)

OFFICIAL SEAL
PATTI A COOPER
NOTARY PUBLIC-OREGON
COMMISSION NO. 389285
MY COMMISSION EXPIRES JULY 28, 2007

CHICAGO TITLE INSURANCE COMPANY

65-419701-NL 419701

9014710540.rdw