

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, ANNEXING MULTIPLE TRACTS OF LAND INTO THE CITY LIMITS OF THE CITY OF MILWAUKIE AND WITHDRAWING THEM FROM SEVERAL SERVICE DISTRICTS AS DESCRIBED BELOW (FILE #A-11-03).

WITHDRAWAL OF THE FOLLOWING TRACTS OF LAND IDENTIFIED BELOW BY TAX MAP I.D. NUMBER AND STREET ADDRESS FROM THE TERRITORY OF CLACKAMAS COUNTY SERVICE DISTRICT FOR ENHANCED LAW ENFORCEMENT AND CLACKAMAS COUNTY SERVICE DISTRICT NO. 5 FOR STREET LIGHTS:

- | | |
|-------------------|------------------------|
| 1. (Lovena Farm) | (multiple addresses) |
| 1S2E30AC00601 | 9313 SE Stanley Ave |
| 1S2E30AC00602 | 9315 SE Stanley Ave |
| 1S2E30AC00603 | 9317 SE Stanley Ave |
| 1S2E30AC00604 | 9311 SE Stanley Ave |
| 1S2E30AC00605 | Tract A |
| 1S2E30AC00606 | Tract B |
| 1S2E30AC00607 | Tract C |
| 2. 1S2E30DA02100 | 6005 SE Hazel Pl |
| 3. 1S2E30DA02700 | 6006 SE Firwood St |
| 4. 1S2E30DA03400 | 9504 SE Stanley Ave |
| 5. 1S2E30DA03600 | 9526 SE Stanley Ave |
| 6. 1S2E30DA04300 | 5820 SE Cedar St |
| 7. 1S2E30DA07901 | 5845 SE Maple St |
| 8. 1S2E30DA09100 | 5960 SE Maple St |
| 9. 1S2E30DA10900 | 5950 SE Hill St |
| 10. 1S2E30DD02400 | 10110 SE Wichita Ave |
| 11. 1S2E30DD03500 | 10031 SE Wichita Ave |
| 12. 1S2E30DD05400 | 10044 SE Stanley Ave |
| 13. 1S2E30DD05900 | 10029 SE Hollywood Ave |

WHEREAS, the territory proposed for annexation is contiguous to the City's boundary and is within the City's urban growth management area; and

WHEREAS, the requirements of the Oregon Revised Statutes for initiation of the annexation were met by providing written consent from a majority of electors and all owners of land in the territory proposed for annexation; and

WHEREAS, the territory proposed for annexation lies within the territory of Clackamas River Water, Clackamas County Service District No. 5 for Street Lights, and Clackamas County Service District for Enhanced Law Enforcement; and

WHEREAS, the annexation and withdrawals are not contested by any necessary party; and

WHEREAS, the annexation was processed through the City's Annexation Assistance Program established by Resolution 38-2010; and

WHEREAS, the annexation will promote the timely, orderly, and economic provision of public facilities and services; and

WHEREAS, Table 19.1104.1.E of the Milwaukie Municipal Code provides for the automatic application of City zoning and Comprehensive Plan land use designations; and

WHEREAS, the City conducted a public meeting and mailed notice of the public meeting as required by law; and

WHEREAS, the City prepared and made available an annexation report that addressed all applicable criteria, and, upon consideration of such report, the City Council favors annexation of the tracts of land and withdrawal from all applicable service districts based on findings and conclusions attached hereto as Exhibit A;

NOW, THEREFORE, THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:

Section 1. Findings. The Findings in Support of Approval and attached as Exhibit A are hereby adopted.

Section 2. Property Descriptions. The tracts of land described and depicted in Exhibit B are hereby annexed to the City of Milwaukie.

Section 3. Withdrawal from Service Districts. The tracts of land annexed by this ordinance and described in Section 2 are hereby withdrawn from Clackamas County Service District for Enhanced Law Enforcement and Clackamas County Service District No. 5 for Street Lights.

Section 4. Zoning and Land Use Designations. The tracts of land annexed by this ordinance and described in Section 2 are hereby assigned the following Municipal Code zoning and Comprehensive Plan land use designations.

Tax Map ID	Address	Zoning	Land Use
1. (Lovena Farm)	(multiple addresses)		
1S2E30AC00601	9313 SE Stanley Ave	R-7	Low Density
1S2E30AC00602	9315 SE Stanley Ave	R-7	Low Density
1S2E30AC00603	9317 SE Stanley Ave	R-7	Low Density
1S2E30AC00604	9311 SE Stanley Ave	R-7	Low Density
1S2E30AC00605	Tract A	R-7	Low Density
1S2E30AC00606	Tract B	R-7	Low Density
1S2E30AC00607	Tract C	R-7	Low Density
2. 1S2E30DA02100	6005 SE Hazel Pl	R-10	Low Density
3. 1S2E30DA02700	6006 SE Firwood St	R-10	Low Density
4. 1S2E30DA03400	9504 SE Stanley Ave	R-10	Low Density
5. 1S2E30DA03600	9526 SE Stanley Ave	R-10	Low Density
6. 1S2E30DA04300	5820 SE Cedar St	R-10	Low Density
7. 1S2E30DA07901	5845 SE Maple St	R-10	Low Density
8. 1S2E30DA09100	5960 SE Maple St	R-10	Low Density
9. 1S2E30DA10900	5950 SE Hill St	R-10	Low Density
10. 1S2E30DD02400	10110 SE Wichita Ave	R-10	Low Density
11. 1S2E30DD03500	10031 SE Wichita Ave	R-10	Low Density
12. 1S2E30DD05400	10044 SE Stanley Ave	R-10	Low Density
13. 1S2E30DD05900	10029 SE Hollywood Ave	R-10	Low Density

Section 5. Effective Date of Annexations. The City shall immediately file a copy of this ordinance with Metro and other agencies required by Metro Code Chapter 3.09.030 and ORS 222.005 and 222.177. The annexation and withdrawals shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.

Read the first time on 2/7/12 and moved to second reading by 5-0 vote of the City Council.

Read the second time and adopted by the City Council on 2/7/12.

Signed by the Mayor on 2/7/12.



Jeremy Ferguson, Mayor

ATTEST:

APPROVED AS TO FORM:
Jordan Ramis PC



Pat DuVal, City Recorder



City Attorney

Document1 (Last revised 09/18/07)

Exhibit A

FINDINGS IN SUPPORT OF APPROVAL

Expedited Annexations in NE Sewer Extension Project Area
(Annexation Assistance Program Batch #3)
File# A-11-03

Based on the expedited annexation staff report for Annexation Assistance Program Batch #3, the Milwaukie City Council finds:

1. The Annexation Properties consist of 13 properties composed of 19 tax lots for a total area of 6.39 acres. They are identified below by tax map ID number and street address.

Tax Lot ID	Address
(Lovena Farm)	(multiple addresses)
1S2E30AC00601	9313 SE Stanley Ave
1S2E30AC00602	9315 SE Stanley Ave
1S2E30AC00603	9317 SE Stanley Ave
1S2E30AC00604	9311 SE Stanley Ave
1S2E30AC00605	Tract A
1S2E30AC00606	Tract B
1S2E30AC00607	Tract C
1S2E30DA02100	6005 SE Hazel Pl
1S2E30DA02700	6006 SE Firwood St
1S2E30DA03400	9504 SE Stanley Ave
1S2E30DA03600	9526 SE Stanley Ave
1S2E30DA04300	5820 SE Cedar St
1S2E30DA07901	5845 SE Maple St
1S2E30DA09100	5960 SE Maple St
1S2E30DA10900	5950 SE Hill St
1S2E30DD02400	10110 SE Wichita Ave
1S2E30DD03500	10031 SE Wichita Ave
1S2E30DD05400	10044 SE Stanley Ave
1S2E30DD05900	10029 SE Hollywood Ave

2. The Annexation Properties are contiguous to the existing city limits through either their adjacency to private property within the city limits or recently annexed public right-of-way. They are within the City's Urban Growth Management Area (UGMA) and are located throughout the NE Sewer Extension (NESE) Project Area. The NESE Project Area is primarily developed with single-family residential uses, with some commercial and industrial uses around the area's perimeter, particularly along King Road and Johnson Creek Boulevard.
3. The Annexation Properties seek annexation to the City to access City services, namely sewer service. Two of the Annexation Properties have already connected to City sewer through the emergency connection process.

4. The annexation petition was initiated by Consent of All Owners of Land between April 4, 2011, and December 6, 2011. It meets the requirements for initiation set forth in ORS 222.125, Metro Code Section 3.09.040, and Milwaukie Municipal Code (MMC) Subsection 19.1102.2.A.1.
5. The annexation petition was processed and public notice was provided in accordance with ORS Section 222.125, Metro Code Section 3.09.045, and MMC Section 19.1104.
6. The annexation petition is being processed as an expedited annexation at the request of the Annexation Properties' owners. It meets the expedited annexation procedural requirements set forth in MMC Section 19.1104.
7. The expedited annexation process provides for automatic application of City land use and zoning designations to the Annexation Properties based on their existing zoning designations in the County pursuant to MMC Table 19.1104.1.E. Table 1 below summarizes the Annexation Properties' automatic land use and zoning designations upon annexation.

Table 1: Automatic Zoning and Land Use Designations

Tax Map ID	Address	County Zoning	City-Equivalent	
			Zoning	Land Use
1. (Lovena Farm)	(multiple addresses)			
1S2E30AC00601	9313 SE Stanley Ave	R7	R-7	Low Density
1S2E30AC00602	9315 SE Stanley Ave	R7	R-7	Low Density
1S2E30AC00603	9317 SE Stanley Ave	R7	R-7	Low Density
1S2E30AC00604	9311 SE Stanley Ave	R7	R-7	Low Density
1S2E30AC00605	Tract A	R7	R-7	Low Density
1S2E30AC00606	Tract B	R7	R-7	Low Density
1S2E30AC00607	Tract C	R7	R-7	Low Density
2. 1S2E30DA02100	6005 SE Hazel Pl	R10	R-10	Low Density
3. 1S2E30DA02700	6006 SE Firwood St	R10	R-10	Low Density
4. 1S2E30DA03400	9504 SE Stanley Ave	R10	R-10	Low Density
5. 1S2E30DA03600	9526 SE Stanley Ave	R10	R-10	Low Density
6. 1S2E30DA04300	5820 SE Cedar St	R10	R-10	Low Density
7. 1S2E30DA07901	5845 SE Maple St	R10	R-10	Low Density
8. 1S2E30DA09100	5960 SE Maple St	R10	R-10	Low Density
9. 1S2E30DA10900	5950 SE Hill St	R10	R-10	Low Density
10. 1S2E30DD02400	10110 SE Wichita Ave	R10	R-10	Low Density
11. 1S2E30DD03500	10031 SE Wichita Ave	R10	R-10	Low Density
12. 1S2E30DD05400	10044 SE Stanley Ave	R10	R-10	Low Density
13. 1S2E30DD05900	10029 SE Hollywood Ave	R10	R-10	Low Density

8. The applicable City approval criteria for expedited annexations are contained in MMC 19.1502.3. They are listed below with findings in italics.
 - A. The subject site must be located within the City's urban growth management area (UGMA);
The Annexation Properties are within the City's UGMA.
 - B. The subject site must be contiguous to the existing city limits;
The Annexation Properties are contiguous to the existing city limits along their frontages.
 - C. The requirements of Oregon Revised Statutes for initiation of the annexation process must be met;
All property owners and at least one half of all registered voters residing at the Annexation Properties consented to the annexation by signing the annexation petition. Staff confirmed property ownership through Clackamas County Assessment and Taxation and voter registration through Clackamas County Elections Division. As submitted, the annexation petition meets the Oregon Revised Statutes requirements for initiation pursuant to the "Consent of All Owners of Land" initiation method.
 - D. The proposal must be consistent with Milwaukie Comprehensive Plan Policies;
Chapter 6 of the Comprehensive Plan contains the City's annexation policies. Applicable annexation policies include: (1) delivery of City services to annexing areas where the City has adequate services and (2) requiring annexation in order to receive a City service. Annexation will make these properties eligible to connect to the City's new sewer system. As proposed, the annexation is consistent with Milwaukie Comprehensive Plan policies.
 - E. The proposal must comply with the criteria of Metro code Sections 3.09.050 (d) and, if applicable, (e).
The annexation proposal is consistent with applicable Metro Code sections for expedited annexations as described below.
9. Prior to approving an expedited annexation, the City must apply the provisions contained in Section 3.09.045 of the Metro Code. They are listed below with findings in italics.
 - (1) Find that the change is consistent with expressly applicable provisions in:

- (A) Any applicable urban service agreement adopted pursuant to ORS 195.205;

There are no applicable urban service agreements adopted pursuant to ORS 195 in the area of the proposed annexation. The City, however, has an UGMA agreement with Clackamas County that states that the City will take the lead in providing urban services in the area of the proposed annexation. Pursuant to this agreement, the City has recently constructed a new sewer system in this area. Annexation will make these properties eligible to connect to this system.

- (B) Any applicable annexation plan adopted pursuant to ORS 195.205;
There are no applicable annexation plans adopted pursuant to ORS 195 in the area of the proposed annexation.

- (C) Any applicable cooperative planning agreement adopted pursuant to ORS 195.020 (2) between the affected entity and a necessary party;

There are no applicable cooperative planning agreements adopted pursuant to ORS 195 in the area of the proposed annexation.

- (D) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;

Clackamas County completed a North Clackamas Urban Area Public Facilities Plan in 1989 in compliance with Goal 11 of the Land Conservation and Development Commission for coordination of adequate public facilities and services. The City subsequently adopted this plan as an ancillary Comprehensive Plan document. The plan contains four elements:

- *Sanitary Sewerage Services*
- *Storm Drainage*
- *Transportation Element*
- *Water Systems*

The proposed annexation is consistent with the four elements of this plan as follows:

Sewer: The City is the identified sewer service provider in the area of the proposed annexation and has recently completed construction of a public sewer system that can adequately serve the Annexation Properties.

Storm Drainage: The City will require on-site management of storm water runoff at the time of development and will regulate direct

storm water discharge to Johnson Creek.

Transportation: The City will require public street improvements along the Annexation Properties' frontages at the time of development.

Water: Clackamas River Water (CRW) is the identified water service provider in this plan. However, the City's more recent UGMA agreement with the County identifies the City as the lead urban service provider in the area of the proposed annexation. The City is in the process of developing a water service master plan for all of the territory within its UGMA and discussing possible service provision changes with CRW. In the meantime, CRW will continue to provide water service to the Annexation Properties, with one exception. See Finding 10 for more detail on the one Annexation Property not currently served by CRW.

(E) Any applicable comprehensive plan.

The proposed annexation is consistent with the Milwaukie Comprehensive Plan, which is more fully described on the previous page. The Clackamas County Comprehensive Plan contains no specific language regarding City annexations. It does, however, contain the City-County UGMA agreement, which identifies the area of the proposed annexation as being within the City's UGMA. The UGMA agreement requires that the City notify the County of proposed annexations, which the City has done. The agreement also calls for City assumption of jurisdiction of local streets that are adjacent to newly annexed areas. The City has already annexed and taken jurisdiction of the streets in the NESE Project Area.

(2) Consider whether the boundary change would:

(A) Promote the timely, orderly and economic provision of public facilities and services;

The City is the identified urban service provider in the area of the proposed annexation, and the proposed annexation will facilitate the timely, orderly, and economic provision of urban services to the Annexation Properties.

The City has recently completed a public sewer system in this area. Annexation will make these properties eligible to connect to this system.

The majority of properties in this area is currently served by CRW and will continue to be served by CRW until such time as the IGA between the City and CRW is amended or renegotiated.

(B) Affect the quality and quantity of urban services; and
Annexation of the Annexation Properties is not expected to affect the quality or quantity of urban services in this area given the surrounding level of urban development and the existing level of urban service provision in this area.

(C) Eliminate or avoid unnecessary duplication of facilities and services.

The site will be served by the Milwaukie Police Department upon annexation. In order to avoid duplication of law enforcement services, the site will be withdrawn from the Clackamas County Service District for Enhanced Law Enforcement.

The majority of properties in this area is currently served by CRW and will continue to be served by CRW until such time as the IGA between the City and CRW is amended or renegotiated. In the meantime, the City does not intend to duplicate CRW's existing water supply system or withdraw private properties currently being served by CRW from the CRW district. See Finding 10 for more detail on the one Annexation Property not currently served by CRW.

10. The City is authorized by ORS Section 222.120 (5) to withdraw annexed territory from non-City service providers and districts upon annexation of the territory to the City. This allows for more unified and efficient delivery of urban services to newly annexed properties and is in keeping with the City's Comprehensive Plan policies relating to annexation.

Wastewater: The Annexation Properties are within the City's sewer service area pursuant to the 1990 City-County Urban Growth Management Agreement and will be served by the City's new sewer system once it is completed later this year. Two of the properties have already connected to the City sewer through the emergency connection process.

Water: One Annexation Property, namely 10110 SE Wichita Ave (Tax Map ID 1S2E30DD02400), is not in the Clackamas River Water (CRW) district. It is currently served by City water. The City has a 6-inch water main in Wichita Ave that can adequately continue to serve this property. The remaining 12 properties are within the CRW district and currently served by CRW. Pursuant to the City's IGA with CRW, none of these properties are to be withdrawn from the district at this time. They are to remain in the CRW district and continue to be served by CRW until such time as the City's IGA with CRW is amended or renegotiated.

Storm: The Annexation Properties are not connected to a public storm water system. Treatment and management of on-site storm water will be required when

new development occurs. Most of the streets in this area are also not connected to a public storm water system. In the fall of 2010, storm water swales were installed as a part of the NESE project at key locations to reduce ponding.

Fire: The Annexation Properties are currently served by Clackamas County Fire District No. 1 and will continue to be served by this fire district upon annexation since the entire City and surrounding area is within this district.

Police: The Annexation Properties are currently served by the Clackamas County Sheriff's Department and are within the Clackamas County Service District for Enhanced Law Enforcement, which provides additional police protection to the area. The City has its own police department, and this department can adequately serve the Annexation Properties. In order to avoid duplication of services, the properties should be withdrawn from Clackamas County Service District for Enhanced Law Enforcement upon annexation.

Street Lights: The Annexation Properties are currently within Clackamas County Service District No. 5 for Street Lights (the "District").¹ As of July 1, 2011, an intergovernmental agreement between the City and the District transfers operational responsibility to the City for the street lights and street light payments in the NESE area, though the properties themselves remain in the District until they annex to the City. The Annexation Properties should be withdrawn from the District upon annexation, as the City provides street lighting for properties within the city as part of its package of city services.

Other Services: Planning, Building, Engineering, Code Enforcement, and other municipal services are available through the City and will be available to serve these properties upon annexation. The Annexation Properties will continue to receive services and remain within the boundaries of certain regional and county service providers, such as Tri-Met, North Clackamas School District, Vector Control District, etc.

¹ Not all streets in this area have street lights and only those properties on streets with lights are billed by the County for this service. Six of the 13 Annexation Properties are currently billed by the District for street lighting.

Exhibit B-1

ANNEXATION TO THE CITY OF MILWAUKIE
Properties in the NE Sewer Extension Project Area
(Land Use File # A-11-03)

LEGAL DESCRIPTIONS

PARCEL 1 (1-2E-30AC-00601 through 00607)

A parcel of land in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, being LOVENA FARM, Plat No. 4308, a duly recorded subdivision in Clackamas County, Oregon, including the 5.00 foot street dedication along the entire frontage of SE Stanley Avenue, County Road No. 1229.

PARCEL 2 (1-2E-30DA-02100)

A parcel of land in the Hector Campbell DLC, in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

BEGINNING at a point on the Easterly line of HOLLYWOOD PARK, Plat No. 378, a duly recorded subdivision in Clackamas County, Oregon, that is 563 feet Southerly from the Northeasterly corner of said plat when measured on the Easterly line thereof;

Thence Southerly following the Easterly line of said plat, 100 feet to the Southwest corner of the tract of land conveyed to Austin Banks, et ux, by deed recorded December 27, 1945, in book 357, Page 445, Clackamas County Deed Records;

Thence continuing Southerly following the Easterly line of said plat a distance of 140 feet to the TRUE POINT OF BEGINNING of the tract herein described;

Thence South tracing the Easterly line of said HOLLYWOOD PARK, 110 feet to a point on the North right-of-way line of SE Hazel Place, a parcel of land conveyed to Clackamas County in Book 461, Page 744, Clackamas County Deed Records;

Thence Easterly parallel with the South line of said Banks tract and along the North right-of-way line of SE Hazel Place, 55 feet;

Thence North parallel with the Easterly line of said HOLLYWOOD PARK, 110 feet;

Thence Westerly parallel with the South line of said Banks tract, 55 feet to the True Point of Beginning.

Exhibit B-1

PARCEL 3 (1-2E-30DA-02700)

A parcel of land in the Hector Campbell DLC in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being a portion of Lots 1 and 2, Block 10, HOLLYWOOD PARK ANNEX, Plat No. 633, a duly recorded subdivision in Clackamas County, Oregon, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of said Block 10;

Thence West along the North line of said Lot 1, 55.86 feet to the most Northerly Northeast corner of that tract of land conveyed to Edwin Swanson in Book 383, Page 489, Clackamas County Deed Records;

Thence South parallel with the West line of said Lots 1 and 2, 55.00 feet;

Thence East parallel with the South line of said Lot 2, 14.00 feet;

Thence South parallel with the West line of said Lot 2, 45.00 feet to a point on the South line of said Lot 2;

Thence East along the South line of said Lot 2, 41.00 feet to the Southeast corner thereof;

Thence North along the East line of said Lots 1 and 2, 100 feet to the Point of Beginning.

PARCEL 4 (1-2E-30DA-03400)

A parcel of land in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being the North 66.67 feet of Lot 1, Block 3, HOLLYWOOD PARK, Plat No. 378, a duly recorded subdivision in Clackamas County, Oregon.

PARCEL 5 (1-2E-30DA-03600)

A parcel of land in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being the South 66.67 feet of Lot 10, Block 3, HOLLYWOOD PARK, Plat No. 378, a duly recorded subdivision in Clackamas County, Oregon.

Exhibit B-1

PARCEL 6 (1-2E-30DA-04300)

A parcel of land in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being all of Lot 3, Block 4, HOLLYWOOD PARK, Plat No. 378 a duly recorded subdivision in Clackamas County, Oregon.

PARCEL 7 (1-2E-30DA-07901)

A parcel of land in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being all of Lot 12, Block 7, HOLLYWOOD PARK, Plat No. 378 a duly recorded subdivision in Clackamas County, Oregon.

PARCEL 8 (1-2E-30DA-09100)

A parcel of land in the Hector Campbell DLC, in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

BEGINNING at a point on the Easterly line of HOLLYWOOD PARK, Plat No 378, a duly recorded subdivision in Clackamas County, Oregon, that is 1,529 feet Southerly from the Northeasterly corner of said plat when measured on the Easterly line thereof, said point also being the Northwest corner of that tract of land conveyed to D.A. Zimmer and M.H. Zimmer, husband and wife, by deed recorded October 24, 1946, in Book 379, Page 235, Clackamas County Deed Records;

Thence South along the Easterly line of said HOLLYWOOD PARK, 149 feet to a point;

Thence East parallel with the North line of said Zimmer tract, 120 feet to a point;

Thence North parallel with the East line of said HOLLYWOOD PARK, 149 feet to a point on the North line of the Zimmer tract;

Thence West along the North line of said Zimmer tract, 120 feet to the Point of Beginning.

PARCEL 9 (1-2E-30DA-10900)

A parcel of land in the Hector Campbell DLC, in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Exhibit B-1

BEGINNING at a point on the West right-of-way line of SE Wichita Avenue (aka SE 60th Avenue), County Road No. 668, 1288 feet North of the Southeast corner of that tract described in a deed from T.S. Mullen and wife to School District No. 119, recorded in Book 109, Page 128, Clackamas County Deed Records;

Thence West, 100 feet to the TRUE POINT OF BEGINNING of the tract herein described;

Thence continuing West, 100 feet;

Thence North parallel with the West right-of-way line of SE Wichita Avenue, 100 feet to a point on the South right-of-way line of SE Hill Street, conveyed to the Public in a deed recorded June 1, 1967 in Book 691, Page 168, Clackamas County Deed Records;

Thence East along the South right-of-way line of said SE Hill Street, 100 feet;

Thence South parallel with the West right-of-way line of SE Wichita Avenue, 100 feet to the True Point of Beginning.

PARCEL 10 (1-2E-30DD-02400)

A parcel of land in the Hector Campbell DLC, in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being all of Lot 13, WICHITA, Plat No. 153, a duly recorded subdivision in Clackamas County, Oregon, EXCEPTING THEREFROM the following described tract:

BEGINNING at the intersection of the North line of said Lot 13, and the West right-of-way line of SE Linwood Avenue (H. Longcoy Road, County Road No 1256);

Thence West along the North line of said Lot 13, 100 feet;

Thence South parallel with the East line of said Lot 13, 185.6 feet, more or less, to the South line thereof;

Thence East, 100 feet to the West right-of-way line of said SE Linwood Avenue;

Thence North along the West right-of-way line said SE Linwood Avenue, 185.6 feet, more or less, to the Point of Beginning;

Also, EXCEPTING that portion of said Lot 13 within the right-of-way of said SE Linwood Avenue.

Exhibit B-1

PARCEL 11 (1-2E-30DD-3500)

A parcel of land in the Hector Campbell DLC, in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

BEGINNING at a point on the Westerly right-of-way line of SE Wichita Avenue which is 714.5 feet North of the Southeast corner of a tract of land conveyed to School District No. 119 in Book 109, Page 128, Clackamas County Deed Records;

Thence continuing Northerly along the Westerly right-of-way line of said SE Wichita Avenue, 79.5 feet;

Thence Westerly, 446.3 feet, more or less, to a point on the Southerly projection of the Easterly boundary of HOLLYWOOD PARK, Plat No. 378 a duly recorded subdivision in Clackamas County, Oregon, said point being South 00° 58' 30" East from the Southeast corner of said HOLLYWOOD PARK, 249.20 feet;

Thence South on the Southerly projection of the Easterly line of said HOLLYWOOD PARK, 79.5 feet;

Thence North 89° 43' East parallel with the South line of the Hector Campbell DSC, 447.13 feet, more or less, to the Point of Beginning.

EXCEPTING THEREFROM the westerly 162.5 feet.

PARCEL 12 (1-2E-30DD-5400)

A parcel of land in the Hector Campbell DLC, in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

BEGINNING at the initial point of HOLLYWOOD PARK, Plat No. 378, a duly recorded subdivision in Clackamas County, Oregon, which is also the Southwest corner of Block 8 of said HOLLYWOOD PARK and a point on the Easterly right-of-way line of SE Stanley Avenue, County Road No. 1229;

Thence South along the Easterly right-of-way line of said SE Stanley Avenue, 275.00 feet to the Northwest corner of a tract of land conveyed to Knut Skagen, et ux, in Book 389, Page 643, Clackamas County Deed Records and the TRUE POINT OF BEGINNING of the tract herein described;

Thence North 89° 43' East along the Northerly boundary of said Skagen tract, 100.00 feet;

Exhibit B-1

Thence South parallel with the Easterly right-of-way line of said SE Stanley Avenue 117.50 feet to a point on the Northerly right-of-way line of SE Hector Street, County Road No. 2465;

Thence South 89° 43' West along the Northerly right-of-way line of said SE Hector Street, 100.00 feet to the Easterly right-of-way line of said SE Stanley Avenue;

Thence North along the Easterly right-of-way line of said SE Stanley Avenue, 117.50 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of the above described parcel conveyed to Clackamas County for right-of-way purposes by Instrument No. 95-030100, Clackamas County Deed Records, being more particularly described as follows:

Beginning at the Southwest corner of the above described parcel conveyed to Gerald S. Calhoun and Violet Calhoun, husband and wife, by Book 420, Page 520, Clackamas County Deed Records;

Thence East along the North right-of-way line of said SE Hector Street, 13.00 feet;

Thence Northwesterly, 19 feet, more or less, to a point on the East right-of-way line of said SE Stanley Avenue that is 13.00 feet North from the point of beginning;

Thence South along the East right-of-way line of said SE Stanley Avenue, 13.00 feet to the Point of Beginning.

PARCEL 13 (1-2E-30DD-5900)

A parcel of land in the Hector Campbell DLC, in Section 30, Township 1 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of SE Hector Street, County Road No. 2465 and the West right-of-way line of SE Hollywood Avenue, County Road No. 2452;

Thence West along the South right-of-way line of said SE Hector Street, 105 feet;

Thence South parallel with the West right-of-way line of said SE Hollywood Street, 67 feet;

Thence East parallel with the South right-of-way line of said SE Hector Street, 105 feet to a point on the West right-of-way line of said SE Hollywood Street;

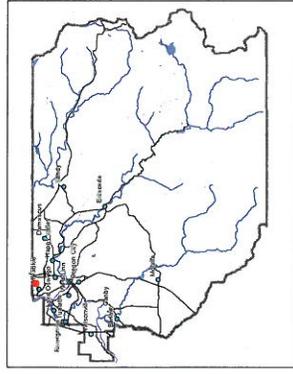
Thence North along the West right-of-way line of said SE Hollywood Street, 67 feet to the Point of Beginning.

12 E 30 DA
 N.E. 1/4 S.E. 1/4 SEC. 30 T.1S. R.2E. W.M.
 Clackamas County
 1" = 100'

D. L. C.
 HECTOR CAMPBELL NO. 41

Cancelled Taxlots
 600
 701
 1001
 7101
 7201
 7301
 7401
 7501
 7601
 7701
 7801
 7901
 8000
 9101
 10000

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
 PURPOSES ONLY



12 E 30 DA

