



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7630
 planning@milwaukieoregon.gov

Expedited Annexation Application

File # A-2021-006

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant): <u>KINH NGUYEN</u>	
Mailing address: <u>P.O. Box 372, Beaverton, OR</u>	Zip: <u>97075</u>
Phone(s): <u>360-556-9866</u>	Email: <u>migo1@hotmail.com</u>
APPLICANT'S REPRESENTATIVE (if different than above):	
Mailing address:	Zip:
Phone(s):	Email:

SITE INFORMATION:

Address(es): <u>5905 SE Hazel Pl.</u>	Map & Tax Lot(s): <u>152E30DA05100</u>
Existing County zoning: ... <u>R10</u>	Proposed City zoning: <u>R-10</u> Property size: <u>0.6 acres..</u>
Existing County land use designation: ...	Proposed City land use designation: <u>R10 LDR</u>

PROPOSAL (describe briefly):

Annex to connect to city sewer.

LIST OF ALL CURRENT UTILITY PROVIDERS:

Check all that apply (do not list water or sewer service providers)

Cable, internet, and/or phone:	<input type="checkbox"/> Comcast	<input type="checkbox"/> CenturyLink
Energy:	<input checked="" type="checkbox"/> PGE	<input type="checkbox"/> NW Natural Gas
Garbage hauler:	<input type="checkbox"/> Waste Management	<input checked="" type="checkbox"/> Hoodview Disposal and Recycling
	<input type="checkbox"/> Wichita Sanitary	<input type="checkbox"/> Oak Grove Disposal <input type="checkbox"/> Clackamas Garbage
<input type="checkbox"/> Other (please list):		

SIGNATURE:

ATTEST: I am the property owner, or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. I have attached all owners' and voters' authorizations to submit this application. I understand that uses or structures that were not legally established in the County are not made legal upon annexation to the City. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: Date: 11-22-21

CONTINUED ON REVERSE

RESET

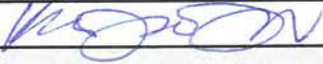
THIS SECTION FOR OFFICE USE ONLY:

File #: A-2021-005	Fee: \$ 150. ⁰⁰	Receipt #:	Recd. by:	Date stamp:
Associated application file #'s:				RECEIVED NOV 22 2021 CITY OF MILWAUKIE PLANNING DEPARTMENT
Neighborhood District Association(s):				
Notes (include discount if any):				

PETITION SIGNERS

NOTE: This petition may be signed by qualified persons even though they may not know their property description or voter precinct number.

*PO = Property Owner RV = Registered Voter OV = Owner and Registered Voter

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
	KINH NGUYEN X	X			11/22/2021
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	
5905 SE Hazel Pl.	15	2E	30DA	5100	420

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

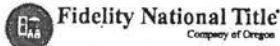
SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

Fidelity National Title # 60222109620 / 45142124150

RECORDING REQUESTED BY:



500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:
Christina M. Cole

GRANTEE'S NAME:
Kinh Nguyen

AFTER RECORDING RETURN TO:

Order No.: 60222109620-SK
Kinh Nguyen
5905 SE Hazel Place
Milwaukie, OR 97222

SEND TAX STATEMENTS TO:

Kinh Nguyen
5905 SE Hazel Place
Milwaukie, OR 97222

APN: 00081039
5905 SE Hazel Place, Milwaukie, OR 97222

12E30DA05100

00081039

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Christina M. Cole, Grantor, conveys and warrants to Kinh Nguyen, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

The East one-quarter of Lot 7, Block 4, HOLLYWOOD PARK, in the County of Clackamas and State of Oregon, the West line of said quarter lot being parallel with the East line of said lot.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00). (See ORS 93.030).

Subject to:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, convents, conditions and restrictions as may appear of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

cks

Clackamas County Official Records Sherry Hall, County Clerk	2021-083719
D-D \$10.00 \$16.00 \$10.00 \$62.00	Cnt=1 Stn=73 LESLIE \$98.00
09/13/2021 02:54:01 PM	

STATUTORY WARRANTY DEED

(continued)


IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-13-2021

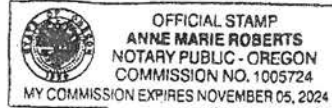

Christina M. Cole

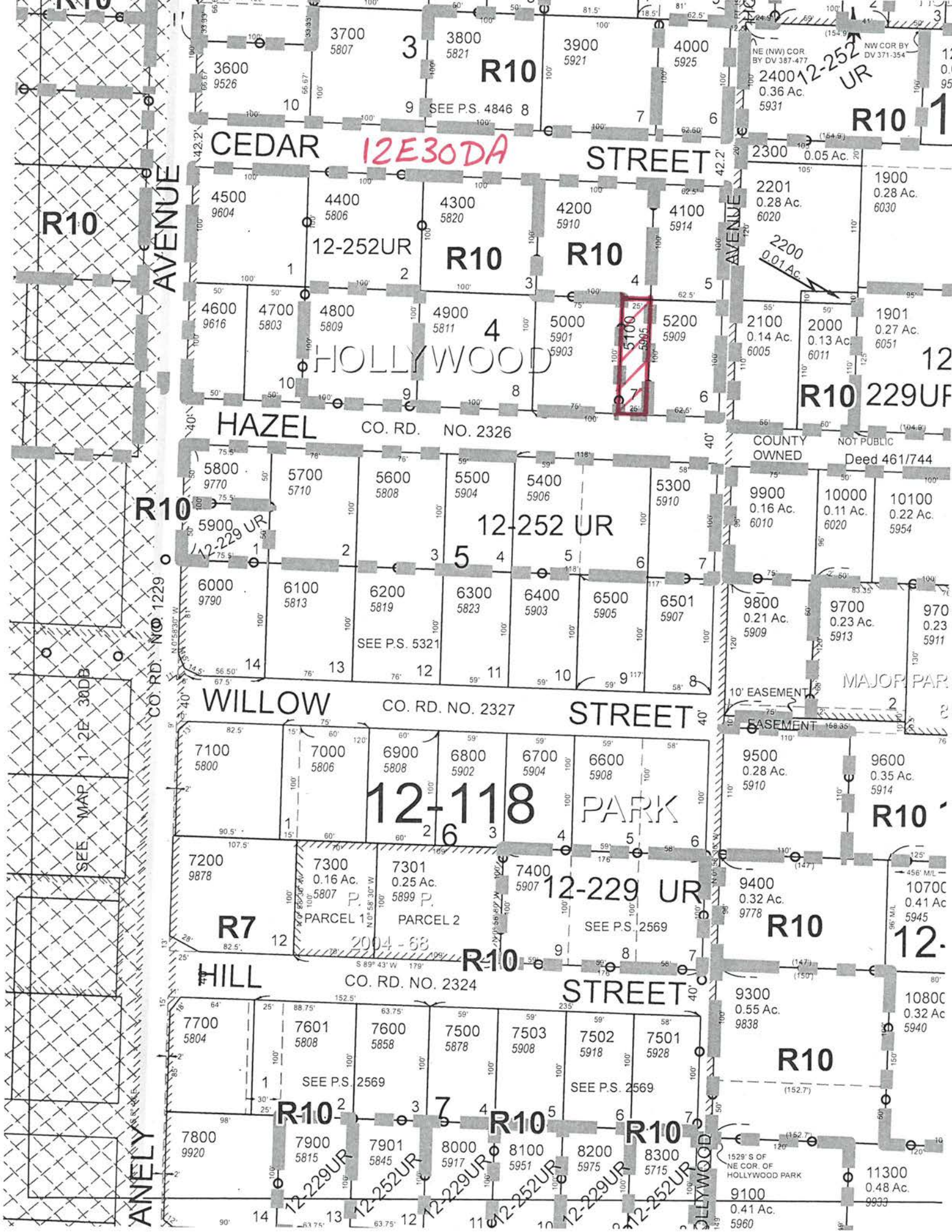
State of Oregon
County of Multnomah

This instrument was acknowledged before me on 9/13/2021 by Christina M. Cole.


Notary Public - State of Oregon

My Commission Expires: NOV. 05, 2024





ANELY AVENUE

CEDAR STREET

HAZEL CO. RD. NO. 2326

WILLOW CO. RD. NO. 2327 STREET

HILL CO. RD. NO. 2324 STREET

ANELY AVENUE

HOLLYWOOD

12E30DA

HOLLYWOOD

12-118 PARK

2004-68

12-229UR

12-252UR

12-229UR

12-252UR

12-252UR

2200 0.01 AC

12-229UR

12-229 UR

12 R10 229UF

R10

R10

R10

R10

R10

R10

R10

R7

R10

R10

R10

R10

R10

R10

12

R10

12

SEE MAP 12E 30DB

CO. RD. NO. 1229

SEE P.S. 5321

SEE P.S. 2569

SEE P.S. 2569

NE (NW) COR. BY DV 387-477
2400 12-252 UR
0.36 Ac.
5931

NW COR. BY DV 371-354

2201 0.28 Ac.
6020

1900 0.28 Ac.
6030

2100 0.14 Ac.
6005

2000 0.13 Ac.
6011

1901 0.27 Ac.
6051

9900 0.16 Ac.
6010

10000 0.11 Ac.
6020

10100 0.22 Ac.
5954

9800 0.21 Ac.
5909

9700 0.23 Ac.
5913

970 0.23
5911

9500 0.28 Ac.
5910

9600 0.35 Ac.
5914

9400 0.32 Ac.
9778

10700 0.41 Ac
5945

9300 0.55 Ac.
9838

10800 0.32 Ac
5940

9100 0.41 Ac.
5960

11300 0.48 Ac.
9933

COUNTY OWNED NOT PUBLIC Deed 461/744

10' EASEMENT MAJOR PART

EASEMENT

456' M/L 10700 0.41 Ac 5945

1529' S OF NE COR. OF HOLLYWOOD PARK

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the territory included within the attached petition (located on Assessor's Map 152E30DA) has been checked by me. It is a true and exact description of the territory under consideration and corresponds to the attached map indicating the territory under consideration.



Name Carlton Smith
Title GIS Cartographer 3
Department Tax Assessors Office
County of Clackamas
Date 11/30/2021

**CERTIFICATION OF PROPERTY OWNERSHIP OF
100% OF LAND AREA**

I hereby certify that the attached petition contains the names of the owners¹ (as shown on the last available complete assessment roll) of 100% of the land area of the territory proposed for annexation as described in the attached petition.



Name Carlton Smith
Title GIS Cartographer 3
Department Tax Assessors Office
County of Clackamas
Date 11/30/2021

¹ Owner means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If a parcel of land has multiple owners, each consenting owner shall be counted as a percentage of their ownership interest in the land. That same percentage shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition contains the names of at least 50% of the electors registered in the territory proposed for annexation as described in the attached petition.

*No Registered Voters
at address*

Name Rebekah Stern Doll
Title Deputy Clerk
Department Elections
County of Clackamas
Date 11/30/21



NOTICE LIST

(This form is NOT the petition)

LIST THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS AND REGISTERED VOTERS IN THE TERRITORY PROPOSED FOR ANNEXATION.

	Name of Owner/Voter	Mailing Street Address	Property Address
		Mailing City/State/Zip	Property Description <small>(township, range, ¼ section, and tax lot)</small>
1	Kinh Nguyen	P.O. Box 372	5905 SE Hazel Pl.
		Beverton, OR 97075	1S2E30DA05100
2			
3			
4			
5			
6			
7			
8			
9			
10			

EXPEDITED ANNEXATION CODE EXCERPTS

MILWAUKIE MUNICIPAL CODE SECTIONS

19.1104.1 Expedited Process

- A. A petition for any type of minor boundary change may be processed through an expedited process as provided by Metro Code Chapter 3.09.
- 5. Approval criteria for annexations are found in subsection 19.1102.3.

19.1102.3 Annexation Approval Criteria. The city council shall approve or deny an annexation proposal based on findings and conclusions addressing the following criteria.

- A. The subject site must be located within the city urban growth boundary;
- B. The subject site must be contiguous to the existing city limits;
- C. The requirements of the Oregon Revised Statutes for initiation of the annexation process must be met;
- D. The proposal must be 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).
- F. The proposal must comply with the criteria of Section 19.902 for Zoning Map Amendments and Comprehensive Plan Map Amendments, if applicable.

METRO CODE SECTIONS

3.09.050 Hearing & Decision Requirements for Decisions Other Than Expedited Decisions.

- (d) To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (d) and (e) of Section 3.09.045.

MILWAUKIE COMPREHENSIVE PLAN

Chapter 6: City Growth and Governmental Relationships; City Growth Element

Goal Statement: To identify the City's future planning and service area, establish the respective responsibilities for reviewing and coordinating land use regulations and actions within the area, and determine the most cost-effective means to provide the full range of urban services within the area.

Applicant Response

The proposal meets the applicable requirements listed above.

X _____

(Applicant's Signature)