

CITY OF SHERWOOD, OREGON

RESOLUTION 87-365

A RESOLUTION INITIATING ANNEXATION TO THE CITY OF A TERRITORY MORE PARTICULARLY DESCRIBED AS:

A TRACT OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEGINNING AT A POINT ON THE S LINE OF THE DLC OF MOSES R. BARNUM AND LOUISA ANN BARNUM, NOTIFICATION NO. 7094, 213 FEET W OF THE SE CORNER OF SAID CLAIM, WHICH IS ALSO THE SE CORNER OF THE NW 1/4 OF THE NE-1/4 OF SECTION 30, TWP 2 S, RANGE 1 W OF THE WILLAMETTE MERIDIAN RUNNING THENCE W FOLLOWING THE S LINE OF SAID DLC, 1055 FEET TO THE SE CORNER OF LAND CONVEYED TO GEORGE RUPPRECHT BY DEED RECORDED JULY 9, 1917, BOOK 110, PAGE 158, DEED RECORDS OF SAID COUNTY; THENCE N ALONG THE E -LY LINE OF LANDS SO CONVEYED TO GEORGE RUPPRECHT, 22 RODS; THENCE E 1055 FEET TO THE NW CORNER OF LAND CONVEYED TO HARLON SCHLICHTING AND MILDRED SCHLICHTING BY DEED RECORDED IN BOOK 234, PAGE 631, SAID DEED RECORDS; THENCE S ALONG THE W-LY LINE OF LAND SO CONVEYED TO SAID CHRISTIANSEN 22 RODS TO THE PLACE OF BEGINNING, ALSO KNOWN AS LOT 400, SECTION 2S 1 30A, CONSISTING OF 7.32 ACRES, MORE OR LESS. ALONG WITH THAT PORTION OF CR 1238 AND CR 1324 (SW SCHOLLS-SHERWOOD ROAD) WHICH LIES SOUTH OF C/L OF SAID ROAD AND CONTIGUOUS TO THE ABOVE DESCRIBED PROPERTY.

WHEREAS, annexation to the City of the territory so bounded would constitute a "minor boundary change" under the boundary commission law, ORS 199.410 to 199.510; and

WHEREAS, by authority of ORS 199.490 (1) (a) the City Council may initiate the annexation; and

WHEREAS, this is a single parcel annexation, to which the property owners have consented; and

NOW THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

Section 1. The Council, pursuant to ORS 199.490 (1)(a) hereby initiates proceedings for annexation of this territory, known as Lot 400, 2S1 30A, to the City.

RESOLUTION 87-365

Section 2. The Council hereby approves the proposed annexation and requests the Portland Metropolitan Area Local Government Boundary Commission to approve it.

Section 3. The City Recorder is hereby directed to file a certified copy of the Resolution with the Commission at once.

Adopted by the City Council Jan 28, 1987.

Norma Jean Oyler
Mary L. Tobias, Mayor
City of Sherwood

Polly Blankenbaker
Polly Blankenbaker, Recorder

| | <u>AYE</u> | <u>NAY</u> |
|------------|---------------|--------------|
| TOBIAS | <u>absent</u> | <u>_____</u> |
| OYLER | <u>✓</u> | <u>_____</u> |
| MANDERFELD | <u>✓</u> | <u>_____</u> |
| BIRCHILL | <u>✓</u> | <u>_____</u> |
| STEWART | <u>✓</u> | <u>_____</u> |

PMALGBC FORM #9

CERTIFICATION OF PROPERTY OWNERS

(Triple-Majority Method)

(Applicable for Annexations to Cities Only)

I hereby certify that the attached petition for annexation of the territory described therein to the City of SHERWOOD contains the names of at least a majority of the property owners...who own at least a majority of the land area...which constitutes at least a majority of the assessed value of the territory to be annexed.

NAME James Oltz
TITLE CARTOGRAPHER II
DEPARTMENT ASSESSMENT & TAXATION
COUNTY OF WASHINGTON
DATE: March 20, 1987

PMALGBC FORM #4

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 251 30 A) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME James Oltz
TITLE CARTOGRAPHER II
DEPARTMENT ASSESSMENT & TAXATION
COUNTY OF WASHINGTON
DATE: March 20, 1987

*To exclude South Half
of Scholls Sherwood Road.*

PMALGBC FORM #5

(This form is Not the Petition)

ALL THE OWNERS OF PROPERTY INCLUDED IN BOUNDARY CHANGE PROPOSAL AREA

(To be completed IF the proposal contains 10 or fewer properties--tax lots or parcels). Please indicate the name and address of all owners of each included property regardless of whether they signed an annexation petition or not. This is for notification purposes.

| | NAME OF OWNER | ADDRESS | PROPERTY DESIGNATION (Indicate tax lot, section number, and Township Range) |
|------|-----------------------|--|--|
| (1) | <u>George F. Loss</u> | <u>12708 Carob Ct.</u> <u>Chino, CA 91710</u> | <u>400: 2S1 30A</u> |
| (2) | <u>Emilie J. Loss</u> | <u>12708 Carob Ct.</u> <u>Chino, CA 91710</u> | <u>400: 2S1 30A</u> |
| (3) | | | |
| (4) | | | |
| (5) | | | |
| (6) | | | |
| (7) | | | |
| (8) | | | |
| (9) | | | |
| (10) | | | |

PMALGBC FORM #6

BOUNDARY CHANGE DATA SHEET FOR
ANNEXATION TO THE CITY OF Sherwood

I. EXISTING CONDITIONS OF TERRITORY DESCRIBED IN BOUNDARY CHANGE

A. Land Area: Acres 7.32 or Square Miles -

B. General Description of Territory: (include topographic features such as slopes, vegetation, drainage basins, flood plain areas which are pertinent to this proposal)

Generally flat, or gently rolling farmland

No floodplain

C. Existing Land Use:

Number of single family units 1 multi-family units 0

Number of commercial structures 0 industrial structure 0

Public facilities or other uses (Please describe)

City water service in road for partial frontage of property.

D. Total Current Year Assessed Valuation \$ 47,500.00

E. Total Estimated Population: 2

F. Current County Zoning Status (if territory contains more than one land use zone, please indicate tax lot numbers and existing zoning designation for those tax lots)

R-9 under Washington County Plan/LDR (Low Density Residential) under City Plan.

G. Is the area adjacent to the territory to be annexed (and not in the city or district) of the same general character or degree of development as the territory to be annexed? Yes No

If Yes, why isn't the adjacent area included in the proposal?

Adjacent area was part of recently failed LID/annexation effort.

This property owner still wishes to annex.

II. PROPOSED DEVELOPMENT OF TERRITORY DESCRIBED IN BOUNDARY CHANGE

A. If the property is entirely or substantially undeveloped, what are the plans for future development? (Be specific--if site or development plans have been prepared please submit a copy.)

Continuance of current use - older, single family farm, with eventual redevelopment.

B. Can the proposed development be achieved under current county zoning?

Yes x No

If No, has a zone change been sought from the county either formally or informally for the property under consideration.

Yes No x

Please describe outcome of zone change request if answer to the above question is 'Yes'

C. Is the proposed development compatible with the county comprehensive plan and/or the Regional Framework Plan?

Yes x No

Briefly explain compatibility or incompatibility.

 Land is within Urban Growth Boundary and designated for
 eventual redevelopment to low density housing.

D. Is the proposed development compatible with the city's Comprehensive Land Use Plan for the area?

Yes x No City has no plan for the area

Has the proposed development been discussed either formally or informally with any of the following: (please indicate)

City Planning Commission x City Planning Staff x

City Council x City Manager x

Please describe the reaction to the proposed development from the persons or agencies indicated above.

 All supportive

E. If a city and/or county-sanctioned citizens' group exists in the area of the annexation, please list its name and the name and address of a contact person.

 N/A

III. REASON FOR BOUNDARY CHANGE

A. ORS 199.462 of the Boundary Commission Act states: "When reviewing a boundary change, a boundary commission shall consider economic, demographic, and sociological projections pertinent to the proposal, and past and prospective physical developments of land that would directly or indirectly be affected by the proposed boundary change." Considering these points, please provide the reasons the proposed boundary change should be made. Please be very specific. Use additional pages if necessary.

 Parcel is within Urban Growth Boundary. New water service has been
 extended to neighborhood in last two years. Property owner has
 requested further extension to lot.

- B. If the reason is to obtain specific municipal services such as water service, sewerage service, fire protection, etc., please indicate the following:
- Proximity of facilities (such as water mains, sewer laterals, etc.) to the territory to be annexed. (Please indicate location of facilities--for example: 8" water main in Durham Rd. 500 feet from east edge of territory.). Please indicate whose facilities they are and whether in fact these facilities will be the ones actually providing service to the area. If the facilities belong to another governmental entity, explain the agreement by which they will provide the service and what the city's policy is on subsequent withdrawal and/or compensation to the other unit.
There is an 8" City water main on Sherwood-Scholls Road directly in front of parcel
 - The time at which services can be reasonably provided by the city or district
Immediate upon approval of engineering plans and construction.
 - The estimated cost of extending such facilities and/or services and what is to be the method of financing? (Attach any supporting documents.)
Approximately \$1900.00, at property owner's expense.
 - Availability of the desired service from any other unit of local government. (Please indicate the government.)
None

IV. EXISTING GOVERNMENTAL SERVICES IN THE TERRITORY

- A. If the territory described in the proposal is presently included within the boundaries of any of the following types of governmental units, please so indicate by stating the name or names of the governmental units involved:

| | | | |
|---------------------|-----------------------|----------------------|------------|
| City | <u>N/A</u> | County Service Dist. | <u>N/A</u> |
| Hwy. Lighting Dist. | <u></u> | Park & Rec. Dist. | <u>N/A</u> |
| Rural Fire Dist. | <u>TRFPD</u> | Sanitary District | <u>USA</u> |
| | <u>Water District</u> | | <u>N/A</u> |

- B. If any of the above units are presently servicing the territory (for instance, are residences in the territory hooked up to a public sewer or water system), please so described.

N/A

NAME: James Rapp, City Manager
 (Title)
 ADDRESS: P.O. Box 167 Sherwood, OR 97140
 TELEPHONE NO: 625-5522
 AGENCY: City of Sherwood

DATE: 1/19/87

PMALGBC FORM #14

TRIPLE MAJORITY WORK SHEET

Please list all properties included in the proposal.
 (If needed, use separate sheet for additional properties).

| Property Designation (Tax Lot #s) | Name of Owner | Acres | Assessed Value | Signed Petition | |
|--------------------------------------|----------------|-------|----------------|-----------------|----|
| | | | | Yes | No |
| 400:30A | George F. Loss | 7.32 | | X | |
| 400:30A | Emilie J. Loss | ---- | ---- | X | |
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| TOTALS: | | | | | |

SUMMARY

| | |
|---|-------------|
| TOTAL NUMBER OF OWNERSHIPS* IN THE PROPOSAL | 1 |
| NUMBER OF OWNERSHIPS* SIGNED FOR | 1 |
| PERCENTAGE OF OWNERSHIPS* SIGNED FOR | 100% |
| TOTAL ACREAGE IN PROPOSAL | 7.32 |
| ACREAGE SIGNED FOR | 7.32 |
| PERCENTAGE OF ACREAGE SIGNED FOR | 100% |
| TOTAL ASSESSED VALUE IN PROPOSAL \$ | \$47,500.00 |
| ASSESSED VALUE SIGNED FOR \$ | \$47,500.00 |
| PERCENTAGE OF ASSESSED VALUE SIGNED FOR | 100% |

*If one person owns two or more tax lots they are counted as only a single ownership.

C 9/

86034965 1986

CONSENT AND NONREMONSTRANCE COVENANT
For Public Improvements and
Annexation to the City of Sherwood

The undersigned contract purchasers and/or legal title holders of the hereinafter described real premises in Washington County, Oregon, do hereby record the consent of each of the undersigned to the formation of an improvement assessment district by the City of Sherwood for the purpose of installation of public water mains and improvements in the public right-of-way upon which the following described premises abut, and the undersigned expressly waive all present and future opposition or remonstrances against installation of said water mains and improvements and the assessments therefor whether now or in the future undertaken pursuant to Chapter 223 Oregon Revised Statutes.

The undersigned further hereby consent to the annexation of the following described premises to the City of Sherwood and hereby expressly waive all present and future opposition or remonstrance against the annexation of said land to the City of Sherwood.

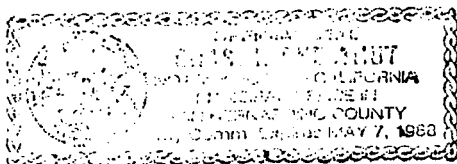
This consent and waiver shall run with the title to said lands and be binding upon the undersigned and all successor owners for a period of ten years (10) from the date hereof with respect to the following described premises:

A tract of land situated in Section 30, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the S line of the DLC of Moses R. Barnum and Louisa Ann Barnum, Notification No. 7094, 213 feet W of the SE corner of said claim, which is also the SE corner of the NW 1/4 of the NE-1/4 of Section 30, Twp 2 S, Range 1 W of the Willamette Meridian running thence W following the S line of said DLC, 1055 feet to the SE corner of land conveyed to George Rupprecht by deed recorded July 9, 1917, Book 110, page 158, Deed Records of said county; thence N along the E-ly line of lands so conveyed to George Rupprecht, 22 rods; thence E 1055 feet to the NW corner of land conveyed to Thomas Christiansen and Marie Christiansen by deed recorded September 7, 1934, in Book 154, said Deed Records; thence S along the W-ly line of land so conveyed to said Christiansen, 22 rods to the place of beginning.

Also known as Tax Lot 400, Assessor's Map 2S 1 30A

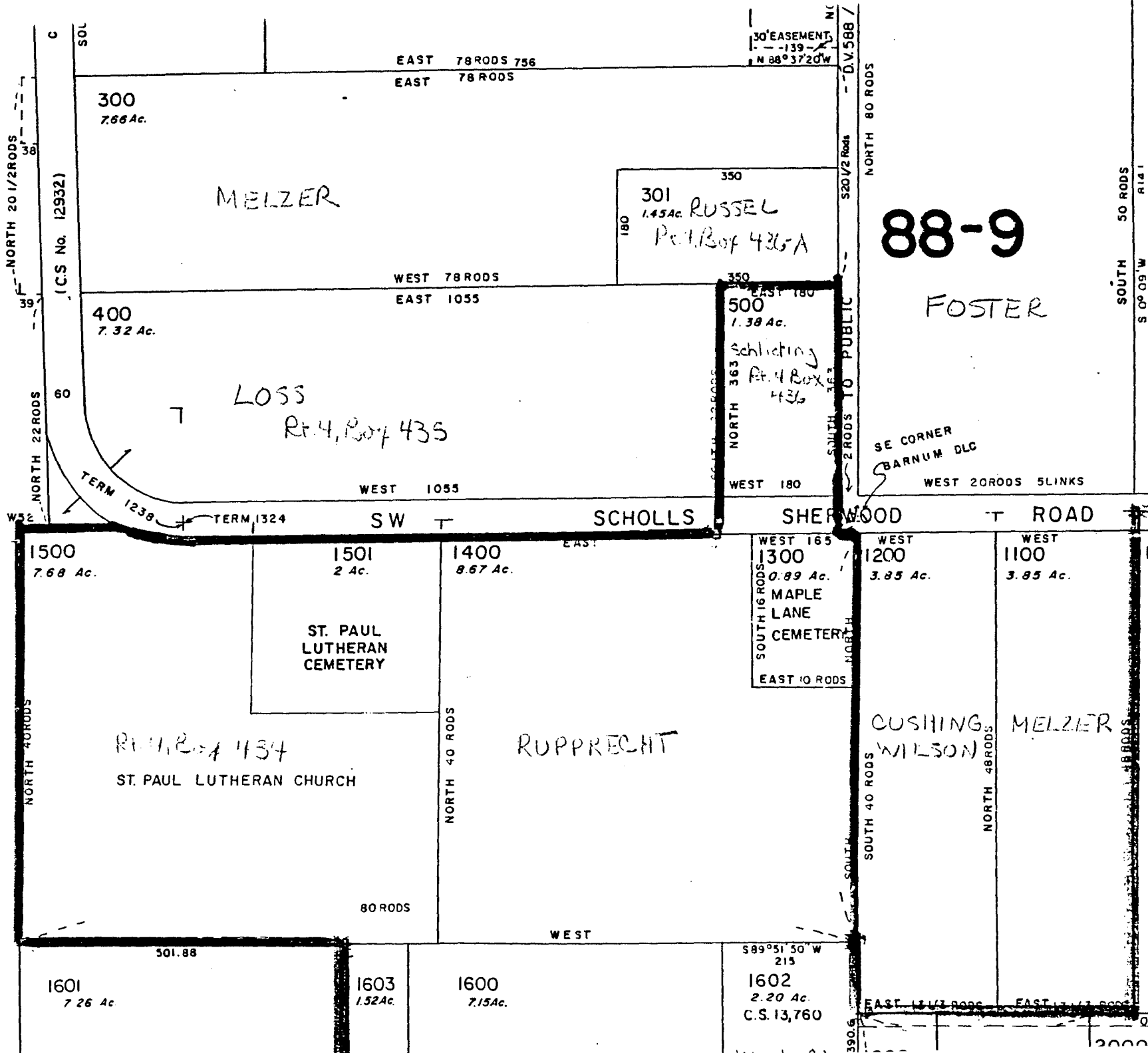
DATED this 10th day of May, 1986, 1985



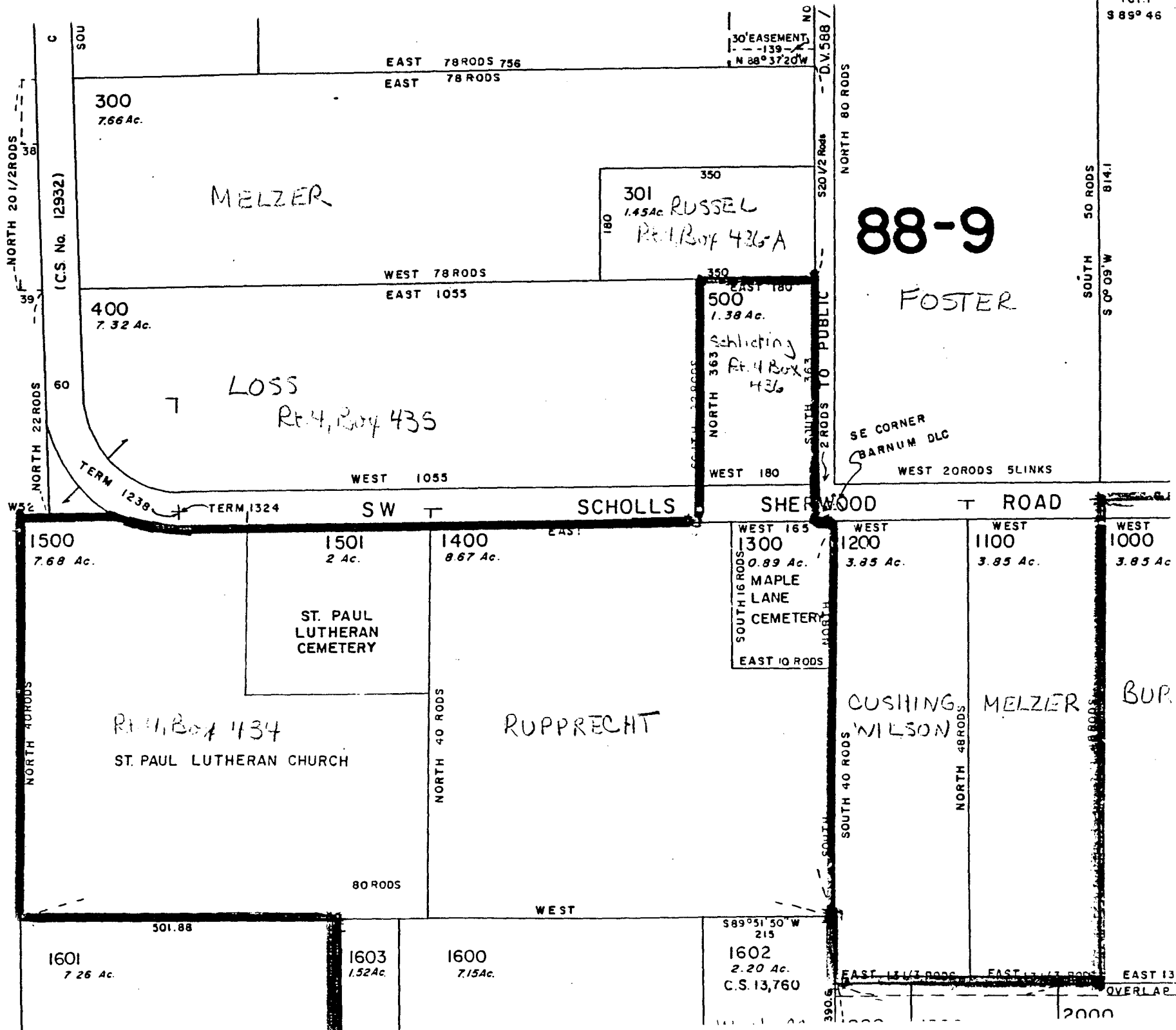
George F. Loss
George F. Loss

Emilie J. Loss
Emilie J. Loss

SEE MAP
2S 1 30B



E MAP
I 30B



88-9
FOSTER