

CITY OF SHERWOOD, OREGON

RESOLUTION 87-366

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

A tract of land situated in Section 33, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon.

Beginning at the intersection of the easterly right-of-way line of S.W. Murdock Road (County Road No. 2257) and the northerly line of that tract of land described by Deed recorded in Book 622 at page 150, Washington County Deed Records, said point being Northerly 590 feet, more or less, and 30 feet east from the westerly one-quarter corner of said Section 33; thence leaving said easterly right-of-way line along said northerly line the following courses: South 65 degrees 31' East 123 feet, more or less; South 77 degrees 23' East 129.5 feet; South 65 degrees 55' East 441.5 feet; North 72 degrees 07' East 272.5 feet; North 87 degrees 57' East 225.0 feet; South 40 degrees 13' East 104.4 feet; South 9 degrees 09' East 65.00 feet and Southeasterly 300 feet, more or less, to the southwest corner of the southwest one-quarter of the northwest one-quarter of said Section 33; thence South 89 degrees 43' West 580 feet, along the northerly line of that tract of land described by Deed recorded as Fee No. 83019568, said Washington County Deed Records, to the northwesterly corner thereof; thence South 05 degrees 53' 10" West 863.26 feet; thence North 65 degrees 41' 52" West 679.60 feet to a point on the said easterly right-of-way line of S.W. Murdock Road; thence along said easterly right-of-way line North 21 degrees 09' 26" East 203.09 feet to the beginning of a tangent 290.43 foot radius curve to the left; thence along the arc of said curve 232.63 feet (the long chord bears North 1 degree 47' 23" West 226.46 feet); thence tangent to said curve North 24 degrees 44' 12" West 51.33 feet to the beginning of a tangent 447.46 foot radius curve to the right; thence along the arc of said curve 115.97 feet (the long chord bears North 17 degrees 18' 42" West 115.65 feet) to the northwesterly corner of that tract of land described by Deed recorded as Fee No. 83019057 of said Washington County Deed Records; Thence continuing along the arc of said curve and along the westerly line of said tract of land described by deed recorded in Book 622 at page 150, said Washington County Deed Records and along the said easterly right-

of-way line of S.W. Murdock Road Northerly 590 feet, more or less, to the Point of Beginning. Also known as lots 1500, 1601, of assessor's map 2S 1 33, consisting of 22.61 acres, more or less.

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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, the owners of all three parcels have consented to this annexation; and

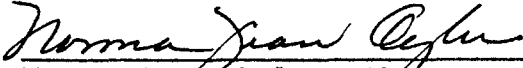
NOW THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

Section 1. The Council, pursuant to ORS 199.490 (1)(a) hereby initiates proceedings for annexation of this territory, known as Lots 1500, 1601, and 1603, 2S1 33, to the City.

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 January 28, 1987.

  
\_\_\_\_\_  
Norma Jean Oyler, Mayor  
City of Sherwood

  
\_\_\_\_\_  
Polly Blankenbaker, Recorder

	<u>AYE</u>	<u>NAY</u>
OYLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MANDERFELD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BIRCHILL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STEWART	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 Oates  
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 251.33) 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 Oates  
TITLE CARTOGRAPHER II  
DEPARTMENT ASSESSMENT & TAXATION  
COUNTY OF WASHINGTON  
DATE: March 20, 1987

PMALGBC FORM #6

BOUNDARY CHANGE DATA SHEET

1. EXISTING CONDITIONS IN AREA TO BE ANNEXED

- A. Land Area: Acres 22.61 or Square Miles \_\_\_\_\_
- B. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal).  
Relatively level near Murdock Rd. then gradually sloping into Rock Creek.  
Indigenous vegetation.
- C. Describe land uses on surrounding parcels. Use tax lots as reference points.  
North: Low density residential/agricultural with an approved residential P.U.D. Undeveloped rock quarry.  
East: Rock Creek and vacant.  
South: Low density residential/agricultural.  
West: \_\_\_\_\_
- D. Existing Land Use:  
Number of single family units 1 Number of multi-family units 0  
Number commercial structures 0 Number industrial structures 0  
Public facilities or other uses 0  
What is the current use of the land proposed to be annexed:  
1 residential and vacant
- E. Total current year Assessed Valuation \$ 259,200.00
- F. Total existing population estimated 3

II. 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. (This information is often quoted in the Staff Report, so be thorough and complete)  
City water was extended to tax lot 1500 under the condition that the property by annexed. Tax lots 1601 and 1603 also want City water; therefore, together they are requesting annexation for City services and future urban use.

B. If the property to be served is entirely or substantially undeveloped, what are the plans for future development? Be specific. Describe type (residential, industrial, commercial, etc.), density, etc.

No specific development plans other than tentative plans to partition then construct one single family residence on tax lot 1601.

III. LAND USE AND PLANNING

A. Is the subject territory to be developed at this time? Yes

B. Generally describe the anticipated development (building types, facilities, number of units).

Minor partition of tax lot 1601 and construction of a dwelling unit.

C. If no development is planned at this time, will approval of this proposal increase the development potential of the property? Yes If so, please indicate in terms of allowable uses, number of units).

When annexed the property will be zoned Low Density Residential, LDR with a potential of 7 dwelling units per net buildable acre, or about 119 units.

D. Does the proposed development comply with applicable regional, county or city comprehensive plans? Please describe.

Yes, an additional residence on tax lot 1601 complies with the Sherwood Comprehensive Plan.

E. What is the zoning on the territory to be served? Current County zoning:

R-6 and Area of Special Concern A.S.C.6. Proposed City zoning: Low Density

F. Please indicate all permits and/or approvals from a City, County, or Regional Government which will be needed for the proposed development. If already granted, please indicate date of approval and identifying number:

<u>Approval</u>	<u>Project File #</u>	<u>Date of Approval</u>	<u>Future Requirement</u>
Metro UGB Amendment	_____	_____	_____
City or County Plan Amendment	_____	_____	_____
Pre-Application Hearing (City or County)	_____	_____	_____
Zone Change (City or County)	_____	_____	_____
Preliminary Subdivision Approval	_____	_____	_____
Final Plat Approval	_____	_____	_____
Land Partition	_____	_____	XX
Conditional Use	_____	_____	_____
Variance	_____	_____	_____
Sub-Surface Sewage Disposal	_____	_____	_____
Building Permit	_____	_____	XX

Please submit copies of proceedings relating to any of the above permits or approvals which are pertinent to the annexation.

G. Can the proposed development be accomplished under current county zoning?

Yes XX No \_\_\_\_\_

If No,---has a zone change been sought from the county either formally or informally.

Yes \_\_\_\_\_ No \_\_\_\_\_

Please describe outcome of zone change request if answer to previous question was Yes.

\_\_\_\_\_

H. Is the proposed development compatible with the city's comprehensive land use plan for the area?

Yes xx No \_\_\_\_\_ City has no Plan for the area \_\_\_\_\_

as the proposed development been discussed either formally or informally with any of the following? (Please indicate)

City Planning Commission X City Planning Staff XX

City Council X City Manager XX

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

In compliance with City codes.

I. 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.

None

#### IV. SERVICES AND UTILITIES

A. If the reason for the annexation is to obtain specific municipal services such as water service, sewerage service, fire protection, etc., please indicate the following:

1. Proximity of facilities (such as water mains, sewer laterals, storm drains, etc.) to the territory to be annexed. (Please indicate location of facilities--for example: 8" water main in Durham Rd. 500' 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.

City sewer and water lines are currently located in Murdock Road and extend from north to south, to the south property line of tax lot 1500. Both lines are 10" lines.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The time at which services can be reasonably provided by the city or district. At the time of a development request.
3. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)  
To tax lot 1601 estimated sewer extension: \$13,200;  
water: \$14,400.
4. Availability of the desired service from any other unit of local government. (Please indicate the government.)  
NA

B. 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>Sherwood</u>	Rural Fire Dist. <u>Tualatin Fire District</u>
County Service Dist. <u>Washington</u>	Sanitary District <u>Unified Sewerage Agency</u>
Hwy. Lighting Dist. <u>--</u>	Water District <u>City</u>
Grade School Dist. <u>Sherwood 88J</u>	Drainage District <u>City</u>
High School Dist. <u>Sherwood 88J</u>	Diking District <u>--</u>
	Park & Rec. Dist. <u>City</u>

C. 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 describe.

Tax lot 1500 is connected to City water service.

APPLICANT'S NAME City of Sherwood

MAILING ADDRESS P.O. Box 167  
Sherwood, OR 97140

TELEPHONE NUMBER 625-5522 (Work)  
 (Res.)

REPRESENTING: \_\_\_\_\_

DATE: 12-19-86

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)	Leroy L. & Delores A. Moser	6424 SW Washington Ct. Lake Oswego, OR 97034	1500: 33 2S 1
(2)	Hazel Foster	715 So. Columbia Newberg, OR 97132	1601: 33 2S 1
(3)			
(4)			
(5)			
(6)			
(7)			
(8)			
(9)			
(10)			



PMALGBC FORM #8

PETITION FOR ANNEXATION TO THE CITY OF Sherwood, OREGON

TO: The Council of the City of Sherwood, Oregon

We, the undersigned property owners of the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Sherwood. If approved by the city, we further request that this petition be forwarded to the Portland Metropolitan Area Local Government Boundary Commission for the necessary procedures as prescribed by ORS 199.490 (2).

The property to be annexed is described as follows: (Insert Legal Description here OR attach it as Exhibit "A")

PETITION SIGNERS

NOTE: This petition may be signed by qualified persons, even though they may not know their tax lot numbers.

Signature of Legal Owner(s)	Address	Tax Lot Numbers					
		Lot #	$\frac{1}{4}$ - $\frac{1}{4}$	1/4	Sec.	Twp	R
See attached non-remonstrance	6424 SW Washington Ct. Lake Oswego, OR 97034	1500		33		2S	1W
"	6424 SW Washington Ct. Lake Oswego, OR 97034	1500		33		2S	1W
<i>Hazel E. Foster</i>	715 So. Columbia Newberg, OR 97132	1601		33		2S	1W

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 Petiti	
				Yes	No
2S 1 33: 1500	Mr. & Mrs. Leroy Moser	12.36	\$190,900		
2S 1 33: 1601	Hazel Foster	10.25	\$ 68,300		
TOTALS:					

SUMMARY

TOTAL NUMBER OF OWNERSHIPS* IN THE PROPOSAL	2
NUMBER OF OWNERSHIPS* SIGNED FOR	2
PERCENTAGE OF OWNERSHIPS* SIGNED FOR	100%
TOTAL ACREAGE IN PROPOSAL	22.61
ACREAGE SIGNED FOR	22.61
PERCENTAGE OF ACREAGE SIGNED FOR	100%
TOTAL ASSESSED VALUE IN PROPOSAL \$	\$259,200.00
ASSESSED VALUE SIGNED FOR \$	\$259,200.00
PERCENTAGE OF ASSESSED VALUE SIGNED FOR	100%

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

CONSENT AND NONREMONSTRANCE COVENANT  
For Annexation  
to the City of Sherwood

The undersigned 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 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 two years (2) from the date hereof with respect to the following described premises:

See Attached Exhibit A

Also known as Tax Lot 1500, Assessor's Map 2S 1 33, consisting of 12.36 acres, more or less.

DATED this 24 day of JANUARY, 1986.

By: Leroy J. Moser  
Leroy J. Moser

Delores A. Moser  
Delores A. Moser

STATE OF OREGON                    )  
  )  
County of Oregon Washington ) ss.

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of January, 1986.

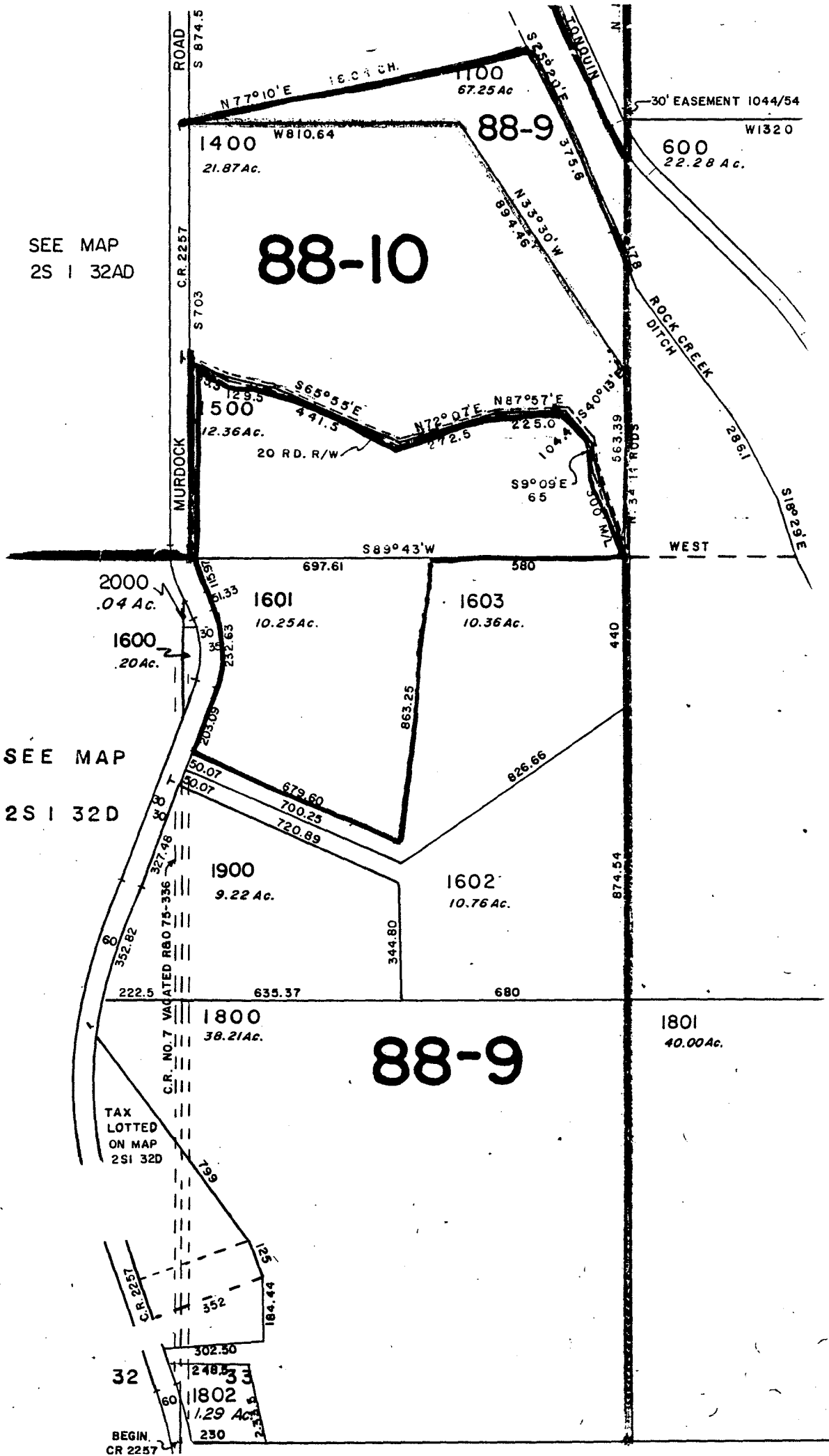
[Signature]  
Notary Public for Oregon  
My Commission Expires: 4/12/89

AFTER RECORDING RETURN TO:

City of Sherwood  
P. O. Box 167  
Sherwood, Oregon 97140

SEE MAP  
2S 1 32AD

SEE MAP  
2S 1 32D



BEGIN  
CR 2257