

1978-08

211-544

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION  
527 S. W. Hall Street - Portland, Oregon 97201 - Tel: 729-7307

FINAL ORDER

RE: BOUNDARY CHANGE CASE NO. 1044 - Annexation of territory  
to the City of Vernonia.

Proceedings in this case were held and presented to the Boundary Commission for its consideration. Property owners on May 17, 1978 requested that certain property be annexed to the City of Vernonia. The petition meets the requirements of the Oregon Constitution and the laws of the State of Oregon.

Upon receipt of the petition, the Boundary Commission posted a notice of the hearing and the petition in the public place and in the office of the Boundary Commission. The Commission has considered the petition and the facts of the case and has concluded that the petition is valid and that the territory should be annexed to the City of Vernonia.

On the day of the hearing, the Boundary Commission, the Mayor, the Commissioner of the City of Vernonia, and the Mayor of Columbia County were present.

1. The territory to be annexed is contiguous to the City and contains land a residential building having a branch of the Columbia County Post Office.
2. The property is owned and the City owns the building, which is a residential building.
3. The City desires to build a new fire hall on the site and would prefer it to be in the City to better facilitate the building of and service provision to the new hall.
4. Neither Columbia County or Vernonia have land use plans covering the area and there is no county zoning for the area. Therefore, there are no planning or zoning restrictions on the proposed land use.
5. The City has a 6-inch water main and a 12-inch sewer line adjacent to the property in Hwy. 47. Other city services such as police protection and building inspection will be available immediately upon annexation.

REASONS FOR DECISION

On the basis of the findings the Commission determined that:

1. The city desires the territory to be in the city to facilitate development of a new fire hall.
2. The city can more easily handle the planning and building of the fire hall and the provision of services if the city-owned territory is inside the city.
3. The city has services immediately available including a 6-inch water main and a 12-inch sewer line in Hwy. 47 adjacent to the property.

ORDER

On the basis of the findings and reasons listed above, the Boundary Commission approved TERRITORY CHANGE PROPOSAL NO. 1044 on April 6, 1977.

AND WHEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, be annexed to the City of Vernonia as of this date.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT  
BOUNDARY COMMISSION

DATE: April 6, 1977

By: Carolyn Cassaway  
Carolyn Cassaway  
Chairman

Attest: Wm. D. White

City of Vernonia  
Annexation

The property to be annexed as follows: A tract of land lying in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Four (4), Township Four (4) North, Range Four (4) West of the Willamette Meridian, described as follows:

Beginning at a point that is South  $0^{\circ}08\frac{1}{2}'$  West 60.48 feet from the Southeast corner of Lot 1, Block 5, Oregon American Subdivision in said Section, Township and Range, said point being also the Northeast corner of a tract of land conveyed to the City of Vernonia by deed recorded November 9, 1961, in Book 147, page 252, Deed Records of Columbia County, Oregon on the Southerly right of way line of the Nehalem Highway, the true point of beginning; thence South  $0^{\circ}08\frac{1}{2}'$  West along said City of Vernonia tract 161 feet to the Southeast corner of said City of Vernonia tract; thence Northeastly in a straight line 200 feet, more or less to the Southwest corner of Parcel 3 in the tracts conveyed to the City of Vernonia by deed recorded December 19, 1958 in Book 138, page 277, Deed Records of Columbia County, Oregon; thence North  $0^{\circ}06'$  West along said last mentioned City of Vernonia tract 161 feet to the Southerly right of way line of said Nehalem Highway; thence Westerly along the Southerly right of way line of said Nehalem Highway 200 feet, more or less, to the point of beginning.

Also Beginning at a point which is South  $0^{\circ}08\frac{1}{2}'$  West 60.48 feet from the Southeast corner of Lot 1, Block 5, Oregon American Subdivision, Section 4, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; said point being on the Southerly right of way line of the Nehalem Highway; thence South  $0^{\circ}08\frac{1}{2}'$  West a distance of 161.0 feet; thence South  $86^{\circ}47\frac{1}{2}'$  West a distance of 112.9 feet; thence North  $40^{\circ}03'$  West a distance of 103.75 feet to the said Southerly right of way line of Nehalem Highway; thence along said Southerly right of way North  $84^{\circ}07\frac{1}{2}'$  East a distance of 99.0 feet; thence North  $82^{\circ}54\frac{1}{2}'$  East a distance of 133.9 feet to the point of beginning.



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**Proposal No. 1044**

SCALE 1" = 400'

