

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

05/25/04

INIT DATE:10/13/2003

NO.:2004.04

HOW INITIALLY RECEIVED: LETTER FROM DOR  
AFFECTED DISTRICT NAME:CITY OF ST HELENS  
DISTRICT ORD. #:2866 EFFECTIVE DATE:10/08/2003  
NAME OF APPROVING JURISDICTION: ELECTION  
LEGAL DESCRIPTION RECEIVED: NO MAP RECEIVED: NO  
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?  
REMARKS:

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION  
REMARKS:

D.O.R. APPROVED YES NO.:5-239-2003 DATE:10/29/2003

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08  
TO:02-01  
FROM:  
TO:

AFFECTED AREA:		
TOWNSHIPS:	RANGES:	SECTIONS:
4	1	5-1-2-4200

LIST UTILITY, PERS. PROP. MH & BUSINESS ACCT #'S, IF NONE, STATE NONE:  
NONE

\*\*\*\*\* DATE COMPLETED:05/28/2004 \*\*\*\*\*

REMARKS:

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

05/25/04

NO:2004.04 PAGE 1

DISTRICT NAME: CITY OF ST HELENS

TYPE OF ACTION : ANNEXATION

EFFECTIVE DATE: 10/08/2003

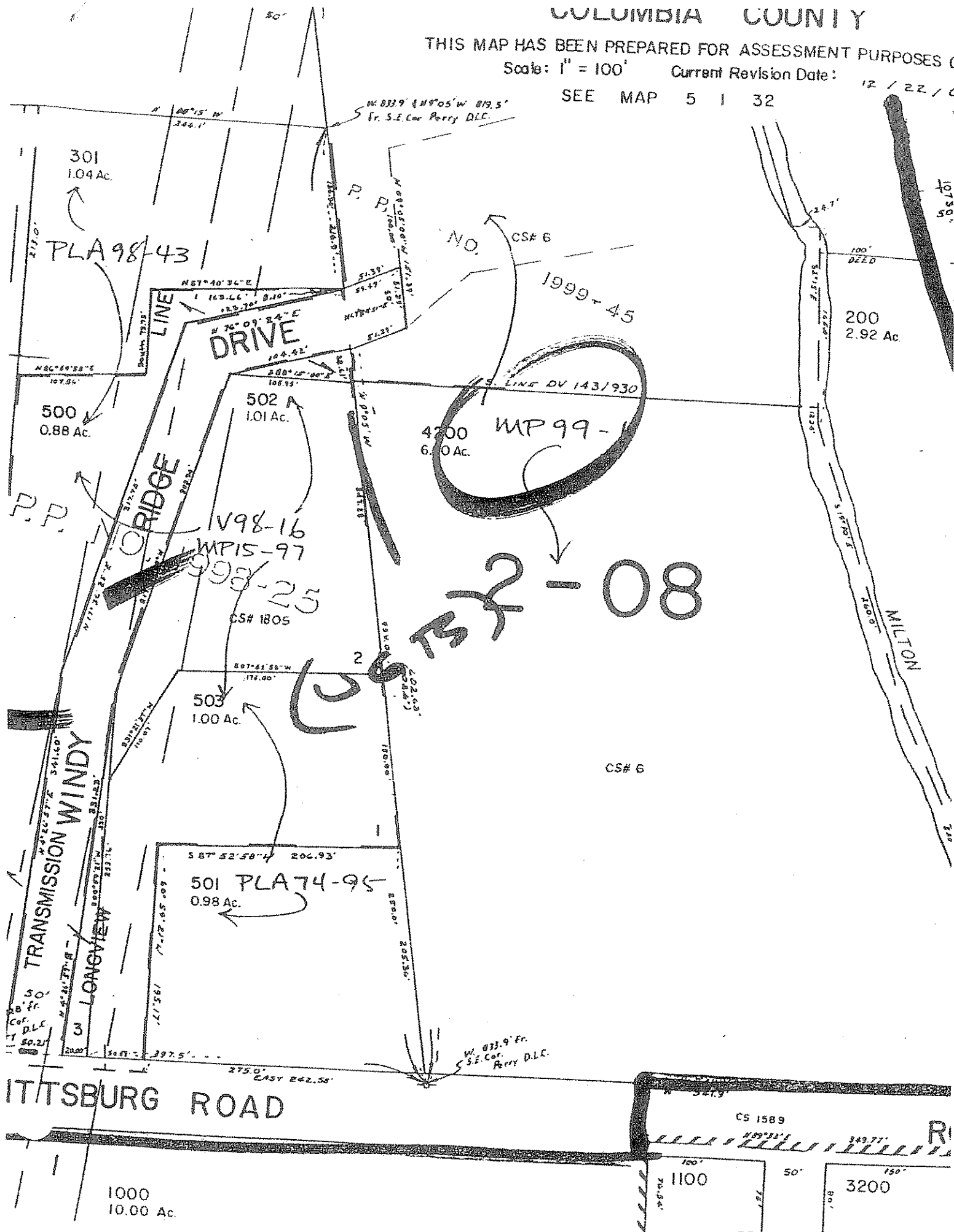
DIST. ORD. #: 2866

RECORDED:

----- LEGAL DESCRIPTION -----

Beginning at a point in the center of Milton Creek and on the South line of the Francis Perry Donation Land Claim which is in Sections 5 and 6 in Township 4 North of Range 1 West of the Willamette Meridian, and in Sections 31 and 32 in Township 5 North of Range 1 West of Willamette Meridian, Columbia County, Oregon and which point is further described as being 292 feet West of the Southeast corner of said Francis Perry Donation Land Claim; thence West on the said South line of the said Perry Donation Land Claim 541.9 feet to a 1/2" gas pipe; thence North 9°05' West 959.0 feet to a 1" gas pipe; thence North 50°48' East 235 feet to a point in the center of Milton Creek; thence down the center of Milton Creek; as follows: South 46°19' East 226.6 feet to a point; thence South 13°09' East 214.3 feet; thence East 24.7 feet; thence South 2°15' East 165 feet; thence South 19°30' East 260 feet; thence thence South 25°00' East 367 feet to the point of beginning. EXCEPTING THEREFROM that parcel of land conveying to Donald Bonney, et ux, as described in deed recorded in Book 143, page 930, Deed Records of Columbia County, Oregon.

SEE MAP 5 1 32



**Notice to Taxing Districts**

ORS 308.225

10/31/03



Cartographic Unit  
 PO Box 14380  
 Salem, OR 97309-5075  
 (503) 945-8297, fax 945-8737

City of St. Helens  
 Finance Director  
 P.O. Box 278  
 St. Helens, OR 97051

**Description and Map Approved****October 29, 2003****As Per ORS 308.225**

☒ Description    ☒ Map received from: CITY  
 On: 10/2/2003, 10/22/2003

This is to notify you that your boundary change in Columbia County for

ANNEX TO THE CITY OF ST. HELENS

ORD. #2866

has been: ☒ Approved    10/29/2003  
                   ☐ Disapproved

Notes:

Department of Revenue File Number: 5-239-2003

Prepared by: Jennifer Dudley, 503-945-8666

Boundary: ☒ Change    ☐ Proposed Change  
 The change is for:

- ☐ Formation of a new district
- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone

County Assessor copy - Copies to: Taxing District, Department of Revenue, County Commissioners or County Court/Boundary Commission (If appropriate)

**Notice to Taxing Districts**

ORS 308.225



Cartographic Unit  
 PO Box 14380  
 Salem, OR 97309-5075  
 (503) 945-8297, fax 945-8737

RECEIVED ON

OCT 13 2003

City of St. Helens  
 Finance Director  
 P.O. Box 278  
 St. Helens, OR 97051

COLUMBIA COUNTY ASSESSOR

2004.04

☒ Description    ☒ Map received from: CITY  
 On: 10/2/2003

This is to notify you that your boundary change in Columbia County for

ANNEX TO THE CITY OF ST. HELENS

ORD. #2866

has been:    ☐ Approved  
                  ☒ Disapproved    10/8/2003

Notes:

CANNOT EXCEPT OUT BY DEED. NEED DESCRIPTION FOR EXCEPTION. END OF DESCRIPTION UNREADABLE. MAP CUT OFF. HIGHLIGHT EXACT AREA TO BE ANNEXED ON MAP.

Department of Revenue File Number: 5-239-2003

Prepared by: Jennifer Dudley, 503-945-8666

Boundary:    ☒ Change    ☐ Proposed Change  
 The change is for:

- ☐ Formation of a new district
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County Assessor copy - Copies to: Taxing District, Department of Revenue, County Commissioners or County Court/Boundary Commission (If appropriate)

## ORDINANCE NO. 2866

AN ORDINANCE TO ANNEX CERTAIN PROPERTY ON PITTSBURG ROAD AND TO AMEND THE COMPREHENSIVE PLAN AND THE ZONE MAPS AND THE DEVELOPING/ESTABLISHED MAP OVERLAY.

WHEREAS, applicant Jess Eldridge has requested to annex to the City of St. Helens that certain property described in Attachment A. This property is generally located at 35610 Pittsburg Road and is also described as Columbia County Tax Lots 410501204200. In addition the half of the public right-of-way abutting the described property is also included in this action.

WHEREAS, the applicant has consented in writing to the proposed annexation;  
and

WHEREAS, the applicants constitute (1) all the owners of the property to be annexed, and (2) more than half of the owners of the property to be annexed own more than half of such property representing more than half of the assessed value pursuant to ORS 222.170(1);  
and

WHEREAS, the City Council must recommend the approved property for annexation to the voters; and

WHEREAS, the City Council must designate the incorporated Comprehensive Plan Map designation, the zone map designation and the established or developing land overlay map status; and

WHEREAS, appropriate notice has been given and a public hearing was held June 19, 2002 on the annexation proposal; and

WHEREAS, the Council has considered findings of compliance with criteria and law applicable to the proposal.

NOW THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS  
FOLLOWS:

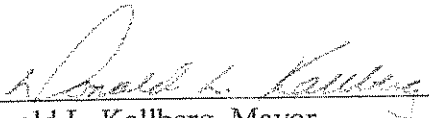
1. The above recitations are true and correct and are incorporated herein by this reference.
2. The property described above is hereby accepted for annexation to the City of St. Helens.

3. The St. Helens Zoning Ordinance Map is hereby amended to reflect the following:
  - a. The property described herein shall be zoned R-7, Moderate Residential.
  - b. Half of the road right of ways abutting this property is also annexed into the City but the improvements are not accepted for ownership or maintenance.
  - c. The overlay zone is designated Developing.
4. The Comprehensive Plan Map is changed upon annexation to be SR, Suburban Residential.
4. In support of the above annexation and zoning, the Council hereby adopts the Eldridge Annexation, Comprehensive Plan and Zone Map Amendment Findings of Fact and Conclusions of Law dated August 21, 2002.
6. The City Council does hereby refer the final decision to annex this property to the voters of the City of St. Helens.
7. The effective date of this ordinance shall be the date of the successful approval by the voters of the City of St. Helens, in accordance with the City Charter and other applicable laws.

Read the first time:	July 17, 2002
Read the second time:	July 17, 2002
Read the third time:	August 21, 2002
Approved by the Mayor	August 21, 2002

Attested by:

  
\_\_\_\_\_  
Brian D. Little, City Recorder

  
\_\_\_\_\_  
Donald L. Kallberg, Mayor

ATTACHMENT A

GEORGE PASERO and JEANNE PASERO, as tenants by the entirety

BOOK 248 PAGE 715

conveys and warrants to JESS L. ELDRIDGE and WILLA RUTH ELDRIDGE, husband and wife.

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in COLUMBIA County, Oregon, to-wit:

Beginning at a point in the center of Milton Creek and on the South line of the Francis Perry Donation Land Claim which is in Sections 5 and 6 in Township 4 North of Range 1 West of the Willamette Meridian, and in Sections 31 and 32, in Township 5 North of Range 1 West of the Willamette Meridian, Columbia County, Oregon, and which point is further described as being 292 feet West of the Southeast corner of the said Francis Perry Donation Land Claim; thence West on the said South line of the said Perry Donation Land Claim 541.9 feet to a 1/2" gas pipe; thence North 9°05' West 959.0 feet to a 1" gas pipe; thence North 50°41' East 235 feet to a point in the center of Milton Creek; thence down the center of Milton Creek as follows: South 46°19' East 226.6 feet to a point; thence South 18°09' East 214.3 feet; thence East 24.7 feet; thence South 2°15' East 165 feet; thence South 19°30' East 260 feet; thence South 25°00' East 367 feet to the point of beginning. EXCEPTING THEREFROM that parcel of land conveying to Donald Bonney, et ux, as described in deed recorded in Book 11 page 930, Deed Records of Columbia County, Oregon.

The said property is free from encumbrances except the right of the public in and to that portion of the property lying within the limits of roads and highways, any real property taxes and assessments which are a lien and not yet payable, and any title, interest or encumbrance arising by, through or under Grantee.



# COLUMBIA COUNTY

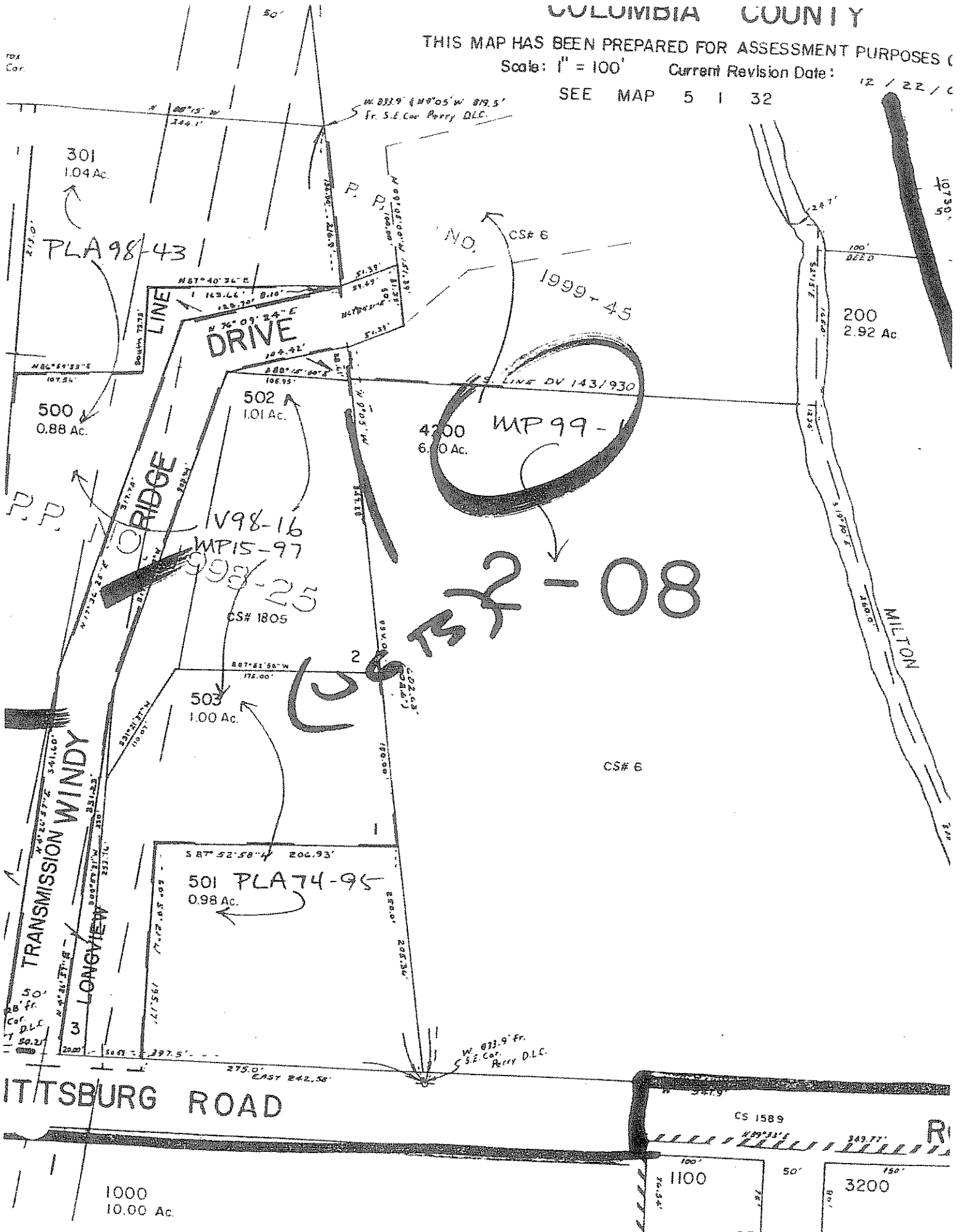
THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES (

Scale: 1" = 100'

Current Revision Date:

12 / 22 / 0

SEE MAP 5 1 32



TN

## WARRANTY DEED—STATUTORY FORM

GEORGE PASERO and JEANNE PASERO, as tenants by the entirety

BOOK

248 PAGE 715

Grantor,

conveys and warrants to JESS L. ELDRIDGE and WILLA RUTH ELDRIDGE, husband and wife,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in COLUMBIA County, Oregon, to-wit:

Beginning at a point in the center of Milton Creek and on the South line of the Francis Perry Donation Land Claim which is in Sections 5 and 6 in Township 4 North of Range 1 West of the Willamette Meridian, and in Sections 31 and 32, in Township 5 North of Range 1 West of the Willamette Meridian, Columbia County, Oregon, and which point is further described as being 292 feet West of the Southeast corner of the said Francis Perry Donation Land Claim; thence West on the said South line of the said Perry Donation Land Claim 541.9 feet to a 1/2" gas pipe; thence North 9°05' West 959.0 feet to a 1" gas pipe; thence North 50°48' East 235 feet to a point in the center of Milton Creek; thence down the center of Milton Creek as follows: South 46°19' East 226.6 feet to a point; thence South 13°09' East 214.3 feet; thence East 24.7 feet; thence South 2°15' East 165 feet; thence South 19°30' East 260 feet; thence South 25°00' East 367 feet to the point of beginning. EXCEPTING THEREFROM that parcel of land conveying to Donald Bonney, et ux, as described in deed recorded in Book 143, page 930, Deed Records of Columbia County, Oregon.

The said property is free from encumbrances except the right of the public in and to that portion of the property lying within the limits of roads and highways, any real property taxes and assessments which are a lien and not yet payable, and any title, interest or encumbrance arising by, through or under Grantee.

The true consideration for this conveyance is \$60,000 (Complying with ORS 93.030).

Dated this 2 day of SEPT, 1983.

George Pasero

Jeanne Pasero

STATE OF OREGON, County of MULTNOMAH, ss.

Personally appeared the above named George Pasero and Jeanne Pasero

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon—My commission expires: April 19, 1984

## WARRANTY DEED

GEORGE &amp; JEANNE PASERO

J. L. ELDRIDGE &amp; Willa R. Eldridge

295 North Vernonia Road

St. Helens, OR 97051

GRANTEE'S ADDRESS, ZIP

After recording return to:

J. L. Eldridge &amp; Willa Eldridge

295 North Vernonia Road

St. Helens, OR 97051

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

J. L. Eldridge &amp; Willa Eldridge

295 North Vernonia Road

St. Helens, OR 97051

NAME, ADDRESS, ZIP

4008

STATE OF OREGON,

County of Columbia, ss.

I certify that the within instrument was received for record on the 6 day of Sept, 1983, at 2:44 o'clock P.M., and recorded in book/reel/volume No. 248 on page 715 of as fee/file/instrument/microfilm/reception No. 4008, Record of Deeds of said county.

Witness my hand and seal of County affixed:

Rita C. Hixson, Clerk  
By: M. J. Hixson, Deputy