

No 00078

Annexation X Correction \_\_\_\_\_ Withdrawal \_\_\_\_\_  
Area: CITY OF SCAPPOOSE  
Townships: 3 Ranges: 2 Sections: 13  
  TL 401

Routing: LETTER  
 Proposal No: \_\_\_\_\_ Final No: \_\_\_\_\_ Date: \_\_\_\_\_  
 D.O.R. No: 5-120-93 Date: 2 24 93  
 Recorded D.Vs. Book: F93-2030 Page: \_\_\_\_\_ Date: 3 11 93  
 Other: CITY ORD# 580 Date: 9 18 91  
 Code Area: From: 1-09 \_\_\_\_\_  
 To: 1-11 \_\_\_\_\_

Date Completed: 4 9 93

Remarks: \_\_\_\_\_

**Note:** If you do not use the increased tax base resulting from the annexation in the first year, it is lost.

**Line 1.** Fill in the effective date(s) of any annexation(s) that took place during the 1992-93 fiscal year, and the July 1, 1992 assessed value of the annexed property.

**Line 2.** Add the amounts in A through D, line 1. This sum is the total assessed value of all annexations effective during fiscal year 1992-93.

**Line 3.** Fill in the tax base actually levied by the annexing entity for the fiscal year 1992-93. The annexing entity is the municipal corporation that annexed the property or properties.

**Line 4.** Fill in the total assessed value of the annexing entity as of July 1, 1992. That amount is the 1992-93 assessed value.

**Line 5.** Divide box 3 by box 4. The result is the tax base rate for the annexing entity from the 1992-93 fiscal year. Carry the result out seven decimal places and truncate.

**Line 6.** Multiply the amount in box 2 (total assessed value of all annexed areas) by the tax base rate shown in box 5. The result is the tax base increase due to annexation during 1992-93.

**Line 7.** To figure the total annexation tax base increase, multiply the amount in box 6 by 1.06.

Enter the result here in box 7 and in box 10, Part II (Tax Base Worksheet) on the front of Form LB-50.

## Part V: Limitations set by Oregon revised statutes

This section applies only to those taxing districts that are subject to statutory limitations.

Section A applies to certain municipal corporations such as health districts, parks and recreation districts, and vector control districts. This section does not apply to statutory provisions affecting bond limitations.

**Line 1.** Value of the taxing district from the most recent tax roll.

**Line 2.** The statutory limitation specified in the ORS chapter (example: .00025% of value).

**Line 3.** Multiply box 1 by box 2. The result is the maximum amount the taxing district can levy, excluding bonded indebtedness.

**Note:** If you need help with this form, refer to the manuals provided by the Department of Revenue for information. If you still need help, contact your county assessor or the Finance and Taxation Unit, Local Government Section, Oregon Department of Revenue, 955 Center St. NE, Salem OR 97310, telephone 378-3603.

## The Publication Forms

### The four forms

Every taxing district must publish information about its approved budget. The publication forms (Forms LB-1, LB-2, LB-3, and LB-4) are used for this purpose. The publication forms provide interested persons with important information about the budget.

**Note:** If your budget has only **one** fund, you need only publish the LB-1 form.

**Form LB-1**, Notice of Budget Hearing and Financial Summary, contains three items:

1. Legal notice of the time and place of the budget hearing.
2. A financial summary of the current year's and next year's budget.
3. A statement of indebtedness.

Form LB-1 summarizes the funds presented on the LB-2 and LB-3 forms.

The LB-2 and LB-3 forms summarize each fund in the budget as approved by the budget committee. The "Name of Fund" section should be completed on

both the LB-2 and LB-3 forms where any fund amounts are listed.

**Form LB-2** summarizes funds which are **not** levying a property tax.

**Form LB-3** summarizes funds which are levying a property tax.

**Form LB-4** summarizes the organizational units or programs of funds presented on the LB-2 and LB-3 forms. Common examples of organizational units or programs include the Police Department, Fire Department, and the Assessor's Office. All organizational units or programs must be summarized. This form may also be used to summarize each organizational unit by programs or activities.

**Note:** All funds must be published if amounts were adopted for the current year budget or if amounts were expended or received for the preceding year. This is required regardless of whether the fund, organizational unit, or program is budgeted for next year. **All** published funds should be included in the totals on the LB-1 financial summary form.

PART IV: ANNEXATION WORKSHEET

Area	Effective Date of Annexation	Assessed Value of Annexed Area as of <sup>7-1-92</sup> <del>(1-90)</del>
A	9-18-91	ORS 308.225 (165,900)
B	9-16-91	ORS 308.225 (226,000)
C		
D		

SLAPPPOOSE  
ORD# 580  
ORD# 578

If more than four annexations, attach sheet showing the above information for each annexation

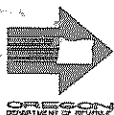
2. Total assessed value of annexed areas. (Sum of A thru D) ..... 2.
3. Tax base levied by annexing entity for fiscal year 1990-91 ..... 3.
4. Assessed value of annexing entity on January 1, 1990 ..... 4.
5. Tax base rate of annexing entity. (Divide box 3 by box 4) ..... 5.
6. Annexation increase. (Multiply box 2 by box 5) ..... 6.
7. TOTAL ANNEXATION INCREASE. (Multiply box 6 by 1.06.)  
Enter this amount in box 10, Part II, on front of form ..... 7.

PART V: LIMITATIONS PER OREGON REVISED STATUTES (See the ORS Chapter under which the municipal corporation was formed.)

THIS SECTION DOES NOT APPLY TO ALL MUNICIPAL CORPORATIONS. Does NOT apply to Bond Limitations.

- |  |                                |
|--|--------------------------------|
| 1. True cash value of municipal corporation from most recent tax roll .....            | 1. <input type="text"/>        |
| 2. Statutory limitation of municipal corporation per ORS Formation Chapter .....       | 2. <input type="text"/> of TCV |
| 3. Total dollar amount authorized by statutory limit (box 1 multiplied by box 2) ..... | 3. <input type="text"/>        |
| 4. Total amount of box 6 levied within statutory limitation .....                      | 4. <input type="text"/>        |

File with your assessor no later than July 15, unless granted an extension in writing.



# NOTICE TO TAXING DISTRICTS

ORS 308.225

OREGON DEPARTMENT OF REVENUE  
Cartographic Unit  
955 Center Street, NE  
Salem, OR 97310  
Phone No. 378-3381

This is to notify you that your boundary  
change in Columbia County, for  
Annex To Scappoose

City of Scappoose  
P.O. Box "P"  
Scappoose, Ore 97056

ORD 580

has been:

- ☒ Received 2-11-93  
☒ Approved 2-24-93  
☐ Disapproved (see notes)

Notes: \_\_\_\_\_

Nancy L. Holmes

## FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file number: DOR 5-120-93

Boundary: ☒ Change ☐ Proposed change ☐ Planned 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

- ☒ Description  
☐ Map

APPROVED AS PER  
ORS 308.225

FEB 24 1993

DESCRIPTION & MAP

Received from: City

150-303-039 (Rev. 4-91)

Distribution: White - taxing dist. Canary - county assessor Pink - Dept. of F

ion (if appropriate)

0109 to 0101  
3-2-13  
401  
+  
P. R.R.

ORDINANCE NO. 580

AN ORDINANCE RELATING TO ANNEXATION AND PLANNING: THE ANNEXATION OF CONTIGUOUS LAND, AND AMENDMENT TO THE ZONING MAP AND COMPREHENSIVE PLAN MAP.

WHEREAS, the Common Council initiated the annexation of unincorporated territory surrounded by the City and

WHEREAS, the subject lot is contiguous to the City on four sides and,

WHEREAS, the City requested a Comprehensive Plan Map and Zone Map change on property described on the map attached hereto and incorporated herein as Exhibit "A", and

WHEREAS, on September 17, the Columbia County Assessor records confirm the total assessed valuation of the property in the territory to be annexed was \$152,600, and

WHEREAS, preliminary approval for the annexation was granted by City Council on October 21, 1991, a zoning recommendation was approved by the Planning Commission on November 14, 1991, and that recommendation was approved by the City Council on November 18, 1991. During both public hearings there was opposition by the property owner to the proposed annexation

WHEREAS, the ordinance is subject to referendum and with or without the consent of the property owner now, **THEREFORE,**

The City of Scappoose Ordains as follows:

1. The City of Scappoose Comprehensive Plan Map, adopted by 1983 is hereby amended by the redesignation of Exhibit "A", property from County Comprehensive Plan designation Industrial (I) to City designation Commercial (C).
2. The City of Scappoose Zoning Map, adopted by Ordinance No. 513, is hereby amended by the redesignation of Exhibit "A", property from County Zoning designation of Light Industrial (M-2) to City designation Expanded Commercial (EC-1).
3. All the property described on the map attached as Exhibit "A" including the right-of-way and within the legal descriptions attached as Exhibit "B" are hereby annexed to the City of Scappoose.

4. The Council hereby adopts by reference the Findings of Fact and Conclusions of law dated November 5, 1991 in support of the Annexation and Zone Change adopted herein.

Passed by the Council and approved by the Mayor this 18th day of November, 1991.

Read for the first time: November 18, 1991  
Read for the second time by title only: November 18, 1991

CITY OF SCAPPOOSE

  
Steven L. Mosier, Mayor

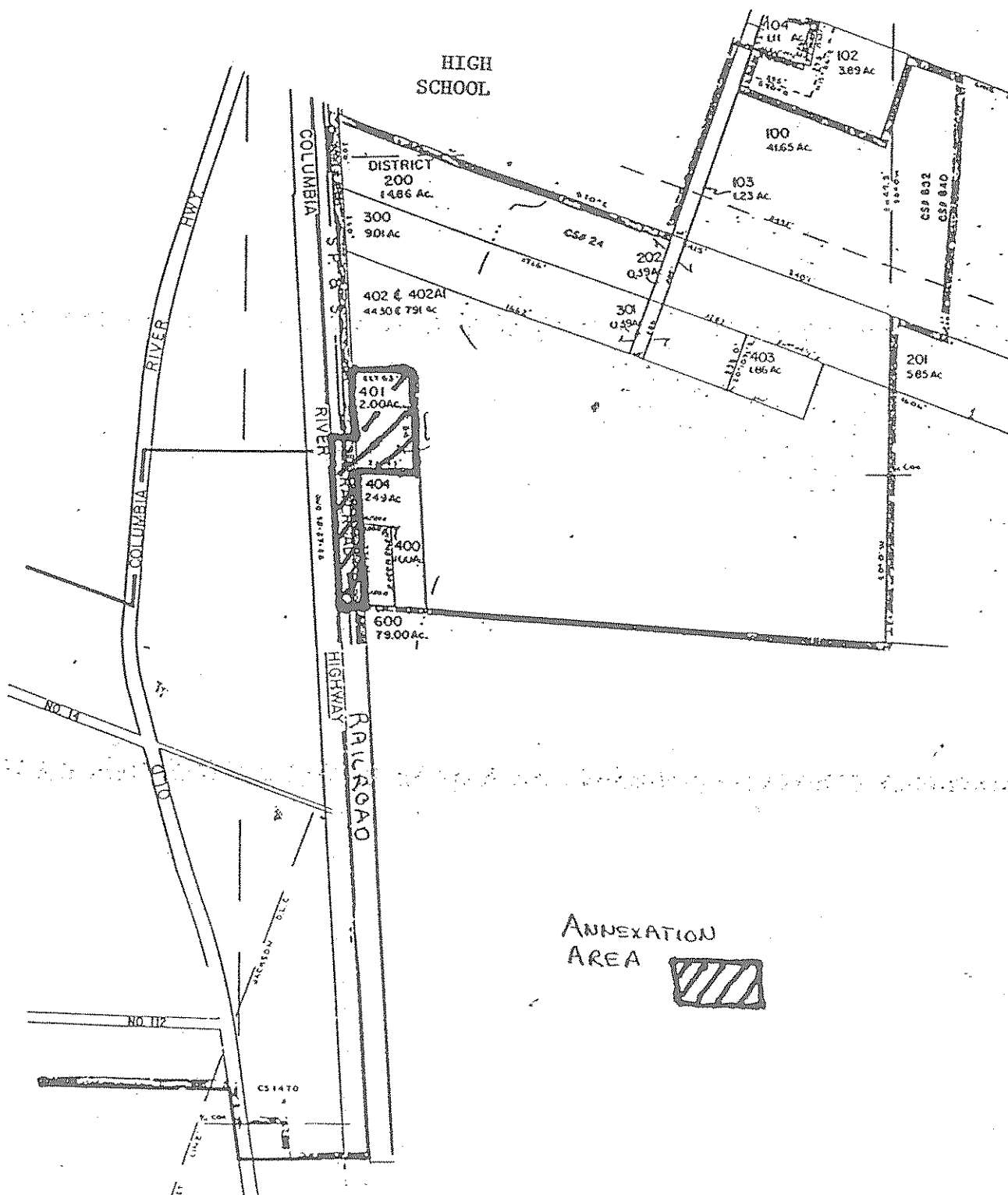
Attest:   
Lenore Akerson, Administrative  
Services Director

Aye: 7  
Nay: 0  
Absent: 0  
Abstain: 0

RETURN TO: City of Scappoose  
P.O. Box "P"  
Scappoose, OR 97056

a:\ord.580

EXHIBIT "A"



## EXHIBIT "B"

City of Scappoose

November 1, 1991

## Legal Description

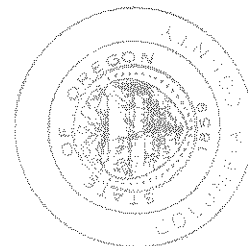
Beginning at a point on the Easterly right-of-way line of the Burlington-Northern Railroad, said point being South 3° 45' East 3133.18 feet from the point where said Easterly right-of-way line intersects the North line of the Jesse Miles Donation Land Claim said point of beginning also being North 3° 45' West 922.70 feet from the point where the said Easterly right-of-way line of said railroad intersects the South line of said Miles Donation Land Claim in Section 13, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence North 3° 45' West along said railroad right-of-way a distance of 565.03 feet to the Southwest corner of the Neu-Glo Candles Inc. tract, as described in Deed Book 205 at page 242; thence North 89° 03' East a distance of 227.83 feet to the Southeast corner of said Neu-Glo Candles Inc. tract; thence North 3° 45' West a distance of 382.84 feet to the Northeast corner of said Neu-Glo Candles Inc. tract; thence South 89° 03' West a distance of 227.83 feet to the Northwest corner of said Neu-Glo Candles inc. tract and the East right-of-way line of said railroad right-of-way; thence South 3° 45' East along said right-of-way line 321.0 feet to the Southerly line of the Scappoose city limits; thence South 86° 15' West along said city limits line a distance of 100.00 feet to the Westerly right-of-way line of said railroad; thence South 3° 45' East along said right-of-way line to a point which is North 86° 29' West of the point of beginning; thence South 86° 29' East a distance of 100.81 feet to the point of beginning.

w\r\ord580.exh

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

2030 '93 MAR 11 AM 10:08

Instrument # 93-2030  
Pages 4



ELIZABETH HUSER, County Clerk

By: Jan Todd DeputyReceipt # Fees \$ 20.005608



# CITY OF SCAPPOOSE

P.O. BOX "P"  
SCAPPOOSE, OREGON 97056  
(503) 543-7146

February 19, 1993

Joe A. Flori  
Chief Cartographer  
Columbia County  
Courthouse  
St. Helens, OR 97051

Dear Mr. Flori:

Enclosed is a letter dated February 19, 1993, to the Department of Revenue, along with a corrected legal description for the annexation approved by Ordinance No. 580 pertaining to the Neu-Glo tract.

Hopefully, this will take care of the issue. Please let the City know when both annexations (Ordinance No. 578 and No. 580) have been accepted and recorded by the County.

Sincerely,



Lenore Akerson,  
Administrative Services Director

w\1\flori.1tr

# CITY OF SCAPPOOSE

P.O. BOX "P"  
SCAPPOOSE, OREGON 97056  
(503) 543-7146

February 19, 1993

Department of Revenue  
Cartography Department  
Revenue Building  
955 Center St. NE  
Salem, OR 97310

Attn: Nancy Holmes

Enclosed is a corrected legal description, Exhibit "B", for Ordinance 580 pertaining to the annexation of the Neu-Glo tract, that was approved by the Council November 18, 1991.

If you need any further information, please let me know.

Sincerely,



Lenore Akerson,  
Administrative Services Director

w\1\ord580.1tr

EXHIBIT "B"

City of Scappoose

Legal Description

November 1, 1991

Beginning at a point on the Easterly right-of-way line of the Burlington-Northern Railroad, said point being South 3° 45' East 3133.18 feet from the point where said Easterly right-of-way line intersects the North line of the Jesse Miles Donation Land Claim said point of beginning also being North 3° 45' West 922.70 feet from the point where the said Easterly right-of-way line of said railroad intersects the South line of said Miles Donation Land Claim in Section 13, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence North 3° 45' West along said railroad right-of-way a distance of 565.03 feet to the Southwest corner of the Neu-Glo Candles Inc. tract, as described in Deed Book 205 at page 242; thence North 89° 03' East a distance of 227.83 feet to the Southeast corner of said Neu-Glo Candles Inc. tract; thence North 3° 45' West a distance of 382.84 feet to the Northeast corner of said Neu-Glo Candles Inc. tract; thence South 89° 03' West a distance of 227.83 feet to the Northwest corner of said Neu-Glo Candles inc. tract and the East right-of-way line of said railroad right-of-way; thence South 3° 45' East along said right-of-way line 321.0 feet to the Southerly line of the Scappoose city limits; thence South 86° 15' West along said city limits line a distance of 100.00 feet to the Westerly right-of-way line of said railroad; thence South 3° 45' East along said right-of-way line to a point which is North 86° 29' West of the point of beginning; thence South 86° 29' East a distance of 100.81 feet to the point of beginning.

**Note:** If you do not use the increased tax base resulting from the annexation in the first year, it is lost.

**Line 1.** Fill in the effective date(s) of any annexation(s) that took place during the 1992-93 fiscal year, and the July 1, 1992 assessed value of the annexed property.

**Line 2.** Add the amounts in A through D, line 1. This sum is the total assessed value of all annexations effective during fiscal year 1992-93.

**Line 3.** Fill in the tax base actually levied by the annexing entity for the fiscal year 1992-93. The annexing entity is the municipal corporation that annexed the property or properties.

**Line 4.** Fill in the total assessed value of the annexing entity as of July 1, 1992. That amount is the 1992-93 assessed value.

**Line 5.** Divide box 3 by box 4. The result is the tax base rate for the annexing entity from the 1992-93 fiscal year. Carry the result out seven decimal places and truncate.

**Line 6.** Multiply the amount in box 2 (total assessed value of all annexed areas) by the tax base rate shown in box 5. The result is the tax base increase due to annexation during 1992-93.

**Line 7.** To figure the total annexation tax base increase, multiply the amount in box 6 by 1.06.

Enter the result here in box 7 and in box 10, Part II (Tax Base Worksheet) on the front of Form LB-50.

## Part V: Limitations set by Oregon revised statutes

This section applies only to those taxing districts that are subject to statutory limitations.

Section A applies to certain municipal corporations such as health districts, parks and recreation districts, and vector control districts. This section does not apply to statutory provisions affecting bond limitations.

**Line 1.** Value of the taxing district from the most recent tax roll.

**Line 2.** The statutory limitation specified in the ORS chapter (example: .00025% of value).

**Line 3.** Multiply box 1 by box 2. The result is the maximum amount the taxing district can levy, excluding bonded indebtedness.

**Note:** If you need help with this form, refer to the manuals provided by the Department of Revenue for information. If you still need help, contact your county assessor or the Finance and Taxation Unit, Local Government Section, Oregon Department of Revenue, 955 Center St. NE, Salem OR 97310, telephone 378-3603.

## The Publication Forms

### The four forms

Every taxing district must publish information about its approved budget. The publication forms (Forms LB-1, LB-2, LB-3, and LB-4) are used for this purpose. The publication forms provide interested persons with important information about the budget.

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1. Legal notice of the time and place of the budget hearing.
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3. A statement of indebtedness.

Form LB-1 summarizes the funds presented on the LB-2 and LB-3 forms.

The LB-2 and LB-3 forms summarize each fund in the budget as approved by the budget committee. The "Name of Fund" section should be completed on

both the LB-2 and LB-3 forms where any fund amounts are listed.

**Form LB-2** summarizes funds which are not levying a property tax.

**Form LB-3** summarizes funds which are levying a property tax.

**Form LB-4** summarizes the organizational units or programs of funds presented on the LB-2 and LB-3 forms. Common examples of organizational units or programs include the Police Department, Fire Department, and the Assessor's Office. All organizational units or programs must be summarized. This form may also be used to summarize each organizational unit by programs or activities.

**Note:** All funds must be published if amounts were adopted for the current year budget or if amounts were expended or received for the preceding year. This is required regardless of whether the fund, organizational unit, or program is budgeted for next year. All published funds should be included in the totals on the LB-1 financial summary form.

PART IV: ANNEXATION WORKSHEET

Area	Effective Date of Annexation	Assessed Value of Annexed Area as of 7-1-92	
A	9-18-91	ORS 308.225 (145,900)	SLAPPAOSE ORD# 580
B	9-16-91	ORS 308.225 (226,000)	ORD# 578
C			
D			

If more than four annexations, attach sheet showing the above information for each annexation

2. Total assessed value of annexed areas. (Sum of A thru D)

3. Tax base levied by annexing entity for fiscal year 1990-91

4. Assessed value of annexing entity on January 1, 1990

5. Tax base rate of annexing entity. (Divide box 3 by box 4)

6. Annexation increase. (Multiply box 2 by box 5)

7. TOTAL ANNEXATION INCREASE. (Multiply box 6 by 1.06.)

Enter this amount in box 10, Part II, on front of form

PART V: LIMITATIONS PER OREGON REVISED STATUTES (See the ORS Chapter under which the municipal corporation was formed.)

THIS SECTION DOES NOT APPLY TO ALL MUNICIPAL CORPORATIONS. Does NOT apply to Bond Limitations

1. True cash value of municipal corporation from most recent tax roll

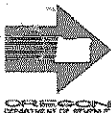
2. Statutory limitation of municipal corporation per ORS Formation Chapter

 of TCV

3. Total dollar amount authorized by statutory limit (box 1 multiplied by box 2)

4. Total amount of box 6 levied within statutory limitation

File with your assessor no later than July 15, unless granted an extension in writing.



# NOTICE TO TAXING DISTRICTS

ORS 308.225

OREGON DEPARTMENT OF REVENUE  
Cartographic Unit  
955 Center Street, NE  
Salem, OR 97310  
Phone No. 378-3381

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

City of Scappoose  
City Recorder  
PO Box P  
Scappoose, OR 97056

ged 578

has been:

☒ Received 9-27-91

☒ Approved 2-16-93

☐ Disapproved (see notes)

Notes: \_\_\_\_\_

Nancy J. Holmes

## FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file number: 5-109-91

Boundary: ☒ Change ☐ Proposed change ☐ Planned change

APPROVED AS PER  
ORS 308.225

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

- ☒ Description
- ☒ Map

FEB 16 1993

DESCRIPTION & MAP

Received from: City

109 3-2-12-4-1 4700 4800

ORDINANCE NO. 578

AN ORDINANCE RELATING TO THE ANNEXATION OF CONTIGUOUS LAND AND ZONING AND AMENDING THE ZONING MAP, DECLARING AN EMERGENCY.

WHEREAS, voluntary applications for annexation and a zone change were presented to the City by a property owner representing more than one half of the assessed valuation and representing more than one half of the total land area to be annexed, and

WHEREAS, the majority of property owners consented to the annexation of the land area contiguous to the City and requested a zone map change on property described on the map attached hereto and incorporated herein as Exhibit "A", and

WHEREAS, on July 25, the Columbia County Assessor records confirm the total assessed valuation of the property in the territory to be annexed was \$174,300, and

WHEREAS, preliminary approval for the annexation was granted by City Council on August 5, 1991, a zoning recommendation was approved by the Planning Commission on August 8, 1991, and that recommendation was over turned by the City Council on August 19, 1991.

WHEREAS, during both public hearings there was no opposition to the proposed annexation now,

THEREFORE, the City of Scappoose Ordains as follows:

1. The City of Scappoose Zoning Map, adopted by Ordinance No. 513, is hereby amended by the redesignation of Exhibit "A", property from County Zoning designation of Single Family Dwelling (R-10) to City designation Moderate Density Residential (R-4).
2. All the property described on the map attached as Exhibit "A" including the right-of-way and within the legal descriptions attached as Exhibit "B" are hereby annexed to the City of Scappoose.
3. The Council hereby adopts by reference the Findings of Fact and Conclusions of law dated August 19, 1991 in support of the Annexation and Zone Change adopted herein.
4. The City Council deems that an emergency exists and that this ordinance shall take place immediately on its final passage by Council.

Passed by the Council and approved by the Mayor this 16th day of September, 1991.

Read for the first time:

Read for the second time by title only:

September 16, 1991

September 16, 1991

CITY OF SCAPPOOSE

  
Steven L. Mosier, Mayor

Attest:   
Lenore Ackerson, Administrative  
Services Director

Aye: 7  
Nay: 0  
Absent: 0  
Abstain: 0

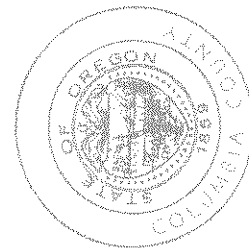
A:\ord.578


RETURN TO: City of Scappoose  
P.O. Box "P"  
Scappoose, OR 97056

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

2029 '93 MAR 11 AM 1:08

Instrument # 93-2029  
Pages 4



ELIZABETH HUSER, County Clerk  
By  Deputy  
Receipt # Fees \$ 30.00  
5608

Ordinance No. 578



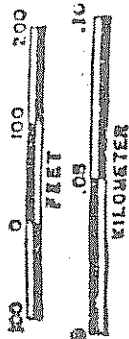


EXHIBIT "A"

For Assessment  
Purposes Only

This map is furnished through  
the courtesy of  
TICOR TITLE INSURANCE



SEE MAP 3 2 12 4 4

SEE MAP 3 1 7

EXHIBIT "B"

CITY OF SCAPPOOSE

Legal Description

November 06, 1991

Beginning at a point which is 687.38 feet South and 512.30 feet West and South  $3^{\circ}34\frac{1}{2}'$  East, 548.76 feet from the quarter section corner on the East side of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, said point being the Northwest corner of the Ira H. Thompson tract, as described in Deed Book 171 at page 327; thence East a distance of 174.30 feet to the Northeast corner of said Thompson tract and the Northwest corner of the Ira H. Thompson tract as described in Deed Book 181 at page 59; thence North  $86^{\circ}25\frac{1}{2}'$  East a distance of 174.30 feet to the Northwest corner of the Wesley B. Laney tract, as described in Deed Book 117 at page 416; thence South  $3^{\circ}34\frac{1}{2}'$  East along the West line of said Laney tract and its Southerly extension, a distance of 455.20 feet to the Northerly right-of-way line of Watts Road; thence continuing South  $3^{\circ}34\frac{1}{2}'$  East a distance of 45.89 feet to the Southerly right-of-way line of said Watts Road and the city of Scappoose's city limits; thence North  $64^{\circ}13\frac{1}{2}'$  West along said right-of-way line and city limits line, North  $64^{\circ}13\frac{1}{2}'$  West to the center line of 6th. Street; thence North  $3^{\circ}34\frac{1}{2}'$  West along said center line and city limits line to the center line of Watts Road; thence North  $64^{\circ}13\frac{1}{2}'$  West along the center line of said Watts Road and said city limits line to the center line of Elm Street; thence South  $86^{\circ}25\frac{1}{2}'$  West along the center line of said Elm Street and said city limits line to a point which is South  $3^{\circ}34\frac{1}{2}'$  East of the point of beginning; thence North  $3^{\circ}34\frac{1}{2}'$  West a distance of 296.08 feet to the point of beginning.

ORDINANCE NO. 578

AN ORDINANCE RELATING TO THE ANNEXATION OF CONTIGUOUS LAND AND ZONING AND AMENDING THE ZONING MAP, DECLARING AN EMERGENCY.

WHEREAS, voluntary applications for annexation and a zone change were presented to the City by a property owner representing more than one half of the assessed valuation and representing more than one half of the total land area to be annexed, and

WHEREAS, the majority of property owners consented to the annexation of the land area contiguous to the City and requested a zone map change on property described on the map attached hereto and incorporated herein as Exhibit "A", and

WHEREAS, on July 25, the Columbia County Assessor records confirm the total assessed valuation of the property in the territory to be annexed was \$174,300, and

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2. All the property described on the map attached as Exhibit "A" including the right-of-way and within the legal descriptions attached as Exhibit "B" are hereby annexed to the City of Scappoose.
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4. The City Council deems that an emergency exists and that this ordinance shall take place immediately on its final passage by Council.

Passed by the Council and approved by the Mayor this 16th day of September, 1991.

Read for the first time:

September 16, 1991

Read for the second time by title only:

September 16, 1991

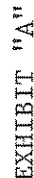
CITY OF SCAPPOOSE

  
Steven L. Mosier, Mayor

Attest:   
Lenore Ackerson, Administrative  
Services Director

Aye: 7  
Nay: 0  
Absent: 0  
Abstain: 0

A:\ord.578



For Assessment  
Purposes Only

This map is furnished through  
the courtesy of  
TIGER TITLE INSURANCE



SLE MAP 3 2 12 4 6

EXHIBIT "B"

CITY OF SCAPPOOSE

Legal Description

November 06, 1991

Beginning at a point which is 687.38 feet South and 512.30 feet West and South  $3^{\circ}34\frac{1}{2}'$  East, 548.76 feet from the quarter section corner on the East side of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, said point being the Northwest corner of the Ira H. Thompson tract, as described in Deed Book 171 at page 327; thence East a distance of 174.30 feet to the Northeast corner of said Thompson tract and the Northwest corner of the Ira H. Thompson tract as described in Deed Book 181 at page 59; thence North  $86^{\circ}25\frac{1}{2}'$  East a distance of 174.30 feet to the Northwest corner of the Wesley B. Laney tract, as described in Deed Book 117 at page 416; thence South  $3^{\circ}34\frac{1}{2}'$  East along the West line of said Laney tract and its Southerly extension, a distance of 455.20 feet to the Northerly right-of-way line of Watts Road; thence continuing South  $3^{\circ}34\frac{1}{2}'$  East a distance of 45.89 feet to the Southerly right-of-way line of said Watts Road and the city of Scappoose's city limits; thence North  $64^{\circ}13\frac{1}{2}'$  West along said right-of-way line and city limits line, North  $64^{\circ}13\frac{1}{2}'$  West to the center line of 6th. Street; thence North  $3^{\circ}34\frac{1}{2}'$  West along said center line and city limits line to the center line of Watts Road; thence North  $64^{\circ}13\frac{1}{2}'$  West along the center line of said Watts Road and said city limits line to the center line of Elm Street; thence South  $86^{\circ}25\frac{1}{2}'$  West along the center line of said Elm Street and said city limits line to a point which is South  $3^{\circ}34\frac{1}{2}'$  East of the point of beginning; thence North  $3^{\circ}34\frac{1}{2}'$  West a distance of 296.08 feet to the point of beginning.

# CITY OF SCAPPOOSE

P.O. BOX "P"  
SCAPPOOSE, OREGON 97056  
(503) 543-7146

February 9, 1993

Joe A. Flori  
Chief Cartographer  
Columbia County  
Courthouse  
St. Helens, OR 97051

Dear Mr. Flori:

I am sending you a copy of the letter (and enclosures) sent to Bob Parkison regarding two annexations which took place in 1991. You should be hearing from the Department of Revenue in the near future. Please keep us informed as to the progress of this matter.

Thank you for notifying us of this situation, as we thought all paper work had been taken care of! If you need any further information, please contact me.

Sincerely,



Lenore Akerson,  
Administrative Services Director

enclosures: 2

w\1\annex.1tr

# CITY OF SCAPPOOSE

P.O. BOX "P"  
SCAPPOOSE, OREGON 97056  
(503) 543-7146

February 9, 1993

Department of Revenue  
Cartography Department  
Revenue Building  
955 Center St. NE  
Salem, OR 97310

Attn: Bob Parkison

Per our conversation today regarding two annexations which took place in 1991, I am sending to you copies of Ordinance No. 578 and 580. It is my understanding that you will notify the County Assessor of Columbia County of your approval so they, in turn, can include these annexations in their mapping and valuations.

If there is any other information you need, please let me know.

Sincerely,



Lenore Akerson,  
Administrative Services Director

enclosures: 2

w\1\thmpnglo.anx



OFFICE OF THE SECRETARY OF STATE

PHIL KEISLING  
SECRETARY OF STATE

MICHAEL GREENFIELD  
DEPUTY SECRETARY OF STATE



cc: JB  
JM  
ADMINISTRATION DIVISION  
PUBLIC RECORDS SECTION  
CAROLE A. IRWIN-LEAL, ADMINISTRATOR  
(503) 378-4339

RULES & RECORDS — (503) 378-2935  
NOTARY PUBLIC — (503) 378-4724

142 STATE CAPITOL  
SALEM, OREGON 97310-0722

October 8, 1991

City of Scappoose  
P.O. Box P  
Scappoose, Oregon 97056

Dear Ms. Akerson:

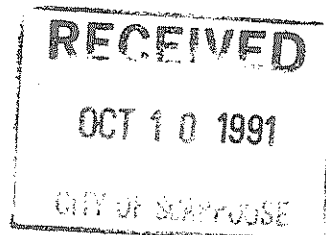
Please be advised that we have received and filed as of September 27, 1991,  
Ordinance No.578, annexing territory to the City of Scappoose.

Our filing number is AN 1991-0122.

Sincerely,

Ann Rene' McNamar  
Official Public Documents

cc: Columbia Co. Clerk



ORDINANCE NO. 578

AN ORDINANCE RELATING TO THE ANNEXATION OF CONTIGUOUS LAND AND ZONING AND AMENDING THE ZONING MAP, DECLARING AN EMERGENCY.

WHEREAS, voluntary applications for annexation and a zone change were presented to the City by a property owner representing more than one half of the assessed valuation and representing more than one half of the total land area to be annexed, and

WHEREAS, the majority of property owners consented to the annexation of the land area contiguous to the City and requested a zone map change on property described on the map attached hereto and incorporated herein as Exhibit "A", and

WHEREAS, on July 25, the Columbia County Assessor records confirm the total assessed valuation of the property in the territory to be annexed was \$174,300, and

WHEREAS, preliminary approval for the annexation was granted by City Council on August 5, 1991, a zoning recommendation was approved by the Planning Commission on August 8, 1991, and that recommendation was over turned by the City Council on August 19, 1991.

WHEREAS, during both public hearings there was no opposition to the proposed annexation now,

THEREFORE, the City of Scappoose Ordains as follows:

1. The City of Scappoose Zoning Map, adopted by Ordinance No. 513, is hereby amended by the redesignation of Exhibit "A", property from County Zoning designation of Single Family Dwelling (R-10) to City designation Moderate Density Residential (R-4).
2. All the property described on the map attached as Exhibit "A" including the right-of-way and within the legal descriptions attached as Exhibit "B" are hereby annexed to the City of Scappoose.
3. The Council hereby adopts by reference the Findings of Fact and Conclusions of law dated August 19, 1991 in support of the Annexation and Zone Change adopted herein.
4. The City Council deems that an emergency exists and that this ordinance shall take place immediately on its final passage by Council.

Passed by the Council and approved by the Mayor this 16th day of September, 1991.

Read for the first time:

September 16, 1991

Read for the second time by title only:

September 16, 1991

CITY OF SCAPPOOSE

  
Steven L. Mosier, Mayor

Attest:   
Lenore Ackerson, Administrative  
Services Director

Aye: 7  
Nay: 0  
Absent: 0  
Abstain: 0

A:\ord.578

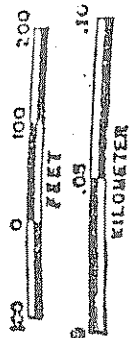


EXHIBIT "A"

For Assessment  
Purposes Only

This map is furnished through  
the courtesy of  
TICOR TITLE INSURANCE

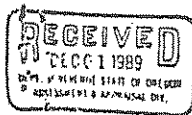


EXHIBIT "B"

CITY OF SCAPPOOSE

Legal Description

November 06, 1991

Beginning at a point which is 687.38 feet South and 512.30 feet West and South  $3^{\circ}34\frac{1}{2}'$  East, 548.76 feet from the quarter section corner on the East side of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, said point being the Northwest corner of the Ira H. Thompson tract, as described in Deed Book 171 at page 327; thence East a distance of 174.30 feet to the Northeast corner of said Thompson tract and the Northwest corner of the Ira H. Thompson tract as described in Deed Book 181 at page 59; thence North  $86^{\circ}25\frac{1}{2}'$  East a distance of 174.30 feet to the Northwest corner of the Wesley B. Laney tract, as described in Deed Book 117 at page 416; thence South  $3^{\circ}34\frac{1}{2}'$  East along the West line of said Laney tract and its Southerly extension, a distance of 455.20 feet to the Northerly right-of-way line of Watts Road; thence continuing South  $3^{\circ}34\frac{1}{2}'$  East a distance of 45.89 feet to the Southerly right-of-way line of said Watts Road and the city of Scappoose's city limits; thence North  $64^{\circ}13\frac{1}{2}'$  West along said right-of-way line and city limits line, North  $64^{\circ}13\frac{1}{2}'$  West to the center line of 6th. Street; thence North  $3^{\circ}34\frac{1}{2}'$  West along said center line and city limits line to the center line of Watts Road; thence North  $64^{\circ}13\frac{1}{2}'$  West along the center line of said Watts Road and said city limits line to the center line of Elm Street; thence South  $86^{\circ}25\frac{1}{2}'$  West along the center line of said Elm Street and said city limits line to a point which is South  $3^{\circ}34\frac{1}{2}'$  East of the point of beginning; thence North  $3^{\circ}34\frac{1}{2}'$  West a distance of 296.08 feet to the point of beginning.

Page 1  
Of 1 Pages

NOTIFICATION  
of  
Code Area Change In  
COLUMBIA COUNTY

Nº 00079

Annexation X Correction \_\_\_\_\_ Withdrawal \_\_\_\_\_

Area: CITY of SCARPOOSE

Townships: 3 Ranges: 2 Sections: 12-4-1  
4700 THRU 5000

Routing: LETTER

Proposal Nº: \_\_\_\_\_ Final Nº: \_\_\_\_\_ Date: \_\_\_\_\_

D.O.R. Nº: 5-109-91 Date: 2/16/93

Recorded D.Vs. Book: F93-2029 Page: \_\_\_\_\_ Date: 3/11/93

Other: CITY ORD# 578 Date: 9/16/91

Code Area: From: 1-09 \_\_\_\_\_  
To: 1-11 \_\_\_\_\_

Date Completed: 4/9/93

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# NOTICE TO TAXING DISTRICTS

ORS 308.225

OREGON DEPARTMENT OF REVENUE  
Cartographic Unit  
955 Center Street, NE  
Salem, OR 97310  
Phone No. 378-3381

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

Annex to Scappoose

Ord 580

has been:

☒ Received 2-11-93

☐ Approved

☒ Disapproved (see notes) 2-16-93

Notes: see attached

Nancy L. Holmes

## FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file number: DOR 5-120-93

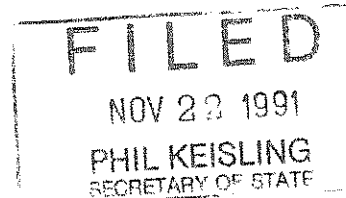
Boundary: ☒ Change ☐ Proposed change ☐ Planned change

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

- ☒ Description
- ☒ Map

Received from: City



## ORDINANCE NO. 580

AN ORDINANCE RELATING TO ANNEXATION AND PLANNING: THE ANNEXATION OF CONTIGUOUS LAND, AND AMENDMENT TO THE ZONING MAP AND COMPREHENSIVE PLAN MAP.

WHEREAS, the Common Council initiated the annexation of unincorporated territory surrounded by the City and

WHEREAS, the subject lot is contiguous to the City on four sides and,

WHEREAS, the City requested a Comprehensive Plan Map and Zone Map change on property described on the map attached hereto and incorporated herein as Exhibit "A", and

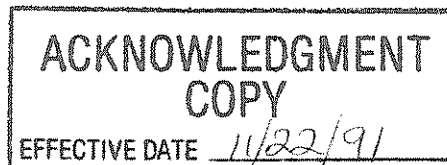
WHEREAS, on September 17, the Columbia County Assessor records confirm the total assessed valuation of the property in the territory to be annexed was \$152,600, and

WHEREAS, preliminary approval for the annexation was granted by City Council on October 21, 1991, a zoning recommendation was approved by the Planning Commission on November 14, 1991, and that recommendation was approved by the City Council on November 18, 1991. During both public hearings there was opposition by the property owner to the proposed annexation

WHEREAS, the ordinance is subject to referendum and with or without the consent of the property owner now, **THEREFORE,**

The City of Scappoose Ordains as follows:

1. The City of Scappoose Comprehensive Plan Map, adopted by 1983 is hereby amended by the redesignation of Exhibit "A", property from County Comprehensive Plan designation Industrial (I) to City designation Commercial (C).
2. The City of Scappoose Zoning Map, adopted by Ordinance No. 513, is hereby amended by the redesignation of Exhibit "A", property from County Zoning designation of Light Industrial (M-2) to City designation Expanded Commercial (EC-1).
3. All the property described on the map attached as Exhibit "A" including the right-of-way and within the legal descriptions attached as Exhibit "B" are hereby annexed to the City of Scappoose.





4. The Council hereby adopts by reference the Findings of Fact and Conclusions of law dated November 5, 1991 in support of the Annexation and Zone Change adopted herein.

Passed by the Council and approved by the Mayor this 18th day of November, 1991.

Read for the first time:

November 18, 1991

Read for the second time by title only:

November 18, 1991

CITY OF SCAPPOOSE

  
Steven L. Mosier, Mayor

Attest:   
Lenore Akerson, Administrative  
Services Director

Aye: 7  
Nay: 0  
Absent: 0  
Abstain: 0

a:\ord.580

EXHIBIT "A"

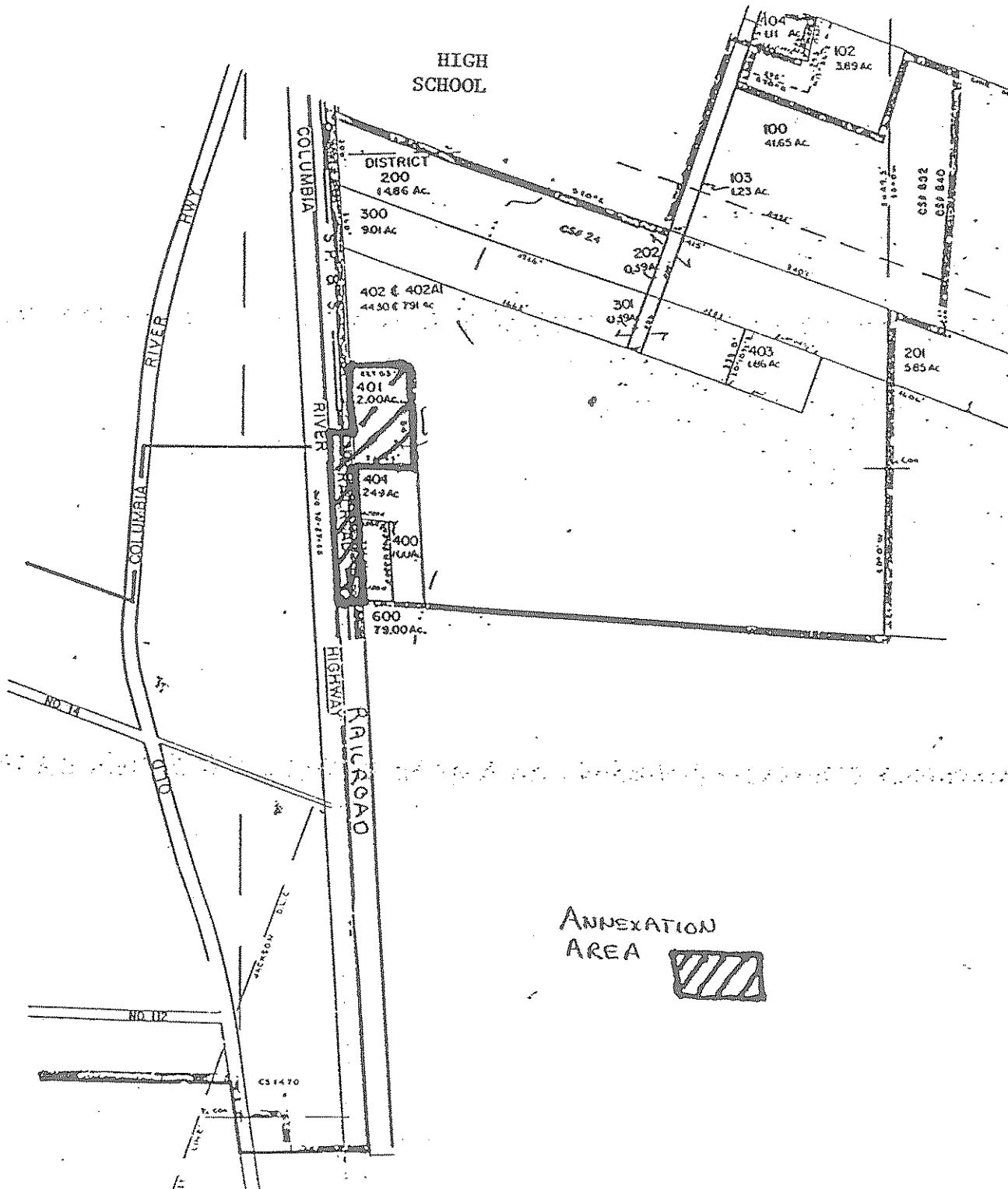


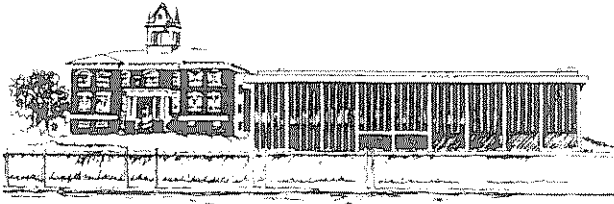
EXHIBIT "B"

City of Scappoose

Legal description

November 01, 1991

Beginning at a point on the Easterly right-of-way line of the Burlington-Northern Railroad, said point being South 3°45' East 3133.18 feet from the point where said Easterly right-of-way line intersects the North line of the Jesse Miles Donation Land Claim said point of beginning also being North 3°45' West 922.70 feet from the point where the said Easterly right-of-way line of said railroad intersects the South line of said Miles Donation Land Claim in Section 13, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence North 3°45' West along said railroad right-of-way a distance of 565.03 feet to the Southwest corner of the Neu-Glo Candles Inc. tract, as described in Deed Book 205 at page 242; thence North 89°03' East a distance of 227.83 feet to the Southeast corner of said Neu-Glo Candles Inc. tract; thence North 3°45' West a distance of 382.84 feet to the Northeast corner of said Neu-Glo Candles Inc. tract; thence South 89°03' West a distance of 227.83 feet to the Northwest corner of said Neu-Glo Candles Inc. tract and the East right-of-way line of said railroad right-of-way; thence South 3°45' East along said right-of-way line to the Southerly line of the Scappoose city limits; thence South 86°15' West along said city limits line a distance of 100.00 feet to the Westerly right-of-way line of said railroad; thence South 3°45' East along said right-of-way line to a point which is North 86°29' West of the point of beginning; thence South 86°29' East a distance of 100.81 feet to the point of beginning.



## County Assessor of Columbia County

PHONE 397-2240

ST. HELENS, OREGON 97051

February 8, 1993

John Boyd, Planner  
City of Scappoose  
P.O. Box P  
Scappoose, OR 97056

Re: City Ordinance Numbers 578 & 580

Dear John:

In reviewing our records it has come to our attention that we have not included the above mentioned annexation ordinances either in our mapping or valuations.

A quick review has indicated the reason being we have not recieved Oregon Department of Revenue approval as required by ORS 308.225. We are prohibited from recognizing those annexations for assessment, taxation & distribution purposes.

The Department of Revenue has indicated we have not received approval. They have not reviewed the issue because the City of Scappoose has not submitted the documentations as required by ORS 308.225. Department of Revenue did recieve ordinance #578 with the original description which DOR disapproved September 27, 1991, they have received the ordinance incorporating the description dated November 6, 1991.

Once we recieve DOR certification and approval we can make those changes here.

Sincerely,

Joe A. Flori  
CHIEF CARTOGRAPHER

JAF:dm

cc: Department of Revenue  
Tom Linhares, Columbia County Assessor  
Columbia County Land Development  
Columbia County Surveyor

CODE 1-09 TO CODE  
3-2-13  
401  
AND ADJUSTING RR TO SEND OF MAP

UNAPPROVED  
BOUNDARY  
CHANGES  
(ANNEXATIONS)  
FOR 92-93

ORDINANCE NO. 580

AN ORDINANCE RELATING TO ANNEXATION AND PLANNING: THE ANNEXATION OF CONTIGUOUS LAND, AND AMENDMENT TO THE ZONING MAP AND COMPREHENSIVE PLAN MAP.

WHEREAS, the Common Council initiated the annexation of unincorporated territory surrounded by the City and

WHEREAS, the subject lot is contiguous to the City on four sides and,

WHEREAS, the City requested a Comprehensive Plan Map and Zone Map change on property described on the map attached hereto and incorporated herein as Exhibit "A", and

WHEREAS, on September 17, the Columbia County Assessor records confirm the total assessed valuation of the property in the territory to be annexed was \$152,600, and

WHEREAS, preliminary approval for the annexation was granted by City Council on October 21, 1991, a zoning recommendation was approved by the Planning Commission on November 14, 1991, and that recommendation was approved by the City Council on November 18, 1991. During both public hearings there was opposition by the property owner to the proposed annexation

WHEREAS, the ordinance is subject to referendum and with or without the consent of the property owner now, **THEREFORE,**

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3. All the property described on the map attached as Exhibit "A" including the right-of-way and within the legal descriptions attached as Exhibit "B" are hereby annexed to the City of Scappoose.

4. The Council hereby adopts by reference the Findings of Fact and Conclusions of law dated November 5, 1991 in support of the Annexation and Zone Change adopted herein.

Passed by the Council and approved by the Mayor this 18th day of November, 1991.

Read for the first time: November 18, 1991  
Read for the second time by title only: November 18, 1991

CITY OF SCAPPOOSE

  
Steven L. Mosier, Mayor

Attest:   
Lenore Akerson, Administrative  
Services Director

Aye: 7  
Nay: 0  
Absent: 0  
Abstain: 0

a:\ord.580

EXHIBIT "A"

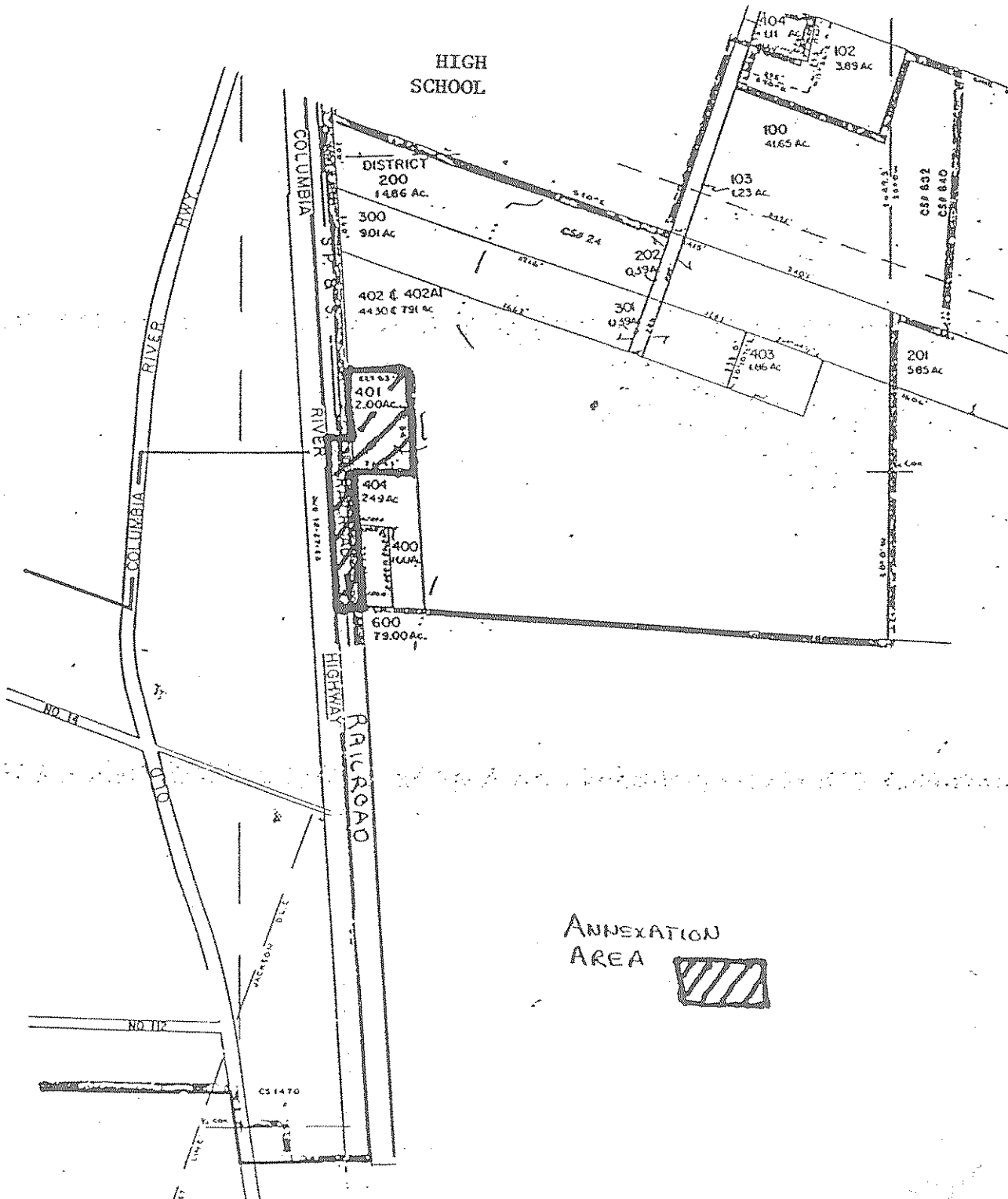


EXHIBIT "B"

City of Scappoose

Legal description

November 01, 1991

Beginning at a point on the Easterly right-of-way line of the Burlington-Northern Railroad, said point being South  $3^{\circ}45'$  East 3133.18 feet from the point where said Easterly right-of-way line intersects the North line of the Jesse Miles Donation Land Claim said point of beginning also being North  $3^{\circ}45'$  West 922.70 feet from the point where the said Easterly right-of-way line of said railroad intersects the South line of said Miles Donation Land Claim in Section 13, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence North  $3^{\circ}45'$  West along said railroad right-of-way a distance of 565.03 feet to the Southwest corner of the Neu-Glo Candles Inc. tract, as described in Deed Book 205 at page 242; thence North  $89^{\circ}03'$  East a distance of 227.83 feet to the Southeast corner of said Neu-Glo Candles Inc. tract; thence North  $3^{\circ}45'$  West a distance of 382.84 feet to the Northeast corner of said Neu-Glo Candles Inc. tract; thence South  $89^{\circ}03'$  West a distance of 227.83 feet to the Northwest corner of said Neu-Glo Candles Inc. tract and the East right-of-way line of said railroad right-of-way; thence South  $3^{\circ}45'$  East along said right-of-way line to the Southerly line of the Scappoose city limits; thence South  $86^{\circ}15'$  West along said city limits line a distance of 100.00 feet to the Westerly right-of-way line of said railroad; thence South  $3^{\circ}45'$  East along said right-of-way line to a point which is North  $86^{\circ}29'$  West of the point of beginning; thence South  $86^{\circ}29'$  East a distance of 100.81 feet to the point of beginning.



*Appt - 152 acres  
population*

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION  
6400 S. W. Canyon Court  
Telephone: 297-2237

FINAL ORDER

*Sept 8, 1971*

RE: BOUNDARY CHANGE PROPOSAL NO. 289 - Annexation of the following territory to the City of Scappoose

Legal Description

Beginning at the point of intersection of the East right of way line of the S. P. & S. Railroad with the Northerly line of the Jesse Miles Donation Land Claim in Section 13, Township 3 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon; thence North 70°30' West along the Northerly line of said Jesse Miles Donation Land Claim to a point on the West right of way line of Columbia River Highway U.S. 30, said point being South 70°30' East 1613.09 feet from the Northwest corner of the said Jesse Miles Donation Land Claim; thence South 3°38' East 105.23 feet to the Northeast corner of tract conveyed to Albert G. Attig, by deed recorded January 8, 1958, in Book 135, page 87, Deed Records of Columbia County, Oregon; thence North 88°31' West along the North line of said Attig tract, 104.9 feet; thence South 86°18' West approximately 5.54 feet to the Southeast corner of tract conveyed Walter Donald et ux., by deed recorded April 10, 1962, in Book 148, page 615, Deed Records of Columbia County, Oregon; thence North 3°45' West along the East line of said Donald tract, 142.9 feet to the Northeast corner of said Donald tract and the North line of said Jesse Miles Donation Land Claim; thence North 70°30' West along the North line of said Jesse Miles Donation Land Claim, 645.63 feet, more or less, to a point which is South 70°30' East 847.76 feet from the Northwest corner of said Jesse Miles Donation Land Claim; thence South 18°43' West, 168.00 feet to the Southerly line of a 20 foot road; thence South 76°48' East along the Southerly line of said road, 100 feet; thence South 19°30' West, 100 feet; thence North 76°48' West 830.40 feet; thence North 20°40' East 348.31 feet to the North line of said Jesse Miles Donation Land Claim; thence North 70°30' West along the North line of said Jesse Miles Donation Land Claim to the Northwest corner thereof; thence North 70° West 220 feet, more or less, to a point on the centerline of the South Fork of Scappoose Creek; thence following the centerline of said creek, Southerly to the Southerly right of way line of the E. M. Watts County Road; thence following said right of way line Westerly to its intersection with the Southerly right of way line of Keys County Road; thence following said right of way Westerly to the West line of said Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence South 0°29' West along said Section line, to the Southwest corner of said Section 12; thence South along the West line of Section 13, Township 3 North, Range 2 West,

Willamette Meridian, Columbia County, Oregon; 31.0 feet to the Southwest corner of Parcel 1 as described in deed to William See Wong et ux., recorded December 24, 1963, in Book 153, page 952, Deed Records of Columbia County, Oregon; thence East along the South line of Parcel 1 as described in said Wong deed, and its East prolongation, to the East right of way line of E.M. Watts County Road; thence Southerly along the East right of way line of said E.M. Watts County Road to the West line of said Section 13; thence South along the West line of said Section 13 to the most Westerly Northwest corner of that certain tract conveyed to John J. Havlik by deed recorded July 22, 1911 in Book 14, page 607, Deed Records of Columbia County, Oregon, said corner being in the centerline of Scappoose Creek; thence Northerly along the Northerly line of said Havlik tract to the West line of said Jesse Miles Donation Land Claim; thence Northerly along the West line of said Jesse Miles Donation Land Claim, 105.26 feet to the Northwest corner of that certain tract conveyed to Matthew F. Barta and Ann Barta by deed recorded September 4, 1948, in Book 101, page 180, Deed Records of Columbia County, Oregon; thence South  $89^{\circ}11'$  East 1417.4 feet along the North line of said Barta tract to the Northwest corner of that certain tract conveyed to The Roman Catholic Archbishop by deed recorded September 30, 1913 in Book 19, page 296, Deed Records of Columbia County, Oregon; thence South along the West line of said Archbishop tract, 208.7 feet to the Southwest corner thereof; thence East along the South line of said Archbishop tract, 69.0 feet to the Northwest corner of that certain tract conveyed to The Archdiocese of Oregon City by deed recorded January 11, 1926 in Book 40, page 396, Deed Records of Columbia County, Oregon; thence South  $4^{\circ}29'$  West along the West line of said Archdiocese tract, 104.35 feet to the Southwest corner thereof; thence South  $89^{\circ}11'$  East 139.7 feet to the Southeast corner thereof, being also the Southwest corner of that certain tract conveyed to the Archdiocese of Oregon City by deed recorded August 18, 1910 in Book 14, page 247, Deed Records of Columbia County, Oregon; thence South  $89^{\circ}11'$  East along the South line of said Archdiocese tract described in Book 14, page 247, Deed Records of Columbia County, Oregon, 129.1 feet to the Northwest corner of that certain tract conveyed to Archdiocese of Portland in Oregon, by deed recorded February 17, 1950 in Book 106, page 253, Deed Records of Columbia County, Oregon; thence South  $4^{\circ}29'$  West along the West line of said Archdiocese of Portland tract, 40.0 feet to the Southwest corner thereof; thence South  $89^{\circ}11'$  East along the South line of said Archdiocese of Portland tract to the West right of way line of Portland-St. Helens Road (also known as Lower Columbia River Highway); thence South along the West right of way line of said Portland-St. Helens Road to a point which bears North  $89^{\circ}36'$  West from the Southwest corner of that certain tract conveyed to Fred W. Havlik by deed recorded February 5, 1944 in Book 73, page 589, Deed Records of

Columbia County, Oregon; thence South 89°36' East 60.0 feet to the Southwest corner of said Fred W. Havlik tract; thence South 89°36' East, 736.4 feet along the South line of said Fred W. Havlik tract to the West line of the S. P. & S. Railroad; thence continuing South 89°36' East 100.0 feet to the East right of way line of said S. P. & S. Railroad; thence North along the East right of way line of said Railroad to the point of beginning.

Proceedings on proposal No. 289 commenced upon receipt of a petition from property owners on April 22, 1971, requesting that their property located south of the city generally between the Columbia River Highway and E. M. Watts Road be annexed to the City. The petition meets the requirements for initiating a proposal as set forth in ORS 222.170 and 199.495.

Upon receipt of the petition, the Commissions published and posted notice of the public hearing in accordance with ORS 199.520 and conducted public hearings on the proposal on July 14 and July 28, 1971. The Commission also caused a study to be made on this proposal which considered economic, demographic and sociological trends and physical development of the land.

On the basis of the public hearings and the study, the Commission made a number of findings:

- (1) the territory to be annexed is contiguous to the City and is located generally south of the City in an area west of U. S. Highway 30 and east of E. M. Watts Road;
- (2) the territory contains approximately 77 acres, 23 single family dwellings, one multi-family unit, a bank and an estimated population of 71 persons;

- (3) the property owners request annexation in order to bring the territory under the zoning powers of the City since the County does not exercise its zoning power in the territory;
- (4) the City provides water service to a number of the residences and commercial structures in the territory;
- (5) additional properties adjacent to the territory to be annexed and contiguous to the City were improperly omitted from the proposal and the owners were not present at the hearing.

On the basis of the findings the Commission continued the hearing and notified the owners of the property improperly omitted to appear before the Commission and show cause, if any, why their land should not be included in the proposed annexation as provided by ORS 199.475.

The continued public hearing was held on September 8, 1971, and on the basis of the study and continued public hearing the Commission found that:

- 1) the additional territory to be annexed contains approximately 75 acres, 40 dwelling units, 2 churches, 3 commercial structures and an estimated population of 120 persons;
- 2) the entire proposed modified territory to be annexed is within the service sphere of the City for water supply, sewerage treatment and disposal and police protection;
- 3) the proposed modified territory is becoming more urban in nature and will likely continue to urbanize in the near future;

- 4) the City has the responsibility and the right to work with the residents of the proposed modified territory to prepare comprehensive plans for the orderly development of the territory; and
- 5) the proposed modified territory to be annexed is an integral part of the Scappoose community for economic and social purposes and the boundary change will bring the territory into the political and civic life of the community.

On the basis of the findings listed above, the Commission approved BOUNDARY CHANGE PROPOSAL NO. 289 as modified on September 8, 1971.

NOW THEREFORE IT IS ORDERED THAT the territory described above be annexed to the City of Scappoose as of this date.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT  
BOUNDARY COMMISSION

DATE: September 8, 1971

By: Ronald C. Cease  
Ronald C. Cease  
Chairman

Certified to be a true and  
exact copy of the original

Attest: Philip R. H. H. H.

Portland Metropolitan Area Local Government  
Boundary Commission

Donald E. G. G.  
Secretary of Commission  
Page 5 - FINAL ORDER

Order #289

2 churches

3 commericals

1 bank

Population 191

Acres 152

Dwelling units 63

1 Mult-Dwelling

XXXXX

56 servered by city water..

CITY OF SCAPPOOSE

PROPOSAL NO. 289

LEGEND

Territory to be  
Annexed



A RIVER HIGHWAY S.S. S.P.R.S. RAILROAD

OLD COLUMBIA RIVER HIGHWAY

BUTCH CANYON ROAD

*Any questions  
Call John  
at Scappoose*

CODE 1-09 TO CODE

3-2-12-4-1

4500, 4700, 4900, 5100

ALSO ALL of ADJUTING WATER RD, ELM & 6th STS. NOT  
ALREADY IN CITY.

## ORDINANCE NO. 578

AN ORDINANCE RELATING TO THE ANNEXATION OF CONTIGUOUS LAND AND ZONING AND AMENDING THE ZONING MAP, DECLARING AN EMERGENCY.

WHEREAS, voluntary applications for annexation and a zone change were presented to the City by a property owner representing more than one half of the assessed valuation and representing more than one half of the total land area to be annexed, and

WHEREAS, the majority of property owners consented to the annexation of the land area contiguous to the City and requested a zone map change on property described on the map attached hereto and incorporated herein as Exhibit "A", and

WHEREAS, on July 25, the Columbia County Assessor records confirm the total assessed valuation of the property in the territory to be annexed was \$174,300, and

WHEREAS, preliminary approval for the annexation was granted by City Council on August 5, 1991, a zoning recommendation was approved by the Planning Commission on August 8, 1991, and that recommendation was over turned by the City Council on August 19, 1991.

WHEREAS, during both public hearings there was no opposition to the proposed annexation now,

THEREFORE, the City of Scappoose Ordains as follows:

1. The City of Scappoose Zoning Map, adopted by Ordinance No. 513, is hereby amended by the redesignation of Exhibit "A", property from County Zoning designation of Single Family Dwelling (R-10) to City designation Moderate Density Residential (R-4).
2. All the property described on the map attached as Exhibit "A" including the right-of-way and within the legal descriptions attached as Exhibit "B" are hereby annexed to the City of Scappoose.
3. The Council hereby adopts by reference the Findings of Fact and Conclusions of law dated August 19, 1991 in support of the Annexation and Zone Change adopted herein.
4. The City Council deems that an emergency exists and that this ordinance shall take place immediately on its final passage by Council.



Passed by the Council and approved by the Mayor this 16th day of September, 1991.

Read for the first time:

September 16, 1991

Read for the second time by title only:

September 16, 1991

CITY OF SCAPPOOSE

  
Steven L. Mosier, Mayor

Attest:   
Lenore Ackerson, Administrative  
Services Director

Aye: 7  
Nay: 0  
Absent: 0  
Abstain: 0

A: \ord.578

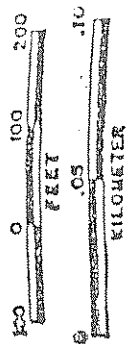


EXHIBIT "A"

For Assessment  
Purposes Only

This map is furnished through  
the courtesy of  
HOOR TITLE INSURANCE

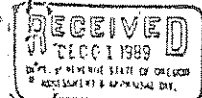


EXHIBIT "B"

CITY OF SCAPPOOSE

Legal Description

November 06, 1991

Beginning at a point which is 687.38 feet South and 512.30 feet West and South  $3^{\circ}34\frac{1}{2}'$  East, 548.76 feet from the quarter section corner on the East side of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, said point being the Northwest corner of the Ira H. Thompson tract, as described in Deed Book 171 at page 327; thence East a distance of 174.30 feet to the Northeast corner of said Thompson tract and the Northwest corner of the Ira H. Thompson tract as described in Deed Book 181 at page 59; thence North  $86^{\circ}25\frac{1}{2}'$  East a distance of 174.30 feet to the Northwest corner of the Wesley B. Laney tract, as described in Deed Book 117 at page 416; thence South  $3^{\circ}34\frac{1}{2}'$  East along the West line of said Laney tract and its Southerly extension, a distance of 455.20 feet to the Northerly right-of-way line of Watts Road; thence continuing South  $3^{\circ}34\frac{1}{2}'$  East a distance of 45.89 feet to the Southerly right-of-way line of said Watts Road and the city of Scappoose's city limits; thence North  $64^{\circ}13\frac{1}{2}'$  West along said right-of-way line and city limits line, North  $64^{\circ}13\frac{1}{2}'$  West to the center line of 6th. Street; thence North  $3^{\circ}34\frac{1}{2}'$  West along said center line and city limits line to the center line of Watts Road; thence North  $64^{\circ}13\frac{1}{2}'$  West along the center line of said Watts Road and said city limits line to the center line of Elm Street; thence South  $86^{\circ}25\frac{1}{2}'$  West along the center line of said Elm Street and said city limits line to a point which is South  $3^{\circ}34\frac{1}{2}'$  East of the point of beginning; thence North  $3^{\circ}34\frac{1}{2}'$  West a distance of 296.08 feet to the point of beginning.



# NOTICE TO TAXING DISTRICTS

ORS 308.225

OREGON DEPARTMENT OF REVENUE  
Cartographic Unit  
955 Center Street, NE  
Salem, OR 97310  
Phone No. 378-3381

This is to notify you that your boundary  
change in Columbia County, for  
ANNEXATION TO SCAPPOOSE

CITY OF SCAPPOOSE  
CITY Recorder  
PO Box P  
SCAPPOOSE, OR 97056

has been:

- ☒ Received 9-27-91  
☐ Approved  
☒ Disapproved (see notes) 10-21-91

Notes: Portion OF STREET IS SHOWN ON MAP BUT NOT  
IN THE DESCRIPTION ALSO NEED TO DESCRIBE THE  
EXCEPTIONS ON TAX LOT #700 CAN'T USE BOOK AND  
PAGE Please correct AND RESUBMIT Bob Parkison

## FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file number: 5-109-91

Boundary: ☒ Change ☐ Proposed change ☐ Planned 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

- ☒ Description  
☒ Map

Received from: CITY

# CITY OF SCAPPOOSE

P.O. BOX "P"  
SCAPPOOSE, OREGON 97056  
(503) 543-7146

September 26, 1991

Columbia County Tax Assessor  
Attn: Elvira  
County Court House  
St. Helens, OR 97051

RE: Annexation

Enclosed find four copies of Ordinance No. 578, relating to the annexation of certain properties into Scappoose city limits, including Exhibits "A" and "B". Please keep one for your records and distribute the other three as follows:

One to the County Surveyor's Department  
One to the County Planning Department  
One to the County Clerk

Sincerely,



Lenore Akerson,  
Administrative Services Director

enclosure: 4

ORDINANCE NO. 578

AN ORDINANCE RELATING TO THE ANNEXATION OF CONTIGUOUS LAND AND ZONING AND AMENDING THE ZONING MAP, DECLARING AN EMERGENCY.

WHEREAS, voluntary applications for annexation and a zone change were presented to the City by a property owner representing more than one half of the assessed valuation and representing more than one half of the total land area to be annexed, and

WHEREAS, the majority of property owners consented to the annexation of the land area contiguous to the City and requested a zone map change on property described on the map attached hereto and incorporated herein as Exhibit "A", and

WHEREAS, on July 25, the Columbia County Assessor records confirm the total assessed valuation of the property in the territory to be annexed was \$174,300, and

WHEREAS, preliminary approval for the annexation was granted by City Council on August 5, 1991, a zoning recommendation was approved by the Planning Commission on August 8, 1991, and that recommendation was over turned by the City Council on August 19, 1991.

WHEREAS, during both public hearings there was no opposition to the proposed annexation now,

THEREFORE, the City of Scappoose Ordains as follows:

1. The City of Scappoose Zoning Map, adopted by Ordinance No. 513, is hereby amended by the redesignation of Exhibit "A", property from County Zoning designation of Single Family Dwelling (R-10) to City designation Moderate Density Residential (R-4).
2. All the property described on the map attached as Exhibit "A" including the right-of-way and within the legal descriptions attached as Exhibit "B" are hereby annexed to the City of Scappoose.
3. The Council hereby adopts by reference the Findings of Fact and Conclusions of law dated August 19, 1991 in support of the Annexation and Zone Change adopted herein.
4. The City Council deems that an emergency exists and that this ordinance shall take place immediately on its final passage by Council.

Passed by the Council and approved by the Mayor this 16th day of September, 1991.

Read for the first time:

September 16, 1991

Read for the second time by title only:

September 16, 1991

CITY OF SCAPPOOSE

  
Steven L. Mosier, Mayor

Attest:   
Lenore Ackerson, Administrative  
Services Director

Aye: 7  
Nay: 0  
Absent: 0  
Abstain: 0

A:\ord.578

EXHIBIT A

Thompson  
CITY  
INITIATED



SEE MAP 3 2 12 1 4



EXHIBIT B  
TAX LOT 4700

APR 5, 1971  
APR 2, 1971  
MD

Pedro Aguilar, —  
to  
Ira H. Thompson and  
Willie M. Thompson, h&w

19

cvy all that rp sitd in CC, S of O, dafs:

All of the folg descd rp sitd in the William Watts DLC in CCO; Begg at a post 1581.50 ft S and 281.80 ft W of the  $\frac{1}{4}$  Sec cor on the E boundary of Sec 12, T3N, R2W of the WM, CCO, and rung th S  $64^{\circ}13\frac{1}{2}'$  E 200.00 ft to a post; th rung N  $3^{\circ}34\frac{1}{2}'$  W 112.82 ft tap; th N  $86^{\circ}25\frac{1}{2}'$  E 174.30 ft tap; th N  $3^{\circ}34\frac{1}{2}'$  W 342.38 ft to an ip; th S  $86^{\circ}25\frac{1}{2}'$  W 348.60 ft tap; th S  $3^{\circ}34\frac{1}{2}'$  E 357.20 ft to the pob, EXCEPTG por cvyd to Ruth L. Laney by dd rcdd Jan 23, 1953 in Bk 117, pg 414, and ALSO EXCEPTG that por cvyd to Wesley B. Laney, Jr. et ux., by dd rcdd Jan 23, 1953 in Bk 117, pg 416, DRs of CCO

*Oct 72  
William Watts  
D & E  
Excced 145/178  
Excced 104*

W&D, EXCEPT as to:

R/w and ease, including the terms and provisions thof, for ditches, drains, power lis, etc., granted to Scappoose Drainage District in instru rcdd Mar 22, 1937 in Bk 60, pg 209, DRs of CCO, and ease and r/w, including the terms and provisions thof given to Wesley B. Laney, Jr.,

Page 2 of 2060

et ux, rcdd Jan 23, 1953 in Bk 117, pg 416, DRs of CCO, and the premises hin descd are wlin and subj to the statutory powers, including the power of assess of Scappoose Drainage District.

The t&a consid--\$2,000.00

S&A Pedro Aguilar, —

PNTI

EXHIBIT B  
TAX LOT 4800

6039

Oct 18, 1968  
Oct 15, 1968  
WD

171-327

Flora M. Rotay and  
Melvin Howard Rotay, w&h  
to  
Ira H. Thompson and  
Willie Mae Thompson, h&w

---convey---all th rp sitd in CCO, daf:

Begg at an iron pi set 687.38 ft S and 512.3 ft W of the 1/4  
sec cor on the E sl of Sec 12, T3N, R2W of the WM, CCO; runng  
th S 3°34'30" E 548.76 ft for the tpob; th S 3°34'30" E 276.08  
ft to an iron pi on the Watts rd; th alg the Watts rd S 64°13'30"  
E 200 ft to a post; th N 3°34'30" W 357.20 ft to the SE cor of  
ppty desc'd in Dd to Ruben E. Hansen et ux rcdd Mar 13, 1952 in  
Bk 114, pg 156, DRs of CCO; th W 174.3 ft to the tpob.

W&D EXCEPT AS TO: R1 of way and esmt for ditches, drains, power  
lis, etc., as granted to Scappoose Drainage District by the  
Watts Estate in instrument rcdd Mar 22, 1937 in Bk 60, pg 209,  
DRs of CCO, the taxes for the tax year 1968-1969 and the premises  
hin desc'd are wlin and subject to the statutory powers of  
Scappoose Drainage District.

The true and actual consid for this transfer--is \$23,750.00.

Ackd Flora M. Rotay \_\_\_\_\_ Ackd Melvin Howard Rotay \_\_\_\_\_  
Flora M. Rotay  
Melvin Howard Rotay

PNTI

EXHIBIT B  
LOT 4900

KNOW ALL MEN BY THESE PRESENTS, That Earl A. Wolfe and Neva M. Wolfe

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald L. Lawrence and Judy M. Lawrence, husband and wife, the grantor, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise pertaining, situated in the County of Columbia, State of Oregon, described as follows:

A tract in the Southeast quarter of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, described as follows:  
Beginning at a point 1581.5 feet South and 281.8 feet West of the East quarter corner of said Section 12; thence North  $3^{\circ}34'30''$  West along the Westerly boundary of the tract conveyed to Clyde A. Fugh et ux by deed recorded October 19, 1946 in Book 89, page 356, Deed Records of Columbia County, Oregon, to a point which is 200 feet Southerly of the Northwest corner of said Fugh tract; thence North  $86^{\circ}25'30''$  East 154.3 feet to the most Northerly corner of the tract conveyed to Wesley B. Laney Jr. and Betty J. Laney, husband and wife, by deed recorded February 17, 1961 in Book 144, page 681, Deed Records of Columbia County, Oregon; thence South  $20^{\circ}23'$  West 213.6 feet along the Westerly line of said Wesley B. Laney Jr. tract; thence North  $64^{\circ}13'30''$  West 77.53 feet to the point of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances. The rights of the public in roads and highways; regulations of Scappoose Drainage District; an easement recorded March 22, 1937 Deed Book 60, Page 209; an easement recorded February 26, 1954 Deed Book 121, page 403.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,000.00.

In testimony whereof, the grantor has executed this instrument this 25th day of May, 1971, at Scappoose, Oregon.

In Witness Whereof, the grantor has executed this instrument this 25th day of May, 1971, at Scappoose, Oregon, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Earl A. Wolfe

Neva M. Wolfe

STATE OF OREGON,  
County of Columbia

STATE OF OREGON, County of Columbia

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the cost attested to the foregoing instrument in the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires: 4-7-81

(OFFICIAL SEAL)

Earl A. Wolfe and Neva M. Wolfe  
Rt. 1 Box 496  
Scappoose, Oregon 97056  
GRANTOR'S NAME AND ADDRESS  
Ronald L. Lawrence and Judy M. Lawrence  
Rt. 1 Box 584B  
Scappoose, Oregon 97056  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Ronald L. Lawrence and Judy M. Lawrence  
Rt. 1 Box 584B  
Scappoose, Oregon 97056  
NAME, ADDRESS, ZIP  
Ronald L. Lawrence and Judy M. Lawrence  
Rt. 1 Box 496  
Scappoose, Oregon 97056  
NAME, ADDRESS, ZIP

4002 3<sup>rd</sup> STATE OF OREGON

County of Columbia  
I certify that the within instrument was received for record on the 31st day of May, 1971, at 3:52 o'clock P.M. and recorded in book 211, page 774.  
Record of Deeds of said county  
Witness my hand and seal  
County of Columbia

Notary Public for Oregon  
My commission expires: 4-7-81

EXHIBIT B  
LOT 5000

144 20681

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, Lewis Clair Laney, a single man, in consideration of Ten Dollars and other valuable consideration to me paid by Wesley B. Laney, Jr. and Betty J. Laney, husband and wife, do hereby grant, bargain, sell and convey unto the said Wesley B. Laney Jr. and Betty J. Laney, husband and wife, as tenants by the entirety, their heirs and assigns, all of the following real property, with the tenements, hereditaments and appurtenances situate in the County of Columbia, State of Oregon, bounded and described as follows, to-wit:

Beginning at a point that is 1501.5 feet south and 281.8 feet west of the east quarter corner of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence south  $64^{\circ}13'$  east a distance of 77.53 feet to the true point of beginning for the following described tract; thence north  $20^{\circ}23'$  east a distance of 213.6 feet; thence south  $3^{\circ}34'$  east a distance of 243.23 feet; thence north  $64^{\circ}13'$  west a distance of 99.53 feet to the true point of beginning.

TO HAVE AND TO HOLD the above described and granted premises unto the said Wesley B. Laney, Jr. and Betty J. Laney, husband and wife, as tenants by the entirety, their heirs and assigns forever. I, the grantor above named, do covenant to and with the above-named grantees, their heirs and assigns, that I am lawfully seized in fee simple of the above-granted premises; that the above-granted premises are free from all encumbrances, and that I will, and my heirs, executors and administrators shall, warrant and forever defend the above-granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand and seal this 17 day of February, 1961.

Lewis Clair Laney