

# Columbia County Assessors Record of District Boundaries

Tuesday, May 26, 2020

Init Date: 12-20-2017

Also See No.: .

No.: 2017 . 04

How Initially Received: Email

Affected District Name: Scappoose City

Remarks:

District Ord No: 867

Effective Date:

Name of Approving Jurisdiction: Scappoose

Jurisdiction Ord No:

Effective Date:

Legal Description Received: Y

Map Received: Y

If A School Dist, Has OAR 150-330.123 Been Filed:

If Non-SchoolDist, List LB-50 Valuation:

Type Of Action: A

With Whom:

Correction Remarks:

DOR Approved: Y

No: 5-326-2017

Date: 3-5-2018

Recording Information:

1) Col. Co. Deed Records:

Comm Journal:

2) Other :

Name:

:

Number:

Date:

Code Areas Affected or Changed:

Affected Area:

From Code Area: 01-08

To Code Area: 01-01

From Code Area: 01-08

To Code Area: 01-91

Townships	Ranges	Sections
3	2	01-D0-00602
3	2	01-D0-00603
3	2	01-D0-00604
3	2	01-D0-00605
3	2	01-D0-00606
3	2	01-D0-00800
3	2	01-D0-01000
3	2	01-D0-01100

Date Completed: 3-20-2018

Remarks:

Extended staff report on file on City of Scappoose website/ordinances.

## Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit  
PO Box 14380  
Salem, OR 97309-5075  
fax 503-945-8737  
boundary.changes@oregon.gov

Laurie Oliver  
City Planner  
City of Scappoose  
33568 E. Columbia Ave  
Scappoose OR 97056

Description and Map Approved  
March 5, 2018  
As per ORS 308.225

☒ Description ☒ Map - Received from: Laurie Oliver  
On: 12/20/2017, 1/2/2018, 2/8/2018, 3/5/2018

This is to notify you that your boundary change in Columbia County for:  
UPDATED NOTICE!!! ANNEX to CITY OF SCAPPOOSE

UPDATED NOTICE!!! ORD. #867 (ANX1-17-ZC1-17)~~~SEE REVISED MAP &  
DESCRIPTION!!!

has been: ☒ Approved 3/5/2018  
☐ Disapproved

Notes: On 2-13-2018, the city informed DOR that they needed to change the Final annexation map and description due to mapping issues discovered by the county GIS cartographer.  
The applicant worked with the County surveyor and the County GIS cartographer to come up with an acceptable legal description that properly describes the annexation area.

The UPDATED MAP & DESCRIPTION received by DOR on 3-5-18 ALSO NEEDS TO BE SENT TO the COUNTY ASSESSOR and the SECRETARY OF STATE.

DOR has reviewed the UPDATED MAP & DESCRIPTION received on 3-5-18 and Approves them with the following noted TYPOS.

Course 4: The description has aTYPO and does not match the arc distance of the curve labeled on the map,

Courses 12 & 13 : The description has a TYPO and does not match the correct Parcel 2, Partition Plat 2003-19 labeled on the map,

Department of Revenue File Number: 5-326-2017

Reviewed by: Elise Bruch, 503-302-8353

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

If you have not already done so, the approved version of the map(s), legal descriptions(s) and signed ordinance must also be filed with the County Assessor and Secretary of State

- ☐ Transfer  
☐ Merge  
☐ Establishment of Tax Zone



**ORDINANCE NO. 867**

**AN ORDINANCE APPROVING ANNEXATION OF PROPERTY TO THE CITY OF  
SCAPPOOSE AND AMENDING THE ZONING MAP**

**WHEREAS**, the City of Scappoose is authorized by ORS 222.120 to annex contiguous territory upon receiving written consent from owners of land in the territory proposed to be annexed; and

**WHEREAS**, an application and written consent of all landowners was filed by Oregon Institute of Technology to annex property described in Exhibit A, attached hereto and incorporated herein, to the City of Scappoose; and

**WHEREAS**, pursuant to Section 17.136.070 of the Scappoose Municipal Code, the property described in Exhibit A would automatically be zoned Light Industrial (LI) upon annexation due to the property's "Industrial" Comprehensive Plan designation; and

**WHEREAS**, pursuant to ORS 222.120 notice was given and the City held public hearings pursuant to Scappoose Municipal Code Chapters 17.22, 17.136 and 17.162; now therefore,

**THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:**

**Section 1.** The application to annex the property described in Exhibit A is hereby approved.

**Section 2.** In support of the above annexation, the City Council hereby adopts the findings, conclusions and recommendations of the revised Planning Commission Staff Report dated October 5, 2017, attached as Exhibit B.


**Section 3.** The annexation approved by this Ordinance shall take effect 30 days after passage.

**Section 4.** Upon the effective date of this ordinance, the City Planner is directed to conform the City Zoning Map to the provisions of this ordinance.

**Section 5.** Upon the effective date of this Ordinance, the City Recorder is directed to provide all notices of annexation required under state law, including but not limited to providing notice to the Columbia County Clerk and Assessor, and the Secretary of State and the Department of Revenue.

**PASSED AND ADOPTED** by the City Council this 20<sup>th</sup> day of November, 2017, and signed by the Mayor and City Recorder in authentication of its passage.

**CITY OF SCAPPOOSE, OREGON**

  
\_\_\_\_\_  
Scott Burge, Mayor

First Reading: November 6, 2017

Second Reading: November 20, 2017

Attest:

  
\_\_\_\_\_  
Susan M. Reeves, MMC, City Recorder

Page 1 - **ORDINANCE NO. 867**

LEGAL DESCRIPTION FOR ANNEXATION TO THE CITY OF SCAPPOOSE

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SCAPPOOSE, COLUMBIA COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS;

BEGINNING AT THE NORTHEAST CORNER OF COLUMBIA COUNTY DEED DOCUMENT 2009-3433 AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF NE WEST LANE (COUNTY ROAD D);

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID WEST LANE SOUTH 05°30'30" WEST, A DISTANCE OF 860.04;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, ALONG THE SOUTHERLY LINE OF PARCEL 1, PARTITION PLAT 2017-20, NORTH 82°15'31" WEST, A DISTANCE OF 341.30 FEET TO A POINT OF CURVE;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL 1, PARTITION PLAT 2017-20, ALONG THE ARC OF A 920.00 FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 86°08'05" WEST, 124.25 FEET) AN ARC DISTANCE OF 124.35 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL 1, PARTITION PLAT 2017-20, NORTH 89°59'36" WEST, A DISTANCE OF 576.65 FEET TO THE POINT OF CURVE;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL 1, PARTITION PLAT 2017-20, ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 58°11'09" WEST, 36.89 FEET) AN ARC DISTANCE OF 38.86 FEET TO THE POINT OF REVERSE CURVE;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL 1, PARTITION PLAT 2017-20, ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS SOUTH 58°10'02" WEST, 57.94 FEET) AN ARC DISTANCE OF 61.03 FEET;

THENCE SOUTH 89°57'22" WEST, A DISTANCE OF 57.14 FEET TO A POINT ON THE WEST LINE OF PARTITION PLAT 2017-20 COINCIDENT WITH THE EAST LINE OF PARCEL 1, PARTITION PLAT 2007-10;

THENCE ALONG THE EAST LINE OF PARCEL 1, PARTITION PLAT 2007-10, SOUTH 00°01'30" EAST, A DISTANCE OF 159.89 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG THE SOUTH LINE OF PARCEL 1, PARTITION PLAT 2007-10, AND THE SOUTH LINE OF PARCEL 2, PARTITION PLAT 2003-19, NORTH 89°57'46" WEST, A DISTANCE OF 583.36 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE ALONG THE WEST LINE OF PARCEL 2, PARTITION PLAT 2003-19, NORTH 13°57'06" EAST, A DISTANCE OF 160.96 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF PARCEL 2, PARTITION PLAT 2003-19, NORTH 02°11'06" EAST, A DISTANCE OF 371.83 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF PARCEL 2, PARTITION PLAT 2003-19, NORTH 09°40'16" WEST, A DISTANCE OF 130.59 FEET TO THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK;

THENCE ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 23°49'48" EAST, A DISTANCE OF 121.60 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 28°31'00" WEST, A DISTANCE OF 158.18 FEET;



THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 40°59'00" EAST, A DISTANCE OF 100.44 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 87°08'00" EAST, A DISTANCE OF 267.25 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, SOUTH 74°49'00" EAST, A DISTANCE OF 114.85 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 00°00'46" EAST, A DISTANCE OF 10.24 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, SOUTH 76°24'36" EAST, A DISTANCE OF 139.31 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, SOUTH 76°24'01" EAST, A DISTANCE OF 58.12 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, SOUTH 81°55'01" EAST, A DISTANCE OF 109.99 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 86°16'59" EAST, A DISTANCE OF 58.98 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 67°23'59" EAST, A DISTANCE OF 42.00 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 48°05'59" EAST, A DISTANCE OF 56.00 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 43°23'59" EAST, A DISTANCE OF 165.00 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 35°17'37" EAST, A DISTANCE OF 188.42 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 23°35'05" EAST, A DISTANCE OF 95.14 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 28°35'31" EAST, A DISTANCE OF 29.00 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 11°25'31" EAST, A DISTANCE OF 100.60 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 01°54'31" EAST, A DISTANCE OF 47.85 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, NORTH 12°16'29" WEST, A DISTANCE OF 56.88 FEET;

THENCE LEAVING THE APPROXIMATE CENTERLINE OF SCAPPOOSE CREEK, ALONG THE NORTH LINE OF COLUMBIA COUNTY DEED DOCUMENT 2005-11533 AND 2012-9875, SOUTH 59°36'29" EAST, A DISTANCE OF 691.47 FEET;

THENCE ALONG THE EASTERLY LINE OF COLUMBIA COUNTY DEED DOCUMENT 2012-9875, SOUTH 30°23'31" WEST, A DISTANCE OF 134.02 FEET TO THE NORTHWEST CORNER OF COLUMBIA COUNTY DEED DOCUMENT 2009-3433;

THENCE ALONG THE NORTH LINE OF COLUMBIA COUNTY DEED DOCUMENT 2009-3433, SOUTH 59°36'29" EAST, A  
DISTANCE OF 164.31 FEET TO THE PLACE OF BEGINNING;

NOTE: DESCRIPTION IS BASED ON A COMPILATION OF EXISTING RECORDS, THOSE RECORDS BEING COLUMBIA COUNTY  
PARTITION PLAT 2003-19, PARTITION PLAT 2007-10, PARTITION PLAT 2008-8,, PARTITION PLAT 2014-9 AND PARTITION  
P LAT 2017-20



DATE SIGNED:

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	Revised Acre per Comment	9/13	ld
2	Revised per City Comments	10/24	BJJ
3	Revised per GIS comments	2/5/18	bjj

PROJECT NO:	16211
HORIZ DATUM:	LOCAL
VERT DATUM:	
HORIZ SCALE:	AS SHOWN
VERT SCALE:	NONE
DESIGN:	
DRAWN:	
CHECKED:	
APPROVED:	

SHEET TITLE:

ANNEXATION  
EXHIBIT B  
SCAPPOOSE, OR

PG 1 OF 1



**EXHIBIT NOTES:**

**CRITICAL NOTICE:**  
 AREA OF LAND TO BE ANNEXED: 40.50± ACRES  
 PROPERTY LINE INFORMATION SHOWN HEREON DOES NOT REFLECT AN  
 ACTUAL LAND SURVEY. ALL LINES ARE SHOWN PER THE COMPLETION  
 OF THE FOLLOWING RECORD INFORMATION FILED IN THE COLUMBIA  
 COUNTY SURVEYORS OFFICE:

SFC 1 T 3N R 2W W M

DEC 13 T 3N P 3W W. M



**Notice to Taxing Districts**

ORS 308.225



Cadastral Information Systems Unit  
 PO Box 14380  
 Salem, OR 97309-5075  
 fax 503-945-8737  
 boundary.changes@oregon.gov

Susan M. Reeves  
 City Recorder  
 City of Scappoose  
 33568 E. Columbia Ave  
 Scappoose OR 97056

**Description and Map Approved**  
**January 2, 2018**  
**As per ORS 308.225**

☒ Description ☒ Map - Received from: Susan Reeves  
 On: 12/20/2017, 1/2/2018

This is to notify you that your boundary change in Columbia County for:  
 ANNEX to CITY OF SCAPPOOSE

ORD. #867 (ANX1-17-ZC1-17)

has been: ☒ Approved 1/2/2018  
☐ Disapproved

**Notes:** The updated map and description received on 1-2-18 are approved.

Department of Revenue File Number: 5-326-2017  
 Reviewed by: Tammy Keen, Tammy.E.Keen@oregon.gov  
 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

If you have not already done so, the approved version of the map(s), legal descriptions(s) and signed ordinance must also be filed with the County Assessor and Secretary of State

- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone



**ORDINANCE NO. 867**

**AN ORDINANCE APPROVING ANNEXATION OF PROPERTY TO THE CITY OF  
SCAPPOOSE AND AMENDING THE ZONING MAP**

**WHEREAS**, the City of Scappoose is authorized by ORS 222.120 to annex contiguous territory upon receiving written consent from owners of land in the territory proposed to be annexed; and

**WHEREAS**, an application and written consent of all landowners was filed by Oregon Institute of Technology to annex property described in Exhibit A, attached hereto and incorporated herein, to the City of Scappoose; and

**WHEREAS**, pursuant to Section 17.136.070 of the Scappoose Municipal Code, the property described in Exhibit A would automatically be zoned Light Industrial (LI) upon annexation due to the property's "Industrial" Comprehensive Plan designation; and

**WHEREAS**, pursuant to ORS 222.120 notice was given and the City held public hearings pursuant to Scappoose Municipal Code Chapters 17.22, 17.136 and 17.162; now therefore,

**THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:**

**Section 1.** The application to annex the property described in Exhibit A is hereby approved.

**Section 2.** In support of the above annexation, the City Council hereby adopts the findings, conclusions and recommendations of the revised Planning Commission Staff Report dated October 5, 2017, attached as Exhibit B.

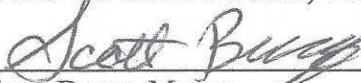
**Section 3.** The annexation approved by this Ordinance shall take effect 30 days after passage.

**Section 4.** Upon the effective date of this ordinance, the City Planner is directed to conform the City Zoning Map to the provisions of this ordinance.

**Section 5.** Upon the effective date of this Ordinance, the City Recorder is directed to provide all notices of annexation required under state law, including but not limited to providing notice to the Columbia County Clerk and Assessor, and the Secretary of State and the Department of Revenue.

**PASSED AND ADOPTED** by the City Council this 20<sup>th</sup> day of November, 2017, and signed by the Mayor and City Recorder in authentication of its passage.

**CITY OF SCAPPOOSE, OREGON**

  
\_\_\_\_\_  
Scott Burge, Mayor

First Reading: November 6, 2017

Second Reading: November 20, 2017

Attest:

  
\_\_\_\_\_  
Susan M. Reeves, MMC, City Recorder

Susan M. Reeves, MMC, City Recorder

Page 1 - **ORDINANCE NO. 867**

LEGAL DESCRIPTION FOR ANNEXATION TO THE CITY OF SCAPPOOSE

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SCAPPOOSE, COLUMBIA COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS;

BEGINNING AT THE NORTHEAST CORNER OF PARTITION PLAT 2008-8 AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF NE WEST LANE (COUNTY ROAD D);

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID WEST LANE SOUTH 05°41'43" WEST, A DISTANCE OF 774.02 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, NORTH 82°14'50" WEST, A DISTANCE OF 346.57 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 960.00 FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 86°07'13" WEST, 129.66 FEET) AN ARC DISTANCE OF 129.75 FEET;

THENCE NORTH 89°59'30" WEST, A DISTANCE OF 573.95 FEET TO THE POINT OF CURVE;

THENCE ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 58°10'33" WEST, 36.89 FEET) AN ARC DISTANCE OF 38.86 FEET TO THE POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS SOUTH 58°09'25" WEST, 57.94 FEET) AN ARC DISTANCE OF 61.03 FEET;

THENCE SOUTH 89°56'40" WEST, A DISTANCE OF 57.12 FEET TO A POINT ON THE EAST LINE OF PARCEL 1, PARTITION PLAT 2007-10;

THENCE SOUTH 00°01'51" WEST, A DISTANCE OF 160.13 FEET;

THENCE NORTH 89°57'10" WEST, A DISTANCE OF 583.03 FEET;

THENCE NORTH 13°57'06" EAST, A DISTANCE OF 160.86 FEET;

THENCE NORTH 02°11'06" EAST, A DISTANCE OF 371.83 FEET;

THENCE NORTH 09°40'16" WEST, A DISTANCE OF 130.59 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF THE SCAPPOOSE CREEK (NOT SURVEYED) AND THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT 2003-19;

THENCE ALONG THE APPROXIMATE CENTERLINE OF THE SCAPPOOSE CREEK THE FOLLOWING COURSES AND DISTANCES:

NORTH 70°12'12" EAST, A DISTANCE OF 46.40 FEET;

NORTH 23°03'07" EAST, A DISTANCE OF 36.06 FEET;

NORTH 02°56'54" EAST, A DISTANCE OF 63.30 FEET;

NORTH 22°01'58" WEST, A DISTANCE OF 109.53 FEET;

NORTH 29°24'40" WEST, A DISTANCE OF 59.58 FEET;

NORTH 02°21'33" WEST, A DISTANCE OF 42.76 FEET;

NORTH 49°03'59" EAST, A DISTANCE OF 27.54 FEET;

NORTH 70°08'39" EAST, A DISTANCE OF 40.26 FEET;

NORTH 78°41'14" EAST, A DISTANCE OF 47.05 FEET;

SOUTH 82°27'16" EAST, A DISTANCE OF 77.23 FEET;

SOUTH 86°05'12" EAST, A DISTANCE OF 80.44 FEET;

NORTH 89°09'46" EAST, A DISTANCE OF 114.44 FEET;

NORTH 81°13'44" EAST, A DISTANCE OF 86.33 FEET;

SOUTH 81°28'34" EAST, A DISTANCE OF 54.78 FEET;

SOUTH 68°45'44" EAST, A DISTANCE OF 51.66 FEET;

SOUTH 00°02'18" WEST, A DISTANCE OF 34.75 FEET TO THE NORTHWEST CORNER OF PARCEL 1 PARTITION PLAT 2014-9;

SOUTH 76°24'01" EAST, A DISTANCE OF 58.12 FEET;

SOUTH 81°55'01" EAST, A DISTANCE OF 110.00 FEET;

NORTH 86°16'59" EAST, A DISTANCE OF 59.00 FEET;

NORTH 67°23'59" EAST, A DISTANCE OF 42.00 FEET;

NORTH 48°05'59" EAST, A DISTANCE OF 56.00 FEET;

NORTH 43°23'59" EAST, A DISTANCE OF 165.00 FEET;

NORTH 35°17'37" EAST, A DISTANCE OF 188.42 FEET;



NORTH 23°35'05" EAST, A DISTANCE OF 95.14 FEET;  
NORTH 28°35'31" EAST, A DISTANCE OF 29.00 FEET;  
NORTH 11°25'31" EAST, A DISTANCE OF 100.60 FEET;  
NORTH 01°54'31" EAST, A DISTANCE OF 47.85 FEET  
NORTH 12°16'29" WEST, A DISTANCE OF 56.88 FEET;  
THENCE LEAVING SAID CREEK CENTERLINE, SOUTH 59°36'29" EAST, A DISTANCE OF 691.47 FEET;  
THENCE SOUTH 30°23'31" WEST, A DISTANCE OF 134.02 FEET;  
THENCE SOUTH 59°36'29" EAST, A DISTANCE OF 176.03 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF  
WEST LANE (COUNTY ROAD D);  
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 05°44'31" WEST, A DISTANCE OF 81.39 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 40.57± ACRES

NOTE: DESCRIPTION IS BASED ON A COMPILATION OF EXISTING RECORDS, THOSE RECORDS BEING COLUMBIA COUNTY  
SURVEY CS 4544, PARTITION PLAT 2003-19, PARTITION PLAT 2007-10, PARTITION PLAT 2008-8 & PARTITION PLAT  
2014-9. HIGHWAY RIGHT-OF-WAYS AND SCAPPOOSE CREEK NOT SURVEYED.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Brenda J James*

OREGON  
MAY 15, 2012  
BRENDA J JAMES  
77593PLS

*Renews 6/30/2015*



PREPARED BY:



**PROJECT DELIVERY GROUP**  
Engineers | Land Surveyors | Project Managers

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Brenda J. James*

OREGON  
MAY 15, 2012  
BRENDA J. JAMES  
77593PLS

*Renews 6/30/2019*

DATE SIGNED: *6/25/2017*

NO.	REVISIONS	DATE	BY
1	Original Survey	10/24/11	BJ
2	Known per City, Connects	10/24/11	BJ

PROJECT NO.	16211
PROJECT DATE	
FIELD DATE	AS SHOWN
VERT. SCALE	AS SHOWN
DESIGN	
DRAWN	
CHECKED	
APPROVED	

SHEET TITLE  
**ANNEXATION  
EXHIBIT B  
SCAPOOSE, OR**

**PG 1 OF 1**



EXHIBIT NOTES:  
AREA OF LAND TO BE ANNEXED: 40.57 ± ACRES  
PROPERTY LINE INFORMATION SHOWN HEREON DOES NOT REFLECT AN  
ACTUAL LAND SURVEY. ALL LINES ARE SHOWN FOR THE COMPLETION  
OF THE FOLLOWING RECORD INFORMATION FILED IN THE COLUMBIA  
COUNTY SURVEYORS OFFICE:  
PP 2003-19, PP 2007-10, PP 2008-6, PP 2014-9, C5 4544

SEC. 1 T.3N R.2W W.M.  
SEC. 12 T.3N R.2W W.M.





**SCAPPOOSE**  
*Oregon*

## NOTICE OF LAND USE DECISION

**Date:** November 21, 2017  
**To:** Applicant, Property Owner, and Interested Persons  
**From:** Laurie Oliver, City Planner, (503) 543-7184  
**Subject:** Annexation ANX1-17 and Zone Change ZC1-17

The City of Scappoose has approved Annexation (ANX1-17), and Zone Change (ZC1-17) of approximately 40.6 acres described as Columbia County Assessor Map Numbers: 3201-D0-00602 (a portion thereof), 3201-D0-00603, 3201-D0-00604, 3201-D0-00605, 3201-D0-00606, 3201-D0-00800, 3201-D0-01000, and 3201-D0-01100. On November 20, 2017 the City Council adopted Ordinance 867 approving the application. Copies of the ordinance are available for review upon request.

The Planning Commission held its first hearing on this application on July 27, 2017, during which time the applicant asked for a continuance of the hearing. The continued hearing was held on October 12, 2017, and the Commission unanimously voted to forward a recommendation of approval to the City Council. The City Council held a public hearing on November 6, 2017. The first reading of the ordinance took place on November 6, 2017, with the second reading on November 20, 2017. The Council adopted the findings contained in the revised October 5, 2017 staff report, which is included as an Exhibit to the ordinance.

All notices required by Scappoose Municipal Code Chapter 17.162 have been met for this application, and the application was considered in regard to all applicable approval criteria found within Chapters Chapter 17.22 (Amendments to the Title, Comprehensive Plan, and Maps); 17.70 (LI, Light Industrial); 17.136 (Annexations); and 17.162 (Procedures for Decision Making--Quasi-Judicial).

The approval of ANX1-17 and ZC1-17 by the Scappoose City Council is final. This decision may be appealed by filing a Notice of Intent to Appeal with the State Land Use Board of Appeals within 21 days of the date the decision became final as described by OAR 661-010-0010(3).

### General Information

**Request:** Approval of an application for Annexation and Zone Change for approximately 40.6 acres and a corresponding Zone Change to Light Industrial, in conformance with the Comprehensive Plan Designation of I, Industrial.

**Location:** The site is located directly west of West Lane Road, east of Columbia River Hwy, and north of Crown Zellerbach Road, on property described as Columbia County Assessor Map Numbers: 3201-D0-00602 (a portion thereof), 3201-D0-00603, 3201-D0-00604, 3201-D0-00605, 3201-D0-00606, 3201-D0-00800, 3201-D0-01000, and 3201-D0-01100.

**Applicant:** Oregon Institute of Technology

**Owner(s):**

- 3201-D0-00602 – Scott T. Parker
- 3201-D0-00603 – Baker Rock Crushing Company
- 3201-D0-00604 – Laurel Heights, LLC
- 3201-D0-00605 – State of Oregon
- 3201-D0-00606 – State of Oregon
- 3201-D0-00800 – Dana John Parker
- 3201-D0-01000 – Dana J. Parker
- 3201-D0-01100 – Jeffrey Masog & Lisa Yatabe Arisu

**Approvals:** Annexation ANX1-17 approved; Zone Change ZC1-17 approved

#### **Procedural Information**

**About this Decision.** This land use decision is not a permit for development. Permits may be required prior to any future work. Contact the City at (503) 543-7184 for information about permits.

The application for this land use review was submitted on intake May 10, 2017, and was determined to be complete on June 14, 2017.

Land Use applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was reviewed against the Development Code in effect on May 10, 2017.

The file and all evidence on this case is available for your review by appointment. Please call (503) 543-7184 to schedule an appointment. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find the City of Scappoose Municipal Code online at <http://www.ci.scappoose.or.us/municipalcode>.

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Laurie Oliver, City Planner & Planning Department Supervisor  
Mailed 11/21/17