

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/26/05

INIT DATE:10/11/2004

NO.:2005.02

HOW INITIALLY RECEIVED:MAIL

AFFECTED DISTRICT NAME:SCAPPOOSE CITY

DISTRCT ORD. #:744 EFFECTIVE DATE:07/27/2004

NAME OF APPROVING JURISDICTION:CITY OF SCAPPOOSE

LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES

IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?

REMARKS:

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

TYPE OF ACTION: ANNEXATION

REMARKS:

D.O.R. APPROVED YES NO.:5-244-2004 DATE:07/27/2004

CODE AREAS AFFECTED OR CHANGED:

FROM:01-08

TO:01-01

FROM:

TO:

AFFECTED AREA:

TOWNSHIPS:

RANGES:

SECTIONS:

3

1

7-3-3.1100,1200

3

1

7-3-3.1300,1400

3

2

12-4-1.5100

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

***** DATE COMPLETED:02/04/2005 *****

REMARKS:

2/10/05

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/20/05

NO:2005.02 PAGE 1

DISTRICT NAME:SCAPPOOSE CITY

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:07/27/2004

DIST. ORD. #:744

RECORDED:

---- LEGAL DESCRIPTION ----

1) For tax map 3107-033, tax lots 1100, 1200 and 1300:

The above referenced Parcels are described by deed in Book 246, page 929; Book 208, page 206; and Book 189, page 727 Columbia County, Oregon records. A composite description follows: Commencing at a point S 10° 25' E, 1213.00 feet from the West 1/4 Corner of Section 7, Township 3 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon to the point of beginning, said point being the NW corner of that tract described in Book 246 at page 929 of said county records; thence N 86°25' 30" E along the North line of said tract, 400 feet to the NE corner thereof; thence S 20° 06' W along the East line thereof, 767.56 feet to the SE corner thereof; thence N 64° 13' 30" W along the Southerly line thereof, 104.20 feet to the SE corner of that tract of land described in Book 184 at page 222 of said County Records; thence N 3° 34' 30" W along the East line of said tract 190.74 feet to the NE corner of said tract; thence S 86° 25' 30" W along the North line of said tract, 60 feet to the NW corner of said tract; thence S 3° 34' 30" E along the West line of said tract, 157.0 feet to the SW corner of said tract; thence N 64° 13' 30" W along the South line of that tract described in Book 189 at page 727 of said County Records, 131.2 feet to the SW corner of that tract described in Book 208 at page 206; thence N 3° 34' 30" W along the West line of said tract, 553.3 feet to the NW corner thereof; thence N 86° 25' 30" E along the North line thereof, 174.4 feet to the point of beginning.

2) For tax map 3107-33, tax lot 1400:

A tract of land in the Southwest Quarter of Section 7, Township 3 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, described as follows: Beginning at a point that is 1755.4 feet South and 78.4 feet East of the Quarter corner on the East side of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; said point being on the Northerly side of a road; thence South 64° 13.5' East 200 feet to the Southeast corner of that property of Merl Liday and Elsie Liday, husband and wife, as recorded in Book 122, page 225, Deed Records of Columbia County, Oregon, and the true point of beginning of the following described tract; thence North 3° 34.5' West a distance of 190.74 feet; thence South 86° 25.5' West a distance of 60.0 feet; thence South 3° 34.5' East 157.0 feet to the said Northerly side of a road; thence South 64° 13.5' East a distance of 68.80 feet to the true point of beginning.

3) For tax map 3212-041, tax lot 5100:

A parcel of real estate situate, lying and being in the County of

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/20/05

NO:2005.02 PAGE 2

DISTRICT NAME:SCAPPOOSE CITY

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:07/27/2004

DIST. ORD. #:744

RECORDED:

---- LEGAL DESCRIPTION ----

Columbia, State of Oregon, in Section 12, Township 3 North, Range 2 West and Section 7, Township 3 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, described as follows, to-wit: Beginning at a point 1668.5 feet South and 101.7 feet West from the Quarter Section corner on the East side of Section 12, Township 3 North, Range 2 West of the Willamette Meridian and running thence South 64° 13.5' East along the Northerly boundary of a public roadway 200 feet to a post; thence North 3° 34.5' West a distance of 553.3 feet to a post; and thence South 86° 25.5' West 174.3 feet to an iron pipe; and thence South 3° 34.5' East a distance of 455.2 feet to place of beginning; EXCEPTING THEREFROM that tract described in deed from Susie J. Sherrod, single, to Clyde A. Peegh, et ux, recorded October 19, 1946 in Book 89, page 356, Deed Records of Columbia County, Oregon.

3 2 12 4 1

SCAPPOOSE

CSO 377

SEE MAP 3 2 12 1 4

[illegible]

1-08
1-01

1900-1901 A.C.

2000
0.24 Ac.

2100
0.22 Ac.

2200
0.23 Ac.

2300
0.25 Ac.

2400
0.26 Ac.

1900-1901 A.C.

MYRTLE

STREET

2729
SUB

OAK 058 2289

STREET

ADDITION

MAPLE

STREET

RONWOOD CT.

ELM 125124

STREET

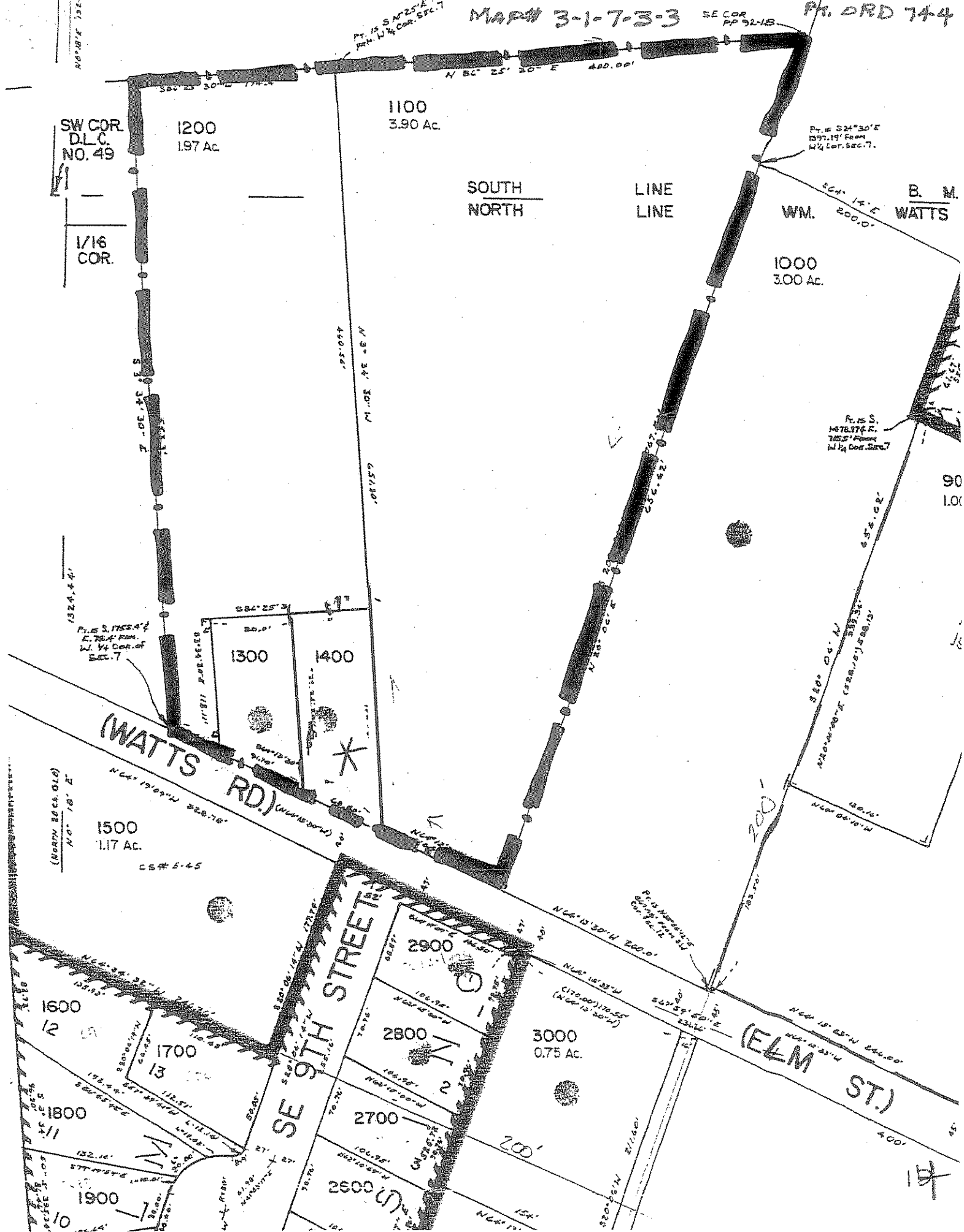
STREET

3 2 12 4

3214-41-5100



PT. ORD 744



Notice to Taxing Districts

ORS 308.225



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

RECEIVED ON**JUL 29 2004**

City of Scappoose COLUMBIA COUNTY ASSESSOR
 City Recorder
 PO Box P
 Scappoose, OR 97056

Description and Map Approved**July 27, 2004****As Per ORS 308.225**

☒ Description ☒ Map received from: CITY
 On: 6/14/2004

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

ANNEXATION TO CITY OF SCAPPOOSE

ORD: #744

has been: ☒ Approved 7/27/2004
 ☐ Disapproved

Notes:

Department of Revenue File Number: 5-244-2004

Prepared by: Carolyn Sunderman, 503-945-8882

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

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

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

ORDINANCE NO. 744

AN ORDINANCE ANNEXING PROPERTY TO THE CITY OF SCAPPOOSE

WHEREAS, an application was filed by James M. and Kandis K. Liday, Vivian Urie, Gary and Linda Smith to annex property described in Exhibit A attached hereto and incorporated herein to the City of Scappoose; and

WHEREAS, a notice of hearing on the application was given as provided by law and a hearing was held on the application on March 15, 2004, and

WHEREAS, following the hearing, the City Council approved the annexation, and

WHEREAS, pursuant to Section 17 of the Scappoose Municipal Code, the matter must be referred to the voters of the City for approval, now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the May 18, 2004 ballot.

Section 3. In support of the above annexation, the City Council held a public hearing on March 15, 2004 and heard testimony from the public and hereby adopts the findings, conclusions and recommendations of the Staff Report dated March 15, 2004, regarding annexation of properties located on S.E. Elm and include Tax Map No. 3107-033 Lots 01100, 01200, 01300, 01400 and 3212-041 Lot 05100.

Passed and adopted by the City Council this 19th day of April, 2004 and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON


Glenn E. Dorschler, Mayor

First Reading: April 5, 2004
Second Reading: April 19, 2004

Attest:


SUSAN M. PENTECOST

1-08

3-1-7-3-3
3-2-12-4-1

1100 1200 1300 1400
5100

RESOLUTION NO. 04-08

A RESOLUTION PROCLAIMING CERTAIN PROPERTIES ANNEXED TO THE CITY.

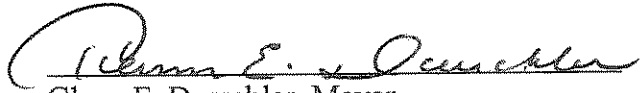
WHEREAS, according to the abstract provided by the Columbia County Elections Officer and attached hereto as Exhibit A, two measures proposing to annex four properties to the City of Scappoose ("City") were approved by a majority of votes cast within the City at the May 18, 2004 election; and

WHEREAS, as required by ORS 222.170(3), legal descriptions of the properties are attached hereto as Exhibit B and incorporated herein by reference;

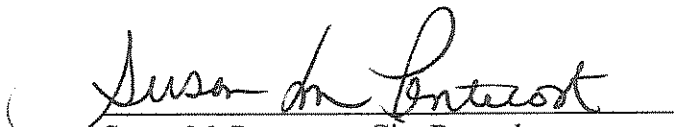
NOW, THEREFORE, the City Council ("Council") of the City of Scappoose proclaims as follows:

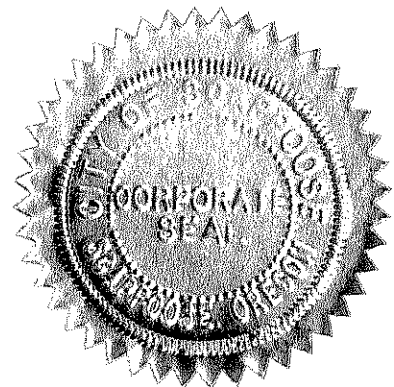
The properties approved for annexation by the City's voters on May 18, 2004, and described in Exhibit B to this Resolution, are hereby annexed to the City.

Passed and adopted by the Council and signed by me, and the City Recorder in authentication of its passage this 7 day of June, 2004.


Glenn E. Dorschler, Mayor

ATTEST:


Susan M. Pentecost, City Recorder



1-08
3-1-7-3-3
1100,
1200 &
1300

LIDAY.

ANNEXATION BOUNDARY DESCRIPTION FOR TAX MAP 3107-033, TAX LOTS
1100, 1200, AND 1300.

The above referenced Parcels are described by deed in Book 246, Page 929; Book 208,
Page 206; and Book 189, Page 727 Columbia County, Oregon records. A composite
description follows:

Commencing at a point S 10° 25' E, 1213.00 feet from the West ¼ Corner of
Section 7, Township 3 North, Range 1 West, of the Willamette Meridian, Columbia
County, Oregon to the Point of Beginning, said point being the NW corner of that tract
described in Book 246 at Page 929 of said county records; thence N 86° 25' 30" E along
the north line of said tract, 400 feet to the NE corner thereof; thence S 20° 06' W along
the east line thereof, 767.56 feet to the SE corner thereof; thence N 64° 13' 30" W along
the southerly line thereof, 104.20 feet to the SE corner of that tract of land described in
Book 184 at Page 222 of said County Records; thence N 3° 34' 30" W along the east line
of said tract 190.74 feet to the NE Corner of said tract; thence S 86° 25' 30" W along the
north line of said tract, 60 feet to the NW corner of said tract; thence S 3° 34' 30" E along
the west line of said tract, 157.0 feet to the SW corner of said tract; thence N 64° 13' 30"
W along the South line of that tract described in Book 189 at Page 727 of said County
Records, 131.2 feet to the SW corner of that tract described in Book 208 at Page 206;
thence N 3° 34' 30" W along the west line of said tract, 553.3 feet to the NW corner
thereof; thence N 86° 25' 30" E along the north line thereof, 174.4 feet to the Point of
Beginning.

Said Annexation Description contains 6.07 Acres more or less.

TAX

1-08
3-1-7-3-3
1400

GARY & LINDA SMITH

34041 ELM ST. LEGAL DESCRIPTION
SCAPPOOSE OR 97056

A tract in the Southwest Quarter of Section 7, Township 3 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, described as follows:

Beginning at a point that is 1755.4 feet South and 78.4 feet East of the Quarter corner on the East side of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; said point being on the Northerly side of a road; thence South $64^{\circ} 13 \frac{1}{2}'$ East 200 feet to the Southeast corner of that property of Merl Liday and Elsie Liday, husband and wife, as recorded in Book 122, page 225, Deed Records of Columbia County, Oregon, and the true point of beginning of the following described tract; thence North $3^{\circ} 34 \frac{1}{2}'$ West a distance of 190.74 feet; thence South $86^{\circ} 25 \frac{1}{2}'$ West a distance of 60.0 feet; thence South $3^{\circ} 34 \frac{1}{2}'$ East 157.0 feet to the said Northerly side of a road; thence South $64^{\circ} 13 \frac{1}{2}'$ East a distance of 68.80 feet to the true point of beginning.

Caswell 1-08
3-2-12-4-1
5100

EXHIBIT A

BOL.

3212-041-05100

A PARCEL OF REAL ESTATE SITUATE, LYING AND BEING IN THE COUNTY OF COLUMBIA, STATE OF OREGON, IN SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 WEST AND SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT 1668.5 FEET SOUTH AND 101.7 FEET WEST FROM THE QUARTER SECTION CORNER ON THE EAST SIDE OF SECTION 12, TOWNSHIP 3 NORTH; RANGE 2 WEST OF THE WILLAMETTE MERIDIAN AND RUNNING THENCE SOUTH $64^{\circ}13'1/2''$ EAST ALONG THE NORTHERLY BOUNDARY OF A PUBLIC ROADWAY 200 FEET TO A POST; THENCE NORTH $3^{\circ}34'1/2''$ WEST A DISTANCE OF 553.3 FEET TO A POST; AND THENCE SOUTH $86^{\circ}25'1/2''$ WEST 174.3 FEET TO AN IRON PIPE; AND THENCE SOUTH $3^{\circ}34'1/2''$ EAST A DISTANCE OF 455.2 FEET TO PLACE OF BEGINNING; EXCEPTING THEREFROM THAT TRACT DESCRIBED IN DEED FROM SUSIE J. SHERROD, SINGLE, TO CLYDE A PEECH ET UX, RECORDED OCTOBER 19, 1946 IN BOOK 89, PAGE 356, DEED RECORDS OF COLUMBIA COUNTY, OREGON.——

2679

STATE OF OREGON
COLUMBIA COUNTY
RECORDED

1986 JUN 13 PM 2:10

RETA C. KERRY, CO. CLK

BY *Etulmar J. Lander* DEP.

BOOK

89 PAGE 356

Know All Men by These Presents

That Susie J. Sherrod, single

EXCEPTION

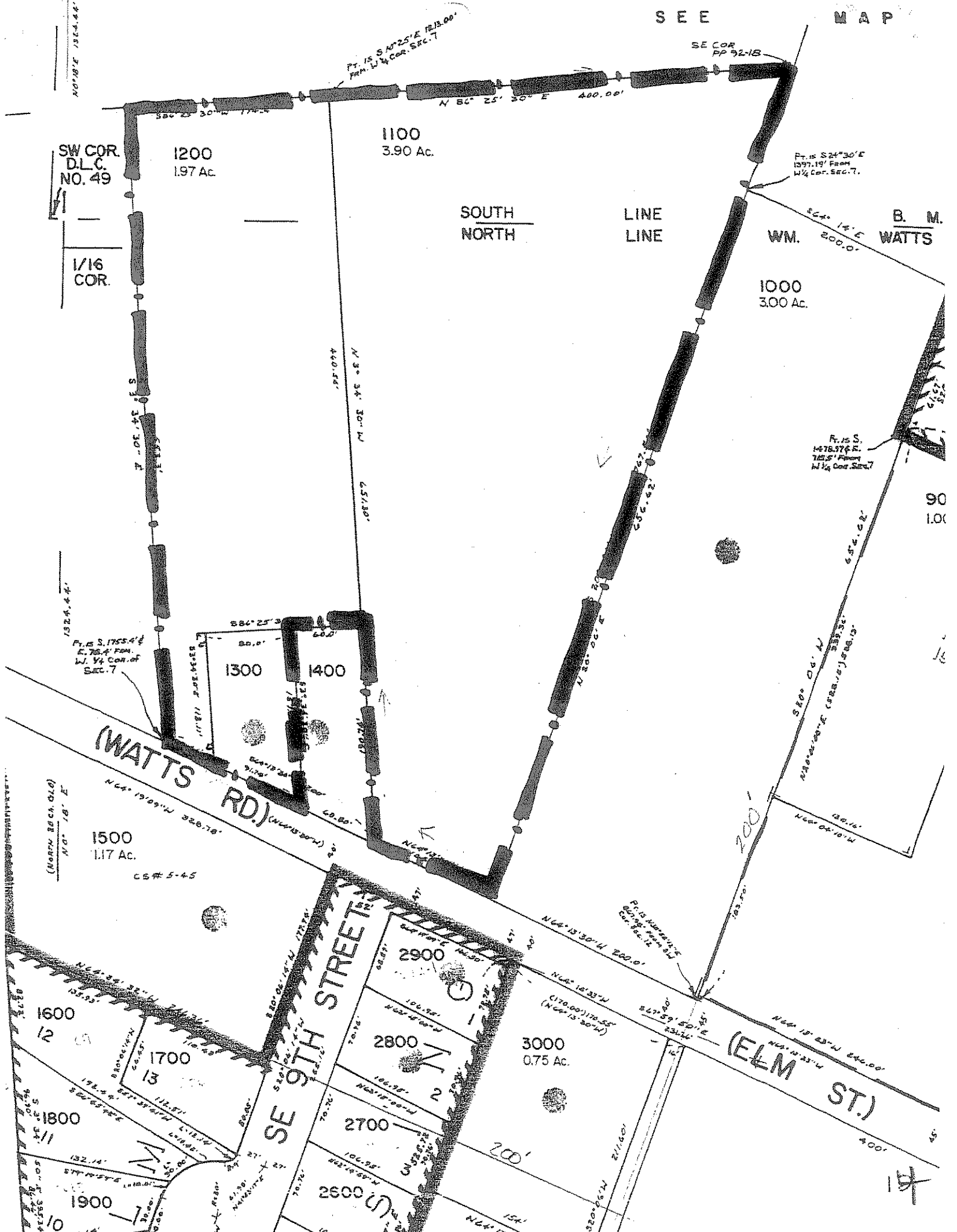
of Scappoose County of Columbia State of Oregon
 in consideration of Nine hundred no/100 -- (\$900.00)----- Dollars
 to me paid by Clyde A. Pugh and Marie E. Pugh, husband and wife
 of Scappoose County of Columbia State of Oregon
 have bargained and sold, and by these presents do grant, bargain, sell and convey unto said

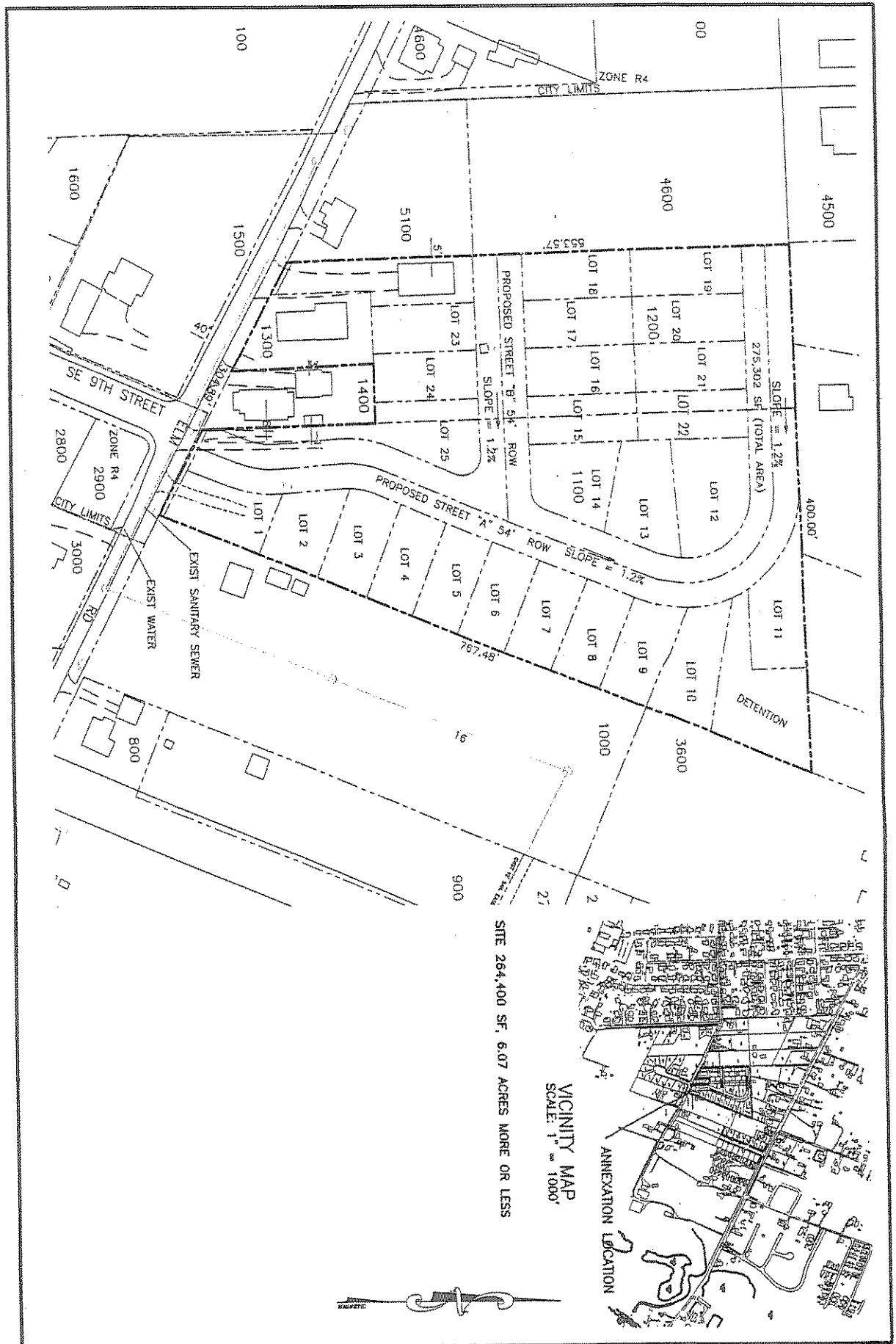
Clyde A. Pugh and Marie E. Pugh and their heirs and assigns, all the following
 bounded and described real property, situated in the County of Columbia and State
 of Oregon: All my right, title and interest in and to the following
 described real property: " Beginning at a post 1581.50 feet South and
 281.80 feet West of the quarter Section corner on the East boundary of
 Sec. 12 Township 3 North Range 2 West Will. Mer. and running thence South
 64 deg. 13½ min. east 200.00 feet to a post; thence running North 3 deg.
 34½ min. West 112.82 feet to a point; thence north 86 deg. 25½ min. east
 174.30 feet to a point; thence North 3 deg. 34½ min. west 342.38 feet to
 an iron pipe; thence south 86 deg. 25½ min. West 348.60 feet to a point;
 thence south 3 deg. 34½ min. east 357.20 feet, to the point of
 beginning and containing three acres more or less being a part of The
 Watts Estate and lying in the Scappoose Drainage district.

THE above tract being within the boundaries of Scappoose Drainage district
 is subject to the lien of any bonds issued and outstanding, assessments
 water and irrigation rights, easements for roads, dykes, ditches and
 canals and regulations concerning the same and the by-laws, rules and
 regulations concerning the same, and the by-laws rules and regulations
 of said drainage district. AND ALSO the right Of way and easement for
 ditches, drains, power lines, etc. granted to Scappoose Drainage dist.
 by The Watts Estate in an instrument recorded March 22, 1937 in Book
 60, at page 209, Deed records of Columbia County, State of Oregon.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
 or in anywise appertaining, and also all my estate, right, title and interest, in and to the same,
 including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said grantees





SITE 264,400 SF, 6.07 ACRES MORE OR LESS

VICINITY MAP
SCALE: 1" = 1000'

ANNEXATION LOCATION

03-15-11
1 OF 1
JIM SMITH
CIVIL ENGINEER
PO BOX 113
SCAFFOOSE, OREGON

CONCEPTUAL DEVELOPMENT
PLAN
JAMES & KANDIS LINDAY
PO BOX 113
SCAFFOOSE, OREGON

ANNEXATION OF 3107-032
PARCELS 1000, 1100 & 1200



03-15-11
JIM SMITH
CIVIL ENGINEER
PO BOX 113
SCAFFOOSE, OREGON

NE 1/4 SEC. 12 T. 3N. R. 2W. WM.

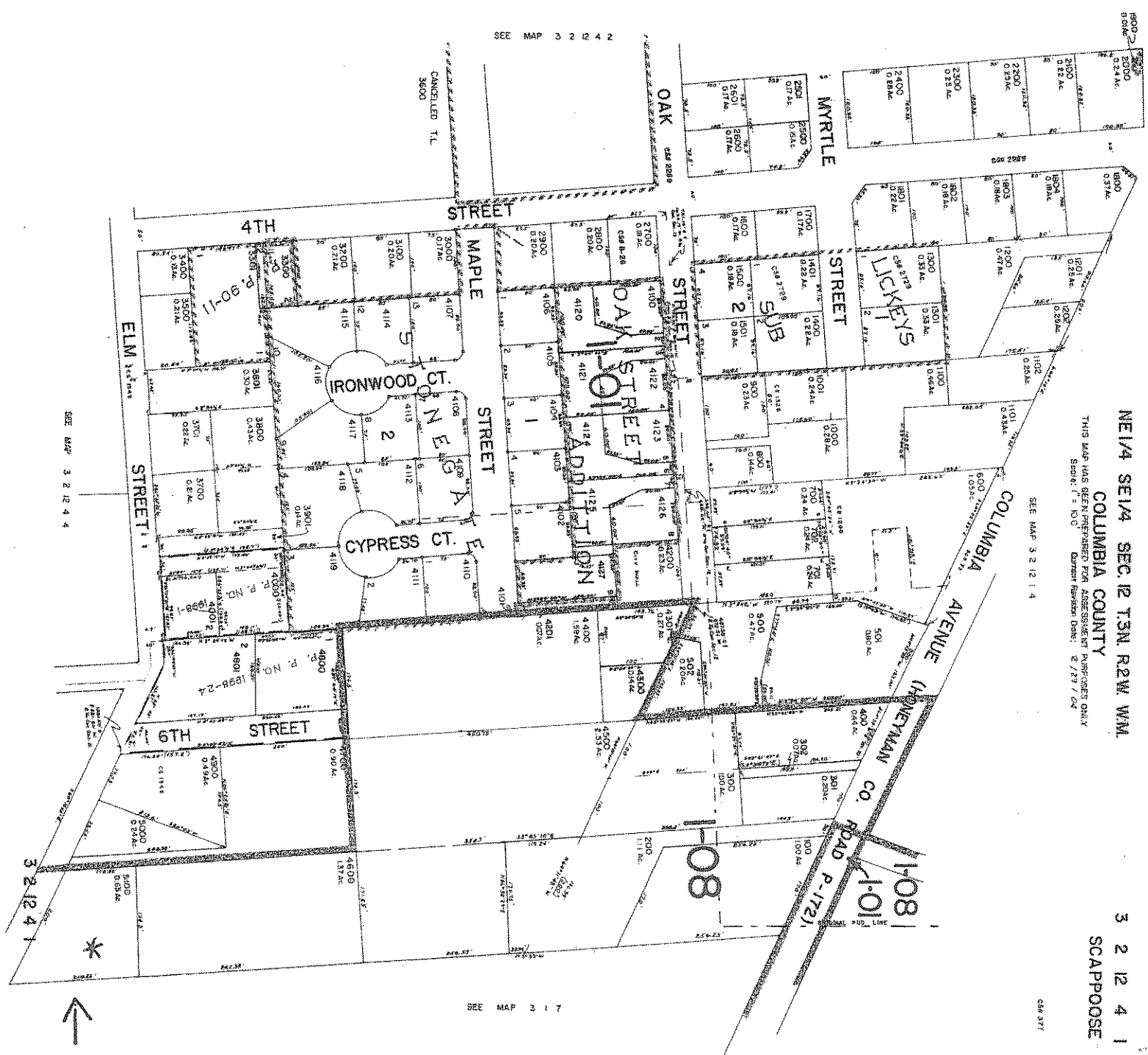
COLUMBIA COUNTY

THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY
Scale: 1" = 100' Current Revision Date: 2/27/04

3 2 12 4 1
SCAPPOOSE

SEE MAP 3 2 12 1 4

CSD 377



3214-41-5100

CITY OF SCAPPOOSE

P.O. DRAWER "P"
SCAPPOOSE, OREGON 97056
(503) 543-7146
FAX: (503) 543-7182

June 9, 2004

Columbia County Assessor
230 Strand Street
Courthouse
St. Helens, Oregon 97051

RECEIVED ON
JUN 10 2004
COLUMBIA COUNTY ASSESSOR

Re: Annexations into the City of Scappoose

On the May 18, 2004 ballot there were two applications for annexation (four properties total) that were passed by the citizens of Scappoose. As per Oregon Revised Statutes I am sending you the following:

- 1) Resolution proclaiming the annexations.
- 2) The Legal Descriptions
- 3) The voting Abstract
- 4) Copies of the application to annex, from the landowners (also included staff reports)
- 5) A copy of the Ordinance approving the annexation, which the Council adopted before the election.

If you have any questions, please do not hesitate to contact me at 503-543-7146.

Sincerely,



Susan M Pentecost
City Recorder

NUMBERED KEY CANVASS

RUN DATE:05/25/04 11:37 AM

COLUMBIA COUNTY, OREGON
PRIMARY ELECTION
MAY 18, 2004

EXHIBIT A

OFFICIAL ABSTRACT

REPORT-EL52

PAGE 0040

5-120 CITY OF SCAPPOOSE ANNEXATION

VOTES PERCENT

VOTES PERCENT

VOTE FOR 1

01 = YES

02 = NO

961 52.20

774 42.04

03 = OVER VOTES

04 = UNDER VOTES

1 .05

105 5.70

01 02 03 04

0031 31 SCAPPOOSE 1

193 143 0 20

0032 32 SCAPPOOSE 2

149 131 0 21

0033 33 SCAPPOOSE 3

305 269 1 35

0034 34 SCAPPOOSE 4

314 231 0 29

NUMBERED KEY CANVASS

RUN DATE:05/25/04 11:37 AM

COLUMBIA COUNTY, OREGON
PRIMARY ELECTION
MAY 18, 2004

OFFICIAL ABSTRACT

REPORT-EL52

PAGE 0041

5-121 SCAPPOOSE ANNEXATION ICENOGLA PROP

VOTES PERCENT

VOTES PERCENT

VOTE FOR 1

01 = YES

02 = NO

932 50.62

774 42.04

03 = OVER VOTES

04 = UNDER VOTES

2 .11

133 7.22

01 02 03 04

0031 31 SCAPPOOSE 1

188 143 0 25

0032 32 SCAPPOOSE 2

139 135 1 26

0033 33 SCAPPOOSE 3


301 269 1 39

0034 34 SCAPPOOSE 4

304 227 0 43

I certify that the votes recorded on this abstract
correctly summarize the tally of votes cast at the
Primary Election held May 18, 2004.

Dated this 1st day of June, 2004


Elizabeth E. Huser
Columbia County Clerk

March 11, 2004

CITY OF SCAPPOOSE STAFF REPORT - AMENDED

Request: Approval of an application for annexation and a corresponding zone change to Moderate Density Residential (R-4) for approximately a 7+ acre parcel of land planned for a single family residential subdivision.

Location: The subject property is located on the east end of Elm Road, and is further described as Columbia County Assessor Map No. 3107-033-01100, 01200, 01300 and 01400 and Map No. 3212-041 5100.

Applicant: James M. and Kandis K. Liday

Property Owners: James M. and Kandis K. Liday, Gary Smith and Vivian Urie

EXHIBITS

1. Staff Report and Findings of Fact
2. Application
3. Plans submitted by the applicant including:
 - A. Conceptual Site Development Plan
 - B. Site Location Map
4. Public Notice and Vicinity Map

SUBJECT SITE

The site is bordered on the south by Elm Road and single family residences on a range of lot sizes, to the east by single family residences on small acreages, to the north and to the west by single family residences on a range of lot sizes. The lot immediately adjacent on the west contains a residence and two large garage/storage type buildings, as well. The subject site is designated as Suburban Residential (SR) on the Comprehensive Plan map, and is currently zoned County Single-Family Residential, 10-acre minimum lot size (R-10). All of the zoning on the adjacent properties is County Rural-Residential, 10 acre minimum lot size (R-10) except that to the west of the parcel the land is within the City and zoned Moderate Density Residential R-4.

OBSERVATIONS**BACKGROUND**

- The property is within the Scappoose Urban Growth Boundary and designated Suburban Residential on the Comprehensive Plan.
- The site is in the Scappoose Drainage District, and within the boundaries of the Scappoose Rural Fire Protection District and the Scappoose Public School District.