

Columbia County Assessors Record of District Boundaries

Friday, March 18, 2011

Init Date: 05/18/10

Also See No.:

No.: 2011 . 06

How Initially Received: Letter from the City of St Helens

Affected District Name: St Helens City

Remarks:

District Ord No: 3118

Effective Date: 05/18/10

Name of Approving Jurisdiction:

Jurisdiction Ord No:

Effective Date:

Legal Description Received:

Map Received:

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: 5-304-2010

Date: 07/14/10

Recording Information:

1) Col. Co. Deed Records:

Comm Journal:

2) Other :

Name:

:

Number:

Date:

Code Areas Affected or Changed:

Affected Area:

From Code Area: 02-11

To Code Area: 02-02

Townships

Ranges

Sections

4N

1W

08-AC-01700

4N

1W

08-AC-01800

4N

1W

08-AC-01900

4N

1W

08-AC-02000

4N

1W

08-AC-02300

4N

1W

08-AC-02400

4N

1W

08-AC-02300 A-1

From Code Area: 02-11

To Code Area: 02-02

From Code Area: 02-11

To Code Area: 02-02

From Code Area: 02-11

To Code Area: 02-02

Date Completed 01/25/11

Columbia County Assessors Record of District Boundaries

Friday, March 18, 2011

Init Date: **05/18/10**

Also See No.: .

No.: **2011 . 06**

Remarks: **Annexation accepted by the county voters on 5/18/10.**

Columbia County Assessors Record of District Boundaries

Friday, March 18, 2011

Init Date: 05/18/10

Also See No.:

No.: 2011, 06

Legal Description

TL 1700 = Lots 13 and 14, Block 3, Golf Club Addition to the City of St Helens, Columbia County, Oregon.

TL 1800 = A parcel of land lying in Lots 2 and 3, Block 3, Golf Club Addition to St Helens, Columbia County, Oregon and being the property designated as Parcel 2 and in that deed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded on December 30, 1992 as Fee No. 92-9313, Columbia County Clerk's office.

TL 1900 = Lot 1, Block 3, Golf Club Addition to St Helens. Excepting Therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded June 24, 1940 in Book 66, Page 233 and also deed recorded December 27, 1994 in Fee Number 94-12045, Records of Columbia County, Oregon.

TL 2000 = Lot 15, Block 3, Golf Club Addition, in the City of St Helens, Columbia County, Oregon.

TL 2300 = Lot 10, Block 2, Golf Club Addition to St Helens, Columbia County, Oregon; Excepting Therefrom that portion conveyed to the State of Oregon, acting by and through the State Highway Commission, by deed recorded August 14, 1940 in Columbia County Deed Book 66, Page 418; And Except Also that portion conveyed to the State of Oregon, by and through its Department of Transportation, by deed recorded August 3, 1995 under Columbia County's Clerk Instrument No. 95-0633, records of Columbia County, Oregon.

TL 2400 = Lot 8, Block 2, Golf Club Addition, to the City of St Helens, Columbia County, Oregon. Excepting Therefrom that tract of land conveyed to the State of Oregon, by and through its Department of Transportation by deed recorded April 12, 1995 as Instrument #95-03073, Records of Columbia County, Oregon.

Notice to Taxing Districts

ORS 308.225



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

RECEIVED ON

JUL 19 2010

COLUMBIA COUNTY ASSESSOR

City of St. Helens
 Attn: City Recorder
 P.O. Box 278
 St. Helens, OR 97051

Description and Map Approved

July 14, 2010

As Per ORS 308.225

☒ Description ☒ Map received from: Kathy Payne
 On: 7/8/2010

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

ANNEX TO THE CITY OF ST. HELENS

ORD.#3118

has been: ☒ Approved 7/14/2010
 ☐ Disapproved

Notes:

 Department of Revenue File Number: 5-304-2010

Prepared by: Travis G. Smith (503) 945-7719

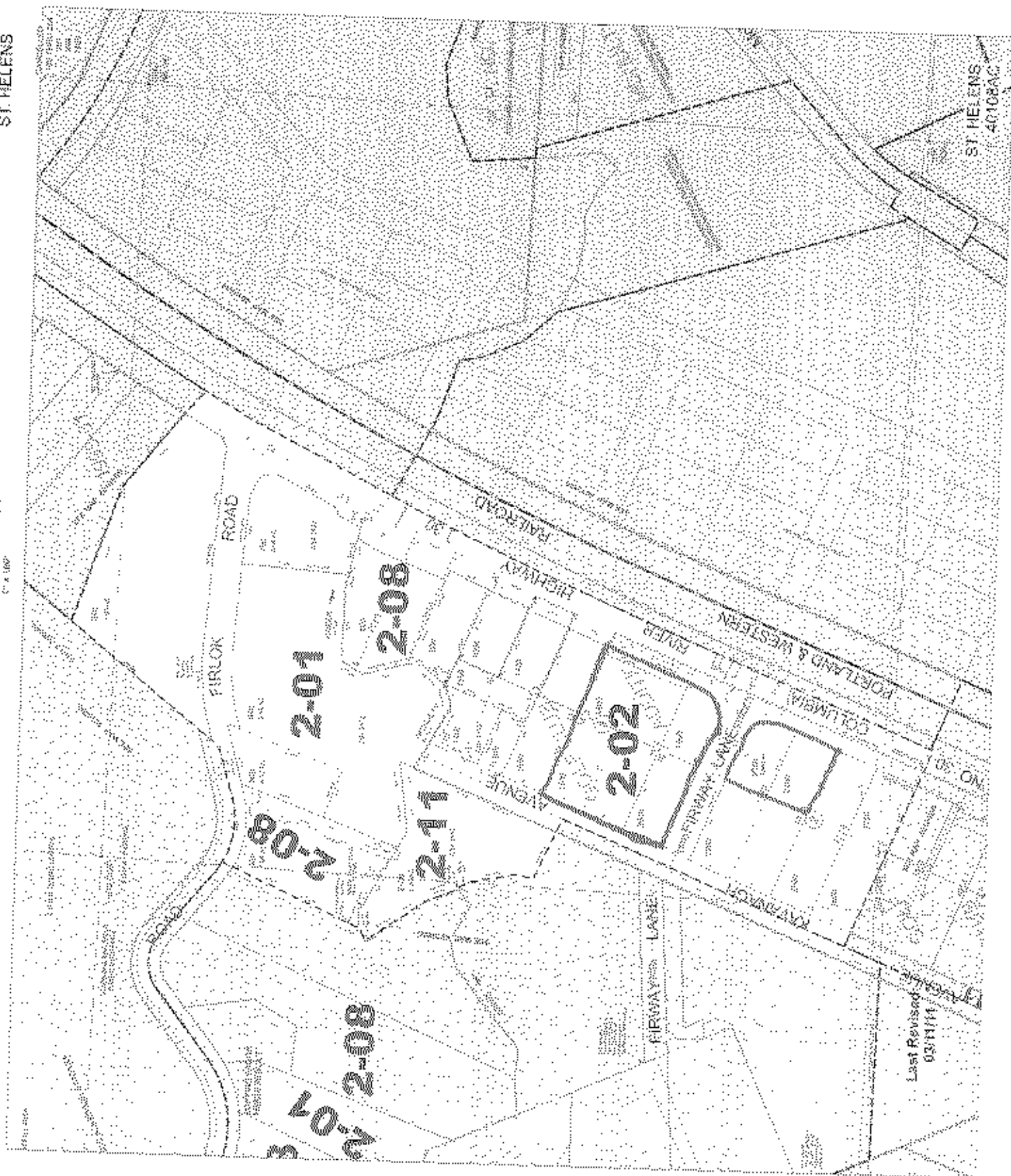
Boundary: ☒ Change ☐ Proposed Change
 The change is for:

- ☐ 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

S.W. 1/4 NE 1/4 SEC. 8 T.4N. R.1W. W. 3E.
COLUMBIA COUNTY
C. & 100'

40108AC
ST. HELENS

THIS MAP WAS PREPARED BY
COLUMBIA COUNTY



City of St. Helens
ORDINANCE NO. 3118

**AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY
LOCATED AT THE NORTHWEST AND SOUTHWEST CORNER OF THE COLUMBIA
RIVER HIGHWAY AND FIRWAY LANE INTERSECTION**

WHEREAS, applicant Mark Holcomb has requested to annex to the City of St. Helens certain property located at the northwest and southwest corner of the Columbia River Highway and Firway Lane intersection. This property is also described as Columbia County Map & Tax Lot Number(s) 4N1W-8AC-1700, 1800, 1900, 2000, 2300 and 2400; and

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

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

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

WHEREAS, the City Council must determine the incorporated Comprehensive Plan Map designation and the Zone Map designation; and

WHEREAS, appropriate notice has been given and a public hearing was held September 16, 2009 on the annexation proposal; and

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

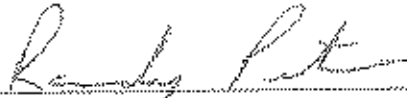
NOW, THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:

1. The above recitations are true and correct and are incorporated herein by this reference.
2. The property described above is hereby accepted for annexation to the City of St. Helens.
3. The St. Helens Zoning Ordinance Map is hereby amended to reflect that the property described herein shall be zoned Highway Commercial, HC.
4. The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as Highway Commercial, HC.
5. In support of the above annexation and zoning, the Council hereby adopts the A.3.09 Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated October 21, 2009.
6. The City Council does hereby refer the final decision to annex this property to the voters of the City of St. Helens.

7. The effective date of this Ordinance shall be the date of the successful approval by the voters of the City of St. Helens, in accordance with the City Charter and other applicable laws.

Read the first time: October 7, 2009
Read the second time: October 21, 2009

APPROVED AND ADOPTED this 21st day of October, 2009.


Randy Peterson, Mayor

ATTEST:


Kathy Payne, City Recorder

**CITY OF ST. HELENS PLANNING DEPARTMENT
FINDINGS OF FACT AND CONCLUSIONS OF LAW
Annexation A.3.09**

APPLICANT: Mark Holcomb
OWNER: Holcomb Properties, LLC; Holcomb Investments, LLC; Marcus & Angela Holcomb
ZONING: Columbia County's General Commercial, C-3
LOCATION: On the NW & SW corner of the Firway Lane (3rd Street)/Columbia River Highway intersection; 4N1W-8AC-1700, 1800, 1900, 2000, 2300 & 2400
PROPOSAL: Annexation of approximately 1.9 acres

The 120-day rule (ORS 227.178) for final action for this land use decision is n/a [Clark v. City of Albany, 142 Or App 207, 921 P2d 406 (1996)].

SITE INFORMATION

Subject properties are centered around the intersection of Firway Lane and Columbia River Highway, on the west side of the highway. Highway frontage is improved with curb and sidewalk, and there are off power lines along there. Firway Lane lacks frontage improvements. The properties are generally developed with multiple buildings, signs, parking area, etc.

PUBLIC HEARING & NOTICE

Hearing dates are as follows:

August 11, 2009 before the Planning Commission
September 16, 2009 before the City Council

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject property(ies) on July 15, 2009 via first class mail. Notice was sent to agencies by mail or e-mail on the same date. Notice was published in the The Chronicle on July 22, 2009. Notice was sent to the Oregon Department of Land Conservation and Development on June 8, 2009.

The Planning Commission unanimously recommended approval as stated herein at their 8.11.09 meeting.

AGENCY REFERRALS & COMMENTS

As of the date of this staff report, no agency referrals/comments have been received that are pertinent to the analysis of this proposal.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

SEMC 17.08.040 (1) – Quasi-judicial amendment and standards criteria

- (a) A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:
 - (i) The applicable comprehensive plan policies and map designation; and that the change will not adversely affect the health, safety, and welfare of the community; and
 - (ii) The applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197, until acknowledgment of the comprehensive plan and ordinances; and
 - (iii) The standards applicable of any provision of this code or other applicable implementing ordinance.
- (b) Consideration may also be given to:
 - (i) Any applicable evidence of change in the neighborhood or community or a mistake or inconsistency in the comprehensive plan or zoning map as it relates to the property which is the subject of the development application. (Ord. 2875 § 1.020.040, 2003)

Discussion: (a)(i) The Comprehensive Plan designation for the subject property is Unincorporated Highway Commercial, UHC. Applicable designation and zoning district for annexation are discussed below.

SHMC 19.08.030 discusses public services and facilities and includes utility provisions (e.g. water and sewer) as well as services such as police and library. In sum, all services are intertwined; this annexation allows connection to City sewer to support existing and future development on the subject property, and, once annexed, all other City services/facilities. By this process, the proposal complies with the Comprehensive Plan.

Finally, there is no evidence that this proposal will be contrary to the health, safety and welfare of the community.

(a)(ii) The City's Comprehensive Plan has been adopted by the State, thus, the applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197 needn't be analyzed.

(a)(iii) Other provisions applicable to this proposal are discussed elsewhere herein.

Finding: The quasi-judicial amendment criteria are met as they relate to this annexation request.

SHMC 17.28.030 (1) – Annexation criteria

- (a) Adequate public facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
- (b) Comply with comprehensive plan amendment standards and zoning ordinance amendment standards and not be in conflict with applicable comprehensive plan policies and implementing ordinances; and
- (c) Complies with state laws; and

- (d) Abutting roads must meet city standards or property owner will be required to sign and record an irrevocable consent to local improvement district; and
- (e) Property exceeding 10 acres in gross size must show a need on the part of the city for such land if it is designated residential (e.g., less than five years' supply of like designated lands in current city limits).

Discussion: (a) The City's current water system has excess capacity of approximately 100% or about twice the consumption rate. The City's sewer has excess processing capacity at the plant of over twice the use rate domestically. McNulty Water District has stated in the past that they can handle any growth in the UGA that the City has. Storm water capacity is not an issue as it ultimately ends up in the Columbia River. If there is any conveyance issue with water, sewer or storm, improvements would be required at the time of development in relation to the intensity and nature of that development.

With regards to the road system, the City's Transportation System Plan (TSP) did not include an analysis of the intersection of Firway Lane (3rd Street)/Columbia River Highway, but it did analyze that portion of the highway between Millard Road and Firlock Park Boulevard. That portion of highway was given a level of service (LOS) for the 2016 growth forecast under the various scenarios (i.e. no build condition and the TSM, TDM, road system, and combination alternatives) of either C or, B or better. LOS of A-C is generally considered adequate.

Finally, with regards to public facilities, as noted under AGENCY REFERRALS & COMMENTS above, service agencies have been notified of the proposal and none responded identifying conflicts with the proposed annexation and their respective provided service.

(b) There are multiple uses on the property including but not limited to a preschool building, coffee shop, unoccupied commercial suite (former book store), detached single family dwelling, and Mark's Custom's Exteriors (office building). It does not appear that all uses will be conforming upon annexation: single family dwellings are not allowed in the City's HC zone, for example.

The Comprehensive Plan does include specifics about commercial activities along the highway south of McNulty Creek (which the subject property is) as follows, per SHMC 19.12.080(c):

No new commercial activities will be allowed on Highway 30 south of McNulty Creek unless:

- (i) Any new access is onto a frontage road and not Highway 30;
- (ii) The land receives city sewer and water services; and
- (iii) The designated area will be a minimum of 300 feet deep.

This is existing commercial activity, no new access is proposed from the highway, the land is in the McNulty Water District and will receive City sewer and the UHC/HC designation is 300' deep, including half of the Kavanagh Avenue right-of-way.

There does not appear to be any conflicts with the Comprehensive Plan or implementing ordinances.

(c) Pursuant to ORS 222.111(1), a City may only annex territory that is not within another City, and the territory must either be contiguous to the annexing City or be separated from the City only by a body of water or public right-of-way. The subject property is not within another City's jurisdiction and City of St. Helens corporate limits is across the Columbia River Highway (Hwy 30) and railroad rights-of-way.

Further, ORS Chapter 222 requires that that all property owners of the subject property to be annexed and at least half of the electors residing on the property consent in writing to the annexation. These documents were submitted with the annexation application.

Transportation Planning Rule (TPR), OAR 660, Division 12. The TPR requires that where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures to assure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility. *Current zoning of the property is Columbia County's C-3 and the City zoning option given annexation is HC.*

Uses permitted in the County General Commercial, C-3 zone are:

- Any use permitted in a C-5 and C-4 District.
- Single-family dwelling accessory to a permitted use and contained in the main building.
- Two-family dwelling accessory to a permitted use and contained in the main building.
- Multi-family dwelling.
- Boarding, lodging, or rooming house.
- Commercial recreation.
- Motel, hotel, including an eating and drinking establishment in conjunction therewith.
- Group cottages.
- Church.
- Public or private school or college.
- Community meeting building.
- Utility facilities necessary for public service.
- Hospital, sanitarium, rest home, and nursing home.
- Governmental structure such as a fire station or library but excluding a storage or repair type facility.
- Radio or television transmitter tower.

- * Retail trade establishment such as food store, drug store, gift shop, hardware store, and furniture store.
- * Repair and maintenance service of the type of goods to be found in the above permitted retail trade establishments provided such service is performed wholly within an enclosed building.
- * Business, governmental, and professional office.
- * Financial institution.
- * Eating and drinking establishment.
- * Personal and business services such as barber shop, tailoring, printing, funeral home, or laundry and dry cleaning establishment.
- * Animal hospital, provided no noise is audible in an adjacent residential district.
- * Automobile service station and public garage.
- * Automobile and truck sales area.
- * Any other use held similar to the above uses, as approved by the Commission.

*Uses permitted or *conditionally permitted in the City's HC zone are:*

- * Boat, trailer and recreational vehicle equipment sales, service and repair.
- * Building supply firms that conduct business completely within an enclosed building except for outdoor storage.
- * Bus and train stations/terminals.
- * Car washes.
- * Drive-up facilities (see specific requirements in Chapter 17.100 SHMC).
- * Eating and drinking establishments, including drive-up and carry-out.
- * Financial institutions, including drive-through (see specific requirements in Chapter 17.100 SHMC).
- * Gasoline stations.
- * Motels and hotels.
- * Motor vehicle sales, service and repair.
- * Nurseries and greenhouses.
- * Offices catering to motorists (e.g., insurance claims).
- * Parking lot.
- * Plumbing, HVAC, electrical and paint sales and service.
- * Produce stands.
- * Public facility, senior.
- * Retail sales establishments, specifically catering to motorists, including drive-in.
- * Retail sales of large equipment items and repair and maintenance concerns that conduct business completely within an enclosed building except for outdoor storage.
- * Shopping plaza (permitted businesses only).
- * Small equipment rentals, sales and repair.
- * Theaters, except drive-ins.
- * Tire shops within an enclosed building.
- * *Amusement services.
- * *Animal sales and services, grooming, kennels, and veterinary (small animals).

- *Dry cleaners and laundromats.
- *Dwelling units above outright permitted uses.
- *Funeral homes.
- *Home occupation in dwelling unit (per Chapter 17.120 SHMC).
- *Hospitals.
- *Parks.
- *Public facilities, major.
- *Recreation facilities.
- *Religious assembly.
- *Retail establishments not directly catering to motorists.
- *Schools.
- *Shopping centers (can include all retail, personal services, professional services, medical, and dental offices).
- *Travel trailer parks.

The potential land uses are very similar for both the City and County; the City's zoning is no more intense than the County's with regards to the possible intensity of uses allowed and potential vehicular trips generated. This is reinforced by the County's cumulative Commercial Zoning, where the C-3 zone allows the permitted and conditional uses of the County's Neighborhood Commercial, C-4 zone and Highway Commercial, C-5 zone (the uses of which are not listed above); the C-3 zone allows the greatest range of uses amongst the suburban commercial zoning districts of the County. Thus, this proposal will not affect an existing or planned transportation facility.

(d) The subject property abuts three street/road rights-of-way: Columbia River Highway, Firway Lane (3rd Street) and Kavanagh Avenue. The highway frontage is built out with curb and sidewalk along the property's entire length. The Firway Lane frontages (property lies on both sides) lack such improvements except near the highway. Kavanagh Avenue lacks these improvements too. City standards require such improvements. However, this property is not the subject of a current development land use review, which provides the legal nexus and proportionality to require such improvements. As such, the only option is for the property owner to be required to sign and record an irrevocable consent to local improvement district, though, the applicant could improve the frontages if they desired.

(e) The subject property is less than 10 acres in size and not designated or zoned residential, thus, showing a need on the part of the city for such land (if designated residential) is not necessary.

Finding: The annexation approval criteria are met for this proposal, with the condition that the property owner to be required to sign and record an irrevocable consent to local improvement district for street improvements or complete the street improvements to City standards.

SHMC 17.28.030 (2) -- Annexation criteria

The plan designation and the zoning designation placed on the property shall be the city's zoning district which most closely implements the city's comprehensive plan map designation.

Discussion: The Comprehensive Plan designation for the subject property is Unincorporated Highway Commercial, UHC. Upon annexation, the Comprehensive Plan designation would thus be (incorporated) Highway Commercial, HC. There is only one zoning option under that designation: the Highway Commercial, HC zoning district.

Finding: The subject shall be designated Highway Commercial, HC and zoned Highway Commercial, HC upon annexation.

SEMC 17.112.020 – Established & Developed Area Classification criteria

(1) Established Area.

- (a) An "established area" is an area where the land is not classified as buildable land under OAR 660-08-0005;
- (b) An established area may include some small tracts of vacant land (tracts less than an acre in size) provided the tracts are surrounded by land which is not classified as buildable land; and
- (c) An area shown on a zone map or overlay map as an established area.

(2) Developing Area. A "developing area" is an area which is included in the city's buildable land inventory under the provisions of OAR except as provided by subsection (1)(b) of this section. (Ord. 2875 § 1.150.020, 2003)

Discussion: OAR 660-008-0005 generally defines "Buildable Land" as vacant residential property not constrained by natural hazards or resources, and typically not publicly owned. The subject property is not zoned residential, thus, this provision does not apply.

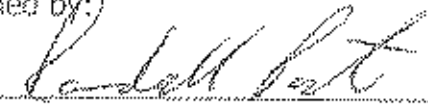
Finding: This provision is not applicable.

CONCLUSION & DECISION

Based upon the facts and findings herein, and the recommendations of staff and the Planning Commission, the City Council approves this annexation, subject to voter approval, and that upon annexation, the subject property have a Comprehensive Plan designation of Highway Commercial (incorporated), HC, and be zoned Highway Commercial, HC, with the condition that:

The street(s) abutting the subject property shall be brought into compliance with City street standards (or) property owner(s) shall sign and record an irrevocable consent to a local improvement district.

Signed by:



Randy Peterson, Mayor

10/21/09
Date

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

58606 Kavanagh Street
Street Address of Property (if assigned)

4NW-8AC-1700
Tax Account Number of Property

1. Holcomb Commercial Properties LLC
Print Owner Name

[Signature]
Signature of Owner

2. _____
Print Owner Name

Signature of Owner

3. _____
Print Owner Name

Signature of Owner

4. _____
Print Owner Name

Signature of Owner

Please send all correspondence to: Name: _____
Mailing Address: P.O. Box 4416
City, State, Zip: St. Helens, OR 97051
Contact Telephone: _____

We agree that this consent shall be irrevocable and is a covenant and runs with the land, and is binding on our heirs, assignees, or successors in interest. We agree that in lieu of paying the required fees and deposits at this time, that we will pay the required fees and deposits (current at the time of demand) upon written demand from the City of St. Helens and that failure to do so may result in the City placing a lien against the property. We agree that we will obligate all Electors to either consent to this annexation or to terminate their status as electors.

The foregoing instrument was acknowledged before me this 19th day of May, A.D. 2011 by Mark Holcomb

[Signature]
Notary Public for Oregon
My commission expires: Sept. 4, 2011



Title No. 07-59383

Escrow No. 07-59383

EXHIBIT 'A'

Legal Description:

Lots 13 and 14, Block 3, Golf Club Addition to the City of St. Helens, Columbia County, Oregon.

Subject to:

NONE

1700

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

58581 Columbia River Hwy. 4W1W-8AC-180D
Street Address of Property (if assigned) Tax Account Number of Property

1. Holcomb's Commercial Properties Mark Holcomb
Print Owner Name Signature of Owner
2. _____
Print Owner Name Signature of Owner
3. _____
Print Owner Name Signature of Owner
4. _____
Print Owner Name Signature of Owner

Please, send all correspondence to: Name: _____
Mailing Address: PO Box 4416
City, State, Zip: St. Helens, OR 97051
Contact Telephone: _____

We agree that this consent shall be irrevocable and is a covenant and runs with the land, and is binding on our heirs, assignees, or successors in interest. We agree that in lieu of paying the required fees and deposits at this time, that we will pay the required fees and deposits (current at the time of demand) upon written demand from the City of St. Helens and that failure to do so may result in the City placing a lien against the property. We agree that we will obligate all Electors to either consent to this annexation or to terminate their status as electors.

The foregoing instrument was acknowledged before me this 19th day of May 2011 by Mark Holcomb
Lisa Scholl
Notary Public for Oregon
My commission expires Sept. 4, 2011



EXHIBIT A

File R58976

Columbia City NCL- Warren Section
Columbia River Highway
Columbia County
Org. No. 10B-3-9
AFD 5-17-00

D. O. T.

Sale

A parcel of land lying in Lots 2 and 3, Block 3, GOLF CLUB ADDITION TO ST. HELENS, Columbia County, Oregon and being that property designated as Parcel 2 and described in that deed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded December 30, 1992, Fee No. 92-9313, Columbia County Clerk's Office.

The parcel of land to which this description applies contains 18,720 square feet, more or less.

NOTE: Reserving to the grantor a Permanent Easement for Slopes, Landscaping, Water, Gas, Electric and Communication Service Lines, Fixtures and Facilities over that portion of the above described property lying Southeasterly of the following described line:

Beginning at a point opposite and 60 feet Northwestery of Engineer's Station 818+00 on the center line of the relocated Columbia River Highway; thence Southwesterly in a straight line to a point opposite and 55 feet Northwestery of Engineer's Station 820+50 on said center line which center line is described in said State of Oregon deed, containing 1,620 square feet, more or less.

This parcel lies within Sec. 8, T. 4 N., R. 1 W., W.M.

1800

ORIGINAL

WARRANTY DEED

CHARLES L. MCCARTNEY, JR., Grantor, for the time and actual consideration of \$ 72,000.00 does convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, Grantee, fee title to the following described property:

PARCEL 1 - Fee

A parcel of land lying in Lots 2 and 3, Block 3, GOLF CLUB ADDITION TO ST. HELENS, Columbia County, Oregon and being a portion of that property described in that deed to Charles L. McCartney, Jr., recorded June 9, 1975 in Book 201, Page 136, Columbia County Record of Deeds; the said parcel being that portion of said property included in a strip of land 47 feet in width, lying on the Northeastly side of the center line of the relocated Columbia River Highway which center line is described as follows:

Beginning at Engineer's center line Station 791+00, said station being 4942.02 feet South and 2444.66 feet West of the Northwest corner of the M.H. Knighton D.L.C. No. 44, Township 6 North, Range 1 West, W.M.; thence South 36° 52' 29" West 1093.33 feet; thence on a spiral curve left (the long chord of which bears South 36° 12' 29" West 359.98 feet) 400 feet; thence on a 5729.58 foot radius curve left (the long chord of which bears South 29° 43' 51" West 1020.75 feet) 1022.10 feet; thence on a spiral curve left (the long chord of which bears South 23° 19' 13" West 389.98 feet) 400 feet; thence South 22° 39' 13" West 4184.56 feet to Engineer's center line Station 862+00.

Bearings are based upon the Oregon Coordinate System of 1927, North Zone.

The parcel of land to which this description applies contains 2,500 Square feet, more or less.

PARCEL 2 - Fee

Lots 2 and 3, Block 3, GOLF CLUB ADDITION TO ST. HELENS, Columbia County, Oregon.

10-23-92

RETURN TO
OREGON STATE HIGHWAY DIVISION
RIGHT OF WAY SECTION
417 TRANSPORTATION BLDG.
SALEM, OREGON 97310

Account No.: 02-08-4108-013-01800

Property Address: 58581 Columbia River Highway
St. Helens, OR

Recorded By
5-70019
Check Title Insurance

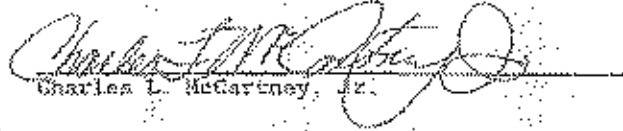
EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 18,720 square feet, more or less.

Grantor covenants to and with Grantee, its successors and assigns, that he is the owner of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 17 day of December, 1992

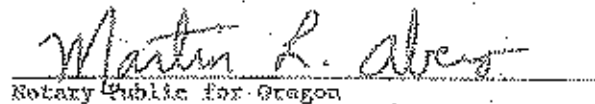

Charles L. McCartney, Jr.

STATE OF OREGON, County of Columbia

December 17, 1992 Personally appeared the above named Charles L. McCartney, Jr., who acknowledged the foregoing instrument to be his voluntary act.

Before me:




Notary Public for Oregon

My Commission expires 3/11/93

10-23-92
Page 2 - WB
mlb/acl

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

9313 92 DEC 30 NO 53

Instrument # 93-932
Pages 2



ALABAMA HUGER County Clerk
By Lee K. Huger Deputy
Record # 30.00
4778

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

58563 Columbia River Hwy. 4 NW-8 AC-1900
Street Address of Property (if assigned) Tax Account Number of Property

1. Holcomb Commercial Properties [Signature]
Print Owner Name Signature of Owner
2. _____
Print Owner Name Signature of Owner
3. _____
Print Owner Name Signature of Owner
4. _____
Print Owner Name Signature of Owner

Please send all correspondence to: Name: _____
Mailing Address: PO Box 441
City, State, Zip: St Helens, OR 97051
Contact Telephone: _____

We agree that this consent shall be irrevocable and is a covenant and runs with the land, and is binding on our heirs, assignees, or successors in interest. We agree that in lieu of paying the required fees and deposits at this time, that we will pay the required fees and deposits (current at the time of demand) upon written demand from the City of St. Helens and that failure to do so may result in the City placing a lien against the property. We agree that we will obligate all Electors to either consent to this annexation or to terminate their status as electors.

The foregoing instrument was acknowledged before me this 1st day of May, 2011, by Mark Holcomb
Lisa Scholl
Notary Public for Oregon
My commission expires Sept. 4, 2011



Title No. 07-40251

Escrow No. 07-40251

EXHIBIT 'A'

Legal Description:

Lot 1, Block 3, Golf Club Addition to St. Helens, according to the plat thereof on file and of record in the office of the County Clerk in the Columbia County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded June 24, 1940 in Book 66, page 233 and also deed recorded December 27, 1994 in Fee Number 94-12045, Records of Columbia County, Oregon.

Subject to:

An Easement created by instrument, including the terms and provisions thereof,

In favor of:

For:

State of Oregon, by and through its Department of Transportation
stripes, landscaping, water, gas, electric and communications
service lines, fixtures and facilities

Dated:

November 8, 1994

Recorded:

December 27, 1994

Fee No.:

94-12045

in Columbia County, Oregon.

Affects:

Southeasterly line

1900

WARRANTY DEED

JOE E. WOODS and PHYLLIS J. WOODS, husband and wife, Grantors, for the true and actual consideration of \$ 12,400.00 do convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantee, fee title to the following described property:

PARCEL 1 - Fee

A parcel of land lying in Lot 1, Block 3, GOLF CLUB ADDITION TO ST. HELENS, Columbia County, Oregon and being a portion of that property described in that deed to Charles E. and Mary S. Beland, recorded August 2, 1941 in Book 69, Page 211, Columbia County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northwestern side of the center line of the relocated Columbia River Highway which center line is described as follows:

Beginning at Engineer's center line Station 791+00, said station being 4942.02 feet South and 2444.56 feet West of the Northwest corner of the E.M. Knighton D.L.G. No. 44, Township 4 North, Range 1 West, W.M.; thence South 56° 52' 29" West 1894.33 feet; thence on a spiral curve left (the long chord of which bears South 56° 12' 29" West 399.98 feet) 400 feet; thence on a 5725.58 foot radius curve left (the long chord of which bears South 29° 45' 51" West 1920.75 feet) 1922.19 feet; thence on a spiral curve left (the long chord of which bears South 25° 29' 13" West 399.98 feet) 400 feet; thence South 22° 59' 13" West 4184.56 feet to Engineer's center line Station 802+00.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northwestern side of Center Line
819+00		820+10	47
820+10		820+35	47 in a straight line to 60
820+35		820+70	50 in a straight line to 140

Bearings are based upon the Oregon Coordinate System of 1827, North Zone.

The parcel of land to which this description applies contains 1,690 square feet, more or less, outside of the existing right-of-way.

Grantors also grant to Grantee, its successors and assigns, a permanent easement to construct and maintain slopes and landscaping, and to relocate, construct and maintain water, gas, electric and communication service lines, fixtures and facilities, and appurtenances therefor, upon, over, through, and across the following described property:

10-25-94

RETURN TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
617 TRANSPORTATION BLDG.
SALEM, OREGON 97310

Account No.: 02-03-2-4198-013-01990

Property Address: 33345 Firway Lane
St. Helens OR

PARCEL 2 - Permanent Easement for Slopes, Landscaping, Water, Gas, Electric and Communication Service Lines, Structures and Facilities

A parcel of land lying in Lot 1, Block 3, GOLF CLUB ADDITION TO ST. HELENS, Columbia County, Oregon and being a portion of that property described in that deed to Charles E. and Mary S. Beland, recorded in Book 68, Page 511, Columbia County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northwestern side of the center line of the relocated Columbia River Highway which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northwestern Side of Center Line
218+00		226+50	50 in a straight line to 35

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 410 square feet, more or less.

IT IS UNDERSTOOD that the easement herein granted does not convey any right, or interest in the above-described Parcel 2, except for the purposes stated herein, nor prevent Grantors from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support of the highway, or to interfere in any way with the relocation, construction, and maintenance of said utilities, and their appurtenances, as granted hereinabove.

Also the rights of the owners of any relocated utilities shall be the same as previously existed in that portion of the utilities being relocated.

IT IS ALSO UNDERSTOOD that this easement shall be subject to the same conditions, terms and restrictions contained in the easements, licenses and/or permits granted to the owners of any facilities being relocated.

IT IS ALSO UNDERSTOOD that Grantors shall not place or erect any buildings or structures upon the easement area without the written consent of Grantee.

IT IS FURTHER UNDERSTOOD that nothing herein contained is intended to create any obligation on the part of Grantee for the maintenance of said utilities.

Grantors covenant to and with Grantee, its successors and assigns, that they are the owners of all the above-described property which is free from encumbrances, except for

actual
through
property

constr
water,
appurte

10-23-94

OREGON

47

easements, conditions, and restrictions of record, and will warrant the property herein conveyed and the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

Grantors agree, the consideration recited herein is just compensation for the property, including any and all damages to Grantors' remaining property, if any, which may result from the acquisition or use of said property and the construction or improvement of the highway.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 59.970.

It is understood and agreed that the delivery of this deed is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, its Director or a duly authorized representative, unless and until accepted and approved by the recording of this document.

Dated this 8th day of November 1994.

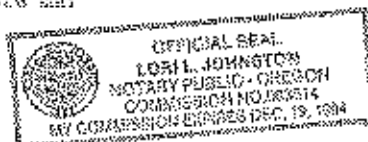
Joe R. Woods

Phyllis J. Woods

STATE OF OREGON, County of Columbia

Dec 15, 1994. Personally appeared the above named Joe R. Woods and Phyllis J. Woods, who acknowledged the foregoing instrument to be their voluntary act.

Before me:



Notary Public for Oregon

My Commission expires 12-19-94

I hereby certify that the within instrument was recorded for record and entered in the County of Columbia, State of Oregon.
12045 74 DEC 27 1994

Page 3



ELIZABETH HUSCH, County Clerk

By Elizabeth Husch, County Clerk

Receipt # 4141 Paid \$ 25.00

10-11-40

In testimony whereof, I have hereunto set my hand and official seal, this 13th day and year first above written, at Clatsop, Clatsop County, Oregon.

WITNESSES:

1. June 13th, 1940
Clatsop County, Oregon
W. S. McChesney, Deputy
W. S. McChesney, Deputy

WITNESSES
Notary Public for Oregon
Notary Public for Oregon
My commission expires Nov. 22, 1940

WITNESSES

WARRANTY DEED

W. VAN NATTA ET AL

TO

STATE OF OREGON

THIS INSTRUMENT WITNESSETH, that we, J. W. VAN NATTA and ANNA E. VAN NATTA, husband and wife, and CHARLES E. BELAND and MARY S. BELAND, husband and wife, grantors, for the consideration of the sum of SEVENTY-FIVE and 00/100 (\$75.00) DOLLARS to us paid, have bargained and sold and by these presents do bargain, sell and convey unto the STATE OF OREGON, by and through the STATE HIGHWAY COMMISSION, the following described premises, to wit:

A parcel of land lying in Lot 1, Block 3 of Golf Club Addition to St. Helens, in Section 8, Township 4 North, Range 1 West, S. W., Columbia County, Oregon, the said parcel being described as follows:

Beginning at the Northeast corner of said Lot 1; said corner also being 30 feet distant westerly from (when measured at right angles to) the relocated center line of the Columbia River Highway; thence South 20° 50' West along the easterly line of said Lot a distance of 75.0 feet, to the Southeast corner of said Lot; thence North 69° 05' West along the southerly line of said Lot a distance of 10.0 feet to a point which is 40 feet distant westerly from (when measured at right angles to) said highway center line; thence North 69° 05' East parallel to and 40 feet distant from said center line a distance of 75.0 feet to the northerly line of said Lot; thence South 69° 05' East along said northerly line a distance of 10.0 feet to the point of beginning, containing 750 square feet.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

And we the said grantors do hereby covenant to and with the said State of Oregon, by through its State Highway Commission, its successors and assigns, that we are the owners in fee simple of said premises; that they are free from all incumbrance and that we will defend and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of June,

In presence of:
J. W. VanNatta
Anna E. VanNatta
Charles E. Beland
Mary S. Beland

(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF OREGON)
County of Columbia) ss.

On this 13th day of June, 1940, personally came before me, a Notary Public in and for the County and State, the within named J. W. Van Natta and Anna E. Van Natta, his wife, personally known to be the identical persons described in, and who executed, the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.

WITNESSES:

W. S. McChesney
Notary Public for Oregon
My commission expires Nov. 22, 1940

STATE OF OREGON,)
County of Columbia) ss.

On this 13th day of June, 1940, personally came before me, a Notary Public in and for the County and State, the within named Charles E. Beland and Mary S. Beland, his wife, personally known to be the identical persons described in, and who executed, the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.

WITNESSES:

W. S. McChesney
Notary Public for Oregon
My commission expires Nov. 22, 1940

1. June 13th, 1940
Clatsop County, Oregon
W. S. McChesney, Deputy
W. S. McChesney, Deputy

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

35531 Firway lane
Street Address of Property (if assigned)

4W1W-8AC-2000
Tax Account Number of Property

1. Holcomb Commercial Properties
Print Owner Name

Mark Holcomb
Signature of Owner

2. _____
Print Owner Name

Signature of Owner

3. _____
Print Owner Name

Signature of Owner

4. _____
Print Owner Name

Signature of Owner

Please send all correspondence to: Name: _____
Mailing Address: PO Box 446
City, State, Zip: St. Helens, OR 97051
Contact Telephone: _____

We agree that this consent shall be irrevocable and is a covenant and runs with the land, and is binding on our heirs, assignees, or successors in interest. We agree that in lieu of paying the required fees and deposits at this time, that we will pay the required fees and deposits (current at the time of demand) upon written demand from the City of St. Helens and that failure to do so may result in the City placing a lien against the property. We agree that we will obligate all Electors to either consent to this annexation or to terminate their status as electors.

This foregoing instrument was acknowledged before me this 19th day of May, at Mark Holcomb



Lisa Scholl
Notary Public for Oregon
My Commission Expires Sept. 4, 2011

Title No. 07-54337

Escrow No. 07-54337

EXHIBIT 'A'

Legal Description:

Lot 15, Block 3, GOLF CLUB ADDITION, in the City of St. Helens, Columbia County, Oregon.

Subject to:

None

2000

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

58527 Columbia River Hwy. 4W1W-8AC-2300
Street Address of Property (if assigned) Tax Account Number of Property

1. Holcomb Commercial Properties
Print Owner Name

[Signature]
Signature of Owner

2. _____
Print Owner Name

Signature of Owner

3. _____
Print Owner Name

Signature of Owner

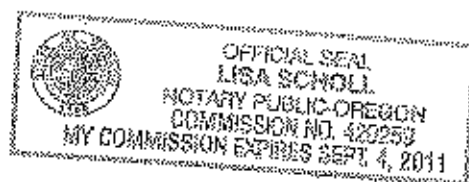
4. _____
Print Owner Name

Signature of Owner

Please send all correspondence to: Name: _____
Mailing Address: P.O. Box 4446
City, State, Zip: St. Helens, OR 97051
Contact Telephone: _____

We agree that this consent shall be irrevocable and is a covenant and runs with the land, and is binding on our heirs, assignees, or successors in interest. We agree that in lieu of paying the required fees and deposits at this time, that we will pay the required fees and deposits (current at the time of demand) upon written demand from the City of St. Helens and that failure to do so may result in the City placing a lien against the property. We agree that we will obligate all Electors to either consent to this annexation or to terminate their status as electors.

The foregoing instrument was acknowledged before me this 19th day of May 2011 by Mark Holcomb



Lisa Scholl
Notary Public for Oregon
My commission expires Sept. 4, 2011

EXHIBIT A

LEGAL DESCRIPTION

Lot 10, Block 2, GOLF CLUB ADDITION TO ST HELENS, Columbia County, Oregon;
EXCEPTING THEREFROM that portion conveyed to the State of Oregon, acting by
and through the State Highway Commission, by deed recorded August 14, 1940 in
Columbia County Deed Book 66 at Page 418;
AND EXCEPT ALSO that portion conveyed to the State of Oregon, by and through
its Department of Transportation, by deed recorded August 3, 1935 under
Columbia County Clerk's instrument No. 95-95549, records of Columbia County,
Oregon.

2300

98-13436

After recording return to:
CHRISTINA STANBURY
1414 COLUMBIA BLVD., SUITE A
SEASIDE, OR 97138

Until a change is requested tax statements
 shall be sent to the following address:
SAME AS ABOVE

I hereby certify that the within instrument was recorded for recording purposes in the County of Columbia, State of Oregon.

13436
 3-4-98 58 OCT 26 P331



ELIZABETH HUSER, County Clerk
 By: [Signature] Deputy
 Booked 13436 of Page 35.18
 FEE \$ 4.00

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

ROBERT L. HENNESSY and ARLENE E. HENNESSY, as tenants by the entirety Grantor,

conveys and warrants to:

CHRISTINA STANBURY and KATHERINE PAULEMER, as grantees in common, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

13436 LOT 10, BLOCK 2, GOLF CLUB ADDITION TO SEASIDE, Columbia County, Oregon.
 Excepting therefrom that portion deeded to the State of Oregon in Tax Number
 95-06549, recorded on August 3, 1995, and also excepting therefrom that
 portion described in Deed Book 195 on page 259, Deed Records, Columbia County,
 Oregon.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions
 thereof.
 Dated: June 6, 1995
 Recorded: August 3, 1995
 Tax Number: 95-06549
 In favor of: Department of Transportation
 For: easement to construct and maintain slopes

Tax Account No: 1343600000 Map No: 0305

THIS INSTRUMENT WILL NOT ALLOW ONE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
 IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
 ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE TITLE TO THE PROPERTY
 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
 APPROVED USES AND TO DETERMINE ANY LIMITS ON EGRESS AGAINST FLOODING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.039.

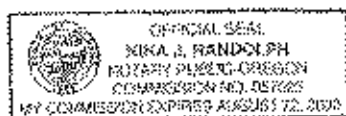
The true consideration for this conveyance is \$142,800.00. However, if
 the actual consideration consists of or includes other property or other
 value given or promised, such other property or value was part of the/this
 whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
 Directors.

Witnes this 23rd day of October, 1998.

GRANTOR(S):

[Signature]
 ROBERT L. HENNESSY
[Signature]
 ARLENE E. HENNESSY



STATE OF OREGON, County of Columbia ss.

This instrument was acknowledged before me on October 23, 1998,
 by ROBERT L. HENNESSY and ARLENE E. HENNESSY

[Signature]
 Notary Public for Oregon

My commission expires: 8/22/2000

037-1425166

05-66549
 ODOT
 File 59026
 108-39
 8/3/95

WARRANTY DEED

ARLENE E. HENNESSY, Grantor, for the true and actual consideration of \$ 24,500.00, does convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantee, fee title to the following described property:

PARCEL 1 - Fee

A parcel of land lying in Lot 10, Block 2, GOLF CLUB ADDITION TO ST. HELENS, Columbia County, Oregon and being a portion of that property described in that deed to Arlene E. Hennessy, recorded February 11, 1987 in Book 267, Page 697, Columbia County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northwestern side of the center line of the relocated Columbia River Highway which center line is described as follows:

Beginning of Engineer's center line Station 791+00, said station being 4942.02 feet South and 2444.66 feet West of the Northwest corner of the H.M. Knighton D.L.C. No. 44, Township 4 North, Range 1 West, W. 1/4, thence South 36° 32' 27" West 1099.33 feet; thence on a spiral curve left (the long chord of which bears South 36° 12' 27" West 399.98 feet) 400 feet; thence on a 5729.58 foot radius curve left (the long chord of which bears South 29° 45' 31" West 1020.73 feet) 1022.10 feet; thence on a spiral curve left (the long chord of which bears South 28° 19' 13" West 399.98 feet) 400 feet; thence South 22° 39' 13" West 4184.56 feet to Engineer's center line Station 862+00.

The widths in feet of this strip of land above referred to are as follows:

Station	to	Station	Width on Northwestern Side of Center Line
820+70		821+06	143 in a straight line to 61
821+06		821+38	61 in a straight line to 47
821+38		822+00	47

Bearings are based upon the Oregon Coordinate System of 1927, North Zone.

The parcel of land to which this description applies contains 1,000 square feet, more or less.

Grantor also grants to Grantee, its successors and assigns, a permanent easement to construct and maintain slopes and landscaping, and to relocate, construct and maintain water, gas, electric and communication service lines, fixtures and facilities, and appurtenances therefor, upon, over, through, and across the following described property:

5-22-95

RETURN TO
 OREGON DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY SECTION
 417 TRANSPORTATION BLDG.
 SALEM, OREGON 97310

Account No.: 02-08-2-4108-024-0200
 Property Address: 58527 Columbia River Highway
 St. Helens, OR 97051

07-46-71



61

PARCEL 2 - Permanent Easement for Slopes, Landscaping, Water, Gas, Electric and Communication Service Lines, Features and Facilities

A parcel of land lying in Lot 10, Block 2, GOLF CLUB ADDITION TO ST. HELENS, Columbia County, Oregon and being a portion of that property described in that deed to Ariene E. Hennessy, recorded February 11, 1987 in Book 267, Page 897, Columbia County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northwestern side of the center line of the relocated Columbia River Highway which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	To	Station	Width on Northwestern Side of Center line
821+00		824+00	60 in a straight line to 55

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 620 square feet, more or less.

IT IS UNDERSTOOD that the easement herein granted does not convey any right, or interest in the above-described Parcel 2, except for the purposes stated herein, nor prevent Grantor from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support of the highway, or to interfere in any way with the relocation, construction, and maintenance of said utilities, and their appurtenances, as granted hereinabove.

Also the rights of the owner of any relocated utilities shall be the same as previously existed in that portion of the utilities being relocated.

IT IS ALSO UNDERSTOOD that the easement shall be subject to the same conditions, terms and restrictions contained in the easements, licenses and/or permits granted to the owner of any facilities being relocated.

IT IS ALSO UNDERSTOOD that Grantor shall not place or erect any buildings or structures upon the easement area without the written consent of Grantee.

IT IS FURTHER UNDERSTOOD that nothing herein contained is intended to create any obligation on the part of Grantee for the maintenance of said utilities.

Grantor covenants to and with Grantee, its successors and assigns, that she is the owner of all the above-described property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant

The property herein conveyed and the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DERIVED IN ORS 30.930.

Dated this 6 day of January 1995

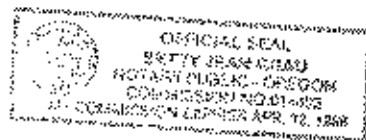
Arlene E. Hennessy
Arlene E. Hennessy

STATE OF OREGON, County of Columbia

June 6 1995 Personally appeared the above named Arlene E. Hennessy, who acknowledged the foregoing instrument to be her voluntary act. Before me:

Betty Jean Bryan
Notary Public for Oregon

My Commission expires 4-12-96



5-22-95
Page 3 - WD
15941

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

6549 '95 REG-3 P329
Pages 3



ELIZABETH WISSEL, County Clerk
By: [Signature] Deputy

Receipt is 7168 Page 8 10-03

THIS CERTIFICATE SETFORTH, That the STATE OF OREGON, represented and acting by the WORLD WAR VETERANS' STATE AID COMMISSION, for the consideration of the sum of FOUR THOUSAND TWO FIVE and NO/100 DOLLARS, (\$4250.00), to it paid, has bargained and sold and by these presents does bargain, sell and convey unto the STATE OF OREGON, acting by and through the STATE HIGHWAY COMMISSION, the following described premises, to-wit:

A parcel of land lying in Lot 10, Block 2 of Golf Club Addition to St. Helens, in Section 8, Township 4 North, Range 1 East, W.M., Columbia County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by the certain deed to World War Veterans' State Aid Commission, recorded in Book 88, Page 188 of Columbia County Record of Deeds, the said parcel being described as follows:

Beginning at the Northwest corner of said Lot 10; said corner being 30 feet distant westerly from (when measured at right angles to) the center line of the 1932 relocation of the Columbia River Highway; thence South 20° 55' East along the westerly line of said Lot a distance of 75 feet, to the Southeast corner of said Lot 10; thence North 60° 04' East along the southerly line of said Lot a distance of 10 feet to a point which is 60 feet distant westerly from (when measured at right angles to) said highway center line; thence North 20° 55' East parallel to and 40 feet distant from said center line a distance of 75 feet to the Northerly line of said lot; thence North 60° 04' East along said Northerly line a distance of 10 feet to the point of beginning, containing 750 square feet.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said STATE OF OREGON, acting by and through the STATE HIGHWAY COMMISSION, its successors and assigns forever.

AND, the grantor does hereby covenant to and with the said grantee, its successors and assigns, that it is the owner in fee simple of said premises, that they are free from all mortgages and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the STATE OF OREGON, acting by and through the WORLD WAR VETERANS' STATE AID COMMISSION, has caused these presents to be executed in its name by the Governor and the Executive Secretary of the Commission, and the seal of said Commission to be hereunto affixed by its Secretary this 2nd day of July, 1940.

(SEAL OF STATE AID COMMISSION)

STATE OF OREGON, by WORLD WAR
VETERANS' STATE AID COMMISSION
By Charles A. Sprague, Governor
By Harold Owen, Executive Secretary

Filed August 14th, 1940
at 10:20 o'clock A.M.
J.W. Hunt, County Clerk
By L.W. Mickelson, Deputy.

W A K K A N T Y O R E G O N

70

JAMES A. FRANK MARTIN

HAROLD RUSSELL BARKER

KNOW ALL MEN BY THESE PRESENTS, That James Martin and Pearl Martin, husband and wife, in consideration of One and no/100 Dollars, to them paid by Hergel Russell Barker, a single man, do hereby grant, bargain, sell and convey unto said Hergel Russell Barker his heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the said County of Columbia and State of Oregon, bounded and described as follows, to-wit:

Beginning at a point that is South 25° 44' East 1000.4 feet of the Northwest corner of the Posey Williams Donation (and claim in Section 8, Township 4 North, Range 1 East of the Willamette Meridian; and North 20° 00' East 304.3 feet; thence South 40° 30' East 215.9 feet; thence North 66° 53' East 140.3 feet; thence North 40° 37' East 210.8 feet; thence South 30° 00' West 145.2 feet to the point of beginning.

TO HAVE AND TO HOLD, the above described and granted premises unto said Hergel Russell Barker his heirs and assigns forever.

And the grantors above named do covenant to and with the above named grantee his heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, except mortgage to REALTORS VALLEY FARM SAVING & LOAN ASSOCIATION, Hillsboro, Oregon recorded June 6, 1940 in Mortgage Records, Columbia County, Oregon, Book 88, Page 316, which the grantee agrees to assume and pay, and that they will and their 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 our hands and seals this 14th day of August, 1940.

Executed in the presence of

(L.R.C. 12.20 cancelled)

James Martin (SEAL)
Pearl Martin (SEAL)

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

58499 Columbia River Hwy. 4NW-8AC-2400
Street Address of Property (if assigned) Tax Account Number of Property

1. Holcomb Commercial Properties [Signature]
Print Owner Name Signature of Owner
2. _____
Print Owner Name Signature of Owner
3. _____
Print Owner Name Signature of Owner
4. _____
Print Owner Name Signature of Owner

Please send all correspondence to: _____
Mailing Address: PO Box 441
City, State, Zip: St Helens, OR 97051
Contact Telephone: _____

We agree that this consent shall be irrevocable and is a covenant and runs with the land, and is binding on our heirs, assignees, or successors in interest. We agree that in lieu of paying the required fees and deposits at this time, that we will pay the required fees and deposits (current at the time of demand) upon written demand from the City of St. Helens and that failure to do so may result in the City placing a lien against the property. We agree that we will obligate all Electors to either consent to this annexation or to terminate their status as electors.

This foregoing instrument was acknowledged before me this 19th day of May, 2011 by Mark Holcomb



[Signature]
Notary Public for Oregon
My commission expires: Sept. 4, 2011

STATUTORY WARRANTY DEED

CHARLES P. STARR and NANCY J. STARR, as tenants by the entirety, Grantor, conveys and warrants to ANGELA J. HOLCOMB, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 9, Block 2, GOLF CLUB ADDITION, to the City of St. Helens, Columbia County, Oregon.

EXCEPTING THEREFROM that tract of land conveyed to the State of Oregon, by and through its Department of Transportation by deed recorded April 12, 1993 as Instrument #95-03673, Records of Columbia County, Oregon.

TAX ACCOUNT #02-08 4106-013-02400

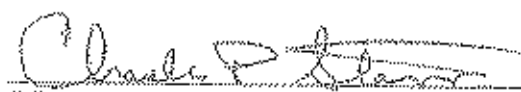
This property is free of liens and encumbrances, EXCEPT:


EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 210,000.00
(Here comply with the requirements of ORS 92.030)

DATED this 22nd day of APRIL, 2005.


CHARLES P. STARR


NANCY J. STARR

2400

STATE OF OREGON, COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2005.
by _____

CORPORATE ACKNOWLEDGMENT
STATE OF OREGON, COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2005.
by _____, and
by _____
of _____,
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____

Notary Public for Oregon
My commission expires: _____

SEAL

SEAL

ODOT
File 59027
10B-3-9

DEED

RONALD I. STEINKE and BETTY ANN STEINKE, Trustees of the Ronald I. Steinke and Betty Ann Steinke Trust dated November 3, 1993, Grantors, for the true and actual consideration of \$85,000.00 do convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantee, fee title to the following described property:

PARCEL 1 - Fee

7-4672
A parcel of land lying in Lot 9, Block 2, GOLF CLUB ADDITION TO ST. HELENS, Columbia County, Oregon and being a portion of that property described in that deed to Anna Hein and Betty Ann Steinke, recorded December 6, 1982 in Book 245, Page 284, Columbia County Record of Deeds; the said parcel being that portion of said property included in a strip of land 47 feet in width, lying on the Northwesterly side of the center line of the relocated Columbia River Highway which center line is described as follows:

Beginning at Engineer's center line Station 791+00, said station being 4942.02 feet South and 2444.66 feet West of the Northwest corner of the H.M. Knighton D.L.C. No. 44, Township 4 North, Range 1 West, W.M.; thence South 36° 52' 29" West 1093.33 feet; thence on a spiral curve left (the long chord of which bears South 36° 12' 29" West 399.98 feet) 400 feet; thence on a 5729.58 foot radius curve left (the long chord of which bears South 29° 45' 51" West 1020.75 feet) 1022.10 feet; thence on a spiral curve left (the long chord of which bears South 23° 19' 13" West 399.98 feet) 400 feet; thence South 22° 39' 13" West 4184.56 feet to Engineer's center line Station 862+00.

Bearings are based upon the Oregon Coordinate System of 1927, North Zone.

The parcel of land to which this description applies contains 1,200 square feet, more or less.

Grantors also grant to Grantee, its successors and assigns, a permanent easement to construct and maintain slopes and landscaping, and to relocate, construct and maintain water, gas, electric and communication service lines, fixtures and facilities, and appurtenances therefor, upon, over, through, and across the following described property:

PARCEL 2 - Permanent Easement for Slopes, Landscaping, Water, Gas, Electric and Communication Service Lines, Fixtures and Facilities

A parcel of land lying in Lot 9, Block 2, GOLF CLUB ADDITION TO ST. HELENS, Columbia County, Oregon and being a portion of that property described in that deed to Anna Hein and Betty Ann Steinke, recorded December 6, 1982 in Book 245, Page 284, Columbia County Record of Deeds; the said parcel being

2-3-95

RETURN TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
417 TRANSPORTATION BLDG.
SALEM, OREGON 97310

Account No.:

Property Address: 58499 Columbia River Highway

INSTRUMENT # 95-03073
(Confirmed w/ Clerk's Office)

ODOT
File 59027
10B-3-9

that portion of said property included in a strip of land variable in width, lying on the Northwesterly side of the center line of the relocated Columbia River Highway which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northwesterly Side of Center Line
821+00		826+00	60 in a straight line to 55

EXCEPT therefrom Parcel 1.

ALSO EXCEPT therefrom that portion occupied by the existing building.

The parcel of land to which this description applies contains 890 square feet, more or less.

IT IS UNDERSTOOD that the easement herein granted does not convey any right, or interest in the above-described Parcel 2, except for the purposes stated herein, nor prevent Grantors from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support of the highway, or to interfere in any way with the relocation, construction, and maintenance of said utilities, and their appurtenances, as granted hereinabove.

Also the rights of the owners of any relocated utilities shall be the same as previously existed in that portion of the utilities being relocated.

IT IS ALSO UNDERSTOOD that this easement shall be subject to the same conditions, terms and restrictions contained in the easements, licenses and/or permits granted to the owners of any facilities being relocated.

IT IS ALSO UNDERSTOOD that Grantors shall not place or erect any buildings or structures upon the easement area without the written consent of Grantee.

IT IS FURTHER UNDERSTOOD that nothing herein contained is intended to create any obligation on the part of Grantee for the maintenance of said utilities.

Grantors agree, the consideration recited herein is just compensation for the property, including any and all damages to Grantors' remaining property, if any, which may result from the acquisition or use of said property and the construction or improvement of the highway.

ODOT
File 59027
10B-3-9

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

It is understood and agreed that the delivery of this deed is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

Dated this 28th day of March, 1995.

Ronald I. Steinke, Trustee
Ronald I. Steinke, Trustee

Betty Ann Steinke, Trustee
Betty Ann Steinke, Trustee

STATE OF OREGON, County of Columbia

March 28, 1995, Personally appeared the above named Ronald I. Steinke and Betty Ann Steinke, Trustees of the Ronald I. Steinke and Betty Ann Steinke Trust dated November 3, 1993, and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Notary Public for Oregon

My Commission expires 11-17-95

2-3-95
Page 3 - Deed
all

I hereby certify that the within instru-
ment was received for record and recorded
in the County of Columbia, State of Oregon

113 95 03 12 52:45
Pages

LIZABETH RUSSEL County Clerk

By _____ Deputy

Receipt = Fees \$ 12.00

RUN DATE:06/02/10 09:56 AM

Columbia County, Oregon
Primary Election
May 18, 2010

REPORT-EL52 PAGE 0040

5-202 CITY OF ST HELENS

Vote For 1

01 = Yes

02 = No

VOTES PERCENT

WITH 9 OF 9 PRECINCTS REPORTING

VOTES PERCENT

1,578 68.49

726 31.51

03 = OVER VOTES

04 = UNDER VOTES

0

210

01	02	03	04
92	58	0	12
129	47	0	27
166	104	0	24
123	64	0	11
100	47	0	13
555	202	0	77
117	57	0	14
133	81	0	18
163	66	0	14

Holcomb Properties

0021 21
0022 22
0023 23
0024 24
0025 25
0026 26
0027 27
0028 28
0029 29

Notice of City Measure Election

SEL 802

rev. 01/10, ORS 250.035, 250.041,
250.275, 250.285, 254.095, 254.455

City and Notice Information

Notice is hereby given on March 18, 2010, that a measure election will be held in

St. Helens

Oregon on May 18

, 2010

Name of City or Cities

Date of Election

The following shall be the ballot title of the measure to be submitted to the city's voters:

Caption 10 words

Request to Annex Holcomb Properties into City of St. Helens

RECEIVED

MAR - 4 2010

OFFICE OF ST. HELENS
CITY RECORDER

Question 20 words

Should certain land around the Columbia River Hwy and Firway Lane intersection be annexed into the City of St. Helens?

Summary 175 words

On May 28, 2009, Mark Holcomb representing himself, Holcomb Commercial Properties, LLC and Holcomb Investment, LLC applied to the City of St. Helens for annexation of approximately 1.9 acres of land more-or-less located on both sides of Firway Lane (3rd Street) where it intersects with Columbia River Highway. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8AC-1700, 1800, 1900, 2000, 2300 and 2400. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial, HC. The City Council considered the recommendation on September 16, 2009 and adopted Ordinance No. 3118 on October 21, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

The following authorized city official hereby certifies the above ballot title is true and complete, which includes publication of notice and the completion of the ballot title challenge process.

Signature of Authorized City Official not required to be notarized

Date Signed mm/dd/yy

Randy Peterson

Mayor

Printed Name of Authorized City Official

Title

MAR 18 1 48 PM '10
COLUMBIA CO. CLERK
BY _____
D.P.

State Measures

Referred to the People by the Legislative Assembly

69 Amends Constitution: Continues and modernizes authority for lowest cost borrowing for community colleges and public universities.

Result of "yes" vote: "Yes" vote continues and modernizes state authority to issue lowest cost bonds to finance projects for the benefit of community colleges and public universities.

Result of "no" vote: "No" vote rejects modernization of authority to issue lowest cost bonds to finance projects for the benefit of community colleges and public universities.

Summary: This measure continues and modernizes the state's authority to use general obligation bonds, the lowest cost method of borrowing, to finance projects for community colleges and public universities. It does not increase the current limit on borrowing. The measure clarifies that community colleges and public universities may purchase existing buildings with the proceeds of general obligation bonds. It also allows the Oregon University System to use nontax revenues to determine whether bonds to be issued under Article XI-F(1) are self-supporting. The measure allows Article XI-F(1) and XI-G bond proceeds to be used for the same parts of a project and to be used for mixed-use projects that benefit higher education. It allows nontax revenues to be used as matching funds for Article XI-G bond proceeds.

Estimate of financial impact: There is no financial effect on either state or local government expenditures or revenues.

☐ Yes

☐ No

City of St. Helens

5-199 Revision of City of St. Helens' Charter

Question: Shall the St. Helens Charter be revised?

Summary: The City Council of St. Helens appointed a Charter Review Committee to conduct a review of the City's current Charter, and the Committee proposed a revised Charter. This ballot measure, known as the 2010 City of St. Helens Charter, was recommended by the Committee and approved by the City Council.

The proposed revised Charter contains numerous changes in the current Charter and changes certain city procedures. Such changes include revisions to clarify the duties and powers of elected officials, the election process for Councilors and the Mayor, the ordinance adoption process and resolution adoption process, appointed officer duties, and the appointed officer vacancy and selection processes. The office of city manager is established as the administrative head of the city government. Certain administrative functions of the Councilors may be more limited. There is also a new procedure adopted to remove Councilors.

☐ Yes

☐ No

City of St. Helens

5-200 Request to Annex Health District Property into City of St. Helens

Question: Should vacant land on the north side of Millard Road be annexed into the City of St. Helens?

Summary: On May 21, 2009, the Columbia Health District applied to the City of St. Helens for annexation of approximately 8.35 acres of land more-or-less located on the north side of Millard Road between Division and Chase Roads. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8CB-401. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be zoned Public Lands, PL. The City Council considered the recommendation on August 12, 2009 and adopted Ordinance No. 3116 on October 7, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

5-201 Request to Annex City Property into City of St. Helens

Question: Should vacant land located just south of 35110 Maple Street be annexed into the City of St. Helens?

Summary: On May 27, 2009, the City of St. Helens applied to the City of St. Helens for annexation of approximately 15 acres of land more-or-less located south of Maple Street, adjacent to property addressed as 35110 Maple Street. This property is also described as Columbia County Map and Tax Lot Number 4N1W-8BC-2100 and 2600, and 4N1W-8CB-400. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Moderate Residential, R7, north of McNulty Creek and Public Lands, PL, south of the creek. The City Council considered the recommendation on August 12, 2009 and adopted Ordinance No. 3115 on October 7, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

5-202 Request to Annex Holcomb Properties into City of St. Helens

Question: Should certain lands around the Columbia River Hwy and Firway Lane intersection be annexed into the City of St. Helens?

Summary: On May 28, 2009, Mark Holcomb representing himself, Holcomb Commercial Properties, LLC and Holcomb Investment, LLC applied to the City of St. Helens for annexation of approximately 1.9 acres of land more-or-less located on both sides of Firway Lane (3rd Street) where it intersects with Columbia River Highway. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8AC-1700, 1800, 1900, 2000, 2300 and 2400. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial, HC. The City Council considered the recommendation on September 16, 2009 and adopted Ordinance No. 3118 on October 21, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinance and regulations.

☐ Yes

☐ No

City of St. Helens

5-203 Request to Annex Les Schwab Property into City of St. Helens

Question: Should land located at 58405 Columbia River Hwy be annexed into the City of St. Helens?

Summary: On June 26, 2009, David Gibson representing Les Schwab Tire Centers applied to the City of St. Helens for annexation of approximately 1.5 acres of land located at 58405 Columbia River Hwy. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8DB-600, 700 and 800. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial, HC. The City Council considered the recommendation on September 16, 2009 and adopted Ordinance No. 3119 on October 21, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

5-204 Request to Annex Gortler Property into City of St. Helens

Question: Should land located at 35430 Firlock Park Blvd be annexed into the City of St. Helens?

Summary: On January 4, 1991, George Gortler applied to the City of St. Helens for annexation of approximately 0.85 acres of land located at 35430 Firlock Park Blvd. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8BD-600. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Apartment Residential, AR. The City Council considered the recommendation on January 6, 2010 and adopted Ordinance No. 3125 on February 3, 2010, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

5-205 Request to Annex Gamet Property into City of St. Helens

Question: Should land located 58461 Columbia River Hwy be annexed into the City of St. Helens?

Summary: On November 24, 2009, Bonnie Gamet applied to the City of St. Helens for annexation of approximately 0.76 acres of land located at 58461 Columbia River Hwy. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8DB-900 and 1000. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial. The City Council considered the recommendation on February 17, 2010 and adopted Ordinance No. 3128 on March 17, 2010, which approves the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

☐ Yes

☐ No

Sample

City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon
97051

July 7, 2010

Columbia County Assessor
230 Strand Street
St. Helens, OR 97051

Re: Recent Annexations to the City of St. Helens

Dear Sir or Madam:

Pursuant to ORS Chapter 222, we have enclosed the following:

1. Ordinance No. 3115: "An Ordinance to Annex and Designate the Zone of Certain Property generally located south Of Maple Street, approximately 694 feet north of Millard Road, and approximately midway between Chase and Division Roads", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
2. Ordinance No. 3116: "An Ordinance to Annex And Designate the Zone of Certain Property generally located north of Millard Road, approximately midway between Chase And Division Roads", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
3. Ordinance No. 3118: "An Ordinance To Annex And Designate the Zone Of Certain Property located at the northwest And southwest corner of the Columbia River Highway and Firway Lane intersection", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
4. Ordinance No. 3119: "An Ordinance to Annex and Designate the Zone of Certain Property at 58405 Columbia River Highway", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
5. Ordinance No. 3125: "An Ordinance to Annex and Designate the Zone of Certain Property at 35430 Firlock Park Boulevard", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
6. Ordinance No. 3128: "An Ordinance to Annex and Designate the Zone of Certain Property at 58461 Columbia River Highway", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
7. Abstract of Votes, Election Date: May 18, 2010.

If you have any questions, please contact me at (503)397-6272.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Payne". The signature is fluid and connected, with a large initial 'K' and a long, sweeping underline.

Kathy Payne
City Recorder

KP/ls

Enclosures