

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION  
527 S. W. Hall Street - Portland, Oregon 97201 - Tel: 229-5307

### FINAL ORDER

RE: BOUNDARY CHANGE PROPOSAL NO. 1194 - Annexation of territory to the City of St. Helens.

Proceedings on Proposal No. 1194 commenced upon receipt by the Boundary Commission of a petition from property owners on January 25, 1978 requesting that certain property be annexed to the city. The petition meets the requirements for initiating a proposal set forth in ORS 222.170 and paragraph (a) Section (4) of ORS 199.490.

Upon receipt of the petition the Boundary Commission published and posted notice of the public hearing in accordance with ORS 199.463 and conducted a public hearing on the proposal on March 8, 1978. The Commission also caused a study to be made on this proposal which considered economic, demographic and sociological trends and projections and physical development of the land.

### FINDINGS

On the basis of the public hearing and the study the Boundary Commission found that:

1. The territory to be annexed is contiguous to the city and contains 387.6 acres, 12 single family dwellings, 3 commercial structures, 69 industrial structures, the city's sewer lagoon, a park, a PGE substation, an estimated population of 25 and is evaluated at \$59,852,300.
2. The property owners desire annexation to obtain city services at inside city rates and to take on the city tax rate gradually under a tax differential proposal which is part of the annexation. The city desires to rationalize its southern boundary and the provision of services in an area that is partially within and partially outside the city. The tax differential formula agreed upon by the city and property owners included in Exhibit C (Annexation Agreement) attached to the city's Resolution No. 719 is set forth as follows:

<u>Real Property</u> <u>(Fiscal Year)</u>	<u>Personal</u> <u>Property</u> <u>(Calendar Year)</u>	<u>Differential Tax Rate</u> <u>as a Percentage</u> <u>of St. Helens City Tax Rate</u>
1978-79	--	30 percent
1979-80	1979	35 percent
1980-81	1980	40 percent
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1984-85	1984	60 percent
1985-86	1985	70 percent
1986-87	1986	80 percent
1987-88	1987	90 percent
1988-89 & thereafter	1988 & thereafter	100 percent

3. The area slopes gradually toward Mult. Channel and is rocky. The major development is the Boise Cascade paper mill. Most of the platted roads do not actually exist. Major streets are Railroad Ave., Old Portland Rd. (St. Helens Ave.), and Kaster Rd.
4. LCDC Goals #2, 11 & 14 are complied with by this proposal. Other LCDC goals do not apply here.
5. There are no adopted regional, county or city comprehensive plans for this area. Both the city and county are working on plans at present and both the city and county planning commission have favorably reviewed this annexation.
6. The city serves the area now with water as outside users. The users pay more than double the inside city rate. City sewers serve the Boise Cascade plant and that company under a contract with the city pays for 98% of the plant's operating costs. The area will get inside city water rates upon annexation but the sewer contract will remain the same.
7. The area is already served by the St. Helens RFPD and city police currently pass through the area while patrolling from one part of the city to another. Street lights are provided by the city and if this area develops more and requests service, it would be provided. A large private park for the use of the entire community is maintained in the area by the Boise Cascade Corporation.
8. The Columbia County Board of Commissioners would like the city to accept jurisdiction of the county roads in this area (Kaster Rd. and Old Portland Rd.). The city accepted responsibility for Kaster Rd. but not Old Portland Rd.
9. This annexation contains a tax differential agreement between the city and Boise Cascade which the city has elected to extend to all property within the area to be annexed. The area will gradually assume the city's tax rate starting at paying 30% of the city's 1978-79 tax rate and advancing to 100% in ten years.
10. Two separate parcels were submitted for annexation because the city made a conscious effort to eliminate some intervening properties the owners of which strongly opposed the annexation.

#### REASON FOR DECISION

On the basis of the findings the Commission determined that:

1. The territory to be annexed can be provided with an adequate quantity and quality of public services by the city and no other entities exist to provide the services.
2. Water and sewer service are already being provided by the city in the area on an outside-user basis. Annexation will eliminate the outside-user charge and the need to apply outside-user charges if additional sewers were extended.
3. The city and the major property owner have reached an agreement which allows for a tax differential. The tax differential allows the private properties to assume gradually over 10 years the full city tax burden and yet eventually will provide revenue to the city in proportion to the area's fiscal impact on the city.

ORDER

On the basis of the findings and reasons listed above the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 1194 on March 8, 1978.

NOW THEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, be annexed to the City of St. Helens as of this date.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT  
BOUNDARY COMMISSION

DATE: March 8, 1978

By: Carolyn Gassaway

Carolyn Gassaway  
Chairman

Attest: Donald J. Olson

EXHIBIT "A"  
Proposal No. 1194

## Annexation

## CITY OF ST. HELENS

## PARCEL I

Beginning at the Southeast corner of the city limits of the City of St. Helens, in Section 3, Township 4 North, Range 1 West of Willamette Meridian, Columbia County, Oregon, as existing on June 1, 1977, which corner is also the point of intersection of the center line of Multnomah Channel (Willamette Slough) and a line extended North  $71^{\circ}30'$  East from the Southeast corner of the Henry Knighton D.L.C.; thence following the boundary line of the said city limits the following courses and distances; thence South  $71^{\circ}30'$  West to the Southeast corner of the Henry Knighton D.L.C.; thence South  $71^{\circ}30'$  West along the South line of said Henry Knighton D.L.C. to the Northwest corner of Lot 8, Block 32, South St. Helens Addition, said point being North  $71^{\circ}30'$  East a distance of 200 feet, more or less, from the Southwest corner of said Donation Land Claim; thence South  $45^{\circ}40'$  East a distance of 16.77 feet to the most Northerly corner of that tract described in Book 59, page 125, Columbia County Deed Records; thence along the Northwesterly side of said tract South  $44^{\circ}20'$  West a distance of 158.4 feet to the Northeasterly right of way line of Kastor Road; thence North  $41^{\circ}31'$  West a distance of 94.86 feet to the point of intersection of the Northeasterly right of way line of Kastor Road with the South line of Henry Knighton D.L.C.; thence South  $71^{\circ}30'$  West along said Knighton D.L.C. line 32.59 feet to the Southwest corner of said Knighton D.L.C.; thence in a Northwesterly direction along the common boundary between the Thomas H. Smith D.L.C. and said Knighton D.L.C. to the Northeast corner of said Smith D.L.C.; thence Westerly 2320 feet, more or less, along the North line of said Smith D.L.C. to the Northwest corner of the McCormick property as conveyed to the City of St. Helens by deed recorded April 28, 1977 in Book 211, page 400, Deed Records of Columbia County, Oregon; thence South  $48^{\circ}22'$  East 2260 feet along the West line of said McCormick property to a point which is South  $45^{\circ}40'$  East a distance of 30 feet from the Southwest corner of vacated Lot 18, Block 30 of South St. Helens; thence Southeasterly to the most Southerly corner of Block 31, South St. Helens; thence Northeasterly along the Southeasterly boundary of said Block 31 to the most Easterly corner of Lot 21, Block 31, South St. Helens; thence Northwesterly to the most Northerly corner of said Lot 21; thence Northeasterly along the center line of said Block 31 to the most Northerly corner of Lot 18, Block 31; thence Northwesterly on Southwesterly line of Lot 17, Block 31 to Northerly line of said Block 31; thence Easterly on Northerly line of Block 31 to Southeasterly line of Block 31; thence Northeast on the Easterly extension of the Southeasterly line of Block 31 to the center line of Milton Creek; thence Southeasterly 440 feet, more or less, along the center line of said Milton Creek to the Northerly extension of the Northwesterly line of property conveyed to John and Alex Philip by deed recorded in Book 18, page 152, Deed Records, Columbia County, Oregon; thence South  $44^{\circ}20'$  West on said extension and the Northwesterly line of said property recorded in Deed Book 18, page 152 and the Southwesterly extension of said line to the Southwesterly line of Hamlin Avenue; thence North  $45^{\circ}40'$  West on said Southwesterly line of Hamlin Avenue to the most Northerly corner of Lot 8, Block 26, South St. Helens Addition; thence South-

westerly on Southeasterly line of 6th Street to the most Northerly corner of Block 10 of South St. Helens Addition; thence leaving the boundary line of City of St. Helens Southeasterly on the Southwesterly line of Morris Avenue to the Northwesterly line of 4th Street; thence Southwest on the Northwesterly line of 4th Street to the Easterly line of Railroad Avenue; thence Southeasterly on Easterly line of Railroad Avenue to the most westerly corner of Lot 17, Block 7 of South St. Helens Addition; thence Northeasterly on Northwesterly line of Lot 17 and 16 of Block 7, South St. Helens Addition to the most northerly corner of Lot 16, Block 7; thence Southeasterly on Northeasterly line of Lot 16 to Northwesterly line of 2nd Street; thence Northeasterly on Northwesterly line of 2nd Street to the Southwesterly line of Morris Avenue; thence Southeasterly on Southwesterly line of Morris Avenue to most northerly corner of Lot 9, Block 5, South St. Helens Addition; thence Northeast to the most westerly corner of Lot 26, Block 22, South St. Helens Addition; thence Northeast on Northwesterly line of Lot 26 and Lot 23, Block 22, to the most northerly corner of said Lot 23, Block 22; thence Southeast to Northwesterly line of Milton Way; thence Southwesterly on Northwesterly line of Milton Way to most southerly corner of Lot 15, Block 5, South St. Helens Addition; thence Southwesterly 160 feet, more or less, to the most easterly corner of tract of land deeded to William B. Latosh recorded August 10, 1973, in Book 192, Page 612, Deed Records of Columbia County, Oregon; thence South  $49^{\circ}14'$  West a distance of 511.50 feet on Southeasterly line of said Latosh property to the most Southerly corner thereof; thence South  $40^{\circ}46'$  East on Southwest line of the Port of St. Helens property and a continuation thereof to the center of Scappoose Bay; thence Northeasterly on the center line of Scappoose Bay to the center line of Multnomah Channel (Willamette Slough); thence Northerly on center line of Multnomah Channel to the point of beginning.

## PARCEL II

Beginning at a point on the Southerly right-of-way line of 8th Street, also known as Old Portland Road, which point is also the Northeast corner of Lot 7, Block 12, South St. Helens Addition in the Northwest quarter of Section 9, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence Westerly along the South right-of-way line of said Old Portland Road to its point of intersection with the Northeasterly right-of-way line of the S.P. & S. Railroad; thence Northwesterly along the Northeasterly right-of-way line of said S.P. & S. Railroad to the Southwest corner of the Portland General Electric substation property which point is also an angle corner of the present boundary of the City of St. Helens; thence North  $41^{\circ}38'$  East along the Northwesterly boundary line of said Portland General Electric substation property and the present boundary line of the City of St. Helens a distance of 427.02 feet to an iron pipe; thence South  $48^{\circ}22'$  East along the Northeasterly line of said Portland General Electric substation land and the present boundary of the City of St. Helens a distance of 511.38 feet to a point that is North  $48^{\circ}22'$  West a distance of 60 feet from the most Westerly corner of Block 14, South St. Helens Addition; thence Southwesterly on the Northwesterly right-of-way line of 9th Street a distance of 55.66 feet, more or less, to the point of intersection of the Southwesterly line of Morris Avenue, if extended Northwesterly, and the Northwesterly right-of-way line of 9th Street; thence Southeasterly along the Southwesterly right-of-way line of Morris Avenue to the point of beginning.

Lot 3  
52.41



4-1-10

CITY OF ST. HELENS

SEE MAP 2e

SEE MAP 2d

SEE MAP 2b

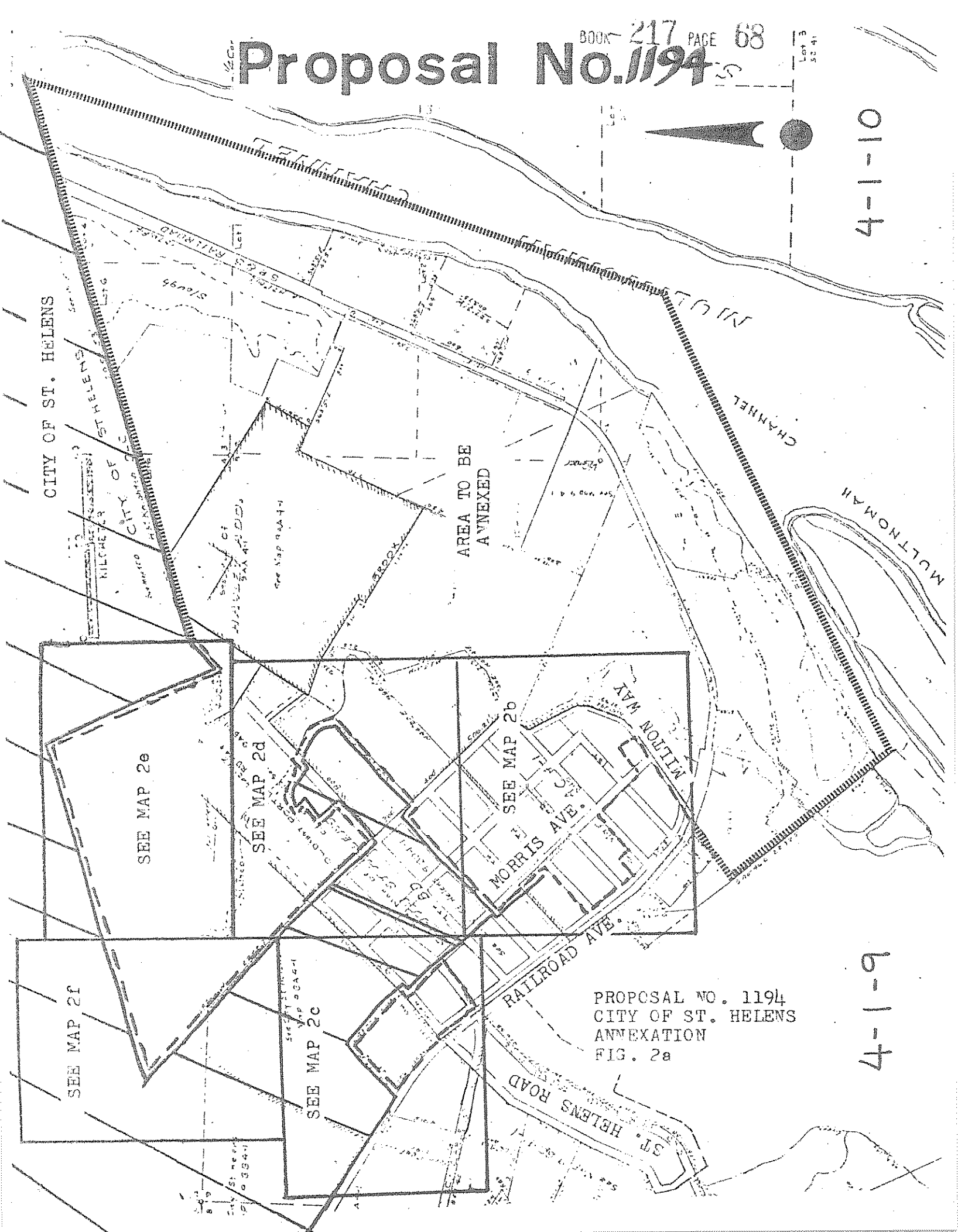
SEE MAP 2f

SEE MAP 2c

AREA TO BE ANNEXED

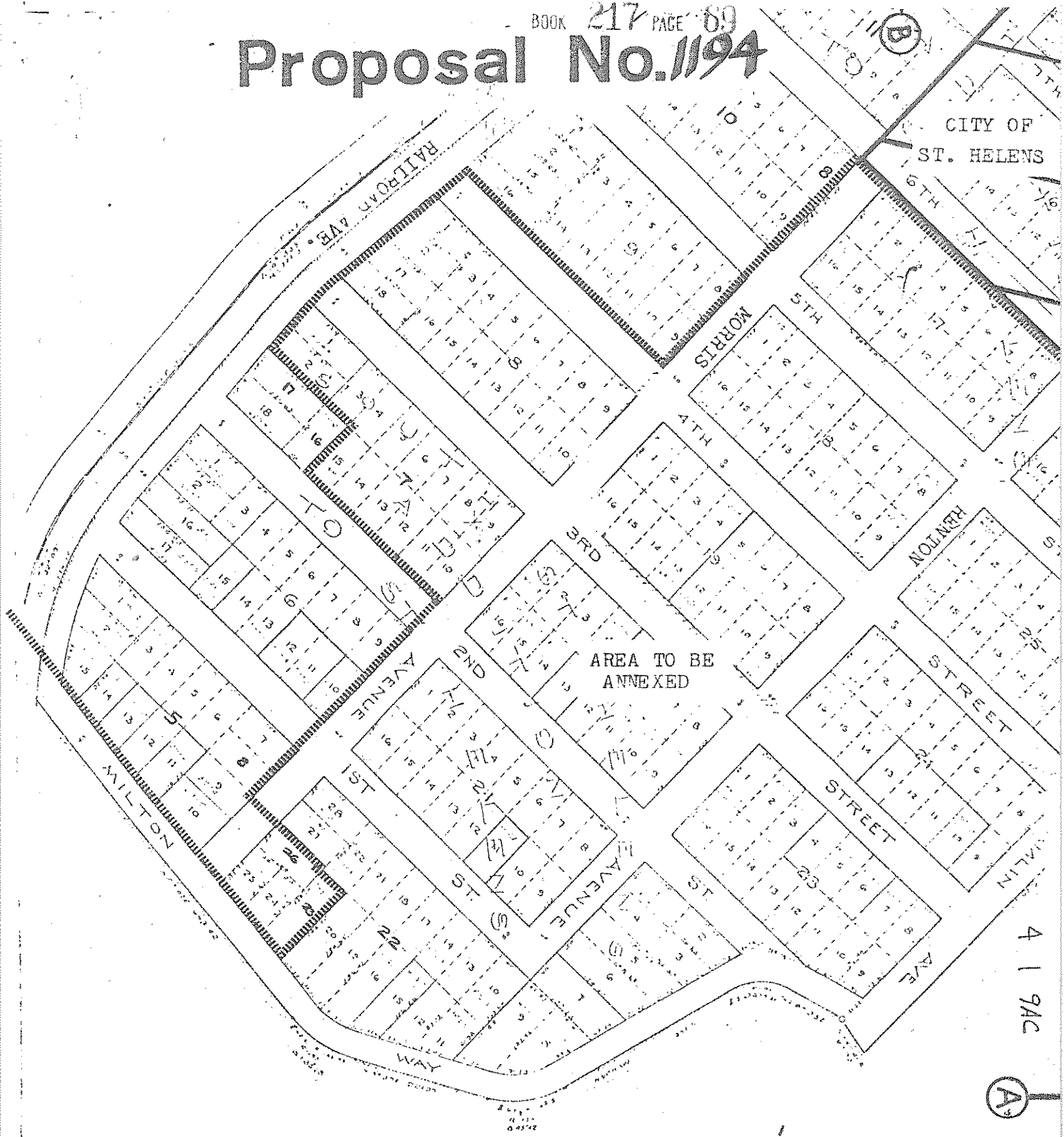
PROPOSAL NO. 1194  
CITY OF ST. HELENS  
ANNEXATION  
FIG. 2a

4-1-9



# Proposal No. 1194

CITY OF  
ST. HELENS



AREA TO BE  
ANNEXED

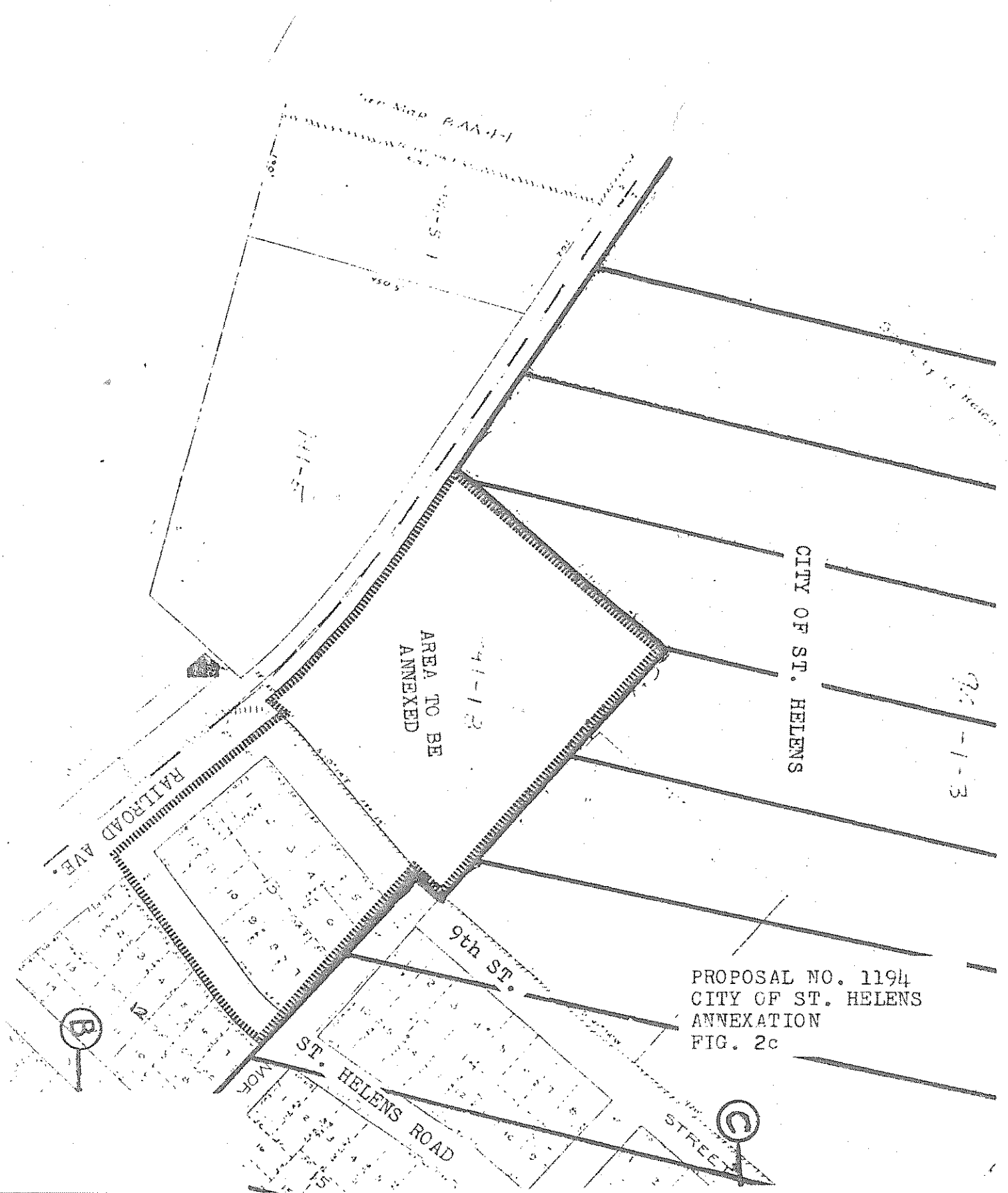


PROPOSAL NO. 1194  
CITY OF ST. HELENS  
ANNEXATION  
FIG. 2b

419AC

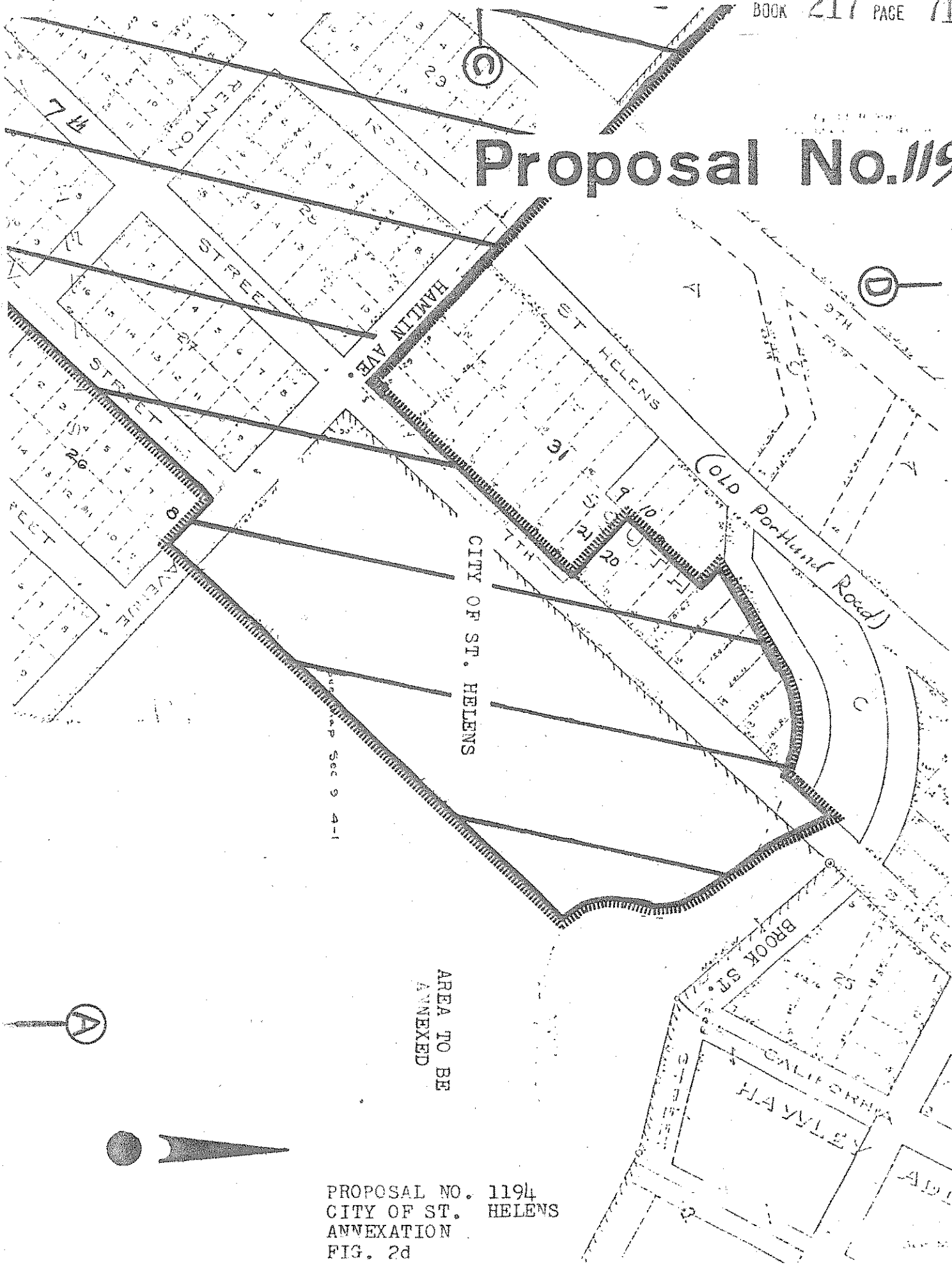
419AC

# ● Proposal No. 1194





# Proposal No. 1194



AREA TO BE  
ANNEXED

PROPOSAL NO. 1194  
CITY OF ST. HELENS  
ANNEXATION  
FIG. 2d

BAF

& HARPER

44A

DIVISION ST.

PLYMOUTH

CITY OF ST. HELENS

ST. HELENS ROAD

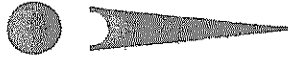
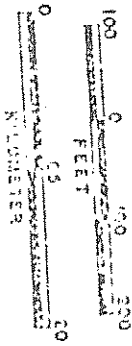
STREET

STREET

# Proposal No. 1194

AREA TO BE  
ANNEXED

SCALE 1:2400



PROPOSAL NO. 1194  
CITY OF ST. HELENS  
ANNEXATION  
FIG. 2e

# Proposal No. 1194



SEE MAP 425



AREA TO BE  
ANNEXED

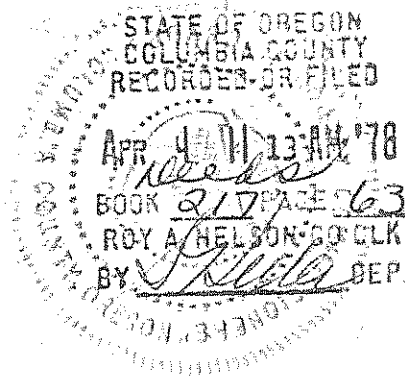
CITY OF ST. HELENS



PROPOSAL NO. 1194  
CITY OF ST. HELENS  
ANNEXATION  
FIG. 2f

419BD

2527



Return to -  
City Recorder  
City of St. Helens  
St. Helens, Ore.  
97051

FINISHED

1978-02

NOTICE TO TAXING DISTRICTS  
ORS 308.225

ATT. d.n.f.  
RETURN  
YOUR FILE ✓

FROM:

APPROVED AS PER  
ORS 308.225

STATE OF OREGON  
DEPARTMENT OF REVENUE  
U-R MAPPING UNIT  
SALEM, OREGON 97310

MAR 31 1978

DESCRIPTION & MAP

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

F.O. # 11/14

TO:

CITY OF ST HELENS  
CITY RECORDER  
Box 37  
ST. HELENS, OREGON 97051

has been:

- ☒ Received APR 30, 1978 Reuben H.  
☒ Approved 1-24-78  
☐ Disapproved (see notes)

If disapproved, please submit corrected  
description and map.

Notes:

FILED APR 4 1978

19

HENRY T HUDSON

Assessor

By

Deputy

Mar. 31, 1978 for M. Hudson

FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file no: DOR 5-13-78

Boundary: change ☒ proposed change ☐ received from: P M L A I C

The change is for a:

- ☐ Formation of a new district  
☒ Annexation of territory to a district  
☐ Withdrawal of territory from a district  
☐ Dissolution of a district

Data received:

- ☒ Description  
☒ Map

Certified by registered surveyor or registered  
engineer: ☐ yes ☒ no

CC County Assessor  
Boundary Commission (when appropriate)

Department of Revenue A&A-0-39 (11-75)

1. LAF  
2. ✓  
3. YOUR FILE

FILED MAR 27 1978  
HENRY T. HUDSON  
Assessor

ANNEXATION AGREEMENT

By

THIS AGREEMENT is made by and between the City of ~~St. Helens,~~  
a municipality organized and existing under the laws of the State of <sup>Deputy</sup>  
Oregon (hereinafter called the "City"), and Boise Cascade Corporation,  
a corporation organized and existing under the laws of the State of  
Delaware (hereinafter called "Boise").

W I T N E S S E T H :

WHEREAS, the City desires to annex to the City the real prop-  
erty which is contiguous to its city limits and is described in the  
attached Exhibit "A" (hereinafter called the "Annexation Territory");  
and

WHEREAS, Boise operates a kraft paper mill on property which  
it owns within the boundaries of the Annexation Territory; and

WHEREAS, other individuals and business entities own property  
within the Annexation Territory (hereinafter called the "Other Prop-  
erty Owners"); and

WHEREAS, ORS 222.111(2) provides that an annexation proposal  
containing the terms of annexation may provide that the rate of  
taxation on property located within the annexed territory shall be  
at a specified ratio of the highest rate of taxation applicable  
that year to other property in the City, and that ratio may increase  
each year over a ten-year period beginning with the first fiscal  
year after the annexation takes place; and

WHEREAS, Boise is willing to consent to the City's annexation  
proposal and cooperate with the City in completing annexation of the

Annexation Territory so long as the rate of taxation on the property located within the Annexation Territory shall be as set forth in this Agreement;

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties hereto agree as follows;

1. The City shall initiate proceedings so that the Annexation Territory will be annexed to the City prior to the fiscal year 1978-79.

2. Boise will consent to and cooperate with such annexation by the City.

3. Pursuant to the authority granted by ORS 222.111(2), the City shall tax all taxable real and personal property located within the Annexation Territory using a tax differential formula as follows:

<u>Real Property</u> <u>(Fiscal Year)</u>	<u>Personal</u> <u>Property</u> <u>(Calendar Year)</u>	<u>Differential Tax Rate</u> <u>as a Percentage</u> <u>of St. Helens City Tax Rate</u>
1978-79	--	30 percent
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1986-87	1986	80 percent
1987-88	1987	90 percent
1988-89 and thereafter	1988 and thereafter	100 percent

4. The City shall obtain from the Other Property Owners sufficient consents to such annexation as required by its charter and Oregon Revised Statutes and shall complete the required procedures for such annexation prior to July 1, 1978.

5. If, prior to the effective date of such annexation, there shall be commenced in any court of competent jurisdiction, a challenge to the constitutionality of the provisions of ORS 222.111(2), Boise may withhold its consent to such annexation or revoke such consent if

it was given prior to Boise's discovery of such constitutional challenge, and this Agreement shall be terminated effective as of the date such challenge was commenced, and neither party shall have any further rights or obligations hereunder.

6. If, at any time after the effective date of such annexation and prior to the end of fiscal year 1987-88, any court of competent jurisdiction shall find the provisions of ORS 222.111(2) to be unconstitutional, or if for any other reason the property located within the Annexation Territory shall be subject to taxation at a higher rate than provided in this Agreement, the City, as expeditiously as possible, shall change its boundaries in accordance with the procedures contained in the then current Oregon Revised Statutes to eliminate the Annexation Territory from the City's incorporated area.

Dated this 19<sup>th</sup> day of October, 1977.

CITY OF ST. HELENS

By Rod Norwood  
Mayor

By George E. Shelley  
Recorder

BOISE CASCADE CORPORATION

By D. R. Paul  
Vice President

By John B. Brown  
Assistant Secretary

STATE OF OREGON           )  
County of Columbia       )     ss.  
City of St. Helens       )

THIS CERTIFIES that on the 19<sup>th</sup> day of October, 1977, there personally appeared before me Rod Norwood, who is to me personally known to be the duly elected, qualified and acting Mayor of the City of St. Helens, Oregon, and George E. Shelley, who is personally known to be the duly appointed, qualified and acting Recorder of the City of St. Helens, Oregon; that said Mayor and said Recorder did each certify that the seal affixed to this instrument is the seal of said City of St. Helens, Oregon, and that the same



was executed in behalf of said City of St. Helens, Oregon, and was the free act of said City of St. Helens, Oregon

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the date first in this my certificate written.

Roseline L. Mallery  
Notary Public for Oregon

My commission expires: 8-18-80

STATE OF OREGON            )  
                                  )  
County of Multnomah    )    ss.  
                                  )  
City of Portland         )

Personally appeared the above named Larry R. Lock,  
who, being sworn, did say that he is the Vice President of  
Boise Cascade Corporation, and John P. Borgwarth, who,  
being sworn, did say that he is the Assistant Secretary of  
said corporation, and both did say that said instrument was signed in  
behalf of said corporation by authority of its Board of Directors;  
and both acknowledged said instrument to be its voluntary act and  
deed. Before me:

Henry M. Reasick  
Notary Public for Oregon

My commission expires: 3/9/80

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION  
527 S. W. Hall Street - Portland, Oregon 97201 - Tel; 229-5307

FINAL ORDER

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FINDINGS

On the basis of the public hearing and the study the Boundary Commission found that:

1. The territory to be annexed is contiguous to the city and contains 387.6 acres, 12 single family dwellings, 3 commercial structures, 69 industrial structures, the city's sewer lagoon, a park, a PGE substation, an estimated population of 25 and is evaluated at \$59,852,300.
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FILED  
MAR 30 1978  
HENRY T. HUDSON  
Assessor  
By  
Deputy

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NOW THEREFORE IT IS ORDERED THAT the territory described in Appendix "A" and depicted on the attached map, be annexed to the City of St. Helens as of this date.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT  
BOUNDARY COMMISSION

DATE: March 8, 1978

By: Carolyn Gassaway  
Carolyn Gassaway  
Chairman

Attest: Donald E. Carson

Annexation

CITY OF ST. HELENS

PARCEL I

Beginning at the Southeast corner of the city limits of the City of St. Helens, in Section 3, Township 4 North, Range 1 West of Willamette Meridian, Columbia County, Oregon, as existing on June 1, 1977, which corner is also the point of intersection of the center line of Multnomah Channel (Willamette Slough) and a line extended North  $71^{\circ}30'$  East from the Southeast corner of the Henry Knighton D.L.C.; thence following the boundary line of the said city limits the following courses and distances; thence South  $71^{\circ}30'$  West to the Southeast corner of the Henry Knighton D.L.C.; thence South  $71^{\circ}30'$  West along the South line of said Henry Knighton D.L.C. to the Northwest corner of Lot 8, Block 32, South St. Helens Addition, said point being North  $71^{\circ}30'$  East a distance of 200 feet, more or less, from the Southwest corner of said Donation Land Claim; thence South  $45^{\circ}40'$  East a distance of 16.77 feet to the most Northerly corner of that tract described in Book 59, page 125, Columbia County Deed Records; thence along the Northwesterly side of said tract South  $44^{\circ}20'$  West a distance of 158.4 feet to the Northeasterly right of way line of Kastor Road; thence North  $41^{\circ}31'$  West a distance of 94.86 feet to the point of intersection of the Northeasterly right of way line of Kastor Road with the South line of Henry Knighton D.L.C.; thence South  $71^{\circ}30'$  West along said Knighton D.L.C. line 32.59 feet to the Southwest corner of said Knighton D.L.C.; thence in a Northwesterly direction along the common boundary between the Thomas H. Smith D.L.C. and said Knighton D.L.C. to the Northeast corner of said Smith D.L.C.; thence Westerly 2320 feet, more or less, along the North line of said Smith D.L.C. to the Northwest corner of the McCormick property as conveyed to the City of St. Helens by deed recorded April 28, 1977 in Book 211, page 400, Deed Records of Columbia County, Oregon; thence South  $48^{\circ}22'$  East 2260 feet along the West line of said McCormick property to a point which is South  $45^{\circ}40'$  East a distance of 30 feet from the Southwest corner of vacated Lot 18, Block 30 of South St. Helens; thence Southeasterly to the most Southerly corner of Block 31, South St. Helens; thence Northeasterly along the Southeasterly boundary of said Block 31 to the most Easterly corner of Lot 21, Block 31, South St. Helens; thence Northwesterly to the most Northerly corner of said Lot 21; thence Northeasterly along the center line of said Block 31 to the most Northerly corner of Lot 18, Block 31; thence Northwesterly on Southwesterly line of Lot 17, Block 31 to Northerly line of said Block 31; thence Easterly on Northerly line of Block 31 to Southeasterly line of Block 31; thence Northeast on the Easterly extension of the Southeasterly line of Block 31 to the center line of Milton Creek; thence Southeasterly 440 feet, more or less, along the center line of said Milton Creek to the Northerly extension of the Northwesterly line of property conveyed to John and Alex Philip by deed recorded in Book 18, page 152, Deed Records, Columbia County, Oregon; thence South  $44^{\circ}20'$  West on said extension and the Northwesterly line of said property recorded in Deed Book 18, page 152 and the Southwesterly extension of said line to the Southwesterly line of Hamlin Avenue; thence North  $45^{\circ}40'$  West on said Southwesterly line of Hamlin Avenue to the most Northerly corner of Lot 8, Block 26, South St. Helens Addition; thence South-

941-18 QBA  
6007-1 QBD  
941-8  
941-13

westerly on Southeasterly line of 6th Street to the most Northerly corner of Block 10 of South St. Helens Addition; thence leaving the boundary line of City of St. Helens Southeasterly on the Southwesterly line of Morris Avenue to the Northwesterly line of 4th Street; thence Southwest on the Northwesterly line of 4th Street to the Easterly line of Railroad Avenue; thence Southeasterly on Easterly line of Railroad Avenue to the most westerly corner of Lot 17, Block 7 of South St. Helens Addition; thence Northeasterly on Northwesterly line of Lot 17 and 16 of Block 7, South St. Helens Addition to the most northerly corner of Lot 16, Block 7; thence Southeasterly on Northeasterly line of Lot 16 to Northwesterly line of 2nd Street; thence Northeasterly on Northwesterly line of 2nd Street to the Southwesterly line of Morris Avenue; thence Southeasterly on Southwesterly line of Morris Avenue to most northerly corner of Lot 9, Block 5, South St. Helens Addition; thence Northeast to the most westerly corner of Lot 26, Block 22, South St. Helens Addition; thence Northeast on Northwesterly line of Lot 26 and Lot 23, Block 22, to the most northerly corner of said Lot 23, Block 22; thence Southeast to Northwesterly line of Milton Way; thence Southwesterly on Northwesterly line of Milton Way to most southerly corner of Lot 15, Block 5, South St. Helens Addition; thence Southwesterly 160 feet, more or less, to the most easterly corner of tract of land deeded to William B. Latosh recorded August 10, 1973, in Book 192, page 612, Deed Records of Columbia County, Oregon; thence South 49°14' West a distance of 511.50 feet on Southeasterly line of said Latosh property to the most Southerly corner thereof; thence South 40°46' East on Southwest line of the Port of St. Helens property and a continuation thereof to the center of Scappoose Bay; thence Northeasterly on the center line of Scappoose Bay to the center line of Multnomah Channel (Willamette Slough); thence Northerly on center line of Multnomah Channel to the point of beginning.

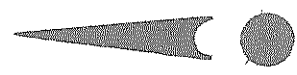
#### PARCEL II

Beginning at a point on the Southerly right-of-way line of 8th Street, also known as Old Portland Road, which point is also the Northeast corner of Lot 7, Block 12, South St. Helens Addition in the Northwest quarter of Section 9, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence Westerly along the South right-of-way line of said Old Portland Road to its point of intersection with the Northeasterly right-of-way line of the S.P. & S. Railroad; thence Northwesterly along the Northeasterly right-of-way line of said S.P. & S. Railroad to the Southwest corner of the Portland General Electric substation property which point is also an angle corner of the present boundary of the City of St. Helens; thence North 41°38' East along the Northwesterly boundary line of said Portland General Electric substation property and the present boundary line of the City of St. Helens a distance of 427.02 feet to an iron pipe; thence South 48°22' East along the Northeasterly line of said Portland General Electric substation land and the present boundary of the City of St. Helens a distance of 511.38 feet to a point that is North 48°22' West a distance of 60 feet from the most Westerly corner of Block 14, South St. Helens Addition; thence Southwesterly on the Northwesterly right-of-way line of 9th Street a distance of 55.66 feet, more or less, to the point of intersection of the Southwesterly line of Morris Avenue, if extended Northwesterly, and the Northwesterly right-of-way line of 9th Street; thence Southeasterly along the Southwesterly right-of-way line of Morris Avenue to the point of beginning.

# Proposal No. 1194

Lot 3  
52.41

4-1-10



AREA TO BE  
ANNEXED

SEE MAP 2e

SEE MAP 2d

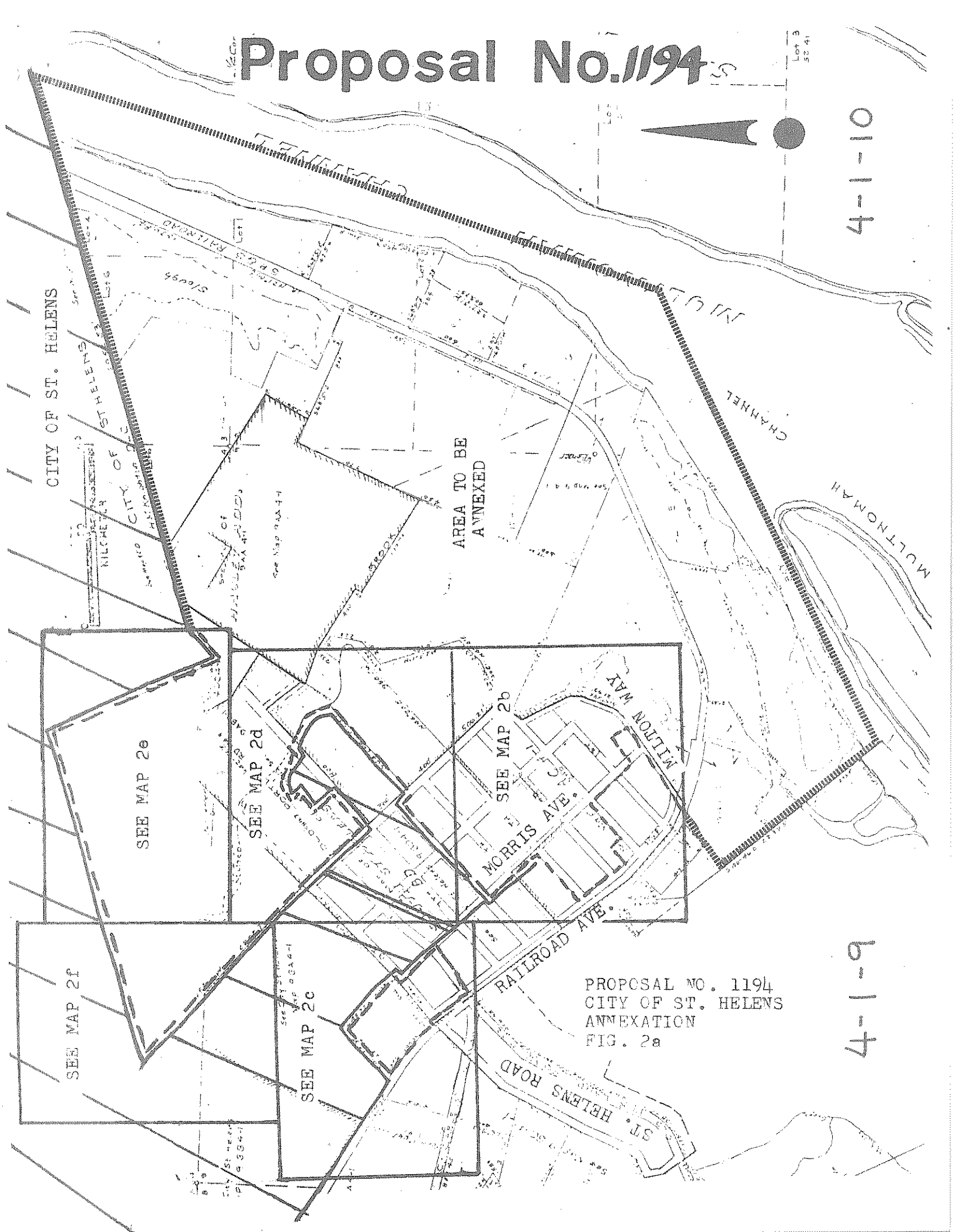
SEE MAP 2b

SEE MAP 2f

SEE MAP 2c

PROPOSAL NO. 1194  
CITY OF ST. HELENS  
ANNEXATION  
FIG. 2a

4-1-9



# Proposal No. 1194

CITY OF  
ST. HELENS

AREA TO BE  
ANNEXED

PROPOSAL NO. 1194  
CITY OF ST. HELENS  
ANNEXATION  
FIG. 2b

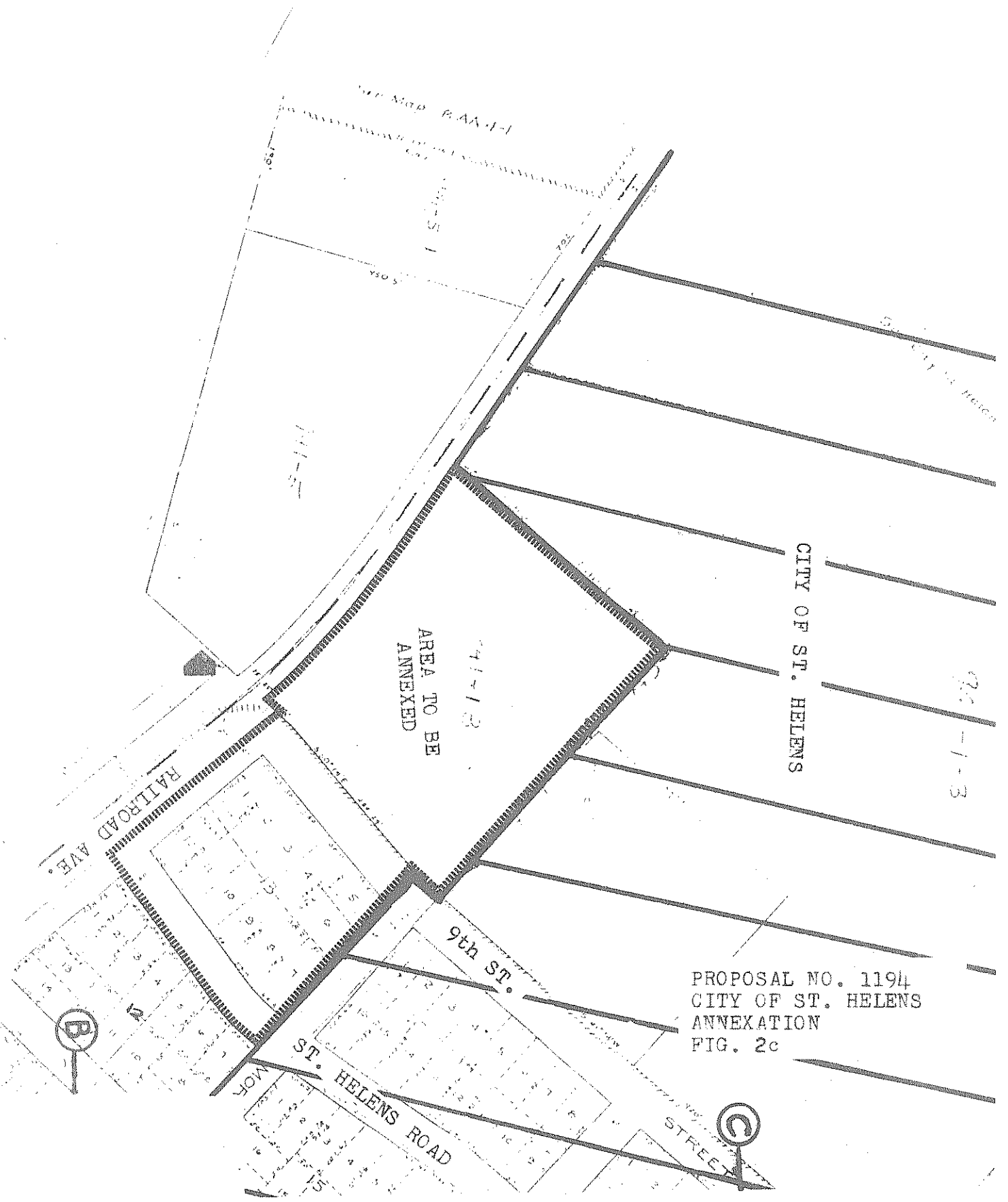
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A

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# ● Proposal No. 1194



PROPOSAL NO. 1194  
CITY OF ST. HELENS  
ANNEXATION  
FIG. 2c