1975-03 Done 3-6-75 Dr# 13516

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. 773 - Annexation of the following territory to the City of St. Helens

Legal Description

Beginning at the intersection of the South line of the Susannah Frantz Donation Land Claim in Township 4 North, Range 1 West of the Willamette Meridian with the Westerly right of way line of the S. P. & S. main track which point is also on the boundary line of the City of St. Helens, a municipal corporation of Oregon; thence following the City boundary as follows: thence Westerly on the South line of City limits to the Southerly line of Sykes Road; thence Easterly on the South line of Sykes Road to the West line of Columbia River Highway; thence Southerly on West line of highway to East line of McNulty Donation Land Claim; thence Northerly on East line of McNulty Donation Land Claim to the most Northerly corner of Golf Club Addition; thence Southwest on Northwesterly line of Golf Club Addition to a point in Lot 8, Block 4, Golf Club Addition to an angle corner on City limits; thence Southeasterly on City boundary to the West right of way line of Columbia River Highway; thence Southwesterly on Westerly right of way line to Southeasterly corner of the Raymond Steward tract as recorded in Deed Book 152 at page 687; thence North 54°48' West a distance of 150 feet to the most westerly corner of said Steward tract; thence South 35°12' West a distance of 29.0 feet; thence North 54°48' West a distance of 150.0 feet; thence South 35°12' West a distance of 61.0 feet; thence North 54°48' West a distance of 275.0 feet to the most Northerly corner of Lot 2, Block 4, Golf Club Addition; thence South 35°12' West a distance of 166.06 feet to the Southwesterly right of way line of C. N. Gable Road; thence North 52°27' West along said right of way a

distance of 360 feet more or less to a point which is South 57°26' West 21.27 feet and North 52°27' West 20.0 feet from the most Southerly corner of Tract 9 Greenwood Acres as per plat on file and of record in the Clerk's Office; thence North 57°26' East a distance of 50.0 feet;to the North line of Gable Road; thence North 52°27' West on the North line of Gable Road to a point North of the most Northerly Northwest corner of the property of School District 502, St. Helens; thence South to the Northwest corner of said School District 502 property on the South side of the C. N. Gable Road which point is also on the East line of 8BA-4-1 Tract 5 of Greenwood Acres; thence South 12°27' West along the East line of Tract 5, Greenwood Acres, 415 feet to the Southeast corner of a 20 foot strip of land deeded to LeRoy Ehlers in deed recorded December 18, 1968 in Book 171, page 907, Deed Records of Columbia County; thence North 77°22' West 110 feet to the Southwest corner of said Ehlers tract; thence North 12°27° East 20 feet to the Southwest corner of a tract of land deeded to LeRoy Ehlers by deed recorded December 1, 1947 in Book 97, page 194, Deed Recordsof Columbia County; thence North 77°22' West 40 feet; thence North 12°27' East to the South line of the property deeded to William O. Cromwell recorded August 1, 1947 in Book 95, page 119, Deed Records of Columbia County; thence North 77°22' West on the South line of said Cromwell tract to the West line of Tract 5, Greenwood Acres; thence 8BA-4-1 South 3°42' West along the West line of Tract 5, Greenwood Acres, 796.71 feet to the Southwest corner of said Tract 5; thence South 64°07' West on the North line of the School District 502 property as described in Deed Book 104, page 262 to the most Westerly corner of said School tract; thence South 40 feet to the South line of Firlok Boulevard as described in easement for road as described in deed from Marco Valpiani to Caly A. Stanwood recorded March 3, 1943 in Book 71, page 522, Deed Records of Columbia County, Oregon; thence Easterly on the South line of said Firlok Boulevard to the Northwest corner of the Fred J. Baseel, et ux, tract as described in deed recorded 6-25-70 in Book 177, Page 653, Deed Records of Columbia County, Oregon; thence along the Westerly line of said

Baseel tract, South 19°24' West a distance of 135.55 feet to the Southwest corner of said Baseel tract; thence continuing South 19°24' West along the Easterly line of the Robert W. Tyler, et ux tract as described in said Book 110, Page 517 Deed Records of Columbia County, Oregon, a distance of 135.55 feet to the centerline of McNulty Creek; thence Northerly and Easterly along the centerline of said McNulty Creek to the Southwest corner of the Pierre J. Jones, et ux, tract as described in instrument recorded 5-1-72 in Book 186, Page 550, Deed Records of Columbia County, Oregon; thence North 2°41½' East along the West line of said Jones' tract to the Southerly right of way line of said Firlok Boulevard; thence Easterly on the South line of said Firlok Boulevard and Easterly extension thereof to the Westerly right of way line of said S. P. & S. main track which is also the City boundary; thence Northerly on said City boundary to the point of beginning.

Proceedings on Proposal No. 773 commenced upon receipt by the Boundary Commission of a resolution from the City Council on October 21, 1974 requesting that certain property be annexed to the City. The resolution meets the requirements for initiating a proposal set forth in ORS 199.490, particularly Section 2 and paragraph (a) of Section (1).

Upon receipt of the resolution 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 December 11, 1974. 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.

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

a) the original territory to be annexed is contiguous to the City and contains approximately 55 acres, 2 single family dwellings, 4 commercial structures, 1 motel, 1 high school, an estimated population of 3;

b) the primary reason for annexation is to provide the area with more police protection than is currently available;

c) the territory is approximately 95% developed;

d) the city has a larger police department than either the county sheriff's office or the state police detachment assigned to this area;

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e) the territory to be annexed already receives city water service for which it pays more than it would if annexed into the city; and

f) owners of two adjacent parcels (TL 841-009 and TL 841-9-3) request inclusion of their property in the proposal; the properties contain approximately 3 acres and the same City services available to the original annexation area are available to these parcels.

On the basis of the findings listed above the Boundary Commission approved BOUNDARY CHANGE PROPOSAL NO. 773 as modified on December 11, 1974.

NOW THEREFORE IT IS ORDERED THAT the territory described above be annexed to the City of St. Helens as of 45 days from this date or at what other subsequent date that the law requires.

PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT
BOUNDARY COMMISSION

DATE: December 11, 1974

By: Anthony N. Federici
Anthony N. Federici
Chairman

Attest: Donald E. Carlson

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Ship CTR

75 Val of annex area
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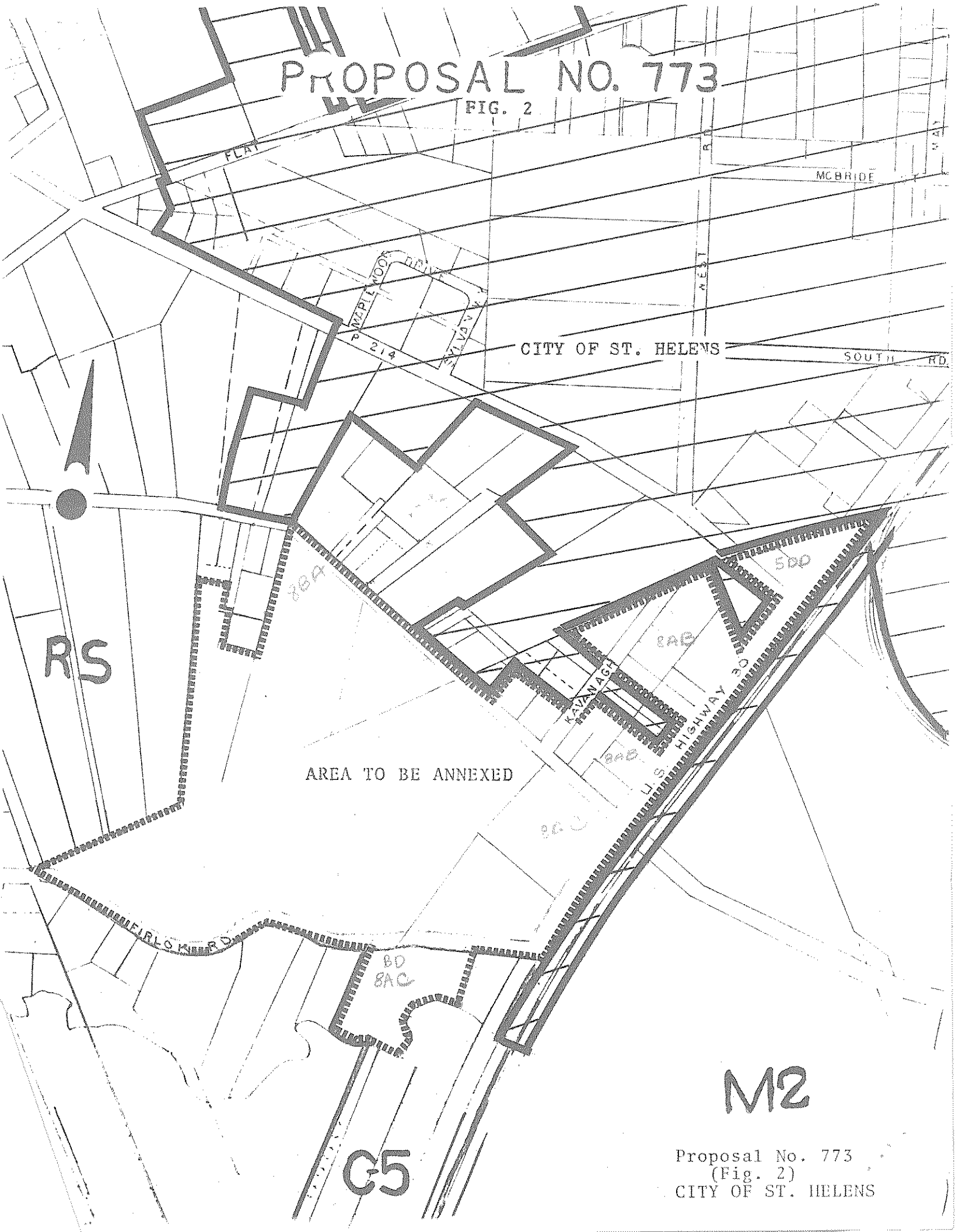

Proposal No. 773
(Fig. 2)
CITY OF ST. HELENS