

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

07/16/03

INIT DATE:04/08/2002

NO.:2003.02

HOW INITIALLY RECEIVED:LTR FROM CITY OF ST HELENS

AFFECTED DISTRICT NAME:

DISTRCT ORD. #:2850 EFFECTIVE DATE:04/04/2002

NAME OF APPROVING JURISDICTION:SELF

LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES

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

REMARKS:APPROVED BY PUBLIC VOTE MARCH 2002

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

TYPE OF ACTION: ANNEXATION

REMARKS:

D.O.R. APPROVED YES NO.:5-233-2002 DATE:04/17/2002

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08

TO:02-01

FROM:

TO:

AFFECTED AREA:

TOWNSHIPS:

RANGES:

SECTIONS:

4

1

8.301

4

1

8.4.300 & 310

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

***** DATE COMPLETED:07/14/2003 *****

REMARKS:

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

07/16/03

NO:2003.02 PAGE 1

DISTRICT NAME:

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:04/04/2002

DIST. ORD. #:2850

RECORDED:

---- LEGAL DESCRIPTION ----

PARCEL 1:

A strip of land 60 feet in width in the John McNulty Donation Land Claim and the Posey Williams Donation Land Claim in Section 8, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, said strip of land being 30 feet in width on each side of the herein below described centerline; BEGINNING at a point on the Southerly boundary of the right of way of the Spokane, Portland and Seattle Railway Company's railroad, designated as Engineer's Station 3 plus 28.6 P.O.C. which point is North 559.35 feet and East 784.18 feet from the Northwest corner of the Posey Williams Donation Land Claim in Section 8, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence along the arc of a curve to the right, whose radius is 572.96 feet and whose long chord bears South 82°12'30" East 959.87 feet a distance of 1137.8 feet to Engineer's Station 14 plus 66.4 P.T.; thence South 25°19' East 903.0 feet to a point designated as Engineers Station 23 plus 69.4 P.O.T., which is a point is on the Northerly boundary of the right of way of the "Old Portland-St. Helens" County Road, EXCEPT the portion thereof within the boundaries of Parcel No. 1 as described and conveyed by Herbert E. Miller et al to Crown Zellerbach Corporation, by deed recorded July 20, 1955 in Book 126, Page 255, Deed Records of Columbia County, Oregon.

PARCEL 2:

The following described real property situated in the Posey Williams Donation Land Claim in Sections 8,9,16 and 17, of Township 4 North of Range 1 West of the Willamette Meridian, Columbia County, Oregon: BEGINNING at a 2 inch iron pipe marking the Southwest corner of the Posey Williams Donation Land Claim in Section 17, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, said corner being South 33°52' West 2924.7 feet from the corner common to Sections 8,9,16 and 17, Township 4 North, Range 1 West of the Willamette Meridian; thence tracing the Southerly boundary of said Donation Land Claim, North 82° East 930.6 feet to a point; thence North 60° East 750.42 feet to a point; thence North 37° East 85.6 feet to a point marked by a 1 1/2 inch iron pipe placed on the Southerly boundary of said Donation Land Claim, said point being THE TRUE POINT OF BEGINNING of the description of the land being described; thence, tracing the Southerly boundary of said Donation Land Claim, North 37° East 1427.04 feet to the Southeast corner of the Posey Williams Donation Land Claim in Section 16, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, said Southeast corner marked by a 2 inch iron pipe; thence tracing the Easterly boundary of said Donation Land Claim, North 26°15' West (North 25°19' West) 1577.3 feet to a point marked by

DISTRICT NAME:

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:04/04/2002

DIST. ORD. #:2850

RECORDED:

----- LEGAL DESCRIPTION -----

a 2 inch iron pipe; thence North 09°05' West approximately 100 feet to a point on the Easterly boundary of said Donation Land Claim, which point is the most Northeasterly corner of the tract of land herein described and which Northeasterly corner is South 09°05' East 900 feet from the point where the Easterly boundary of said Donation Land Claim intersects the Southerly boundary of the right of way of the "Old Portland-St.Helens" county road; thence Southwesterly, on a straight line, approximately 1230 feet to a point on said straight line, projecting between the most Northeasterly corner of the tract of land herein described and a point on the Westerly boundary of the tract of land conveyed by James Caleb Cox and Bessie Cox to Alice Lois Williams and Emmett Williams recorded in Book 83, Page 214, Deeds, which is South 25°19' East (South 26°15' East) 900 feet from the point where the Westerly boundary of said Williams' land intersects the Southerly boundary of the right of way line of the "Old Portland-St.Helens" county road, the last described point being Easterly 100 feet distant from, when measured at right angles to the Westerly boundary of said Williams land; thence North 25°19' West (North 26°15' West) tracing a line parallel to and 100 feet from, when measured at right angles to the Westerly boundary of said Williams' land, a distance of approximately 2230 feet to a point on the Northerly boundary of said Donation land claim; thence tracing the Northerly boundary of said Donation Land Claim South 63°46' West approximately 100 feet to the most Westerly corner of said Williams' land, which corner is marked by a one inch iron pipe placed on the Northerly boundary of said Donation Land Claim; thence tracing the Westerly boundary of said Williams' land, South 25°19' East (South 26°15' East) 4143.00 feet, more or less to the TRUE POINT OF BEGINNING, being a portion of the land described in the deed from James Caleb Cox and Bessie Cox to Alice Lois Williams and Emmett Williams dated January 23, 1946 and recorded in Book 83, Page 214, Deed Records of Columbia County, Oregon, EXCEPTING THEREFROM any portion lying Southerly of the Northerly right of way line of the "Old Portland-St.Helens" County road.

PARCEL 3: A tract of land lying in Parcel 2 of PARTITION PLAT NO.1991-18 as recorded July 30, 1991, under Columbia County Clerk's Fee No.91-4622, records of Columbia County, Oregon, said tract of land being further designated on the recorded plat of MCNULTY CREEK INDUSTRIAL PARK - PHASE ONE, being that portion lying Southeasterly of Lot 10; Northwesterly of Lot 7; and Southerly of McNulty Way as set forth on the face of said plat.

Notice to Taxing Districts

ORS 308.225



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

RECEIVED
 APR 24 2002
 COLUMBIA COUNTY

City of St. Helens
 Finance Director
 P.O. Box 278
 St. Helens, OR 97051

Description and Map Approved

April 17, 2002

As Per ORS 308.225

☒ Description ☒ Map received from: CITY

On: 4/6/02

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

ANNEX TO THE CITY ST. HELENS

ORD. #2850

has been: ☒ Approved 4/17/02
 ☐ Disapproved

Notes:

Department of Revenue File Number: 5-233-2002

Prepared by: Jennifer Dudley, 503-945-8666

Boundary: ☒ Change ☐ Proposed Change

The change is for:

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

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

City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon
97051

April 4, 2002

RECEIVED ON

APR 05 2002

COLUMBIA COUNTY ASSESSOR

Columbia County Assessor
Columbia County Courthouse
St. Helens, OR 97051

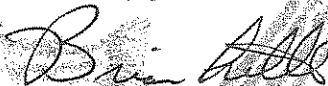
Re: Recent Annexations to the City of St. Helens

Gentlemen:

Enclosed please find copies of Ordinance No. 2848, an ordinance to annex and designate the zone of certain property on Gable Road and Columbia Boulevard, and Ordinance No. 2850, an ordinance to annex and designate the zone of certain property on McNulty Way. Maps are attached to the ordinances which became effective April 4, 2002.

If you have any questions or if I can be of any further assistance, please call.

Sincerely yours,



Brian Little
City Administrator

BL jb
Enclosures

ORDINANCE NO. 2850

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY ON MCNULTY WAY.

WHEREAS, applicant Port of St. Helens has requested to annex to the City of St. Helens that certain property described in Attachment A. This property is located generally as the southern portion of the unimproved section of McNulty Way connecting to Millard Road and a portion of the railroad spur right of way from Hwy 30 east towards Old Portland Road.

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 designate the zoning for the property upon annexation; and

WHEREAS, appropriate notice has been given and a public hearing was held August 15, 2001 on the annexation proposal; and

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

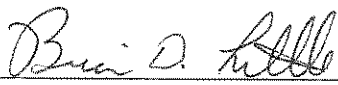
NOW THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS
FOLLOWS:

1. The above recitations are true and correct and are incorporated herein by this reference.
2. The property described above is hereby annexed to the City of St. Helens.
3. The St. Helens Zoning Ordinance Map is hereby amended to reflect the following:
 - a. The property described herein shall be zoned HI, Heavy Industrial.
4. In support of the above annexation and zoning, the Council hereby adopts the Port of St. Helens Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated November 21, 2001.

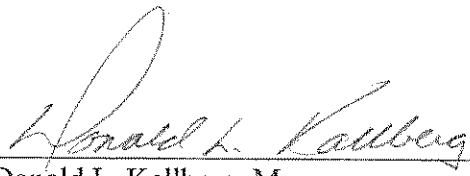
5. The City Council does hereby refer the final decision to annex this property to the voters of the City of St. Helens.
6. The effective date of this ordinance shall be the date of the successful approval by the voters of the City of St. Helens, in accordance with the City Charter and other applicable laws.

Read the first time:	November 7, 2001
Read the second time:	November 7, 2001
Read the third time:	November 21, 2001
Approved by the Mayor	November 21, 2001

Attested by:



Brian D. Little, City Recorder



Donald L. Kallberg, Mayor

PARCEL 1:

A strip of land 60 feet in width in the John McNulty Donation Land Claim and the Posey William Donation Land Claim in Section 8, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, said strip of land being 30 feet in width on each side of the herein below described centerline;

BEGINNING at a point on the Southerly boundary of the right of way of the Spokane, Portland and Seattle Railway Company's railroad, designated as Engineer's Station 3 plus 28.6 P.O.C. which point is North 559.35 feet and East 784.18 feet from the Northwest corner of the Posey Williams Donation Land Claim in Section 8, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon;

Thence along the arc of a curve to the right, whose radius is 572.96 feet and whose long chord bears South 82° 12' 30" East 959.87 feet a distance of 1137.8 feet to Engineer's Station 14 plus 66.4 P.T.;

Thence South 25° 19' East 903.0 feet to a point designated as Engineer's Station 23 plus 69.4 P.O.T., which point is on the Northerly boundary of the right of way of the "Old Portland-St. Helens" County Road,

EXCEPT the portion thereof within the boundaries of Parcel No. 1 as described and conveyed by Herbert E. Miller et al to Crown Zellerbach Corporation, by deed recorded July 20, 1955 in Book 126, Page 255, Deed Records of Columbia County, Oregon.

PARCEL 2:

The following described real property situated in the Posey Williams Donation Land Claim in Sections 8, 9, 16 and 17, of Township 4 North of Range 1 West of the Willamette Meridian, Columbia County, Oregon:

BEGINNING at a 2 inch iron pipe marking the Southwest corner of the Posey Williams Donation Land Claim in Section 17, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, said corner being South 33° 52' West 2924.7 feet from the corner common to Sections 8, 9, 16 and 17, Township 4 North, Range 1 West of the Willamette Meridian; Thence, tracing the Southerly boundary of said Donation Land Claim, North 82° East 930.6 feet to a point; Thence North 60° East 750.42 feet to a point; Thence North 37° East 85.6 feet to a point marked by a 1 1/2 inch iron pipe placed on the Southerly boundary of said Donation Land Claim, said point being the TRUE POINT OF BEGINNING of the description of the land being described; Thence, tracing the Southerly boundary of said Donation Land Claim, North 37° East 1427.04 feet to the Southeast corner of the Posey Williams Donation Land Claim in Section 16, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, said Southeast corner marked by a 2 inch iron pipe; Thence, tracing the Easterly boundary of said Donation Land Claim, North 26° 15' West (North 25° 19' West) 1577.3 feet to a point marked by a 2 inch iron pipe; Thence North 09° 05' West approximately 100 feet to a point on the Easterly boundary of said Donation Land Claim, which point is the most Northeasterly corner of the tract of land herein described and which Northeasterly corner is South 09° 05' East 900 feet from the point where the Easterly boundary of said Donation Land Claim intersects the Southerly boundary of the right of way of the "Old Portland-St. Helens" county road; Thence Southwesterly, on a straight line, approximately 1230 feet to a point on said straight line, projecting between the most Northeasterly corner of the tract of land herein described and a point on the Westerly boundary of the tract of land conveyed by James Caleb Cox and Bessie Cox to Alice Lois Williams and Emmett Williams recorded in Book 83, Page 214, Deeds, which is South 25° 19' East (South 26° 15' East) 900 feet from the point where the Westerly boundary of said Williams' land intersects the Southerly boundary of the right of way of the "Old Portland-St. Helens" county road, the last described point being Easterly 100 feet distant from, when measured at right angles to the Westerly boundary of said Williams land; Thence North 25° 19' West (North 26° 15' West) tracing a line parallel to and 100 feet distant from, when measured at right angles to the Westerly boundary of said Williams' land, a distance of approximately 2230 feet to a point on the Northerly boundary of said Donation Land Claim; Thence tracing the Northerly boundary of said Donation Land Claim South 63° 46' West approximately 100 feet to the most Westerly corner of said Williams' land, which corner is marked by a one inch iron pipe placed on the Northerly boundary of said Donation Land Claim; Thence, tracing the Westerly boundary of said Williams' land, South 25° 19' East (South 26° 15' East) 4143.00 feet, more or less, to the TRUE POINT OF BEGINNING, being a portion of the land described in the deed from James Caleb Cox and Bessie Cox to Alice Lois Williams and Emmett Williams, dated January 23, 1946 and recorded in Book 83, Page 214, Deed Records of Columbia County, Oregon; EXCEPTING THEREFROM any portion lying Southerly of the Northerly right of way line of the "Old Portland-St. Helens" county road.

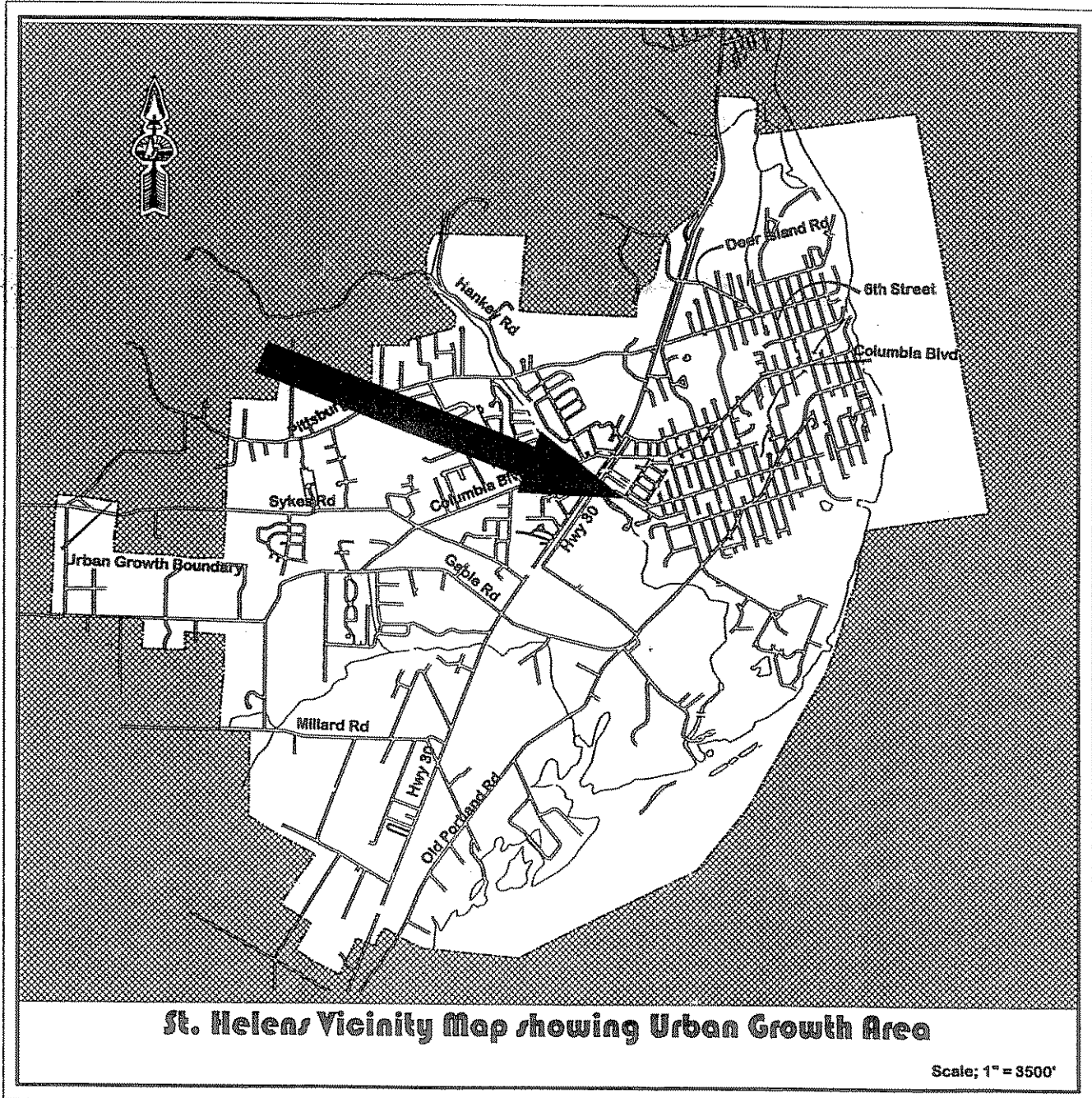
TAX PARCEL NO.: 02-08 2 4108-000-00301

PARCEL 3:

A tract of land lying in Parcel 2 of PARTITION PLAT NO. 1991-18 as recorded July 30, 1991, under Columbia County Clerk's Fee No. 91-4622, records of Columbia County, Oregon, said tract of land being further designated on the recorded plat of McNULTY CREEK INDUSTRIAL PARK - PHASE ONE, being that portion lying Southeasterly of Lot 10; Northwesterly of Lot 7; and Southerly of McNulty Way as set forth on the face of said plat.

Subject Property

~ Approximate Location ~



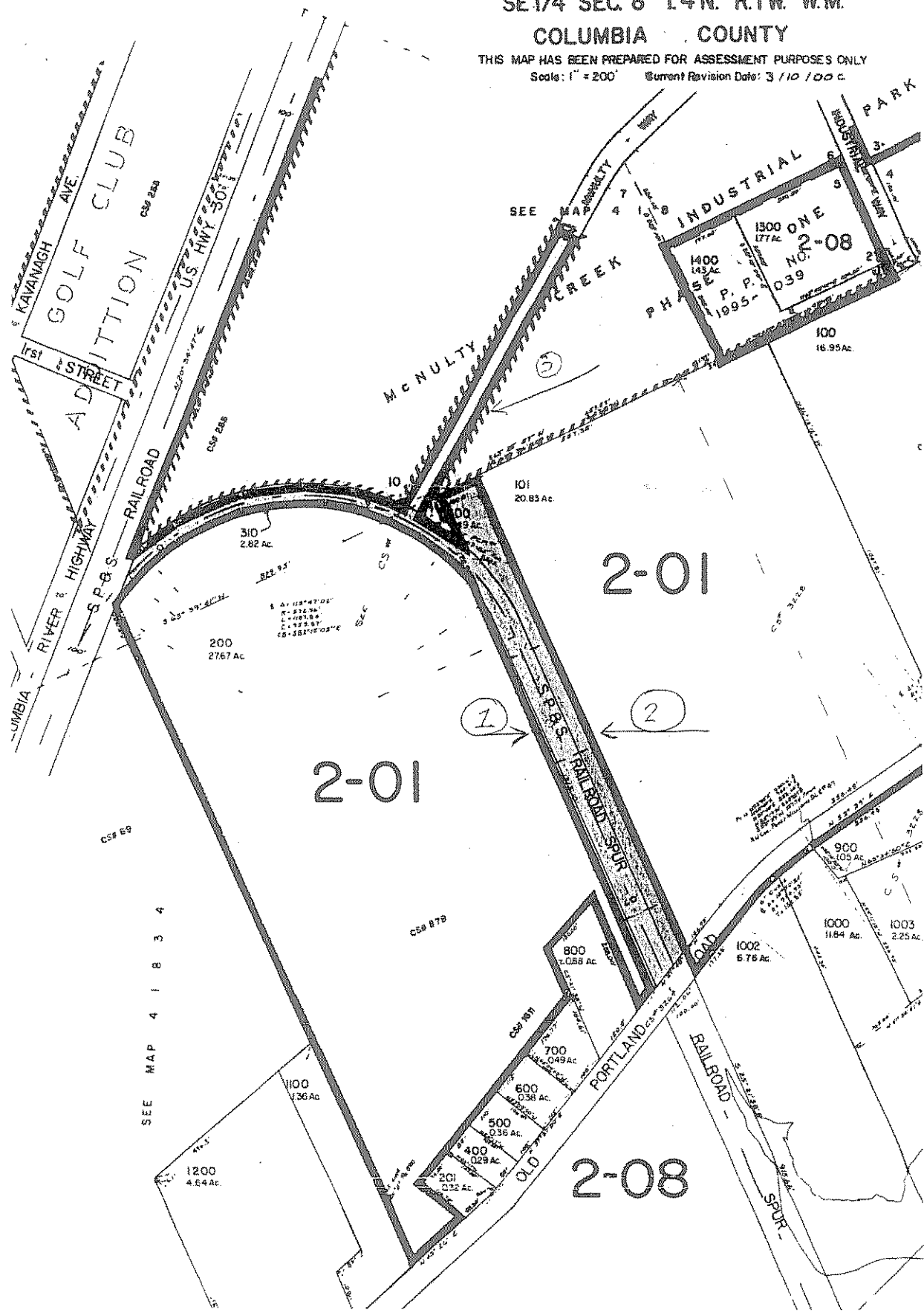
SE 1/4 SEC. 8 T4N. R.1W. W.M.

COLUMBIA COUNTY

THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY

Scale: 1" = 200'

Current Revision Date: 3/10/00



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALICE LOIS WILLIAMS, known also as LOIS ALICE WILLIAMS, and EMMETT WILLIAMS, her husband, in consideration of Thirty Thousand and No/100 (\$30,000.00) Dollars to us paid by CROWN ZELLERBACH CORPORATION, a Nevada corporation, do hereby grant, bargain, sell and convey unto said CROWN ZELLERBACH CORPORATION, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Columbia and State of Oregon, bounded and described as follows, to-wit:

Parcel No. 1

The following described real property situated in the Posey Williams Donation Land Claim in Sections 8, 9, 16 and 17 of Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon:

Beginning at a 2 inch iron pipe marking the Southwest corner of the Posey Williams Donation Land Claim in Section 17, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, said corner being South 33° 52' West 2,924.7 feet from the corner common to Sections 8, 9, 16 and 17, Township 4 North, Range 1 West of the Willamette Meridian; thence tracing the Southerly boundary of said Donation Land Claim North 82° East 930.6 feet to a point; thence North 60° East 750.42 feet to a point; thence North 37° East 85.6 feet to a point marked by a 1½ inch iron pipe placed on the Southerly boundary of said Donation Land Claim, said point being the True Point of Beginning of the description of the land being conveyed; thence tracing the Southerly boundary of said Donation Land Claim North 37° East 1,427.04 feet to the Southeast corner of the Posey Williams Donation Land Claim in Section 16, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, said Southeast corner being marked by a 2 inch iron pipe; thence tracing the Easterly boundary of said Donation Land Claim North 26° 15' West (North 25° 19' West) 1,577.3 feet to a point marked by a 2 inch iron pipe; thence North 9° 05' West approximately 100 feet to a point on the Easterly boundary of said Donation Land Claim, which point is the most Northeasterly corner of the tract of land herein described and which Northeasterly corner is South 9° 05' East 900 feet from the point where the Easterly boundary of said Donation Land Claim intersects the Southerly boundary of the right of way of the "Old Portland -St. Helens" County Road; thence Southwesterly on a straight line approximately 1,230 feet to a point on said straight line, projected between the most Northeasterly corner of the tract of land herein described and a point on the Westerly boundary of the herein named Grantors' land which is South 25° 19' East (South 26° 15' East) 900 feet from the point where the Westerly boundary of said Grantors' land intersects the Southerly boundary of the right of way of the "Old Portland-St. Helens" County Road; the last described point being Easterly 100 feet distant from, when measured at right angles to, the Westerly boundary of said Grantors' land; thence North 25° 19' West (North 26° 15' West) tracing a line parallel to and 100 feet distant from, when measured at right angles to the Westerly boundary of said Grantors' land, a distance of



approximately 2,230 feet to a point on the Northerly boundary of said Donation Land Claim; thence tracing the Northerly boundary of said Donation Land Claim South 63° 46' West approximately 100 feet to the most Westerly corner of said Grantors' land, which corner is marked by a one inch iron pipe placed on the Northerly boundary of said Donation Land Claim; thence tracing the Westerly boundary of said Grantors' land South 25° 19' East (South 26° 15' East) 4,143.00 feet, more or less, to the True Point of Beginning, being a portion of the land described in the deed from James Caleb Cox and Bessie Cox to Alice Lois Williams and Emmett Williams dated January 23, 1946 and recorded in Book 83, Page 214 of the Deed Records of Columbia County, Oregon, except however, from the herein described parcel of land that portion thereof lying and being within the boundaries of the right of way of the "Old Portland-St. Helens County Road.

Parcel No. 2

Also, that certain tract of Tideland conveyed by James Caleb Cox and Bessie Cox to Alice Lois Williams and Emmett Williams by deed dated January 23, 1946 and recorded in Book 83, Page 214 of the Deed Records of Columbia County, Oregon, said tract of Tideland adjoining the Southerly end of the tract of land above described as Parcel 1 and is situated in Sections 16 and 17, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon and is bounded and described as follows:

Beginning at a point marked by a $1\frac{1}{2}$ inch iron pipe placed at the Southwest corner of the tract of land above described as Parcel 1 on the Southerly boundary of the Posey Williams Donation Land Claim in Section 17, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, which point is South 37° West 1,427.04 feet from the Southeast corner of said Donation Land Claim; thence South 25° 19' East 225.70 feet to a point; thence North 57° 40' East 662.96 feet to a point; thence North 25° 19' West 489.92 feet to a point marked by a $1\frac{1}{4}$ inch iron pipe placed on the Southerly boundary of said Donation Land Claim; thence tracing the Southerly boundary of said Donation Land Claim South 37° West 743.06 feet to the point of beginning.

Parcel No. 3

A tract of Tideland situated in Section 16, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon bounded and described as follows:

Beginning at a 2 inch iron pipe marking the Southeast corner of the Posey Williams Donation Land Claim in Section 16, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence South 26° 15' East (South 25° 19' East) 460 feet to a point; thence South 49° 12' West 173.16 feet to a point; thence South 8° 48' West 182 feet to a point; thence South 31° 36' West 245 feet to a point; thence South 57° 40' West 140 feet to a point; thence North 25° 19' West 489.92 feet to a point marked by a $1\frac{1}{4}$ inch iron pipe placed on the Southerly boundary of said Donation Land Claim; thence tracing the Southerly boundary of said Donation Land Claim North 37° East 683.98 feet to the point of beginning, the same being that certain tract of Tideland described in the deed from Mary George, a widow, to Lois Alice Williams dated January 9, 1947 and recorded in Book 93, Page 518 of the Deed Records of Columbia County, Oregon.

Subject to the following:

1. The rights of the Public and rights of fishery, navigation and commerce in the State of Oregon and the United States, in that portion of said property lying below high water mark.

2. Public Roads and Highways.

TO HAVE AND TO HOLD the above described and granted premises unto the said CROWN ZELLERBACH CORPORATION, its successors and assigns forever.

And We, ALICE LOIS WILLIAMS, known also as Lois Alice Williams, and EMMETT WILLIAMS, her husband, the Grantors above named do covenant to and with the above named Grantee, its successors and assigns, that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as above set forth, and that we will and our 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, except as to said encumbrances.

Witness our hands and seals this 14th day of July, 1955.

Executed in the Presence of:

Walter Wood
Notary Public

Alice Lois Williams

Emmett Williams

STATE OF OREGON

County of Columbia

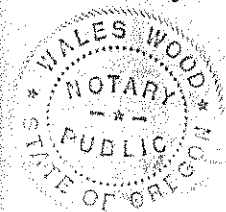
} ss

BE IT REMEMBERED, That on this 14th day of July, 1955, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ALICE LOIS WILLIAMS, known also as Lois Alice Williams, and EMMETT WILLIAMS, her husband, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Walter Wood
Notary Public for Oregon

My commission expires: March-29-1958



(SEAL) DOCUMENT 2776 RECORDED JUL 20 1955 11:45 A.M. E. F. JENSEN, County Clerk