

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

01/21/99

INIT DATE:09/03/1998

NO.:1999.03

HOW INITIALLY RECEIVED:LETTER FROM CITY  
AFFECTED DISTRICT NAME:CITY OF SCAPPOOSE  
DISTRICT ORD. #:668 EFFECTIVE DATE:09/02/1998  
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:CALLED LISA SMITH AT CITY OF SCAPPOOSE  
AND TOLD HER WE NEED A MAP AND A BETTER COPY OF  
THE LEGAL DESCRIPTION, 9-3-98.  
9-3-98 RECEIVED IN MAIL BETTER LEGAL AND MAP.  
IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION  
REMARKS:

D.O.R. APPROVED YES NO.:5-186-98 DATE:09/29/1998

RECORDING INFO:

1) COL. CO.: DEED RECORDS:98-10908 COM. JOUR.:

CODE AREAS AFFECTED OR CHANGED:

FROM:01-09

TO:01-11

FROM:

TO:

AFFECTED AREA:

TOWNSHIPS:

RANGES:

SECTIONS:

3

1

18.2.3.2800PT

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

\*\*\*\*\* DATE COMPLETED:01/22/1999 \*\*\*\*\*

REMARKS:

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

10/19/98

NO:1999.03 PAGE 1

DISTRICT NAME:CITY OF SCAPPOOSE

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:09/02/1998

DIST. ORD. #:668

RECORDED:98-10908

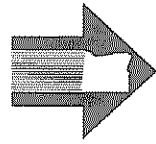
----- LEGAL DESCRIPTION -----

All of the following described property lying in Section 18, Township 3 North, Range 1 West, of the Willamette Meridian, Columbia County, Oregon, to-wit:

Beginning at a point which bears North 70° West, 4778.4 feet and South 3°45' East 1118.5 feet from the Northeast corner of the Jesse Miles Donation Land Claim in Township 3 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon; thence South 70°08'28" East along the North line of Parcel 1 of the Warren Wickum tract as described in Instrument No. 93-8957, Records of Columbia County, Oregon, 2721.43 feet to the true point of beginning of the following described tract, said point being the Southeast corner of Lot 90, Seven Oaks, Phase 2 as per plat on file and of record in the Clerk's Office of Columbia County, Oregon; thence South 19°51'32" West, a distance of 274.60 feet, more or less, to the South line of said Parcel 1; thence North 70°09'54" West, along said South line a distance of 207 feet, more or less, to the West line of said Section 18; thence Northerly along said West line, 300 feet, more or less, to the North line of said Parcel 1; thence South 70°08'28" East along the North line of said Parcel 1, to the true point of beginning.

# Notice to Taxing Districts

ORS 308.225



Oregon Department of Revenue  
Cartographic Unit  
955 Center St. NE  
Salem, OR 97310  
(503) 945-8297, fax 945-8737

RECEIVED ON

OCT 01 1998

COLUMBIA COUNTY ASSESSOR

City of Scappoose  
City Recorder  
PO Box P  
Scappoose, OR 97056

Description and Map Approved  
**September 29, 1998**

As Per ORS 308.225

☒ Description ☐ Map received from: CITY  
On: 8/28/98, 9/2/98

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

ANNEX TO THE CITY OF SCAPPOOSE

ORD. #668

has been: ☒ Approved 9/29/98  
☐ Disapproved

Notes:

Department of Revenue File Number: 5-186-98

Prepared by: Mike Hughes, 503 945-8287

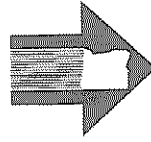
Boundary: ☒ Change ☐ Proposed Change ☐ Planned Change

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

# Notice to Taxing Districts

ORS 308.225



Oregon Department of Revenue  
Cartographic Unit  
955 Center St. NE  
Salem, OR 97310  
(503) 945-8297, fax 945-8737

City of Scappoose  
City Recorder  
PO Box P  
Scappoose, OR 97056

RECEIVED ON  
SEP 24 1998  
COLUMBIA COUNTY ASSESSOR

☒ Description    ☐ Map received from: CITY  
On: 8/28/98

This is to notify you that your boundary change in Columbia County for  
ANNEX TO THE CITY OF SCAPPOOSE  
ORD. #668

has been:    ☐ Approved  
                  ☒ Disapproved

Notes:

THE ORDINANCE DID NOT HAVE A MAP WITH IT.

Department of Revenue File Number: 5-186-98

Prepared by: Mike Hughes, 503 945-8287

Boundary:    ☒ Change    ☐ Proposed Change    ☐ Planned 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

CITY OF SCAPPOOSE

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

RECEIVED ON  
SEP 03 1998  
COLUMBIA COUNTY ASSESSOR

September 2, 1998

The maps related to the two City of Scappoose annexation ordinances that were mailed to you last week (Ordinance 668 and Ordinance 670) are enclosed. If there are any questions, please call me at (503) 543-7146.

Sincerely,

CITY OF SCAPPOOSE



Lisa Smith, Planner

## Exhibit A

WARREN WICKUM

LEGAL DESCRIPTION  
PROPERTY TO BE ANNEXED

FEBRUARY 18, 1998

All of the following described property lying in Section 18, Township 3 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, to-wit:

Beginning at a point which bears North  $70^{\circ}$  West, 4778.4 feet and South  $3^{\circ}45'$  East 1118.5 feet from the Northeast corner of the Jesse Miles Donation Land Claim in Township 3 North, Range 2 West, of the Willamette Meridian, Columbia County, Oregon; thence South  $70^{\circ}08'28''$  East along the North line of Parcel 1 of the Warren Wickum tract as described in Instrument No. 93-8957, records of Columbia County, Oregon, 2721.43 feet to the true point of beginning of the following described tract, said point being the Southeast corner of Lot 90, Seven Oaks, Phase 2 as per plat on file and of record in the Clerk's Office of Columbia County, Oregon; thence South  $19^{\circ}51'32''$  West, a distance of 274.60 feet, more or less, to the South line of said Parcel 1; thence North  $70^{\circ}09'54''$  West, along said South line a distance of 207 feet, more or less, to the West line of said Section 18; thence Northerly along said West line, 300 feet, more or less, to the North line of said Parcel 1; thence South  $70^{\circ}08'28''$  East along the North line of said Parcel 1, to the true point of beginning.

CONTAINING 1.6 acres, more or less.

ORDINANCE 668

Scappoose, Oregon

SW1/4 NW1/4 SEC.18 T.3N. R.1W. W.M.  
COLUMBIA COUNTY

THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY

Scale: 1" = 100'

Current Revision Date: 2 / 21 / 9

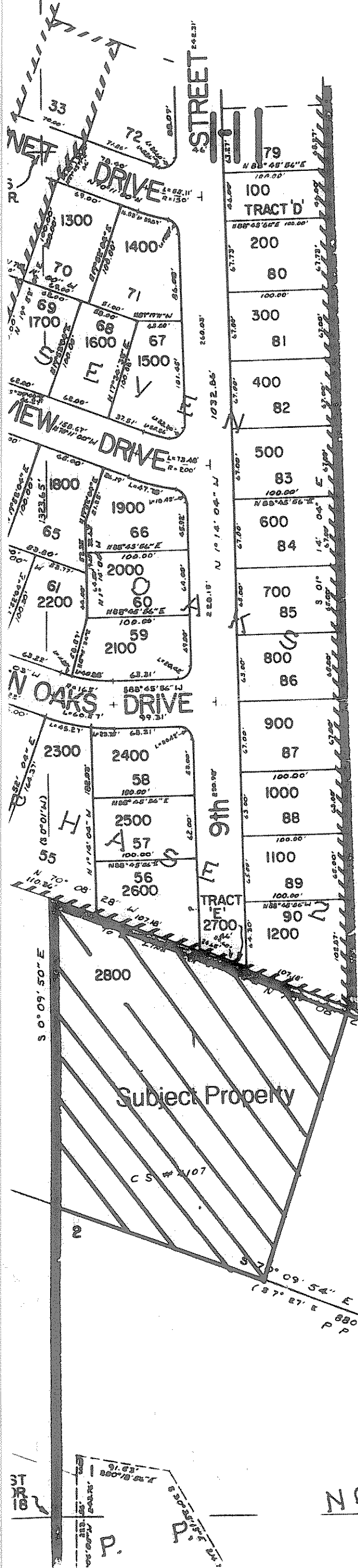
NORTH

SEE

MAP

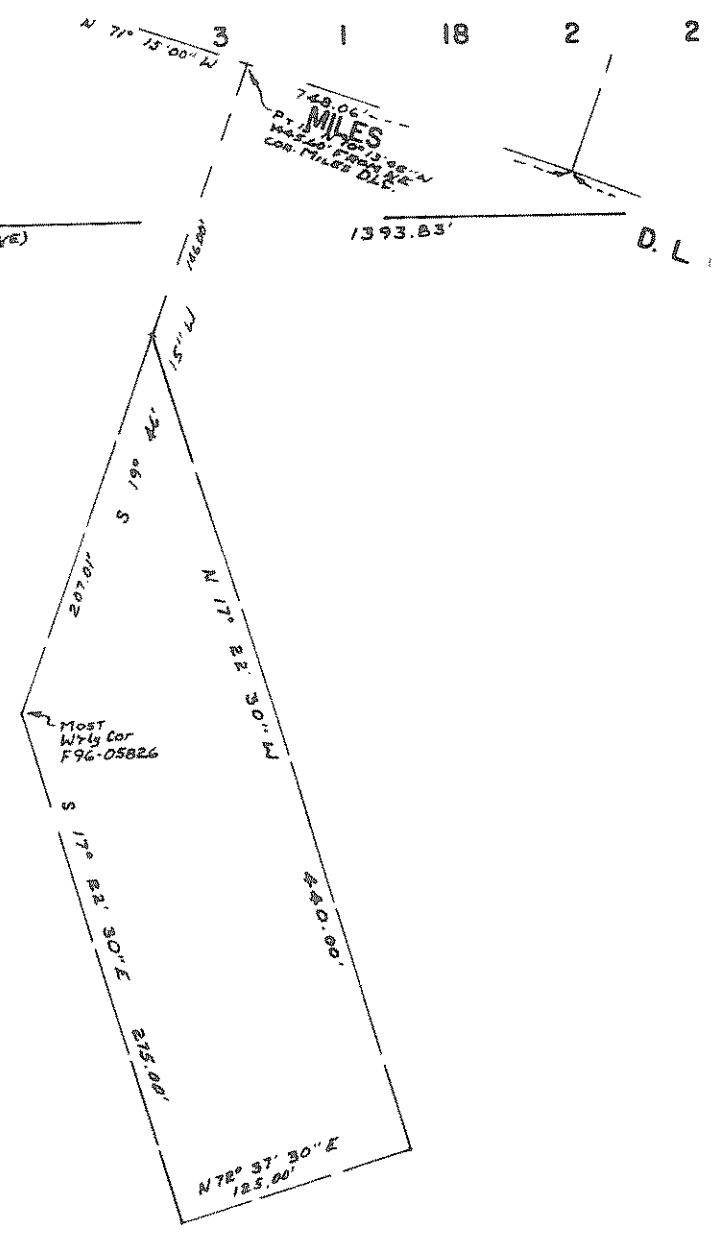
JESSIE

3 1 18 2 2



1-09

N 89° 41' 40" E (N 89° 52' 1/2" E)



1993

N 89° 44' 10" E (N 89° 55' E)

31823

NO.

ST 18  
P. P.  
91.53'  
800/10-54-2  
5-30-54-15-24-1

CITY OF SCAPPOOSE

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

August 27, 1998

RECEIVED ON

AUG 28 1998

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

COLUMBIA COUNTY ASSESSOR

RE: Annexation

Enclosed is a certified copy of Ordinance No. 668, **AN ORDINANCE ANNEXING PROPERTY LOCATED AT THE END OF SE 9<sup>th</sup> STREET TO THE CITY OF SCAPPOOSE**, including a legal description (Exhibit A).

Sincerely,

CITY OF SCAPPOOSE



E. L. Smith, Planner

enclosures:

c:\planning\annexation\noticetostate.wpd

9-2-98  
called Lisa Smith  
Told her we need map  
and better <sup>copy</sup> legal.

Kate



ORDINANCE NO. 668

AN ORDINANCE ANNEXING PROPERTY LOCATED AT THE SOUTH  
END OF SE 9<sup>TH</sup> STREET TO THE CITY OF SCAPPOOSE.

THE CITY OF SCAPPOOSE HEREBY ORDAINS AS FOLLOWS:

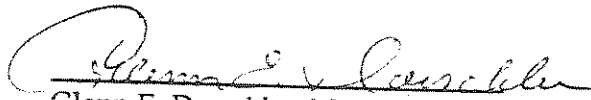
Section 1. Pursuant to ORS 222.120(4)(b), the real property described in Exhibit A, attached hereto and incorporated herein, is hereby declared annexed to the City of Scappoose.

Section 2. In support of the above annexation, the City Council hereby adopts the findings, conclusions and recommendations in the staff reports dated May 11, 1998 and May 21, 1998 regarding annexation of the property.

Section 3. The effective date of this annexation shall be 30 days after the date of adoption of this ordinance.

PASSED AND ADOPTED by the City Council this 3rd day of August, 1998 and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON

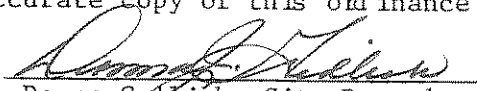
  
Glenn E. Dorschler, Mayor

First Reading: June 15, 1998

Second Reading: August 3, 1998

Attest:   
Donna J. Gedlich,  
City Recorder

I certify that this is a true and accurate copy of this ordinance.

  
Donna Gedlich, City Recorder

## Exhibit A

All of the following described property lying in Section 18, Township 3 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, to-wit:

Beginning at a point which bears North  $70^{\circ}$  West, 4778.4 feet and South  $3^{\circ}45'$  East 1118.5 feet from the Northeast corner of the Jesse Miles Donation Land Claim in Township 3 North, Range 1 West, of the Willamette Meridian, Columbia County, Oregon; thence South  $70^{\circ}08'28''$  East along the North line of Parcel 1 of the Warren Wickum tract as described in Instrument No. 93-8957, records of Columbia County, Oregon, 2721.43 feet to the true point of beginning of the following described tract, said point being the Southeast corner of Lot 90, Seven Oaks, Phase 2 as per plat on file and of record in the Clerk's Office of Columbia County, Oregon; thence South  $19^{\circ}51'32''$  West, a distance of 274.60 feet, more or less, to the South line of said Parcel 1; thence North  $70^{\circ}09'54''$  West, along said South line a distance of 207 feet, more or less, to the West line of said Section 18; thence Northerly along said West line, 300 feet, more or less, to the North line of said Parcel 1; thence South  $70^{\circ}08'28''$  East along the North line of said Parcel 1, to the true point of beginning.

CONTAINING 1.6 acres, more or less.

109  
Wickham 3, 1. 18. 2. 3. 2800 part

ORDINANCE NO. 668

AN ORDINANCE ANNEXING PROPERTY LOCATED AT THE SOUTH  
END OF SE 9<sup>TH</sup> STREET TO THE CITY OF SCAPPOOSE.

THE CITY OF SCAPPOOSE HEREBY ORDAINS AS FOLLOWS:

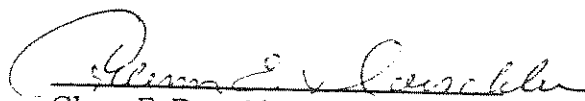
Section 1. Pursuant to ORS 222.120(4)(b), the real property described in Exhibit A, attached hereto and incorporated herein, is hereby declared annexed to the City of Scappoose.

Section 2. In support of the above annexation, the City Council hereby adopts the findings, conclusions and recommendations in the staff reports dated May 11, 1998 and May 21, 1998 regarding annexation of the property.

Section 3. The effective date of this annexation shall be 30 days after the date of adoption of this ordinance.

PASSED AND ADOPTED by the City Council this 3rd day of August, 1998 and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON

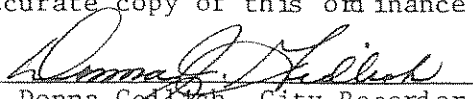
  
Glenn E. Dorschler, Mayor

First Reading: June 15, 1998

Second Reading: August 3, 1998

Attest:   
Donna J. Gedlich,  
City Recorder

I certify that this is a true and accurate copy of this ordinance.

  
Donna Gedlich, City Recorder

## Exhibit A

*Westerly portion*  
*3.1.18.23.2800*

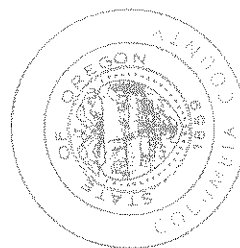
All of the following described property lying in Section 18, Township 3 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, to-wit:

Beginning at a point which bears North  $70^{\circ}$  West, 4778.4 feet and South  $5^{\circ}45'$  East 1118.5 feet from the Northeast corner of the Jesse Miles Donation Land Claim in Township 3 North, Range 2 West, of the Willamette Meridian, Columbia County, Oregon; thence South  $70^{\circ}08'28''$  East along the North line of Parcel 1 of the Warren Wickum tract as described in Instrument No. 93-8957, records of Columbia County, Oregon, 2721.43 feet to the true point of beginning of the following described tract, said point being the Southeast corner of Lot 90, Seven Oaks, Phase 2 as per plat on file and of record in the Clerk's Office of Columbia County, Oregon; thence South  $19^{\circ}51'32''$  West, a distance of 274.60 feet, more or less, to the South line of said Parcel 1; thence North  $70^{\circ}09'54''$  West, along said South line a distance of 207 feet, more or less, to the West line of said Section 18; thence Northerly along said West line, 300 feet, more or less, to the North line of said Parcel 1; thence South  $70^{\circ}08'28''$  East along the North line of said Parcel 1, to the true point of beginning.

CONTAINING 1.6 acres, more or less.

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

10908 '98 SEP -1 P133



ELIZABETH HUSER, County Clerk

By: *Huser* Deputy

Receipt # 13269 # of Pages 2

FEES \$ 10.00

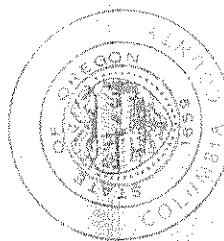
AFTER RECORDING RETURN TO &  
SEND TAX STATEMENTS TO:

Warren Wickum  
53833 Columbia River Highway  
Scappoose, Oregon 97056

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

8957 '93 OCT 15 P4:05

Instrument # 93-8257  
Pages 2



ELIZABETH HUSER, County Clerk  
By: *Elizabeth Huser* Deputy

Receipt # Fees \$ 40.00  
8405

# DEED

-----HARRIET A. HAVLIK, Trustee of the HARRIET A. HAVLIK  
Living Trust dated September 21, 1981 and first amendment thereto

Grantor, conveys to

-----WARREN WICKUM-----

Grantee, the following described real property situated in  
Columbia County, Oregon to-wit:

Parcel 1: All of the following described property lying in  
Section 18, Township 3 North, Range 1 West of the Willamette  
Meridian, Columbia County, Oregon, to-wit:

Beginning at a point which bears North 70 degrees West  
4778.4 feet and South 3 degrees 45' East 1118.5 feet from the  
Northeast corner of the Jesse Miles Donation Land Claim in Town-  
ship 3 North, Range 2 West of the Willamette Meridian, Columbia  
County, Oregon; thence South 70 degrees East 3415 feet; thence  
South 20 degrees West 274.6 feet; thence North 70 degrees West  
3281 feet; thence North 3 degrees 45' West 300 feet along the  
East edge of the right of way of the N.P.R.R. Co. to the place of  
beginning.

Parcel 2: A non-exclusive easement for ingress and egress over  
the following described tract: The Northerly 50 feet of even  
width of the following described tract lying in Section 13,  
Township 3 North, Range 2 West of the Willamette Meridian, in  
Columbia County, Oregon, and also lying East of a Southerly  
extension of the West line of Sixth Street, to-wit:

Beginning at a point which bears North 70 degrees West  
4778.4 feet and South 3 degrees 45' East 1118.5 feet from the  
Northeast corner of the Jesse Miles Donation Land Claim in Town-  
ship 3 North, Range 2 West of the Willamette Meridian, Columbia  
County, Oregon; thence South 70 degrees East 3415 feet; thence  
South 20 degrees West 274.6 feet; thence North 70 degrees West  
3283 feet; thence North 3 degrees 45' West 300 feet along the  
East edge of the right of way of the N.P.R.R. Co., to the place  
of beginning.

Parcel 3: A non-exclusive easement for ingress and egress over a  
tract of land in the Jesse Miles Donation Land Claim No. 39, in  
Section 13, Township 3 North, Range 2 West of the Willamette  
Meridian, Columbia County, Oregon, described as follows:

Beginning at a point of intersection of the North line of  
the Jesse Miles Donation Land Claim and the Easterly right of way  
line of the Railroad; thence along the Northerly line of said  
Miles Donation Land Claim South 70 degrees East 1883.43 feet to a  
point on the Westerly right of way line of Sixth Street, in  
Woodmere Addition, extended Southerly; thence South 19 degrees  
56' West 100 feet to the Southwest corner of the City of Scap-  
poose tract as described in Deed recorded November 3, 1982 in  
Book 244, page 922, Deed Records of Columbia County, Oregon, and  
the TRUE POINT OF BEGINNING of the following described tract;  
thence South 19 degrees 56' West 895.74 feet, more or less, to  
the most Northerly line of the Fred W. Havlik tract described in  
Book 56, page 19, Deed Records of Columbia County, Oregon; thence  
South 70 degrees 00' East along the Northerly line of said Havlik

page 1 - DEED -- HAVLIK/WICKUM

D:\RI\REA\20SEP89\HAVLIK.DEE

Recorded By 5-70960  
Title Insurance



tract a distance of 54 feet to a point; thence North 19 degrees 56' East, parallel with the most Easterly line of the School District 1J of Columbia County, Oregon tract as described in Deed recorded April 29, 1971 in Book 181, page 359, Deed Records of Columbia County, Oregon, a distance of 895.74 feet, more or less, to the Southerly line of said City of Scappoose tract; thence North 70 degrees 00' West, along the Southerly line of said City of Scappoose tract a distance of 54 feet to the true point of beginning. - - - -

The true and actual consideration for this conveyance is \$33,500.00.

It is expected that the property described in Parcel 2 and 3 or something similar thereto will be dedicated as a public way, and in connection therewith, the grantee agrees to execute such documents as may be required to accomplish the dedication, if any, including such documents as might be required for the re-alignment of the easement described in Parcel 2, should that be necessary, however, no such re-alignment shall be required which will make the access less usable.

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 14th day of ~~September~~ <sup>October</sup>, 1993.

Harriet A. Havlik, Trustee  
of the Harriet A. Havlik  
Living Trust dated September 21,  
1981, and first amendment thereto

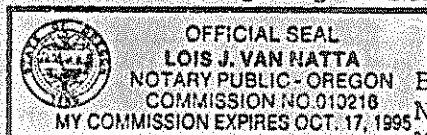
By: Harriet A. Havlik, Trustee

Harriet A. Havlik

Harriet A. Havlik  
Individually

STATE OF OREGON            )  
                                  ) ss.  
County of Columbia        )

Personally appeared the above named Harriet A. Havlik, Individually, and Harriet A. Havlik, as Trustee of the Harriet A. Havlik Living Trust, on this 14th day of ~~September~~ <sup>October</sup>, 1993, and being first duly sworn, did depose and say that the Harriet A. Havlik Living Trust has not been revoked, and did then and there acknowledge the foregoing instrument to be her voluntary act and deed.



BEFORE ME, Lois J. Van Natta  
Notary Public for Oregon  
My Commission Expires: 10-17-95

Grantee has reviewed this Deed and has accepted the terms and conditions thereof.

Dated ~~September~~ 10-14, 1993.

Warren Wickum  
Warren Wickum