

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

05/13/04

INIT DATE:10/13/2003

NO.:2004.06

HOW INITIALLY RECEIVED:LETTER FROM DOR  
AFFECTED DISTRICT NAME:CITY OF ST HELENS  
DISTRCT ORD. #:2870 EFFECTIVE DATE:10/08/2003  
NAME OF APPROVING JURISDICTION:ELECTION  
LEGAL DESCRIPTION RECEIVED: NO MAP RECEIVED: NO  
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?  
REMARKS:

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

TYPE OF ACTION: ANNEXATION  
REMARKS:

D.O.R. APPROVED YES NO.:5-240-2003 DATE:10/08/2003

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08  
TO:02-01  
FROM:  
TO:

TOWNSHIPS:	AFFECTED AREA: RANGES:	SECTIONS:
5	1	28-4-200
5	1	33-1-100

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

\*\*\*\*\* DATE COMPLETED:05/14/2004 \*\*\*\*\*

REMARKS:

DISTRICT NAME:CITY OF ST HELENS

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:10/08/2003

DIST. ORD. #:2870

RECORDED:

---- LEGAL DESCRIPTION ----

Parcel 2 of Partition Plat 1996-21, Columbia County, Oregon.

**Notice to Taxing Districts**

ORS 308.225

RECEIVED ON

OCT 13 2003

COLUMBIA COUNTY ASSESSOR



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

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

**Description and Map Approved****October 8, 2003****As Per ORS 308.225**

☒ Description    ☒ Map received from: CITY  
 On: 10/2/2003

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

ANNEX TO THE CITY OF ST. HELENS

ORD. #2870

has been: ☒ Approved    10/8/2003  
                   ☐ Disapproved

2004.06

Notes:

Department of Revenue File Number: 5-240-2003

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)

## ORDINANCE NO. 2870

AN ORDINANCE TO ANNEX CERTAIN CITY OF ST. HELENS' PROPERTY WEST OF DALTON LAKE AND SOUTH OF FIFTH STREET IN COLUMBIA CITY AND TO AMEND THE COMPREHENSIVE PLAN, THE ZONE MAPS, AND THE DEVELOPING/ ESTABLISHED MAP OVERLAY.

WHEREAS, applicant City of St. Helens has requested to annex to the City of St. Helens that certain property described in Attachment A and generally located south of Columbia City, east of the Railroad and west of Rutherford Pathway, and also known as Columbia County Tax Lots 513301000100 and 512804000200; and

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

WHEREAS, the applicants constitute (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 approved property for annexation to the voters; and

WHEREAS, the City Council must designate the incorporated Comprehensive Plan Map designation, the zone map designation, and the established or developing land overlay map status; and

WHEREAS, appropriate notice has been given and a public hearing was held July 17, 2002 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 the following:
  - a. The property described herein shall be zoned PL, Public Land.
  - b. The overlay zone is designated Developing.
4. The Comprehensive Plan Map is changed upon annexation to PL, Public Land.
5. In support of the above annexation and zoning, the Council hereby adopts the City of St. Helens Annexation, Comprehensive Plan and Zone Map Amendments, and Findings of Fact and Conclusions of Law dated September 4, 2002.
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:	August 21, 2002
Read the second time:	August 21, 2002
Read the third time:	September 4, 2002
Approved by the Mayor	September 4, 2002

Attested by:

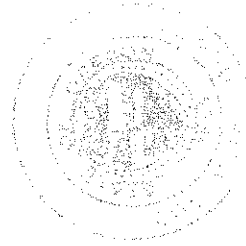
  
\_\_\_\_\_  
Brian D. Little, City Recorder

  
\_\_\_\_\_  
Donald L. Kallberg, Mayor

After recording return to:

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

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



ELIZABETH HUSER, County Clerk

By: Elizabeth Huser Deputy

Receipt # 3276 # of Pages 2

FEES \$ 25.00

### STATUTORY WARRANTY DEED

PORT OF ST. HELENS, a municipal corporation and special district within the State of Oregon, Grantor, conveys and warrants to CITY OF ST. HELENS, a municipal corporation of the State of Oregon, Grantee, the following described real property, situated in Columbia County, State of Oregon, free of encumbrances except those specifically set forth herein:

Parcel 2 of Partition Plat 1996-21, recorded June 4, 1996 as Fee Number 96-05814, Records of Columbia County, Oregon.

Tax Account Nos: 02-08-2-5128-040-00200 and  
02-08-2-5133-010-00100

Subject to and excepting:

- 1) The rights of public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.
- 2) The following matters are excluded from the coverage of the policy based on the proximity of the property to HARRIE CREEK.
  - a) Rights and easement of the public and governmental bodies for commerce, navigation and fishing in and to the waters of HARRIE CREEK.
- 3) Easement for ingress and egress above and below the surface of the land as created or implied by reservation of mineral rights in deed,  
Recorded: October 25, 1938  
Book/Page: 63/290  
From: Columbia County  
To: Hugh J. Caples

RECEIVED

SEP 21 1996

CITY OF ST. HELENS

The mineral interest reserved or excepted above has not been followed out and subsequent transactions affecting said interest or taxes levied against same are not reflected in the title report. \*\*\*AFFECTS A PORTION ONLY\*\*\*

- 4) Easement for ingress and egress above and below the surface of the land as created or implied by reservation of mineral rights in deed,  
Recorded: October 24, 1945  
Book/Page 81/156  
From: Columbia County  
To: Mary M. Beaton  
The mineral interest reserved or excepted above has not been followed out and subsequent transactions affecting said interest or taxes levied against same are not reflected in the title report. \*\*\*AFFECTS A PORTION ONLY\*\*\*

- 5) An easement created by instrument, including the terms and provisions thereof,  
Dated: December 18, 1947  
Recorded: December 23, 1947  
Book/Page: - 97/412  
In favor of: Ida A. Caples, et al  
For: 25 foot road  
Affects: Northwesternly portion of herein described property.

- 6) An easement created by instrument, including the terms and provisions thereof,  
Dated: January 22, 1997  
Recorded: February 7, 1997  
Fee Number: 97-01463  
In favor of: Arthur Chinell and Gloria Chinell  
For: 25 foot roadway  
Affects: Northwesternly portion of herein described property.

The true and actual consideration for this conveyance is \$150,000.00.

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE 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 (ORS 93.040).**

Until a change is requested, all tax statements are to be sent to the following address: City of St. Helens, P.O. Box 278, St. Helens, Oregon.

DATED this 31<sup>st</sup> day of August, 1998.

PORT OF ST. HELENS

By [Signature]  
President

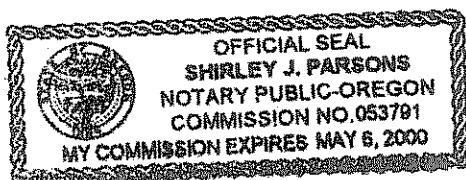
By [Signature]  
Secretary

STATE OF OREGON

County of Columbia

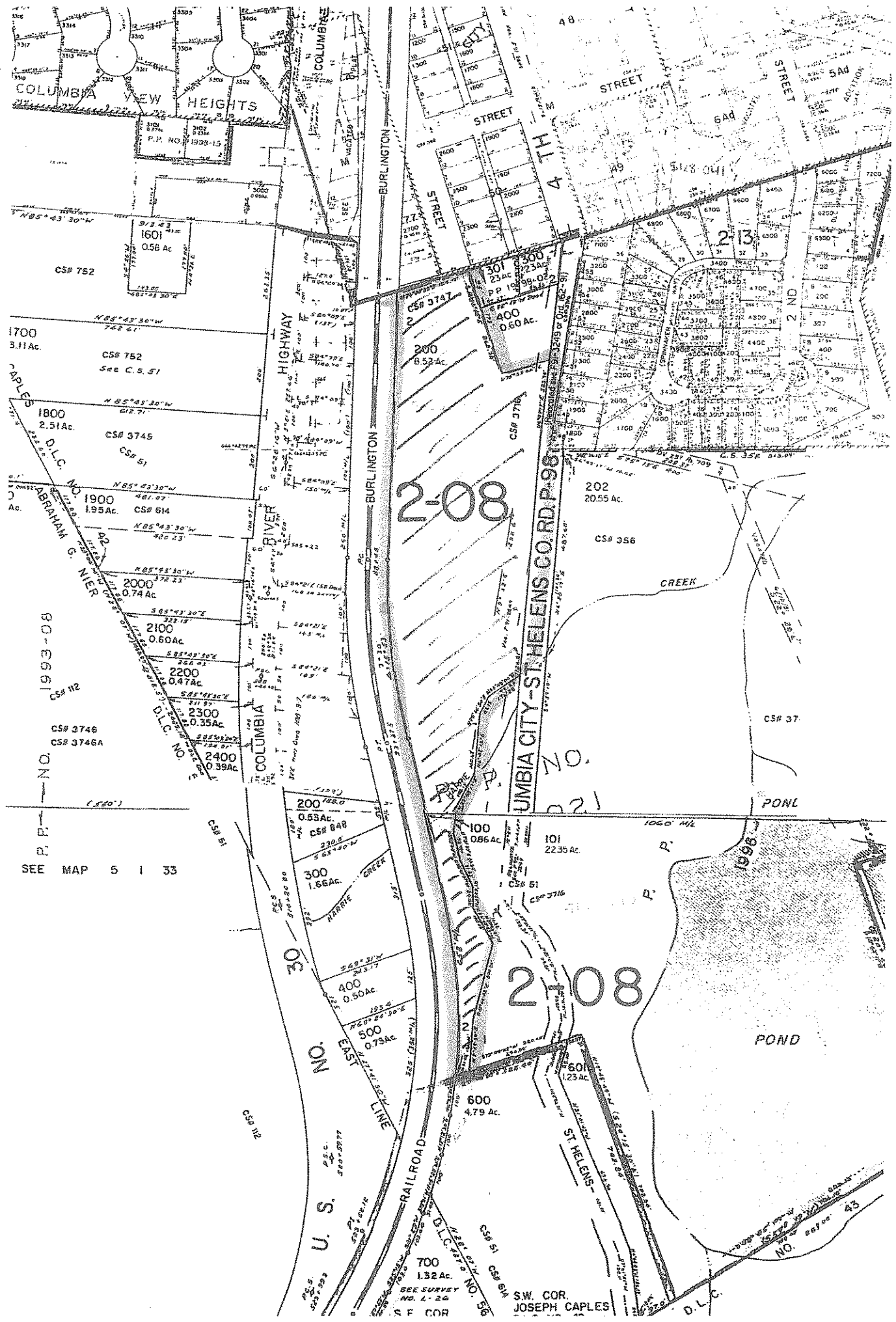
)  
) ss.  
)

On this 31<sup>st</sup> day of August, 1998, personally appeared before me the above named Eric Dahlgren, who being first duly sworn, did say that he is President of the Port of St. Helens, and Vern Harrington, who being first duly sworn, did say that he is the Secretary of the Port of St. Helens, and they did say that they signed the foregoing on behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed. BEFORE ME:



[Signature]  
NOTARY PUBLIC for Oregon  
My Commission Expires: May 6, 2000





SEE MAP 5 1 33

2-08

2-08

COLUMBIA VIEW HEIGHTS  
P.P. NO. 1928-15

CS# 752  
1700  
5.11 Ac.

CS# 3745  
1800  
2.51 Ac.

CS# 814  
1900  
1.95 Ac.

CS# 112  
2000  
0.74 Ac.

CS# 3746  
2100  
0.60 Ac.

CS# 3746A  
2200  
0.47 Ac.

CS# 3746  
2300  
0.35 Ac.

CS# 3746A  
2400  
0.39 Ac.

CS# 3747  
200  
8.52 Ac.

CS# 376  
400  
0.60 Ac.

CS# 356  
202  
20.55 Ac.

CS# 37

CS# 51  
101  
22.35 Ac.

CS# 51  
600  
4.79 Ac.

700  
1.32 Ac.  
SEE SURVEY  
NO. 1-24  
S.E. COR.

SW. COR.  
JOSEPH CAPLES