Columbia County Assessors Record of District Boundaries

Friday, March 18, 2011

Init Date: 05/18	/10		Al	so See No.:	No.: 2011.06
How Initially Rec	eived: Letter from	the City of St Held	ens		
Affected District	Name: St Helens	City		Re	emarks:
District Ord No:	3118	Effective Date:	05/18/10		
Name of Approvi	ng Jurisdiction:				
Jurisdiction Ord I	No:	Effective Date:			
Legal Description	Received:	Map Received:			
If A School Dist,	Has OAR 150-330.1	23 Been Filed:			
If Non-SchoolDis	t, List LB-50 Valuatio	on:			
Type Of Action:			Vith Whom:		
Correction Rema	rks:				
DOR Approved:	Y No: 5-	304-2010	Date: 0	7/14/10	
Recording Inform	ation:			8 0000 \$1000 0000 0000 0000 0000 0000 00	
1) Col. Co. Deed	Records:	С	omm Journal:		
2) Other:	Name:				
:	Number:		Date:		
Code Areas Affec	ted or Changed:	Affected Area	1:		
From Code Area:	02-11	Townships	Ranges	Sections	
To Code Area:	02-02	4N	1W	08-AC-01700	The state of the s
From Code Area:	02-11	4N	1W	08-AC-01800	State of the state
To Code Area:	02-02	4N	1W	08-AC-01900	AND
From Code Area:	02-11	4N	1W	08-AC-02000	And the second s
To Code Area:	02-02	4N	1W	08-AC-02300	
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To Code Area:	02-02	4N	1W	08-AC-02300 A-1	
From Code Area:	02-11				
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To Code Area:	02-02				
From Code Area:	02-11				
To Code Area:	02-02				

Columbia County Assessors Record of District Boundaries

Friday, March 18, 2011

Init Date: 05/18/10

Also See No.:

No.: **2011** . **06**

Remarks:

Annexation accepted by the county voters on 5/18/10.

Columbia County Assessors Record of District Boundaries

Friday, Warch 18, 2011

Init Oele: 06/18/40

Also Sec No.:

No.: 2011.06

tiege: Description

TL 3789 ≈ Lots 13 and 14, Block 3, Golf Club Addition to the City of St Helens, Columbia County, Oregon.

TL 1860 = A percel of land lying in Lots 2 and 3, Block 3, Golf Club Addition to St Helens, Columbia County, Oregon and being the property designated as Parcel 2 and in that deed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded on December 30, 1992 as Fee No. 92-9313, Columbia County Clerk's office.

Ti. 1800 = Let 1, Block 3, Golf Club Addition to St Helene. Excepting Therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded June 24, 1940 in Book 66, Page 233 and also deed recorded December 27, 1994 in Fee Number 94-42045, Records of Columbia County, Oregon.

Tt. 2000 = Lot 15, Block 3, Golf Club Addition, in the City of St Helens, Columbia County, Oregon.

TL 2300 = Lot 10, Block 2, Golf Club Addition to St Helens, Columbia County, Oregon; Excepting Therefrom that portion conveyed to the State of Oregon, acting by and through the State Highway Commission, by deed recorded August 14, 1940 in Columbia County Deed Book 56, Page 418; And Except Also that portion conveyed to the State of Oregon, by and through its Department of Transportation, by deed recorded August 3, 1995 under Columbia County's Clerk Instrument No. 95-0639, records of Columbia County, Oregon.

TL 2400 ≃ Lot 9, Block 2, Golf Club Addition, to the City of St Heiens, Columbia County, Oregon. Excepting Therefrom that tract of land conveyed to the State of Oregon, by and through its Department of Transportation by deed recorded April 12, 1995 as tostrument #95-03873, Records of Columbia County, Oregon.

Notice to Taxing Districts

ORS 308,225

RECEIVED ON

JUL 19 2010

COLUMBIA COUNTY ASSESSOR

City of St. Helens Attn: City Recorder P.O. Box 278

St. Helens, OR 97051



DOR 5-304-2010

Cadastral information Systems Unit PO Box 14380 Salam, OR 97309-5075 (503) 945-8297, fax 945-8737

Description and Map Approved July 14, 2010 As Per ORS 308,225

Description On: 7/8/2010	Map received from: Kathy Payne
This is to notify	you that your boundary change in Columbia County for
ANNEX TO TE	IE CITY OF ST. HELENS
ORD.#3118	
	Approved 7/14/2010 Disapproved
Notes:	
	tevenue File Number: 5-304-2010
	rvis G. Smith (503) 945-7719
Boundary: -	Change Proposed Change
Formation of Annexation of Annexation o Withdrawal o Dissolution o Transfer Merge Establishmen	

County Assessor copy - Copies to: Texing District, Department of Revenue, County Commissioners or County County County Commission (8 appropriate)

Constitution of the consti

City of St. Helens ORDINANCE NO. 3118

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY LOCATED AT THE NORTHWEST AND SOUTHWEST CORNER OF THE COLUMBIA RIVER HIGHWAY AND FIRWAY LANE INTERSECTION

WHEREAS, applicant Mark Holcomb has requested to annex to the City of St. Helens certain property located at the northwest and southwest corner of the Columbia River Highway and Firway Lane intersection. This property is also described as Columbia County Map & Tax Lot Number(s) 4N1W-8AC-1700, 1800, 1900, 2000, 2300 and 2400; and

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 recommend the property for annexation to the voters; and

WHEREAS, the City Council must determine the incorporated Comprehensive Plan Map designation and the Zone Map designation; and

WHEREAS, appropriate notice has been given and a public hearing was held September 16, 2009 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.
- The property described above is hereby accepted for annexation to the City of St. Helens.
- The St. Helens Zoning Ordinance Map is hereby amended to reflect that the property described herein shall be zoned Highway Commercial, HC.
- The St. Helens Comprehensive Plan Map is hereby amended to reflect that the property described herein shall be designated as Highway Commercial, HC.
- In support of the above annexation and zoning, the Council hereby adopts the A.3.09
 Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated October 21, 2009.
- The City Council does hereby refer the final decision to annex this property to the voters of the City of St. Helens.

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: Read the second time: October 7, 2009 October 21, 2009

APPROVED AND ADOPTED this 21st day of October, 2009.

Randy Peterson/Playor

ATTEST:

Ordinance No. 3118 - Page 2 of 2

CITY OF ST. HELENS PLANNING DEPARTMENT FINDINGS OF FACT AND CONCLUSIONS OF LAW Appreciation A.3.09

APPLICANT: Mark Holcomb

OWNER: Holcomb Properties, LLC; Holcomb Investments, LLC; Marcus & Angela

Holograb

ZONING: Colambia County's General Commercial, C-3

LOCATION: On the NW & SW corner of the Firway Lane (3" Street)/Columbia River

Highway intersection; 4N1W-8AC-1700, 1800, 1900, 2000, 2300 & 2400

PROPOSAL: Assexation of approximately 4.9 acres

The 120-day rule (ORS 227.178) for final action for this land use decision is n/a [Clark v. City of Albany, 142 Or App 207, 921 P2d 406 (1996)].

SITE INFORMATION

Subject properties are centered around the intersection of Firway Lane and Columbia River Highway, on the west side of the highway. Highway frontage is improved with carb and sidewalk, and there are ofn power lines along there. Firway Lane lacks frontage improvements. The properties are generally developed with multiple buildings, signs, parking area, etc.

PUBLIC HEARING & NOTICE

Hearing dates are as follows:

August 11, 2009 before the Planning Commission September 16, 2009 before the City Council

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject property(les) on July 15, 2009 via first class mail. Notice was sent to agencies by mail or e-mail on the same date. Notice was published in the <u>The Chronicle</u> on July 22, 2009. Notice was sent to the Oregon Department of Land Conservation and Development on June 8, 2009.

The Planning Commission unanimously recommended approval as stated herein at their 8.11.09 meeting.

AGENCY REFERRALS & COMMENTS

As of the date of this staff report, no agency referrals/comments have been received that are pertinent to the analysis of this proposal.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

SHMC 17.08.040 (I) - Quasi-judicial amendment and standards criteria

A.3.09 F&C

- (a) A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:
 - The applicable comprehensive plan policies and map designation; and that the change will not adversely affect the health, safety, and welfare of the community; and
 - (ii) The applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197, until acknowledgment of the comprehensive plan and ordinances; and
 - (iii) The standards applicable of any provision of this code or other applicable implementing ordinance.
- (b) Consideration may also be given to:
 - (i) Any applicable evidence of change in the neighborhood or community or a mistake or inconsistency in the comprehensive plan or zoning map as it relates to the property which is the subject of the development application, (Ord. 2875 § 1.020.040, 2003)

Discussion: (a)(i) The Comprehensive Plan designation for the subject property is Unincorporated Highway Commercial, UHC. Applicable designation and zoning district for annexation are discussed below.

SHMC 19.08.030 discusses public services and facilities and includes utility provisions (e.g. water and sewer) as well as services such as police and library. In sum, all services are fatertwined; this amexation allows connection to City sewer to support existing and future development on the subject property, and, once amexed, all other City services/facilities. By this process, the proposal complies with the Comprehensive Plan.

Finally, there is no evidence that this proposal will be contrary to the health, safety and welfare of the community.

(a)(ii) The City's Comprehensive Plan has been adopted by the State, thus, the applicable Oregon Statewide Planning Goals adopted under ORS Chapter 197 needn't be analyzied.

(a)(iii) Other provisions applicable to this proposal are discussed elsewhere hereis.

Finding: The quasi-judicial amendment criteria are met as they relate to this amenation request.

SHMC 17.28.030 (1) - Annexation criteria

- (a) Adequate public facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area; and
- (b) Comply with comprehensive plan amendment standards and zoning ordinance amendment standards and not be in conflict with applicable comprehensive plan policies and implementing ordinances; and
- (c) Complies with state laws; and

- (d) Abutting roads must meet city standards or property owner will be required to sign and record an irrevocable consent to local improvement district; and
- (e) Properly exceeding 10 acres in gross size must show a need on the part of the city for such land if it is designated residential (e.g., less than five years' supply of like designated lands in current city limits).

Discussion: (a) The City's current water system has excess capacity of approximately 100% or about twice the consumption rate. The City's sewer has excess processing capacity at the plant of over twice the use rate domestically. McNuky Water District has stated in the past that they can handle any growth in the UGA that the City has. Storm water capacity is not an issue as it ultimately ends up in the Columbia River. If there is any conveyance issue with water, sewer or storm, improvements would be required at the time of development in relation to the intensity and nature of that development.

With regards to the road system, the City's Transportation System Plan (TSP) did not include an analysis of the intersection of Firway Lane (3rd Street)/Columbia River Highway, but it did analyze that portion of the highway between Millard Road and Firlock Park Boulevard. That portion of highway was given a level of service (LOS) for the 2016 growth forecast under the various scenarios (i.e. no build condition and the TSM, TDM, road system, and combination alternatives) of either C or, B or better. LOS of A-C is generally considered adequate.

Finally, with regards to public facilities, as noted under AGENCY REFERRALS & COMMENTS above, service agencies have been notified of the proposal and none responded identifying conflicts with the proposed annexation and their respective provided service.

(b) There are multiple uses on the property including but not limited to a preschool building, coffee shop, unoccupied commercial suite (former book store), detached single family dwelling, and Mark's Custom's Exteriors (office building). It does not appear that all uses will be conforming upon annexation: single family dwellings are not allowed in the City's HC zone, for example.

The Comprehensive Plan does include specifics about commercial activities along the highway south of McNulty Creek (which the subject property is) as follows, per SHMC 19.12.080(e):

No new commercial activities will be allowed on Highway 30 south of McNulty Creek unless:

- (i) Any new access is onto a frontage road and not Highway 30;
- (ii) The land receives city sewer and water services; and
- (iii) The designated area will be a minimum of 300 feet deep.

This is existing commercial activity, no new access is proposed from the highway, the land is in the McNulty Water District and will receive City sewer and the UHC/EC designation is 300° deep, including half of the Kavanagh Avenue right-of-way.

There does not appear to be any conflicts with the Comprehensive Plan or implementing ordinances.

(c) Perseant to ORS 222.111(1), a City may only annex territory that is not within another City, and the territory must either be configuous to the annexing City or be separated from the City only by a body of water or public right-of-way. The subject property is not within another City's jurisdiction and City of St. Helens corporate limits is across the Columbia River Highway (Hwy 30) and railroad rights-of-way.

Further, ORS Chapter 222 requires that that all property owners of the subject property to be annexed and at least balf of the electors residing on the property consent in writing to the agreement. These documents where submitted with the agreement application.

Transportation Planning Rule (TPR), OAR 660, Division 12. The TPR requires that where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures to assure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility. Current zoning of the property is Columbia County's C-3 and the City zoning option given annexation is HC.

Uses permitted in the County General Commercial, C-3 zone are:

- Any use permitted in a C-5 and C-4 District.
- Single-family dwelling accessory to a permitted use and contained in the main building.
- Two-family dwelling accessory to a permitted use and contained in the main building.
- Multi-family dwelling.
- Boarding, lodging, or rooming house.
- Commercial recreation.
- Motel, hotel, including an eating and drinking establishment in conjunction therewith.
- Group cottages.
- Church,
- Public or private school or college.
- Community meeting building.
- Utility facilities necessary for public service.
- Hospital, sanitarium, rest home, and oursing home.
- Governmental structure such as a fire station or library but excluding a storage or repair type facility.
- Radio or television transmitter tower.

- Retail trade establishment such as food store, drug store, gift shop, hardware store, and furniture store.
- Repair and maintenance service of the type of goods to be found in the above permitted retail trade establishments provided such service is performed wholly within an enclosed building.
- Business, governmental, and professional office.
- Financial institution.
- Eating and drinking establishment.
- Personal and business services such as barber shop, tailoring, printing, funeral home, or laundry and dry cleaning establishment.
- Animal bospital, provided no noise is audible in an adjacent residential district.
- Automobile service station and public garage.
- Automobile and truck sales area.
- Any other use held similar to the above uses, as approved by the Commission.

Uses permitted or *conditionally permitted in the City's HC zone are:

- Boat, trailer and recreational vehicle equipment sales, service and repair.
- Building supply firms that conduct business completely within an enclosed building except for outdoor storage.
- Bus and train stations/terminals.
- Car washes.
- Drive-up facilities (see specific requirements in Chapter 17,100 SHMC).
- Eating and drinking establishments, including drive-up and carry-out.
- Financial institutions, including drive-through (see specific requirements in Chapter 17.100 SHMC).
- Gesoliae stations.
- Motels and hotels.
- Motor vehicle sales, service and repair.
- Nurseries and greenbouses.
- Offices catering to motorists (e.g., insurance claims).
- Parking lot.
- Plumbing, HVAC, electrical and paint sales and service.
- Preduce stands.
- Public facility, minor.
- Retail sales establishments, specifically catering to motorists, including drive-in.
- Retail sales of large equipment items and repair and maintenance concerns that conduct business completely within an enclosed building except for outdoor storage.
- Shopping plaza (permitted businesses only).
- Small equipment rentals, sales and repair.
- Theaters, except drive-ins.
- Tire shops within an enclosed building.
- *Amisement services.
- *Animal sales and services, grouning, kennels, and veterinary (small animals).

- *Dry cleaners and laundromais.
- · *Dwelling units above outright permitted uses.
- *Fageral horses.
- * *Home occupation in dwelling unit (per Chapter 17.120 SHMC).
- *Eospitais.
- *Parks.
- *Public facilities, major.
- *Recreation facilities.
- *Religious assembly.
- *Retail establishments not directly catering to protorists.
- *Sobools
- *Shopping centers (can include all retail, personal services, professional services, medical, and dental offices).
- "Travel trailer parks.

The potential land uses are very similar for both the City and County; the City's zoning is no more intense then the County's with regards to the possible intensity of uses allowed and potential vehicular trips generated. This is reinforced by the County's cumulative Commercial Zoning, where the C-3 zone allows the permitted and conditional uses of the County's Neighborhood Commercial, C-4 zone and Highway Commercial, C-5 zone (the uses of which are not listed above); the C-3 zone allows the greatest range of uses amongst the suburban commercial zoning districts of the County. Thus, this proposal will not affect an existing or planned transportation facility.

- (d) The subject property abuts three street/road rights-of-way: Columbia River Highway, Firway Lane (3rd Street) and Kavanagh Avenue. The highway frontage is built out with curb and sidewalk along the property's entire length. The Firway Lane frontages (property lies on both sides) lack such improvements except near the highway. Kavanaugh Avenue lacks these improvements too. City standards require such improvements. However, this property is not the subject of a current development land use review, which provides the legal nexus and proportionality to require such improvements. As such, the only option is for the property owner to be required to sign and record an irrevocable consent to local improvement district, though, the applicant could improve the frontages if they desired.
- (e) The subject property is less than 10 acres in size and not designated or zoned residential, thus, showing a need on the part of the city for such land (if designated residential) is not necessary.

Finding: The annexation approval criteria are met for this proposal, with the condition that the property owner to be required to sign and record an irrevocable consent to local improvement district for street improvements or complete the street improvements to City standards.

SHMC 17.28.030 (2) -- Annexation criteria

The plan designation and the zoning designation placed on the property shall be the city's zoning district which most closely implements the city's comprehensive plan map designation.

Discussion: The Comprehensive Plan designation for the subject property is Unincorporated Highway Commercial, UHC. Upon annexation, the Comprehensive Plan designation would thus be (incorporated) Highway Commercial, HC. There is only one zoning option under that designation: the Highway Commercial, HC zoning district.

Finding: The subject shall be designated Highway Commercial, HC and zoned Highway Commercial, HC upon annexation.

SIMMC 17.112.020 - Established & Developed Area Classification criteria

- (1) Established Area.
 - (a) An "established area" is an area where the land is not classified as buildable land under OAR 660-08-0005;
 - (b) An established area may include some small tracts of vacant land (tracts less than an acre in size) provided the tracts are surrounded by land which is not classified as buildable land; and
 - (c) An area shown on a zone map or overlay map as an established area.
- (2) Developing Area, A "developing area" is an area which is included in the city's buildable land inventory under the provisions of OAR except as provided by subsection (1)(b) of this section. (Ord. 2875 § 1.150.020, 2003)

Discussion: OAR 660-608-6005 generally defines "Buildable Land" as vacant residential property not constrained by natural hazards or resources, and typically not publicly owned. The subject properly is not zoned residential, thus, this provision does not apply.

Finding: This provision is not applicable.

CONCLUSION & DECISION

Based upon the facts and findings herein, and the recommendations of staff and the Planning Commission, the City Council approves this annexation, subject to voter approval, and that upon annexation, the subject property have a Comprehensive Plan designation of Highway Commercial (incorporated), HC, and be zoned Highway Commercial, HC, with the condition that:

The street(s) abutting the subject property shall be brought into compliance with City street standards (or) property owner(s) shall sign and record an irrevocable consent to a local haprovement district,

Randy Peterson, Mayor

10 | 21 | 09

Annexation to the City of St. Helens, Oregon

PETTION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

58606 Kavanagh Street	4NIW-8AC-1700
Street Address of Property (if assigned)	Tax Account Number of Property
	Hill on All
1. Holgards Commercial Mossery LLC.	<u> </u>
Print Owner Name	Signature of Owner
2.	
Print Owner Name	Signature of Owner
3. Print Owner Name	
CORP. CAMBON 1498HIG	Signature of Owner
4.	
Print Owner Name	Signature of Owner
Flores would all appressionals for thems.	
észkog szsárazot Céz, Stala, Jap.	31.48 Lens, 08 47051
Cookert Friegates	21
We agree that this consent shall be irr	evocable and is a covenant and runs with
ine iand, and is binding on our heirs.	assidies. Of successors in inferest 186-
adi es nigeni usa di Dahiud ive legini	ed fees and deposits at this time, that wa
written demand from the City of St. H	ts (current at the time of demand) upon elens and that failure to do so may result
is the vity placing a hen against the pr	DDeity. We agree that we will nividate all
Electors to either consent to this an electors.	nexation or to terminate their status as
The tempolog leatherns was enterpologised before on the 199 de	J)
*	Sica Scholl
Section and the section of the secti	noted (pulse or section)
OFFICIAL SEAL LISA SCHOOL	Se converse value of Off 14 3 Mil
2 PUNESSERVE EACHER 1887 1887 1887 1887 1887 1887 1887 188	49 025024500 00000 SEPT 4, 201
NOTARY PUBLIC-OREGON	the contraction reserves Sept. 4, 201
NOTARY PUBLIC-OREGON COMMISSION NO. 420250 MY COMMISSION POPICS SEPT. 4, 2011	the contraction experies Sept. 4, 201

EXHIBIT'A'

Legal Description:

Lots 13 and 14, Block 3, Golf Club Addition to the City of St. Helens, Columbia County, Oregon.

Subject to: NONE

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

58581 Columbia River Huy	4NIW-8AC-180D
Street Address of Property (if assigned) (if	Tax Account Number of Property
1. <u>Ad<i>ooks Commercial Arga vie</i>s.</u> Print Owner Name	May 2/M Metaglit Signature of Owner
2. Print Owner Name	Signature of Owner
3. Print Owner Name	Signature of Owner
4. Print Owner Name	Signature of Owner
Pleane, tespi 59 (uracpacatanus to: Sanis: Ppistoj Associa) City, Saler, Poi Cargad Pelandona:	SP HETERS SPECIOS I
We agree that this consent shall be irrevented land, and is binding on our heirs, as: agree that in lieu of paying the required will pay the required fees and deposits written demand from the City of St. Hele in the City placing a lien against the propelectors to either consent to this annex electors.	signees, or successors in interest. We fees and deposits at this time, that we (current at the time of demand) upon as and that failure to do so may result erty. We agree that we will obligate at cation or to terminate their status as
Sin bengsing sosterioons was retrievelyngzed between the USE 1807 of	Him Somell
CFFICIAL SEAL LISA SCMOLL NOTATY PUBLIC-CREGON COMMISSION NO. 420259 MY COMMISSION EXPERS SEPT. 4, 2013	Martin Color Sept. 4, 2011

exhibit a

File 858976

Columbia City NCL- Warren Section Columbia River Highway Columbia County Org. No. 10B-3-9 AFD 5-17-80

D. O. T.

Sale

A parcel of land lying in Lots 2 and 3, Block 3, GOLF CLUB ADDITION TO ST. HELENS, Columbia County, Oregon and being that property designated as Parcel 2 and described in that deed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded December 30, 1992, Fee No. 92-9313, Columbia County Clerk's Office.

The parcel of land to which this description applies contains 18,720 square feet, more or less.

NOTE: Reserving to the grantor a Permanent Easement for Stopes, Landscaping, Water, Gas, Electric and Communication Service Lines, Fixtures and Facilities over that portion of the above described property lying Southeasterty of the following described line:

Beginning at a point opposite and 60 feet Northwesterty of Engineer's Station 818+00 on the center line of the relocated Columbia River Highway; thence Southwesterly in a straight line to a point opposite and 55 feet Northwesterly of Engineer's Station 820+50 on said center line which center line is described in said State of Oregon deed, containing 1,520 square feet, more or less.

This parcel lies within Sec. 8, T. 4 N., R. 1 W., W.M.

1800

·:--.

12/6/2005 Page 4 of 4 - deed eb

CETC VINAMERS

SHARLES L. MCCARINEY, JA., Grancoz, for the time and schuel consideration of \$\frac{72,800.00}{0.00}\$ does comey unto the STATE OF CLEAGE, by and through its TEPANDESE OF TRANSFORMATION, Highway Division. Grancoe, for title to the fullewing describes property:

PARCEL 1 - Fee

A percel of land lying in Lots 2 and 1, Block 1, COLF CLOB ADDITION to ST. HELEMS. Columbia County, Oragon and being a pertian of that property described in that deed to Charles L. McCartney, Jr., recorded June 9, 1975 in book 201. Page 136, Columbia County Record of Deeds; the said percel being that portion of said property included in a strip of land 47 feet in width lying on the Northwesterly side of the certain line of the relocated Columbia River Highway which center line is described as follows:

Beginning at Engineer's center line Station 791:00, said station being 4942.02 feet South and 2444.66 feat West of the Northwest corper of the N.M. Knighton D.L.C. No. 44, Township 6 North, Range 1 West, W.M.; thence South 36° 52' 29° West 1093.33 feet; thence on a spiral curve left (the long cherif of which bears South 36° 12' 20° West 159.98 feet) 400 feet; thence on a 5729.58 foot redius curve left (the long chord of which bears South 29° 43° 11° West 1020.75 feet) 1022.10 feet; thence on a spiral curve left (the long thord of which bears South 23° 19' 13° West 399.78 feet) 600 feet; thence South 22° 30° 13° West 4184.56 feet to Engineer's center line Station 862:00

Bearings are based upon the Oregon Coordinate System of 1927, North.

The percel of land to which this description applies contains 2,500 Equare feet, more or less.

PARCEL 2 - Fee

Lots 2 and 3, Block 3, GOLF GLUB ABBITION TO ST. HELENS, Columbia County, Oregon.

10-23-92

RETURN TO
ORECON STATE HIGHWAY DIVISION
RECHT OF WAY SECTION
417 TRANSPORTATION BLDG.
SALEN, ORECON 97316

Account No.: 02-08-4108-013-01800

Property Address: 58581 Columbia River Highway

|St. Holens, OR | 188

:///-

Highway Divizion File 58976 103-3-9

EMCKET therefrom Parcel 1.

The percel of land to which this description applies contains 18,720 square feet, more or less.

Overtor epvenants to and with Grantes, its subcoasors and assigns, that he is the owner of said property which is free from encumbrances, except for escents, conditions, and restrictions of record, and will warrant the same from all lawful claims whereoever, except as stated herein.

THIS INSTRUMENT WILL NOT MILE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.

THE VIOLATION OF APPLICABLE LAND USE LAWS AND REQUIRITIONS. STRONG SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING PER TITLE TO THE PROPERTY SHOWED CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

December 17 day of Arabet 1992

STATE OF OSEGUE, County of Columbia

December 17 1992 Personally appeared the above need Guarias i.

MicCartney, Jr., she acknowledged the foregoing instrument to be his voluntary act.

Before se:

Rotary Sublic for Oragon

My Commission empires

3/11/93

16-23-97 Paga 2 - WO Justination of the San efforces of the San eff

Marchael Brook Con

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

	5851,3/d. 0000 0 . 00 H.	a Harris and in-
Star	58563 (<u>olumbia</u> River the est Address of Property (<i>If assigned</i>)	名: 4以ん) - 8 A C - 1900 Tax Account Number of Property
1.	Holcoals Commercial Properties Print Owner Name	Muser July Menager Signature of Owner
2,		*
š., (Print Owner Name	Signature of Owner
3.		
	Print Owner Name	Signature of Owner
4.		
	Print Owner Name	Signature of Owner
We	and a compositors of News 1995 Access 1995	able and is a covenant and some with
ag wii wr in i Ele	I land, and is binding on our heirs, assine that in lieu of paying the required foil pay the required foil pay the required foil pay the required fees and deposits (of itten demand from the City of St. Helen the City placing a lien against the propertors to either consent to this annexasters.	gnees, or successors in interest. We see and deposits at this time, that we surrent at the time of demand) upon a and that failure to do so may result ty. We appear that we will able to a surrent at the time of the surrent at the time.
Voe te	urgione miniscresi was astrocaledges before mo thisP	May 101, 15 K Mark Holcomb
********	20002-200000	Lion School
	CFFICIAL SEAL USA SCHOLL NOTARY PUBLIC-OREGON EXMMISSION NO. 420289 BYY COMMISSION COVERES SEPT. 4, 2011	ery compression regions

EXMIBIT 'A'

Legal Description:

Lot 1, Block 3, Golf Club Addition to St. Helens, according to the plat thereof on file and of record in the office of the County Clerk in the Columbia County, Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by rieed recorded June 24, 1940 in Book 66, page 233 and also deed recorded December 27, 1994 in Fee Number 94-12045, Records of Columbia County, Oregon.

Subject to:

An Easement created by instrument, including the terms and provisions thereof, For:

State of Oregon, by and through its Department of Transportation

stpes, landscaping, water, gas, electric and communications

service lines, fixtures and facilities

Dated: Recorded:

November 8, 1994 December 27, 1994

Fee No.:

94-12045

in Columbia County, Oregon.

Affects:

Southeasterly line



GARRANTY DEED

NOS 2. WOODS and PHYLLES J. WOODS, Anaband and wife, Greators, for the true and actual consideration of \$ 12,600.00 do convey unto the STACE OF ORECOR, by and through its DEVERTMENT OF TRANSPORTATION, Grantee, fee title to the following described 979985597

FARCELL I - FOR

A parcel of land lying in Lot 1, Block 3, SOLY CLUB ADDITION TO ST.

HELERS, Columbia County, Oragon and being a portion of that property described In that deed to Charles E. and Mary S. Beined, recorded August 2, 1941 to Brok 68. Page 311, Columbia County Escard of Beeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Borthwesteriy side of the center line of the relocated Columbia Elver on the Borthwesteriy side of the center line as follows:

Segioning at Engineer's center line Station 791000, said station being 4042.01 feat South and 2444.00 feat West of the Enriquest corner of the Eng. Engineer South and 2444.00 feat West of the Enriquest Corner of the Eng. Engineer South 360 Engithmen D.L.C. Bo. 34, Township & North, Renge i West, W.M.; thence South 360 Eng. 29° West 1894.32 feat; thence on a spiral curve left (the long chord of spiral heart South 36° 12° 29° West 399.98 feat) 400 feat; thence on a 2729.58 which heart South 36° 12° 29° West 399.98 feat) heart South 29° 45° 31° West foot radius corve left (the long chord of spiral curve left (the long chord of 1820.75 feat) 1822.18 feat; thence on a spiral curve left (the long chord of which heart South 23° 19° 13° West 399.98 feat) 490 feat; thence South 22° 39° which heart South 23° 13° Engineer's center line Station 862*00.

The widths in Sect of the strip of hand above referred to are as follows:

Follows			
\$5,84,2.013	tto	Stathen	Width on Merchwesterly Side of Conter Line
8%9+00 820+10 820+35		820+10 820+35 820+70	47 47 in a straight line to 60 50 in a straight line to 140

Ecarings are based upon the Oregon Coordinate System of 1827, North 2000.

The parcol of land to which this description applies contains 1,680 square feet, more or less, butside of the existing right-of-way.

Grantors also grant to Grantes, its successors and avaigns, a permanent essente to construct and caintain slopes and landscaping, and to relocate, construct and maintain water, gas, electric had communication cervice times, fixtures and facilities, and appurtunances therefor, upon, over, through, and across the following described property:

30~25-94

ggryks so CRECON EMPARTMENT OF TRANSPORTATION RECEPT OF MAY SECTION 617 TRANSPORTATION BLDG. SALWM, GRECOR 97310

Account No.: 92-08-2-4198-013-01990

Property Address: 33545 Firear Lane St Helens GE

Ö

0007 File 59023 108-3-0

PARCEL 2 - Permanent Easement for Stopes, Landscaping, Water, Gas, Steetric and Esseministion Service Lines, Flatures and Facilities

A parcel of land lying in Lot i, Block 3, COLF CLUB ADDITION TO ST. HELDS, Columbia County, Oregon and being a portion of that property described in that deed to Charles E. and Mary S. Seland, recorded in Bosk 60, Bege 511. Columbia County Record of Beeds: the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northwesterly side of the center line of the relocated Columbia Siver Highway which center line is described in Parcel 1.

The widths in feat of the strip of land shows referred to are as follows:

Stackers

io Station

Width on Northwesterly Side of Center Llow

818*69

\$26456

60 in a straight line to 55

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains all square test, more or less.

If IS UNDESTROOD that the mesement hereis granted does not convey any right, or interest in the above-described Parcal 2, except for the purposes stated bacein, not provent Grantons from the use of said property; provided, however, that such use shall not be parmitted to interfere with the rights herein granted or codespar the lateral support of the bighway, or to interfere in any way with the relocation, construction, and maistenesses of said utilities, and their apportenesses, we granted hereinabove.

Also the rights of the owners of any telocated atilities shall be the same as previously existed in that portion of the utilities being relocated.

IT IS ALSO UNDERSTOOD that this essencest shall be subject to the same conditions, terms and restrictions contained in the ensemble, licenses and/or negatia granted to the owners of any facilities being relocated.

IT is ALSO DECERSTOOD that Grantons shall not place or creet any buildings or attractures upon the easement area without the written consent of Grantoe.

IT IS FURTHER UNDERSTOOD that nothing berein contained is intended to create any obligation on the part of Stantes for the maintenance of said utilities.

Grantors covenant to and with Granise, its successors and assigns, that they are the owners of all the above-described property which is free from encuebrances, except for

10~25-94 Paga 2 - WD ectuai tarougi properi

01 - Fe

constri water,

appurte

19-25-9

OREGON

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ODGY 8830 50025 308-3-9

easements, conditions, and restrictions of record, and will warrant the property herein conveyed and the easesport rights becaln granted from all lawful claims whatsoever, except as stated Accein.

Grantors agree, the consideration recited herein is just compensation for the property, including any and all demages to Grantons' remaining property, if any, which may result from the acquisition or use of sold property and the construction or improvement of the highway.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND RECOLATIONS. REPORT SIGNING OR ACCEPTING THE INSTRUMENT, THE PERSON ACQUIRING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLADRING REPARTMENT TO VERIFY APPROPRIS CERS AND TO DEFERRINE ANY LIBITS ON LAWSUITS ACAIMST FARMING OR FOREST PRACTICES AS DEFIRED IN GES 30.090.

It is understood and agreed that the delivery of this deed is hareby tendered and that terms and obligations hereof shall not become binding upon the State of Oragon Department of Transportation, its Director or a duly authorized representative, unless and until accepted and approved by the parameter of this decrease.

and applying by the seconding of this marginant.
David this 8th day of Moustern 1994.
The first of the f
See H. Strade-
See X. Vivos ()
889233 7 89233 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
STATE OF GREGON, Country of Columbia I July & DEC
Dec 15 . 1994. Personally appeared the shove cased Joe R. Moods and
Phyllis J. Woods, who acknowledged the foregoing instrument to be their voluntary out.
Baffara and
A State of the sta
AND CONTRACTOR STREET,
ORMASSICA NO. 25 1044 Ny Commission expires 10-19-99
Section of the sectio

10-25-94 Page 3 - WD aei/ ť3

ELISABETH RUSER, Usedy Chak T began with that the within the variety in the County and warming the freeze for remain and county to the County for the Coun 1000 Telephone 1000 T 8 ₹ 公 200

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C Silver o'Clast Lie Birer o'Clast Lie B. Past, County Stark By I. Mis.Class, Ages

M.

5 77 5 4 F F F

WASSANDY DESD

. K. Van navta er al

STATE OF CHRESCH

THIS INSURTURE WITERSHEES, That We, J. W. VAN HAFTA and ARAA E. VAN HAFFA, business 🍇 170, and CHARLES H. CELARD and MARY S. RELAND, husband and wife, grantony, for the coc-器ablon of the sum of SEVERTY-PEYE and CO/13G (\$75.00) EXELANG to us peid, have bergaland Mold and by those presents do bargain, sail and convey note the STATE OF ORSOE, by and ar the STATE HIGHER COMMISSION, the following described premises, to wit:

A percel of land lying in lot j. Shock 5 of Colf Clab Addition to 50. Helons, in Seption 6. Township & Worth, Sange I West, W. W., Columbia County, Oregon, the sold parted Delng described as follown;

Segmenting at the Rotthoant corner of said Lot 1; said corner also being 30 feet Alatset in boginating at the Korthoset owner of said lot 1; said corner also being 80 feet distant of the Columbia of Paiwer Sighway: theory Bouth 20' 50' West along the Escionly line of eals lot a Statemes of TS.O fort, to the Southwest carmer of soid Lot; thence Horth 60% 069 West elocy the Southerly lies of soid let a distance of 10.0 feet to a point which is 40 feet distant (Mesterly from (when measured of right angles to) seld highway conter lice; thouse Horth \$0° 55° Each pareliel to and 40 feet distant from asiA center line a dictione of 75.0 feet to the Meriberly line of said Let; Chance South 67' 08' Bees along said Portharly lies a distance of 10.0 feet to the point of Depiesing, combaining 750 square feet.

TO HAVE AND TO 1000 the ents progress with their apportances, in fee simple, unto maid State of Gragos, by and through its State Highway Commission, its successors and Mika Korever.

And we the seld granters do bareby covenent to and with the seld State of Gragon, by Marcugh its State Wighway Commission, its oscessors and casigns, thus we are the owners eligite of asid premises; that they are five from all incumbrance and that we will st sod defend the same from all lestel plates whatever.

IS WITSESS WITSENF, we have heregote our mands and scale buts 18 day of June,

Min presonce of (👸🗷, V. McChasney

Z. W. YanNotta (SSAU) Abms E. Vanëstte (Seat) Charles W. Stiend (SERE) Mary S. Saland (SEAL)

879.08 08.5005 **Kar**of Columbia) ⁸⁸

On this is day of June, 1940, personally case before se, a betary Public in sed for powers and atota, the within nomed J. b. Van Harte and Arma W. Van Wetta, his wife, the personally brown to be the ideotical persons described in, and who executed, the within went, and the each personally asknowledged to me that they expected the same freely and farily for the book and purposes therein maded.

Witness my band and official soul the day and year lost shave written. **ii** zai seat)

%. S. McChaanay

Setary Public for Orageo My commission augines Nov. 20, 1940

POSSESO VENESONA,

(Of Columbia)

On this 18 day of June, 1940, personally case before ea, a totary fublic in and for purcey and state, the within most Charles E. Selend and Mery S. Welend, big wife, to ma Ally known to be the ideolical paraons described in, and sho executed, the sithin throat, and who each personally acknowledged to me that they executed the egge freely and Exterily for the vers and purposes therein asset.

Mittees by hand and official onel the day and year loot above written. **i**ikual sealj

W. S. WoChesney Notary Public for Oragon My commission expires Nov. 22, 1040

Šīma žātb. 199 80 pielpak A. 9 Mari, County C 8. Mickelson, 1.940

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

	35531 Firway lare	4NIW-8AC-2000
Sta	reet Address of Property (<i>Vir assigned</i>)	Tax Account Number of Property
£.	Holcomb Commercial Rope Teles Print Owner Name	** ***********************************
2,		
	Print Owner Name	Signature of Owner
3.	Print Owner Name	Signature of Owner
.8	The state of the s	orginations of cowhist
Ť.	Print Owner Name	Signature of Owner
Peter	ver centri ali convenigazioni con di diagnos:	- Os O
	Making Addasss: City, Saxon, Jun 1	Po Box 444 St. Helens, OR 97051
	Ecvitory Testaprome:	3
eri aç w in El	ie land, and is binding on our heirs, as pree that in lieu of paying the required ill pay the required fees and deposits ritten demand from the City of St. Held the City placing a lien against the propectors to either consent to this anne ectors.	ocable and is a covenant and runs with signees, or successors in interest. We fees and deposits at this time, that we (current at the time of demand) uponens and that failure to do so may result perty. We agree that we will obligate all xation or to terminate their status as
77:2	teorgeoing instrument was acknowledged before ser asia 1915 cap of	May of Mark Hokomb

	OFFICIAL SEAL LISA SCHOLL ROTARY PUBLIC-ORFICCAL COMMISSION NO. 420259 MY COMMISSION EXPIRES SEPT. 4, 2011	Hich School Scott Sept. 4, 2011

Title No. 07-54337

Escrow No. 07-54337

EXHIBIT'A'

<u>Legal Description:</u>
Let 15, Block 3, GOLF CLUB ADDITION, in the City of St. Helens, Columbia County, Oregon.

Subject to: None

2000_

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

58527 Columbia River Hu Street Address of Property (If assigned)	ツー イルNW - 8 AC - 2 3 DD Tax Account Number of Property
t. <u>Haloneth Commercial Properties.</u> Print Owner Name	1047111 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2
2. Print Owner Name	Signature of Owner
Print Owner Name	Signature of Owner
Print Owner Name	Signature of Owner
Parking Assistant Dep, Mohn, Pops Greens, Vengtennes	10 80% 4416 51. H2 605, 68 97051
We agree that this consent shall be irre- the land, and is binding on our heirs, a agree that in lieu of paying the required will pay the required fees and deposits written demand from the City of St. Hei in the City placing a lien against the prop Electors to either consent to this anne electors.	fees and deposits at this time, that we (current at the time of demand) upon and that failure to do so may result
The foreigning instrument was estimated by the first one too 102. The stay of	May : A. Mark Holcomb Live Scholl
OFFICIAL SEAL LISA SCHOOL MOTATY PUBLIC-OREGIN COMMISSION NO. 420259 MY COMMISSION EXPERS SEPT 4, 2011	the construction sequence Sept. 4, 2011

EMBLERT A

. Someongeren.

LEGAL DESCRIPTION

Lot 10. Slock 3, GOLF CLUB ADDITION TO ST BELKMS, Columbia County, Oregon, EXCEPTIEG THEREFRON that portion conveyed to the State of Oregon, acting by and through the State Highway Commission, by deed recorded August 14, 1940 in Columbia County Deed Book 66 at Page 418;
AND SECRET ALSO that portion conveyed to the State of Oregon, by and through its Department of Transportation, by deed recorded August 3, 1995 under Columbia County Clerk's instrument So. 95-06569, records of Columbia County, Oregon.

930<u>0</u>

After recording return to: CHRISTINA STANSBURY 1844 COESSEA SLVD., SHIYE A 8%. RRLBRS, CX 97051

Unkil & change is requested tax statements ahali he sent to the following addrawn: SAME AS ABOVE

Liberatory cereator of using withing interven-central ways managed for memory with introvolved to the Centraly of Colombian Music of Mindews SS FN

HARANTY DEED .. STATUTORY FORE (1802787883) or 008768883108)

ACREST L. HERRICH AND ARLENS B. HERRICHART, we tenents by the authority Granton.

conveys and wassants to:

CHRISTINA STEMBURT and EATHERFUL PAULIUME, as tecepte in common, Grantson,

the following described real property from of encombrances except as specifically set forth bacmin:

LOT LY: BLOOK 2) COLK CHOS LODE FLOS EX **Welsh**o. Columbia County, Oregon. Excepting thirefine that poilies deeded to the State of Gregon in Tee Wusber 55-06849, recorded on August 3, 1998, and also excepting therefrom that portion described in Deed Sock 195 on page 259, beed Records, Columbia Company, Oxegon.

SESSECT TO:

1. An essence crapted by instrument, including the terms and provisions Krareof.

Daked:

June 6, 1995

Recounted :

August 3, 1935

Ven Brandone:

25-06549

Ze. favor of:

Contraction of Schargeration

example to construct and maintain clopes

Tax Acrount No: digenzingting own Bo: 6308

THIS INSTRUMENT WILL NOT ALLOW BUY OF THE PROTUCTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAND LIN RECHLATIONS. REFORE STREETS OF ACCEPTING THIS INSTRUMENT, THE PERBON ACQUIRING PRE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIANT CHAY OR COUNTY PLANTING DEPARTMENT TO UNKLEY approved uses and to distribule his limits on languits against breshing or forest PRACTICES AS DEVIGED IN ORS 30.939.

\$142,800.00 . Hawever, if The true promideration for this conveyance is the actual consideration commists of or includes other groperty or other value given as gramised, such other property or value was part of the/the whole of the (indicate which) cossideration.

If grancer is a comperation, this has been eighted by authority of the Roard of Directors.

mared this 200 cay or October 1096.

GRARIDRIGI:

OPPROMUSEAS. MRADAMAR, SLANDS COMMISSION OF THE WAY COMMISSION OF THE STREET

STATE OF GRESON, COURLY OF LAKELTY DEC-

This invariance was acknowledged before no on Chiladed 23 , 1994. by ROBERT L. HERMESSY and ARLENE E. HERMESON

Mod Randoly my consider expires: 8/22/2000

WARRAPRY DEED

STATE OF OREGON, By and through its DEPARTMENT OF TRANSPORTATION, Granten, few title to the following described

property:

PARCEL 1 - Fee

A parasi of land who shilp! 19, seek 2, COLF CLOB ADDRION TO \$3, HELSEL, Columbia County, Chegon and being a position of that properly described in Bast deed to Adene for Hermassy, recorded Petassary 11, 1967 in Book 267, Page 897, Columbia County Recard of Deviation the raid parciet being that portion of raid property included in a strip of fand variable in width, lying on the Northwesterly side of the center are of the resociated Coscribio Relatifishedy which certer are is dispositived as follows:

Segianing at Engineer's assistatione Station 791+00, said station being 4942-02 feet South and 2444.66 feet West of the Northwest come of the Yusa Knighton D.L.C. Ro., 44, Township 4 Hodh, Ronge T West, W.Js., thence South 36" 52 27" West 1093.33 feet; thence as a spiral curve left (the long chard of which bean South 36° 12' 27' West 399,98 fact) 400 feet; thence on a 5709,58 foot radius curve tell (the long chord of which becay \$cx.8h-27* 45 \$1" West \$630,73 (set) 1922.10 feet shence on a spirol curve left the long cherd of which being South 22" 19" 13" West 379.38 feath 400 feet, shence South 22"39" 13" West 4184.56 feet to brigineeds carderline Station (62,+80).

The widths in feet of the skip of land above externed to are as follows:

Station	ю	Station	Yekith on Northwestedy Side of Center Line
820+70 825+04 827+38		823+66 821+38 822+66	i 42 in o stroight tine to 61 61 in a stroight tine to 47 67

Bearings are based upon the Gregan Coordinate System of 1927, Modifi Zane.

the possel of land to which this description opplies contains 1,400 topoxe feet, more or less.

Granter dea geants to Grantese, its successors and assigns, a permanent masement to construct and maintain slopes and landscoping, and to relocate, construct and maintain water, gas, electric and communication rendoc lines, figures and foolities, and apportenances therefor, upon, over, through, and across the following described property:

5-22-83

98TORN TO OFFIGOR DEPAREMENT OF TRAHSPORTATION PIGET OF WAY SECTION 437 FRAMSPORTATION BLOG. SAREM, CREKSON 97380

Account No.: (12-58-2-4)(18-824-9200

Property Address: 58827 Columbia River Highway

55. Holens, OR, 9705)

PARCEL 2 - Permanyer's Eusement for Stopes, Landscoping, Widler, Gos. Electric and Communication Service Leter. Pictures and Focasses

A parcel of land sing in Lat To, Book 2, GOV CLUB ACCRION TO ST. HELENS, Oslumbia County, Cregari and testing a person of test properly described in that deed to Afene 8, Hermeny, recorded february 11, 1997 in Sook 267, Page 897. Columbia County Record of Deeds: the solid power being that context of solid properly included in a etip of land variable in width, bing on the Northwestery side of the context of the relocated Columbia River Righway which center lays is described in Page 5.

The widths in teet of the ship of land above referred to are as follows:

Station to Station Width on Northwesterly Side of Center time 821-000 \$24-000 \$00 in a straight time to 55

EXCEPT therefrom Payout 3.

The posces of land to which this description aspikes contains 500 square feet, more or fest.

If it stribbession that the easement feetein granted does not convey any right, or interest in the above-described Parcel 2, except for the purposes stated herein, not prevent Crantor from the use of said property, provided, however, that such use shall not be permitted to interior with the right herein granted or endanger the lateral support of the highway, or to interiors in any very with the relocation, construction, and maintenance of said utilities, and their appointmentes, or granted hereinobove.

Also the rights of the owner of any relocated utilities shall be the same as previously existed in that opinion of the suffice being relocated.

If is ALSO enversioned that the ensemble shot be subject to the come conditions, terms and restrictions contained in the ensembles, it can ensemble content of the course of the facilities being resocuted.

If it ALSO PROCESSOOD that Grantor shall not place at erest any bulkings or structures upon the easement area without the waters consent of Grantee.

If it FURTIMER ENDESTAGE that nothing herein contained is intended to create any obligation on the past of Grantee for the maintenance of said utilities.

Grantsz coverants to and with Grantes, its successors and arright, that the lower of all the above described crossory which is have born endurablesces, except for expensions, conditions, and restrictions of except, and we womant

8-22-95 Poge 3 - Wo

The properly besets conveyed and the easement ights herein granted from all tawks claims whatsomer, except as stated breaks.

THIS PATREMACHE WILL NOT ALLOW USE OF THE PROPERTY EXSCRIBED BY THIS INCRUMENT.
IN VESTATION OF APPLICABLE FAMOUSE CAWS AND REQUILATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
DEFAULT OF THE FOURIE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CRY OR COUNTY PLANNING
DEFAULTED AS GETTIED IN ORS 20,920.

Desired this 12 day of 1600 and 12 SES

Alberta & Marning

STATE OF OREGON, COURTY OF CONTRACT

foregoing instrument to be her voluntary act. Before mig

Notice Public to Kregon

My Commission expires 4 12 9

OFFICIAL SEAL SETTE FEASE GEAR FOLKE OFFICE COMMISSION FOLD WAS COMMISSION FOLD WAS COMMISSION FOR THE FARE

5-22-95 Page 3 - WD tew/

> I hereby entitly that the solubit declarteeus was received for securit and twenthal is the Chaptey of Calendria, State of Orogon.

6549 V NK-I PIZI

Pogos "Sil.....

ELEARETH BUSIER County Clerk

Reneipt a

Citrate 8 483

and the contract of the design of the contract of the contract

Garage and

MORRISO TAR STRANGE STATE ARE CONSIDERED.

-9%

STATE OF PRINCE

THIS TWO STORY SITE DOORS, That the UTATE OF CHECOR, represented and collect by the LORLD RAN MITTERANCE STATE AND CONSTRUCTOR, for the evaluation of the exact POUR HERE'S TOO door and HO/LOO DOLLARD, (\$435.00), to it paid, has bergained and cold and by these presents door bergain, eall and convey made like STATE OF CHECOR, soling by and through the STATE BICKERSTON, the following described precises, to will

a parent of land lying in Lot 10, Plock 2 of Polt Club Addition to St. Helens, is Section 3, Pownship a Horbt, Hanga 1 test, V.C., Columbia County, Oragon, and being a portion of the Collewing described propapty: That tract of land which was conveyed by the nartain doed to World Bor Veterans! State and Commission, recorded in Sock 86, Page 186 of Columbia County Nacord of Teads, the artic parent being described as follows:

Beginning at the Northeset corner of acid Lot 10; said curper being 20 feet distants Vestorly from (when measured at right angles to) the nester line of the 1952 releasion of the Columbia River Bighway; should begin 20° 50' West along the Snateriy line of said Lot a distance of 70 feet, to the houtheast corner of said Lot 10; thence North 20° 04' West along the Loutheriy line of said Lot a distance of 10 feet to a point which is 60' feet distant Vesterly from (when measured at right engles to) said highway conter line; thence North 20° 50' Rast payable to and 40 feet distant from soid center line a distant of feet to the Northerly line of said lot; thence North 60° 03' Sast slong said North 160° 5 distance of 10 feet to the Northerly line of said lot; thence North 60° 03' Sast slong said North 160° 5 distance of 10 feet to the said to the said of Daginaing, combining Tip square feet.

TO HEVE AUT TO BOLD the enid presides, with their appurtamences who the seid STATE OF CARRIED ON A ACTION by and through the STATE BICKERY COMMISSION, its amendment and assigns foreign AND, the greater, the successors enables, that it is the owner to the simple of said presides, that they are from the analysis brokes and that it will warred, and defend the case from all lawful claims who becomes.

THE SITE OF THE STATE OF STATE OF STATES OF ACTION BY AND EXPOSED THE WORLD HAD VETERAL STATE AND CONSTRUCTOR, Dee named these presents to be executed in the name by the Soveress and the Executive Secretary of the Constanten, and the seel of sold Constanten to be because of the by the Executive Secretary of the Constanten and the seel of sold Constanten to be because of the by the Executive Secretary this End day of July, 1945.

(KYAC OF STATE ALD COMMISSION)

CIATE OF ORDIOS, by WORLD WAS VERDEASS' STATE AID CONGLISTOR By Charles A. Spergus. Wovernor By Jarrold Swan, Executive Scorping

Piled August Mile, 1940 at 10:20 e'sisch A.M. J.W. Hunt, Gounty Clark By L.W. Mickeleco, Vogsty.

WARRANTY DEED

SAMES & POWER MARKEN

77

HAROK RUZSKIL BAKKA

EXOT ALL HER BY THESE PRICEMENT, That Juxes Martin and Pearl Martin, bushend and wife in consideration of One and no/100 Unlians, Bo them raid by Hergel Bussell Berker, a single I san, do hereby grant, burgain, soll and convey units and Bergel Bussell Berker bis nairs and analysis, all the following roal property, with the tenements, bereditazeous and appurtenances disturbed to the actd Country of Columbia and State of Orogon, bounded and described as follows.

Deginning at a point that to bowth 20° 44° East 1000.8 feet of the Corposat corner of the Paser William Constinuition Claim in bothlot 8, Township 4 Markh, Range 1 West of the Willamette Serician; and sorth 20° 00° East 304.8 feet; thoras Eouth 40° 30° best 815.8 feet; thoras Sorth 40° 30° best 815.8 feet; thoras Sorth 40° 37° West 810.8 feet; thoras Sorth 40° 37° West 810.8 feet; thoras South 30° 00° West 145.2 feet to the point of beginning.

To Wave and to Kold, the above described and granted procises upto said Wargel Russ Barker his helps and exsigns forever.

and the granters show maked in covered to and with the show maked grantes his his and assigns that they are a minity saized in fee alsois of the chors granted previous, that the shows granted previous, for free from all incustrates, succept mortgage to TEALATER VALLEY FROM LAVING A TOAK ASSUCIATION, Milistore, Orages recorded June 6, 1940 to Mortgage Accorde, Colfictionary, Orages, Sook St. Page Bis, which the grantes agrees to assume and pay, and that the Full and their being, assentes and ministrators, shall warrant and forever defend the above granted process, and every part and yeroel thereof, squinct the lawful clotes and demands of all persons whosevers.

Filmess our bands and seals this 1865 day of August, 1940.

Recorded in the freezes of

Jemes Westla Peerl Gestla (SEAL)

Annexation to the City of St. Helens, Oregon

PETITION

To: The Common Council of the City of St. Helens, Oregon

We, the undersigned owner(s) of the property described below, hereby petition for and give our consent to annexation of that property to the City of St. Helens.

The property legal description to be annexed is attached as Exhibit A.

<u>58499 Columbia River Huy</u> - Street Address of Property (<i>If assigned</i>)	4月100~8AC-2400 Tax Account Number of Property
1. Holoonto Courrescial Haparies Print Owner Name	<u> Thang CAIL</u> Micraysic— Signature of Owner
2. Print Owner Name	Signature of Owner
3. Print Owner Name	Signature of Owner
4. Print Owner Name	Signature of Owner
Flauer vessé sel connessonations for Menue: Mestres Additions Con, Santa, Tan Conness, Tologhams	PROPERTION GROS
We agree that this consent shall be irrevise land, and is binding on our heirs, a agree that in lieu of paying the required will pay the required fees and deposits written demand from the City of St. Hel in the City placing a lien against the profesectors to either consent to this annotelectors.	ssignees, or successors in interest. We I fees and deposits at this time, that we I (current at the time of demand) upon ens and that failure to do so may result perty. We agree that we will obligate al
The brought of test recent over orthopolephial before the time. In The City of	May Mark Holcomb
OFFICIAL SEAL LISA SCHOLL ACTARY PUBLIC OREGON COSNISSION DI 420259 STY CONSISSION EXPRES SEPT. 4, 2011	Làs Scholl Sept. 4, 2011

STATUTORY WARRANTY DEED

CHARLES 9. STARR and WAMCY J. STARR, as consider by the antirety , Grantor, conveys and warrants to

ANGELA J. HOLCOMB . Grantee, the following described real property free of liens and encombrances, except as specifically set forth herein:

Lot 9, Block 2, GCLF CLUB ADDITION, to the City of Sr. Helens, Columbia County, Oregon.

SYCEPTING THEREFROM that tract of land.conveyed to the State of Oregon, by and through its Department of Transportation by dead recorded April 12, 1998 as instrument \$95-03073, Records of Columbia County, Oregon.

TAX ACCOUNT #02-08 4106-013-02400

This property is tree of liens and encumbrances, EXCEPT:

MASSWEHTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

THIS INSTRUMENT WILL NOT ALLEN USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REMULATIONS. BEPONE SIGNING ON ACCEPTING THIS INSTRUMENT, THE PERSON ACCOUNTING PER TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY REPROVED USES AND TO DETERMINE ANY LINETS ON LANGUITS AGAINST PARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030.

The true consideration for this conveyance is \$ 210,000.00 (Here comply with the requirements of ORS 92.030) DATED this 22^{10} day of APRIL, 2005.

CHARLES P. STARR
Llancy Starr

STATE OF CREGON, COUNTY OF	CORPORATE ACKNOWLEDGMENT STATE OF OREGON, CONNTY OF
The foregoing instrument was acknowledged before me this day of, 2008. by	The foregoing instrument was acknowledged before we this day of, 2005. by, and by of of corporation.
Motary Public for Oregon My cosmission expites:	Notary Public for Gregon My commission expires:

SEAL

7/05-1

ODOT File 59027 108-3-9

DEED

RONALD 1. STEINKE and BETTY ANN STEINKE, Trustees of the Ronald 1. Steinke and Betty Ann Steinke Trust dated November 3, 1993, Grantors, for the true and actual consideration of \$85,000.00 do convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantee, fee title to the following described property:

PARCEL 1 - Fee

A parcel of land lying in Lot 9, Block 2, GOLF CLUB ADDITION TO ST.
HELENS, Columbia County, Oregon and being a portion of that property described in that deed to Anna Heln and Betty Ann Steinke, recorded Decomber 6, 1982 in Book 245, Pago 284, Columbia County Record of Deeds; the said parcel being that portion of said property included in a strip of land 47 feet in width, lying on the Northwesterly side of the center line of the relocated Columbia River Highway which center line is described as follows:

Reginning at Engineer's center line Station 791+00, said station being 4942.02 feet South and 2444.66 feet West of the Northwest corner of the H.M. Knighten D.L.C. No. 44. Township 4 North, Range I West, W.M.; thence South 36° 52 '29" West 1093.33 feet; thence on a spiral curve left (the long chord of which hears South 36° 12' 29" West 199.98 feet) 400 feet; thence on a 5729.58 foot radius curve left (the long chord of which hears South 29° 45' 51" West 1020.75 leet) 1022.10 feet; thence on a spiral curve left (the long chord of which hears South 23° 19' 13" West 399.98 feet) 400 feet; thence South 22° 39' 13" West 4184.56 feet to Engineer's center line Station 862+00.

Bearings are based upon the Oregon Coordinate System of 1927, North Zone.

The parcel of land to which this description applies contains 1,200 square feet, more or less,

Grantors also grant to Grantee, its successors and assigns, a permanent easement to construct and maintain slopes and landscaping, and to relocate, construct and maintain water, gas, electric and communication service lines, fixtures and facilities, and appurtenances therefor, upon, over, through, and across the following described property:

PARCEL 2 - Permanent Easement for Slopes, Landscaping, Water, Gas, Electric and Communication Service Lines, Fixtures and Facilities

A parcel of land lying in Lot 9, Block 2, GOLF CLUB ADDITION TO ST. HELENS, Columbia County, Oregon and being a portion of that property described in that deed to Anna Heln and Betty Ann Steinke, recorded December 6, 1982 in Book 245, Page 284, Columbia County Record of Deeds; the said parcel being

2-3-95

RETURN TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
417 TRANSPORTATION BLDG.
SALEM, OREGON 97310

Account No.:

Property Address: 58499 Columbia River Highway

INGTRUMENT J. 95-03013 (confirmed leven's) OFFIZE

ODOT 5.7 File 59027

that portion of said property included in a strip of land variable in width, lying on the Northwesterly side of the center line of the relocated Columbia River Highway which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station to Station

Width on Northwesterly Side of Center Line

821+00

820+00

60 in a straight line to 55

EXCEPT therefrom Parcel 1,

ALSO EXCEPT therefrom that portion occupied by the existing building.

The parcel of land to which this description applies contains 890 square feet, more or less.

IT IS UNDERSTOOD that the easement herein granted does not convey any right, or interest in the above-described Parcel 2, except for the purposes stated herein, nor prevent Grantors from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support of the highway, or to interfere in any way with the relocation, construction, and maintenance of said utilities, and their appurtenances, as granted hereinabove.

Also the rights of the owners of any relocated utilities shall be the same as previously existed in that portion of the utilities being relocated.

IT IS ALSO UNDERSTOOD that this easement shall be subject to the same conditions, terms and restrictions contained in the easements, licenses and/or permits granted to the owners of any facilities being relocated.

IT IS ALSO UNDERSTOOD that Grantors shall not place or crect any buildings or structures upon the easement area without the written consent of Grantee.

IT IS FURTHER UNDERSTOOD that nothing herein contained is intended to create any obligation on the part of Grantee for the maintenance of said utilities.

Grantors agree, the consideration recited herein is just compensation for the property, including any and all damages to Grantors' remaining property, if any, which may result from the acquisition or use of said property and the construction or improvement of the Aighway.

2-3-95 Page 2 - Deed

ODUT File 59027 108-3-9

THIS INSTRUMENT WILL, NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. REFORE SIGHING 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.

It is understood and agreed that the delivery of this deed is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

Dated	this	27/2	day of	March , 1995.
				Ronald I. Steinke, Trustee
				Betty Ann Stoinke, Trustee

STATE OF OREGON, County of (cleristic) (cl

Notary Jubilicator Oragon

2-3-95 Page 3 - Deed ae1/

mera was received for record and rescribed in the County of Colombia, State of Organ (1977)

Roman Fresh in the Brown in the

Official Abstract		Columbia County, Primary Election	Oregon	
RUN DATE:06/02/10 09:56 AM 5-202 CITY OF ST HELENS Vote For 1	,	May 18, 2010 VOTES PERCENT	WITH 9 OF 9 PRECINCTS REPORTING	REPORT-EL52 PAGE 0040 . VOTES PERCENT
01 = Yes 02 = No	01 02	1,578 68.49 726 31.51	03 = OVER VOTES 04 = UNDER VOTES	0 210
0021 21 0022 22 0023 23 0024 24 0025 25 0026 26 0027 27 0028 28 0029 29	92 58 129 47 166 104 123 64 100 47 555 202 117 57 133 81 163 66	0 12 0 27 0 24 0 11 0 13 0 77 0 14 0 18 0 14	Holcomb Properties	

Secretary of State Elections Division | 265 Capitol St. NE, Suite 501, Salem, OR 97310 | p. 503.986.1518 | f. 503.373.7414 | www.oregonvotes.org

Notice of City Measure Election

SEL 802

rev 01/10 : ORS 250,035, 250,041, 256,275, 250,285, 254,095, 264,495

St. Helens	Oregon on May 18	, 20 10 .		
Name of City or Cities	Date of Election			
The following shall be the ballot title of the measure to be submitted to	the city's voters:			
Caption 10 words				
Request to Annex Holcomb Properties into City of St. Ho	elens RECE	IVED		
202	MAR - 2	MAR - 4 2010		
	OFFICE OF S CITY REC	T. HELENS ORDER		
Question 20 words				
Should certain land around the Columbia River Hwy and City of St. Helens?	I Firway Lane intersection be ann	exed into the		
On May 28, 2009, Mark Holcomb representing himself, Holcomb Investment, LLC applied to the City of St. Hele of land more-or-less located on both sides of Firway Lar Columbia River Highway. This property is also describe Number(s) 4N1W-8AC-1700, 1800, 1900, 2000, 2300 a recommended to the City Council that the property be a Highway Commerical, HC. The City Council considered and adopted Ordinance No. 3118 on October 21, 2009, the property contingent upon the voters approving the a Chapter 1, Section 3. Approval of this request will make regulations.	ns for annexation of approximate ne (3rd Street) where it intersects as Columbia County Map and and 2400. The Planning Commiss nnexed and the zoning of the pro I the recommendation on Septem which approved the annexation annexation as required by the City	ly 1.9 acres with Tax Lot sion perty be aber 16, 2009 and zoning of Charter,		
	BY MBIA CO. C.			
The following authorized city official hereby certifies the above balls of notice and the completion of the ballot title challenge process.	ot title is true and complete, which inclu	ခြင်း publication		
Signature of Authorized City Official not required to be notarized	3/3/10 Date Signed mm/dd/yy	ggggggan a gagan ag an anggag a man an man mad an diadeed an diadeed AAA		
Randy Peterson	Mayor			
Printed Name of Authorized City Official	Title			

State Measures

Referred to the People by the Legislative Assembly

69 Amends Constitution: Continues and modernizes authority for lowest cost borrowing for community colleges and public universities.

Result of "yes" vote: "Yes" vote continues and modernizes state authority to issue lowest cost bonds to finance projects for the benefit of community colleges and public universities.

Result of "no" vote: "No" vote rejects modernization of authority to issue lowest cost bonds to finance projects for the benefit of community colleges and public universities.

Summary: This measure continues and modernizes the state's authority to use general obligation bonds, the lowest cost method of borrowing, to finance projects for community colleges and public universities. It does not increase the current limit on borrowing. The measure clarifies that community colleges and public universities may purchase existing buildings with the proceeds of general obligation bonds. It also allows the Oregon University System to use nontax revenues to determine whether bonds to be issued under Article XI-F(1) are self-supporting. The measure allows Article XI-F(1) are self-supporting. The measure allows Article XI-F(1) are self-supporting. The measure allows Article XI-F(1) are self-supporting. The issued under Article XI-F(1) are self-supporting. The used as matching funds for Article XI-G bond proceeds.

Estimate of financial impact: There is no financial

Estimate of financial impact: There is no financial effect on either state or local government expenditures or revenues.

→ Yes

⊃ No

City of St. Helens

5-199 Revision of City of St. Helens' Charter

Question: Shall the St. Helens Charter be revised?

Summary: The City Council of St. Helens appointed a Charter Review Committee to conduct a review of the City's current Charter, and the Committee proposed a revised Charter. This ballot measure, known as the 2010 City of St. Helens Charter, was recommended by the Committee and approved by the City Council.

The proposed revised Charter contains numerous changes in the current Charter and changes certain city procedures. Such changes include revisions to clarify the duties and powers of elected officials, the election process for Councilors and the Mayor, the ordinance adoption process and resolution adoption process, appointed officer duties, and the appointed officer vacancy and selection processes. The office of city manager is established as the administrative head of the city government. Certain administrative functions of the Councilors may be more limited. There is also a new procedure adopted to remove Councilors.

> Yes

City of St. Helens

5-200 Request to Annex Health District Property into City of St. Helens

Question: Should vacant land on the north side of Millard Road be annexed into the City of St. Helens?

Summary: On May 21, 2009, the Columbia Health District applied to the City of St. Helens for annexation of approximately 8.35 acres of land more-or-less located on the north side of Millard Road between Division and Chase Roads. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8CB-401. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be zoned Public Lands, PL. The City Council considered the recommendation on August 12, 2009 and adopted Ordinance No. 3116 on October 7, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charier, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

⊃ Yes

⊃ No

5-201 Request to Annex City Property into City of St. Helens

Question: Should vacant land located just south of 35110 Maple Street be annexed into the City of St. Helens?

Summary: On May 27, 2009, the City of St. Helens applied to the City of St. Helens for annexation of approximately 15 acres of land more-or-less located south of Maple Street, adjacent to property addressed as 35110 Maple Street. This property is also described as Columbia County Map and Tax Lot Number Helmaning Commission recommended to the City Council that the property be annexed and the zoning of the property be Moderate Residential, R7, north of McNully Creek and Public Lands, PL, south of the creek. The City Council considered the recommendation on August 12, 2009 and adopted Ordinance No. 3115 on October 7, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

○ Yes

 \supset No

5-202 Request to Annex Holcomb Properties into City of St. Helens

Question: Should certain lands around the Columbia River Hwy and Firway Lane intersection be annexed into the City of St. Helens?

Summary: On May 28, 2009, Mark Holcomb representing himself, Holcomb Commercial Properties, LLC and Holcomb Investment, LLC applied to the City of St. Helens for annexation of approximately 1.9 acres of land more-or-less located on both sides of Firway Lane (3rd Street) where it intersects with Columbia River Highway. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8AC-1700, 1800, 1900, 2000, 2300 and 2400. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial, HC. The City Council considered the recommendation on September 16, 2009 and adopted Ordinance No. 3118 on October 21, 2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinance and regulations.

⊃ Yes

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City of St. Helens

5-203 Request to Annex Les Schwab Property into City of St. Helens

Question: Should land located at 58405 Columbia River Hwy be annexed into the City of St. Helens?

Summary: On June 26, 2009, David Gibson representing Les Schwab Tire Centers applied to the City of St. Helens for annexation of approximately 1.5 acres of land located at 58405 Columbia River Hwy. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8DB-600, 700 and 800. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial, HC. The City Council considered the recommendation on September 16, 2009 and adopted Ordinance No. 3119 on October 21,2009, which approved the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charter, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

 \supset No

5-204 Request to Annex Gortler Property into City of St. Helens

Question: Should land located at 35430 Firlock Park Blvd be annexed into the City of St. Helens?

Summary: On January 4, 1991, George Gortler applied to the City of St. Helens for annexation of approximately 0.85 acres of land located at 35430 Finock Park Blvd. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8BD-600. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Apartment Residential, Aff. The City Council considered the recommendation on January 6, 2010 and adopted Ordinance No. 3125 on February 3, 2010, which approved the annexation and zoning of the property contingent upon the votors approving the annexation as required by the City Charler, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

5-205 Request to Annex Gamet Property into City of St. Helens

Question: Should land located 58461 Columbia River Hwy be annexed into the City of St. Helens?

River Hwy be annexed into the City of St. Helens?

Summary: On November 24, 2009, Bonnie Gamet applied to the City of St. Helens for annexation of approximately 0.76 acres of land located at 58461 Columbia River Hwy. This property is also described as Columbia County Map and Tax Lot Number(s) 4N1W-8DB-900 and 1000. The Planning Commission recommended to the City Council that the property be annexed and the zoning of the property be Highway Commercial. The City Council considered the recommendation on February 17, 2010 and adopted Ordinance No. 3128 on March 17, 2010, which approves the annexation and zoning of the property contingent upon the voters approving the annexation as required by the City Charler, Chapter 1, Section 3. Approval of this request will make the property subject to all City ordinances and regulations.

Yes

> No



City of St. Helens
P.O. BOX 278 PHONE (503) 397-6272
St. Helens, Oregon
97051

July 7, 2010

Columbia County Assessor 230 Strand Street St. Helens, OR 97051

Re: Recent Annexations to the City of St. Helens

Dear Sir or Madam:

Pursuant to ORS Chapter 222, we have enclosed the following:

- 1. Ordinance No. 3115: "An Ordinance to Annex and Designate the Zone of Certain Property generally located south Of Maple Street, approximately 694 feet north of Millard Road, and approximately midway between Chase and Division Roads", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
- 2. Ordinance No. 3116: "An Ordinance to Annex And Designate the Zone of Certain Property generally located north of Millard Road, approximately midway between Chase And Division Roads", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
- 3. Ordinance No. 3118: "An Ordinance To Annex And Designate the Zone Of Certain Property located at the northwest And southwest corner of the Columbia River Highway and Firway Lane intersection", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
- 4. Ordinance No. 3119: "An Ordinance to Annex and Designate the Zone of Certain Property at 58405 Columbia River Highway", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
- 5. Ordinance No. 3125: "An Ordinance to Annex and Designate the Zone of Certain Property at 35430 Firlock Park Boulevard", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
- 6. Ordinance No. 3128: "An Ordinance to Annex and Designate the Zone of Certain Property at 58461 Columbia River Highway", including Findings of Fact and Conclusions of Law, maps, legal description and signed petition.
- Abstract of Votes, Election Date: May 18, 2010.

If you have any questions, please contact me at (503)397-6272.

Sincerely,

Kathy Payne City Recorder

KP/ls

Enclosures