

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

12/26/97

INIT DATE:12/16/1997

NO.:1998.09

HOW INITIALLY RECEIVED:LETTER FROM CITY
AFFECTED DISTRICT NAME:CITY OF ST HELENS
DISTRICT ORD. #:2761 EFFECTIVE DATE:12/05/1997
NAME OF APPROVING JURISDICTION:SELF
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:

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

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-177-97 DATE:12/17/1997

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08
TO:02-11
FROM:
TO:

	AFFECTED AREA:	
TOWNSHIPS:	RANGES:	SECTIONS:
4	1	5.3.3 TL 900

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

OMH

***** DATE COMPLETED: 2-6-98 *****

REMARKS:

Combine w/2-11

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

12/17/97

NO:1998.09 PAGE 1

DISTRICT NAME: CITY OF ST HELENS

TYPE OF ACTION : ANNEXATION

EFFECTIVE DATE: 12/05/1997

DIST. ORD. #: 2761

RECORDED:

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

A portion of that tract conveyed to Timothy R. Ekstrom by Deed recorded May 9, 1997, Fee No. 97-04940, in the County of Columbia and State of Oregon, described as follows:

Beginning at the Southwest corner of said Ekstrom tract; thence North 3°37' West, along the West line of said Ekstrom tract, 335.412 feet, more or less, to a point on the boundary of the City of St. Helens, a municipal corporation; thence North 86°05' East, parallel with the South line of said Ekstrom tract, 100.0 feet to a point on the East line of said Ekstrom tract; thence South 3°37' East, 335.412 feet, more or less, to Southeast corner of said Ekstrom tract; thence West to the point of beginning.

Notice to Taxing Districts

ORS 308.225



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

RECEIVED ON

DEC 24 1997

COLUMBIA COUNTY ASSESSOR

City of St. Helens
Finance Director
265 Strand St.
St. Helens, OR 97051

Description and Map Approved
December 17, 1997
As Per ORS 308.225

☒ Description ☒ Map received from: CITY
On: 11/10/97, 11/26/97

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

ANNEX TO THE CITY OF ST. HELENS.

ORD. #2761

has been: ☒ Approved 12/17/97
 ☐ Disapproved

Notes:

Department of Revenue File Number: 5-177-97

Prepared by: Mike Hughes, 503 945-8287

Boundary: ☒ Change ☐ Proposed Change ☐ Planned Change

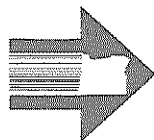
The change is for:

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

DOR 5-177-97

Notice to Taxing Districts

ORS 308.225



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

RECEIVED ON

NOV 24 1997

COLUMBIA COUNTY ASSESSOR

City of St. Helens
Finance Director
265 Strand St.
St. Helens, OR 97051

☒ Description ☒ Map received from: CITY
On: 11/10/97

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

ANNEX TO THE CITY OF ST. HELENS.

ORD. #2761

has been: ☐ Approved
 ☒ Disapproved

Notes:

THE POINT OF BEGINNING IS A DEED REFERENCE. A BETTER POINT OF
BEGINNING IS NEEDED. SEE ATTACHED SHEET.

Department of Revenue File Number: 5-177-97

Prepared by: Mike Hughes, 503 945-8287

Boundary: ☒ Change ☐ Proposed Change ☐ Planned Change

The change is for:

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

City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon
97051

November 7, 1997

RECEIVED ON
NOV 10 1997
COLUMBIA COUNTY ASSESSOR

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

Re: Recent Annexation to the City of St. Helens

Gentlemen:

Enclosed please find a copy of Ordinance No. 2761, including a map, for a recent annexation to the City of St. Helens. This ordinance becomes effective on December 5, 1997.

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

Sincerely yours,



Brian Little
City Administrator

BL jb

Enclosures

ORDINANCE NO. 2761

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY AT 35084 SYKES ROAD TO THE CITY OF ST. HELENS.

WHEREAS, applicant Timothy R. Ekstrom has submitted a request to annex to the City of St. Helens that certain property described as follows, to-wit:

A portion of that tract conveyed to Timothy R. Ekstrom by Deed recorded May 9, 1997, Fee No. 97-04940, in the County of Columbia and State of Oregon, described as follows:

Beginning at the Southwest corner of said Ekstrom tract; thence North 3°37' West, along the West line of said Ekstrom tract, 335.412 feet, more or less, to a point on the boundary of the City of St. Helens, a municipal corporation; thence North 86°05' East, parallel with the South line of said Ekstrom tract, 100.0 feet to a point on the East line of said Ekstrom tract; thence South 3°37' East, 335.412 feet, more or less, to the Southeast corner of said Ekstrom tract; thence West to the point of beginning.

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

WHEREAS, the applicant constitutes (1) all the owners of the property (except public right of way) to be annexed, and (2) more than half of the owners of the property to be annexed own more than half of such property representing more than half of the assessed value pursuant to ORS 222.170(1); and

WHEREAS, the City Council must designate the zoning for the property upon annexation; and

WHEREAS, appropriate notice has been given and a public hearing was held October 1, 1997, 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:

Section 1. The property described above is hereby annexed to the City of St. Helens.

Section 2. The St. Helens Zoning Ordinance Map is hereby amended to reflect the following:

Tax Lot 4105-033-09000: R-7, Moderate Residential

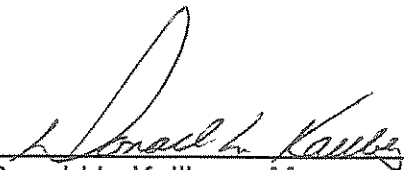
Section 3. In support of the above annexation and zoning, the Council hereby adopts the Ekstrom Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated November 5, 1997.

Read the first time:	October 15, 1997
Read the second time:	October 15, 1997
Read the third time and passed:	November 5, 1997
Approved by the Mayor:	November 5, 1997

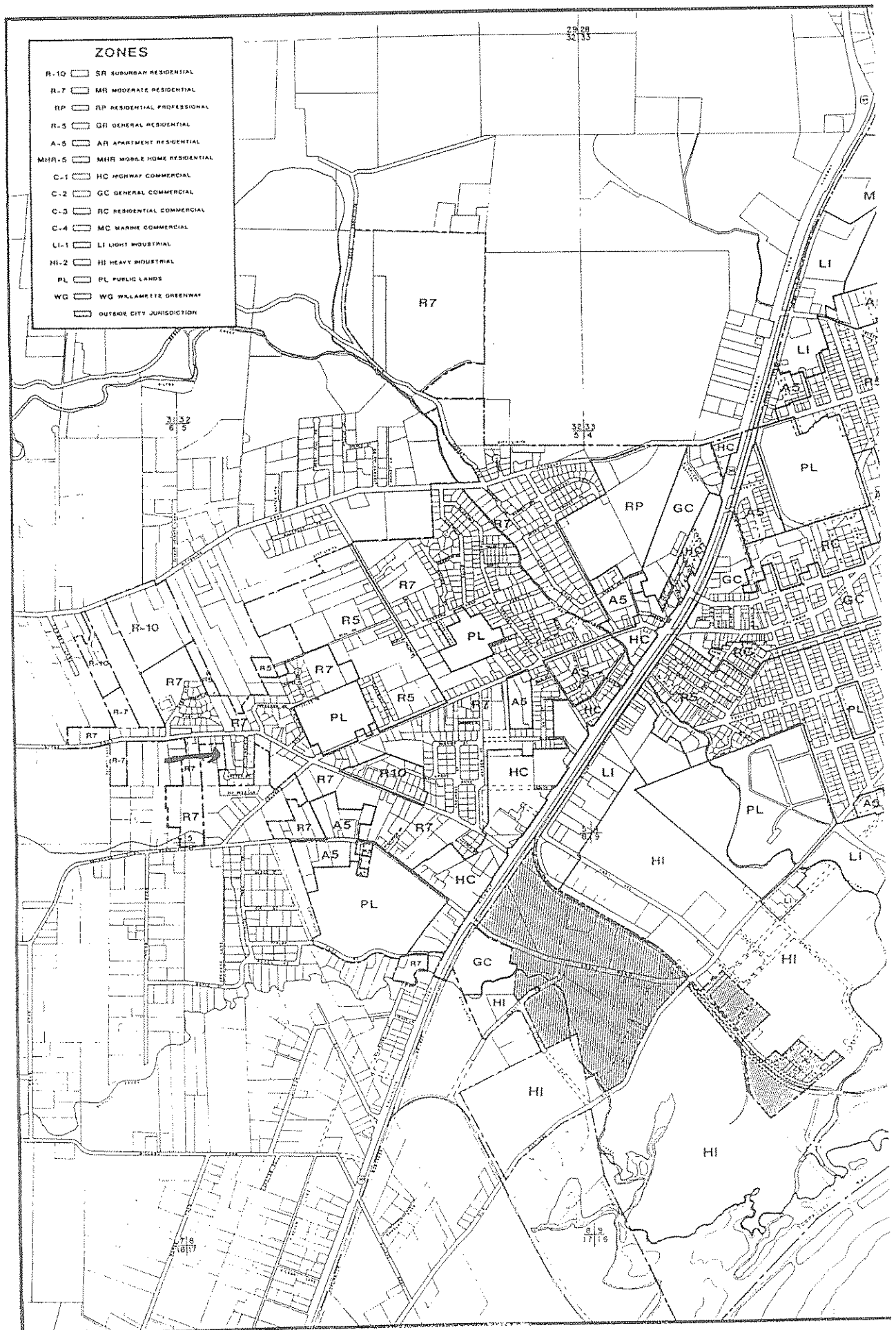
Attested by:



Brian D. Little, City Recorder



Donald L. Kallberg, Mayor





CITY of ST. HELENS
ZONING MAP of 1991

ORDINANCE # 2516

1/10/91
Mayor

City Recorder

REVISED Nov 1996

Not to Scale

The sketch below is made solely for the purpose of assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

TICOR TITLE INSURANCE

115331

SEE MAP 4 1 5 3 2

P.P. NO. 1993-14

SYKES

ROAD

600

700

701

800

0.50 Ac

900

1.00 Ac

1000

1122

0.16 Ac

1118

18

P. P. NO.

2

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0.16 Ac

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1996-02

1996-004

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P. P. NO.

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900

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1122

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1118

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620

208 4-1-5-3-3 900
After recording return to:

City of St. Helens
PO Box 278
St. Helens, OR 97051

ORDINANCE NO. 2761

AN ORDINANCE TO ANNEX AND DESIGNATE THE ZONE OF CERTAIN PROPERTY
AT 35084 SYKES ROAD TO THE CITY OF ST. HELENS.

WHEREAS, applicant Timothy R. Ekstrom has submitted a request to annex
to the City of St. Helens that certain property described as follows, to-wit:

A portion of that tract conveyed to Timothy R. Ekstrom by
Deed recorded May 9, 1997, Fee No. 97-04940, in the County
of Columbia and State of Oregon, described as follows:

Beginning at the Northwest corner of Lot 12 Countryside
Estates; thence North 3°37' West, along the West line of said
Ekstrom tract, 335.412 feet, more or less, to a point on the
boundary of the City of St. Helens, a municipal corporation;
thence North 86°05' East, parallel with the South line of said
Ekstrom tract, 100.0 feet to a point on the East line of said
Ekstrom tract; thence South 3°37' East, 335.412 feet, more or
less, to the Southeast corner of said Ekstrom tract; thence
West to the point of beginning.

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

WHEREAS, the applicant constitutes (1) all the owners of the property
(except public right of way) to be annexed, and (2) more than half of the owners of the
property to be annexed own more than half of such property representing more than half
of the assessed value pursuant to ORS 222.170(1); and

WHEREAS, the City Council must designate the zoning for the property upon
annexation; and

WHEREAS, appropriate notice has been given and a public hearing was
held October 1, 1997, 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:

Section 1. The property described above is hereby annexed to the City of
St. Helens.

Section 2. The St. Helens Zoning Ordinance Map is hereby amended to reflect the following:


Tax Lot 4105-033-09000: R-7, Moderate Residential

Section 3. In support of the above annexation and zoning, the Council hereby adopts the Ekstrom Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated November 5, 1997.

Read the first time:	October 15, 1997
Read the second time:	October 15, 1997
Read the third time and passed:	November 5, 1997
Approved by the Mayor:	November 5, 1997

Attested by:


Brian D. Little, City Recorder


Donald L. Kallberg, Mayor

STATE OF OREGON)
County of Columbia,) ss.
City of St. Helens,)

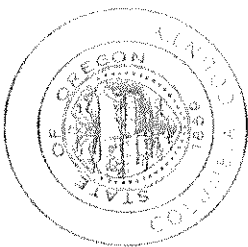
I, Brian D. Little, City Recorder of the above named City, County, and State, do hereby certify that the foregoing copy of Ordinance No. 2761 has been by me compared with the original, and that it is a correct transcript therefore, and of the whole of such original ordinance as the same appears on file in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 7th day of November, 1997.


City Recorder

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

14002 '97 DEC 29 P2:08



ELIZABETH HUSER, County Clerk

By: G. Long Deputy

Receipt # 9485 # of Pages 2

FEES \$ 10.00

jb4564

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: FREDRICK E. SCHROEDER

GRANTEE: TIMOTHY R. EKSTROM

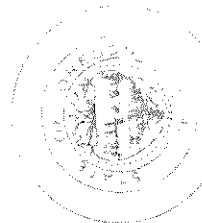
Until a change is requested, all tax statements shall be sent to the following address:
TIMOTHY R. EKSTROM
32864 BELLA VISTA
SCAPPOOSE, OR 97056

Escrow No. 659847TB Title No. K659847KH

After recording return to:
TIMOTHY R. EKSTROM
32864 BELLA VISTA
SCAPPOOSE, OR 97056

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

97-04940
4940 '97 MAY -9 AM 1:53



ELIZABETH HUSER, County Clerk
By: *[Signature]*
Receipt # 60147 of Page 2
FEES \$ 10.00

STATUTORY WARRANTY DEED

FREDRICK E. SCHROEDER Grantor, conveys and warrants to TIMOTHY R. EKSTROM Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Columbia County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. The said property is free from encumbrances except: SEE 'DEED EXCEPTIONS' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

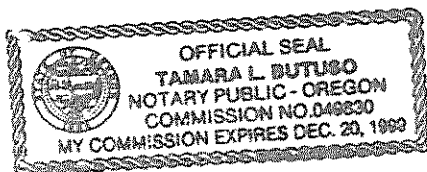
The true consideration for this conveyance is \$130,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8 day of May 19 97

[Signature: Fredrick E. Schroeder]
FREDRICK E. SCHROEDER

State of Oregon, County of Columbia
The foregoing instrument was acknowledged before me this 8 day of May 19 97 by
FREDRICK E. SCHROEDER

[Signature: Tamara L. Butuso]
Notary Public for Oregon
My commission expires:



RECORDED BY
TICOR TITLE INSURANCE
659847

EXHIBIT 'A'

LEGAL DESCRIPTION

Tract in Section 6, Township 4 North, Range 1 West of the Willamette Meridian, in the County of Columbia and State of Oregon, described as follows:

Beginning at a point which is East 1368.15 feet and South 140.33 feet from the Northwest corner of the John McNulty Donation Land Claim in Section 6, Township 4 North, Range 1 West of the Willamette Meridian, in the County of Columbia and State of Oregon, said point also being on the South right of way line of the County Road (known as the Sykes Road); thence South $3^{\circ} 37'$ East 435.60 feet; thence North $86^{\circ} 05'$ East 100.0 feet to the West line of that tract as conveyed from Joseph M. Rigby, et ux to Marvin Rex Rigby and Wanda Rigby, recorded March 12, 1948 in Book 98 page 559, Deed Records or an extension thereof; thence North $3^{\circ} 37'$ West along the said West line 435.60 feet, to the South right of way line of said County Road; thence Westerly along said South right of way line of said County Road 100 feet to the point of beginning.

DEED EXCEPTIONS

RIGHTS OF THE PUBLIC IN AND TO THAT PORTION LYING WITHIN SYKES ROAD.