



Jane E. Vetto
County Counsel

April 3, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Scott C. Ciecko
Amanda Keller
Shawn Lillegren
Jeffrey D. Munns
Sarah Foreman
Caleb Huegel
Angela Hajihashemi
Assistants

Approval of Boundary Change Proposal 2025-001 for sanitary sewer and stormwater services to property located at 1060 SE 172nd Ave, Damascus. No fiscal impact. No County General Funds are involved.

Previous Board Action/Review	None		
Performance Clackamas	1. Build public trust through good government 2. Build a strong infrastructure		
Counsel Review	Yes; JM	Procurement Review	N/A
Contact Person	Jeffrey Munns	Contact Phone	(503)742-5984

EXECUTIVE SUMMARY:

The owner of a parcel of land, tax lot no. 13E31A 01204 ("SUBJECT PROPERTY"), petitioned this Board to annex into Clackamas County Service District No. 1 (the "District") in order to receive sanitary sewer and stormwater services. The Board's approval of this proposed annexation will result in a boundary change of the District's service area.

Currently, the SUBJECT PROPERTY, as territory to be annexed, is one tax lot in Happy Valley with a current tax assessed value of \$663,831. It is at 11060 SE 172nd Ave, Damascus, OR 97089. It is currently improved with a single-family home and the property is to be developed with a 54 Unit Sub-division.

The CITY and the District have a long-term agreement for the District to serve such territory within the CITY's limits. The District is already providing services in the areas surrounding. There is a sewer line on 172nd Avenue for the SUBJECT PROPERTY to connect to. Upon connection, the use of the onsite septic must be discontinued. Therefore, there is efficiency in the District providing services to the subject property.

If the Board approves this proposed annexation, the District will provide only sanitary sewer and stormwater services to the SUBJECT PROPERTY.

The District has endorsed the proposed annexation.

For Filing Use Only

Under Oregon law, as the county's governing body, this Board is charged in deciding this proposed boundary change pursuant to ORS Chapters 198 and Metro Code 3.09. In determining whether to approve the annexation petition, the Board must consider the local comprehensive plan for the area and any service agreements with local governments as required by ORS 198.857, and also considered whether the annexation petition met the criteria laid out in Metro Code 3.09.

A Staff Report, dated March 12, 2025, addresses factors and criteria mandated in ORS 198 and Metro Code 3.09. The report makes the required analysis and findings, and concludes that the proposed boundary change of the District complies with applicable statutory and Metro Code requirements. There is no cost to the County in the Board's approval of this proposed annexation.

RECOMMENDATION: Staff recommend approval of Boundary Change Proposal No. 2025-001 (CCSD1).

Respectfully submitted,

/s/ Jeffrey D. Munns
Assistant County Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Approving a Boundary
Change Proposal No. 2025-001 (CCSD1)



Board Order No. _____

Page 1

Whereas, the Clackamas County Service District No. 1 (“DISTRICT”) is a county service district organized under ORS 451 that provides sanitary sewer and stormwater services to certain cities and unincorporated urban areas of Clackamas County, and through a 2016 intergovernmental agreement, is administered by Water Environment Services; and

Whereas, Petitioner filed an annexation petition with the Board to request annexation of a parcel of land, described and mapped in Exhibit A, to the DISTRICT pursuant to procedures set forth in ORS 198.857 and Metro Code 3.09; and

Whereas, on January 2, 2025, the annexation petition was approved and endorsed by the DISTRICT, as required by ORS 198.857; and

Whereas, this Board is charged in deciding this boundary change of the DISTRICT, through the proposed annexation of the SUBJECT PROPERTY into the DISTRICT, pursuant to ORS Chapters 198 and Metro Code 3.09; and

Whereas, a staff report that addresses factors and criteria mandated in ORS 198.857 and Metro Code 3.09 was made public at least 15 days prior to the Board hearing on the boundary change petition. The staff report is attached hereto as Exhibit B.

Whereas, a public hearing is held before the Board on April 3, 2025, and that a decision of approval was made on April 3, 2025. In determining whether to approve the boundary change petition, the Board considered the local comprehensive plan for the area and any service agreements with local governments as required by ORS 198.857, and also considered whether the boundary change met the criteria laid out in Metro Code 3.09.

NOW THEREFORE, the Clackamas County Board of Commissioners do hereby order:

1. The Analysis, Findings, and Conclusions in the Staff Report attached as Exhibit B are adopted by the Board of County Commissioners and demonstrate that the criteria for annexation have been met.
2. The annexation petition is approved, and the property described and shown on the map in Exhibit A is annexed to Clackamas County Service District No. 1 for sanitary sewer and stormwater services.

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Approving a Boundary
Change Proposal No. 2025-001 (CCSD1)



Board Order No. _____

Page 2

3. County staff is directed to file this document with the required parties and take all necessary steps to finalize the annexation.

DATED this _____ day of _____, 2025

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

Exhibit A

**In the Matter of Approving a Boundary Change Proposal No. 2025-001 (CCSD1)
(Legal Description and Map)**



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

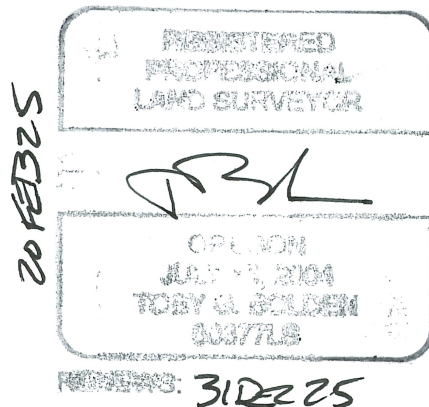
19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit 'A'
Legal Description

A tract of land being all of that tract conveyed by deed recorded as Document No. 2024-014088, Clackamas County Deed Records, located in the northeast one-quarter of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, Clackamas County, Oregon, together with that portion of SE 172nd Avenue, aka County Road No. 494, lying east of the centerline thereof and immediately adjacent thereto, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with green plastic cap marked "CMT 86811" found at the most westerly northwest corner of Partition Plat No. 2020-068, Clackamas County Plat Records, also being on the east right of way line of SE 172nd Avenue, aka County Road No. 494, being 30.00 feet east of the centerline thereof, when measured at right angles; thence North 88°23'54" West, 30.00 feet to said centerline; thence, along said centerline, North 01°36'06" East, 263.64 feet to the westerly projection of the south line of that tract of land conveyed by deed recorded as Document No. 2019-037019; thence, South 89°02'25" East, 30.00 feet to the easterly right of way line of said SE 172nd Avenue; thence, along the south line of that tract of land conveyed by deed recorded as Document No. 2019-037019, and continuing along the south line of that tract of land conveyed by deed recorded as Document No. 2017-035007, South 89°02'25" East, 742.36 feet; thence South 01°31'47" West, 263.94 feet to the north line of said Partition Plat No. 2020-068; thence, along said north line, North 89°02'00" West, 377.51 feet to an angle point thereon; thence continuing along said north line, North 89°03'08" West, 365.19 feet to the **POINT OF BEGINNING**.

Contains 203,875 square feet, or 4.68 acres, more or less.



S.E. 172ND AVENUE (60' WIDE) (COUNTY ROAD NO. 494)

N01°36'06"E 263.64'

N01°36'06"E 263.97'

52.5
30.00
N88°23'54"W

POINT OF BEGINNING
MOST WESTERLY NW CORNER OF
PARTITION PLAT NO.
2020-068
PARCEL 1
PARTITION PLAT NO. 2020-068

N89°03'08"W

365.19'

N89°02'00"W
377.51'

S01°31'47"W 263.94'

PARCEL 1
DOC. NO. 2017-016408

DOC. NO.
2024-014088

30.00
S89°02'25"E

DOC. NO.
2019-037019

S89°02'25"E 742.36'

DOC. NO.
2017-035007



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2025

SIGNED ON: 20FEB25

CLIENT: DEZ
REV. DATE: 20FEB25
DRAWN BY: TGB
SHEET No. 1 OF 1

EXHIBIT 'B'
ANNEXATION
NE 1/4 SEC 31, T1S, R3E, WM
CLACKAMAS COUNTY, OREGON
Scale: 1"=100'


CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 129
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

Exhibit A
Page 2 of 2

Exhibit B

**In the Matter of Approving a Boundary Change Proposal No. 2025-001 (CCSD1)
(Staff Report)**



Jane E. Vetto
County Counsel

Scott C. Ciecko
Amanda Keller
Shawn Lillegren
Jeffrey D. Munns
Andrew R. Naylor
Sarah Foreman
Hong Huynh
Caleb Huegel
Angela Hajihashemi
Assistants

TO: Clackamas County Board of County Commissioners
FROM: Jeffrey D. Munns, Assistant County Counsel
RE: Boundary Change Proposal No. 2025-001 (CCSD1)

DATE of REPORT: March 17, 2025
DATE of HEARING: April 3, 2025

STAFF REPORT

REQUEST: Approval of Boundary Change Proposal No. 2025-001 (CCSD1), authorizing property of Dez Development LLC (the "PETITIONER"), known as tax lot number 13E31A 01204 and located at 11060 SE 172nd Ave., Damascus, Clackamas County, Oregon (the "SUBJECT PROPERTY"), into the Clackamas County Service District No. 1 (the "DISTRICT"), an ORS 451 County Service District.

REASON FOR ANNEXATION:

The PETITIONER is requesting annexation so that the SUBJECT PROPERTY can connect to and receive sewer services from the DISTRICT.

RECOMMENDATION: Based on the analysis and findings of this report, staff respectfully recommends that the Board APPROVES the Boundary Change Proposal No. 2025-001 (CCSD1).

EFFECTIVE DATE: The boundary change becomes effective upon the date of approval by the Board.

I. BACKGROUND

A. SUBJECT PROPERTY INFORMATION

PETITIONER:	Slavik Dezhnyuk, Dez Development LLC
PETITIONER Representative, if any:	Garrett Sandberg
Tax Lot Nos.	13E31A 01204
Address, if any:	11060 SE 172 nd Ave., Damascus, OR 97015
Legal Description	Exhibit A of Attachment 1

B. PETITION UNDER ORS 198.857

By application submitted to the DISTRICT, dated January 9, 2025, PETITIONER initiated a consent annexation petition under ORS 198.857.

The petition meets the requirement for initiation of annexation proceedings set forth in ORS 198.857(2). The petition was deemed complete on February 5, 2025.

The SUBJECT PROPERTY is currently developed as a single-family residence. The services to be provided by the DISTRICT will support a 54-unit subdivision development on the SUBJECT PROPERTY.

C. ENDORSEMENTS BY INTERESTED PARTIES

As further discussed below in this report, the SUBJECT PROPERTY is located in the City of Happy Valley and is currently within the DISTRICT'S jurisdiction for water, sanitary sewer, and stormwater services. Due to the topography, the SUBJECT PROPERTY can be served by the DISTRICT for sewer services.

By letter dated January 2, 2025, the DISTRICT supports and endorses the proposed annexation. See, Attachment 1.

D. CITIZEN PARTICIPATION

Notice of this hearing inviting testimony from interested parties was provided as required by statute and Metro Code.

Notice consisted of:

1. Posting notices near the SUBJECT PROPERTY, at the Clackamas County Courthouse, and outside the Commissioner's Hearing room at least 20 days prior to the hearing;
2. Publishing notice three times in the Lake Oswego Review; and
3. Mailing notices to all affected local governments and adjacent property owners.

At the time this report was written, no comments were received.

II. APPLICABLE CRITERIA

For a proposed boundary change of a special district through annexation, as the county's governing body, the Board must review and approve the proposed annexation based on several factors and criteria established by state and local law.

A. STATE STATUTE

Oregon Revised Statute Chapter 198 provides that, when determining whether to approve an annexation petition, the county board shall "*consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district.*" ORS 198.857(4).

B. METRO CODE

For a proposed boundary change within the boundaries of Metro, urban reserves designated by Metro, or the urban growth boundary (UGB), Metro code also specifies criteria that a reviewing entity must apply in reviewing and approving a boundary change. Metro Code does not apply in this proposed annexation because the SUBJECT PROPERTY is not within any of these areas.

C. COMPREHENSIVE PLANING

1. County Planning

The applicable comprehensive plan for areas in unincorporated Clackamas County is the Clackamas County Comprehensive Plan (the "Comp Plan").

Chapter 7 of the Comp Plan discusses public facilities and services. It addresses, in part, the Oregon Land Use Goal 11 that requires planning for sanitary sewerage treatment, water, storm drainage and transportation, stating as follows: "[a]dequate levels of those public facilities and services must be available before urban levels of development can be built in a manner consistent with the land use designations in this Plan." (Comp Plan p. 7-1).

An applicable public facilities goal in the Comp Plan is to "[r]equire adequate storm drainage, public sanitary sewer and public water service concurrent with development in areas that require these services." (Comp Plan at p.7-6).

With respect to policies for sanitary sewer treatment, the Comp Plan specifies the following:

"7.A.8 Prohibit new on-site sewage disposal systems within Urban Growth Boundaries except for:

- 7.A.8.1 A lot of record outside of a sewage service district, legally recorded prior to January 31, 1980; or*
- 7.A.8.2 Parcels of ten acres or larger in Future Urban areas inside the Metro Urban Growth Boundary (UGB); or*
- 7.A.8.3 Outside the Metro UGB on lots that conform to the minimum lot size of the zone; or*
- 7.A.8.4 Parcels inside a sewage service district having unique topographic or other natural features that make sewer extension impractical as determined on a case by case basis by the sewer service provider."*

(Comp Plan p.7-7)

2. City Planning

The SUBJECT PROPERTY is within the City of Happy Valley, whose comprehensive land use plan applies.

III. ANALYSIS AND FINDINGS

Collectively, review and approval criteria for a boundary change under state law takes into consideration the following: urban service and other facility service agreements, and land use

planning. Based on the application submitted by PETITIONER, and staff's research, staff reaches the following analysis and findings.

A. TERRITORY TO BE ANNEXED

Staff reaches the following findings with respect to the territory to be annexed:

1. The SUBJECT PROPERTY, as territory to be annexed, is 4.49 acres, tax lot, no. 13E31A 01204, with a current tax assessed value of \$1,200,000.
2. The SUBJECT PROPERTY is in Happy Valley.
3. The SUBJECT PROPERTY is inside a UGB, and is within Metro's jurisdictional boundary and any designated urban reserve.
4. The SUBJECT PROPERTY is currently located adjacent to SE 172nd Ave. which contains a sewer line that can serve the SUBJECT PROPERTY.
5. The SUBJECT PROPERTY is currently developed.
6. The DISTRICT can provide sewer services to the SUBJECT PROPERTY and it is consistent with the applicable comprehensive plans.
7. Accordingly, the PETITIONER is seeking sewer services from the DISTRICT. The DISTRICT has endorsed the proposed annexation into the DISTRICT.

B. URBAN AND OTHER FACILITY SERVICES [SERVICE AGREEMENTS]

As referenced in Section II of this report, state law requires a review for consistency with urban and other service agreements. (See, ORS 198.857(4)). ORS 195 requires agreements between providers of urban services to an area that is within an UGB that has a population of greater than 2,500 persons. Urban services are defined as: sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. ORS 195.065(2)(b). These agreements specify which governmental entity will provide which service to an area in the long term. The counties are responsible for facilitating the creation of these agreements.

Staff finds that there are urban and other ORS 195.065 agreements applicable to this area of Clackamas County.

The SUBJECT PROPERTY is in Happy Valley. It currently has, or will be receiving, various services in the following manner:

1. Water. The SUBJECT PROPERTY currently has well water.
2. Sewer. The SUBJECT PROPERTY is currently seeking to annex to CCSD1 for this service.
3. Storm Drainage. The SUBJECT PROPERTY is currently not within a district for this service.

4. Parks and Recreation. The SUBJECT PROPERTY is being served by Happy Valley for park and recreational services.
5. Fire. The SUBJECT PROPERTY is served by Clackamas County Fire District No. 1 for fire services.
6. Police. The SUBJECT PROPERTY is served by the Clackamas County Sheriff for police services.

C. LAND USE PLANNING

As referenced in Section II of this report, state law require a review for consistency with local land use plans. The following analyzes and reaches findings related to regional and local plans that may be applicable to the proposed annexation of the SUBJECT PROPERTY into the DISTRICT.

1. Clackamas County Comp Plan

The SUBJECT PROPERTY is in unincorporated Clackamas County. Chapter 7 of the Comp Plan was reviewed. Staff finds that the DISTRICT's proposed provisioning of sewer services to the SUBJECT PROPERTY is consistent, or not in conflict, with Chapter 7 of the Comp Plan.

2. City Comprehensive Land Use Plan

Based on the information provided by the DISTRICT and PETITIONER, the proposed annexation is compatible with the City of Happy Valley's comprehensive land use plan.

IV. CONCLUSIONS

The SUBJECT PROPERTY is developed. It is inside of the Metro's boundary. The DISTRICT is in a technical position to provide sewer services to the SUBJECT PROPERTY.

Staff conclude that the proposed annexation complies with all applicable state requirements. Staff recommends the approval of Boundary Change No. 2025-001 (CCSD1) for the DISTRICT to provide sewer services to the SUBJECT PROPERTY.

Respectfully Submitted,

Jeffrey D. Munns
Assistant Legal County Counsel
Attachments: Exhibit 1-Legal Description and MAP of SUBJECT PROPERTY



January 2, 2025

Board of Commissioners
Clackamas County

Members of the Board:

**ENDORSEMENT OF ANNEXATION OF TERRITORY TO
CLACKAMAS COUNTY SERVICE DISTRICT NO. 1**

ORS 198.850 requires the governing body of CLACKAMAS COUNTY SERVICE DISTRICT NO. 1, (District) to endorse annexation proposals prior to a hearing by the Board of County Commissioners. In the interest of efficiency, the Board has delegated the authority and duties for endorsement of annexations of territory to the District to the Director of Water Environment Services.

I have reviewed the attached petition from property owners requesting the annexation of territory to CLACKAMAS COUNTY SERVICE DISTRICT NO. 1 and find the District has sufficient sanitary sewer collection and treatment system capacity to provide sanitary sewer service to the area proposed to be annexed. Service is subject to the construction of public sewer extensions as required by WES Rules and Regulations.

Therefore, by the authority granted to me by Order No. 99-329, I hereby endorse the annexation of all Tax Lots described on Exhibit "B" and shown as Exhibit "C" (attached) to CLACKAMAS COUNTY SERVICE DISTRICT NO. 1, as set forth on the attached petition.

Greg Geist
Greg Geist (Jan 7, 2025 17:58 PST)

Greg Geist, Director
Water Environment Services



CENTERLINE CONCEPTS
LAND SURVEYING, INC.


19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit 'B'
Legal Description

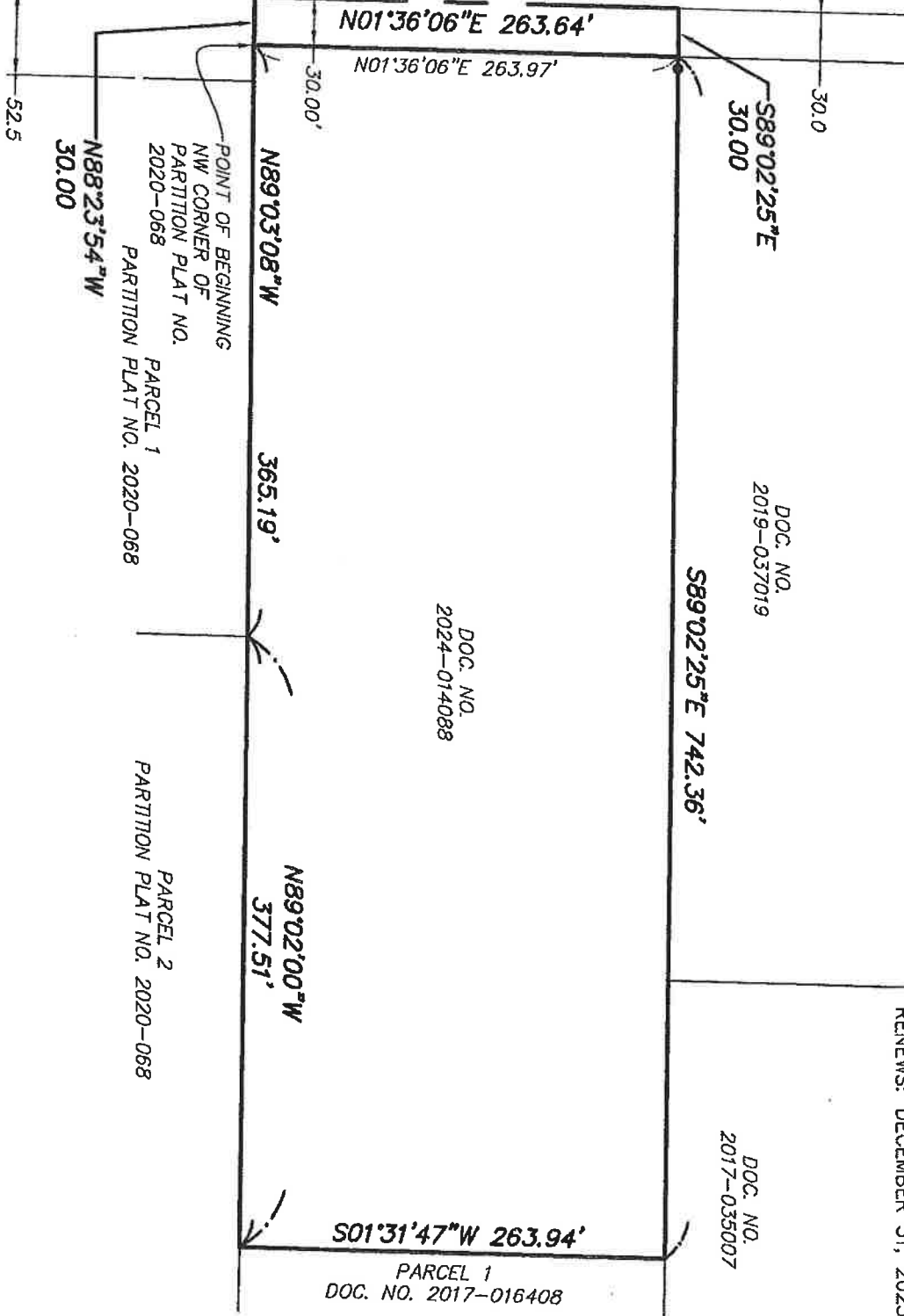
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23 DEC 24
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. GOLDEN
0407748
RECORDED: 31 DEC 25

S.E. 72ND AVENUE (60' WIDE) (COUNTY ROAD NO. 494)



SIGNED ON: 23DEC24

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2025

CLIENT: DEZ
 ORIG. DATE: 23DEC24
 DRAWN BY: TGB
 SHEET No. 1 OF 1

EXHIBIT C
ANNEXATION
 CLACKAMAS COUNTY, OREGON
 Scale: 1"=100'

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0188



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EFFECTIVE DATE: The boundary change becomes effective upon the date of approval by the Board.

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PETITIONER Representative, if any:	Garrett Sandberg
Tax Lot Nos.	13E31A 01204
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(Comp Plan p.7-7)

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Staff finds that there are urban and other ORS 195.065 agreements applicable to this area of Clackamas County.

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3. Storm Drainage. The SUBJECT PROPERTY is currently not within a district for this service.

4. Parks and Recreation. The SUBJECT PROPERTY is being served by Happy Valley for park and recreational services.
5. Fire. The SUBJECT PROPERTY is served by Clackamas County Fire District No. 1 for fire services.
6. Police. The SUBJECT PROPERTY is served by the Clackamas County Sheriff for police services.

C. LAND USE PLANNING

As referenced in Section II of this report, state law require a review for consistency with local land use plans. The following analyzes and reaches findings related to regional and local plans that may be applicable to the proposed annexation of the SUBJECT PROPERTY into the DISTRICT.

1. Clackamas County Comp Plan

The SUBJECT PROPERTY is in unincorporated Clackamas County. Chapter 7 of the Comp Plan was reviewed. Staff finds that the DISTRICT's proposed provisioning of sewer services to the SUBJECT PROPERTY is consistent, or not in conflict, with Chapter 7 of the Comp Plan.

2. City Comprehensive Land Use Plan

Based on the information provided by the DISTRICT and PETITIONER, the proposed annexation is compatible with the City of Happy Valley's comprehensive land use plan.

IV. CONCLUSIONS

The SUBJECT PROPERTY is developed. It is inside of the Metro's boundary. The DISTRICT is in a technical position to provide sewer services to the SUBJECT PROPERTY.

Staff conclude that the proposed annexation complies with all applicable state requirements. Staff recommends the approval of Boundary Change No. 2025-001 (CCSD1) for the DISTRICT to provide sewer services to the SUBJECT PROPERTY.

Respectfully Submitted,

Jeffrey D. Munns
Assistant Legal County Counsel
Attachments: Exhibit 1-Legal Description and MAP of SUBJECT PROPERTY



January 2, 2025

Board of Commissioners
Clackamas County

Members of the Board:

**ENDORSEMENT OF ANNEXATION OF TERRITORY TO
CLACKAMAS COUNTY SERVICE DISTRICT NO. 1**

ORS 198.850 requires the governing body of CLACKAMAS COUNTY SERVICE DISTRICT NO. 1, (District) to endorse annexation proposals prior to a hearing by the Board of County Commissioners. In the interest of efficiency, the Board has delegated the authority and duties for endorsement of annexations of territory to the District to the Director of Water Environment Services.

I have reviewed the attached petition from property owners requesting the annexation of territory to CLACKAMAS COUNTY SERVICE DISTRICT NO. 1 and find the District has sufficient sanitary sewer collection and treatment system capacity to provide sanitary sewer service to the area proposed to be annexed. Service is subject to the construction of public sewer extensions as required by WES Rules and Regulations.

Therefore, by the authority granted to me by Order No. 99-329, I hereby endorse the annexation of all Tax Lots described on Exhibit "B" and shown as Exhibit "C" (attached) to CLACKAMAS COUNTY SERVICE DISTRICT NO. 1, as set forth on the attached petition.

Greg Geist
Greg Geist (Jan 7, 2025 17:58 PST)

Greg Geist, Director
Water Environment Services



CENTERLINE CONCEPTS
LAND SURVEYING, INC.


19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit 'A' 'B'
Legal Description

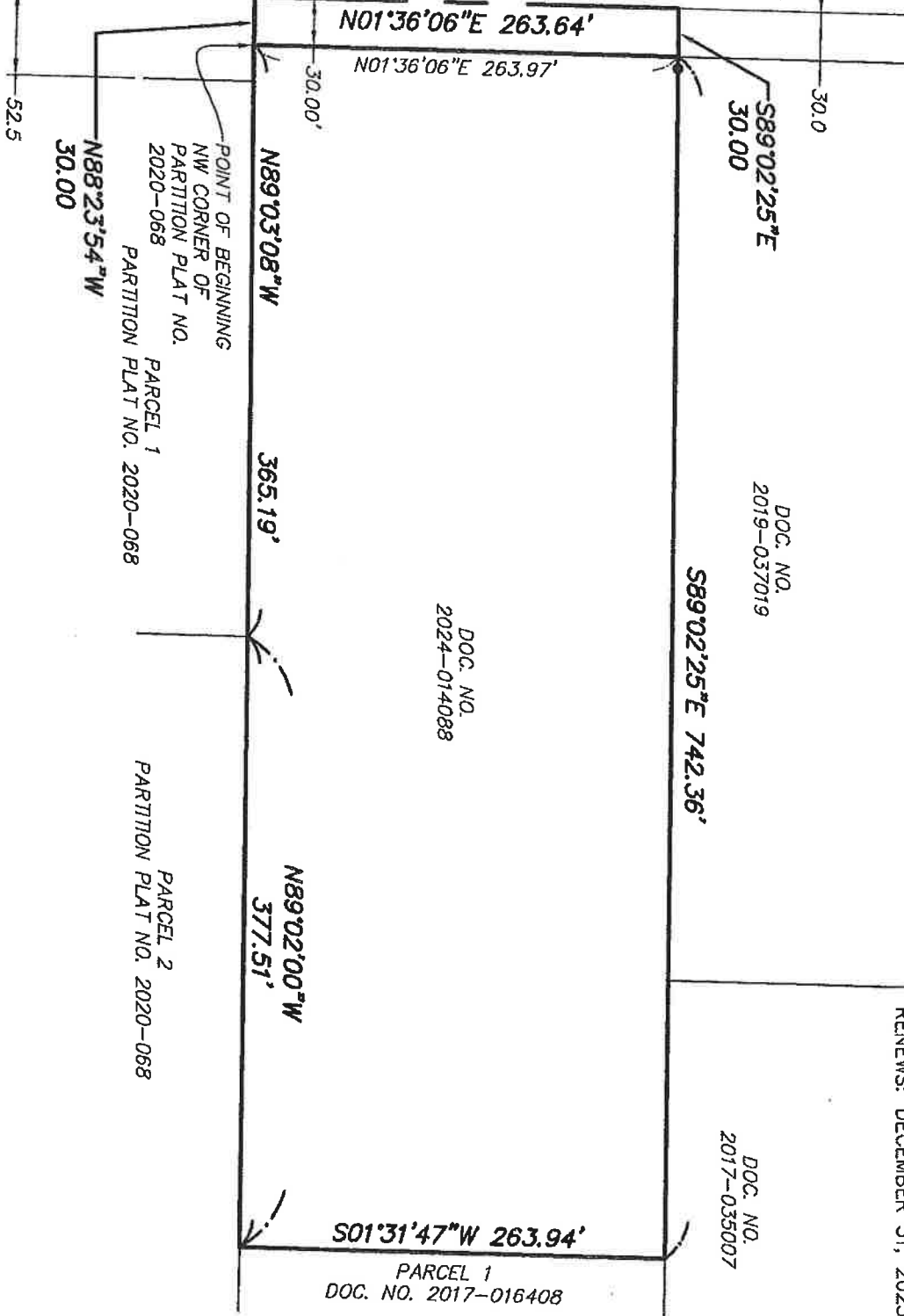
A tract of land being all of that tract conveyed by deed recorded as Document No. 2024-014088, Clackamas County Deed Records, located in the northeast one-quarter of Section 31, Township 1 South, Range 3 East, of the Willamette Meridian, Clackamas County, Oregon, together with that portion of SE 172nd Avenue, aka County Road No. 494, lying west of the centerline thereof and immediately adjacent thereto, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with green plastic cap marked "CMT 86811" found at the most westerly northwest corner of Partition Plat No. 2020-068, Clackamas County Plat Records, also being on the east right of way line of SE 172nd Avenue, aka County Road No. 494, being 30.00 feet east of the centerline thereof, when measured at right angles; thence North 88°23'54" West, 30.00 feet to said centerline; thence, along said centerline, North 01°36'06" East, 263.64 feet to the westerly projection of the north line of that tract of land conveyed by deed recorded as Document No. 2019-037019; thence, South 89°02'25" East, 30.00 feet to the easterly right of way line of said SE 172nd Avenue; thence, along the south line of that tract of land conveyed by deed recorded as Document No. 2019-037019, and continuing along the south line of that tract of land conveyed by deed recorded as Document No. 2017-035007, South 89°02'25" East, 742.36 feet; thence South 01°31'47" West, 263.94 feet to the north line of said Partition Plat No. 2020-068; thence, along said north line, North 89°02'00" West, 377.51 feet to an angle point thereon; thence continuing along said north line, North 89°03'08" West, 365.19 feet to the **POINT OF BEGINNING**.

Contains 203,875 square feet, or 4.68 acres, more or less.

23 DEC 24
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. GOLDEN
0407748
RECORDED: 31 DEC 25

S.E. 72ND AVENUE (60' WIDE) (COUNTY ROAD NO. 494)



SIGNED ON: 23DEC24

REGISTERED
PROFESSIONAL
LAND SURVEYOR

TGB

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2025

CLIENT: DEZ
 ORIG. DATE: 23DEC24
 DRAWN BY: TGB
 SHEET No. 1 OF 1

EXHIBIT C
ANNEXATION
 CLACKAMAS COUNTY, OREGON
 Scale: 1"=100'

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189