



Jane E. Vetto
County Counsel

March 6, 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 No. 2024-006 to annex territory located on SE Kelso Road, Boring into the Boring Water District. 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; JDM	Procurement Review	N/A
Contact Person	Jeffrey D. Munns	Contact Phone	(503)742-5984

EXECUTIVE SUMMARY:

The owner of a parcel of land, tax lot nos. 4901, 4902, 5000, 5001, 5200, 5202, 5501 (“Property”), petitioned this Board to annex into the Boring Water District (the “District”) in order to receive water services. The Board’s approval of this proposed annexation will result in a boundary change of the District’s service area.

Currently, the Property, as territory to be annexed is comprised of seven tax lots, totaling 47.7 acres, in unincorporated Clackamas County near the City of Boring. It has a current tax assessed value of \$25,187,602. It has residential and community services on it.

The proposed annexation is intended to provide reliable water sources to facilitate additional development on the Property. The Petitioner is a non-profit organization that provides community services. The Property is currently located 3,550 feet away from the nearest water service lines, and the District is willing to extend its line to provide services to the Property.

If the Board approves this proposed annexation, the District will provide water services to the Property.

Under Oregon law, as the county’s governing body, this Board is charged in deciding this proposed boundary change pursuant to ORS Chapters 198. In determining whether to approve the



annexation petition, the Board must consider the local comprehensive plan for the area and any applicable service agreements with local governments as required by ORS 198.857.

A Staff Report, dated February 26, 2025, addresses factors and criteria mandated in ORS 198. The report makes the required analysis and findings and concludes that the proposed boundary change of the District complies with applicable statutory 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. 2024-006 (BWD).

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. 2024-006 (BWD)



Board Order No. _____

Page 1

Whereas, the Boring Water District (“DISTRICT”) is a county service district organized under ORS 450 that provides water services to certain areas of Clackamas County; 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

Whereas, on November 12, 2024, 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

Whereas, a staff report that addresses factors and criteria mandated in ORS 198.857 was made public at least 8 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 March 6, 2025, and that a decision of approval was made on March 6, 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.

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BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

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Page 2

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 the DISTRICT for water services.

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

DATED this 6th day of March 2025

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

Exhibit A

**In the Matter of Approving a Boundary Change Proposal No. 2024-006 (BWD)
(Legal Map and Legal Description)**

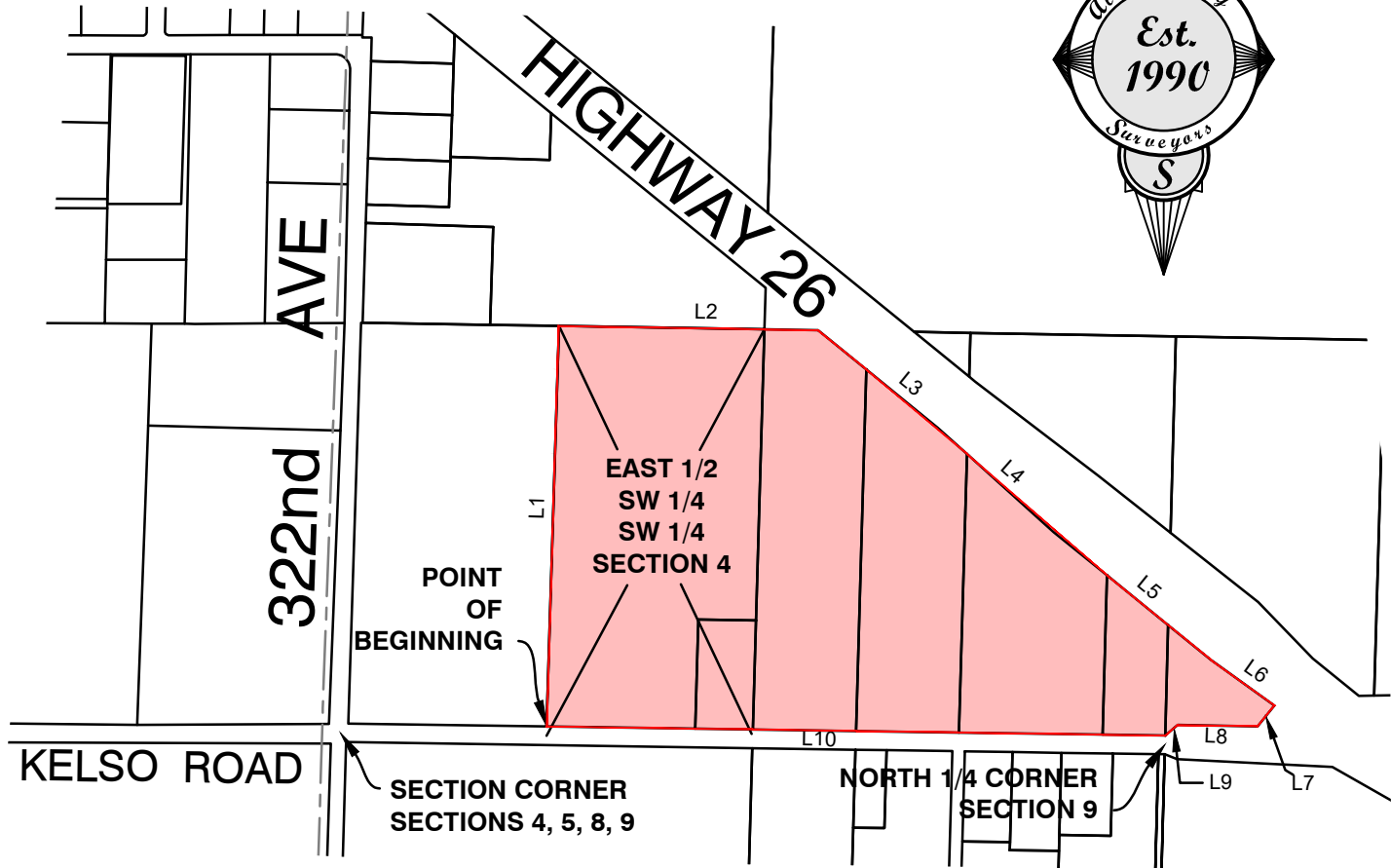
SKETCH-ANNEXATION AREA

ACROSS TRACTS OF LAND IN SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
CLACKAMAS COUNTY OREGON



LINE TABLE

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PROFESSIONAL
LAND SURVEYOR

Daniel T. Burton

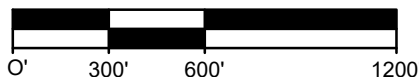
OREGON
JANUARY 15, 1987
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RENEWS 12/31/25

DATE: 1/10/25
PROJECT #

24-141

SCALE: 1" = 600'



ALL COUNTY
SURVEYING | PLANNING | ENGINEERING

ALL COUNTY SURVEYOR & PLANNERS, INC

PO BOX 955 SANDY, OR 97055

Phone: 503.668.3151

Email: danb@allcountysurveyors.com

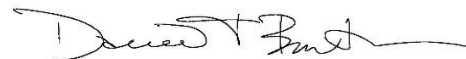
January 10, 2025
JOB NO. 24-141

ANNEXATION LEGAL DESCRIPTION

AN ANNEXATION PARCEL ACROSS PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING THOSE TRACTS CURRENTLY DESIGNATED AS TAX LOTS 4901, 4902, 5001, 5000, 5200, 5202, AND 5501 ON TAX MAP 2 4 E 04, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 4 WITH THE NORTH RIGHT OF WAY LINE OF KELSO ROAD (30 FEET FROM CENTERLINE); THENCE ALONG SAID WEST LINE, N01°42'50"E 1285.07 FEET TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE THEREOF, S89°05'25"E 834.11 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE MT. HOOD HIGHWAY (HIGHWAY 26), A VARIABLE WIDTH RIGHT OF WAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES: S50°53'24"E 493.90 FEET; THENCE S48°01'40"E 500.61 FEET; THENCE S50°53'24"E 649.87 FEET; AND S54°19'02"E 250.26 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KELSO ROAD, A VARIBLE WIDTH RIGHT OF WAY; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID KELSO ROAD THE FOLLOWING COURSES: S39°08'11"W 86.19 FEET TO AN ANGLE POINT; THENCE N88°56'23"W 255.8 FEET TO AN ANGLE POINT; THENCE S49°21'33"W TO AN ANGLE POINT; THENCE N89°11'47"W 1784 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 47.7 ACRES, MORE OR LESS.

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OREGON
JANUARY 15, 1987
DANIEL T. BURTON
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RENEWS 12/31/25

Exhibit B

**In the Matter of Approving a Boundary Change Proposal No. 2026-004 (BWD)
(Staff Report)**



OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING
2051 KAEN ROAD | OREGON CITY, OR 97045

Jane E. Vetto
County Counsel

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

TO: Clackamas County Board of County Commissioners (the “Board”)

FROM: Jeffrey D. Munns, Assistant County Counsel

RE: Boundary Change Proposal No. 2024-006

DATE of REPORT: February 26, 2025

DATE of HEARING: March 6, 2025

STAFF REPORT

REQUEST: Approval of Boundary Change Proposal No. 2024-006 (BWD), authorizing property of the Guide Dogs for the Blind (the “PETITIONER”), identified as tax lot numbers 4901, 4902, 5000, 5001, 5200, 5202, 5501 and located near Boring, Oregon in unincorporated Clackamas County, Oregon (the “SUBJECT PROPERTY”), into the Boring Water District No. 24 (the “DISTRICT”), an ORS 450 special district.

REASON FOR ANNEXATION:

The PETITIONER is a non-profit organization and is requesting annexation so that the SUBJECT PROPERTY can connect to and receive water services from the DISTRICT. The proposed annexation is intended to facilitate additional development of the properties owned by the PETITIONER. The PETITIONER is a non-profit organization that provides community service.

RECOMMENDATION: Based on the analysis and findings of this report, staff respectfully recommends that the Board APPROVES the Boundary Change Proposal No 2024-006 (BWD).

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

v.ccc2024

I. BACKGROUND

A. SUBJECT PROPERTY INFORMATION

PETITIONER:	Guide Dogs for the Blind
PETITIONER Representative, if any:	Tracy Brown
Tax Lot Nos.	4901, 4902, 5000, 5001, 5200, 5202, 5501
Address, if any:	32545, 32565, 32719, 32901, 33121, 33201 SE Kelso Rd Boring, OR 97009
Legal Description	Exhibits to Resolution 2024-11.2 at Attachment 1

B. PETITION UNDER ORS 198.857

By application submitted to the DISTRICT, dated January 10, 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 January 10, 2025.

The SUBJECT PROPERTY is currently being used for residential and social services. The services to be provided by the DISTRICT will support additional development of the PETITIONER’S operation on the SUBJECT PROPERTY.

C. ENDORSEMENTS BY INTERESTED PARTIES

As further discussed below in this report, the SUBJECT PROPERTY is located in unincorporated Clackamas County near the City of Boring. Water service is approximately 3,550 feet west along SE Kelso Road from the SUBJECT PROPERTY.

The DISTRICT has indicated water service can be provided to serve the SUBJECT PROPERTY. By Resolution No. 2024-11.2, dated November 12, 2024, 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 - 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 on water, the Plan specifies the following:

“7.B.4 Encourage development in urban areas where adequate urban water facilities already exist.

7.B.5 Require water service purveyors to provide water services for non-urban areas at levels appropriate for non-urban use.

7.B.6 Coordinate the review of development applications with the appropriate water service provider to ensure that approval is not granted in the absence of adequate water.”

Page 7-8 to 7-9 of the Plan.

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, comprises of seven tax lots (4901, 4902, 5000, 5001, 5200, 5202, 5501), totaling 47.7 acres, with a current tax assessed value of \$25,187,602.
2. The SUBJECT PROPERTY is in unincorporated Clackamas County near Boring, OR community.
3. The SUBJECT PROPERTY is outside a UGB, and is not within Metro's jurisdictional boundary and any designated urban reserve.
4. The SUBJECT PROPERTY is currently located 3,550 feet away from the nearest water service lines.
5. The SUBJECT PROPERTY currently has residential and social service uses.

6. The proposed annexation is intended to provide reliable water sources to facilitate additional development of the properties owned by the PETITIONER. The PETITIONER is a non-profit organization that provides a community service.
7. Accordingly, the PETITIONER is seeking water services from the DISTRICT. The DISTRICT has endorsed the proposed annexation into the DISTRICT.

B. URBAN AND OTHER FACILITY SERVICES

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. Staff find that there are ORS 195.065 agreements applicable to this area of Clackamas County. The SUBJECT PROPERTY is outside an UGB, and therefore an analysis of urban and other service agreements is not applicable in this matter.

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

1. Water. The SUBJECT PROPERTY is currently on well-water and is seeking potable water services from the DISTRICT.
2. Sewer. The SUBJECT PROPERTY is currently on onsite septic for sewer management.
3. Fire. The SUBJECT PROPERTY is served by Clackamas Fire District for fire services.

C. LAND USE PLANNING - Clackamas County Comp Plan

As referenced in Section II of this report, state law requires 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.

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 water services to the SUBJECT PROPERTY is consistent, or not in conflict, with Chapter 7 of the Comp Plan. *As the water service purveyor in the area, the DISTRICT has agreed to extend its water services in this non-urban area to levels appropriate for PETITIONER's non-urban use.*

IV. CONCLUSIONS

The SUBJECT PROPERTY is currently being used for residential and social service purposes. It is outside of the Metro's boundary, a designated urban reserve, and the UGB. The DISTRICT agreed to extend its water services to the SUBJECT PROPERTY to support PETITIONER's non-profit and community services.

Staff conclude that the proposed annexation complies with all applicable state requirements. Staff recommend the approval of Boundary Change No. 2024-006 for the DISTRICT to provide water services to the SUBJECT PROPERTY.

Respectfully Submitted,



Jeffrey D. Munns

Assistant Legal County Counsel

Attachments: Exhibit 1-Legal Description and MAP of SUBJECT PROPERTY

**ATTACHMENT 1
TO STAFF REPORT 2024-006 (BWD)

(DISTRICT ENDORSEMENT WITH
LEGAL DESCRIPTION AND MAP OF SUBJECT PROPERTY)**

BORING WATER DISTRICT
Guide Dogs For The Blind Annexation Application
Resolution No. 2024-11.2

A RESOLUTION ENDORSING THE PETITION FOR THE ANNEXATION OF TERRITORY TO THE BORING WATER DISTRICT.


This matter is before the Board of Directors of the Boring Water District, and it appearing that:

- 1) Endorsement is required by ORS 198.857 (2) upon receiving consent in writing from the owner[s] of a parcel of land proposed to be annexed.
- 2) The Board has received the property owner petition meeting the annexation requirement listed above.
- 3) The territory proposed to be annexed is within Clackamas County and this petition will subsequently be submitted to the County for consent to the annexation as specified in ORS 198.857.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BORING WATER DISTRICT AS FOLLOWS:

- 1) That the Board by this resolution endorses the petition for annexation with the boundaries described in the attached Annexation Application:

The foregoing Resolution adopted this 12th day of November, 2024.



Board Member



Chris Alexander, Boring Water District Manager

BORING WATER DISTRICT No. 24
28577 SE Wally Road
P.O. Box 66
Boring OR 97009

Attachments: Annexation Application Guide Dogs for the Blind

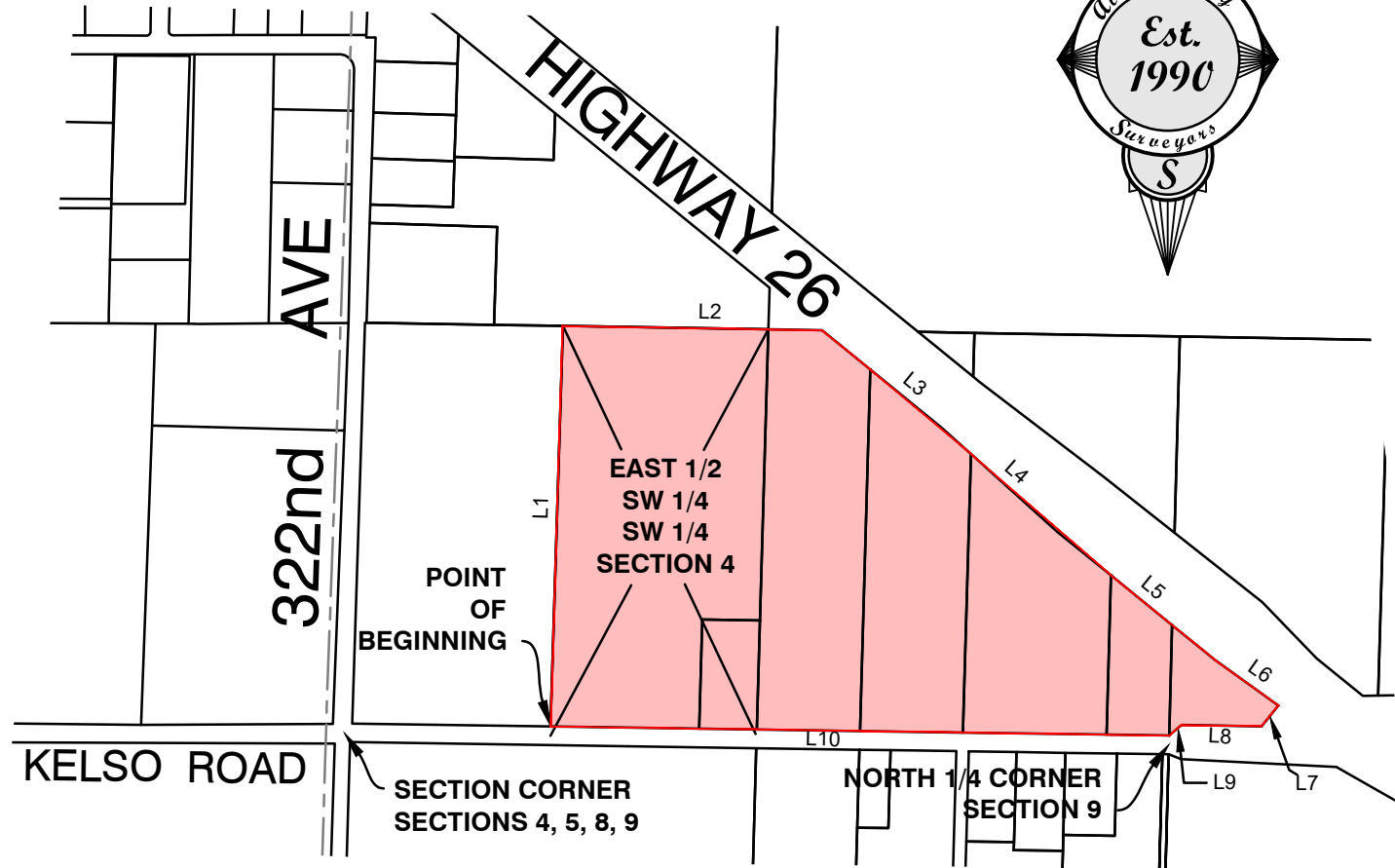
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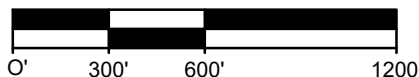
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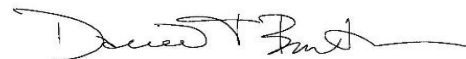
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OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING
2051 KAEN ROAD | OREGON CITY, OR 97045

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TO: Clackamas County Board of County Commissioners (the “Board”)

FROM: Jeffrey D. Munns, Assistant County Counsel

RE: Boundary Change Proposal No. 2024-006

DATE of REPORT: February 26, 2025

DATE of HEARING: March 6, 2025

STAFF REPORT

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

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“7.B.4 Encourage development in urban areas where adequate urban water facilities already exist.

7.B.5 Require water service purveyors to provide water services for non-urban areas at levels appropriate for non-urban use.

7.B.6 Coordinate the review of development applications with the appropriate water service provider to ensure that approval is not granted in the absence of adequate water.”

Page 7-8 to 7-9 of the Plan.

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, comprises of seven tax lots (4901, 4902, 5000, 5001, 5200, 5202, 5501), totaling 47.7 acres, with a current tax assessed value of \$25,187,602.
2. The SUBJECT PROPERTY is in unincorporated Clackamas County near Boring, OR community.
3. The SUBJECT PROPERTY is outside a UGB, and is not within Metro's jurisdictional boundary and any designated urban reserve.
4. The SUBJECT PROPERTY is currently located 3,550 feet away from the nearest water service lines.
5. The SUBJECT PROPERTY currently has residential and social service uses.

6. The proposed annexation is intended to provide reliable water sources to facilitate additional development of the properties owned by the PETITIONER. The PETITIONER is a non-profit organization that provides a community service.
7. Accordingly, the PETITIONER is seeking water services from the DISTRICT. The DISTRICT has endorsed the proposed annexation into the DISTRICT.

B. URBAN AND OTHER FACILITY SERVICES

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. Staff find that there are ORS 195.065 agreements applicable to this area of Clackamas County. The SUBJECT PROPERTY is outside an UGB, and therefore an analysis of urban and other service agreements is not applicable in this matter.

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

1. Water. The SUBJECT PROPERTY is currently on well-water and is seeking potable water services from the DISTRICT.
2. Sewer. The SUBJECT PROPERTY is currently on onsite septic for sewer management.
3. Fire. The SUBJECT PROPERTY is served by Clackamas Fire District for fire services.

C. LAND USE PLANNING - Clackamas County Comp Plan

As referenced in Section II of this report, state law requires 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.

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 water services to the SUBJECT PROPERTY is consistent, or not in conflict, with Chapter 7 of the Comp Plan. *As the water service purveyor in the area, the DISTRICT has agreed to extend its water services in this non-urban area to levels appropriate for PETITIONER's non-urban use.*

IV. CONCLUSIONS

The SUBJECT PROPERTY is currently being used for residential and social service purposes. It is outside of the Metro's boundary, a designated urban reserve, and the UGB. The DISTRICT agreed to extend its water services to the SUBJECT PROPERTY to support PETITIONER's non-profit and community services.

Staff conclude that the proposed annexation complies with all applicable state requirements. Staff recommend the approval of Boundary Change No. 2024-006 for the DISTRICT to provide water services to the SUBJECT PROPERTY.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'J. Munns', is positioned above the typed name.

Jeffrey D. Munns

Assistant Legal County Counsel

Attachments: Exhibit 1-Legal Description and MAP of SUBJECT PROPERTY

**ATTACHMENT 1
TO STAFF REPORT 2024-006 (BWD)

(DISTRICT ENDORSEMENT WITH
LEGAL DESCRIPTION AND MAP OF SUBJECT PROPERTY)**

BORING WATER DISTRICT
Guide Dogs For The Blind Annexation Application
Resolution No. 2024-11.2

A RESOLUTION ENDORSING THE PETITION FOR THE ANNEXATION OF TERRITORY TO THE BORING WATER DISTRICT.


This matter is before the Board of Directors of the Boring Water District, and it appearing that:

- 1) Endorsement is required by ORS 198.857 (2) upon receiving consent in writing from the owner[s] of a parcel of land proposed to be annexed.
- 2) The Board has received the property owner petition meeting the annexation requirement listed above.
- 3) The territory proposed to be annexed is within Clackamas County and this petition will subsequently be submitted to the County for consent to the annexation as specified in ORS 198.857.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BORING WATER DISTRICT AS FOLLOWS:

- 1) That the Board by this resolution endorses the petition for annexation with the boundaries described in the attached Annexation Application:

The foregoing Resolution adopted this 12th day of November, 2024.



Board Member



Chris Alexander, Boring Water District Manager

BORING WATER DISTRICT No. 24
28577 SE Wally Road
P.O. Box 66
Boring OR 97009

Attachments: Annexation Application Guide Dogs for the Blind

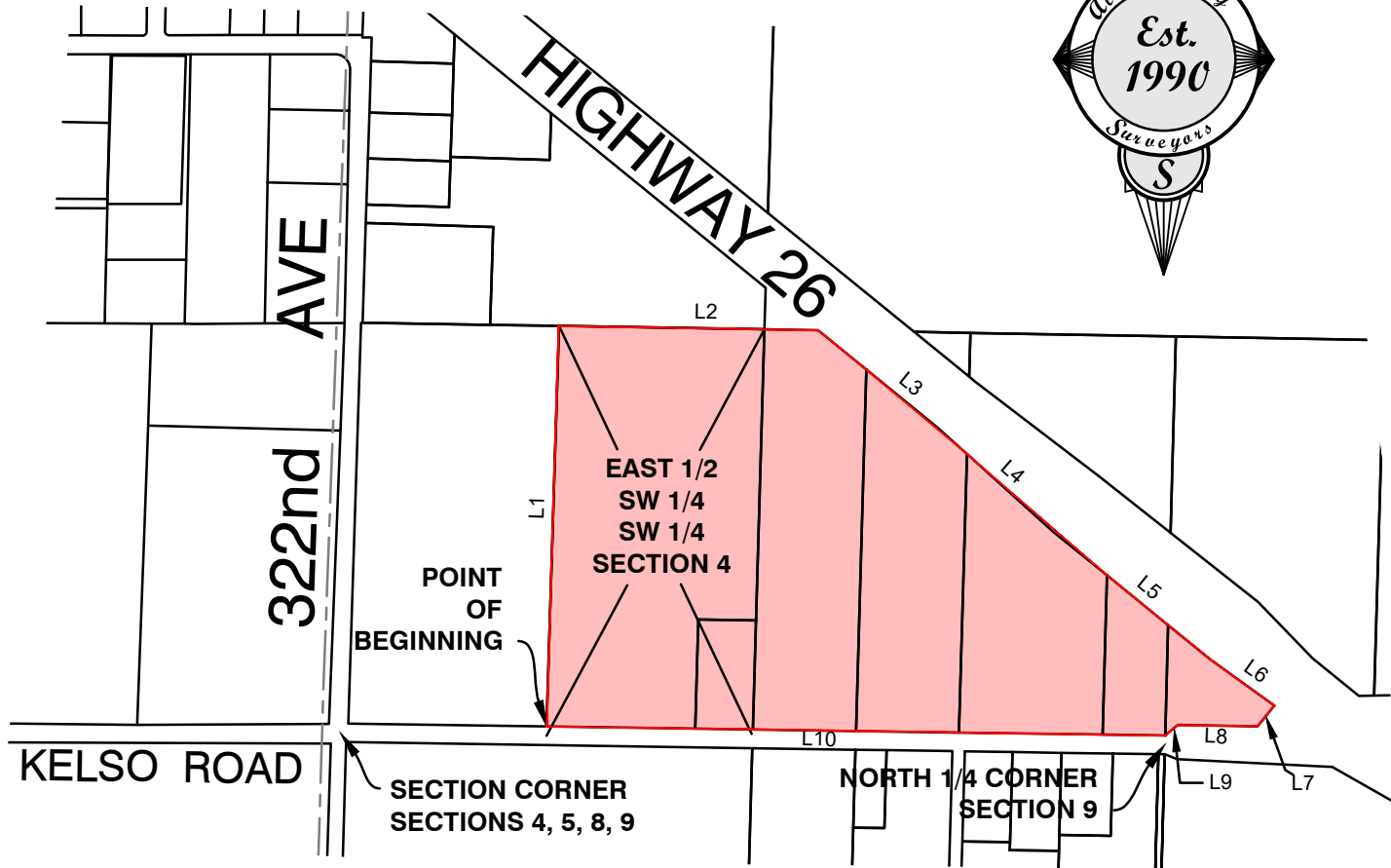
SKETCH-ANNEXATION AREA

ACROSS TRACTS OF LAND IN SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
CLACKAMAS COUNTY OREGON



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	1285.07'	N01°42'50"E
L2	834.11'	S89°05'25"E
L3	493.90'	S50°53'24"E
L4	500.61'	S48°01'40"E
L5	649.87'	S50°53'24"E
L6	250.26'	S54°19'02"E
L7	86.19'	S39°08'11"W
L8	255.8'	N88°56'23"W
L9	52.6'	S49°21'33"W
L10	1784±'	N89°11'47"W



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daniel T. Burton

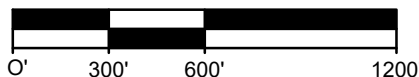
OREGON
JANUARY 15, 1987
DANIEL T. BURTON
2248

RENEWS 12/31/25

DATE: 1/10/25
PROJECT #

24-141

SCALE: 1" = 600'



ALL COUNTY
SURVEYING | PLANNING | ENGINEERING

ALL COUNTY SURVEYOR & PLANNERS, INC

PO BOX 955 SANDY, OR 97055

Phone: 503.668.3151

Email: danb@allcountysurveyors.com

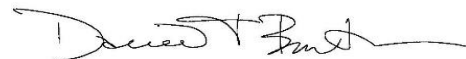
January 10, 2025
JOB NO. 24-141

ANNEXATION LEGAL DESCRIPTION

AN ANNEXATION PARCEL ACROSS PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING THOSE TRACTS CURRENTLY DESIGNATED AS TAX LOTS 4901, 4902, 5001, 5000, 5200, 5202, AND 5501 ON TAX MAP 2 4 E 04, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 4 WITH THE NORTH RIGHT OF WAY LINE OF KELSO ROAD (30 FEET FROM CENTERLINE); THENCE ALONG SAID WEST LINE, N01°42'50"E 1285.07 FEET TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE THEREOF, S89°05'25"E 834.11 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE MT. HOOD HIGHWAY (HIGHWAY 26), A VARIABLE WIDTH RIGHT OF WAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES: S50°53'24"E 493.90 FEET; THENCE S48°01'40"E 500.61 FEET; THENCE S50°53'24"E 649.87 FEET; AND S54°19'02"E 250.26 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KELSO ROAD, A VARIBLE WIDTH RIGHT OF WAY; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID KELSO ROAD THE FOLLOWING COURSES: S39°08'11"W 86.19 FEET TO AN ANGLE POINT; THENCE N88°56'23"W 255.8 FEET TO AN ANGLE POINT; THENCE S49°21'33"W TO AN ANGLE POINT; THENCE N89°11'47"W 1784 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 47.7 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 15, 1987
DANIEL T. BURTON
#2248

RENEWS 12/31/25