

Final Documents  
for  
Annexation to  
**Beaverton**

Metro proposal number WA0213  
Ordinance/Resolution: 4594  
Annexation: ANX2012-0005  
DOR: 34-2022-2013  
Secretary of State: AN 2013-0007

OFFICE OF THE SECRETARY OF STATE

**KATE BROWN**  
SECRETARY OF STATE

**BRIAN SHIPLEY**  
DEPUTY SECRETARY OF STATE



ARCHIVES DIVISION  
MARY BETH HERKERT  
DIRECTOR  
800 Summer Street NE  
Salem, Oregon 97310  
(503) 373-0701  
Facsimile (503) 378-4118

January 25, 2013

City of Beaverton  
City Recorder  
4755 SW Griffith Drive  
PO Box 4755  
Beaverton, OR 97076

Dear City Recorder,

Please be advised that we have received and filed, as of January 17, 2013 the following records annexing territory into the following:

Ordinance/ Resolution Number

Our File Number

4594 (City of Beaverton)

AN 2013-0007

For your records please verify the effective date through the application of the applicable ORS..

Our assigned file number(s) are included in the above information.

Sincerely,

Linda Bjornstad  
Official Public Documents

cc: County Clerk(s)  
ODOT  
Department Revenue  
Population Research Center

# Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit  
 PO Box 14380  
 Salem, OR 97309-5075  
 fax 503-945-8737

**Description and Map Approved**  
**January 8, 2013**  
**As Per ORS 308.225**

City of Beaverton  
 Community Development Dept.  
 PO Box 4755  
 Beaverton, OR 97076-4755

Description     Map received from: Valerie Sutton  
 On: 12/14/2012

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

ANNEX TO CITY OF BEAVERTON (South Cooper Mtn.)

ORD.NO.4594 (ANX2012-0005)

has been:     Approved            1/8/2013  
                    Disapproved

Notes:

In the future , send a final map that has legible bearings & distances.

Department of Revenue File Number: 34-2022-2013

Prepared by: Elise Bruch 503-945-8344

Boundary:     Change     Proposed Change  
 The change is for:

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

**AN ORDINANCE ANNEXING TWENTY-ONE (21) PARCELS LOCATED  
GENERALLY NORTH OF SW SCHOLLS FERRY ROAD, EAST OF SW TILE FLAT  
ROAD, WEST OF SW 175<sup>TH</sup> AVENUE, AND SOUTH OF SW HORSE TALE DRIVE  
TO THE CITY OF BEAVERTON, ADDING THE PROPERTIES TO THE NEIGHBORS  
SOUTHWEST NEIGHBORHOOD ASSOCIATION COMMITTEE:  
SOUTH COOPER MOUNTAIN ANNEXATION 2012-0005**

**WHEREAS**, ORS 222.170(1) grants the City authority to initiate an annexation process when more than half of the land owners, who own more than half of the land in the annexed area, and own more than half of the assessed value of all real property in the annexed area consent to the annexation; and

**WHEREAS**, an undetermined number of electors occupy the subject parcels thus a public hearing was scheduled and notice of the public hearing was provided in accordance with ORS 222.120(3); and

**WHEREAS**, the subject properties are part of Urban Reserve Area 6B designated as an urban reserve in May 2011, and were subsequently added to the Urban Growth Boundary (UGB) in October 2011, with the revised boundary taking effect in January 2012; and

**WHEREAS**, the subject parcels currently lie outside of Beaverton's Assumed Urban Services Area; however, Chapter Five: Public Facilities and Services Element of the City's acknowledged Comprehensive Plan, contains the following statement under subsection 5.3, Urban Services Area: "changes to the City's Urban Services Boundary will be required in the future if Metro expands the Urban Growth Boundary to the City's north and/or southwest"; and

**WHEREAS**, Washington County and Metro entered into an intergovernmental agreement to Adopt Urban and Rural Reserves, executed by the County and Metro, February 23, and March 2, 2010, respectively; and

**WHEREAS**, that agreement contains a policy stating that areas added to the UGB will be governed and planned by cities prior to urbanization, thereby implying the County's consent to the annexation; and

**WHEREAS**, the City Council adopts as findings for this land use decision, the staff report dated October 29, 2012; now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

**Section 1.** The territory shown on Exhibit 1; and more particularly described in Exhibit 2, is hereby annexed to the City of Beaverton.

**Section 2.** This Ordinance shall be final and effective on the date the ordinance is filed with the Secretary of State as specified by ORS 222.180, but in no circumstance later than March 31, 2013.

**Section 3.** Pursuant to Beaverton Code Section 9.06.035A, these properties shall be added to the Neighbors Southwest Neighborhood Association Committee Boundary.

**Section 4.** The Council accepts the findings in the staff report dated October 29, 2012, to the City Council, prepared by Valerie Sutton, AICP, Senior Planner, incorporated herein by reference as adequate demonstration of compliance with all applicable approval criteria.

**Section 5.** The City Recorder shall place a certified copy of this Ordinance in the City's permanent records, and the Community and Economic Development Department shall forward a certified copy of this Ordinance to Metro and all necessary parties within five working days of adoption.

**Section 6.** The Community and Economic Development Department shall transmit copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities affected by this Ordinance in accordance with ORS 222.005.

**Section 7.** The Council authorizes the City Attorney to approve the final form of the metes and bounds legal description of the area annexed by this ordinance (as shown on Exhibit 1 hereto) to address any revisions in that description needed to meet the requirements of the Oregon Department of Revenue.

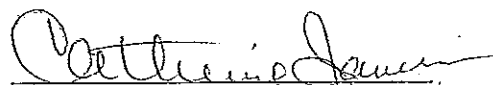
First reading this 13th day of November, 2012.

Passed by the Council this 11th day of December, 2012.

Approved by the Mayor this 12th day of December, 2012.

ATTEST:

APPROVED:

  
CATHY JANSEN, City Recorder

  
DENNY DOYLE, Mayor

STATE OF OREGON,  
COUNTY OF WASHINGTON, } ss CERTIFICATION  
CITY OF BEAVERTON

I, CATHERINE L. JANSEN, Recorder for the City of Beaverton, Washington County, Oregon, certify that this instrument is a true and correct copy of the original which is part of the official records of the City of Beaverton, Oregon.

Dated this 13<sup>th</sup> day of DECEMBER, 2012.

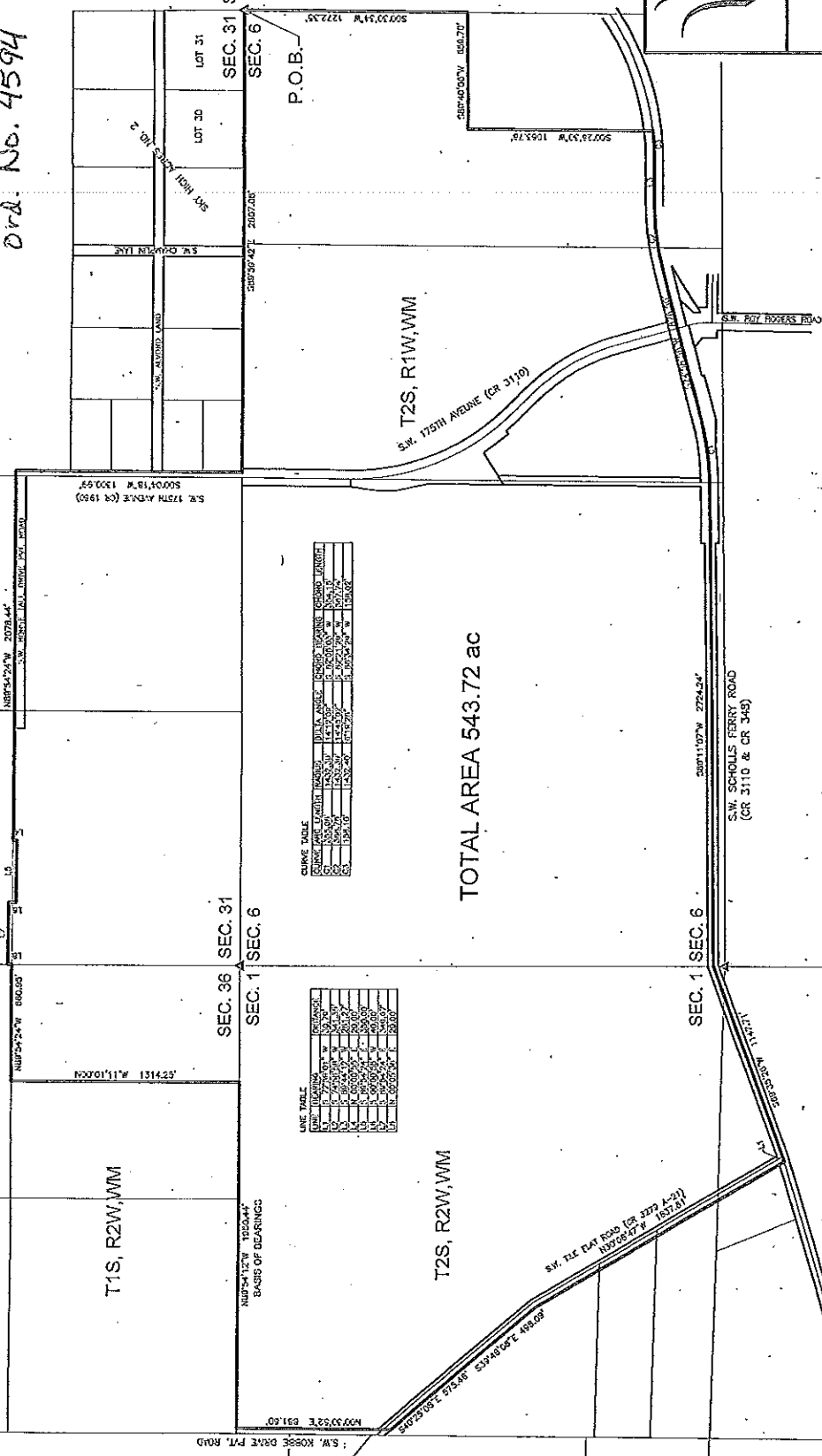
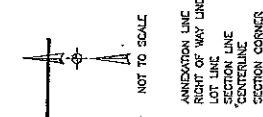
Ordinance No. 4594 - Page 2 of 2

  
RECORDER, City of Beaverton

EXHIBIT B  
SOUTH COOPER MOUNTAIN  
ANNEXATION 2012-0005

EXHIBIT I  
Ord. No. 4594

T1S, R1W, WM



CURVE TABLE

CHORD BEARING	CHORD LENGTH	DELTA ANGLE	CHORD BEARING TO POINT OF INTERSECTION
S 89° 00' 00" W	100.00	90.00	S 00° 00' 00" E
S 89° 00' 00" W	100.00	90.00	S 00° 00' 00" E
S 89° 00' 00" W	100.00	90.00	S 00° 00' 00" E
S 89° 00' 00" W	100.00	90.00	S 00° 00' 00" E
S 89° 00' 00" W	100.00	90.00	S 00° 00' 00" E

LINE TABLE

LINE NUMBER	BEARING	LENGTH	START POINT	END POINT
1	N 89° 00' 00" W	100.00	1000.00, 0.00	1000.00, 100.00
2	S 00° 00' 00" E	100.00	1000.00, 100.00	1100.00, 100.00
3	S 89° 00' 00" W	100.00	1100.00, 100.00	1100.00, 0.00
4	S 00° 00' 00" E	100.00	1100.00, 0.00	1200.00, 0.00
5	N 89° 00' 00" W	100.00	1200.00, 0.00	1200.00, 100.00

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David A. Winslow*  
OREGON  
DAVID A. WINSLOW  
21085

**Beaverton**  
O R E G O N

PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

JOB NO: ANX12-4  
DATE: 08-25-12  
DRAWN BY: MTS  
CHECKED BY: DW  
APPROVED BY: DW



The Best of Oregon

EXHIBIT 2  
Ord. No. 4594

**EXHIBIT A  
LEGAL DESCRIPTION  
SOUTH COOPER MOUNTAIN  
ANNEXATION 2012-0005**

EXPLANATION: THIS LEGAL DESCRIPTION IS PREPARED FOR THE OREGON DEPARTMENT OF REVENUE FOR THE PURPOSE OF DESCRIBING PARCELS OF LAND IN UNINCORPORATED WASHINGTON COUNTY TO BE ANNEXED TO THE CITY OF BEAVERTON FOLLOWING EXPANSION OF THE URBAN GROWTH BOUNDARY, LYING NORTH OF S.W. SCHOLLS FERRY ROAD COUNTY ROAD 3110 FORMERLY COUNTY ROAD 348 AND EAST OF S.W. TILE FLAT ROAD COUNTY ROAD 3279 A-21 AND WEST OF EXISTING CITY OF BEAVERTON CITY LIMITS, WASHINGTON COUNTY, OREGON.

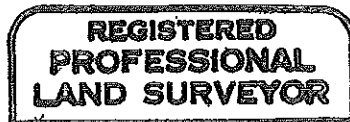
PARCELS OF LAND LYING WITHIN THE SOUTH ONE HALF (S1/2) OF THE OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST, AND THE NORTH ONE HALF (N1/2) OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 WEST, AND A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 36 TOWNSHIP 1 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP BEING THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN ALSO BEING THE SOUTHEAST CORNER OF LOT 31 OF SKY HIGH ACRES NO. 2 RECORDED IN BOOK 14, PAGE 32 IN THE COUNTY RECORDERS OFFICE, AND ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF THE CITY OF BEAVERTON; THENCE SOUTH 00°30'34" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 6 AND CITY OF BEAVERTON BOUNDARY LINE, A DISTANCE OF 1,272.35 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 89°40'06" WEST, ALONG THE CITY OF BEAVERTON BOUNDARY LINE, A DISTANCE OF 659.70 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE SOUTH 00°26'30" WEST, A DISTANCE OF 1,063.76 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,432.40 FEET ALSO BEING THE CENTERLINE OF S.W. SCHOLLS FERRY ROAD COUNTY ROAD 3110 (FORMERLY COUNTY ROAD 348); THENCE CONTINUING ALONG SAID CENTERLINE, WESTERLY ALONG SAID NON-TANGENT CURVE WITH AN ARC LENGTH OF 158.10 FEET, HAVING A CHORD BEARING OF SOUTH 86°34'29" WEST, WITH A CHORD LENGTH OF 158.02 FEET THROUGH A CENTRAL ANGLE OF 6°19'26"; THENCE SOUTH 89°44'12" WEST, A DISTANCE OF 261.27 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,432.39 FEET; THENCE WESTERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 368.76 FEET, HAVING A CHORD BEARING OF SOUTH 82°21'29" WEST, WITH A CHORD LENGTH OF 367.74 FEET THROUGH A CENTRAL ANGLE OF 14°45'02"; THENCE SOUTH 74°58'58" WEST, A DISTANCE OF 876.50 FEET TO A

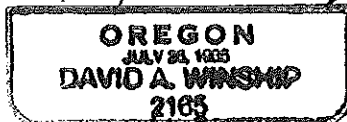
CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,432.39 FEET; THENCE WESTERLY ALONG SAID CURVE HAVING AN ARC LENGTH OF 355.06 FEET, WITH A CHORD BEARING OF SOUTH 82°05'03" WEST, WITH A CHORD LENGTH OF 354.15 FEET THROUGH A CENTRAL ANGLE OF 14°12'09"; THENCE SOUTH 89°11'07" WEST, A DISTANCE OF 2,724.24 FEET TO AN ANGLE POINT IN THE CENTERLINE OF S.W. SCHOLLS FERRY ROAD; THENCE SOUTH 69°35'26" WEST, A DISTANCE OF 1,147.71 FEET TO THE CENTERLINE INTERSECTION OF SAID S.W. SCHOLLS FERRY ROAD AND S.W. TILE FLAT ROAD COUNTY ROAD 3279 (A-21); THENCE SOUTH 72°59'01" WEST TO AN INTERSECTION WITH THE EXTENSION OF THE WEST RIGHT OF WAY LINE OF S.W. TILE FLAT ROAD AND THE CENTERLINE OF S.W. SCHOLLS FERRY ROAD, A DISTANCE OF 30.79 FEET; THENCE NORTH 30°06'47" WEST ALONG THE WEST RIGHT OF WAY LINE OF S.W. TILE FLAT ROAD, A DISTANCE OF 1,637.81 FEET; THENCE NORTH 39°48'08" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 498.09 FEET; THENCE NORTH 40°25'08" WEST, A DISTANCE OF 575.46 FEET; THENCE NORTH 00°30'52" EAST LEAVING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 881.60 FEET ALONG THE EAST RIGHT OF WAY LINE OF S.W. KOBBE DRIVE A PRIVATE ROAD TO THE NORTH LINE OF SECTION 1, TOWNSHIP 2 SOUTH RANGE 2 WEST; THENCE SOUTH 89°54'12" EAST ALONG SAID NORTH SECTION LINE, A DISTANCE OF 1,950.44 FEET; THENCE NORTH 00°01'11" WEST LEAVING SAID NORTH SECTION LINE, A DISTANCE OF 1,314.25 FEET; THENCE SOUTH 89°54'24" EAST, A DISTANCE OF 660.95 FEET TO THE WEST SECTION LINE OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST; THENCE NORTH 00°05'36" EAST ALONG SAID WEST SECTION LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°54'24" EAST, A DISTANCE OF 349.97 FEET; THENCE SOUTH 00°00'55" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°54'24" EAST, A DISTANCE OF 350.00 FEET; THENCE NORTH 00°00'55" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°54'24" EAST, A DISTANCE OF 2,078.44 FEET ALONG THE NORTH LINE OF S.W. HORSE TALE DRIVE A PRIVATE ROAD TO THE CENTER SECTION LINE OF SAID SECTION 31 ALSO BEING THE EAST RIGHT OF WAY LINE OF S.W. 175<sup>TH</sup> AVENUE COUNTY ROAD 1960; THENCE SOUTH 00°04'18" WEST, ALONG SAID COUNTY ROAD 1960, A DISTANCE OF 1,300.99 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31 COMMON WITH SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST; THENCE SOUTH 89°59'42" EAST ALONG THE SOUTH SECTION LINE OF SECTION 31 AND NORTH LINE OF SECTION 6, ALSO BEING THE SOUTH LINE OF SKY LINE ACRES NO. 2, A DISTANCE OF 2,607.08 FEET TO THE POINT OF BEGINNING,

HAVING AN AREA OF 543.72 ACRES MORE OR LESS

SEE EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF. BASIS OF BEARING: SOUTH 89°54'12" EAST BETWEEN THE NORTH QUARTER CORNER SECTION 36 AND THE SOUTHEAST SECTION CORNER SECTION 36 TOWNSHIP 1 SOUTH, RANGE 2 WEST, BASED ON THE RECORD OF SURVEY 29,833, IN THE WASHINGTON COUNTY RECORDERS OFFICE, WASHINGTON COUNTY, OREGON.

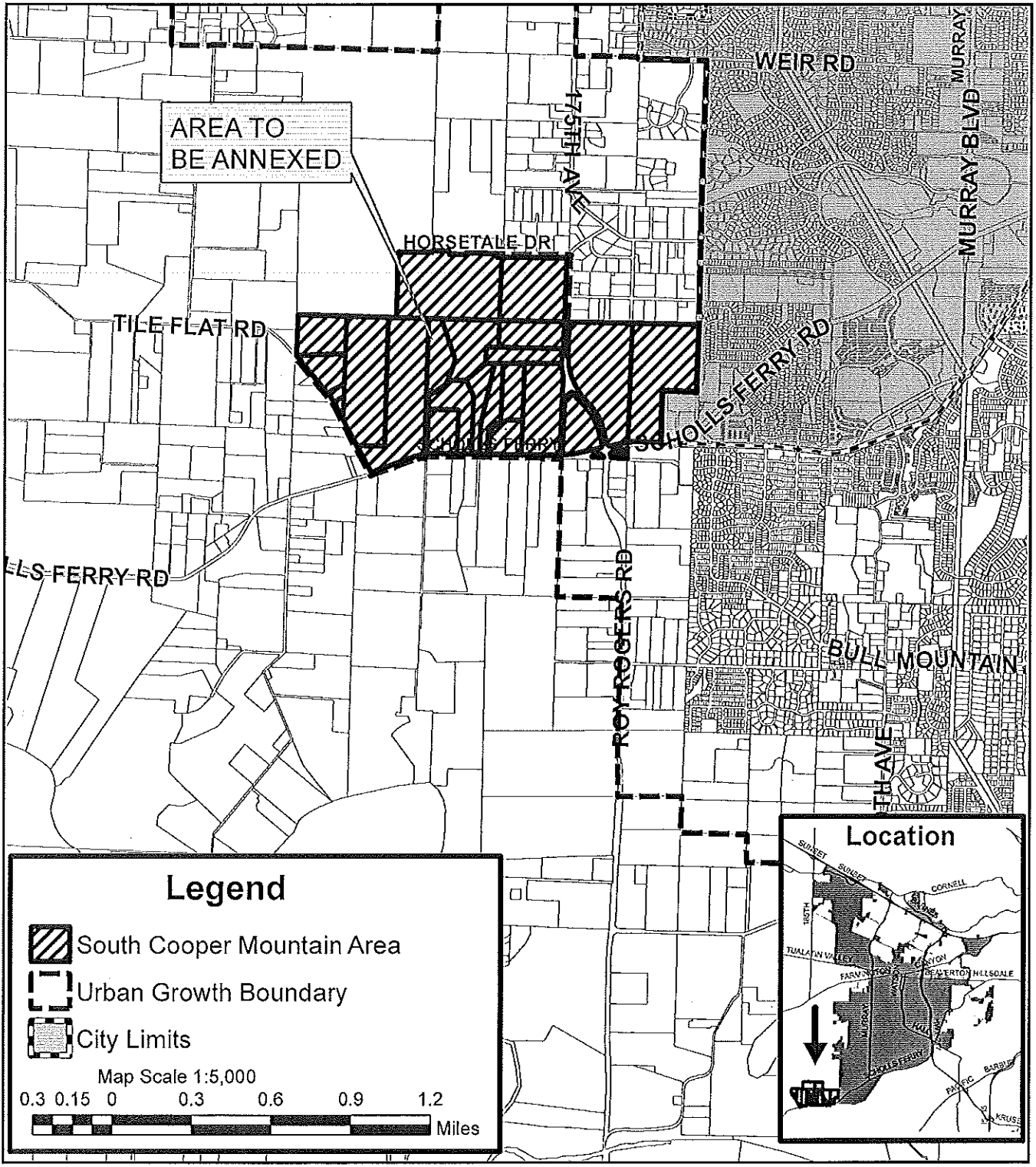


*David A. Winslip*





# VICINITY MAP



**SOUTH COOPER MOUNTAIN  
PROPOSED ANNEXATION**

**COMMUNITY AND ECONOMIC DEVELOPMENT  
Planning Division**

10/17/2012  
Tax Lot #'s  
VARIOUS

Application #  
ANX2012-0005

