



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

02/19/2013

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Forest Grove Plan Amendment
DLCD File Number 001-12

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, March 07, 2013

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Daniel Riordan, City of Forest Grove
Gordon Howard, DLCD Urban Planning Specialist
Anne Debbaut, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **20-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

DATE STAMP	☐ In person ☐ electronic ☐ mailed
	DEPT OF
	FEB 15 2013
	LAND CONSERVATION AND DEVELOPMENT
For Office Use Only	

Jurisdiction: **City of Forest Grove**Local file number: **1306.2.16/ANX-13-00016**Date of Adoption: **February 11, 2013**Date Mailed: **2/14/2013**Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 11/01/2013☐ Comprehensive Plan Text Amendment☐ Comprehensive Plan Map Amendment☐ Land Use Regulation Amendment☒ Zoning Map Amendment☐ New Land Use Regulation☒ Other: **Annexation**

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amendment to City of Forest Grove Official Zoning map to designate properties annexed into the City of Forest Grove. The subject properties are unincorporated islands. The City's zoning designation closest to the Comprehensive Plan will apply. The current zoning of the subject property is Washington County FD-10 (Future Development - 10 acre minimum lot size). The new zoning designations are based on the Comprehensive Plan map and include R7, R10, RML, RMH, CPD and GI.

Does the Adoption differ from proposal? Yes, Please explain below:

Recommended zoning for Annexation Area 16 (south of David Hill Road) was changed from R-7 to R-10 and Annexation 13 (Hawthorne Street) was changed from RML to RMH during the adoption process. Both changes are consistent with the Comprehensive Plan map.

Plan Map Changed from: **N/A**

to:

Zone Map Changed from: **FD-10**to: **R7, R10, RML, RMH, CPD, GI**Location: **Unincorporated land surrounded by city limits**Acres Involved: **75.00**

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☒	☐	☐	☐	☐	☐

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

☒ Yes ☐ No

DLCD File No. 001-12 (19578) [17360]

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Washington County Clean Water Services, Washington County Enhanced Sheriff Patrol District, Washington County Urban Road Maintenance District, Forest Grove Rural Fire Protection District

Local Contact: **Daniel Riordan**

Phone: (503) 992-3226 Extension:

Address: **PO Box 326**

Fax Number: **503-992-3202**

City: **Forest Grove**

Zip: **97116-**

E-mail Address: **driordan@forestgrove-or.gov**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 20 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

ORDER NO. 2013-01

**ORDER ASSIGNING CITY OF FOREST GROVE ZONING DESIGNATIONS,
CONSISTENT WITH THE FOREST GROVE COMPREHENSIVE PLAN MAP AS
REQUIRED BY FOREST GROVE DEVELOPMENT CODE SECTION 10.2.160 AND
10.2.750, TO CERTAIN PROPERTIES ANNEXED BY THE CITY OF FOREST GROVE
FILE NO. ZC-13-00017**

WHEREAS, The Oregon Revised Statutes Chapter 222.750 grants authority to municipalities to annex unincorporated territory surrounded by the city's corporate limits; and

WHEREAS, the City desires to annex the unincorporated territory surrounded by the Forest Grove City Limits to encourage the efficient delivery of public services and further implement the policies contained in the Urban Planning Area Agreement between Washington County and Forest Grove; and

WHEREAS, the zoning of said property is Washington County FD-10 (Future Development – 10 Acre); and

WHEREAS, the Planning Commission considered and recommended assignment of zoning designations consistent with the Forest Grove Comprehensive Plan Map as required by Forest Grove Development Code Section 10.2.160 and 10.2.750; and

WHEREAS, the recommended amendments to the Official Zoning Map are shown on Exhibit A; and

WHEREAS, the proposed amendments to the Official Zoning Map complies with the review criteria contained in the Forest Grove Comprehensive Plan and Forest Grove Development Code Section 10.2.770 based; and

WHEREAS, the Planning Commission held a duly-noticed Public Hearing on assigning a City of Forest Grove zoning designation to properties annexed into the City of Forest Grove; and

WHEREAS, notice of the Planning Commission hearing was published in the *Forest Grove NewsTimes* on December 31, 2012; and

WHEREAS, notice of the City Council Public Hearing was published in the *Forest Grove NewsTimes* on January 23, 2013; and

WHEREAS, the City mailed and posted notices of the public hearings as required by law; and

WHEREAS, a report was prepared as required by law and the City Council having considered the report and testimony at the public hearing does hereby favor the amendment to the Official Zoning Map.

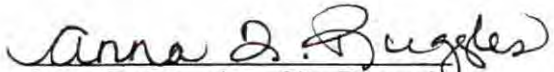
NOW, THEREFORE, THE CITY OF FOREST GROVE ORDERS AS FOLLOWS:

Section 1. The City of Forest Grove City Council hereby approves amending the Official Zoning Map as described in Exhibit A.

Section 2. The findings and conclusions attached as Attachment B are hereby adopted.

Section 3. This Order is enacted by the City Council and shall be effective upon the implementation date of Ordinance No. 2013-02, Ordinance approving the annexations, City File No. ANX-13-00016.

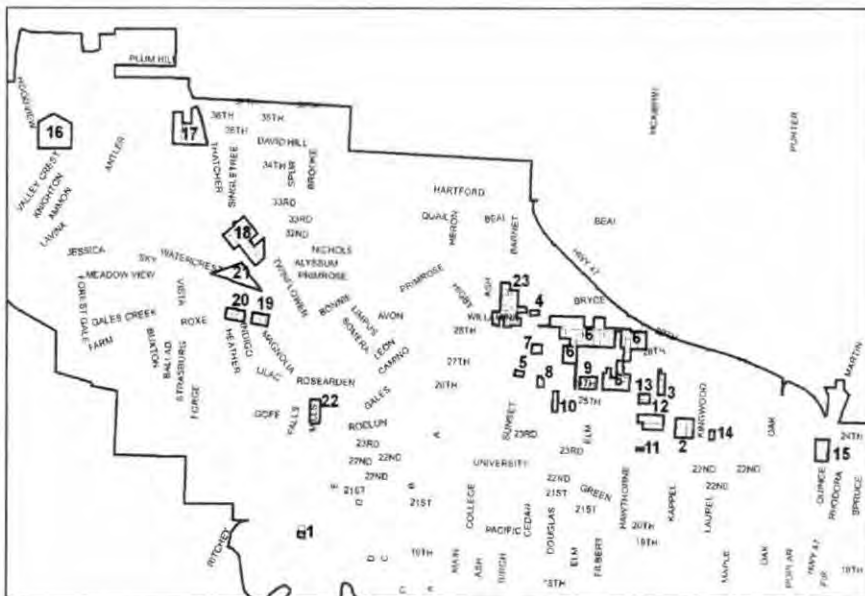
PRESENTED AND PASSED the 28th day of January, 2013


Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 11th day of February, 2013.


Peter B. Truax, Mayor

Attachment A Annexation Areas



**Forest Grove Area
Unincorporated Islands**

- Area 1: FD-10 to RMH
- Area 2: FD-10 to GI
- Area 3: FD-10 to RML
- Area 4: FD-10 to R-7
- Area 5: FD-10 to RMH
- Area 6: FD-10 to RML south of Willamina Av.
FD-10 to R-7 north of Willamina Av.
- Area 7: FD-10 to RML
- Area 8: FD-10 to RML
- Area 9: FD-10 to RML
- Area 10: FD-10 to RMH
- Area 11: FD-10 to RML
- Area 12: FD-10 to RMH
- Area 13: FD-10 to RMH
- Area 14: FD-10 to GI
- Area 15: FD-10 to GI
- Area 16: FD-10 to R-10
- Area 17: FD-10 to R-10
- Area 18: FD-10 to R-7
- Area 19: FD-10 to CPD
- Area 20: FD-10 to RMH
- Area 21: FD-10 to R-7
- Area 22: FD-10 to RML
- Area 23: FD-10 to R-7
- Area 23: FD-10 to RMH (2043 Willamina Av.)

Zoning Definitions

Washington County

FD-10: Development 10 Acre Minimum Lot Size

Forest Grove

- RMH: City of Forest Grove Residential Multiple Family High Density (generally 20 dwellings per net acre allowed)
- GI: General Industrial with full range of industrial activities
- RML: Residential Multifamily Low (generally 12 dwellings per net acre allowed)
- R-7: Single Family Residential (7,000 square foot average lot size)
- R-10: Single Family Residential (10,000 square foot average lot size)
- CPD: Commercial Planned Development (integrated retail shopping center)

Planning Commission Findings and Decision Number 2013-01 to assign City of Forest Grove Zoning Designations to Property Being Considered for Annexation Zone Change (ZC-13-00017)

WHEREAS, the City Council has initiated annexation of unincorporated territory surrounded by the Forest Grove city limits; and

WHEREAS, the Forest Grove Development Code Section 10.2.160 requires assignment of a zoning designation to the property annexed into the City of Forest Grove; and

WHEREAS, the zoning of the property must meet the review criteria in Section 10.2.770 of the Forest Grove Development Code; and

WHEREAS, on January 7, 2013, the Forest Grove Planning Commission held a duly-noticed public hearing to consider zoning designations to assign to the unincorporated properties surrounded by the Forest Grove city limits; and

WHEREAS, the Planning Commission finds that the proposed zoning designations are consistent with the Forest Grove Comprehensive Plan Map and review criteria of Section 10.2.770 of the Forest Grove Development Code.

The City of Forest Grove Planning Commission does hereby make the following findings and recommends the assignment of the following zoning designations that will apply upon annexation of the subject properties.

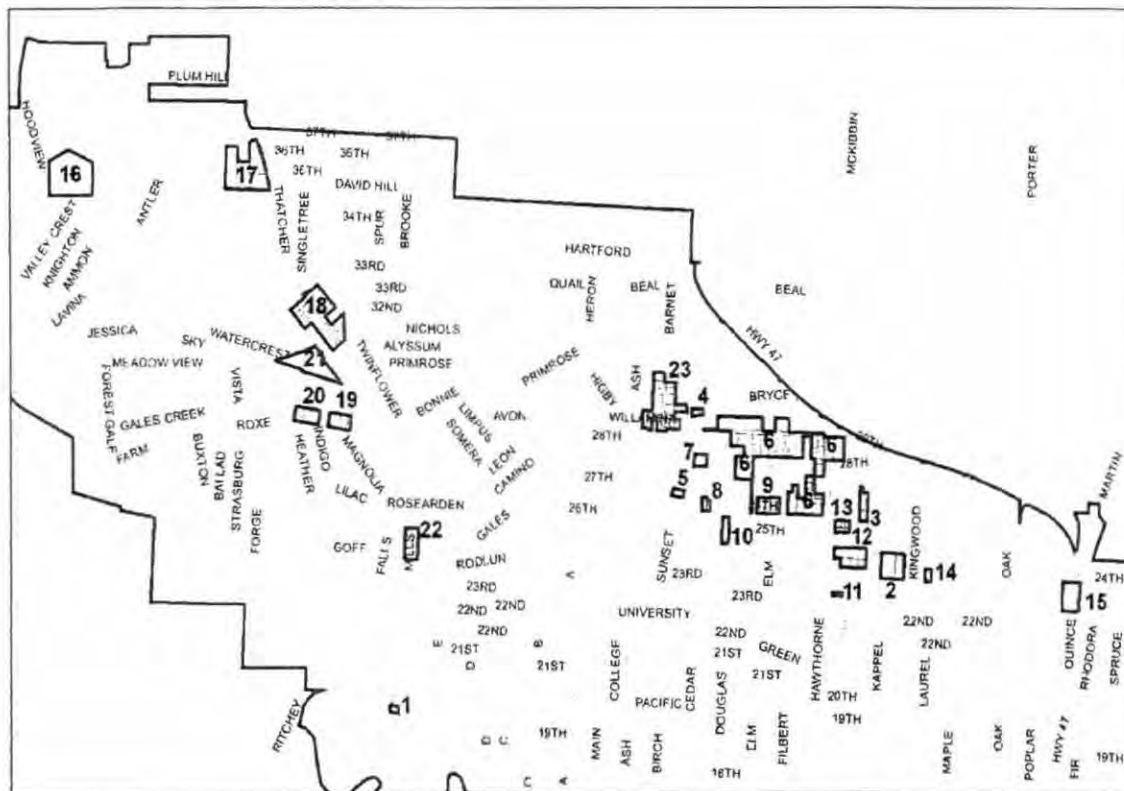
1. The Planning Commission adopts by reference the staff report including findings and recommendations dated January 7, 2013.
2. The zoning recommendations comply with the Development Code 10.2.770: *Zone Change Review Criteria as follows:*

A. The zone change is consistent with the Comprehensive Plan Map. When the Comprehensive Plan has more than one implementing zone as shown on the corresponding table in Article 3 [zoning designations], it must be shown that the proposed zone is the most appropriate, taking into consideration the purposes of each zone and the zoning pattern of surrounding land.

Finding: The recommended zoning designations are consistent with the land use designations shown on the Forest Grove Comprehensive Plan Map. The recommended zone changes are as follows:

Area	Current Zoning	Recommended Zoning	Comprehensive Plan
1	FD-10	Residential Multiple Family High	Residential Multiple Family High
2	FD-10	General Industrial	General Industrial
3	FD-10	Residential Multiple Family Low	Residential Multiple Family Low
4	FD-10	Single Family R-7	B-Standard
5	FD-10	Residential Multiple Family High	Residential Multiple Family High
6 ¹	FD-10	Residential Multiple Family Low	Residential Multiple Family Low
6 ²	FD-10	Single Family Residential R-7	B-Standard
7	FD-10	Residential Multiple Family Low	Residential Multiple Family Low
8	FD-10	Residential Multiple Family Low	Residential Multiple Family Low
9	FD-10	Residential Multiple Family Low	Residential Multiple Family Low

10	FD-10	Residential Multiple Family High	Residential Multiple Family High
11	FD-10	Residential Multiple Family Low	Residential Multiple Family Low
12	FD-10	Residential Multiple Family High	Residential Multiple Family High
13	FD-10	Residential Multiple Family High	Residential Multiple Family High
14	FD-10	General Industrial	General Industrial
15	FD-10	General Industrial	General Industrial
16	FD-10	Single Family Residential R-10	B-Standard or C-Low
17	FD-10	Single Family Residential R-10	C-Low
18	FD-10	Single Family Residential R-7	B-Standard
19	FD-10	Commercial Planned Development	Commercial Planned Development
20	FD-10	Residential Multiple Family High	Residential Multiple Family High
21	FD-10	Single Family Residential R-7	B-Standard
22	FD-10	Residential Multiple Family Low	Residential Multiple Family Low
23	FD-10	Single Family Residential R-7	B-Standard
23 ³	FD-10	Residential Multiple Family High	Residential Multiple Family High



Forest Grove Area Unincorporated Islands

B. The zone change is consistent with relevant goals and policies of the Comprehensive Plan, as identified by the Director.

Finding: The proposed annexation is consistent with the urbanization policies of the Forest Grove Comprehensive Plan including the Urban Planning Area Agreement with Washington

County. The UPAA requires annexation into the City of Forest Grove prior to development at urban densities and connection to the public sewer system.

The FD-10 zoning designation precludes urban development within the urban growth boundary until such time annexation occurs and a City zoning designation is assigned. Annexation and assigning the City zoning designation is the first step toward making land available within the urban growth boundary for urban land use needs consistent with the urbanization policies in the Forest Grove Comprehensive Plan.

Assignment of a City of Forest Grove zone change is a necessary part of the annexation of unincorporated territory surrounded by the City. Annexation is a tool available to the City to implement the City's Urban Growth Management Strategy. Assigning a City zoning designation to property annexed into the City provides an opportunity for future cost-effective and efficient extension of sewer service to the annexed area. In addition, the City zoning designation provides the opportunity for land partitioning provided the requirements of the Forest Grove Development Code are met. The City of Forest Grove is expected absorb another 2,300 households over the next ten years. Annexation of unincorporated pockets of land surrounded by the City, and assignment of a zoning designation, supports the strategy of orderly and cost-efficient accommodation of this anticipated urban growth over the next ten-years by making land available close-in where urban services are nearby.

C. The site is suitable for the proposed zone and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed zone and its potential uses vary, the factors to be considered in determining suitability are parcel size and location.

Finding: The recommended City of Forest Grove zoning designations are consistent with the Forest Grove Comprehensive Plan Map. Therefore, the sites are considered suitable for the proposed zone.

D. The zone change is consistent with the adopted Transportation System Plan. Development allowed by the zone change will not substantially impact the functional classification or operation of transportation facilities or reduce the level of service of transportation facilities below the minimum acceptable level identified in the Transportation System Plan. To ensure proper review and mitigation, a traffic impact study may be required for the proposed zone change if may impact transportation facilities.

Finding: The recommended zoning designations shown above are consistent with the land use designations shown on the Forest Grove Comprehensive Plan Map. Transportation needs, including levels of service, identified in the Forest Grove Transportation System Plan, are based on the land use designations shown on the Comprehensive Plan map and projected future development allowed by the Comprehensive Plan. Assignment of a City zoning designation, consistent with the Comprehensive Plan will not substantially impact the functional classification or operation of transportation facilities or reduce the level of service of transportation facilities below the minimum acceptable level identified in the Transportation System Plan.

E. Public facilities and services for water supply, sanitary waste disposal, stormwater disposal, and police and fire protection are capable of supporting the uses allowed by the zone. Adequacy of services is based on the projected service demands of the site and the ability of public services to accommodate those demands.

Finding: The subject properties are within the area Forest Grove planning area and urban growth boundary. The Comprehensive Plan, and implementing ordinances, promote the provision of public facilities in a timely and cost-effective manner to properties within the

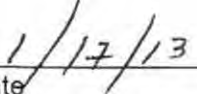
planning area and urban growth boundary. Public facilities and services for water supply, sanitary waste disposal, stormwater disposal, and police and fire protection are capable of supporting the projected development allowed by the zone. In some cases sewer lines must be extended to serve future development. Extension of sewer lines to serve individual properties is the responsibility of the property owner/developer. Assigning a City of Forest Grove zoning designation to the annexed property provides the opportunity to connect to the sewer system.

F. The establishment of a zone district is not subject to the meeting of conditions.

Finding: The recommending zoning designations are not subject to the meeting of conditions.



Tom Beck, Chair



Date

Endnotes:

- 6.1 RML Zoning south of Willamina Avenue
- 6.2 R-7 north of Willamina Avenue
- 23.3 RMH Zoning (2043 Willamina Avenue)

ORDINANCE NO. 2013-02

**ORDINANCE ANNEXING CERTAIN TRACTS OF LAND INTO THE CITY LIMITS
OF THE CITY OF FOREST GROVE AND WITHDRAWING THE TRACTS FROM
WASHINGTON COUNTY LAW ENFORCEMENT DISTRICT, WASHINGTON
COUNTY URBAN ROAD MAINTENANCE DISTRICT AND THE FOREST GROVE
RURAL FIRE PROTECTION DISTRICT. FILE NO. ANX-13-00016**

FOREST GROVE MAKES THE FOLLOWING FINDINGS:

WHEREAS, The Oregon Revised Statutes Chapter 222.750 grants authority to municipalities to annex unincorporated territory surrounded by the city's corporate limits; and

WHEREAS, the City desires to annex the unincorporated territory surrounded by the Forest Grove City Limits to encourage the efficient delivery of public services and further implement the policies contained in the Urban Planning Area Agreement between Washington County and Forest Grove; and

WHEREAS, the City Council dispenses with submitting the question of the proposed annexation to the electors of the City for their approval or rejection; and

WHEREAS, The Oregon Revised Statutes Chapter 222.750 grants authority to municipalities to annex unincorporated territory surrounded by the city's corporate limits; and

WHEREAS, the tracts of land lie within the boundary of the Washington County Enhanced Law Enforcement District; and

WHEREAS, the tracts of land lie within the boundary of the Washington County Urban Roads Maintenance District; and

WHEREAS, the tracts of land lie within the boundary of the Forest Grove Rural Fire Protection District; and

WHEREAS, the City conducted Public Hearings and mailed, published and posted notices of the Public Hearings as required by law; and

WHEREAS, a report was prepared as required by law, and the City Council having considered the report and the testimony at the public hearing, does hereby favor the annexation of the subject tracts of land and withdrawal from the districts based on findings and conclusions attached hereto as Exhibit C; and

WHEREAS, the annexation and withdrawals are not contested by any necessary party.

NOW, THEREFORE, THE City OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1. The tracts of land, described in Exhibit A and depicted on the attached maps (Exhibit B), is declared to be annexed to the City of Forest Grove, Oregon.

Section 2. The tracts of land annexed by this Ordinance and described in Section 1 are withdrawn from Washington County Enhanced Law Enforcement District, Washington County Urban Roads Maintenance District and the Forest Grove Rural Fire Protection District.

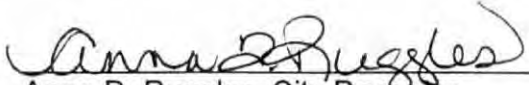
Section 3. The findings and conclusions attached as Exhibit C are adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(g) and ORS 222.005. The annexation and withdrawals shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.

Section 4. The City Manager and/or designated staff are hereby authorized to make minor amendments to legal descriptions, attached as Exhibit A, if deemed necessary.

Section 5. This Ordinance shall be effective 30 days following its enactment by the City Council.

PRESENTED AND PASSED the first reading the 28th day of January, 2013.

PASSED the second reading the 11th day of February, 2013.


Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 11th day of February, 2013.


Peter B. Truax, Mayor

TAX LOT	SITE ADDRESS	SITE CITY	SITE ZIP
1N3310001003	2352 NW KINGWOOD ST	FOREST GROVE	97116-1990
1N3310001009	2350 NW KINGWOOD ST	FOREST GROVE	97116-1989
1N331AC00101	2762 WILLAMINA AVE	FOREST GROVE	97116
1N331AC00300	2752 WILLAMINA AVE	FOREST GROVE	97116
1N331AC00400	2732 WILLAMINA AVE	FOREST GROVE	97116
1N331AC00401	2742 WILLAMINA AVE	FOREST GROVE	97116-6200
1N331AC00500	2722 WILLAMINA AVE	FOREST GROVE	97116
1N331AC00502	2804 FIRWOOD LN	FOREST GROVE	97116-1548
1N331AC00600	2652 WILLAMINA AVE	FOREST GROVE	97116
1N331AC01000		FOREST GROVE	97116
1N331AC01100	2704 FIRWOOD LN	FOREST GROVE	97116-1539
1N331AC01200	2630 FIRWOOD LN	FOREST GROVE	97116-1537
1N331AC01300	2618 FIRWOOD LN	FOREST GROVE	97116-1537
1N331AC01400	2541 26TH AVE	FOREST GROVE	97116-1565
1N331AC01500	2609 26TH AVE	FOREST GROVE	97116-1524
1N331AC01600	2619 FIRWOOD LN	FOREST GROVE	97116-1536
1N331AC01700	2627 FIRWOOD LN	FOREST GROVE	97116-1536
1N331AC02000	2723 FIRWOOD LN	FOREST GROVE	97116-1538
1N331AC02100	2731 FIRWOOD LN	FOREST GROVE	97116-1538
1N331AC02200	2741 FIRWOOD LN	FOREST GROVE	97116-1538
1N331AC02900	2805 26TH AVE	FOREST GROVE	97116-1528
1N331AC03000		FOREST GROVE	97116
1N331BA00400	2961 SUNSET DR	FOREST GROVE	97116-2978
1N331BB00900	2043 WILLAMINA AVE	FOREST GROVE	97116-1553
1N331BB01400	2117 WILLAMINA AVE	FOREST GROVE	97116-1573
1N331BB01500	2918 RAYMOND ST	FOREST GROVE	97116-1550
1N331BB01600	2922 RAYMOND ST	FOREST GROVE	97116-1550
1N331BB01700	3006 RAYMOND ST	FOREST GROVE	97116-1552
1N331BB01702	3020 RAYMOND ST	FOREST GROVE	97116-1552
1N331BB01703	2930 RAYMOND ST	FOREST GROVE	97116-1550
1N331BB01704	3016 RAYMOND ST	FOREST GROVE	97116-1552
1N331BB01705	3026 RAYMOND ST	FOREST GROVE	97116-1552
1N331BB01800	3025 RAYMOND ST	FOREST GROVE	97116-1551
1N331BB01900	3017 RAYMOND ST	FOREST GROVE	97116-1551
1N331BB02000	3007 RAYMOND ST	FOREST GROVE	97116-1551
1N331BB02200	2927 RAYMOND ST	FOREST GROVE	97116-1549
1N331BB02300	2917 RAYMOND ST	FOREST GROVE	97116-1549
1N331BB02400	2129 WILLAMINA AVE	FOREST GROVE	97116-1555
1N331BB02500	2137 WILLAMINA	FOREST GROVE	97116-1555
1N331BB02600	2145 WILLAMINA AVE	FOREST GROVE	97116-1555
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1N331BC02100	2624 SUNSET DR	FOREST GROVE	97116-1558
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1N331BD00600	2465 WILLAMINA AVE	FOREST GROVE	97116
1N331BD01401	2452 WILLAMINA AVE	FOREST GROVE	97116-6204
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1N331BD01700	2542 WILLAMINA AVE	FOREST GROVE	97116
1N331BD01800	2572 WILLAMINA AVE	FOREST GROVE	97116-6203
1N331BD01900	2590 WILLAMINA AVE	FOREST GROVE	97116-6203
1N331BD01901	2632 WILLAMINA AVE	FOREST GROVE	97116

1N331BD02002	2529 26TH AVE	FOREST GROVE	97116-1565
1N331BD02003	2517 26TH AVE	FOREST GROVE	97116-1565
1N331BD02300	2453 26TH AVE	FOREST GROVE	97116-1521
1N331BD02401	2439 26TH	FOREST GROVE	97116-1521
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1N331BD02600	2311 26TH	FOREST GROVE	97116-1519
1N331BD03000	2231 26TH	FOREST GROVE	97116-1517
1N331BD03100	2229 26TH AVE	FOREST GROVE	97116-1517
1N331BD03700	2725 SUNSET DR	FOREST GROVE	97116-1559
1N331CA01400	2330 26TH AVE	FOREST GROVE	97116-1520
1N331DB00300		FOREST GROVE	97116
1N331DB00301	2718 26TH AVE	FOREST GROVE	97116-1527
1N331DB00400		FOREST GROVE	97116
1N331DB00401	2531 HAWTHORNE ST	FOREST GROVE	97116-1544
1N331DB00500	2523 HAWTHORNE ST	FOREST GROVE	97116-1544
1N331DB00800	2439 HAWTHORNE ST	FOREST GROVE	97116-1542
1N331DB01000	2419 HAWTHORNE ST	FOREST GROVE	97116-1542
1N331DB01100	2425 HAWTHORNE ST	FOREST GROVE	97116-1542
1N331DB01200		FOREST GROVE	97116
1N331DB01202		FOREST GROVE	97116
1N331DB01500	2319 HAWTHORNE ST	FOREST GROVE	97116-1540
1N332C000800	2355 NW KINGWOOD ST	FOREST GROVE	97116-1894
1N332C001204	2342 QUINCE ST	FOREST GROVE	97116-2104
1N4260002100	45246 NW DAVID HILL RD	FOREST GROVE	97116
1N4260002800		FOREST GROVE	97116
1N4260002801	44395 NW DAVID HILL RD	FOREST GROVE	97116-7526
1N4260002802	44471 NW DAVID HILL RD	FOREST GROVE	97116-7527
1N4260002900	2745 NW THATCHER RD	FOREST GROVE	97116-7501
1N436B000300	3195 OAKCREST DR	FOREST GROVE	97116-1279
1N436B000400	3165 OAKCREST DR	FOREST GROVE	97116-1279
1N436B000500	1107 NICHOLS LN	FOREST GROVE	97116-3202
1N436B000600	3158 OAKCREST DR	FOREST GROVE	97116-1278
1N436B000700	3170 OAKCREST DR	FOREST GROVE	97116-1278
1N436B000800	3188 OAKCREST DR	FOREST GROVE	97116-1278
1N436B000900		FOREST GROVE	97116
1N436B000901	3200 OAKCREST DR	FOREST GROVE	97116-1281
1N436B000902	3216 OAKCREST DR	FOREST GROVE	97116-1281
1N436B000903	3220 OAKCREST DR	FOREST GROVE	97116-1281
1N436B000904	3240 OAKCREST DR	FOREST GROVE	97116-1281
1N436B000905	1103 NICHOLS LN	FOREST GROVE	97116-3218
1N436B000907	3215 OAKCREST DR	FOREST GROVE	97116-1349
1N436B000908	3225 OAKCREST DR	FOREST GROVE	97116-1349
1N436B000909	3245 OAKCREST DR	FOREST GROVE	97116-1349
1N436B000910	3255 OAKCREST DR	FOREST GROVE	97116-1349
1N436B001200	1980 NW THATCHER RD	FOREST GROVE	97116-7553
1N436B001300	1950 NW THATCHER RD	FOREST GROVE	97116-7553
1N436B001390		FOREST GROVE	97116
1N436B001400	1930 NW THATCHER RD	FOREST GROVE	97116-7553
1N436B001500	1900 NW THATCHER RD	FOREST GROVE	97116-7553
1N436B003200	1113 GALES CREEK RD	FOREST GROVE	97116-1122
1N436B003300	1105 GALES CREEK RD	FOREST GROVE	97116-1122
1N436B003400	1031 GALES CREEK RD	FOREST GROVE	97116-1121

1N436B003900	1007 GALES CREEK RD	FOREST GROVE	97116-1121
1N436B004000	939 GALES CREEK RD	FOREST GROVE	97116-1120
1N436B004100	939 GALES CREEK RD	FOREST GROVE	97116-1120
1N436B004500	1735 NW THATCHER RD	FOREST GROVE	97116-1294
1N436DB03100	2510 MILLS LN	FOREST GROVE	97116-1220
1S4010000403	1324 PACIFIC AVE	FOREST GROVE	97116-2315

**ENGINEERING PLANNING
FORESTRY**

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Sherwood, Oregon 97140
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Fax: (503) 925-8969



**LANDSCAPE ARCHITECTURE
SURVEYING**

AKS Group of Companies;
SHERWOOD, OREGON
SALEM, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

1

Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Northeast One-Quarter of Section 1, Township 1 South, Range 4 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the northwesterly corner of Lot 1 of the Plat "West Park Addition to Forest Grove", also being the southerly right-of-way line of Pacific Avenue (33.00 feet from centerline); thence along said southerly right-of-way line of Pacific Avenue North 00°00'00" East 3.00 feet to a point said southerly right-of-way line of Pacific Avenue (30.00 feet from centerline); thence along said southerly right-of-way line of Pacific Avenue North 83°56'00" West 1333.32 feet to the northwesterly corner of Document Number 91-014917 and the True Point of Beginning; thence along the westerly line of said Document Number 91-014917 and the City of Forest Grove City Limits South 00°45'00" West 235.00 feet to the northeasterly corner of Document Number 92-035990; thence along the northerly line of said Document Number 92-035990 and the City of Forest Grove City Limits North 83°48'00" West 135.35 feet to a point; thence continuing along said northerly line of said Document Number 92-035990 and the City of Forest Grove City Limits North 00°00'00" East 85.00 feet to a point; thence continuing along said northerly line of said Document Number 92-035990 and the City of Forest Grove City Limits South 83°56'00" East 12.00 feet to a point; thence continuing along said northerly line of said Document Number 92-035990, and along the east line of Document Number 2001-058396 and the City of Forest Grove City Limits North 00°00'00" East 150.00 feet to the southerly right-of-way line of Pacific Avenue (30.00 feet from centerline); thence along said southerly right-of-way line of Pacific Avenue and the City of Forest Grove City Limits South 83°56'00" East 126.41 feet to the True Point of Beginning.

The above described tract of land contains 0.69 acres, more or less.

01/16/2013

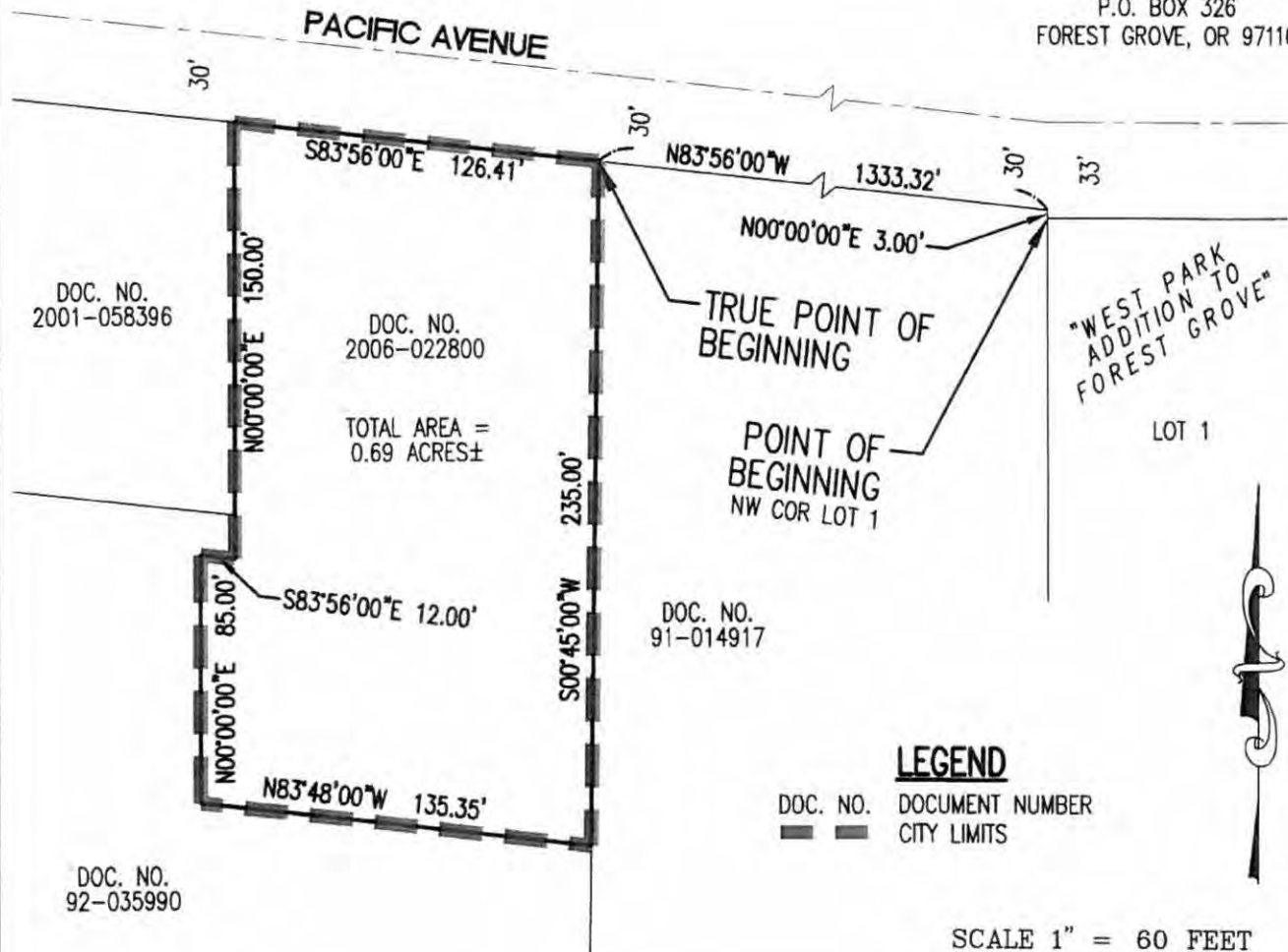


EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4
OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116



01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3355CXMPL

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
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LICENSED IN OR & WA

13910 SW GALBREATH
DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

**ENGINEERING PLANNING
FORESTRY**

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Sherwood, Oregon 97140
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Fax: (503) 925-8969



**AREA 2
LANDSCAPE ARCHITECTURE
SURVEYING**

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VANCOUVER, WASHINGTON
www.aks-eng.com

Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southeast One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the northwest corner of Tract E of the plat "Hawthorne Meadows"; thence North 89°57'00" East 277.12 feet to the southwest corner of the tract Document Number 2004-138295 and the True Point of Beginning; thence along the west line of said Document Number 2004-138295 and the City of Forest Grove City Limits North 00°17'05" West 325.57 feet to a point; thence along the north line of said tract per Document Number 2004-138295 and the City of Forest Grove City Limits North 89°57'00" East 416.95 feet to a point; thence along the east line of said tract per Document Number 2004-138295 and the City of Forest Grove City Limits South 00°04'00" East 325.57 feet to a point; thence along the south line of said tract per Document Number 2004-138295 and the City of Forest Grove City Limits South 89°57'00" West 415.71 feet to the Point of Beginning.

The above described tract of land contains 3.11 acres, more or less.

10/31/12



EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4
OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

PREPARED FOR

CITY OF FOREST GROVE
P. O. BOX 326
FOREST GROVE, OR 97116

LEGEND

DOC. NO. DOCUMENT NUMBER
— CITY LIMITS

SCALE 1" = 100 FEET



DOC. NO.
2012-042564

N89°57'00"E 416.95'

DOC. NO.
2005-091153

N00°17'05"W 325.57'

DOC. NO.
2004-138295
AREA: 3.11 ACRES

S00°04'00"E 325.57'

DOC. NO.
97-015482

"HAWTHORNE
MEADOWS"

POINT OF BEGINNING
NORTHWEST CORNER OF
TRACT E "HAWTHORNE
MEADOWS"

N89°57'00"E 277.12'

TRUE POINT
OF BEGINNING

S89°57'00"W 415.71'

10/31/12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: JOH

CHECKED BY: NSW

DWG NO.: 3355-1N 3 31

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PHONE: (503) 925-8799
FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE COMPANY OF OREGON

14 GRANTOR'S NAME
J.E.G. Properties, Inc.

11 GRANTEE'S NAME
Sellwood Enterprises, LLC

239 SEND TAX STATEMENTS TO:
Sellwood Enterprises, LLC
c/o Craig Enstrom, P. O. Box 6825
Aloha, OR 97005

AFTER RECORDING RETURN TO:
Sellwood Enterprises, LLC
c/o Craig Enstrom, P. O. Box 6825
Aloha, OR 97005

Washington County, Oregon 2004-138295
12/03/2004 10:30:48 AM
D-OW Doc#1 Stmt#7 K DRUNKWALD
\$10.00 \$6.00 \$11.00 \$256.00 - Total = \$283.00



00894388200401382950020020

I, Jerry Hanson, Director of Assessment and Taxation
and Ex-Officio County Clerk for Washington County,
Oregon, do hereby certify that the within instrument of
writing was received and recorded in the book of
records of said county. *Jerry Hanson*
Jerry R. Hanson, Director of Assessment and Taxation
Ex-Officio County Clerk



SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

J. E. G. Properties, Inc., an Oregon corporation, Grantor, conveys and warrants to

Sellwood Enterprises, LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon,

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

Subject to and excepting:

Covenants, conditions, restrictions and easements of record.



WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$239.00 12-3-04
FEE PAID DATE

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 TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$239,000.00 (See ORS 93.030)

DATED: December 2, 2004

J.E.G. Properties, Inc., a Oregon corporation

By: *Ismaela Carter* President
Ismaela Carter

STATE OF OREGON
COUNTY OF *Washington*

This instrument was acknowledged before me on

by *Ismaela Carter*
as *President*
of *J.E.G. Properties, Inc.*

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: *6/4/08*

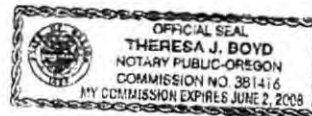




EXHIBIT ONE

PARCEL I:

The following described portion of that tract of land in Sections 31 and 32, Township 1 North, Range 3 West, Willamette Meridian, County of Washington and State of Oregon.

BEGINNING at an iron marking the Southwest corner of said Martin track and running thence North 89°57' East along the South line thereof 415.71 feet to an iron rod; thence North 00°04' West 325.57 feet to an iron rod; thence South 89°57' West 416.95 feet to an iron rod on the West line of said Martin track; thence South 00°17' West along said West line 325.57 feet to the point of beginning.

EXCEPTING THEREFROM the East 138 feet thereof.

PARCEL II:

The East 138 feet of the following described track:

The following described portion of that track of land in Sections 31 and 32, Township 1 North, Range 3 West, Willamette Meridian, County of Washington, State of Oregon.

BEGINNING at an iron marking the Southwest corner of said Martin track and running thence North 89°57' East along the South line thereof 415.71 feet to an iron rod; thence North 00°04' West 325.57 feet to an iron rod; thence South 89°57' West 416.95 feet to an iron rod on the West line of said Martin track; thence South 00°17' West along said West line 325.57 feet to the place of beginning.

TOGETHER WITH a non-exclusive easement for access to and from 26th Avenue as created by documents recorded; Book 201, page 258, Book 212, page 241, Book 529, page 022, Book 642, page 719 and Book 475, page 00.

**ENGINEERING PLANNING
FORESTRY**

13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
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Fax: (503) 925-8969



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SURVEYING**

AKS Group of Companies:
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SALEM, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

3

Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Northeast One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the easterly northeast corner of the Plat "Hawthorne Village", thence along the easterly extension of the easterly north line of said Plat and the City of Forest Grove City Limits South 89°55'55" East 25.00 feet to a point on the centerline of Boyd Lane (50.00 foot right-of-way width); thence along said centerline and the City of Forest Grove City Limits South 00°04'05" West 205.56 feet to a point on the westerly extension of the south line of Document Number 90-021000; thence along said westerly extension and the City of Forest Grove City Limits South 89°59'36" East 25.00 feet to a point on the easterly right-of-way line of Boyd Lane (25.00 feet from centerline); thence along said easterly right-of-way line and the City of Forest Grove City Limits South 00°04'05" West 80.06 feet to the southwest corner of Document Number 98-36342; thence along the south line of said Deed and the City of Forest Grove City Limits South 89°59'36" East 105.00 feet to a point on the west line of Document Number 2010-078920; thence along said west line, along the west line of Document Number 2011-045954, along the west line of Document Number 2010-078920, and the City of Forest Grove City Limits South 00°04'05" West 404.91 feet to a point on the southerly right-of-way line of 26th Avenue (25.00 feet from centerline); thence along said southerly right-of-way line and the City of Forest Grove City Limits South 89°54'53" West 130.00 feet to a point on the southerly extension of the westerly right-of-way line of Boyd Avenue (25.00 feet from centerline); thence along said southerly extension and said westerly right-of-way line and the easterly line of said Plat and the City of Forest Grove City Limits North 00°04'05" East 691.76 feet to the Point of Beginning.

The above described tract of land contains 1.42 acres, more or less.

01/16/2013



EXHIBIT B

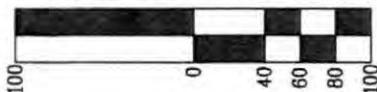
A TRACT OF LAND
LOCATED IN THE NE 1/4
OF SEC. 31, T1N, R3W,
WILLAMETTE MERIDIAN,
WASHINGTON COUNTY,
OREGON

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116



SCALE 1" = 100 FEET



LEGEND

DOC. NO.	DOCUMENT NUMBER
CITY LIMITS	CITY LIMITS
SF	SQUARE FEET

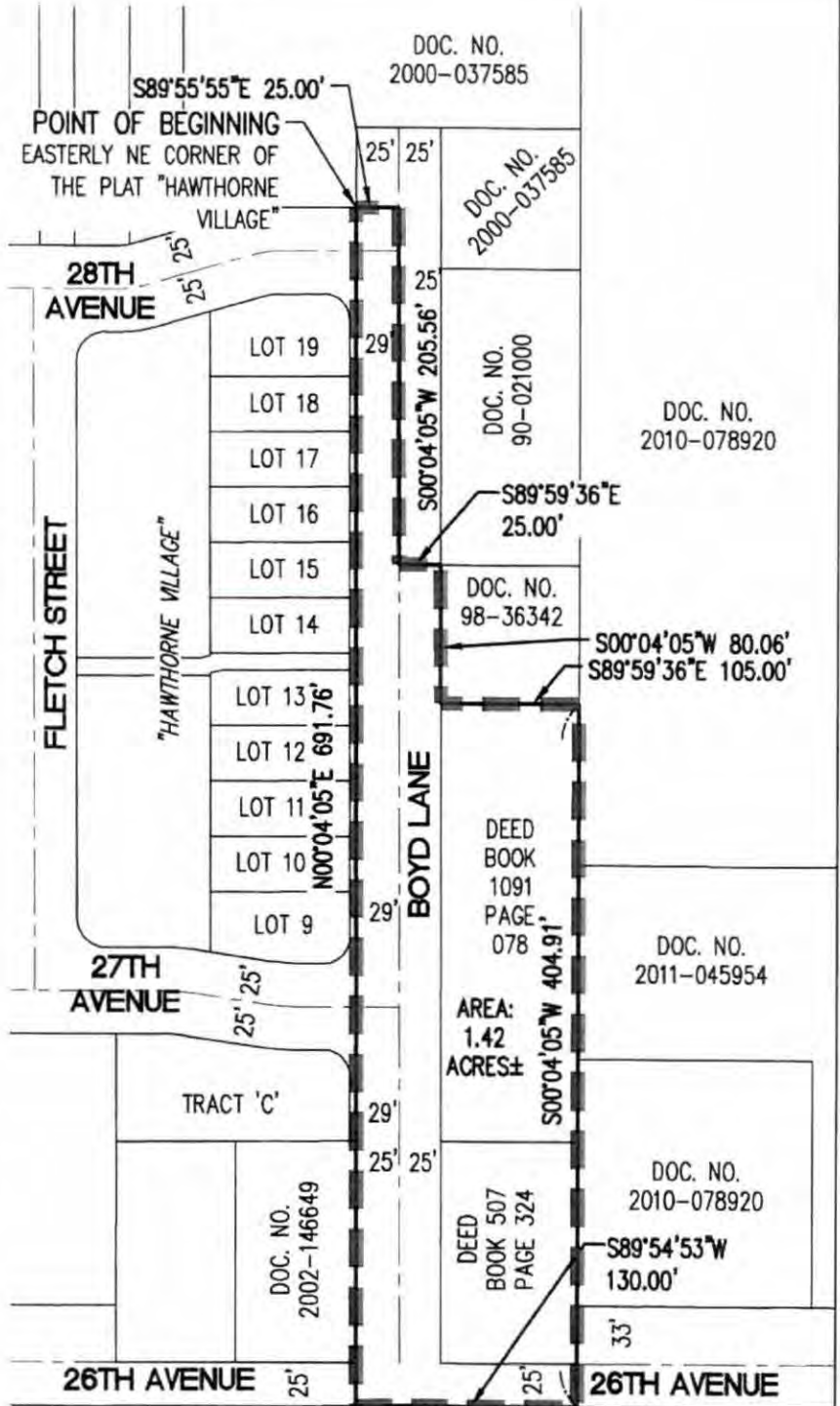
01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nickelback

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14



JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Northwest One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the southerly southwest corner of Lot 25 of the Plat "Cook Village", thence along the north line of the Plat "North Forest Grove Acres" and the City of Forest Grove City Limits South $89^{\circ}51'17''$ West 186.73 feet to a point on the easterly right-of-way line of Sunset Drive (35.00 feet from centerline); thence along said easterly right-of-way line and the City of Forest Grove City Limits North $07^{\circ}12'21''$ West 100.00 feet to the southwest corner of Document Number 80-034372; thence along the south line of said Deed and along the westerly south line of said Lot 25 and the City of Forest Grove City Limits North $89^{\circ}51'17''$ East 199.02 feet to a point; thence along the southerly west line of said Lot 25 and the City of Forest Grove City Limits South $00^{\circ}08'43''$ East 99.24 feet to the Point of Beginning.

The above described tract of land contains 19,141 square feet, more or less.

01/16/2013

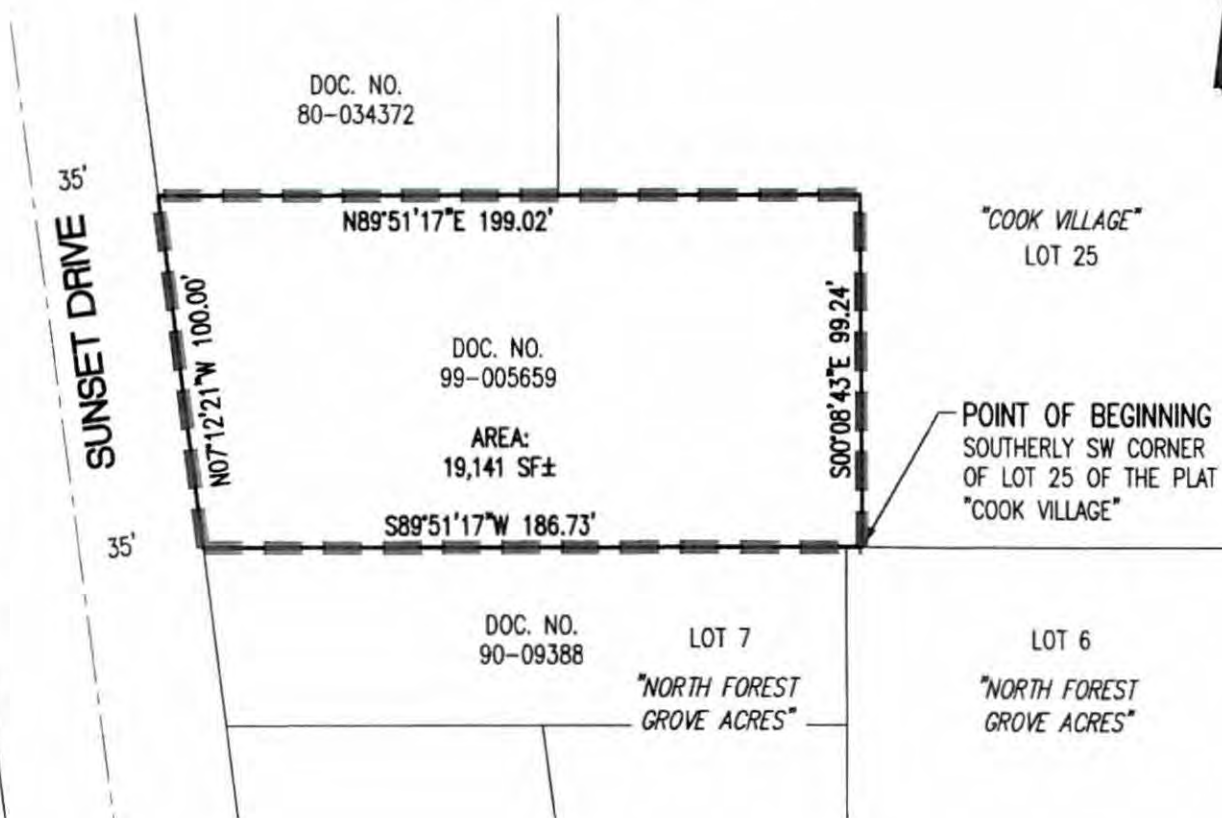


EXHIBIT B

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SEC. 31, T1N,
R3W, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

LEGEND

DOC. NO. DOCUMENT NUMBER
— CITY LIMITS
SF SQUARE FEET



PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

SCALE 1" = 50 FEET



**ENGINEERING PLANNING
FORESTRY**

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Fax: (503) 925-8969



AREA 5

**LANDSCAPE ARCHITECTURE
SURVEYING**

AKS Group of Companies:
SHERWOOD, OREGON
SALEM, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Northwest One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the southeasterly corner of Tract 'C' of the Plat "Lincoln Park Village", also being the westerly right-of-way of Sunset Drive (35.00 feet from centerline); thence along said westerly right-of-way line South 08°30'00" West 412.00 feet to the southeasterly corner of Document Number 2009-088169 and the True Point of Beginning; thence continuing along said westerly right-of-way line and the City of Forest Grove City Limits South 08°30'00" West 80.00 feet to the northeasterly corner of Document Number 2001-044362; thence along the northerly line of said Document Number 2001-044362 and the City of Forest Grove City Limits North 81°30'00" West 180.60 feet to a point on the easterly line of Book 432 Page 254; thence along said easterly line and the City of Forest Grove City Limits North 08°30'00" East 80.00 feet to the southwesterly corner of Document Number 2009-088169; thence along the southerly line of said Document Number 2009-088169 and the City of Forest Grove City Limits South 81°30'00" East 180.60 feet to the True Point of Beginning.

The above described tract of land contains 14,448 square feet, more or less.

10/31/2012

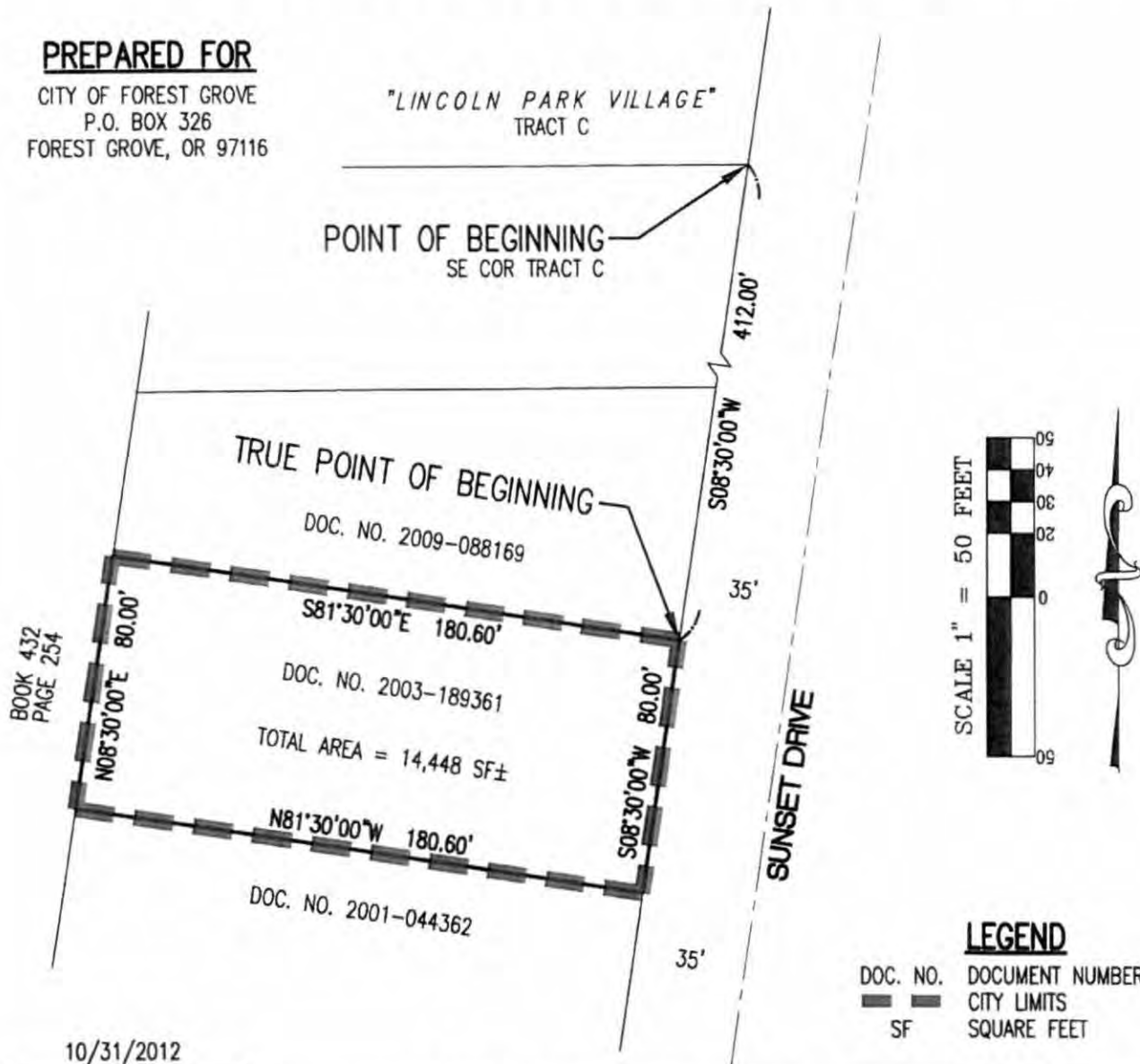


EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4
OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116



10/31/2012

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3355CX MPL

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SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA



01413833200900881690030030

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

This

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

Service Link 2001968

4000 Industrial Blvd.

Aliquippa, PA 15001

1-800-439-5451

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Special Warranty Deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or

GRANTOR, as described in ORS 205.160.

Federal Home Loan Mortgage Corporation

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or

GRANTEE, as described in ORS 205.160.

Wade Ferris

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

142,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

2632 Sunset Drive Forest Grove OR 97116

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ServiceLink 2001968

4000 Industrial Blvd

Aliquippa, PA 15001

Until a change is requested all tax statements
shall be sent to the following address:

Wade Ferris

2632 Sunset Drive

Forest Grove, OR 97116

Grantor address: 5000 Plano Pkwy
Carrollton TX 75006

Escrow No. 2001968

Title No. 665045

Grantee address: Same as Property

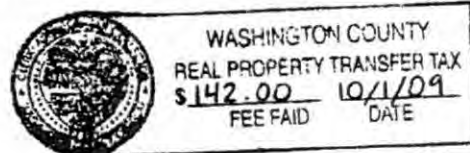
SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to Wade Ferris, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Washington and State of Oregon, to wit:

A part of the Northwest one-quarter of Section 31, Township 1 North, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Barber Addition to Forest Grove; thence North 8° 30' East along the West line of the William Stokes Claim 473.7 feet to the true place of beginning; thence North 6° 30' East along the West line of said claim, 80 feet to the North line of that certain tract deeded by Alva P Carson, et vir, by that certain deed recorded in Book 250, Page 553, to Alfred A Kohlmeier, et ux; thence West along said North line 218 feet; thence South 8° 30' West 52 feet on a line parallel with the West line of the Stokes claim to the Northwest corner of that certain tract deeded to Edna Virginia Tarr; thence Easterly along the North line of the Edna Virginia Tarr tract to the true place of beginning.

Tax/Parcel ID: 1N331BC-02000



More Commonly known as: 2632 Sunset Drive Forest Grove, OR 97116

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$142,000.00**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS

DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,
UNDER ORS 197.352.

* POA recorded 1-25-07
Inst # 2007-009141
Washington County

FEDERAL HOME LOAN MORTGAGE CORPORATION,
by Chicago Title Insurance Company, dba ServiceLink, its
attorney in fact

By Daniel J Katella
Its Assistant Vice president
Daniel J Katella

STATE OF Pennsylvania)SS.
COUNTY OF Allegheny

This instrument was acknowledged before me this 23rd day of September, 2009, by
Daniel J Katella the A VP of Chicago Title Insurance Company, dba ServiceLink a Corporation under the
laws of Pennsylvania, on behalf of Federal Home Loan Mortgage Corporation, a federal corporation under the laws of
United States of America, the Grantor.

My Commission Expires: 3.30.2010

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Carla M. Ceravolo, Notary Public
Moon Township, Allegheny County
My Commission Expires March 30, 2010

Carla M Ceravolo
Notary Public
Carla M Ceravolo

**ENGINEERING PLANNING
FORESTRY**

13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



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AKS Group of Companies:
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SALEM, OREGON
VANCOUVER, WASHINGTON
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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Northwest One-Quarter and in the Northeast One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Tract 'D' of the Plat "Cook Village", thence along the northerly west line of the Plat "Council Meadows" and the City of Forest Grove City Limits South 00°29'08" East 188.78 feet to the most westerly southwest corner of said Plat; thence along the westerly south line of said Plat and the City of Forest Grove City Limits North 90°00'00" East 527.27 feet to a point; thence continuing along the southerly line of said Plat and the City of Forest Grove City Limits South 00°00'00" East 48.98 feet to a point on the southerly line of said Plat; thence continuing along said southerly line and the City of Forest Grove City Limits North 90°00'00" East 298.14 feet to a point on the southerly west line of said Plat; thence along said southerly west line and the City of Forest Grove City Limits South 00°29'08" East 330.01 feet to the most southerly southwest corner of said Plat; thence along the north line of Document Number 2012-047084 and the City of Forest Grove City Limits North 90°00'00" West 286.67 feet to the northwest corner of said Deed; thence along the west line of said Deed and the City of Forest Grove City Limits South 00°01'36" West 249.00 feet to the southeast corner of Document Number 2001-071655; thence along the south line of said Deed and the City of Forest Grove City Limits North 90°00'00" West 125.00 feet to a point on the easterly right-of-way line of Firwood Lane (40.00 foot wide right-of-way); thence along said easterly right-of-way line South 00°01'36" West 240.44 feet to the northwest corner of Document Number 2008-064938; thence along the north line of said Deed and the City of Forest Grove City Limits North 90°00'00" East 130.00 feet to the northeast corner of said Deed; thence along the east line of said Deed and the east line of Document Number 2006-118079 and the City of Forest Grove City Limits South 00°01'36" West 150.00 feet to the southeast corner of Document Number 2006-118079; thence along the south line of said Deed and the City of Forest Grove City Limits South 90°00'00" West 8.39 feet to the northeast corner of Document Number 93-054223; thence along the east line of said Deed and the City of Forest Grove City Limits South 00°01'36" West 154.76 feet to a point on the northerly right-of-way line of 26th Avenue (20.00 feet from centerline); thence along said northerly right-of-way line and the City of Forest Grove City Limits South 89°54'53" West 264.67 feet to the southwest corner of Document Number 94-018305; thence along the west line of said Deed and the City of Forest Grove City Limits North 00°01'36" East 5.00 feet to a point on said northerly right-of-way line (25.00 feet from centerline); thence along said northerly right-of-way line and the City of Forest Grove City Limits South 89°54'53" West 266.46 feet to the southeast corner of Lot 2 of the Plat "Curtis Subdivision"; thence along the east line of said Lot 2 and the City of Forest Grove City Limits North 00°01'36" East 309.00 feet to the westerly northwest corner of Document Number 99-075535; thence along the westerly north line of said Deed and the City of Forest Grove City Limits North 89°54'53" East 67.51 feet to the easterly southeast corner of Deed Book 1005 Page 971; thence along the easterly line of said Deed and the City of Forest Grove City Limits North 00°01'36" East 130.03 feet to the

westerly southwest corner of Document Number 2005-075898; thence along the westerly south line of said Deed and the City of Forest Grove City Limits North 89°59'59" East 73.83 feet to the easterly northeast corner of Document Number 99-075535; thence along the northerly east line of said Deed and the City of Forest Grove City Limits South 00°01'36" West 206.42 feet to the most southwesterly corner of Document Number 2005-075898; thence along the southerly line of said Deed and the City of Forest Grove City Limits North 89°54'53" East 125.12 feet to a point on the east line of Lot 1 of the Plat "Curtis Subdivision"; thence along said east line and the City of Forest Grove City Limits North 00°01'36" East 307.66 feet to the southwest corner of Document Number 2011-089155; thence along the south line of said Deed and the City of Forest Grove City Limits North 90°00'00" East 103.06 feet to a point on the westerly right-of-way line of Firwood Lane (40.00 foot wide right-of-way); thence along said westerly right-of-way line North 00°01'36" East 249.43 feet to the easterly northeast corner of Document Number 2003-161041; thence along the easterly north line of said Deed and the City of Forest Grove City Limits North 90°00'00" West 31.76 feet to the southwesterly corner of Document Number 98-098977; thence along the west line of said Deed and the City of Forest Grove City Limits North 00°29'08" West 328.99 feet to a point on the southerly right-of-way line of Willamina Avenue (25.00 feet from centerline); thence along said southerly right-of-way line and the City of Forest Grove City Limits North 90°00'00" West 123.00 feet to the northeast corner of Document Number 78-044798; thence along the east line of said Deed and the City of Forest Grove City Limits South 00°29'08" East 328.99 feet to a point on the north line of the William Stokes Donation Land Claim No. 61; thence along said north line and the City of Forest Grove City Limits North 90°00'00" West 746.76 feet to the northwest corner of Lot 3 of the Plat "Curtis Subdivision"; thence along the west line of said Lot 3 and the City of Forest Grove City Limits South 00°06'28" West 815.79 feet to a point on the centerline of 26th Avenue (50.00 foot right-of-way width); thence along said centerline and the City of Forest Grove City Limits South 89°54'53" West 20.00 feet to a point on the southerly extension of the east line of Document Number 90-28784; thence along said southerly extension and the east line of said Deed and the City of Forest Grove City Limits North 00°06'28" East 495.00 feet to the northeast corner of said Deed; thence along the north line of said Deed and the City of Forest Grove City Limits South 89°54'53" West 246.71 feet to a point on the west line of Lot 4 of said Plat; thence along said west line and the City of Forest Grove City Limits North 00°04'53" East 321.18 feet to a point on the north line of the William Stokes Donation Land Claim No. 61; thence along said north line and the City of Forest Grove City Limits North 90°00'00" East 119.19 feet to the southeast corner of Lot 17 of the Plat "North Forest Grove Acres"; thence along the east line of said Lot 17 and the City of Forest Grove City Limits North 00°00'00" East 134.55 feet to the northeast corner of said Lot 17; thence along the north line of said Lot 17 and the City of Forest Grove City Limits North 90°00'00" West 99.00 feet to the southeast corner of Document Number 97-097736; thence along the east line of said Deed and the City of Forest Grove City Limits North 00°00'00" East 219.43 feet to a point on the centerline of Willamina Avenue (50.00 foot right-of-way width); thence along said centerline and the City of Forest Grove City Limits North 90°00'00" West 514.52 feet to a point on the southerly extension of the west line of Lot 6 of the Plat "North Forest Grove Acres"; thence along said southerly extension and the City of Forest Grove City Limits North 00°00'00" East 25.00 feet to the southwest corner of Lot 6 of said Plat, being on the northerly right-of-way line of Willamina Avenue (25.00 feet from centerline); thence along said northerly right-of-way line and the City of Forest Grove City Limits North 90°00'00" East 206.80 feet to the southwest corner of Lot 5 of said Plat; thence along the west line of said Lot 5 and the City of Forest Grove City Limits North 00°00'00" East 186.04 feet to a point on the southerly line of the Plat "Cook Village"; thence along said southerly line and the City of Forest Grove City Limits North 89°51'17" East 677.58 feet to the northwest corner of Document Number 2003-116987; thence along the west line of said Deed and the southerly extension thereof and the City of Forest Grove City Limits South 00°00'00" East 212.75 feet to a point on the centerline of Willamina Avenue (50.00 foot right-of-way width); thence along said centerline and the City of Forest Grove City Limits South 90°00'00" East 190.00

feet to the a point on the southerly extension of the east line of Document Number 2006-103002; thence along said southerly extension and the east line of said Deed and the City of Forest Grove City Limits North 00°00'00" East 213.23 feet to a point on the south line of Document Number 85-032570; thence along the south line of said Deed and the south line of Tract 'D' of the Plat "Cook Village" and the City of Forest Grove City Limits North 89°51'17" East 210.19 feet to the Point of Beginning.

The above described tract of land contains 24.04 acres, more or less.

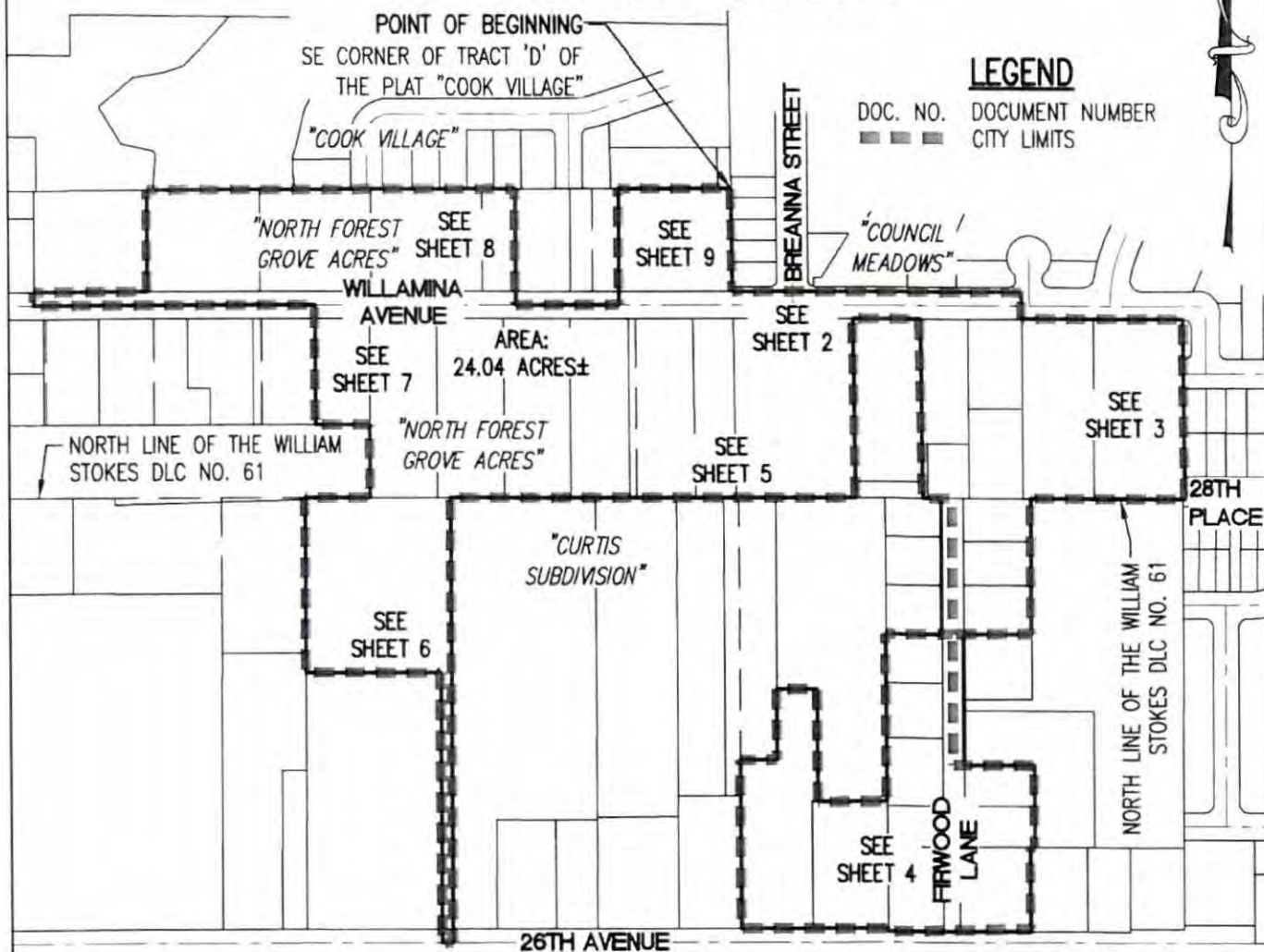
01/16/2013



EXHIBIT B

SHEET 1 OF 9

A TRACT OF LAND LOCATED IN THE NW 1/4 AND THE NE 1/4 OF SEC. 31, T1N, R3W, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON



LEGEND

DOC. NO. DOCUMENT NUMBER
 CITY LIMITS

PREPARED FOR

CITY OF FOREST GROVE
 P.O. BOX 326
 FOREST GROVE, OR 97116

01/16/2013

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Nick White

OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS

RENEWS: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 3355CXMPL

SCALE 1" = 300 FEET



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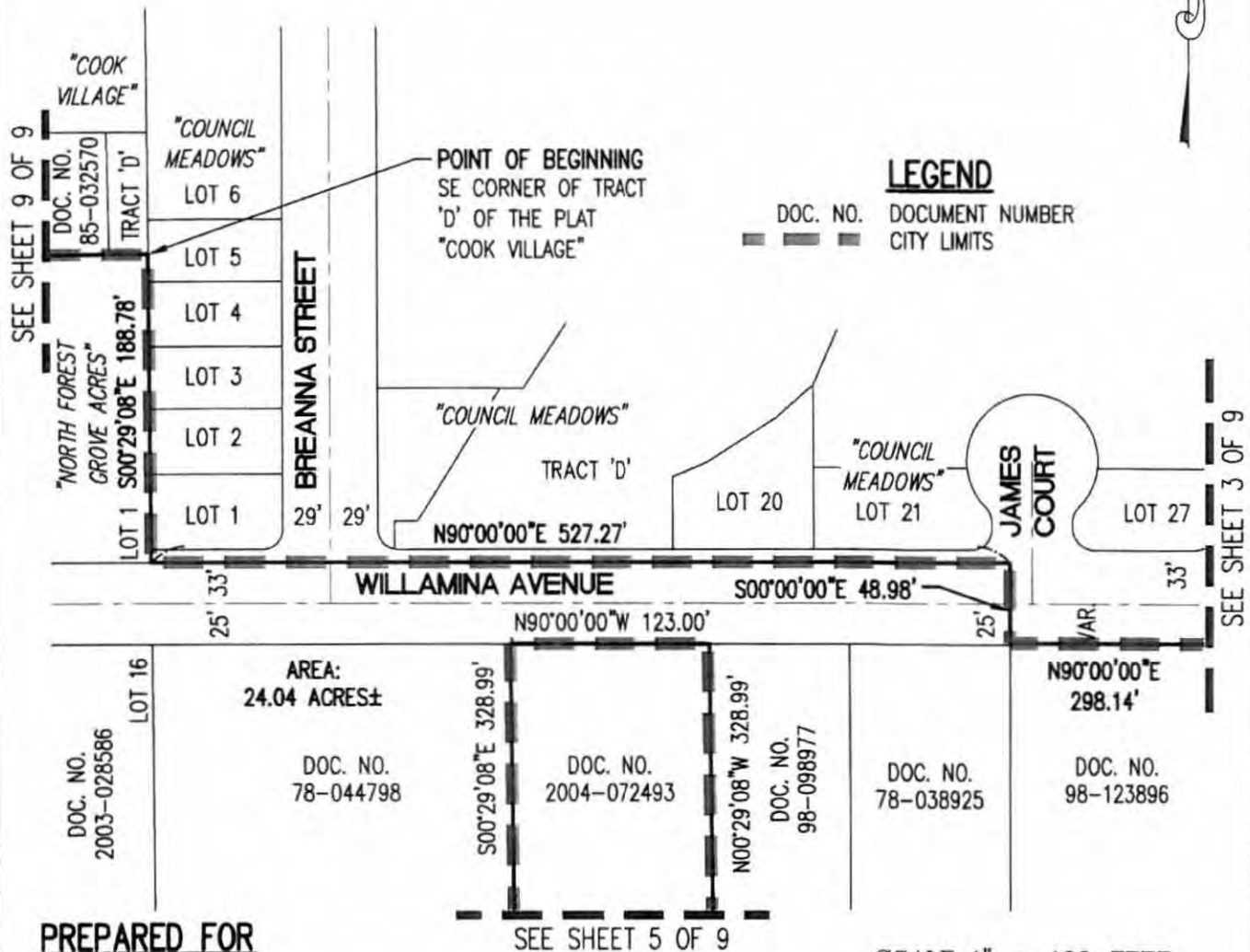
13910 SW GALBREATH
 DRIVE, SUITE 100
 SHERWOOD, OR 97140
 PHONE: (503) 925-8799
 FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

EXHIBIT B

SHEET 2 OF 9

A TRACT OF LAND LOCATED IN THE NW 1/4 AND THE NE 1/4 OF SEC. 31, T1N, R3W, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON



PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116
01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/14

JOB NAME: ANNEXATION SERV.
JOB NUMBER: 3355
DRAWN BY: MSK
CHECKED BY: NSW
DWG NO.: 3355CXMPL

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OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

SCALE 1" = 100 FEET

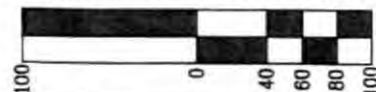


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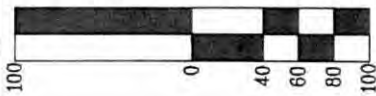
SHEET 3 OF 9

A TRACT OF LAND LOCATED IN THE
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31, T1N, R3W, WILLAMETTE MERIDIAN,
WASHINGTON COUNTY, OREGON

PREPARED FOR

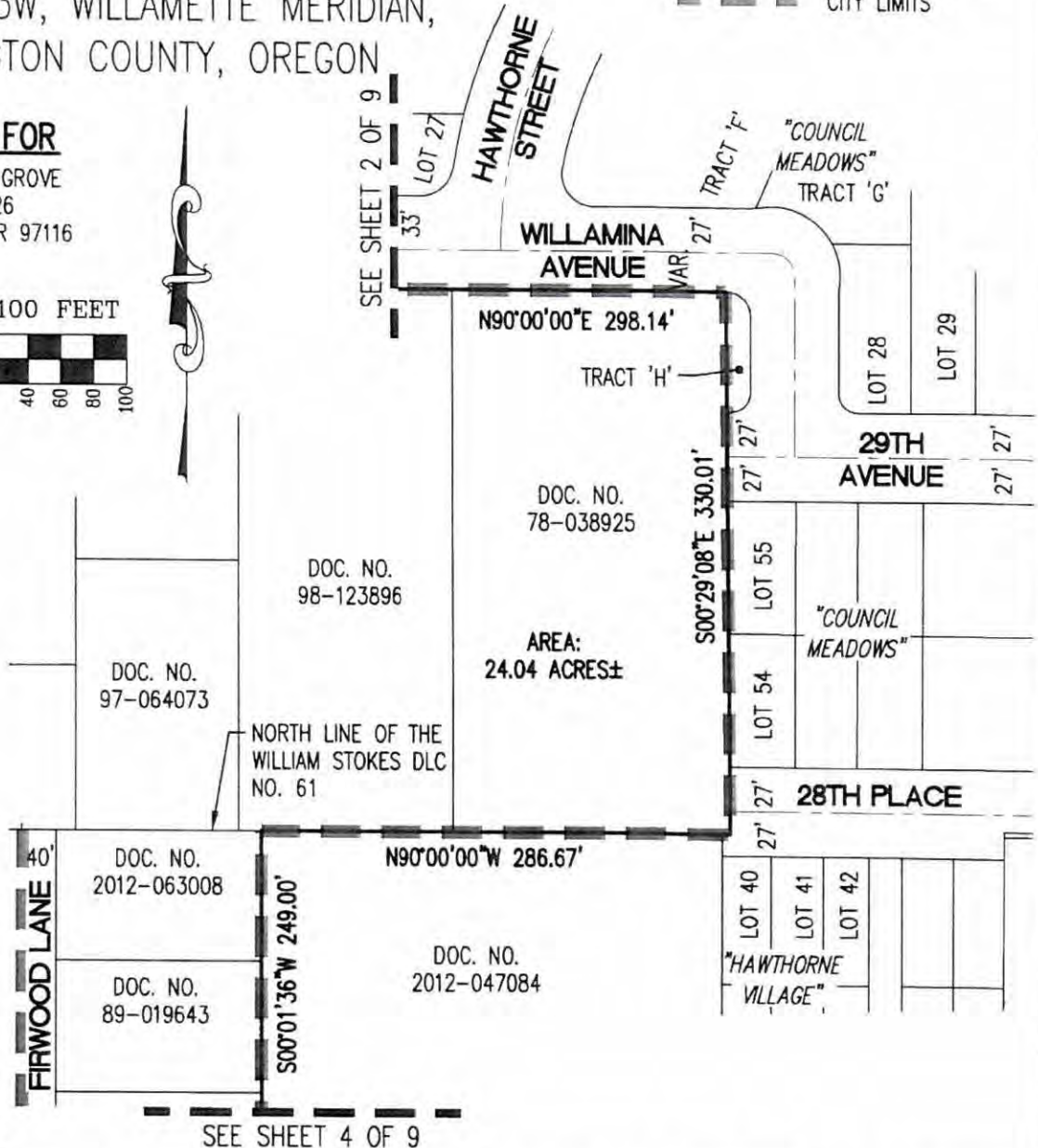
CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

SCALE 1" = 100 FEET



LEGEND

DOC. NO. DOCUMENT NUMBER
CITY LIMITS



01/16/2013

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OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEW: 6/30/14

JOB NAME: ANNEXATION SERV.

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EXHIBIT B

A TRACT OF LAND LOCATED IN THE
NW 1/4 AND THE NE 1/4 OF SEC.
31, T1N, R3W, WILLAMETTE MERIDIAN,
WASHINGTON COUNTY, OREGON

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

SHEET 4 OF 9

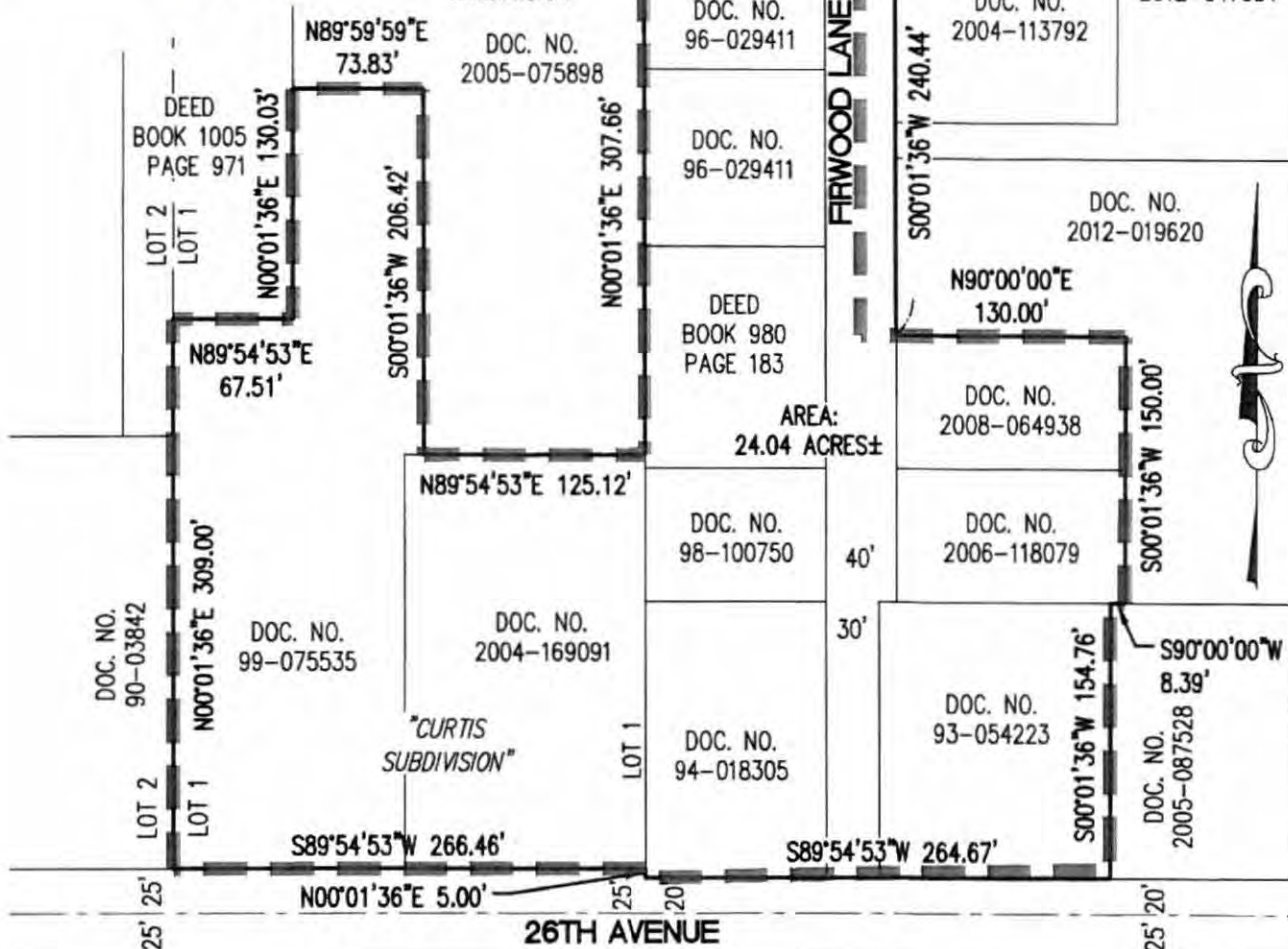
LEGEND

DOC. NO. DOCUMENT NUMBER
CITY LIMITS

SEE SHEET 5 OF 9

SEE SHEET 3 OF 9

SCALE 1" = 100 FEET



01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEW: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

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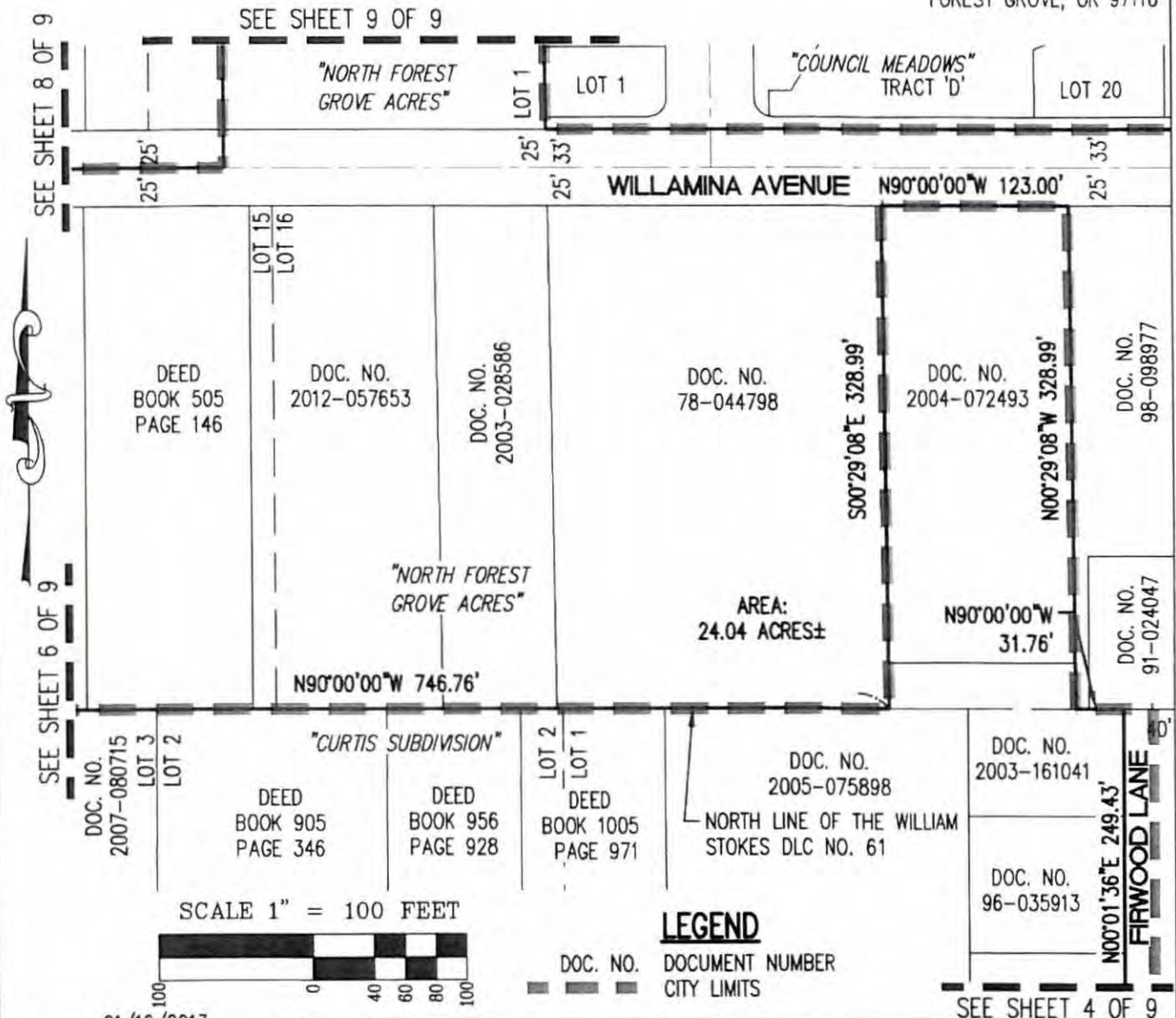
EXHIBIT B

SHEET 5 OF 9

A TRACT OF LAND LOCATED IN THE NW 1/4 AND THE
NE 1/4 OF SEC. 31, T1N, R3W, WILLAMETTE MERIDIAN,
WASHINGTON COUNTY, OREGON

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116



01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

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JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 3355CXMP1

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EXHIBIT B

A TRACT OF LAND LOCATED IN
THE NW 1/4 AND THE NE 1/4
OF SEC. 31, T1N, R3W,
WILLAMETTE MERIDIAN,
WASHINGTON COUNTY, OREGON
SHEET 6 OF 9

PREPARED FOR
CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

DOC. NO.
2012-031896

DOC. NO.
2012-060627

N00°04'53"E
321.18'

DOC. NO.
2009-034433

AREA:
24.04 ACRES±

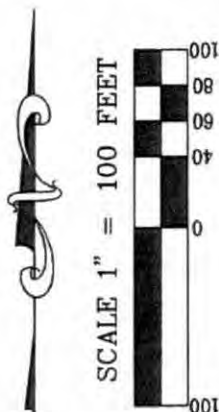
S89°54'53"W 246.71'

DOC. NO.
2007-080715

"CURTIS SUBDIVISION"

LEGEND

DOC. NO. DOCUMENT NUMBER
CITY LIMITS



DOC. NO.
90-28784

N00°06'28"E 495.00'

S89°54'53"W 20.00'

26TH AVENUE

25'

01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEW: 6/30/14

JOB NAME: ANNEXATION SERV.

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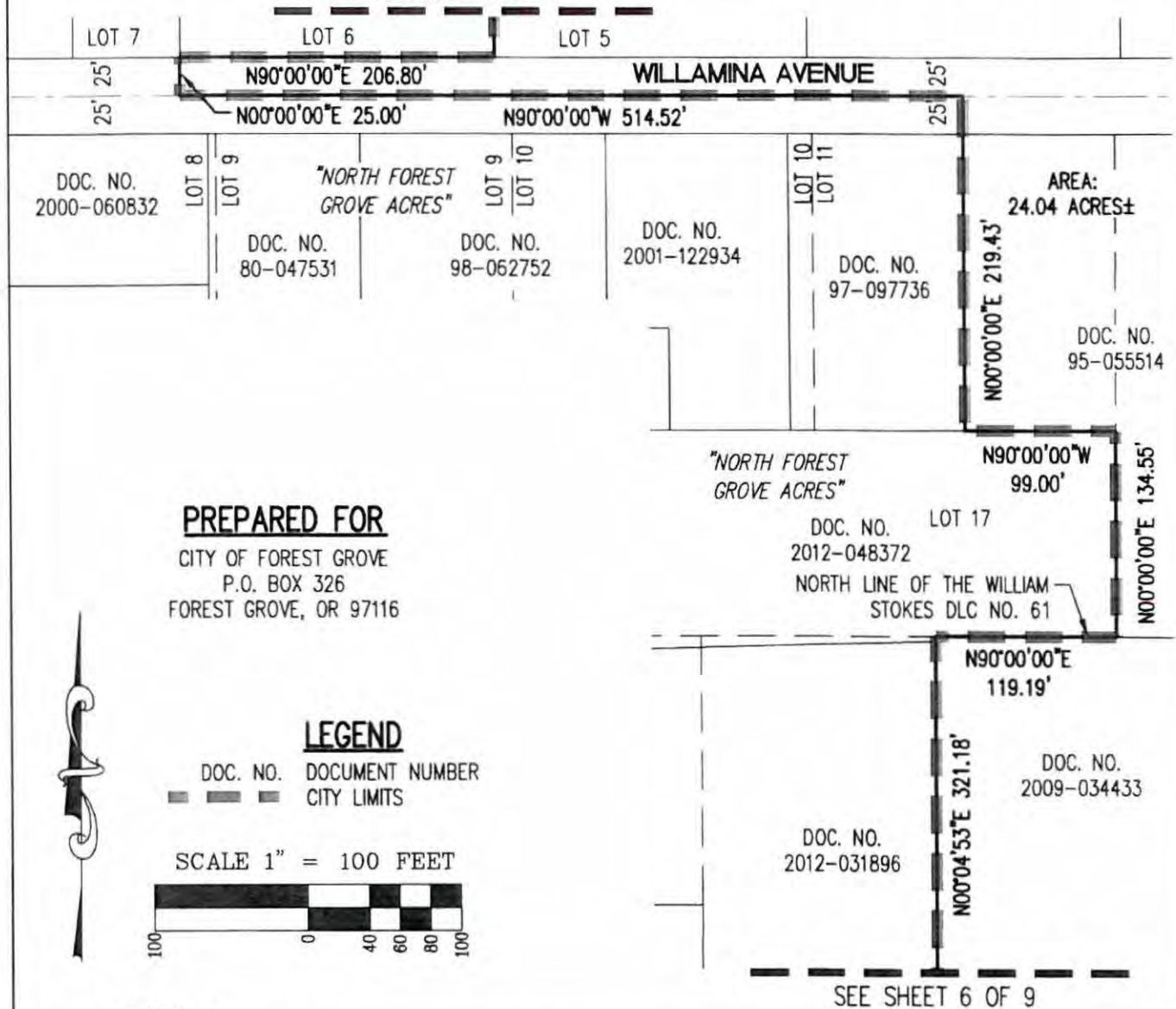
SEE SHEET 5 OF 9

EXHIBIT B

SHEET 7 OF 9

A TRACT OF LAND LOCATED IN THE NW 1/4 AND
THE NE 1/4 OF SEC. 31, T1N, R3W, WILLAMETTE
MERIDIAN, WASHINGTON COUNTY, OREGON

SEE SHEET 8 OF 9



01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEW: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

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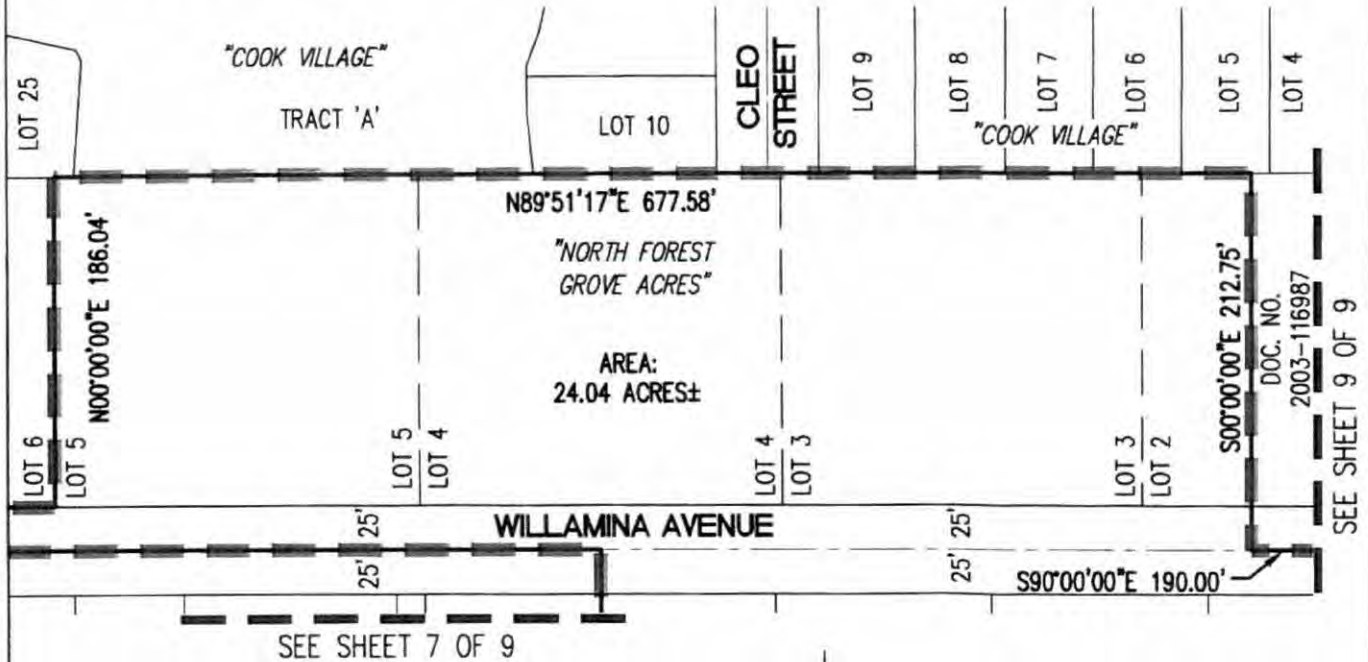
EXHIBIT B

SHEET 8 OF 9

A TRACT OF LAND LOCATED IN THE NW 1/4 AND
THE NE 1/4 OF SEC. 31, T1N, R3W, WILLAMETTE
MERIDIAN, WASHINGTON COUNTY, OREGON

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116



LEGEND

DOC. NO. DOCUMENT NUMBER
CITY LIMITS

SCALE 1" = 100 FEET



01/16/2013

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Nick White

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JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

JOB NAME: ANNEXATION SERV.

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LICENSED IN OR & WA

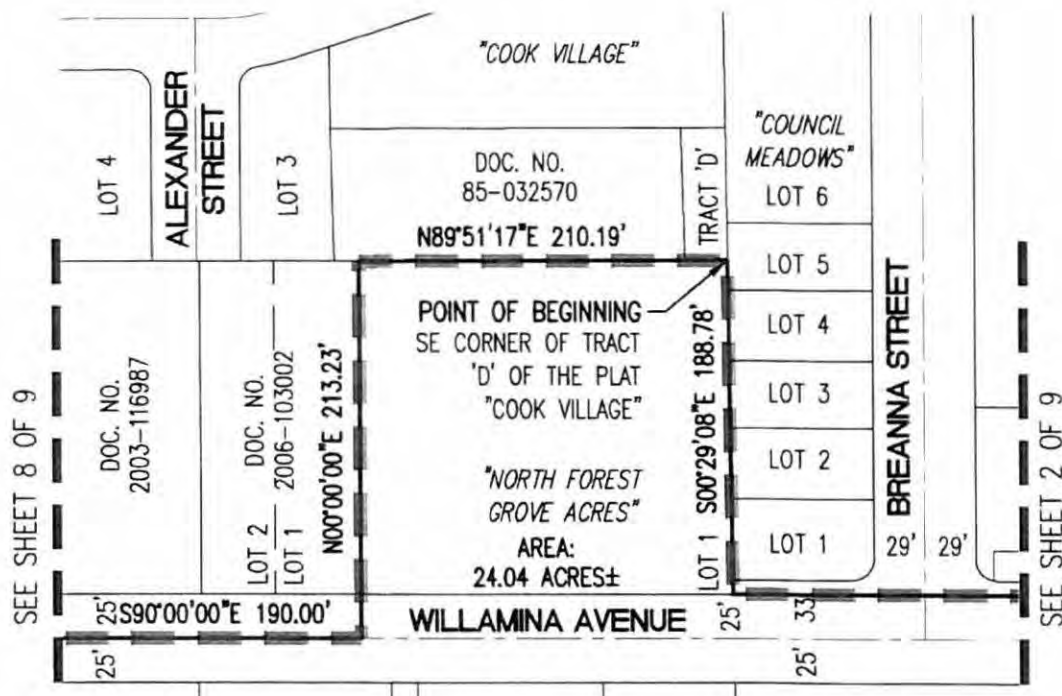
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EXHIBIT B

SHEET 9 OF 9

A TRACT OF LAND LOCATED IN THE NW 1/4 AND
THE NE 1/4 OF SEC. 31, T1N, R3W, WILLAMETTE
MERIDIAN, WASHINGTON COUNTY, OREGON



PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

LEGEND

DOC. NO. DOCUMENT NUMBER
CITY LIMITS

SCALE 1" = 100 FEET



01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEW: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: MSK

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OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

**ENGINEERING PLANNING
FORESTRY**

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Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



AREA 7

**LANDSCAPE ARCHITECTURE
SURVEYING**

AKS Group of Companies:
SHERWOOD, OREGON
SALEM, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A portion of Lot 6 of the Plat "Curtis Subdivision", located in the Northwest One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the Northwest corner of the William Stokes Donation Land Claim No. 61, thence along the north line of said Donation Land Claim South 89°38'46" East 30.33 feet to a point on the easterly right-of-way line of Sunset Drive (variable width right-of-way) and the True Point of Beginning; thence continuing along said north line and the City of Forest Grove City Limits South 89°38'46" East 185.52 feet to the northwest corner of Document Number 2012-031896; thence along the west line of said Deed and the City of Forest Grove City Limits South 00°05'18" West 175.75 feet to a point on the north line of Document Number 2007-035294; thence along said north line and the City of Forest Grove City Limits North 89°38'46" West 207.53 feet to a point on said easterly right-of-way line (35.00 feet from centerline); thence along said easterly right-of-way line and the City of Forest Grove City Limits North 08°50'55" East 13.82 feet to a point; thence continuing along said right-of-way line and the City of Forest Grove City Limits along a curve to the left with a Radius of 1160.00 feet, Delta of 05°19'18", Length of 107.74 feet, and a Chord of North 06°11'16" East 107.70 feet to a point; thence continuing along said right-of-way line (variable width right-of-way) and the City of Forest Grove City Limits North 08°50'53" East 55.55 feet to the True Point of Beginning.

The above described tract of land contains 34,554 square feet, more or less.

10/31/2012



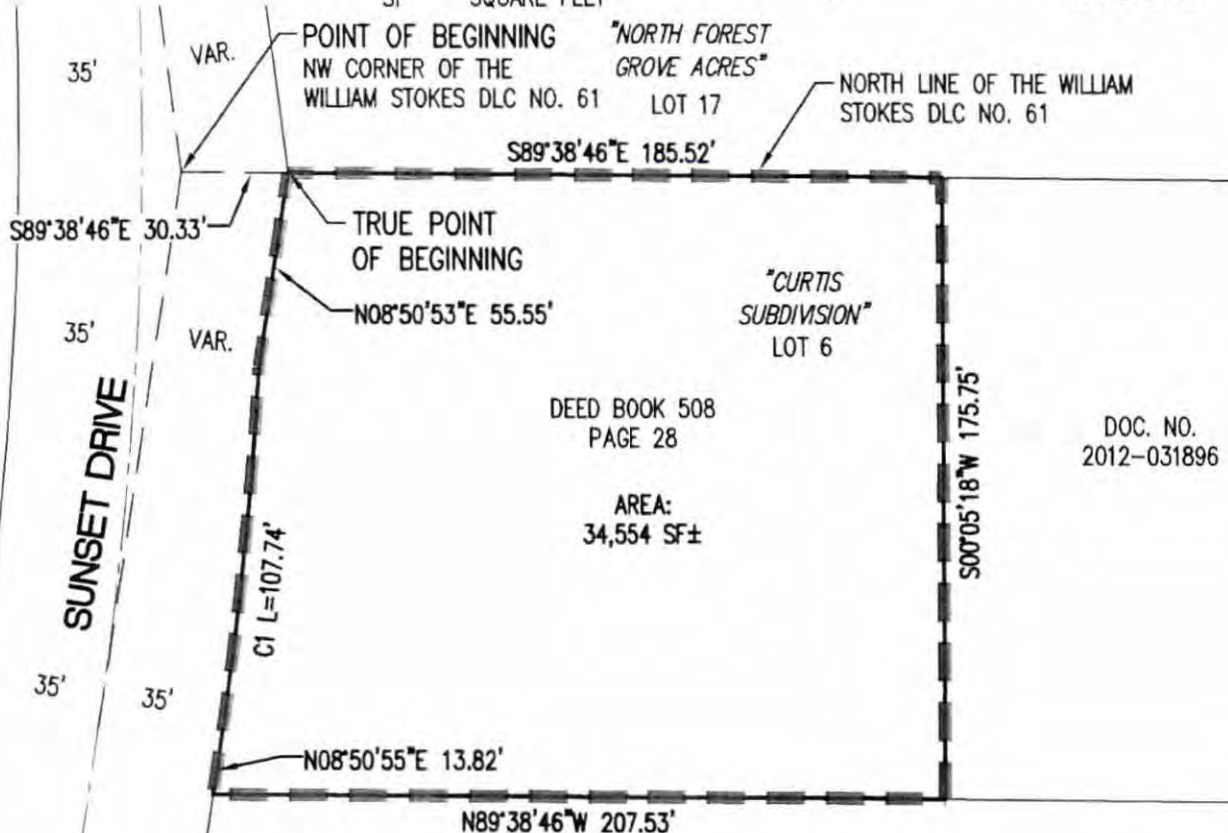
EXHIBIT B

A PORTION OF LOT 6 OF THE PLAT "CURTIS SUBDIVISION",
LOCATED IN THE NW 1/4 OF SEC. 31, T1N, R3W,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

LEGEND

DOC. NO. DOCUMENT NUMBER
CITY LIMITS
SF SQUARE FEET

SCALE 1" = 50 FEET



DEED BOOK 508
PAGE 28

AREA:
34,554 SF±

DOC. NO.
2012-031896

DOC. NO.
2007-035294

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1160.00'	5°19'18"	107.74'	N6°11'16"E 107.70'

10/31/2012

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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SURVEYING**

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SALEM, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A portion of Lot 7 of the Plat of "Curtis Subdivision", located in the Northwest One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Lot 7 of the Plat "Curtis Subdivision", thence along the northerly right-of-way line of 26th Avenue (25.00 feet from centerline) South 89°54'53" West 201.67 feet to the southeast corner of Document Number 85-039992 and the True Point of Beginning; thence along the southerly extension of the east line of said Deed and the City of Forest Grove City Limits South 00°21'08" West 25.00 feet to a point on the centerline of 26th Avenue; thence along said centerline and the City of Forest Grove City Limits South 89°54'53" West 125.00 feet to a point on the southerly extension of the east line of Document Number 2007-115101; thence along said southerly extension and the east line of said Deed and the City of Forest Grove City Limits North 00°21'08" East 225.00 feet to a point on the south line of Document Number 2002-108953; thence along said south line and the City of Forest Grove City Limits North 89°54'53" East 75.00 feet to a point on the northerly west line of Document Number 2007-023510; thence along said northerly west line and the City of Forest Grove City Limits South 00°21'08" West 50.00 feet to the northwest corner of Document Number 85-039992; thence along the north line of said Deed and the City of Forest Grove City Limits North 89°54'53" East 50.00 feet to the northeast corner of said Deed; thence along the east line of said Deed and the City of Forest Grove City Limits South 00°21'08" West 150.00 feet to the True Point of Beginning.

The above described tract of land contains 26,625 square feet, more or less.

01/16/2013



EXHIBIT B

A PORTION OF LOT 7 OF THE PLAT "CURTIS SUBDIVISION",
LOCATED IN THE NW 1/4 OF SEC. 31, T1N, R3W,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

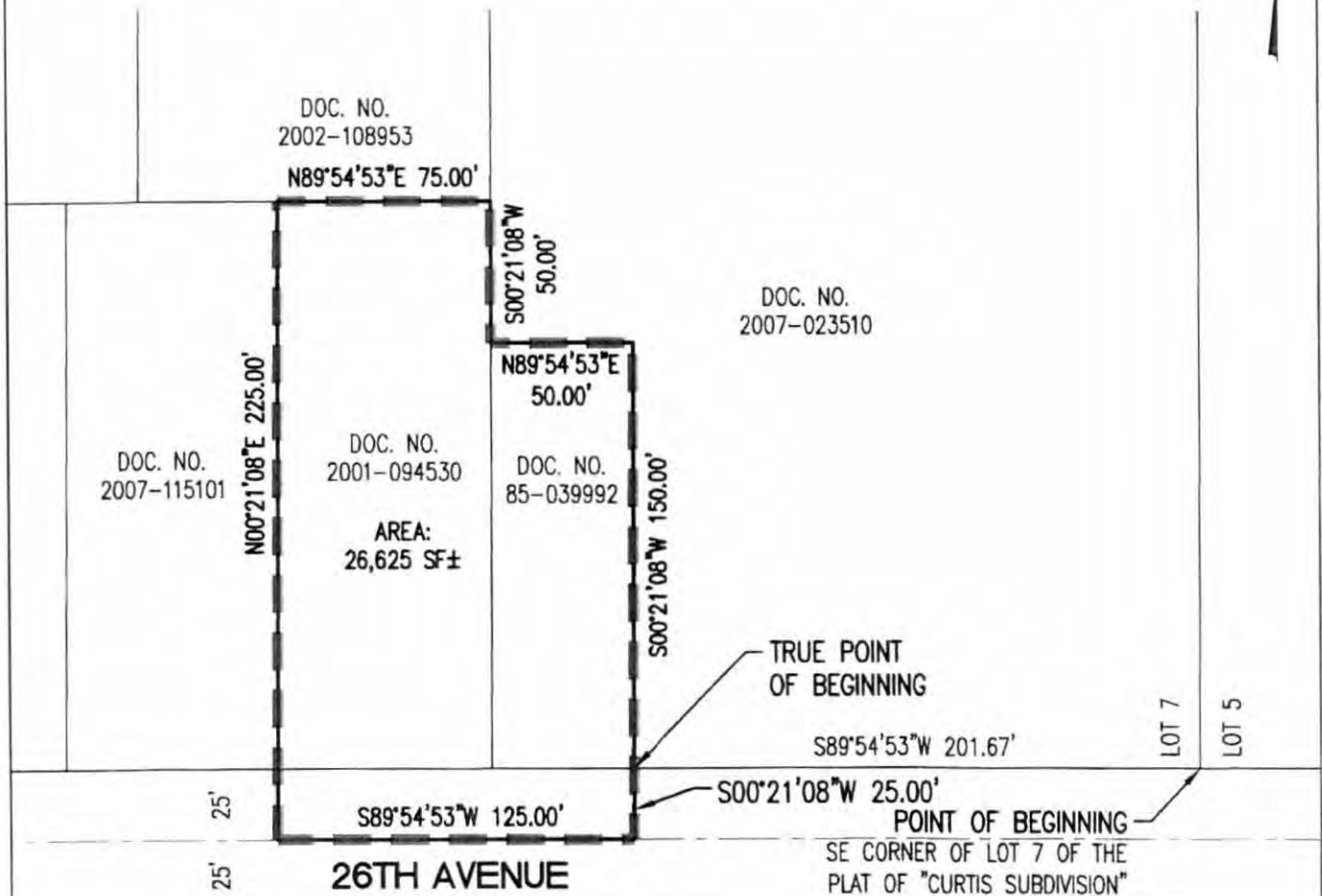
LEGEND

DOC. NO. DOCUMENT NUMBER
CITY LIMITS
SF SQUARE FEET

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

SCALE 1" = 60 FEET



01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEW: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 3355CX MPL

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AREA 9

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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A portion of Lots 2 and 3 of the Plat "Curtis Subdivision", located in the Northwest One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the southwest corner of Lot 3 of the Plat of "Curtis Subdivision", thence along the northerly right-of-way line of 26th Avenue (25.00 feet from centerline) North 89°54'53" East 80.00 feet to the southwest corner of Document Number 2004-113167 and the True Point of Beginning; thence along the west line of said Deed and the City of Forest Grove City Limits North 00°06'28" East 200.03 feet to the northwest corner of said Deed; thence along the north line of said Deed and the north line of Deed Book 804 Page 941 and the City of Forest Grove City Limits North 89°54'53" East 186.51 feet to the easterly southeast corner of Document Number 2007-080715; thence along the easterly line of said Deed and the City of Forest Grove City Limits North 00°07'36" East 4.33 feet to the southwest corner of Deed Book 905 Page 346; thence along the south line of said Deed and the City of Forest Grove City Limits North 89°30'04" East 149.95 feet to a point on the west line of Document Number 90-03842; thence along said west line and the City of Forest Grove City Limits South 00°06'01" West 205.44 feet to a point on the northerly right-of-way line of 26th Avenue (25.00 feet from centerline); thence along said northerly right-of-way line and the City of Forest Grove City Limits South 89°54'53" West 336.48 feet to the True Point of Beginning.

The above described tract of land contains 1.56 acres, more or less.

10/31/2012



EXHIBIT B

A PORTION OF LOTS 2 AND 3 OF THE PLAT "CURTIS SUBDIVISION", LOCATED IN THE NW 1/4 OF SEC. 31, T1N, R3W, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

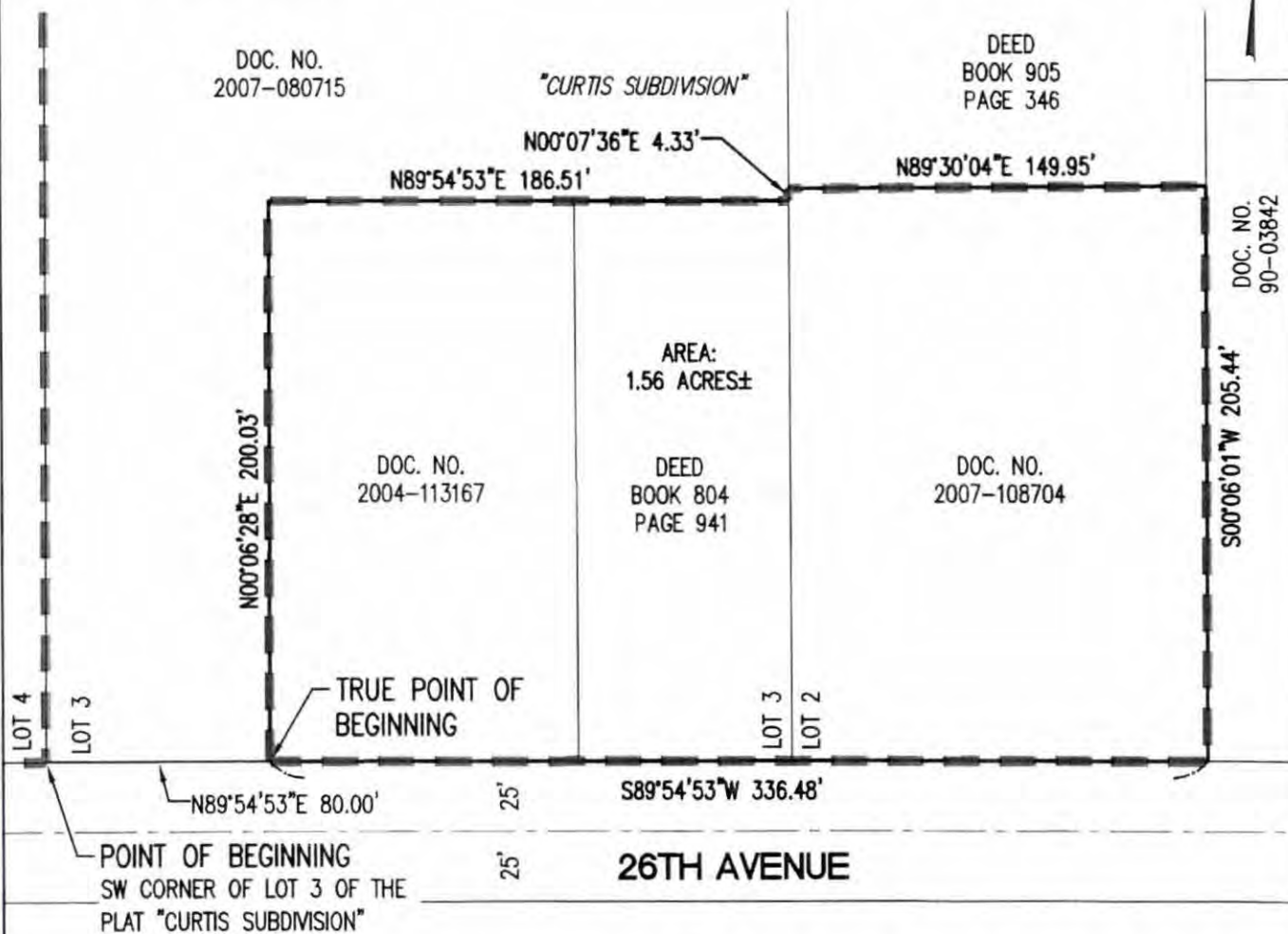
LEGEND

DOC. NO. DOCUMENT NUMBER
 CITY LIMITS
 SF SQUARE FEET

PREPARED FOR

CITY OF FOREST GROVE
 P.O. BOX 326
 FOREST GROVE, OR 97116

SCALE 1" = 60 FEET



10/31/2012

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Nick White

OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS

RENEWS: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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 FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

Recorded By TICOR TITLE
W 828241

STATUTORY WARRANTY DEED

Grantor: Robert William Trout

Grantee: Terry E. Lee

Until a change is requested, all tax statements shall be sent to the following address:

Terry E. Lee
Nancy Jo Lee
2439 26th Ave
Forest Grove OR 97116

After Recording return to:

Terry E. Lee
Nancy Jo Lee
2439 26th Ave
Forest Grove OR 97116

Escrow No. 828241 LPZ
Title No. 828241

ROBERT WILLIAM TROUT AND TERESA D. TROUT, AS TENANTS BY THE ENTIRETY, Grantor, conveys and warrants to TERRY E. LEE AND NANCY JO LEE, AS TENANTS BY THE ENTIRETY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to wit:

A part of Lot 3, CURTIS SUBDIVISION, County of Washington, State of Oregon:

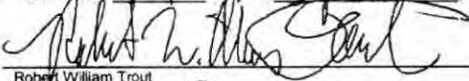
Beginning at the Southwest corner of the Lot 3; thence Northerly 225 feet; thence East 190 feet to a point; thence south 225 feet parallel with the West line of Lot 3; thence West to the point of beginning; EXCEPTING that tract conveyed to Bertram Miller in Book 176 page 97, Records of Washington County, Oregon.

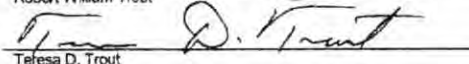
The said property is free from encumbrances except: Rights of the public in and to that portion lying within 26th Avenue. Any adverse claim based upon the assertion that: The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the premises herein described, lying below the high water line of unnamed creek. 2004/2005 taxes a lien due but not yet payable.

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 true consideration for this conveyance is \$162,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 24 day of September, 2004.


Robert William Trout


Teresa D. Trout

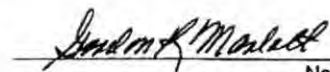


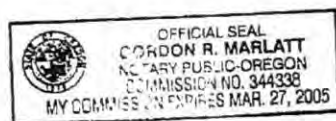
WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 162.00 9-29-04
FEE PAID DATE

State: OR
County: Washington

The foregoing instrument was acknowledged before me this 24 day of Sept., 2004 by:

Robert William Trout and Teresa D. Trout


Notary Public
My Commission Expires: MAR 27 2005



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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southwest One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the southwest corner of Lot 7 of the Plat "Tay's Subdivision", thence along the northerly line of Document Number 86001544 and the City of Forest Grove City Limits South 89°34'00" West 110.00 feet to the southeasterly corner of Document Number 2006-004499; thence along the easterly line of said Document Number 2006-004499 and the City of Forest Grove City Limits North 00°07'00" West 384.18 feet to the southerly right-of-way of 26th Avenue (25.00 feet from centerline); thence along said southerly right-of-way line of 26th Avenue (25.00 feet from centerline) and the City of Forest Grove City Limits North 89°34'00" East 110.00 to a point on the west line of Lot 1 of said Plat; thence along the west lines of Lot 1, Lots 3 through 7 of said Plat and the City of Forest Grove City Limits South 00°07'00" East 384.18 feet to the Point of Beginning.

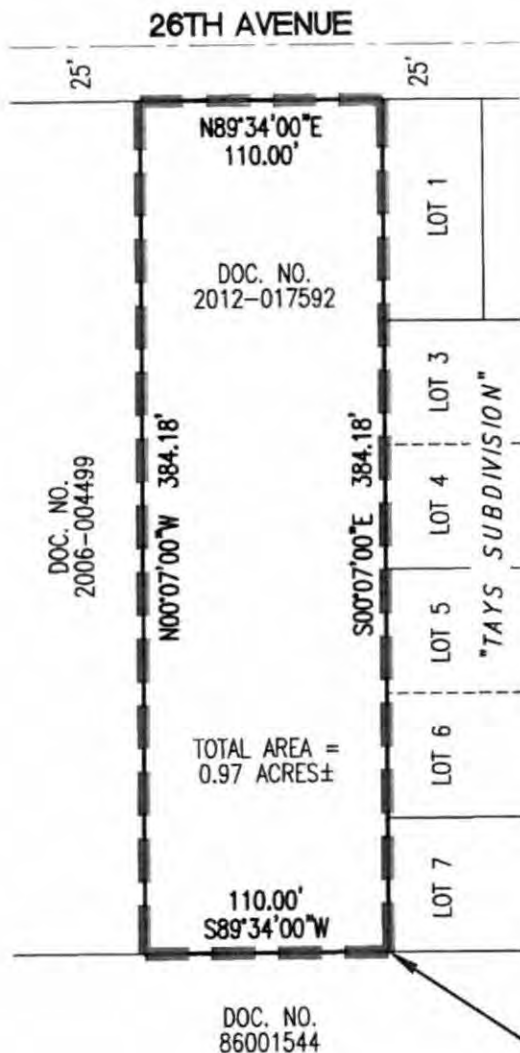
The above described tract of land contains 0.97 acres, more or less.

01/16/2013



EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4
OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON



PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116



SCALE 1" = 80 FEET



LEGEND

DOC. NO. DOCUMENT NUMBER
CITY LIMITS

DOC. NO.
86001544

POINT OF
BEGINNING
SW COR LOT 1

01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWES: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3355CX MPL

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FAX: (503) 925-8969

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AREA 11

**LANDSCAPE ARCHITECTURE
SURVEYING**

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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southeast One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the southeasterly corner of Lot 31 of the Plat "Hawthorne Meadows"; thence along the westerly line of Lot 30 of said Plat and the City of Forest Grove City Limits South 00°20'55" West 55.00 feet to the southwesterly corner of said Lot 30; thence along northerly line of Document Number 2005-008848 and the City of Forest Grove City Limits North 89°16'22" West 150.13 feet to the easterly right-of-way line of Hawthorne Street (20.00 feet from centerline); thence along said easterly right-of-way line of Hawthorne Street and the City of Forest Grove City Limits North 00°26'14" East 55.00 feet to a point; thence along the southerly lines of Lots 34 through 31 of said Plat and the City of Forest Grove City Limits South 89°16'22" East 150.04 feet to the Point of Beginning.

The above described tract of land contains 8,254 square feet, more or less.

10/31/2012

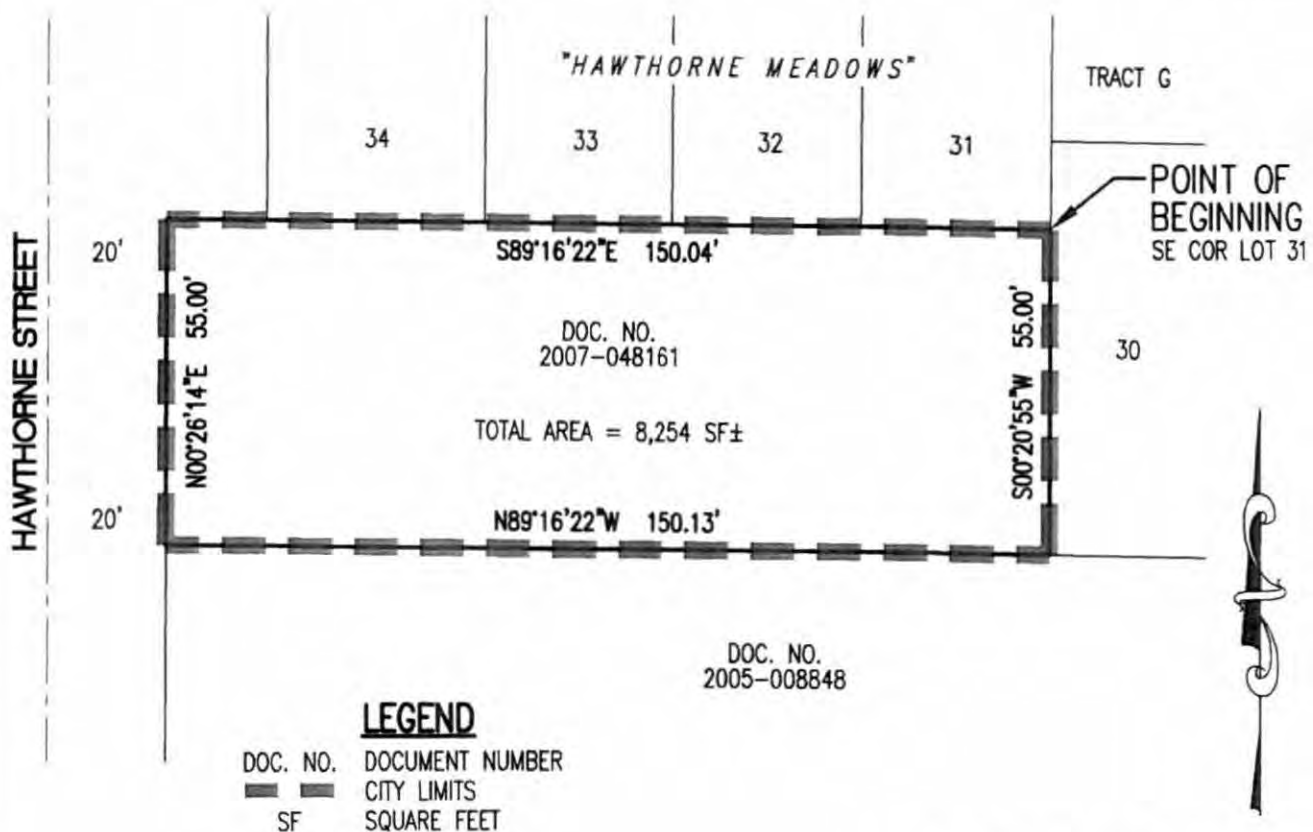


EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4
OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116



10/31/2012

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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www.aks-eng.com

Job No. 3355

EXHIBIT A

Legal Description
 Annexation Parcel

A tract of land located in the Southeast One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the southeasterly corner of Lot 6 of the Plat "Patrick Subdivision"; thence along the westerly line of Document Number 2011-065147 and the City of Forest Grove City Limits South 00°08'03" East 278.76 feet to the northeasterly corner of Lot 1 of the Plat "Hawthorne Meadows"; thence along the north line of said Plat, Document Number 98044934 and the City of Forest Grove City Limits South 89°30'08" West 413.38 feet to a point; thence along the easterly lines of Document Number 2012-064815, Document Number 2005-009328 and the City of Forest Grove City Limits North 00°07'52" West 125.00 feet to the northeasterly corner of Document Number 2005-009328; thence along the northerly line of said Document Number 2005-009328 and the City of Forest Grove City Limits South 89°30'08" West 99.86 feet to the easterly right-of-way line of Hawthorne Street (20.00 feet from centerline); thence along said easterly right-of-way line of Hawthorne Street and the City of Forest Grove City Limits North 00°07'29" West 154.06 feet to the southwesterly corner of the Plat "Patrick Subdivision"; thence along the southerly lines of said Plat and the City of Forest Grove City Limits North 89°32'10" East 513.20 feet to the Point of Beginning.

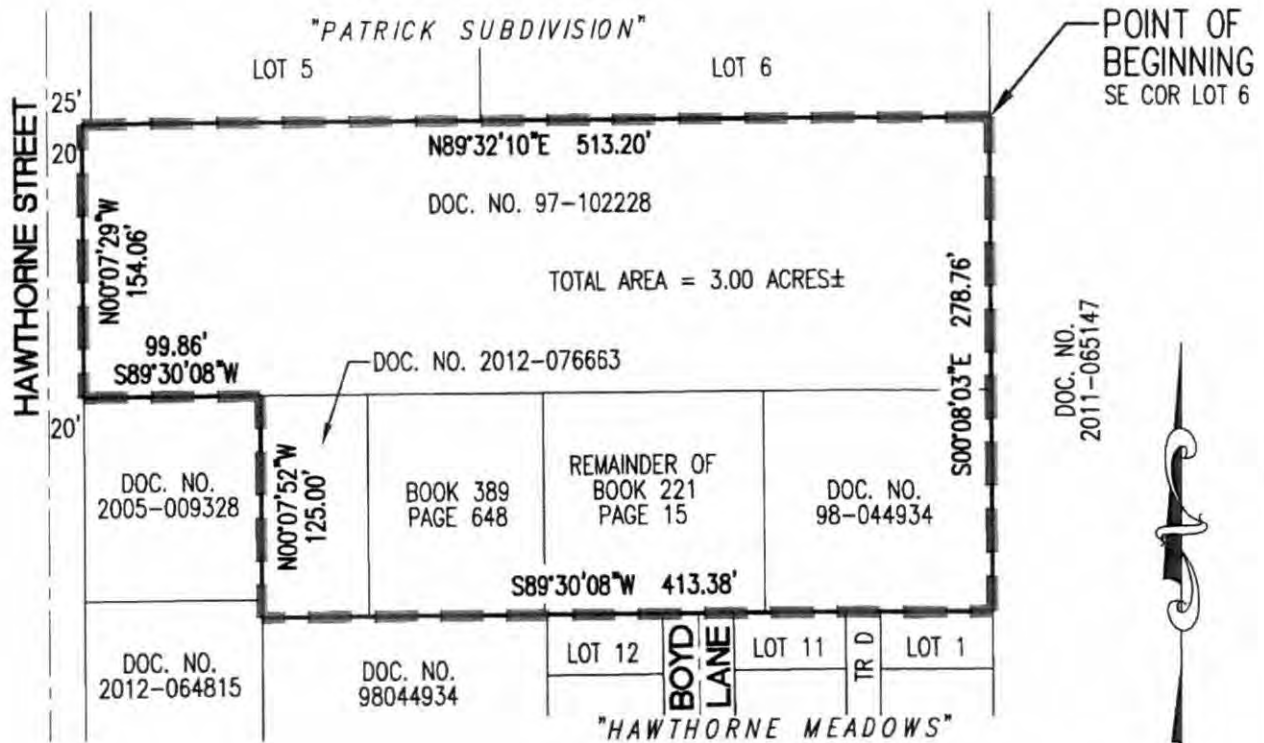
The above described tract of land contains 3.00 acres, more or less.

01/16/2013



EXHIBIT B

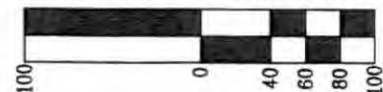
A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4
OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON



LEGEND

DOC. NO. DOCUMENT NUMBER
SF CITY LIMITS
TR SQUARE FEET
TRACT

SCALE 1" = 100 FEET



PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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AREA 13

**LANDSCAPE ARCHITECTURE
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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southeast One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the northwesterly corner of Lot 3 of the Plat "Patrick Subdivision", also being the easterly right-of-way line of Hawthorne Street (25.00 feet from centerline); thence along said easterly right-of-way line of Hawthorne Street and the City of Forest Grove City Limits North $00^{\circ}00'00''$ West 171.22 feet to the southerly right-of-way line of 26th Avenue; thence along said southerly right-of-way line of 26th Avenue (25.00 foot wide right-of-way) and the City of Forest Grove City Limits North $89^{\circ}39'56''$ East 219.67 feet to the northwesterly corner of Lot 6 of the Plat "Patrick Subdivision"; thence along the westerly line of said Lot 6 and the City of Forest Grove City Limits South $00^{\circ}01'52''$ East 170.50 feet to the northeasterly corner of Lot 3 of said Plat "Patrick Subdivision"; thence along the northerly line of said Lot 3 and the City of Forest Grove City Limits South $89^{\circ}28'42''$ West 219.77 feet to the Point of Beginning.

The above described tract of land contains 0.86 acres, more or less.

10/31/2012



EXHIBIT B

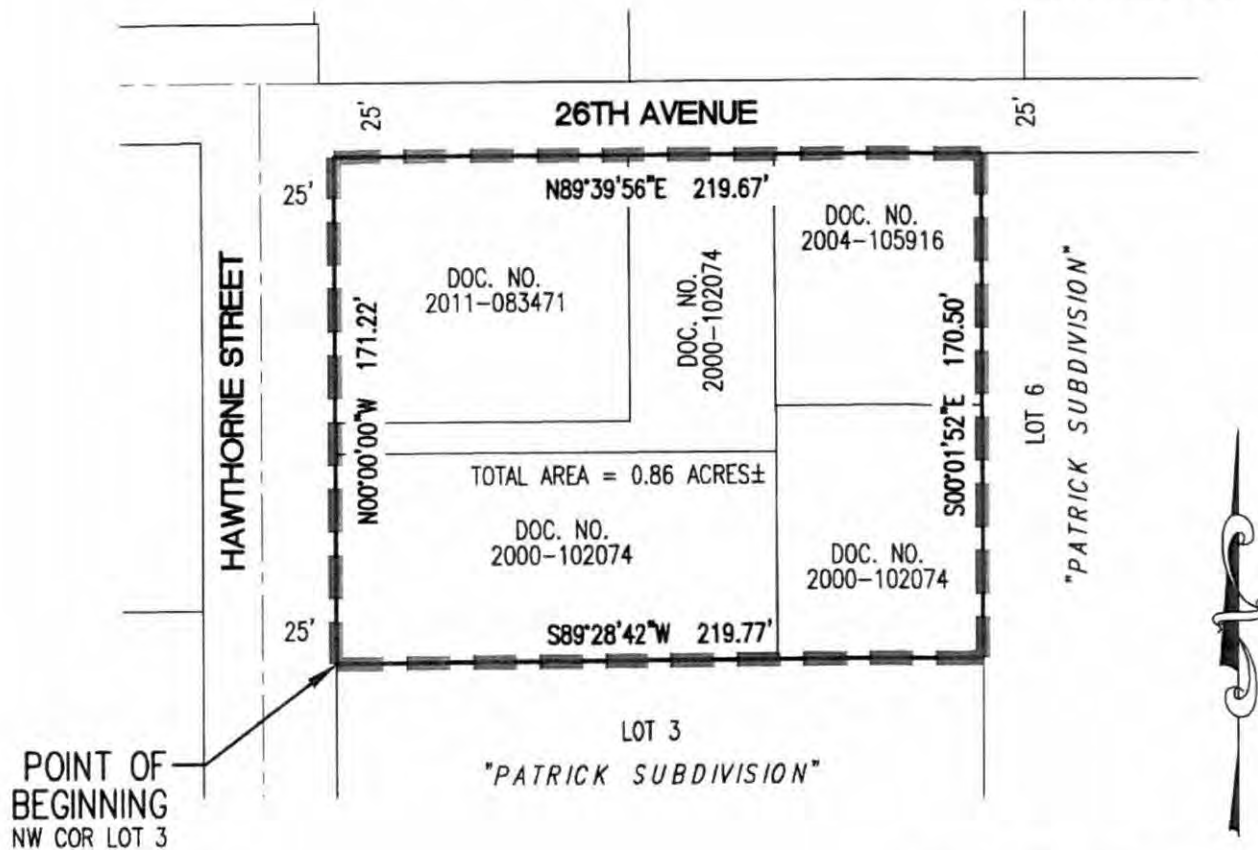
A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4
OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

LEGEND

DOC. NO. DOCUMENT NUMBER
— CITY LIMITS

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116



SCALE 1" = 60 FEET



10/31/2012

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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SALEM, OREGON
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14

Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the William Stokes Donation Land Claim Number 61, located in the Southwest One-Quarter of Section 32, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the northeast corner of said William Stokes Donation Land Claim Number 61, thence along the east line of said Donation Land Claim Number 61 South 00°00'00" West 1628.88 feet (24.68 chains) to the southeast corner of the north half of said Claim; thence South 89°57'00" West 491.79 feet to the southeast corner of the tract per Document Number 89-039538 and the True Point of Beginning; thence along the south line of said tract per Document Number 89-039538 and the City of Forest Grove City Limits South 89°57'00" West 123.00 feet to a point; thence along the west line of said tract per Document Number 89-039538 and the City of Forest Grove City Limits North 00°04'00" West 184.00 feet to a point; thence along the north line of said tract per Document Number 89-039538 and the City of Forest Grove City Limits North 89°57'00" East 123.00 feet to a point; thence along the east line of said tract per Document Number 89-039538 and the City of Forest Grove City Limits South 00°04'00" East 184.00 feet to the True Point of Beginning.

The above described tract of land contains 22,632 square feet, more or less.

01/16/2013

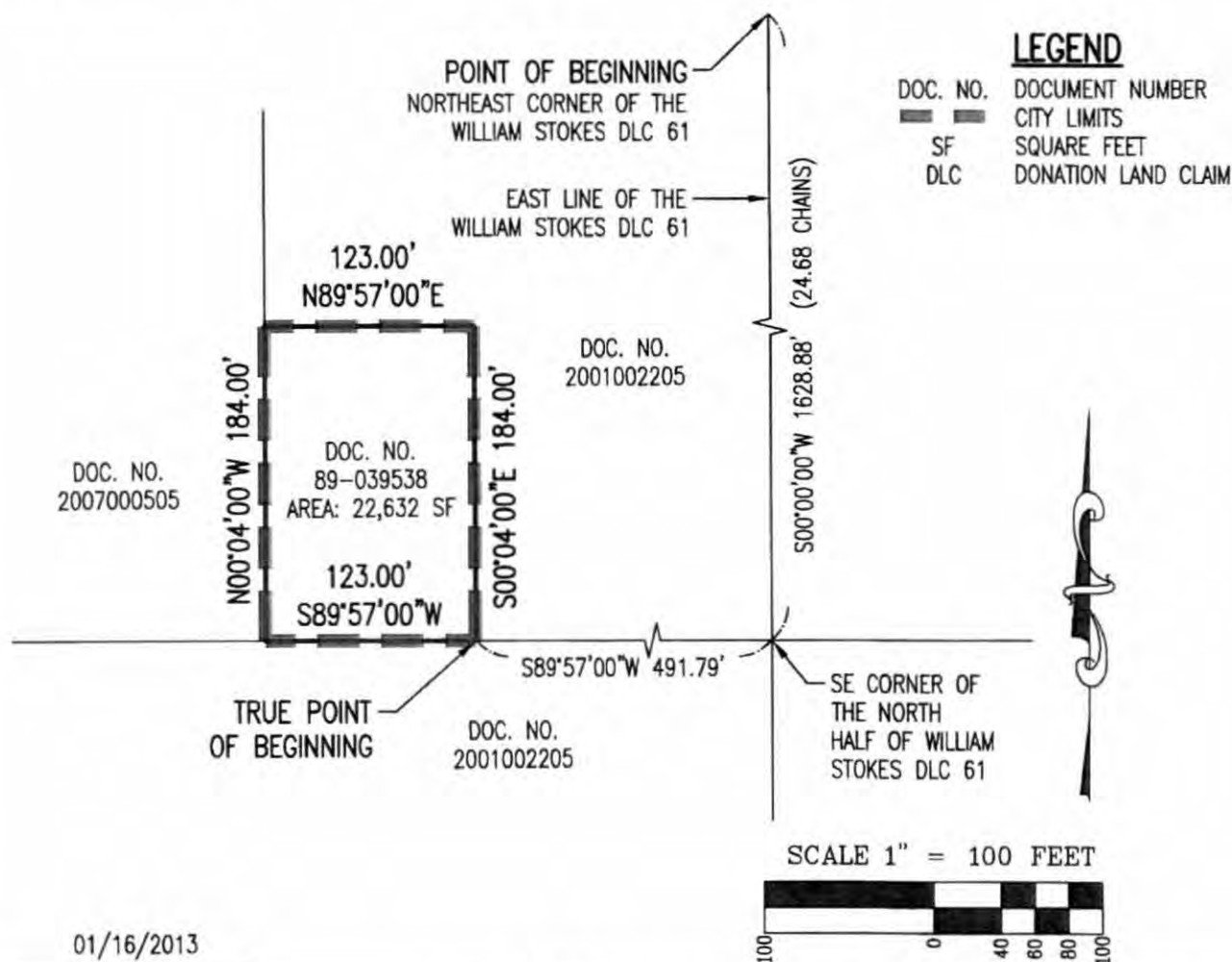


EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4
OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

PREPARED FOR

CITY OF FOREST GROVE
P. O. BOX 326
FOREST GROVE, OR 97116



01/16/2013

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Nick White

**OREGON
JANUARY 9, 2007
NICK WHITE
70652LS**

RENEWS: 6/30/14

**FOREST GROVE
JOB NAME: ANNEXATION SERV.**

JOB NUMBER: 3355

DRAWN BY: JOH

CHECKED BY: NSW

DWG NO.: 3355-1N 3 32C

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Fax: (503) 925-8969



AREA 15

**LANDSCAPE ARCHITECTURE
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AKS Group of Companies:
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www.aks-eng.com

Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southwest One-Quarter of Section 32, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the South One-Quarter Corner of said Section 32; thence along the south line of said Section 32 North 89°46'00" West 141.87 feet to a point; thence along the centerline of County Road A-64 North 01°25'00" East 1443.04 feet to southeast corner of the tract per Document Number 2000-006939 and the True Point of Beginning; thence continuing along the east line of said tract per Document Number 2000-006939 being the centerline of said County Road A-64 and the City of Forest Grove City Limits North 01°25'00" East 400.00 feet to Angle Point No. 1 of said centerline, being the northeast corner of the tract per Document Number 2000-006939; thence along the north line of said tract per Document Number 2000-006939 and the City of Forest Grove City Limits South 89°43'00" West 300.00 feet to a point; thence along the west line of said tract per Document Number 2000-006939 and the City of Forest Grove City Limits South 01°25'00" West 400.00 feet to a point; thence along the south line of said tract per Document Number 2000-006939 and the City of Forest Grove City Limits North 89°43'00" East 300.00 feet to the Point of Beginning.

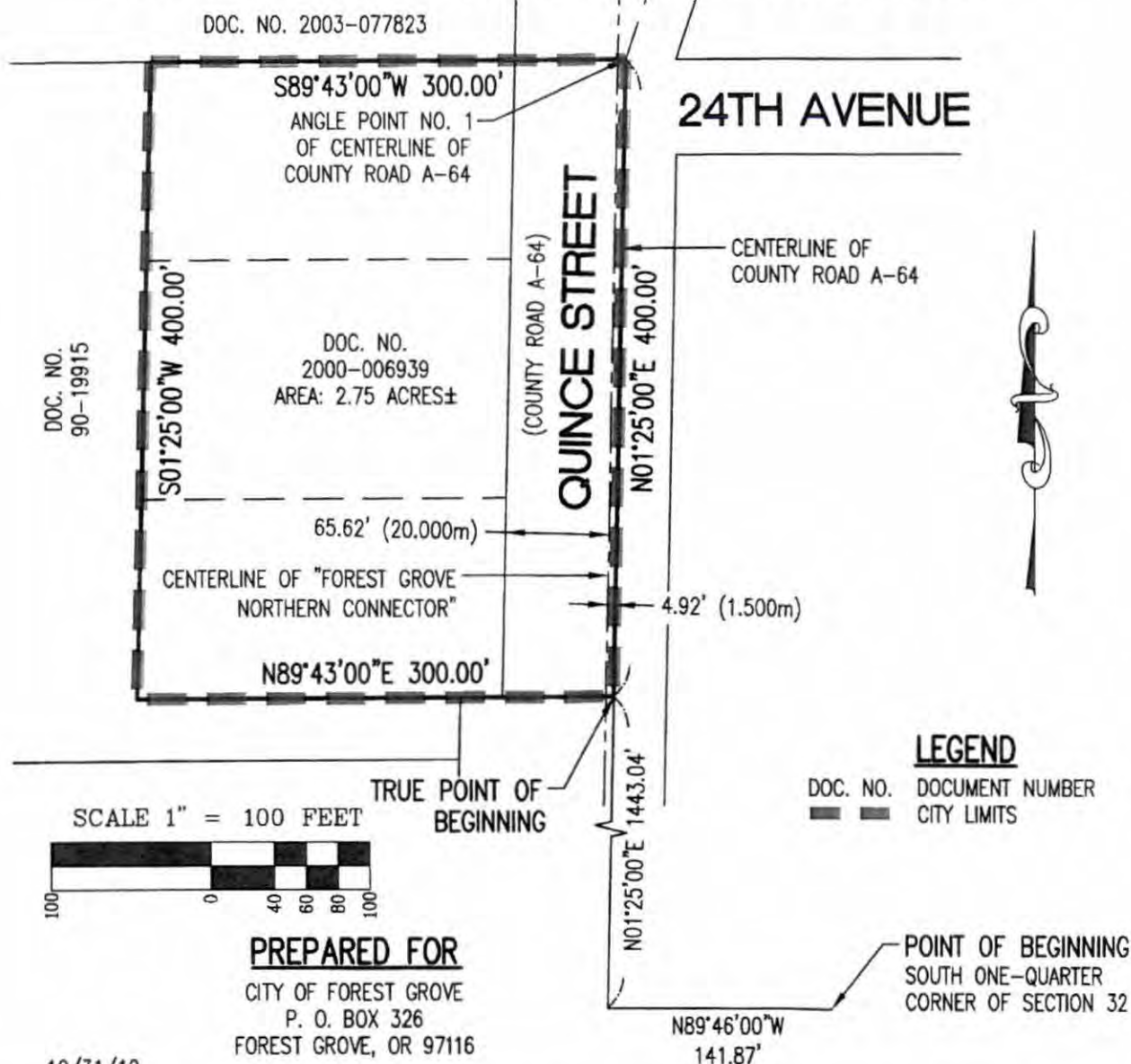
The above described tract of land contains 2.75 acres, more or less.

10/31/12



EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4
OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON



PREPARED FOR

CITY OF FOREST GROVE
P. O. BOX 326
FOREST GROVE, OR 97116

10/31/12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: JOH

CHECKED BY: NSW

DWG NO.: 3355-1N 3 32C

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FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

JAN 27 2001

35
11

6
LUT-8

After recording, please return to Grantee:
Grand Lodge of Ancient Free and
Accepted Masons of Oregon
P.O. Box 96
Forest Grove, OR 97116

Until a change is requested all tax
statements shall be sent to Grantee.

Consideration stated in terms of dollars is NONE.

STATE OF OREGON
County of Washington

SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument was received and recorded in book of records of said county.


Jerry R. Hanson, Director of
Assessment and Taxation, Ex-
Officio County Clerk

Doc : 2000006939

Inv : 8664

52.00

01/27/2000 02:53:24pm

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that WASHINGTON COUNTY, a Political Subdivision of the State of Oregon, hereinafter called grantor, being seized in fee simple of the following described premises, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the Grand Lodge of Ancient Free and Accepted Masons of Oregon, an Oregon non-profit corporation, hereinafter called grantee, and unto grantee's heirs, successors and assigns all its right, title and interest, in and to that certain real property with the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, situated in the County of Washington, State of Oregon, shown on the attached Exhibit "B" and being more particularly described as follows, to wit:

Described on Exhibit "A", attached hereto
and by this reference made a part hereof.

The True and actual consideration paid for this transfer, stated in terms of dollars, is NONE. However the actual consideration consists of other value given which is the whole consideration; i.e. an exchange of real property for additional right-of-way and ancillary easements needed to construct the Forest Grove Northern Arterial Connector (State Highway 47), lying between the Nehalem Highway, [south of Beal Road] and Quince Street, needed for Washington County/State of Oregon's Project, to be constructed as designed.

IN 3 32C, Portions of T.L.#1201, 1202 & 1203
To be consolidated with IN 3 32C T.L. #1200
November 25, 1998

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MLW 11/30/99

1-7

Page 1 of 3

JAN 27

This conveyance is made and delivered upon the following express conditions, reservations, and restrictions:

1. Subject to special assessments, existing restrictions, reservations and easements of record, if any.
2. That the above described land shall never be used for the placing or maintenance of any advertising signs, display, or device, except such sign display, or device used to advertise the activities on said land, or the lease or sale of land or any portion thereof. In the event of violation of this condition, Grantor shall have the right, through its authorized officers, agents, or employees to enter upon said land and remove, destroy or obliterate any unauthorized sign, display, or device, without liability for damage or injury thereto, and to recover the cost of such removal, destruction or obliteration from the owner of said land.
3. That no junk, scrap, junked motor vehicles, or parts thereof, debris, trash, waste, or other such materials shall be placed on said land for whatever purpose in any manner so as to be visible from the highway or transportation facility, provided that such items as listed above can otherwise be placed on said land without violating any applicable law, ordinance, or regulation. In the event of violation of this condition, Grantor shall have the right, through its authorized officers, agents, or employees, to enter upon said land and remove or destroy any unauthorized junk, scrap, or other material mentioned above and recover the cost of such removal or destruction from the owner of said land.
4. That this property shall not be used for the operation of any garbage dump or sanitary landfill. If such use is made of the property, Grantor may, at its election, enter upon said land and restore it to the condition that existed prior to said use for garbage dump or sanitary landfill purposes and recover the cost thereof from the owner of said land.
5. That this conveyance is made upon the further condition, which shall constitute a covenant running with the land, that Grantor shall not at any time become liable to Grantee and grantee's heirs, successors and assigns in interest, for damages to the land herein described or any buildings, structures, improvements, or property of any kind or character now or hereafter located upon said land or for any injuries to any owner, occupant, or any person in or upon said land or for any interference with the use and enjoyment of said land or for damages which except for this covenant might constitute a nuisance caused directly or indirectly by noise or air pollutant emissions for transportation vehicles using the highway or transportation facility adjacent to said land. Any reference in this covenant to the highway or transportation facility adjacent to said land refers to the highway or transportation facility as it now exists and also as it will exist with future improvements. Grantee and grantee's heirs, successors and assigns covenant not to sue Grantor for any said injuries or damages.
6. That there exists no highway "access" to the property.
7. That access to the street / roads, other than ODOT facilities, is under the authority of the local city. Washington County makes no representation concerning access to city streets / roads.

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.

To Have and to Hold, the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

JAN 27

IN WITNESS WHEREOF, Washington County by and through its Board of County Commissioners executes this instrument this 4 day of January, 2000.

BOARD OF COUNTY COMMISSIONERS FOR
WASHINGTON COUNTY, OREGON

Tom Brian
Tom Brian, Chair
Barbara Hejtmarek
Recording Secretary

MINUTE ORDER # 00-7

DATE: 1-4-00

BY: Barbara Hejtmarek
Clerk of the Board

STATE OF OREGON)
County of Washington)^{ss}

This instrument was acknowledged before me on this 4 day of January, 2000,
by Tom Brian as the Chair Vice Chair of the Washington County Board of Commissioners.

Barbara Hejtmarek
Notary Public for Oregon

APPROVED AS TO FORM

Loretta S. Skurdahl
Loretta S. Skurdahl,
Senior Assistant County Counsel

Date: 12/14/99



IN 3 32C, Portions of T.L.#1201, 1202 & 1203
To be consolidated with IN 3 32C T.L. #1200
November 25, 1998

FAHAREDAROWSRP-PROP553Agenda.doc
MLW 11/30/99

3

Page 3 of 3

JAN 27 2000

EXHIBIT "A"

Forest Grove Northern Arterial Connector
February 2, 1999
Parcels, 1, 2 and 3

County Project No. 2241
File No.'s 27, 28, and 29
Map and Tax Lot No.'s
IN3 32C - 1201, 1202, and 1203

PARCEL 1 - FEE

A parcel of land in the Southwest one-quarter of Section 32, Township 1 North, Range 3 West of the Willamette Meridian in Washington County, Oregon and being a portion of that property described in "Parcel 1" in that deed to Washington County, a political subdivision of the State of Oregon, recorded in Document No. 98060844, Washington County Book of Records; the said parcel being that portion of said property lying Westerly of a line that is 20 meters westerly of, when measured at right angles to, the centerline of the Forest Grove Northern Connector, which centerline is described as follows:

Centerline Description - Forest Grove Northern Arterial Connector

A variable width roadway in the Southwest Quarter of Section 30, the Northwest and Northeast Quarters of Section 31, and the Northwest, Southwest and Southeast Quarters of Section 32, T1N, R3W, W.M., Washington County, Oregon, the centerline which said roadway is described as follows:

Commencing at a 2" brass disk in a monument box at Angle Point No. 3 of County Road No. 401, which said disk bears N 7°27'37" W, 227.616 meters and N 0°08'22" W, 818.095 meters from a 2" brass disk in a monument box at the Northwest Corner of the W. Stokes D.L.C. No. 61; Thence following the centerline of said County Road No. 410, S 0°08'22" E, 43.536 meters to Centerline Station "R" 5+000.000, the true Point of Beginning of the herein described centerline; Thence S 0°08'22" E, 74.140 meters to Centerline Station "R" 5+074.140 P.C.; Thence following the arc of a 423.000 meter radius curve to the left through a central angle of 47°48'38" (chord bears S 24°02'41" E, 342.821 meters) 352.973 meters to Centerline Station "R" 5+427.113 P.T.; Thence S 47°57'00" E, 396.446 meters to Centerline Station "R" 5+823.559 P.C.; Thence following the arc of a 1225.000 meter radius curve to the left through a central angle of 28°51'00" (chord bears S 62°22'30" E, 610.326 meters) 616.821 meters to Centerline Station "R" 6+440.380 P.T.; Thence S 76°48'00" E, 273.809 meters to Centerline Station "R" 6+714.189 P.C.; Thence following the arc of a 1647.000 meter radius curve to the right through a central angle of 10°00'00" (chord bears S 71°48'00" E, 287.091 meters) 287.456 meters to Centerline Station "R" 7+001.645 P.T.; Thence S 66°48'00" E, 176.039 meters to Centerline Station "R" 7+177.684 P.C.; Thence following the arc of a 300.000 meter radius curve to the right through a central angle of 67°41'00" (chord bears S 32°57'30" E, 334.140 meters) 354.389 meters to Centerline Station "R" 7+532.073 P.T.; Thence S 0°53'00" W, parallel with and 1.500 meters westerly from, when measured at right angles to, the centerline of County Road No. A-64 (Quince Street), 598.565 meters to and terminating at Centerline Station "R" 8+130.638, which said terminus point bears N 89°07'00" W, 1.500 meters from a 3/4" iron pipe in a monument box at the Beginning Point of said County Road No. A-64.

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4

PAGE 1 OF 3

The parcel of land to which this description applies contains 0.2663 hectares, (0.6580 Acres), more or less.

RESERVING A 3.00 METER WIDE PERMANENT PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT, lying between lines 20.00 meters Westerly of and 23.00 meters Westerly of, when measured at right angles to, the centerline of said Forest Grove Northern Arterial Connector. Said easement contains 0.0114 hectares, (0.0282 acres) more or less.

PARCEL 2 – FEE

A parcel of land in the Southwest one-quarter of Section 32, Township 1 North, Range 3 West of the Willamette Meridian in Washington County, Oregon and being a portion of that property described in that deed to Washington County, a political subdivision of the State of Oregon, recorded in Document No. 98024611, Washington County Book of Records; the said parcel being that portion of said property lying Westerly of a line that is 20 meters westerly of, when measured at right angles to, the centerline of the Forest Grove Northern Arterial Connector, which centerline is described in PARCEL 1.

The parcel of land to which this description applies contains 0.3195 hectares, (0.7895 Acres), more or less.

RESERVING A 3.00 METER WIDE, PERMANENT PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT, lying between lines 20.00 meters Westerly of and 23.00 meters westerly of, when measured at right angles to, the centerline of said Forest Grove Northern Arterial Connector. Said easement contains 0.0137 hectares, (0.0282 acres) more or less.

PARCEL 3 – FEE

A parcel of land in the Southwest one-quarter of Section 32, Township 1 North, Range 3 West of the Willamette Meridian in Washington County, Oregon and being a portion of that property described in that deed to Washington County, a political subdivision of the State of Oregon, recorded in Document No. 98073450, Washington County Book of Records; the said parcel being that portion of said property lying Westerly of a line that is 20 meters westerly of, when measured at right angles to, the centerline of the Forest Grove Northern Arterial Connector, which centerline is described in PARCEL 1.

The parcel of land to which this description applies contains 0.2663 hectares, (0.6580 Acres), more or less.

RESERVING A 3.00 METER WIDE, PERMANENT PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT, lying between lines 20.00 meters Westerly of and 23.00 meters westerly of, when measured at right angles to, the centerline of said Forest Grove Northern Arterial Connector. Said easement contains 0.0114 hectares, (0.0282 acres) more or less.

BASIS OF BEARINGS: S 89°44'53"W between an aluminum disk at the Northeast Corner of the W. Stokes D.L.C. No. 61 and a 2" brass disk at the Northwest Corner of said D.L.C.

METRIC CONVERSION FACTOR: The conversion from meters to U.S. feet is based on a factor of 39.37 inches per meter.

PAGE 2 OF 3

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5

JAN 27

The East lines of PARCELS 1, 2 and 3 abuts the THROUGHWAY, Forest Grove Northern Arterial Connector (this portion of which is known as Quince Street), the Grantor, Washington County, is retaining all interest, including **FEE SIMPLE ABSOLUTE** in the Forest Grove Northern Arterial Connector (this portion of which is known as Quince Street).

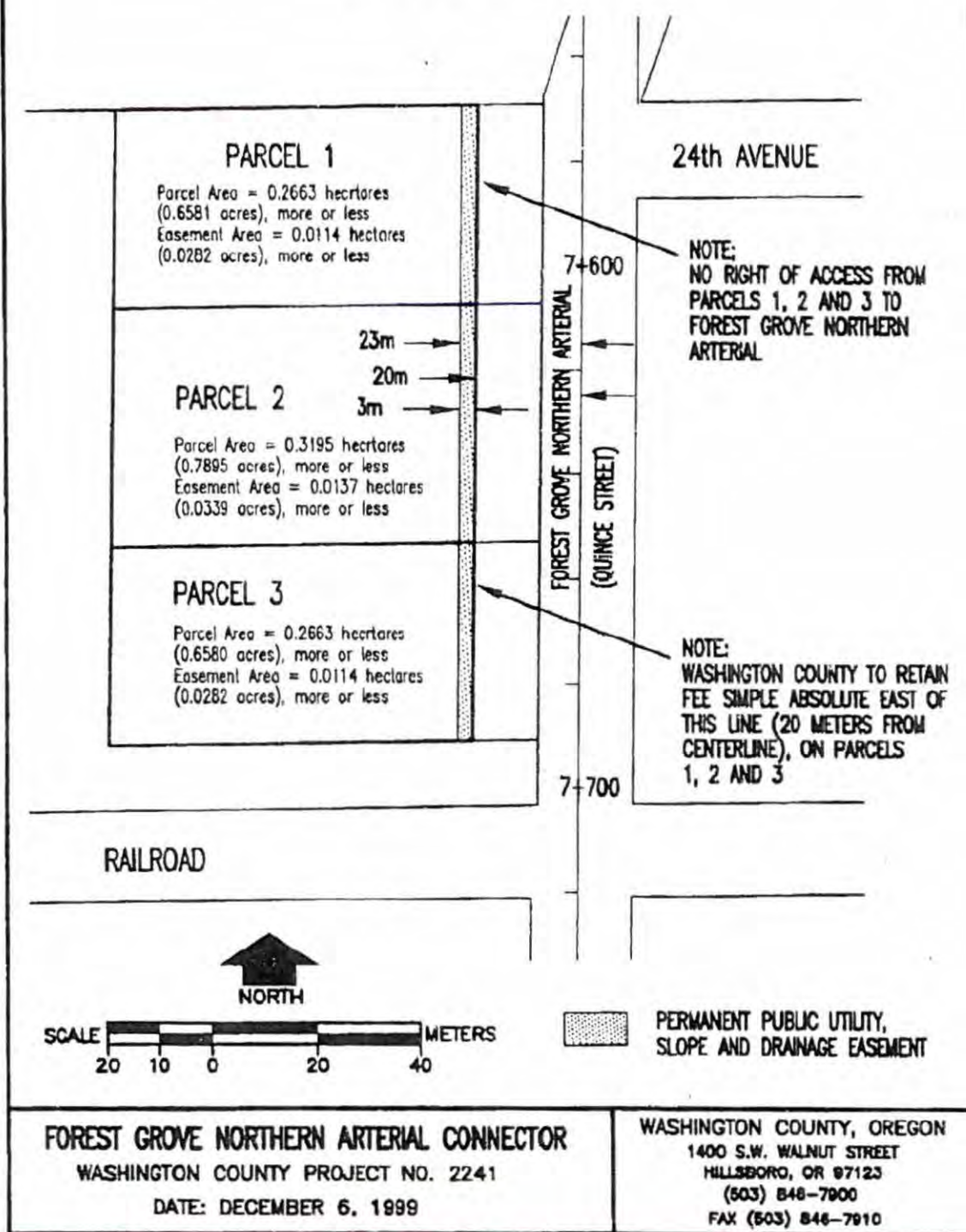
The East lines of PARCELS 1, 2 and 3 abuts the THROUGHWAY, Forest Grove Northern Arterial Connector (this portion of which is known as Quince Street), there will be **NO RIGHT OF ACCESS** from PARCELS 1, 2 and 3 to the Forest Grove Northern Arterial Connector (this portion of which is known as Quince Street). Access to PARCELS 1, 2 and 3 will be through adjacent land owned by the Grantee.

PAGE 3 OF 3

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6

EXHIBIT "B"



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SALEM, OREGON
VANCOUVER, WASHINGTON
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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southwest One-Quarter and in the Southeast One-Quarter of Section 26, Township 1 North, Range 4 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the northerly northwest corner of Parcel 1 of Partition Plat Number 1995-092, thence along the east line of Parcel 1 of Partition Plat Number 2001-046 and the City of Forest Grove City Limits North $01^{\circ}15'07''$ West 494.54 feet to a point on the southeasterly line of Tract 'D' of the Plat "Summit Pointe"; thence along said southeasterly line and the City of Forest Grove City Limits North $60^{\circ}12'53''$ East 305.01 feet to a point on the southerly right-of-way line of David Hill Road (30.00 feet from centerline); thence along said southerly right-of-way line and the City of Forest Grove City Limits South $34^{\circ}11'21''$ East 5.24 feet to a point; thence continuing along said southerly right-of-way line and the City of Forest Grove City Limits South $65^{\circ}36'27''$ East 407.82 feet to a point on the west line of the O. Brown Donation Land Claim No. 40; thence along said west line and the City of Forest Grove City Limits South $01^{\circ}55'38''$ East 459.02 feet to a point on the westerly north line of Partition Plat Number 1995-092; thence along said north line and the City of Forest Grove City Limits South $88^{\circ}43'02''$ West 643.87 feet to the Point of Beginning.

The above described tract of land contains 8.18 acres, more or less.

01/16/2013



EXHIBIT B

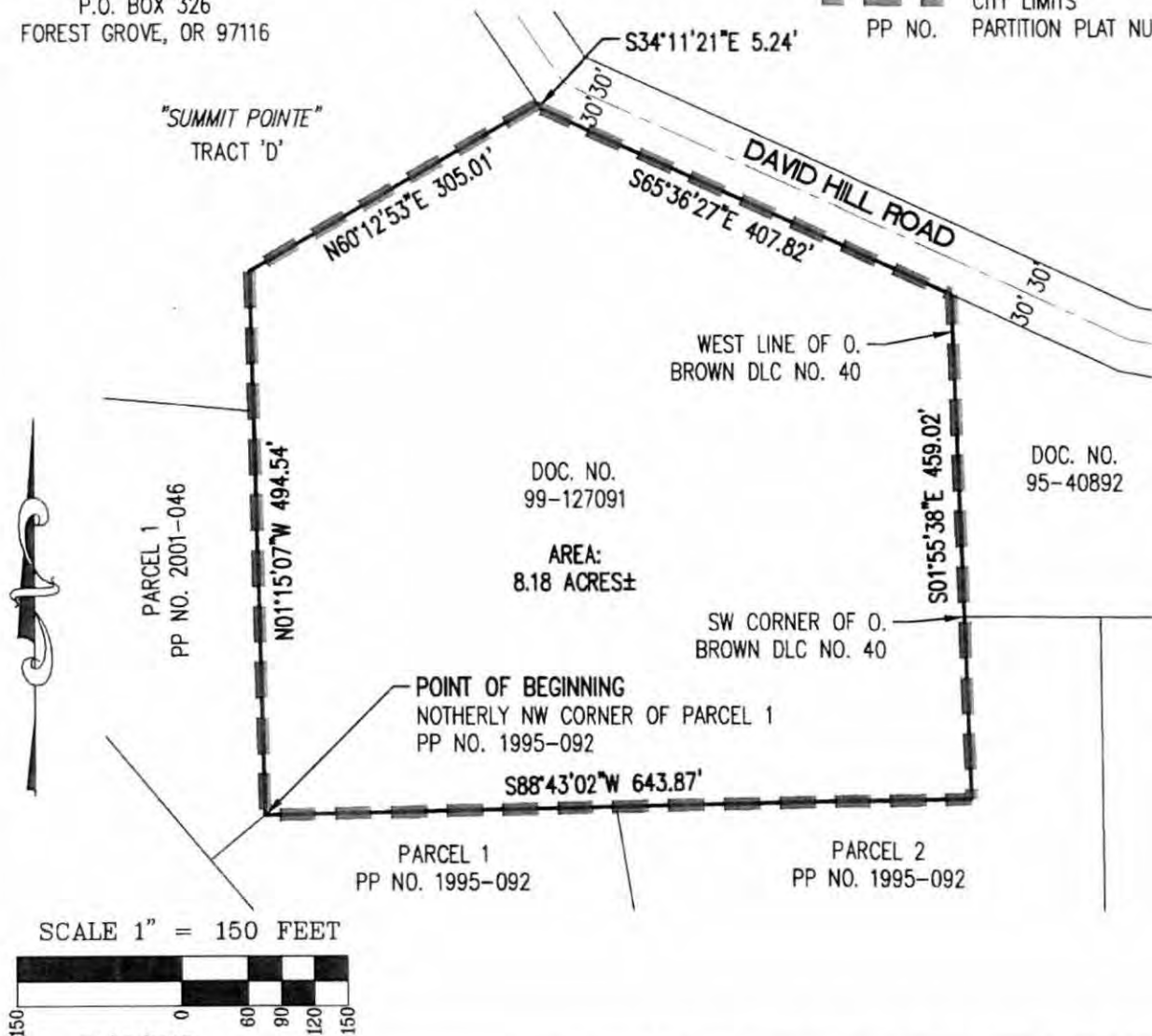
A TRACT OF LAND LOCATED IN THE SW 1/4 AND IN THE SE 1/4 OF SEC. 26, T1N, R4W, WILLAMETTE MERIDIAN,
WASHINGTON COUNTY, OREGON

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

LEGEND

DOC. NO. DOCUMENT NUMBER
CITY LIMITS
PP NO. PARTITION PLAT NUMBER



01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southwest One-Quarter of Section 25, Township 1 North, Range 4 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at southwest corner of the O. Brown Donation Land Claim No. 40, thence along the south line of said Donation Land Claim South 89°59'26" East 1977.36 feet to a point on the centerline of David Hill Road (63.00 foot right-of-way width) and the **True Point of Beginning**; thence along the southerly extension of the east line of Parcel 1 of Document number 2008-32802 and along said east line and the City of Forest Grove City Limits North 00°00'20" East 560.13 feet to the southwest corner of Parcel 2 of said Deed; thence along the southerly line of said Parcel 2 and the City of Forest Grove City Limits North 89°06'20" East 185.57 feet to a point; thence continuing along said southerly line and the City of Forest Grove City Limits South 07°02'10" East 131.53 feet to a point; thence South 89°10'40" East 175.68 feet to a point; thence North 06°21'40" West 286.30 feet to a point; thence North 83°38'20" East 55.04 feet to a point on the centerline of Thatcher Road (63.00 foot right-of-way width); thence along said centerline and the City of Forest Grove City Limits South 27°08'46" East 107.36 feet to a point; thence along a curve to the right with a Radius of 643.35 feet, Delta of 12°25'00", Length of 139.42 feet, and a Chord of South 20°56'14" East 139.15 feet to a point; thence South 14°43'44" East 511.48 feet to a point on the centerline of David Hill Road (variable width right-of-way); thence along said centerline and the City of Forest Grove City Limits South 89°57'37" West 629.10 feet to the True Point of Beginning.

The above described tract of land contains 6.94 acres, more or less.

01/16/2013



EXHIBIT B

A TRACT OF LAND LOCATED IN THE SW 1/4 OF SEC. 25, T1N,
R4W, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

LEGEND

DOC. NO. DOCUMENT NUMBER
CITY LIMITS

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116



PARCEL 1
DOC. NO.
2008-32802

DEED
BOOK 579
PAGE 676

AREA:
6.94 ACRES±

DOC. NO.
93-36902

DOC. NO.
93-36902

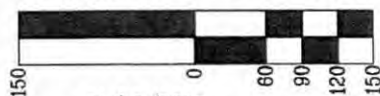
POINT OF BEGINNING
SW CORNER OF THE
O. BROWN DLC NO. 40

TRUE POINT
OF BEGINNING

S89°59'26"E 1977.36'

DAVID HILL ROAD

SCALE 1" = 150 FEET



01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	643.35'	12°25'00"	139.42'	S20°56'14"E 139.15'

**ENGINEERING PLANNING
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Job No. 3355

EXHIBIT A

Legal Description
 Annexation Parcel

A tract of land located in the Southwest One-Quarter of Section 25 and the Northwest One-Quarter of Section 36, Township 1 North, Range 4 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the easterly corner of Lot 1 of the Plat "Verde Meadows"; thence along the southwesterly lines of Lot 16, Lot 18 through 24 of the Plat "Larrabee Village" and the City of Forest Grove City Limits South 42°06'00" East 420.00 feet to the north corner of Lot 25 of the Plat "Larrabee Village"; thence along the northwesterly line of said Lot 25 and the City of Forest Grove City Limits South 47°54'00" West 204.15 feet to the westerly corner of said Lot 25; thence along the southwesterly line of said Lot 25 the City of Forest Grove City Limits South 42°06'00" East 143.65 feet to the southerly corner of said Lot 25; thence along the southeasterly lines of said Lot 25 and Lot 27 of said Plat and the City of Forest Grove City Limits North 47°54'00" East 245.88 feet to southeasterly corner of said Lot 27; thence along the westerly lines of Lots 11, 12 and 14 of the Plat "Heritage Park No. 2" and the City of Forest Grove City Limits South 04°08'00" East 373.90 feet to the northwesterly right-of-way line of Nichols Lane (16.50 feet from centerline); thence along said northwesterly right-of-way and the City of Forest Grove City Limits South 47°59'00" West 235.86 feet to the easterly corner of Document Number 89035815; thence along the northeasterly lines of Document Number 89035815, Document Number 2004-108919, Document Number 92-045072, Document Number 2011-067393, Document Number 2004-144745, Document Number 2010-074702 and the City of Forest Grove City Limits North 42°06'00" West 502.50 feet to the northerly corner of Document Number 2010-074702; thence along the northwesterly line of said Document Number 2010-074702 and the City of Forest Grove City Limits South 47°59'00" West 154.76 feet to a point on the centerline of Thatcher Road (60.00 foot right-of-way width); thence along said centerline and the City of Forest Grove City Limits North 41°32'00" West 348.76 feet to a point on the southwesterly extension of the southeasterly line of Document Number 2004-075341; thence along said southwesterly extension and said southeasterly line and the southeasterly line of said Document Number 2004-075341 and the City of Forest Grove City Limits North 52°35'35" East 151.82 feet to a point; thence along the southeasterly lines of said Document Number 2004-075341 and Document Number 2006-062515 and the City of Forest Grove City Limits North 47°54'00" East 170.00 feet to easterly corner of said Document Number 2006-062515; thence along the northeasterly line of said Document Number 2006-062515 and the City of Forest Grove City Limits North 42°06'00" West 52.20 feet to northerly corner of said Document Number 2006-062515, also being the southeasterly right-of-way line of Oakcrest Drive; thence along said southeasterly right-of-way line and Lot 5 of the Plat "Verde Meadows" and the City of Forest Grove City Limits North 51°37'22" East 50.11 feet a point; thence along the southeasterly line of said Lot 5 and the City of Forest Grove City Limits South 42°06'00" East 29.92 feet to the most southerly corner of said Lot 5; thence along the southeasterly lines of Lot 5 through 1 of the Plat "Verde Meadows"

and the City of Forest Grove City Limits North 47°54'00" East 204.15 feet to the Point of Beginning.

The above described tract of land contains 8.35 acres, more or less.

01/16/2013



EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25
AND THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH,
RANGE 4 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON



01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3355CXMP1

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19

Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Northwest One-Quarter of Section 36, Township 1 North, Range 4 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the northwesterly corner of Lot 18 of the Plat "Talisman Hills", also being on the southerly right-of-way line of Gales Creek Road (30.00 feet from centerline); thence North 07°53'00" East 60.00 feet to the northerly right-of-way line of said Gales Creek Road (County Road No. 1051); thence along said northerly right-of-way line of Gales Creek Road South 82°07'00" East 34.98 feet to the southeasterly corner of Document Number 2010-091647 and the City of Forest Grove City Limits, also being the True Point of Beginning; thence along the easterly line of said Document Number 2010-091647 and the City of Forest Grove City Limits North 07°53'00" East 200.00 feet to the northeasterly corner of Document Number 2010-091647; thence along the southerly lines of Document Number 88-52820, Document Number 2005-062904 and the City of Forest Grove City Limits South 82°07'00" East 340.00 feet to the northwesterly corner of Document Number 2008-044622; thence along the westerly line of said Document Number 2008-044622 and the City of Forest Grove City Limits South 07°53'00" West 200.00 feet to the northerly right-of-way line of Gales Creek Road; thence along said northerly right-of-way line of Gales Creek Road and the City of Forest Grove City Limits North 82°07'00" West 340.00 feet to the True Point of Beginning.

The above described tract of land contains 1.56 acres, more or less.

01/16/2013

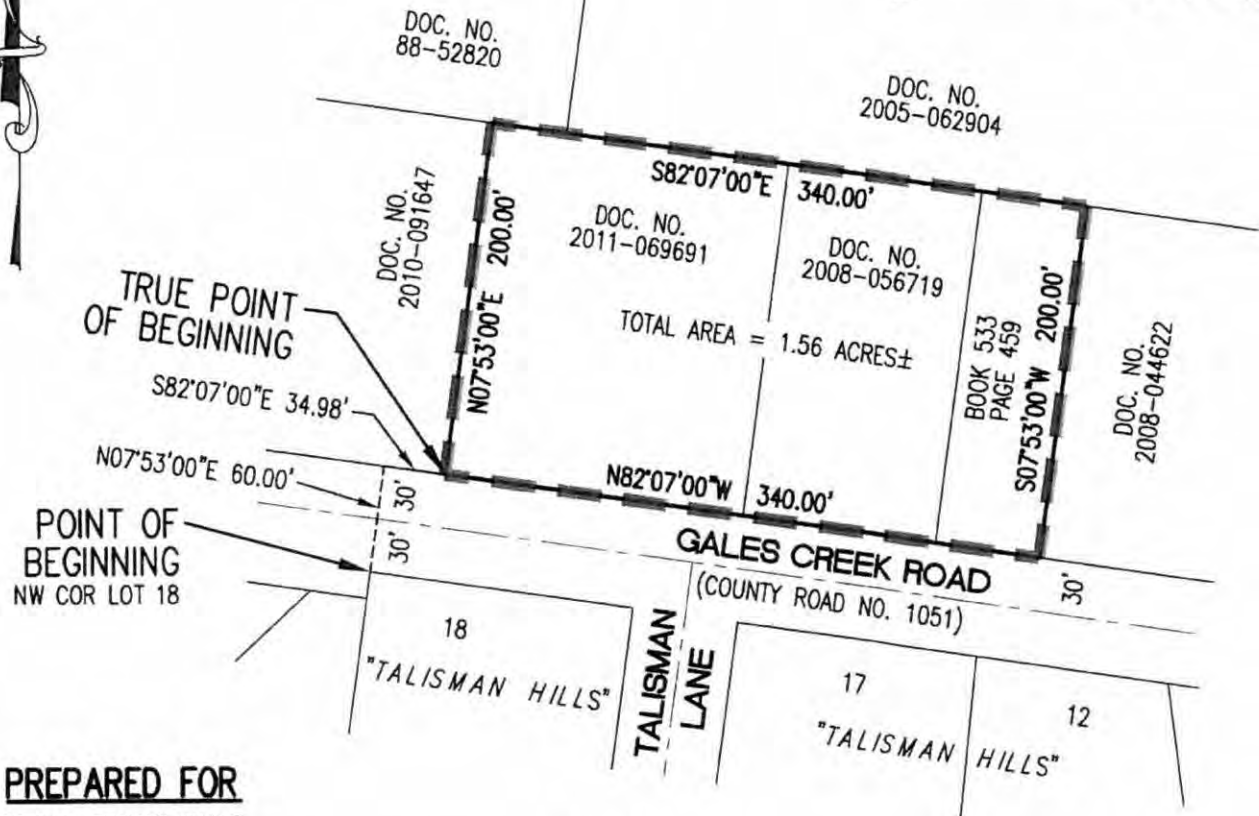
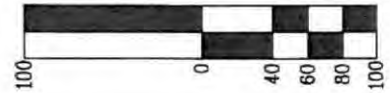


EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4
OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON



SCALE 1" = 100 FEET



PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

LEGEND

DOC. NO. DOCUMENT NUMBER
— CITY LIMITS

01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Northwest One-Quarter of Section 36, Township 1 North, Range 4 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the northwesterly corner of Lot 18 of the Plat "Talisman Hills", also being on the southerly right-of-way line of Gales Creek Road (30.00 feet from centerline); thence North $07^{\circ}53'00''$ East 60.00 feet to the northerly right-of-way line of said Gales Creek Road (County Road No. 1051 - 30.00 feet from centerline); thence along said northerly right-of-way line of Gales Creek Road North $82^{\circ}07'00''$ West 114.02 feet to the southwesterly corner of Document Number 2010-091647 and the City of Forest Grove City Limits, also being the True Point of Beginning; thence continuing along said northerly right-of-way line of Gales Creek Road and the City of Forest Grove City Limits North $82^{\circ}07'00''$ West 381.67 feet to the southeasterly corner of Book 252 Page 687; thence along the easterly line of said Book 252 Page 687 and the City of Forest Grove City Limits North $08^{\circ}39'00''$ East 200.02 feet to the southwesterly corner of Book 490 Page 241; thence along the southerly lines of Book 490 Page 241, Document Number 86046843, Document Number 88-52820 and the City of Forest Grove City Limits South $82^{\circ}07'00''$ East 378.99 feet to northwesterly corner of Document Number 2010-091674; thence along the westerly line of said Document Number 2010-091674 and the City of Forest Grove City Limits South $07^{\circ}53'00''$ West 200.00 feet to the True Point of Beginning.

The above described tract of land contains 1.75 acres, more or less.

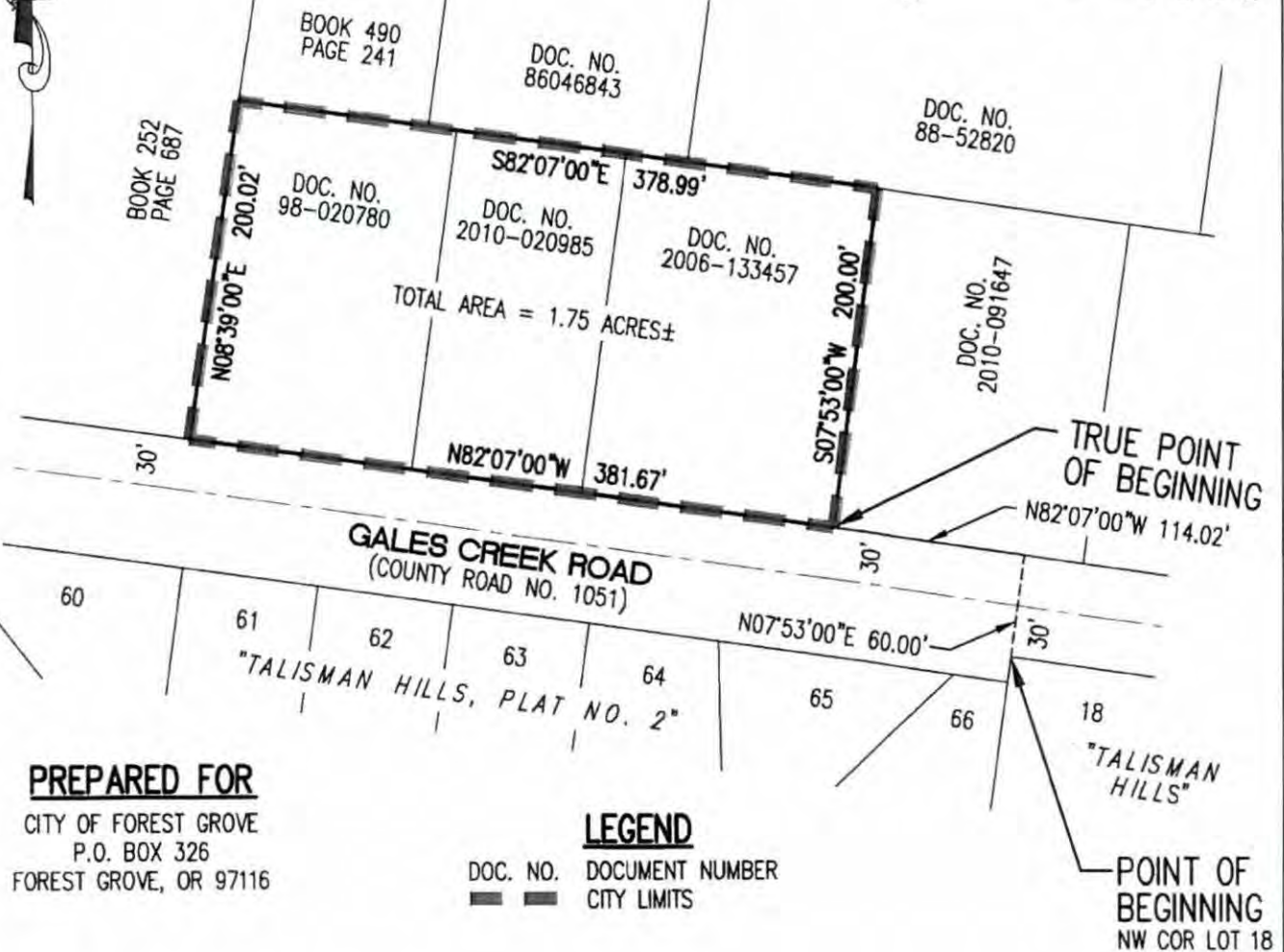
01/16/2013



EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4
OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

SCALE 1" = 100 FEET



PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

LEGEND

DOC. NO. DOCUMENT NUMBER
— CITY LIMITS

01/16/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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AREA 21

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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Northwest One-Quarter of Section 36, Township 1 North, Range 4 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the most easterly corner of Parcel 2 of Partition Plat 2000-063, also being the southwesterly right-of-way line of Thatcher Road (30.00 feet from centerline); thence along the City of Forest Grove City Limits North $43^{\circ}39'45''$ East 30.11 feet to the centerline of said Thatcher Road; thence along said centerline of Thatcher Road and the City of Forest Grove City Limits South $41^{\circ}32'00''$ East 230.93 feet to a point; thence continuing along the City of Forest Grove City Limits South $47^{\circ}59'00''$ West 30.00 feet to the southwesterly right-of-way line of said Thatcher Road; thence along said southwesterly right-of-way line of Thatcher Road and the City of Forest Grove City Limits South $41^{\circ}32'00''$ East 456.71 feet to a point on the centerline of Watercrest Road; thence along said centerline of Watercrest Road and the City of Forest Grove City Limits North $75^{\circ}22'22''$ West 638.75 feet to a point; thence along the City of Forest Grove City Limits North $08^{\circ}36'38''$ East 25.14 feet to the northerly right-of-way line of said Watercrest Road (25.00 feet from centerline); thence along said northerly right-of-way line of Watercrest Road and the City of Forest Grove City Limits North $75^{\circ}22'22''$ West 419.23 feet to the most southerly corner of Parcel 2 of Partition Plat 2000-063; thence along the most southeasterly line of said Parcel 2 and the City of Forest Grove City Limits North $69^{\circ}32'45''$ East 587.55 feet to a point; thence continuing along the southeasterly line of said Parcel 2 and the City of Forest Grove City Limits North $43^{\circ}39'45''$ East 21.70 feet to the Point of Beginning.

The above described tract of land contains 4.64 acres, more or less.

10/31/2012

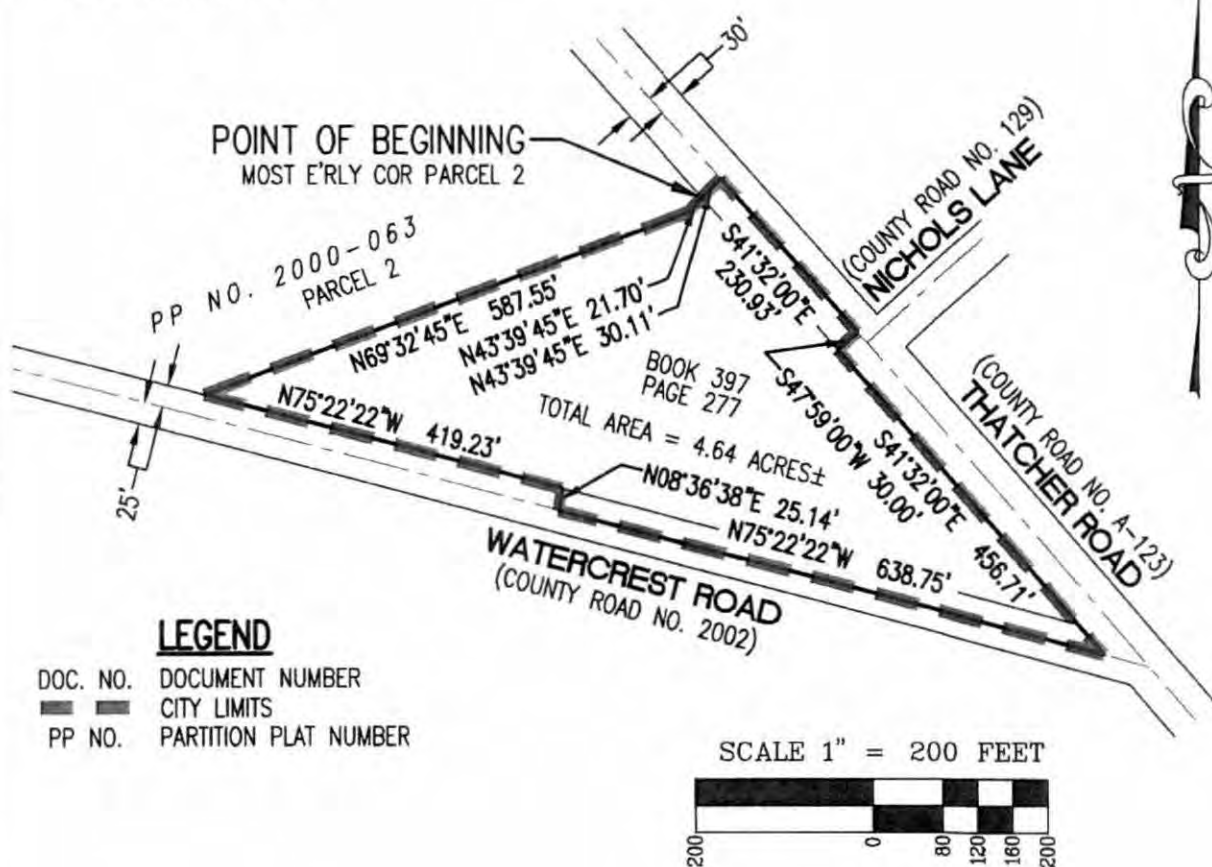


EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4
OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116



10/31/2012

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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AREA 22

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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southeast One-Quarter of Section 36, Township 1 North, Range 4 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the northeasterly corner of Lot 52 of the Plat "Pacific Crossing"; thence along the southerly line of Lots 12 and 13 of the Plat "Westland Park" and the City of Forest Grove City Limits South $89^{\circ}15'20''$ East 199.60 feet to the westerly right-of-way line of Mills Lane (3.00 feet from centerline); thence along said westerly right-of-way line of Mills Lane and the City of Forest Grove City Limits South $00^{\circ}35'36''$ West 437.35 feet to the northeasterly corner of Document Number 2003-113549; thence along the northerly lines of said Document Number 2003-113549, Lot 46 of the Plat "Pacific Crossing" and the City of Forest Grove City Limits North $89^{\circ}23'52''$ West 199.60 feet to a point; thence along the easterly lines of Lot 46, Tract 'E', and Lots 47 through 52 of the Plat "Pacific Crossing" and the City of Forest Grove City Limits North $00^{\circ}35'36''$ East 437.85 feet to the Point of Beginning.

The above described tract of land contains 2.01 acres, more or less.

10/31/2012



EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4
OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

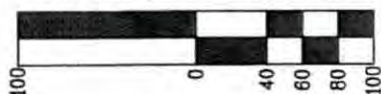
PREPARED FOR

CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116

POINT OF
BEGINNING
NE COR LOT 52

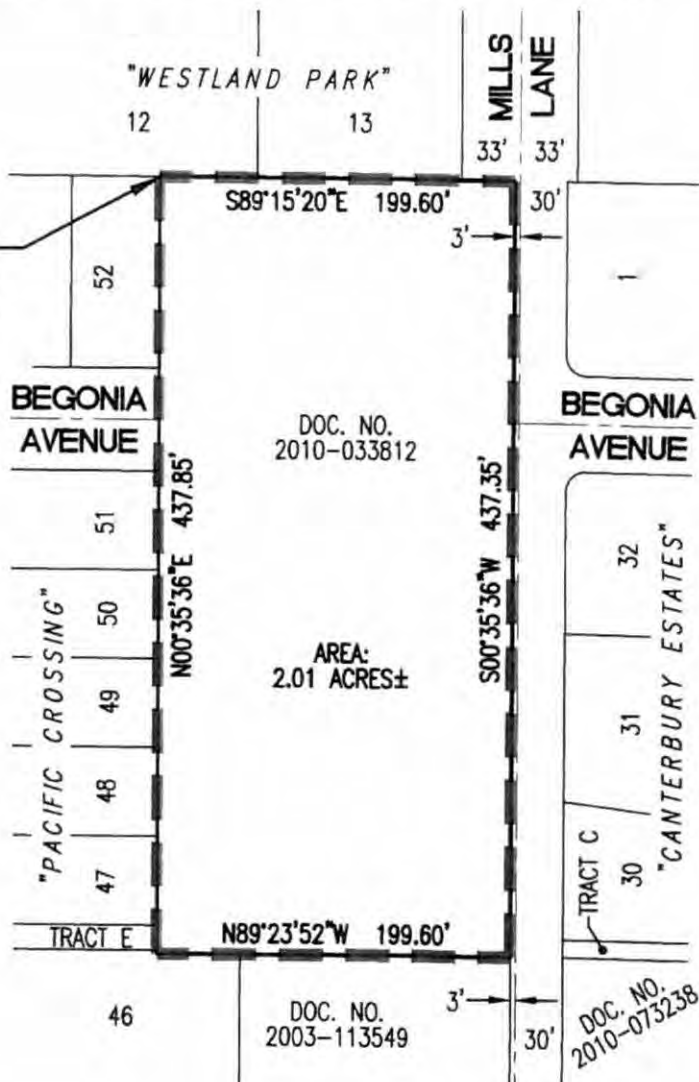


SCALE 1" = 100 FEET



LEGEND

DOC. NO. DOCUMENT NUMBER
— CITY LIMITS



10/31/2012

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

FOREST GROVE
JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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Job No. 3355

EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Northwest One-Quarter of Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the northeast corner of Lot 35 of the Plat of "Willamina Park", thence along the easterly south line of said Plat and the City of Forest Grove City Limits South $89^{\circ}27'05''$ East 170.01 feet to the northwest corner of Deed Book 554 Page 163; thence along the west line of said Deed and the City of Forest Grove City Limits South $00^{\circ}03'58''$ East 128.29 feet to the southwest corner of said Deed; thence along the south line of said Deed and the City of Forest Grove City Limits North $89^{\circ}49'46''$ East 170.00 feet to a point on the west line of Document Number 96-087474; thence along said west line and the west line of Document Number 2001-57929, the west line of Document Number 2006-95856, the west line of Document Number 94-070138 and the City of Forest Grove City Limits South $00^{\circ}03'58''$ East 300.60 feet to the southwest corner of Document Number 94-070138; thence along the south line of said Deed and the City of Forest Grove City Limits North $89^{\circ}49'46''$ East 168.63 feet to a point on the westerly right-of-way line of Sunset Drive / State Highway 47 (35.00 feet from centerline); thence along said westerly right-of-way line and the City of Forest Grove City Limits along a non-tangential curve to the left with a Radius of 1160.00, Delta of $2^{\circ}27'36''$, Length of 49.80 feet, and a Chord of South $06^{\circ}08'46''$ East 49.80 feet to a point; thence continuing along said right-of-way line and the City of Forest Grove City Limits South $07^{\circ}22'34''$ East 58.94 feet to the northeast corner of Document Number 95-043670; thence along the north line of said Deed and the City of Forest Grove City Limits South $89^{\circ}49'46''$ West 181.40 feet to the northwest corner of said Deed; thence along the west line of said Deed and the City of Forest Grove City Limits South $00^{\circ}03'58''$ East 102.00 feet to the southwest corner of said Deed; thence along the south line of said Deed and the City of Forest Grove City Limits North $89^{\circ}49'46''$ East 75.00 feet to the northwest corner of Document Number 2002-117814; thence along the west line of said Deed and the southerly extension thereof and the City of Forest Grove City Limits South $00^{\circ}03'58''$ East 150.00 feet to a point on the centerline of Willamina Avenue (50.00 foot right-of-way width); thence along said centerline and the City of Forest Grove City Limits South $89^{\circ}49'46''$ West 180.72 feet to a point on the northerly extension of the northerly east line of the Plat of "Lincoln Park Village"; thence along said northerly extension and the City of Forest Grove City Limits South $00^{\circ}10'14''$ East 25.00 feet to the northeast corner of said Plat; thence along the north line of said Plat and the City of Forest Grove City Limits South $89^{\circ}49'46''$ West 159.33 feet to a point on the southerly extension of the east line of Document Number 2011-039109; thence along said southerly extension and the east line of said Deed North $00^{\circ}03'58''$ West 175.00 feet to a point on the south line of Document Number 90-24191; thence along said south line South $89^{\circ}49'46''$ West 75.00 feet to a point on the east line of Document Number 78-45894; thence along said east line and the southerly extension thereof South $00^{\circ}03'58''$ East 175.00 feet to a point on the north line of the Plat of "Lincoln Village"; thence along said North Line South $89^{\circ}49'46''$ West 57.14 feet to the northwest corner of said Plat; thence along the northerly extension of the west line of said Plat and the City of Forest Grove City Limits North $00^{\circ}10'14''$ West 25.00 feet to a point on the centerline of said Willamina Avenue; thence along said centerline and the City of Forest Grove City Limits South $89^{\circ}49'46''$ West 94.78 feet to a point on the southerly extension of the southerly east

line of the Plat of "Willamina Park"; thence along said southerly extension and the southerly east line of said Plat and the City of Forest Grove City Limits North $00^{\circ}27'56''$ East 250.00 feet to the southerly southwest corner of Lot 44 of said Plat; thence along the south line of said Lot 44 and Lot 43 of said Plat and the City of Forest Grove City Limits North $89^{\circ}49'46''$ East 149.65 feet to the southeast corner of said Lot 43; thence along the easterly line of said Plat and the City of Forest Grove City Limits North $00^{\circ}03'58''$ West 541.04 feet to the Point of Beginning.

The above described tract of land contains 7.08 acres, more or less.

01/16/2013



EXHIBIT B

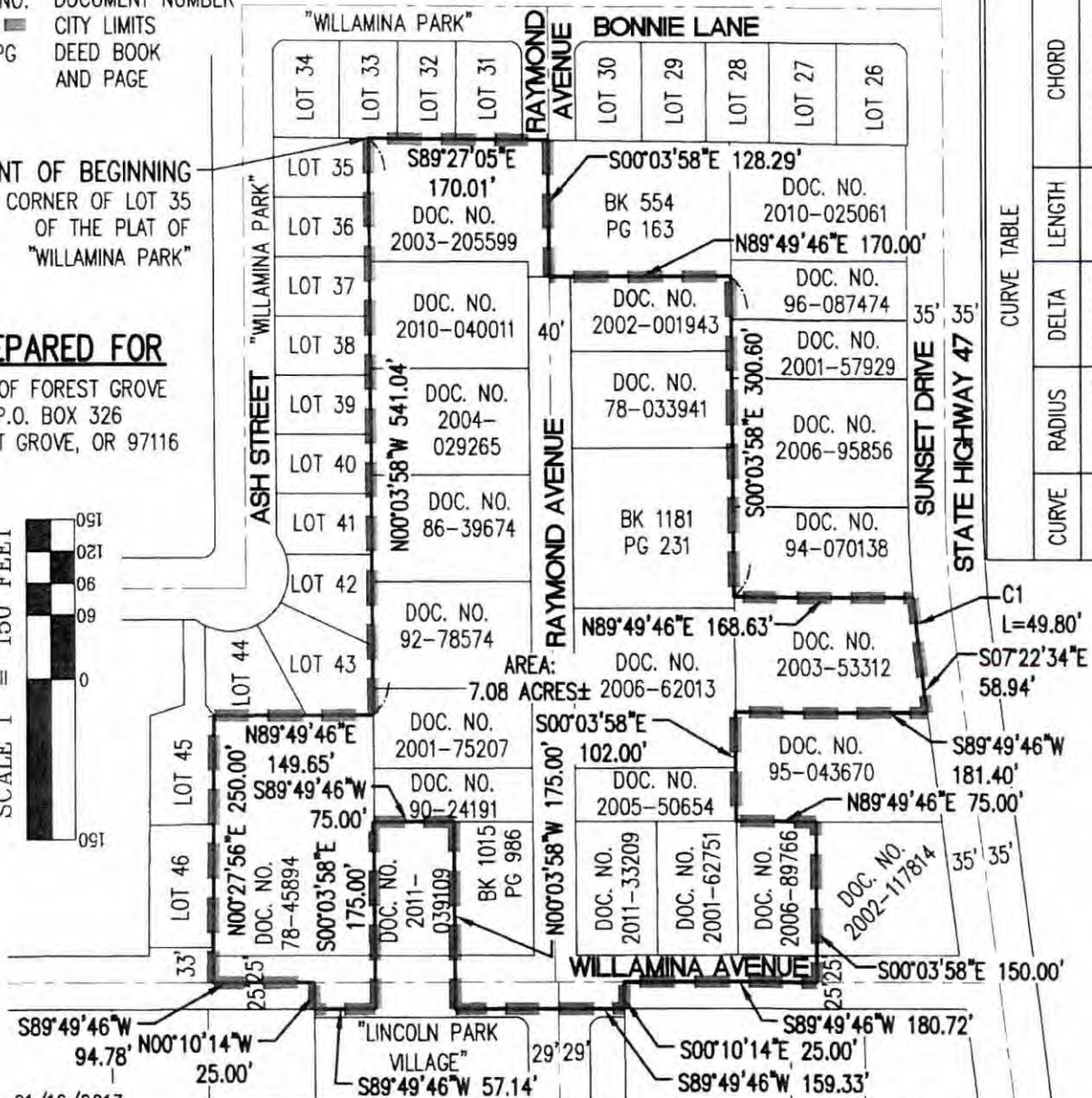
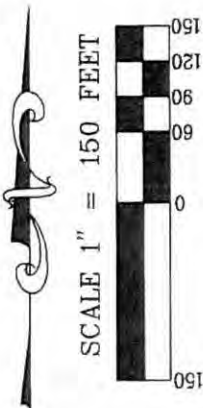
A TRACT OF LAND LOCATED IN THE NW 1/4 OF SEC. 31, T1N, R3W, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

LEGEND

DOC. NO. DOCUMENT NUMBER
 BK PG CITY LIMITS
 DEED BOOK AND PAGE

POINT OF BEGINNING
 NE CORNER OF LOT 35
 OF THE PLAT OF
 "WILLAMINA PARK"

PREPARED FOR
 CITY OF FOREST GROVE
 P.O. BOX 326
 FOREST GROVE, OR 97116



CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	1160.00'	2°27'36"	S6°08'46"E 49.80'

01/16/2013

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Nick White

OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS

RENEWES: 6/30/14

JOB NAME: ANNEXATION SERV.

JOB NUMBER: 3355

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 3355CXMPL

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ATTACHMENT C
Ordinance No. 2013-02
Proposal ANX-13-00016

FINDINGS

Based on the staff study and the public hearing the City Council finds:

1. Oregon Revised Statutes Chapter 222.750 governs the annexation of unincorporated territory surrounded by city limits. Oregon Revised Statutes Chapter 222.750(2) states: "When territory not within a city is surrounded by the corporate boundaries of the city, or by the corporate boundaries of the city and the ocean shore, a river, a creek, a bay, a lake or Interstate Highway 5, the city may annex the territory pursuant to this section after holding at least one public hearing on the subject for which notice has been mailed to each record owner of real property in the territory proposed to be annexed.

Finding: The City Council held a duly-noticed public hearing on January 28, 2013, for purposes of taking public comment on Ordinance 2013-02 annexing the subject territory and Order 2013-01 assigning a City of Forest Grove zoning designation to the subject properties. The public hearing was held open until the City Council's February 11, 2013, meeting to allow for additional public testimony.

On January 7, 2013, city staff mailed notice of the public hearing to owners of real property subject to the annexation and all property owners within 300 feet of the subject property as indicated by property ownership records in the City's geographic information system and Washington County Department of Assessment and Taxation records. A certificate of mailing, including the project mailing list, is included in the file for ANX-13-00016. In addition, notice was posted throughout the affected territory, published in the Forest Grove News Times on January 23, 2013, and February 6, 2013, and placed at the Forest Grove City Hall, Forest Grove Public Library, and Forest Grove Community Auditorium.

2. ORS 222.750(4) states: "Unless otherwise required by its charter, annexation by a city under this section must be by ordinance or resolution subject to referendum, with or without the consent of any owner of real property within the territory or resident in the territory."

Finding: Proposal ANX-13-00016 was initiated by the City Council under Oregon Revised Statutes Chapter 222.750 (Annexation of Unincorporated Territory Surrounded by City). The City Council held a duly-noticed public hearing on January 28, 2013, for purposes of taking public comment on Ordinance 2013-02 annexing the subject territory and Order 2013-01 assigning a City of Forest Grove zoning designation. Ordinance 2013-02 is subject to referendum as

provided for under state law. An election on this matter is not required by the City of Forest Grove City Charter.

3. Oregon Revised Statutes Chapter 222.750(5) states "For property that is zoned for and in residential use when the annexation is initiated by the City under this section, the city shall specify an effective date for the annexation that is at least three years and not more than 10 years after the date the city proclaims the annexation approved."

Finding: The subject territory is zoned FD-10 (Future Development 10-acre minimum lot size) under chapter 309 of the Washington County Community Development Code (WCCDC). This zoning designation applies to property within the City's planning area designated for future development as shown on the Official Zoning Map. The Washington County Community Development Code (Section 309-1) states: "The FD-10 District applies to the unincorporated portions of some city active planning areas where these cities are the only available source of urban services. The FD-10 District is limited to agricultural, forest or residential use. The FD-10 District recognizes the desirability of encouraging and retaining limited interim uses until a need for intensive urban land use activities develops and such lands are annexed to a city." The FD-10 zoning applies to all of the unincorporated land subject to annexation proposal ANX-13-00016 regardless of Comprehensive Plan designation. The requirement for a 10 acre minimum lot size restricts development at urban densities. In Washington County, residential zoning designations are set forth under chapters 302 to 307 of the WCCDC. The City Attorney has determined that the FD-10 zoning designation is not a residential zone. As such the provisions under ORS 222.750(5) do not apply.

4. The annexation is consistent with the Metro criteria for annexations. The Legislature has directed Metro to establish criteria for annexations which must be used by all cities within the Metro boundary. The Metro code states that a final decision shall be based on substantial evidence in the record and that the written decision must include findings of fact and conclusions based on that evidence. The code requires these findings and conclusions to address the following minimum criteria:

- a. *Consistency with directly applicable provisions in ORS 195 agreements or ORS 195 annexation plans. Finding: ORS 195 agreements are agreements between various service providers about where services will be provided. Annexation plans are timelines for annexations that may only be done after all required 195 agreements are in place that must have been voted on by the City residents and the residents of the area to be annexed.*

Finding: The City Attorney has determined that ORS 195 agreements do not apply to annexations processed under ORS 222.750 (Annexation of

Unincorporated Territory Surrounded by City). Therefore this criterion does not apply to proposal ANX-13-00016.

- b. *Consistency with applicable provisions of urban planning agreements between the annexing entity and a necessary party.*

Finding: For the following reasons the annexation proposal is consistent with the Urban Planning Area Agreement between Forest Grove and Washington County adopted on October 25, 1988. Under the UPAA, the City of Forest Grove is responsible for comprehensive planning in the incorporated and unincorporated portion of the City's planning area (Section III.A.2). The Forest Grove Comprehensive Plan establishes the planning responsibilities for both the unincorporated and incorporated portion of the City's planning area. The Forest Grove Comprehensive Plan map shows designated land use categories for all land within the City of Forest Grove planning area including the unincorporated territory subject territory.

UPAA Section III.A.9 states: "Urban development in the urban planning area shall be served with adequate urban services including sewer, water, storm drainage, streets, police and fire protection."

Finding: The area subject to the annexation is within the Forest Grove planning area and subject to the Forest Grove Comprehensive Plan, Forest Grove Water Master Plan, Sewer Master Plan, and Transportation System Plan. Each of the plans identifies future needs for serving land subject to urbanization. Adequate public services including sewer, water, storm drainage, streets, police protection and fire protection area available or planned to be available to serve the area subject to annexation. The extension of sewer, water and storm drainage is the responsibility of the property owner interested in connecting to the system. Extension of streets is also the responsibility of the property owner or developer. Routine street maintenance will remain the responsibility of the facility owner. Annexation does not affect the jurisdictional transfer of streets. Police and fire protection is funded in part by property taxes and resources are allocated through the City's annual budget. Through mutual aid agreements the Forest Grove Police and Fire departments provide services, or may be called to provide services, to the areas subject to annexation.

UPAA Section III.A.10 states "As required by OAR 660-11-010, the City is identified as the appropriate provider of local water, sanitary sewer and transportation facilities within the urban planning area. Exceptions include facilities provided by other service providers subject to the terms of any intergovernmental agreement the City may have with other service providers not covered by an intergovernmental agreement; and future

facilities that are more appropriately provided by an agency other than the City. The City shall provide urban services consistent with annexation and fiscal policies.

Finding: The UPAA identifies the City as the appropriate provider of local water, sanitary sewer and transportation facilities within the UPAA. However, the City of Forest Grove Comprehensive Plan Urbanization Policy 5 precludes extra-territorial connection to municipal water and sewer system. Forest Grove Municipal Code Section 4.405 also restricts extra-territorial connection to the municipal sewer system consistent with the state laws and regulations. Annexation of the subject territory provides an opportunity so that the owners of property subject to the annexation are able to connect to the City's municipal sewer and water system at the owner's discretion or until such time an existing septic fails.

UPAA Section III.A.13 states: The City shall monitor and regulate the conversion of vacant and agricultural land to urban uses through the extension of water and sewer service, land partitioning requirements and annexations within the urban planning area. Unincorporated urbanizable land shall not be converted to urban development prior to annexation to the City.

Finding: The City monitors the extension of water and sewer service through the City's utility billing function, annexation petitions and land partitioning requirements. Conversion of land is also monitored through periodic updates of the City's land use inventory. Land partitioning of the unincorporated territory is restricted by the current Washington County zoning designation of FD-10 which establishes a minimum lot size of 10 acres. Annexation into the City and assignment of a City zoning designation to the affected territory will allow for the conversion of vacant and agricultural land through the extension of water and sewer service and possible land partitioning or subdivision.

- c. *Consistency with directly applicable standards for boundary changes contained in comprehensive land use plans and public facility plans.*

Finding: Standards for boundary changes are contained in the Forest Grove Development Code and Forest Grove Comprehensive Plan.

Forest Grove Development Code Article 2 (10.2.150 and 10.2.160) and Article 7 (10.2.750 et. seq. and 10.2.770) address the annexation process and assignment of a City zoning designation. Under Section 10.2.150 of the Forest Grove Development Code annexations are reviewed according to the procedures in Chapter 3.09 of the Metro Code (Local Government Boundary Changes) and applicable state of Oregon annexation

regulations. The City followed the process for annexation as required by the Forest Grove Development Code and Metro Code.

Forest Grove Comprehensive Plan Urbanization Chapter 10 (Urbanization) addresses the orderly and efficient use of urbanizable land within the Forest Grove planning area. Local Policy #5 states sewer and water lines shall not be extended beyond the City's corporate limits and shall be provided only after annexation. The City Council may permit extension of utilities to existing dwelling outside of the urban growth boundary only when there are demonstrated problems with water quality or quantity, or when a demonstrated health hazard exists due to sanitary drain field failures. Annexation of the subject territory provides an opportunity for affected property owners to access sewer and water services provided by the City and ensures compliance with City policy contained in the Forest Grove Comprehensive Plan.

- d. *Consistency with directly applicable standards for boundary changes contained in the Regional Framework Plan or any functional plans.*

Finding: The Metro Framework Plan Land Use chapter includes two policies relevant to annexation. The policies include Fundamental 1 and Fundamental 2. Fundamental 1 states: "Encourage a strong local economy by providing an orderly and efficient use of land, balancing economic growth around the region and supporting high quality education." The presence of isolated pockets of unincorporated land throughout the Forest Grove planning area does not encourage an orderly and efficient use of land since this land cannot be developed to urban densities until annexed into the City and connected to the sanitary sewer and water system.

Regional Framework Plan Land Use *Fundamental 2* states: "Encourage the efficient use of land within the UGB including buildable industrial and commercial land and focus development in 2040 mixed use centers and corridors." Although Fundamental 2 specifically mentions mixed-use centers and corridors, Fundamental 2 applies throughout the urban growth boundary. Similar to the finding for Fundamental 1, the presence of isolated pockets of unincorporated land throughout the Forest Grove planning area does not encourage an orderly and efficient use of land since the land cannot be developed to urban density until annexed into the City and connected to the sanitary sewer and water system.

- e. *Whether the proposed boundary change will promote or not interfere with the timely, orderly and economic provision of public facilities and services.*

Finding: The proposed annexation promotes and does not interfere with the timely, orderly and economic provision of public facilities and services

for the following reasons. Extra-territorial connection to the sanitary sewer system is restricted by City policy including the Forest Grove Municipal Code. As such, timely, orderly and economic provision of public facilities and services is not possible since discontinuous pockets of unincorporated land lacking city services creates an impediment to the extension of sanitary sewer lines in the Forest Grove planning area. Efficient delivery of police protection is also hampered by the presence of discontinuous unincorporated areas since primary responsibility for police protection within these areas falls to the Washington County Sheriff's office. However, through mutual aid, the City of Forest Grove Police Department will be the first responders given proximity and availability of patrol units.

- f. If the boundary change is to Metro, determination by Metro Council that territory should be inside the UGB shall be the primary criteria.*

Finding: This boundary change proposal does not affect the Metro boundary. Therefore, this criterion does not apply.

- g. Consistency with other applicable criteria for the boundary change in question under state and local law.*

Finding: The Metro code also contains a second set of ten factors that must be considered when: 1) no ORS 195 agreements have been adopted and 2) a necessary party is contesting the boundary change.

Under Metro Code 3.09.020(J), a "necessary party" means a "county; city; district whose jurisdictional boundary or adopted urban service area includes any part of the affected territory or who provides any urban service to any portion of the affected territory; Metro; or any other unit of local government, as defined in ORS 190.003, that is party to any agreement for provision of an urban service to the affected territory."

The ten factors do not apply to ANX-13-00016 because no necessary party, as defined by the Metro code, has contested the proposed annexation.

5. In addition to consistency with the Metro Code, the annexation is consistent with the State of Oregon Land Use Planning Goals. These include State Land Use Goal 14 (Urbanization).

Finding: State Land Use Goal 14 (Urbanization) requires communities to "Provide for an orderly and efficient transition from rural to urban land use". The goal specifies that conversion of urbanizable land to urban uses be based on: orderly, economic provision of public facilities; availability of sufficient land for various uses; LCDC goals or the acknowledged comprehensive plan; and

encouragement of development within urban areas before conversion of urbanizable areas.

Annexation proposal ANX-13-00016 furthers an orderly and efficient transition from rural to urban land use by eliminating isolated disconnected pockets of unincorporated land surrounded by the Forest Grove City limits. The presence of these isolated and disconnected pockets of unincorporated land creates gaps in the existing water and sewer system. These gaps create barriers to extending water and sewer lines in a cost-effective manner thereby reducing the development potential of land.

6. The City of Forest Grove Comprehensive Plan was reviewed for policies related to annexation.

Finding: The following Comprehensive Plan goals and policies address annexation.

- h. Local Urbanization Goals: 1) Land shall be made available within the urban growth boundary to meet all urban land use need; 2) Utility services shall be provided incrementally without bypassing large parcels of vacant land to serve peripheral parcels.

Finding: Since the territory subject to annexation proposal ANX-13-00016 is not within the city limits the land is not available to meet urban land use needs. The subject territory is zoned Washington County Future Development 10 acre minimum lot size. The WCCDC, Section 309-1, states: "The FD-10 District applies to the unincorporated portions of some city active planning areas where these cities are the only available source of urban services. The FD-10 District is limited to agricultural, forest or residential use. The FD-10 District recognizes the desirability of encouraging and retaining limited interim uses until a need for intensive urban land use activities develops and such lands are annexed to a city." The FD-10 zoning designation restricts urban development and as such this land is not available within the urban growth boundary to meet all urban land use needs. Annexation into the City will make this land available for future development by providing the opportunity to connect to the city sewer and water system consistent with Section III.A.10 and Section III.A.13 of the Urban Planning Area Agreement with Washington County.

Finding: The City's local urbanization goals contained in the Forest Grove Comprehensive Plan states that "utility services shall be provided incrementally without bypassing large parcels of vacant land to serve peripheral parcels." The presence of disconnected unincorporated areas surrounded by the city limits creates barriers to the incremental extension of utility services. The reason for this is that properties outside the city limits cannot receive certain utilities such as sanitary sewer. As such, these

properties are precluded from participating in arrangements intended to promote the extension of utility service.

- i. Local Urbanization Policies: Comprehensive Plan Local Urbanization Policy 3 pertains to annexation. Local Urbanization Policy 3 states: "Provide for an Urban Growth Management Strategy to set forth policies on the urbanization of vacant and agricultural land. The policies should cover the extension of water and sewer service, land partitioning requirements, zoning, and annexations within the Urban Growth Boundary. The strategy shall provide for the orderly and cost-efficient accommodation of anticipated urban growth for the next ten years."

Finding: The City's growth management policies are contained in the Forest Grove Comprehensive Plan and implementing ordinances including facility plans and the Urban Planning Area Agreement. Master plans covering the extension of water and sewer service include the Forest Grove Water Master Plan and Sewer Master Plan. These master plans cover a planning time horizon of 20-years. Therefore, the requirement to provide for the orderly and efficient accommodation of anticipated growth for the next ten years is met by the City's planning policies.

Land partitioning requirements zoning and annexations are addressed in the City of Forest Grove Development Code as follows: Land partitions and subdivisions (Article 6), zoning (Article 3), and annexation (Article 2). Taken together the Forest Grove Comprehensive Plan, facility master plans, development code, and the Urban Planning Area Agreement establish the City's growth management policies.

7. The territory is within the Forest Grove Rural Fire Protection District. The City proposes to withdraw the territory from the District upon the effective date of the annexation.

Finding: The City of Forest Grove provides fire protection through Forest Grove Fire and Rescue, a city department. Adequate resources are shown in the City of Forest Grove Adopted Budget to provide fire services to the affected territory. Upon the effective date of Ordinance 2013-02, the subject territory will be withdrawn from the Forest Grove Rural Fire Protection District.

8. The territory to be annexed is within the Washington County Enhanced Sheriff's Patrol District. The City proposes to withdraw the territory from the District upon the effective date of the annexation.

Finding: The City of Forest Grove provides police services through the Forest Grove Police Department. Adequate resources are shown in the City of Forest Grove adopted budget to provide police protection to the affected area. Upon the

effective date of Ordinance 2013-02, the subject territory will be withdrawn from the Washington County Enhanced Sheriff's Patrol District.

9. The territory to be served is within the Washington County Urban Road Maintenance District. The City proposes to withdraw the territory from the District upon the effective date of the annexation.

Finding: The City of Forest Grove maintains streets under the City's jurisdiction through the Forest Grove Public Works Department. Annexation of the subject territory does not automatically transfer road jurisdiction from Washington County to the City of Forest Grove. Separate City Council action is required to accept jurisdictional control of streets. Annexation does provide an opportunity for property owners to work with the City help fund road improvements when jurisdictional control is transferred. Subsequent to approval of Ordinance 2013-02, Washington County will continue to receive gas tax revenue for roads based on the number of vehicles registered in Washington County. The City will receive gas tax revenues based on the City's population. Therefore, the annexation action will not reduce Washington County gas tax revenues used for roads. Upon the effective date of Ordinance 2013-02, the subject territory will be withdrawn from the Washington County Urban Road Maintenance District and affected property owners will not be required to pay this property tax.

10. Clean Water Services is responsible for storm water management and sewage treatment in Washington County. Development will be contingent upon obtaining annexation into the Clean Water Services district when necessary. Consistent with the City's Intergovernmental Agreement with Clean Water Services, adequate storm water facilities meeting Clean Water Services standards will be required as part of any development approval.

Finding: A separate annexation action will be required by Clean Water Services, prior to development, for the affected territory not already within the Clean Water Services District.

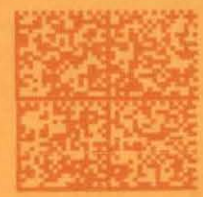
REASONS FOR DECISION

Based on the findings included in the record, the Forest Grove City Council makes the following determinations:

1. Annexation proposal ANX-13-00016 meets the requirements of ORS 222.750 (Annexation of Unincorporated Territory Surrounded by City);
2. Annexation proposal ANX-13-00016 is not subject to ORS 195 agreements or ORS 195 annexation plans;

3. Annexation proposal ANX-13-00016 is consistent with applicable provisions of the Urban Planning Agreement between Washington County and the City of Forest Grove dated October 25, 1988;
4. Annexation proposal ANX-13-00016 is consistent with applicable standards for boundary changes contained in the Forest Grove Comprehensive Plan Urbanization chapter and public facility plans including the Forest Grove Water Master Plan and Sewer Master Plan;
5. Annexation proposal ANX-13-00016 is consistent with applicable standards for boundary changes contained in the Metro Regional Framework Plan or any functional plan;
6. Annexation proposal ANX-13-00016 is consistent with the applicable provisions of Statewide Planning Goal 14 regarding urbanization;
7. Annexation proposal ANX-13-00016 promotes and does not interfere with the timely, orderly and economic provision of public facilities and services; and
8. Annexation proposal ANX-13-00016 is consistent with criteria for a boundary change under state and local law including the Forest Grove Development Code.

PLANNING
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LAND CONSERVATION
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