



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office Fax: (503) 378-5518

Third Floor/Measure 37 Fax: (503) 378-5318

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

November 30, 2006

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Happy Valley Plan Amendment
DLCD File Number 006-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. 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: December 13, 2006

This amendment was submitted to DLCD for review 45 days 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 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.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Meg Fernekees, DLCD Regional Representative
Lynette Garbarino, City of Happy Valley

<paa> ya/



PROP

2 Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

DATE
STAMP

DEPT OF

NOV 24 2006

LAND CONSERVATION
AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: City of Happy Valley Local file number: ANN-01-06
Date of Adoption: Nov 21, 2006 Date Mailed: Nov 22, 2006
Date original Notice of Proposed Amendment was mailed to DLCD: 9/8/06

- 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".

Annexation of 54.96 acres of land (16 separate tax lots)

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

same same

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

Zone Map Changed from: N/A to: N/A

Location: adjacent to existing borders Acres Involved: 54.96

Specify Density: Previous: EF4, R2FFS/FU10/OSM New: none

Applicable Statewide Planning Goals: 1, 2, 5, 11, VR-57, R15

Was an Exception Adopted? YES NO

DLCD File No.: 006-06 (15522)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

Metro, Clackamas County

Local Contact: Lynette GARBARINO Phone: (503) 819-0103 Extension: 503-595-0169
Address: 12915 SE King Rd City: Happy Valley, OR
Zip Code + 4: 97086 Email Address: lynetteg@ci.happy-valley.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:
**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

Mayor
HON. EUGENE GRANT

City Councilors
CHUCK DALICH
LORI DEREMER
MARKLEY DRAKE
ROB WHEELER



City of Happy Valley

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97086
Telephone (503) 760-3325 ~ Fax (503) 760-9397
Web Site: www.ci.happy-valley.or.us

DATE November 22, 2006


File No. ANN-01-06

NOTICE OF EXPEDITED DECISION

This is official notice of action taken by the Happy of Valley City Council pursuant to Metro Code 3.09.045 with regard to applications for annexation to the City of Happy Valley. The subject properties are listed on the attached form.

The City Council formally approved the subject applications/petitions based upon findings included within the Staff Report dated November 21, 2006, and deliberations of the City Council.

Per Metro Code 3.09.045 decisions made pursuant to an expedited process are not subject to appeal by a necessary party pursuant to Section 3.09.070.



Jason Tuck, Economic and Community Development Director

cc: Petitioners
Necessary Parties
File ANN-01-06

Our Mission is **Our Community**
Working with You to Preserve, Serve, and Enrich

**ANN-01-06
CITY INITIATED**

Assessor map/tax	Property Owner	Area	Mailing Address	CITY, STATE	ZIP	Site Address	Acreage
23E07B 00100	Daniel Gale	D	1312 SE 116th Court	Vancouver, WA	98683	14531 SE 172nd	0.74
23E07B 00200	Daniel Gale	D	1312 SE 116th Court	Vancouver, WA	98683	14531 SE 172nd	2.86
13E30A 00901	Kohart, Edward & Laura	E	18164 SE Foster Rd	Portland, OR	97236	18164 SE Foster Rd.	3.46
12E34D 02400	Ok Young, Kim	F	12323 SE 122ND AVE	Clackamas, OR	97015	12323 SE 122nd Ave.	3.30
13E31A 01202	Kuroye Shigeo Trust <i>by: Celino, Lourdes</i>	G	11190 SE 172nd Ave	Clackamas, OR	97086	11190 SE 172nd	2.00
13E31A 00501	Ward, Kenneth & Tina	H	17482 SE Hemrick Rd	Boring, OR	97009	same	3.18
12E34BC00100	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract A Eagle Landing	8.70
12E34BC00200	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract B Eagle Landing	5.08
12E34BC00300	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract C Eagle Landing	7.55
12E34BC00400	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract D Eagle Landing	0.83
12E34BC00500	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract E Eagle Landing	0.70
12E34BC00600	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract F Eagle Landing	1.80
12E34BC00700	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract G Eagle Landing	5.94
12E34DA06801	Clackamas County	B	9101 SE Sunnyside Rd	Clackamas, OR	97015	Southern Lites Park	3.03
22E01DB10000	Clackamas County	D	9101 SE Sunnyside Rd	Clackamas, OR	97015	Ashley Meadows Park	1.67
12E35D 00703	Violetta Kolyvanov	J	12460 SE 132nd Ave	Clackamas, OR	97086	12460 SE 132nd Av	4.12
						TOTALS	54.96

ORDINANCE NO. 345
CITY OF HAPPY VALLEY

AN ORDINANCE ANNEXING TERRITORY INTO THE CITY OF HAPPY VALLEY,
OREGON, WITHDRAWING SAID TERRITORY FROM THE CLACKAMAS
COUNTY ENHANCED LAW ENFORCEMENT DISTRICT AND DECLARING AN
EMERGENCY

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100% of the owners of 75% of the properties with 100% of the assessed value of territory requesting annexation (File No. ANN-01-06); and

WHEREAS, the proposed annexation territory consists of 9 tax lots and 7 tracts of land totaling 54.96 acres adjacent to existing City boundaries; and

WHEREAS, the City provided notice that the Planning Commission and City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) applicable provisions of Metro Code Chapter 3.09, (2) Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) applicable state law requirements; and

WHEREAS, the City has adopted an expedited decision process for annexations consistent with Metro Code Chapter 3.09.045; and

WHEREAS, the Planning Commission considered the proposed annexation at its regularly scheduled meeting of November 14, 2006, and recommended that the City Council approve the annexation; and

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on November 21, 2006, under the applicable provisions of Chapter 3.09 of the Metro Code, the Happy Valley Comprehensive Plan, and the applicable Statewide Planning Goals and state laws; and

WHEREAS, the Council finds that the proposed annexation is consistent with the City's Urban Growth Management Agreement and the approval of the voters and the consents of affected property owners; and

WHEREAS, the Council deems it in the public interest to declare an emergency so that this ordinance take effect as specified below, prior to the expiration of the 30-day period specified in the City Charter, because regional planning for the affected property is underway and the jurisdiction over the affected property should be established as soon as possible to facilitate the regional planning effort, as required by Metro.

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City Council declares the territory described in Exhibit B, and depicted in Exhibit A is annexed to Happy Valley effective November 21, 2006.

Section 2. The City Council adopts the Annexation Application No. ANN-01-06 and the associated Staff Report to the City Council dated November 21, 2006.

Section 3. The annexed territory is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective November 21, 2006


Section 4. The City Recorder is directed to:

1. File a copy of this Ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;
2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

Section 5. An emergency is declared to exist and as provided by Section 32 of the Happy Valley City Charter this Ordinance takes effect on November 21, 2006.

PASSED AND APPROVED THIS 21st day of November, 2006.

CITY OF HAPPY VALLEY


Mayor Eugene L. Grant

ATTEST:


Marylee Walden, City Recorder



CITY OF HAPPY VALLEY

12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

14531 SE 172nd Ave
Street Address of Property (if address has been assigned)

23E07B 00100 and 00200
Legal Description (Subdivision Name, Lot number(s))

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

			<u>10-23-06</u>
Signature <u>Daniel Gale</u>	Owner Initial	Voter Initial	Date

_____ Signature	_____ Owner Initial	_____ Voter Initial	_____ Date
--------------------	------------------------	------------------------	---------------

_____ Other Authorized Signature	_____ Owner Initial	_____ Voter Initial	_____ Date
-------------------------------------	------------------------	------------------------	---------------

_____ Street Address	<u>503-267-1265</u> Home Phone	_____ Work Phone
-------------------------	-----------------------------------	---------------------

x 1312 SE 116th Ct
Mailing Address

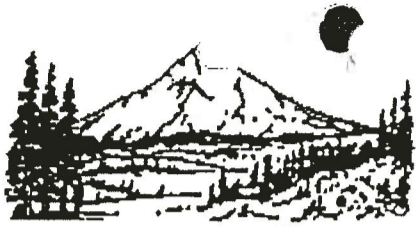
x Vancouver, WA 98683
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

	<u>10-23-06</u>	_____ Signature	_____ Date
Signature	Date	Signature	Date

Exhibit # C



CITY OF HAPPY VALLEY

12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

18164 S.E. Foster Rd
Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name, Lot number(s))

13 E30A00901
Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

<u>Edward Kohart</u> Signature	<u>EK</u> Owner Initial	<u>EK</u> Voter Initial	<u>6-1-06</u> Date
<u>Anna Kohart</u> Signature	<u>AK</u> Owner Initial	<u>AK</u> Voter Initial	<u>6-1-06</u> Date

_____ Other Authorized Signature	_____ Owner Initial	_____ Voter Initial	_____ Date
<u>18164 S.E. Foster Rd</u> Street Address	<u>503-661-6844</u> Home Phone	<u>503-750-3630</u> Work Phone	

18164 S.E. Foster Rd
Mailing Address

Portland, OR 97036
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or until Sold.

<u>Edward Kohart</u> Signature	<u>6-1-06</u> Date	<u>Anna Kohart</u> Signature	<u>6-1-06</u> Date
-----------------------------------	-----------------------	---------------------------------	-----------------------

RECEIVED BY

JUN 5 2006

Exhibit # C CITY OF HAPPY VALLEY



CITY OF HAPPY VALLEY

12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

12323 SE 122ND AVENUE
Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name, Lot number(s))

T1S, R2E, 34(D) TAX LOT # 2400
Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

[Signature] _____ 7/26/07
Signature Owner Initial Voter Initial Date

[Signature] OR Young, Tim _____ 7/26/06
Signature Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

12323 SE 122nd _____
Street Address Home Phone Work Phone

Portland OR 97236
Mailing Address

City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective _____ Indefinitely, or until _____.

[Signature] _____
Signature Date

[Signature] _____ 7/27/06
Signature Date



CITY OF HAPPY VALLEY
 12915 SE King Road
 Portland, OR 97236
 Phone: 503-760-3325
PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

11190 SE 172nd, Happy Valley, Oregon 97086
 Street Address of Property (if address has been assigned)

See Exhibit A attached.
 Legal Description (Subdivision Name, Lot number(s))

13E31A 1202
 Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

BY: Lourdes P. Celino JPC JPC Aug. 09, 2006
 Signature 11190 HV LLC Owner Initial Voter Initial Date

BY: Lourdes P. Celino, Member
 Signature Owner Initial Voter Initial Date

By: _____
 Other Authorized Signature Owner Initial Voter Initial Date

11190 SE 172nd
 Street Address Home Phone Work Phone

Happy Valley, OR 97086
 Mailing Address

 City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective _____ Indefinitely, or until _____.

Signature _____ Date _____ Signature _____ Date _____

Exhibit # C



CITY OF HAPPY VALLEY
 12915 SE King Road
 Portland, OR 97236
 Phone: 503-760-3325
PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

*Area 7 D
 Dam - No*

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

17482 SE Hemmick Rd - Boring, OR 97009
 Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name, Lot number(s))

13E 31A 00501

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

<u><i>Kimberly Jones</i></u>	<u><i>KJ</i></u>	<u><i>KJ</i></u>	<u>3/24/06</u>
Signature	Owner Initial	Voter Initial	Date
<u><i>Janet Ward</i></u>	<u><i>JW</i></u>	<u><i>JW</i></u>	<u>3/24/2006</u>
Signature	Owner Initial	Voter Initial	Date

Other Authorized Signature	Owner Initial	Voter Initial	Date
<u><i>Same</i></u>			
Street Address	Home Phone	Work Phone	
<u>17482 SE Hemmick Rd</u>	<u>503-658-5206</u>		

Mailing Address
Same
 City, State and Zip Code
Happy Valley OR 97009
Boring

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or until

<u><i>Kimberly Jones</i></u>	<u>3/24/06</u>	<u><i>Janet Ward</i></u>	<u>3/24/2006</u>
Signature	Date	Signature	Date

RECEIVED BY
 MAR 24 2006
 CITY OF HAPPY VALLEY

BEFORE THE BOARD OF
NORTH CLACKAMAS PARKS AND RECREATION DISTRICT
OF CLACKAMAS COUNTY, STATE OF OREGON

**ANNEXATION OF ASHLEY MEADOWS
PARK, SOUTHERN LITES PARK AND
NORTH CLACKAMAS PARKS AND
RECREATION DISTRICT (NCPD)
PROPERTY IN EAGLE LANDING TO
THE CITY OF HAPPY VALLEY**

(Page 1 of 1)

2006-334

CITY OF HAPPY VALLEY

AUG 28 2006

RECEIVED BY

WHEREAS, NCPD and the City of Happy Valley entered into an Annexation and Service Agreement on November 1, 2005; and

WHEREAS, one provision of the approved Annexation and Service Agreement specified that the City of Happy Valley would assume maintenance responsibility for Ashley Meadows and Southern Lites Parks; and

WHEREAS, the City desires to annex the two park sites into the city prior to assuming maintenance responsibility; and

WHEREAS, NCPD owns thirty-one (31) acres of park land in the Eagle Landing development; and

WHEREAS, the NCPD property was not annexed into the City of Happy Valley at the time the balance of the Eagle Landing development was annexed to the City of Happy Valley; and

WHEREAS, the voters of Happy Valley approved annexation to NCPD on May 16, 2006; and

WHEREAS, it is now appropriate to annex Ashley Meadows Park, Southern Lites Park and NCPD property in Eagle Landing to the City of Happy Valley; it is

THEREFORE, THE BOARD OF COUNTY COMMISSIONERS, ACTING AS THE BOARD OF DIRECTORS FOR NORTH CLACKAMAS PARKS AND RECREATION DISTRICT does hereby approve annexation of Ashley Meadows Park, Southern Lites Park and NCPD property in Eagle Landing to the City of Happy Valley and authorize the District Director to sign appropriate annexation documents.

ADOPTED this 27TH day of July, 2006

CLACKAMAS COUNTY BOARD OF COMMISSIONERS

[Signature]
Chair
[Signature]
Recording Secretary



CITY OF HAPPY VALLEY

315 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

RECEIVED BY
AUG 28 2006
CITY OF HAPPY VALLEY

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Tract A Eagle Landing

Legal Description (Subdivision Name, Lot number(s))

12E34BC 00100

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

Signature Owner Initial Voter Initial Date

Signature Don W. Zujewski Owner Initial DWZ Voter Initial _____ Date 8/9/06
Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone 503-353-4661 Work Phone

9101 SE Sunnybrook Blvd.
Mailing Address

Clackamas, OR 97015
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective Indefinitely, or until _____
Signature Don W. Zujewski Date 8/9/06 Signature _____ Date _____



CITY OF HAPPY VALLEY

12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

CITY OF HAPPY VALLEY

AUG 28 2006

RECEIVED BY

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Tract B Eagle Landing

Legal Description (Subdivision Name, Lot number(s))

12E34BC.00200

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Don W. Zize
Other Authorized Signature

DWZ _____ 8/9/06
Owner Initial Voter Initial Date

Street Address _____ Home Phone _____ Work Phone 503-253-4661

9101 SE Sunnybrook Blvd.
Mailing Address

Clackamas, OR 97015
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or
 until _____

Don W. Zize 8/9/06
Signature Date

Signature _____ Date _____



CITY OF HAPPY VALLEY

2915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Tract C Eagle Landing

Legal Description (Subdivision Name, Lot number(s))

12E34BC00300

Tax Map and Tax Lot Number

CITY OF HAPPY VALLEY

AUG 28 2006

RECEIVED BY

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

Signature Owner Initial Voter Initial Date

Signature Don W. Zujewski Owner Initial DWZ Voter Initial Date 8/9/06
Other Authorized Signature

Street Address Home Phone 503-353-4661 Work Phone

9101 SE Sunnybrook Blvd.
Mailing Address

Clackamas, OR 97015
City, State and Zip Code

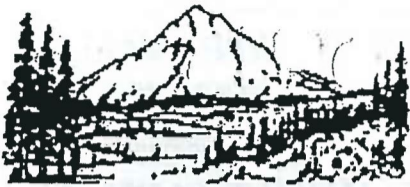
A legal description and a copy of the assessor's map of the property must be submitted with this petition.

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Indefinitely, or
until

Don W. Zujewski 8/9/06
Signature Date

Signature Date



CITY OF HAPPY VALLEY
 12915 SE King Road
 Portland, OR 97236
 Phone: 503-760-3325
PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)
Tract D Eagle Landing
 Legal Description (Subdivision Name, Lot number(s))
12E34BC 00400
 Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

Signature	Owner Initial	Voter Initial	Date
-----------	---------------	---------------	------

Signature	Owner Initial	Voter Initial	Date
-----------	---------------	---------------	------

Don W. Ziga
 Other Authorized Signature

<u>DWZ</u>			<u>8/9/06</u>
Owner Initial	Voter Initial		Date

Street Address	Home Phone	Work Phone
----------------	------------	------------

9101 SE Sunnybrook Blvd.
 Mailing Address

Clackamas, OR 97015
 City, State and Zip Code

503-353-4661
 Work Phone

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or
 until _____

<u>Don W. Ziga</u>	<u>8/9/06</u>	Signature	Date
Signature	Date	Signature	Date

RECEIVED BY
 AUG 28 2006
 CITY OF HAPPY VALLEY



CITY OF HAPPY VALLEY

2915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Tract E Eagle Landing

Legal Description (Subdivision Name, Lot number(s))

12E34BC 00500

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

Signature Owner Initial Voter Initial Date

Signature Owner Initial Voter Initial Date

Don W. Zujew DWZ 8/9/06
Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

9101 SE Sunnybrook Blvd.
Mailing Address

Clackamas OR 97015
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or
until

Don W. Zujew 8/9/06
Signature Date

Signature Date

RECEIVED BY
AUG 28 2006
CITY OF HAPPY VALLEY



CITY OF HAPPY VALLEY

12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Tract F Eagle Landing

Legal Description (Subdivision Name, Lot number(s))

12E34BC00600

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

Signature Owner Initial Voter Initial Date

Signature Owner Initial Voter Initial Date
Don W. Ziger DWZ 8/9/06
Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone
9101 SE Sunnybrook Blvd. 503-353-4661

Mailing Address

Clackamas, OR 97015
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective
 Indefinitely, or
until _____
Don W. Ziger 8/9/06
Signature Date Signature Date

RECEIVED BY
AUG 28 2006
CITY OF HAPPY VALLEY



CITY OF HAPPY VALLEY

915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Tract G Eagle Landing

Legal Description (Subdivision Name, Lot number(s))

12E34B00700

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Signature _____ Owner Initial _____ Voter Initial _____ Date _____
Don W. Zujew DWZ _____ 8/9/06
Other Authorized Signature Owner Initial Voter Initial Date

Street Address _____ Home Phone _____ Work Phone 503-353-4661

9101 SE Sunnybrook Blvd.
Mailing Address

Clackamas, OR 97015
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or
until _____

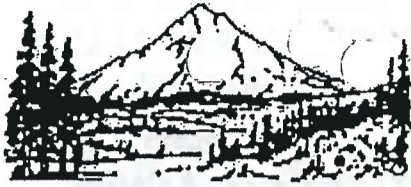
Don W. Zujew 8/9/06
Signature Date

Signature _____ Date _____

CITY OF HAPPY VALLEY

AUG 28 2006

RECEIVED BY



CITY OF HAPPY VALLEY
 12915 SE King Road
 Portland, OR 97236
 Phone: 503-760-3325
PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

12088 SE 117th Ave. - Southern Lites Park
 Street Address of Property (if address has been assigned)

 Legal Description (Subdivision Name, Lot number(s))

12E34DA06801
 Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

_____ Signature	_____ Owner Initial	_____ Voter Initial	_____ Date
_____ Signature	_____ Owner Initial	_____ Voter Initial	_____ Date
<u>Dan W. Zign</u> Other Authorized Signature	<u>DWZ</u> Owner Initial	_____ Voter Initial	<u>8/9/06</u> Date

RECEIVED BY
 AUG 28 2006
 CITY OF HAPPY VALLEY

Street Address

9101 SE Sunnybrook Blvd.
Mailing Address

City, State and Zip Code

Home Phone

503-353-4661
Work Phone

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or

until _____

Dan W. Zign 8/9/06
 Signature Date

 Signature Date



CITY OF HAPPY VALLEY

915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

15410 SE Oregon Trail Dr. - Ashley meadows Park
Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name, Lot number(s))

22E01DB TL 10000
Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Signature _____ Owner Initial _____ Voter Initial _____ Date _____
Don W. Ziger DWZ 8/9/06
Other Authorized Signature Owner Initial Voter Initial Date

Street Address _____ Home Phone _____ Work Phone 503-353-4661

9101 SE Sunnybrook Blvd.
Mailing Address

Clackamas, OR 97015
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or

until _____

Don W. Ziger 8/9/06
Signature Date

Signature _____ Date _____

RECEIVED BY
AUG 28 2006
CITY OF HAPPY VALLEY

**City of Happy Valley
Annexation No. 01-06
Area "A"
Legal Description**

A tract of land situated in Section 34, T1S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

Tracts A, B, C, D, E, F & G in the subdivision Plat of Eagle Landing, Plat No. 3256.

**City of Happy Valley
Annexation NO. 01-06
Area "D"
Legal Description**

A tract of land situated in Section 7, T2S, R3E, W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the northeast corner of the northwest quarter of said section;

1. Thence West, along the north line of said quarter section 20 feet to the west line of S.E. 172nd Avenue & the true point of beginning;
2. Thence continuing West, along said north line, 620 feet to the most westerly & northerly, northeast corner of a tract of land (23E7B300), as recorded in deed instrument no. 90-01852 (Parcel I) ;
3. Thence South, along the most westerly east line of said tract, 252.5 feet ;
4. Thence East, along the north line of said tract, as recorded in deed instrument no. 90-01852 (Parcel II) and parallel with the north line of said quarter section, 620 feet to the west line of S.E. 172nd Avenue ;
5. Thence North, along said west line, 252.5 feet to the true point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map & tax lot numbers are for reference only and are not to be considered part of the legal description.

20
10

FORM No. 927 WARRANTY DEED—STATUTORY FORM (Individual Grantor)

BY EVENC. NEES LAW FIRM, CO., PORTLAND, OR 97204

WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR

MELVIN G. KIMMEL AND CONSTANCE RAE KIMMEL, husband and wife

Grantor,

conveys and warrants to RONALD R. JOHANSEN AND JOAN M. JOHANSEN, husband and wife
RONALD

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Clackamas County, Oregon, to-wit:

Per Exhibit 'A' attached hereto and made a part hereof;

THIS DOCUMENT BEING RE-RECORDED TO CORRECT SCHRIEVER'S ERROR

A Recording Service of
Transamerica Title Ins. Co.
#41-24886
163456

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except
Rights of the Public

The true consideration for this conveyance is \$ 48,000.00 (Here comply with the requirements of ORS 93.030)

Dated this _____ day of January, 19 90

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.

XX *Melvin G. Kimmel*
XX *Constance Rae Kimmel*

STATE OF OREGON, County of *Clackamas*) ss
This instrument was acknowledged before me on *January 10*, 1990
by *Melvin G. Kimmel and Constance Rae Kimmel*



Kay G. Saltiner
Notary Public for Oregon
My commission expires *7-19-93*

WARRANTY DEED	
GRANTOR	
GRANTEE	
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
<i>Betty Egger</i>	
<i>02-41206</i>	
<i>TA PSC</i>	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
<i>Ronald R. Johansen</i>	
<i>11848 N.E. Stanton</i>	
<i>Portland, OR 97220</i>	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____ }
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By _____ Deputy

90 05840 90 01852

23E 7B 300

**TRANSAMERICA
TITLE INSURANCE**

Description:

PARCEL I:

A part of Section 7, Township 2 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the intersection of the Westerly right of way line of Rock Creek Road, and the North line of said Section 7; thence West, along the North line of said Section 7, a distance of 620 feet and the true point of beginning of the tract herein to be described; thence continuing West, along the North line of said Section 7, a distance of 951.18 feet to the Northwest corner of a tract conveyed to H. M. Usher, et ux, by deed recorded May 17, 1963, Recorder's Fee No. 63 10846; thence South, parallel with the West boundary of said Section 7, a distance of 277.50 feet; thence East 951.18 feet to a point that is 620 feet West, as measured parallel to the North line of said Section 7 of the Westerly right of way line of Rock Creek Road; thence North 277.50 feet to the point of beginning.

TL 300

PARCEL II:

The Southerly 25 feet of the following described property:

A part of Section 7, Township 2 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the intersection of the Westerly right of way line of Rock Creek Road and the North line of said Section 7; thence West along the North line of said Section 7, a distance of 620 feet; thence South parallel with the Westerly right of way line of said Rock Creek Road 277.50 feet; thence East, parallel with the North line of said Section 7, a distance of 620 feet to the Westerly right of way line of Rock Creek Road; thence North along said right of way line to the point of beginning.

TL 300

Dated December 14, 1989

STATE OF OREGON)
County of Clackamas) ss
I, John F. Kauffman, County Clerk, for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at

90 JAN 12 P 2: 11



Witness my hand and seal affixed
John F. Kauffman
JOHN F. KAUFFMAN
County Clerk

Recording Certificate
CCP-RR (rev. 1-86) 90 01852

1990 FEB -8 AM 9:55



Witness my hand and seal affixed
John F. Kauffman
JOHN F. KAUFFMAN
County Clerk

Recording Certificate
CCP-RR (rev. 1-86) 90 05840

23E7B 300

**City of Happy Valley
Annexation No. 01-06
Area "B"
Legal Description**

A tract of land situated in Section 34, T1S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

1. Beginning at the southeast corner of Tract B of said plat of "Southern Lites No. 2";
2. Thence North $89^{\circ} 21' 29''$ West, along the south line of said Tract B, 615.13 feet to the easterly right-of-way line of S.E. 117th Avenue;
3. Thence North $00^{\circ} 24' 31''$ East, along said easterly right-of-way line of S.E. 117th Avenue, 21.24 feet to a point of curve in said right-of-way line;
4. Thence, continuing along said easterly right-of-way line of S.E. 117th Avenue, along the arc of a 280.00 foot radius curve to the right, through a central angle of $37^{\circ} 16' 45''$, for an arc distance of 182.18 feet (the long chord of which bears North $19^{\circ} 02' 54''$ East, 178.98 feet to a point;
5. Thence, leaving said right-of-way line, South $48^{\circ} 21' 50''$ East, 100.00 feet to a 5/8 inch iron rod with yellow plastic cap as per the survey recorded as PS-27428, Survey Records of Clackamas County;
6. Thence North $52^{\circ} 06' 00''$ East, 13.43 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;
7. Thence South $50^{\circ} 19' 45''$ East, 9.00 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;
8. Thence North $58^{\circ} 55' 00''$ East, 46.45 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;

Annexation 01-06 Area B
Page 2

9. Thence North $34^{\circ} 18' 18''$ West, 10.00 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;
10. Thence North $54^{\circ} 46' 00''$ East, 55.19 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;
11. Thence North $78^{\circ} 44' 20''$ East, 69.01 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;
12. Thence North $74^{\circ} 55' 45''$ East, 74.14 feet, to a 5/8 inch iron rod with yellow plastic cap at the southwest corner of Lot 6, Block 6 of said plat of "Southern Lites No. 2", also being on the northerly line of Tract B of said plat of "Southern Lites No. 2";
13. Thence North $78^{\circ} 24' 31''$ East, along the northerly line of said Tract B, 90.97 feet to the southeast corner of said Lot 6;
14. Thence North $56^{\circ} 18' 23''$ East, continuing along the northerly line of said Tract B, 188.86 feet to the northeast corner of said Tract B;
15. Thence South $00^{\circ} 04' 31''$ West, along the east line of said Tract B, 353.26 feet to the point of beginning.

RECORD OF SURVEY
S COOP, WILLIAM MARK, MYONG CHA McCOY
AND GLORIA McDONALD
LOTS 7, 8, 9, 10, AND TRACT "B", BLOCK 6,
"SOUTHERN LITES No. 2", ^{82/1}
E SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 SOUTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON.

PRE
JOHNNIE M. S.
549 S.W.
P.O.
HILLSBORO
1503

• 40'

JULY 11, 1997

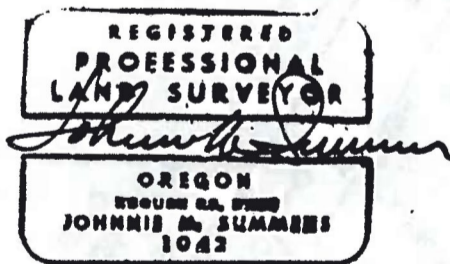
- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "DEMARS PLS 1671" UNLESS NOTED OTHERWISE.
 - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "SUMMERS PLS 1042" JULY 11, 1997.
- YPC = YELLOW PLASTIC CAP.
(R) = RADIAL.

SURVEY WAS TO MONUMENT A PROPOSED PROPERTY LINE ADJUSTMENT, FILE No. Z1019-96.

MONUMENTS AS SHOWN.

DATA I CHECKED FOUND MONUMENTS AND HELD THOSE THAT ARE NOT CALLED OFF, AS NOTED.

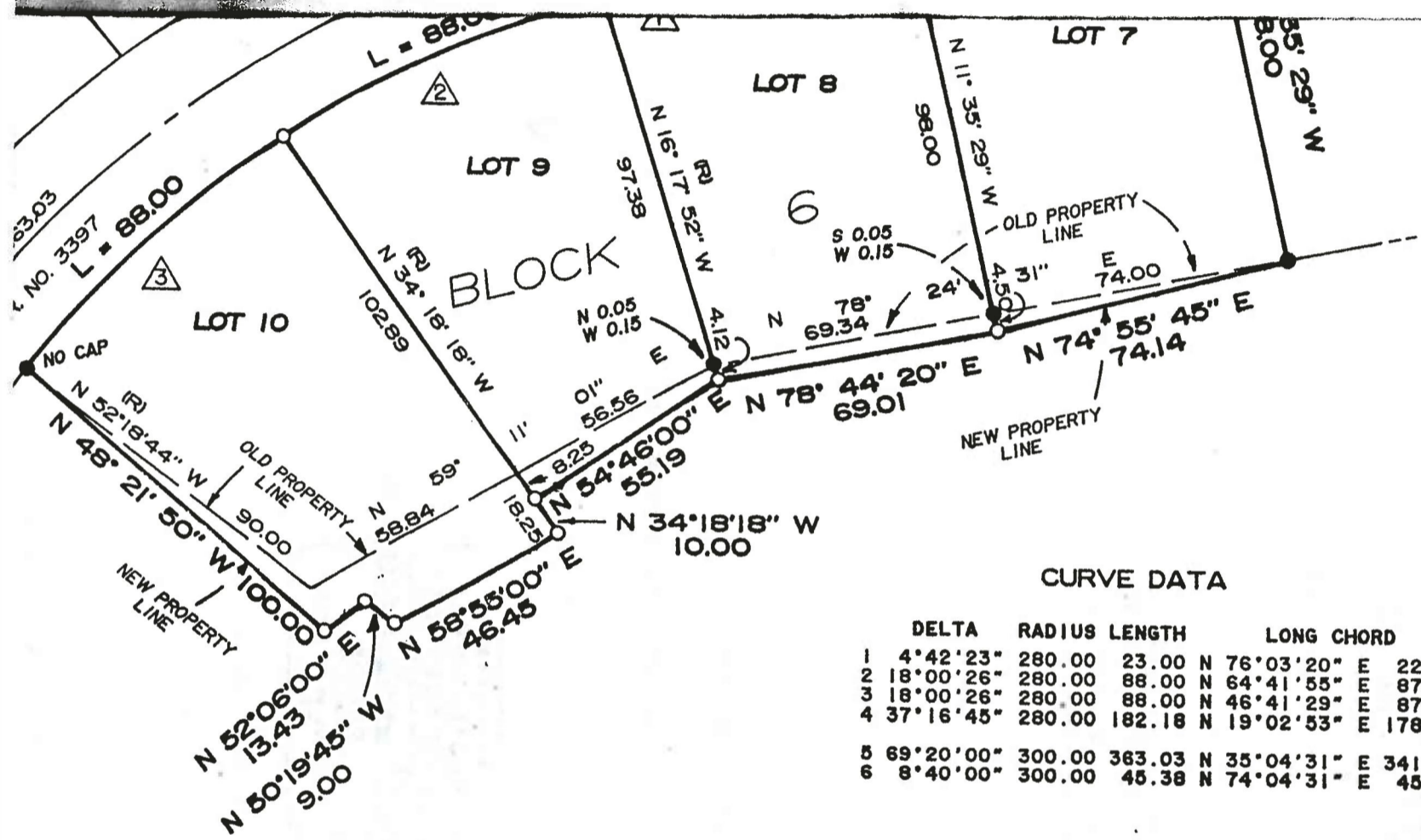
MONUMENTS AS SHOWN PER REQUEST OF CLIENTS.



RENEWABLE JUNE 30, 1998

PS - 27428



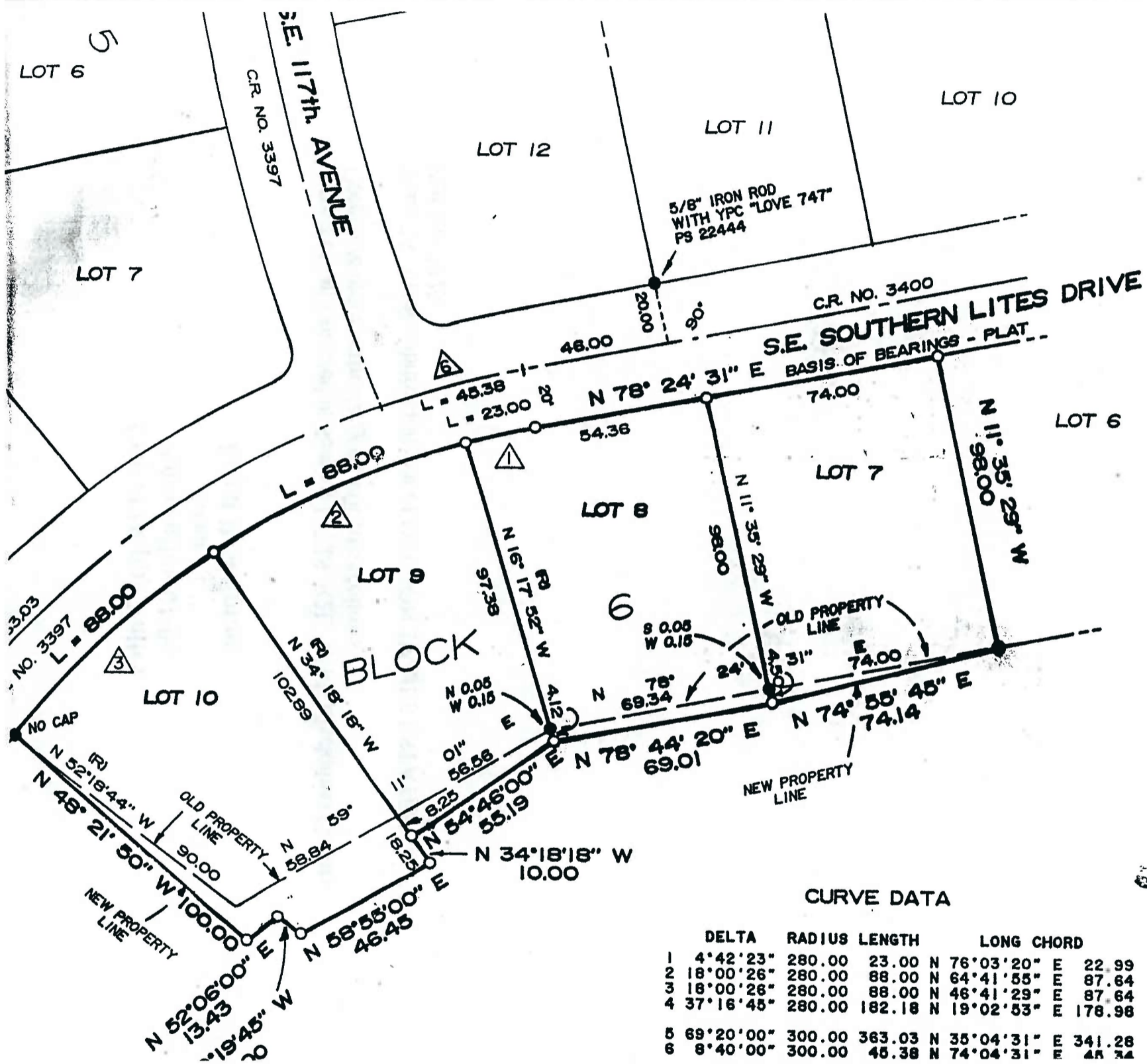


CURVE DATA

	DELTA	RADIUS	LENGTH	LONG CHORD
1	4°42'23"	280.00	23.00	N 76°03'20" E 22.99
2	18°00'26"	280.00	88.00	N 64°41'55" E 87.64
3	18°00'26"	280.00	88.00	N 46°41'29" E 87.64
4	37°16'45"	280.00	182.18	N 19°02'53" E 178.98
5	69°20'00"	300.00	363.03	N 35°04'31" E 341.28
6	8°40'00"	300.00	45.38	N 74°04'31" E 45.34

TRACT "B"





CURVE DATA

	DELTA	RADIUS	LENGTH	LONG CHORD
1	4° 42' 23"	280.00	23.00	N 76° 03' 20" E 22.99
2	18° 00' 26"	280.00	88.00	N 64° 41' 55" E 87.64
3	18° 00' 26"	280.00	88.00	N 46° 41' 29" E 87.64
4	37° 16' 45"	280.00	182.18	N 19° 02' 53" E 178.98
5	69° 20' 00"	300.00	363.03	N 35° 04' 31" E 341.28
6	8° 40' 00"	300.00	45.38	N 74° 04' 31" E 45.34

**City of Happy Valley
Annexation 01-06
Area "C"
Legal Description**

A tract of land situated in Section 1, T2S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

Tract "A" in the subdivision plat of OREGON TRAILS ESTATES,
Plat No. 3329.

**City of Happy Valley
Annexation No. 01-06
Area "E"
Legal Description**

A tract of land situated in Section 30, T1S, R3E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the Northeast corner of DLC No. 70;

1. Thence South, along said DLC line, 1645.30 feet to the south line of the vacated Rosedale;
2. Thence West, along said south line, 268.23 feet more or less to the southeast corner of a tract of land (13E30A901) as recorded in deed instrument no. 89-04561, the west line of S.E. Foster Rd. (a 60 foot R/W) and the true point of beginning;
3. Thence continuing West, along said south line, 707.40 feet to the south west corner of said tract;
4. Thence North $00^{\circ} 05' 35''$ East, along the east line of said tract, 140.48 feet to the northwest corner thereof;
5. Thence North $73^{\circ} 53' 35''$ East, along the north line of said tract, 627.16 feet to the west line of said Foster Rd.;
6. Thence North $16^{\circ} 34'$ West, along said west line, 129.28 feet to the existing city limits of the City of Happy Valley;
7. Thence North $74^{\circ} 18'$ East, along said city limits, 60 feet to the east line of said Foster Rd.;
8. Thence South $16^{\circ} 34'$ East, along said east line, 463 feet more or less to the south boundary of the vacated Rosedale;

9. Thence West, along said boundary, 65 feet more or less to the true point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map & tax lot numbers are for reference only and are not to be considered part of the legal description.



OREGON TITLE Insurance Company

STATUTORY WARRANTY DEED
(Individual or Cooperation)

MARSHALL E. BLANCHARD AND RUTH A. BLANCHARD

_____, Grantor,
conveys and warrants to EDWARD THOMAS KOHART AND LAURA L. KOHART, husband and wife
_____, Grantee,
the following described real property in the County of Clackamas and State of Oregon
free of liens and encumbrances, except as specifically set forth herein:
(see attached "Exhibit A" and by reference made a part hereof)

This property is free of liens and encumbrances, EXCEPT:

OREGON TITLE INS. CO. 554764C

The true consideration for this conveyance is \$ 54,500.00 (Here comply with the requirements of ORS 93.030*)

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.

DATED this 25th day of January 19 89. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Marshall E. Blanchard
MARSHALL E. BLANCHARD

x Ruth A. Blanchard
RUTH A. BLANCHARD

STATE OF OREGON, County of Jefferson)ss.

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this 25th day of January 19 89 by Marshall E. Blanchard and Ruth A. Blanchard

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and by _____ of _____ a corporation, on behalf of the corporation.

Jebbie Richmond
Notary Public for Oregon -- CO My commission expires 4/14/1990
My commission expires: 7200 W. Alameda Lakewood, CO 80226

Notary Public for Oregon
My commission expires:

*If the consideration consists of or includes other property or value, add the following: "The actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)."

Order No. 554764 C

After recording return to:

Edward Kohart
18164 SE Foster Rd.
Portland Oregon 97236

NAME, ADDRESS

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

OTIC 508

NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE

89 04561

SFC 30-15-3E 74901 Arb 128

13E 30A 901

Order No. 554764 C
Legal Description

EXHIBIT "A"

Part of the Moses W. Noble Donation Land Claim No. 70, in the Northeast one-quarter of Section 30, Township 1 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at an iron pipe driven at the Southwest corner of Tract No. 1 of the duly recorded Plat of "ROSEDALE" (now vacated), said point being 990.00 feet West and 1350.00 feet South of the Northeast corner of said Moses W. Noble Donation Land Claim; thence North 0° 05' 35" East, along the West line of that certain tract of land conveyed to Paul Dudley, et ux, by deed recorded February 26, 1944 in Book 321, page 34, Deed Records, 140.48 feet to the Southwest corner of a tract of land conveyed to David Harold Wheeler by instrument recorded February 3, 1976 as Recorder's Fee No. 76-3433; thence North 73° 53' 35" East, along the Southerly line of said Wheeler tract, 627.16 feet to the Southeast corner thereof, said point also being in the West line of Market Road No. 18, (S.E. Foster Road); thence South 18° 18' 10" East, along said West line, 323.72 feet, more or less, to a point in the South line of the aforementioned Dudley tract; thence West, along said South line, 707.40 feet, more or less, to the point of beginning.

STATE OF OREGON)
County of Clackamas) ss
I, John F. Kauffman, County Clerk, for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at

1989 JAN 31 PM 1:36



Witness my hand and seal affixed
John F. Kauffman
JOHN F. KAUFFMAN
County Clerk
Recording Certificate
CCP-94 (rev. 12/87)

89 04561

2

30A 901

**City of Happy Valley
Annexation No. 01-06
Area "F"
Legal Description**

A tract of land situated in Section 34, T1S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the common section corner of Sections 34 & 35 T1S, R2E. W.M. and Section 2 & 3 T2S, R2E. W.M.;

1. Thence North $89^{\circ} 21' 12''$ West along the common line of said Sections 3 & 34, 20 feet to the west line of S.E. 122nd Ave. (a 50 foot R/W to the north and a 60 foot R/W to the south);
2. Thence North, along said west line, 338.30 feet to the true point of beginning;
3. Thence continuing North, along said west line, 165.33 feet;
4. Thence North $89^{\circ} 46'$ West, 870 feet;
5. Thence South, and parallel with said west right-of-way line, 165.32 feet;
6. Thence South $89^{\circ} 46'$ East, 870 feet to the true point of beginning.

**City of Happy Valley
Annexation No. 01-06
Area "H"
Legal Description**

A tract of land situated in Section 31, T1S, R3E. W. M. Clackamas County Oregon & more particularly described as follows:

Beginning at the northwest quarter corner of the northeast quarter of said section, said corner also being the point of intersection of the centerlines of S.E. 172nd Ave. (a 60 foot R/W) and S.E. Hemrick Rd. (a 60 foot R/W);

1. Thence East, along said centerline of S.E. Hemrick Rd., 30 feet to the point of intersection with the northerly extension of the east line of S.E. 172nd Ave.;
2. Thence South, along said extension, 30 feet to the point of intersection with the south line of said S.E. Hemrick Rd. & the existing city limits line of the City of Happy Valley;
3. Thence East, along said south line and city limits, 436.73 feet to the true point of beginning;
4. Thence South (leaving said city limits) along the west line of a tract of land (13E31A501), recorded in deed instrument no. 72-28104 , 400 feet to the southwest corner thereof;
5. Thence East, along the south line of said tract, 176.02 feet to a 10.4 foot jog to the north in said south line;
6. Thence North, along said jog, 10.4 feet;
7. Thence East, along said south line, 176.03 feet to a point that is North $0^{\circ} 09' 10''$ West & 5.20 feet in distance from the southeast corner of said tract;

**Annexation 01-06 Area H
Page 2**

- 8. Thence North, along the east line of said tract, 394.8 feet to the south line of said Hemrick Rd. & the existing city limits of the city of Happy Valley;**
- 9. Thence West, along the north line of said tract, said south line & city limits, 347.39 feet to the true point of beginning.**

Note: All deed instrument numbers are Clackamas County records. All tax map & tax lot numbers are for reference only and are not to be considered part of the legal description.

1967/80

KNOW ALL MEN BY THESE PRESENTS, That JESSE W. CHRISTIANSEN and EVA R. CHRISTIANSEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JESSE DALE CHRISTIANSEN and LORRAINE MAE CHRISTIANSEN, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clackamas and State of Oregon, described as follows, to-wit:

Part of the Northwest quarter of the Northeast quarter of Section 11, T. 1 S., R. 3 E., W.M., Clackamas County, Oregon, described as follows:

Beginning at the monument marking the Northwest corner of said Northeast quarter and running thence North 89°11'10" East along the center line of Hewrick County Road No. 49 for a distance of 466.73 feet; thence South 0°09'10" West 30 feet to an iron rod set on the South right of way line of said road and marking the true point of beginning hereof; thence North 89°11'10" East along said road line 352.05 feet to an iron rod set to mark the Northwest corner of that tract of land conveyed to Arthur J. Pruitt by Deed recorded under Fee No. 70-28621; thence South 0°09'10" East along the line between said Pruitt tract and the J. W. Christiansen tract, 400.00 feet to an iron rod; thence South 89°11'10" West 352.05 feet to an iron rod set in the East line of the tract conveyed to A. L. Kessler by Deed recorded in Book 100 at page 30; thence North 0°09'10" West along the line of said Kessler tract and a projection thereof, 400.00 feet to the true point of beginning.

(The foregoing is Subject To an implied joint use easement for access roadway over the East 15 feet thereof as established by Agreement recorded June 10, 1971, under Fee No. 71-12923.)

72 28104

13E 31A 501

City of Happy Valley
Annexation No. 01-06
Area "G"
Legal Description

A tract of land situated in Section 31, T1S, R3E W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the southwest corner of the northeast quarter of said section, said corner being in the center of S.E. 172nd Avenue & the point of intersection with the center line of Hagen Rd. (Co. Rd. No. 335).;

1. Thence East, along the south line of said northeast quarter & the easterly extension of the centerline of said Hagen Rd. , 30 feet to the east line of S. E. 172nd Ave.;
2. Thence North 0° 32' 33" West, along said east line, 660 feet more or less to the southwest corner of a tract of land (13E31A1202) as recorded in deed instrument no. 99-107212, & the true point of beginning;
3. Thence East, along the south line of said tract, 440 feet to the southeast corner thereof;
4. Thence North, along the east line of said tract, 198 feet;
5. Thence South 89° 11' 10" West, along the north line of said tract, 440 feet to the east line of SE 172nd Avenue & the northwest corner of said tract;
6. Thence South, along said east line & the west line of said tract, 198 feet to the true point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax

map & tax lot numbers are for reference only and are not to be considered part of the legal description.

(13E21A1202)

2P
10-
10/20T

GRANTOR: SHIGEO KUROYE and MARY KUROYE	UNTIL A CHANGE IS REQUESTED, SEND ALL TAX STATEMENTS TO: No Change
GRANTEE: SHIGEO KUROYE and MARY KUROYE, Trustee, and any Successor Trustee, of THE KUROYE FAMILY TRUST, dated November 4, 1999	AFTER RECORDING, RETURN TO: JAMES L. CASTEEL CASTEEL & CARSON 2035 N.E. 42ND AVENUE PORTLAND, OR 97213
CONSIDERATION: \$NONE (ESTATE PLANNING PURPOSES)	

WARRANTY DEED

SHIGEO KUROYE and MARY KUROYE, Grantor, conveys and warrants to SHIGEO KUROYE and MARY KUROYE, TRUSTEE, and any successor Trustee, of THE KUROYE FAMILY TRUST, dated November 4, 1999, and any successor Trustee thereof, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, and matters of public record, situated in Clackamas County, Oregon, to wit:

A part of the north one-half of the Southwest one-quarter of the Northeast one-quarter of Section 31, Township 1 South, Range 3 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

Beginning at the northwest corner of said southwest one-quarter; thence North 89°11'10" East along the north line thereof 30 feet to the east right-of-way line of S.E. 172nd Avenue, also known as County Road No. 494; thence South along said easterly line 463.21 feet to the true place of beginning; thence North 89°11'10" East 440 feet; thence South 198 feet, more or less, to the south line of said north half of the southwest quarter of the northeast quarter; thence West along said north line 440 feet, more or less, to the east line of S.E. 172nd Avenue; thence North along said east line 198 feet to the point of beginning.

Encumbrances: An easement, dated October 5, 1960, recorded October 13, 1960, in Book 578, Page 330, in favor of adjacent property owners for road purposes.

99-107212

13E 31A 1202

**City of Happy Valley
Annexation No. 01-06
Area "J"
Legal Description**

A tract of land situated in Section 35, T1S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the southwest corner of the southeast quarter of said section;

1. Thence East, along the south line of said quarter section, 25 feet to the true point of beginning;
2. Thence East, along said south line, 286.06 feet ;
3. Thence North $0^{\circ} 22'$ West, 580.14 feet to the northeast corner of a tract of land (12E35D00703) as recorded in deed instrument no. 89-16106;
4. Thence South $85^{\circ} 43'$ West, and parallel with said south line of said quarter section, 311.06 feet, to the northwest corner thereof;
5. Thence South, along the west line of said tract and the north/south centerline of said section, 535.14 feet to the most westerly & northerly southwest corner of said tract;
6. Thence East, & parallel with the south line of said section, 25 feet;
7. Thence South, & parallel with the west line of said tract, 50 feet to the true point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map & tax lot numbers are for reference only and are not to be considered part of the legal description.

OK

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That GALEN COFFIN and HELEN BETH COFFIN and KENNETH EMMERSON and DOROTHY EMMERSON, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GALEN H. COFFIN and BETH COFFIN, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

Courtesy of Transamerica Title Ins. Co. #10-23043 Insurance

TA ACCO

RAC

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 13th day of April, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Kenneth Emmerson Dorothy Emmerson

(If the signer of the above is a corporation, use the term of acknowledgment opposite.) STATE OF OREGON, NORTH CAROLINA ss. County of Henderson The foregoing instrument was acknowledged before me this 13th day of April, 1989, by KENNETH EMMERSON and DOROTHY EMMERSON Notary Public for Oregon North Carolina My commission expires: April 6, 1992

SEE EXHIBIT "A" FOR ADDITIONAL SIGNATURES STATE OF OREGON, County of The foregoing instrument was acknowledged before me this 19, by president, and by secretary of corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL) (If executed by a corporation, affix corporate seal)

COFFIN & EMMERSON GRANTOR'S NAME AND ADDRESS COFFIN GRANTEE'S NAME AND ADDRESS After recording return to: Mr. & Mrs. Galen H. Coffin 12460 S.E. 132nd Ave. Clackamas, Oregon 97015 NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Mr. & Mrs. Galen H. Coffin 12460 S.E. 132nd Avenue Clackamas, Oregon 97015 NAME, ADDRESS, ZIP ACCO 1623043JA

STATE OF OREGON, ss. County of I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed. NAME TITLE By Deputy

89 16106

12E 3511 103

EXHIBIT A

A tract of land in the Southeast one-quarter of Section 35, Township 1 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

N 12 05
72 703

Beginning at the South one-quarter corner of Section 35,; thence North 0°22' West along the North-South center line of said Section, 330.07 feet to the Northwest corner of that tract conveyed to Galen H. Coffin, et ux, by deed recorded August 13, 1976, Recorder's Fee No. 76 27874, and the true point of beginning of the tract herein described; thence continuing along the North-South center line, 250.07 feet to a 5/8 inch x 30 inch iron rod; thence North 89°43'00" East parallel with the South line of said Section, 311.06 feet to a 5/8 inch x 30 inch iron rod; thence South 0°22'00" East parallel with the North-South center line 250.07 feet to the Northeast corner of the aforementioned Coffin Tract; thence South 89°43'00" West along the North line of said Coffin Tract, 311.06 feet to the true point of beginning.

Galen Coffin
Galen Coffin

Helen Beth Coffin
Helen Beth Coffin

STATE OF OREGON, County of Multnomah) ss.

On this 17th day of APRIL, 1989, personally appeared the above named GALEN COFFIN and HELEN BETH COFFIN, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: [Signature]
Notary Public for Oregon
My commission expires: 6/6/92

2

STATE OF OREGON)
County of Clackamas) ss.
I, John F. Kauffman, County Clerk for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at

1989 APR 18 AM 9:48



Witness my hand and seal affixed
John F. Kauffman
John F. KAUFFMAN
County Clerk
Recording Certificate
CCP-94 (rev. 12/88)
89 16106

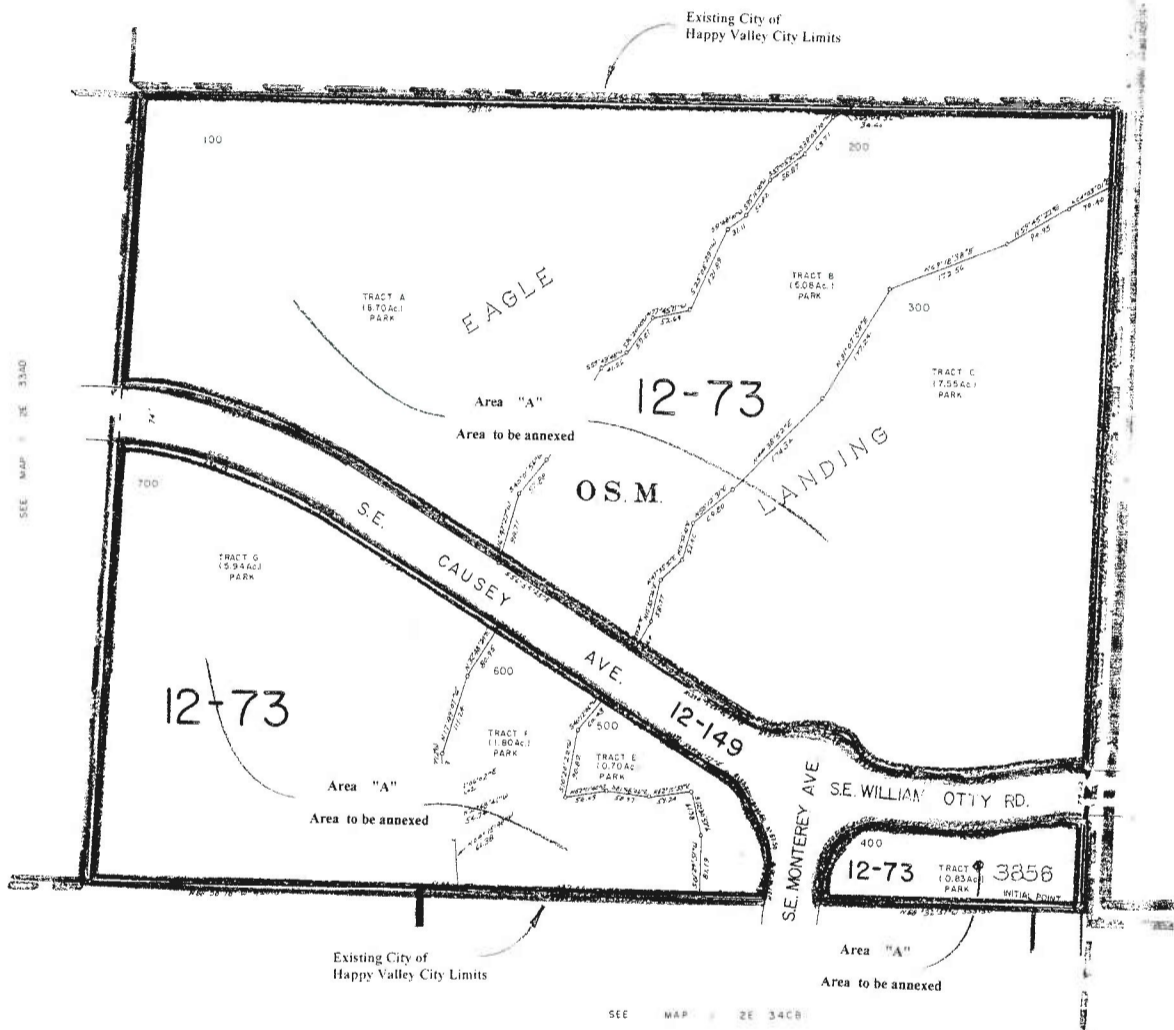
350 703

SW1/4 NW1/4 SEC. 34 T1S. R.2E. W.M.
CLACKAMAS COUNTY

1 2E 34BC

This map was prepared for
assessment purpose only

100
SEE MAP 2E 34BB



SEE MAP 2E 33AD

SEE MAP 2E 34

SEE MAP 2E 34CB

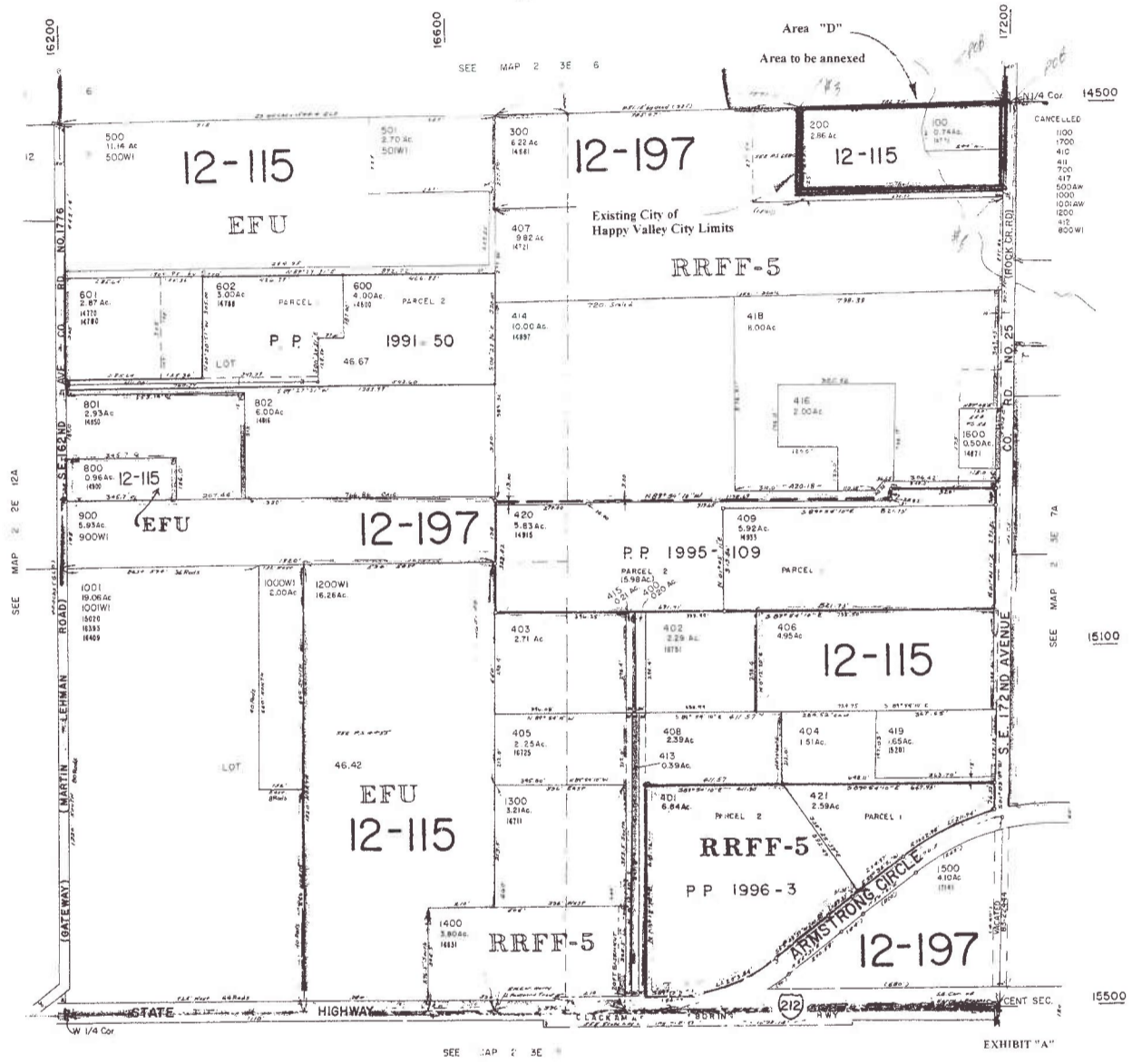
EXHIBIT A

1 2E 34BC

This map was prepared for assessment purpose only.

NW1/4 SEC. 7 T.2S. R.3E. W.M
CLACKAMAS COUNTY

2 3E 7B



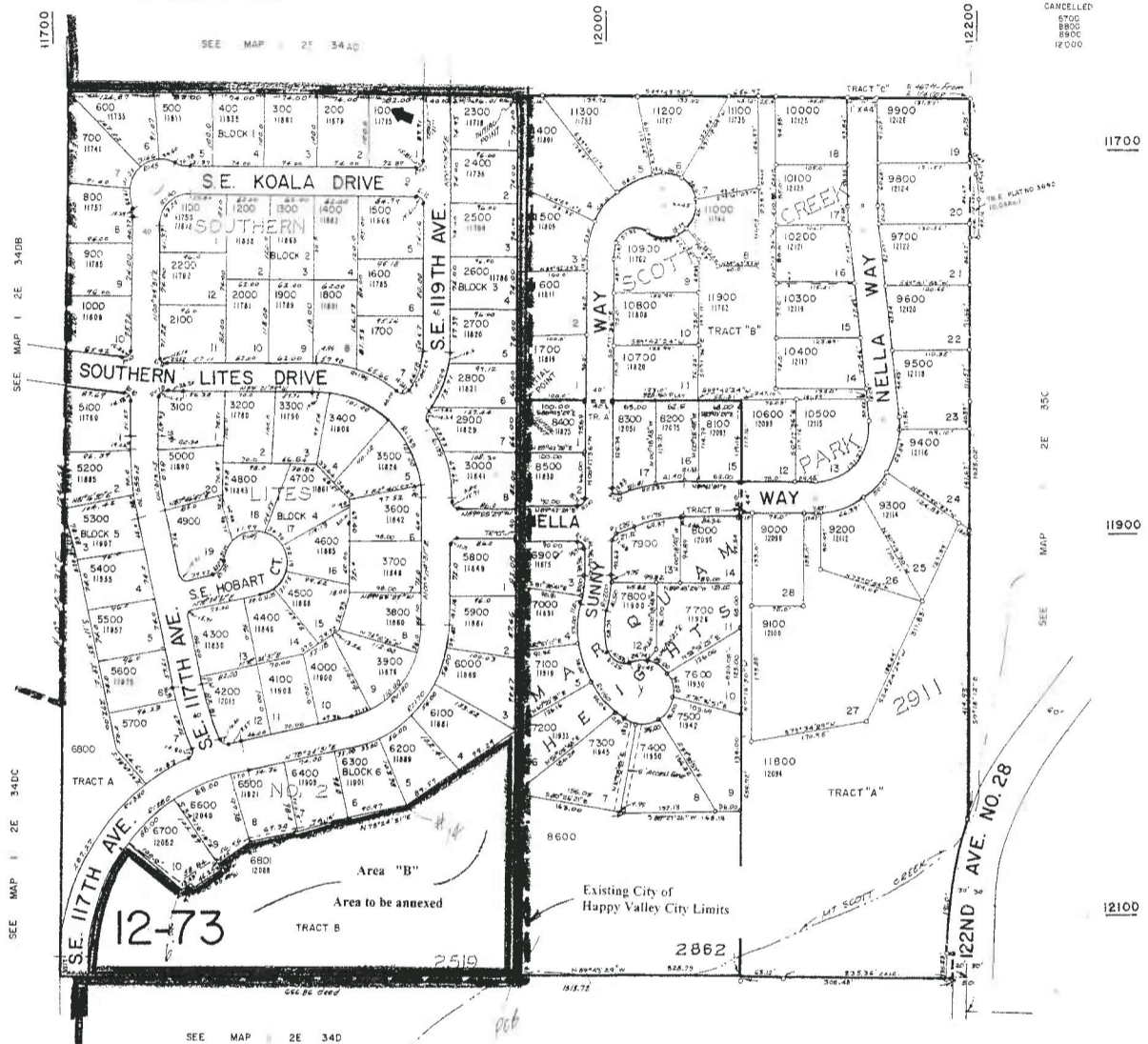
2 3E 7B

NE 1/4 SE 1/4 SEC. 34 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

1 2E 34DA

This map was prepared for
assessment purpose only.

CANCELLED
8700
8800
8900
12000



11700

11900

12100

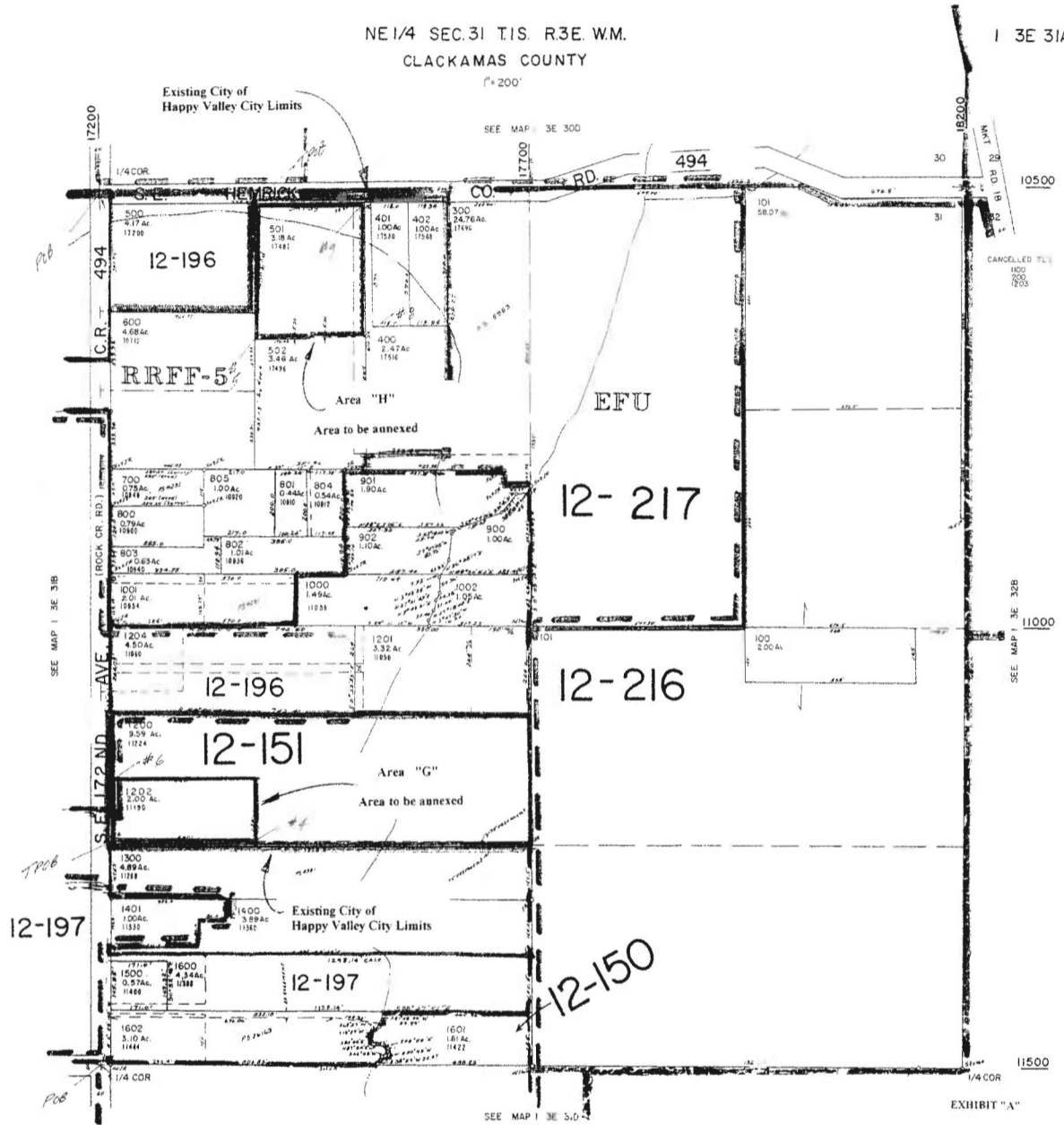
SEE MAP 1 2E 34D

EXHIBIT A

1 2E 34DA

NE 1/4 SEC. 31 T. 15. R. 3E. W.M.
CLACKAMAS COUNTY

I 3E 31A



I 3E 31A

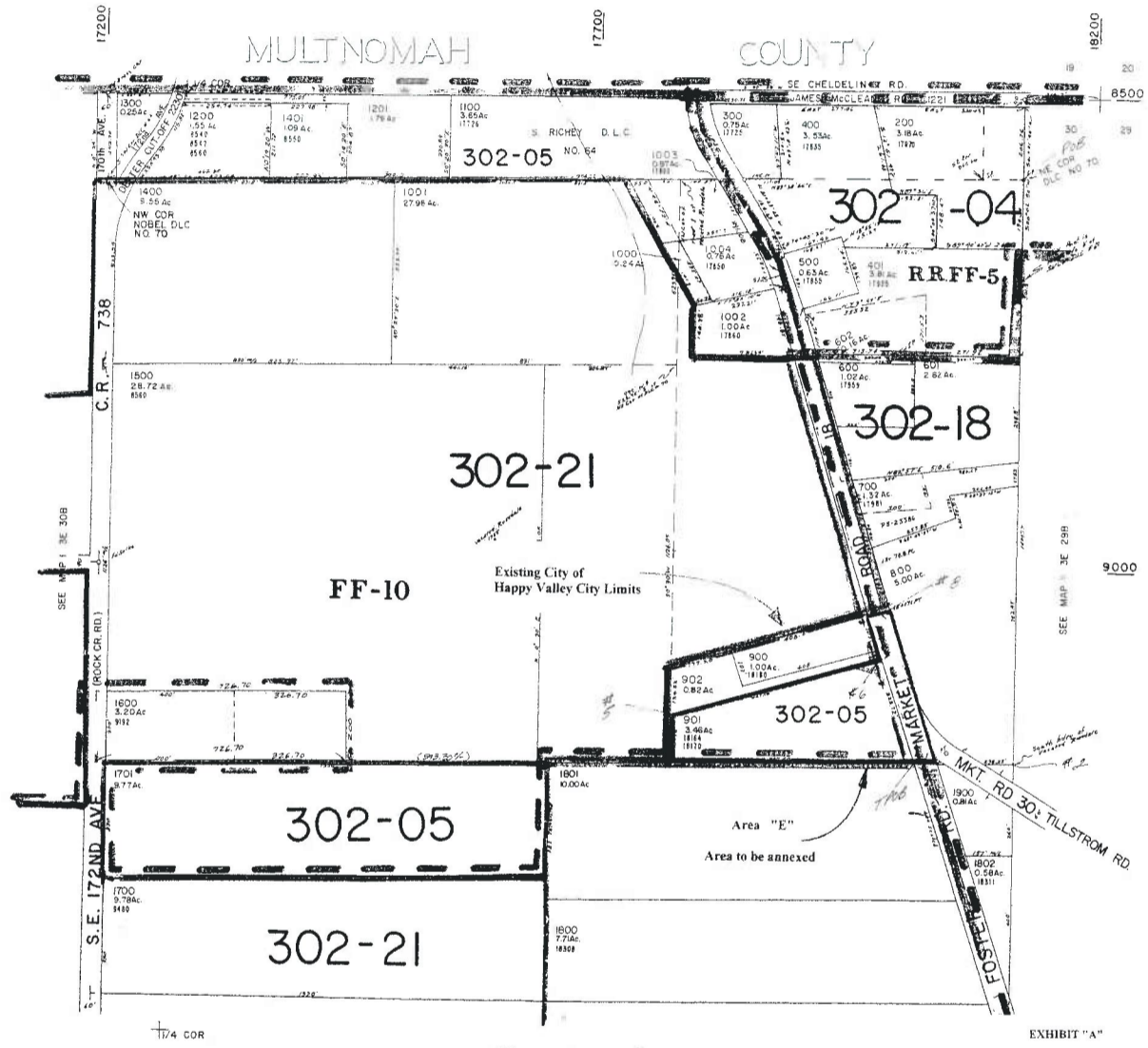
NE 1/4 SEC. 30 T. 1 S. R. 3 E. W. M.
CLACKAMAS COUNTY
1" = 200'

D.L.C.'S
S. RICHEY NO. 64
M. W. NOBEL NO. 70

1 3E 30A

This map was prepared for
assessment purpose only.

CANCELED T.L.S.
100



SEE MAP 1 3E 30B

SEE MAP 1 3E 29B

1/4 COR

SEE MAP 1 3E 30D

EXHIBIT "A"

1 3E 30A

NW 1/4 SE 1/4 SEC 1 T2S R2E W.M.
CLACKAMAS COUNTY
SCALE 1"=100'

2 2E IDB

This map was prepared for
assessment purpose only.

13200

CANCELLED
6400
6000

15200

SEE MAP 2 2E

15450

SEE MAP 2 2E ID

13500

PP 2002-69

SE JOHN
ASHLEY DR

OREGON
TRAIL DR

Existing City of
Happy Valley City Limits

13900

EXHIBIT A

2 2E IDB

