

ORDINANCE NO 1416-19

AN ORDINANCE ANNEXING TERRITORY LOCATED AT 11605 SW HAZELBROOK ROAD (TAX LOT 2S115C001401) INTO THE CITY OF TUALATIN AND WITHDRAWING THE TERRITORY FROM THE WASHINGTON COUNTY ENHANCED SHERIFF PATROL DISTRICT AND THE COUNTY URBAN ROAD MAINTENANCE DISTRICT (FILE NO ANN-18-0001)

WHEREAS, the City of Tualatin ("Owner") submitted a petition for annexation of 0.77 acres of park property located at 11605 SW Hazelbrook Road (Tax Lot. 2S115C001401), hereafter called the "Property,"

WHEREAS, the City of Tualatin is authorized to annex territory under ORS Chapter 222 and Metro Code Chapter 3.09,

WHEREAS, the annexation of the Property has been requested by 100 percent of the property owners, 100 percent of the electors, and qualifies for annexation under ORS 222.125;

WHEREAS, Washington County has not opposed the annexation in accordance with the Urban Growth Management Agreement between the County and the City,

WHEREAS, Metro does not oppose the annexation;

WHEREAS, the Property is in the Washington County Enhanced Sheriff Patrol District and the County Urban Road Maintenance District,

WHEREAS, ORS 222.520(1) authorizes cities to withdraw territory from districts concurrent with the annexation decision,

WHEREAS, notice of public hearing on the annexation petition was given as required by Tualatin Development Code 32.260,

WHEREAS, notice of public hearing was given as required by Tualatin Development Code 32.260 Annexation Procedures,

WHEREAS, the Council conducted a public hearing relating to the annexation on January 28, 2019, where Council heard and considered the testimony and evidence presented by the City staff, the applicant, and those appearing at the public hearing, and

WHEREAS, after the conclusion of the public hearing Council determined the annexation is consistent with all applicable legal requirements of state law, Metro code, and City ordinances related to annexing property and voted to approve the application by unanimous vote

THE CITY OF TUALATIN ORDAINS AS FOLLOWS

Section 1. The Council approves and endorses the annexation application for the Property

Section 2. The Property identified in the legal description attached as Exhibit 1 and as more fully depicted in the map in Exhibit 2, which are both incorporated herein by reference, is hereby annexed to and made a part of the City of Tualatin

Section 3. The findings, attached as Exhibit 3 and incorporated herein by reference, are hereby adopted.

Section 4. The City Recorder is directed to forward copies of this Ordinance to the Oregon Department of Revenue

Section 5. Within five days of receipt of the required information from the Oregon State Department of Revenue, the City Recorder is directed to send copies of this Ordinance and the approval from the Oregon Department of Revenue to Metro for filing with the Oregon Secretary of State

Section 6. The annexation of the Property is effective from the date the annexation is filed with the Oregon Secretary of State, as provided in ORS 222 180

Section 7 On the effective date of the annexation, the Property is withdrawn from the Washington County Enhanced Sheriff Patrol District and the County Urban Road Maintenance District

Section 8. The City Recorder is directed to forward copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities operating within the City in accordance with ORS 222 005

Adopted by the City Council this 28 Day of January, 2019

CITY OF TUALATIN, OREGON

BY


Mayor

ATTEST

BY


City Recorder

APPROVED AS TO FORM

BY


City Attorney



PROPERTY DESCRIPTION / LOCATOR MAP

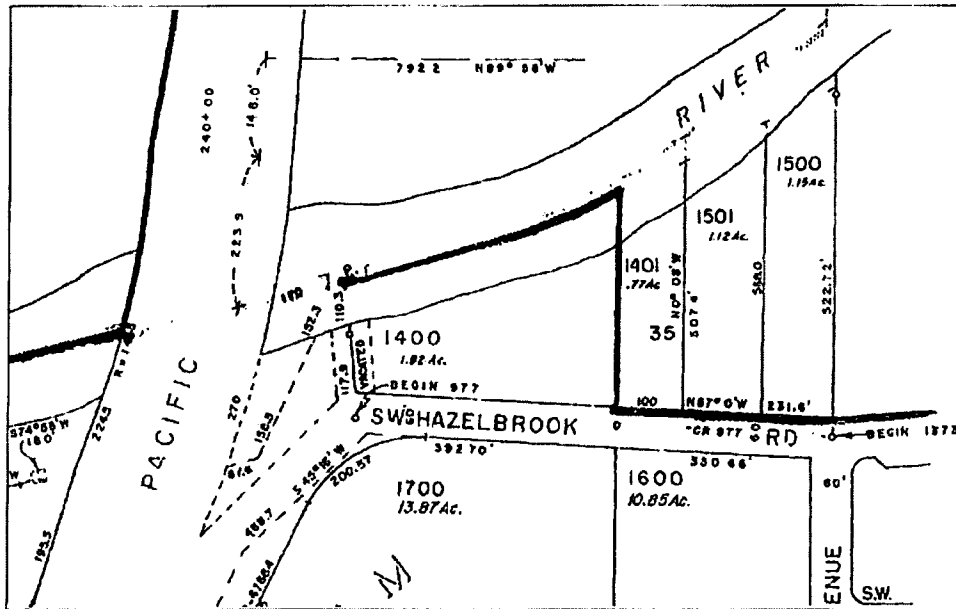
Washington County

Tax Account Number: Map 2S 1 15C, Tax lot 1401

Acreage 0.77

Street Address: 11605 SW Hazelbrook Road, Tualatin

LOCATOR MAP



PROPERTY LEGAL DESCRIPTION

That part of Lot 35, HAZELBROOK FARM, in the County of Washington and State of Oregon, described as follows

The East 100 feet of the following described property:

Beginning at an iron pipe on the South line of said Lot, North 87°0' West along said South line, 231.6 feet from the Southeast corner thereof, thence North 0°08' West 507.4 feet to the Northerly line of said Lot; thence Westerly along said Northerly line, to the Northwest corner thereof; thence South along the West line thereof, to the Southwest corner thereof; thence Easterly along the South line thereof to the place of beginning

Excepting therefrom any portion thereof lying with the boundaries of public roads.

SW1/4 SECTION 15 T2S R1W W.M.

WASHINGTON COUNTY OREGON

2S 1 15C
TUALATIN

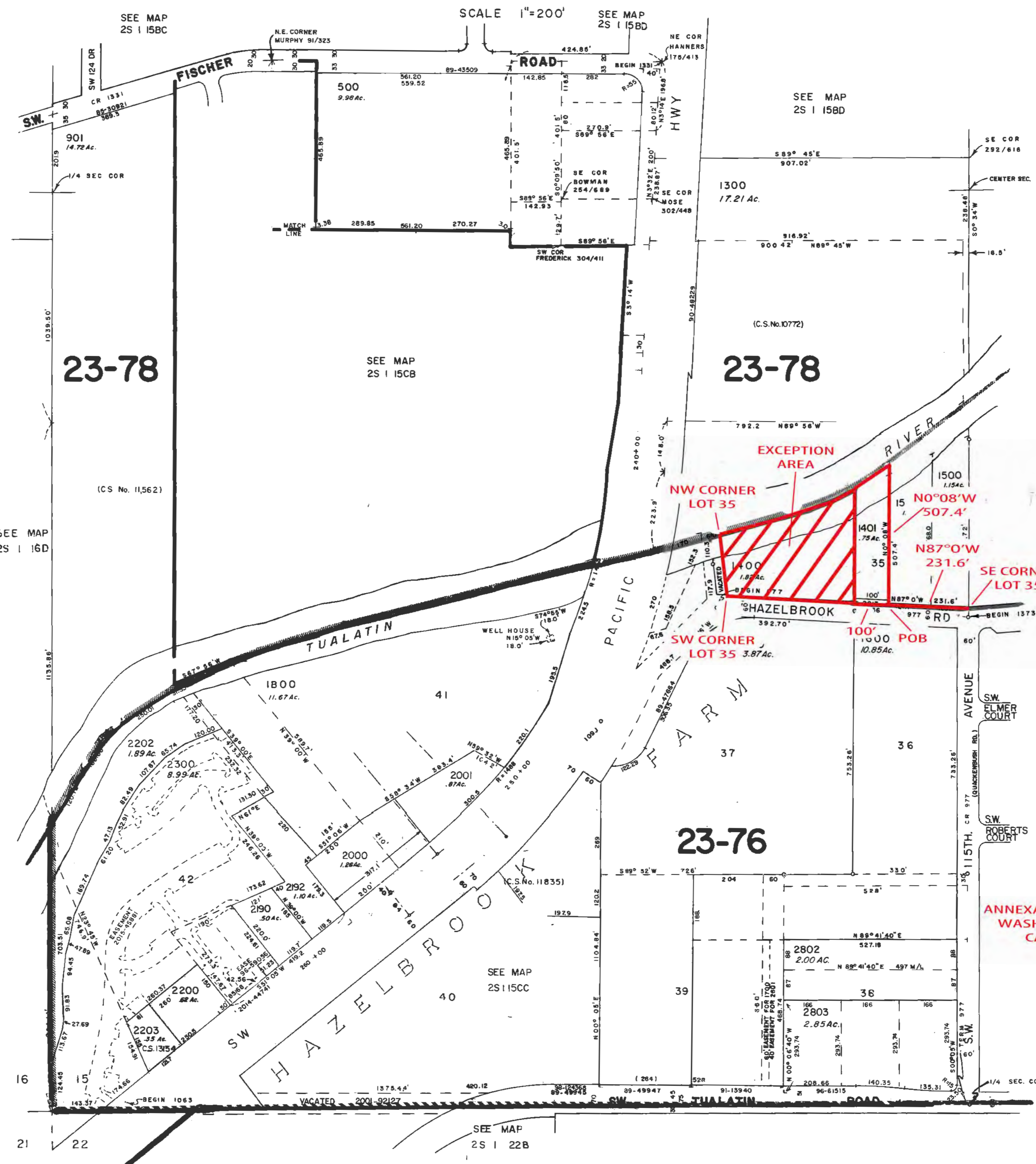
Exhibit 2 to
Ord No 1416-19

SEE MAP
2S 1 15BC

SCALE 1"=200'

SEE MAP
2S 1 15BD

CANCELLED TAX LOTS
2700, 704, 702, 1102, 800,
700, 701, 703, 705, 706, 707,
708, 709, 902, 200, 300, 400,
1000, 1701, 2600, 2601, 2800,
1900, 2002, 2100, 1101, 1301,
100, 2801, 2804, 900, 1100, 1200,
1601, 1702, 2400, 2401, 2200-41,
2191,



SEE MAP
2S 1 15BD

23-78

SEE MAP
2S 1 15CB

23-78

SEE MAP
2S 1 15D

SEE MAP
2S 1 16D

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

SEE MAP
2S 1 15DC

ANNEXATION CERTIFIED BY
WASHINGTON COUNTY
CARTOGRAPHY
5/24/18

SEE MAP
2S 1 15CC

23-76

SEE MAP
2S 1 22B

TUALATIN
2S 1 15C

AC

ANN18-0001
Annexation Analysis and Findings

Case #	ANN 18-0001
Project	Hazelbrook Annexation
Location	11605 SW Hazelbrook Road, Tualatin, OR Tax lot 2S115C001401
Owner/Applicant	City of Tualatin, represented by Rich Mueller, Parks Planning and Development Manager

Introduction

A. Applicable Criteria

Annexations are reviewed under Tualatin Development Code (TDC) Chapter 33 010, *Annexations*. This code refers to Metro Code 3 09, *Local Government Boundary Changes*, and the applicable provisions of ORS Chapter 222, which also govern annexations.

B. Project Description

The applicant, City of Tualatin, owns the subject site as part of its park land holdings. Currently, this property is outside of the City of Tualatin boundary. This annexation is proposed so that the City-owned property may be part of the City of Tualatin. No development or other modifications to the property is proposed at this time.

The annexation would include approximately 10 feet of the SW Hazelbrook Road right-of-way, following the original property line of Lot 35 and the existing City of Tualatin boundary. The northern extent of the annexation will extend to the centerline of the Tualatin River, also following the original legal description of Lot 35.

In conjunction with approval of the proposed annexation, the subject property is withdrawn from the Washington County Enhanced Sheriff Patrol District (ESPD) and Washington County Urban Road Maintenance District.

C. Site Description

The subject property is a 0.77-acre site located on the north side of SW Hazelbrook Road, south of the Tualatin River. It is currently within unincorporated Washington County, within the City of Tualatin Urban Planning Area. As shown on Exhibit B, the property has received the land use designation of Low-Density Residential (RL) in the Community Plan Map that is part of Tualatin's Comprehensive Plan; this RL zoning would be in effect upon annexation. The existing City of Tualatin boundary runs directly to the west of the property, and south within the SW Hazelbrook Road right-of-way.

The site has formerly been occupied as a residential property, though the primary dwelling has since been removed. The garage remains for storage use. More recently, the site has seen public facilities development as part of the Clean Water Services Tualatin Interceptor and Siphon Improvement project. This work is not related to the proposed annexation.

D. Attachments

- A Application
- B Community Plan Map 9-1

TDC Chapter 33, Applications and Approval Criteria

Section 33 010 Annexations

To grant an annexation application, the Council must find:

(a) The territory to be annexed is within the Metro Urban Growth Boundary;

Finding:

As shown in Exhibit B, the subject property is within the Metro Urban Growth Boundary and within Tualatin's Urban Planning Area. This standard is met.

(b) The owners of the territory to be annexed have petitioned to be annexed,

Finding:

As shown in the applicant's submission, the City of Tualatin, as represented by Rich Mueller, is the only subject property owner. As owner, the City has petitioned to be annexed. This standard is met.

(c) The application conforms to the applicable criteria in Metro Code 3.09, and

Chapter 3 09 Local Government Boundary Changes

Chapter 3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

[]

B Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:

- 1 The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service,**

Finding:

Sanitary sewer, municipal water, and other utility services are available in SW Hazelbrook Road This standard is met

2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and

Finding:

The proposed boundary change will withdraw the property from the Washington County Enhanced Sheriff Patrol District and the Washington County Urban Road Maintenance District This standard is met

3 The proposed effective date of the boundary change.

[...]

Finding.

The annexation of the subject property is effective from the date the annexation is filed with the Oregon Secretary of State, as provided in ORS 222 180 This standard is met

D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3.09.045.

Finding:

These standards are addressed below

3 09 045 Expedited Decisions

D. To approve a boundary change through an expedited process, the city shall:

- 1. Find that the change is consistent with expressly applicable provisions in:**
 - a. Any applicable urban service agreement adopted pursuant to ORS 195 065;**

Finding:

The Urban Planning Area Agreement between Washington County and the City of Tualatin acknowledges this property as part of the City of Tualatin's Urban Planning Area As such, this agreement stipulates that urban services will generally be provided by the City upon annexation, except where the City holds intergovernmental agreements (IGAs) with other service providers

The subject property is already within, and would remain within, the Clean Water Services district, Tualatin Valley Fire and Rescue, TriMet, the Tigard-Tualatin

School District, and the Tigard-Tualatin Aquatic District The annexation would prompt withdrawal from the Washington County Enhanced Sheriff Patrol District and the Washington County Urban Road Maintenance District The annexation would not create any inconsistencies with any urban service agreements This standard is met.

b. Any applicable annexation plan adopted pursuant to ORS 195.205;

Finding.

No applicable annexation plan exists for this area. This standard is not applicable.

c. Any applicable cooperative planning agreement adopted pursuant to ORS 195 020(2) between the affected entity and a necessary party,

Finding:

No applicable cooperative planning agreement exists for this area This standard is not applicable.

d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;

Finding:

The City's Transportation System Plan (2014) and public facilities plans contained within Tualatin's Comprehensive Plan reflect the Urban Planning Area that contains this property and plans for eventual annexation as initiated by property owners. This standard is met.

e. Any applicable comprehensive plan,

Finding.

The City of Tualatin's Comprehensive Plan contains the Community Plan Map 9-1, (Exhibit B) showing this property as part of the Urban Planning Area The provisions of the Comprehensive Plan that relate to annexations, found in TDC Chapter 4, Community Growth, are fully reflected in the criteria presented in the implementing sections of the TDC Chapter 33.010, Annexations, and Chapter 32 260, Annexation Procedures This standard is met

f Any applicable concept plan; and

Finding:

There is no applicable concept plan for this particular area. This standard is not applicable

2. Consider whether the boundary change would.

- a. Promote the timely, orderly and economic provision of public facilities and services;**
- b. Affect the quality and quantity of urban services; and**
- c. Eliminate or avoid unnecessary duplication of facilities or services**

Finding:

Since the property is adjacent to existing urban services, including utilities and transportation access in SW Hazelbrook Road, and also considering that provision of services is typically minimal for park land, this annexation would not interfere with the timely, orderly, and economic provision of public facilities and services, nor would it necessitate the duplication of services.

By incorporating future park land into the City of Tualatin, this annexation may promote the quality and quantity of urban park services, while drawing minimally from other services such as utilities and transportation infrastructure. Standards A through C are met.

E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB

Finding:

The subject property is wholly within the UGB. This standard is met.

(d) The application is consistent with applicable provisions of ORS Chapter 222.

ORS 222.111(1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222 840 to 222 915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies."

Finding.

As shown on the Community Plan Map 9-1 (Exhibit B), the subject property is not within a city and is contiguous to the City of Tualatin. This standard is met

ORS 222 520(1) Whenever a part less than the entire area of a district named in ORS 222.510 becomes incorporated as or annexed to a city in accordance with law, the city may cause that part to be withdrawn from the district in the manner set forth in ORS 222 120 or at any time after such incorporation or annexation in the manner set forth in ORS 222.524. Until so withdrawn, the part of such a district incorporated or annexed into a city shall continue to be a part of the district

Finding:

The subject territory is in the Washington County Enhanced Sheriff Patrol District and the Washington County Urban Road Maintenance District. As part of this annexation, the subject territory will be withdrawn from the Enhanced Sheriff Patrol District and the Urban Road Maintenance District. Police services will be provided by the City of Tualatin. Because the proposed boundary change is consistent with state and local law, this standard is met.

Conclusion and Recommendation:

Based on the application and the above analysis and findings, the proposed annexation complies with applicable Oregon Revised Statutes, Metro Code, and TDC. Accordingly, staff recommends City Council approval of File No. ANN-18-0001.

CITY OF TUALATIN
RECEIVED
OCT 26 2018
COMMUNITY DEVELOPMENT
PLANNING DIVISION



CITY OF TUALATIN
Community Development Department-Planning Division
Land Use Application—Type IV

PROPOSAL NAME 11605 SW Hazelbrook Rd. Annexation

PROPOSAL SUMMARY (Brief description)

This proposal is to annex 11605 SW Hazelbrook in to the City of Tualatin from Washington County.

PROPERTY INFORMATION

Location (address if available). 11605 SW Hazelbrook Road
Tax Map & Lot #(s). 2S115C1401 Planning District. N/A
Total site size 0.77 acres Developed Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name Rich Mueller
Mailing Address: 18880 SW Martinazzi Avenue
City/State: Tualatin, OR Zip: 97062
Phone: 503 691-3064 Email: rmueller@tualatin.gov
Applicant's Signature: [Signature] Date 10/26/18

I hereby acknowledge that I have read this application and understand the requirements for approving and denying the application, that the information provided is correct, that I am the owner or authorized agent of the owner, and that plans submitted are in compliance with the City of Tualatin Development (TDC) and Municipal (TMC) Codes.

PROPERTY OWNER/DEED HOLDER INFORMATION

Name. City of Tualatin
Mailing Address. 18880 SW Martinazzi Avenue
City/State Tualatin, OR Zip. 97062
Phone. 503 691-3064 Email. rmueller@tualatin.gov
Property Owner Signature: [Signature] Date 10/26/18

Power of attorney or letter of authorization required if application not signed by the property owner/deed holder

LAND USE APPLICATION TYPE

- Annexation (ANN) Plan Map Amendment (PMA)
- Conditional Use Permit (CUP) Plan Text Amendment (PTA)
- Central Urban Renewal Master Other _____
- Historic Landmark Designation or Removal of Designation (HIST)

FOR STAFF USE ONLY	
Case No :	_____
Date Received.	_____
By.	_____
Fee Amount \$:	_____
Received by.	_____



City of Tualatin

www.tualatinoregon.gov

PROPERTY OWNER INFORMATION SHEET

(This form is NOT the petition)

ALL OWNERS OF PROPERTY AND/OR REGISTERED VOTERS INCLUDED IN BOUNDARY CHANGE PROPOSAL AREA SHOULD SIGN

To be completed IF the proposal contains 10 or fewer land owners and/or registered voters. Please indicate the name and address of all owners and/or voters regardless of whether they signed an annexation petition or not. This is not for notification purposes. A signature on this form does not indicate support or opposition to the request.

NAME OF OWNER/VOTER	ADDRESS	PROPERTY DESIGNATION (Indicate tax lot, section number, Township & Range)
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(1) City of Tualatin	18880 SW Martinazzi Ave Tualatin, OR 97062	25115C1401
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Contact Rich Mueller, Parks and Recreation Manager

(2) _____

(3) _____

(4) _____

(5) _____

(6) _____

Attachment A to
Exhibit 3

Annexation Application
Community Development Department - Planning Division

ANNEXATION PROPERTY INFORMATION SHEET

EXISTING CONDITIONS IN AREA TO BE ANNEXED:

Land area, in acres: 0.77

General description of territory (include topographic features such as slopes, vegetation, drainage basins, and floodplain areas which are pertinent to this proposal). The site is generally flat with slopes that are greater than 25% at north end of property, adjacent to the Tualatin River. The site has one storage structure and was acquired as future City parkland.

Describe land uses on surrounding parcels (Use tax lots as reference points)

North: Tualatin River

South: SW Hazelbrook Road

East: Single-family house

West: City property

EXISTING LAND USE.

Number of existing units/structures:

Single-family: N/A Multi-family: N/A Commercial: N/A Industrial: N/A

Describe existing units/structures One garage unit used for storage

What is the current use(s) of the land proposed to be annexed Vacant land

Attachment A to Exhibit 3

Annexation Application
Community Development Department - Planning Division

Public facilities or other uses. N/A

Total current year assessed valuation – Land \$ 221,900 Structures \$: 0

Total existing population: N/A

Is the territory contiguous to the City limits: Yes

Is the subject territory inside or outside of the Metro Regional Urban Growth Boundary Inside

URBAN SERVICE PROVIDERS.

If the territory described in the proposal is presently included within the boundaries of any of the following types of governmental units, please indicate so by stating the name or names of the governmental units involved

County Washington County

Highway Lighting District: N/A

Fire District Tualatin Valley Fire & Rescue

Sanitary District. Clean Water Services

Water District: City of Tualatin

Grade School District: Tigard Tualatin School District

High School District. Tigard Tualatin School District

Library District: City of Tualatin

Drainage District: Clean Water Services

Parks & Recreation District City of Tualatin

Other _____

Is the territory served by any of the providers listed above (describe existing connections to public services): N/A



City of Tualatin

www.tualatinoregon.gov

CERTIFICATION OF PROPERTY OWNERSHIP

I certify that the attached petition for annexation of the described territory to the City of Tualatin contains the names of the owners* of a majority of the land area of the territory to be annexed, as shown on the last available complete assessment roll.

NAME TED FOSTER
TITLE GIS TECH
DEPARTMENT CARTOGRAPHY
COUNTY OF WASHINGTON
DATE 5/24/18

*Owner means the owner of the title to real property or the contract purchaser of the real property

CERTIFICATION OF REGISTERED VOTERS

I certify that the attached petition for annexation of described territory to the City of Tualatin contains the names of at least a majority of the electors registered in the territory to be annexed.

NAME _____
TITLE _____
DEPARTMENT _____
COUNTY OF _____
DATE _____



City of Tualatin

www.tualatinoregon.gov

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I certify that the description of the property included within the attached petition (located on Assessor's Map 2S 1 1SC) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration

NAME TOD FOSTER

TITLE GIS TECH

DEPARTMENT CARTOGRAPHY

COUNTY OF WASHINGTON

DATE 5/24/14

[Faint signature and stamp]
7F
MAY 2014
CITY OF TUALATIN

Attachment A to
Exhibit 3

EXHIBIT A

PROPERTY DESCRIPTION / LOCATOR MAP

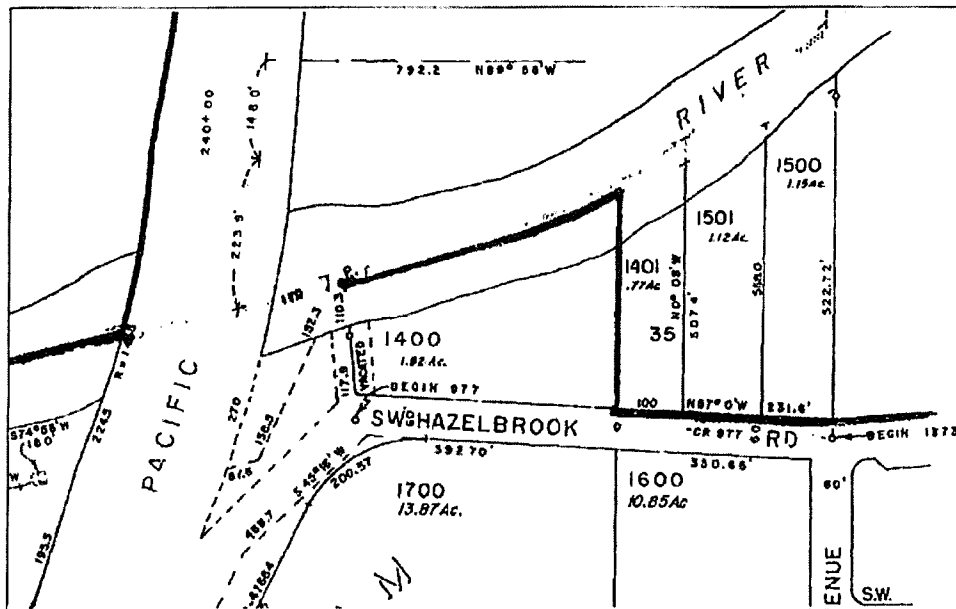
Washington County

Tax Account Number: Map 2S 1 15C, Tax lot 1401

Acreage: 0.77

Street Address 11605 SW Hazelbrook Road, Tualatin

LOCATOR MAP



PROPERTY LEGAL DESCRIPTION

That part of Lot 35, HAZELBROOK FARM, in the County of Washington and State of Oregon, described as follows:

The East 100 feet of the following described property.

Beginning at an iron pipe on the South line of said Lot, North 87°0' West along said South line, 231.6 feet from the Southeast corner thereof, thence North 0°08' West 507.4 feet to the Northerly line of said Lot; thence Westerly along said Northerly line, to the Northwest corner thereof; thence South along the West line thereof, to the Southwest corner thereof; thence Easterly along the South line thereof to the place of beginning

Excepting therefrom any portion thereof lying with the boundaries of public roads.

[Handwritten signature]

[Faint text at the bottom of the page]

Attachment A to
Exhibit 3

Annexation Application Instructions
City of Tualatin Community Development Dept - Planning Division

PETITION TO ANNEX
TO THE CITY OF TUALATIN

To the Council of the City of Tualatin, Oregon

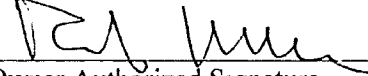
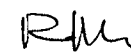
We, the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition for and give consent to, annexation of said property to the City of Tualatin.

The consent for annexation is for the following described property:	
11605 SW Hazelbrook Road	
Street Address of Property (If address has been assigned)	
Hazelbrook Farm, a portion of Lot 35	
Subdivision Name, Lot Number(s), Block Number(s)	
2S 1 15C 1401	Washington
Map & Tax Lot Number(s)	County

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

Signature	Owner initial	Voter initial	Date
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Signature	Owner initial	Voter initial	Date
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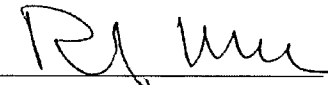
			5/23/18
Owner Authorized Signature	Owner initial	Voter initial	Date

18880 SW Martinazzi Ave	503-692-2000	
Street Address	Phone	Alt Phone

18880 SW Martinazzi Ave	Tualatin, OR 97062
Mailing Address	City, State, Zip

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 one 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 [] until _____.

Office Use Only	
Date Received	_____
Ownership Checked	_____
By	_____

	5/23/18
Signature	Date

If you have questions, call 503-691-3026.

Signature	Date
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NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-____-____</p>	18"
24"	

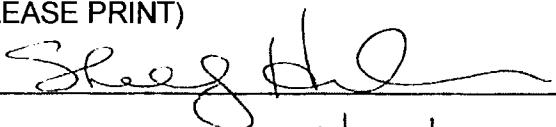
In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

As the applicant for the

_____ 11605 SW Hazelbrook Road Annexation _____ project, I

hereby certify that on this day, _____ one (1) _____ sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division

Applicant's Name: Shelly Helgerson On behalf of Sou Souvanny
(PLEASE PRINT)

Applicant's Signature 

Date. 4/13/18

**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

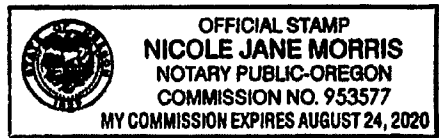
I, Richard Mueller, being first duly sworn, depose and say:

That on the 13 day of April, 2018, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon

Richard Mueller

Signature

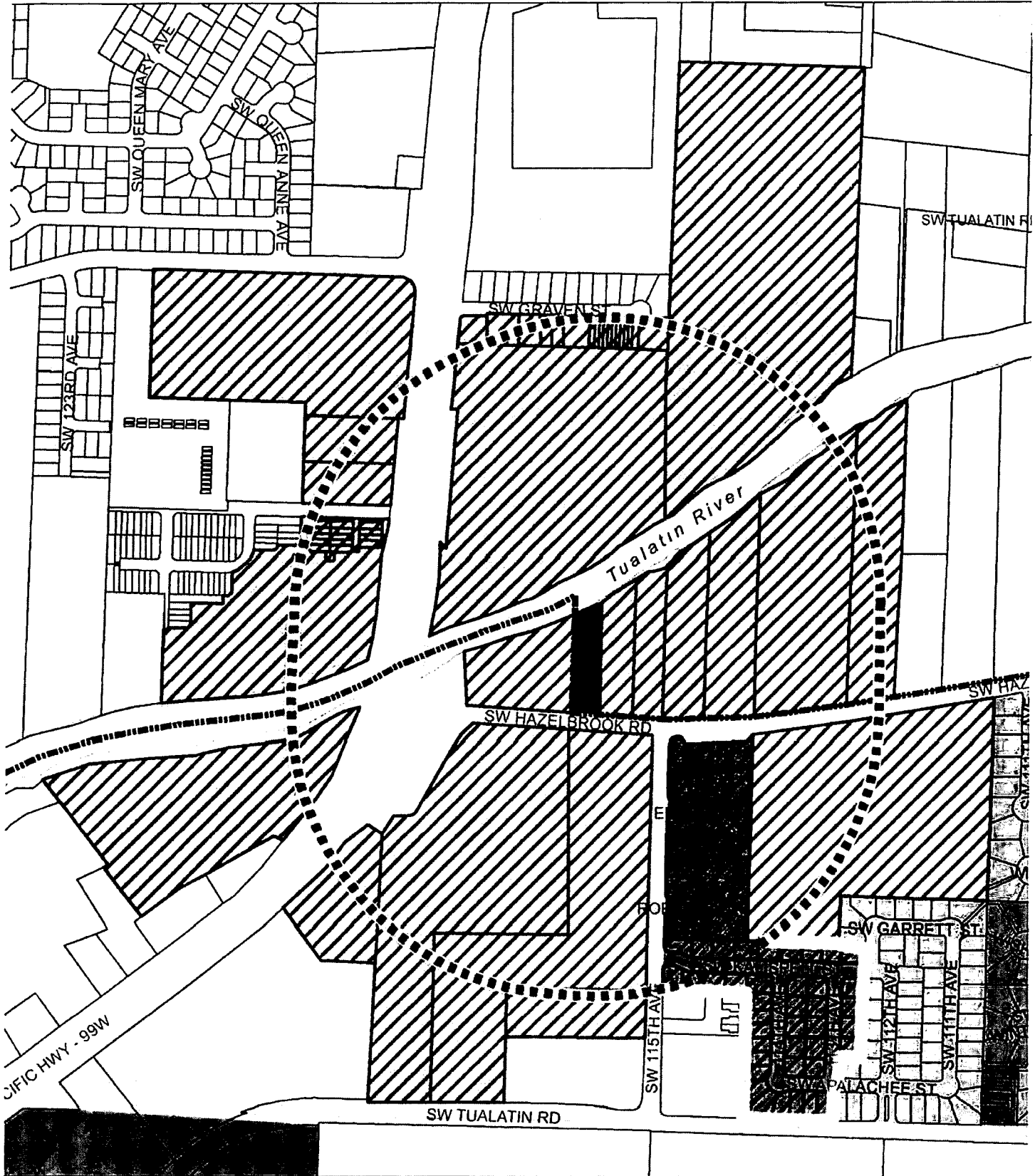
SUBSCRIBED AND SWORN to before me this 5 day of November, 2018



Nicole Morris

Notary Public for Oregon
My commission expires:

RE _____



 1000' Buffer

 1000' Buffer with Subdivisions

 Selected Taxlots

