





## Land Use Application

Project Information		
Project Title: Sagert Library Modular		
Brief Description: Place a 28' x 32' Modular building on our existing parking lot, for use as the school Library.		
Property Information		
Address: 7400 SW Sagert St, Tualatin, Or 97062		
Assessor's Map Number and Tax Lots:		
Applicant/Primary Contact		
Name: Scott Platt	Company Name: Horizon Community Church	
Address: 23370 SW Boones Ferry Rd		
City: Tualatin	State: Or	ZIP: 97062
Phone: 503-729-0173	Email: splatt@horizoncommunity.church	
Property Owner		
Name: Horizon Community Church		
Address: 23370 SW Boones Ferry Rd, PO Box 2690		
City: Tualatin	State: Or	ZIP: 97062
Phone: 503-6126-688	Email: splatt@horizoncommunitychurch.church	
Property Owner's Signature: 		Date: 07/13/21
<i>(Note: Letter of authorization is required if not signed by owner)</i>		
<b>AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.</b>		
Applicant's Signature: 		Date: 07/13/21

### Land Use Application Type:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN)                          | <input type="checkbox"/> Historic Landmark (HIST)     | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input checked="" type="checkbox"/> Architectural Review (AR)      | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR)            |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA)     | <input type="checkbox"/> Sign Variance (SVAR)             |
| <input type="checkbox"/> Architectural Review—ADU (ARADU)          | <input type="checkbox"/> Plan Text Amendment (PTA)    | <input type="checkbox"/> Variance (VAR)                   |
| <input type="checkbox"/> Conditional Use (CUP)                     | <input type="checkbox"/> Tree Removal/Review (TCP)    |   |

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

Washington County, Oregon **2015-081254**  
D-DQ  
Stn=18 K GRUNEWALD 09/25/2015 09:58:47 AM  
\$40.00 \$11.00 \$5.00 \$20.00 **\$76.00**

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

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

APN: 2S132BB00700

Statutory Quitclaim Deed

File No.: NCS-744201-STLO (LS)  
Date: 09/04/2015



After recording return to:  
First American Title Ins. Co.  
ATTN: Llsanne Schraer; 8182  
Maryland Ave., Ste. 400  
St. Louis, MO 63105

Until a change is requested all tax  
statements shall be sent to:  
Horizon Community Church  
23370 SW Boones Ferry Rd.  
Tualatin, OR 97062

File No.: NCS-744201-STLO (LS)  
Date: September 04, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY QUITCLAIM DEED

**Horizon Community Church, an Oregon nonprofit corporation who acquired title as Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation, Grantor, releases and quitclaims to Horizon Community Church, an Oregon nonprofit corporation, all rights and interest in and to the following described real property:**

**LEGAL DESCRIPTION:** Real property in the County of Washington, State of Oregon, described as follows:

**See Exhibit "A" attached hereto and made part hereof.**

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

APN: 2S132BB00700

Statutory Quitclaim Deed

File No.: NCS-744201-STLO (LS)

Date: 09/04/2015



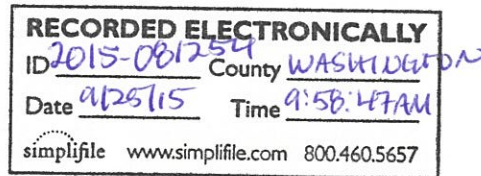
After recording return to:  
First American Title Ins. Co.  
ATTN: Lisanne Schraer; 8182  
Maryland Ave., Ste. 400  
St. Louis, MO 63105

Until a change is requested all tax  
statements shall be sent to:  
Horizon Community Church  
23370 SW Boones Ferry Rd.  
Tualatin, OR 97062

File No.: NCS-744201-STLO (LS)

Date: September 04, 2015

THIS SPACE RESERVED FOR RECORDER'S USE



## STATUTORY QUITCLAIM DEED

**Horizon Community Church, an Oregon nonprofit corporation who acquired title as Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation, Grantor,** releases and quitclaims to **Horizon Community Church, an Oregon nonprofit corporation ,** all rights and interest in and to the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Washington, State of Oregon, described as follows:

**See Exhibit "A" attached hereto and made part hereof.**

The true consideration for this conveyance is **\$0.00.** (Here comply with requirements of ORS 93.030)



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24 day of September, 2015.

**Horizon Community Church, an Oregon nonprofit corporation who acquired title as Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation**

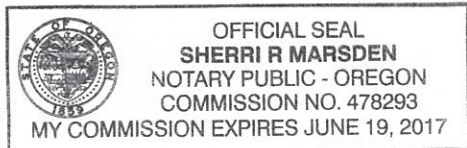
By: [Signature]  
**Stan Russell, Senior Pastor**

By: [Signature]  
**William Stine, Secretary-Treasurer**

STATE OF Oregon )  
Clackamas )ss.  
County of Washington )

This instrument was acknowledged before me on this \_\_\_\_\_ day of September, 2015 by Stan Russell and William Stine, the Senior Pastor and Secretary-Treasurer respectively for Horizon Community Church, an Oregon nonprofit Corporation, FKA Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation on behalf of said corporation.

[Signature]  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:



**Exhibit "A"**

**PARCEL I:**

**TRACT 1:**

**A TRACT OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35;  
THENCE EAST 676.0 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE R.H. BALDOCK FREEWAY;  
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 675.0 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 4, TUALATIN ORCHARD TRACT [PLAT BOOK 6, PAGE 0022], WASHINGTON COUNTY, OREGON; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND ITS EXTENSION THEREOF 490.0 FEET TO THE SOUTHEAST CORNER OF PARCEL I AS DESCRIBED IN DEED TO JAMES KING & CO., AN OREGON CORPORATION, RECORDED APRIL 25, 1975 IN BOOK 1020, PAGE 0386, DEED RECORDS OF WASHINGTON COUNTY, OREGON;  
THENCE NORTH 0° 14' EAST 330.0 FEET TO THE NORTHEAST CORNER OF SAID KING TRACT;  
THENCE SOUTH 89° 53' 45" WEST ALONG THE NORTHERLY LINE OF SAID KING TRACT 1380.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 217 (SW BOONES FERRY ROAD);  
THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO KENNETH L. FURROW, ET UX, RECORDED MARCH 25, 1970 IN BOOK 774, PAGE 0864, DEED RECORDS OF WASHINGTON COUNTY, OREGON;  
THENCE EAST 1280 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF TUALATIN, RECORDED JULY 12, 1971 IN BOOK 825, PAGE 0873, DEED RECORDS OF WASHINGTON COUNTY, OREGON (SAID POINT BEING 16.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID CITY OF TUALATIN TRACT);  
THENCE SOUTH ALONG SAID WEST LINE EXTENDED 660.0 FEET;  
THENCE EAST 16.5 FEET;  
THENCE NORTH 16.5 FEET TO THE POINT OF BEGINNING.**

**SAVE AND EXCEPT PARCELS A, B, C, & D AS FOLLOWS:**

**PARCEL A:**

**BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;  
THENCE EAST 380 FEET TO A POINT;  
THENCE SOUTH 575 FEET TO A POINT;  
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);**

**THENCE IN A NORTHERLY DIRECTION ALONG THE CENTER LINE OF SOUTHWEST BOONES FERRY ROAD TO THE POINT OF BEGINNING.**

**PARCEL B:**

**BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;  
THENCE EAST 740 FEET TO A POINT;  
THENCE SOUTH 625 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 625 FEET TO A POINT;  
THENCE WEST 360 FEET TO A POINT;  
THENCE SOUTH 575 FEET TO A POINT;  
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);  
THENCE IN A SOUTHERLY DIRECTION TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE H. ANDREWS BY BARGAIN AND SALE DEED, RECORDED APRIL 25, 1975 IN BOOK 1020, PAGE 0383, RECORDS OF WASHINGTON COUNTY, OREGON;  
THENCE EAST ALONG THE NORTH LINE OF THE SAID ANDREWS TRACT TO THE POINT OF BEGINNING.**

**PARCEL C:**

**A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WHICH POINT BEARS NORTH 89° 38' 45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL II, NORTH 89° 38' 45" EAST 465.03 FEET;  
THENCE SOUTH 00° 09' 07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS;  
THENCE SOUTH 89° 36' 05" WEST ALONG SAID NORTH LINE, 281.60 FEET;  
THENCE NORTH 00° 00' 00" EAST 452.22 FEET;  
THENCE NORTH 60° 00' 00" WEST 212.13 FEET;  
THENCE NORTH 00° 05' 57" WEST 98.50 FEET;  
THENCE NORTH 30° 00' 00" EAST 121.00 FEET;  
THENCE NORTH 00° 00' 00" EAST 101.39 FEET;  
THENCE NORTH 30° 00' 00" WEST 125.27 FEET TO THE POINT OF BEGINNING.**

**PARCEL D:**

**A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL I, NORTH 89° 34' 49" EAST 485.62 FEET, NORTH 15° 44' 54" EAST 690.21 FEET, SOUTH 89° 35' 49" WEST 674.70 FEET, SOUTH 08° 09' 07" EAST 36.50 FEET, AND SOUTH 69° 38' 49" WEST 16.50 FEET;  
THENCE SOUTH 00° 09' 07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397;  
THENCE ALONG THE BOUNDARY THEREOF, NORTH 89° 36' 05" EAST 16.50 FEET AND SOUTH 00° 08' 37" EAST 313.16 FEET TO THE POINT OF BEGINNING.**

**THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.**

**TRACT 2:**

**BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, EAST 551 FEET FROM THE CENTER OF SAID SECTION 35;  
THENCE EAST ALONG THE ONE-QUARTER SECTION LINE 752.5 FEET;  
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO A POINT;  
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER 752.5 FEET TO A POINT;  
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WHICH POINT BEARS NORTH 89° 38' 45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL II, NORTH 89° 38' 45" EAST 465.03 FEET;  
THENCE SOUTH 00° 09' 07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED**

JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS;  
THENCE SOUTH 89° 36' 05" WEST ALONG SAID NORTH LINE, 281.60 FEET;  
THENCE NORTH 00° 00' 00" EAST 452.22 FEET;  
THENCE NORTH 60° 00' 00" WEST 212.13 FEET;  
THENCE NORTH 00° 05' 57" WEST 98.50 FEET;  
THENCE NORTH 30° 00' 00" EAST 121.00 FEET;  
THENCE NORTH 00° 00' 00" EAST 101.39 FEET;  
THENCE NORTH 30° 00' 00" WEST 125.27 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

**TRACT 3:**

BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;  
THENCE EAST 740 FEET TO A POINT;  
THENCE SOUTH 625 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 625 FEET TO A POINT;  
THENCE WEST 360 FEET TO A POINT;  
THENCE SOUTH 575 FEET TO A POINT;  
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);  
THENCE IN A SOUTHERLY DIRECTION TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE H. ANDREWS BY BARGAIN AND SALE DEED, RECORDED APRIL 25, 1975, IN BOOK 1020, PAGE 0383, RECORDS OF WASHINGTON COUNTY, OREGON; THENCE EAST ALONG THE NORTH LINE OF THE SAID ANDREWS TRACT TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

**TRACT 4:**

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, 294 FEET EAST OF AN IRON BAR MARKING THE CENTER OF SAID SECTION;  
THENCE EAST ALONG SAID NORTH LINE, 257 FEET TO A POINT;  
THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 660 FEET TO A POINT;  
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 35, A DISTANCE OF 257 FEET;  
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 660 FEET TO THE POINT OF BEGINNING.



ALSO, THAT PORTION OF THOSE CERTAIN LANDS DESCRIBED OF RECORD IN BOOK 731, PAGE 0454, LYING SOUTH OF, ALONG AND WITHIN 16-1/2 FEET OF THE SOUTH BOUNDARY OF THE TRACT ABOVE DESCRIBED.

EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTER LINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, SITUATED NORTH 89°41'41" EAST, 379.00 FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35;  
THENCE NORTH 89° 41' 41" EAST, 172.00 FEET TO A 5/8 INCH ROD AND CAP;  
THENCE SOUTH 0° 05' 16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP;  
THENCE SOUTH 89° 41' 41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP;  
THENCE NORTH 53° 03' 41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP;  
THENCE NORTH 0° 05' 16" WEST 215.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO WILLIAM GORDON MOORE RECORDED AUGUST 03, 1972 IN BOOK 880, PAGE 0735, RECORDS OF WASHINGTON COUNTY, OREGON.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION MARKING THE NORTHWEST CORNER OF LOT 105, SANDHURST NO. 2 [PLAT BOOK 47, PAGE 0032], A PLAT OF RECORD;  
THENCE ALONG SAID ONE-QUARTER SECTION LINE NORTH 0° 09' 28" EAST, 230.00 TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID LINE, NORTH 0° 09' 28" EAST, 661.34 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST SAGERT STREET (COUNTY ROAD NO. 2430) AS WIDENED FOR THE SAGERT STREET OVERPASS CROSSING THE O.D.O.T. I-5 HIGHWAY;  
THENCE ALONG SAID LINE, NORTH 83° 07' 49" EAST 443.75 FEET;  
THENCE NORTH 89° 38' 02" EAST, 153.21 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTHWEST 72ND AVENUE AS PLATTED PER SAID SANDHURST NO. 2 [PLAT BOOK 47, PAGE 0032];  
THENCE ALONG SAID LINE, SOUTH, A DISTANCE OF 210.00 FEET;  
THENCE LEAVING SAID LINE, WEST A DISTANCE OF 175.72 FEET;

APN: 2S132BB00700

Statutory Quitclaim Deed  
- continued

File No.: NCS-744201-STLO (LS)

**THENCE SOUTH 57° 21' 18" WEST, 58.58 FEET;  
THENCE SOUTH 25° 27' 48" WEST, 81.30 FEET;  
THENCE SOUTH 4° 00' 00" EAST, 100.00 FEET;  
THENCE SOUTH 21° 45' 18" EAST, 65.00 FEET;  
THENCE SOUTH A DISTANCE OF 55.00 FEET;  
THENCE SOUTH 63° 11' 36" WEST, 410.80 FEET TO THE POINT OF BEGINNING.**

**THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.**

# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 21-001665

1. **Jurisdiction:** Tualatin

2. **Property Information** (example: 1S234AB01400)  
 Tax lot ID(s): \_\_\_\_\_  
2S125AB Lot 7000

**OR Site Address:** 7400 SW Sagert Street  
 City, State, Zip: Tualatin, Oregon, (7062)  
 Nearest cross street: 72nd street

3. **Owner Information**  
 Name: \_\_\_\_\_  
 Company: Horizon Community Church  
 Address: PO Box 2690  
 City, State, Zip: Tualatin, Oregon, 97062  
 Phone/fax: 15037290173  
 Email: splatt@horizoncommunity.church

4. **Development Activity** (check **all** that apply)  
 Addition to single family residence (rooms, deck, garage)  
 Lot line adjustment       Minor land partition  
 Residential condominium    Commercial condominium  
 Residential subdivision       Commercial subdivision  
 Single lot commercial       Multi lot commercial  
 Other Install a 28'x32' library portable on parking lot

4. **Applicant Information**  
 Name: Scott Platt  
 Company: Horizon Community Church  
 Address: PO Box 2690  
 City, State, Zip: Tualatin, Oregon, 97062  
 Phone/fax: 15037290173  
 Email: splatt@horizoncommunity.church

6. **Will the project involve any off-site work?**    Yes    No    Unknown  
 Location and description of off-site work: \_\_\_\_\_

7. **Additional comments or information that may be needed to understand your project:** \_\_\_\_\_

**This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.**

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name Scott Platt      Print/type title Facilities Director  
 Signature ONLINE SUBMITTAL      Date 5/19/2021

## FOR DISTRICT USE ONLY

Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.

Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.

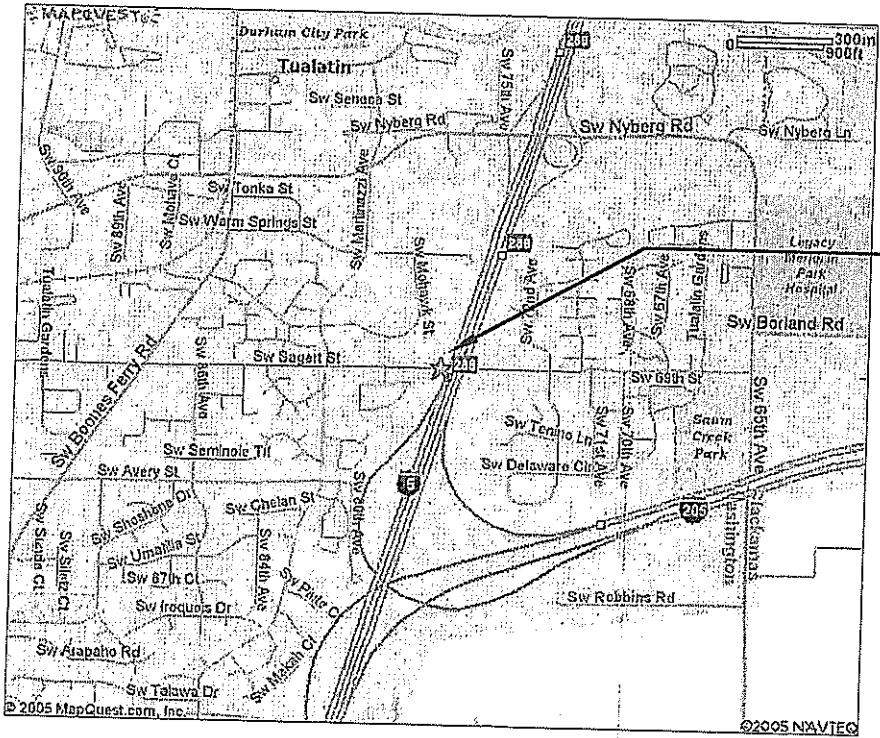
**THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS \_\_\_\_\_ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**

The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by *Chuck Bushnell*      Date 7/1/21

Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: (503) 681-4439  
 OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

# VICINITY MAP



**SITE  
LOCATION**







North

LANDSCAPE ISLANDS (TYP)

WALK STEPS & TERRACED LANDSCAPE

CONCRETE CURB

EXISTING BUILDING #1

7130 S.F.

We will bore a 3" HDPE conduit for electrical service and a 1 1/2" conduit for data

PO-OFF REMAIN  
RED

EXISTING BUILDING #2

6320 S.F.

COVERED WALK

WATER METER BOX

29

H

H.RAMP

ELEC. TRANSFORMER

22" FIR

29" FIR

HANDICAP RAMP

STEPS

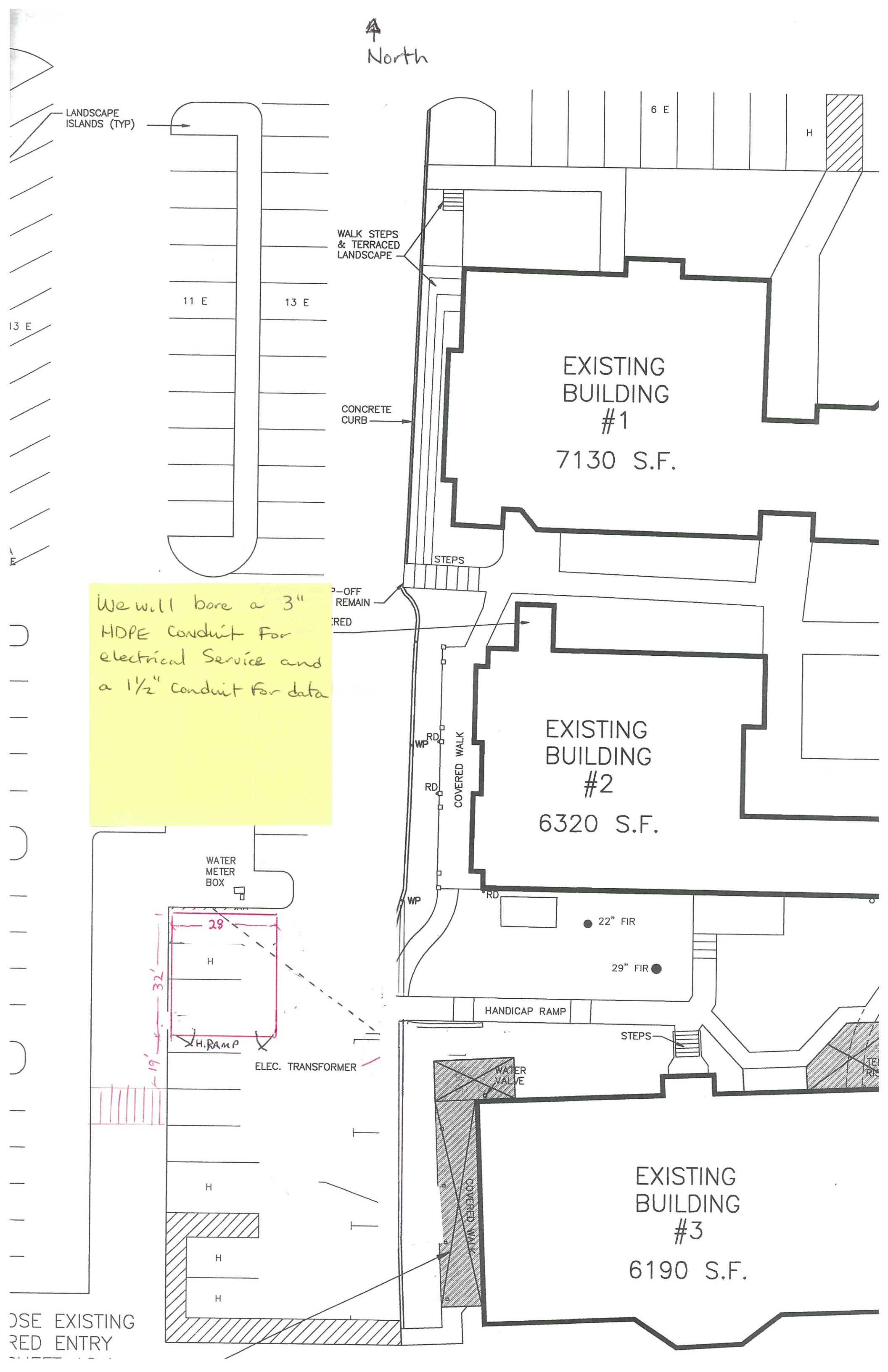
WATER VALVE

COVERED WALK

EXISTING BUILDING #3

6190 S.F.

USE EXISTING RED ENTRY





10295 Southwest Ridder Road Wilsonville, OR 97070  
o 503.570.0626 f 503.582.9307 republicservices.com

August 17, 2021

Scott Platt

Re: Horizon Community Church  
7400 SW Sagert St.  
Tualatin, OR 97062

Dear Scott,

Thank you, for sending us the preliminary site plans for the proposed modular building installation.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will continue to provide complete commercial waste removal and recycling services as needed on a weekly basis for this location

We have reviewed the site plan that you provided which shows the position of the proposed modular building at the South end of the parking lot landscape island and immediately West of the main facility structures. This proposed location will not impede the ability of our trucks to navigate the site or interrupt our trucks from accessing and servicing the trash and recycle enclosure.

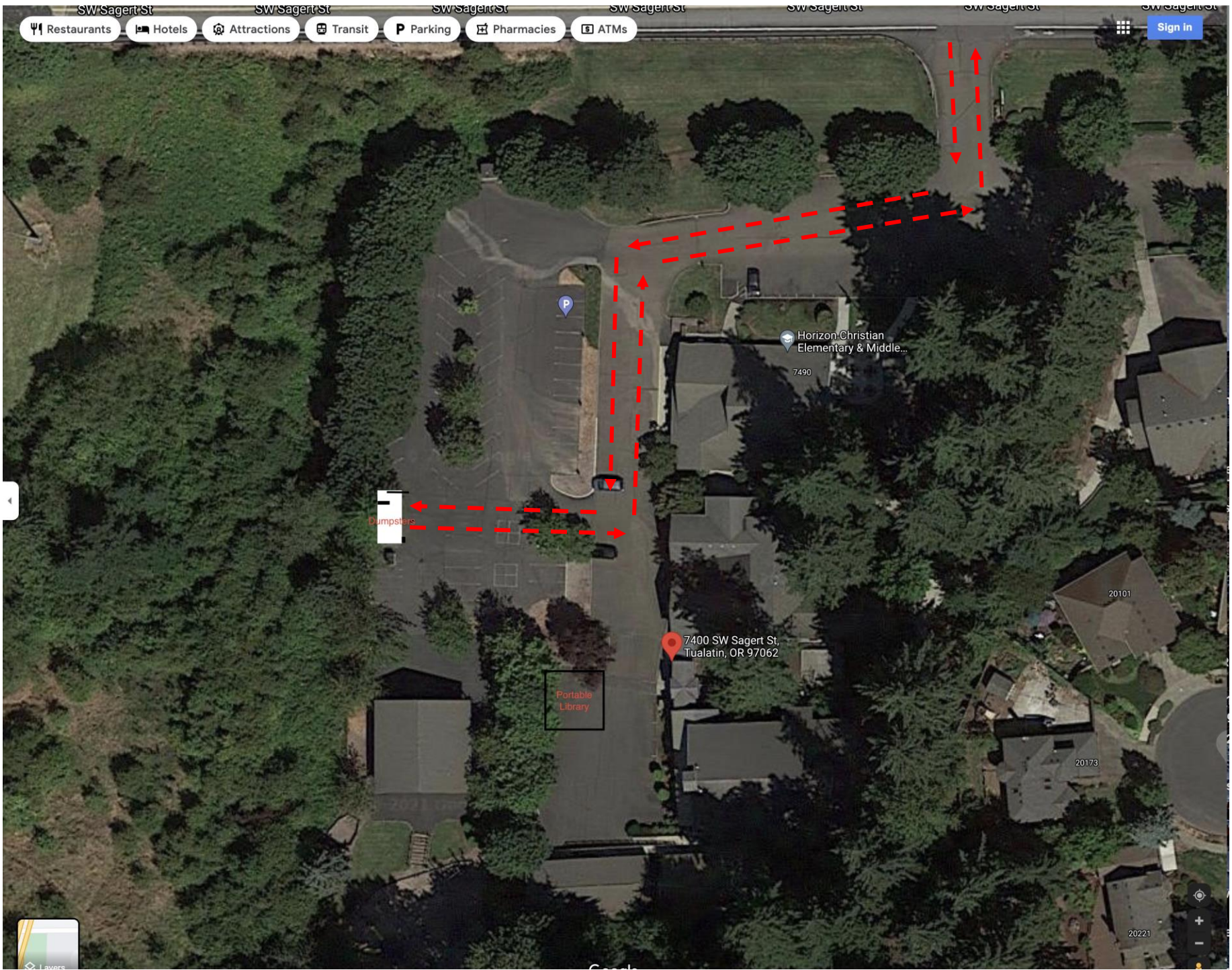
Thank you, Scott for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a blue diagonal line.

Kelly Herrod  
Operations Supervisor  
Republic Services Inc.







**CERTIFICATION OF SIGN POSTING**

 **NOTICE**  
**ARCHITECTURAL  
REVIEW AR-[YY]-\_\_**  
For more information call  
503-691-3026 or visit  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain yellow composed of the RGB color values Red 255, Green 255, and Blue 0. A template is available at:

<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

**NOTE:** For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

---

As the applicant for the Library Portable project,  
I hereby certify that on this day, 8/9/2021 sign(s) was/were posted on the subject property in  
accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Horizon Community Church  
(Please Print)

Applicant's Signature: 

Date: 8/10/2021



# NOTICE

## ARCHITECTURAL REVIEW AR-21-0010

For more information call

503-691-3026 or visit

[www.tualatinoregon.gov](http://www.tualatinoregon.gov)



**AFFIDAVIT OF MAILING NOTICE**

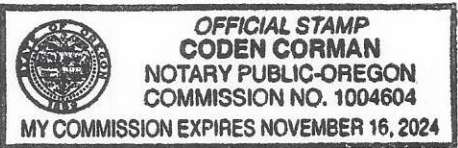
STATE OF OREGON )  
 ) SS  
COUNTY OF WASHINGTON )  
 Clackamas

I, SCOTT PLATT being first duly sworn, depose and say:

That on the <sup>sp 27th cc</sup> 26<sup>th</sup> day of May, 20 21, I served upon the persons shown on Exhibit "A" (Mailing Area List), 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.

[Signature]  
Signature

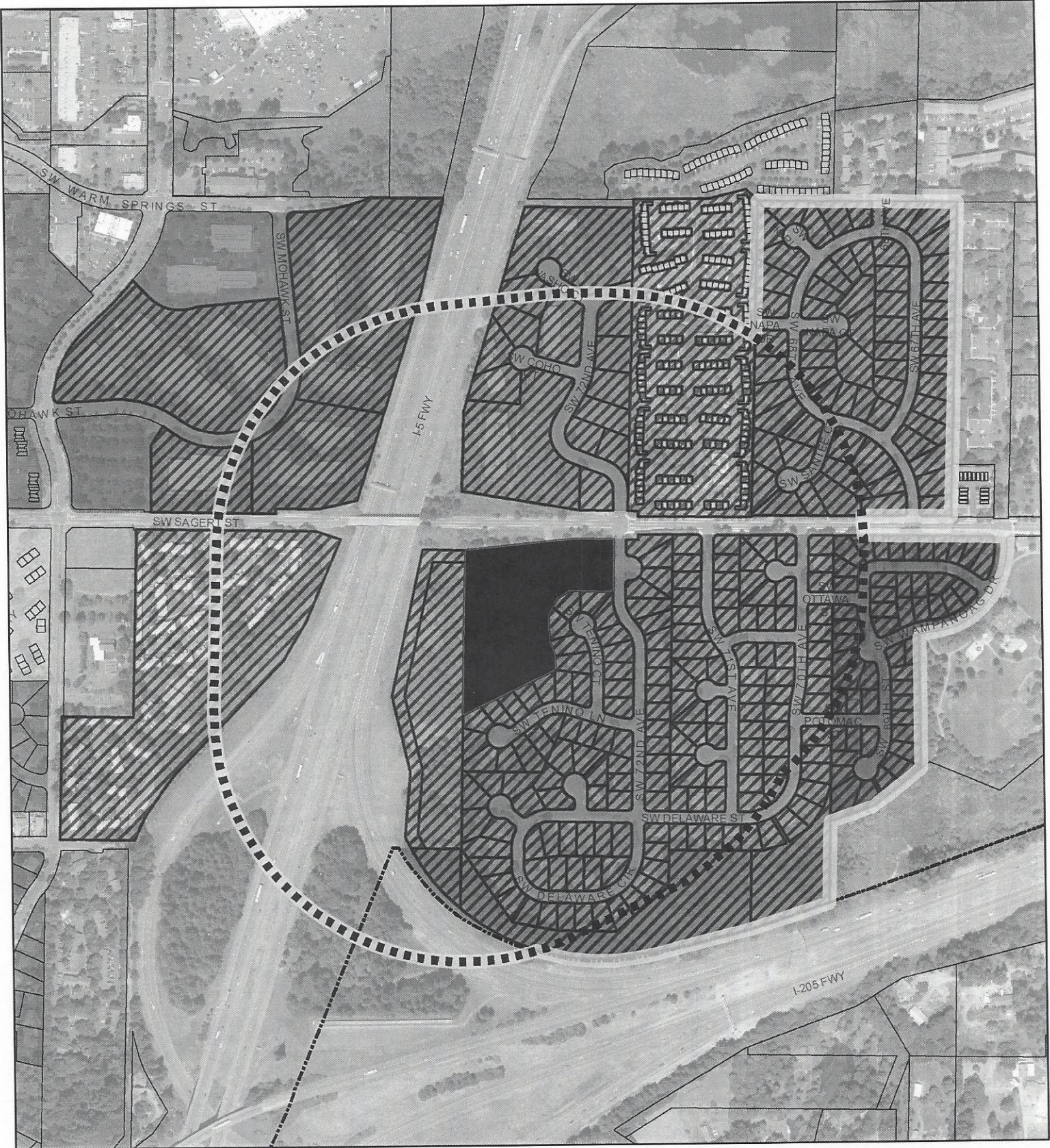
SUBSCRIBED AND SWORN to before me this 27<sup>th</sup> day of May, 20 21.



[Signature]  
Notary Public for Oregon  
My commission expires: 11/16/2024

RE: \_\_\_\_\_





1000' Buffer



1000' Buffer with Subdivisions



Selected Taxlots







Exhibit B

May 25, 2021

**administrative offices**  
po box 2690  
23370 sw boones ferry road  
tualatin, or 97062  
503.612.6688  
[www.horizoncommunity.church](http://www.horizoncommunity.church)

Horizon Community Church  
7400 SW Sagert St  
Tualatin, OR 97062

Re: ES Library Portable

Dear Property Owner:

You are cordially invited to attend a meeting on June 15<sup>th</sup> at 6:00pm on our campus at 7400 SW Sagert St, Tualatin, OR 97062. This meeting shall be held to discuss a project located at 7400 SW Sagert St, Tualatin, OR 97062. The proposal is to install a 28'x 32' Portable Library building on the west side (freeway side) of our property in the upper parking lot. This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

Regards,

A handwritten signature in black ink, appearing to read "Scott Platt".

Scott Platt  
Horizon Community Church  
503-783-6661  
[splatt@horizoncommunity.church](mailto:splatt@horizoncommunity.church)

CERTIFICATION OF SIGN POSTING

<p><b>NOTICE</b></p> <p><b>NEIGHBORHOOD / DEVELOPER MEETING</b></p> <p>06/15/2010 6:00.m.</p> <p>7400 SW Sagert St Tualatin</p> <p>503-783-6661</p>
---

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as 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**. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

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As the applicant for the Horizon Christian School Library Modular project, I hereby certify that on this day, 05/28/21 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: SCOTT PLATT  
*(Please Print)*

Applicant's Signature: Scott Platt

Date: 05/27/21





- Neighborhood Meeting 06/15/21  
6:00 pm Started meeting

Linda Weiland said this  
project is a wonderful Idea  
and she has no concerns.  
she loves the school.

6:30 pm Ended meeting

