

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Jennifer Arnold</i>	PROJECT NO(S). <i>ANX-18-01</i>	
NON-REFUNDABLE FEE(S) <i>17,000</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>17,000</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

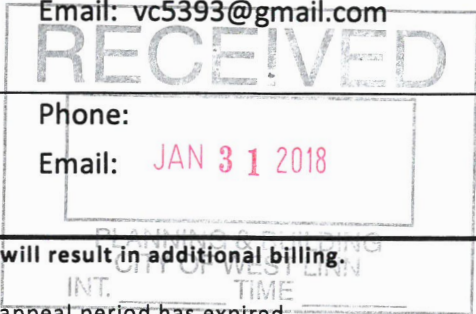
Site Location/Address: 22864 WEATHERHILL ROAD	Assessor's Map No.: attached
	Tax Lot(s): attached
	Total Land Area: 2.35 Acres

Brief Description of Proposal: ANNEXATION INTO THE CITY OF WEST LINN

Applicant Name: LAW OFFICE OF LI WEI, P.C. <small>(please print)</small>	Phone: 503-775-2720
Address: 7059 SE POWELL BLVD	Email:
City State Zip: PORTLAND, OR 97206	liwei@lawofficeofliwei.com

Owner Name (required): HSIAO CHUN CHIANG <small>(please print)</small>	Phone: 503 349-5337
Address: 22864 WEATHERHILL ROAD	Email: vc5393@gmail.com
City State Zip: WEST LINN, OR 97068	

Consultant Name: <small>(please print)</small>	Phone:
Address:	Email: JAN 31 2018
City State Zip:	



- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

	<i>1/29/2018</i>		<i>1/10/2018</i>
Applicant's signature	Date	Owner's signature (required)	Date

ANNEXATION APPLICATION

FOR

22864 WEATHERHILL ROAD, WEST LINN, OR 97068

Property Information*:

Site Address: 22864 Weatherhill Road, West Linn, Oregon 97068

Tax Lots: Tax Lot 8500 (Parcel I, Map No.: 21E35AB)
Tax Lot 401 (Parcel not numbered, Map No.: 21E35B)
Tax Lot 403 (parcel II, Map: 21E35B)

Site total Acreage: approximately 2.35 acre (102,620 square feet)

Neighborhood: Savana Oaks

*Note, this property also includes Tax Lot 493, Parcel III and IV, Map No. 21E35B, which, according to the city's record, was historically annexed. The estimated total acreage per county record for these two parcels is 0.06 acre. Thus, the total acreage of the subject property is approximately 2.41 acre. See attached map and legal description provided by Compass, which was based upon county certified legal descriptions, also attached.

Owner: Hsiao Chun Chiang
22864 S Weatherhill Road, West Linn, OR 97068
Tel: 503-349-5337
Email: vc5393@gmail.com

Applicant/Owner's Representative: Law Office of Li Wei, P.C.
7059 SE Powell Blvd, Portland, OR 97206
Tel: 503-775-2720; 503-871-9533
Email: liweil@lawofficeofliweil.com

Approval Criteria to be Considered:
for the Subject Site: CDC 81.040, 050 and 051;
West Linn Municipal Code 2.915 to 2.930;
Metro Code 3.09.040 and 3.09.050
CDE 105.050 (for zone assignment)

Narrative:

This application is for the annexation of the subject area into City of West Linn (hereinafter, “the City”). The owner of the property has authorized and signed this application to be submitted to the city for consideration. This property is entirely within the limits of the Urban Growth Boundary and the City limits. The owner of the property also has made known its intention at the Pre-Application Conference, and is asking the City in this application to assign R-7 zone for the subject area, which will be a fair match for the nearby zoning and in compliance with the City’s Comprehensive Plan.

Further, upon reviewing the City’s applicable Comprehensive Plan, the applicant/owner of this annexation application finds that the subject site, given the requested R-7 zone assignment, fits well to the Plan, therefore, no changes to this Plan will be raised in this application, or for the future development step.

Therefore, this is an approvable Annexation Application.

Request for the City’s Action on Owner’s Behalf:

The applicant/owner of the subject site acknowledges that, as a result of annexing the subject site to the City, the subject site will simultaneously be annexed to the Tri-City Service District and withdrawn from Clackamas County Enhanced Law Enforcement District and others related Services. The applicant/owner of the subject site respectfully asks the City to take necessary steps whenever and whatever necessary on behalf of the Applicant/Owner in these regards.

Request for the City’s Waiver of an Advisory Vote:

The Applicant/Owner also respectfully requests that an advisory vote for this annexation application be waived to reasonably save the City’s precious financial and human resource, in consideration of the following facts and factors:

- 1) the subject site is, together with the adjacent piece land to the East of the subject site, sits almost at the center of the City Limit, or in other words, the said area jointly is an entirely isolated rural island within the City Limits;
- 2) the subject site will follow the City’s Comprehensive Plan for R-7 zone with no changes asked;

(3) the public services and their capacity are readily calculated for and available to the subject site;

(4) by annexing the subject site, the subject site will generate more real estate tax income to the City, in addition, the owner of the subject site will then pay for having the public services connected to the subject site, hence contribute to the costs of making such public services available to the subject site;

(5) the results of the most recent advisory votes for such applications shows a pattern of prevailing support of the citizens of the City for similar annexation applications;

(6) it is truly in the best interest of the City to annex the subject site as a result of the above facts; and

(7) all required and necessary public notices will be given and public inputs will be assured through the required process that will be discussed in detail below.

The following are additional and detailed *responses* to the above listed approval criteria of applicable codes per City's request, and in the order of such request.

81.040 COMMUNITY DEVELOPEMTN CODE SECTION (Hereinafter "Code")

A. A PETITION to annex into City of West Linn may be initiated by a property owner of the area to be annexed.

Response: condition met. The property owner initiated the annexation application per procedures prescribed by the City.

B. A PRE-APPLICATION conference shall be held prior to submitting an application

Response: condition met. A pre-application conference was held on January 4, 2018.

C. A PETITION to annex shall include the completed petition form and three copies of the following:

- 1. Compliance with Metro Code Section 3.09.040**
- 2. A narrative addressing Code Section 2.920 and Metro Code Section 3.09.50(d) and (e), if applicable.**

3. Vicinity, legal and other maps necessary to show compliance with Code Section 2.920 and Metro Code 3.09.040.

Response: condition met. The required materials and information are provided with the application.

D. A PETITION to any type of boundary change, other than annexation shall be processed as provided by State law and Metro Code Chapter 3.09.

Response: Not applicable. This application is for annexation.

E. THE APPLICANT shall pay the requisite fee.

Response: Condition met. The application fee is submitted together with the application.

81.050 APPROVAL CRITERIA

The City Council shall approve or deny a boundary change proposal based on findings and conclusions that the proposal complies with the criteria of Metro Code Section 3.09.050(D)

Response: condition met. See following detailed responses to each of the criteria. Please see also below for detailed response to criteria of Metro Code Section 3.09.050 (D)

81.055 ZONING DESIGNATION

1. A decision on annexation shall also incorporate a decision on a zone change. The applicant may concurrently apply for a comprehensive plan amendment if desired. Any approval of an annexation shall designate the City zone to be applied if the annexation is approved by the voters. The city zone shall be designated based upon the existing West Linn comprehensive plan/land use designation, pursuant to the following table:

Comprehensive Plan/land Use Designation	Assigned Zoning District
Low Density residential	R-40, R-20, R-15, R-10 or R-7

Response: condition met. The adjacent properties within the City Limit and to the East and South of the subject site are all zoned R-7, as defined by the Comprehensive Plan. And the designation of R-7 for the subject site matches well the existing zoning for the adjacent properties, and was contemplated by the City's Comprehensive Plan.

2. Where the City Council has discretion to apply a zoning, the Council shall consider the following factors in making its decision:

A. Specific site characteristics such as topography, drainage, and existing vegetation.

Response: condition met. The subject site is well suited for development of the parcels for R-7 zoning, as it generally is fairly flat, the drainage can be easily accommodated, and the vegetation is sparse and does not pose any concerns in this regard.

B. The existing zoning and development patterns of surrounding properties.

Response: condition met. The subject site is adjacent to the developed R-7 zoned properties to the south and east. The R-3 zone property to the north of the subject site across the S Weatherhill Road is not consistent with the City's Comprehensive Plan for the subject site, therefore will not be followed.

C. The capacity of the City to provide road, sanitary sewer, storm drainage, and water service to the site.

Response: condition met. The properties adjacent to the subject site, both to the east, north and south are all developed with City provided services that has the designed capacity to serve the subject site. Public sanitary sewer, storm and water lines are located at east and north (Weatherhill Road) of the property, and a regional drainage system is adjacent to the south of the subject site as well.

West Linn Municipal Code

2.915 Annexation Purpose Statement.

(1) The purpose of Sections 2.915 to 2.940 is to establish a two-step process for annexation applications. The first step is a land use decision. The second step is a policy decision by the City Council to determine if the annexation should be approved. The Step 1 and Step 2 decisions can occur at the same meeting. An annexation to the City shall not be effective unless it is approved by the City Council at its discretion and by Metro pursuant to its authority regarding annexations within its boundaries.

Response: condition met. The applicant/owner of the subject site has reviewed the section and is fully aware of the process prescribed in the above section.

(2) The procedures and standards established in this chapter are required for review of proposed annexations in order to:

- (a) Provide adequate public notice, information and sufficient time for public review before annexation hearings and elections;
- (b) Maximize citizen involvement in the annexation review process; and
- (c) Provide information to the public concerning the physical, environmental, financial and related social effects of annexation.

Response: condition met. The applicant/owner of the subject site has reviewed above section and has met this provision by providing the City required information and analysis in this application.

2.920 Step 1: Land Use Decision.

When an annexation application has been properly initiated pursuant to ORS 222.111, 222.125, 222.170, or 222.840, Step 1 shall include review of the land use aspect of the petition pursuant to Community Development Code Chapter 81. If the application receives Council approval through the Step 1 process, the Council shall proceed to Step 2. A determination that the application meets the land use requirements does not obligate the City to approve the annexation application.

Response: condition met. The annexation application for the subject site has been initiated and the application follows the land use designation of applicable CDC. The applicant/owner of the subject site is aware of and following the proper procedures.

2.930 Step 2: Policy Decision.

(1) Step 2 of the annexation process is a policy decision and shall follow the steps in the subsections below.

(2) If the annexation is approved in the Step 1 process, the Planning Director shall prepare a report which includes the following information:

- (a) General information on the property or properties, including but not limited to location, size, access to infrastructure, recommended zone, protected resource areas and infrastructure status;
- (b) Impact on the school district, including but not limited to impacted schools, taxes, and anticipated number of additional students;
- (c) Cost to City of infrastructure that is not funded by SDCs; and
- (d) Tax implications for the City.

As part of the Step 1 process, the applicant shall provide to the Planning Director the information required above at the applicant's cost.

(3) Following delivery of the report and consideration of the report by the City Council at a public meeting, the Council may, in its discretion, decide to set a public hearing for the annexation request, delay a public hearing on the requested annexation or pass a resolution placing the annexation request on a ballot for an advisory vote, at any election. At the public meeting, any person may appear and be heard on the questions of whether the annexation should proceed and whether the request should be placed on the ballot for an advisory vote.

(4) If City Council decides to proceed to a public hearing on the requested annexation without an advisory vote, a public hearing will be scheduled. Notice of the Step 2 public hearing shall be published in accordance with State law and the Metro Code.

(5) The City Council may approve an annexation request if it finds that the annexation is in the best interest of the City based on the report prepared by the Planning Director; testimony and evidence presented at the public hearing; and any other information, evidence, or analysis the City or the Council deems relevant to the application.

(6) The City Council may deny an annexation acting in its legislative capacity even after it has approved the annexation application through the Step 1 process. A decision to deny an annexation in Step 2 shall be specifically stated in the record and noted as a legislative act separate and apart from the land use decision in Step 1.

Response: condition met. Applicant/Owner has reviewed this section, and has fully understood and will cooperate fully with the City with regard to the proper procedures.

***Special Response to 2.930(2)(b):** condition met. The applicant/owner of the subject site has contacted Tim Woodley, Director of Department of Operation, who kindly confirmed that if this property is annexed into City of West Linn with R-7 zoning, " there would be no impact on the schools since we already provide education services to this county parcel." Again, R-7 assignment is requested by the applicant/owner.*

Metro Code 3.09.040 Requirements for Petitions

(a) A PETITION for a boundary change must contain the following information:

- 1. The jurisdiction of the reviewing entity to act on the petition;**
- 2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity;**
- 3. For minor boundary changes, the names and mailing address of all persons owning property and all electo0rs within the affected territory as shown in the records of the tax assessor and county clerk and**

4. **For boundary changes under ORS 198.855(3), ORS 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.**

Response: conditions met. This annexation application meets all of the relevant and applicable Metro Code requirements.

- (b) **A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.**

Response: condition met. The required fee has been paid upon submitting this application.

Metro Code 3.09.045 Expedited Decision*

* **Note:** although this application does not intent to, nor will ask for an expedited decision, if the subject site is qualified, and if such process will be call for upon the City's discretion and initiation, the Applicant/owner will be willing to cooperate with such call and fully cooperate with the City for all proper procedures prescribed in this Metro Code Section. The following responses are given upon these considerations.

A. The governing body of a city or Metro may use the process set forth in this section for minor boundary changes for which the petition is accompanied by the written consents of one hundred percent of property owners and at least fifty percent of the electors, if any, within the affected territory. No public hearing is required.

Response: condition met. The required written consents is given and attached to this application.

B. The expedited process must provide for a minimum of 20 days' notice prior to the date set for decision to all necessary parties and other persons entitled to notice by the laws of the city or Metro. The notice shall state that the petition is subject to the expedited process unless a necessary party gives written notice of its objection to the boundary change.

Response: condition met. The applicant/owner of the subject site is fully aware of and will cooperate with city to follow the requirement of the proper procedure.

C. At least seven days prior to the date of decision the city or Metro shall make available to the public a report that 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;**

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

3. The proposed effective date of the boundary change.

Response: condition met. The applicant/owner of the subject site is fully aware of and will fully cooperate with the City in this regard.

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;**
- b. Any applicable annexation plan adopted pursuant to ORS 195.205;**
- c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;**
- d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;**
- e. Any applicable comprehensive plan;**
- f. Any applicable concept plan; and**

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;**
- c. Eliminate or avoid unnecessary duplication of facilities or services.**

Response: condition met. The Applicant/owner will comply fully with the requirements prescribed in this section, and will fully cooperate with the City in following these considerations.

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.

Response: condition met. The subject site lies entirely within the UGB.

Metro Code 3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decision.

- A. The following requirements for hearing on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.**

- 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;**
 - 2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and**
 - 3. The proposed effective date of the boundary change.**
- C. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.**
- D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsection (D) and (E) of section 3.09.045**

Response: condition met. The application meets all of the relevant and applicable Metro Code requirements, and will cooperate fully with the City's such review.

CDC 105.050 QUASI-JUDICIAL AMENDMENTS AND STANDARDS FOR MAKING DECISION *(Required for zone assignment)*

A decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:

- A. The standards set forth in CDC 99.110(A), which provide that the decision shall be based on consideration of the following factors:**
- 1. The applicable Comprehensive Plan policies as identified in subsection C of this section and map designation.**
 - 2. The applicable standards of any provision of this code or other applicable implementing ordinance.**

Response: condition met, see below for detailed discussion.

B. The standards set forth in CDC 99.110(B), which provide that, in making the decision, consideration may also be given to the following:

1. **Proof of change in the neighborhood or community or a mistake or inconsistency in the Comprehensive Plan or Zoning Map as it relates to the property which is the subject of the development application.**
2. **Factual oral testimony or written statements from the parties, other persons and other governmental agencies relevant to the existing conditions, other applicable standards and criteria, possible negative or positive attributes of the proposal or factors in sub-section A or (B)(1) of this section.**

Response: condition met. The applicant/owner is not aware of any changes in the neighborhood or community, other than a new development to the East of the subject site, i.e., Weatherhill Estate, which also follows the R-7 zone, consistent with the previously developed neighborhood or community to the South of the subject site, and subject site will also ask for a R-7 zone assignment.

C. The Comprehensive Plan, Plan and Ordinance Revision Process, and Specific Policy No. 4, which provides that the decision shall be based on consideration of the following criteria:

1. **Conformance with the Comprehensive Plan policies and criteria.**
2. **There is a public need for the change or the change can be demonstrated to be in the interest of the present and future community.**
3. **The changes will not adversely affect the health, safety and welfare of the community.**

Response: conditions met. The subject site will follow the City's Comprehensive Plan and with no changes of zone or any other items related to the plan requested.

D. Transportation Planning Rule compliance.

1. **Review of applications for effect on transportation facilities. When a development application, whether initiated by the City or by a private interest, includes a proposed comprehensive plan amendment zone change or land use regulation change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060 (the Transportation Planning Rule: "TPR"). "Significant" means the proposal would:**
 - a. **Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);**
 - b. **Change standards implementing a functional classification system; or**
 - c. **As measured at the end of the planning period identified in the adopted transportation system plan:**

- 1) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
- 2) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or
- 3) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Response: condition met. Applicant/owner of the subject site does not propose any zone change in the City's Comprehensive Plan.

2. Amendments that affect transportation facilities. Amendments to the Comprehensive Plan and land use regulations that significantly affect a transportation facility shall ensure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the TSP. This shall be accomplished by one or a combination of the following:

- a. Adopting measures that demonstrate allowed land uses are consistent with the planned function, capacity, and performance standards of the transportation facility.
- b. Amending the TSP or Comprehensive Plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of OAR 660-012-0060 of the TPR.
- c. Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation.
- d. Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.

Response: condition met. As stated above, no such amendments asked in this application

3. Traffic impact analysis. A traffic impact analysis shall be submitted with a plan amendment or land use district change application. (Ord. 1584, 2008)

Response: condition met. As stated above, no such amendments asked in this application.

CONCLUSION

In summary, this application, submitted with all requirement attachments, has considered and met all applicable codes and rules for an annexation petition, and followed all required procedures. The applicant/owner is and will be in full compliances with the City's Comprehensive Plan, with no amendments/changes asked. Therefore, the applicant/owner respectfully requests that the City grant this application. In addition, given the facts fully disclosed in this application, and given the applicable rules, codes and Comprehensive Plan fully discussed and complied in this application, we pray that the City will consider the Applicant/Owner's request without an advisory vote for this application.



SECTION 1: LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED

A TRACT OF LAND IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING SITUATED IN LOTS 22 AND 23, "BLAND ACRES", A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED TO HSIAO CHUN CHIANG RECORDED AS DOCUMENT NUMBER 2017-082194, CLACKAMAS COUNTY DEED RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

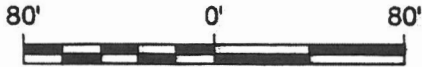
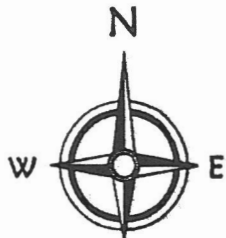
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, "WEATHERHILL ESTATES", A PLAT RECORDED IN BOOK 147, PAGE 009, CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG THE WEST LINE OF SAID "WEATHERHILL ESTATES" SOUTH 01°47'40" WEST 476.53 FEET TO THE SOUTHWEST CORNER OF LOT 6, "WEATHERHILL ESTATES"; THENCE ALONG THE NORTH LINE OF LOT 12, "FLORENDO'S HIDEAWAY", A PLAT RECORDED IN BOOK 124, PAGE 022, CLACKAMAS COUNTY PLAT RECORDS, SOUTH 84°55'10" WEST 35.46 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 12; THENCE ALONG THE NORTH LINE OF "SUNBREAK", A PLAT RECORDED IN BOOK 144, PAGE 019, CLACKAMAS COUNTY PLAT RECORDS, SOUTH 84°58'45" WEST 214.55 FEET TO THE SOUTHWEST CORNER OF LOT 22, "BLAND ACRES"; THENCE ALONG THE WESTERLY LINE OF SAID LOT 22, NORTH 27°54'54" EAST 63.86 FEET TO THE MOST EASTERLY CORNER OF LOT 83, "RIDGE VIEW ESTATES PHASE 2", A PLAT RECORDED IN BOOK 114, PAGE 21, CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG THE EASTERLY LINE OF LOT 83 AND LOT 82, "RIDGE VIEW ESTATES PHASE 2" NORTH 63°03'41" WEST 85.00 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID LOT 82; THENCE ALONG THE NORTHWESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN PARCEL II OF THE AFOREMENTIONED TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED TO HSIAO CHUN CHIANG RECORDED AS DOCUMENT NUMBER 2017-082194, CLACKAMAS COUNTY DEED RECORDS, NORTH 27°54'54" EAST 500.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEATHERHILL ROAD (BLAND CIRCLE); THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 63°02'00" EAST 85.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: SN 2015-064.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1978
DON DEVLAEINCK
1634

DATE OF SIGNATURE: 1/14/18
EXPIRES 12/31/2019



Scale: 1" = 80'



POINT OF BEGINNING
NORTHWEST CORNER OF LOT 1,
"WEATHERHILL ESTATES"

TAX LOT 401 & 403
2 1E 35B
(DOC. NO. 2017-082194)

NORTHWESTERLY LINE OF
PARCEL II AS DESCRIBED
IN DOC NO. 2017-082194

TAX LOT 405
2 1E 35B

ANGLE POINT IN
EASTERLY LINE OF
LOT 82, "RIDGE VIEW
ESTATES PHASE 2"

TAX LOT 8500
2 1E 35AB
(DOC. 2017-082194)

LOT 23 "BLAND ACRES"
LOT 22 "BLAND ACRES"

SATTER STREET

N63°03'41"W
85.00'

THIS PORTION OF TAX
LOT 403 WAS PREVIOUSLY
ANNEXED INTO THE CITY
OF WEST LINN

S84°55'10"W
35.46'

SOUTHWEST CORNER OF
LOT 6, "WEATHERHILL
ESTATES"

RIDGE VIEW ESTATES PHASE 2

S84°58'45"W 214.55'

SOUTHWEST CORNER OF
LOT 22, "BLAND ACRES"

"SUNBREAK"

"FLORENDO'S HIDEAWAY"

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Don Devlaeminck
OREGON
JULY 14, 1978
DON DEVLAEINCK
1634

DATE OF SIGNATURE: 1/14/18
EXPIRES 12/31/2019

8005 Exh.dwg

ANNEXATION EXHIBIT MAP

COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

**NORTH 1/2 OF SECTION 35, T. 2 S., R. 1 E., W.M.
CLACKAMAS COUNTY, OREGON**

CITY OF WEST LINN

CERTIFICATION OF PROPERTY OWNERSHIP

I hereby certify that the attached petition for annexation of the territory described herein to the City of West Linn 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.

KAC 1/22/18



NAME Kevin Clarke
TITLE GIS Cartographer 2
DEPARTMENT A+T
CLACKAMAS COUNTY ASSESSOR'S OFFICE
DATE 1/22/18

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

* * * * *

CERTIFICATION OF REGISTERED VOTERS

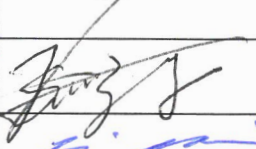
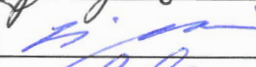
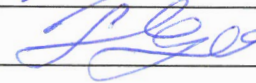
I hereby certify that the attached petition for annexation of territory described herein to the City of West Linn contains the names of at least a majority of the electors registered in the territory to be annexed.



NAME Rebekah St. Joll
TITLE Deputy Clerk
DEPARTMENT _____
CLACKAMAS COUNTY ASSESSOR'S OFFICE Clerk
DATE 1/29/2018

To the Council of the City of West Linn, Oregon

We, the undersigned owner(s) of the property described below and/or elector(s) residing at the referenced location and give consent to, annexation of said property to the City of West Linn. We understand that the City will review this request in accordance with ORS Chapter 222, and applicable regional and local policies prior to approving or denying the request for annexation.

Signature	Printed Name	I am a			Address	Property Description				Date
		PO	R V	OV		Township/ Section	Map	Tax Lot	Precinct	
	Hsiao Chun Chiang			X	22864 S Weatherhill Road, West Linn, OR 97068	21E	35A, 35B	401,403, 8500	320	01/17/2018
	Li Wei		X		22864 S Weatherhill Road West Linn, OR 97068	21E	35A, 35B	401,403 8500	320	01/29/2018
	Lily Li Wei		X		22864 S. Weatherhill Rd. West Linn, OR 97068	21E	35A, 35B	401,403 8500	320	01/29/2018

PO Property Owner
 RV Registered Voter
 OV Property Owner & Registered Voter

A legal description of the property must be submitted with this petition

Initial A.C. J / L.W. / L.L.W.

CITY OF WEST LINN

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 2S1E35AB + 2S1E35B) 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 Kevin Clarke
TITLE GIS Cartographer 2
DEPARTMENT A&T
CLACKAMAS COUNTY ASSESSOR'S OFFICE
DATE 1/22/18



Exhibit A

PARCEL I: 21E35AB08500 00405127 & 21E35B 00401 00405403

A portion of Lots 22 and 23, BLAND ACRES, in the County of Clackamas and State of Oregon, described as follows:

BEGINNING at the intersection of the Southeasterly line of said Lot 23 and the South right of way line of County Road No. 1637; thence Northwesterly along said right of way line, 70 feet; thence Southeasterly to a point on the Southeasterly line of said Lot 23 that bears Southwesterly 30 feet from the point of beginning; thence Southwesterly along said Southeasterly line to the most Southerly corner of said Lot 23; thence Easterly along the Southerly line of Lot 22, BLAND ACRES, a distance of 250 feet; thence North to the point of beginning.

PARCEL II:

Part of Lot 23, BLAND ACRES, in Section 35, Township 2 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

21E35B 00403 00405421

BEGINNING at the intersection of the Southeasterly line of said Lot 23 and the Southerly right of way line of County Road No. 1637; thence Northwesterly along said Southerly right of way line, 85 feet; thence South 27°57' West 500 feet; thence Southeasterly parallel with the Southerly right of way line of County Road No. 1637, a distance of 85 feet to the Southeasterly line of said Lot 23; thence North 27°57' East, 500 feet to the point of beginning.

EXCEPT THEREFROM that portion of said Lot 23, conveyed to H. Desmond Johnson and wife by deed recorded July 9, 1979 as Recorder's Fee No. 79-29075.

-401 but described as pt. of Parcel I above

PARCEL III:

A portion of Lot 82, RIDGE VIEW ESTATES PHASE 2, in the Northwest one-quarter of Section 35, Township 2 South, Range 1 East of the Willamette Meridian, in the City of West Linn, County of Clackamas and State of Oregon, being more particularly described as follows:

21E35B 00493 05002551

COMMENCING at a 5/8 inch iron rod with a plastic yellow cap inscribed "TRILAND INC." at the most Northerly corner of said Lot 82; thence South 31°06'44" East along the Northeasterly line of said Lot 82, a distance of 5.49 feet to a 5/8 inch iron rod with a plastic yellow cap inscribed "W.B. WELLS & ASSOC, INC." and the true point of beginning; thence South 63°11'33" East 74.55 feet along the Easterly line of said Lot 82, also being the Southwesterly line of that tract conveyed to Ronald L. Inberg, et ux, in deed recorded January 9, 1992, as Fee No. 92-01376, Clackamas County Deed Records, to the most Easterly corner of said Lot 82; thence leaving said line, South 63°49'29" West 45.14 feet along the Southeasterly line of said Lot 82 to a 5/8 inch iron rod with a plastic yellow cap inscribed "WRG DESIGN, INC."; thence North 25°55'59" West 59.53 feet to the true point of beginning.

pt. 493

PARCEL IV:

A portion of Lot 83, RIDGE VIEW ESTATES PHASE 2, in the Northwest one-quarter of Section 35, Township 2 South, Range 1 East of the Willamette Meridian, in the City of West Linn, County of Clackamas and State of Oregon, being more particularly described as follows:

+remainder 493

COMMENCING at a 5/8 inch iron rod with a plastic yellow cap inscribed "TRILAND INC." at the most Southerly East corner of said Lot 83; thence North 26°10'47" West along the Northeasterly line of said Lot 83, a distance of 19.15 feet to a 3/4 inch iron at an angle point on the Easterly line of said Lot 83 and the true point of beginning; thence North 27°50'34" East 53.86 feet along the Easterly line of said Lot 83, also being the most Southerly West line of that tract conveyed to Ronald L. Inberg, et ux, in deed recorded January 9, 1992 as Fee No. 92-01376, Clackamas County Deed Records, to a 5/8 inch iron rod with a plastic yellow cap inscribed "CENTERLINE CONCEPTS, INC." at the most Easterly corner of said Lot 83; thence North 63°11'33" West 10.54 feet along the common line of said Inberg tract and North line of said Lot 83 to a point; thence leaving said line South 63°49'29" West 45.14 feet along the Northwesterly line of said Lot 83 to a 5/8 inch iron rod with a plastic yellow cap inscribed "WRG DESIGN, INC."; thence South 25°55'59" East 45.93 feet to the true point of beginning.

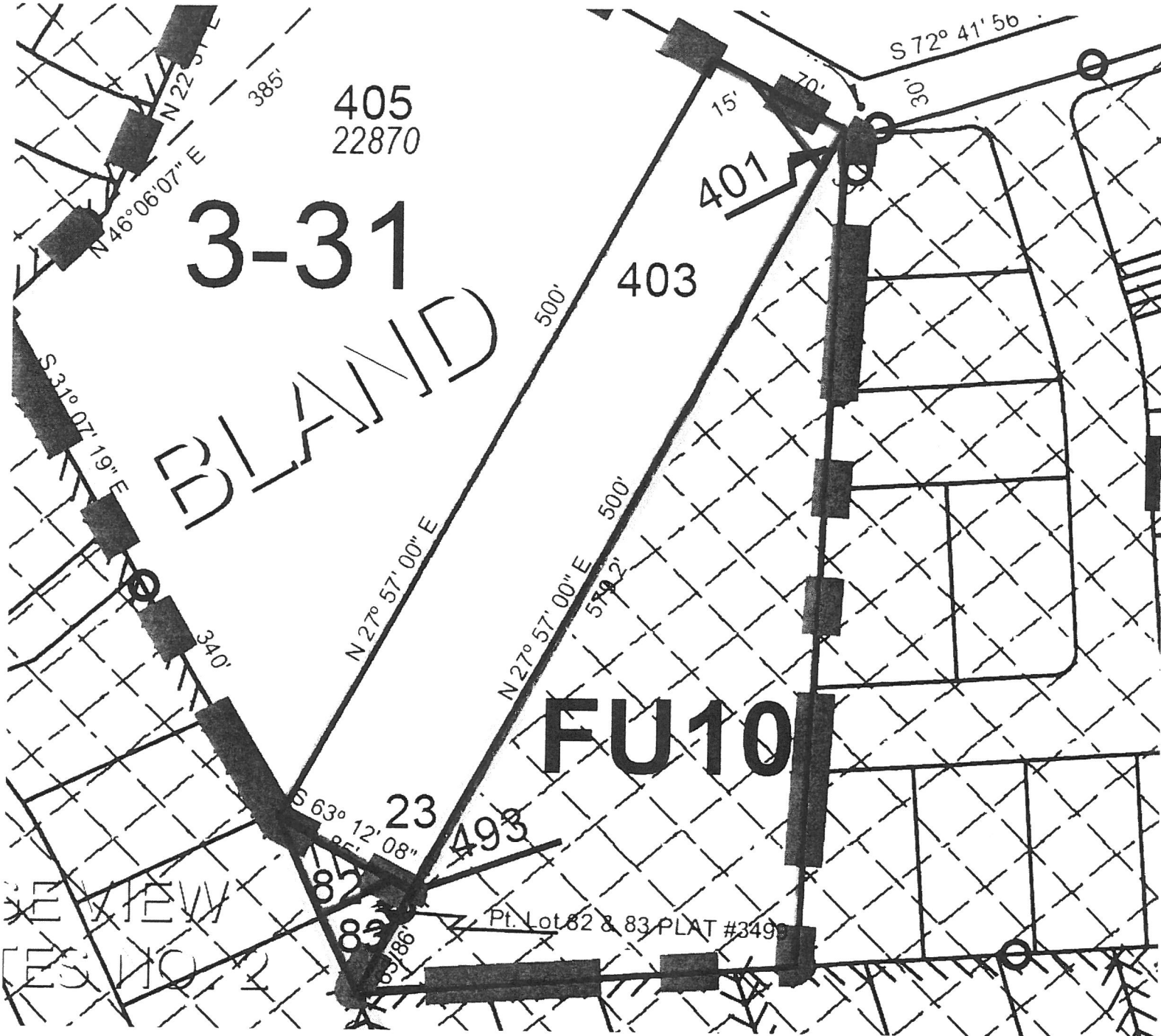
~~SEE NEXT DEED~~



KAC
1/22/18

(2)

~~MN~~



3-31

401 Pt. PCL I
 403 PCL II TL 403, except TL 401
 493 - PCL III + PCL IV

KAE 1/22/18



