

ORDINANCE NO.1679

AN ORDINANCE ESTABLISHING THE ZONING DESIGNATION AS R-7 UPON ANNEXATION OF THE PROPERTY LOCATED AT 22864 WEATHERHILL ROAD

WHEREAS, the 2.35 acres of real property at 22864 Weatherhill Road, West Linn, Oregon ("Property"), and further described in Exhibit A, which is attached and incorporated by this reference, are located within the Metro Urban Growth Boundary and are eligible for annexation into the City of West Linn; and

WHEREAS, the Applicant sought annexation of the Property into West Linn, Oregon, with a designation of R-7; and

WHEREAS, the West Linn Comprehensive Plan contemplates the annexation of the Property and designates it as low density residential; and

WHEREAS, the West Linn City Council approved Step 1, the land use decision to annex the real property; and

WHEREAS, the addition of property to the City requires modifying the Zoning Map, which must be done by ordinance; and

WHEREAS, the City Council may choose not to annex the Property during Step 2, the policy decision regarding the proposed annexation, negating the need for this Ordinance to become effective.

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

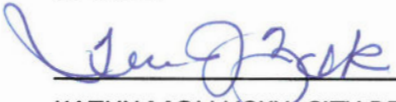
SECTION 1. Zoning designation and map amendment. The Property shall be zoned R-7, single-family residential detached. The Zoning Map shall be amended to include the Property within the City limits and depict the Property with an R-7 zoning designation, as shown on Exhibit B, which is attached and incorporated by this reference.

SECTION 2. Effective Date. This ordinance shall only take effect on the 30th day after the passage of Ordinance (step 1) 1679 approving the annexation of the Property.

The foregoing ordinance was first read by title only in accordance with Chapter VIII, Section 33(c) of the City Charter on the 18th day of June, 2018, and duly PASSED and ADOPTED this 18 day of June, 2018.


RUSSELL B. AXELROD, MAYOR

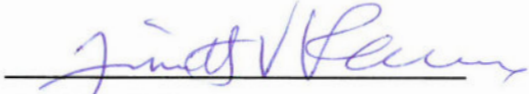
ATTEST:



KATHY MOLLUSKY, CITY RECORDER

Deputy City Recorder

APPROVED AS TO FORM:



CITY ATTORNEY

Ordinance No. 1679

Exhibit A

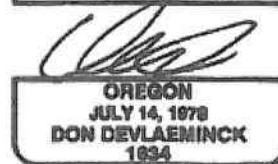


SECTION 1: LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED

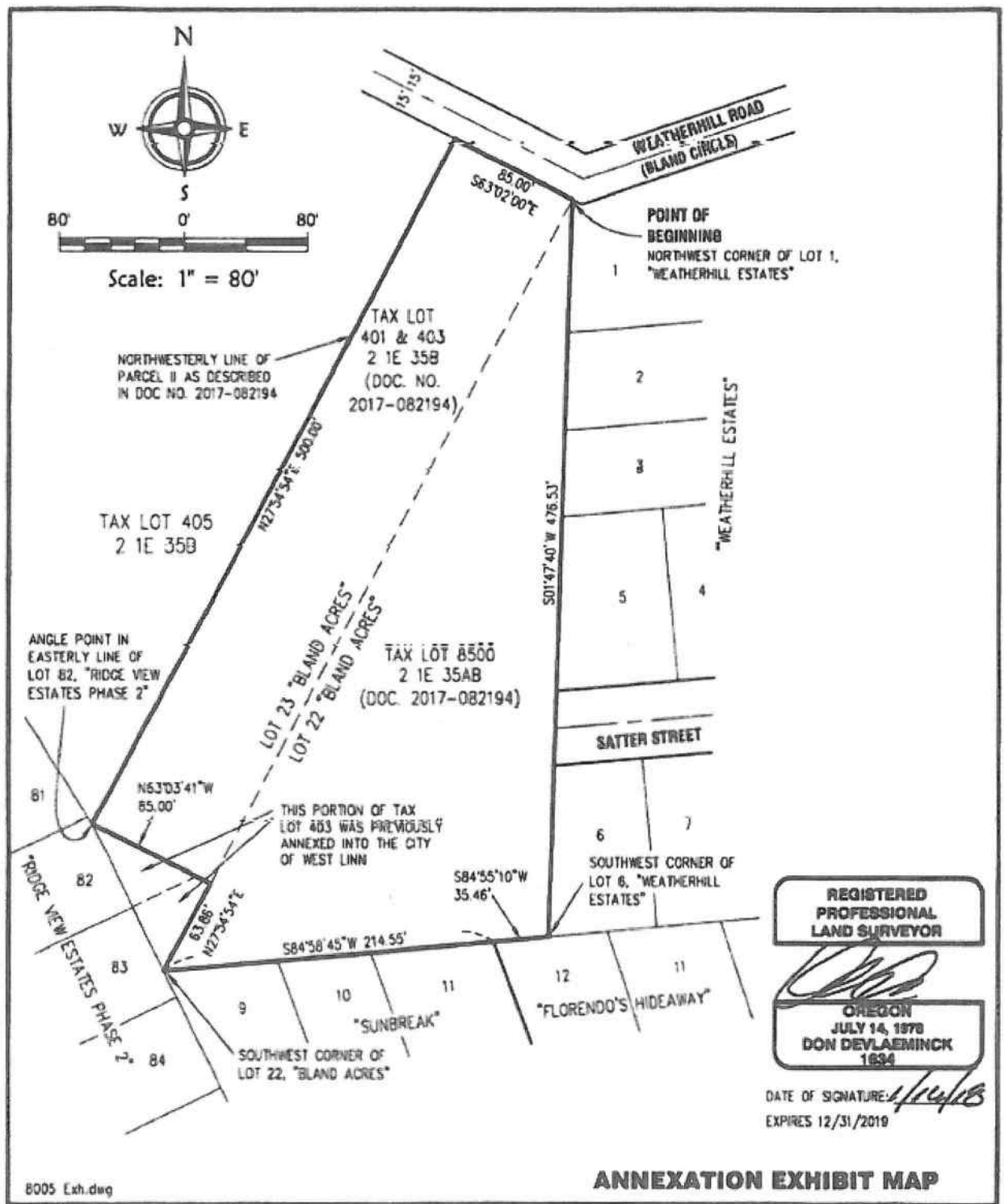
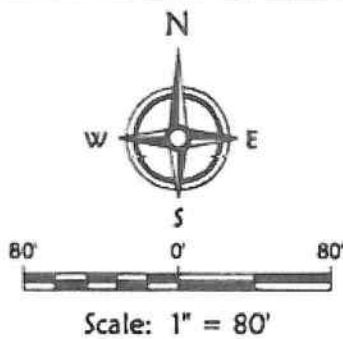
A TRACT OF LAND IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING SITUATED IN LOTS 22 AND 23, "BLAND ACRES", A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED TO 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 $01^{\circ}47'40''$ 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 $84^{\circ}55'10''$ 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 $84^{\circ}58'45''$ WEST 214.55 FEET TO THE SOUTHWEST CORNER OF LOT 22, "BLAND ACRES"; THENCE ALONG THE WESTERLY LINE OF SAID LOT 22, NORTH $27^{\circ}54'54''$ 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 $63^{\circ}03'41''$ 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 $27^{\circ}54'54''$ EAST 500.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEATHERHILL ROAD (BLAND CIRCLE); THENCE ALONG SAID RIGHT OF WAY LINE SOUTH $63^{\circ}02'00''$ EAST 85.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: SN 2015-064.



DATE OF SIGNATURE: *1/14/19*
EXPIRES 12/31/2019



REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 14, 1976
DON DEYLAEMINCK
1634

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

8005 Exh.dwg

COMPASS Land Surveyors
4107 SE International Way, Suite 708
Milwaukie, Oregon 97222 503-683-8083

ANNEXATION EXHIBIT MAP

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

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 ab**

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 "WRO 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 "WRO 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)

~~MM~~

Ordinance No. 1679

Exhibit B

