



LAND USE APPLICATION FORM

APR 11, 2016

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☒ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☐ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): AN - 16 - 01

Proposed Land Use or Activity: ANNEXATION OF ONE (1)

PROPERTY

Project Name: _____ Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 19358 S Columbine Ct

Clackamas County Map and Tax Lot Number(s): 3-2E-12AC-3700

Applicant(s):

Applicant(s) Signature: [Signature]

Applicant(s) Name Printed: Ron Wilson

Date: 29 March 16

Mailing Address: PO Box 3202

Phone: (503) 349-2768

Fax: _____

Email: _____

Property Owner(s):

Property Owner(s) Signature: [Signature]

Property Owner(s) Name Printed: Ron Wilson

Date: 29 March 16

Mailing Address: PO Box 3202

Phone: (503) 349-2768

Fax: _____

Email: _____

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____

Date: _____

Mailing Address: _____

Phone: _____

Fax: _____

Email: _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

**PETITION OF OWNERS OF MAJORITY OF LAND
AND PETITION OF A MAJORITY OF REGISTERED VOTERS**

PETITION FOR ANNEXATION TO THE CITY OF OREGON CITY, OREGON

TO: The City Commission of the City of Oregon City, Oregon:

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Oregon City.

The property to be annexed is described as follows:

(Insert Legal Description here OR attach it as Exhibit "A")

Legal Description:

31E-12AC-03700

SE Terminus of Columbine Ct.
Asquith Estates subdivision

Address:

19358 Columbine Ct.
Oregon City, OR 97045

**PETITION OF OWNERS OF 100 % OF LAND
AND PETITION OF A MAJORITY OF REGISTERED VOTERS**

PETITION FOR ANNEXATION TO THE CITY OF OREGON CITY, OREGON

TO: The City Commission of the City of Oregon City, Oregon:

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Oregon City.

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31E-12AC-03700
SE Terminus of Columbine Ct.
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19358 Columbine Ct.
Oregon City, OR 97045

ANNEXATION PETITION

NOTE: This petition may be signed by qualified persons even though they may not know their property description or precinct number.

[illegible]

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CERTIFICATION OF PROPERTY OWNERSHIP OF
AT LEAST ONE-HALF LAND AREA
(City Double Majority Method)

I hereby certify that the attached petition for a proposed boundary change involving the territory described in the petition contains the names of the owners* of at least one-half of the land area within the annexation area described in the petition, as shown on the last available complete assessment roll.

NAME DS Storm
TITLE GIS CARTOGRAPHER 2
DEPARTMENT A&T
COUNTY OF Clackamas
DATE 9-8-14

- * "Owner" means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

CERTIFICATION OF PROPERTY OWNERSHIP OF

100% OF LAND AREA

(City 100% Ownership Method)

I hereby certify that the attached petition for a proposed boundary change involving the territory described in the petition contains the names of the owners* of 100% of the land area within the annexation area described in the petition, as shown on the last available complete assessment roll.

NAME DT Storm
TITLE GIS Cartographer 2
DEPARTMENT A&T
COUNTY OF Clark
DATE 9-8-14

- * "Owner" means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.



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 31E-12AC-03700) 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 DS Storm
TITLE GIS Cartographer 2
DEPARTMENT A&T
COUNTY OF Clackamas
DATE 9-8-14



CERTIFICATION OF REGISTERED VOTERS

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

NAME PAUL HANES *Paul Hanes*
TITLE DEPUTY CLERK
DEPARTMENT CLERK/ELECTIONS
COUNTY OF CLACKAMAS
DATE 9/5/14

CLACKAMAS COUNTY ELECTIONS
SHERRY HALL, COUNTY CLERK
1710 RED SOILS CT, SUITE 100
OREGON CITY, OR 97045



NOTICE LIST

(This form is NOT the petition)

ALL OWNERS OF PROPERTY AND/OR REGISTERED VOTERS INCLUDED IN BOUNDARY CHANGE PROPOSAL AREA. ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE OUTSIDE BOUNDARY OF THE AREA TO BE ANNEXED.

Ronald Wilson 19358 Columbine Ct 31E12AC03700

NAME OF OWNER/VOTER

ADDRESS

PROPERTY DESIGNATION

(Indicate tax lot, section number, Township and Range)

Provided by city \$15-

(1) _____

(2) _____

(3) _____

(4) _____

(5) _____

(6) _____

(7) _____

(8) _____

(9) _____

(10) _____

(11) _____

(12) _____

(13) _____

(14) _____

(15) _____

(16) _____

(17) _____

(18) _____

BOUNDARY CHANGE INFORMATION SHEET

I. EXISTING CONDITIONS IN AREA TO BE ANNEXED

- A. General location Asquith Estates - Columbine Ct
- B. Land Area: Acres 0.5 Acres approx or Square Miles _____

- C. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal).

The property is generally 0 to 2 % sloped. Most of the property is grass with a few fir, walnut, and cedar trees

- D. Describe land uses on surrounding parcels. Use tax lots as reference points.

North: 19353 Columbine Ct - SFR 0.25 Acres approx

East: 19328 Columbine Ct - SFR 0.5 Acres approx
Annexed

South: 19348 South End Rd - SFR 2.0 Acres approx
forested - Annexed

West: "Same as South"

- E. Existing Land Use:

Number of single-family units 1 Number of multi-family units 0

Number commercial structures 0 Number industrial structures 0

Public facilities or other uses N/A

What is the current use of the land proposed to be annexed: SFR - FU-10

F. Total current year Assessed Valuation \$ \$213,268

G. Total existing population 2

II. REASON FOR BOUNDARY CHANGE

- A. The City Code (Section 6) and the Metro Code (3.09.050 (d) & (e)) spell out criteria for consideration (see copies attached). Please provide a narrative which addresses these criteria. With regard to the City criteria, please provide a narrative statement explaining the conditions surrounding the proposal and addressing the factors in Section 6, as relevant, including:

1. Statement of availability, capacity and status of existing water, sewer, drainage, transportation, park and school facilities;
2. Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time;
3. Statement of additional facilities, if any, required to meet the increased demand and any proposed phasing of such facilities in accordance with projected demand;
4. Statement outlining method and source of financing required to provide additional facilities, if any;
5. Statement of overall development concept and methods by which physical and related social environment of the site, surrounding area and community will be enhanced;
6. Statement of potential physical, aesthetic and related social effects of the proposed or potential development on the community as a whole and on the small subcommunity or neighborhood of which it will become a part; and proposed actions to mitigate such negative effects, if any;
7. Statement indicating the type and nature of any Comprehensive Plan text or map amendments or Zoning text or map amendments that may be required to complete the proposed development.

- B. Please submit 25 copies of a site plan, drawn to scale (not greater than 1" = 50') indicating:

1. The location of existing structures (if any);
2. The location of streets, sewer, water, electric and other utilities, on or adjacent to the property to be annexed.
3. The location and direction of all water features on and abutting the subject property. Approximate location of areas subject to inundation, stormwater overflow or standing water. Base flooding data showing elevations of all property subject to inundation in the event of one-hundred year flood shall be shown;
4. Natural features, such as rock outcroppings, marshes or wetlands (as delineated by the Division of State Lands) wooded areas, isolated preservable trees (trees with trunks over 6" in diameter - - as measured 4 feet above the ground) and significant areas of vegetation.
5. General land use plan indicating the types and intensities of the proposed or potential development;

III. LAND USE AND PLANNING

- A. What is the applicable County Planning Designation? LR
What City Planning Designation is being sought? LR

- B. What is the zoning on the territory to be served? FU-10
What zoning designation is being sought? R-10

- C. Is the subject territory to be developed at this time? N/A

- D. Generally describe the anticipated development (building types, facilities, number of units).

Divide property and add a second SFR

- E. Can the proposed development be accomplished under current county zoning?

☐ Yes ☒ No No development proposed

N/A

If No,---has a zone change been sought from the county either formally or informally.

☐ Yes ☒ No

Please describe outcome of zone change request if answer to previous questions was Yes. Default zoning of R-10 per

Oregon City Code

- F. Is the proposed development compatible with the city's comprehensive land use plan for the area?

☒ Yes ☐ No ☐ City has no Plan for the area.

Has the proposed development been discussed either formally or informally with any of the following? (Please indicate)

☐ City Planning Commission ☒ City Planning Staff
☐ City Council ☐ City Manager

Please describe the reaction to the proposed development from the persons or agencies indicated above.

See pre application conference.

PA14-14

- G. Please indicate all permits and/or approvals from a City, County, or Regional Government which will be needed for the proposed development. If already granted, please indicate date of approval and identifying number:

APPROVAL	PROJECT FILE #	DATE OF APPROVAL	FUTURE REQUIREMENT
Metro UGB Amendment			
City or County Plan Amendment			
Pre-Application Hearing (City or County)	PA14-14	8/19/14	
Preliminary Subdivision Approval			
Final Plat Approval			
Land Partition			
Conditional Use			
Variance			
Sub-Surface Sewage Disposal			
Building Permit			

Please submit copies of proceedings relating to any of the above permits or approvals which are pertinent to the annexation.

- H. Does the proposed development comply with applicable regional, county or city comprehensive plans? Please describe.

No development proposed at this time.

- I. If a city and/or county-sanctioned citizens' group exists in the area of the annexation, please list its name and address of a contact person.

City = Hazel Grove - Westling Farm Neighborhood assoc.
Currently County = Central Pt / Leland / New Era cpo.

IV. SERVICES AND UTILITIES

- A. Please indicate the following:

1. Location and size of nearest water line which can serve the subject area.

Salmon Berry Dr / Columbine Ct - 6"

2. Location and size of nearest sewer line which can serve the subject area.

Salmon Berry Dr / Hazelnut Ct - 12"

3. Proximity of other facilities (storm drains, fire engine companies, etc.) which can serve the subject area _____

Storm drain in Salmon Berry Dr - CCFD #1

4. The time at which services can be reasonably provided by the city or district.

upon annexation

5. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)

See public works pre-app notes, 29 April 2014

6. Availability of the desired service from any other unit of local government. (Please indicate the government.)

See above. No development proposed at this time.

- B. If the territory described in the proposal is presently included within the boundaries of or being served extraterritorially or contractually by, any of the following types of governmental units, please so indicate by stating the name or names of the governmental units involved.

City _____

Rural Fire Dist CCFD #1

County Service Dist. _____

Sanitary District For

Hwy. Lighting Dist. _____

Water District CRW

Grade School Dist. McLaughlin

Drainage District Clack WES

High School Dist. OCSD

Diking District _____

Library Dist. C.C. Library

Park & Rec. Dist. Clack County

Special Road Dist. _____

Other Dist. Supplying Water Service _____

- C. If the territory is proposed to be served by any of the above units or any other units of government please note. CCFD, OCSD

- D. If any of the above units are presently servicing the territory (for instance, are

residents in the territory hooked up to a public sewer or water system), please so describe.

N/A

APPLICANT'S NAME

Ron Wilson

MAILING ADDRESS

19358 Columbine Ct

Oregon City, OR 97045

TELEPHONE NUMBER

(503) 349-2768

(Work) Cell

(Res.)

REPRESENTING

self

DATE:

18 Aug 2014

DOUBLE MAJORITY WORK SHEET

Please list all properties/registered voters included in the proposal. (If needed, use separate sheet for additional listings).

PROPERTY OWNERS

Property Designation (Tax Lot #s)	Name of Owner	Acres	Assessed Value	Signed Petition (Y/N)
21E-12AC-03700	Ronald Wilson	0.5	213,268	Y
31E-12AC-03700	St Anastasia Wilson	0.5	213,268	Y
TOTALS		0.5	213,268	

Worksheet (continued)

REGISTERED VOTERS

Name of Registered Voter	Address of Registered Voter	Signed Petition (Y/N)
Ronald Wilson	PO Box 3202, Oregon City, OR 97045	Y
Anastasia Wilson	PO Box 3202, Oregon City, OR 97045	Y

SUMMARY

TOTAL NUMBER REGISTERED VOTERS IN THE PROPOSAL 2

NUMBER OF REGISTERED VOTERS WHO SIGNED 2

PERCENTAGE OF REGISTERED VOTERS WHO SIGNED 100%

TOTAL ACREAGE IN PROPOSAL 0.5

ACREAGE SIGNED FOR 0.5

PERCENTAGE OF ACREAGE SIGNED FOR 100%

10
22 29
36



After recording return to:
Ronald C. Wilson and Anastasia R.
Wilson
19358 South Columbine Court
Oregon City, OR 97045

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

Ronald C. Wilson and Anastasia R.
Wilson

19358 South Columbine Court
Oregon City, OR 97045

File No.: 7034-1293032 (AC)

Date: October 09, 2008

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Sherry Hall, County Clerk

2008-073046



\$36.00

01257734200800730460020022

10/23/2008 03:08:54 PM

D-D Cnt=1 Stn=4 KANNA
\$10.00 \$10.00 \$16.00

Recorded By
First American Title Insurance Company of Oregon
No. 1293032-UT

STATUTORY WARRANTY DEED

Scott T. Maggi and Rachel C. Maggi, as tenants by the entirety, Grantor, conveys and warrants to Ronald C. Wilson and Anastasia R. Wilson, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

31E12AC03700

Lots 9 and 9A, Block 2, ASQUITH ESTATES, in the County of Clackamas and State of Oregon.

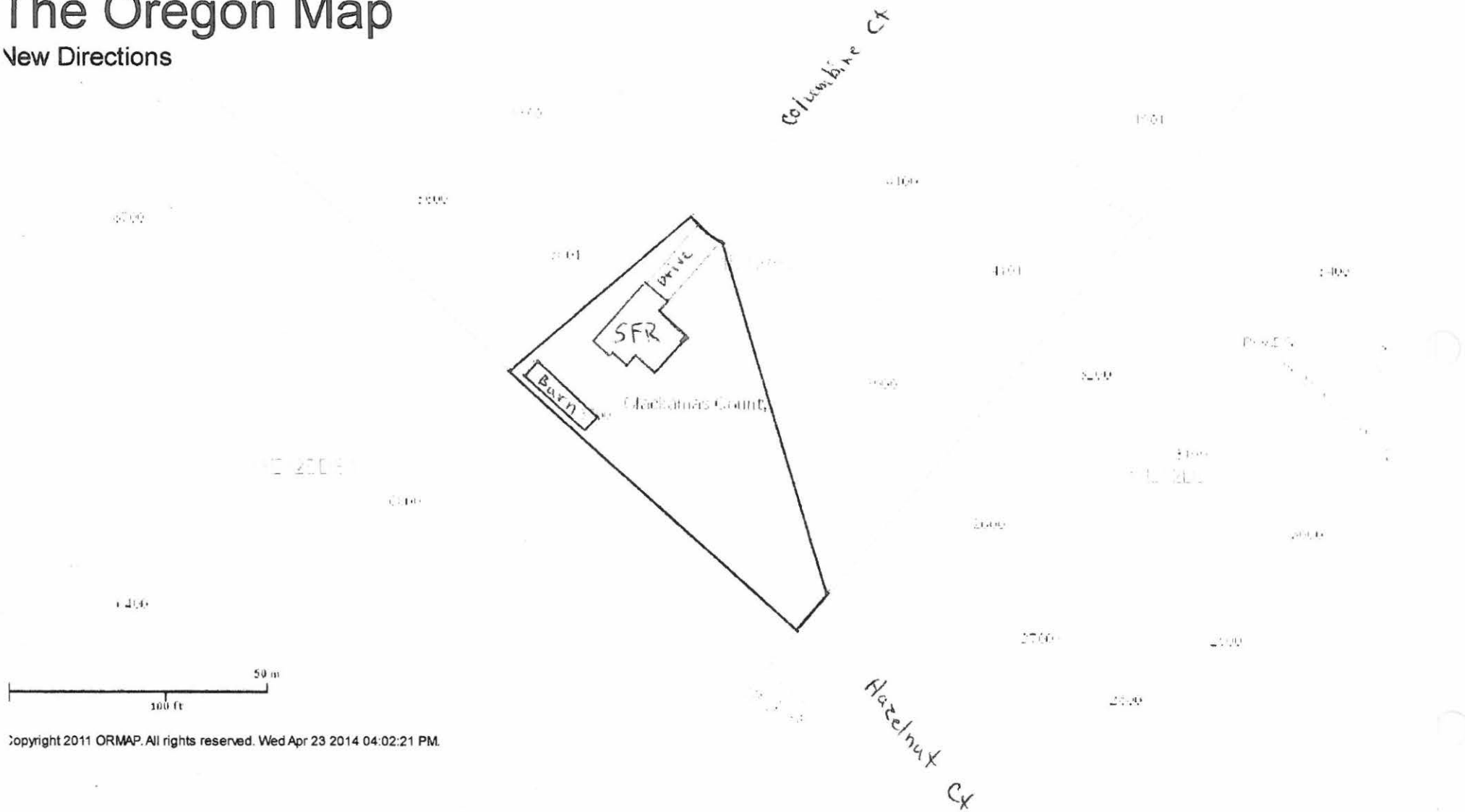
Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$275,000.00. (Here comply with requirements of ORS 93.030)

The Oregon Map

New Directions



Copyright 2011 ORMAP. All rights reserved. Wed Apr 23 2014 04:02:21 PM.

Recorded By
First American Title Insurance Company of Oregon
No. 1293032-UT



After recording return to:
Ronald C. Wilson and Anastasia R. Wilson
19358 South Columbine Court
Oregon City, OR 97045

Until a change is requested all tax statements shall be sent to the following address:
Ronald C. Wilson and Anastasia R. Wilson
19358 South Columbine Court
Oregon City, OR 97045
File No.: 7034-1293032 (AC)
Date: October 09, 2008

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Sherry Hall, County Clerk

2008-073046



\$36.00

01257734200800730460020022

10/23/2008 03:08:54 PM

D-D Cnt=1 Stn=4 KANNA
\$10.00 \$10.00 \$16.00

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Lots 9 and 9A, Block 2, ASQUITH ESTATES, in the County of Clackamas and State of Oregon.

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The true consideration for this conveyance is **\$275,000.00**. (Here comply with requirements of ORS 93.030)

From the County Clerk's office

EXHIBIT "A"

LOTS 9 AND 9A, BLOCK 2, ASQUITH ESTATES, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.



ASQUITH ESTATES

IN THE M.M. McCARVER D.L.C. NO. 41 IN THE N. 1/2, SEC. 12
T.3S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON

SHEET 1 OF 2

COMPASS CORP.
MILWAUKIE, OREGON

AUGUST, 1979

SCALE: 1" = 60'



THIS IS A TRUE COPY OF THE ORIGINAL
PLAT OF "ASQUITH ESTATES" *CRC*

LEGEND

- DENOTES 5/8" x 30" IRON ROD SET W/ YELLOW CAP STAMPED "COMPASS CORP." OR MONUMENTS FOUND AS NOTED
- DENOTES 5/8" x 30" IRON ROD WITH YELLOW CAP STAMPED "COMPASS CORP." TO BE POST MONUMENTED.

SEE P.S. 16803 FOR BOUNDARY SURVEY.

* PARENT LOT

NO	DELTA	CURVE DATA	LENGTH	RADIUS	LONG CHORD
1	91° 41' 29"		32.01'	20'	28.70'
2	88° 18' 31"		30.83'	20'	27.86'
3	90°		78.54'	50'	70.71'
4	90°		117.81'	75'	106.07'
5	15° 40' 01"		27.34'	100'	27.26'
6	28° 54' 53"		50.47'	100'	48.93'
7	31° 56' 18"		55.74'	100'	55.02'
8	13° 28' 48"		23.53'	100'	23.47'
10	90° 04' 22"		78.66'	50'	70.80'
11	90° 08' 22"		177.99'	75'	166.20'
12	22° 17' 10"		38.90'	100'	38.85'
13	14° 28' 40"		25.27'	100'	25.20'
14	14° 28' 38"		25.27'	100'	25.20'
15	15° 41' 31"		27.39'	100'	27.30'
16	23° 12' 23"		40.30'	100'	40.23'
17	90°		31.42'	20'	28.28'
18	52° 01' 12"		18.16'	20'	17.54'
19	57° 03' 50"		44.82'	45'	42.99'
20	45° 04' 44"		35.41'	45'	34.50'
21	33° 44' 56"		26.51'	45'	26.13'
22	36° 52' 44"		28.97'	45'	28.47'
23	47° 36' 28"		37.39'	45'	36.33'
24	52° 01' 12"		18.16'	20'	17.54'
25	90°		31.42'	20'	28.28'
26	31° 49' 52"		23.00'	45'	24.68'
27	31° 49' 52"		23.00'	45'	24.68'

NOTES:

- LOTS IN THIS SUBDIVISION ARE DESIGNED FOR REDIVISION WHEN SANITARY SEWERS ARE AVAILABLE. AT THE TIME SEWERS ARE AVAILABLE, LOT OWNERS WILL BE REQUIRED TO APPLY TO THE APPROPRIATE GOVERNMENT BODY FOR APPROVAL OF LAND DIVISION. LOTS CANNOT BE DIVIDED UNTIL THE NECESSARY ZONE CHANGE IS APPROVED TO ALLOW FOR FUTURE LOT PARTITIONS. LOCATIONS OF ALL INITIAL STRUCTURES SHALL CONFORM WITH THE DRAINFIELD PLAN ON FILE WITH THE COUNTY DEVELOPMENT SERVICES DIVISION AND SHALL NOT BE CLOSER THAN TEN (10) FEET TO PROPOSED FUTURE LOT PARTITION BOUNDARIES AS INDICATED BY THE LONGER DASHED LINES. HOUSES SHALL BE LOCATED IN SUCH A MANNER AS NOT TO PRECLUDE FUTURE REDIVISION. THE INITIAL HOUSE SHALL BE LOCATED ON THE PARENT PORTION OF EACH LOT AND MEET THE MINIMUM SETBACKS OF THE ZONE USING THE DASHED LINE AS IF IT WERE A PROPERTY LINE.
- AT THE TIME OF FUTURE PARTITIONING OF LOT NO. 4, BLOCK 2, THE STORM DRAINAGE CROSSING LOT 4B MAY NEED TO BE RELOCATED TO ALLOW FOR BUILDING CONSTRUCTION.

CERTIFICATE

I, CARL R. CLINTON, SAY THAT "ASQUITH ESTATES" SUBDIVISION WAS CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS REPRESENTED ON THE ANNEXED MAP, AND AT THE INITIAL POINT A GALVANIZED IRON PIPE 2-INCHES IN DIAMETER AND 36-INCHES IN LENGTH WAS DRIVEN 6-INCHES BELOW THE SURFACE OF THE GROUND, SAID INITIAL POINT BEING LOCATED S. 44° 10' 53" W., 1616.29 FEET AND S. 47° 22' 14" E., 280.01 FEET FROM THE MOST SOUTHERLY CORNER OF THE ABSOLOM F. HEDGES D.L.C. NO. 40 (WHICH IS ALSO THE MOST EASTERLY CORNER OF THE SAMUEL D. POMEROY D.L.C. NO. 39) IN SEC. 12 T.3S., R.1E., W.M.; THENCE FROM SAID INITIAL POINT RUNNING N. 44° 10' 53" E., 217.00 FEET TO A 5/8-INCH IRON ROD; THENCE S. 47° 22' 14" E., 915.01 FEET TO A 3/4-INCH IRON PIPE; THENCE S. 40° 05' 46" W., 45.47 FEET TO A 5/8-INCH IRON ROD; THENCE N. 47° 30' 36" W., 1197.69 FEET TO A POINT; THENCE N. 44° 10' 53" E., 243.10 FEET TO A 5/8-INCH IRON ROD; THENCE S. 47° 22' 14" E., 250.00 FEET TO THE INITIAL POINT, AND THAT POST MONUMENTATION WILL BE COMPLETED WITHIN ONE YEAR OF THE RECORDING DATE IN COMPLIANCE WITH O.R.S. 92-070 (2).

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th DAY OF September, 1979

Hebrew S. Edwards
NOTARY PUBLIC FOR THE STATE OF OREGON

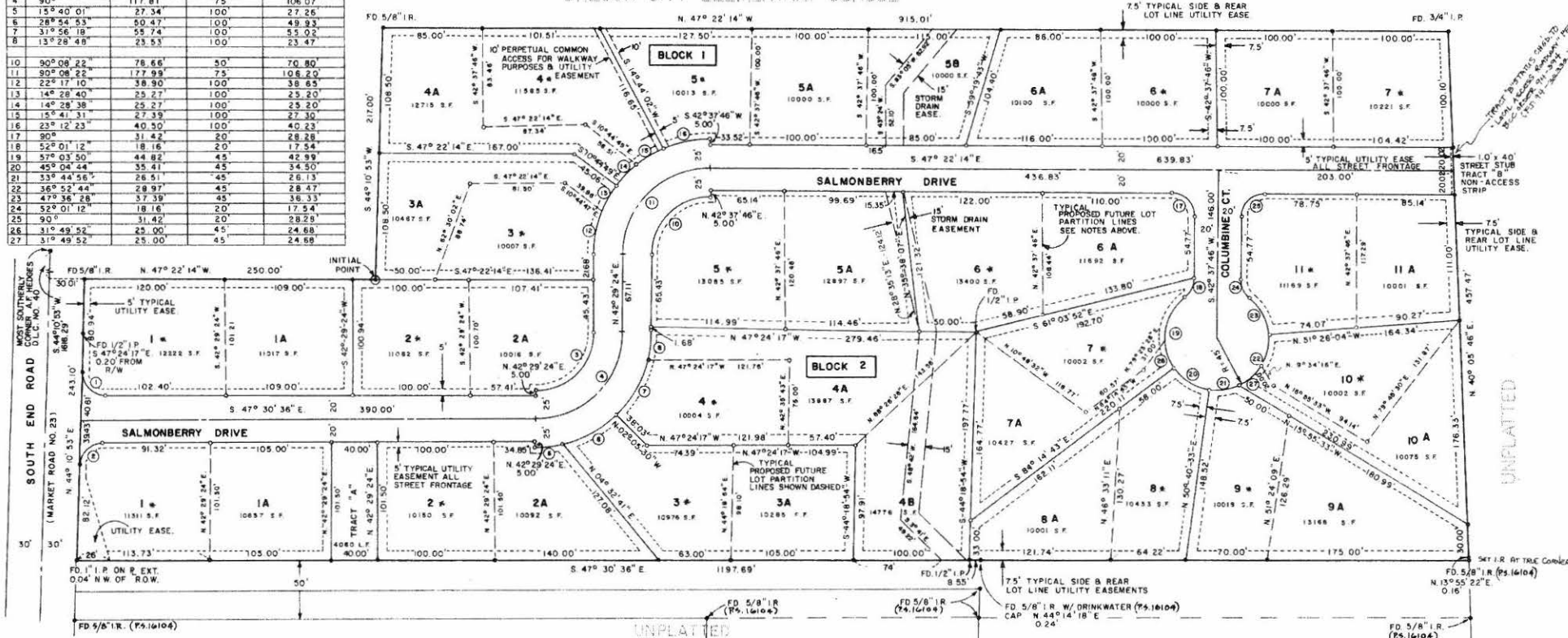
July 30, 1982
MY COMMISSION EXPIRES



NOTES (CONT)

- DIRECT VEHICULAR ACCESS FROM LOT 1, BLK. 1 AND LOT 1, BLK. 2 ONTO SOUTH END ROAD IS PROHIBITED.
- VEHICULAR ACCESS FROM LOTS 1, 1A, 2, 2A, 3, 3A, 4B, 8, 8A, 9, AND 9A ONTO THE PRIVATE DRIVEWAY ADJOINING THE SOUTHWEST PLAT BOUNDARY IS PROHIBITED UNTIL THE ROUTE HAS BEEN DEDICATED AND IMPROVED AS A COUNTY ROAD.
- EASEMENTS ARE HEREBY RESERVED UNDER AND UPON A STRIP 7.5 FEET IN WIDTH ADJOINING ALL SIDES AND REAR LOT LINES OF ALL LOTS FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, OPERATING, AND MAINTAINING UTILITIES AND ADJOINING DEDICATED STREETS.

OREGON CITY ELEMENTARY SCHOOL



81/10

ASQUITH ESTATES

IN THE M.M. McCARVER D.L.C. NO. 41 IN THE N.E. 1/4, SEC. 12
T.3S, R.1E., W.M.
CLACKAMAS COUNTY, OREGON

SHEET 2 OF 2

THIS IS A TRUE COPY OF THE ORIGINAL PLAT
OF "ASQUITH ESTATES" CRC

AUGUST, 1979

COMPASS CORP.
MILWAUKIE, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOE T. LIENERT AND IRENE M. LIENERT, HUSBAND AND WIFE, ROBERT A. BIGEJ, MARY A. SCHOENBORN, CAROL J. WROLSTAD, THOMAS L. KNUDSON AND STEVE R. SMELSER, PRESIDENT OF SMELSER, INC., AN OREGON CORPORATION, OWNERS OF SAID LAND DESCRIBED IN THE ATTACHED SURVEYORS CERTIFICATE (SHEET 1 OF 2) HEREON WRITTEN AND SHOWN ON THE ACCOMPANYING MAP OF "ASQUITH ESTATES" SUBDIVISION DOES HEREBY PLAT AND LAYOUT SAID PARCEL OF LAND INTO LOTS AS SHOWN ON SAID MAP AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS AND EASEMENTS AS SHOWN OR NOTED ON SAID MAP. THE PUBLIC IS HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE OR ENLARGE STORM SEWER FACILITIES ALONG THESE EASEMENTS AND WILL NOT BE IN ANY WAY RESPONSIBLE FOR REPLACING LANDSCAPING, FENCING OR OTHER STRUCTURES, SHRUBS OR TREES THAT MAY EXIST OR BE PLACED WITHIN THESE STORM DRAINAGE EASEMENTS. THE PUBLIC IS REQUIRED TO GIVE ADEQUATE NOTICE BEFORE SUCH ACTIVITIES ARE COMMENCED AND SHALL LIMIT ACTIVITIES TO THAT NECESSARY TO ACHIEVE A PURPOSE OF MAINTAINING THE STORM DRAINAGE EASEMENTS.

DATED THIS 15th DAY OF November, 1979

S. R. Smelser pres.
S. R. SMELSER, PRESIDENT
SMELSER, INC.

Thomas L. Knudson
THOMAS L. KNUDSON

Carol J. Wrolstad
CAROL J. WROLSTAD

Mary A. Schoenborn
MARY A. SCHOENBORN

Robert A. Bigej
ROBERT A. BIGEJ

Joe T. Lienert and Irene M. Lienert
JOE T. LIENERT and IRENE M. LIENERT

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF CLACKAMAS

BE IT REMEMBERED THAT ON THIS 15th DAY OF November, 1979, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED S.R. SMELSER, THE PRESIDENT OF SMELSER, INC., AN OREGON CORPORATION, AND THOMAS L. KNUDSON, CAROL J. WROLSTAD, MARY A. SCHOENBORN, ROBERT A. BIGEJ, AND JOE T. LIENERT AND IRENE M. LIENERT, HUSBAND AND WIFE, WHO ARE KNOWN BY ME TO BE THE IDENTICAL INDIVIDUALS DESCRIBED WITHIN AND WHO EXECUTED THIS INSTRUMENT AND WHO PERSONALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME VOLUNTARILY FOR THE USE AND PURPOSES HEREIN NAMED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL.

Richard P. Knudson
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 11/21/80

**SECOND CERTIFICATE**

STATE OF OREGON
COUNTY OF CLACKAMAS

I, CARL R. CLINTON, CERTIFY THAT I AM THE SURVEYOR OF THIS PLAT OF "ASQUITH ESTATES", A SUBDIVISION PLAT RECORDED IN BOOK 81, PAGE 12, CLACKAMAS COUNTY PLAT RECORDS; THAT INTERIOR MONUMENTATION WHICH WAS DELAYED AT THE TIME OF SAID RECORDING IS NOW COMPLETED AND IN COMPLIANCE WITH APPLICABLE STATUTES; THAT ALL INTERIOR MONUMENTS CONSIST OF 5/8" x 30" IRON RODS, EXCEPT WHERE OTHERWISE DESCRIBED UPON THE PLAT.

DATED THIS 27 DAY OF May, 1979

Carl R. Clinton
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1110

ENDORSEMENT

UPON NOTICE OF THE ABOVE MENTIONED INTERIOR MONUMENTATION, I HAVE DIRECTED A FIELD INSPECTION AND HAVE FOUND THEM TO BE PROPERLY PLACED.

Dexter E. Miles 5-27-80
CLACKAMAS COUNTY SURVEYOR
John Knudson Deputy

APPROVALS

Carl R. Clinton 2/13/1980
COUNTY PLANNING COMMISSION
By Winston Keith 3/13/1980
DIRECTOR OF PUBLIC WORKS

6-30-81
ALL TAXES PAID TO

John Rente
COUNTY SHERIFF

Ellen Pappas 4-10-80
DEPUTY SHERIFF

Juanita Orr
COUNTY ASSESSOR

Pat Best 4-10-80
DEPUTY ASSESSOR

Dexter E. Miles 4-8-80
COUNTY SURVEYOR

George D. Pappas 4-11-80
DEPUTY SURVEYOR
COUNTY CLERK

Susan Bennett
DEPUTY CLERK

John Knudson
COMMISSIONER

John Knudson
COMMISSIONER

Ralph Groener
COMMISSIONER

2498

Taxlot Detail Report

Taxlot: 3-1E-12AC-03700



Overview Map

Taxlot Information

APN: 3-1E-12AC-03700

Alt ID: 00760830

Site Address: 19358 S COLUMBINE CT
OREGON CITY, OR 97045

Year Built: 1986



Taxlot highlighted in blue

Taxpayer Information

Taxpayer: RONALD C & ANASTASIA WILSON

Address: PO BOX 3202
OREGON CITY, OR 97045

Reference Information

Parcel Area (acres - approx): 0.5

Parcel Area (sq. ft. - approx): 23,086

Twn/Rng/Sec: 03S 01E 12

Tax Map Reference: 31E12AC

Values

Values as of: 12/20/2013

Land Value (Mkt): \$104,468

Building Value (Mkt): \$108,800

Exempt Amount: \$0

Net Value (Mkt): \$213,268

Note: The values above are Market, NOT Assessed values.

Assessed Value: \$213,268

Planning Designations

Zoning: County
- County

Comprehensive Plan: Ir
- Residential - Low Density

Subdivision: ASQUITH ESTATES

PUD (if known):

Neighborhood Assn:

Urban Renewal District:

Historic District:

Historic Designated Structure? N

In Willamette Greenway? N

In Geologic Hazard? N

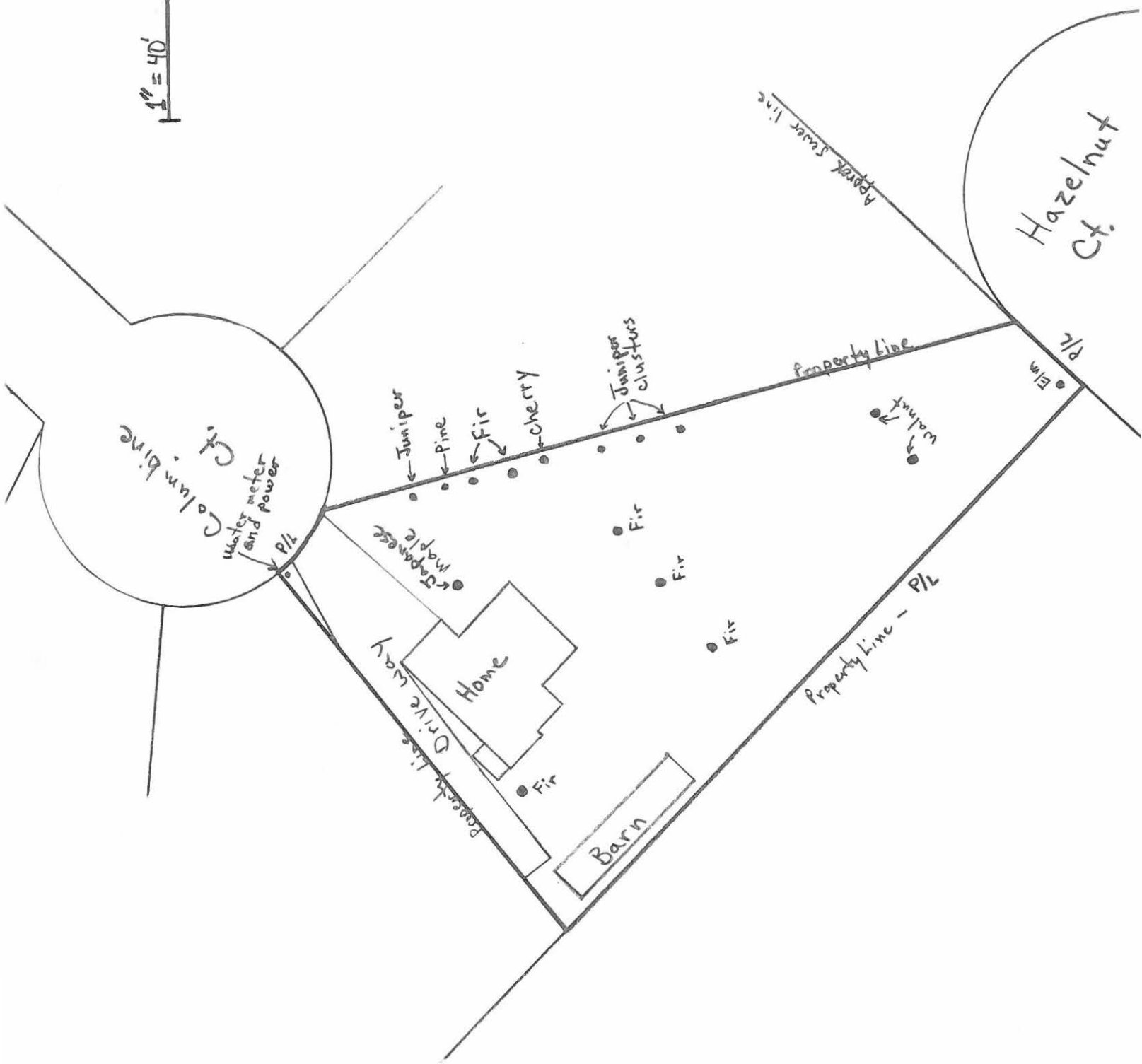
In Nat. Res. Overlay District (NROD)? N

In 1996 Floodplain? N

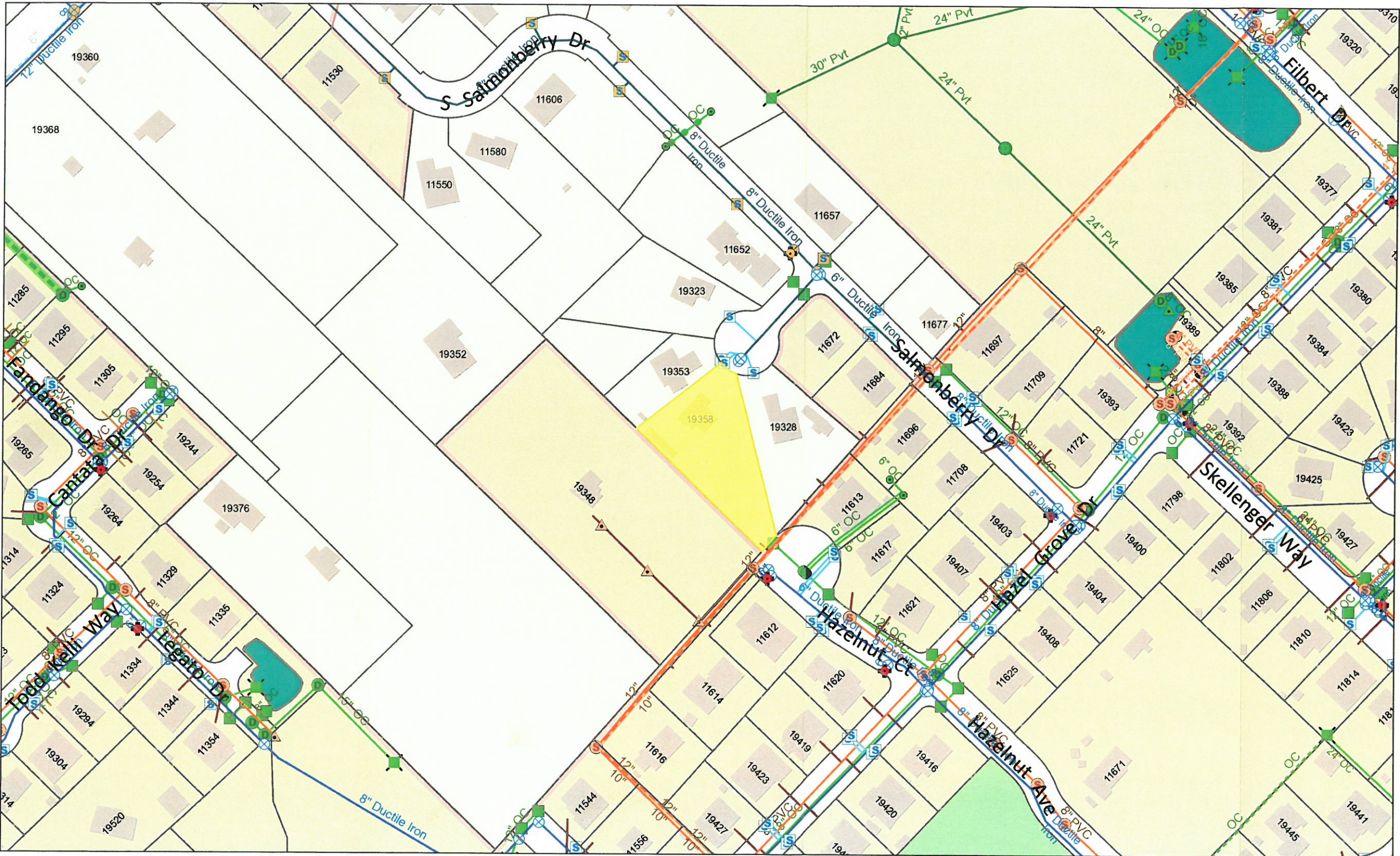


N

1" = 40'



Oregon City GIS Map



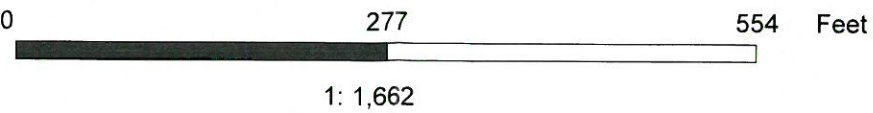
Legend

- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW
- Water Hydrants
 - (Other owner)
 - OC
 - CRWD
 - Private
- Water Service Meters
 - (Other owner or Type not defined)
 - OC
 - CRWD
- Water Master Meters
 - (Other owner)
 - OC
- Water Irrigation Meters
 - (Other owner)
 - OC
 - CRWD
- Water Valves (non PRV)
 - (Other owner)
 - OC - Open
 - OC - Closed

Notes



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



Map created 5/6/2014

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.oregoncity.org



From: [Tom](#)
To: [Pete Walter](#)
Cc: [Kathy Hogan](#)
Subject: Ron Wilson
Date: Friday, April 17, 2015 10:16:33 AM

Good Morning Pete,

I wanted to let you know that Ron Wilson attended the Hazelgrove Westling Farms Neighborhood Association meeting last evening Thursday 16 April 2015.

Ron discussed what he has been working with you on regarding the annexation of his property located at 19358 Columbine Court, Oregon City, OR 97045.

Those present had no problem and agreed with his plan to annex based upon his desire to add a room on to his home and connect to a city sewer line.

Tom O'Brien - Co Chair
Kathy Hogan - Co Chair

Hazelgrove - Westling Farm Neighborhood Association

Date _____

Event _____

NAME(S)	ADDRESS	E-Mail	TELEPHONE
Kathy Hogan	19721 S. Central Park Rd	HogansbLuff@AOL.com	503 657-9435
Tom + Marguerite O'Brien	19364 Hazelgrove Dr	tom.obrien4@comcast.net	503 723-3334
Mari Lyn Nuttall	19388 Vincent Dr		503-657-7057
Gregg + Jean Howard	19372 Hazelgrove Dr	goghoward@gmail.com	503 303 4340
LEE + SUE MULLER	11953 HAZEL PARK DR	harleylee@juno.com	503-388-7929
Jim + Cathy Elting	19531 S. Central Point	cjeltin@aol.com	503-656 9434
MATT LYSAGHT	320 WARNER MILNER Rd	MLYSAGHT@ORCITY.ORG	503-793 6999
Vern + Velma Emra	19428 Hazel Grove Dr.	v2emra@msn.com	502-659-6650
ANDY HOLTHOUSE	19341 HAZEL GROVE DR.	ANDY@OREGON@COMCAST.NET	(503) 550-6532
Chris Engelle	19525 Hummingbird Loop	chrisengelles@gmail.com	503 740 5309
Dora Meeley	11614 Parrish Rd	intstats@bcbglobal.net	503 503-5035
MARK NOLL	10835 S. NAVAJO	msnoll@a.com	503 804-2138

Hazelgrove - Westling Farm Neighborhood Association
Date 7/17/2015 Event _____

Event_____[illegible]

From: [Tom](#)
To: [Pete Walter](#)
Cc: [Kathy Hogan](#)
Subject: Re: Ron Wilson HGWFNA Attendance sheet
Date: Friday, April 17, 2015 10:35:41 AM
Attachments: [4-16-2015 Sign In Sheets.pdf](#)

Pete and Kathy,

I forgot to attach the attendance sheet to the last message.

Tom

On 4/17/2015 10:17 AM, Pete Walter wrote:

> Tom,
>
> Thanks for the email. I will keep a copy for the file.
>
> Pete
>
> -----Original Message-----
> From: Tom [<mailto:tom.obrien4@comcast.net>]
> Sent: Friday, April 17, 2015 10:17 AM
> To: Pete Walter
> Cc: Kathy Hogan
> Subject: Ron Wilson
>
> Good Morning Pete,
>
> I wanted to let you know that Ron Wilson attended the Hazelgrove Westling Farms Neighborhood Association meeting last evening Thursday 16 April 2015.
>
> Ron discussed what he has been working with you on regarding the annexation of his property located at 19358 Columbine Court, Oregon City, OR 97045.
>
> Those present had no problem and agreed with his plan to annex based upon his desire to add a room on to his home and connect to a city sewer line.
>
> Tom O'Brien - Co Chair
> Kathy Hogan - Co Chair
>