OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)	Type II (OCMC 17.50.030.B)	Type III / IV (OCMC 17.50.030.C)
☐ Compatibility Review	☐ Extension	☒ Annexation
☐ Lot Line Adjustment	☐ Detailed Development Review	☐ Code Interpretation / Similar Use
☐ Non-Conforming Use Review	☐ Geotechnical Hazards	☐ Concept Development Plan
☐ Natural Resource (NROD) Verification	☐ Minor Partition (<4 lots)	☐ Conditional Use
	☐ Minor Site Plan & Design Review	☐ Comprehensive Plan Amendment (Text/Map)
	☐ Non-Conforming Use Review	☐ Detailed Development Plan
	☐ Site Plan and Design Review	☐ Historic Review
	☐ Subdivision (4+ lots)	☐ Municipal Code Amendment
	☐ Minor Variance	☐ Variance
	☐ Natural Resource (NROD) Review	☐ Zone Change

File Number(s): AN-17-0001

Proposed Land Use or Activity: Emergency Sewer Annexation

Project Name: _____ Number of Lots Proposed (If Applicable): 1

Physical Address of Site: 18851 ROSE RD.

Clackamas County Map and Tax Lot Number(s): 3-1E-01CD-00302

Applicant(s):

Applicant(s) Signature: [signature]

Applicant(s) Name Printed: EDWARD BRUSER Date: 5-12-17

Mailing Address: 18851 ROSE RD.

Phone: 503-341-8111 Fax: _____ Email: EDWARD.BRUSER@BENDIX.COM

Property Owner(s):

Property Owner(s) Signature: [signature]

Property Owner(s) Name Printed: EDWARD BRUSER Date: 5-12-17

Mailing Address: 18851 ROSE RD. OC OR. 97045

Phone: 503-341-8111 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.

tyler TECHNOLOGIES

City of Oregon City
Permit Receipt
RECEIPT NUMBER 00036174

Account Number: 019838

Date: 6/12/2017

Applicant: LISA J BRUSER

Type: check # 0099

Permit Number	Fee Description	Amount
AN-17-0001	4112 Annexation Fee	4,342.00
AN-17-0001	4138 Mailing Labels	16.00
	Total:	$4,358.00

Annexations to OREGON CITY - Double Majority Method, 100% Owners Method

I. Application Process for Property Owners and Registered Voters

PLEASE READ ALL INSTRUCTIONS BEFORE FILING A PETITION WITH THE CITY

Step 1. Petition

Attached is a *Petition* form for your use. Please fill in the blanks on the first page, sign and fill in the requested information on the second page and insert or attach the legal description to the first two pages.

Who May Sign: An elector registered to vote in the territory to be annexed; a property owner who is the legal owner of record or, where there is a recorded land contract, the purchaser thereunder. If there is multiple ownership each signer is counted in proportion to the size of their ownership. If a corporation owns land, the corporation is considered the individual owner.

After completing the petition, have the County Assessor's Office certify the property owner signatures using the attached *Certification of Property Ownership* form. While you are at the Assessor's Office show them your legal description, buy two 1/4 Section Maps showing the property to be annexed and have them certify the map and legal description using the attached *Certification Of Legal Description And Map* form. Proceed to the County Elections Department and have them certify the signatures of the registered voters by completing the attached *Certification of Registered Voters* form. Do this even if the property is vacant. In that case they certify that there are no registered voters in the affected territory.

Step 2. Legal Description

The legal description noted above must be a metes and bounds legal description of the territory to be annexed. This description should be inserted in or attached to the Petition. In addition, one separate copy of the metes and bounds description should be submitted. (A lot, block and subdivision description may be substituted for the metes and bounds description if the area is platted and no metes and bounds description is available, and if this is acceptable to the County Assessor's Office.) If

the legal description contains any deed or book and page references, legible copies of these must be submitted with the legal description.

Step 3. Map

As noted above you must submit two copies of the 1/4 Section map. This should be the latest County Assessor's quarter section map (or maps) which indicates the territory to be annexed. Outline the area to be annexed on the maps.

Step 4. Notice List

You must submit a list of all property owners and registered voters in the area to be annexed regardless of whether they signed the annexation petition or not. Additionally this list must include the names and addresses of all property owners within 300 feet of the outside edge of the territory to be annexed. Please submit this list on peal-off label sheets.

Step 5. Information Sheet

Complete the attached *Boundary Change Information Sheet*.

Step 6. Double Majority Work Sheet

A *Double Majority Worksheet* is attached for your convenience. This is to help verify that all double majority requirements are met.

Step 7. Submit Application To City

Submit all materials and the required filing fee (see attached schedule) to the City Manager or his designee at Oregon City City Hall, 320 Warner-Milne Rd., Oregon City, OR 97045.

II. City Review

Below is a summary of the steps which will be taken regarding annexations initiated by these two methods.

Step 1. Compliance Review

Submitted materials will be checked for compliance with requirements of state statutes, the Metro Code requirements and the City Code requirements.

Step 2. Public Hearing Date Set

The proposal will be set for a hearing by the Planning Commission and the City Commission. The setting of the hearing date for the City Commission must occur within 30 days of the day the proposal is judged to be complete.

Step 3. Public Hearing Notice

Notice of the public hearing by the Planning Commission and notice of the public hearing of the City Commission will be sent to service providers in the area, to the applicant, to adjacent property owners and to appropriate neighborhood or community organizations. Notice of the hearing will be posted in and/or around the territory to be annexed. The hearing will also be advertised twice in a newspaper of general circulation in the area.

Step 5. Staff Study and Report

A staff report will be prepared on each proposed boundary change. This report will cover at a minimum five items specified in the Metro Code including availability of services, compatibility with regional and local plans, etc.. The report will also cover the approval criteria laid out in the Oregon City Municipal Code. This report will be made available to the public 7 days prior to the Planning Commission hearing and 15 days prior to the City Commission hearing.

Step 6. Public Hearings

The Planning Commission will hold its public hearing. After reviewing the proposal in light of the criteria in the City Code and the Metro Code, the Planning Commission will make a recommendation on the boundary change to the City Commission.

The City Commission holds a public hearing. At the hearing the City Commission will consider 7 minimum criteria laid out in the Metro Code including compliance with urban service agreements, consistency with applicable land use plans and service availability. The City Commission

will also consider the 7 Annexation Factors contained in the City Municipal Code. At the conclusion of the public hearing the Commission determines whether the proposed annexation is consistent the Metro Code and with a positive balance of the factors in the City Code and if so schedules an annexation election.

If the Council approves the proposal and schedules it for election it must do so with an order containing findings and reasons. If there are no objections to the approval by another unit of government within 10 days then the issue procedes to election. If the the decision is contested by a necessary party then the matter is transferred to the Metro Boundary Appeals Commission.

Step 7. Election

If the City Commission approves the annexation it will be scheduled for an election at one of the four regular state election dates (March, May, September and November). The applicant will be required to submit a deposit to cover any and all costs of the election. City and State required processes leading up to an election take a significant amout of time and should be allowed for in planning by the applicant.

After the election results are certified an order must be generated to officially change the boundary. The order must be sent to Secretary of State, County Recorder and County Assessor, State Revenue Department, and City Recorder. Other interested parties (such as the utilities) are notified as well. These notifications and official map changes are done by Metro. A separate fee for this operation will be collected at the time the proposed boundary change is first submitted to the City.

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:
3-1E-01CD - 01543
18851 ROSE RD.
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.

The property to be annexed is described as follows:

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

LEGAL DESCRIPTION
3-1E-01CD-01543
18851 ROSE RD.
OREGON CITY OR.
97045

CITY OF OREGON CITY

ANNEXATION PETITION

By signing below I indicate my consent to and support of being annexed into the City of Oregon City, and my consent for having my signature (below) used for any application form required for the annexation, including but not limited to the City of Oregon City's Land Use Application Form.

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

SIGNATURE	PRINTED NAME	I AM A *			ADDRESS	PROPERTY DESCRIPTION				PRECINCT #	DATE
		PO	RV	OV		LOT #	1/4 SEC	TWNSHP	RANGE		
	EDWARD BRUSER	X	X	X	18851 ROSE RD.	00302	01CD	3	1E		5/15/17
	Lisa J Bruser	X	X	X	18851 ROSE RD	00302	01CD	3	1E		5/15/17

* PO = Property Owner
RV = Registered Voter
OV = Owner and Registered Voter

CITY OF OREGON CITY

ANNEXATION PETITION

By signing below I indicate my consent to and support of being annexed into the City of Oregon City, and my consent for having my signature (below) used for any application form required for the annexation, including but not limited to the City of Oregon City's Land Use Application Form.

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SIGNATURE	PRINTED NAME	I AM A *			ADDRESS	PROPERTY DESCRIPTION				PRECINCT #	DATE
		PO	RV	OV		LOT #	1/4 SEC	TWNSHP	RANGE		
	EDWARD Bruser	X	X	X	18851 ROSE RD.	00302	01CD	3	1E		5/15/17
	Lisa J Bruser	X	X	X	18851 ROSE RD	00302	01CD	3	1E		5/15/17
	Ben Bruser		X		18851 Rose RD	00302	01CD	3	1E		5/15/17

* PO = Property Owner
RV = Registered Voter
OV = Owner and Registered Voter

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.

MAY 2017
RECEIVED
CLACKAMAS COUNTY ASSESSOR

NAME Mary Neigel

TITLE GIS Cartographer II

DEPARTMENT Assessment + Tax

COUNTY OF Clackamas

DATE 05·15·2017

* "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.

MAY 2017
RECEIVED
CLACKAMAS
COUNTY
ASSESSOR

NAME Mary Neigel

TITLE GIS Cartographer II

DEPARTMENT Assessment + Tax

COUNTY OF Clackamas

DATE 5/15/17

* "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 3-1E-01CD) 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.

MAY 2017
RECEIVED
CLACKAMAS COUNTY ASSESSOR

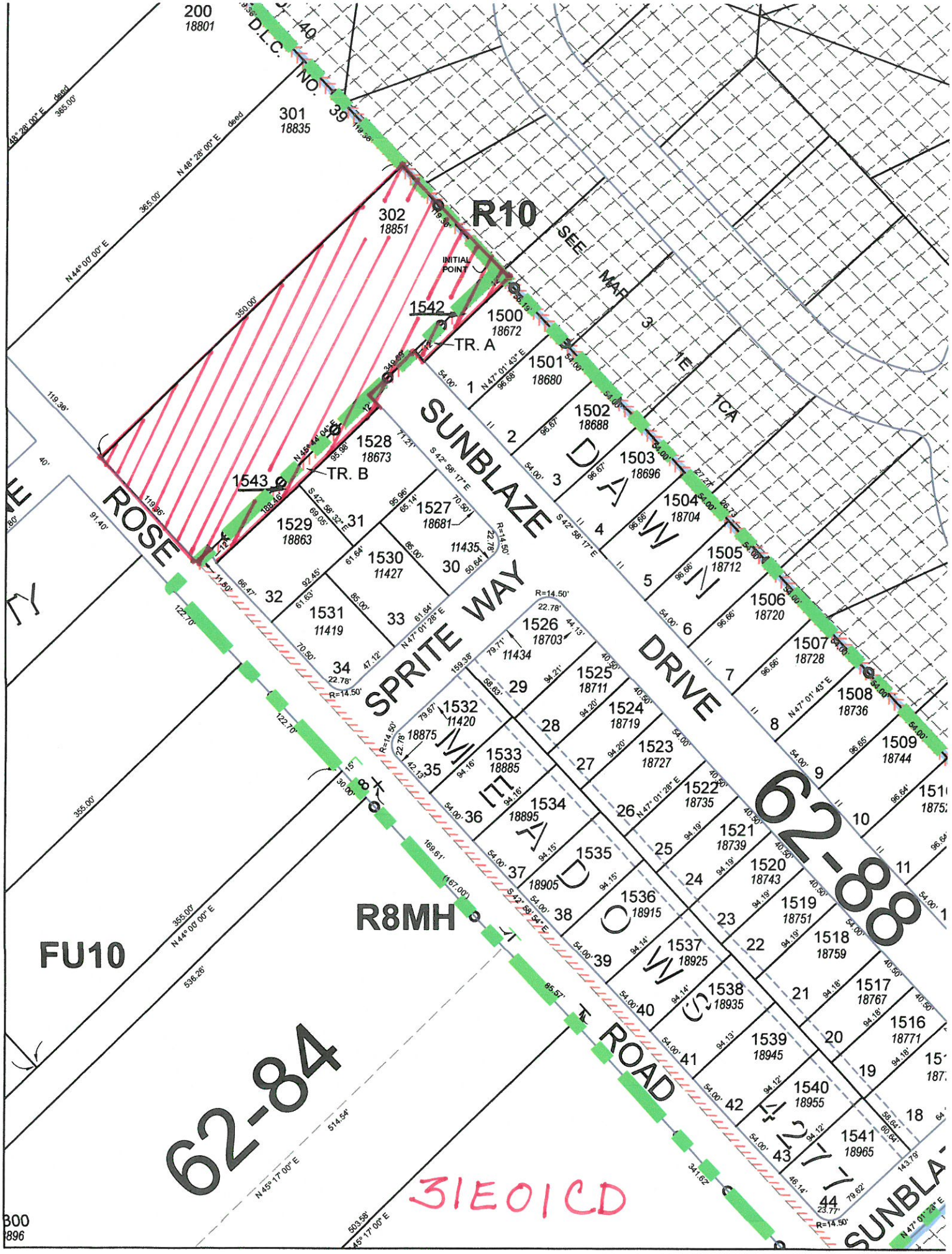
NAME Mary Neigel

TITLE GIS Cartographer II

DEPARTMENT Assessment & Tax

COUNTY OF Clackamas

DATE 05·15·2017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SUNBLAZE
SPRITE WAY
DRIVE
ROSE
ROAD
R8MH
FU10
62-84
62-88
SUNBLA-
3IE01CD

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

TITLE ~~OWNER~~ DEPUTY CLERK

DEPARTMENT CLERK / ELECTIONS

COUNTY OF CLACKAMAS

DATE 5/15/17

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

COUNTY OF CLACKAMAS 18 43 STATE OF OREGON

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.

NAME OF OWNER/VOTER	ADDRESS	PROPERTY DESIGNATION (Indicate tax lot, section number, Township and Range)
EDWARD BRUSER	14851 ROSE RD.	3-1E-01CD
(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 NORTH OF INTERSECTION OF SOUTH END RD & ROSE RD.

B. Land Area: Acres 1.96 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 FLAT 1 HOUSE AND GRASS WITH TREES.

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

North: ALL RESIDENTIAL.

East: "

South: "

West: "

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:

Single Family Residencial.

F. Total current year Assessed Valuation $ $307,051

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 Sate 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? FU FUTURE URBAN
What City Planning Designation is being sought? NONE

B. What is the zoning on the territory to be served?
FU 10

What zoning designation is being sought? FU 10

C. Is the subject territory to be developed at this time? NO

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

E. Can the proposed development be accomplished under current county zoning?
☐ Yes ☐ No 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.
N/A

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.
N/A

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		NA	
City or County Plan Amendment		NA	
Pre-Application Hearing (City or County)	PA-17-18		
Preliminary Subdivision Approval		NA	
Final Plat Approval		NA	
Land Partition		NA	
Conditional Use		NA	
Variance		NA	
Sub-Surface Sewage Disposal		NA	
Building Permit			X

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.

SOUTH END NEIGHBORHOOD ASSOCIATION

BILL MCCONNEL SENA97045@gmail.com

IV. SERVICES AND UTILITIES

A. Please indicate the following:

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

14851 ROSE RD.

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

NORTHWEST END OF SUNBLAZE DR.

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

CCFD #1

Oregon City WATER, STORM WATER + SEWER

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 ATTACHED DOC. FROM NW HOME SERVICES

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

NO DEVELOPMENT 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
County Service Dist.	Sanitary District Tri County
Hwy. Lighting Dist.	Water District CRW
Grade School Dist. McLoughlin	Drainage District
High School Dist. OCSD	Diking District
Library Dist. CC. LIBRARY	Park & Rec. Dist. CLACKAMAS CO.
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 ED BRUSER

MAILING ADDRESS 14851 ROSE RD.
OREGON CITY OR, 97045

TELEPHONE NUMBER 503-341-8111 (Work)
SAME (Res.)

REPRESENTING SELF

DATE: 5/15/17

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)
3-1E-01CD-00302	EDWARD BRUSER	.96	307,051	Y
3-1E-01CD-00302	LISA BRUSER	.96	307,051	Y
TOTALS		.96	307,051	

Worksheet (continued)

REGISTERED VOTERS

Name of Registered Voter	Address of Registered Voter	Signed Petition (Y/N)
EDWARD BRUSER	18651 ROSE RD OREGON CITY OR 97045	Y
LISA BRUSER	18651 ROSE RD 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 .96

ACREAGE SIGNED FOR .96

PERCENTAGE OF ACREAGE SIGNED FOR 100%

NW HOME SERVICES LLC.

We use the latest in Trenchless Technology for minimal surface disruption and environmental impacts.

6941 SE Bixel Way, Milwaukie, OR 97267

PROPOSAL

(503) 722-9599 (360) 693-0797
FAX: (503) 722-9779
Email: nwhomeservice@comcast.net
CCB# 172358 WA LIC#NWHOMHS935JC PLUMB. LIC. PB-216

NAME:	**PHONE:**	**DATE:**
Edward Bruser	**503 341 811**	5-06-17
ADDRESS:	**CITY:**	**EMAIL:**
18851 S Rose Rd	Oregon City	

WORK TO BE PERFORM

Install sewer lateral with 4" PVC or HDPE pipe approx. 15'ft. Commencing from main sewer line at Sunblaze Dr. and tap into with 4" inserting tee and approx 15'ft to property line. Remove and replace asphalt approx. 8'ft by 10'ft.

Job cost: $7,995.00

**** NOTE ****

Estimate Covers all material, permits and labor, safety equipment, backfill material, traffic control, street plate and dispose of all debris. Restored landscaping to existing condition if possible or peat moss with grass seed. Premises to be left broom clean upon job completion.

************ We will beat/match any competitor estimate w/provided copy of estimate & same scope of work**************

PAYMENT: Payment of this contract is due upon completion of the work; Owner agrees to pay the contractor by check or money order for the performance of the work. Interest payment due and unpaid this contract will bear interest from the date that the payment is due at 1.7% per month. * Subject to additions and deductions pursuant to authorized change orders.

GENERAL PROVISIONS: All work shall be completed in a workshop like manner and in compliance with all building codes and other applicable laws. NW Home Services warrants it is adequately insured for the injury to it's employees and other incurring loss or injury as a result of the acts of NW Home Services or it's employees.

WARRANTY: NW Home Services warrants all work for a period of 60 months following completion. Should the workmanship prove faulty within the warranty period, NW Home Services, will upon notice, cause the faults to be corrected at no additional cost to the owner.

NOTE: THIS ESTIMATE MAY BE WITHDRAWN IF NOT ACCEPTED BY 6-06-2017

WORK AUTHORIZATION:

I the undersigned am the owner/authorized representative of the above-described premises at which the above work mentioned will be completed. I hereby authorize NW Home Services LLC. To perform said work and use labor and materials described above. Payment is due upon completion of the job.

I hereby authorize NW Home Services LLC to perform the work described above: **Authorized Signature:** _____ **Print name:** ED BRUSER	**DATE:** 5-6-17

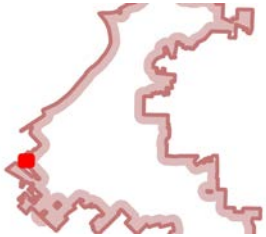
Oregon City GIS Map

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

Notes

Overview Map



0 100 200 Feet

1: 1,200

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 4/13/2017

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

Google Streetview photo locations are approximate

Taxlot Information

Parcel Number (APN)	3-1E-01CD-00302
Primary Situs Address	18851 S ROSE RD OREGON CITY, OR 97045
County	CLACKAMAS
Section	T3S R1E S01
Latitude	45.334536
Longitude	-122.63307
Approx. Elevation (ft)	1
R Number (Alt ID)	00744895
Approx. Size (acres)	0.95
USGS Quad Name	Canby
Within Oregon City Limits?	N
Urban Growth Boundary (UGB)	Inside

Political Boundaries

Jurisdiction	Unincorporated
Voting Precinct	510.00000000
US Congressional District	5
Oregon House District	40
Oregon Senate District	20
Metro Council District	2
Metro Councilor	Carlotta Collette
Metro Councilor Email	carlotta.collette@oregonmetro.gov

Assessment & Value Information

Taxmap	3S1E01CD
Market Values as of	1/4/2017
Land Value (Mkt)	$181,746
Building Value (Mkt)	$214,540
Exempt Amount	$0
Net Value (Mkt)	$396,286
Assessed Value	$307,051
Year Built (if known)	1973
Sale Date	200908
Sale Price	$365,000
Document Date	2009-08-14 00:00
Document Number	2009-058578
State General Prop. Code	101
County Tax Code	062084

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Report generated 7/19/2017 4:20 PM

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625 Center St
Oregon City, OR 97045
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www.orcity.org

Land Use and Planning

Zoning	County
Zoning Description	County
Comprehensive Plan	Ir
Comprehensive Plan Description	Residential - Low Density
Subdivision	OPPORTUNITY
Subdivision Plat Number	371
PUD (if known)	
Partition Plat Number	0
Neighborhood Association	
Urban Renewal District	Not in an urban renewal district
Historic District	Not in a historic district
Historic Designated Struct.?	N
Concept Plan Area	South End
Urban/Rural Reserve	
Reserve Name	

In Sewer Moratorium Area?	N
In Thayer Rd Pond Fee Area?	N
In Beavercreek Rd Access Area?	N
In Willamette River Greenway?	N
In Geologic Hazard?	N
In High Water Table Area?	Y
In Nat. Res. Overlay District (NROD)?	N
In 1996/FEMA 2008 100-yr Floodplain?	N
In FEMA Floodway?	N
In Barlow Trail Area?	N
Watershed	Abernethy Creek-Willamette River
Sub-Watershed	Beaver Creek
Basin	Willamette
Sub-Basin	Middle Willamette

Service Districts

Elementary School	John McLoughlin Elementary
Middle School	Gardiner Middle
High School	Oregon City High
School District	OREGON CITY
Oregon Dept. of Ed. Dist. ID	1928
Natl. Cntr for Ed. Stats Dist. ID	4109330
Water District	Clackamas River Water District
Park District	
Sewer District	
Fire District	Clackamas Fire District #1
Fire Management Zone	6696
Transit District	Tri-County Metropolitan
Garbage Hauler	Oregon City Garbage Co.
Garbage Hauler Phone	(503) 656-8403

Census Information

Census Tract	226.02000000
Census Block Group	2
Census Block Grp. Pop. (2010)	2264

Overlay Information

Category	Description	Acres	Percent Coverage
Parcel Statistics for: 3-1E-01CD-00302	Overall Acres	0.96	100.0%
FEMA 100 Yr Floodplain	In Floodplain (100 yr)	0.00	0.0%
Buildings	Built up % (approx)	0.14	14.2%
Geologic Hazards	In Geologic Hazard	0.00	0.0%
Steep Slopes	Slopes >= 25%	0.00	0.0%

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NROD	In NROD	0.00	0.0%
Willamette Greenway	In Willamette Greenway	0.00	0.0%
Vacant Lands (All)	In Vacant Lands	0.00	0.0%
Vacant Lands (Constrained)	In Vacant Lands (Constrained)	0.00	0.0%
Vacant Lands (Unconstrained)	In Vacant Lands (Unconstrained	0.00	0.0%

SITUS Addresses

Address	Latitude	Longitude
18851 S ROSE RD	45.33462501	-122.63285010

Permits

Permit No	Permit Type Code	Permit Type	Permit Description	Permit Address	Approval State	Application Date	Issue Date	Final Date
AN-17-0001	p-an	Annexation	annexation for emerg. sewer connection	18851 S ROSE RD	pending	5/15/2017 7:00:00 AM		
PA-17-0018	p-prea	Pre-Application Conference	EMERGENCY SEWER ANNEXATION AT END OF S ROSE RD	18851 S ROSE RD	pending	4/13/2017 7:00:00 AM		
PW-17-0010	sewer	Sewer Infill	Tapping at end stubbed main on nothwest side of sewer main with wye for new sewer lateral. Contact City Public Inspector Terry Hite at Email: thite@orcity.org or call office 503-974-5502 or mobile 971-276-1751 and verify inspection requirements. Provide 72-hrs notice before beginning work. Work shall adhere to all applicable Oregon City standard details. Maintain 1-foot vertical and 5-foot horizontal separation from other utilities. All compaction tests and inspection approval required prior to final City acceptance. Provide traffic control plan to the City for review and approval for any activity in the roadway prior to commencing any work. Permit to remain onsite during all working hours. Any asphalt cut and replacement shall adhere to City Pavement Cut Standards found at https://www.orcity. org/publicworks/design-and-construction-standardsdrawings. Contractor Phone Number: 503 722 9599 Property Owner Phone Number: 503 341 8111 Note: On-site plumbing, connection, etc. per seperate Building Dept. issued plumbing permit. SEE RW-17-0051 for ROW inspection fees	18851 S ROSE RD	final	5/16/2017 7:00:00 AM	5/16/2017 7:00:00 AM	7/10/2017 7:00:00 AM

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City of Oregon City
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RW-17-0051	row	Right-of-Way Permit	Contact City Public Inspector Terry Hite at Email: thite@orcity.org or call office 503-974-5502 or mobile 971-276-1751 to verify inspection requirements. For inspection scheduling provide 72-hrs notice before beginning work. Work shall adhere to all applicable Oregon City standard details. Maintain 1-foot vertical and 5-foot horizontal separation from other utilities. All compaction tests and inspection approval required prior to final City acceptance. Provide traffic control plan to the City for review and approval for any activity in the roadway prior to commencing any work. Permit to remain onsite during all working hours. Asphalt cut and replacement shall adhere to City Pavement Cut Standards found at https://www.orcity. org/publicworks/design-and-construction-standardsdrawings. Contractor Phone Number: (503) 722-9599 - John Property Owner Phone Number: 503-341-8111 Ed Bruser Note: On-site plumbing, connection, etc. per seperate Building Dept. issued plumbing permit.	18851 S ROSE RD	issued	5/11/2017 7:00:00 AM	5/16/2017 7:00:00 AM	

Business Licenses

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PW-17-0010
RW-17-0051

OREGON CITY

Public Works

625 Center Street | PO Box 3040 | Oregon City OR 97045
Ph (503) 657-0891 | Fax (503) 657-7892

RIGHT-OF-WAY PERMIT APPLICATION

Application Date: 5-11-17

Work Site Information

Address: 18851 S Rose Rd Oregon City | Cross Street:

Applicant ☐ Responsible for Project (Permittee) ☐ Primary Contact

Business Name/Property Owner: NW Home Service

Contact Name: John Hernandez | E-Mail: nwhomeservice@comcast.net

Mailing Address: 6941 SE Bixel way | City, State & Zip: Milwaukie, OR 97267

Phone: 971-409-8077 | Alt. Phone: 503-722-9599

Contractor ☐ Same as above ☐ Responsible for Project (Permittee) ☐ Primary Contact

Business Name: NW Home Services | Contact Name: John Hernandez

Mailing Address: 6941 SE Bixel way | Phone: 503-722-9599

City, State & Zip: Milwaukie OR | E-Mail: nwhomeservice@comcast.net

Oregon City Business License No. (or Metro Contractor's License No.): | License or CCB Number(s): 172358

Work Details

Proposed Start Date: 5-11-17 | Estimated Completion Date: 5-17-17

DESCRIPTION OF WORK TO BE DONE IN ROW PER THIS PERMIT (check all boxes that apply):

UTILITY WORK:	☑ Sanitary Sewer	☐ Stormwater	☑ Pavement/Trench Cut
	☐ Electrical	☐ Water	☐ Other
SIDEWALK WORK:	☐ New	☐ Repair / Replace	☐ Curb and/or Gutter Work
	Length (ft):	Width (ft):	# of Panels (estimate):
MATERIAL STORAGE:	☐ Drop Box	☐ Storage Pod	☐ Other
LANDSCAPING WORK:	☐ Tree Removal	☐ Tree Installation	☐ Other
RESERVED PARKING:	# Spaces:	No. of Days:	Location:
EVENT*:	Event Name:		
	General location/route:		

Provide paragraph description of event or work to be done:
Install Sewer lateral for property 18851 S Rose Rd Tapping into main at street on Sunblaze Dr.

Permission is hereby requested to encroach into public right-of-way to perform work as set forth below. It is understood that this application is limited to the work described herein and that all work shall be done in compliance with the provisions shown on the back of this application and with all other applicable rules, regulations and standards of the City; and that the permittee assumes full responsibility for said compliance, for acceptability of the work, and for repair or replacement thereof if defective, and for repair or replacement of any existing improvement damaged by this work.

SEE THE BACK (PAGE 2) OF THIS PERMIT FOR CONDITIONS AND PROVISIONS

I CERTIFY THE ABOVE INFORMATION IS CORRECT ☞ ☞ | Applicant's Signature:

OFFICE USE ONLY

It is incumbent on the permittee to comply with all items checked and with the terms of any other City permits issued:

☐ Provide a traffic control plan to the City for review and approval. ☐ Coordinate work with all applicable utility companies.
☐ Barricade and sign sidewalks & parking spaces in advance of their use. ☐ Tree removal/replacement per City Planning Dept approval process.
☐ Contact the city inspector at 503.793.1630 for pre and post inspections, questions and/or pre-pour and final concrete inspections.

Related City permits:

Expiration Date:	☐ 60 DAYS	☐ 90 DAYS	Other	ROW Permit No.	RW
Details given to customer:	☐ OC Std Dwg No. 504A	☐ OC Std Dwg No. 508	☐ OC Std Dwg No. 509	☐ Other	

Issued by: | Date:

*Application for Special Event will be required simultaneously.

OREGON CITY

Public Works – Development Services

625 Center Street | Oregon City, OR 97045
Ph: (503) 657-0891 | Fax: (503) 657-7892
72 HOUR NOTICE REQUIRED FOR INSPECTIONS

RIGHT OF WAY PERMIT

THIS PERMIT EXPIRES: **7/15/2017**

Permit No: **PW-17-0010**
Status: **issued**

Permission is hereby requested to encroach into public rights-of-way (ROW) to perform work as set forth below. It is understood that this application is limited to the work described herein and that all work is to be done in compliance with page 2 (provisions) of the ROW permit (www.orcity.org/publicworks/right-way-row-street-permits) and all other applicable rules, regulations and standards of the City. The permittee assumes full responsibility for said compliance, for acceptability of the work and for repair or replacement thereof if defective and for repair or replacement of any existing improvement damaged by this work. Standard details and the Pavement Cut Standards are available at www.orcity.org/publicworks/design-and-construction-standardsdrawings.

Job Address: 18851 S ROSE RD
OREGON CITY OR 97045

Owner's Name: LISA J BRUSER
Owner's Phone:
Owner's Address: 18851 S ROSE RD
OREGON CITY OR 97045

Submitted by: NW HOME SERVICES LLC
Phone: (503) 722-9599

Permit Description:

Tapping at end stubbed main on nothwest side of sewer main with wye for new sewer lateral.
Contact City Public Inspector Terry Hite at Email: thite@orcity.org or call office 503-974-5502 or mobile 971-276-1751 to verify inspection requirements. For inspection scheduling provide 72-hrs notice before beginning work. Work shall adhere to all applicable Oregon City standard details. Maintain 1-foot vertical and 5-foot horizontal separation from other utilities. All compaction tests and inspection approval required prior to final City acceptance. Provide traffic control plan to the City for review and approval for any activity in the roadway prior to commencing any work. Permit to remain onsite during all working hours. Any asphalt cut and replacement shall adhere to City Pavement Cut Standards found at https://www.orcity.org/publicworks/design-and-construction-standardsdrawings.

~~Contractor Phone Number: 503-722-9599~~
Property Owner Phone Number: 503 371 8111
Note: On-site plumbing, connection, etc. per seperate Building Dept. issued plumbing permit.

Fees:

Description	Fee Amount	Description	Fee Amount
5822 Com OC Sewer SDC		5562 Com TriCity Sewer SDC	
5320 Sewer Inspection fee	151.00	4320 Street/ROW Inspection	151.00
4316 Pavement Cut Review			

Total fees: ~~$302.00~~ ROW FEE ALREADY PAID

Staff Comments: SEE RW-17-0051

72 HRS. ADVANCE NOTICE MUST BE GIVEN FOR INSPECTION

- Exclusive of Saturdays, Sundays and holidays. Forms and subgrade must be inspected and approved before ordering Portland Cement Concrete or Asphaltic Concrete. Failure to obtain approval before proceeding with work may be cause for rejection. Any work to be done on a Saturday or holiday **MUST** be approved by the City at least 72 hours in advance. (Normal City work hours)

CONSTRUCTION WATER SHALL NOT BE TAKEN FROM A FIRE HYDRANT UNTIL A FIRE HYDRANT PERMIT HAS BEEN OBTAINED FROM PUBLIC WORKS (503) 657-8241.

CUSTOMER NO.: 017949

ISSUED BY: _____
(CITY ENGINEER OR AUTHORIZED REPRESENTATIVE)

DATE: 5/16/2017

SEE THE SECOND PAGE OF THIS PERMIT FOR CONDITIONS AND PROVISIONS.

tyler TECHNOLOGIES

City of Oregon City
Permit Receipt
RECEIPT NUMBER 00035914

Account Number: 017949 **Date:** 5/16/2017

Applicant: NW HOME SERVICES LLC

Type: charge

Permit Number	Fee Description	Amount
PW-17-0010	5320 Sewer Inspection fee	151.00
	Total:	$151.00

PAID
MAY 16 2017
By

OREGON CITY PUBLIC WORKS
122 SOUTH CENTER STREET
OREGON CITY, OR. 97045
503-657-8241

SALE

REF#: 00000004
Batch #: 178
05/16/17 15:27:23
APPR CODE: 042718
Trace: 4
VISA Chip
**********9750 **/**

AMOUNT $151.00

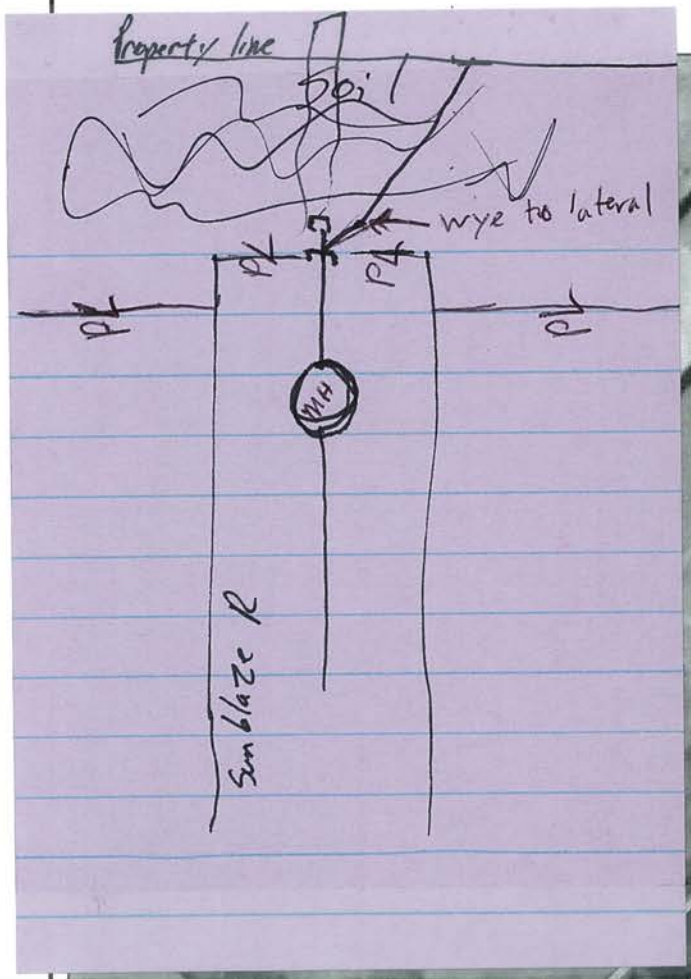
APPROVED

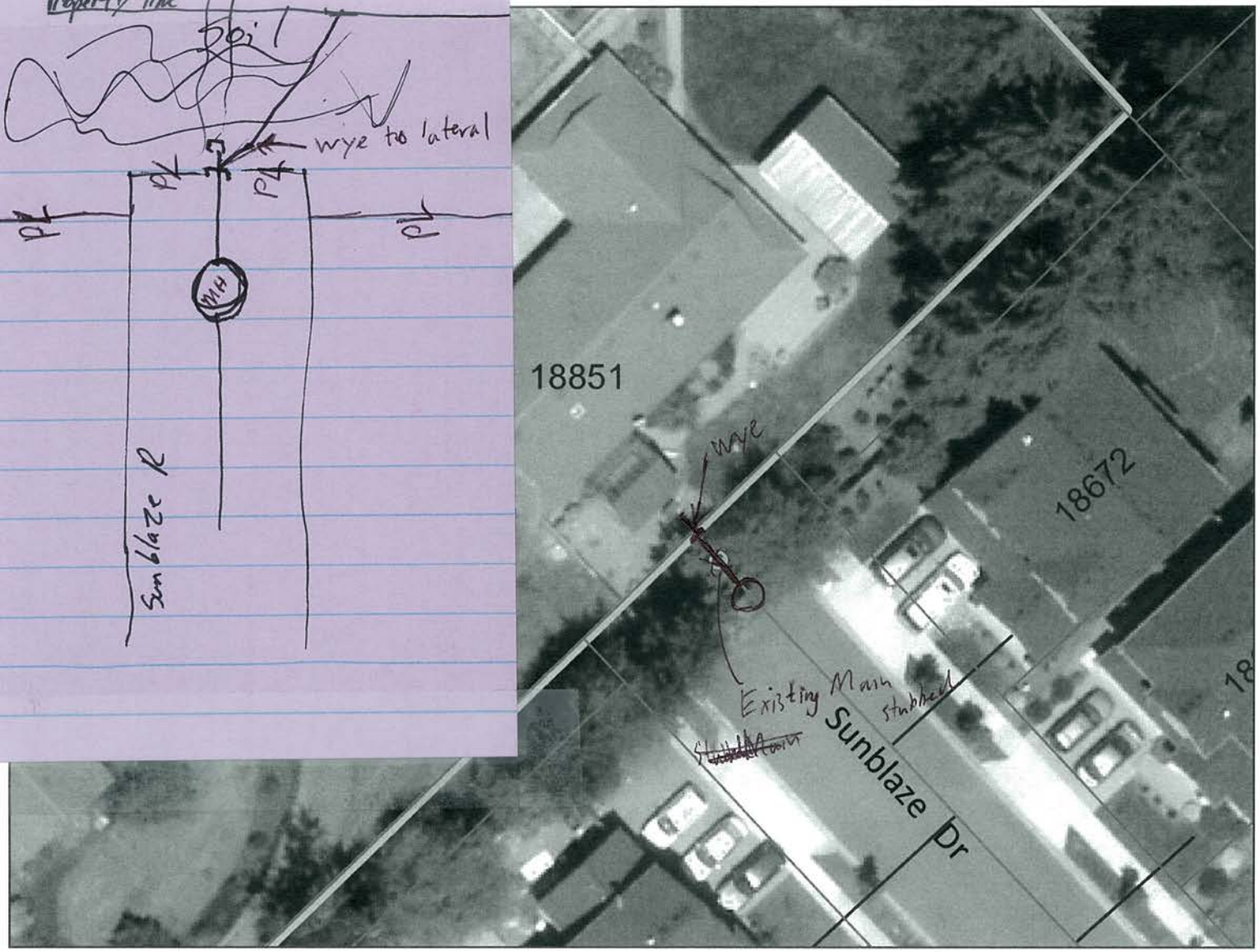
VISA DEBIT
AID: A0000000031010
TVR: 80 80 00 80 00
TSI: 68 00

THANK YOU

CUSTOMER COPY

Oregon City GIS Map





Legend

- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW

Sewer Manholes

- (Other owner)
- OC
- Private
- Tri-City
- CCSD #1
- West Linn

Sewer Clean Outs

- (Other owner)
- OC
- Private
- Tri-City
- CCSD #1
- West Linn

Sewer Pump Stations

- (Other owner)

Notes

Overview Map

0 30 60 Feet

1: 360

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Map created 5/16/2017

City of Oregon City
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OR 97045
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Permits

File Edit Record Navigate Form Reports Format Tab Help

Jump 1

Tab Groups | Toolbox | Quick Notes

Main | Custom Fields | Routing Status | Fee Summary | Actions | Routing History

Permit # AN-17-0001

Address 18851 S ROSE RD
OREGON CITY OR 97045

Permit type Annexation

Total calculated	4,358.00	(Initial fees)		
Total billed	0.00	(including adjustments)	Total unbilled	4,358.00
Total penalty	0.00	(including adjustments)		
Total receipt	0.00	(including adjustments)		
Total refunded	0.00	(including adjustments)		
Billed balance	0.00		Total balance	4,358.00
Total advisory	0.00			
Last bill date				
Last penalty date				

Edward + Lisa Bruser
18851 Rose Rd,
Oregon City, OR 97045

0099

5/15
Date

24-680/1230 3253

Pay to the Order of CITY OF OREGON CITY $ 4358 00

Forty Three Hundred And Fifty Eight 00/100 Dollars

Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
Oregon
wellsfargo.com

For ANNEXATION

⑆123006800⑆ 1269740641⑈ 00099

Water Environment Services
150 Beavercreek #430
Oregon City, OR 97045
WES

RECEIPT DATE 4-25-17 No. 082256

RECEIVED FROM Ed Bruser $375.00

Annexation Fees DOLLARS

○ FOR RENT
○ FOR

ACCOUNT		
PAYMENT		
BAL. DUE		

○ CASH
☒ CHECK
○ MONEY ORDER
○ CREDIT CARD

#772 225.00
#773 150.00

FROM TO

BY Rob Hungerford

WATER ENVIRONMENT SERVICES
A Department of Clackamas County

ROB HUNGERFORD
Technical Services Specialist

Phone: 503-742-4576
Fax: 503-472-4565
robhun@clackamas.us

150 Beavercreek Road, Oregon City, OR 97045
www.clackamas.us/wes

OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

June 14, 2017

Ed and Lisa Bruser or Current Owner
18851 Rose Road
Oregon City, OR 97045

Project:
AN-17-0001: Annexation of one property to Oregon City for Emergency Sewer Connection

Clackamas County Tax Lot / Address
18851 S Rose Rd, Oregon City, OR 97045
Clackamas APN 3-1E-01CD-00302
Application Submitted: 05/15/2017
Application Incomplete: 06/14/2017
180-Day Completeness Deadline: na

DETERMINATION OF APPLICATION COMPLETENESS

XX **AN-17-0001 is Incomplete**

Dear applicant:

The application you submitted for the properties identified above has been deemed incomplete. We require the following items specified below in order to deem the application complete. These items are discussed more detail in the revised PA-17-0018 Pre-Application Conference Notes (attached).

- OCMC 14.04.050. Narrative Statements explaining the conditions surrounding the proposal and addressing the factors required for annexation, including statements 7a through 7g.
- OCMC 14.04.050.(E)(5):
  A site plan, drawn to scale (not greater than one inch = fifty feet), indicating:
  a. The location of existing structures (if any);
  b. The location of streets, sewer, water, electric and other utilities, on or adjacent to the property to be annexed;
  c. 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 flood data showing elevations of all property subject to inundation in the event of one hundred year flood shall be shown;
  d. Natural features, such as rock outcroppings, marshes or wetlands (as delineated by the Division of State Lands), wooded areas, identified habitat conservation areas, isolated

preservable trees (trees with trunks over six inches in diameter—as measured four feet above ground), and significant areas of vegetation;

e. General land use plan indicating the types and intensities of the proposed, or potential development;

- OCMC 14.04.060. Statements responding to the approval factors A.1 – A.7.
- OCMC 17.50 .055. Evidence of meeting with Neighborhood Association.
- Please provide a signed copy of the fee acknowledgement letter from Public Works.
- Please provide form acknowledging the requirement to annex separately to Tri-City Service District (attached).
- No election deposit is required.
- Metro Mapping Fee of $150.00 (<1 ac)

Per *OCMC 17.50.070 Completeness review and one hundred twenty-day rule.*

B. The applicant has one hundred eighty days from the date the application was made to submit the missing information or, on the one hundred eighty-first-day, the application shall be rejected and all materials (except one copy of the application) and the unused portion of the application fee returned to the applicant. If the applicant submits the requested information within the one hundred eighty-day period, the community development director shall again verify whether the application, as augmented, is complete. Each such review and verification shall follow the procedure in subsection A. of this section.

The application will be deemed complete for the purpose of this section upon receipt by the community development director of:

1. All the missing information;

2. Some of the missing information and written notice from the applicant that no other information will be provided; or

3. Written notice from the applicant that none of the missing information will be provided.

For assistance regarding any issues related to your project please contact me in the Community Development Department. I look forward to working with you on your application.

Pete Walter, AICP, Planner
Email: pwalter@orcity.org, Phone: (503) 496-1568

CC: Public Works / Development Services

From:	Bruser, Edward
To:	Pete Walter
Subject:	RE: Annexation follow up
Date:	Thursday, July 06, 2017 8:49:24 AM
Attachments:	image001.png

Per code OCMC 17.50.070 This will be the written notice from the applicant that none of the missing information will be provided.

From: Pete Walter [mailto:pwalter@orcity.org]
Sent: Wednesday, July 05, 2017 4:16 PM
To: Bruser, Edward; Lisa Bruser
Subject: Annexation follow up

Dear Ed and Lisa,

Hope you had a good holiday. I'm just emailing to remind you of the completeness determination we sent back on 6.14.2017 and also to remind you that **you have the option** under the code to notify me that you will not be providing any further information to support your annexation application, and if so, I will deem the application complete and process it anyway without the items we requested.

Per *OCMC 17.50.070 Completeness review and one hundred twenty-day rule.*
B. The applicant has one hundred eighty days from the date the application was made to submit the missing information or, on the one hundred eighty-first-day, the application shall be rejected and all materials (except one copy of the application) and the unused portion of the application fee returned to the applicant. If the applicant submits the requested information within the one hundred eighty-day period, the community development director shall again verify whether the application, as augmented, is complete. Each such review and verification shall follow the procedure in subsection A. of this section.
The application will be deemed complete for the purpose of this section upon receipt by the community development director of:
1. All the missing information;
2. Some of the missing information and written notice from the applicant that no other information will be provided; or
3. Written notice from the applicant that none of the missing information will be provided.

Let me know what you prefer.

Thanks,

Pete Walter

Pete Walter, AICP, Planner
pwalter@orcity.org
Community Development Department
Planning Division
221 Molalla Avenue, Ste. 200
Oregon City, Oregon 97045
503-496-1568 Direct

503-722-3789 Front Desk
503-722-3880 Fax
Website: www.orcity.org
New Hours(Sept 2): 8:30 AM – 3:30 PM, M-F

Need Zoning and other Tax Lot Information? - Generate a Property Report

Online Mapping is available at OCWebMaps

Please consider the environment before printing

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