

## CITY OF MOLALLA

### ORDINANCE No. 2014 - 06

#### AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA, WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE COMPREHENSIVE PLAN AND REZONING PROPERTY.

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real property that is the subject of this ordinance is located in a tract of land being portion of Tract 3 of the Plat of "Toliver Acres", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08AA03690.

This island is hereby proclaimed to be annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of MFR (Multi-Family Residential). This change is supported maps attached as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-3 (Multi-Family Residential). The property is currently vacant and undeveloped. Therefore, In accordance with ORS 222.750, the properties listed in this ordinance are annexed into the City of Molalla immediately upon the effective date of this ordinance. The annexation is supported by

findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
4. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Mayor Deborah Rogge

Attest this 23rd day of July 2014

\_\_\_\_\_  
City Recorder Sadie Cramer

# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

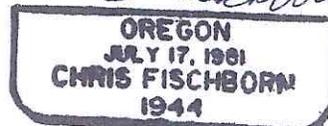
840 S. Tolliver Road  
Annexation to the City of Molalla

A Tract of land being a portion of Tract 3 of the Plat of "Tolliver Acres", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at the Northwest corner of Clackamas County Partition Plat No. 1999-59, said point also being the Northeast corner of that tract of land described in that Deed recorded Document No. 2013-018962, Clackamas County Deed Records; thence South 07°21'30" East along the Westerly boundary line of said Partition Plat No. 1999-59, and its Southerly extension, a distance of 656.27 feet to a point on the Northerly right of way line of South Tolliver Road; thence South 08°00'00" West, at right angles to said South Tolliver Road, a distance of 50.00 feet to a point on the Southerly right of way line of said South Tolliver Road; thence North 82°00'00" West, along said Southerly right of way line, a distance of 21.46 feet to a point; thence North 08°00'00" East at right angles to said South Tolliver Road, a distance of 50.00 feet to a point on said North right of way line of said South Tolliver Road, said point being the Southeast corner of that tract of land described in that Deed recorded as Document No. 99-007711, Clackamas County Deed Records; thence North 07°21'30" West, along the Easterly line of said Document No. 99-007711 tract, a distance of 128.46 feet to the Northeast corner thereof; thence North 82°00'00" West, along the Northerly line of said Document No. 99-007711 tract, and along the Northerly line of that tract of land described in that Deed recorded as Document. 2012-047865, Clackamas County Deed Records, a distance of 147.73 feet to the Northwest corner of said Document No. 2012-047865 tract, said point also being on the Easterly line of that tract of land described in that Deed recorded as Document No. 2005-112377, Clackamas County Deed Records;



*Chris Fischborn*



**EXHIBIT A**

Ordinance 2014-06  
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840 S. Tolliver Road, Annexation to the City of Molalla, cont.,

thence North 08°30'27" West, along said Easterly line, and along the Easterly line of the Plat of "Del Mar Terrace" (Plat No. 3289), a distance of 530.81 feet to the Northeast corner of said "Dell Mar Terrace", said point also being the Northwest corner of said Document No. 2013-018962 tract; thence South 82°00'40" East, along the North line of said Document No. 2013-018962 tract, a distance of 180.22 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 2.1269 acres (92,648 square feet) more or less.

The bearings and distances in the description are based on Clackamas County Partition Plat No. 1999-59 and on the Plat of "Del Mar Terrace".

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Chris Fischborn*

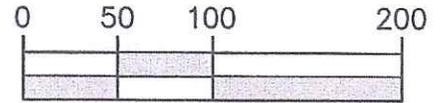
OREGON  
JULY 17, 1981  
CHRIS FISCHBORN  
1944

**EXHIBIT A**

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840 S. TOLIVER RD.  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 100 FEET

"LEXINGTON ESTATES"  
NO. 3  
64 65 66 67  
S 82°00'40" E 180.22'



LOT 8

LOT 9

"DELL

LOT 10

MAR

LOT 14

"TERRACE"

LOT 15

AREA TO BE ANNEXED  
(2.1269 ACRES  
92,648 SQUARE FEET)

DOCUMENT NO.  
2005-112377

T.L. 3800  
DOCUMENT NO.  
99-007711

DOCUMENT NO.  
2012-047865

S. TOLIVER RD.  
CO. RD. #1490

LOCATED IN THE N.E. 1/4 SECTION 8,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

POINT OF BEGINNING

PARCEL 3

"PARTITION

"TOLIVER  
ACRES"  
TRACT 3

PARCEL 2  
PLAT

DOCUMENT NO.  
2013-018962

PARCEL 1

NO. 1999-059"

T.L. 4200  
DOCUMENT NO.  
2005-063778

DOCUMENT  
NO. 92-23279

T.L. 4300

147.73'  
N 82°00'00" W

T.L. 3700

128.46'  
N 07°21'30" W

N 08°00'00" E  
50.00'

N 82°00'00" W  
21.46'

50'  
S 08°00'00" W  
50.00'

**EXHIBIT A**

Ordinance 2014-06  
Original Page 3 of 5

**TITLE: EXHIBIT "A"**

**PLOT DATE: 12-13-13**

**FILE: W1202-7C.DWG**

**CLIENT: CITY OF MOLALLA**

**SHEET: 1 OF 1**

**ZTec ENGINEERS, INC.**

3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

### Location Map:



**SPOTTEN BLAKE**  
**30471 S HWY 213**  
**MOLALLA, OR 97038**

Site Address: **NO SITUS**  
Taxlot Number: **52E08AA03690**  
Land Value: **17025**  
Building Value: **0**  
Total Value: **17025**

Acreage:  
Year Built:  
Sale Date: **03/18/2013**  
Sale Amount: **125000**  
Sale Type: **X**

Land Class:  
**100**

Building Class:

Neighborhood:  
**Molalla rural north 100,**

Taxcode Districts: **035013**

### Site Characteristics:

UGB: **MOLALLA**  
Flood Zone: **Not Available**

### Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.61

Fire	Molalla RFPD #73
Park	N/A
School	SCH 35 MOLALLA RIVER
Sewer	N/A
Water	N/A
Cable	City
CPO	City
Garb/Recyc	Molalla Sanitary
City/County	Clackamas County

## EXHIBIT A

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This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.



01/28/2014

**EXHIBIT A**

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**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 07**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHENSIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being portion of Tract 21 and 24 of the "The Shaver Place" (Plat No. 360), located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08BA00900

Tax Lot No. 52E08BA01000

Tax Lot No. 52E08BA01100

This island is hereby proclaimed to be annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential). This change is supported maps attached as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-1 (Single Family Residential). The properties are currently:

Tax Lot No. 52E08BA00900 Residential – In Use  
Tax Lot No. 52E08BA01000 Residential – Vacant and Uninhabitable  
Tax Lot No. 52E08BA01100 Undeveloped

In accordance with ORS 222.750, the properties listed in this ordinance are annexed into the City of Molalla immediately, except for Tax Lot No. 52E08BA00900 will have an effective date of annexation three (3) years from the effective date of this ordinance, unless ownership of property changes. Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 23rd day of July 2014

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City Recorder Sadie Cramer

# ZTec Engineers, Inc.

## Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

814 & 816 S. Toliver Rd.  
Tax Lot 1100 on Map 5S 2E 08 BA  
Annexation to the City of Molalla

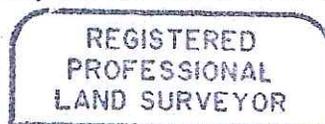
### Exhibit A

A Tract of land being a portion of Tracts 21 and 24 of "The Shaver Place" (Plat No. 360), a portion of that public road described in that deed recorded in Book 449, Page 292, Clackamas County Deed Records, a portion of Hezzie Lane, and a portion of S. Toliver Road, all located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

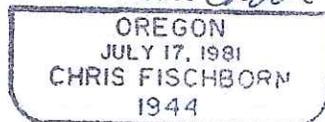
Beginning at the Northwesterly corner of Parcel 6 of Partition Plat No. 2000-017, said point also being the Northeasterly corner of parcel 1 that Tract of land described in that deed recorded as Document No. 75-10574, Clackamas County Deed Records; said point being on the Southerly right of way line of S. Toliver Road at a point that is North  $81^{\circ}45'20''$  West 479.55 feet from the intersection of said Southerly right of way line with the Westerly right of way line of S. Leroy Avenue (60 feet wide); thence South  $08^{\circ}42'55''$  West, along the Westerly line of said Partition Plat No. 2000-017 and along the Westerly line of Partition Plat No. 1998-101, a distance of 365.00 feet to the Southeasterly corner of said parcel 1 of said Document No. 75-10574, said point being on the Northerly right of way line of said public road described in said Book 449, Page 292 deed; thence South  $08^{\circ}14'40''$  West at right angles to said public road, a distance of 60.00 feet to a point on the Southerly right of way line of said public road; thence North  $81^{\circ}45'20''$  West, along said Southerly right of way line, a distance of 280.24 feet to a point on the Easterly right of way line of Hezzie Lane; thence North  $81^{\circ}17'05''$  West, at right angles to said Hezzie Lane, a distance of 60.00 feet to a point on the Westerly right of way line of said Hezzie Lane; thence North  $08^{\circ}42'55''$  East, along said Westerly right of way line, a distance of 424.51 feet to a point on the Southerly right of way line of said S. Toliver Road; thence North  $08^{\circ}14'40''$  East, at right angles to said S. Toliver Road, a distance of 60.00 feet to a point on the Northerly right of way line of said S. Toliver Road; thence South  $81^{\circ}45'20''$  East, along said Northerly right of way line and its Easterly extension, a distance of 339.75 feet; thence South  $08^{\circ}14'40''$  West, at right angles to said S. Toliver Road, a distance of 50.00 feet to the true point of beginning of the Tract of land herein described

Said Tract of land contains an area of 3.7047 acres (161,378 square feet), more or less.

The bearings and distances in this description are based on Clackamas County Survey No. 17274.



*Chris Fischborn*

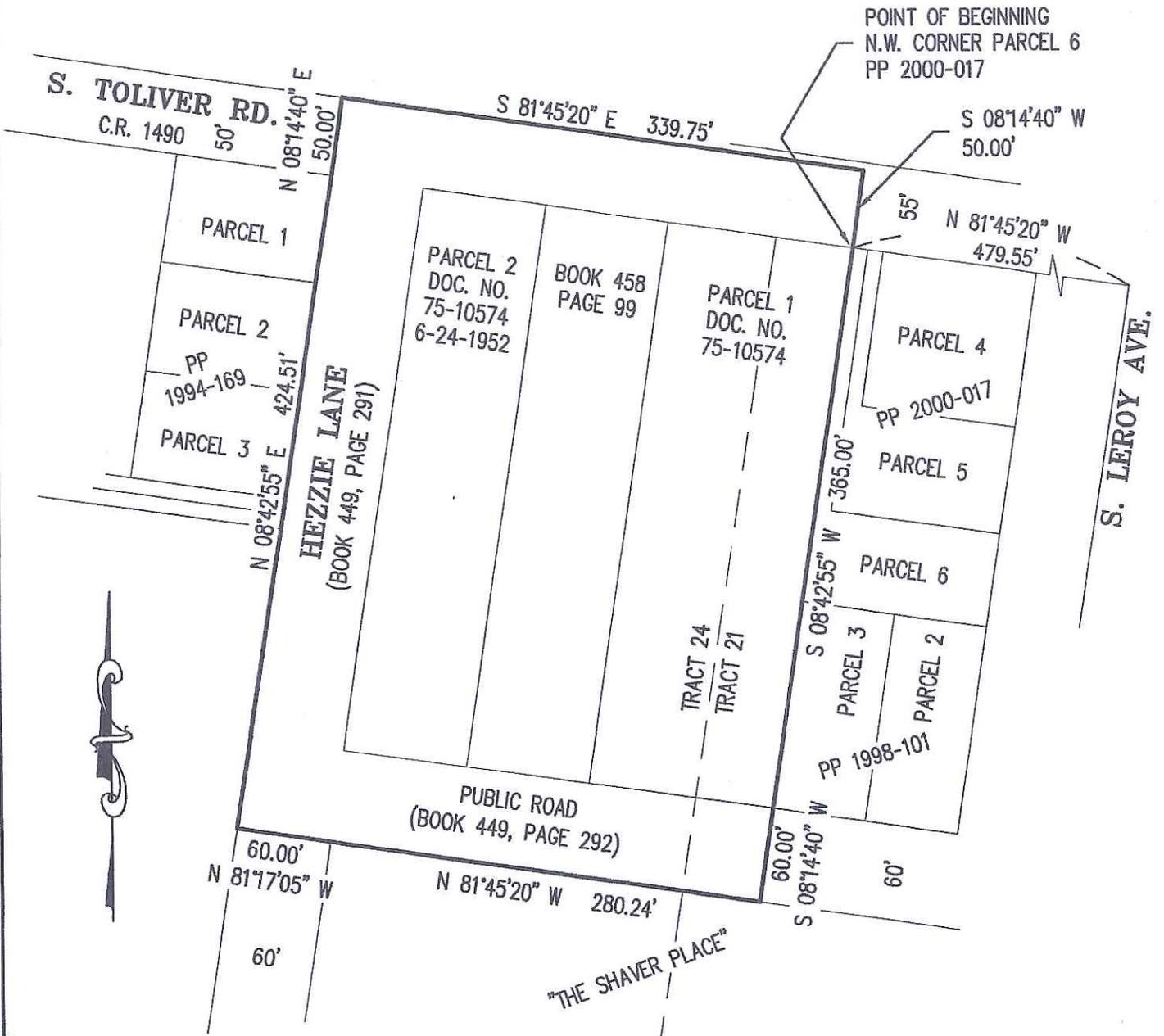


### EXHIBIT A

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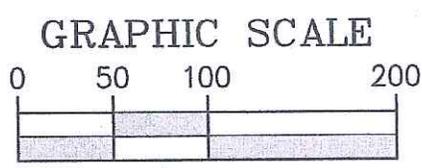
PP DENOTES PARTITION PLAT  
 C.R. DENOTES COUNTY ROAD

814 & 816 S. TOLIVER RD.  
 TAX LOT 1100 ON MAP 5S 2E 08 BA  
 CITY OF MOLALLA ANNEXATION  
 EXHIBIT "B"



AREA TO BE ANNEXED  
 (3.7047 ACRES  
 161,378 SQUARE FEET)

LOCATED IN THE N.W. 1/4 SECTION 8,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR



**EXHIBIT A**  
 Ordinance 2014-07  
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<b>TITLE: EXHIBIT "A"</b>	
<b>PLOT DATE: 11-18-13</b>	
<b>FILE: W1202-7D.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**SMITH ROSEMARY**  
**814 S TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: **816 S TOLIVER RD**  
 Taxlot Number: **52E08BA00900**  
 Land Value: **62473**  
 Building Value: **97110**  
 Total Value: **159583**

Acreage:  
 Year Built: **1949**  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.67

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

## EXHIBIT A

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This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

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**EXHIBIT A**

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01/28/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**SMITH MAX L & ROSEMARY**  
**814 S TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: **814 S TOLIVER RD**  
 Taxlot Number: **52E08BA01000**  
 Land Value: **62473**  
 Building Value: **110670**  
 Total Value: **173143**

Acreage:  
 Year Built: **1952**  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.67

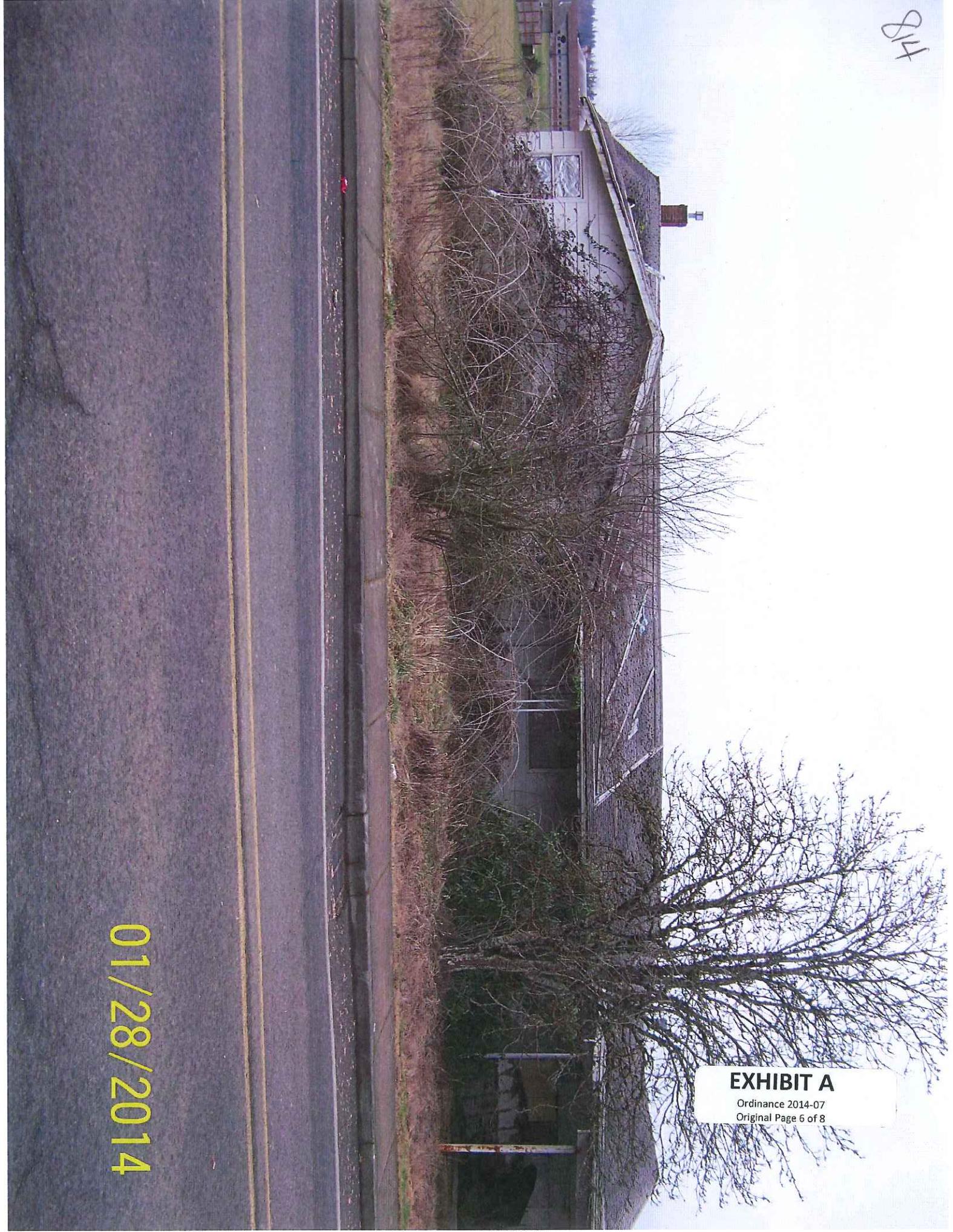
Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

## EXHIBIT A

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**EXHIBIT A**

Ordinance 2014-07  
Original Page 6 of 8

01/28/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**SMITH ROSEMARY**  
**814 TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: **NO SITUS**  
 Taxlot Number: **52E08BA01100**  
 Land Value: **56850**  
 Building Value: **0**  
 Total Value: **56850**

Acreage:  
 Year Built:  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		1.01

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

## EXHIBIT A

Ordinance 2014-07  
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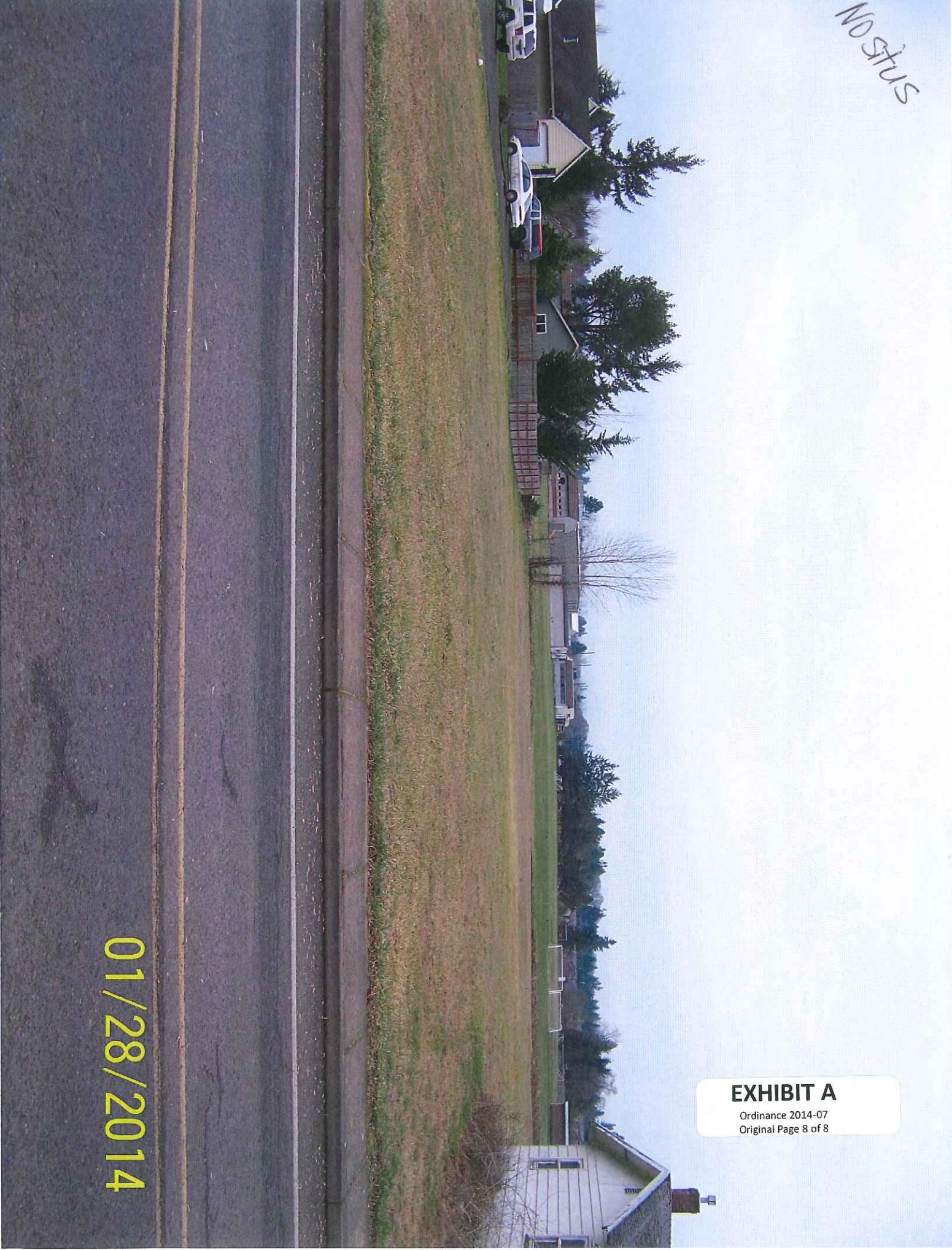
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**EXHIBIT A**

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01/28/2014



## CITY OF MOLALLA

### ORDINANCE No. 2014 - 08

#### AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA, WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE COMPREHENSIVE PLAN AND REZONING PROPERTY.

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real property that is the subject of this ordinance is located in a tract of land being portion of Tract 7 of the Plat of "Toliver Acres", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E088BB00400

This island is hereby proclaimed to be annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential). This change is supported by maps attached as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-1 (Single Family Residential). The property is currently in use as a residence. Therefore, in accordance with ORS 222.750, Tax Lot No. 52E08BA00900 will have an effective date of annexation three (3) years from the effective date of this ordinance, unless ownership of property changes.

Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 23rd day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

Ronald b. Sellards, P.E.

823 S. Toliver Rd.

Annexation to the City of Molalla

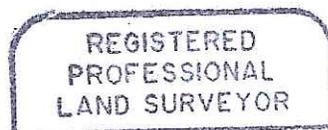
### Exhibit A

A Tract of land being all of that Tract of land described in that deed recorded as Document No. 97-094519, Clackamas County Deed Records, and being a portion of Tract 7 of the plat of "Toliver Acres", located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

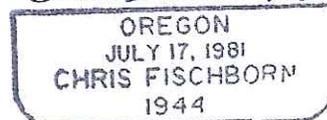
Beginning at the Southwesterly corner of Parcel 3 of Partition Plat No. 1998-115, said point being the Southeasterly corner of said Document No. 97-094519, said point also being on the Northerly right of way line of S. Toliver Road; thence South 07°32'33" West, at right angles to said S. Toliver Road, a distance of 50.00 feet to a point on the Southerly right of way line of said S. Toliver Road; thence North 82°27'27" West, along said Southerly right of way line, a distance of 132.22 feet to a point; thence North 07°32'33" East, at right angle to said road, a distance of 50.00 feet to a point on said Northerly right of way line of said S. Toliver Road, said point also being the Southwesterly corner of said Document No. 97-094519 Tract; thence North 07°50'55" East, along the West line of said Document No. 97-094519 Tract, a distance of 633.64 feet to the Northwesterly corner thereof; thence South 82°27'16" East, along the Northerly line of said Document No. 97-094519 Tract, a distance of 132.20 feet to the Northeasterly corner thereof, said point also being the Northwesterly corner of said Partition Plat No. 1998-115; thence South 07°50'49" West, along the Westerly line of said Partition Plat, a distance of 633.63 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 2.0749 acres (90,382 square feet), more or less.

The bearings and distances in this description are based on Clackamas County Partition Plat No. 1998-115.



*Chris Fischborn*

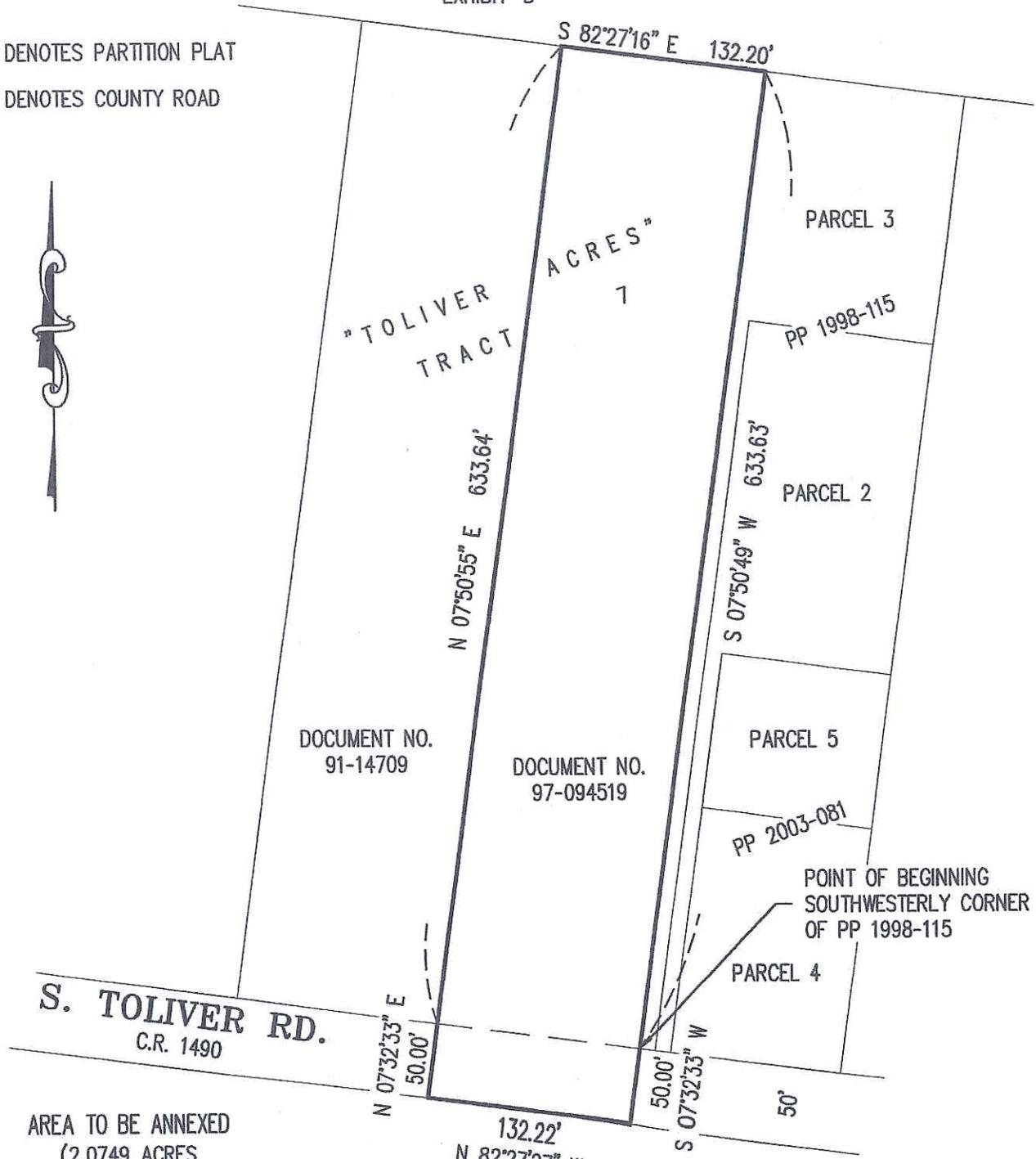


### EXHIBIT A

Ordinance 2014-08  
Original Page 1 of 4

823 S. TOLIVER RD.  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"

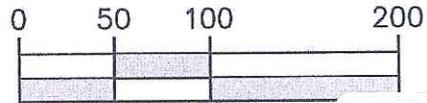
PP DENOTES PARTITION PLAT  
C.R. DENOTES COUNTY ROAD



AREA TO BE ANNEXED  
(2.0749 ACRES  
90,382 SQUARE FEET)

LOCATED IN THE N.W. 1/4 SECTION 8,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

GRAPHIC SCALE



( IN FEET )  
1 INCH = 100 FEET

**EXHIBIT A**

Ordinance 2014-08  
Original Page 2 of 4

TITLE: EXHIBIT "B"	
PLOT DATE: 11-13-13	
FILE: W1202-7E.DWG	
CLIENT: CITY OF MOLALLA	SHEET: 1 OF 1

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BAURER FRED C & RUTHELLA M**  
**823 S TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: **823 S TOLIVER RD**  
 Taxlot Number: **52E08BB00400**  
 Land Value: **81415**  
 Building Value: **117260**  
 Total Value: **198675**

Acreage:  
 Year Built: **1954**  
 Sale Date: **12/01/1997**  
 Sale Amount: **160000**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

Location Map:

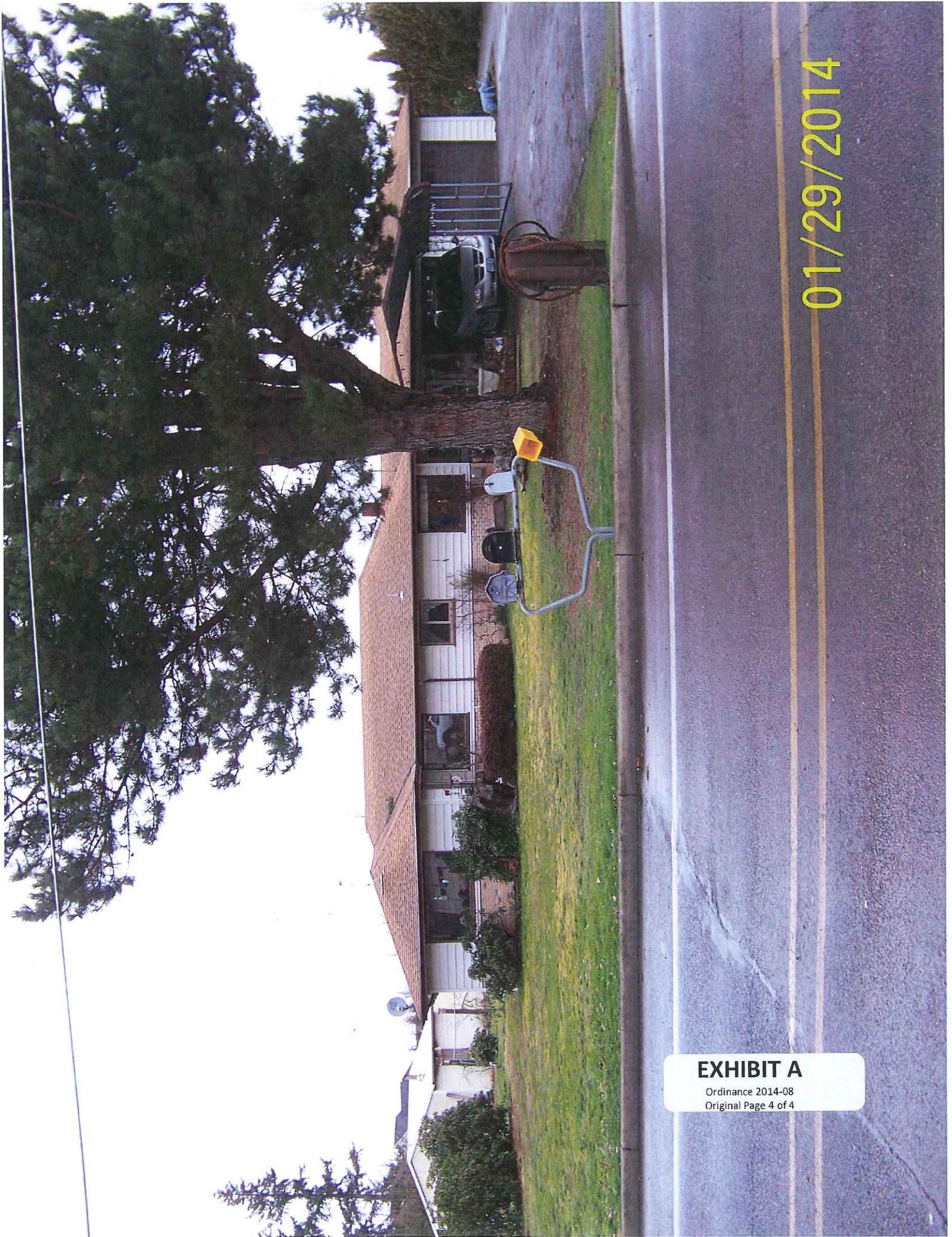


Site Characteristics:		Zoning Designation(s):		
UGB:	MOLALLA	Zone	Overlays:	Acreage:
Flood Zone:	Not Available	RRFF5		1.92

### EXHIBIT A

Ordinance 2014-08  
 Original Page 3 of 4

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.



01/29/2014

**EXHIBIT A**

Ordinance 2014-08  
Original Page 4 of 4

**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 09**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHENSIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being portion of Tract 25 of the "The Shaver Place", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08BB02100

Tax Lot No. 52E08BB02200

Tax Lot No. 52E08BB02300

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential). This change is supported by maps attached as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-1 (Single Family Residential). The properties are currently:

Tax Lot No. 52E08BB02100 Residential – In Use  
Tax Lot No. 52E08BB02200 Undeveloped  
Tax Lot No. 52E08BB02300 Residential – In Use

In accordance with ORD 222.750, the properties listed in this ordinance are annexed into the City of Molalla immediately, except for Tax Lot No. 52E08BB02100 and Tax Lot No. 52E08BB02300 will have an effective date of annexation three (3) years from the effective date of this ordinance, unless ownership of the property changes. Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 23rd day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

Ronald b. Sellards, P.E.

904 & 906 S. Toliver Rd.  
Annexation to the City of Molalla

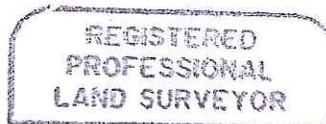
### Exhibit A

A Tract of land being a portion of Tract 25 of the plat of "The Shaver Place", located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

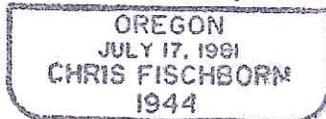
Beginning at the intersection of the Westerly line of said Lot 25 with the Southerly right of way line of S. Toliver Road; thence North 08°14'40" East, at right angles to said S. Toliver Road, a distance of 50.00 feet to a point on the Northerly right of way line of said S. Toliver Road; thence South 81°45'20" East, along said Northerly right of way line, a distance of 230.00 feet to a point; thence South 08°14'40" West, at right angles to said S. Toliver Road, a distance of 50.00 feet to a point on said Southerly right of way line, said point being the Northeasterly corner of that Tract of land described as Parcel 1 of that deed recorded as Document No. 2012-054822, Clackamas County Deed Records; thence South 08°42'21" West, parallel with the Westerly line of said Lot 25 of said Plat of "The Shaver Place" and along the Easterly line of said Document No. 2012-054822 Tract, a distance of 230.00 feet to the Southeasterly corner thereof; thence North 81°45'20" West parallel with said S. Toliver Road, and along the Southerly line of Parcels 1 and 2 of said Document No. 2012-054822 and along the Southerly line of that Tract of land described in that deed recorded as Document No. 2012-009177, Clackamas County Deed Records, a distance of 230.00 feet to a point on said Westerly line of said Lot 25; thence North 08°42'21" East, along said Westerly line, a distance of 230.00 feet to the true point of beginning of the Tract of land herein described

Said Tract of land contains an area of 1.4784 acres (64,398 square feet), more or less.

The bearings and distances in this description are based on Clackamas County Survey No. 17274.



*Chris Fischborn*



### EXHIBIT A

Ordinance 2014-09  
Original Page 1 of 8





Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

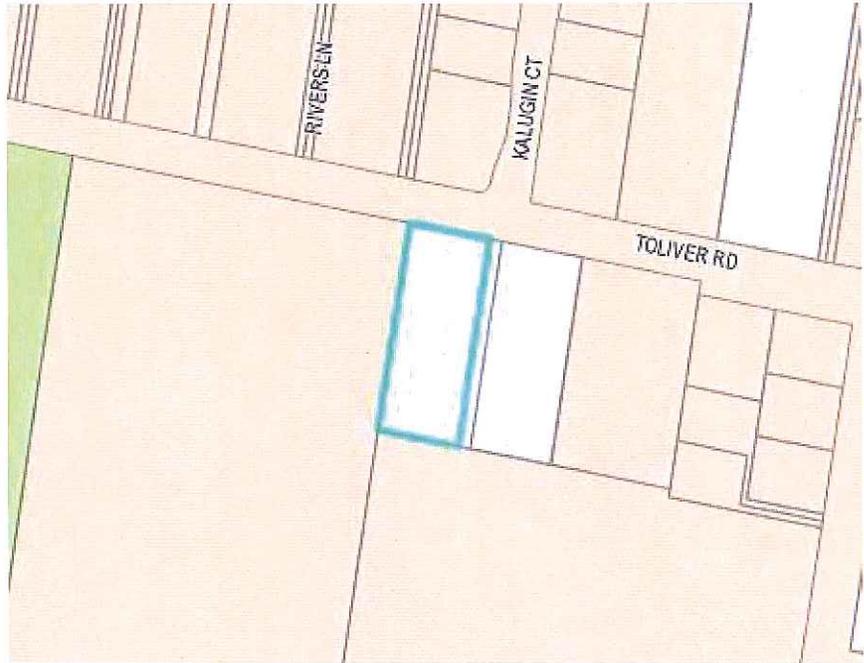
**COLBRY KYRAN L**  
**12813 ARNDT RD NE**  
**AURORA, OR 97002**

Site Address: **906 S TOLIVER RD**  
 Taxlot Number: **52E08BB02100**  
 Land Value: **59006**  
 Building Value: **122440**  
 Total Value: **181446**

Acreage:  
 Year Built: **1967**  
 Sale Date: **02/10/2012**  
 Sale Amount: **116000**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

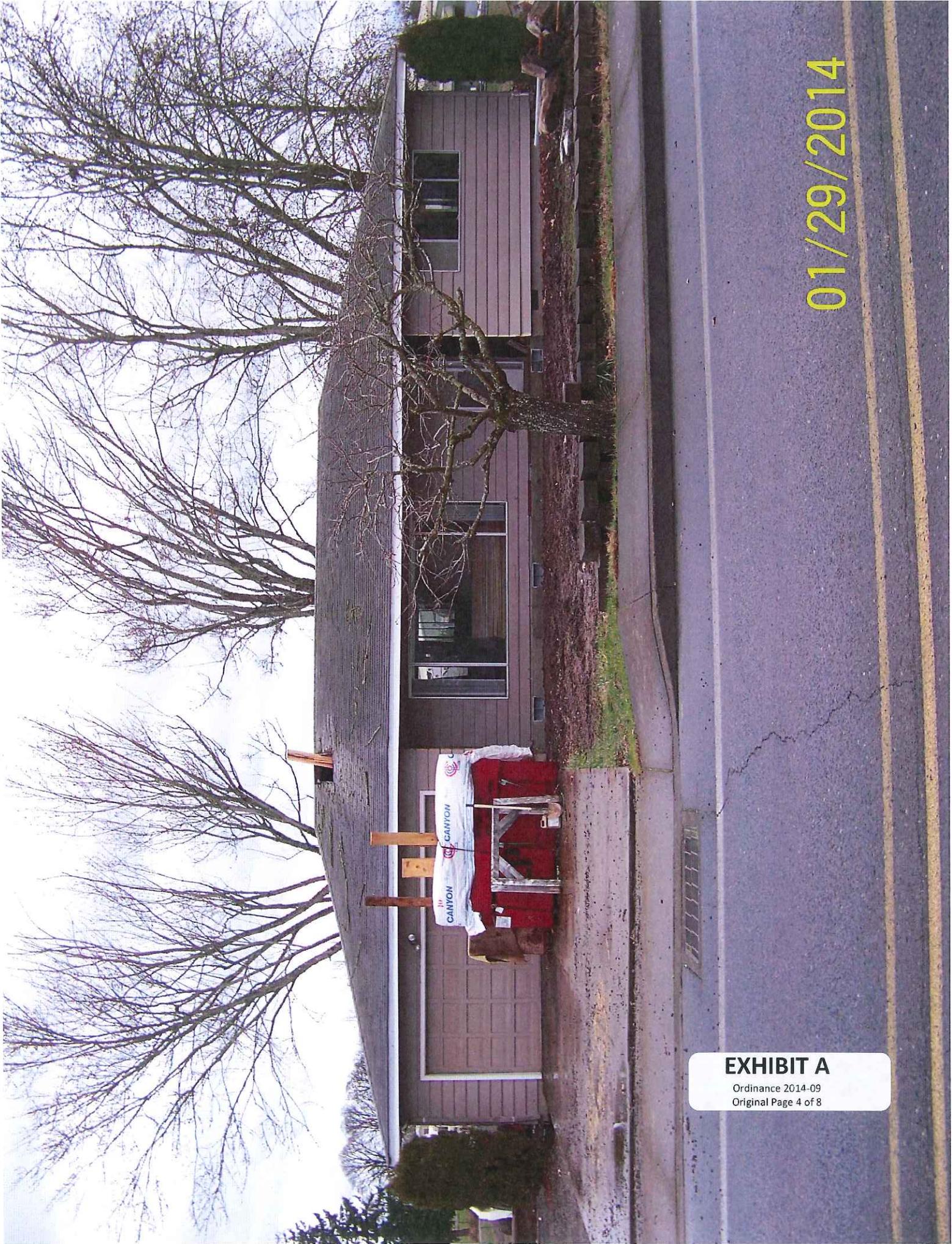
Zone	Overlays:	Acreage:
RRFF5		0.55

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

### EXHIBIT A

Ordinance 2014-09  
 Original Page 3 of 8

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01/29/2014

**EXHIBIT A**  
Ordinance 2014-09  
Original Page 4 of 8



Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

Location Map:



**NORVO SHANE J & KIMBERLY G**  
**904 S TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: **NO SITUS**  
Taxlot Number: **52E08BB02200**  
Land Value: **2667**  
Building Value: **460**  
Total Value: **3127**

Acreage:  
Year Built:  
Sale Date: **08/22/2012**  
Sale Amount: **241000**  
Sale Type: **X**

Land Class:  
**101**  
Building Class:  
Neighborhood:  
**Molalla rural north 100,**  
Taxcode Districts: **035013**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

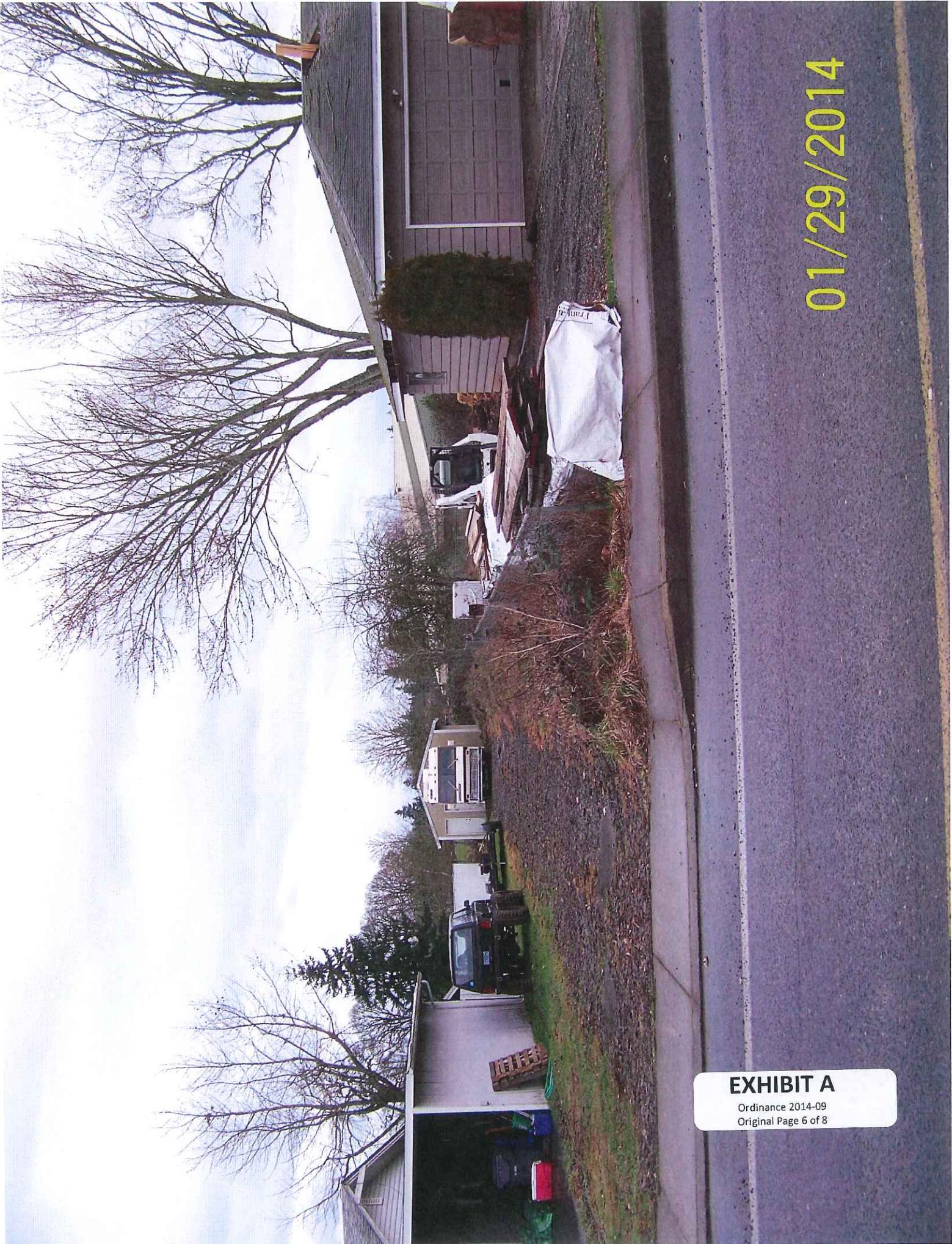
Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**                              **0.08**

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **Wave Broadband (Molalla)**  
CPO: **Molalla**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Clackamas County**

## EXHIBIT A

Ordinance 2014-09  
Original Page 5 of 8

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01/29/2014

**EXHIBIT A**  
Ordinance 2014-09  
Original Page 6 of 8



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

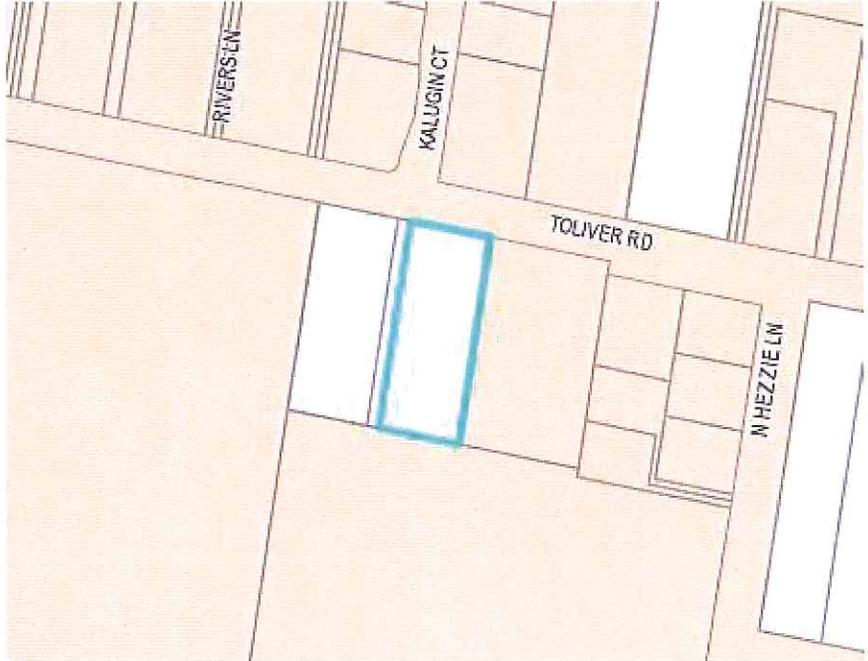
# Property Report

**NORVO SHANE J & KIMBERLY G**  
**904 S TOLIVER RD**  
**MOLALLA, OR 97038**

Site Address: **904 S TOLIVER RD**  
 Taxlot Number: **52E08BB02300**  
 Land Value: **59806**  
 Building Value: **200270**  
 Total Value: **260076**

Acreage:  
 Year Built: **1967**  
 Sale Date: **08/22/2012**  
 Sale Amount: **241000**  
 Sale Type: **M**

Location Map:



Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
 Zone **RRFF5**      Overlays:      Acreage: **0.55**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

## EXHIBIT A

Ordinance 2014-09  
 Original Page 7 of 8

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.



01/29/2014

**EXHIBIT A**

Ordinance 2014-09  
Original Page 8 of 8

**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 10**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHENSIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being all of Parcels 2 and 3 of Partition Plat No. 2000-007, all of that tract of land described in that deed recorded as Document No. 91-46033, Clackamas County Deed Records, all of that Tract of land described in that deed recorded as Document No. 91-46034, Clackamas County Deed Records, a portion of State Highway 213, and a portion of State Highway 211, all located in the Southeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E07D 02000

Tax Lot No. 52E07D 01900

Tax Lot No. 52E07D 01800

Tax Lot No. 52E07D 02401

Tax Lot No. 52E07D 02404

Tax Lot No. 52E07D 02400

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RI (Rural Industrial), is changed to a City plan designation of GC (General Commercial) except for Tax Lot No. 52E07D 02400 which will have the City plan designation of HI (Heavy Industrial). This change is supported by maps attached as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial), except for Tax Lot No. 52E07D 02400 will be changed to M-2 (Heavy Industrial). The properties are currently:

Tax Lot No. 52E07D 02000	Commercial – In Use
Tax Lot No. 52E07D 01900	Undeveloped
Tax Lot No. 52E07D 01800	Residential – In Use
Tax Lot No. 52E07D 02401	Residential – In Use
Tax Lot No. 52E07D 02404	Undeveloped
Tax Lot No. 52E07D 02400	Residential – In Use

In accordance with ORD 222.750, the properties listed in this ordinance are annexed into the City of Molalla immediately, except for Tax Lot No. 52E07D 01800 and Tax Lot No. 52E07D 02401 and Tax Lot No. 52E07D 02400 will have an effective date of annexation three (3) years from the effective date of this ordinance, unless ownership of the property changes. Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 23rd day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

12700, 12704, 12754, 12757, 12763, 12770 State Highway 211  
and Tax Lot 1900 on Map 52E 07D  
Annexation to the City of Molalla

### Exhibit A

A Tract of land being all of Parcels 2 and 3 of Partition Plat No. 2000-007, all of that Tract of land described in that deed recorded as Document No. 2006-106274, Clackamas County Deed Records, all of that Tract of land described in that deed recorded as Document No. 91-46033, Clackamas County Deed Records, all of that Tract of land described in that deed recorded as Document No. 91-46034, Clackamas County Deed Records, a portion of State Highway 213, and a portion of State Highway 211, all located in the Southeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at a 5/8 inch iron rod with a yellow plastic cap stamped, "LOVE PLS 747" found at the most Southerly corner of said Parcel 3 of said Partition Plat No. 2000-007; thence North 81°29'00" West, along the Southerly line of said Parcel 3, a distance of 253.88 feet to the most Easterly corner of said Parcel 3; thence North 19°55'00" East, along the Easterly line of said Parcel 3, a distance of 179.92 feet to the most Easterly Northwest corner of said Parcel 3; thence South 81°29'00" East, along the Northerly line of said Parcel 3, a distance of 112.88 feet to an angle point in said Northerly line; thence North 19°55'00" East, along the boundary line of said Parcel 3, and along the Westerly line of said Parcel 2 of said Partition Plat No. 2000-007, a distance of 213.31 feet to the Northwesterly corner of said Parcel 2, said point also being the Northeasterly corner of Parcel 1 of said Partition Plat No. 2000-007; thence North 81°29'00" West, along the Northerly line of said Parcel 1, a distance of 112.98 feet to the Southwesterly corner of that Tract of land described in that deed recorded as Document No. 91-46034, Clackamas County Deed Records; thence North 19°53'30" East, along the Westerly line of said Document No. 91-46034 Tract, a distance of 117.57 feet to the Southeasterly corner of that Tract of land described in that deed recorded as Document No. 2006-106274, Clackamas County Deed Records; thence North 81°32'20" West, along the Southerly line of said Document No. 2006-106274 Tract, a distance of 256.70 feet to a point on the Easterly right of way line of State Highway 213; thence North 70°05'00" West, at right angle to said State Highway 213, a distance of 60.00 feet to a point on the Westerly right of way line of said State Highway

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Chris Fischborn*

OREGON  
JULY 17, 1981  
CHRIS FISCHBORN  
1944

### EXHIBIT A

Ordinance 2014-10  
Original Page 1 of 15

213; thence North 19°55'00" East, along said Westerly right of way line, a distance of 222.52 feet to a point on the Westerly extension of the Northerly right of way line of State Highway 211; thence South 81°29'09" East, along said Northerly right of way line, a distance of 559.80 feet to a point; thence South 08°30'51" West, at right angles to said State Highway 211, a distance of 60.00 feet to a point on the Southerly right of way line of said State Highway 211, said point also being at the Northwesterly corner of the Plat of the "West Molalla Homes"; thence South 19°55'00" West, along the Westerly line of said "West Molalla Homes" Plat; and its Southerly extension, a distance of 683.99 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 5.3777 acres (234,251 square feet), more or less.

The bearings and distances in this description are based on Partition Plat No. 2000-0070 and on Clackamas County Survey No. 25082.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Chris Fischborn*

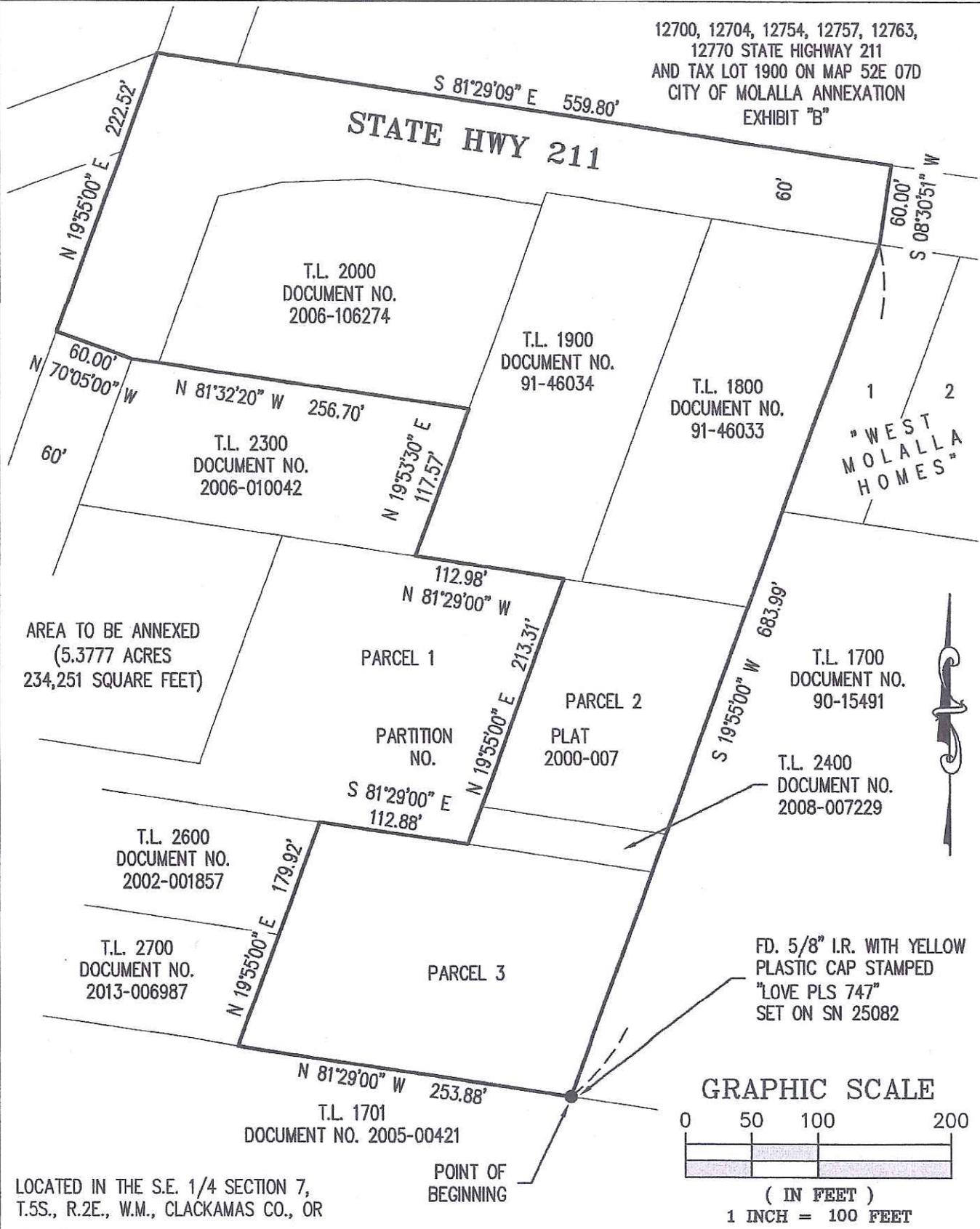
OREGON  
JULY 17, 1981  
CHRIS FISCHBORN  
1944

**EXHIBIT A**

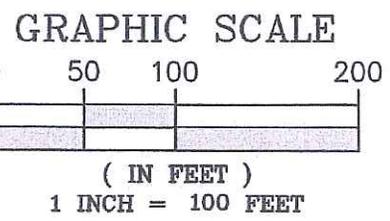
Ordinance 2014-10  
Original Page 2 of 15

12700, 12704, 12754, 12757, 12763,  
12770 STATE HIGHWAY 211  
AND TAX LOT 1900 ON MAP 52E 07D  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"

# STATE HWY 211



LOCATED IN THE S.E. 1/4 SECTION 7,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR



<b>TITLE: EXHIBIT "B"</b>	
<b>PLOT DATE: 11-18-13</b>	
<b>FILE: W1202-7G.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**GURDIAL & HARDEEP INC**  
 10794 SE 144TH LOOP  
 HAPPY VALLEY, OR 97086

Location Map:



Site Address: 12704 S HWY 211

Taxlot Number: 52E07D 02000

Land Value: 211075

Building Value: 738580

Total Value: 949655

Acreage:

Year Built:

Sale Date: 11/15/2006

Sale Amount: 1488500

Sale Type: S

Land Class:

**201**

Building Class:

Neighborhood:

**Area 02 commercial**

Taxcode Districts: 035040

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.90

RRFF5

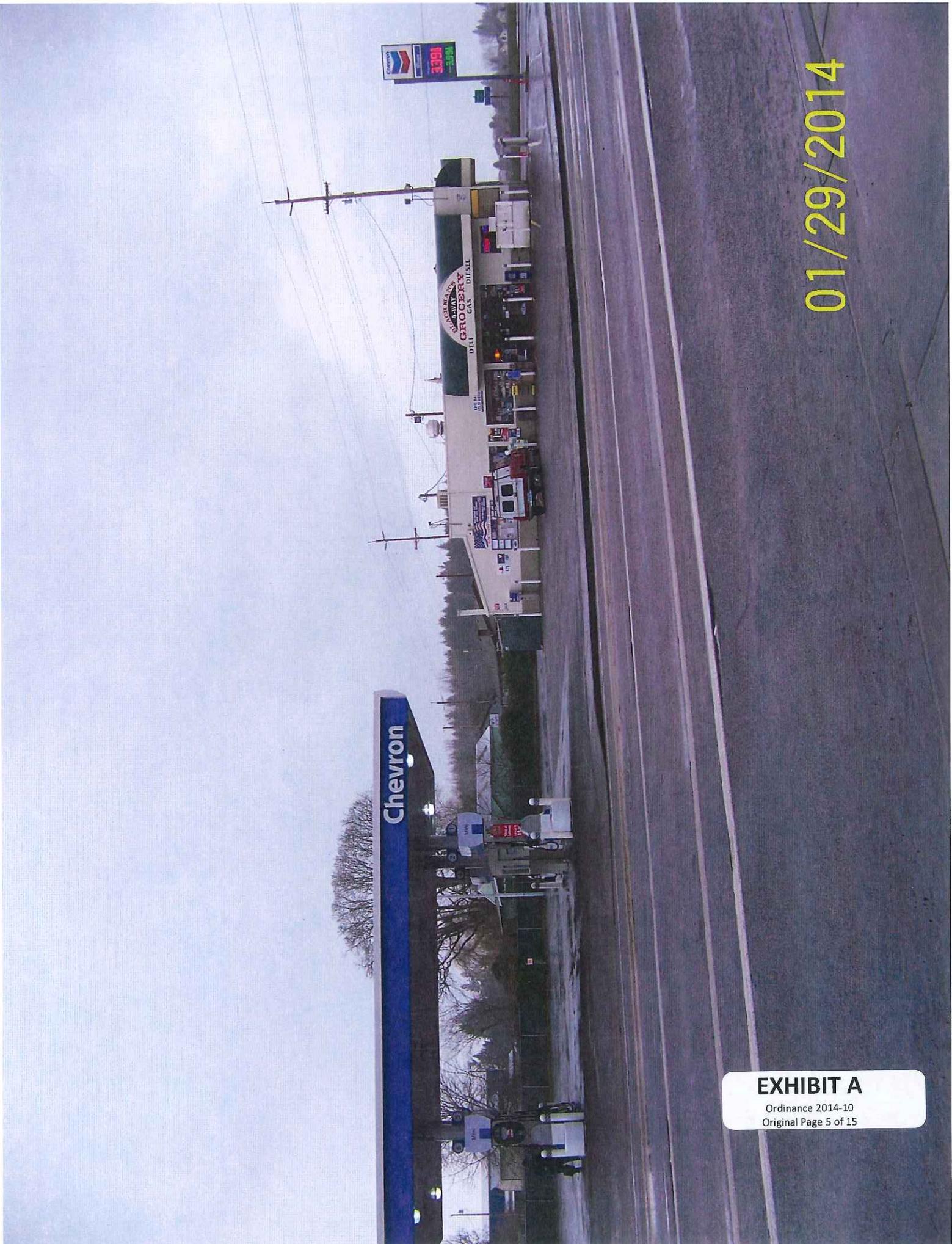
0.90

Fire: Molalla RFPD #73  
 Park: N/A  
 School: SCH 35 MOLALLA RIVER  
 Sewer: N/A  
 Water: N/A  
 Cable: Wave Broadband (Molalla)  
 CPO: Molalla  
 Garb/Recyc: Molalla Sanitary  
 City/County: Clackamas Co.

### EXHIBIT A

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01/29/2014

**EXHIBIT A**  
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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**HEKALA VIRGINIA TRUST**  
 12754 S HWY 211  
 MOLALLA, OR 97038

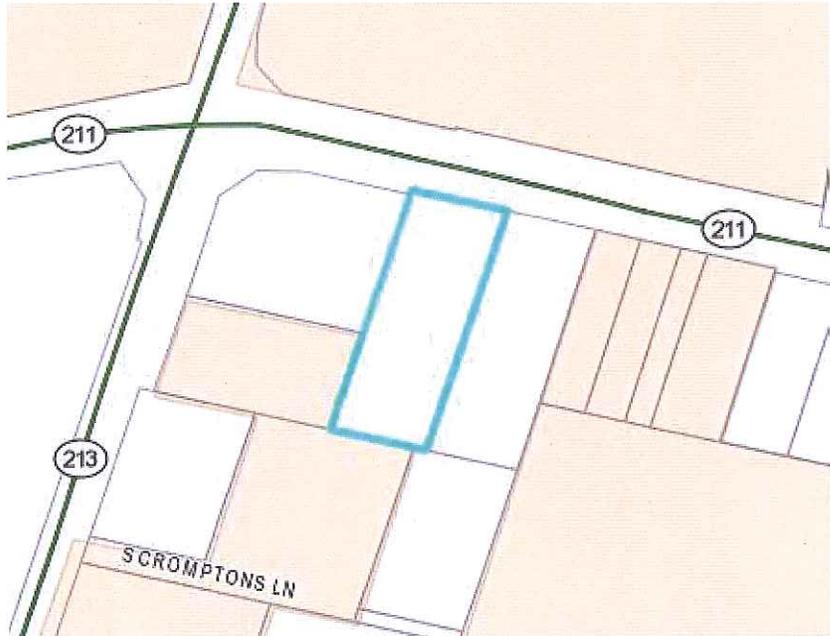
Site Address: **NO SITUS**  
 Taxlot Number: **52E07D 01900**  
 Land Value: **16726**  
 Building Value: **0**  
 Total Value: **16726**

Acreage:  
 Year Built:  
 Sale Date: **09/01/1991**  
 Sale Amount: **10**  
 Sale Type:

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  
Zone      Overlays:      Acreage:  
 RRF5                                      0.87

### EXHIBIT A

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 Original Page 6 of 15

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01/29/2014

**EXHIBIT A**  
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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**HEKALA VIRGINIA TRUST**  
**12754 S HWY 211**  
**MOLALLA, OR 97038**

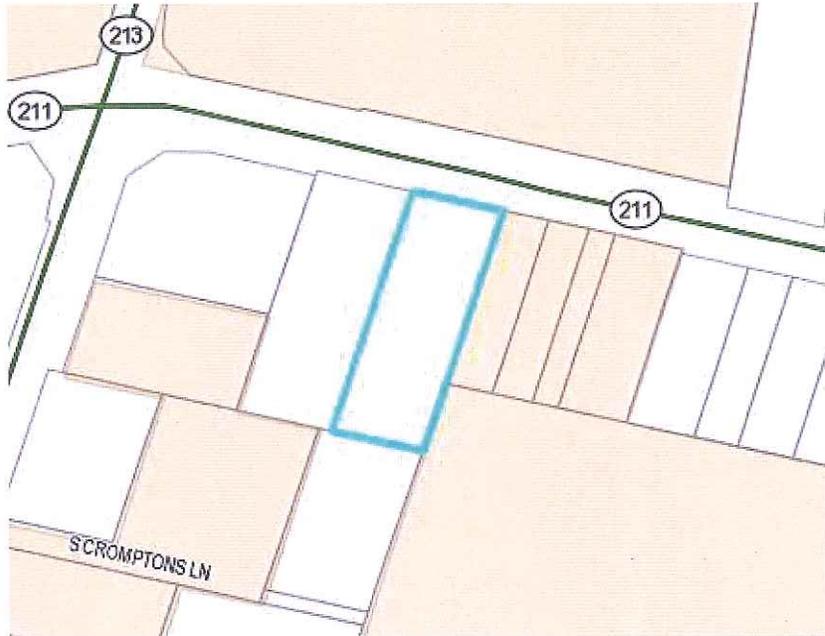
Site Address: **12754 S HWY 211**  
 Taxlot Number: **52E07D 01800**  
 Land Value: **75105**  
 Building Value: **77070**  
 Total Value: **152175**

Acreage:  
 Year Built: **1925**  
 Sale Date: **09/01/1991**  
 Sale Amount: **10**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays	Acreage
RRFF5		0.82

### EXHIBIT A

Ordinance 2014-10  
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**EXHIBIT A**  
Ordinance 2014-10  
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01/29/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BURLEY RANDY G**  
**12757 S CROMPTONS LN**  
**MOLALLA, OR 97038**

Site Address: **12763 S CROMPTONS LN**

Taxlot Number: **52E07D 02401**

Land Value: **53841**

Building Value: **600**

Total Value: **54441**

Acreage:

Year Built:

Sale Date: **06/23/2008**

Sale Amount: **0**

Sale Type: **S**

Land Class:

**101**

Building Class:

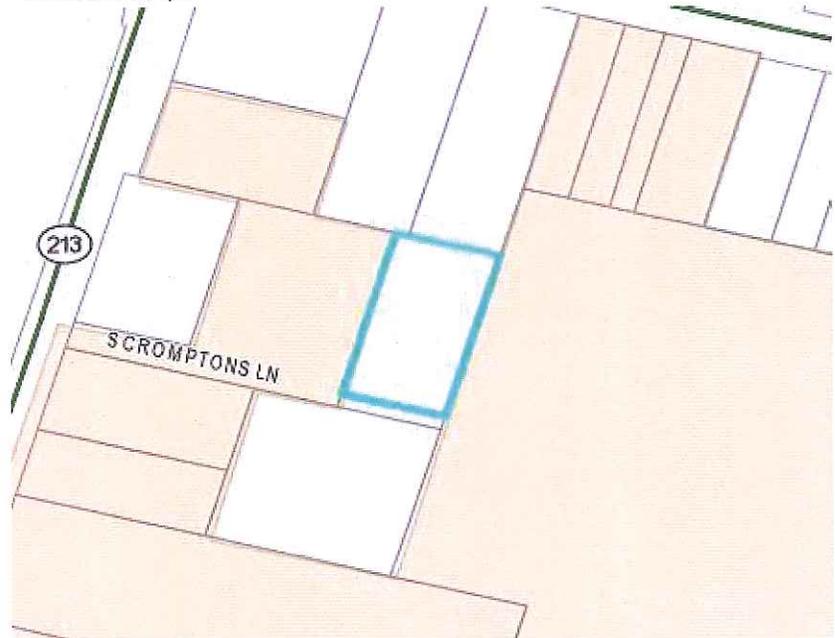
Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

**Fire** Molalla RFPD #73  
**Park** N/A  
**School** SCH 35 MOLALLA RIVER  
**Sewer** N/A  
**Water** N/A  
**Cable** Wave Broadband (Molalla)  
**CPO** Molalla  
**Garb/Recyc** Molalla Sanitary  
**City/County** Clackamas Co.

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.62

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### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BURLEY TERRY L**  
**12770 S CROMPTONS LN**  
**MOLALLA, OR 97038**

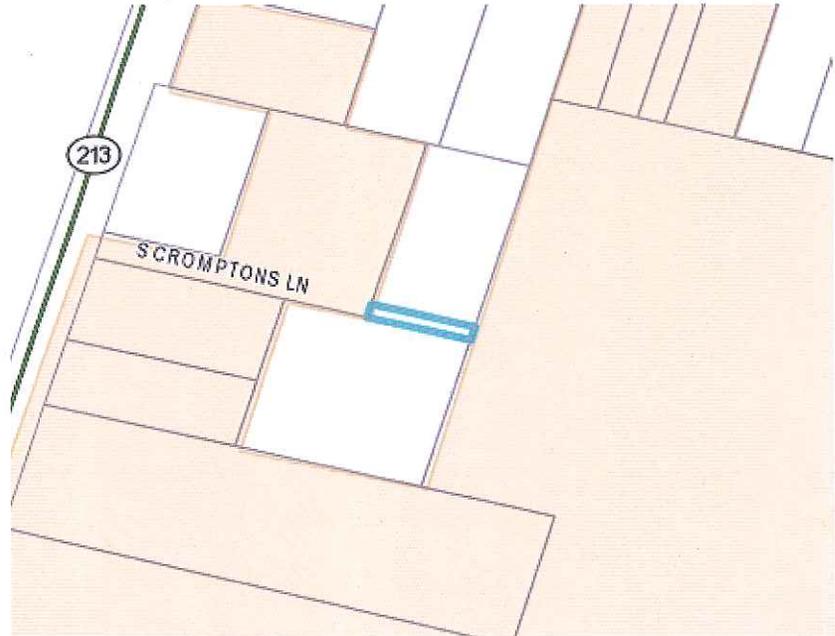
Site Address: **NO SITUS**  
 Taxlot Number: **52E07D 02404**  
 Land Value: **3040**  
 Building Value: **0**  
 Total Value: **3040**

Acreage:  
 Year Built:  
 Sale Date: **05/19/2008**  
 Sale Amount: **28000**  
 Sale Type: **S**

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

<u>Zone</u>	<u>Overlays:</u>	<u>Acreage:</u>
RRFF5		0.05

### EXHIBIT A

Ordinance 2014-10  
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01/29/2014

**EXHIBIT A**

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**BURLEY TERRY L**  
**29335 S CRAMER RD**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **12770 S CROMPTONS LN**

Taxlot Number: **52E07D 02400**

Land Value: **64236**

Building Value: **740**

Total Value: **64976**

Acreage:

Year Built:

Sale Date: **12/01/1997**

Sale Amount: **28000**

Sale Type:

Land Class:

**101**

Building Class:

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**RRFF5**

**1.03**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

## EXHIBIT A

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**EXHIBIT A**  
Ordinance 2014-10  
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01/29/2014

## CITY OF MOLALLA

### ORDINANCE No. 2014 - 11

#### AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA, WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE COMPREHENSIVE PLAN AND REZONING PROPERTY.

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real property that is the subject of this ordinance is located in a tract of land being all of that tract of land described in that Deed recorded as Document No. 2006-066856, Clackamas County Deed records and also being a portion of State Highway 213, all located in the Southeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E07D 02500

This property is annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Industrial), is changed to a City plan designation of GC (General Commercial). This change is supported by maps attached as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RFFF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial). The property is currently in use as both a residence and commercial photographer. Therefore, in accordance with ORS 222.750, Tax Lot No. 52E07D 02500 will have an effective date of

annexation three (3) years from the effective date of this ordinance, unless ownership of property changes. Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 23rd day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

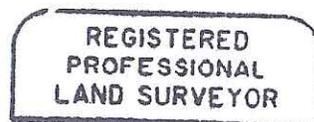
31568 State Highway 213  
Annexation to the City of Molalla

A Tract of land being all of that tract of land described in that Deed recorded as Document No. 2006-066856, Clackamas County Deed Records and also being a portion of State Highway 213, all located in the Southeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

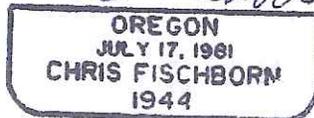
Beginning at a 5/8 inch iron rod with a yellow plastic stamped "LOVE PLS 747", found at the Northwest corner of said Document No. 2006-066856 tract, said point being on the Easterly right of way line of State Highway 213; thence South 81°29'00" East, along the Northerly line of said Document No. 2006-066856 tract, a distance of 155.39 feet to the most Northerly Northwest corner of Parcel 1 of Partition Plat No. 2000-007; thence South 19°55'00" West, along the boundary line of said Parcel 1, a distance of 181.31 feet to a point; thence continuing along said Parcel 1 boundary line, North 81°29'00" West a distance of 155.39 feet to a point on said Easterly right of way line of said State Highway 213; thence North 70°05'00" West, at right angles to said State Highway 213, a distance of 60.00 feet to a point on the Westerly right of way line of said State Highway 213; thence North 19°55'00" East, along said Westerly right of way line, a distance of 181.31 feet to a point; thence South 70°05'00" East, at angles to said State Highway 213, a distance of 60.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 0.8838 acres (38,496 square feet) more or less.

The bearings and distance in this description are based on Clackamas County Partition Plat No. 2000-007.



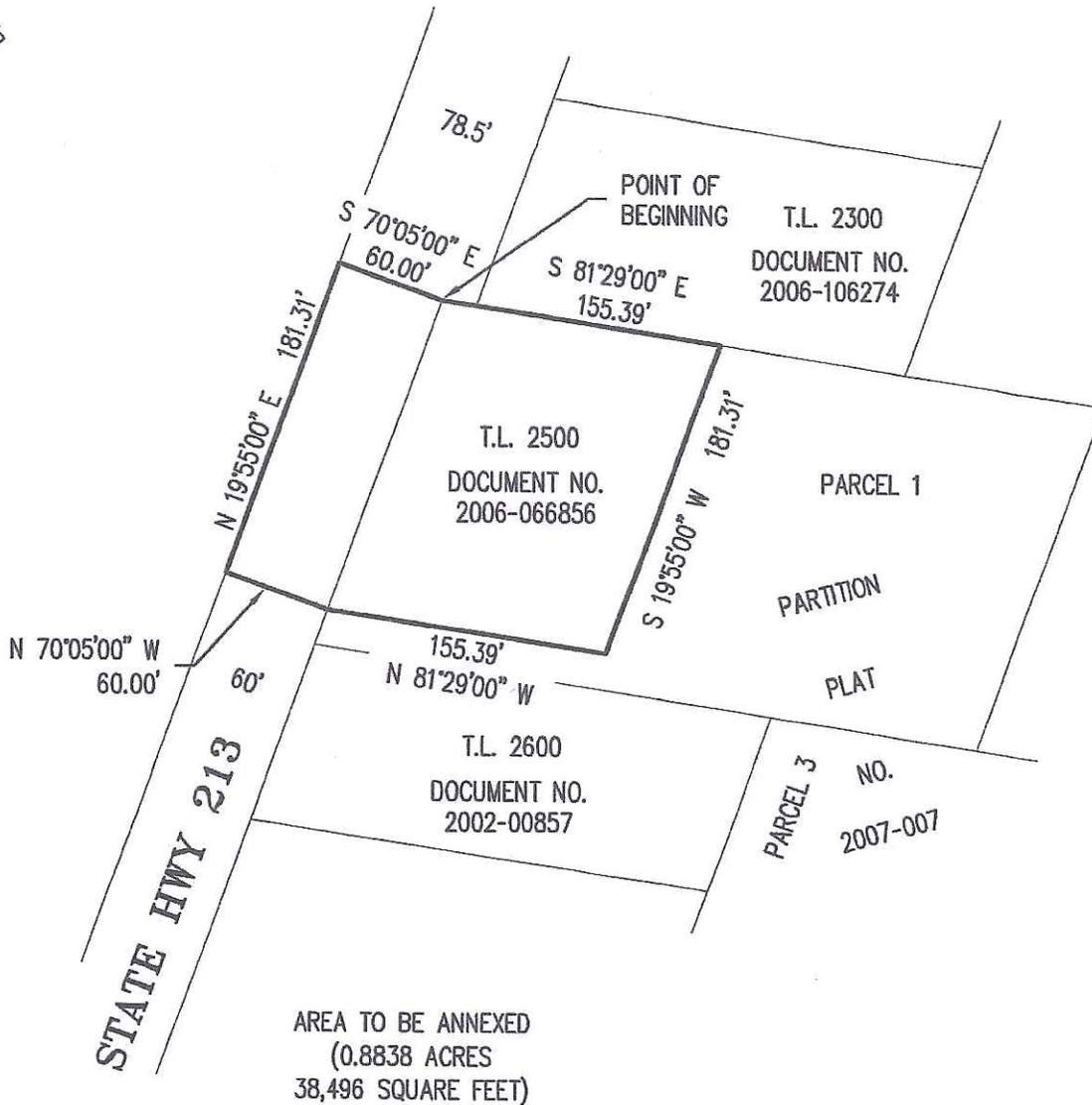
*Chris Fischborn*



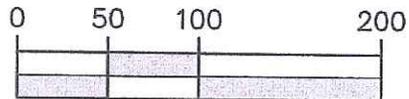
**EXHIBIT A**

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Original Page 1 of 4

31568 STATE HIGHWAY 213  
 CITY OF MOLALLA ANNEXATION  
 EXHIBIT "B"



GRAPHIC SCALE



( IN FEET )

1 INCH = 100 FEET

LOCATED IN THE S.E. 1/4 SECTION 7,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR

TITLE: EXHIBIT "A"	
PLOT DATE: 1-17-14	
FILE: W1202-7S.DWG	
CLIENT: CITY OF MOLALLA	SHEET: 1 OF 1

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795

**EXHIBIT A**



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**PETERSON GREGORY E**  
**31568 S HWY 213**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **31568 S HWY 213**  
 Taxlot Number: **52E07D 02500**  
 Land Value: **70305**  
 Building Value: **124780**  
 Total Value: **195085**

Acreage:  
 Year Built: **1950**  
 Sale Date: **07/18/2006**  
 Sale Amount: **242000**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

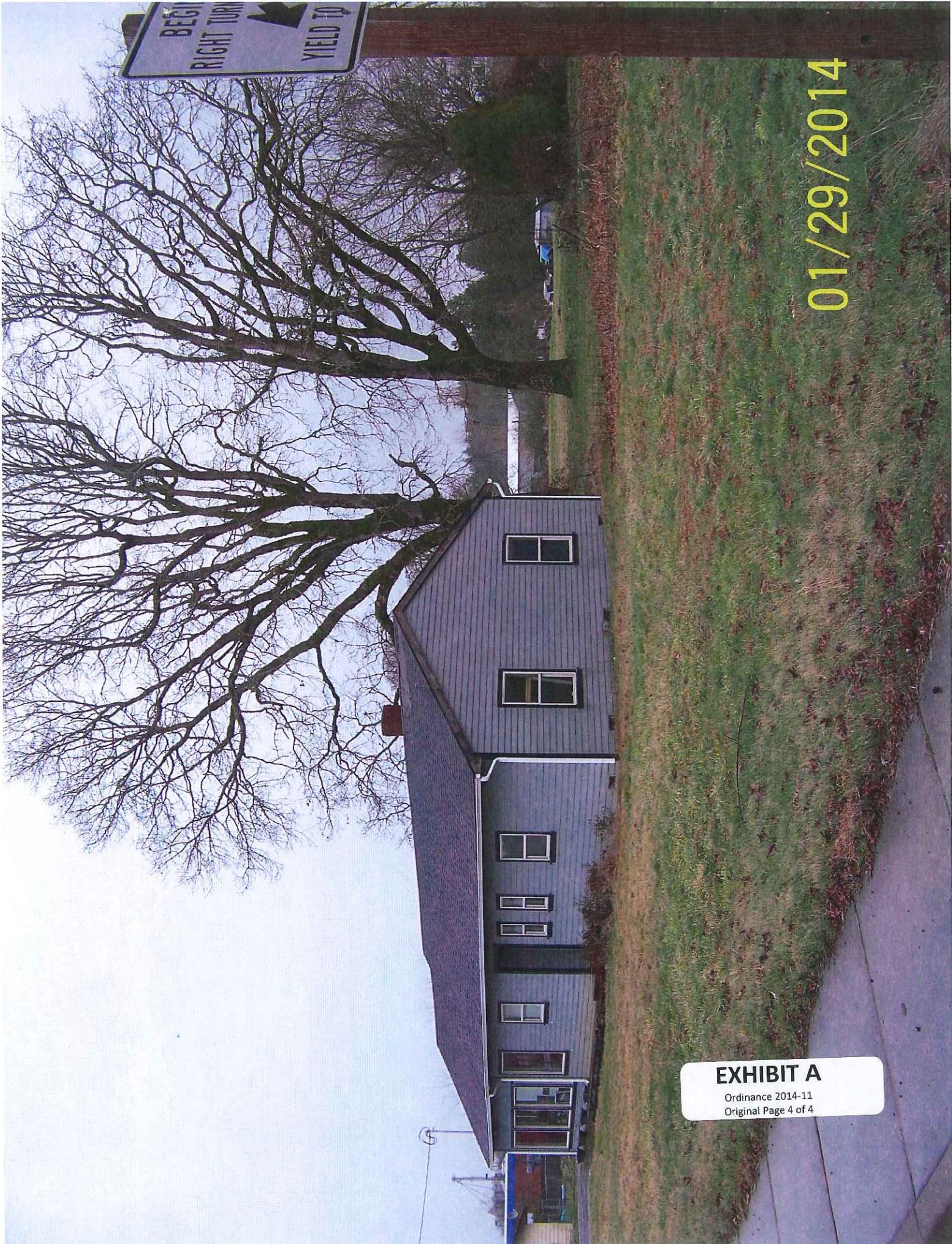
Zone	Overlays:	Acreage:
RRFF5		0.63

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

Ordinance 2014-11  
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BEGIN  
RIGHT TURN  
YIELD TO

01/29/2014

**EXHIBIT A**  
Ordinance 2014-11  
Original Page 4 of 4

**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 12**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHENSIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real property that is the subject of this ordinance is located in a tract of land being all of that tract of land described in that Deed recorded as Document No. 86-02182, Clackamas County Deed Records, being a portion of Tract 35 of the Plat of "The Shaver Place", located in the Northeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E07A 02100

This property is annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RC (Rural Commercial), is changed to a City plan designation of GC (General Commercial). This change is supported by maps attached as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial). The property is currently in use as a residence. Therefore, in accordance with ORS 222.750, Tax Lot No. 52E07A 02100 will have an effective date of annexation three (3) years from the

effective date of this ordinance, unless ownership of property changes. Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Mayor Deborah Rogge

Attest this 23rd day of July 2014

\_\_\_\_\_  
City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

Ronald b. Sellards, P.E.

12843 State Highway 211  
Annexation to the City of Molalla

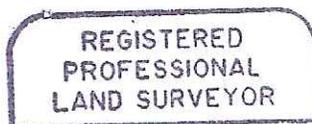
### Exhibit A

A Tract of land being all of that Tract of land described in that deed recorded as Document No. 86-02182, Clackamas County Deed Records, being a portion of Tract 35 of the Plat of "The Shaver Place", located in the Northeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

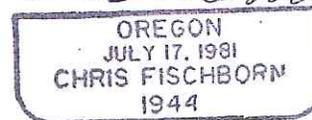
Beginning at a 5/8 inch iron rod with a yellow plastic cap stamped, "DAVIS & PIKE LS 846" found at the Northwesterly corner of Partition Plat No. 2010-054, said point also being the Northeasterly corner of said Document No. 86-02182; thence South 08°42'35" West, along the Westerly boundary line of said Partition Plat No. 2010-054, a distance of 957.60 feet to a point on the Northerly right of way line of State Highway 211; thence South 08°58'07" West, at right angles to said Highway 211, a distance of 60.00 feet to a point on the Southerly right of way line of said Highway 211; thence North 81°01'53" West, along said Southerly right of way line, a distance of 132.68 feet to a point; thence North 08°58'07" East, at right angles to said Highway 211, a distance of 60.00 feet to a point on said Northerly right of way line of said Highway 211, said point also being at the Southwesterly corner of said Document No. 86-02182 Tract; thence North 08°42'35" East, along the Westerly line of said Document NO. 86-02182 Tract, a distance of 956.00 feet to the Northwesterly corner thereof; thence South 81°43'29" East, along the Northerly line of said Document No. 86-02182 Tract, a distance of 132.68 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 3.0970 acres (134,905 square feet), more or less.

The basis of bearings for this description is Clackamas County Partition Plat No. 2010-054.



*Chris Fischborn*

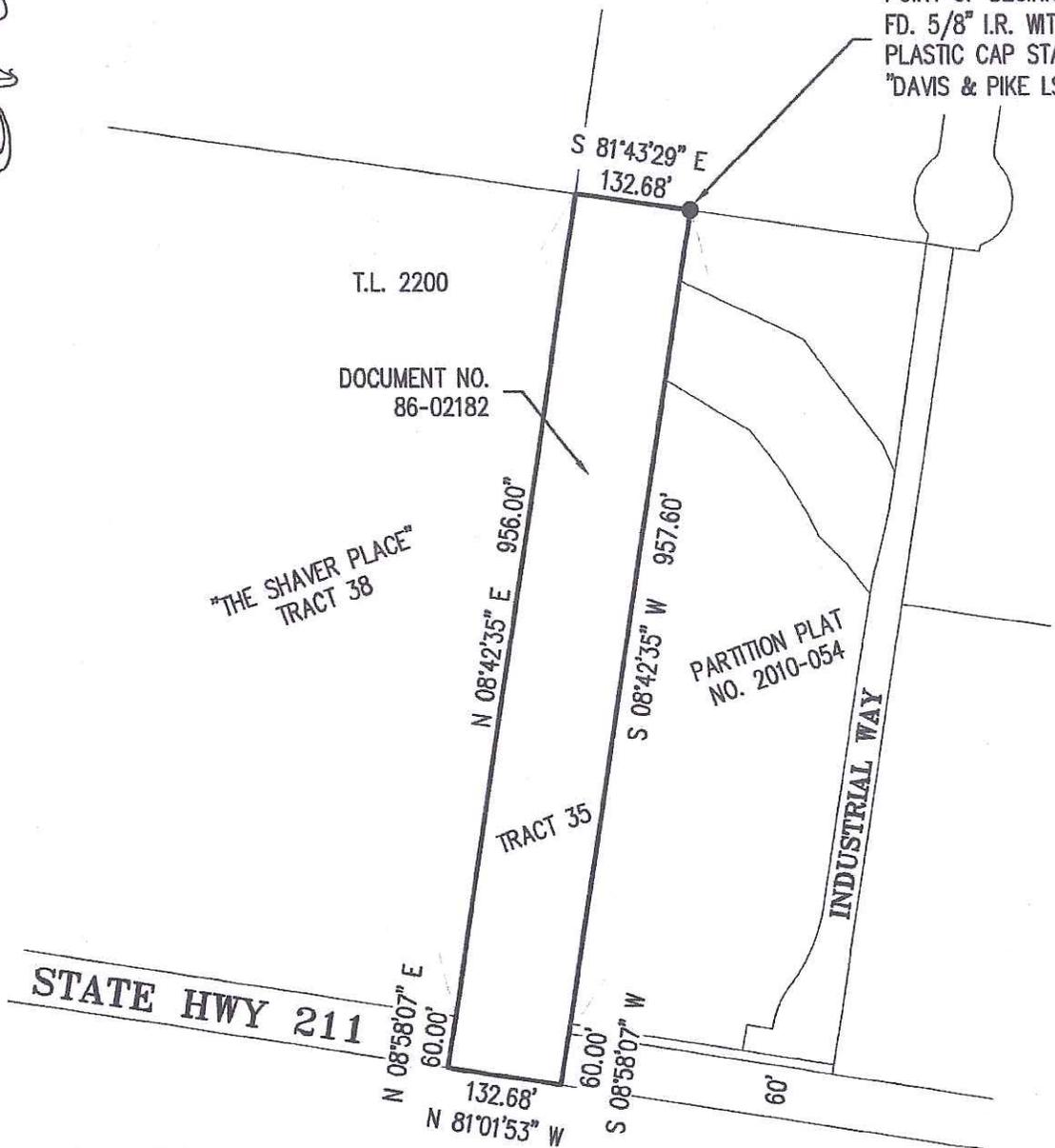


### EXHIBIT A

Ordinance 2014-12  
Original Page 1 of 4

12843 STATE HIGHWAY 211  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"

POINT OF BEGINNING  
FD. 5/8" I.R. WITH A YELLOW  
PLASTIC CAP STAMPED  
"DAVIS & PIKE LS 846"



T.L. 2200

DOCUMENT NO.  
86-02182

"THE SHAVER PLACE"  
TRACT 38

TRACT 35

PARTITION PLAT  
NO. 2010-054

INDUSTRIAL WAY

STATE HWY 211

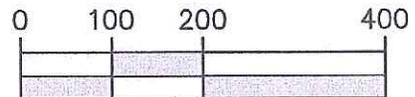
N 08°58'07" E  
60.00'  
132.68'  
N 81°01'53" W

S 08°58'07" W  
60.00'

AREA TO BE ANNEXED  
(3.0970 ACRES  
134,905 SQUARE FEET)

MAIN ST.

GRAPHIC SCALE



( IN FEET )

1 INCH = 200 FEET

LOCATED IN THE N.E. 1/4 SECTION 7,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

TITLE: EXHIBIT "B"	
PLOT DATE: 11-18-13	
FILE: W1202-7H.DWG	
CLIENT: CITY OF MOLALLA	SHEET: 1 OF 1

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795

**EXHIBIT A**



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**NEWCOMB DALE C**  
**PO BOX 2579**  
**LEBANON, OR 97355**

Site Address: **12843 S HWY 211**

Taxlot Number: **52E07A 02100**

Land Value: **94703**

Building Value: **148950**

Total Value: **243653**

Acreage: **2.91**

Year Built: **1952**

Sale Date: **01/01/1986**

Sale Amount: **55000**

Sale Type:

Land Class:

**101**

Building Class:

**14**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		2.91
M1		0.00

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

Ordinance 2014-12  
 Original Page 3 of 4

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01/29/2014

**EXHIBIT A**

Ordinance 2014-12  
Original Page 4 of 4

## CITY OF MOLALLA

### ORDINANCE No. 2014 - 13

#### **AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA, WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE COMPREHENSIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a Tract of land being all of Parcel 3 of Partition Plat No. 1993-141, all of that Tract of land described in that Deed recorded as Document No. 96-052091, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 97-028357, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document no. 2006-030377, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2008-084319, Clackamas County Deed Records; all of that Tract of land described in that Deed recorded as Document No. 94-053626, Clackamas County Deed Records; all of that Tract of land described in that Deed recorded as Document No. 92-45178, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2008-014117, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 72-32514, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2006-029666, Clackamas County Deed Records, all of that Tract of land described as Parcel 2 of that Deed recorded as Document No. 2006-030379, all of that Tract of land described as Parcel 1 of that Deed recorded as Document No. 2006-030379, a portion of State Highway 211 and a portion of Molalla Forest Road, being a portion of Tracts 27, 30, 31 and 34 of the Plat of

"The Shaver Place", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

- Tax Lot No. 52E07A 01804
- Tax Lot No. 52E07A 01700
- Tax Lot No. 52E07A 01600
- Tax Lot No. 52E08B 03202
- Tax Lot No. 52E08B 03201
- Tax Lot No. 52E08B 03203
- Tax Lot No. 52E08B 03300
- Tax Lot No. 52E08B 03400
- Tax Lot No. 52E08B 03500
- Tax Lot No. 52E08B 03600
- Tax Lot No. 52E08B 03700
- Tax Lot No. 52E08B 03800

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential), except for Tax Lot No. 52E07A 01804 & Tax Lot No. 52E07A 01700 is changed to City plan designation LI (Light Industrial). This change is supported by maps attached as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected properties, RRF5 (Rural Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-1 (Single Family Residential), except for Tax Lot No. 52E07A 01804 & Tax Lot No. 52E07A 01700 is changed to M-1 (Light Industrial). The properties are currently:

- |                          |                                   |
|--------------------------|-----------------------------------|
| Tax Lot No. 52E07A 01804 | Residential – In Use              |
| Tax Lot No. 52E07A 01700 | Residential – In Use              |
| Tax Lot No. 52E07A 01600 | Residential – In Use              |
| Tax Lot No. 52E08B 03202 | Residential – In Use              |
| Tax Lot No. 52E08B 03201 | Undeveloped                       |
| Tax Lot No. 52E08B 03203 | Commercial – In Use               |
| Tax Lot No. 52E08B 03300 | Residential – In Use              |
| Tax Lot No. 52E08B 03400 | Residential – In Use              |
| Tax Lot No. 52E08B 03500 | Multi-Family Residential – In Use |
| Tax Lot No. 52E08B 03600 | Residential – In Use              |
| Tax Lot No. 52E08B 03700 | Residential – In Use              |
| Tax Lot No. 52E08B 03800 | Residential – In Use              |

In accordance with ORS 222.750, the properties listed in this ordinance are annexed into the City of Molalla immediately, except for Tax Lot No. 52E07A 01804, Tax Lot No. 52E07A 01700, Tax Lot No. 52E07A 01600, Tax Lot No. 52E08B 03202, Tax Lot No. 52E08B 03300, Tax Lot No. 52E08B 03400, Tax Lot No. 52E08B 03500, Tax Lot No. 52E08B 03600, Tax Lot No. 52E08B 03700, and Tax Lot No. 52E08B 03800 will have an effective date of annexation three (3) years

from the effective date of this ordinance, unless ownership of property changes. Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 23rd day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

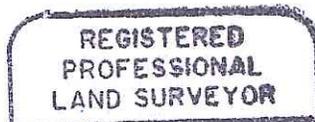
FAX: 503-233-7889

Email: chris@ztecengineers.com

12933, 13053, 13143, 13183, 13241, 13247,  
13257, 13261, 13263 & 13341 State Highway 211  
Tax Lots 3201 and 3203 on Tax Map 5S2E08B  
A Portion of Molalla Forest Road and a Portion  
Of State Highway 211

A Tract of land being all of Parcel 3 of Partition Plat No. 1993-141, all of that Tract of land described in that Deed recorded as Document No. 96-052091, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 97-028357, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document no. 2006-030377, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2008-084319, Clackamas County Deed Records; all of that Tract of land described in that Deed recorded as Document No. 94-053626, Clackamas County Deed Records; all of that Tract of land described in that Deed recorded as Document No. 92-45178, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2008-014117, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 72-32514, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2006-029666, Clackamas County Deed Records, all of that Tract of land described as Parcel 2 of that Deed recorded as Document No. 2006-030379, all of that Tract of land described as Parcel 1 of that Deed recorded as Document No. 2006-030379, a portion of State Highway 211 and a portion of Molalla Forest Road, being a portion of Tracts 27, 30, 31 and 34 of the Plat of "The Shaver Place", located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at a 5/8 inch iron rod with a red plastic cap stamped "Centerline Concepts, Inc.", found at the most Westerly corner of Parcel 1 of Partition Plat No. 2003-071, said point being on the Northerly right of way line of State Highway 211; thence South 07°48'30" West, at right angles to said State Highway 211, a distance of 60.00 feet to a point on the Southerly right of way line of said State Highway 211;



*Chris Fischborn*



**EXHIBIT A**

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12933, 13053, 13143, 13183, 13241, 13247, 13257, 13261, 13263 & 13341 State Highway 211 Tax Lots 3201 and 3203 on Tax Map 5S2E08B a Portion of Molalla Forest Road and a Portion of State Highway 211, cont.,

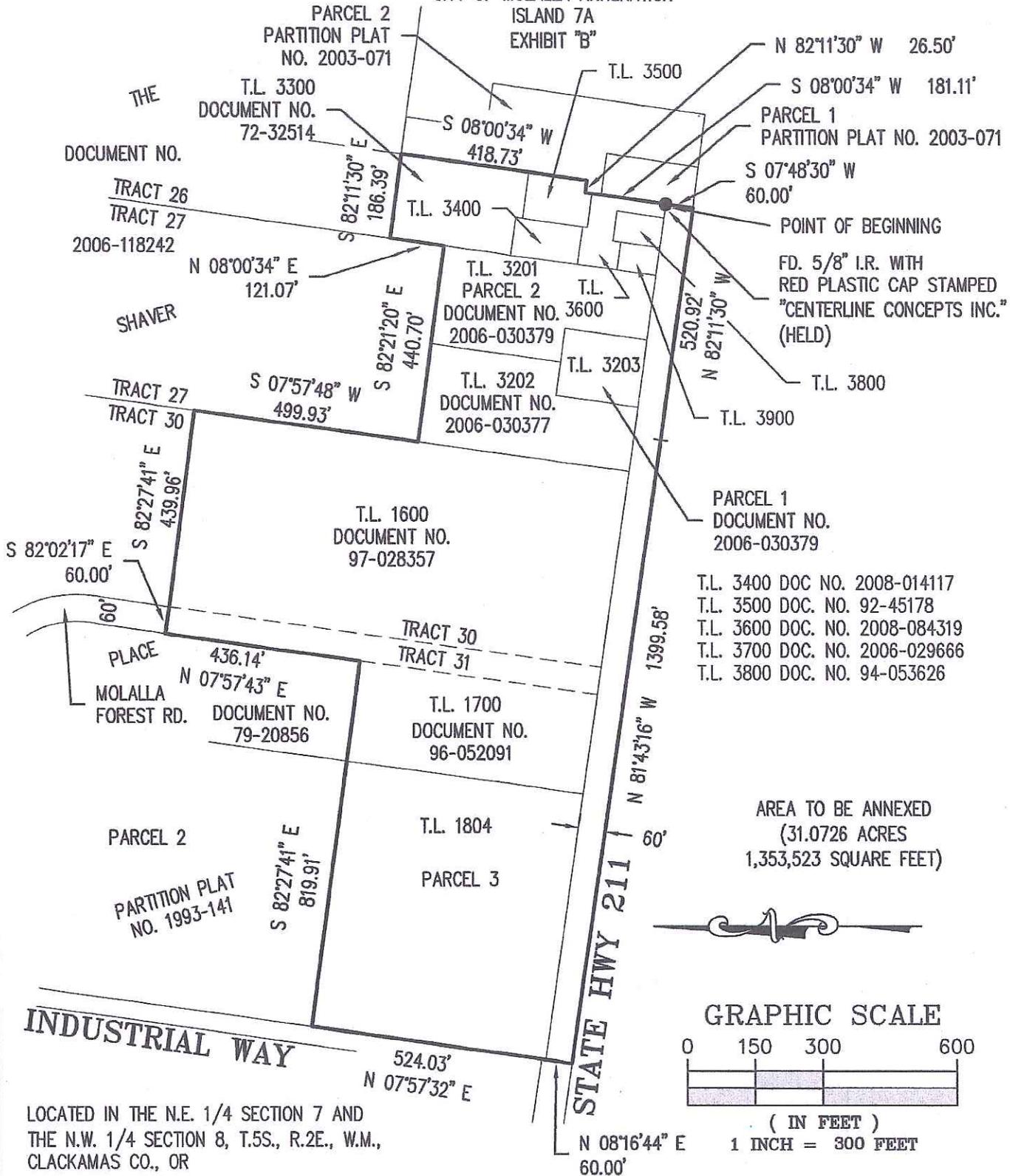
thence North 82°11'30" West, along said Southerly right of way line, a distance of 520.92 feet to an angle point in said Southerly right of way line; thence continuing along said Southerly right of way line, North 81°43'16" West a distance of 1399.58 feet to a point; thence North 08°16'44" East, at right angles to said State Highway 211, a distance of 60.00 feet to a point on said Northerly right of way line of said State Highway 211, said point being at the most Westerly corner of Parcel 3 of Partition Plat No. 1993-141; thence North 07°57'32" East, along the Westerly line of said Parcel 3, a distance of 524.03 feet to the Northwesterly corner thereof; thence South 82°27'41" East, along the Northerly line of said Parcel 3 and its Easterly extension, a distance of 819.91 feet to a point on the Westerly right of way line of said Molalla Forest Road; thence North 07°57'43" East, along said Westerly right of way line, a distance of 436.14 feet to a point; thence South 82°02'17" East, at right angles to said Molalla Forest Road, a distance of 60.00 feet to the Northwesterly corner of said Document No. 97-028357 tract; thence South 82°27'41" East, along the Northerly line of said Document No. 97-028357 tract, a distance of 439.96 feet to the Northeasterly corner thereof; thence South 07°57'48" West, along the Easterly line of said Document No. 97-028357, a distance of 499.93 feet to the Northwesterly corner of said Document No. 2006-030377 tract; thence South 82°21'20" East, along the Northerly line of said Document No. 2006-030377, and along the Northerly line of said Parcel 2 of said Document No. 2006-030379, a distance of 440.70 feet to a point on the Westerly line of said Document No. 72-32514; thence North 08°00'34" East, along said Westerly line, a distance of 121.07 feet to the Northwesterly corner thereof; thence South 82°11'30" East, along the Northerly line of said Document No. 72-32514 tract, a distance of 186.39 feet to the Northwesterly corner of Parcel 2 of said Partition Plat No. 2003-071; thence South 08°00'34" West, along the Westerly line of said Parcel 2, a distance of 418.73 feet to an angle point in said Westerly line; thence North 82°11'30" West a distance of 26.50 feet to an angle point in said Westerly line; thence South 08°00'34" East, along said westerly line, and along the Westerly line of said Parcel 1 of Said Partition Plat No. 2003-071, a distance of 181.11 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 31.0726 acres (1,353,522 square feet) more or less.

The bearings and distances in this description are based on Partition Plat No's 1993-141, 2003-071 and on Clackamas County Survey No. 10994.



12933, 13053, 13143, 13183, 13241, 13247, 13257, 13261, 13263 & 13341  
 STATE HIGHWAY 211, TAX LOTS 3201 & 3203 ON TAX MAP 5S 2E 08B  
 CITY OF MOLALLA ANNEXATION



LOCATED IN THE N.E. 1/4 SECTION 7 AND  
 THE N.W. 1/4 SECTION 8, T.5S., R.2E., W.M.,  
 CLACKAMAS CO., OR

<b>TITLE: EXHIBIT "A"</b>	
<b>PLOT DATE: 1-28-14</b>	
<b>FILE: W1202-7TA.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BENTLEY FAMILY TRUST**  
**12933 S HWY 211**  
**MOLALLA, OR 97038**

Site Address: **12933 S HWY 211**

Taxlot Number: **52E07A 01804**

Land Value: **118566**

Building Value: **100570**

Total Value: **219136**

Acreage:

Year Built: **1940**

Sale Date: **05/01/1992**

Sale Amount: **10**

Sale Type:

Land Class:

**641**

Building Class:

**13**

Neighborhood:

**Molalla rural north all**

Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**RRFF5**

**7.13**

### EXHIBIT A

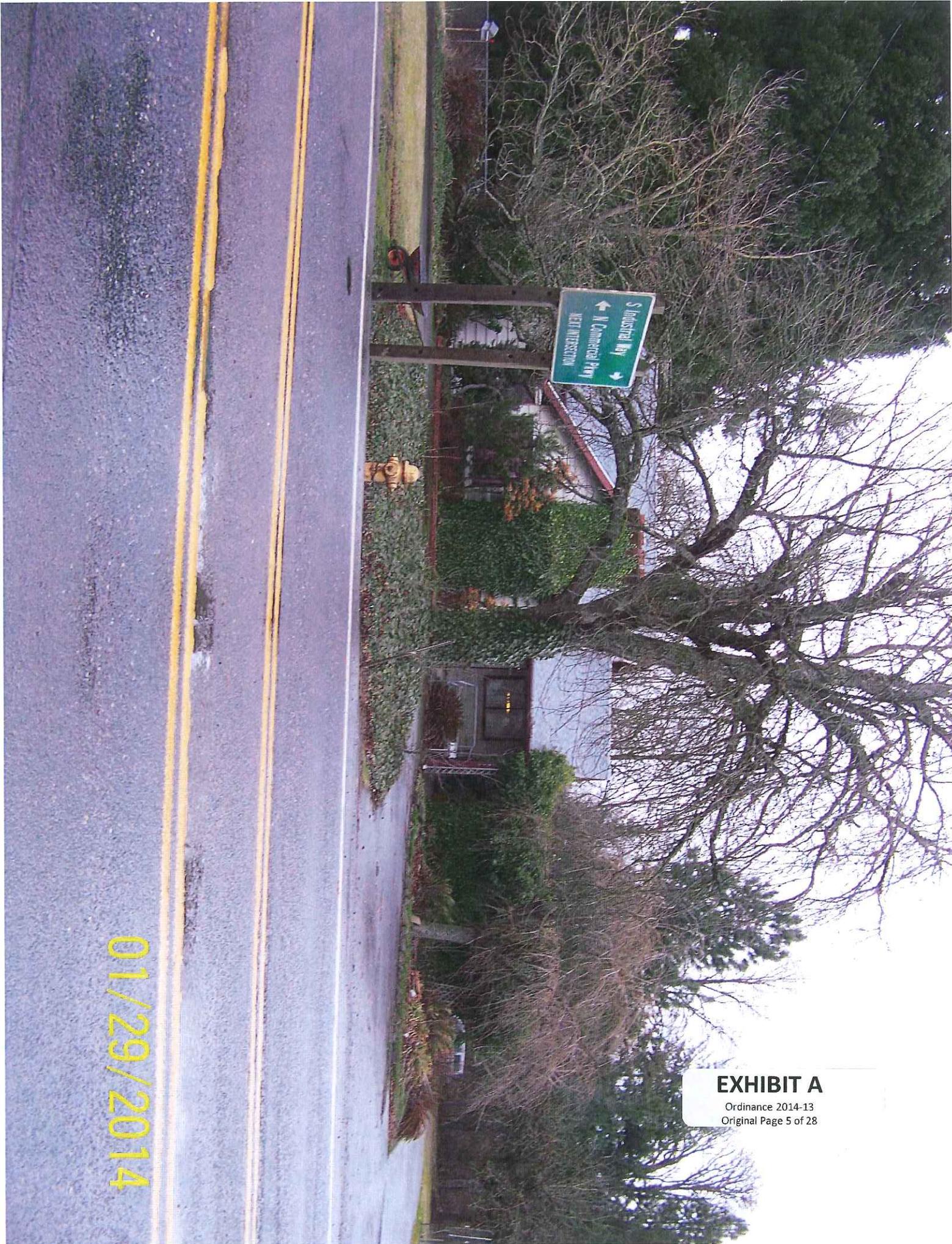
Ordinance 2014-13  
 Original Page 4 of 28

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01/29/2014

**EXHIBIT A**

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**RUSSELL HARRY V & LEMO J**  
 13053 S HWY 211  
 MOLALLA, OR 97038

Location Map:



Site Address: 13053 S HWY 211

Taxlot Number: 52E07A 01700

Land Value: 92915

Building Value: 185090

Total Value: 278005

Acreage:

Year Built: 1940

Sale Date: 07/01/1996

Sale Amount: 190000

Sale Type:

Land Class:

101

Building Class:

14

Neighborhood:

Molalla rural north 100,

Taxcode Districts: 035040

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays	Acreage:
RRFF5		2.82

RRFF5

2.82

Fire	Molalla RFPD #73
Park	N/A
School	SCH 35 MOLALLA RIVER
Sewer	N/A
Water	N/A
Cable	Wave Broadband (Molalla)
CPO	Molalla
Garb/Recyc	Molalla Sanitary
City/County	Clackamas Co.

### EXHIBIT A

Ordinance 2014-13  
 Original Page 6 of 28

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01/29/2014

**EXHIBIT A**

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**GREGORY VIRGIL F TRUSTEE**  
**9611 OLDE GEORGETOWN WAY**  
**CENTERVILLE, OH 45458**

Location Map:



Site Address: **13143 S HWY 211**

Taxlot Number: **52E07A 01600**

Land Value: **132780**

Building Value: **107870**

Total Value: **240650**

Acreage:

Year Built: **1925**

Sale Date: **09/13/2004**

Sale Amount: **0**

Sale Type: **S**

Land Class:

**401**

Building Class:

**13**

Neighborhood:

**Molalla rural north all**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		9.84

RRFF5

9.84

Fire **Molalla RFPD #73**  
 Park **N/A**  
 School **SCH 35 MOLALLA RIVER**  
 Sewer **N/A**  
 Water **N/A**  
 Cable **Wave Broadband (Molalla)**  
 CPO **Molalla**  
 Garb/Recyc **Molalla Sanitary**  
 City/County **Clackamas Co.**

### EXHIBIT A

Ordinance 2014-13  
 Original Page 8 of 28

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01/29/2014

**EXHIBIT A**  
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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**WELLE JOSHUA R & JAMIE N**  
**13183 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **13183 S HWY 211**

Taxlot Number: **52E08B 03202**

Land Value: **82904**

Building Value: **111950**

Total Value: **194854**

Acreage:

Year Built: **1938**

Sale Date: **03/31/2006**

Sale Amount: **350000**

Sale Type: **S**

Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		2.45

RRFF5

2.45

Fire	Molalla RFPD #73
Park	N/A
School	SCH 35 MOLALLA RIVER
Sewer	N/A
Water	N/A
Cable	Wave Broadband (Molalla)
CPO	Molalla
Garb/Recyc	Molalla Sanitary
City/County	Clackamas Co.

### EXHIBIT A

Ordinance 2014-13  
 Original Page 10 of 28

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01/29/2014

**EXHIBIT A**

Ordinance 2014-13  
Original Page 11 of 28

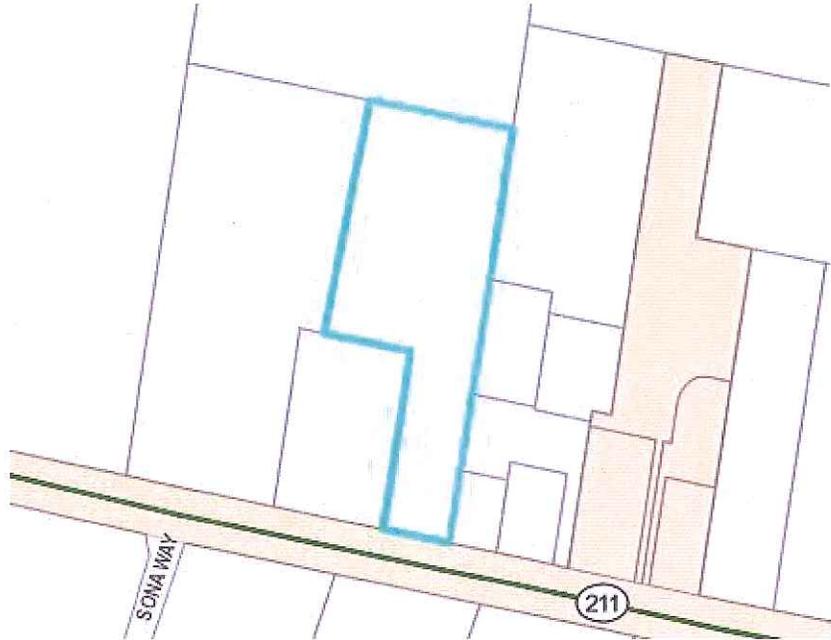


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**WELLE JOSHUA R & JAMIE N**  
**13183 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **NO SITUS**  
 Taxlot Number: **52E08B 03201**  
 Land Value: **65897**  
 Building Value: **0**  
 Total Value: **65897**

Acreage:  
 Year Built:  
 Sale Date: **03/31/2006**  
 Sale Amount: **0**  
 Sale Type: **M**

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		1.67

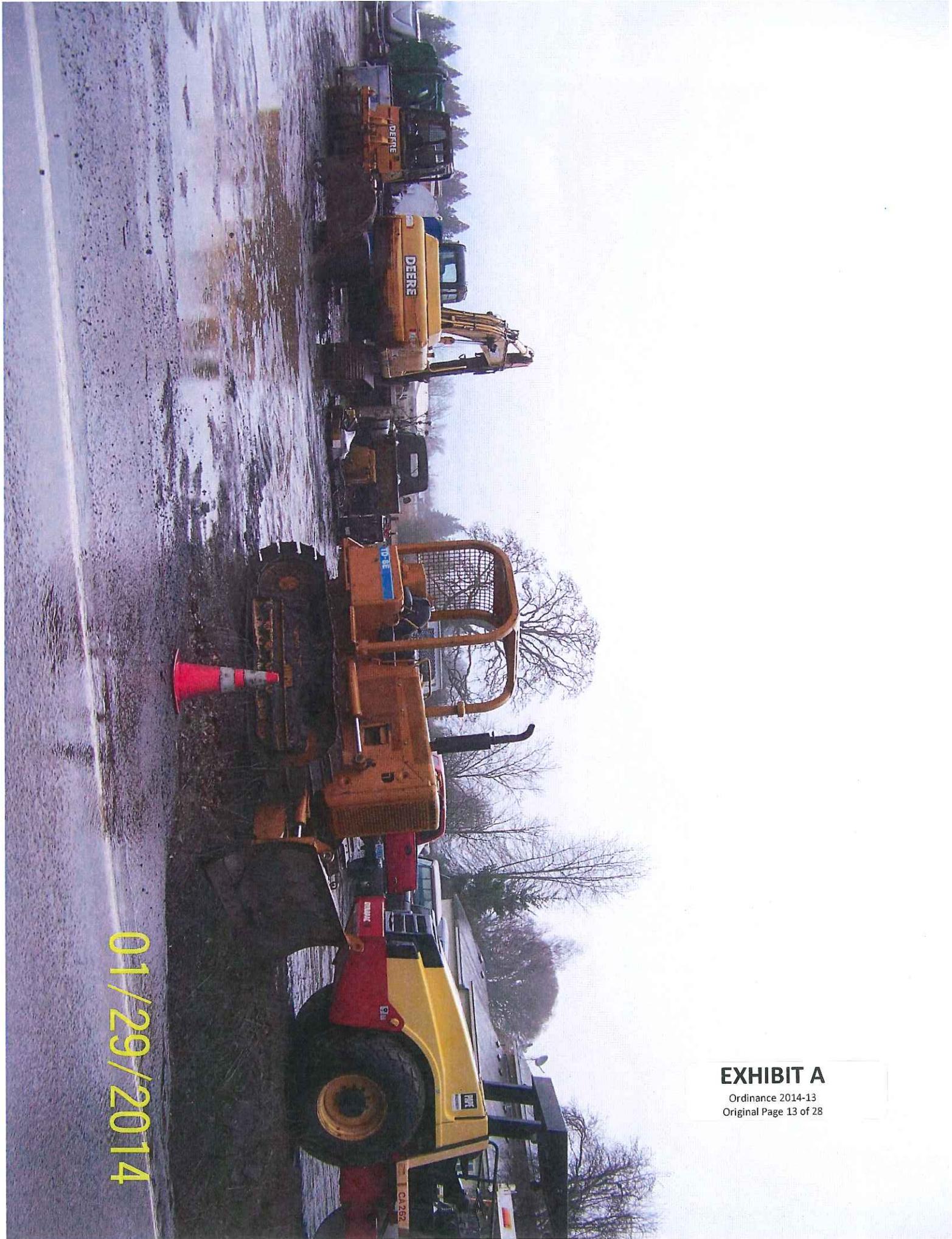
Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**WELLE JOSHUA R & JAMIE N**  
**13183 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **13183 S HWY 211**  
 Taxlot Number: **52E08B 03203**  
 Land Value: **77777**  
 Building Value: **73090**  
 Total Value: **150867**

Acreage:  
 Year Built:  
 Sale Date: **03/31/2006**  
 Sale Amount: **0**  
 Sale Type: **X**

Land Class:  
**201**  
 Building Class:  
 Neighborhood:  
**Area 02 commercial**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

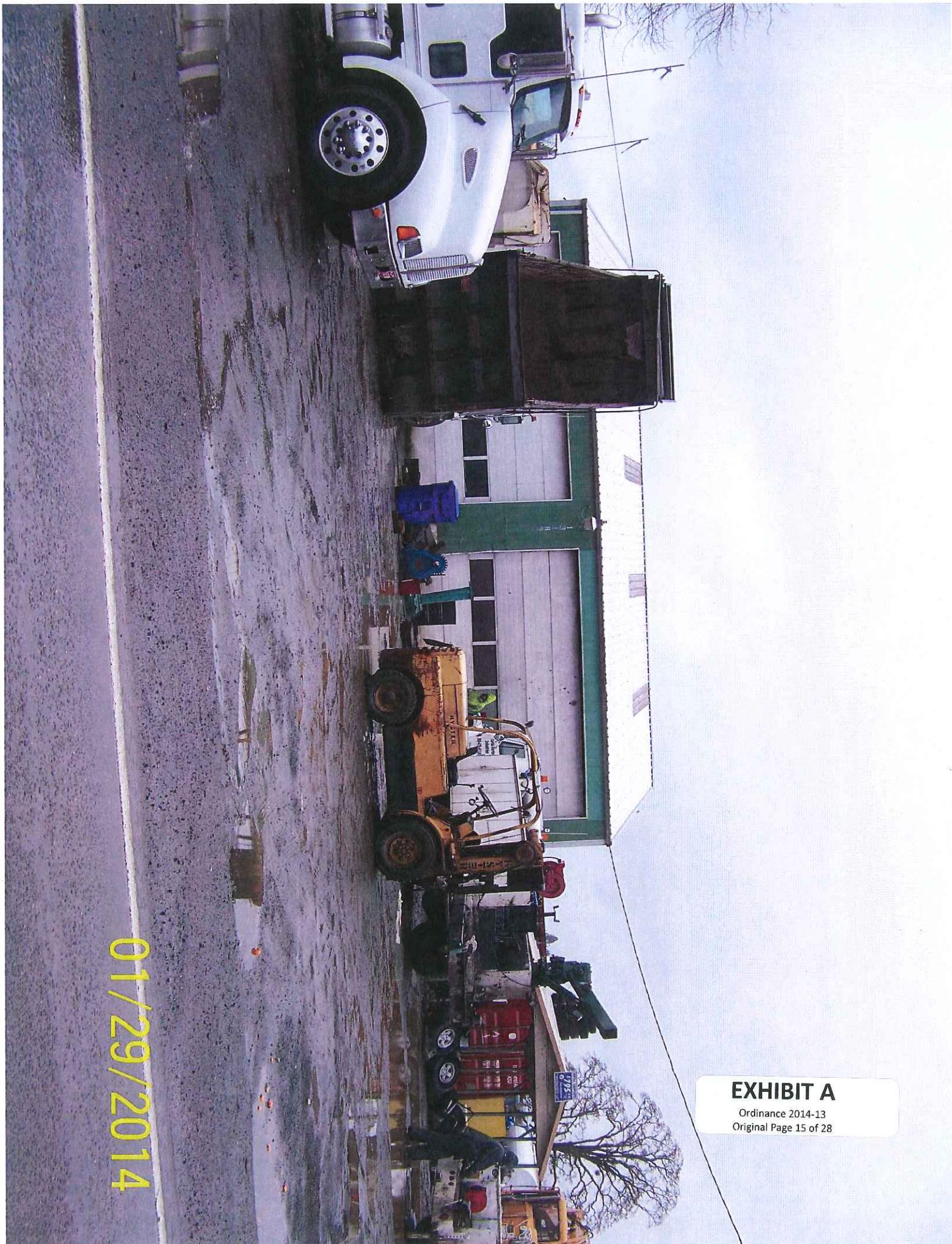
Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**                              **0.71**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

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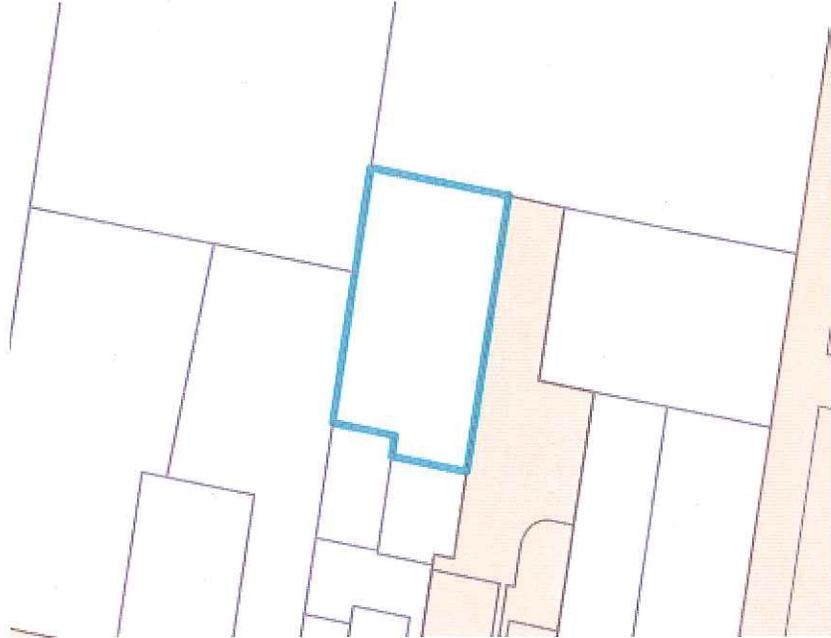


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**WILLMSCHEN GLEN A & E LOUISE**  
**13263 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **13263 S HWY 211**  
 Taxlot Number: **52E08B 03300**  
 Land Value: **74416**  
 Building Value: **71320**  
 Total Value: **145736**

Acreage:  
 Year Built: **1960**  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**12**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

<u>Zone</u>	<u>Overlays:</u>	<u>Acreage:</u>
RRFF5		1.32

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

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 168 Warner-Milne Rd  
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## Property Report

**KESLAR BRIAN A**  
**823 S TOLIVER RD**  
**MOLALLA, OR 97038**

Location Map:



Site Address: 13261 S HWY 211

Taxlot Number: 52E08B 03400

Land Value: 52872

Building Value: 68860

Total Value: 121732

Acreage:

Year Built: 1957

Sale Date: 02/27/2008

Sale Amount: 0

Sale Type: S

Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

0.26

Fire: Molalla RFPD #73  
 Park: N/A  
 School: SCH 35 MOLALLA RIVER  
 Sewer: N/A  
 Water: N/A  
 Cable: Wave Broadband (Molalla)  
 CPO: Molalla  
 Garb/Recyc: Molalla Sanitary  
 City/County: Clackamas Co.

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**TURCOL TOM & JEAN**  
**2455 NE SPRUCE**  
**GRESHAM, OR 97080**

Location Map:



Site Address: 13257 S HWY 211

Taxlot Number: 52E08B 03500

Land Value: 67210

Building Value: 206200

Total Value: 273410

Acreage:

Year Built: 2000

Sale Date: 07/01/1992

Sale Amount: 54000

Sale Type:

Land Class:

**101**

Building Class:

**232**

Neighborhood:

**Area 02 plexes except**

Taxcode Districts: 035013

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

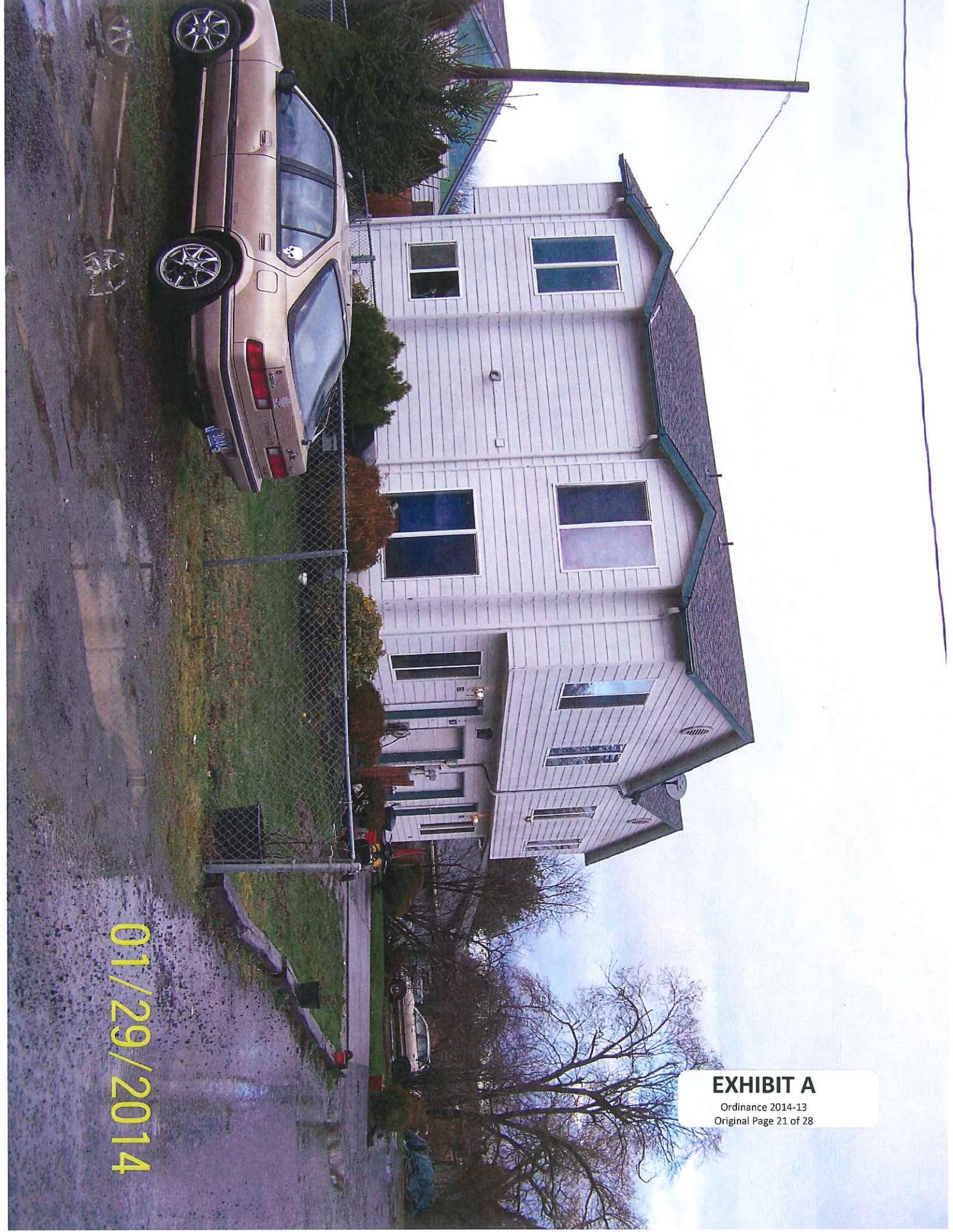
0.25

Fire: Molalla RFPD #73  
 Park: N/A  
 School: SCH 35 MOLALLA RIVER  
 Sewer: N/A  
 Water: N/A  
 Cable: Wave Broadband (Molalla)  
 CPO: Molalla  
 Garb/Recyc: Molalla Sanitary  
 City/County: Clackamas Co.

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Geographic Information Systems  
 168 Warner-Milne Rd  
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## Property Report

**MATVEEV TROFIM**  
**13241 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: 13241 S HWY 211

Taxlot Number: 52E08B 03600

Land Value: 78679

Building Value: 142230

Total Value: 220909

Acreage:

Year Built: 1960

Sale Date: 12/29/2008

Sale Amount: 295000

Sale Type: S

Land Class:

101

Building Class:

232

Neighborhood:

Area 02 plexes except

Taxcode Districts: 035013

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone Overlays: Acreage:

RRFF5

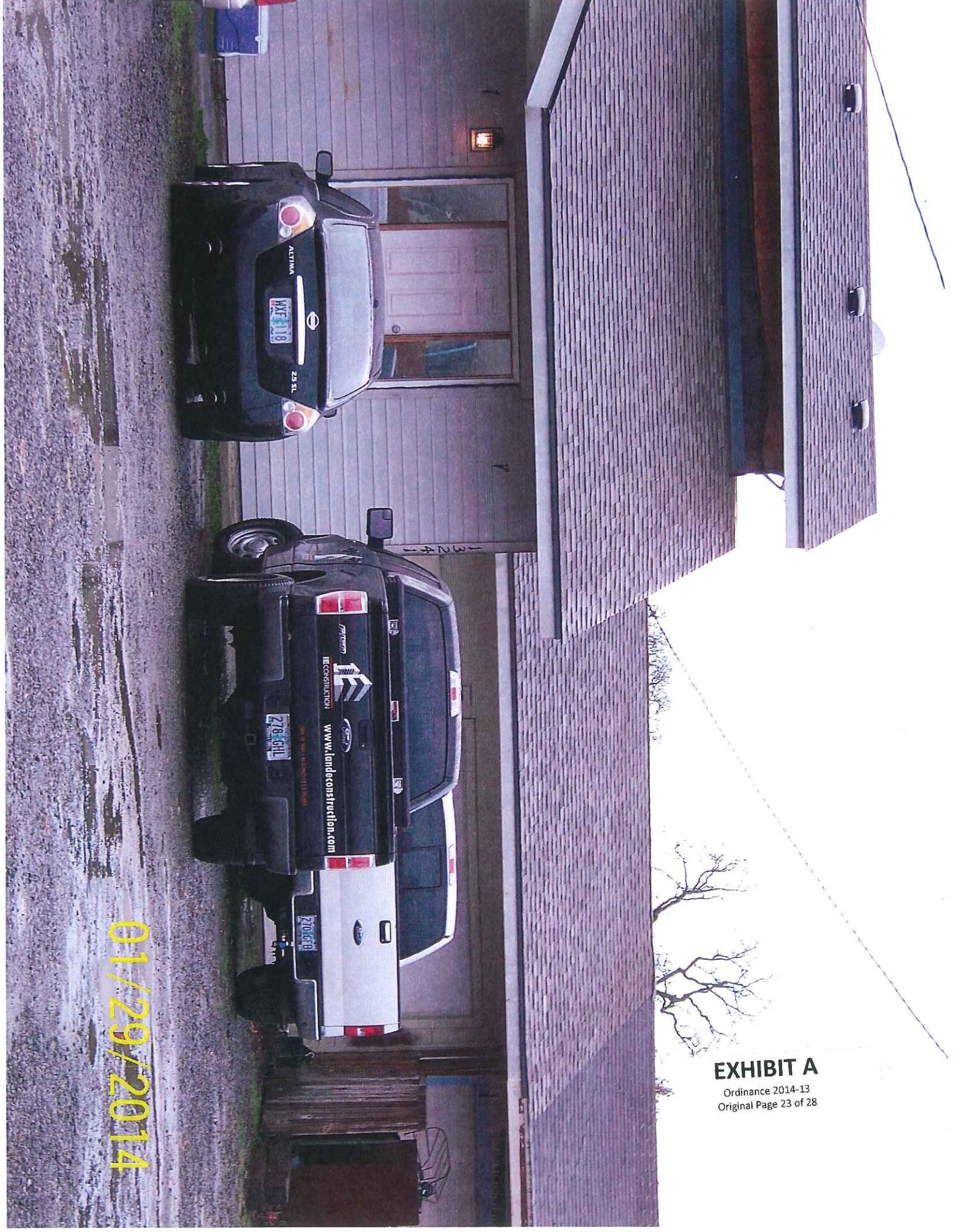
0.32

Fire Molalla RFPD #73  
 Park N/A  
 School SCH 35 MOLALLA RIVER  
 Sewer N/A  
 Water N/A  
 Cable Wave Broadband (Molalla)  
 CPO Molalla  
 Garb/Recyc Molalla Sanitary  
 City/County Clackamas Co.

### EXHIBIT A

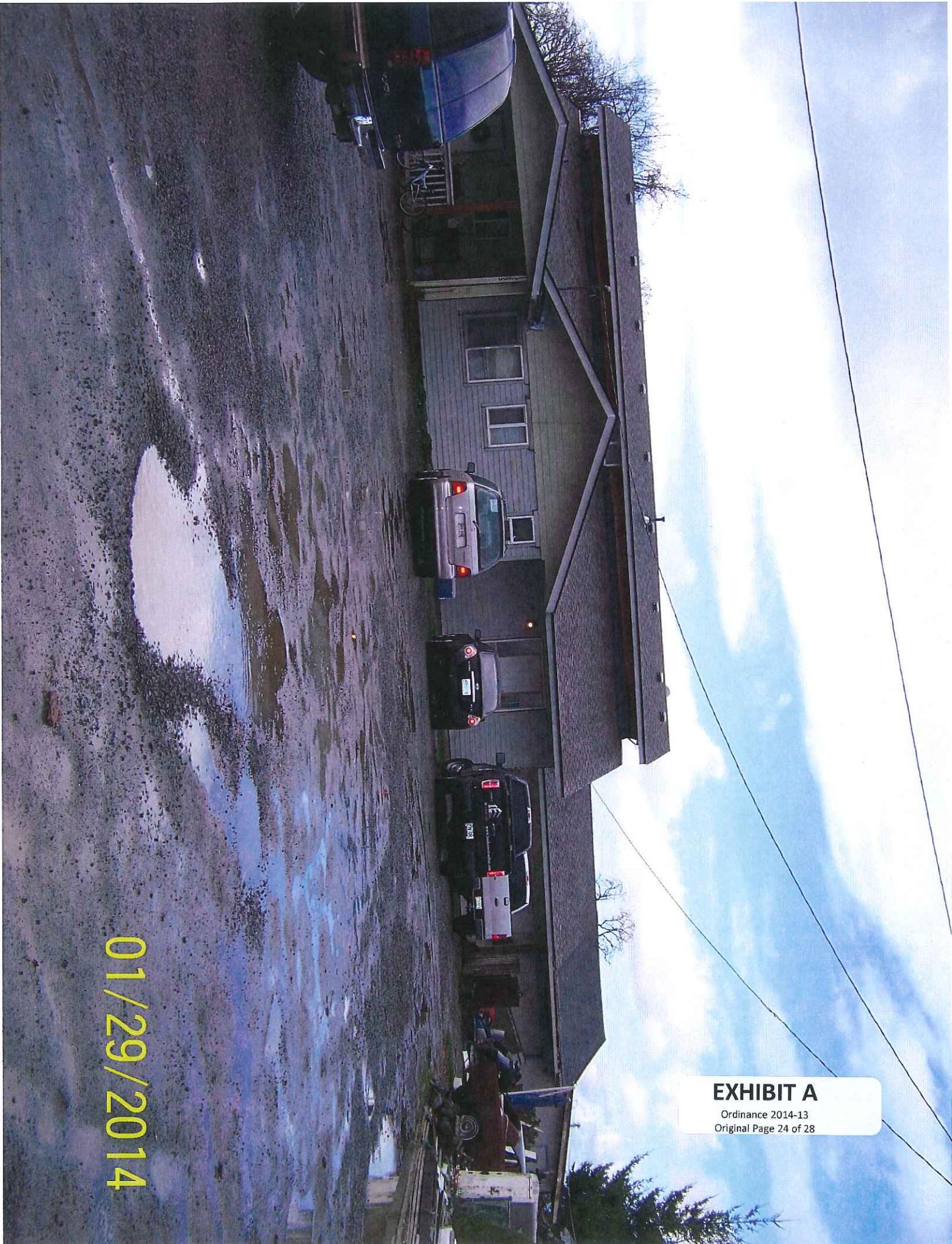
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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**RICKLES MICHELLE**  
**PO BOX 511**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **13341 S HWY 211**

Taxlot Number: **52E08B 03700**

Land Value: **43539**

Building Value: **93830**

Total Value: **137369**

Acreage:

Year Built: **1959**

Sale Date: **03/30/2006**

Sale Amount: **149467**

Sale Type: **S**

Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.12

RRFF5

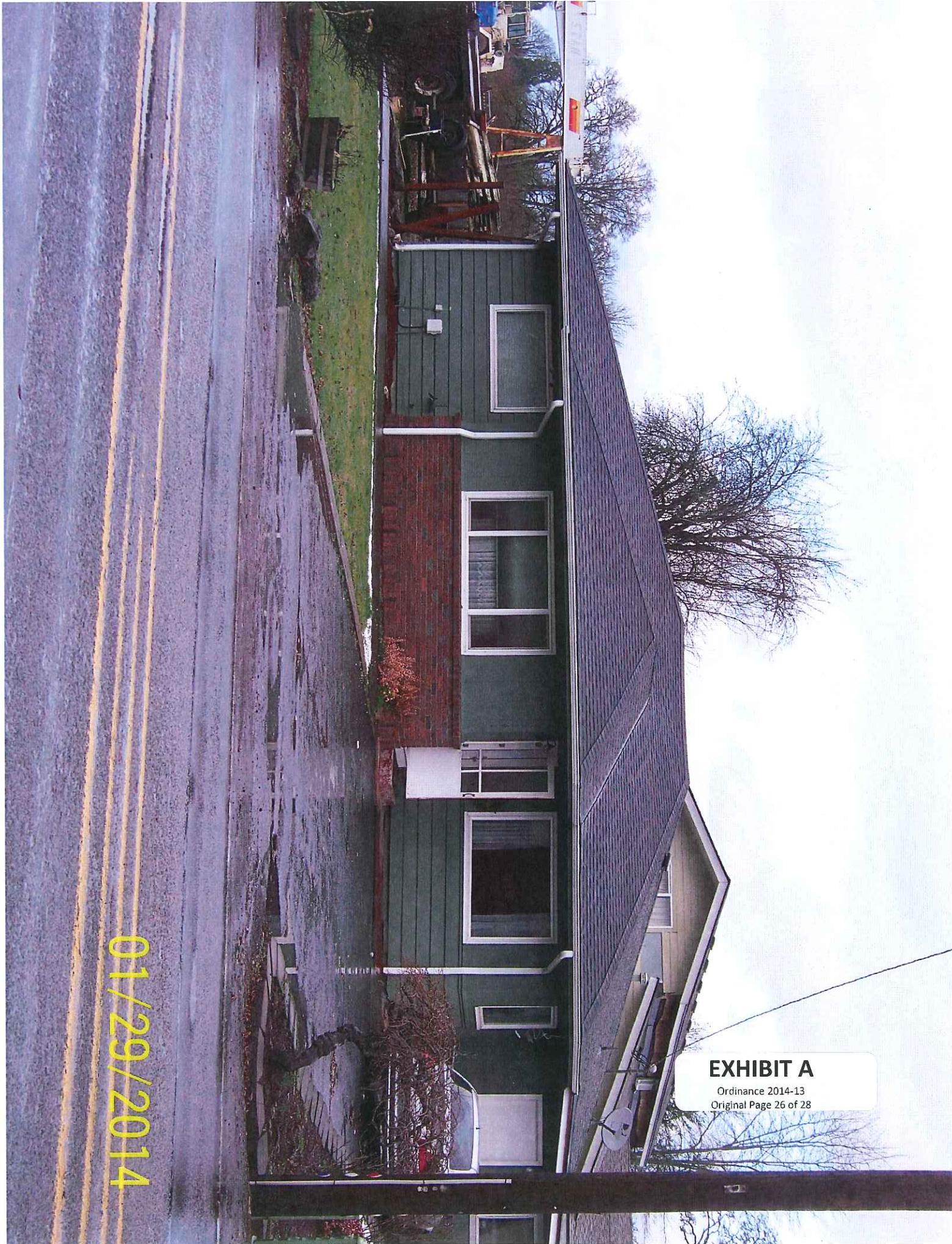
0.12

Fire	Molalla RFPD #73
Park	N/A
School	SCH 35 MOLALLA RIVER
Sewer	N/A
Water	N/A
Cable	Wave Broadband (Molalla)
CPO	Molalla
Garb/Recyc	Molalla Sanitary
City/County	Clackamas Co.

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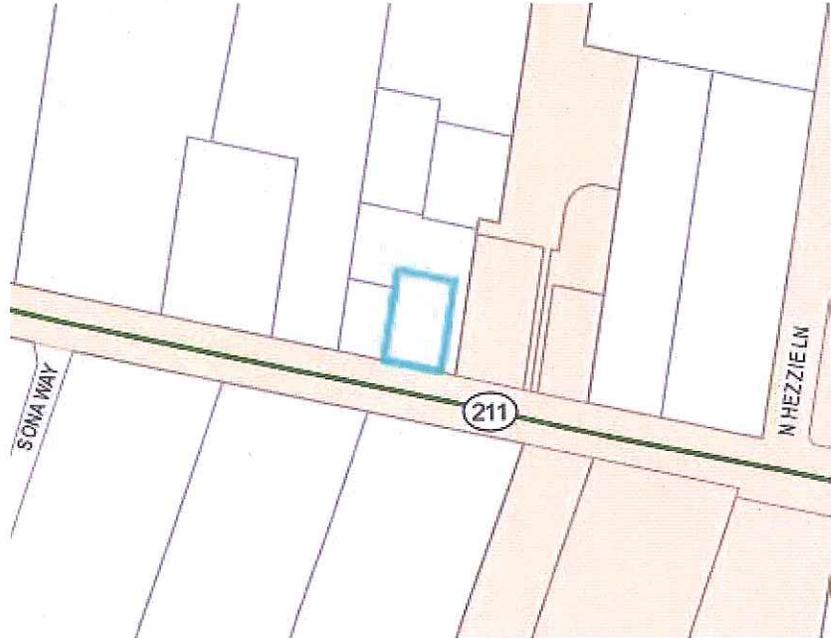


Geographic Information Systems  
 168 Warner-Milne Rd  
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## Property Report

**DAY STEVEN I**  
**PO BOX 213**  
**MOLALLA, OR 97038**

Location Map:



Site Address: 13247 S HWY 211

Taxlot Number: 52E08B 03800

Land Value: 43539

Building Value: 108830

Total Value: 152369

Acreage:

Year Built: 1952

Sale Date: 06/01/1994

Sale Amount: 84000

Sale Type:

Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		0.18

RRFF5

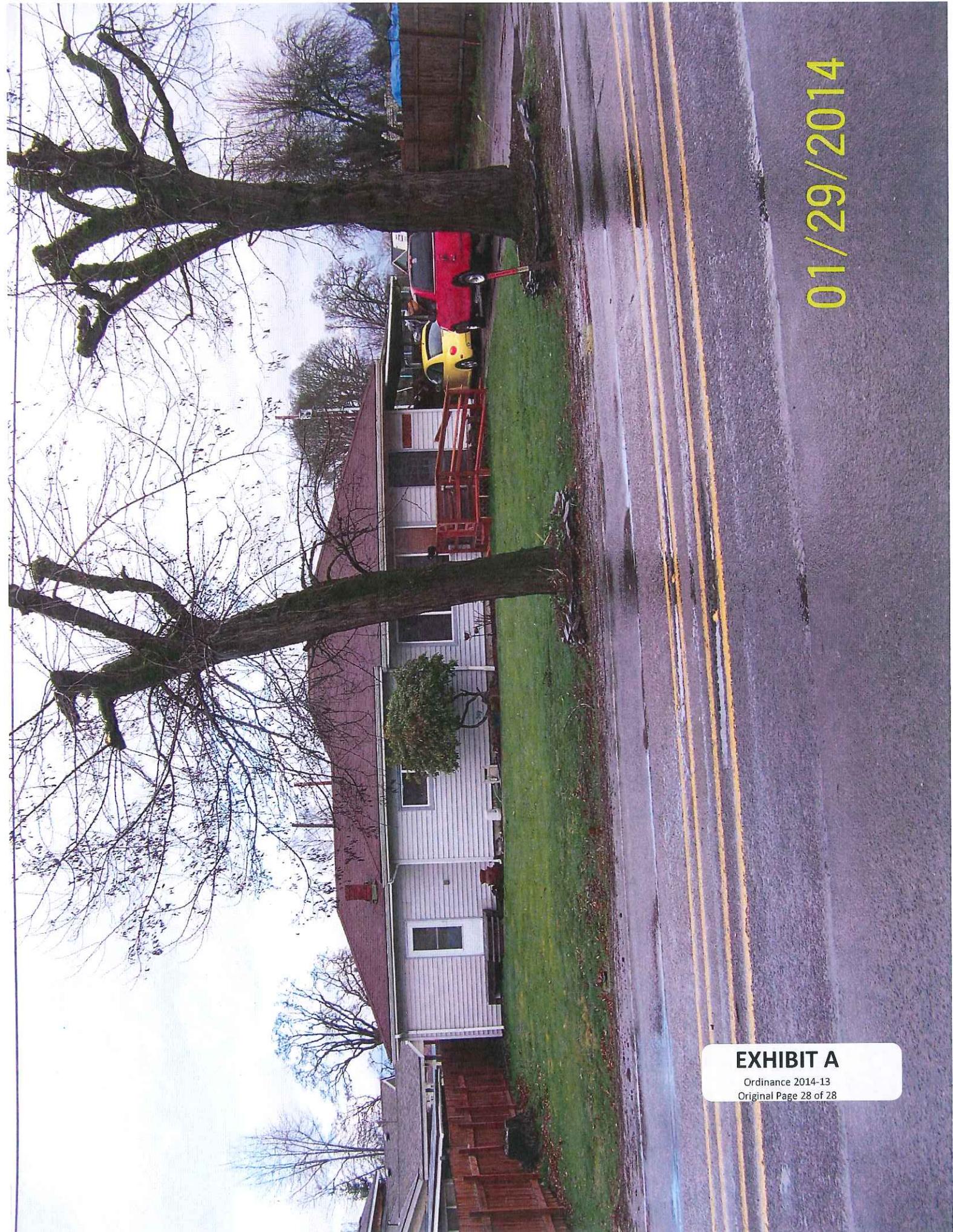
0.18

Fire	Molalla RFPD #73
Park	N/A
School	SCH 35 MOLALLA RIVER
Sewer	N/A
Water	N/A
Cable	Wave Broadband (Molalla)
CPO	Molalla
Garb/Recyc	Molalla Sanitary
City/County	Clackamas Co.

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**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 14**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHENSIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a Tract of land being all of that Tract of land described in that Deed recorded as Document No. 2004-081919, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 93-01365, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2010-039333, and a portion of State Highway 211, and a portion of Hezzie road, being a portion of Tracts 23 and 26 of the Plat of "The Shaver Place", located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon.:

Tax Lot No. 52E08B 04200

Tax Lot No. 52E08B 04100

Tax Lot No. 52E08B 04000

Tax Lot No. 52E08B 03100

Tax Lot No. 52E08B 03200

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of SFR (Single Family Residential).

This change is supported by maps attached as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected properties, RFFF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to R-1 (Single Family Residential). The properties are currently:

Tax Lot No. 52E08B 04200	Residential – In Use
Tax Lot No. 52E08B 04100	Residential – In Use
Tax Lot No. 52E08B 04000	Residential – In Use
Tax Lot No. 52E08B 03100	Undeveloped
Tax Lot No. 52E08B 03200	Undeveloped

In accordance with ORS 222.750, the properties listed in this ordinance are annexed into the City of Molalla immediately, except for Tax Lot No. 52E088B 04200, Tax Lot No. 52E08B 04100, and Tax Lot No. 52E08B 04000 will have an effective date of annexation three (3) years from the effective date of this ordinance, unless ownership of property changes. Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Mayor Deborah Rogge

Attest this 23rd day of July 2014

\_\_\_\_\_  
City Recorder Sadie Cramer

# ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

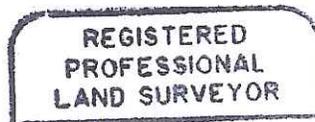
FAX: 503-233-7889

Email: chris@ztecengineers.com

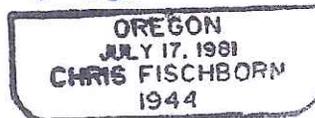
13307 & 13325 State Highway 211  
And Tax Lots 3100, 3200, & 4000 on Tax Map 5S2E08B

A Tract of land being all of that tract of land described in that Deed recorded as Document No. 2004-081919, Clackamas County Deed Records, all of that tract of land described in that Deed recorded as Document No. 93-01365, Clackamas County Deed Records, all of that Tract of land described in that Deed recorded as Document No. 2010-039333, all of that tract of land described in that deed recorded as Document no. 2006-118242, Clackamas County Deed Records, and a portion of State Highway 211, and a portion of Hezzie road, being a portion of Tracts 23 and 26 of the Plat of "The Shaver Place", located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at a 5/8 inch iron rod with a red plastic cap stamped "Centerline Concepts, Inc.", found at the Southeasterly corner of Parcel 2 of Partition Plat No. 2003-071, said point being on the Northerly right of way line of said State Highway 211; thence North 08°00'34" East, along the Easterly line of said Partition Plat No. 2003-071, a distance of 400.00 feet to an angle point in said Easterly line; thence North 82°11'30" West, a distance of 75.04 feet to an angle point in said Easterly line; thence North 08°00'34" East, along said Easterly line, a distance of 199.85 feet to the Northeasterly corner of said Parcel 2; thence North 82°11'30" West, along the Northerly line of said Partition Plat No. 2003-071 and its Westerly extension, a distance of 264.14 feet to the Northwesterly corner of that tract of land described in that deed recorded as Document No. 72-32514, Clackamas County Deed Records, thence South 08°00'34" West, along the Westerly line of said Document No. 72-32514 tract, a distance of 121.07 feet to the Northeasterly corner of that tract of land described in that deed recorded as Parcel 2 of Document No. 2006-030379, Clackamas County Deed Records, thence North 82°21'20" West, along the Northerly line of said Parcel 2 and along the Northerly line of that tract of land described in that deed recorded as Document No. 2006-030377, Clackamas County Deed Records, a distance of 440.70 feet to the



*Chris Fischborn*



**EXHIBIT A**

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Northwesterly corner of said Document No. 2006-030377 tract; thence North 07°57'48" East along the Westerly line of said Document No. 2006-118242 tract. a distance of 499.93 feet to the Northwesterly corner thereof; thence South 82°24'42" East, along the Northerly line of said Document No. 2006-118242, a distance of 1020.82 feet to a point on the Westerly right of way line of said Hezzie Road; thence South 81°58'52" East, at right angles to said Hezzie Road, a distance of 60.00 feet to a point on the Easterly right of way line of said Hezzie Road; thence South 08°01'08" West, along said Easterly right of way line and its Southerly extension a distance of 1041.14 feet to a point on the Southerly right of way line of said State Highway 211; thence North 82°11'30" West, along said Southerly right of way line, a distance of 300.14 feet to a point; thence North 07°48'30" East, at right angles to said State Highway 211, a distance of 60.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 15.5443 Acres (677,110 square feet) more or less.

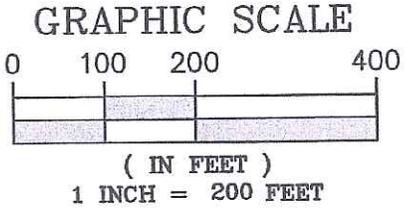
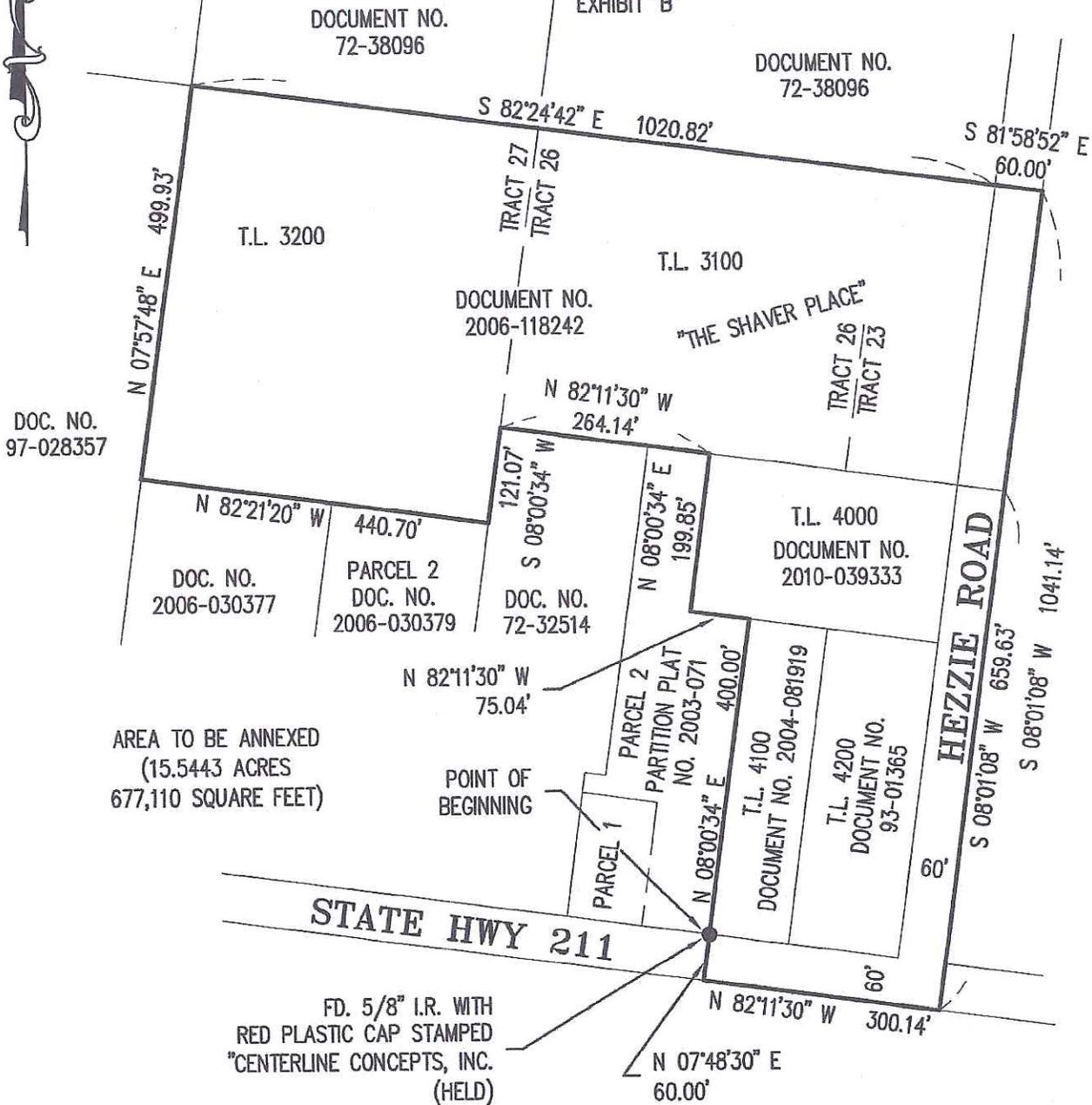
The bearings and distances in this description are based on Clackamas County Partition Plat No. 2003-071.



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13307 & 13325 STATE HIGHWAY 211  
 TAX LOTS 3100, 3200 & 4000 ON TAX MAP 5S 2E 08B  
 CITY OF MOLALLA ANNEXATION  
 ISLAND 7B  
 EXHIBIT "B"



LOCATED IN THE N.W. 1/4 SECTION 8,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR

<b>TITLE: EXHIBIT "A"</b>	
<b>PLOT DATE: 1-30-14</b>	
<b>FILE: W1202-7112.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**HANSEN CEDRIC H & DOROTHY L L-EST**  
**13325 S HWY 211**  
**MOLALLA, OR 97038**

Location Map:



Site Address: 13325 S HWY 211

Taxlot Number: 52E08B 04200

Land Value: 74895

Building Value: 152560

Total Value: 227455

Acreage:

Year Built: 1950

Sale Date: 12/01/1992

Sale Amount: 82248

Sale Type:

Land Class:

**101**

Building Class:

**14**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

1.27

Fire: Molalla RFPD #73  
 Park: N/A  
 School: SCH 35 MOLALLA RIVER  
 Sewer: N/A  
 Water: N/A  
 Cable: Wave Broadband (Molalla)  
 CPO: Molalla  
 Garb/Recyc: Molalla Sanitary  
 City/County: Clackamas Co.

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**CRUIKSHANK CURTIS D & JOYCE L**  
 13303 S HWY 211  
 MOLALLA, OR 97038

Site Address: 13303 S HWY 211

Taxlot Number: 52E08B 04100

Land Value: 67806

Building Value: 128970

Total Value: 196776

Acreage:

Year Built: 1942

Sale Date: 08/23/2004

Sale Amount: 191900

Sale Type: S

Location Map:



Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: 035013

Site Characteristics:

UGB: MOLALLA

Flood Zone: Not Available

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

0.92

Fire: Molalla RFPD #73  
 Park: N/A  
 School: SCH 35 MOLALLA RIVER  
 Sewer: N/A  
 Water: N/A  
 Cable: Wave Broadband (Molalla)  
 CPO: Molalla  
 Garb/Recyc: Molalla Sanitary  
 City/County: Clackamas Co.

### EXHIBIT A

Ordinance 2014-14  
 Original Page 6 of 13

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

**EXHIBIT A**

Ordinance 2014-14  
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01/29/2014



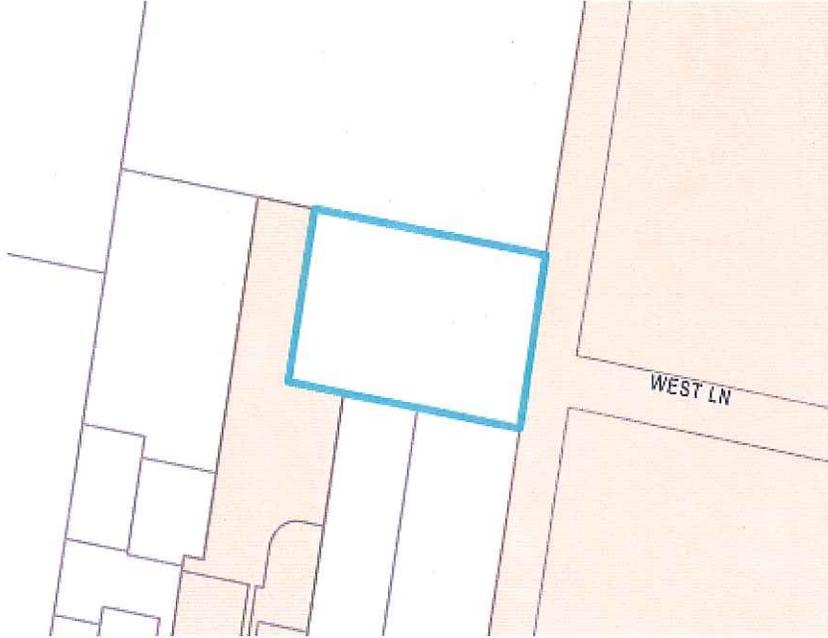


Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**MCEACHRAN JOANN G**  
**630 KALUGIN CT**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **430 S WEST LN**

Taxlot Number: **52E08B 04000**

Land Value: **78471**

Building Value: **77120**

Total Value: **155591**

Acreage:

Year Built: **1954**

Sale Date: **06/29/2010**

Sale Amount: **0**

Sale Type: **S**

Land Class:

**101**

Building Class:

**12**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

1.44

Fire: **Molalla RFPD #73**  
Park: **N/A**  
School: **SCH 35 MOLALLA RIVER**  
Sewer: **N/A**  
Water: **N/A**  
Cable: **Wave Broadband (Molalla)**  
CPO: **Molalla**  
Garb/Recyc: **Molalla Sanitary**  
City/County: **Clackamas Co.**

## EXHIBIT A

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01/29/2014

**EXHIBIT A**  
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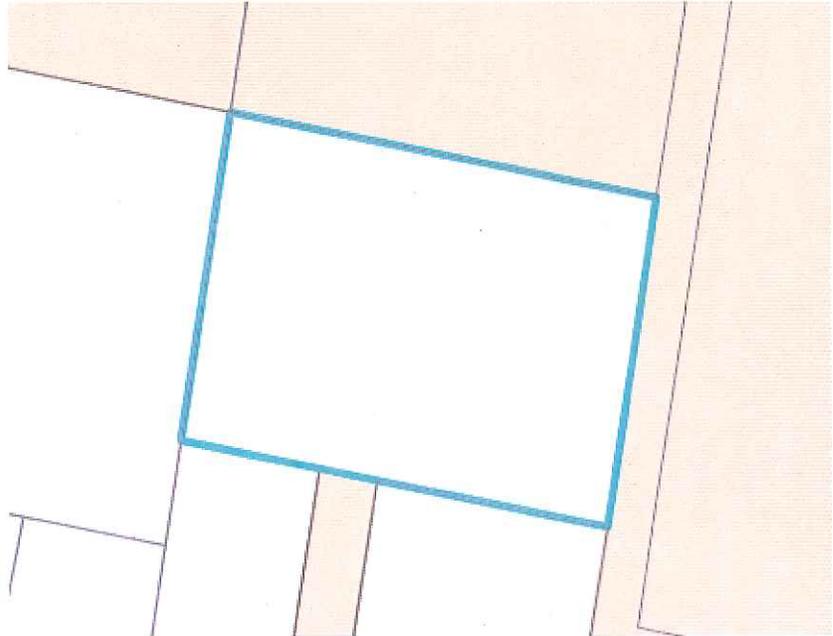


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**SLEDGE DEVELOPMENT LLC**  
**PO BOX 605**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **NO SITUS**  
 Taxlot Number: **52E08B 03100**  
 Land Value: **139800**  
 Building Value: **0**  
 Total Value: **139800**

Acreage:  
 Year Built:  
 Sale Date: **12/26/2006**  
 Sale Amount: **1**  
 Sale Type: **M**

Land Class:  
**401**  
 Building Class:  
 Neighborhood:  
**City of Molalla all other**  
 Taxcode Districts: **035002**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		5.05

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

## EXHIBIT A

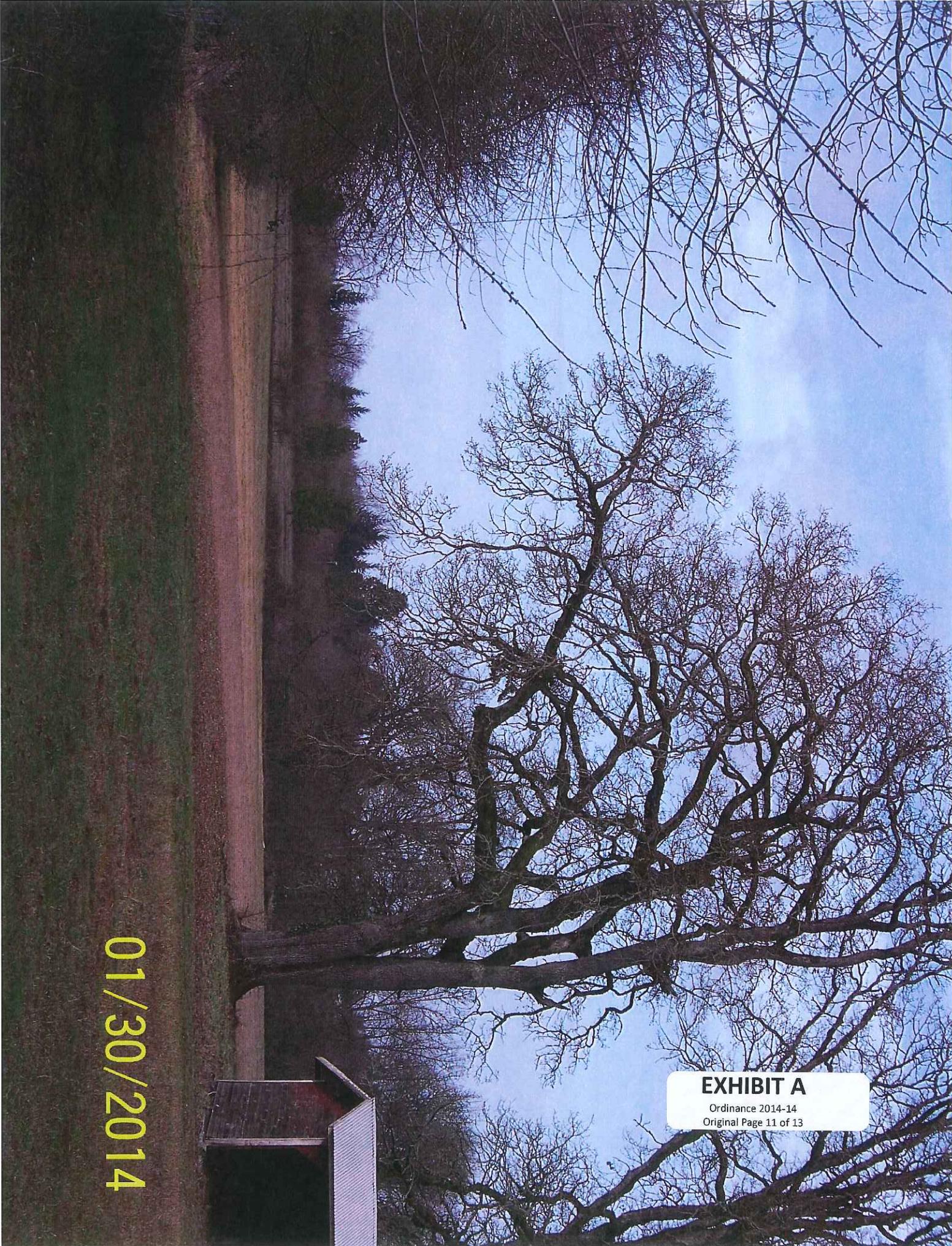
Ordinance 2014-14  
 Original Page 10 of 13

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01/30/2014

**EXHIBIT A**

Ordinance 2014-14  
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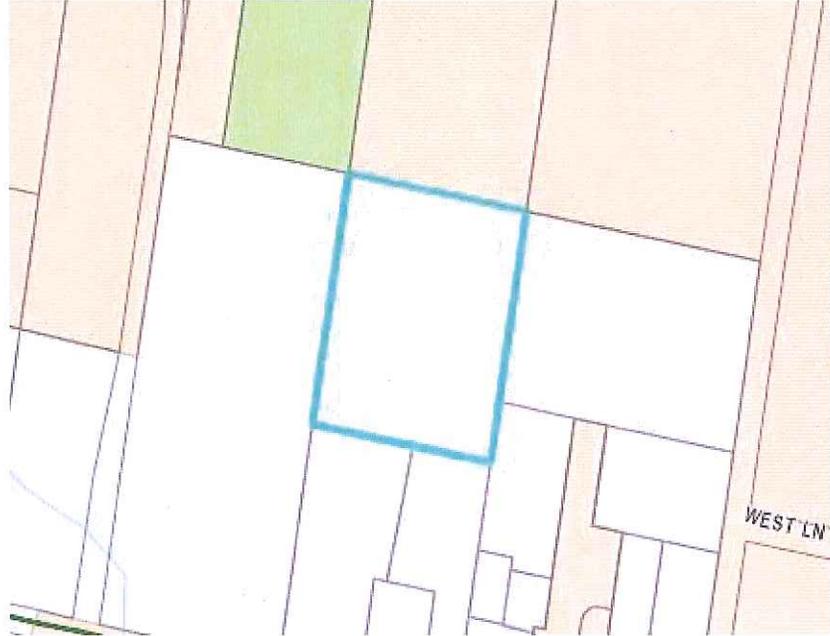


Geographic Information Systems  
168 Warner-Milne Rd  
Oregon City, OR 97045

# Property Report

**SLEDGE DEVELOPMENT LLC  
PO BOX 605  
MOLALLA, OR 97038**

Location Map:



Site Address: **NO SITUS**  
Taxlot Number: **52E08B 03200**  
Land Value: **139800**  
Building Value: **0**  
Total Value: **139800**

Acreage:  
Year Built:  
Sale Date: **12/26/2006**  
Sale Amount: **1**  
Sale Type: **X**

Land Class:  
**400**  
Building Class:  
Neighborhood:  
**City of Molalla all other**  
Taxcode Districts: **035002**

Site Characteristics:  
UGB: **MOLALLA**  
Flood Zone: **Not Available**

Zoning Designation(s):  
**Zone** **Overlays:** **Acreage:**  
**RRFF5** **5.05**

Fire **Molalla RFPD #73**  
Park **N/A**  
School **SCH 35 MOLALLA RIVER**  
Sewer **N/A**  
Water **N/A**  
Cable **Wave Broadband (Molalla)**  
CPO **Molalla**  
Garb/Recyc **Molalla Sanitary**  
City/County **Clackamas Co.**

## EXHIBIT A

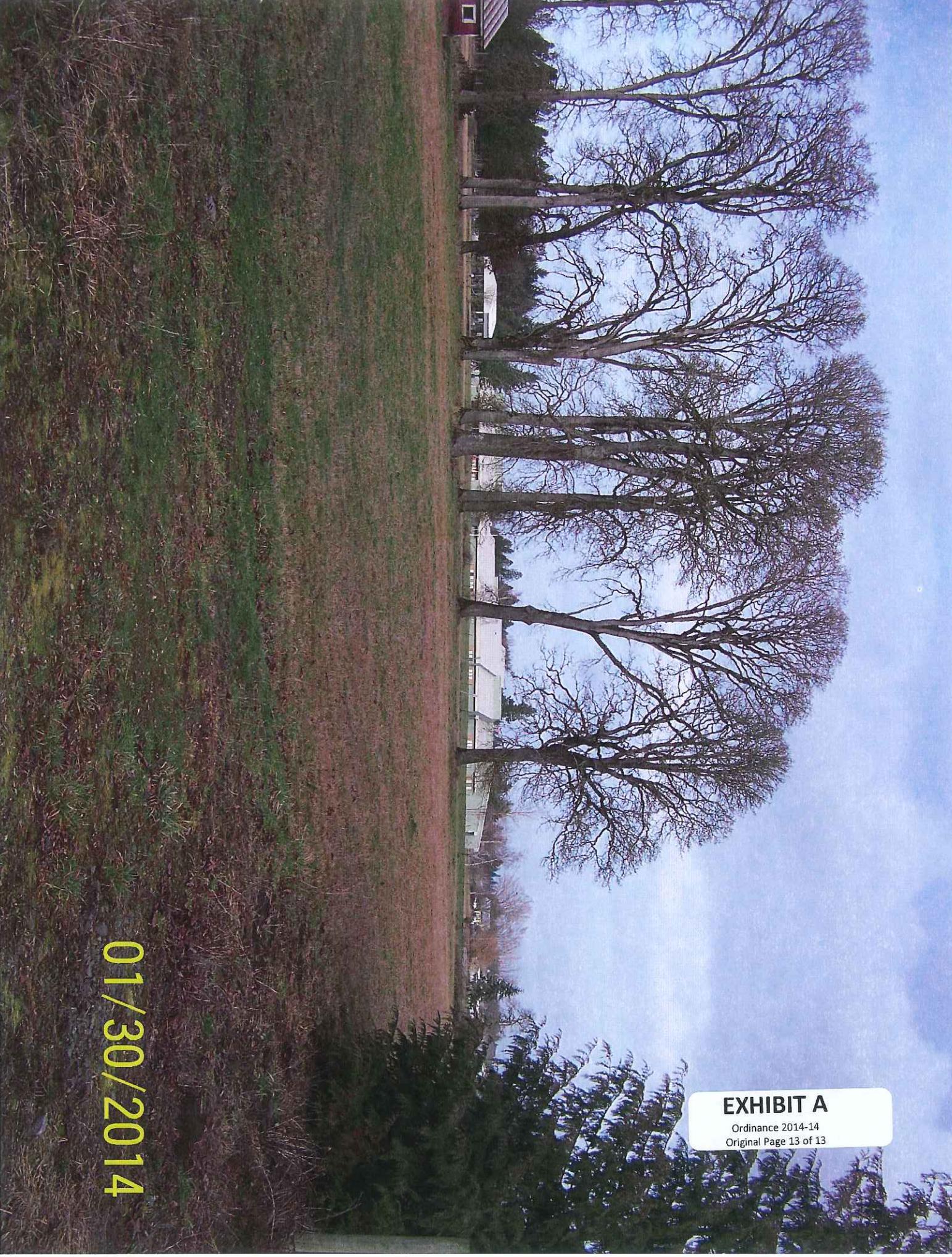
Ordinance 2014-14  
Original Page 12 of 13

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

01/30/2014

**EXHIBIT A**

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**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 15**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHENSIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land in that deed recorded as Document No. 91-50732, Clackamas County Deed Records, and all of that Tract of land described in that deed recorded as Document No. 82-10941, and a portion of State Highway 211, all located in the Southwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08C 00801

Tax Lot No. 52E08C 00900

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of GC (General Commercial). This change is supported by maps attached as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial).

The properties are currently:

Tax Lot No. 52E08C 00900 Residential – In Use

Tax Lot No. 52E08C 00801 Undeveloped

In accordance with ORS 222.750, the properties listed in this ordinance are annexed into the City of Molalla immediately, except for Tax Lot No. 52E08C 00900 will have an effective date of annexation three (3) years from the effective date of this ordinance, unless ownership of property changes. Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Mayor Deborah Rogge

Attest this 23rd day of July 2014

\_\_\_\_\_  
City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

Ronald b. Sellards, P.E.

31615 S. Hezzie Ln.

and Tax Lot 801 on

Map 52E 08C

Annexation to the City of Molalla

### Exhibit A

A Tract of land being all of that Tract of land described in that deed recorded as Document No. 91-50732, Clackamas County Deed Records, and all of that Tract of land described in that deed recorded as Document No. 82-10941, and a portion of State Highway 211, all located in the Southwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at a point on the Southerly right of way line of State Highway 211 that is also on the Westerly boundary of said Document No. 91-50732 Tract, said point being South 81°30'00" East a distance of 1055.60 feet and South 08°30'00" West a distance of 30.00 feet from the Northwest corner of the Rachel Larkin Donation Land Claim No. 43; thence from said point of beginning, North 08°30'00" East, at right angles to said State Highway 211, a distance of 60.00 feet to a point on the Northerly right of way line thereof; thence South 81°30'00" East, along said Northerly right of way line, a distance of 100.00 feet; thence South 08°30'00" West, at right angles to said State Highway 211, a distance of 60.00 feet to a point on said Southerly right of way line, said point also being on the Easterly boundary line of said Document No. 91-50732 Tract; thence along said Easterly boundary line and along the Easterly boundary line of said Document No. 82-10941 Tract, South 08°30'00" West a distance of 240.00 feet to the Southeasterly corner of said Document No. 82-10941 Tract; thence North 81°30'00" West, along the Southerly line of said Document No. 82-10941 Tract, a distance of 100.00 feet to the Southwesterly corner thereof; thence North 08°30'00" East, along the Westerly line of said Document No. 82-10941 Tract, and along the Westerly line of said Document No. 91-50732 Tract, a distance of 240.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 30,000 square feet (0.6887 acres), more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

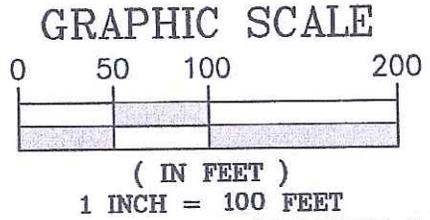
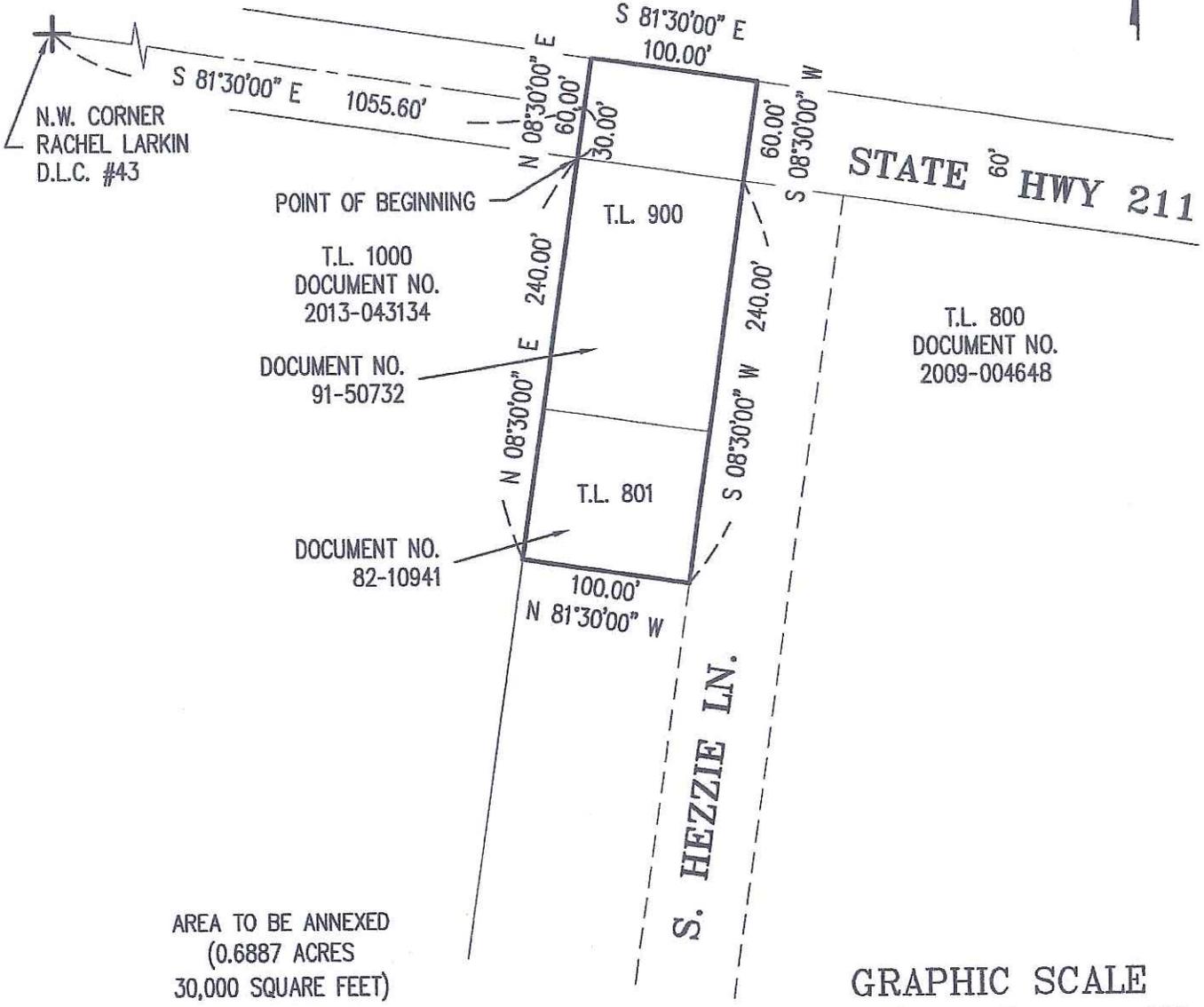
*Chris Fischborn*

OREGON  
JULY 17, 1981  
CHRIS FISCHBORN  
1944

### EXHIBIT A

Ordinance 2014-15  
Original Page 1 of 6

31615 S. HEZZIE LN.  
AND T.L. 801 ON  
MAP 52E 08C  
CITY OF MOLALLA ANNEXATION  
EXHIBIT "B"



LOCATED IN THE S.W. 1/4 SECTION 8,  
T.5S., R.2E., W.M., CLACKAMAS CO., OR

**EXHIBIT A**

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<b>TITLE: EXHIBIT "B"</b>	
<b>PLOT DATE: 11-20-13</b>	
<b>FILE: W1202-7J.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
3737 S.E. 8TH AVE.  
PORTLAND, OREGON 97202  
(503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**MALOY N SCOTT & CAROL L**  
**14550 S CLAIM RD**  
**MOLALLA, OR 97038**

Site Address: **NO SITUS**  
 Taxlot Number: **52E08C 00801**  
 Land Value: **10032**  
 Building Value: **0**  
 Total Value: **10032**

Acreage:  
 Year Built:  
 Sale Date:  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

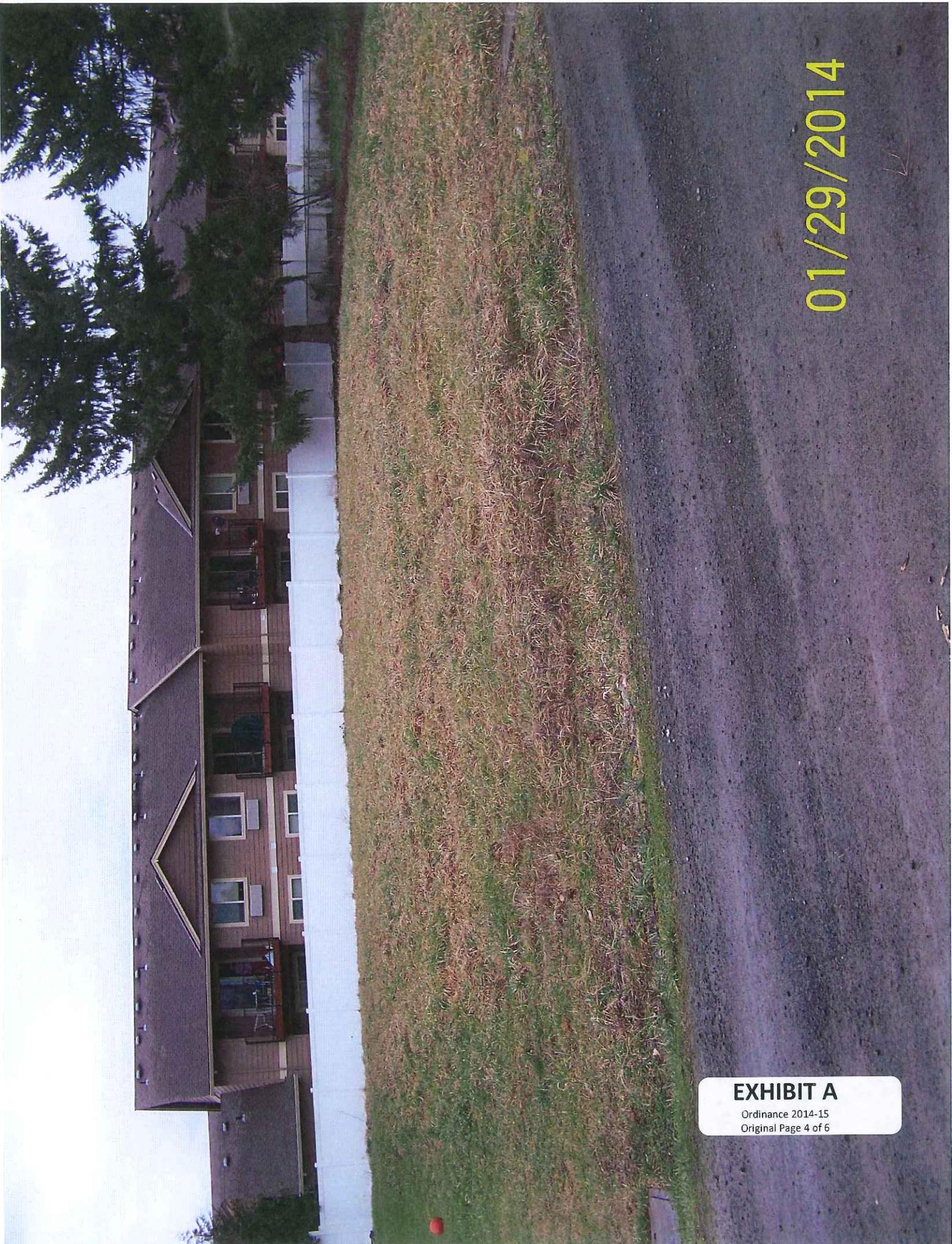
Zone	Overlays:	Acreage:
RRFF5		0.21

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

## EXHIBIT A

Ordinance 2014-15  
 Original Page 3 of 6

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**EXHIBIT A**

Ordinance 2014-15  
Original Page 4 of 6

01/29/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

# Property Report

**TORSEN PATRICIA LOUISE**  
**PO BOX 577**  
**MOLALLA, OR 97038**

Site Address: **31615 S HEZZIE LN**  
 Taxlot Number: **52E08C 00900**  
 Land Value: **65758**  
 Building Value: **119120**  
 Total Value: **184878**

Acreage:  
 Year Built: **1961**  
 Sale Date: **10/01/1991**  
 Sale Amount: **46780**  
 Sale Type:

Location Map:



Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		0.34

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

## EXHIBIT A

Ordinance 2014-15  
 Original Page 5 of 6

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01/29/2014

**EXHIBIT A**  
Ordinance 2014-15  
Original Page 6 of 6

**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 16**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHENSIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being a portion of the Rachel Larkin Donation Land Claim No. 43, located in the Southwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08C 00600

Tax Lot No. 52E08C 00500

Tax Lot No. 52E08C 00400

Tax Lot No. 52E08C 00290

Tax Lot No. 52E08C 00390

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RC (Rural Commercial), is changed to a City plan designation of GC (General Commercial). This change is supported by maps attached as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial) except for Tax Lot No. 52E08C 00290 which will retain its C-2 status.

The properties are currently:

- |                          |                      |
|--------------------------|----------------------|
| Tax Lot No. 52E08C 00600 | Residential – In Use |
| Tax Lot No. 52E08C 00500 | Undeveloped          |
| Tax Lot No. 52E08C 00400 | Residential – In Use |
| Tax Lot No. 52E08C 00290 | Commercial – In Use  |
| Tax Lot No. 52E08C 00390 | Residential – In Use |

In accordance with ORS 222.750, the properties listed in this ordinance are annexed into the City of Molalla immediately, except for Tax Lot No. 52E08C 00600, Tax Lot No. 52E08C 00400, and Tax Lot No. 52E08C 00390 will have an effective date of annexation three (3) years from the effective date of this ordinance, unless ownership of property changes. Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Mayor Deborah Rogge

Attest this 23rd day of July 2014

\_\_\_\_\_  
City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: chris@ztecengineers.com

704, 710 & 718 W. Main Street, 13522 State Highway 211,  
Tax Lot 500 on Tax Map 5S 2E 08C  
Annexation to the City of Molalla

### Exhibit A

A Tract of land being a portion of the Rachel Larkin Donation Land Claim No. 43; located in the Southwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at the intersection of the Westerly line of that tract of land described in that deed recorded as Document No. 97-082119, Clackamas County Deed Records, with the Southerly right of way line of State Highway 211, said point being South 81°30'00" East a distance of 1850.10 feet and South 08°30'00" West a distance of 30.00 feet from a 3-1/4 inch bronze disc in a monument box found at the Northwest corner of said Rachel Larkin Donation Land Claim No. 43; thence North 08°30'00" East, at right angles to said Highway 211, a distance of 60.00 feet to a point on the Northerly right of way line of said State Highway 211; thence South 81°30'00" East, along said Northerly right of way line, a distance of 720.25 feet to a point; thence South 08°30'00" West, at right angles to said Highway 211, a distance of 60.00 feet to a point on said Southerly right of way line of said Highway 211, said point also being on the Easterly boundary line of that tract of land described as Parcel II in that deed recorded as Document No. 2013-023342, Clackamas County Deed Records; thence South 22°43'44" West, along said Easterly boundary line of said Parcel II, a distance of 634.13 feet to a point on the Northerly right of way line of Lowe Road (County Road No. L-207); thence South 87°11'10" West, along said Northerly right of way line, a distance of 198.93 feet to a point on the boundary line of that tract of land described in that deed recorded as Document No. 2013-043134, Clackamas County Deed Records; thence North 81°30'00" West, along said boundary line of said Document No. 2013-043134 tract, and parallel with said Highway 211, a distance of 369.33 feet to the Southwesterly corner of said Document No. 97-082119 tract; thence North 08°30'00" East, along said Westerly line of said Document No. 97-082119 tract, a distance of 653.70 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 10.4741 acres (456,252 square feet), more or less.

The bearings and distances in this description are based on Clackamas County Surveys 28456 and 2008-324.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Chris Fischborn*

OREGON  
JULY 17, 1991  
CHRIS FISCHBORN  
1944

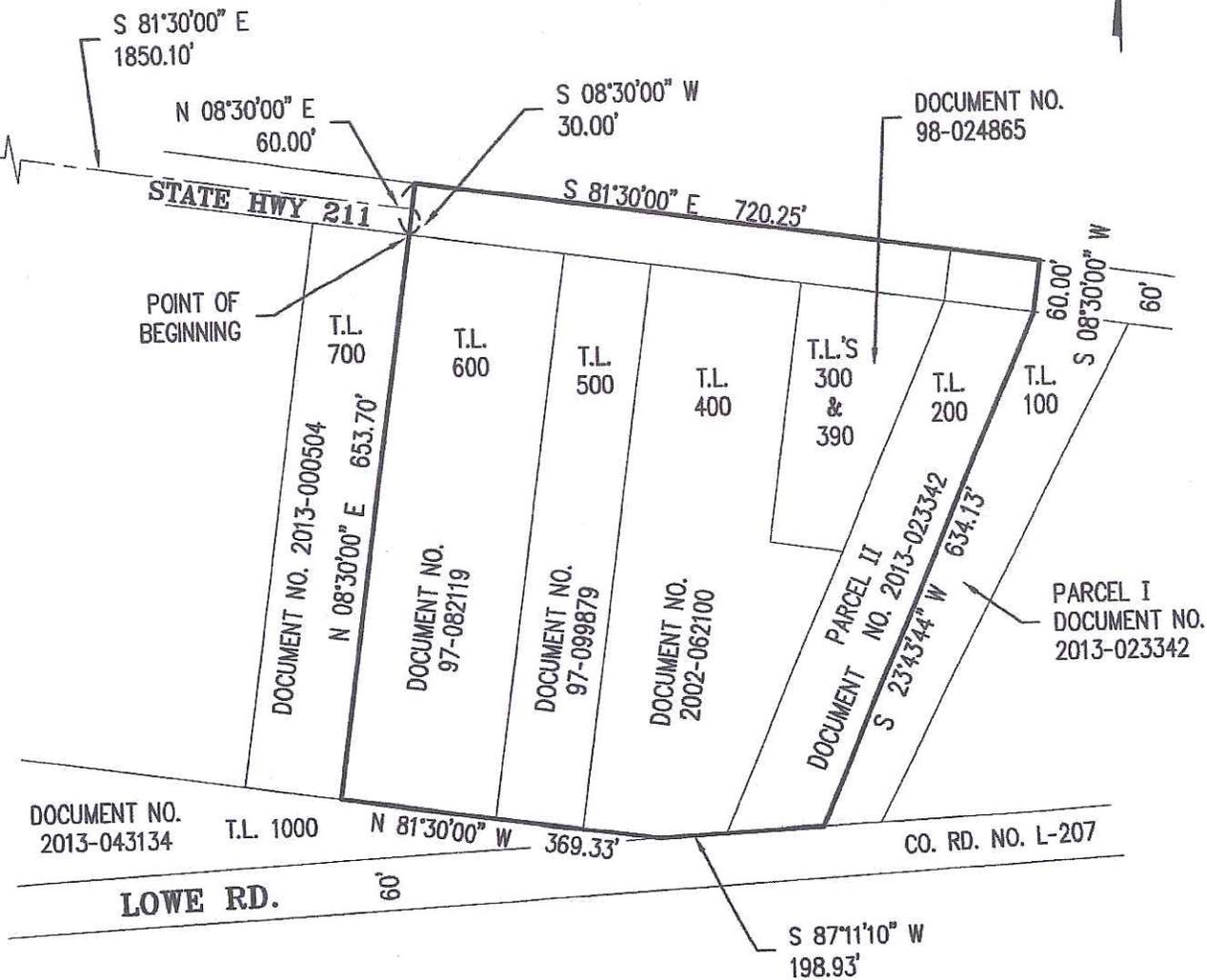
### EXHIBIT A

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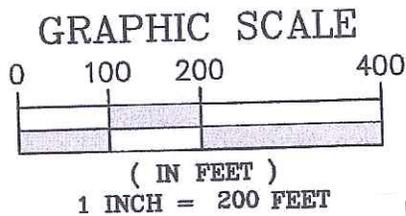
704, 710 & 718 W. MAIN STREET, 13522 STATE  
 HIGHWAY 211 & TAX LOT 500  
 ON MAP 5S 2E 08C  
 CITY OF MOLALLA ANNEXATION  
 EXHIBIT "B"



N.W. CORNER RACHEL LARKIN  
 DONATION LAND CLAIM NO. 43  
 FD. 3-1/4" BRASS DISC IN  
 MONUMENT BOX



AREA TO BE ANNEXED  
 (10.4741 ACRES  
 456,252 SQUARE FEET)



LOCATED IN THE S.W. 1/4 SECTION 8,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR

**EXHIBIT A**  
 Ordinance 2014-16  
 Original Page 2 of 12

<b>TITLE: EXHIBIT "B"</b>	
<b>PLOT DATE: 12-10-13</b>	
<b>FILE: W1202-7K.DWG</b>	
<b>CLIENT: CITY OF MOLALLA</b>	<b>SHEET: 1 OF 1</b>

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**CAMPY EDWARD J**  
**724 W MAIN ST**  
**MOLALLA, OR 97038**

Site Address: **724 W MAIN ST**  
 Taxlot Number: **52E08C 00600**  
 Land Value: **93040**  
 Building Value: **66270**  
 Total Value: **159310**

Acreage:  
 Year Built: **1924**  
 Sale Date: **10/01/1997**  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**12**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:

UGB: **MOLALLA**  
 Flood Zone: **Not Available**

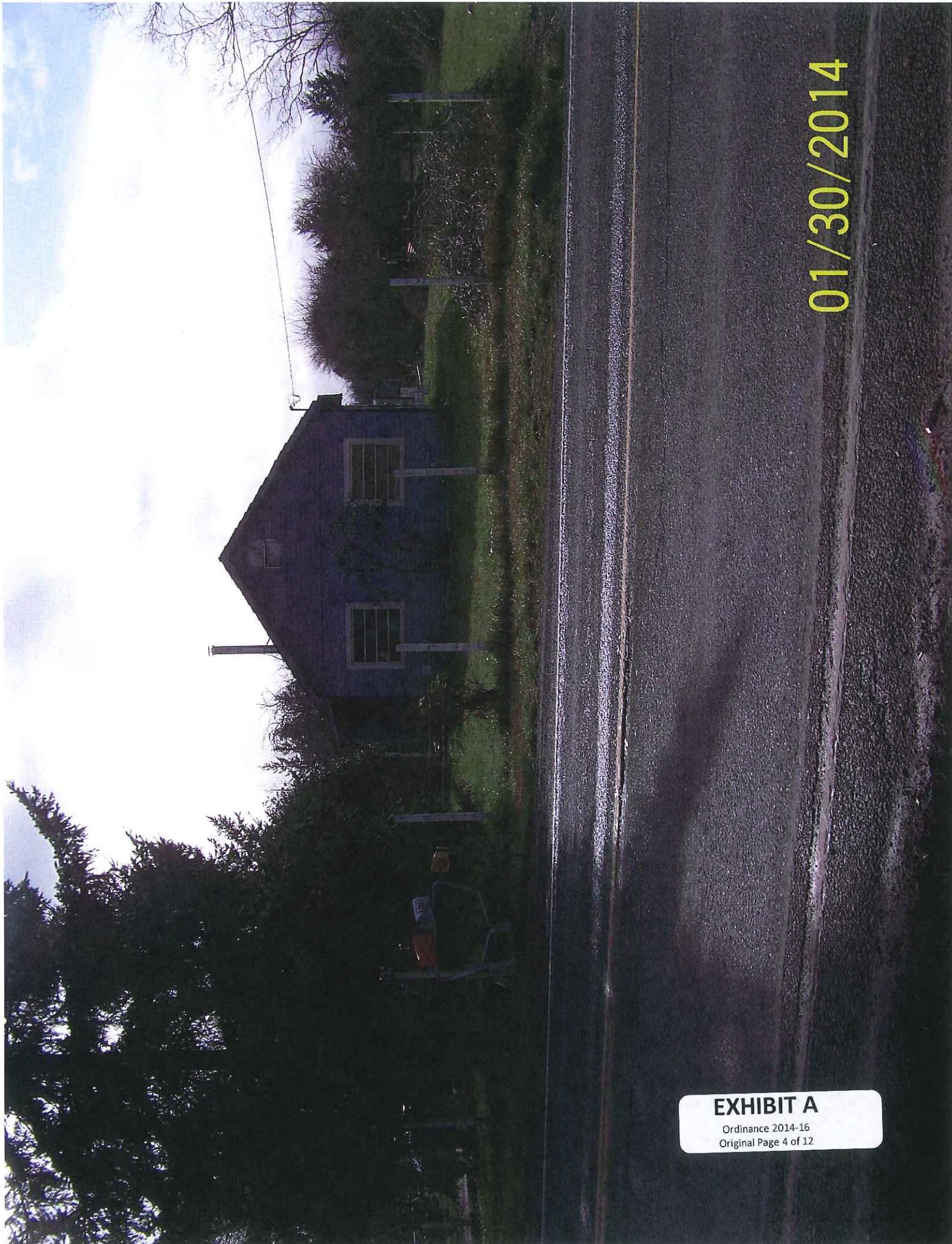
Zoning Designation(s):

Zone	Overlays:	Acreage:
RRFF5		2.40

### EXHIBIT A

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01/30/2014

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**CAMPY EDWARD J**  
**724 W MAIN ST**  
**MOLALLA, OR 97038**

Site Address: **NO SITUS**  
 Taxlot Number: **52E08C 00500**  
 Land Value: **8977**  
 Building Value: **0**  
 Total Value: **8977**

Acreage:  
 Year Built:  
 Sale Date: **12/01/1997**  
 Sale Amount: **0**  
 Sale Type:

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

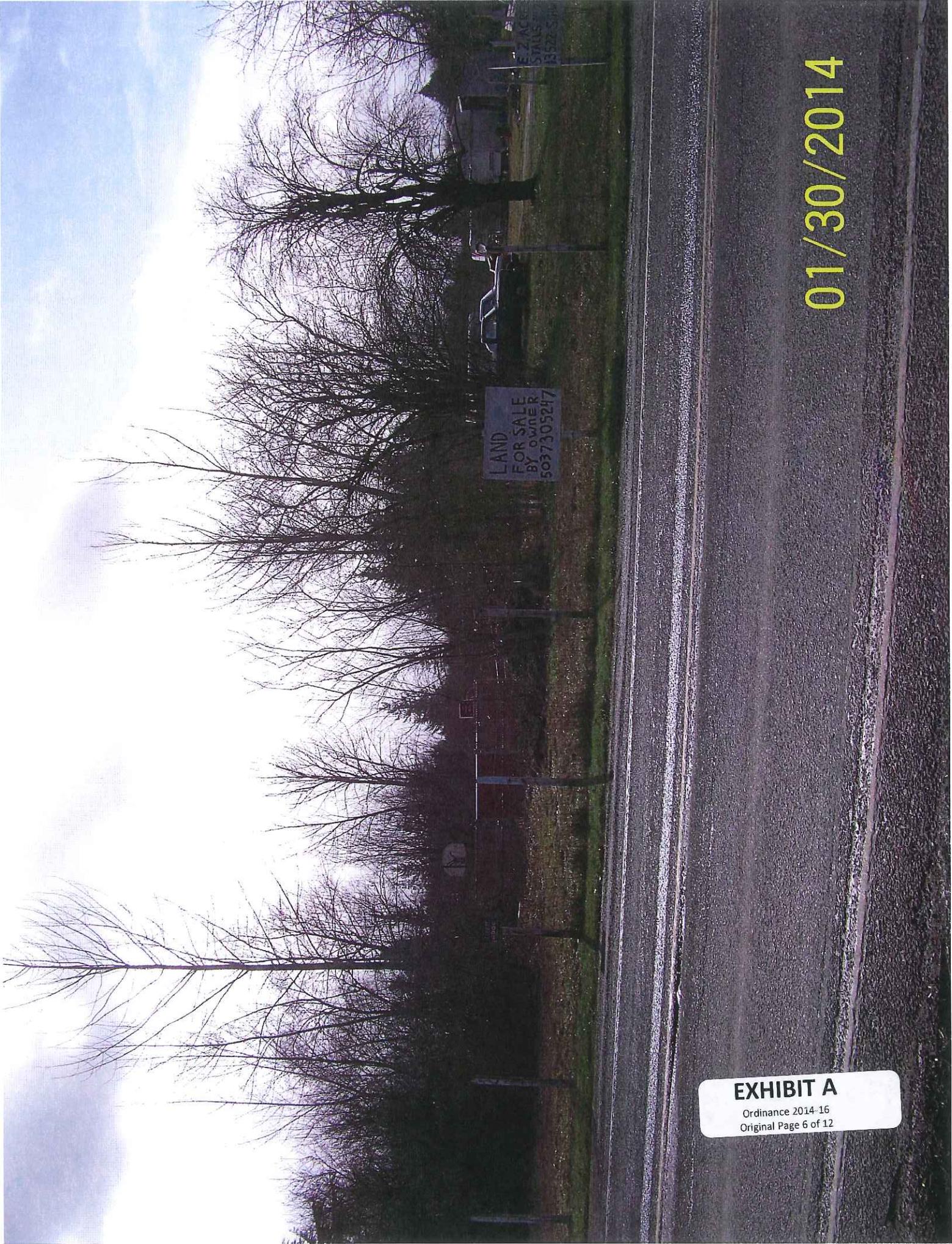
Zoning Designation(s):  

Zone	Overlays	Acreage
RRFF5		1.51

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LAND  
FOR SALE  
BY OWNER  
5037305247

01/30/2014

**EXHIBIT A**

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BUTTLER NANCY**  
**133 NW TRINITY PL #4**  
**PORTLAND, OR 97209**

Site Address: **718 W MAIN ST**

Taxlot Number: **52E08C 00400**

Land Value: **102605**

Building Value: **167190**

Total Value: **269795**

Acreage:

Year Built: **1949**

Sale Date:

Sale Amount: **0**

Sale Type:

Land Class:

**401**

Building Class:

**14**

Neighborhood:

**Molalla rural north all**

Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:



Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

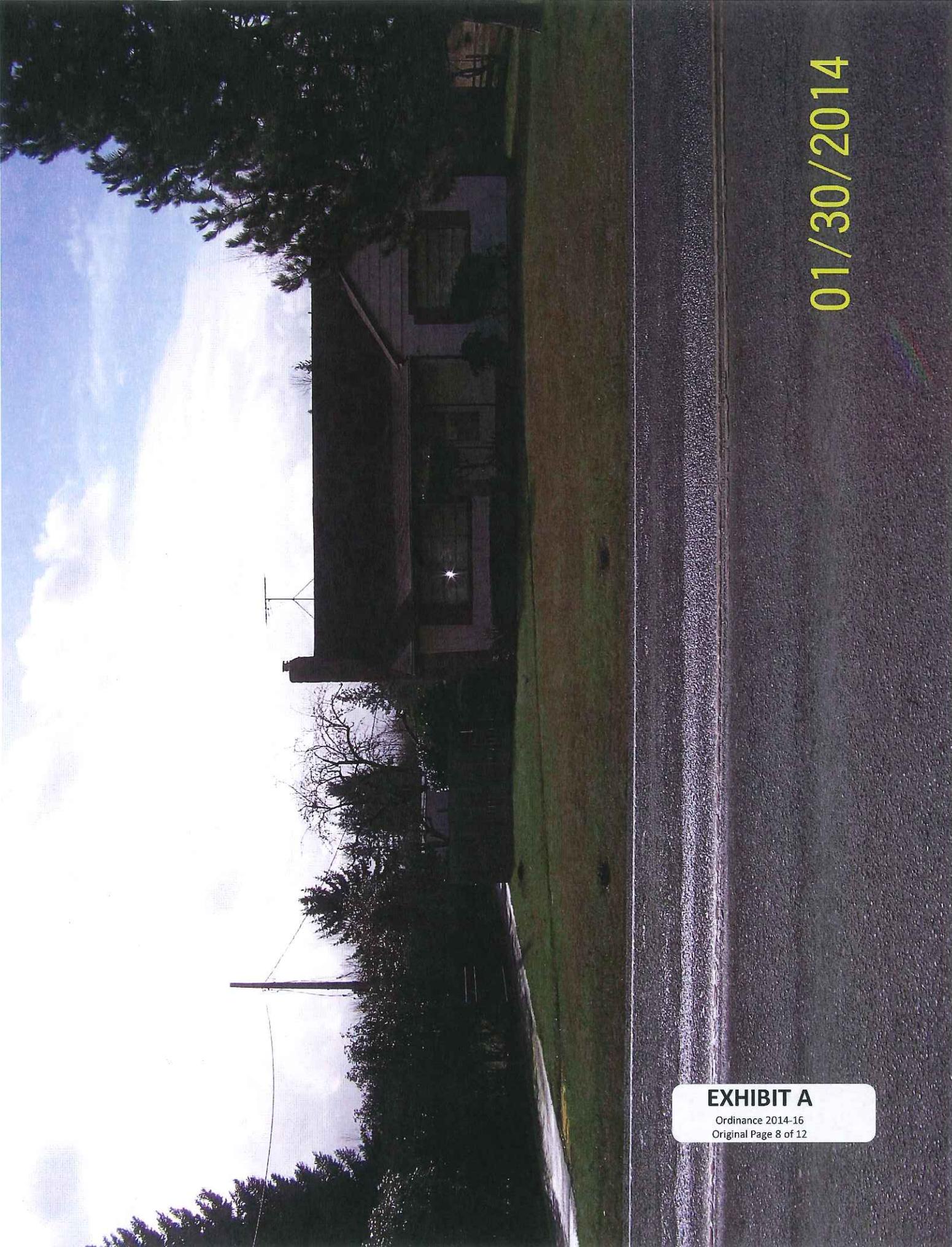
RRFF5

3.11

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
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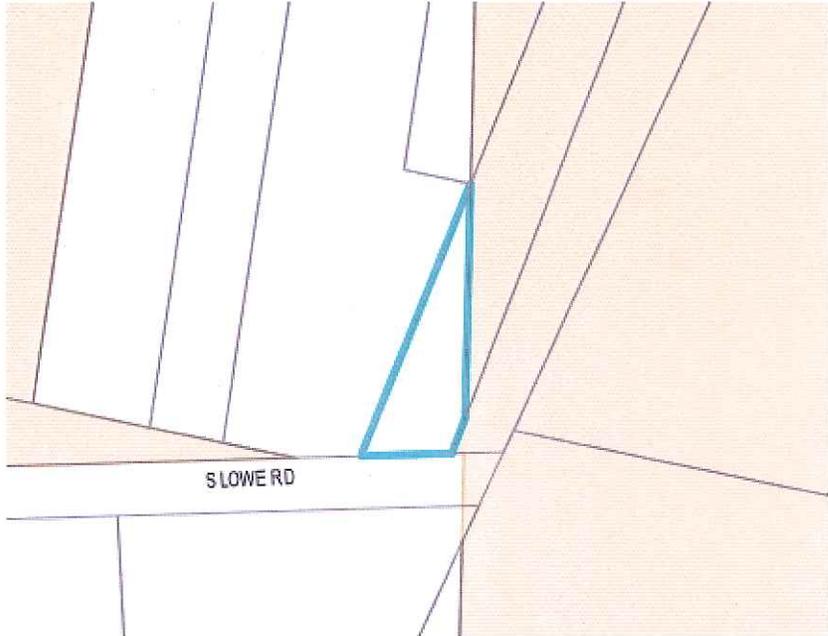
## Property Report

**MOLALLA MINI STORAGE LLC**  
 14855 SE 82ND DR  
 CLACKAMAS, OR 97015

Site Address: **NO SITUS**  
 Taxlot Number: **52E08C 00290**  
 Land Value: **76119**  
 Building Value: **0**  
 Total Value: **76119**

Acreage:  
 Year Built:  
 Sale Date: **03/28/2013**  
 Sale Amount: **0**  
 Sale Type: **X**

Location Map:



Land Class:  
**300**  
 Building Class:  
 Neighborhood:  
**Area 02 industrial**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

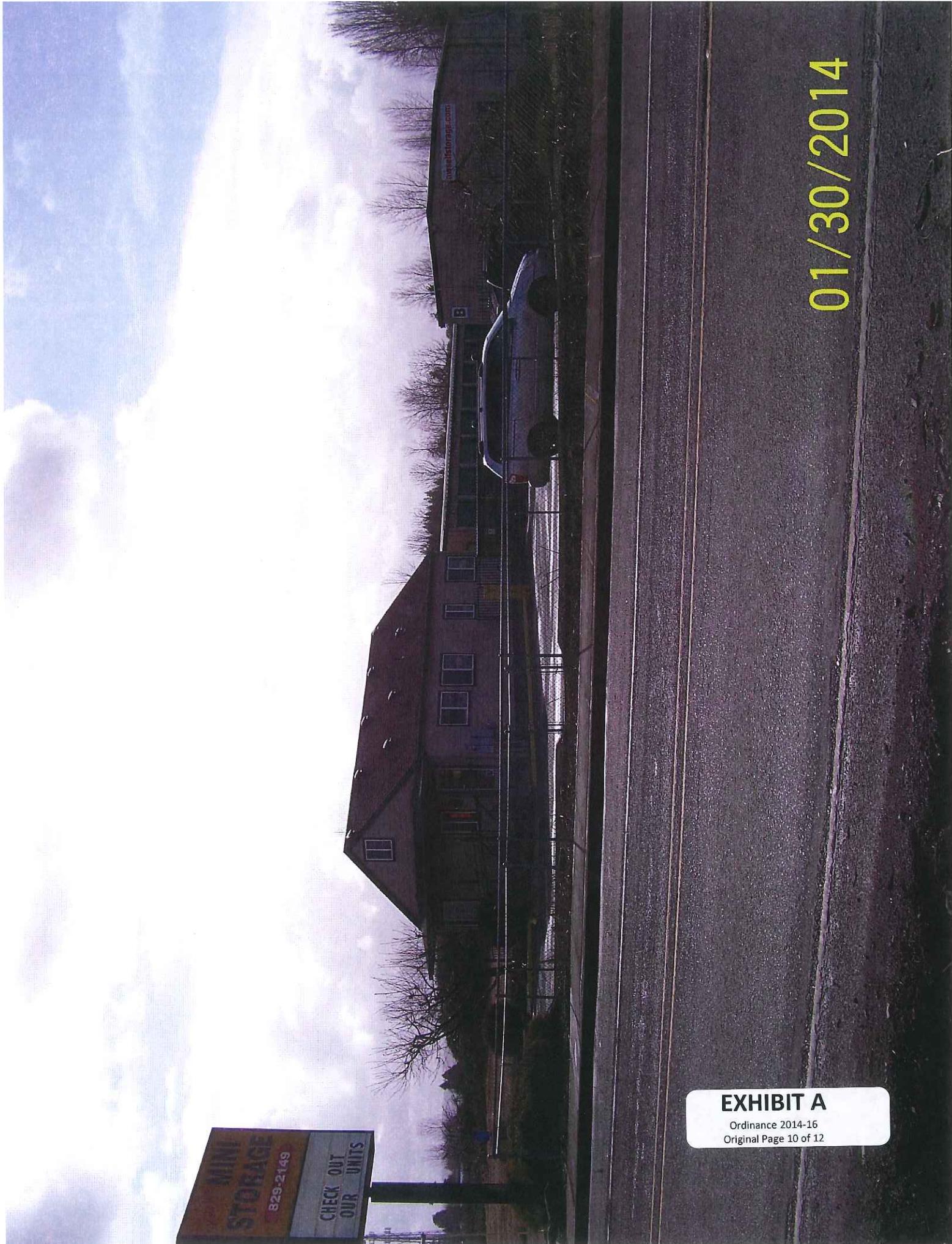
Zone	Overlays:	Acreage:
C2		0.48

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

### EXHIBIT A

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**EXHIBIT A**

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**BUNNELL DONALD G TRUSTEE**  
**13412 CHOCO RD**  
**APPLE VALLEY, CA 92308**

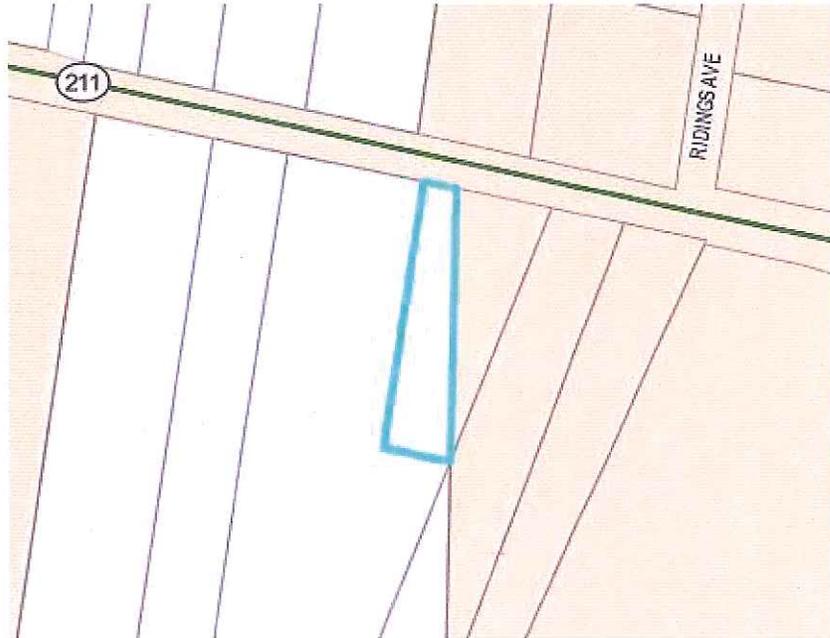
Site Address: **NO SITUS**  
 Taxlot Number: **52E08C 00390**  
 Land Value: **31589**  
 Building Value: **0**  
 Total Value: **31589**

Acreage:  
 Year Built:  
 Sale Date: **06/25/2009**  
 Sale Amount: **0**  
 Sale Type: **X**

Land Class:  
**100**  
 Building Class:  
 Neighborhood:  
**City of Molalla 100, 101**  
 Taxcode Districts: **035013**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **City**  
 CPO: **City**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas Co.**

Location Map:

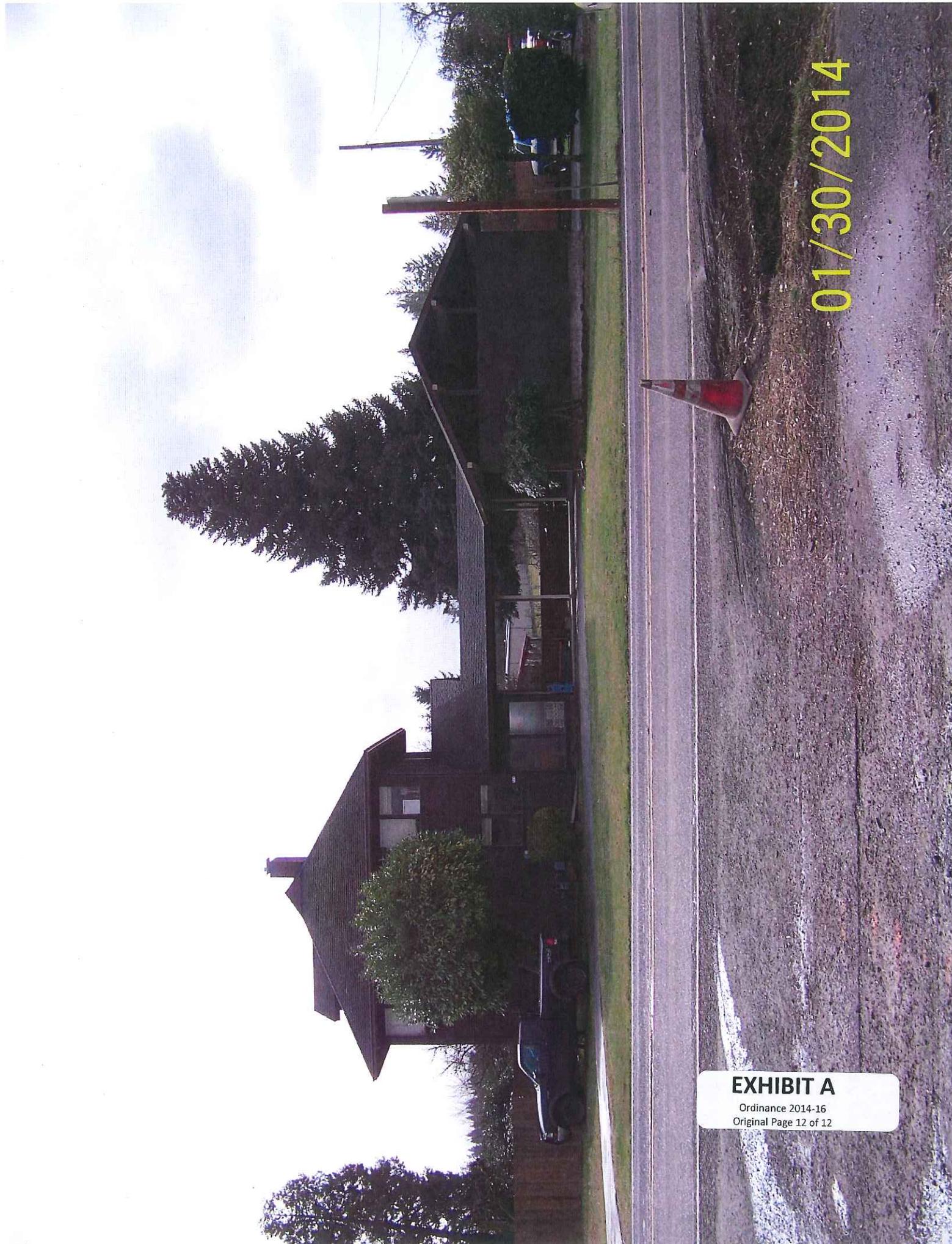


Site Characteristics:	Zoning Designation(s):
UGB: <b>MOLALLA</b>	<u>Zone</u> <u>Overlays:</u> <u>Acreage:</u>
Flood Zone: <b>Not Available</b>	<b>RRFF5</b> <b>0.48</b>

### EXHIBIT A

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01/30/2014

**EXHIBIT A**  
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**CITY OF MOLALLA**

**ORDINANCE No. 2014 - 17**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHENSIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being a portion of State Highway 211, and being a portion of a public road described in that deed recorded October 2, 1951 in book 449, page 292, Clackamas County Deed Records, all located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08B 04800

Tax Lot No. 52E08B 04700

Tax Lot No. 52E08B 04600

Tax Lot No. 52E08B 04500

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, RC (Rural Commercial), is changed to a City plan designation of GC (General Commercial). This change is supported by maps, attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial). The properties are currently:

Tax Lot No. 52E08B 04800	Commercial – In Use
Tax Lot No. 52E08B 04700	Residential – In Use
Tax Lot No. 52E08B 04600	Residential – In Use
Tax Lot No. 52E08B 04500	Residential – In Use

In accordance with ORS 222.750, the properties listed in this ordinance are annexed into the City of Molalla immediately, except for Tax Lot No. 52E08B 04700, Tax Lot No. 52E08B 04600, and Tax Lot No. 52E08B 04500 will have an effective date of annexation three (3) years from the effective date of this ordinance, unless ownership of property changes. Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Mayor Deborah Rogge

Attest this 23rd day of July 2014

---

City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

Ronald b. Sellards, P.E.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

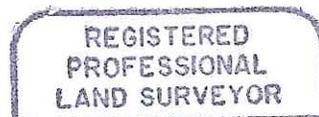
102, 104, 108 & 110 S. Leroy Ave.

Annexation to the City of Molalla

### Exhibit A

A Tract of land being a portion of Tract 19 and a portion of Tract 22 of the Plat of "The Shaver Place", and being a portion of State Highway 211, and being a portion of a public road described in that deed recorded October 2, 1951 in book 449, page 292, Clackamas County Deed Records, all located in the Northwest one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at the intersection of the Northerly right of way line of State Highway 211 (60 feet wide) with the Westerly right of way line of S. Leroy Avenue (60 feet wide), said point being the true point of beginning of the Tract of land herein described; thence South 08°29'40" West, at right angles to said Highway 211, a distance of 60.00 feet to a point on the Southerly right of way line of said Highway 211; thence North 81°30'20" West, along said Southerly right of way line, a distance of 79.93 feet to a point; thence North 08°29'40" East, at right angles to said Highway 211, a distance of 60.00 feet to a point on said Northerly right of way line of said Highway 211, said point also being the Southwesterly corner of that tract of land described in that deed recorded as Document No. 1989-10771, Clackamas County Deed Records; thence North 08°43'32" East, along the Westerly line of said Document No. 1989-10771 tract, a distance of 170.00 feet to a point on the Southerly boundary line of that Tract of land described in that deed recorded as Document No. 1999-076306, Clackamas County Deed Records; thence North 81°30'20" West, along said Southerly boundary line, and parallel with said Highway 211, a distance of 124.92 feet to the Southwesterly corner of said Document No. 1999-076306 Tract; thence North 08°42'48" East, along the Westerly line of said Document No. 1999-076306 tract, and along the Westerly line of that tract of land described in that deed recorded as Document No. 2011-040261, Clackamas County Deed Records, and along the Westerly line of that tract of land described in that deed recorded as Document No. 98-066735, Clackamas County Deed Records, and being parallel with said S. Leroy Avenue, a distance of 265.00 feet to a point on the Southerly right of way line of said public road recorded in Book 449, Page 292; thence North 08°29'40" East, at right angles to said public road, a distance of 60.00 feet to a point on the Northerly right of way line of said public road;



*Chris Fischborn*



### EXHIBIT A

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thence South 81°30'20" East, along said Northerly right of way line, a distance of 204.81 feet to a point; thence South 08°29'40" West, at right angles to said public road, a distance of 60.00 feet to the intersection of said Southerly right of way line of said public road with said Westerly right of way line of said S. Leroy Avenue; thence South 08°42'48" West, along said Westerly right of way line, a distance of 435.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 1.9500 acres (84,943 square feet), more or less.

The bearings and distances in this description are based on Clackamas County Survey No. 17274



**EXHIBIT A**

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**KIM YONG S**  
**PO BOX 2684**  
**WILSONVILLE, OR 97070**

Location Map:



Site Address: **102 S LEROY AVE**  
 Taxlot Number: **52E08B 04800**  
 Land Value: **70063**  
 Building Value: **135900**  
 Total Value: **205963**

Acreage:  
 Year Built:  
 Sale Date: **04/29/2013**  
 Sale Amount: **0**  
 Sale Type: **S**

Land Class:  
**201**  
 Building Class:  
 Neighborhood:  
**Area 02 commercial**  
 Taxcode Districts: **035040**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays	Acreage:
RRFF5		0.39

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**RUIZ EUSEBIO LOPEZ**  
**106 S LEROY AVE**  
**MOLALLA, OR 97038**

*106 S. Leroy  
 in UB*

Site Address: **104 S LEROY AVE**

Taxlot Number: **52E08B 04700**

Land Value: **59006**

Building Value: **118930**

Total Value: **177936**

Acreage:

Year Built: **1971**

Sale Date: **07/30/1999**

Sale Amount: **136000**

Sale Type: **M**

Land Class:

**101**

Building Class:

**13**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Location Map:



Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

0.48

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

### EXHIBIT A

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01/29/2014



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**URIBE RICHARD A TRUSTEE**  
**PO BOX 1157**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **108 S LEROY AVE**

Taxlot Number: **52E08B 04600**

Land Value: **52872**

Building Value: **83860**

Total Value: **136732**

Acreage:

Year Built: **1910**

Sale Date: **07/12/2011**

Sale Amount: **0**

Sale Type: **S**

Land Class:

**101**

Building Class:

**12**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

RRFF5

0.35

Fire **Molalla RFPD #73**  
 Park **N/A**  
 School **SCH 35 MOLALLA RIVER**  
 Sewer **N/A**  
 Water **N/A**  
 Cable **Wave Broadband (Molalla)**  
 CPO **Molalla**  
 Garb/Recyc **Molalla Sanitary**  
 City/County **Clackamas County**

### EXHIBIT A

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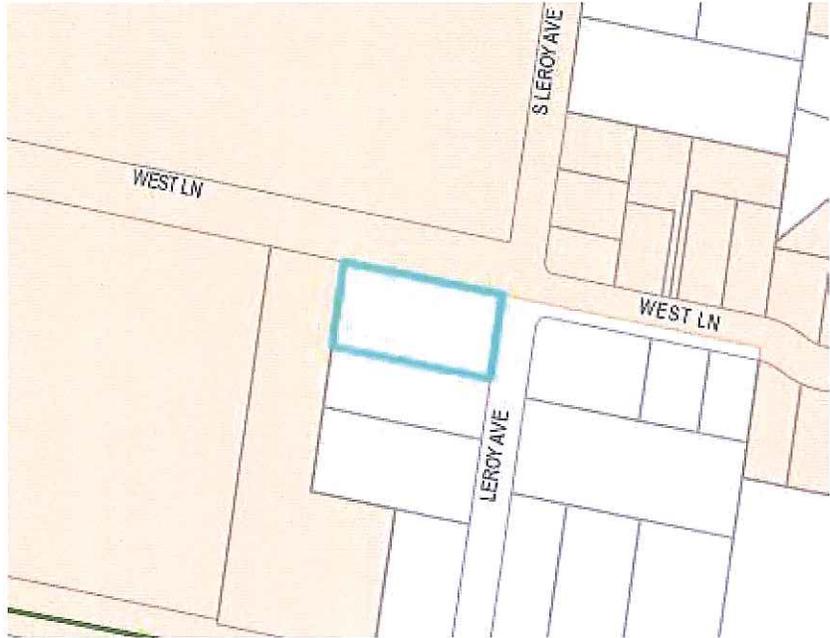


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**OKERT DAVID A & DIANNE L**  
**110 S LEROY AVE**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **110 S LEROY AVE**

Taxlot Number: **52E08B 04500**

Land Value: **59006**

Building Value: **56820**

Total Value: **115826**

Acreage:

Year Built: **1910**

Sale Date: **07/01/1998**

Sale Amount: **126000**

Sale Type:

Land Class:

**101**

Building Class:

**12**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035013**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**RRFF5**

**0.48**

Fire **Molalla RFPD #73**  
 Park **N/A**  
 School **SCH 35 MOLALLA RIVER**  
 Sewer **N/A**  
 Water **N/A**  
 Cable **Wave Broadband (Molalla)**  
 CPO **Molalla**  
 Garb/Recyc **Molalla Sanitary**  
 City/County **Clackamas County**

### EXHIBIT A

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**EXHIBIT A**

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01/29/2014

**CITY OF MOLALLA**  
**ORDINANCE No. 2014 - 18**

**AN ORDINANCE ANNEXING ISLAND TERRITORY INTO THE CITY OF MOLALLA,  
WITHDRAWING THE TERRITORY FROM SPECIAL DISTRICTS, AMENDING THE  
COMPREHENSIVE PLAN AND REZONING PROPERTY.**

**WHEREAS**, pursuant to ORS 222.750, the City of Molalla ("City") initiated annexation of territory surrounded by the corporate boundaries of the City (Case File No. P-6-2014);

**WHEREAS**, the City notified affected property owners and others entitled to notice under the City's code and notified the state of its intent to annex such territory;

**WHEREAS**, on June 4, 2014, the Molalla Planning Commission held a duly noticed public hearing to consider the annexation of several islands surrounded by the City's corporate boundaries;

**WHEREAS**, the planning commission recommended the Molalla City Council annex the islands in accordance with the City's code and state law; and

**WHEREAS**, the city council held a public hearing on July 9, 2014 and decided to annex the islands, withdraw the islands from certain districts, amend the properties' comprehensive plan designations and change the zoning on the properties from county to city zoning.

**NOW, THEREFORE**, the City of Molalla ordains:

**Section 1.** The real properties that are the subject of this ordinance are located in a tract of land being all of Lots 1, 2, & 3 of the Plat "Cascade Acres No. 1" (Plat No. 642), and a portion of tract B of the Plat of "The Shave Subdivision" (Plat No. 369), and a portion of S. Leroy Avenue, and a portion of State highway 211, all located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon:

Tax Lot No. 52E08AC03700

Tax Lot No. 52E08AC03800

Tax Lot No. 52E08AC03900

Tax Lot No. 52E08AC04000

Tax Lot No. 52E08AC04100

These properties are annexed into the City of Molalla. A meets and bounds legal description, surveyor's map, current Clackamas County Property Report and a time stamped photo of the property are attached and incorporated as Exhibit A.

**Section 2.** The existing Clackamas County comprehensive plan designation, R (Rural Residential), is changed to a City plan designation of GC (General Commercial). This change is supported by maps attached and incorporated as Exhibit B.

**Section 3.** The existing Clackamas County zoning for the affected property, RRF5 (Rural, Residential, Farm/Forest, 5-acre Minimum Lot Size) is changed to C-2 (General Commercial).

The properties are currently:

- Tax Lot No. 52E08AC03700 Residential – In Use
- Tax Lot No. 52E08AC03800 Residential – In Use
- Tax Lot No. 52E08AC03900 Residential – In Use
- Tax Lot No. 52E08AC04000 Residential – In Use
- Tax Lot No. 52E08AC04100 Residential – In Use

In accordance with ORS 222.750, the properties listed in this ordinance are annexed into the City of Molalla will have an effective date of annexation three (3) years from the effective date of this ordinance, unless ownership of property changes. Annexation is effective immediately upon any change in ownership. The annexation is supported by findings entitled "CITY OF MOLALLA CITY COUNCIL FINDING OF FACT AND DECISION DOCUMENT" attached as Exhibit C.

**Section 4.** The territory is withdrawn from the following service/special districts: None noted.

**Section 5.** Lawfully established land uses occurring on or within the annexed territory may continue and will be treated as nonconforming uses after the effective date of annexation to the City.

**Section 6.** The Molalla City Recorder shall:

1. Mail a copy of this ordinance and attachments to the Oregon Department of Revenue;
2. Mail a copy of this ordinance to Clackamas County and all affected service districts;
3. Record this ordinance with Clackamas County within sixty days of the effective date of this ordinance;
4. Mail a copy of this ordinance to the Oregon Department of Land Conservation and Development, together with the appropriate forms required by the department; and
5. Mail a notice summarizing this ordinance and describing the procedures to appeal this decision to those persons who appeared before the planning commission or city council.

Adopted this 23rd day of July by the City Council of the City of Molalla on a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Mayor Deborah Rogge

Attest this 23rd day of July 2014

\_\_\_\_\_  
City Recorder Sadie Cramer

# ZTec Engineers, Inc.

John McL. Middleton, P.E.

## Civil ♦ Structural ♦ Surveying

Chris C. Fischborn, P.L.S.

3737 SE 8<sup>th</sup> Ave.

Portland, OR 97202

503-235-8795

FAX: 503-233-7889

Email: [chris@ztecengineers.com](mailto:chris@ztecengineers.com)

Ronald b. Sellards, P.E.

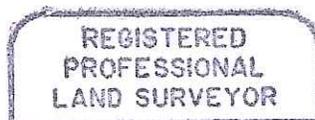
721, 723, 725 & 727 State Highway 211,  
107 S. Leroy Ave.  
Annexation to the City of Molalla

### Exhibit A

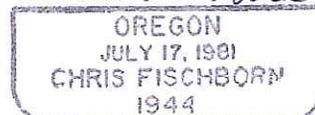
A Tract of land being all of Lots 1, 2 & 3 of the Plat "Cascade Acres No. 1" (Plat No. 642), and a portion of Tract B of the Plat of "The Shaver Subdivision" (Plat No. 369), and a portion of S. Leroy Avenue, and a portion of State Highway 211, all located in the Northeast one-quarter of Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, Clackamas County, Oregon. Said Tract of land being more particularly described as follows:

Beginning at the Southwesterly corner of Clackamas County Partition Plat No. 2011-42, said point being on the Easterly right of way line of S. Leroy Avenue; thence South 82°00'00" East, along the Southerly boundary of said Partition Plat, a distance of 300.25 feet to the Southeasterly corner of said Partition Plat, said point also being on the Westerly boundary line of Lot 1 of the Plat of "Clark Estates"; thence South 08°00'00" West, along said Westerly boundary line, a distance of 40.35 feet to the Southwest corner thereof; thence South 82°11'30" East, along the Southerly boundary line of said "Clark Estates", a distance of 152.00 feet to the Northeasterly corner of that tract of land described in that deed recorded as Document No. 93-41554, Clackamas County Deed Records; thence South 08°00'00" West, along the Easterly line of said Document No. 93-41554 tract, a distance of 294.55 feet to a point on the Northerly right of way line of State Highway 211; thence South 08°30'00" West, at right angles to said Highway 211, a distance of 60.00 feet to a point on the Southerly right of way line of said Highway 211; thence North 81°30'00" West, along said Southerly right of way line, a distance of 512.27 feet to a point; thence North 08°30'00" East, at right angles to said Highway 211, a distance of 60.00 feet to the intersection of said Northerly right of way line of said Highway 211, with the Westerly right of way line of said S. Leroy Avenue; thence North 08°00'00" East, along said Westerly right of way line, a distance of 329.93 feet to a point; thence South 82°00'00" East, at right angles to said S. Leroy Avenue, a distance of 60.00 feet to the true point of beginning of the Tract of land herein described.

Said Tract of land contains an area of 4.4718 acres (194,791 square feet), more or less. The bearings and distances in this description are based on Partition Plat No. 2011-42, the plat of "Cascade Acres No. 1", and the plat of "Clark Estates".



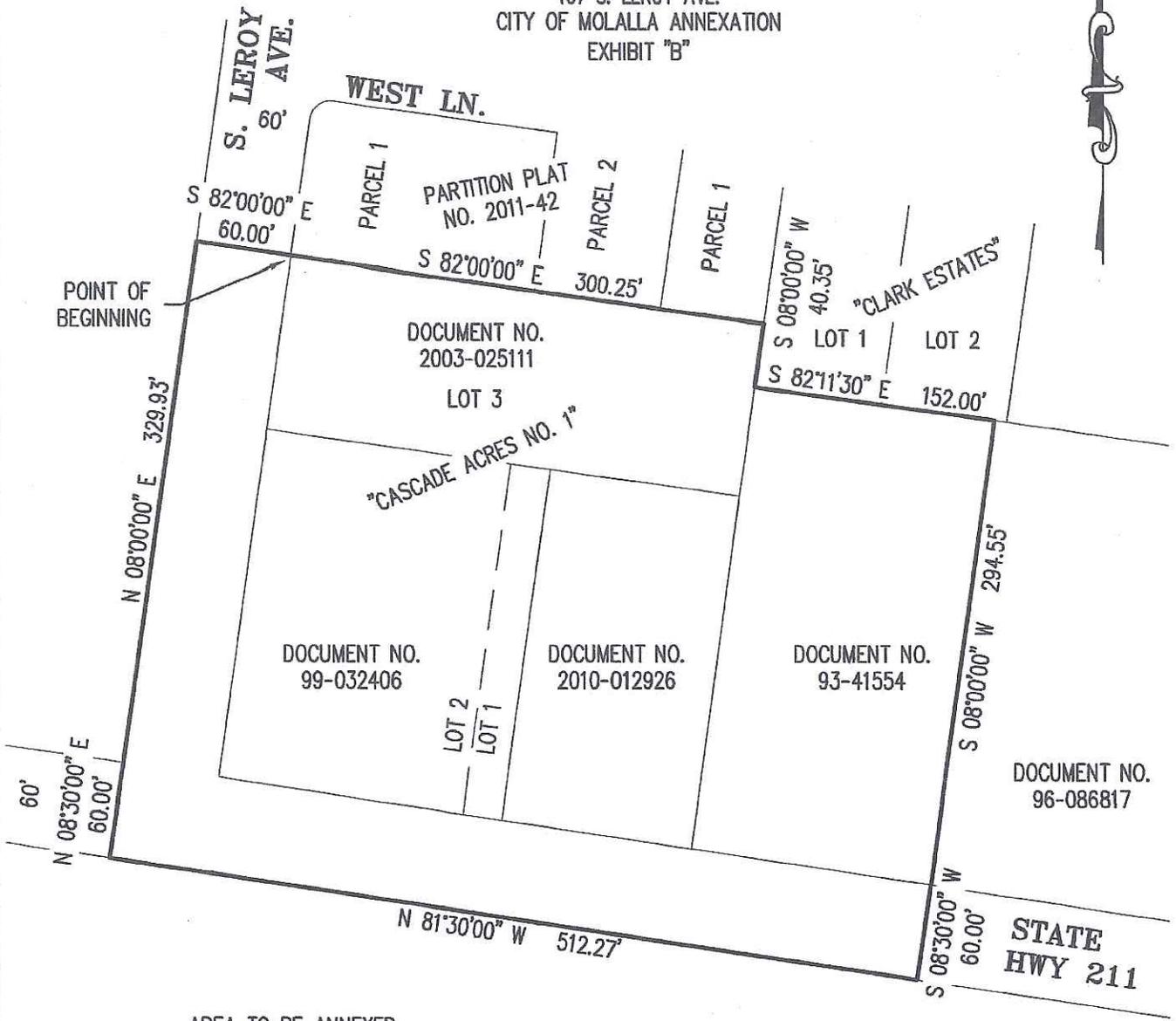
*Chris Fischborn*



### EXHIBIT A

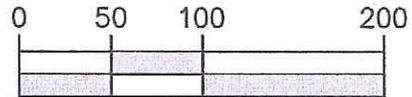
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721, 723, 725 & 727 STATE HIGHWAY 211,  
 107 S. LEROY AVE.  
 CITY OF MOLALLA ANNEXATION  
 EXHIBIT "B"



AREA TO BE ANNEXED  
 (4.4718 ACRES  
 194,791 SQUARE FEET)

GRAPHIC SCALE



( IN FEET )  
 1 INCH = 100 FEET

LOCATED IN THE N.E. 1/4 SECTION 8,  
 T.5S., R.2E., W.M., CLACKAMAS CO., OR

**EXHIBIT A**

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<b>TITLE:</b> EXHIBIT "B"	
<b>PLOT DATE:</b> 11-26-13	
<b>FILE:</b> W1202-7L2.DWG	
<b>CLIENT:</b> CITY OF MOLALLA	<b>SHEET:</b> 1 OF 1

**ZTec ENGINEERS, INC.**  
 3737 S.E. 8TH AVE.  
 PORTLAND, OREGON 97202  
 (503) 235-8795



Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**GRABER JAMES A**  
**PO BOX 447**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **107 S LEROY AVE**  
 Taxlot Number: **52E08AC03700**  
 Land Value: **75625**  
 Building Value: **88110**  
 Total Value: **163735**

Acreage:  
 Year Built: **1947**  
 Sale Date: **02/25/2003**  
 Sale Amount: **160000**  
 Sale Type: **S**

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035013**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

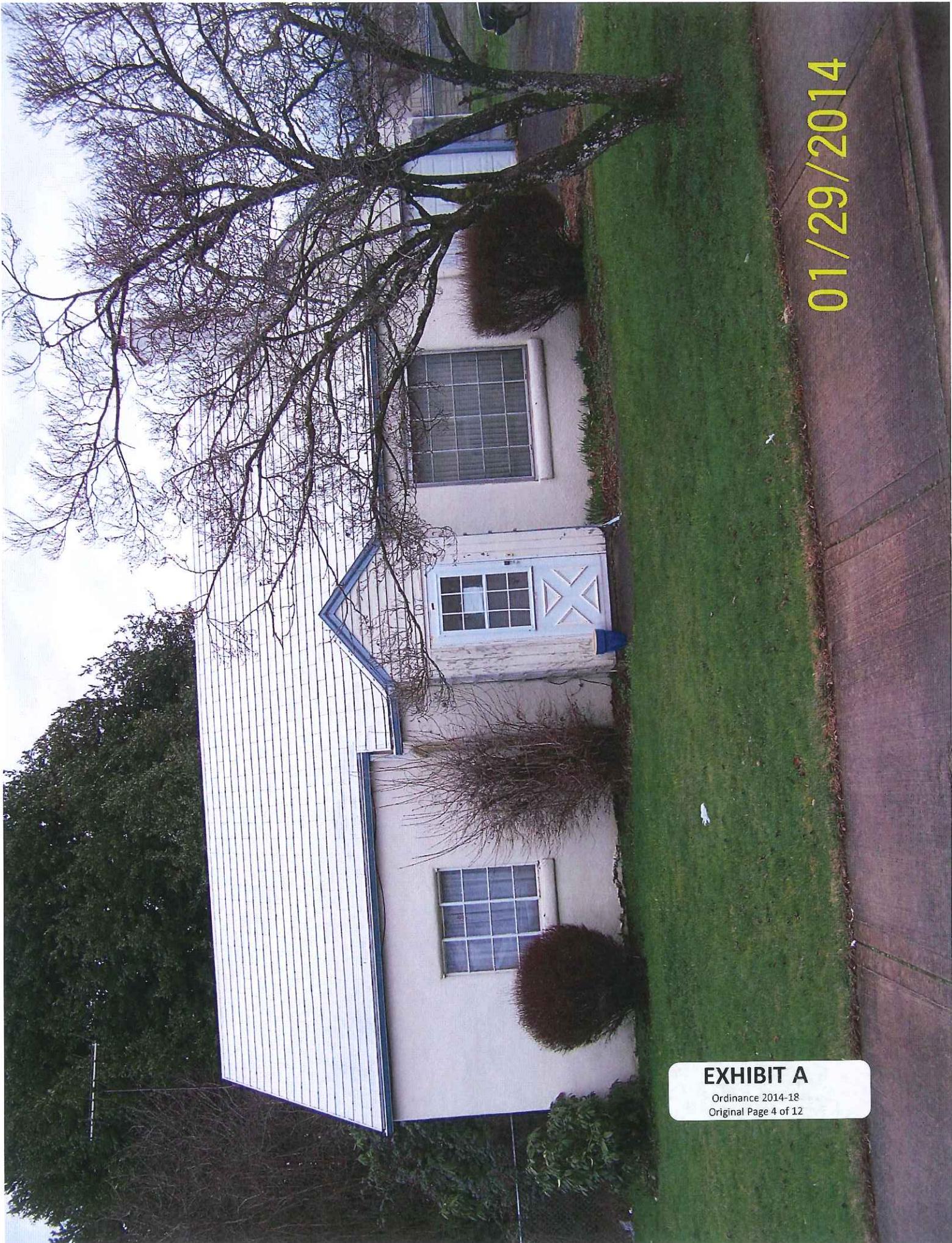
Zoning Designation(s):  
Zone      Overlays:      Acreage:  
**RRFF5**           **0.76**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

### EXHIBIT A

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**HALL HAROLD E & JUDY M**  
 35771 S HWY 213  
 MOLALLA, OR 97038

Site Address: **727 W MAIN ST**  
 Taxlot Number: **52E08AC03800**  
 Land Value: **68425**  
 Building Value: **60010**  
 Total Value: **128435**

Acreage:  
 Year Built: **1947**  
 Sale Date: **03/01/1999**  
 Sale Amount: **34000**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

Location Map:



Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays	Acreage
RRFF5		0.38

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**FLESKES PAMELA L**  
**725 W MAIN ST**  
**MOLALLA, OR 97038**

Site Address: **725 W MAIN ST**

Taxlot Number: **52E08AC03900**

Land Value: **69225**

Building Value: **175420**

Total Value: **244645**

Acreage:

Year Built: **1958**

Sale Date: **02/11/2010**

Sale Amount: **0**

Sale Type: **S**

Location Map:



Land Class:

**101**

Building Class:

**14**

Neighborhood:

**Molalla rural north 100,**

Taxcode Districts: **035040**

Site Characteristics:

UGB: **MOLALLA**

Flood Zone: **Not Available**

Zoning Designation(s):

Zone      Overlays:      Acreage:

**RRFF5**

**0.51**

**Fire**            **Molalla RFPD #73**  
**Park**            **N/A**  
**School**        **SCH 35 MOLALLA RIVER**  
**Sewer**        **N/A**  
**Water**        **N/A**  
**Cable**        **Wave Broadband (Molalla)**  
**CPO**           **Molalla**  
**Garb/Recyc**   **Molalla Sanitary**  
**City/County** **Clackamas County**

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Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**FEATHERS DONALD P & ELIZABETH**  
**723 W MAIN ST**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **723 W MAIN ST**  
 Taxlot Number: **52E08AC04000**  
 Land Value: **70025**  
 Building Value: **112420**  
 Total Value: **182445**

Acreage:  
 Year Built: **1959**  
 Sale Date: **12/01/1986**  
 Sale Amount: **49000**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**13**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays	Acreage:
RRFF5		0.64

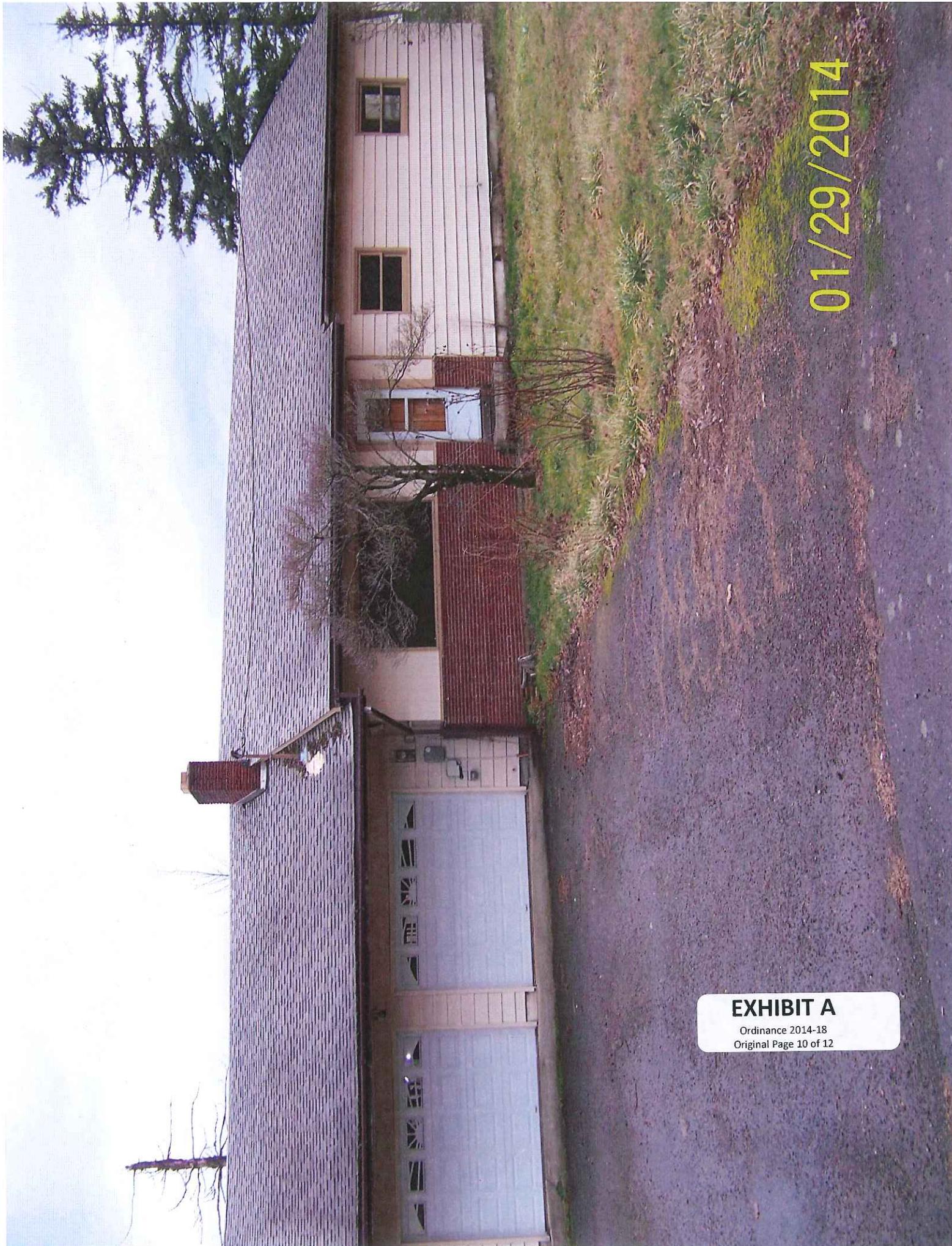
Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

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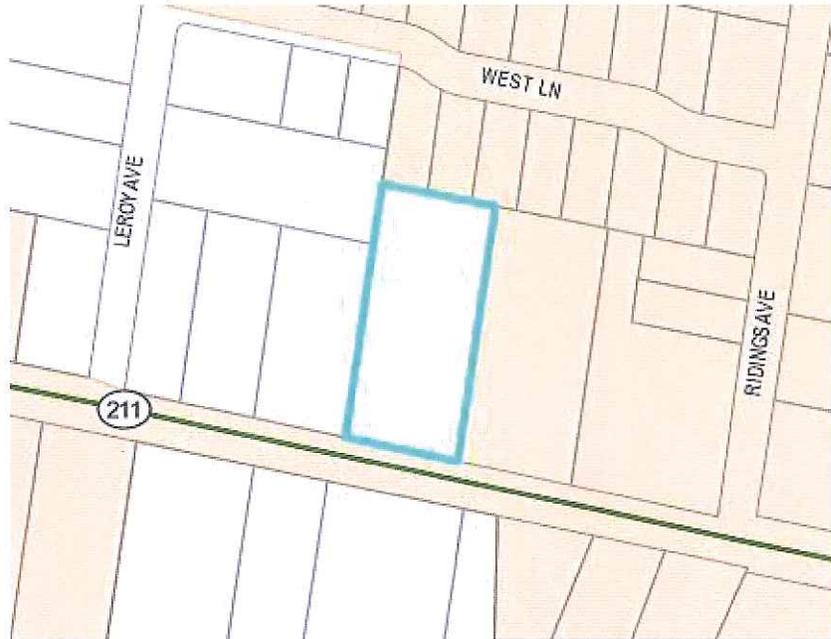


Geographic Information Systems  
 168 Warner-Milne Rd  
 Oregon City, OR 97045

## Property Report

**NAYLOR MICHAEL G & MARIANNE R**  
**721 W MAIN ST**  
**MOLALLA, OR 97038**

Location Map:



Site Address: **721 W MAIN ST**  
 Taxlot Number: **52E08AC04100**  
 Land Value: **109494**  
 Building Value: **146250**  
 Total Value: **255744**

Acreage:  
 Year Built: **1950**  
 Sale Date: **04/01/1993**  
 Sale Amount: **62500**  
 Sale Type:

Land Class:  
**101**  
 Building Class:  
**14**  
 Neighborhood:  
**Molalla rural north 100,**  
 Taxcode Districts: **035040**

Site Characteristics:  
 UGB: **MOLALLA**  
 Flood Zone: **Not Available**

Zoning Designation(s):  

Zone	Overlays:	Acreage:
RRFF5		1.03

Fire: **Molalla RFPD #73**  
 Park: **N/A**  
 School: **SCH 35 MOLALLA RIVER**  
 Sewer: **N/A**  
 Water: **N/A**  
 Cable: **Wave Broadband (Molalla)**  
 CPO: **Molalla**  
 Garb/Recyc: **Molalla Sanitary**  
 City/County: **Clackamas County**

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