

Billy J. Williams
County Counsel

January 15, 2026

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of Boundary Change Proposal No. 2025-011 for water services to territory located on SE Tristin Ave, Happy Valley. No County General Funds are involved.

Scott C. Ciecko
Amanda Keller
Shawn Lillegren
Jeffrey D. Munns
Sarah Foreman
Caleb Huegel
Angela Hajihashemi
Joseph Lucas
Ryan Hammond
M. Creston Rice
Assistants

Previous Board Action/Review	None		
Performance Clackamas	1. Build public trust through good government 2. Build a strong infrastructure		
Counsel Review	Yes; JM	Procurement Review	N/A
Contact Person	Jeffrey Munns	Contact Phone	(503)742-5984

EXECUTIVE SUMMARY:

The owner of a parcel of land, tax lot nos. 23E06BA1400, 23E06BA1500, 23E06BA1600, 23E06BA1700, 23E06BA1900, 23E06BA 2000, 23E06BA2100 ("SUBJECT PROPERTIES"), petitioned this Board to annex into Sunrise Water Authority (the "District") in order to receive water services. The Board's approval of this proposed annexation will result in a boundary change of the District's service area.

Currently, the SUBJECT PROPERTIES, as territory to be annexed, is seven tax lots in Happy Valley of a combined 5.62 acres with a current tax assessed value of \$1,430,233. They are at 17101, 17041, 16981, 16921, 16898, 16932, 16996 SE Tristin Ave, Happy Valley, OR 97086. The properties are improved with single family residences.

The District is already providing services in the areas surrounding. There is a water line in SE 169th Ave. adjacent to the properties for the SUBJECT PROPERTIES to connect to. Upon connection, the use of the onsite well water must be discontinued.

Therefore, there is efficiency in the District providing services to the subject property.

For Filing Use Only

If the Board approves this proposed annexation, the District will provide only water services to the SUBJECT PROPERTIES.

The District endorsed the proposed annexation on September 24, 2025.

Under Oregon law, as the county's governing body, this Board is charged in deciding this proposed boundary change pursuant to ORS Chapters 198 and Metro Code 3.09. In determining whether to approve the annexation petition, the Board must consider the local comprehensive plan for the area and any service agreements with local governments as required by ORS 198.857 and also considered whether the annexation petition met the criteria laid out in Metro Code 3.09.

Staff Findings and Recommendations, dated December 15, 2025, addresses factors and criteria mandated in ORS 198 and Metro Code 3.09. The report makes the required analysis and findings and concludes that the proposed boundary change of the District complies with applicable statutory and Metro Code requirements. There is no cost to the County in the Board's approval of this proposed annexation.

RECOMMENDATION: Staff recommend approval of Boundary Change Proposal No. 2025-011 (SWA).

Respectfully submitted,



Jeffrey D. Munns
Assistant County Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Approving a Boundary
Change Proposal No. 2025-011 (SWA)



Board Order No. _____

Page 1

Whereas, the Sunrise Water Authority (“DISTRICT”) is a Water Authority organized under ORS 450 that provides potable water services to certain cities and unincorporated urban areas of Clackamas County; and

Whereas, Petitioner filed an annexation petition with the Board to request annexation of parcels of land, described in Exhibit B and mapped in Exhibit C to the DISTRICT pursuant to procedures set forth in ORS 198.857 and Metro Code 3.09; and

Whereas, on September 24, 2025, the annexation petition was approved and endorsed by the DISTRICT, as required by ORS 198.857; and

Whereas, this Board is charged in deciding this boundary change of the DISTRICT, through the proposed annexation of the SUBJECT PROPERTY into the DISTRICT, pursuant to ORS Chapters 198 and Metro Code 3.09; and

Whereas, a staff report makes findings and recommendations that addresses factors and criteria mandated in ORS 198.857 and Metro Code 3.09 was made public at least 15 days prior to the Board hearing on the boundary change petition. The staff report is attached hereto as Exhibit A.

Whereas, a public hearing is held before the Board on January 15, 2026, and that a decision of approval was made on January 15, 2026. In determining whether to approve the boundary change petition, the Board considered the local comprehensive plan for the area and any service agreements with local governments as required by ORS 198.857, and also considered whether the boundary change met the criteria laid out in Metro Code 3.09.

NOW THEREFORE, the Clackamas County Board of Commissioners do hereby order:

1. The Analysis, Findings, and Conclusions in the Staff Report attached as Exhibit A are adopted by the Board of County Commissioners and demonstrate that the criteria for annexation have been met.

2. The annexation petition is approved, and the properties described in Exhibit B and shown Exhibit C is annexed to Sunrise Water Authority for potable water services.

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BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Approving a Boundary
Change Proposal No. 2025-011 (SWA)



Board Order No. _____

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3. County staff is directed to file this document with the required parties and take all necessary steps to finalize the annexation.

DATED this 15th day of January, 2026.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary



OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING

2051 KAEN ROAD | OREGON CITY, OR 97045

Billy J. Williams
County Counsel

TO: Clackamas County Board of County Commissioners

Scott C. Ciecko
Amanda Keller

FROM: Jeffrey D. Munns, Assistant County Counsel

Shawn Lillegren

RE: Boundary Change Proposal No. 2025-011 (SWA)

Jeffrey D. Munns

DATE of REPORT: December 15, 2025

Sarah Foreman

DATE of HEARING: January 15, 2026

Caleb Huegel

Angela Hajihashemi

Joseph Lucas

Ryan Hammond

M. Creston Rice

Assistants

STAFF REPORT
FINDINGS AND RECOMMENDATIONS

REQUEST: Approval of a Boundary Change Proposal No. 2025-011 (SWA), petitioned by Charlie Nguyen (the "PETITIONER"), properties known as tax lot numbers 23E06BA1400, 23E06BA1500, 23E06BA1600, 23E06BA1700, 23E06BA1900, 23E06BA2000, and 23E06BA2100, and located at 17101, 17041, 16981, 16921, 16898, 16932, 16996 SE Tristin Ave., Happy Valley, OR 97086, Clackamas County, Oregon (the "SUBJECT PROPERTIES"), into Sunrise Water Authority (the "DISTRICT"), an ORS 450 Water Authority.

REASON FOR ANNEXATION:

The PETITIONER is requesting annexation so that the SUBJECT PROPERTIES can connect to and receive potable water services from the DISTRICT.

RECOMMENDATION: Based on the analysis and findings of this report, staff respectfully recommend the Board APPROVE Boundary Change Proposal No. 2025-011 (SWA).

EFFECTIVE DATE: The boundary change becomes effective upon the date of approval by the Board.

I. BACKGROUND

A. SUBJECT PROPERTY INFORMATION

PETITIONER:	Charlie Nguyen 13203 SE 172nd Ave., #166-360
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Exhibit A

	Happy Valley, OR 97086 natdevelopmentllc@gmail.com
PETITIONER Representative, if any:	
Tax Lot Nos.	23E06BA 1400 23E06BA 1500 23E06BA 1600 23E06BA 1700 23E06BA 1900 23E06BA 2000 23E06BA 2100
Address, if any:	17101, 17041, 16981, 16921, 16898, 16932, 16996 SE Tristin Ave., Happy Valley, OR 97086
Legal Description	Exhibit B of Board Order

B. PETITION UNDER ORS 198.857

By application submitted to the DISTRICT, dated October 2, 2025, PETITIONER initiated a consent annexation petition under ORS 198.857.

The petition meets the requirement for initiation of annexation proceedings set forth in ORS 198.857(2) and Metro Code 3.09.040(A) (lists Metro's minimum requirements for petition). The petition was deemed complete on December 3, 2025.

The SUBJECT PROPERTIES are currently developed. The services to be provided by the DISTRICT will support existing development on the SUBJECT PROPERTIES.

C. ENDORSEMENTS BY INTERESTED PARTIES

As further discussed below in this report, the SUBJECT PROPERTIES are located in Happy Valley and are eligible to be annexed to the DISTRICT for water, sanitary sewer, and stormwater services. The SUBJECT PROPERTIES can be served by the DISTRICT for water services.

By letter dated September 24, 2025, the DISTRICT supports and endorses the proposed annexation. See, Attachment 1.

D. CITIZEN PARTICIPATION

Notice of this hearing inviting testimony from interested parties was provided as required by statute and Metro Code.

Notice consisted of:

1. Posting notices near the SUBJECT PROPERTIES, at the Clackamas County Courthouse, and outside the Commissioner's Hearing room at least 20 days prior to the hearing;
2. Publishing notice twice in the Lake Oswego Review; and
3. Mailing notices to all affected local governments and adjacent property owners.

At the time this report was written, no comments were received.

II. APPLICABLE CRITERIA

For a proposed boundary change of a special district through annexation, as the county's governing body, the Board must review and approve the proposed annexation based on several factors and criteria established by state and local law.

A. STATE STATUTE

Oregon Revised Statute Chapter 198 provides that, when determining whether to approve an annexation petition, the county board shall *“consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district.”* ORS 198.857(4).

B. METRO CODE

For a proposed boundary change within the boundaries of Metro or within urban reserves designated by Metro, Metro code also specifies criteria that a reviewing entity must apply in reviewing and approving a boundary change.

First, Metro Code 3.09.050(B) requires a report, to be made available to the public, that addresses the following:

- “1. The extent to which urban services are available to serve the affected territory, including any extraterritorial extensions of service;*
- 2. Whether the proposed boundary change will result in the withdrawal of territory from the legal boundary of any necessary party¹; and*
- 3. The proposed effective date of the boundary change.”*

Second, Metro code requires the review and approval of a proposed boundary change to be consistent with certain service agreements, land use plans, and service quality standards. To approve a boundary change, the reviewing entity (e.g., the Board in this case) must:

“(1) Find that the change is consistent with expressly applicable provisions in:

¹ A “necessary party” is another governmental entity which includes the same area or provides an urban service to the area.

- (A) Any applicable urban service agreement adopted pursuant to ORS 195.205;
- (B) Any applicable annexation plan adopted pursuant to ORS 195.205;
- (C) Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;
- (D) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;
- (E) Any applicable comprehensive plan; and
- (F) Any applicable concept plan.

(2) Consider whether the boundary change would:

- (A) Promote the timely, orderly and economic provision of public facilities and services;
- (B) Affect the quality and quantity of urban services; and
- (C) Eliminate or avoid unnecessary duplication of facilities and services."

See, Metro Code 3.09.045(D) and 3.09.050(D).

Finally, Metro Code Section 3.09.090 prohibits the extension of any district “water or sewer service from inside a UGB to territory that lies outside the UGB.”

C. COMPREHENSIVE PLANING

1. Regional Planning

The law that requires Metro to adopt criteria for boundary changes specifically states that Metro shall “*** ensure that a boundary change is in compliance with the Metro regional framework plan as defined in ORS 197.015 and cooperative agreements and urban service agreements adopted pursuant to ORS 195.” ORS 268.354(2)(d). Metro regional framework plan is “the regional framework plan required by the 1992 Metro Charter or its separate components.” ORS 197.015.

2. County Planning

The applicable comprehensive plan for areas in unincorporated Clackamas County is the Clackamas County Comprehensive Plan (the “Comp Plan”).

Chapter 7 of the Comp Plan discusses public facilities and services. It addresses, in part, the Oregon Land Use Goal 11 that requires planning for sanitary sewerage treatment, water, storm drainage and transportation, stating as follows: “[a]dequate levels of those public facilities and services must be available before urban levels of development can be built in a manner consistent with the land use designations in this Plan.” (Comp Plan p. 7-1).

An applicable public facilities goal in the Comp Plan is to “[r]equire adequate storm drainage, public sanitary sewer and public water service concurrent with development in areas that require these services.” (Comp Plan at p.7-6).

With respect to policies on water service, the Comp Plan specifies the following:

- “7.B.4 Encourage development in urban areas where adequate urban water facilities already exist.*
- 7.B.5 Require water service purveyors to provide water services for non-urban areas at levels appropriate for non-urban use.*
- 7.B.6 Coordinate the review of development applications with the appropriate water service provider to ensure that approval is not granted in the absence of adequate water facilities or a mechanism to provide them concurrently with development.”*

(Comp Plan p.7-8, 7-9)

III. ANALYSIS AND FINDINGS

Collectively, review and approval criteria for a boundary change under state law and Metro Code generally fall into three categories: urban service and other facility service agreements, land use planning, and the quality and timing of the service resulted from the boundary change. Based on the application submitted by PETITIONER, and staff's research, staff reaches the following analysis and findings.

A. TERRITORY TO BE ANNEXED

Staff reaches the following findings with respect to the territory to be annexed:

1. The SUBJECT PROPERTIES, as territory to be annexed, are in total 5.62 acres, tax lot nos. 23E06BA1400, 23E06BA1500, 23E06BA1600, 23E06BA1700, 23E06BA1900, 23E06BA2000, and 23E06BA2100, with a current tax assessed value of \$1,430,233.00.
2. The SUBJECT PROPERTIES are in Happy Valley, Clackamas County.
3. The SUBJECT PROPERTIES are within Metro's jurisdictional boundary and the regional UGB.
4. The SUBJECT PROPERTIES are currently located adjacent to SE 169th Ave., which contains a water line to serve the property.
5. The SUBJECT PROPERTIES are currently developed as residential units.
6. The DISTRICT can provide water services to the SUBJECT PROPERTIES in a more efficient and cost-effective manner.
7. Accordingly, the PETITIONER is seeking water services from the DISTRICT. The DISTRICT has endorsed the proposed annexation into the DISTRICT.

B. URBAN AND OTHER FACILITY SERVICES

As referenced in Section II of this report, state law and the Metro Code require a review for consistency with urban and other service agreements. (See, ORS 198.857(4) and 268.354(2)(d); Metro 3.09.050(B)(1), and 3.09.050(D)(1)(A)). ORS 195 requires agreements between providers of urban services to an area within a UGB that has a population of greater than 2,500 persons. Urban services are defined as: sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. ORS 195.065(2)(b). These agreements specify which governmental entity will provide which service to an area in the long term. The counties are responsible for facilitating the creation of these agreements.

Staff find that there are urban and other ORS 195.065 agreements applicable to this area of Clackamas County.

The SUBJECT PROPERTIES are in Happy Valley, Clackamas County. They currently have, or will be receiving, various services in the following manner:

1. Water. The SUBJECT PROPERTIES will be served by Sunrise Water Authority for water services following approval of this proposal.
2. Sewer. The SUBJECT PROPERTIES are currently seeking to annex to CCSD1 for this service.
3. Storm Drainage. The SUBJECT PROPERTIES are currently seeking to annex to the DISTRICT to receive these services.
4. Parks and Recreation. SUBJECT PROPERTIES will be served by the City.
5. Fire. The SUBJECT PROPERTIES are served by Clackamas Fire District No. 1 for fire services.
6. Police. The SUBJECT PROPERTIES are served by the Clackamas County Sheriff for police services.

C. LAND USE PLANNING

As referenced in Section II of this report, state law and the Metro Code require a review for consistency with various regional and local land use plans. The following analyzes and reaches findings related to regional and local plans that may be applicable to the proposed annexation of the SUBJECT PROPERTIES into the DISTRICT.

1. Regional Plans

The SUBJECT PROPERTIES are in the City of Happy Valley, and inside Metro's jurisdictional boundary and the regional UGB. As such, a boundary change approval must be consistent with the applicable Metro regional framework plan. (See, ORS 268.354(2)(d)). Metro has adopted a Regional Framework Plan, and two regional functional plans--the Urban Growth Management Functional Plan (2023) and the Regional Transportation Plan (2012).

Staff have reviewed these plans and finds that these plans have no applicable standards and criteria for boundary changes. Therefore, the proposed boundary change by the DISTRICT through annexation of the SUBJECT PROPERTIES are consistent, or not in conflict, with any Metro regional plans.

2. Clackamas County Comp. Plan

The SUBJECT PROPERTIES are in Happy Valley, Clackamas County. Chapter 7 of the Comp Plan was reviewed. Staff finds that the DISTRICT's proposed provisioning of water services to the SUBJECT PROPERTY is consistent, or not in conflict, with Chapter 7 of the Comp Plan.

3. City Comprehensive Land Use Plan

Based on the information provided by the DISTRICT and PETITIONER, the proposed annexation is compatible with the City of Happy Valley's comprehensive land use plan.

4. Public Facility, Concept, and Annexation Plans and Cooperative Planning Agreements

Staff finds there are no facility, concept, or annexation plans applicable to the area.

D. QUALITY, QUANTITY, AND TIMING OF SERVICE

Metro Code requires the Board to consider various factors that address the quality, quantity, and timing of the services being sought by the proposed annexation.

Staff finds that the proposed annexation of the SUBJECT PROPERTIES into the DISTRICT is consistent with the Metro's service quality standard under Section 3.09.045(D)(2), 3.09.050(B), and 3.09.090:

- Promote of the timely, orderly and economic provision of public facilities and services;
- Improve of the quality and quantity of urban services; and
- Eliminate or avoid unnecessary duplication of facilities and services.
- The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;
- Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party;
- The proposed effective date of the boundary change; and

- No extension of service from inside a UGB to territory that lies outside the UGB.

The SUBJECT PROPERTIES are single-family residences. The DISTRICT is in a more advantageous technical position to provide sewer services to the SUBJECT PROPERTIES due to having a water line in the right-of-way along the southern boundary of the property in SE 169th Ave.

The SUBJECT PROPERTIES also propose annexation to Clackamas County Service District No. 1 for water sewer services. Therefore, there is no duplication in the provisioning of the requested services, nor would there be a withdrawal of the SUBJECT PROPERTIES from Clackamas County Service District No. 1's jurisdiction.

Finally, because the SUBJECT PROPERTIES are inside the UGB, the proposed annexation of the SUBJECT PROPERTIES into the DISTRICT does not result in an extension of the DISTRICT's urban service from inside a UGB to territory that lies outside the UGB.

The boundary change will become effective on the date of Board's approval.

IV. CONCLUSIONS

Staff conclude that the proposed annexation complies with all applicable state statutes and Metro Code requirements. Staff recommends approval of Boundary Change No. 2025-011 (SWA) for the DISTRICT to provide sewer services to the SUBJECT PROPERTIES.

Respectfully Submitted,



Jeffrey D. Munns
Assistant County Counsel

Attachment 1: District Approval



RESOLUTION 2025-10

A RESOLUTION OF THE SUNRISE WATER AUTHORITY BOARD OF COMMISSIONERS ENDORsing ANNEXATION OF TERRITORY TO SUNRISE WATER AUTHORITY.

WHEREAS, The Property Owner has completed the required documentation to initiate annexation of territory to Sunrise Water Authority;

WHEREAS, Sunrise staff has determined that the territory proposed for annexation can be served by Sunrise;

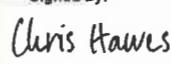
NOW, THEREFORE, BE IT RESOLVED BY SUNRISE WATER AUTHORITY AS FOLLOWS:

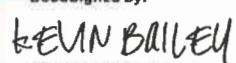
Section 1. That the Board of Commissioners, by this resolution, endorses the proposed annexation to Sunrise Water Authority service territory with the boundaries described in Exhibit A and depicted in Exhibit B, attached hereto, and inclusion of the territory within representation zone 5 upon approval.

Resolution moved by Coate. Seconded by O'Meara. Adopted by the Board of Commissioners of the Sunrise Water Authority this 24th day of September 2025, by the following vote:

Ayes 7, Nays 0.

SUNRISE WATER AUTHORITY

Signed by:

90402AE9982D459
Chris Hawes, Chair

DocuSigned by:

B050C2AF03F441A
Kevin Bailey, Secretary



Sunrise Water Authority Annexation Exhibit "B"

LEGAL DESCRIPTION

SWA

ANNEXATION

09/22/25

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY,
OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 6, 7, 8, "TUREL ESTATES", PLAT NUMBER 3632, CLACKAMAS COUNTY
PLAT RECORDS.



4101 SE International Way, Suite 406, Milwaukie, Oregon 97222

Phone: 503.653.9093 Fax: 503.653.9095 Email: compass@compass-landsurveyors.com

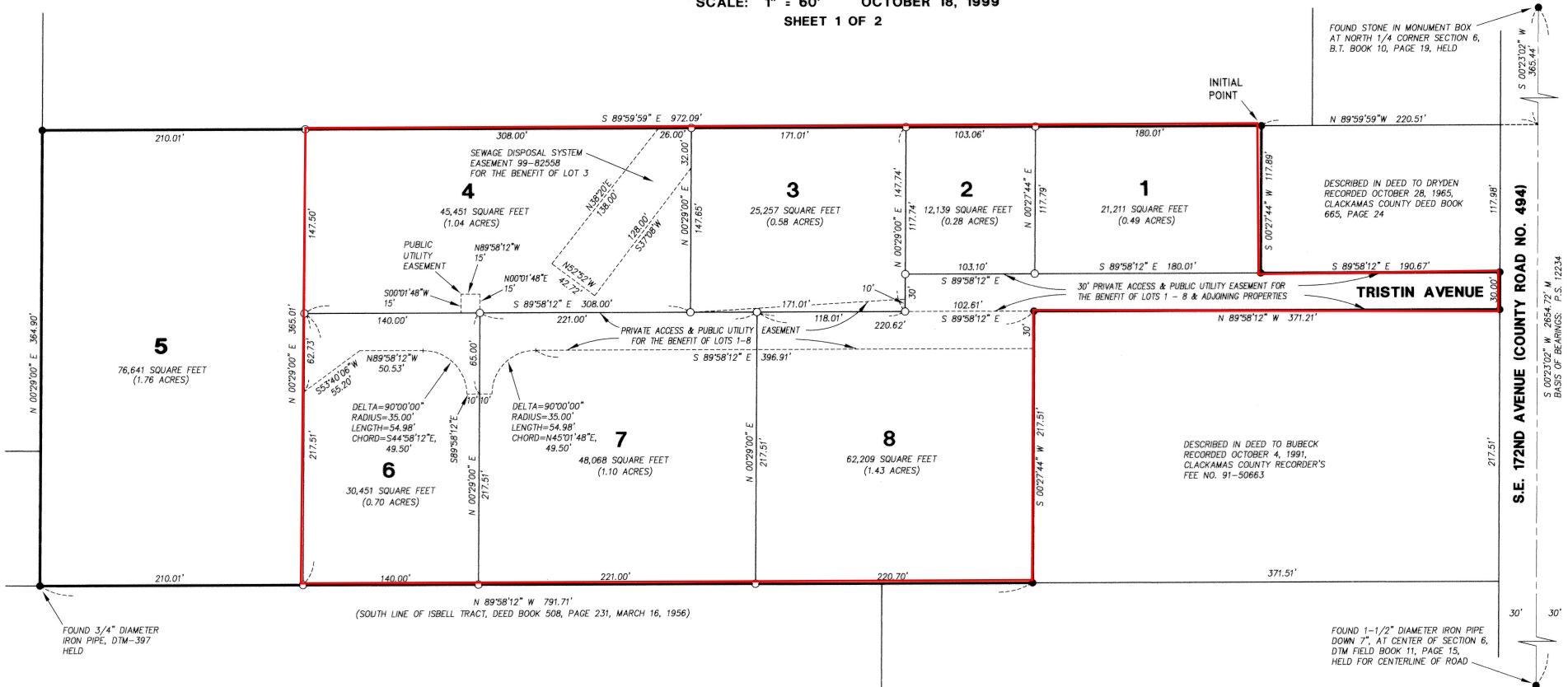
TUREL ESTATES

**N.W. 1/4 SECTION 6, T. 2 S., R. 3 E., W. M.
CLACKAMAS COUNTY, OREGON**

CLACKAMAS COUNTY PLANNING FILE NO. Z1425-97-SS

SCALE: 1" = 60' OCTOBER 18, 1999

SHEET 1 OF 2

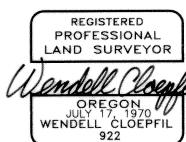


NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE IN ACCORDANCE WITH CLACKAMAS COUNTY PLANNING DEPARTMENT FILE NO. Z1425-97-SS.
2. THE BOUNDARY LOCATION SHOWN ON PRIVATE SURVEY NO. 27659 ON FILE IN THE CLACKAMAS COUNTY SURVEYOR'S RECORDS WAS HELD FOR THE EXTERIOR BOUNDARY OF THIS PLAT.
3. THE BASIS OF BEARINGS IS S 00°23'30" W., BETWEEN THE STONE FOUND AT THE NORTH QUARTER-CORNER OF SAID SECTION 6 AND THE IRON PIPE FOUND AT THE CENTER OF SAID SECTION 6 AS PER PRIVATE SURVEY NO. 12234.
4. THE VESTING DEED FOR THE PLAT AREA IS BARGAIN AND SALE DEED TO FRED W. ISBELL AND SYBIL M. ISBELL, TRUSTEES, ISBELL LIVING TRUST, RECORDED MARCH 21, 1994, CLACKAMAS COUNTY RECORDER'S FEE NO. 94-2360.
5. SEE PLAT RESTRICTIONS AND DECLARATION ON SHEET 2 FOR RESTRICTIONS AFFECTING ALL LOTS.

LEGEND

- DENOTES 5/8" INCH DIAMETER BY 30 INCHES LONG IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS CORP." SET ON MARCH 11, 1998
- DENOTES FOUND 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "COMPASS CORP.", P.S. 27659, UNLESS NOTED OTHERWISE



DEVELOPER:
COLUMBIA TUREL, INC.
13909 S.E. STARK STREET
PORTLAND, OREGON 97233

DATE OF SIGNATURE 9-26-00

I CERTIFY THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.

I CERTIFY THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.

**ENGINEER/SURVEYOR:
COMPASS ENGINEERING
6564 S.E. LAKE ROAD
MILWAUKIE, OREGON 97222
PHONE: 633-9093
4034PLA1.DWG (MMM)
JOB NO. 99-4034 (PLAT)**

Sheet 1 of 2 3/32

TUREL ESTATES

N.W. 1/4 SECTION 6, T. 2 S., R. 3 E., W. M.
CLACKAMAS COUNTY, OREGON

APPROVALS

APPROVED October 10 2000
 CLACKAMAS COUNTY PLANNING DIVISION
 BY W. M. McV
 DIRECTOR, PLANNING DEPARTMENT

APPROVED October 30th 2000
 CLACKAMAS COUNTY ROAD OFFICIAL
 BY Frank Iranshad
 DEPUTY

APPROVED Nov 27 2000
 CLACKAMAS COUNTY SURVEYOR
 BY R. Pearson
 DEPUTY

APPROVED November 28 2000
 CLACKAMAS COUNTY BOARD OF COMMISSIONERS
 BY Michael Isbell
 DEPUTY

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED
 BY ORS 92.095 HAVE BEEN PAID THRU June 20, 2001 (DATE)

APPROVED November 28 2000

ASSESSOR AND TAX COLLECTOR
 BY Ray Iranshad
 DEPUTY
 CRAIG TURNO
 BY Jeanette Weyman
 DEPUTY

STATE OF OREGON
 COUNTY OF CLACKAMAS } \$5
 I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR
 RECORD ON THE 28 DAY OF November 2000
 AT 3:19 O'CLOCK P.M.

CLACKAMAS COUNTY CLERK
 BY John Kauffman
 DEPUTY
 MELISSA JAYNE
 DEPUTY

CLACKAMAS COUNTY PLANNING FILE NO. Z1425-97-SS
 OCTOBER 18, 1999
 SHEET 2 OF 2

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ISBELL LIVING TRUST, OWNER OF THE LAND DEPICTED HEREON, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED PLAT OF "TUREL ESTATES", AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF. ALL LOTS BEING OF THE DIMENSIONS SHOWN HEREON, HEREBY CREATES THE PRIVATE ACCESS AND UTILITY EASEMENT SHOWN HEREON FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 8 AND THE PROPERTIES ADJOINING THERETO, WITH RESTRICTIONS AS NOTED.

Fred W. Isbell Trustee
 FRED W. ISBELL, TRUSTEE
Sybil M. Isbell Trustee
 SYBIL M. ISBELL, TRUSTEE

ACKNOWLEDGMENT

STATE OF OREGON
 COUNTY OF CLACKAMAS } \$5

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON Oct 4 2000
 BY FRED W. ISBELL AND SYBIL M. ISBELL, TRUSTEES OF ISBELL FAMILY TRUST.

Ronald L. Laughlin Jr.
 NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY



RONALD L. LAUGHLIN JR.
 NOTARY PUBLIC OREGON
 COMMISSION NO. 308845
 EXPIRATION DATE JAN 27, 2001

PLAT RESTRICTIONS

- ALL LOTS ARE SUBJECT TO THE CONDITIONS IMPOSED BY CLACKAMAS COUNTY PLANNING DEPARTMENT, FILE NO. Z1425-97-SS.
- ALL LOTS ARE SUBJECT TO THE ROAD MAINTENANCE AGREEMENT RECORDED Nov 28, 2000 CLACKAMAS COUNTY RECORDER'S FEE NO. 2,000-0767287.
- ADJOINING PROPERTIES ON TRISTIN AVENUE, NOT A PART OF THIS SUBDIVISION PLAT, ARE BENEFICIARIES OF THE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT AS PROVIDED IN THE DECLARATION.
- LOT 4 SUBJECT TO SEWAGE DISPOSAL SYSTEM EASEMENT RECORDED AUGUST 19, 1999, CLACKAMAS COUNTY RECORDER'S DOCUMENT NO. 99-82558, FOR THE BENEFIT OF LOT 3.
- THIS PLAT IS SUBJECT TO WATER WELL AGREEMENT IN CLACKAMAS COUNTY RECORDER'S DOCUMENT NO. 95-045164 AND AMENDMENT DOCUMENT 98-094184.

SURVEYOR'S CERTIFICATE

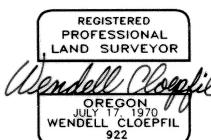
I, WENDELL CLOEPFEL, LICENSED SURVEYOR NO. 922 IN THE STATE OF OREGON, CERTIFY THAT "TUREL ESTATES" SUBDIVISION, A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, WAS CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS AS REPRESENTED ON THE ANNEXED MAP, AND THE BOUNDARY IS DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE IN A MONUMENT BOX MARKING THE NORTH QUARTER CORNER OF SAID SECTION 6, AND RUNNING THENCE ALONG THE CENTER SECTION LINE, S.002302°W, 365.44 FEET TO A POINT; THENCE, N.89°59'59" W., 220.51 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM S. DRYDEN AND ANITA P. DRYDEN RECORDED OCTOBER 28, 1965 IN CLACKAMAS COUNTY DEED BOOK 665, PAGE 24, TO A 5/8-INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "COMPASS CORP." AT THE NORTHWEST CORNER THEREOF, AND THE INITIAL POINT; THENCE, THE OUTBOUND OF "TUREL ESTATES" RUNS, S.002744°W, 117.80 FEET ALONG THE WEST LINE OF SAID DRYDEN TRACT TO A 5/8-INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "COMPASS CORP." AT THE SOUTHWEST CORNER THEREOF; THENCE, S.89°58'12"E, 190.67 FEET ALONG THE SOUTH LINE OF SAID DRYDEN TRACT TO A 5/8-INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "COMPASS CORP." AT THE SOUTHEAST CORNER THEREOF, ON THE WEST RIGHT-OF-WAY LINE OF S.E. 172ND AVENUE (3 FEET FROM CENTERLINE); THENCE, ALONG SAID RIGHT-OF-WAY LINE, S.002302°W, 30.00 FEET TO A 5/8-INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "COMPASS CORP." AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ISBELL FAMILY TRUST, RECORDED OCTOBER 4, 1999, CLACKAMAS COUNTY DEED BOOK 91-5063, THENCE, N.89°58'12"W, 371.21 FEET ALONG THE NORTH LINE OF SAID ISBELL TRACT TO A 5/8-INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "COMPASS CORP." AT THE NORTHWEST CORNER THEREOF; THENCE, S.002744°W, 217.51 FEET ALONG THE WEST LINE OF SAID ISBELL TRACT TO A 5/8-INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "COMPASS CORP." AT THE SOUTHWEST CORNER THEREOF; THENCE, N.89°58'12"W, 291.71 FEET ALONG THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO W. M. ISBELL, DEED NO. M. ISBELL RECORDED MARCH 16, 1955 IN CLACKAMAS COUNTY DEED BOOK 508, PAGE 231, TO A 1/2-INCH DIAMETER IRON PIPE AT THE SOUTHWEST CORNER THEREOF; THENCE, N.002900"E, 364.90 FEET ALONG THE WEST LINE OF SAID ISBELL TRACT TO A 5/8-INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "COMPASS CORP." AT THE NORTHWEST CORNER THEREOF; THENCE, S.89°59'59"E, 972.09 FEET ALONG THE NORTH LINE OF SAID ISBELL TRACT TO THE INITIAL POINT; THE LAND DESCRIBED HEREIN CONTAINS 7.38 ACRES.

CONSENT AFFIDAVITS

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY ROBERT WILLIAM MCVICAR, BENEFICIARY UNDER LAND SALE CONTRACT RECORDED AUGUST 2, 1995, CLACKAMAS COUNTY RECORDER'S NO. 95-045164, HAS BEEN RECORDED Nov 28, 2000 DOCUMENT NO. 2,000-0767287, CLACKAMAS COUNTY DEED RECORDS.

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY COLUMBIA TUREL, INC., AN OREGON CORPORATION, BENEFICIARY UNDER AGREEMENT AND CONSENT TO ASSIGNMENT OF LAND SALE CONTRACT RECORDED OCTOBER 7, 1978, CLACKAMAS COUNTY RECORDER'S NO. 98-094184, HAS BEEN RECORDED Nov 28, 2000 DOCUMENT NO. 2,000-0767287, CLACKAMAS COUNTY DEED RECORDS.



DATE OF SIGNATURE 9-26-00
 DATE OF RENEWAL: 1/1/2002
 I CERTIFY THIS IS AN EXACT
 COPY OF THE ORIGINAL PLAT.

DEVELOPER
 COLUMBIA TUREL, INC.
 13909 S.E. STARK STREET
 PORTLAND, OREGON 97233

ENGINEER/SURVEYOR
 COMPASS ENGINEERING
 6564 S.E. LAKE ROAD
 MILWAUKIE, OREGON 97222
 PHONE: (503) 653-9093
 4034PLA1.DWG (MM)
 JOB NO. 99-4448 (PLAT)