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**Clackamas County**  
[www.clackamas.us](http://www.clackamas.us)



**Billy J. Williams**  
County Counsel

June 11, 2026

BCC Agenda Date/Item: \_\_\_\_\_

Board of County Commissioners  
Clackamas County

**Scott C. Ciecko**  
**Amanda Keller**  
**Shawn Lillegren**  
**Jeffrey D. Munns**  
**Sarah Foreman**  
**Caleb Huegel**  
**Angela Hajihashemi**  
**M. Creston Rice**  
**Andrew Naylor**  
**Paul Matthias-Bennetch**  
Assistants

**Approval of Boundary Change Proposal #2026-003 for sewer services to territory located in the Parker Crest neighborhood of West Linn. No County General Funds are involved.**

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

**EXECUTIVE SUMMARY:**

The owner of a parcel of land, tax lot no. 21E25CC00300 ("Property"), petitioned this Board to annex into the Tri-City Service District (the "District") to receive sewer services. The Board's approval of this proposed annexation will result in a boundary change of the District's service area.

Currently, the Property, as territory to be annexed, is a tax lot in West Linn, OR with a current tax assessed value of \$189,841. It is in the Parker Crest neighborhood of West Linn. It is to be developed.

The property is currently undeveloped but planned to be developed as single family residences. There is an existing 8" sewer main in Roxbury Drive that is stubbed to the east property line which can serve the property.

If the Board approves this proposed annexation, the District will provide sewer services to the Property.

The District has endorsed the proposed annexation on March 26, 2026.

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

For Filing Use Only

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 consider whether the annexation petition met the criteria laid out in Metro Code 3.09.

A Staff Report, dated May 20, 2026, 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. 2026-003 (TCSD).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'J. Munns', is positioned above the typed name.

Jeffrey D. Munns  
Senior 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. 2026-003 (TCSD)



Board Order No. \_\_\_\_\_

*Page 1*

**Whereas**, the Tri-City Service District (“District”) is a county service district organized under ORS 451 that provides sewer and stormwater services to certain cities and unincorporated urban areas of Clackamas County, and through a 2016 intergovernmental agreement, is administered by Water Environment Services; and

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

**Whereas**, on March 26, 2026, the annexation petition was approved and endorsed by the DISTRICT, as required by ORS 198.857; and

**Whereas**, this Board is charged with deciding this boundary change of the District, through the proposed annexation of the Petitioner’s property into the District, pursuant to ORS Chapters 198 and Metro Code 3.09; and

**Whereas**, a staff report 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 June 11, 2026, and a decision of approval was made on June 11, 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 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 property shown on the map in Exhibit B and described in exhibit C is annexed to Tri-City Service District for sewer services.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS**

**OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving a Boundary  
Change Proposal No. 2026-003 (TCSD)



Board Order No. \_\_\_\_\_

*Page 2*

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

**DATED** this 11<sup>th</sup> day of June 2026.

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary



**Billy J. Williams**  
County Counsel

TO: Clackamas County Board of County Commissioners (the "Board")  
FROM: Jeffrey D. Munns, Senior Assistant County Counsel  
RE: Boundary Change Proposal No. 2026-003 (TCSD)  
DATE of REPORT: May 20, 2026  
DATE of HEARING: June 11, 2026

**Scott C. Ciecko**  
**Amanda Keller**  
**Shawn Lillegren**  
**Jeffrey D. Munns**  
**Sarah Foreman**  
**Caleb Huegel**  
**Angela Hajihashemi**  
**R. Creston Rice**  
**Andrew Naylor**  
**Paul Matthias-Bennetch**  
Assistants

## STAFF FINDINGS AND RECOMMENDATIONS

**REQUEST:** Approval of Boundary Change Proposal No. 2026-003 (TCSD), authorizing property of Blue Palouse Properties, LLC (the "Petitioner"), known as tax lot number 21E25CC00300 and located in West Linn, Clackamas County, Oregon (the "Property"), into the Tri-City Service District (the "District"), an ORS Chapter 451 county service district.

### REASON FOR ANNEXATION:

The Petitioner is requesting annexation so that the Property can connect to and receive sewer services from the District.

**RECOMMENDATION:** Based on the analysis and findings of this report, staff respectfully recommend the Board APPROVE Boundary Change Proposal No. 2026-003 (TCSD).

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

## I. BACKGROUND

### A. PROPERTY INFORMATION

PETITIONER:	Rob Matthews Blue Palouse Properties 333 S. State Street, Suite V452 Lake Oswego, OR 97034
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	(503) 936-3212
PETITIONER Representative, if any:	N/A
Tax Lot Nos.	21E25CC00300
Address, if any:	No Situs address
Legal Description	Exhibit C to Board Order

**B. PETITION UNDER ORS 198.857**

By application submitted to the District, dated March 23, 2026, 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 May 8, 2026.

The Property is currently vacant. The services to be provided by the District will support future development on the Property.

**C. ENDORSEMENTS BY INTERESTED PARTIES**

As further discussed below in this report, the Property is located in the City of West Linn and is currently within the city jurisdiction for water and is seeking annexation to the District for sanitary sewer, and stormwater services. Due to the topography, the Property can be served by the District for sewer services.

By letter dated March 26, 2026, 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 Property, at the Clackamas County Courthouse, and outside the Commissioner’s Hearing room at least 20 days prior to the hearing;
2. Publishing notices two times 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 party<sup>1</sup>; 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:*
  - (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:*

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<sup>1</sup> A "necessary party" is another governmental entity which includes the same area or provides an urban service to the area.

- (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 for sanitary sewer treatment, the Comp Plan specifies the following:

*“7.A.8 Prohibit new on-site sewage disposal systems within Urban Growth Boundaries except for:*

*7.A.8.1 A lot of record outside of a sewage service district, legally recorded prior to January 31, 1980; or*

- 7.A.8.2 Parcels of ten acres or larger in Future Urban areas inside the Metro Urban Growth Boundary (UGB); or*
- 7.A.8.3 Outside the Metro UGB on lots that conform to the minimum lot size of the zone; or*
- 7.A.8.4 Parcels inside a sewage service district having unique topographic or other natural features that make sewer extension impractical as determined on a case by case basis by the sewer service provider.”*

(Comp Plan p.7-7)

### 3. City Planning

The Property is within the City of West Linn, whose comprehensive land use plan applies.

## 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 Property, as territory to be annexed, is one tax lot, no. 21E25CC00300, with a current tax assessed value of \$189,841.
2. The Property is in the City of West Linn and is considered a part of the Parker Crest community.
3. The Property is within Metro's jurisdictional boundary and the regional UGB.
4. The Property is currently unimproved and planned to be developed.
5. Due to the topography of the area the District can provide sewer services to the Property in an efficient and cost-effective manner. Based on information received by the District, a sewer main is available at the east property line.
6. Accordingly, the Petitioner is seeking sewer 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 no ORS 195.065 agreements applicable to this area of Clackamas County.

The Property is in the City of West Linn. It currently has, or will be receiving, various services in the following manner:

1. Water. The Property will be served by the City of West Linn for water services.
2. Sewer. The Property is currently seeking annexation to the District for this service.
3. Storm Drainage. The Property is currently within the City of West Linn for this service.
4. Parks and Recreation. The Property is be served by the City of West Linn for park and recreational services.
5. Fire. The Property is served by Tualatin Valley Fire and Rescue District for fire protection services.
6. Police. The Property is served by 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 Property into the District.

#### **1. Regional Plans**

The Property is in the City of West Linn, 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 found that these plans have no applicable standards and criteria for boundary changes. Therefore, the proposed boundary change by the District through annexation of the Property is consistent, or is not in conflict, with any Metro regional plans.

## 2. Clackamas County Comp Plan

The Property is in unincorporated Clackamas County. Chapter 7 of the Comp Plan was reviewed. Staff find that the District's proposed provisioning of sewer services to the 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 West Linn's comprehensive land use plan.

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

Staff find there 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 find that the proposed annexation of the Property 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 Property is a vacant. The District is in a more advantageous technical position to provide sewer services to the Property due to sewer main located adjacent to the east property line of the property.

The proposed annexation does not result in duplication in the provisioning of the services, nor would there be a withdrawal of the Property from any City or district's jurisdiction.

Finally, because the Property is inside the UGB, the proposed annexation of the Property into the District does not result in an extension of the District's sewer 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 the approval of Boundary Change No. 2026-003 (TCSD) for the District to provide sewer services to the Property.

Respectfully Submitted,



Jeffrey D. Munns  
Senior Assistant County Counsel

Attachment 1: District Endorsement



CLACKAMAS

**WATER  
ENVIRONMENT  
SERVICES**

**GREGORY L. GEIST | DIRECTOR**

Water Quality Protection  
Surface Water Management  
Wastewater Collection & Treatment

March 26, 2026

Board of Commissioners  
Clackamas County

Members of the Board:

**ENDORSEMENT OF ANNEXATION OF TERRITORY TO  
TRI-CITY SERVICE DISTRICT**

ORS 198.850 requires the governing body of TRI-CITY SERVICE DISTRICT, (District) to endorse annexation proposals prior to a hearing by the Board of County Commissioners. In the interest of efficiency, the Board has delegated the authority and duties for endorsement of annexations of territory to the District to the Director of Water Environment Services.

I have reviewed the attached petition from property owners requesting the annexation of territory to TRI-CITY SERVICE DISTRICT and find the District has sufficient sanitary sewer collection and treatment system capacity to provide sanitary sewer service to the area proposed to be annexed. Service is subject to the construction of public sewer extensions as required by WES Rules and Regulations.

Therefore, by the authority granted to me by Order No. 99-329, I hereby endorse the annexation of all Tax Lots described on Exhibit "B" and shown as Exhibit "C" (attached) to TRI-CITY SERVICE DISTRICT, as set forth on the attached petition.

*Greg Geist*

Greg Geist, Director  
Water Environment Services

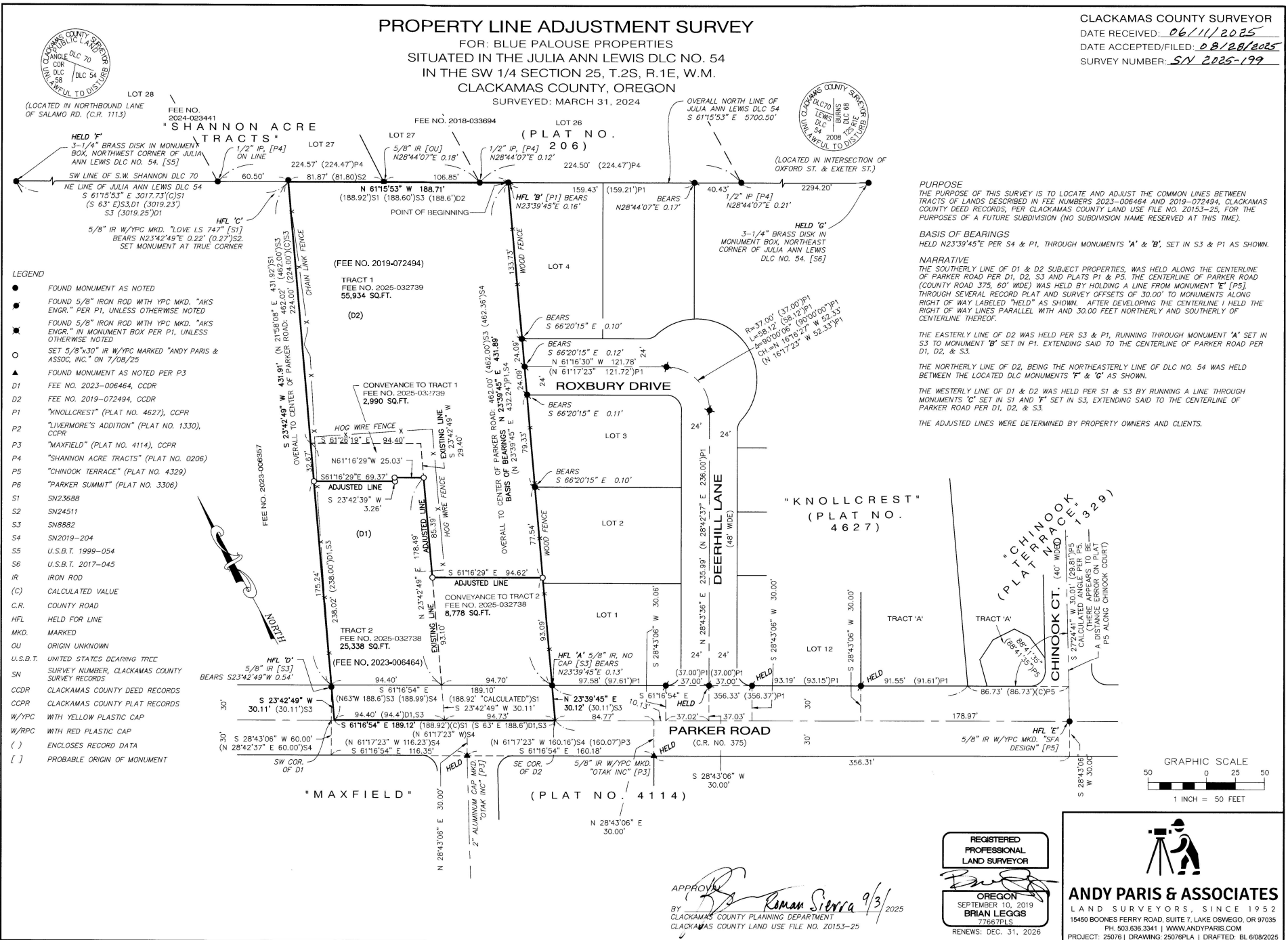
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PROPERTY LINE ADJUSTMENT SURVEY

FOR: BLUE PALOUSE PROPERTIES  
SITUATED IN THE JULIA ANN LEWIS DLC NO. 54  
IN THE SW 1/4 SECTION 25, T.2S, R.1E, W.M.  
CLACKAMAS COUNTY, OREGON  
SURVEYED: MARCH 31, 2024

CLACKAMAS COUNTY SURVEYOR  
DATE RECEIVED: 06/11/2025  
DATE ACCEPTED/FILED: 08/28/2025  
SURVEY NUMBER: SN 2025-199



- LEGEND**
- FOUND MONUMENT AS NOTED
  - FOUND 5/8" IRON ROD WITH YPC MKD. "AKS ENGR." PER P1, UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON ROD WITH YPC MKD. "AKS ENGR." IN MONUMENT BOX PER P1, UNLESS OTHERWISE NOTED
  - SET 5/8"x30" IR W/ YPC MARKED "ANDY PARIS & ASSOC. INC." ON 7/08/25
  - ▲ FOUND MONUMENT AS NOTED PER P3
  - D1 FEE NO. 2023-006464, CCPR
  - D2 FEE NO. 2019-072494, CCPR
  - P1 "KNOLLCREST" (PLAT NO. 4627), CCPR
  - P2 "LIVERMORE'S ADDITION" (PLAT NO. 1330), CCPR
  - P3 "MAXFIELD" (PLAT NO. 4114), CCPR
  - P4 "SHANNON ACRE TRACTS" (PLAT NO. 0206)
  - P5 "CHINOOK TERRACE" (PLAT NO. 4329)
  - P6 "PARKER SUMMIT" (PLAT NO. 3306)
  - S1 SN23688
  - S2 SN24511
  - S3 SN8882
  - S4 SN2019-204
  - S5 U.S.B.T. 1999-054
  - S6 U.S.B.T. 2017-045
  - IR IRON ROD
  - (C) CALCULATED VALUE
  - C.R. COUNTY ROAD
  - HFL HELD FOR LINE
  - MKD. MARKED
  - OU ORIGIN UNKNOWN
  - U.S.B.T. UNITED STATES DEARING TREE
  - SN SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
  - CCDR CLACKAMAS COUNTY DEED RECORDS
  - CCPR CLACKAMAS COUNTY PLAT RECORDS
  - W/YPC WITH YELLOW PLASTIC CAP
  - W/RPC WITH RED PLASTIC CAP
  - ( ) ENCLOSES RECORD DATA
  - [ ] PROBABLE ORIGIN OF MONUMENT

**PURPOSE**  
THE PURPOSE OF THIS SURVEY IS TO LOCATE AND ADJUST THE COMMON LINES BETWEEN TRACTS OF LANDS DESCRIBED IN FEE NUMBERS 2023-006464 AND 2019-072494, CLACKAMAS COUNTY DEED RECORDS, PER CLACKAMAS COUNTY LAND USE FILE NO. 20153-25, FOR THE PURPOSES OF A FUTURE SUBDIVISION (NO SUBDIVISION NAME RESERVED AT THIS TIME).

**BASIS OF BEARINGS**  
HELD N23°39'45"E PER S4 & P1, THROUGH MONUMENTS 'A' & 'B', SET IN S3 & P1 AS SHOWN.

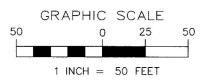
**NARRATIVE**  
THE SOUTHERLY LINE OF D1 & D2 SUBJECT PROPERTIES, WAS HELD ALONG THE CENTERLINE OF PARKER ROAD PER D1, D2, S3 AND PLATS P1 & P5, THE CENTERLINE OF PARKER ROAD (COUNTY ROAD 375, 60' WIDE) WAS HELD BY HOLDING A LINE FROM MONUMENT 'E' (P5), THROUGH SEVERAL RECORD PLAT AND SURVEY OFFSETS OF 30.00' TO MONUMENTS ALONG RIGHT OF WAY LABELED "HELD" AS SHOWN. AFTER DEVELOPING THE CENTERLINE I HELD THE RIGHT OF WAY LINES PARALLEL WITH AND 30.00 FEET NORTHERLY AND SOUTHERLY OF CENTERLINE THEREOF.

THE EASTERLY LINE OF D2 WAS HELD PER S3 & P1, RUNNING THROUGH MONUMENT 'A' SET IN S3 TO MONUMENT 'B' SET IN P1, EXTENDING SAID TO THE CENTERLINE OF PARKER ROAD PER D1, D2, & S3.

THE NORTHERLY LINE OF D2, BEING THE NORTHEASTERLY LINE OF DLC NO. 54 WAS HELD BETWEEN THE LOCATED DLC MONUMENTS 'F' & 'G' AS SHOWN.

THE WESTERLY LINE OF D1 & D2 WAS HELD PER S1 & S3 BY RUNNING A LINE THROUGH MONUMENTS 'C' SET IN S1 AND 'F' SET IN S3, EXTENDING SAID TO THE CENTERLINE OF PARKER ROAD PER D1, D2, & S3.

THE ADJUSTED LINES WERE DETERMINED BY PROPERTY OWNERS AND CLIENTS.



APPROVED: *Roman Sierra* 9/3/2025  
BY: CLACKAMAS COUNTY PLANNING DEPARTMENT  
CLACKAMAS COUNTY LAND USE FILE NO. 20153-25

REGISTERED PROFESSIONAL LAND SURVEYOR  
BRIAN LEGGS  
77667PLS  
RENEWS: DEC. 31, 2026

**ANDY PARIS & ASSOCIATES**  
LAND SURVEYORS, SINCE 1952  
15450 BOONES FERRY ROAD, SUITE 7, LAKE OSWEGO, OR 97035  
PH. 503.636.3341 | WWW.ANDYPARIS.COM  
PROJECT: 25078 | DRAWING: 25078PLA | DRAFTED: BL 6/08/2025

**EXHIBIT 'C'**  
**LEGAL DESCRIPTION: TRACT 1**

Being portions of those tracts of lands as described in Fee Numbers. 2019-072494 & 2023-006464, Clackamas County deed records, situated in the Julia Ann Lewis Donation Land Claim No. 54, in the Southwest One-Quarter of Section 25, Township 2 South, Range 1 East, of the Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

**BEGINNING AT** a point on the northeasterly line of said Julia Ann Lewis Donation Land Claim (DLC) No. 54, being 3206.44 feet southeasterly of the ~~northerly~~ **NORTHWEST** corner thereof, which point is the northeast corner of said Fee No. 2019-072494, and the northwest corner of "KNOLLCREST" (Plat No. 4627), Clackamas County plat records, which point bears S23°39'45"W 0.16 feet from a found 5/8-inch iron rod with a yellow plastic cap marked "AKS ENGR"; thence along said northeasterly DLC line, N61°15'53"W a distance of 188.71 feet to the northwest corner of said Fee No. 2019-072494, being also the northeast corner of Fee No. 2023-006357, a found 5/8-inch iron rod with a yellow plastic cap marked "LOVE LS747" bears N23°42'49"E 0.22 feet; then leaving said DLC line, and running along the common line of said Fee Numbers 2019-072494, 2023-006464, & 2023-006357, S23°42'49"W a distance of 256.67 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC" on the westerly line of said Fee No. 2023-006464; thence leaving westerly line, S61°16'29"E a distance of 69.37 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence N23°42'39"E a distance of 3.26 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence S61°16'29"E a distance of 25.03 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC" on the easterly line of said Fee No. 2023-006464; thence along the easterly line thereof, S23°42'49"W a distance of 85.39 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence leaving said easterly line, S61°16'29"E a distance of 94.62 feet to the easterly line of said Fee No. 2019-072494, being coincident with the westerly line of said "KNOLLCREST", said point being marked with a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence along said westerly line, N23°39'45"E a distance of 338.78 feet to the **POINT OF BEGINNING.**

Containing 55,934 square feet. (1.284 acres more or less)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
SEPTEMBER 10, 2019  
BRIAN LEGGS  
77667PLS

RENEWS 12/31/2026