

Exhibit 1
Ordinance No. 1430-20

CITY OF TUALATIN ANNEXATION
PROPERTY DESCRIPTION

A tract of land in the South one-half of Section 35, Township 2 South, Range 1 West of the Willamette Meridian; being those properties conveyed by Document Number 2007-105096, Washington County Deed Records; plus adjacent portions of S.W. Greenhill Lane and S.W. Boones Ferry Road; Washington County, Oregon; being more particularly described as follows:

Beginning at a northwesterly corner of said properties conveyed by Document Number 2007-105096, being a point which bears South 89°41'31" West a distance of 1333.30 feet and then South 00°09'07" East a distance of 1334.31 feet, from the East one-quarter corner of Section 35;

thence along the north line, North 89°38'49" East a distance of 16.50 feet to an angle point;

thence, North 00°09'07" West a distance of 16.50 feet to an angle point, also being the most northerly northwest corner of said properties;

thence along the most northerly line, North 89°35'49" East a distance of 674.70 feet, more or less, to the west right-of-way line of Interstate Highway No. 5 (Baldock Freeway, West Portland Hubbard Highway);

thence along said west right-of-way line, South 15°44'54" West a distance of 1,147.78 feet, more or less, to the centerline of S.W. Greenhill Lane, as per "Greenhill Acres" subdivision plat;

thence along said centerline and a westerly extension thereof, South 89°40'38" West a distance of 1,834.81 feet, more or less, to the westerly right-of-way line of S.W. Boones Ferry Road, as per Document Number 83-46743, Washington County Deed Records, being a line 40.00 feet west of the (old) centerline when measured at right angles thereto;

thence along last said westerly right-of-way line, North 03°23'20" West a distance of 12.73 feet, more or less, to the north end of said Document Number 83-46743;

thence along a jog in said right-of-way line at the north end of said Document Number 83-46743, South 89°03'57" East a distance of 10.03 feet to a line 30.00 feet west of the (old) centerline when measured at right angles thereto;

thence along last said westerly right-of-way line, North 03°23'20" West a distance of 392.17 feet, more or less, to an angle point therein at the south end of Document Number 90-68427, Washington County Deed Records;

thence along a jog in said right-of-way line at the south end of said Document Number 90-68427, South 86°36'40" West a distance of 15.00 feet to a line 45.00 feet west of the (old) centerline when measured at right angles thereto;

thence along last said westerly right-of-way line, North 03°23'20" West a distance of 23.20 feet, more or less, to the beginning of a curve;

thence along last said westerly right-of-way line, through the arc of a 963.87 foot radius curve to the right, having a central angle of 20°19'02" (chord bears North 06°46'12" East a distance of 340.00 feet), along an arc length of 341.79 feet, more or less, to the north end of said Document Number 90-68427;

thence along a jog said right-of-way line at the north end of said Document Number 90-68427, North 89°36'05" East a distance of 15.72 feet to a line 30.00 feet west of the (old) centerline when measured at right angle thereto;

thence along last said westerly right-of-way line, North 17°06'17" East a distance of 25.44 feet, more or less, to the Tualatin City Limits line;

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thence along said Tualatin City Limits line, South 72°53'43" East a distance of 60.00 feet to an angle point therein at the (old) easterly right-of-way line of S.W. Boones Ferry Road being on a line laying 30.00 feet east of the (old) centerline when measured at right angles thereto;

thence along said Tualatin City Limits line, North 89°36'05" East a distance of 1365.65 feet;

thence along said Tualatin City Limits line, North 00°09'07" West a distance of 313.47 feet to the Point of Beginning.

Bearings are based upon Survey Number 29,037 Washington County Surveys.

Area equals 39.50 acres, more or less, (R/W = 2.883 acres and property = 36.617 acres).



ANNEXATION CERTIFIED
BY: VF
OCT 07 2019
WASHINGTON COUNTY A & T
CARTOGRAPHY