

# ORDINANCE NO. 876 EXHIBIT A

## BEFORE THE CITY COUNCIL OF THE CITY OF WILSONVILLE, OREGON

In the Matter of the Application of )  
PCT NW Properties OR, LLC, dba )  
Precision Countertops, Inc., for a )  
Rezoning of Land and Amendment ) **ZONING ORDER ZONE22-0005**  
of the City of Wilsonville Zoning Map )  
Incorporated in Section 4.102 of the )  
Wilsonville Code. )

The above-entitled matter is before the Council to consider the application of ZONE22-0005, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property (“Property”), legally described and shown on the attached legal description and sketch, has heretofore appeared on the Washington County zoning map Future Development – 20 Acre (FD-20).

The Council having heard and considered all matters relevant to the application for a Zone Map Amendment, finds that the application should be approved.

THEREFORE IT IS HEREBY ORDERED that the Property, consisting of approximately 9.63 acres located at 25540 SW Garden Acres Road on Tax Lot 500, Section 2C, as more particularly shown and described in the attached legal description and sketch, is hereby rezoned to Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA), subject to conditions detailed in this Order’s adopting Ordinance. The foregoing rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order. This Zone Map Amendment expires 120 days from adoption unless a Stage 2 Final Plan for the subject area is approved by the City.

Dated: This 3<sup>rd</sup> day of April, 2023.

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JULIE FITZGERALD, MAYOR

APPROVED AS TO FORM:

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Amanda Guile-Hinman, City Attorney

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ATTEST:

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Kimberly Veliz, City Recorder

Attachment: Legal Description and Sketch Depicting Land/Territory to be Rezoned

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## EXHIBIT “ “ ANNEXATION DESCRIPTION

Commencing at the quarter corner common to Section 2 and 3, Township 3 South, Range 1 West, of the Willamette Meridian;

Thence South 1° 20' 00" West, along the West line of said Section 2, 1322.25 feet to the intersection of said West line with the westerly prolongation of the North line of Lot 11 of Garden Acres and the True Point of Beginning;

Thence, leaving said West line, along said prolongation, South 88° 55' 06", 40.50 feet to the East right-of-way line of Southwest Garden Acres Road;

Thence, along said East right-of-way line, South 1° 20' 00" West, 0.80' to the South line of that tract deeded to Pioneer Hi-Bred International, recorded March 12th, 1985, Fee No. 8500845;

Thence, along said South line, South 87° 45' 34" East, 1280.29 feet to the Southeast corner of said Pioneer tract, being on the East Line of said Lot 11;

Thence, along the East line of said Lot 11, South 00° 36' 38" West, 304.06 feet to the Southeast corner thereof;

Thence, along the south line of said Lot 11, North 88° 54' 27" West 1283.98 feet, to the East right-of-way line of SW Garden Acres Road;

Thence, leaving said East right-of-way line, along the westerly prolongation of the South line of said Lot 11, North 88° 54' 27" West, 40.50 feet to the West line of said Section 2;

Thence along said West line; North 01° 20' 00" East, 330.50 feet to the Point of Beginning.

Containing 9.63 acres, more or less.



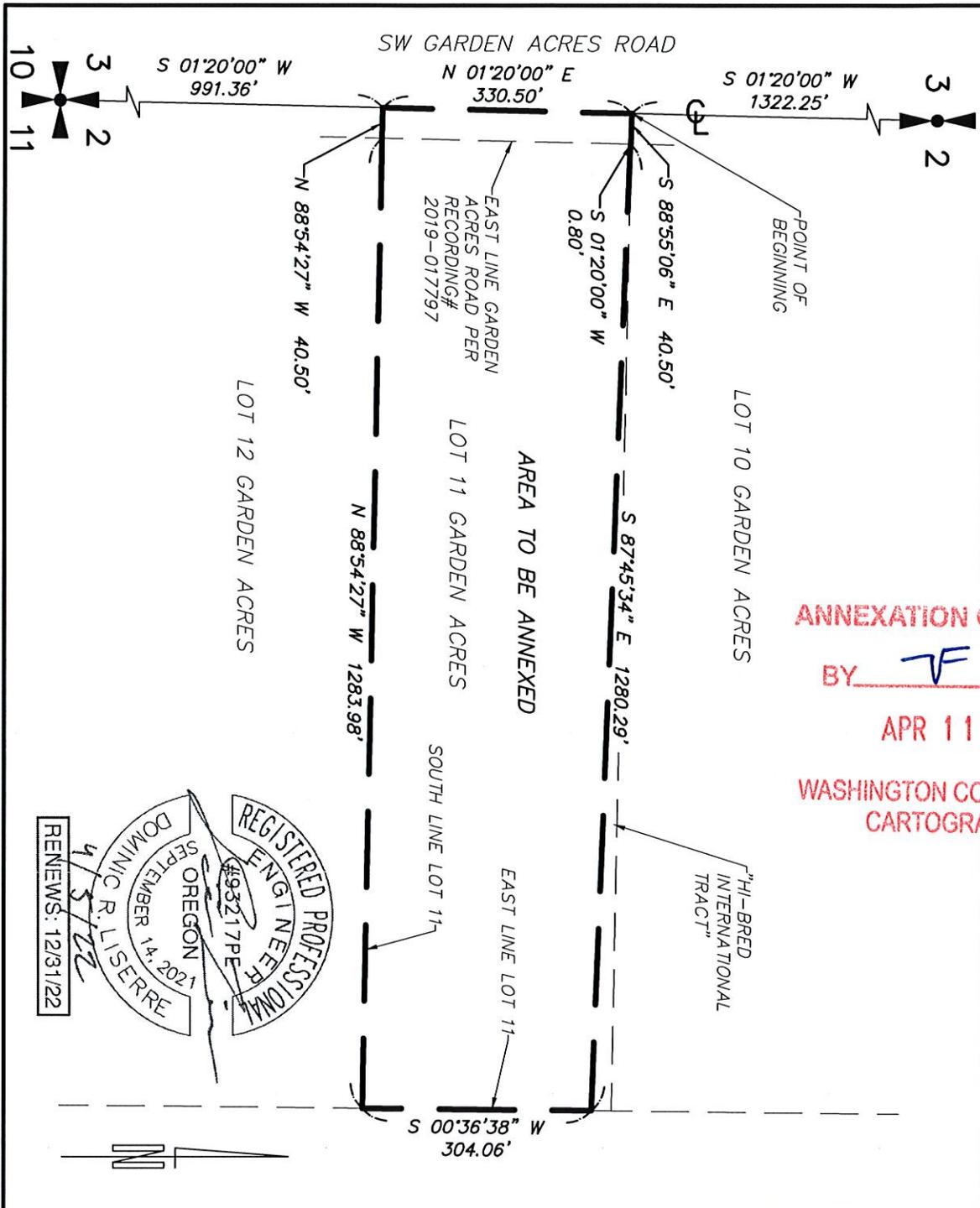
**ANNEXATION CERTIFIED**

BY VF

**APR 11 2022**

**WASHINGTON COUNTY A & T  
CARTOGRAPHY**

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**ANNEXATION CERTIFIED**  
 BY     JF      
**APR 11 2022**  
 WASHINGTON COUNTY A & T  
 CARTOGRAPHY

DOMINIC R. LISERRE  
 REGISTERED PROFESSIONAL ENGINEER  
 OREGON  
 SEPTEMBER 14, 2021  
 #93217PE  
 RENEWS: 12/31/22

<b>PLS ENGINEERING</b>	<b>EXHIBIT "A"</b> FOR ANNEXATION LOCATED IN THE W 1/2 OF THE W 1/2 OF SECTION 2 T. 3 S., R. 1 W., W.M. WASHINGTON COUNTY, OREGON	SCALE: <u>    N.T.S.    </u> JOB NO. <u>    3308    </u> DATE: <u>    04-05-2021    </u> DWG FILE: <u>    3308L1    </u> DRAWN BY: <u>    JG    </u>
Engineering - Surveying - Planning 604 W. Evergreen Blvd., Vancouver, WA 98660 PH: (360) 944-6519 Fax: (360) 944-6539		