

Ordinance No. 869 Exhibit A

BEFORE THE CITY COUNCIL OF THE CITY
OF WILSONVILLE, OREGON

In the Matter of the Application of)
West Hills Land Development LLC)
for a Rezoning of Land and Amendment) **ZONING ORDER ZONE22-0002**
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 ZONE22-0002, 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 Clackamas County zoning map Rural Residential Farm Forest 5-Acre (RRFF-5).

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

THEREFORE IT IS HEREBY ORDERED that the Property, consisting of approximately 4.07 acres located north of SW Frog Pond Lane at 7315 SW Frog Pond Lane comprising Tax Lot 700 of Section 12D, as more particularly shown and described in the attached legal description and sketch, is hereby rezoned to Residential Neighborhood (RN), 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.

Dated: This 3rd day of October, 2022.

JULIE FITZGERALD, MAYOR

APPROVED AS TO FORM:

Amanda Guile-Hinman, City Attorney

ATTEST:

Kimberly Veliz, City Recorder

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

EXHIBIT A
LEGAL DESCRIPTION for ZONE CHANGE

May 17, 2022 (Otak #20015)

That property described in Statutory Warranty Deed to West Hills Land Development LLC recorded March 31, 2022 as Document No. 2022-019396, as adjusted by Property Line Adjustment Deed Document No. _____, both of Clackamas County Records, in the northwest quarter of the southeast quarter of Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, the boundaries thereof described as follows:

BEGINNING at a 3/4 inch iron pipe (as shown on Clackamas County Survey No. 7853) which bears North 01°40'13" East along the east line of the southeast quarter of said section a distance of 1748.96 feet, and North 88°35'30" West along the north right of way line of 33.00 foot wide S.W. Frog Pond Lane (County Road No. 2362) a distance of 1908.13 feet from the southeast corner of said section, said POINT OF BEGINNING being the southeast corner of said West Hills Land Development LLC property;

thence along said north right of way line, North 88°35'30" West a distance of 554.86 feet;

thence along the lines common to said West Hills Land Development LLC property and that property described in Statutory Warranty Deed to Derek Osterholme and Amber Osterholme recorded May 20, 2020 as Document No. 2020-036921, Clackamas County Records as adjusted by said Property Line Adjustment Deed, through the following four courses:

North 21°44'17" West a distance of 31.49 feet;

North 01°03'30" East a distance of 231.53 feet;

North 12°24'03" East a distance of 7.90 feet;

and North 82°39'16" East a distance of 575.72 feet to a 1 inch iron pipe (as shown on Clackamas County Survey No. 29676) found at the northeast corner of said West Hills Land Development LLC property, also being the most westerly northwest corner of that property described in Statutory Warranty Deed to Andy Finkbeiner and Tamara L. Pittman recorded May 30, 2001 as Document No. 2001-040160 Clackamas County Records;

thence along the west line of said Finkbeiner and Pittman property,
South 01°42'32" West a distance of 355.85 feet to the POINT OF BEGINNING.

Contains 4.07 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

2022.05.17

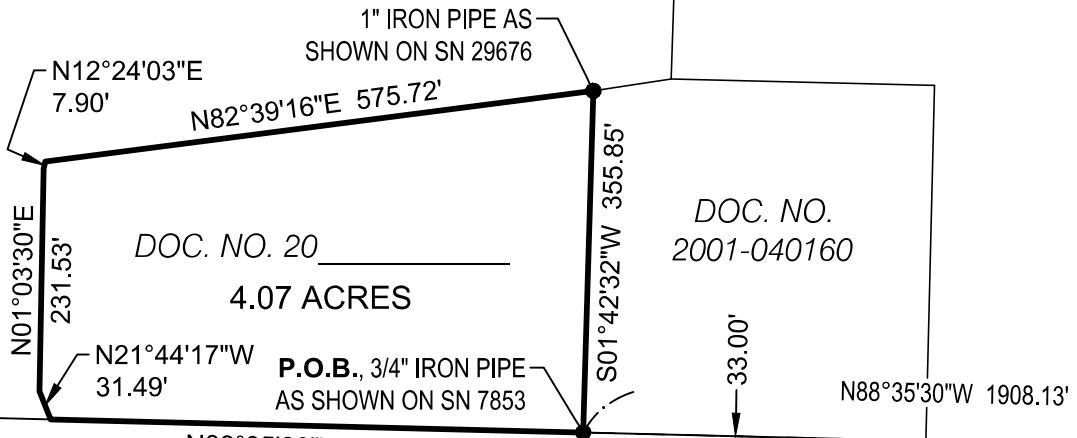
11:34:46-07'00'

OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS

RENEWES: JUNE 30, 2024

DOC. NO. 20
(ADJUSTMENT APPROVED
BY CLACKAMAS COUNTY
FILE NO. Z0154-22 PLA)

12 7



● INDICATES FOUND & HELD
SURVEY MONUMENT

SCALE: 1"=200'

12
13

S88°35'30"E 2649.57'

S.W. BOECKMAN ROAD (C.R. 80)

3-1/4" BRASS DISK IN
MONUMENT BOX

12 7
13 18



808 SW 3rd Ave., Ste. 800
Portland, Oregon 97204
Phone: (503) 287-6825
www.otak.com
project: 20015

EXHIBIT B

ZONE CHANGE, WEST HILLS LAND DEVELOPMENT LLC PROPERTY
IN THE NW QUARTER OF THE SE QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

MAY 17, 2022