

ORDINANCE NO. 873 EXHIBIT A

BEFORE THE CITY COUNCIL OF THE CITY OF WILSONVILLE, OREGON

In the Matter of the Application of)
Delco Holdings, LLC, dba Delta Logistics, Inc.)
for a Rezoning of Land and Amendment) **ZONING ORDER ZONE22-0004**
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 ZONE22-0004, 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 9.17 acres located at 9710 SW Day Road, on Tax Lots 600 and 601, Section 2B, 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 19th day of January, 2023.

JULIE FITZGERALD, MAYOR

APPROVED AS TO FORM:

Amanda Guile-Hinman, City Attorney

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ATTEST:

Kimberly Veliz, City Recorder

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

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April 13, 2021

Job No. 19-5727

LEGAL DESCRIPTION FOR ANNEXATION



EXHIBIT "A"

A tract of land for Annexation purposes in the S.W. 1/4 and the N.W. 1/4 of Section 2, Township 3 South, Range 1 West, W.M., Washington County, Oregon, described as follows:

Being all of that tract of land described in Statutory Quitclaim Deed to Delco Holdings, LLC recorded January 19, 2021 as Document No. 2021-006744, Washington County Records, more particularly described as follows:

Beginning at the Northwest corner of Lot 4 of "Edwards Business Industrial Park", thence along the Easterly right-of-way line of the Bonneville Power Administration Keeler-Oregon City No. 2 transmission line (100.00 feet wide), North 00°25'43" West, 92.96 feet to an angle point therein;

Thence continuing along said Easterly right-of-way line, North 44°39'31" West, 139.80 feet to a point in the Easterly line of that tract of land described in Statutory Warranty Deed to Don L. Smith, recorded February 4, 2005 as Document No. 2005-012635, Washington County Records;

Thence along the Easterly line of said Smith tract, North 00°38'06" West, 297.10 feet to the Southerly right-of-way line of S.W. Day Road, 37.00 feet from centerline;

Thence along said Southerly right-of-way line, North 89°34'05" East, 844.33 feet to a point in the Westerly line of that tract of land described in Statutory Warranty Deed to Newco Oregon Inc., recorded August 9, 2017 as Document No. 2017-063075, said County Records;

Thence leaving the Southerly right-of-way line of said S.W. Day Road, South 00°20'45" East, 490.09 feet to the Northerly line of Lot 2 of said "Edwards Business Industrial Park" in the City Of Wilsonville;

Thence along the North line of said Lot 2, the North line of "Commerce Circle Condominiums" and the North line of Lot 4 of "Edwards Business Industrial Park", South 89°33'25" West, 745.04 feet to the Point of Beginning.

Containing therein 9.17 acres, more or less.

The Basis of Bearing for this description is per Survey No. 33753, Washington County Survey Records.

S.W. DAY ROAD

N 89°34'05" E 844.33'

37'
37'

EXHIBIT 'B' CITY ANNEXATION

IN THE S.W. 1/4 AND THE N.W. 1/4 SECTION 2, T.3S., R.1W., W.M. WASHINGTON COUNTY, OREGON



SCALE: 1" = 100'
APRIL 13, 2021



DOC. NO.
2021-006744

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1995
MICHAEL D. RENNICK
2718

EXPIRES: DECEMBER 31, 2022

490.09'

S 00°20'45" E

DOC. NO. 2017-063075

DOC. NO.
2005-012635
N 00°38'06" W 297.10'

N 44°39'31" W
139.80'

N 00°25'43" W
92.96'

S 89°33'25" W 745.04'

POINT OF
BEGINNING

"EDWARDS BUSINESS
INDUSTRIAL PARK"

"COMMERCE
CIRCLE
CONDOMINIUMS"

LOT 2



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