

**ORDINANCE NO. 757**

**AN ORDINANCE RELATING TO LAND USE AND  
AMENDING THE SCAPPOOSE ZONING MAP**

**THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:**

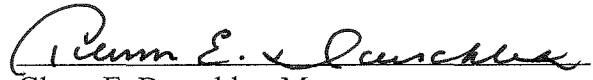
**Section 1.** The properties described in Exhibit A, which are attached hereto and incorporated herein by reference, are hereby re-zoned from Low-Density Residential (R-1) to Moderate-Density Residential (R-4).

**Section 3.** The City Manager is directed to conform the City Zoning Map to the provisions of this ordinance.

**Section 4.** In support of the proposed Zone Change, the City Council hereby adopts the recommendations of the Scappoose Planning Commission and the findings included in the staff reports dated March 11, 2004, September 20, 2004 and October 4, 2004, regarding these properties.

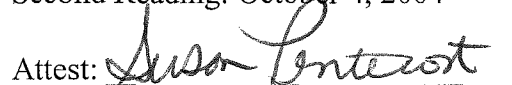
**PASSED AND ADOPTED** by the City Council this 4<sup>th</sup> day of October, 2004, and signed by me in authentication of its passage.

**CITY OF SCAPPOOSE, OREGON**

  
Glenn E. Dorschler, Mayor

First Reading: September 20, 2004

Second Reading: October 4, 2004

Attest:   
Susan Pentecost, City Recorder

LIDAY

ANNEXATION BOUNDARY DESCRIPTION FOR TAX MAP 3107-033, TAX LOTS 1100, 1200, AND 1300.

The above referenced Parcels are described by deed in Book 246, Page 929; Book 208, Page 206; and Book 189, Page 727 Columbia County, Oregon records. A composite description follows:

Commencing at a point S 10° 25' E, 1213.00 feet from the West ¼ Corner of Section 7, Township 3 North, Range 1 West, of the Willamette Meridian, Columbia County, Oregon to the Point of Beginning, said point being the NW corner of that tract described in Book 246 at Page 929 of said county records; thence N 86° 25' 30" E along the north line of said tract, 400 feet to the NE corner thereof; thence S 20° 06' W along the east line thereof, 767.56 feet to the SE corner thereof; thence N 64° 13' 30" W along the southerly line thereof, 104.20 feet to the SE corner of that tract of land described in Book 184 at Page 222 of said County Records; thence N 3° 34' 30" W along the east line of said tract 190.74 feet to the NE Corner of said tract; thence S 86° 25' 30" W along the north line of said tract, 60 feet to the NW corner of said tract; thence S 3° 34' 30" E along the west line of said tract, 157.0 feet to the SW corner of said tract; thence N 64° 13' 30" W along the South line of that tract described in Book 189 at Page 727 of said County Records, 131.2 feet to the SW corner of that tract described in Book 208 at Page 206; thence N 3° 34' 30" W along the west line of said tract, 553.3 feet to the NW corner thereof; thence N 86° 25' 30" E along the north line thereof, 174.4 feet to the Point of Beginning.

Said Annexation Description contains 6.07 Acres more or less.

TAX LOT 1400

GARY & LINDA SMITH  
34041 ELM ST. LEGAL DESCRIPTION  
SCAPPOOSE OR 97056

A tract in the Southwest Quarter of Section 7, Township 3 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, described as follows:

Beginning at a point that is 1755.4 feet South and 78.4 feet East of the Quarter corner on the East side of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; said point being on the Northerly side of a road; thence South  $64^{\circ} 13 \frac{1}{2}'$  East 200 feet to the Southeast corner of that property of Merl Liday and Elsie Liday, husband and wife, as recorded in Book 122, page 225, Deed Records of Columbia County, Oregon, and the true point of beginning of the following described tract; thence North  $3^{\circ} 34 \frac{1}{2}'$  West a distance of 190.74 feet; thence South  $86^{\circ} 25 \frac{1}{2}'$  West a distance of 60.0 feet; thence South  $3^{\circ} 34 \frac{1}{2}'$  East 157.0 feet to the said Northerly side of a road; thence South  $64^{\circ} 13 \frac{1}{2}'$  East a distance of 68.80 feet to the true point of beginning.

3212-041-05100  
(Misc)

EXHIBIT A

BOOK 261 PAGE 838

A parcel of real estate situate, lying and being in the County of Columbia, State of Oregon, described as follows, to-wit:

Beginning at a point 1668.5 feet South and 101.7 feet West from the quarter section corner on the East side of Section 12, Township 3 North, Range 2 West of the Willamette Meridian and running thence South  $64^{\circ}13\frac{1}{2}'$  East along the Northerly boundary of a public roadway 200 feet to a post; thence North  $3^{\circ}34\frac{1}{2}'$  West a distance of 553.3 feet to a post; and thence South  $86^{\circ}25\frac{1}{2}'$  West 174.3 feet to an iron pipe; and thence South  $3^{\circ}34\frac{1}{2}'$  East a distance of 455.2 feet to place of beginning and containing 2.02 acres more or less and being a part of the Scappoose Drainage District.

The above tract is within the boundaries of Scappoose Drainage District and is subject to the lien of any bonds, issued and outstanding, and assessments, water and irrigation rights, easements for roads, dikes, ditches and canals and regulations concerning the same, and the by-laws, rules and regulations of said drainage district.

AND ALSO right of way and easement for ditches, drains, power lines, etc., granted to Scappoose Drainage District by the Watts Estate in an instrument recorded March 22, 1937 in Book 60, page 209, Deed Records of Columbia County, State of Oregon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and also to all its estate, right, title and interest at law and equity therein and thereto.

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STATE OF OREGON  
COLUMBIA COUNTY  
RECORDED

1986 APR 21 PM 1:43

261 837

PETA C. KEENE, CO. CLK.

BY *Lo Mason* DEP.

*Deed*