

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

|                               |   |                       |
|-------------------------------|---|-----------------------|
| In the Matter of a Request to | ) |                       |
| Amend the Boundaries of the   | ) | RESOLUTION NO. 6-2011 |
| St. Helens/Columbia City      | ) |                       |
| Enterprise Zone               | ) |                       |

WHEREAS, Columbia County has made a commitment to economic development and industrial development, and in 1996 joined with the City of St. Helens and the City of Columbia City in the creation of an Enterprise Zone partly within the Cities and partly within the unincorporated area of Columbia County; and

WHEREAS, altering the area of such Enterprise Zone to include the metes and bounds description of additional unincorporated areas within the County and areas inside the City of Scappoose will provide greater opportunity to assist in economic and industrial development; the area shall meet statutory limitations on size and configuration; and

WHEREAS, the designation of an enterprise zone does not grant or imply permission to develop land within the Zone without complying with all prevailing zoning, regulatory and permitting processes and restrictions of any and all local jurisdictions; nor does it indicate any public intent to modify those processes or restrictions, unless otherwise in agreement with applicable comprehensive land use plans; and

WHEREAS, this Enterprise Zone and the three to five year property tax exemption that it offers for new investments in plant and equipment by eligible business firms are critical elements of local efforts to increase employment opportunities, to raise local incomes, to attract investments by new and existing businesses and to secure and diversify the local economic base; and

WHEREAS, the citizens of Columbia County will be favorably impacted by increased job opportunities at this newly added site; and

WHEREAS, the City of Scappoose will become a zone sponsor along with Columbia County, the City of St. Helens and the City of Columbia City; and

WHEREAS, the zone sponsors will jointly comply with the requirements and provisions of ORS Chapter 285C; and

WHEREAS, the zone manager will continue to be the St. Helens City Administrator, Chad Olsen, unless all zone sponsors determine otherwise; and

WHEREAS, special notification was sent to all affected taxing districts in the Zone; and

WHEREAS, a public meeting was held on January 12, 2011, to hear the response of the taxing districts;

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The Board of County Commissioners of Columbia County, Oregon, requests that the boundary of the St. Helens/Columbia City Enterprise Zone be altered to include those portion of the unincorporated territory of Columbia County, and those portions of the incorporated territory of the City of Scappoose, depicted in Exhibit A-Exhibit G, which are attached hereto and are incorporated herein by this reference, and as legally described in Exhibit H, which is attached hereto and is incorporated herein by this reference.
2. The Board of County Commissioners requests that the name of the St. Helens/Columbia City Enterprise Zone be changed to the "South Columbia County Enterprise Zone" with boundaries as depicted in Exhibit I, and as legally described in Exhibit J, which are attached hereto and are incorporated herein by this reference.
3. This Resolution shall be submitted to the Director of the Oregon Economic and Community Development Department. Chad Olsen, St. Helens City Administrator, is authorized to submit the application for the City of St. Helens, the City of Columbia City, the City of Scappoose, and Columbia County.

DATED this 12<sup>th</sup> day of Jan, 2011.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_

Anthony Hyde, Chair

By: \_\_\_\_\_

Earl Fisher, Commissioner

By: \_\_\_\_\_

Henry Heimuller, Commissioner

Approved as to form

By: Sarah Hanson  
Office of County Counsel

Exhibit A

Exhibit B

Exhibit C




Exhibit D

Exhibit E

Exhibit F

Exhibit G

## Legend

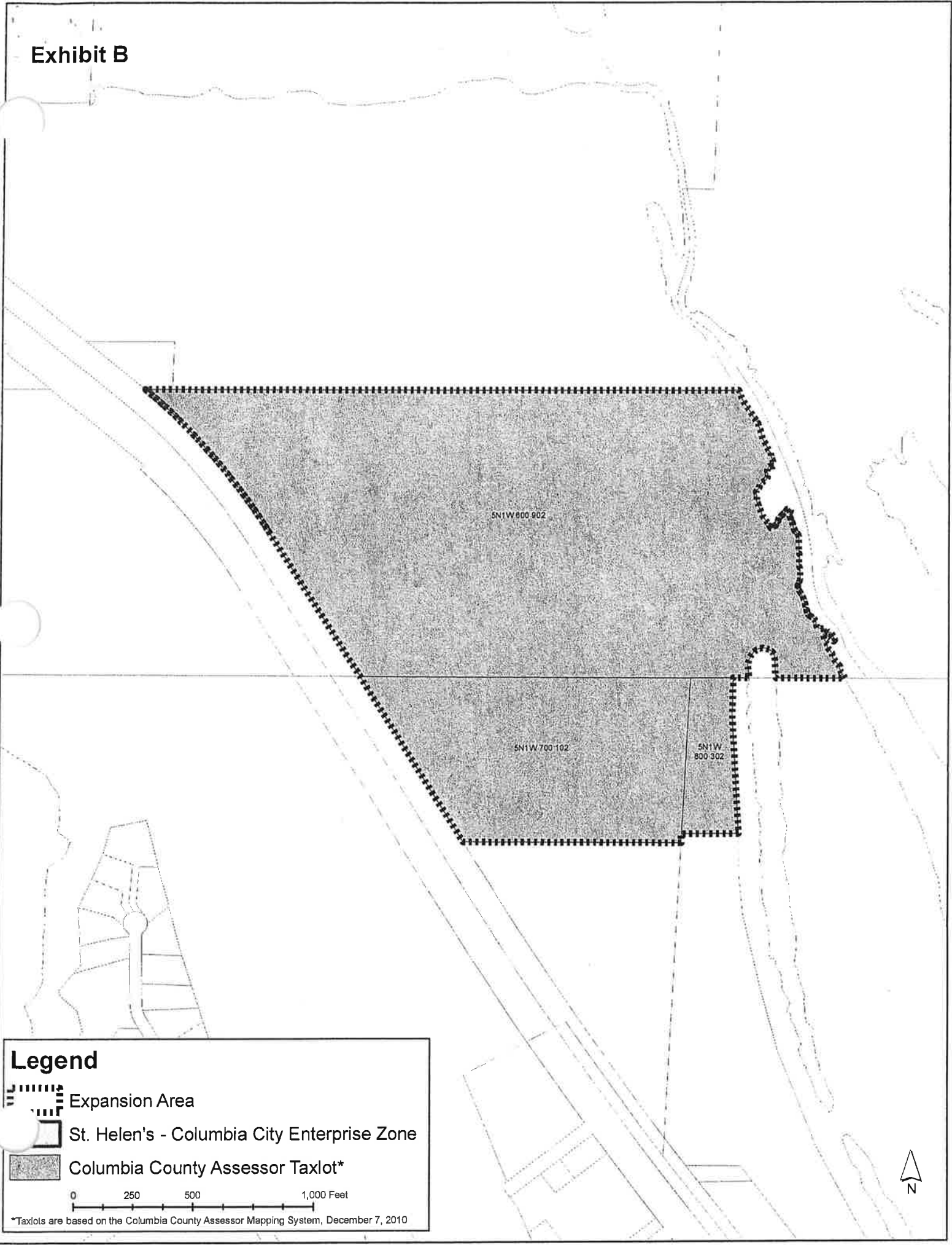
-  Expansion Area
-  St. Helen's - Columbia City Enterprise Zone
-  Columbia County Assessor Taxlot\*

0 0.5 1 2 Miles




\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010



## Exhibit B



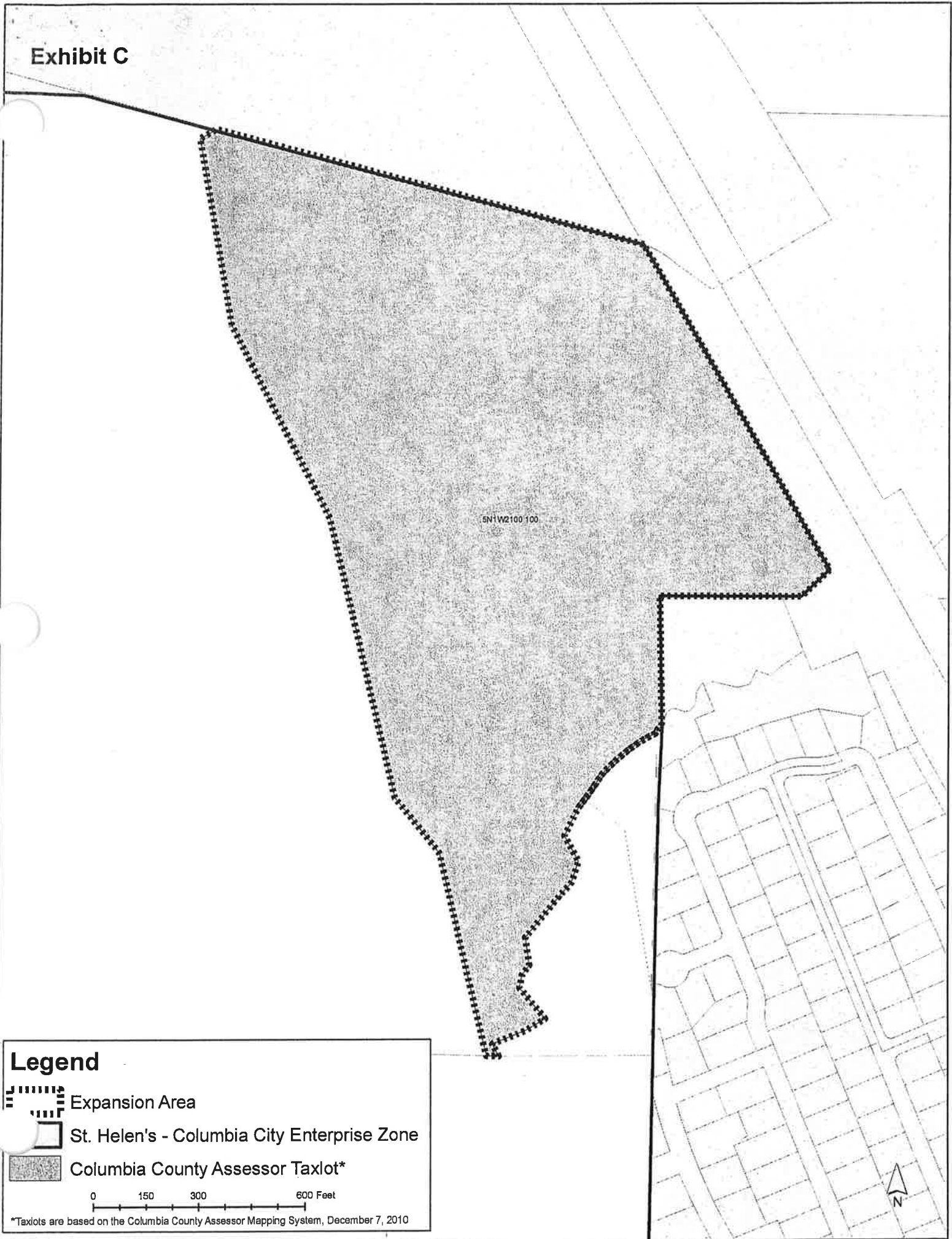
### Legend

-  Expansion Area
-  St. Helen's - Columbia City Enterprise Zone
-  Columbia County Assessor Taxlot\*




0 250 500 1,000 Feet

\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010

# Exhibit C



## Legend

-  Expansion Area
-  St. Helen's - Columbia City Enterprise Zone
-  Columbia County Assessor Taxlot\*

0 150 300 600 Feet




\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010



Exhibit D



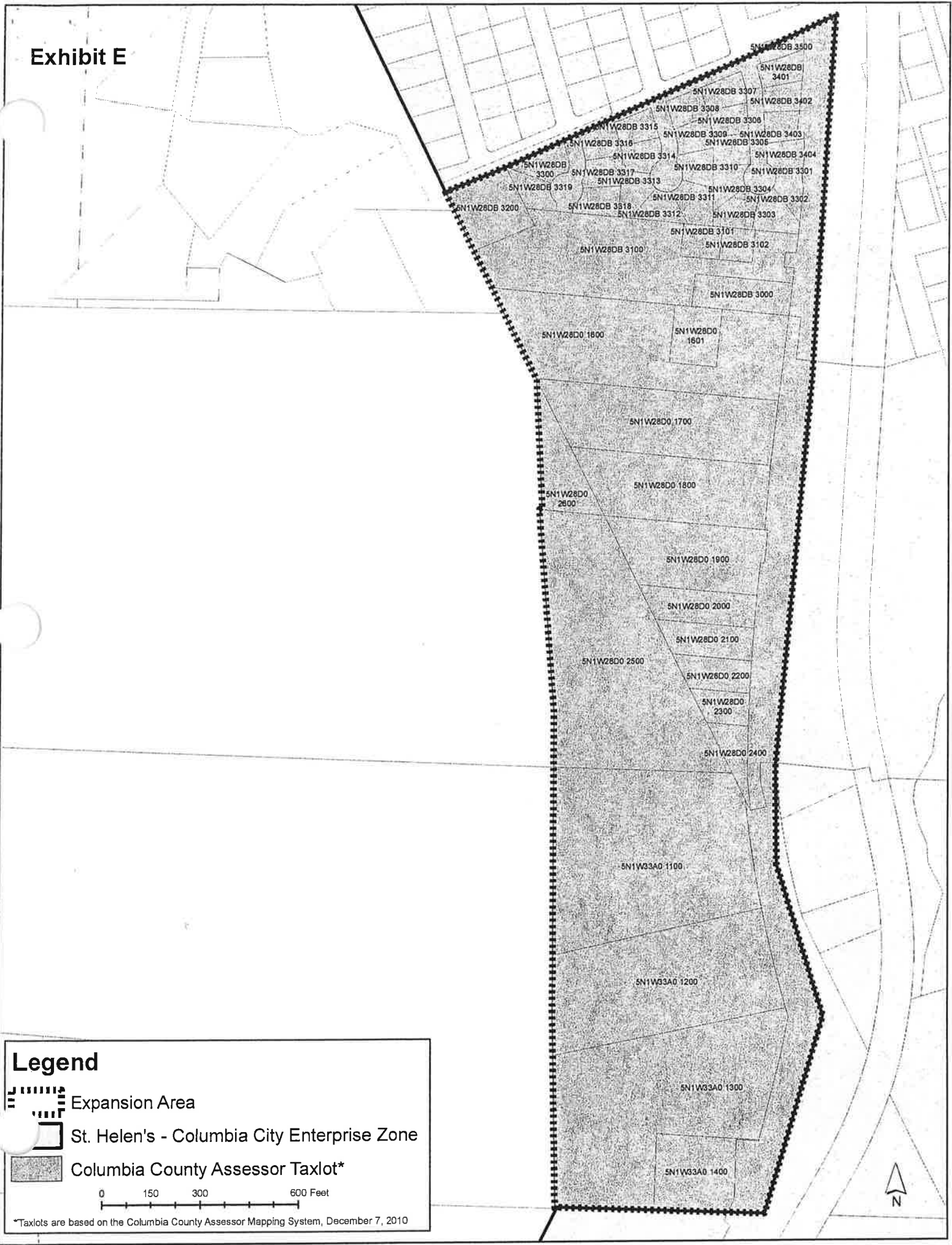
Legend

-  Expansion Area
-  St. Helen's - Columbia City Enterprise Zone
-  Columbia County Assessor Taxlot\*

0 100 200 400 Feet

\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010

# Exhibit E



## Legend

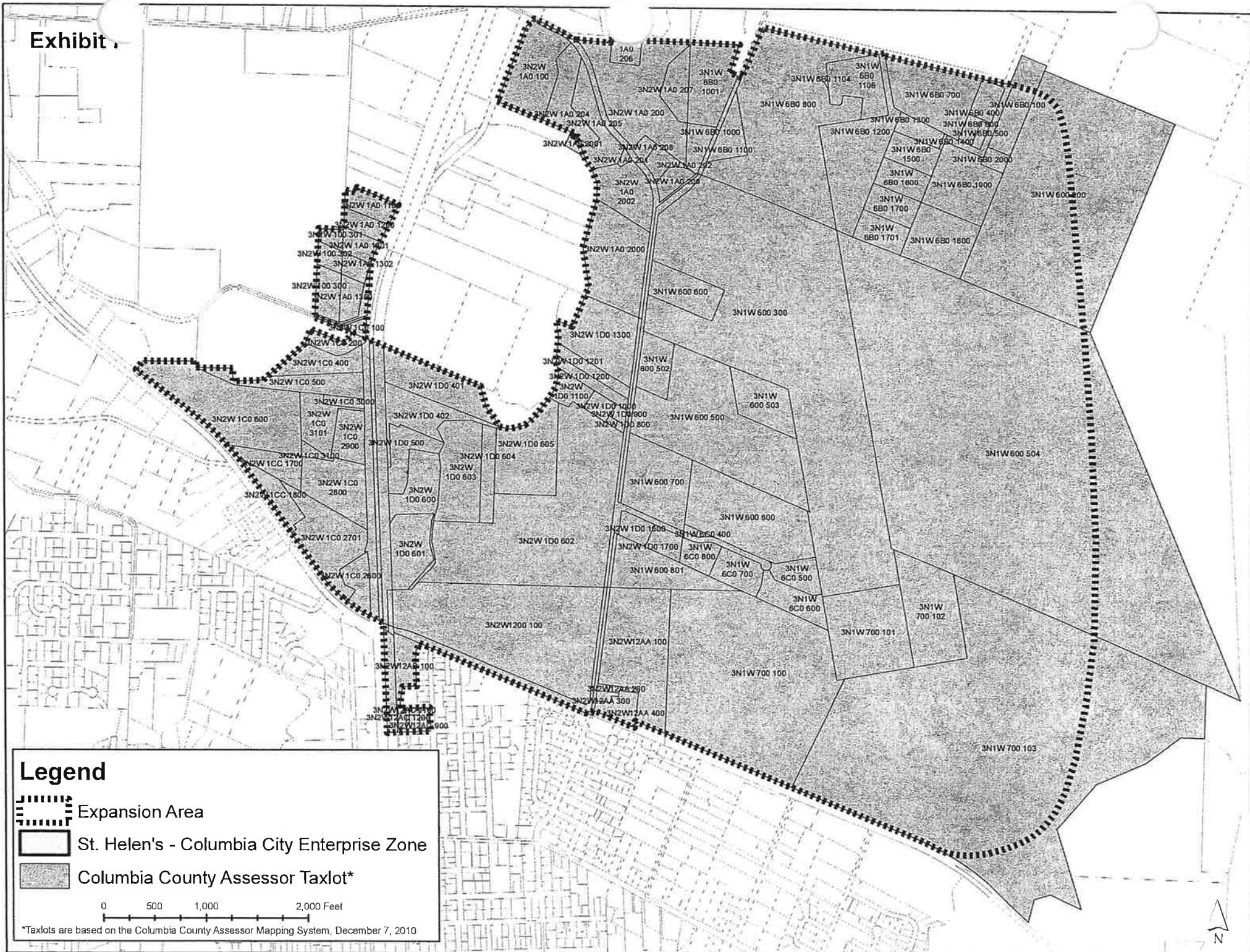
- Expansion Area
- St. Helen's - Columbia City Enterprise Zone
- Columbia County Assessor Taxlot\*

0 150 300 600 Feet

\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010

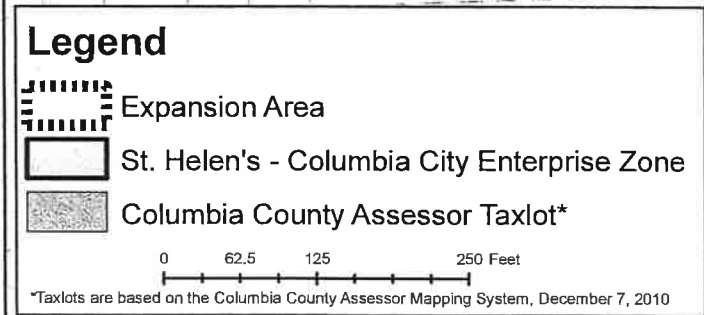


## Exhibit 1





## Exhibit



## **EXHIBIT H**

### **South Columbia County Enterprise Zone Expansion Areas Legal Description**

#### **-EXHIBIT B LEGAL DESCRIPTION-**

A parcel of land lying in Sections 5, 6, 7 and 8, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, being comprised of Columbia County tax lots: 5N1W 600-902; 5N1W 700-102 and 5N1W 800-302. Exhibit A contains 0.12 square miles.

#### **-EXHIBIT C LEGAL DESCRIPTION-**

A parcel of land lying in the Northwest one-quarter of Section 21 and the Northeast one-quarter of Section 20, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, being comprised of Columbia County tax lot 5N1W2100-100. Exhibit B contains 0.08 square miles.

#### **-EXHIBIT D LEGAL DESCRIPTION-**

A parcel of land lying in North one-half of Section 28, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, described as follows: beginning at the Northwest corner of Columbia County tax lot 5N1W28BD-102; thence Northeasterly, Southeasterly, Southwesterly and Northwesterly along the respective side lines of the following Columbia County tax lots all such that the side line followed will form a contiguous boundary line, placing said tax lots into this district and crossing any roads or streets encountered in the most direct path to get from one tax lot corner to the next: 5N1W28BD-102, -100, -300 and -200. Said Parcel also contains all that portion of E Street and 6<sup>th</sup> Street that would by virtue of a Street Vacation, inure to said tax lot -100 and -300. Exhibit C contains 0.04 square miles.

#### **-EXHIBIT E LEGAL DESCRIPTION-**

A Parcel of land lying in Sections 28 and 33, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, filling in a notch in the July 1, 2010, Westerly boundary of the St. Helens – Columbia City Enterprise Zone boundary, said Parcel being described as follows: beginning at an exterior angle point in the Westerly line of said Enterprise Zone's boundary existing July, 2010 that is also the Northwest corner of Columbia County tax lot 5N1W28DB-3200; thence Northeasterly, Southeasterly and Southwesterly, following said Westerly line of said Enterprise Zone's boundary existing July, 2010, a distance of 5,677± feet, to the Southwest corner of Columbia County tax lot 5N1W33A0-1300; thence departing from said Westerly line of said Enterprise Zone's boundary existing July, 2010 and tracing the Westerly boundary of the following Columbia County tax lots a distance of 3,185± feet to the point of beginning: 5N1W33A0-1300, -1200, -1100; 5N1W28D0-2500, -2600, -1600; 5N1W28DB-3100 and -3200. Exhibit D contains 0.10 square miles.

#### **-EXHIBIT F LEGAL DESCRIPTION-**

A Tract of land in the vicinity of the Northerly end of Scappoose, Oregon and lying in Sections 6 and 7 of Township 3 North, Range 1 West and in Sections 1 and 12 of Township 3 North, Range 2 West, all in the Willamette Meridian, Columbia County, Oregon, described as follows:

Beginning at the Southwest corner of Columbia County tax lot 3N1W 700-103;  
thence Southeasterly, along the Southerly line of said tax lot, a distance of 1569.504;

thence S 72-23-22 E a distance of 95.449 feet;  
 thence S 83-55-57 E a distance of 128.921 feet;  
 thence N 86-36-19 E a distance of 131.141 feet;  
 thence N 78-47-51 E a distance of 139.116 feet;  
 thence N 71-46-44 E a distance of 113.068 feet;  
 thence N 69-44-48 E a distance of 110.853 feet;  
 thence N 63-51-16 E a distance of 108.067 feet;  
 thence N 60-2-25 E a distance of 100.639 feet;  
 thence N 47-54-7 E a distance of 147.969 feet;  
 thence N 35-44-28 E a distance of 92.093 feet;  
 thence N 35-31-58 E a distance of 107.444 feet;  
 thence N 23-10-13 E a distance of 115.017 feet;  
 thence N 21-57-5 E a distance of 135.175 feet;  
 thence N 13-14-32 E a distance of 343.434 feet;  
 thence N 7-44-53 E a distance of 522.04 feet;  
 thence N 4-22-6 E a distance of 634.507 feet;  
 thence N 2-17-50 W a distance of 62.841 feet, to a point on the Northerly line of said tax lot 3N1W 700-103 lying S 69-45-51 E 1496.803 feet from the Northwest Corner thereof, said point being on the Southerly line of Columbia County tax lot 3N1W 600-504 that is Easterly 2160.254 feet from it's Southwesterly Corner;  
 thence N 2-17-50 W a distance of 936.330 feet;  
 thence N 5-42-37 W a distance of 506.855 feet;  
 thence N 5-42-37 W a distance of 551.493 feet;  
 thence N 7-28-00 W a distance of 1025.172 feet to a point on the North line of said tax lot 3N1W 600-504 that is Southeasterly, a distance of 2600.242 from the Northwest Corner thereof, said point also being on the Southerly line on Columbia County tax lot 3N1W 600-200 that is Easterly 1303.361 feet from it's Southwest Corner;  
 thence N 8-20-20 W a distance of 1659.043 feet;  
 thence N 10-50-13 W a distance of 249.805 feet;  
 thence N 15-50-37 W a distance of 148.208 feet;  
 thence N 19-24-9 W a distance of 92.337 feet;  
 thence N 27-44-52 W a distance of 40.362 feet;  
 thence N 38-33-40 W a distance of 42.762 feet;  
 thence N 41-5-22 W a distance of 44.177 feet;  
 thence N 48-31-30 W a distance of 38.668 feet;  
 thence N 58-49-46 W a distance of 42.939 feet;  
 thence N 61-51-36 W a distance of 41.014 feet;  
 thence N 69-16-0 W a distance of 64.486 feet to a point on the West line of said tax lot 3N1W 600-200 that is 218.420 feet Southerly of the Northwest corner thereof, said point also being on the East line of Columbia County tax lot 3N1W 6B0-100 that is Southwesterly, a distance of 275.157 feet from the Northeast corner thereof;  
 thence N 77-05-01 W a distance of 237± feet to the intersections of the Easterly line of Ring-A-Ring Road, Northerly line of Moore Road and the Westerly line of said tax lot;  
 thence N 82-53-40 W a distance of 301.852± feet to the Northwesterly Corner of Columbia County tax lot 3N1W 6B0-400 and the Southerly line of said Moore Road;  
 thence, Northwesterly along the North lines of Columbia County tax lots 3N1W 6B0-700, -1200, -1106 and -800 a distance of 2230± feet to the Easterly line of Honeyman Road;

thence Southerly, along said Easterly line a distance of 526± feet to a point of intersection with the Easterly extension of the Northeasterly line of Columbia County tax lot 3N1W 6B0-1001 after passing through the most Easterly Corner of said tax lot;

thence Northwesterly along said Easterly extension of said tax lot, a distance of 40± feet to the Westerly line of Honeyman Road and the most Easterly corner of said tax lot -1001;

thence Northwesterly, Northeasterly and Westerly along the Easterly and Northerly lines of said tax lot, a distance of 820± feet to the Northwest corner of said tax lot, said point also being the Northeasterly corner of Columbia County tax lot 3N2W 1A0-200;

thence Westerly along the Northerly line of said tax lot -200 and the East, North and West lines of Columbia County tax lot 3N2W 1A0-206, back to said Northerly line of tax lot -200 and thence continuing Westerly, an additional 438± feet, along said North line and the Westerly extension thereof, to the center line of West Lane;

thence Westerly, along said center line a distance of 410± feet, to the Northerly extension of the West line of McKay Drive; thence Southerly along said Northerly extension and the West line of McKay Drive, a distance of 892± feet to the Southwest corner of Columbia County tax lot 3N2W 1A0-100;

thence Easterly, Southerly and Northerly along the respective side lines of the following Columbia County tax lots all such that the side line followed will continue this boundary line and place said tax lots into this district:

3N2W 1A0-100, -204, -205, -2002, -2000;

3N2W 1D0-1300, -1201, -1200, -1100, -605 and -401, to the Northwest corner of said tax lot -401, said point lying on the Easterly line of the Portland & Western Railroad;

thence Northwesterly, crossing said Railroad and the Columbia River Highway, to the Southeast corner of Columbia County tax lot 3N2W 1C0-100;

thence Northerly a distance of 202± feet to the Northeast corner of said tax lot, said point also being the intersection of the Southerly line of Gilmore Road and the Westerly line of the Columbia River Highway;

thence Northerly, a distance of 520± feet to the Southeast corner of Columbia County tax lot 3N2W 1A0-1301;

thence Northerly, tracing the following Columbia County tax lot lines, 3N2W 1A0-1301, -1200, -1100 to the Northeasterly corner of said tax lot -1100;

thence Westerly, along the Northerly line of said tax lot to the most Westerly North corner thereof;

thence Southerly along the West lines of Columbia County tax lots 3N2W 1A0-1100, -1200 and -1301 a distance of 392± feet, to the Northeast corner of Columbia County tax lot 3N2W 100-301;

thence Westerly to the Northwest corner of said tax lot;

thence Southerly, along the West lines of Columbia County tax lots 3N2W 100--301, -302 and -300, a distance of 829± feet to the North line of said Gilmore Road;

thence Southerly, perpendicular to said Gilmore Road line, to the Southerly line of said Gilmore Road;

thence Southeasterly, along said Southerly line, a distance of 219± feet, to the most Westerly corner of aforesaid Columbia County tax lot 3N2W 1C-100;

thence Easterly, Southerly, Westerly and Southeasterly, a distance of 6200± feet along the respective side lines of the following tax lots such that the side line followed will continue this boundary line and place said tax lots into this district: 3N2W 1C0-100, -200, -400, -500 and -600;

3N2W 1CC-1700 and -1800;

3N2W 1C0-2701 and -2600 to the Southeast corner of said tax lot -2600 at the intersection of the North line of CZ Road and the West line of said Columbia River Highway;

thence Southeasterly following North line of said CZ Road, a distance of 167± feet to the Westerly line of the Portland & Western Railroad;



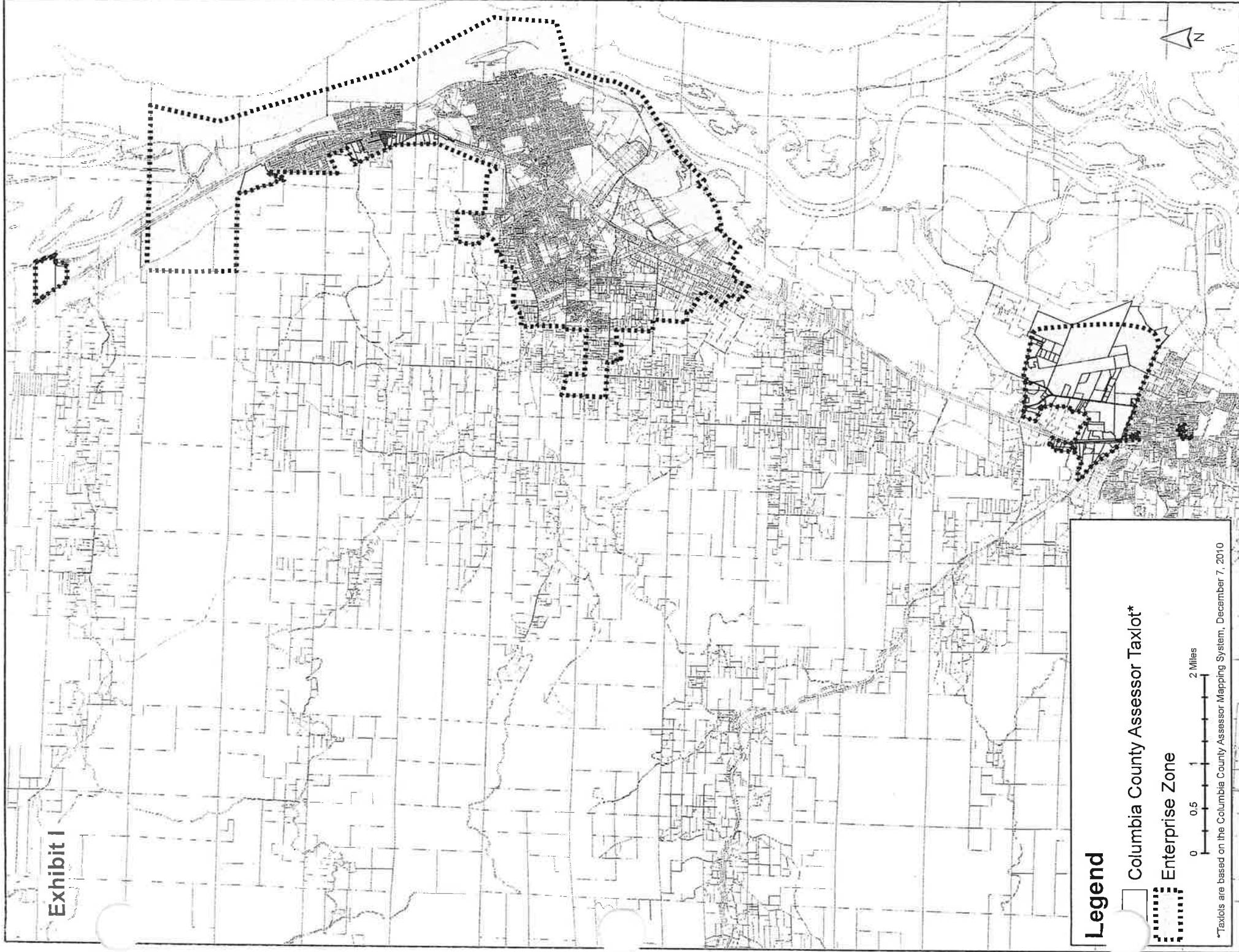
thence Southerly, along said Westerly line, a distance of 1070± feet to the intersection of the Westerly extension of the center line of NE Williams Street;  
 thence Easterly, along said extension and the center line of NE Williams Street, a distance of 426± feet to the intersection of the West line of NE 2<sup>nd</sup> Street;  
 thence Northerly, along said West line, a distance of 230± feet to the Southeast corner of Lot or Tract 1, Johnson Estates, Columbia County, Oregon;  
 thence S 86-25-30 W, along the South line of said Lot or Tract 1, a distance of 294.53' to the Southwest corner thereof, said point also being the Southeast corner of Lot or Tract 23 of said Johnson Estates;  
 thence Northerly along the Easterly line of said Lot or Tract 23 to the Northeast corner thereof, said point being on the Southerly line of said CZ Road;  
 thence S 70-54-15 E, along said Southerly line, a distance of 1760± feet to the Northeasterly corner of Lot 1, Harmony Park, Columbia County, Oregon, said point also being the intersection of the Westerly line of West Lane;  
 thence Northeasterly and diagonally across CZ Road to the intersection of the CZ Road Northerly line with the Easterly line of said West Lane, said point also being the Southwest Corner of Columbia County tax lot 3N2W12AA-400;  
 thence Easterly, a distance of 2150± feet, along the respective side lines of the following Columbia County tax lots such that the side line followed will continue this boundary line and place said tax lots into this district: 3N2W12AA-400, -100 and 3N1W 700-100 to the Southeast corner thereof and the point of beginning. Exhibit E contains 1.65 square miles.

#### -EXHIBIT G LEGAL DESCRIPTION-

A Parcel of land lying in the West one-half of the Southeast one-quarter of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon described as follows:  
 beginning at the point of intersection of the West line of the Portland & Western Railroad (formerly the S. P. & S. Railroad) and the Westerly extension of the center line of SE Santosh Street;  
 thence Easterly following said extension and the center line of said SE Santosh Street, a distance of 362± feet to a point of intersection with the center line of SE 2<sup>nd</sup> Street;  
 thence Northerly, following the said center line of SE 2<sup>nd</sup> Street, a distance of 130± feet to a point of intersection with the Westerly extension of the North line of Lot 9, Block 2, Greenwood Annex, Columbia County, Oregon;  
 thence Easterly, tracing said Westerly extension of the North line of said Lot 9, the North line of Lot 9, the North line of Lot 2 of said Block 2 and the Easterly extension of the North line of said Lot 2, a distance of 261± feet to the center line of SE 3<sup>rd</sup> Street;  
 thence Southerly, following said center line of SE 3<sup>rd</sup> Street, a distance of 130± feet to the said center line of SE Santosh Street;  
 thence Easterly, following said center line of SE Santosh Street, a distance of 155± feet to a point of intersection with the Northerly extension of the Easterly line of Columbia County tax lot 3N2W12DC-1500;  
 thence Southerly along said Northerly extension and the Easterly line of said tax lot, a distance of 110± feet to the Southeast corner of said tax lot, said point lying on the Northerly line of Columbia County tax lot 3N2W12DC-1400;  
 thence Easterly, along said Northerly line, a distance of 46.5± feet to the Northeast corner of said tax lot -1400;  
 thence Southerly, along the Easterly line of said tax lot -1400, a distance of 109.86± feet to the Southeast corner thereof; thence Southerly a distance of 50± feet to the Northeast corner of Lot 3, Steinfeld Acre,

Columbia County, Oregon, said point lying on the North line of Parcel 2, Partition Plat NO. 2005-14, Columbia County, Oregon;  
thence Westerly along the Northerly lines of said Parcel 2, a distance of 206.42± feet to the Northwest Corner of said Parcel 2 AND said Steinfeld Acre;  
thence Southerly along the West line of said Steinfeld Acre, a distance of 2.00 feet to the Northeast corner of Steinfeld West, Columbia County, Oregon;  
thence Westerly, along said Northerly line of Steinfeld West, a distance of 288± feet to a point of intersection with the Southerly extension of the Westerly line of SE 2<sup>nd</sup> Street as laid out and platted in said Greenwood Annex;  
thence Northerly, following said Southerly extension, a distance of 12± feet to the Southerly line of SE Elm Street as laid out and platted in said Greenwood Annex;  
thence Westerly, following said Southerly line of SE Elm Street as laid out and platted, said line also being the Southerly line of said Greenwood Annex, a distance of 230± feet to the Easterly line of the said Portland & Western Railroad, said point being the Southwest corner of said Greenwood Annex;  
thence Southerly, along said Easterly Railroad line, a distance of 508± feet to the Southwest corner of Lot 51, First Addition to Steinfeld West, Columbia County, Oregon;  
thence Westerly, along the Westerly extension of the Southerly line of said Lot 5, a distance of 101± feet, to it's intersection with said Westerly line of said Portland & Western Railroad;  
thence Northerly, tracing said Westerly line, a distance of 753± feet to the point of beginning.  
Exhibit F contains 0.01 square miles.

## Exhibit I



## Legend

□ Columbia County Assessor Taxlot\*

--- Enterprise Zone

0 0.5 1 2 Miles

\*Taxlots are based on the Columbia County Assessor Mapping System, December 7, 2010

## **EXHIBIT J**

### **South Columbia County Enterprise Zone Legal Description**

All land within the urban growth boundary of St. Helens as of 1992.

All land within the urban growth boundary of Columbia City as of June 11, 2003.

Property defined as lots 100,200,201,300,301,302 & 400 on Columbia County Assessor's map 05n01w16.

Property defined as lots 100,200,204,205 & 400 on Columbia County Assessor's map 05n01w17.

Property defined as lot 100 on Columbia County Assessor's map 05n01w21 east of Highway 30.

A parcel of land lying in Sections 5, 6, 7 and 8, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, being comprised of Columbia County tax lots: 5N1W 600-902; 5N1W 700-102 and 5N1W 800-302.

A parcel of land lying in the Northwest one-quarter of Section 21 and the Northeast one-quarter of Section 20, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, being comprised of Columbia County tax lot 5N1W2100-100.

A parcel of land lying in North one-half of Section 28, all in Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, described as follows: beginning at the Northwest corner of Columbia County tax lot 5N1W28BD-102; thence Northeasterly, Southeasterly, Southwesterly and Northwesterly along the respective side lines of the following Columbia County tax lots all such that the side line followed will form a contiguous boundary line, placing said tax lots into this district and crossing any roads or streets encountered in the most direct path to get from one tax lot corner to the next: 5N1W28BD-102, -100, -300 and -200. Said Parcel also contains all that portion of E Street and 6<sup>th</sup> Street that would by virtue of a Street Vacation, inure to said tax lot -100 and -300.

A Parcel of land lying in Sections 28 and 33, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, filling in a notch in the July 1, 2010, Westerly boundary of the St. Helens – Columbia City Enterprise Zone boundary, said Parcel being described as follows: beginning at an exterior angle point in the Westerly line of said Enterprise Zone's boundary existing July, 2010 that is also the Northwest corner of Columbia County tax lot 5N1W28DB-3200; thence Northeasterly, Southeasterly and Southwesterly, following said Westerly line of said Enterprise Zone's boundary existing July, 2010, a distance of 5,677± feet, to the Southwest corner of Columbia County tax lot 5N1W33A0-1300; thence departing from said Westerly line of said Enterprise Zone's boundary existing July, 2010 and tracing the Westerly boundary of the following Columbia County tax lots a distance of 3,185± feet to the point of beginning: 5N1W33A0-1300, -1200, -1100; 5N1W28D0-2500, -2600, -1600; 5N1W28DB-3100 and -3200.

A Tract of land in the vicinity of the Northerly end of Scappoose, Oregon and lying in Sections 6 and 7 of Township 3 North, Range 1 West and in Sections 1 and 12 of Township 3 North, Range 2 West, all in



the Willamette Meridian, Columbia County, Oregon, described as follows:

Beginning at the Southwest corner of Columbia County tax lot 3N1W 700-103;

thence Southeasterly, along the Southerly line of said tax lot, a distance of 1569.504;

thence S 72-23-22 E a distance of 95.449 feet;

thence S 83-55-57 E a distance of 128.921 feet;

thence N 86-36-19 E a distance of 131.141 feet;

thence N 78-47-51 E a distance of 139.116 feet;

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thence N 63-51-16 E a distance of 108.067 feet;

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thence N 47-54-7 E a distance of 147.969 feet;

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thence N 23-10-13 E a distance of 115.017 feet;

thence N 21-57-5 E a distance of 135.175 feet;

thence N 13-14-32 E a distance of 343.434 feet;

thence N 7-44-53 E a distance of 522.04 feet;

thence N 4-22-6 E a distance of 634.507 feet;

thence N 2-17-50 W a distance of 62.841 feet, to a point on the Northerly line of said tax lot 3N1W 700-103 lying S 69-45-51 E 1496.803 feet from the Northwest Corner thereof, said point being on the Southerly line of Columbia County tax lot 3N1W 600-504 that is Easterly 2160.254 feet from it's Southwesterly Corner;

thence N 2-17-50 W a distance of 936.330 feet;

thence N 5-42-37 W a distance of 506.855 feet;

thence N 5-42-37 W a distance of 551.493 feet;

thence N 7-28-00 W a distance of 1025.172 feet to a point on the North line of said tax lot 3N1W 600-504 that is Southeasterly, a distance of 2600.242 from the Northwest Corner thereof, said point also being on the Southerly line on Columbia County tax lot 3N1W 600-200 that is Easterly 1303.361 feet from it's Southwest Corner;

thence N 8-20-20 W a distance of 1659.043 feet;

thence N 10-50-13 W a distance of 249.805 feet;

thence N 15-50-37 W a distance of 148.208 feet;

thence N 19-24-9 W a distance of 92.337 feet;

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thence N 48-31-30 W a distance of 38.668 feet;

thence N 58-49-46 W a distance of 42.939 feet;

thence N 61-51-36 W a distance of 41.014 feet;

thence N 69-16-0 W a distance of 64.486 feet to a point on the West line of said tax lot 3N1W 600-200 that is 218.420 feet Southerly of the Northwest corner thereof, said point also being on the East line of Columbia County tax lot 3N1W 6B0-100 that is Southwesterly, a distance of 275.157 feet from the Northeast corner thereof;

thence N 77-05-01 W a distance of 237± feet to the intersections of the Easterly line of Ring-A-Ring Road, Northerly line of Moore Road and the Westerly line of said tax lot;

thence N 82-53-40 W a distance of 301.852± feet to the Northwesterly Corner of Columbia County tax

lot 3N1W 6B0-400 and the Southerly line of said Moore Road;  
 thence, Northwesterly along the North lines of Columbia County tax lots 3N1W 6B0-700, -1200, -1106 and -800 a distance of 2230± feet to the Easterly line of Honeyman Road;  
 thence Southerly, along said Easterly line a distance of 526± feet to a point of intersection with the Easterly extension of the Northeasterly line of Columbia County tax lot 3N1W 6B0-1001 after passing through the most Easterly Corner of said tax lot;  
 thence Northwesterly along said Easterly extension of said tax lot, a distance of 40± feet to the Westerly line of Honeyman Road and the most Easterly corner of said tax lot -1001;  
 thence Northwesterly, Northeasterly and Westerly along the Easterly and Northerly lines of said tax lot, a distance of 820± feet to the Northwest corner of said tax lot, said point also being the Northeasterly corner of Columbia County tax lot 3N2W 1A0-200;  
 thence Westerly along the Northerly line of said tax lot -200 and the East, North and West lines of Columbia County tax lot 3N2W 1A0-206, back to said Northerly line of tax lot -200 and thence continuing Westerly, an additional 438± feet, along said North line and the Westerly extension thereof, to the center line of West Lane;  
 thence Westerly, along said center line a distance of 410± feet, to the Northerly extension of the West line of McKay Drive; thence Southerly along said Northerly extension and the West line of McKay Drive, a distance of 892± feet to the Southwest corner of Columbia County tax lot 3N2W 1A0-100;  
 thence Easterly, Southerly and Northerly along the respective side lines of the following Columbia County tax lots all such that the side line followed will continue this boundary line and place said tax lots into this district:  
 3N2W 1A0-100, -204, -205, -2002, -2000;  
 3N2W 1D0-1300, -1201, -1200, -1100, -605 and -401, to the Northwest corner of said tax lot -401, said point lying on the Easterly line of the Portland & Western Railroad;  
 thence Northwesterly, crossing said Railroad and the Columbia River Highway, to the Southeast corner of Columbia County tax lot 3N2W 1C0-100;  
 thence Northerly a distance of 202± feet to the Northeast corner of said tax lot, said point also being the intersection of the Southerly line of Gilmore Road and the Westerly line of the Columbia River Highway;  
 thence Northerly, a distance of 520± feet to the Southeast corner of Columbia County tax lot 3N2W 1A0-1301;  
 thence Northerly, tracing the following Columbia County tax lot lines, 3N2W 1A0-1301, -1200, -1100 to the Northeasterly corner of said tax lot -1100;  
 thence Westerly, along the Northerly line of said tax lot to the most Westerly North corner thereof;  
 thence Southerly along the West lines of Columbia County tax lots 3N2W 1A0-1100, -1200 and -1301 a distance of 392± feet, to the Northeast corner of Columbia County tax lot 3N2W 100-301;  
 thence Westerly to the Northwest corner of said tax lot;  
 thence Southerly, along the West lines of Columbia County tax lots 3N2W 100--301, -302 and -300, a distance of 829± feet to the North line of said Gilmore Road;  
 thence Southerly, perpendicular to said Gilmore Road line, to the Southerly line of said Gilmore Road;  
 thence Southeasterly, along said Southerly line, a distance of 219± feet, to the most Westerly corner of aforesaid Columbia County tax lot 3N2W 1C-100;  
 thence Easterly, Southerly, Westerly and Southeasterly, a distance of 6200± feet along the respective side lines of the following tax lots such that the side line followed will continue this boundary line and place said tax lots into this district: 3N2W 1C0-100, -200, -400, -500 and -600;  
 3N2W 1CC-1700 and -1800;  
 3N2W 1C0-2701 and -2600 to the Southeast corner of said tax lot -2600 at the intersection of the North

line of CZ Road and the West line of said Columbia River Highway;  
 thence Southeasterly following North line of said CZ Road, a distance of 167± feet to the Westerly line of the Portland & Western Railroad;  
 thence Southerly, along said Westerly line, a distance of 1070± feet to the intersection of the Westerly extension of the center line of NE Williams Street;  
 thence Easterly, along said extension and the center line of NE Williams Street, a distance of 426± feet to the intersection of the West line of NE 2<sup>nd</sup> Street;  
 thence Northerly, along said West line, a distance of 230± feet to the Southeast corner of Lot or Tract 1, Johnson Estates, Columbia County, Oregon;  
 thence S 86-25-30 W, along the South line of said Lot or Tract 1, a distance of 294.53' to the Southwest corner thereof, said point also being the Southeast corner of Lot or Tract 23 of said Johnson Estates;  
 thence Northerly along the Easterly line of said Lot or Tract 23 to the Northeast corner thereof, said point being on the Southerly line of said CZ Road;  
 thence S 70-54-15 E, along said Southerly line, a distance of 1760± feet to the Northeasterly corner of Lot 1, Harmony Park, Columbia County, Oregon, said point also being the intersection of the Westerly line of West Lane;  
 thence Northeasterly and diagonally across CZ Road to the intersection of the CZ Road Northerly line with the Easterly line of said West Lane, said point also being the Southwest Corner of Columbia County tax lot 3N2W12AA-400;  
 thence Easterly, a distance of 2150± feet, along the respective side lines of the following Columbia County tax lots such that the side line followed will continue this boundary line and place said tax lots into this district: 3N2W12AA-400, -100 and 3N1W 700-100 to the Southeast corner thereof and the point of beginning.

A Parcel of land lying in the West one-half of the Southeast one-quarter of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon described as follows:  
 beginning at the point of intersection of the West line of the Portland & Western Railroad (formerly the S. P. & S. Railroad) and the Westerly extension of the center line of SE Santosh Street;  
 thence Easterly following said extension and the center line of said SE Santosh Street, a distance of 362± feet to a point of intersection with the center line of SE 2<sup>nd</sup> Street;  
 thence Northerly, following the said center line of SE 2<sup>nd</sup> Street, a distance of 130± feet to a point of intersection with the Westerly extension of the North line of Lot 9, Block 2, Greenwood Annex, Columbia County, Oregon;  
 thence Easterly, tracing said Westerly extension of the North line of said Lot 9, the North line of Lot 9, the North line of Lot 2 of said Block 2 and the Easterly extension of the North line of said Lot 2, a distance of 261± feet to the center line of SE 3<sup>rd</sup> Street;  
 thence Southerly, following said center line of SE 3<sup>rd</sup> Street, a distance of 130± feet to the said center line of SE Santosh Street;  
 thence Easterly, following said center line of SE Santosh Street, a distance of 155± feet to a point of intersection with the Northerly extension of the Easterly line of Columbia County tax lot 3N2W12DC-1500;  
 thence Southerly along said Northerly extension and the Easterly line of said tax lot, a distance of 110± feet to the Southeast corner of said tax lot, said point lying on the Northerly line of Columbia County tax lot 3N2W12DC-1400;  
 thence Easterly, along said Northerly line, a distance of 46.5± feet to the Northeast corner of said tax lot -1400;  
 thence Southerly, along the Easterly line of said tax lot -1400, a distance of 109.86± feet to the

**Southeast** corner  
**thereof**; thence Southerly a distance of 50± feet to the Northeast corner of Lot 3, Steinfeld Acre,  
**Columbia** County, Oregon, said point lying on the North line of Parcel 2, Partition Plat NO. 2005-14,  
**Columbia** County, Oregon;  
**thence** Westerly along the Northerly lines of said Parcel 2, a distance of 206.42± feet to the Northwest  
**Corner** of said Parcel 2 AND said Steinfeld Acre;  
**thence** Southerly along the West line of said Steinfeld Acre, a distance of 2.00 feet to the Northeast  
**corner** of Steinfeld West, Columbia County, Oregon;  
**thence** Westerly, along said Northerly line of Steinfeld West, a distance of 288± feet to a point of  
**intersection** with the Southerly extension of the Westerly line of SE 2<sup>nd</sup> Street as laid out and platted in  
**said Greenwood Annex**;  
**thence** Northerly, following said Southerly extension, a distance of 12± feet to the Southerly line of SE  
**Elm Street** as laid out and platted in said Greenwood Annex;  
**thence** Westerly, following said Southerly line of SE Elm Street as laid out and platted, said line also  
**being the** Southerly line of said Greenwood Annex, a distance of 230± feet to the Easterly line of the  
**said Portland & Western Railroad**, said point being the Southwest corner of said Greenwood Annex;  
**thence** Southerly, along said Easterly Railroad line, a distance of 508± feet to the Southwest corner of  
**Lot 51, First Addition to Steinfeld West, Columbia County, Oregon**;  
**thence** Westerly, along the Westerly extension of the Southerly line of said Lot 5, a distance of 101±  
**feet, to** it's intersection with said Westerly line of said Portland & Western Railroad;  
**thence** Northerly, tracing said Westerly line, a distance of 753± feet to the point of beginning.