

ORDINANCE NO. 2021-05

AN ORDINANCE OF THE CITY OF SEASIDE, OREGON, ANNEXING CERTAIN TERRITORY EAST OF THE CITY (Property located on Vacant Land 9th and Wahanna Road)

WHEREAS, there has been submitted to the City of Seaside, a written proposal for annexation to the City by the owner's consent, who also owns all of the land in the contiguous territory, described below which real property therein represents all of the assessed value of all real property in the contiguous territory to be annexed:

NOW, THEREFORE, THE CITY OF SEASIDE ORDAINS AS FOLLOWS:

SECTION 1. ANNEXATION AREA:

ALL THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION FOR PROPERTY, CLATSOP COUNTY DEED RECORDS, UNDER RECORDING INSTRUMENT #202003587 LOCATED ON 9TH AVENUE AND WAHANNA ROAD.

Lot 13, Block 15, SUBDIVISION OF STANLEY ACRES, in the County of Clatsop and State of Oregon.

Note: The Statutory Warranty Deed legal description was recorded May 15, 2020.

SECTION 2. ZONE – The subject property is zoned Suburban Residential (SR) in accordance with the zones established under the City of Seaside Comprehensive Plan & The Zoning Ordinance of Seaside, Oregon.

SECTION 3. RECORD – The City Recorder shall submit to the Secretary of the State of Oregon: (1) A copy of this Ordinance, and (2) a copy of the Statement of Consent of the landowner in the territory annexed. The City Recorder shall also send a description by metes and bounds or legal subdivisions of the new boundaries of the City of Seaside within ten (10) days of the effective date of annexation to the Clatsop County Assessor, the Clatsop County Clerk, Clatsop County Elections and the Clatsop County Planning Department.

SECTION 4. FIRE PROTECTION – The subject property is hereby withdrawn from the Seaside Rural Fire Protection District and included in the City of Seaside for fire protection purposes.

SECTION 5. ROAD DISTRICT - The subject property is hereby withdrawn from the Clatsop County Road District No. 1 and included in the City of Seaside Road District.

SECTION 6. POLICE PROTECTION – The subject property is hereby withdrawn from the Clatsop County Law Enforcement District and included in the City of Seaside for police protection purposes.

SECTION 7. WATER PROVISION – The subject property is hereby withdrawn from the Stanley Acres Water District and included in the City of Seaside for the purpose of providing water.

SECTION 8. FINDINGS – The City Council makes the following findings pertinent to the annexation:


- A. The City of Seaside has an acknowledged Comprehensive Plan.
- B. The subject property is within the City's adopted Urban Growth Boundary.
- C. The properties are contiguous to the City Limits.
- D. There is unanimous consent of the property owners.

SECTION 9. EFFECTIVE DATE – The effective date of this Ordinance is 22, day of December, 2021, in accordance with ORS 222.040 and 222.180.

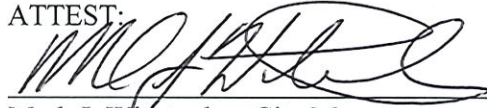
ADOPTED by the City Council of the City of Seaside on this 22 day of November, 2021, by the following roll call vote:

YEAS: POSALSKI, WRIGHT, PHILLIPS, HORNING, BARBER, MONTERO
NAYS: NONE
ABSTAIN: NONE
ABSENT: FRANK

SUBMITTED to and **APPROVED** by the Mayor on this 23 day of November, 2021.



JAY BARBER, MAYOR

ATTEST:


Mark J. Winstanley, City Manager

YOUNG

SEE MAP 6 10 15DB

WAHANNA

STREET

WAHANNA (THIRD ST)

10TH (LEWIS AVE)

8TH (RAILROAD AVE)

QUEEN

QUEEN

STREET

STREET (SECOND ST)

STREET

FIRST

CREEK

1/16 COR.

SEE MAP 6 10 15CC

SEE MAP 6 10 15CA

10TH

9TH

8TH

10-03
10-02

10-03
10-02

10-01

10-03
10-02

ACRES

SECTION 16

STANLEY

APPLICATION FOR ANNEXATION

CITY OF SEASIDE
989 BROADWAY
SEASIDE OREGON 97138
(503) 738-5511

5:

1. Applicant(s) (Please Print) ALEJANDRO PEDRAZA FRAGA

2. Applicant's mailing address:

Street P O BOX 1338
City CANNON BEACH
State OREGON Zip 97110

3. Telephone Numbers:

Home 971 320 0387
Work 503 436 2241

4. Legal description of property requested to be annexed (as a minimum attach a Tax Map): LOT 13 ON BLOCK 15 OF STANLEY ACRES SUBDIVISION

5. In the event this proposed annexation is approved, are you aware of the zoning on the subject property? Please briefly explain: YES, IT IS ON THE R2 ZONING

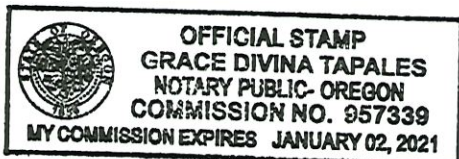
Signature of Applicant

Alejandro Pedraza Fraga

State of Oregon; County of Clatsop Signed or

attested before me on July 17, 2020 (date)

by Alejandro Pedraza Fraga (name(s) of person(s))



Notary Public for Oregon

Financial Service Rep. II
Title

My commission expires: January 02, 2021

NOTE: PROCESS WILL TAKE FROM 60 TO 120 DAYS



This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

RECORDING REQUESTED BY:



2263 N Roosevelt Dr.
Seaside, OR 97138



Recording Instrument #202003587
Recorded By: Clatsop County Clerk
of Pages: 2 Fee: 92.00
Transaction date: 05/15/2020 12:10:20
Deputy: Stethem-Norris

GRANTOR'S NAME:

Vacant Land Guys LLC, a Washington limited liability company

GRANTEE'S NAME:

Alejandro Pedraza Fraga and Maria de Jesus Negra Rangel

AFTER RECORDING RETURN TO:

Order No.: 360420002651-DP

Alejandro Pedraza Fraga and Maria de Jesus Negra Rangel

PO Box 1338

Cannon Beach, OR 97110

SEND TAX STATEMENTS TO:

Alejandro Pedraza Fraga and Maria de Jesus Negra Rangel

PO Box 1338

Cannon Beach, OR 97110

APN: 10753

Map: 61015CD 01200

Vacant Land, 61015CD 01200, Seaside, OR 97138

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Vacant Land Guys LLC, a Washington limited liability company. Grantor, conveys and warrants to Alejandro Pedraza Fraga and Maria de Jesus Negra Rangel, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clatsop, State of Oregon:

Lot 13, Block 15, SUBDIVISION OF STANLEY ACRES, in the County of Clatsop and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY-THREE THOUSAND AND NO/100 DOLLARS (\$33,000.00). (See ORS 93.030).

Subject to:

1. Rights of the public to any portion of the Land lying within the area commonly known as 9th Avenue.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

RECORDED BY TICOR
TITLE INS. CO. 360420002651

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5-13-2020

Vacant Land Guys LLC, a Washington limited liability company

BY: [Signature]
Aaron English
Chief Executive Manager

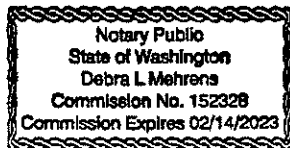
BY: [Signature]
Elizabeth English
Acquisitions Manager

State of Washington
County of Clark

This instrument was acknowledged before me on 5-13-2020, 2020 by Aaron English, as Chief Executive Manager for Vacant Land Guys LLC, a Washington limited liability company and Elizabeth English, as Acquisitions Manager for Vacant Land Guys LLC, a Washington limited liability company.

[Signature]
Notary Public - State of Washington

My Commission Expires: 02-14-23



Boundary Change Preliminary Review

DOR 4-P20-2021



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

City of Seaside
City Recorder
989 Broadway
Seaside OR 97138-6894

October 6, 2021

Documents received: 9/30/2021
From: Kim Jordan

This letter is to inform you that the Description and Map for your planned Annexation to the City of Seaside (Ord No 2021-05) in Clatsop County have been reviewed per your request. They MEET the requirements of ORS 308.225 for use with an Order, Ordinance, or Resolution which must be submitted to the Clatsop County Assessor and the Department of Revenue in final approved form before March 31 of the year in which the change will become effective.

If you have any questions please contact Robert Ayers, 503-983-3032