

**AFFIDAVIT OF POSTING
ORDINANCE CB-0-120-89**

STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
)
)
)
)
CITY OF WILSONVILLE)

I, the undersigned, City Recorder of the City of Wilsonville, State of Oregon, being first duly sworn on oath depose and say:

On the 12th day of April, 1989, I caused to be posted copies of the attached Ordinance CB-O-120-89, an Ordinance reapportioning the assessment for District No. 9, within Tax Lots 1500 and 1507 in Section 1 and 400 in Section 12, Township 3 South, Range 1 West, Willamette Meridian, in the following four public and conspicuous places of the City, to wit:

- WILSONVILLE CITY HALL
- WILSONVILLE POST OFFICE
- LOWRIE'S FOOD MARKET
- KOPPER KITCHEN
- WILSONVILLE PUBLIC LIBRARY

The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 17th day of April, 1989.


VERA A. ROJAS, City Recorder

Subscribed and sworn to before me
this 14th day of April, 1989.


NOTARY PUBLIC, STATE OF OREGON

My Commission expires: 8-23-89

ORDINANCE NO. 349

AN ORDINANCE REAPPORTIONING THE ASSESSMENT FOR ASSESSMENT DISTRICT NO. 9 WITHIN TAX LOTS 1500 AND 1507 IN SECTION 1 AND 400 IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN.

WHEREAS, on September 4, 1984 the City Council enacted Resolution 424 levying preliminary assessments for Local Improvement District No. 9, which Resolution was amended by Resolution 434 on October 15, 1984, amending the final preassessment for Local Improvement District No. 9; and

WHEREAS, the sole owners of Tax Lots 1500 and 1507 in Section 1 and 400 in Section 12, of Township 3 South, Range 1 West, Willamette Meridian, has duly filed with the City Recorder application for division and reapportionment of the final preliminary assessment levied upon parcels of contiguous land as provided in Section 3.219 in the Wilsonville City Code and the City Recorder mailed a notice to the owner and party having an interest in such property that the City Council would consider such reapportionment at its regular meeting held April 17, 1989 commencing at the hour of 7:30 p.m.; and

WHEREAS, pursuant to City Code Section 3.219, the City Manager has made a report and recommendation to the City Council for the reapportionment of the reassessment liens between portions of the property proposed to be divided, describing the effect of such division upon the security of the city; and

WHEREAS, the City Council having heard and considered the matter, including the facts and findings of the City Manager.

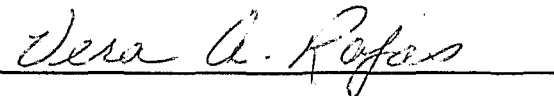
NOW, THEREFORE, the City of Wilsonville ordains as follows:

1. The final preassessment for Assessment District No. 9 Tax Lots 1500 and 1507 in Section 1 and 400 in Section 12 of Township 3 South, Range 1

West, Willamette Meridian, is hereby reapportioned for the parcel of property covered under the application on file as described in the report of the City Manager.

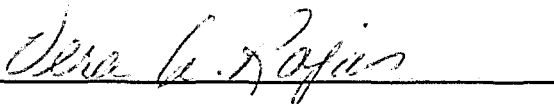
2. The report of the City Manager is hereby adopted by reference and made a part of this Ordinance.
3. The Wilsonville City Council finds that said reapportionment of the reassessment lien will not impair the security of bond holders, or the City of Wilsonville for the collection of the assessment upon said property.

SUBMITTED to the City Council and read for the first and second time at a regular meeting thereof on the 17th day of April, 1989, commencing at the hour of 7:30 o'clock p.m. at the Wilsonville City Hall.



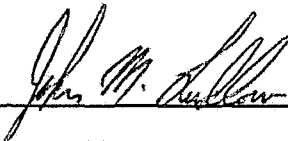
VERA A. ROJAS, City Recorder

ENACTED by the City Council on the 17th day of April, 1989, by the following votes: YEAS 5 NAYS 0.



VERA A. ROJAS, City Recorder

DATED and signed by the Mayor this 25th day of April, 1989.



JOHN M. LUDLOW, Mayor

SUMMARY of Votes:

Mayor Ludlow	<u>AYE</u>
Councilor Stark	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Clarke	<u>AYE</u>
Councilor Edwards	<u>AYE</u>

CITY OF



Wilsonville

30000 S.W. Town Center Loop E
P.O. Box 220 / Wilsonville, Oregon 97070-0220
503 / 682-1011

ADMINISTRATION DEPARTMENT
MEMORANDUM

DATE: APRIL 11, 1989

TO: HONORABLE MAYOR AND CITY COUNCILORS

FROM: PETE WALL, CITY MANAGER

**SUBJECT: REQUEST FOR REAPPORTIONMENT OF ASSESSMENT IN
LOCAL IMPROVEMENT DISTRICT NO. 9, TAX LOT 1500
& 400 AND 1507**

On behalf of Burns Western and Warehouse Associate, David Evans and Associates, Inc., has made application for reapportionment of assessments in Local Improvement District No. 9, aka "Parkway Avenue Realignment and Elligsen Road Improvement Project" on the following properties:

Tax Lot 1500 & 1507, Section 1, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon.

Tax Lot 400, Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

This report, hereafter, will refer to the combination of Tax Lots 1500 and 400 as both Tax Lots were combined to create one assessment. The balance of the assessment principle is \$554,946.02. Tax Lot 1507 was created by a former reapportionment. Outstanding assessment for this parcel has been paid in full.

The area requested to be reapportioned is 4.3503 acres to Tax Lot 1507 from Tax Lot 1500 and 400. Attached, and made part of this memorandum, is a worksheet calculating the requested reapportionment of acreage and assessments.

This request for reapportionment has been submitted to the city's Planning Department to review the city's Zoning Ordinance relative to this

Memorandum: Mayor and City Council
Re: Assessments
April 11, 1989 Page 2 of 2

property. This request complies with the Wilsonville City Code, Section 3.219. It meets the following criteria:

- *The property involved consists of two unplatted properties and will leave buildable parcels.
- *The parcels to be reapportioned fronts improved streets.
- *The reapportionment of assessment will be made on a pro-rata acreage basis. The relative values, area and frontage on public streets are proportionate to the proposed reapportionment so there should be no impairment to the security of the city or the holders of Bancroft Bonds.
- *The reapportionment would be subject to accrued interest since the date of the last billing and would be modified by any payment made.
- *All L.I.D. assessment principle and interest payments have been paid to date and the assessment account is current.

Recommendation: I recommend that the City Council reapportion the assessment as requested.

djt:pjm

Worksheet

Reapportionment Request:

Acreage

Tax Lot 1500 & 400	(Current)	94.812 acres
Tax Lot 1507	(Current)	<u>6.078</u> acres
		100.890 acres

Tax Lot 1500 & 400	94.812 acres - 4.3503 acres =	90.4617 acres
Tax Lot 1507	6.078 acres + 4.3503 acres =	<u>10.4283</u> acres
		100.890 acres

Assessment

\$554,946.02 / 94.812 acres = \$ 5,853.12/acre

Tax Lot 1500 & 400	90.4617 acres X \$5,853.12/acre =	\$ 529,483.19
*Tax Lot 1507	4.3503 acres X \$5,853.12/acre =	<u>25,462.83</u>
		\$ 554,946.02

*Tax Lot 1507 currently is free of any assessment. Assessment amount based solely on 4.3503 acres to be reapportioned.



THIS MAP IS FURNISHED AS A CONVENIENCE IN LOCATING PROPERTY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY ACTUAL SURVEY

First American Title Insurance Company of Oregon

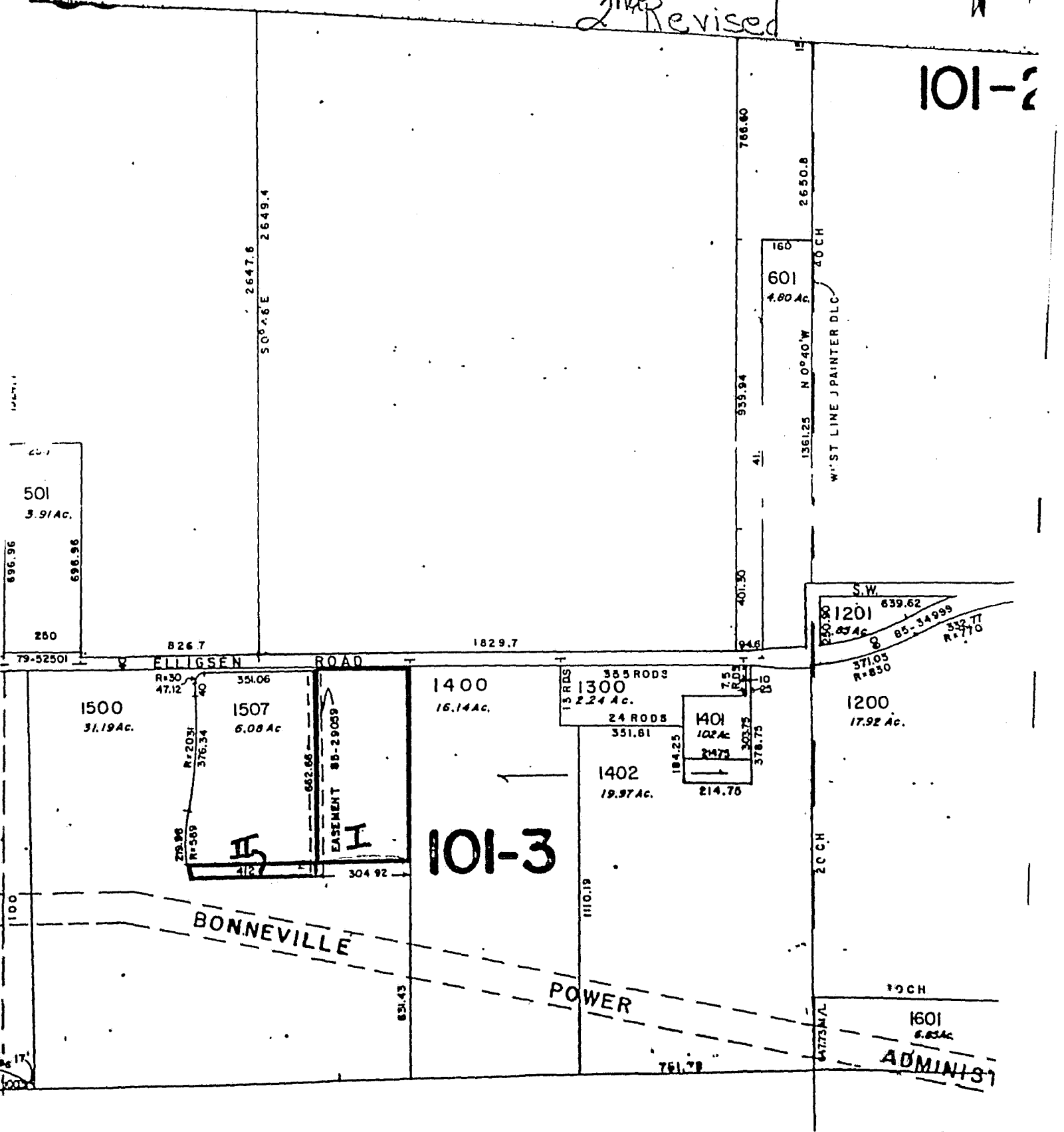
an assumed business name of TITLE INSURANCE COMPANY OF OREGON
310 S.W. FOURTH AVENUE, PORTLAND, OR 97204
(503) 222-3651

SECTION 1 3S 1W

2nd Revised



101-2



250
501
3.91 Ac.
696.96
696.96

79-52501
ELLIGSEN ROAD

1500
31.19 Ac.
R=30
47.12
40
351.06
1507
6.08 Ac.
R=203H
376.34
R=589
278.96
EASEMENT 88-29059
662.66
412
304.92

1400
16.14 Ac.
1300
2.24 Ac.
355 RODS
24 RODS
351.81
1401
102 Ac.
247.75
378.75
1402
19.97 Ac.
184.25
110.19

1200
17.92 Ac.
1201
4.80 Ac.
160
601
4.80 Ac.
1361.25 N 0°40' W
W. ST LINE J PAINTER DLC
20 CH
41
333.94
766.60
2650.8
401.30
946

S.W.
1201
639.62
85-34999
312.77
R=770
371.05
R=850

BONNEVILLE
POWER
1601
6.85 Ac.
ADMINISTRATIVE
20 CH
631.43
761.78
4773.71