

RESOLUTION NO. 759

A RESOLUTION APPROVING THE REQUEST TO REAPPORTION
TAX LOT #307 AND #205.

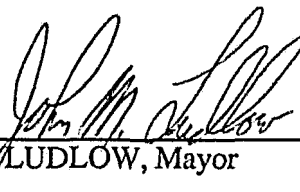
WHEREAS, the city staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

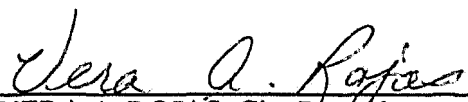
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 20th day of February, 1990, and filed with the Wilsonville City Recorder this same date.



JOHN M. LUDLOW, Mayor

ATTEST:



VERA A. ROJAS, City Recorder

SUMMARY of Votes:

Mayor Ludlow	<u>Aye</u>
Councilor Dant	<u>Aye</u>
Councilor Chandler	<u>Aye</u>
Councilor Clarke	<u>Aye</u>
Councilor Edwards	<u>Aye</u>



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

MEMORANDUM

FINANCE DEPT

EXHIBIT "A"

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: RAY SHORTEN, FINANCE DIRECTOR

DATE: FEBRUARY 15, 1990

**RE: REQUEST FOR REAPPORTIONMENT OF AN
ASSESSMENT IN LID #4-TAX LOT #307 AND #205**

I have received an application from George C. Vlahos and Pete N. Olson to reapportion assessments in LID #4 aka "Boberg Road" concerning the following properties:

- a. Tax lot #307, Section 14, Township 3 South, Range 1
West of the Willamette Meridian, County of Clackamas,
Wilsonville, Oregon
- b. Tax Lot #205, Section 14, Township 3 South, Range 1
West of the Willamette Meridian, County of Clackamas,
Wilsonville, Oregon

The reapportionment request was filed in accordance with City Ordinance #350. The purpose of this reapportionment is to create two parcels of land using a small portion of tax lot #205 along with all of tax lot #307. Tax lot #205 has had the assessment previously paid in full and tax lot #307 still has an outstanding assessment.

Approval of this reapportionment is contingent upon all past due assessments being brought current (including principal and interest) on Parcel A and Parcel B. An escrow closing is currently scheduled for the sale of the reapportioned Parcel B, at which time these past due balances will be brought current.

The reapportionment of this assessment will coincide with a request for a minor land partition currently being processed through the City's Planning Dept.

The parcels to be reapportioned front improved streets.

The reapportionment of the 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 the Bancroft bonds.

I have attached a copy of the map showing the tax lot and the acreage involved in both parcels of property.

The existing assessment on Tax Lot #307 has a principal balance of \$135,989.90. The total acreage of the existing assessment is 13.01 acres. Assessment per acre calculates to \$10,452.72 (assessment/acreage).

Reapportionment:

Parcel A acreage	5.04 acre
plus tax lot 205	<u>.14 acres</u>

Total 5.18 acres

Parcel "A" Principal Assessment \$52,681.71

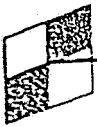
Parcel B acreage 7.97 acres

Parcel "B" Principal Assessment \$83,308.19

A notice of consideration of reapportionment by Council has been sent to all parties involved.

Recommendation:

I recommend that the above reapportionment be approved.



BURTON ENGINEERING & SURVEYING

Civil Engineers • Land Surveyors

302 Tigard Plaza • Hall Blvd. & Pacific Hwy. • Tigard, Oregon 97223 • 503-639-6116



JUNE 5, 1989

PARCEL B - 7.97 ACRE PARCEL

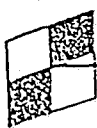
A tract of land in the Southwest one-quarter and Government Lots 1 and 2 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, described as follows:

Commencing at a point on the west right-of-way line of Kinsman Road (a 60 foot right-of-way), said point being South $89^{\circ}59'25''$ West 884.63 feet and North $0^{\circ}11'55''$ West 574.03 feet from the South one-quarter corner of said Section 14; thence North $0^{\circ}11'55''$ West along said West right-of-way line 302.07 feet to the beginning of a tangent 470.00 foot radius curve to the left; thence along the arc of said curve, along said West right-of-way line, through a central angle of $8^{\circ}24'11''$ (the chord of which bears North $4^{\circ}24'00''$ West, 68.87 feet) an arc distance of 68.93 feet to the true point of beginning; thence continuing along said West right-of-way line, along the arc of said 470.00 foot radius curve to the left, through a central angle of $6^{\circ}34'34''$ (the chord of which bears North $11^{\circ}53'23''$ West, 53.91 feet) an arc distance of 53.94 feet to the point of tangency; thence North $15^{\circ}10'40''$ West along the West right-of-way line of Kinsman Road 439.31 feet to the beginning of a tangent 530.00 foot radius curve to the right; thence along the arc of said curve, and continuing along said West right-of-way line, through a central angle of $14^{\circ}58'45''$ (the long chord of which bears North $7^{\circ}41'18''$ West, 138.17 feet) an arc distance of 138.56 feet to the point of tangency; thence North $0^{\circ}11'55''$ West, continuing along the West right-of-way line of Kinsman Road, a distance of 96.44 feet to the intersection of said West right-of-way line with the Easterly extension of the North line of the Robert V. Short Donation Land Claim No. 46; thence South $89^{\circ}53'00''$ West along said Easterly extension and the North line of said Donation Land Claim 431.39 feet to the center of the Seely ditch; thence along the center of said ditch through the following courses: South $4^{\circ}30'00''$ East 241.56 feet; thence South $13^{\circ}30'00''$ West 207.90 feet; thence South $12^{\circ}30'00''$ East 165.00 feet; thence South $6^{\circ}30'00''$ East 105.17 feet to a point; thence leaving said ditch centerline and running North $89^{\circ}59'25''$ East 582.31 feet to the true point of beginning.

Containing 7.97 Acres.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daniel T. Burton
OREGON
JANUARY 15, 1987
DANIEL T. BURTON
#2248



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Civil Engineers • Land Surveyors

302 Tigard Plaza • Hall Blvd. & Pacific Hwy. • Tigard, Oregon 97223 • 503-639-6116



OCTOBER 6, 1988

LEGAL DESCRIPTION
FOR: PETE OLSON
JOB NO. 88-400

IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON

A tract of land in the Southwest one-quarter and Government Lot 1 of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, described as follows:

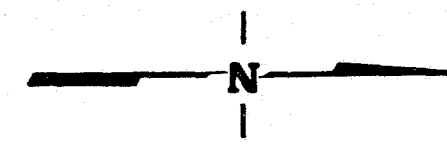
Beginning at a point on the west right-of-way line of Kinsman Road (a 60 foot right-of-way), said point being South $89^{\circ}59'25''$ West 884.63 feet and North $0^{\circ}11'55''$ West 574.03 feet from the South one-quarter corner of said Section 14; thence North $0^{\circ}11'55''$ West along said west right-of-way line 302.07 feet to the beginning of a tangent 470.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of $8^{\circ}24'11''$ (the chord of which bears North $4^{\circ}24'00''$ West, 68.87 feet) an arc distance of 68.93 feet to a point; thence South $89^{\circ}59'25''$ West, parallel with the South line of said Section 14 a distance of 582.31 feet to the center of Seely ditch; thence South $6^{\circ}30'00''$ West along the center of said Seely ditch 373.14 feet to a point that bears South $89^{\circ}59'25''$ West of the point of beginning; thence North $89^{\circ}59'25''$ East 630.88 feet to the point of beginning.

Containing 5.1815 Acres.

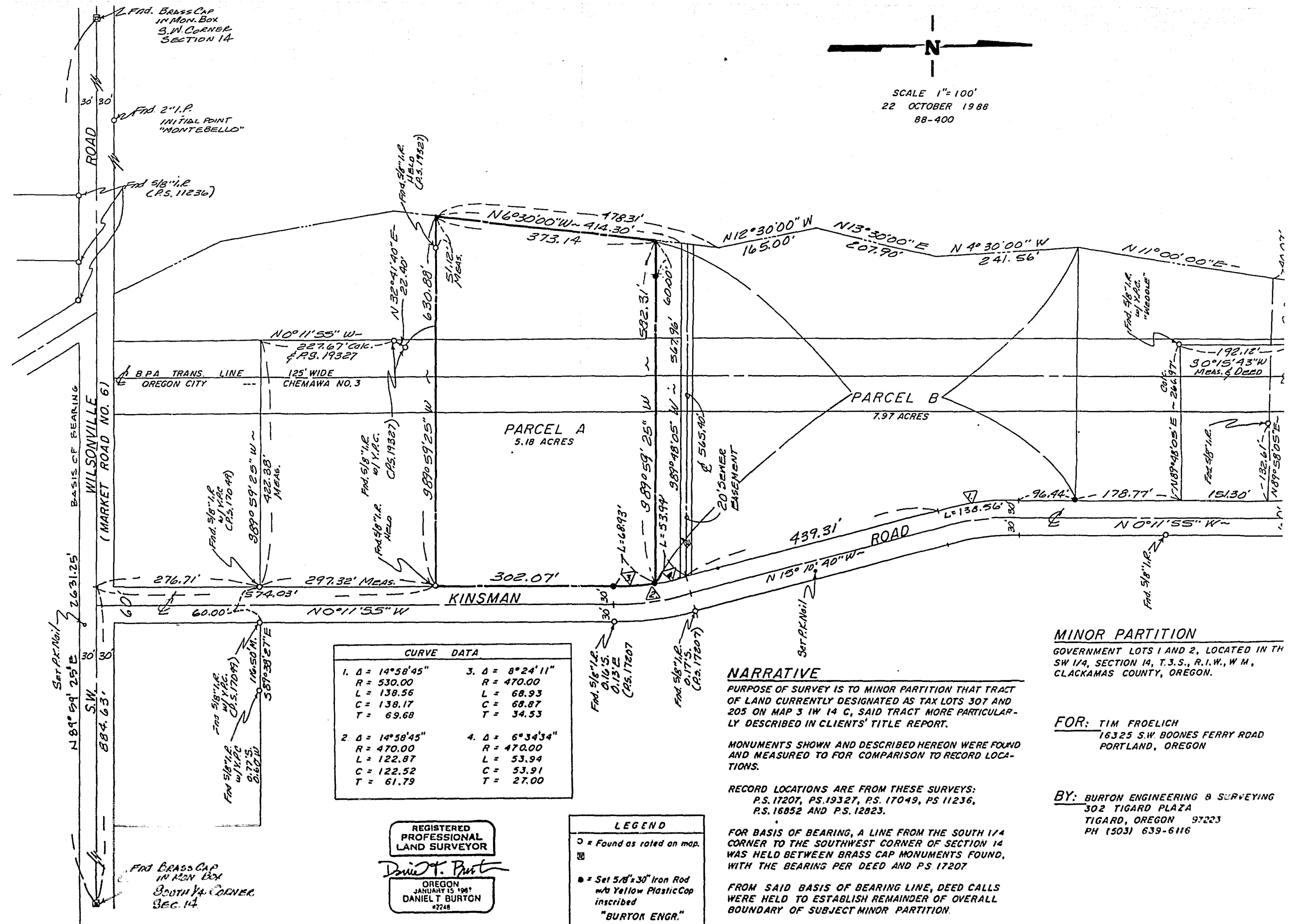
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daniel T. Burton

OREGON
JANUARY 15, 1987
DANIEL T. BURTON
#2248



SCALE 1"=100'
22 OCTOBER 1988
88-400



CURVE DATA			
1. $\Delta = 14^{\circ}58'45''$	3. $\Delta = 8^{\circ}24'11''$		
R = 530.00	R = 470.00		
L = 138.56	L = 68.93		
C = 138.17	C = 68.87		
T = 69.68	T = 34.53		
2. $\Delta = 14^{\circ}58'45''$	4. $\Delta = 6^{\circ}34'34''$		
R = 470.00	R = 470.00		
L = 122.87	L = 53.94		
C = 122.52	C = 53.91		
T = 61.79	T = 27.00		

NARRATIVE

PURPOSE OF SURVEY IS TO MINOR PARTITION THAT TRACT OF LAND CURRENTLY DESIGNATED AS TAX LOTS 307 AND 205 ON MAP 3 IW 14 C, SAID TRACT MORE PARTICULARLY DESCRIBED IN CLIENTS' TITLE REPORT.

MONUMENTS SHOWN AND DESCRIBED HEREON WERE FOUND AND MEASURED TO FOR COMPARISON TO RECORD LOCATIONS.

RECORD LOCATIONS ARE FROM THESE SURVEYS:
P.S. 17207, P.S. 19327, P.S. 17049, P.S. 11236, P.S. 16852 AND P.S. 12823.

FOR BASIS OF BEARING, A LINE FROM THE SOUTH 1/4 CORNER TO THE SOUTHWEST CORNER OF SECTION 14 WAS HELD BETWEEN BRASS CAP MONUMENTS FOUND, WITH THE BEARING PER DEED AND P.S. 17207.

FROM SAID BASIS OF BEARING LINE, DEED CALLS WERE HELD TO ESTABLISH REMAINDER OF OVERALL BOUNDARY OF SUBJECT MINOR PARTITION.

MINOR PARTITION

GOVERNMENT LOTS 1 AND 2, LOCATED IN THE SW 1/4, SECTION 14, T.3.S., R.1.W., W.M., CLACKAMAS COUNTY, OREGON.

FOR: TIM FROELICH
16325 S.W. BOONES FERRY ROAD
PORTLAND, OREGON

BY: BURTON ENGINEERING & SURVEYING
302 TIGARD PLAZA
TIGARD, OREGON 97223
PH (503) 639-6116

REGISTERED PROFESSIONAL LAND SURVEYOR

Daniel T. Burton
OREGON
JANUARY 15, 1981
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LEGEND
○ = Found as noted on map.
● = Set 5/8"x30" Iron Rod w/ Yellow Plastic Cap inscribed "BURTON ENGR."