

AFFIDAVIT OF POSTING

ORDINANCE #235

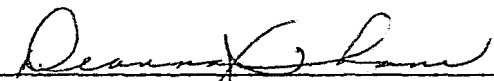
STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
)
)
)
CITY OF WILSONVILLE)

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

On the 15th day of June, 1983, I caused to be posted copies of the attached Ordinance #235, an ordinance reapportioning the reassessment for Assessment District No. 2 (aka City Center Roadway) within Tax Lot 206, in the following four public and conspicuous places of the City, to wit:

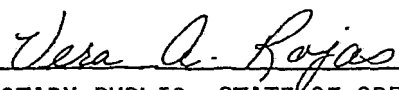
- WILSONVILLE CITY HALL
- WILSONVILLE POST OFFICE
- LOWRIE'S FOOD MARKET
- KOPPER KITCHEN

The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 20th day of June, 1983.



DEANNA J. THOM, City Recorder

Subscribed and sworn to before me
this 27th day of June, 1983



NOTARY PUBLIC, STATE OF OREGON

My commission expires: August 23, 1985

ORDINANCE 235

AN ORDINANCE REAPPORTIONING THE REASSESSMENT FOR ASSESSMENT DISTRICT NO. 2 (aka CITY CENTER ROADWAY) WITHIN TAX LOT 206.

WHEREAS, on August 17, 1981, the City Council enacted Ordinance No. 189 levying reassessments; and

WHEREAS, the sole owner of Tax Lot 206, Dant Investment Co., Ltd., has duly filed with the City Recorder application for a division and reapportionment of the reassessment levied upon parcels of contiguous land as provided in Section 3.219 in the Wilsonville City Code; and the City Recorder mailed notices to each owner and party having an interest in such property that the City Council would consider such reapportionment at its regular meeting held June 6, 1983, commencing at 7:30 pm; and

WHEREAS, pursuant to City Code Section 3.219, the City Administrator 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

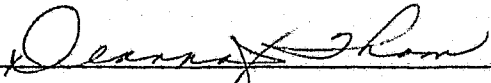
WHEREAS, the City Council having heard and considered the matter, including the facts and findings contained in the report of the City Administrator;

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

1. The reassessment for Assessment District No. 2, Section 14D, Tax Lot 206, is hereby reapportioned for the parcel of property covered under the application on file as described in the report of the City Administrator.
2. The report of the City Administrator 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 the bond holders, or the City of Wilsonville for the collection of the assessment upon said property.

4. It being determined by the Wilsonville City Council an emergency exists, the Ordinance shall take effect immediately upon final reading and passage of the Wilsonville City Council.

Submitted to the City Council and read for the first time at a regular meeting thereof on the 6th day of June, 1983, and scheduled for second reading at a regular meeting of the City Council on the 20th day of June, 1983, commencing at the hour of 7:30 o'clock pm, at the Willamette Valley Wesleyan Church.



Deanna J. Thom, City Recorder

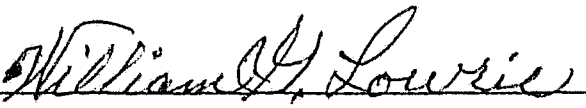
ENACTED by the Council on the 20th day of June, 1983,
by the following votes:

YEAS 4 NAYS 0



VERA A. ROJAS, City Recorder Pro-Tem

DATED and signed by the Mayor this 22nd day of June, 1983.



William G. Lowrie, Mayor

CITY OF WILSONVILLE

MEMO

June 6, 1983

DATE

TO: Mayor and City Council

FROM: Daniel O. Potter, City Administrator

SUBJECT: Request for Reapportionment of Assessment in
Local Improvement District

Mr. Robert M. Dant, General Partner, Dant Investment Company, Ltd., as agent for Dant Investment Company, Ltd., has made application to separate a roadway, water, sanitary sewer, storm drains, electrical service, and landscaping assessment against the following property:

Tax Lot 206 in Section 14D

The petitioner requests that assessments made under the provisions of City of Wilsonville Ordinance 189 for the costs of constructing and improving the public roadway, installing water and sanitary sewer lines, storm drains, electrical service, landscaping in the City Center of Wilsonville, and for the improvement project designated, "City Center Roadway LID #2" be reapportioned into two parcels.

Tax Lot 206 in Section 14D contains 2.747 acres. The petitioner wishes to separate a 237.5 foot by 175 foot area of the southwest portion of Tax Lot 206 for the purpose of selling the property. The area petitioned to be separated contains 0.954 acres. This area is shown as Parcel A on the attached plat map. The balance of the property contains 2.747 acres and is shown as Parcel B. The petitioner requests that the original assessment be apportioned commensurate with the acreage divisions shown above.

The petitioner has been provided with a copy of this recommendation and is aware that he may appear at the June 6, 1983, meeting of the City Council if he wishes to comment on this proposed separation of assessment.

The review of the proposed reapportionment of assessment did include a physical viewing of the property to determine if there were any problems involving terrain or access to streets. This review also took into consideration a review of the Zoning Ordinance relative to the property, a review of Ordinance 189 originally assessing the property, and the probable values attributed to the two proposed parcels of the Clackamas County Assessor.

My review of the request reveals the following:

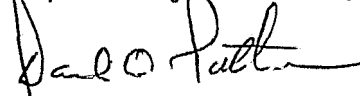
1. The property involved consists of a single unplatted property. The separation into two parcels, shown as Parcels A and B, on the attached plat map, will leave buildable lots.
2. The parcel requested to be separated, and the balance of the property, both front on an improved public street.
3. The petitioner has requested that the separation of the assessment be made on a pro-rata acreage basis. The relative values, area, frontages on a public street, are proportionate to the proposed separation, and reapportionment of the original assessment so there should be no impairment to the security of the City or the holders of Bancroft Bonds. In actuality, since the separation is for the purpose of selling the separated area, and since it is proposed that a building and other improvements be placed on the area separated, the security of the City, and that of the Bond holders, would be enhanced.

Recommendation: I recommend that the City Council reapportion the assessment as follows:

Parcel A of Tax Lot 206 containing 0.954 acres	\$ 13,187.22
Parcel B of Tax Lot 206 containing 1.793 acres	24,772.55
	<hr/>
	\$ 37,959.77
Original assessment to be separated - Tax Lot 206 contained 2.747 acres	\$ 37,959.77

The above reapportionments would be subject to accrued interest since the date of the latest billing and would be modified by any payment made.

Respectfully submitted,


Daniel O. Potter

DOP/fr

Attachments

RECORD OF SURVEY

FOR

DANT DEVELOPMENT CORPORATION

RECEIVED
MAY 2 1983
CITY OF WILSONVILLE

IN THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 14, T.3S., R.1W., W.M.
CITY OF WILSONVILLE • CLACKAMAS COUNTY • OREGON

MAY 11, 1983

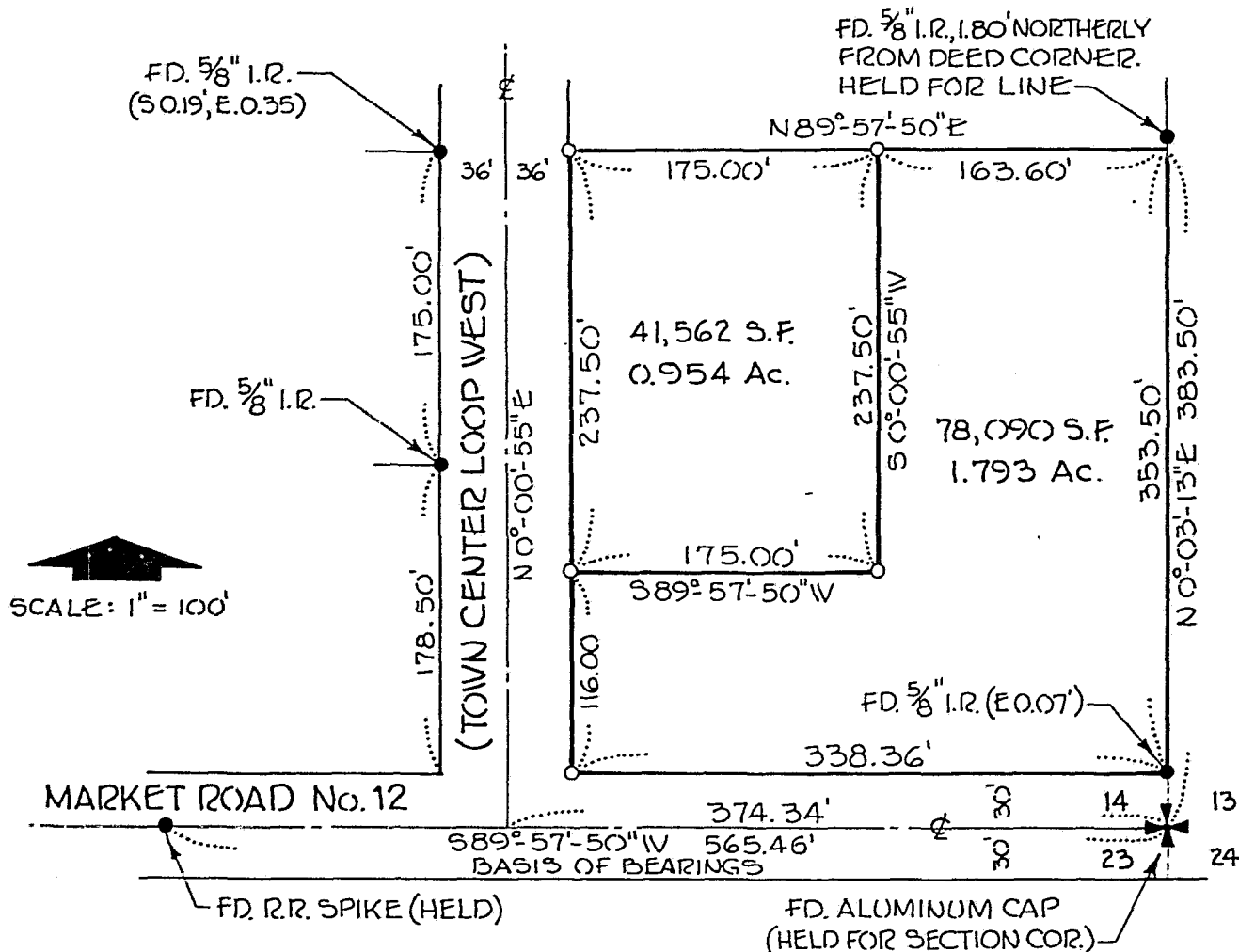
BY: **MCD ASSOCIATES**
CIVIL ENGINEERING & SURVEYING
1575 HALLINAN STREET
LAKE OSWEGO • OREGON • 97034
(503) 636-0669

Patrick R. McDougal
REGISTERED PROFESSIONAL SURVEYOR
No. 12345
STATE OF OREGON

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THAT PORTION OF LAND CONVEYED TO DANT INVESTMENT COMPANY AS DESCRIBED AND RECORDED IN FEE No. 81 34035, DEED RECORDS OF CLACKAMAS COUNTY, LYING EASTERLY OF THE 72.00 FOOT WIDE ROADWAY, AND TO ALSO MONUMENT THE CORNERS OF A 175' BY 237.5' PARCEL TO BE DIVIDED FROM SAID LAND AS SHOWN.

THIS SURVEY IS BASED ON PREVIOUS WORK RECORDED AS P. S. 19234. FOUND MONUMENTS AS SHOWN. SET MONUMENTS AS SHOWN.

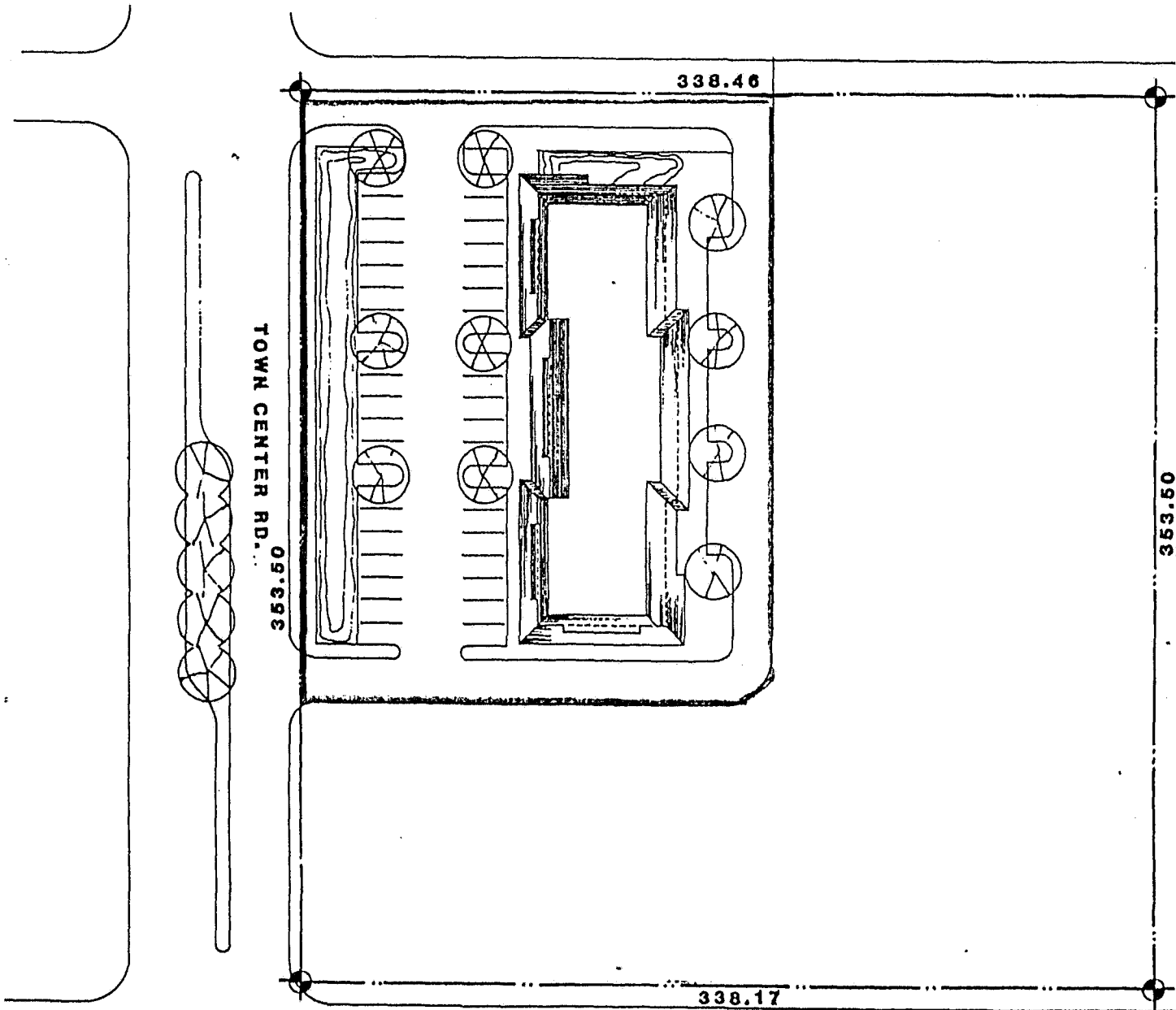


REFERENCE SURVEY
AND BASIS OF BEARINGS

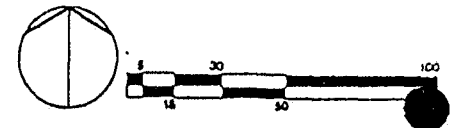
P. S. 19234

LEGEND

- FOUND MONUMENTS AS NOTED
- SET $\frac{5}{8}$ " x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED P MCD PLS 148C



SITE BOUNDARIES



**DANT
INVESTMENT
WILSONVILLE**

**SHELDON
EGGLESTON
REDDICK
AANDERUD, P.C.
ARCHITECTS A.I.A.**

WILSONVILLE RD.